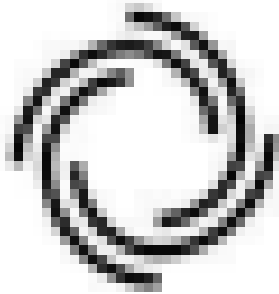


Variance Committee

September 12, 2025

3493 Kingston Rd., Scarborough

Level 3 EV Charger with Third Party
Advertising Displays



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The Project and Premises

- Location: 3493 Kingston Road in Scarborough.
- Proposal: To install a fast DC Level 3 EV charger unit accessible to public .
- Third Party Displays on each side of unit – offsets costs to install and provides free charging to the community.

Official Plan Alignment

- In a Mixed-Use Area per Toronto's Official Plan (Section 4.5).
- The display will be used for advertising local businesses and wayfinding for the EV station.

Site & Land Use Context

- Property is 100% retail and commercial; no residential component.
- Owner confirms no plans for residential development.
- Land use aligns with the intent of Mixed-Use Areas to support business and economic activity.

Policy Alignment & Compatibility

- Complies with the Toronto Official Plan and zoning regulations.
- Supports key Official Plan goals:
 - Economic Vitality (Sections 2.2.2, 4.5.2)
 - Pedestrian Enhancement (Section 3.1.1)
 - Equity and Accessibility (Section 2.1)
 - Mitigating Land Use Conflicts (Section 2.3.1)
- Sustainable Energy Integration (aligns with Net Zero Strategy)

Urban Design Considerations

- Modest scale and sensitively located.
- Designed to avoid pedestrian disruption and respect neighbourhood character.
- Positioned $\geq 70\text{m}$ from existing signs to prevent clutter.
- Ancillary signage, much smaller than existing first-party pylon signs.

Zoning and Technical Compliance

- One parking space used for installation; offset by adding one space elsewhere on the property.
- Zoning examiners have approved the location; and a Zoning Applicable Law Certificate has been issued.



Sign By-Law Compatibility

- Appropriate for Existing Land use – Commercial in Nature on a main street zoned– CR-Commercial Residential Sign District
- Small format 1.53 meters squared for each display face, roughly 15% of the allowable size.
- 2.65 meters in height, 10 meters is the maximum.
- Compliments commercial property use
- Critically needed infrastructure to reduce CO2 emissions



