

ATTACHMENT 2: APPLICANT'S SUBMISSION PACKAGE



January 15th, 2024

LETTER OF AUTHORIZATION

To whom it may concern,

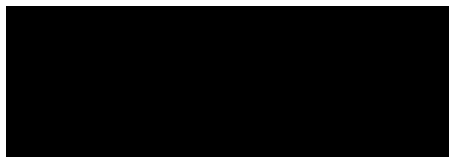
Metrolinx hereby authorizes Leading Outdoor Advertising Inc. and its agents to apply for all necessary municipal building and other regulatory permits and approvals, which may be required to build a digital billboard on its land in Toronto, ON, in the approximate area of coordinates 43.725124, -79.321889.

Please contact them directly regarding any questions or concerns, as follows:

Leading Outdoor Advertising Inc.
163 Clearcreek Place SW
Calgary, AB T3Z 0E9

Attn: Vance A. Macdonald
Position: President/CEO
Phone: 310-425-9706
Email: vancem@leadingoutdoor.com

Sincerely,



Rick Radovski
Vice-President, Sales, Non-Fare Revenue
(416) 202-5730

Folder Number	Date (yyyy-mm-dd)
	2025-06-06

Project Information

Street Number 1601	Street Name Eglinton Avenue East	Lot Number	Plan Number
Describe the variance(s) being applied for: Install one third party ground sign with electronic static copy			
If it is an application for a variance required for the modification or restoration of an existing sign, please provide the following:			
Existing Sign Dimensions		Location	
Please provide the reasons/justification for the request (Attach any supporting documentation or additional pages as required):			

Property Owner Information

First Name Rick		Last Name Radovski	
Company Name (if applicable) Metrolinx			Telephone Number (416) 202-5730
Street Number 97	Street Name Front St. West	Suite/Unit Number	Mobile Number
City/Town Toronto	Province ON	Postal Code M5J 1E6	Fax Number
Email			

Attachment Required

- Sign Variance Data Sheet
- Copies of any supporting documents
- All necessary plans and specifications required to verify the nature of the Sign By-law Variance(s) requested

Continue on next page

Applicant Information and Declaration

First Name I, Gilda		Last Name Collins	
Company Name Permit World Consulting Services Inc.			Telephone Number (519) 585-1201
Street Number of 57	Street Name William St. West	Suite/Unit Number	Mobile Number
City/Town Waterloo	Province ON	Postal Code N2L 1J6	Fax Number
Email gcollins@permitworld.ca			
Do hereby declare the following: - That I am ☐ the Property Owner as stated above ☒ the owner's authorized agent. ☐ an officer/employee of _____, which is an authorized agent of the owner. ☐ an officer/employee of _____, which is the Property Owner's authorized agent. - That statements contained in this application are true and made with full knowledge of all relevant matters and of the circumstances connected with this application. - That the plans and specifications submitted are prepared for the sign variance(s) described and are submitted in compliance with copyright law - That the information included in this application and in the documents filed with this application is correct.			
Gilda Collins Digitally signed by Gilda Collins Date: 2025.06.06 12:04:48 -04'00'		Gilda Collins 2025-06-06	
Signature		Date (yyyy-mm-dd)	

Continue on next page

Toronto Building collects personal information on this form under the legal authority of the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, 136(c) and the City of Toronto Municipal Code, Chapter 694, Signs, General and Chapter 771, Taxation, Third Party Sign Tax. The information will be used for processing applications and creating aggregate statistical reports, for enforcement of the City of Toronto Municipal Code Chapter 694, Signs, General, Chapter 771, Taxation, Third Party Sign Tax, and any other applicable sign by-law of the City of Toronto, and for contacting permit holder(s) or authorized agent(s). Questions about this collection can be directed to the Manager, Sign By-law Unit, Toronto Building, 100 Queen Street West, Ground Floor, East Tower, Toronto, Ontario, M5H 2N2 or by telephone at 416-392-4235.

Folder number	Request Date (yyyy-mm-dd) 2025-06-06
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This data sheet forms part of an application for a Variance From Chapter 694 of the Toronto Municipal Code, Signs

Project Information

Street Number	Street Name	Lot Number	Plan Number
1601	Eglinton Avenue East		

Site and Building Data

Lot Area	Lot Frontage	Lot Depth
Number of Building(s) on the lot 0	Date of Construction of Building(s) If known (yyyy-mm-dd)	
Building Height(s)	Number of Storeys	Building(s) Gross Floor Area
Building Uses(s)		

Site Context

Please describe the land uses, buildings and sign districts surrounding the proposal (use additional pages if necessary)	
North	OS
South	OS
East	OS
West	OS

Proposal

Please describe in detail what is being proposed (use additional pages if necessary)

[See attached letter](#)

Continue on next page

Rationale

Decisions for all Sign Variance Applications are evaluated against criteria listed in Toronto Municipal Code Chapter 694-30 A. A Variance may be granted where it is demonstrated that the proposed sign(s):

- Belong to a sign class permitted in the sign district where the premises is located
- In the case of a third party sign, be of a sign type that is permitted in the sign district, where the premises is located
- Be compatible with the development of the premises and surrounding area
- Support the Official Plan objectives for the subject premises and surrounding area
- Not adversely affect adjacent premises
- Not adversely affect public safety, including traffic and pedestrian safety
- Not be a sign prohibited by Toronto Municipal Code Chapter 694-15B
- Not alter the character of the premises or surrounding area
- Not be, in the opinion of the decision maker, contrary to the public interest

Please describe in detail how the proposal satisfies each of the criteria listed above
(use additional pages if necessary)

[See attached letter](#)

Sign Data Sheet

Date (yyyy-mm-dd) 2025-10-03	Folder No.
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Sign Information

		Method of Copy Display	Sign Face Dimensions (maximum)			Sign Depth (metres)	Sign Height (metres)	Illumination (Yes/No)	Professional Design Required (Yes/No)
			Length (metres)	Width (metres)	Area (m ²)				
1			2.62	7.62	19.81		19.49		Yes

* Please ensure that the sign numbers listed in this sheet are indicated on all sign plans

Receipt No: 1834382

Receipt

NOTE: This is not a Permit. Do not construct until a permit is issued.

You will be notified when your permit is ready.

Folder No:	25 235153 ZSV 00 ZR	Date & Time:	October 06, 2025 12:02:33 PM
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Paid By:	PERMIT WORLD C/O GILDA COLLINS 57 WILLIAM ST W WATERLOO ON N2L 1J6		
Project Location:	0 EGLINTON AVE E S/S TORONTO ON		
Project Description:	Zoning Review; Non-Residential Building; Sign		
Fee Description(s):	Cost Center Number:	Value:	
Sign Variance Fee	9010 - BL0014 - PAYMENT	\$1,961.00	
TB-Visa - online	110583 - PAYMENT	-\$1,961.00	
Total:			\$0.00
Paid Amount			\$1,961.00
Paid by :TB-Visa - online		_____	

Payment of these fees accepted through the Toronto Building Payments web application.

TOPOGRAPHIC SKETCH

MUNICIPAL ADDRESS

Eglinton Avenue East, East of Wynford Drive
Toronto, Ontario

PREPARED FOR: Leading Outdoor Advertising

SCALE: 1:1000
0 10 25 50 Metres

LEGEND

■ DENOTES FOUND MONUMENT
SIB DENOTES STANDARD IRON BAR
MMM DENOTES MARSHALL MACKLIN MONAGHAN LTD.
922 DENOTES SCHAEFFER DZALDOY BENNETT LTD.
MH DENOTES MAINTENANCE HOLE
LS DENOTES LIGHT STANDARD
N.T.S. DENOTES NOT TO SCALE

2.50m MAJOR CONTOUR LINE
1.00m MINOR CONTOUR LINE

GAS DENOTES BURIED GAS
WM DENOTES BURIED WATER
SAN DENOTES BURIED SANITARY/SEWER
BT DENOTES BURIED TELECOMMUNICATIONS
BE DENOTES BURIED ELECTRIC
UNK DENOTES UNKNOWN BURIED UTILITY
ST DENOTES UNKNOWN BURIED UTILITY

UNDERGROUND:

UTILITY INFORMATION SHOWN HEREON WAS COLLECTED IN ACCORDANCE WITH THE ASCE STANDARD 38-02. ALL UTILITY INFORMATION WAS COLLECTED IN ACCORDANCE WITH ASCE QUALITY LEVEL "B" UNLESS INDICATED BY DOTTED LINE TYPE (....) AND LABELED "QLC" OR "QLD".

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999814.

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC, ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) AND ARE DERIVED FROM RTN OBSERVATIONS.

DATE:

TOPOGRAPHIC INFORMATION COLLECTED ON NOVEMBER 24, 2023.

CAUTION:

THIS SKETCH REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION. THIS SKETCH WAS PREPARED FOR DISCUSSION PURPOSE ONLY AND ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND OR OVERHEAD CONDUITS, PIPES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS SKETCH. ALL UNDERGROUND AND OVERHEAD FACILITIES SHOULD BE LOCATED BY THE RESPECTIVE AUTHORITIES PRIOR TO CONSTRUCTION.

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS SKETCH HAVE BEEN COMPILED FROM FIELD SURVEY EFFORTS AND LAND REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS SKETCH IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH GEOMATICS INC.

TULLOCH Geomatics

#203, 1201 5th Street SW
Calgary, Alberta T2R 0Y6
Ph: 403-286-7197
calgary@tulloch.ca



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TULLOCH Project Number: 233206

Surveyed by: DG Survey Date: Nov. 24, 2023

Drawn: AMG Date: Jan. 31, 2024

File Name: 233206-Sign Survey-Rev1

October 3, 2025

City of Toronto
Sign Bylaw Unit
100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Members of Staff,

Re: Variance for one third party ground sign, 1601 Eglinton Ave. East, 24 115754

Please accept this letter as the rationale in support of our application for variances from the Sign by-law, with respect to a new third-party electronic ground sign proposed to be installed at 1601 Eglinton Avenue East. The property is designated as U-Utility sign district, which expressly permits third party electronic ground signs.