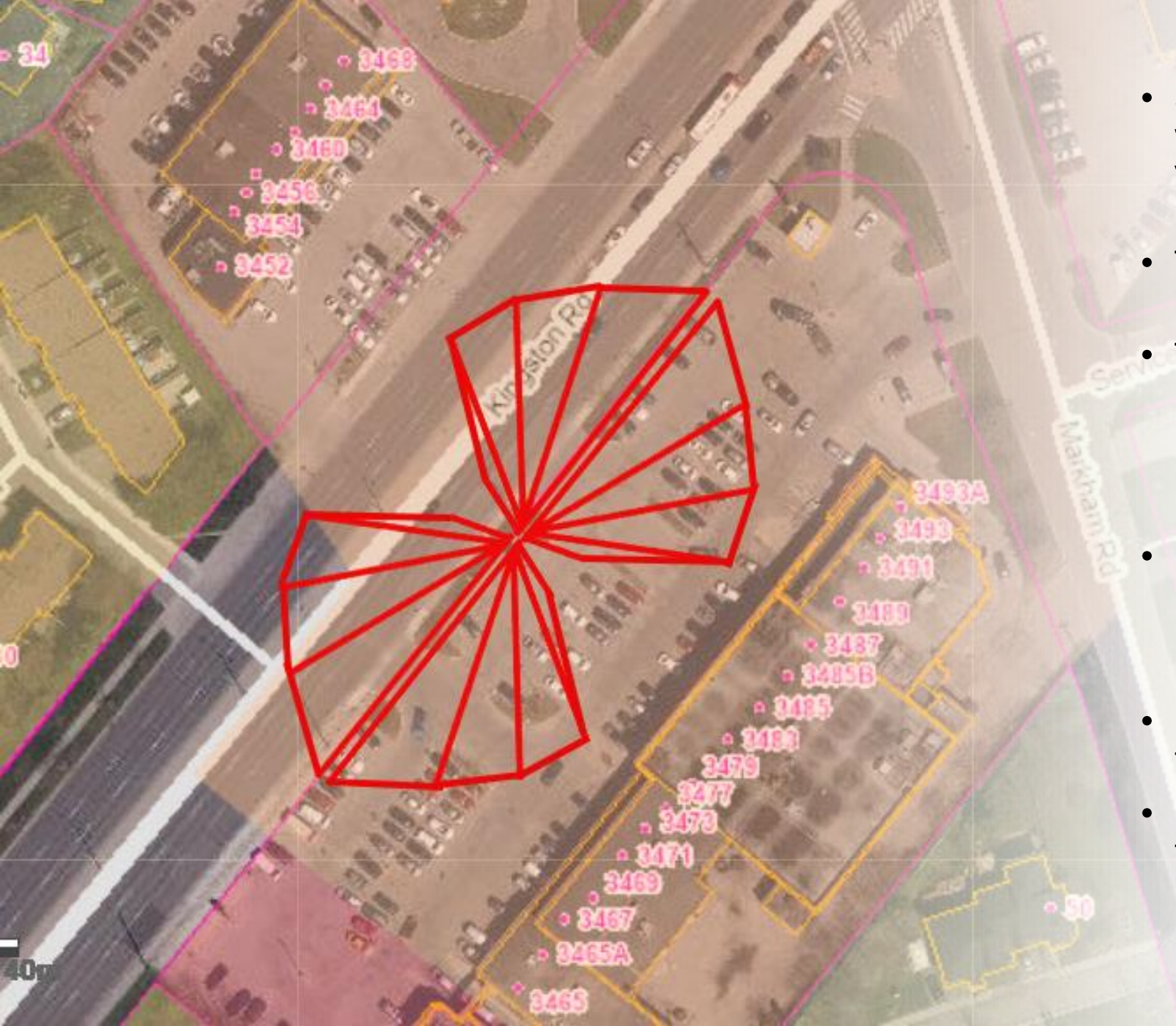


- Allow a third-party ground sign with 2 displays on a CR Sign District property.
- The property does not contain any residential dwellings or land uses.
- Permit has a sunset provision of 5 years, and the site can be re-assessed at that time if land uses changes.