On behalf of the property owner, Metrolinx, Permit World is requesting approval of the following variances to permit a new double-sided ground sign in a back-to-back-formation, displaying third party electronic static copy:

- Within the site specific area restriction 694-24 A(5), within 400 metres of the limit of Eglinton Ave. East between Brentcliffe Road to the west and Victoria Avenue to the east (694-24 A (5))
- The proposed sign height is 19.49m where the maximum permitted is 10.0m (694-25 D (3)(b))
- The sign is to be installed within 60m of premises in the RA and OS sign districts (694-25 D (3)(e))
- The proposed sign will face premises in the R, RA, I and OS sign districts located within 250m, where a third party electronic sign located within 250 of an R, RA, CR, I or OS sign district cannot face any premise in those sign districts (694-25 D (3)(f)).

Site Specific Area Restriction

The sign is to be installed adjacent to the bridge over the Metrolinx rail line and the Don River E. Branch, with the base of the sign at a similar elevation to the rail line. A TRCA permit was applied for and has been approved and issued for installation of the sign in this location. The TRCA approved permit is required as a specific condition to allow a sign permit to be issued. The TRCA permit is a significant approval for a billboard sign in the subject premise.

The proposed location is within 400m of Eglinton Ave. East which is a site specific area as noted above.

For comparison, and in support of this application, there is an existing billboard sign located slightly due east from the subject premises on the same side of the street, which has a similar setback from the street line at approximately 8.0m and is directly opposite residential high-rise buildings. The property is within a C-Commercial sign district. This sign appears in the 2021 Third Party Sign Inventory with a sign face area greater than 45m². See image below.

Street View of Billboard at 1743 Eglinton Avenue East



View looking directly north of the billboard sign at 1743 Eglinton Ave. East



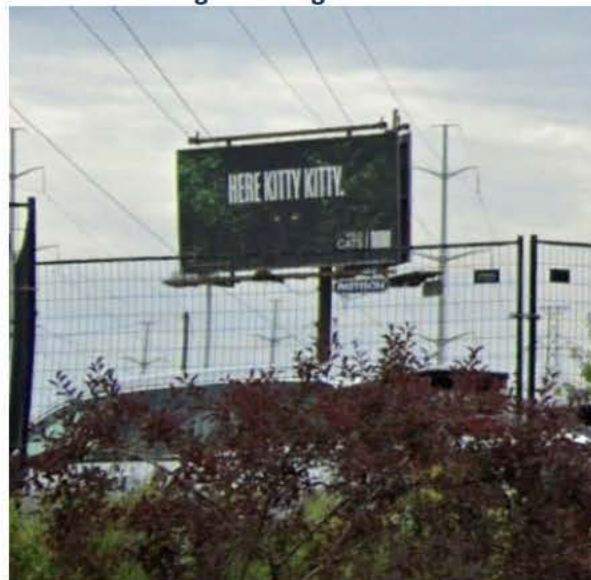
Signview Image showing Separation Distance to 1743 Eglinton Ave. East



This sign is an excellent comparison towards supporting this application as the sign is outside 500m from the subject premise but within 1.0km. It is on the same side of the street, with a similar setback from the proposed billboard and has a significantly larger sign face area. It is also closer to multiple residential units and appears to have been in situ for quite some time without issue.

The image below shows the existing billboard sign located at 1765 Eglinton Avenue East, directly opposite an RA sign district and the subject premise is a C-Commercial sign district. The sign is set back from the Eglinton Ave. E. street line by approximately 40.0m. This sign is included in the 2021 Third Party Sign Inventory with a sign face area greater than 15 m² and less than 45m². This sign is approximately 933m on the same side of the street from the proposed sign location.

Billboard Sign 1765 Eglinton Avenue East



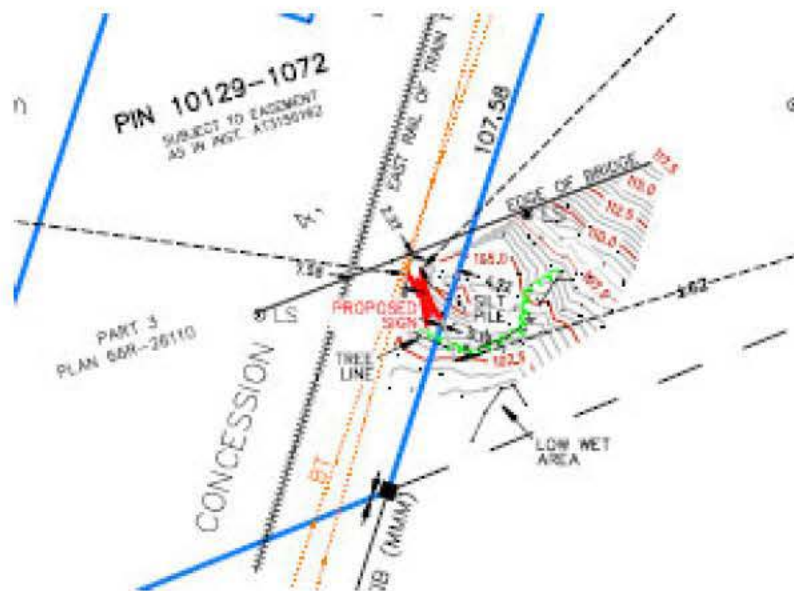
View looking directly north from the billboard sign at 1765 Eglinton Ave. East



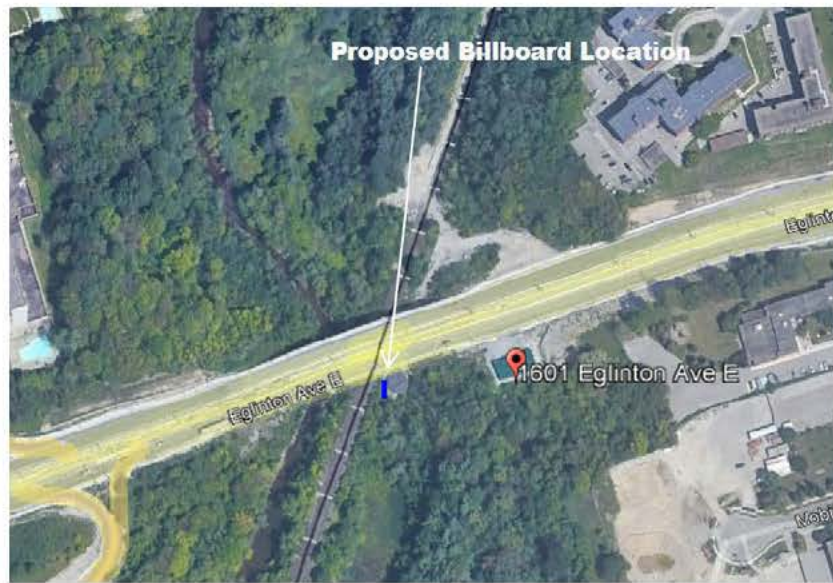
As can be clearly seen from the above images, the current proposed billboard sign is not unique to the immediate surrounding area, with at least two comparable properties within one kilometer of the subject premise and both signs not complying with Sec. 694-24 A (5) of the sign by-law.

The proposed sign location will be adjacent to the Metrolinx rail lines running below the bridge. The image below shows the exact location of the billboard, facing slightly northeast and south west, parallel to the direction of the bridge. The proposed height of the ground sign is due to the elevation difference between the rail lines and the road bed above. The R and RA sign districts are oriented closer to the north and directly west and do not directly face the proposed sign faces.

Site Survey



Google Earth View



Sign Height

The increased height being requested from the maximum 10.0m permitted is due to the change in elevation from the rail lines to the top of the bridge railing. The height measured from grade to the underside of the sign is 16.05m with the face of the sign being level with the top of the bridge wall.

In many municipalities, where there is a significant change in elevation between the base of a ground sign and the road bed, the sign height calculation is used only from the road bed, not the actual grade. In this instance, the total sign height calculated from the road bed is 5.3m, significantly less than the maximum 10.0m as per the Sign By-law. We are requesting that this method of calculation be used, rather than the total height measured from grade.

Proximity to RA and OS sign District

A third party electronic ground sign shall not be erected within 60m of any premises located in whole, or in part, in an R, RA, CR, I or OS sign district.

The billboard sign will be erected within 60m of an R, RA, I and OS sign district, primarily due to each of these districts meeting close to the bridge, which is a Utility sign district.

There is a significant change in elevation from the lowest point at the river and Metrolinx rail lines, to the highest points where the Residential and Residential Apartment sign districts have been actively developed.

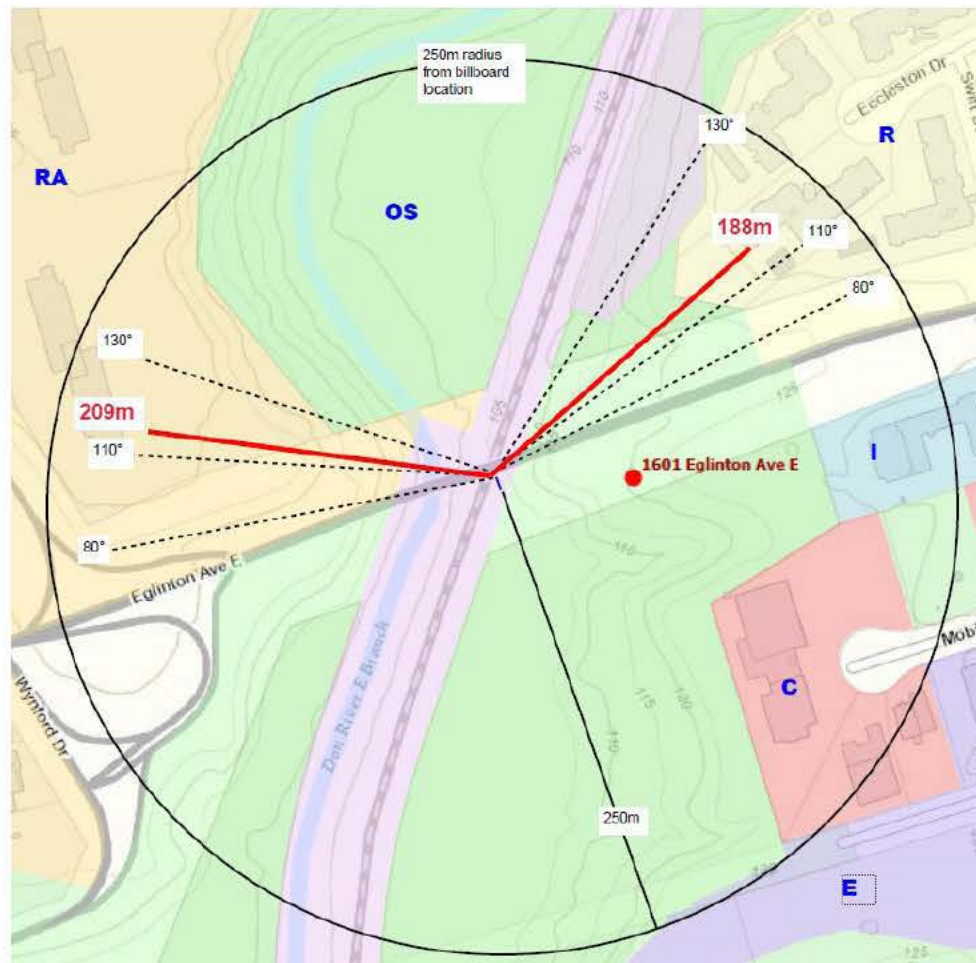
The potential impact of the proposed billboard sign on any of these sign districts is very marginal due to the location of the sign next to the bridge and the significant change in elevation to the east and west. We believe that this variance request is minor in nature due to the physical circumstances of the immediate surrounding terrain.