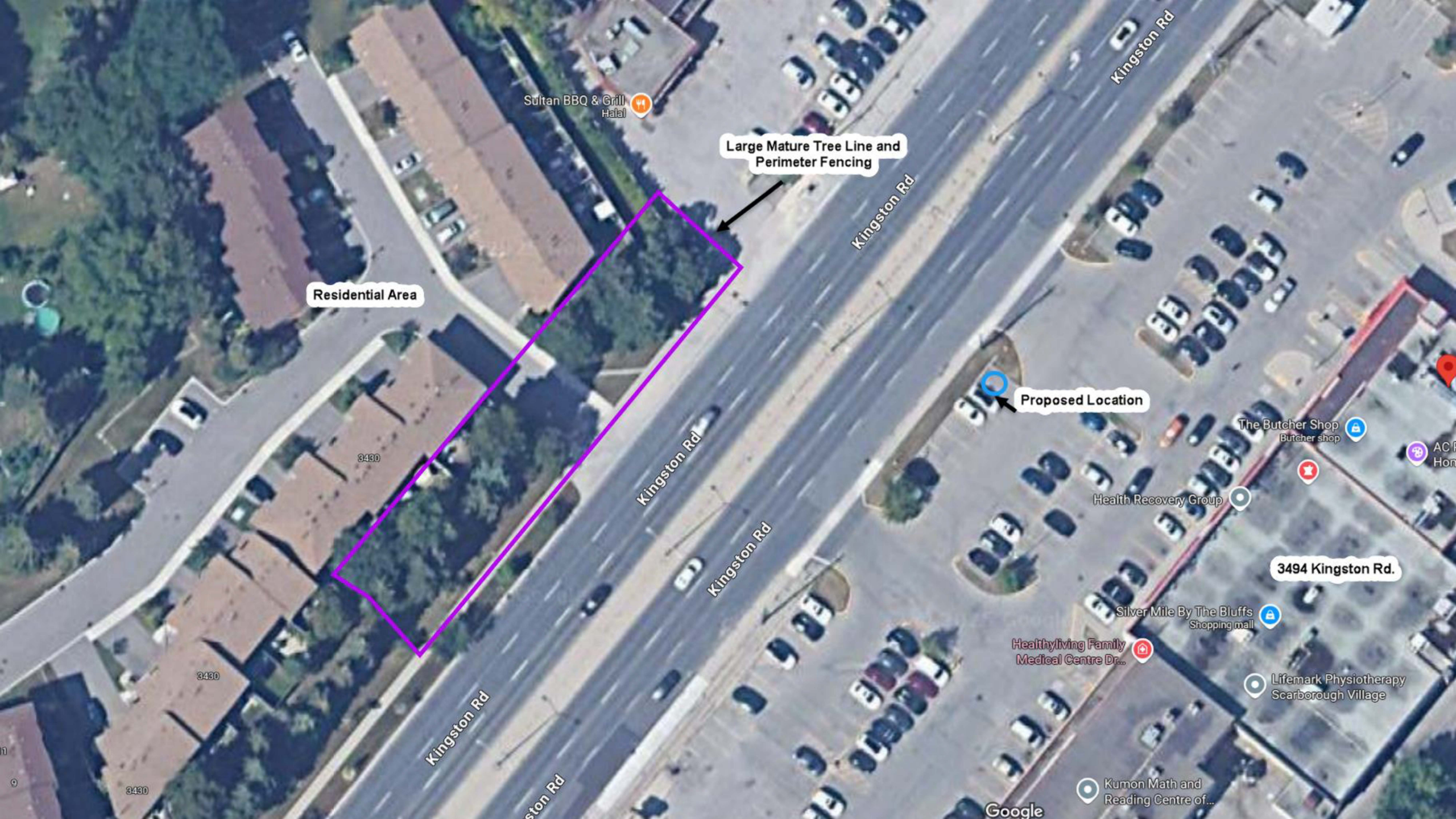
Amendment to Municipal Code Chapter 694

- Digital signage now allowed in CR zones with conditions
- Reflects shifting urban mix of residential and commercial uses
- Balances modern signage tech with aesthetics, safety & community impact





- Setback deficient from RA District with tree coverage to further block visibility from the proposed displays.
- This guideline is for large format billboards.
- The screens are 75 inch or 1.53 square meters and cannot be legible from these sensitive land uses. Negligible impact on adjacent premises.
- Light shed study shows the light emitted from the displays will not enter any residences or any other sensitive land uses.
- Has the ability to reduce nit level further to reduce light if required.
- Positive Community Consultation in the spring, well received by attending residents



Sultan BBQ & Grill
Halal

Large Mature Tree Line and
Perimeter Fencing

Residential Area

3430

3430

3430

Kingston Rd

Kingston Rd

Kingston Rd

Kingston Rd

Kingston Rd

Kingston Rd

Proposed Location

The Butcher Shop
Butcher shop

Health Recovery Group

3494 Kingston Rd.

Silver Mile By The Bluffs
Shopping mall

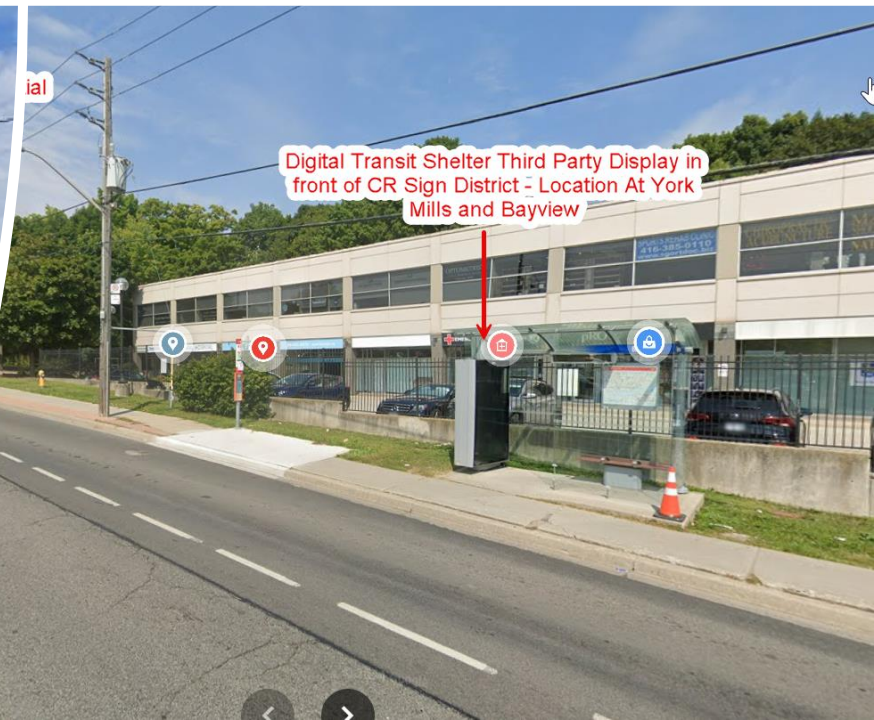
Healthyliving Family
Medical Centre Dr...