A Toronto Region Conservation Authority (TRCA) permit has been obtained and the issuance of this permit supports the viability of the billboard sign on the proposed premise and overall location.

Third Party Sign Facing Specific Sign Districts

A third party electronic ground sign, where it is located within 250m of an R, RA, I or OS sign district cannot face any premise in the R, RA, I or OS sign district.

As can be seen in the image below, the billboard location is within 250 of an R, RA, I and OS sign district. Of note is the separation distance to the R and RA sign districts where the distance to the residential buildings themselves is 188m and 209m respectively.



However, the visibility cone using SITELINE technology will be primarily focused at 80° along Eglinton Ave. E. and will limit light spill outside that immediate cone. As can be seen in the image above, the multi-storey building at 45 Wynford Heights Cres. is towards the outer limits of any visibility to the billboard at 110°. Factor in the change of elevation and any potential visibility is further reduced.

This is a 21-storey building with a maximum height of 74m. Grade at the base of the building is 131m ASL. Only the top eight storeys of the building clear the tree line with some potential for visibility to the billboard.

Grade at the rail line level is 100m ASL, the actual distance measured from the top of the sign to the bottom of the eighth storey at 45 Wynford Heights Cres. is 216m and to the top of the building is 226m. The building is outside and above the visibility cone for the billboard which will be focused along the

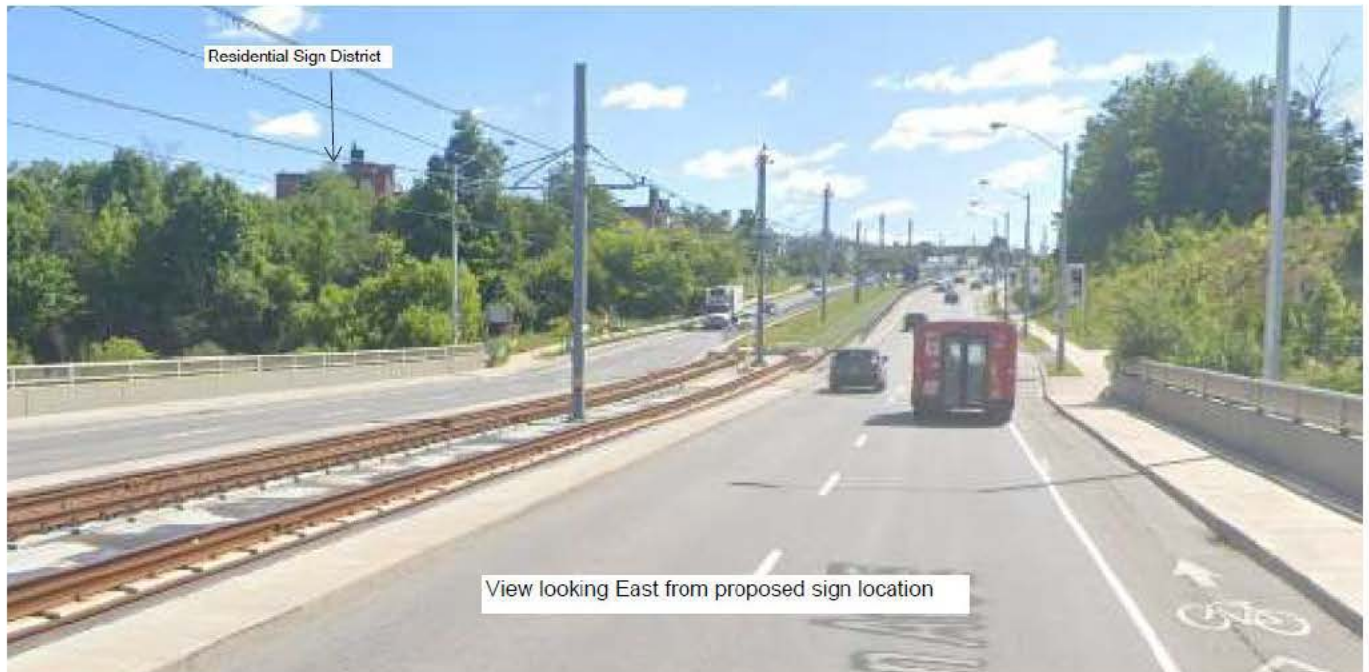
length of Eglinton Ave. East and not upwards towards the building.. The image below shows the residential building viewed from the sign location.



The image below shows visibility at 80° along Eglinton Ave. E for both east and west.



The image below shows the view looking east towards the Residential sign district located to the east, on the opposite side of Eglinton Ave. E. from the proposed sign location. As can be seen, visibility is very limited from those residences, the separation distance is 188m and the buildings themselves are outside the 110° viewing angle from the sign.

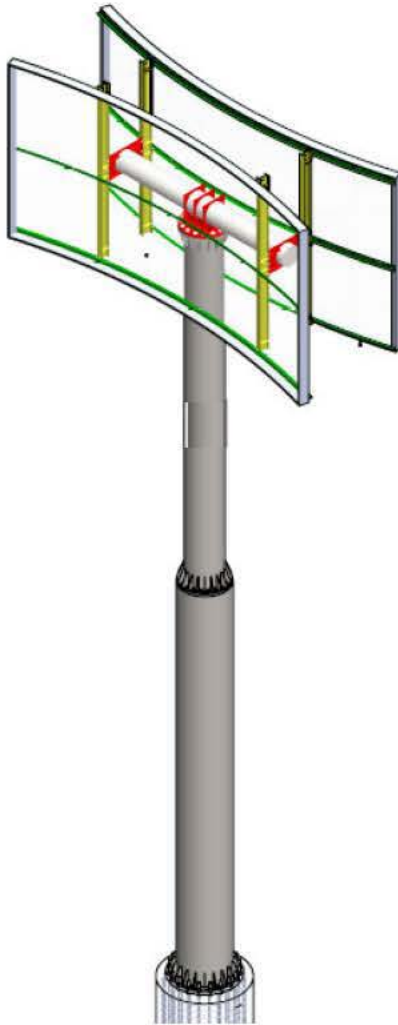


On the same side of the street as the billboard sign and to the immediate east, is the Latvian Canadian Centre, which is a two-storey building designated as Institutional. This property is at approximately 132mASL, significantly above the top of the billboard sign. There is a thick bank of mature trees, interrupted by the institute's parking lot and another bank of mature trees between the proposed billboard and the building itself. This significant vegetation, coupled with the two-storey high building, offers no visibility to the billboard.

The issuance of the TRCA permit provides significant support for approval of the proposed sign in this location, with minimal impact on any surrounding sensitive uses.

The sign faces for the billboard are oriented in such a way and are coupled with the use of SITELINE technology, that visibility from the residential units to the east and west and the Institutional sign district will not be impacted. The faces will not be directly facing any of the residential units located within 250m of the billboard sign location. The curved board form has been specifically designed to eliminate any lighting impacts by directing the sign copy away from any sensitive land uses and strictly towards the intended audience, which is vehicular traffic along Eglinton Ave. East.

The image below shows the proposed structure, which has been certified by a structural engineer.



The sign district where the billboard will be located is designated as Utility sign district, and the sign itself will be placed within the Metrolinx-owned railway corridor. The Official Plan designates the property at *Utility Corridor* but the sign will be adjacent to *Natural Areas*. Due to the height of the sign to allow it to clear the top of the bridge, there will be no impact on the adjacent natural area, which will have no immediate visibility to the sign.

To the immediate west, the lands are designated *Other Open Space Areas*, which includes Public Utilities. There will be no impact on these lands from the proposed sign.

For comparison, the existing billboard located at 1765 Eglinton Ave. East is also located within a *Utility Corridor* and Utility sign district bounded by *Natural Areas* and *Other Open Space Areas*. This sign is also closer to residential units than the proposed billboard.

The proposed sign will be an asset to the community and the city overall in providing communication opportunities for municipal, local and national businesses to reach the public. The sensitive land use concerns are mitigated by the separation distance and surrounding physical obstruction and mature vegetation, coupled with the technology being used for the boards. We believe those concerns to be minor in nature given the physical circumstances and are asking for full support for the sign.

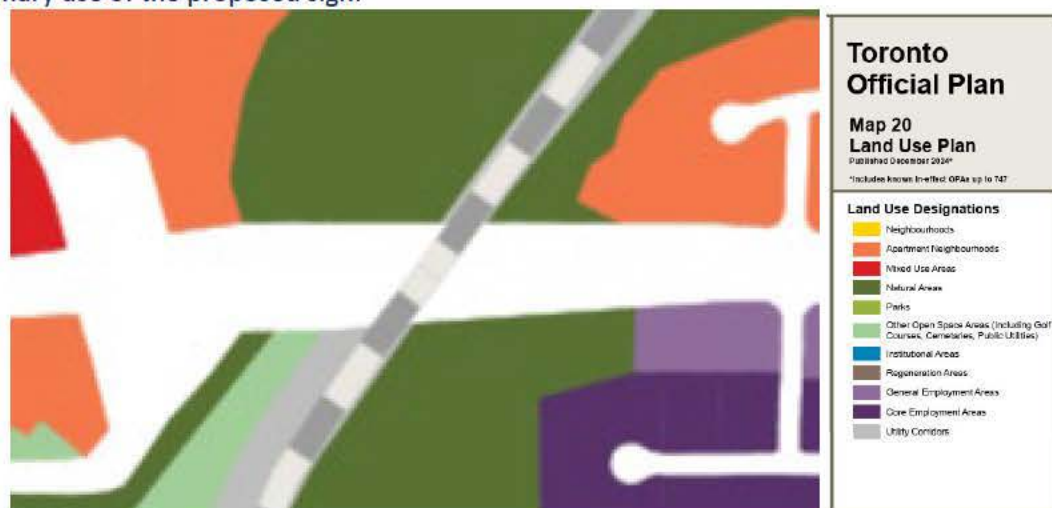
The proposed height of the sign can be addressed through considering total height calculation from the road bed, not grade.