Lifemark Physiotherapy
Scarborough Village

Kumon Math and
Reading Centre of...

Google

- The Proposed is the same make and model as Digital Transit Shelters
- Although precedent cannot be assessed, these digital screens are in close proximity to residential areas and are closer to some first party signs.
- Indicates that there are no safety concerns and sign clutter concerns.





- Proposed will take a parking spot, having it setback further would compromise traffic flow in and out of the shopping plaza and pose a safety issue.
- Yellow bollards will be surrounding charger to ensure safety.
- Creation of a new parking spot will ensure number of parking spots will remain the same.
- Zoning certificate has been issued.



Certificate No: **25 212727 ZAP 00 ZR**

Folder RSN: **5693505**

ZONING APPLICABLE LAW CERTIFICATE

Issued pursuant to Section 363-10.1. of Chapter 363 - Toronto Municipal Code

Property Address:	3493 KINGSTON RD
Proposed Use of Property:	EV CHARGING STATION IN EXISTING COMMERCIAL
Date of Issuance:	September 4, 2025
Expiry Date of Certificate:	September 4, 2026

Examination of your application has been completed and it has been determined that the submitted proposal complies with the applicable City Zoning By-law(s) and all other Applicable Law, as set out in Division A, Part 2, Sentence 1.4.1.3 of the Ontario Building Code.

This approval is based on the drawings and documents submitted with this application and attached to this document.

Any changes to this proposal will invalidate this Zoning Applicable Law Certificate.

Should there be changes to the Zoning By-law or other applicable law prior to the issuance of the building permit you will be required to comply with those changes.

Where a building permit application is being submitted in connection with the proposal, you must include a copy of this Zoning Applicable Law Certificate with the permit application.

Building permit applications without Zoning Applicable Law Certificate will be considered incomplete submissions and will not be subject to prescribed timeframes in Article 1.3.1.3. of Division C, Part 1 of the Ontario Building Code.

Kamal Gogna, P. Eng., Interim Chief Building Official & Executive Director



- Additional ground sign on the Premises.
- Proposed is setback from existing ground sign by over 70 meters. The placement is unique due to the trees lining the property and in between the both signs.
- The existing sign is intended for the intersection Markham and Kingston Road and is significantly larger than the proposed.
- The displays are ancillary and intended for vehicular traffic travelling along Kingston Road.
- Placed strategically so this does not infringe on residential land use.

**Trees lining Property
creating separation of
viewpoints**



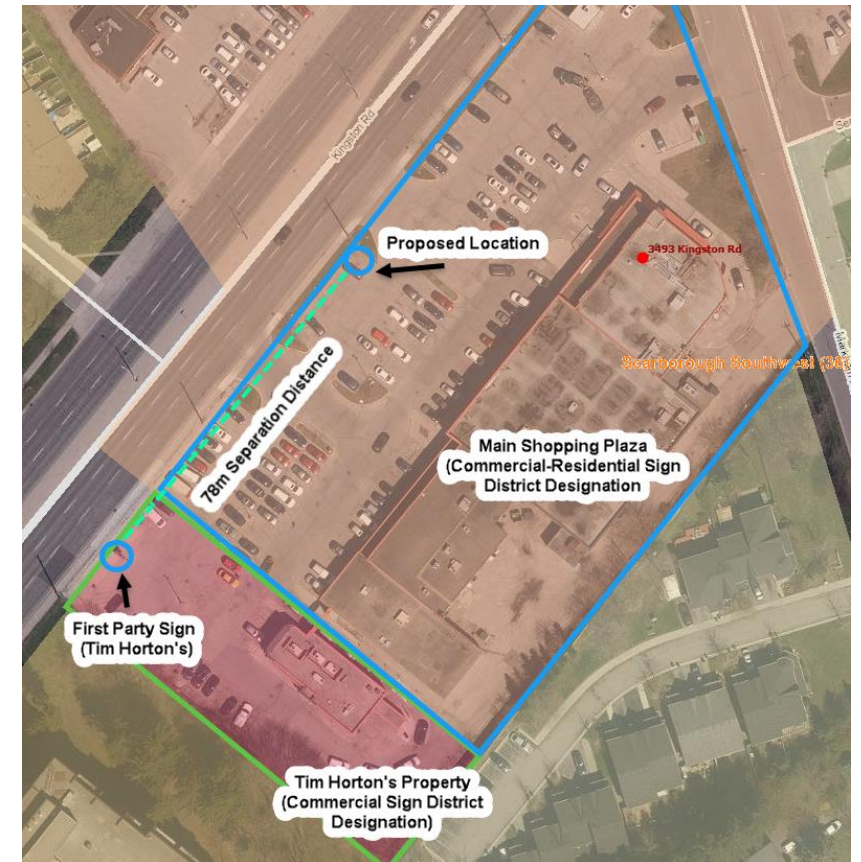
- City trees disperse the viewpoint of both signs and breaks up the site lines to alleviate the concern of sign clutter.
- Trees will be maintained – obligation by City