- 1. Belong to a sign class permitted in the sign district where the premises is located.**
The proposed sign is classified as a third party electronic ground sign, which advertises, promotes or directs attention to businesses, goods, services, matters or activities which are not available at or related to the premises where the sign is located. The subject premises is located in a U sign district. This criteria has been met.
- 2. Be compatible with the development of the premises and surrounding area.**
The subject premises is within a Utility sign district and Utility Corridor under the Official Plan. A third party electronic ground sign is a permitted sign type for this designation and is compatible with the development of the premises and surrounding area. The actual rail line and associated Utility zoning are unlikely to see any further development, given the nature of the surrounding area. The rail lines are to the immediate west of the proposed base with the Don Rive E. Branch beyond that. To the immediate east of the proposed base is the cleared route for emergency access down to the rail lines from Eglinton Ave. East. No further development will take place within that area.

The lands to the north, east, south and west are designated OS-Open Space and are unsuitable for further development.

Installation of the proposed third party ground sign is an innovative developmental use for this area where it complies with the Utility Corridor designation with minimal impact on surrounding land uses.

- 3. Support the Official Plan objectives for the subject premises and surrounding areas.**
The subject premises is designated as Utility Corridor in the Official Plan – see image below. Utility Corridors are defined as hydro and rail corridors primarily used for the movement and transmission of energy, information, people and goods. The transmission of information is the primary use of the proposed sign.



Utility Corridors, where the use is for rail lines and are linear in nature, are considered to be a defining element of the landscape fabric of the city. Use of the rail corridor for a billboard sign will not impact any of the nearby Open Space uses and billboard signs are permitted within U-

Utility sign districts. Expanding on the use for Utility Corridors is a benefit to the city where the land use may otherwise be limited. Utility sign districts are routinely used for billboard signage through the city.

The subject property, within a Utility land use designation, accommodates essential city infrastructure. Digital signage, especially in Utility sign districts, provides a modern, flexible medium for public information, emergency messaging, and commercial advertising. This supports city-building objectives by integrating infrastructure with tools that enhance communication and revenue generation.

While there are Open Space, Residential, and Residential Apartment areas within 250 metres, the proposed sign is sited with sensitivity to those contexts:

- The orientation and brightness controls can ensure no undue impact on adjacent residential uses, complying with illumination and animation standards in the City's Sign By-law.
- The placement does not obstruct natural views, nor does it encroach on parkland or public open spaces.
- The digital format allows for controlled display rotation, reducing static visual clutter and enabling timely community messaging alongside commercial content.

Supports Mixed-Use and Transit-Oriented Development Goals

Located along Eglinton Avenue East, a major arterial and transit corridor, the sign contributes to the vibrancy and wayfinding utility of this evolving corridor. As Eglinton transforms with the Eglinton Crosstown LRT, the presence of a digital sign provides a dynamic communication tool in an area poised for intensification and reinvestment. It enhances the public realm by offering potential for public service announcements, community event promotions, and transit-related updates.

Economic and Community Benefits

The proposed digital billboard sign at 1601 Eglinton Avenue East is an appropriate, context-sensitive addition to a Utility-designated site that respects and responds to the presence of nearby Residential and Open Space uses. It advances the Toronto Official Plan objectives by promoting infrastructure integration, economic vitality, and modern communication tools, while maintaining the visual and functional harmony of the surrounding area.

We are requesting support for approval of this variance for the sign installation, recognizing it as a positive and progressive enhancement to the area.

4. Not adversely affect adjacent premises

The proposed electronic billboard sign at 1601 Eglinton Avenue East is designed and located to ensure no adverse impact on adjacent premises, including residential and open space areas within the 250-metre radius. The proposal incorporates best practices in sign design, orientation, and technology to preserve the amenity, character, and livability of nearby properties and aligns with the goals of the City of Toronto's Official Plan and Sign By-law.

As outlined above, the proposed sign will have no impact on the R and RA sign districts within 250m of the subject premises. This is due to the change in elevation from the top of the proposed

sign to the residential units coupled with the use of SITELINE technology for the board. The boards will be positioned to provide visibility along both directions of Eglinton Ave. East with none projecting upwards towards sensitive areas.

The proposed sign is located on a Utility-designated site, which is already oriented toward transportation and infrastructure uses, and not directly fronting or facing sensitive land uses such as homes or parklands.