- The proposed setback is 30m deficient of the 100m requirement.
- The proposed displays help reduce the use of unregulated portable signs.
- Portable signs often clutter on grassy areas.
- The proposed can provide tenants with a regulated way to advertise and will eliminate portable signs on property.
- This removes the financial burden from tenants to purchase portable signs.
- Will supports wayfinding clarity, guiding toward key transportation infrastructure intended for community use rather than creating confusion, which conversely is associated with "sign clutter".
- The proposed maintains a large setback, of 112m, from the smaller first party Popeye's Chicken sign located on the Markham Rd. frontage.
- Both signs are oriented toward completely different flows of vehicular traffic and would not be visible within the same line of site. This alleviates the optics and concerns related to sign clutter on the property.



Sign to the West

- The west portion of the Subject Premises, currently contains a Tim Hortons, operates independently.
- The building is detached from the main shopping plaza and carries a separate lot number (3463 Kingston Road).
- Assigned a different sign district designation, a C Sign District, versus the larger remaining portion of the property to the East, where the proposed sign is located, which is designated as a CR Sign District.
- Given the different sign district zoning designation and its separate frontage, should not be considered as contributing to sign clutter or crowding the extremely large frontage of 3493 Kingston Rd.
- The addition of JOLT proposed sign should not be seen as crowding in on the Tim Horton's portion of the property.
- The proposed sign was strategically located 78m away from the Tim Horton's first party sign, to purposely avoid the optics of any sign clutter on the property.
- The very large frontage on to Kingston Rd. aptly allows for this larger separation distance allowing for more than just one business to conduct their commercial operations with their unique and individual signage.



Other Canadian Municipalities Sign Separation Requirements

Municipality	Minimum Required Distance to Existing Ground Sign
Calgary	30 m
Mississauga	20 m
Ottawa	15 m
Edmonton	30 m
Oakville	30 m
Langley	50 m
Cambridge	15 m



ROCKWOOD
CANNABIS
3148 KINGSTON ROAD
WWW.ROCKWOODCANNABIS.COM
416.200.9238

MARIJUANA

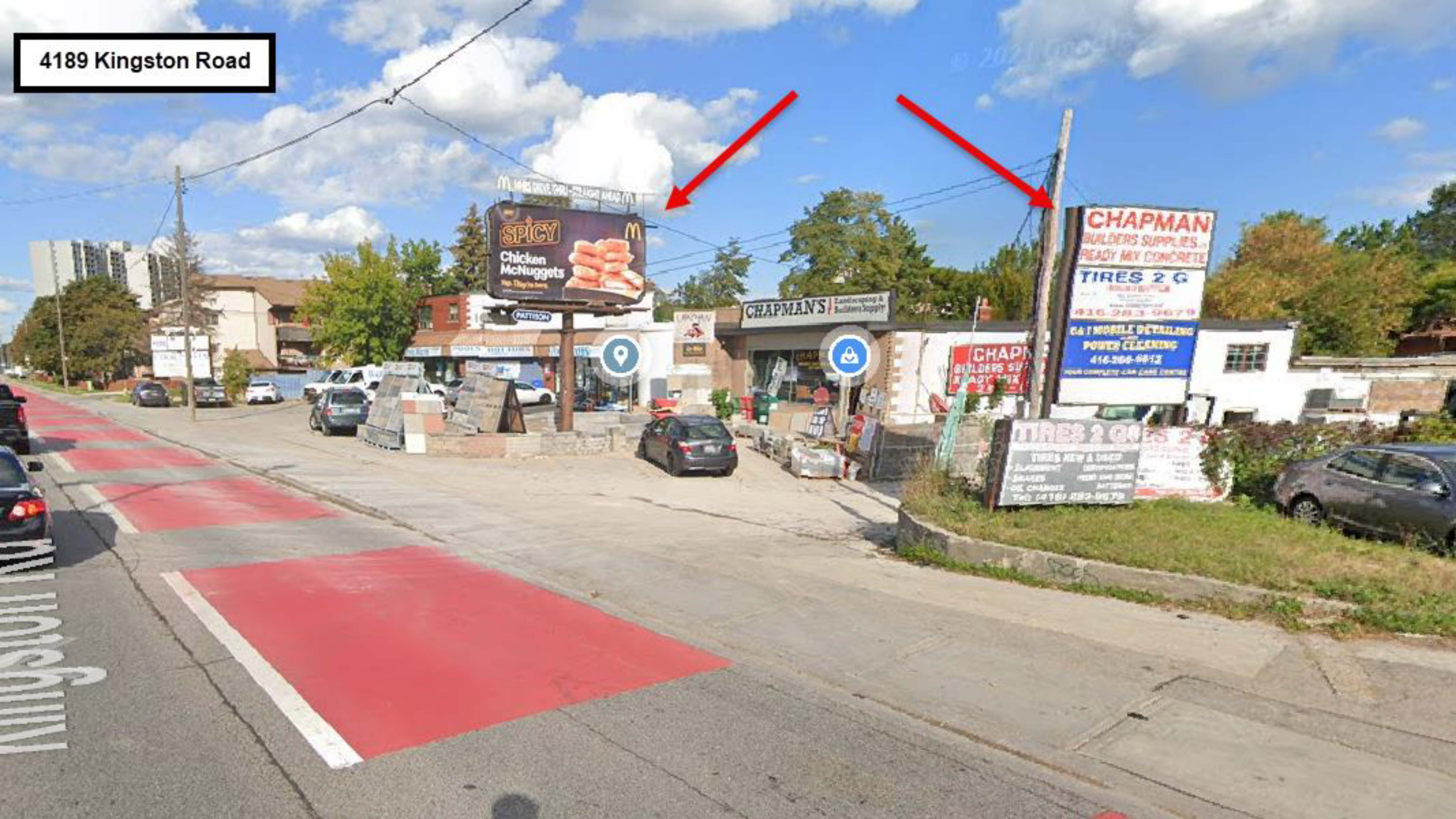
BUILD
Brett's
EMPIRE VAPE
ROCKWOOD CANNABIS

3148-3154
ROCKWOOD CANNABIS
Brett's
VAPE
BUILD
Rockwood Science Society
and Healing Room
ROCKWOOD
ROCKWOOD PLAZA

3220 Kingston Road



4189 Kingston Road



McDonald's Drive Thru - Stay Right Ahead

SPICY
Chicken
McNuggets
No. 1 in the World

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TIRES 2 GOES 2
TIRES NEW & USED
ALIGNMENT
SHAVES
OIL CHANGES
TWO 416-282-9812





JOLT'S Commitment

- JOLT partners with local companies to implement a consistent operational and maintenance programs, supporting the creation of local jobs.
- This stretch of Kingston Road is commercial in nature, compliments the area.
- A significant investment into Scarborough for innovative low impact green methods of advertising that does not overwhelm sight lines.
- Align with City of Toronto's Official Plan.
- Provide increased economic opportunities for local businesses in the area.
- Adhere to Canadian Code of 3rd Party Advertising.
- Abide by operational perimeters (10 second dwell time and off at 11pm – 7 am).
- Negligible light shed impact.
- Uses 100% renewable energy.

Thank You For Attending.

Jocelyn Wigley

Jolt Development Manager

Jocelyn.Wigley@joltcharge.com

Christopher James

Jolt Development Manager

Christopher.James@joltcharge.com