The sign is oriented toward Eglinton Avenue East, a major arterial road and transit corridor, thereby directing light and content away from residential facades and minimizing visual intrusion into residential areas.

The billboard will be positioned and angled to ensure that no direct line-of-sight intrusion occurs for sensitive uses nearby.

Controlled Illumination and Display Technology

The sign will use state-of-the-art LED technology with automatic brightness adjustment, responding in real-time to ambient lighting conditions (e.g., dimming significantly at night).

It will comply with Toronto's illumination thresholds to prevent light spillover or glare into adjacent properties, consistent with IDSA (International Dark-Sky Association) principles.

No flashing, strobing, or overly dynamic transitions will be permitted; content will adhere to static image intervals, ensuring visual calmness and no distraction to residents or drivers.

Land Use Transition and Contextual Fit

The surrounding area includes Open Space and Residential Apartment lands, which are buffered by existing roads, infrastructure corridors, and commercial activities.

This sign does not introduce a new land use, but rather enhances the functionality of a site already used for non-residential, infrastructure-related purposes.

There is no anticipated impact on privacy, noise levels, air quality, or public safety, and no physical encroachment or intensification of land use beyond current zoning permissions.

Mitigation Commitments and Community Benefits

The sign operator is willing to work with City staff to monitor and adjust lighting levels post-installation to respond to any unforeseen concerns and other concerns, as may be identified. These measures support public good, while showing a proactive commitment to being a responsible and considerate neighbour.

The proposed digital billboard at 1601 Eglinton Avenue East has been designed with careful attention to its urban context. It meets the technical and performance standards required by the City and demonstrates no material adverse effect on adjacent Residential, Open Space, or Residential Apartment areas. Its siting, orientation, lighting controls, and compliance with municipal by-laws collectively ensure that it operates as a compatible and constructive addition to the urban landscape.

City staff are encouraged to support this application as a model of responsible electronic signage within a Utility zone that respects its surrounding community.

5. Not adversely affect public safety

- The sign will comply fully with City of Toronto Sign By-law standards for visibility, animation, and brightness, which are specifically designed to maintain driver attentiveness and minimize distraction.
- Content will be static with timed transitions, avoiding any flashing, rapid changes, or full-motion video that could pose a risk to vehicular or pedestrian traffic.
- The sign will be installed following all applicable safety codes and engineering standards, including wind load resistance, structural integrity, and electrical compliance.
- Brightness will be automatically adjusted based on ambient light conditions, ensuring optimal visibility without glare or distraction at night or during adverse weather.
- Sightlines to traffic signals, stop signs, and intersections will remain completely unobstructed, preserving the clarity and priority of official traffic control devices.

By meeting or exceeding public safety criteria, the sign supports the City's goal of promoting a safe, navigable, and visually coherent urban environment, even in high-traffic corridors such as Eglinton Avenue East.

6. Not be a sign prohibited by 694-15B

The sign is not a prohibited sign type as per 694-15B.

7. Not alter the character of the premises or surrounding area

We respectfully submit that the proposed third-party ground sign along Eglinton Avenue East meets the above criterion and will not alter the character of the premises or the surrounding area for the following reasons:

a. Contextual Compatibility

While the adjacent sign districts include Open Space and Residential zones, Eglinton Avenue East is a major arterial road characterized by a mix of land uses, including commercial, institutional, and community facilities. This corridor is already subject to significant visual activity due to traffic, transit infrastructure, and existing signage. The proposed sign is thoughtfully positioned and scaled to reflect the visual character of this urban corridor, rather than the quieter interior residential streets.

b. Design Sensitivity and Location

The sign is sited at a location with minimal direct residential frontage and is oriented away from sensitive residential views. It is setback and screened appropriately to mitigate any potential visual intrusion. The design adheres to modern urban design principles, with a clean, well-maintained structure that integrates with the built environment rather than overwhelming it.

c. No Precedent for Character Erosion

The sign does not introduce a new land use or disruptive visual element. Third-party signs are not uncommon along arterial corridors like Eglinton Avenue East. There is no evidence that such signage, when carefully located and regulated, has degraded the character of surrounding neighborhoods. On the contrary, a professionally maintained sign can support public messaging, wayfinding, and economic vibrancy.

d. Support for Public Realm Improvements

In certain cases, third-party signage has been used to fund public realm enhancements or community benefit agreements. If appropriate, the applicant is open to exploring such opportunities to ensure the sign contributes positively to the local context.

e. Planning Alignment and Precedents

The proposed sign aligns with broader city planning objectives that recognize the mixed-use nature of Eglinton Avenue East and its role as a growth corridor. Similar sign approvals in comparable contexts have been granted, indicating that such signs can coexist with surrounding land uses when properly designed and managed.

8. Not be, in the opinion of the decision maker, contrary to the public interest

We respectfully submit that the proposed third-party ground sign along Eglinton Avenue East is not contrary to the public interest, and in fact offers public benefits aligned with the broader goals of urban design, safety, and community vitality. The following points support this position:

a. Respect for Urban Planning and Land Use Context

The proposed location is along a major arterial road — Eglinton Avenue East — which plays a significant role in Toronto's transportation and commercial networks. This corridor is recognized in planning policy as a Mixed-Use and Growth Corridor, where limited, well-placed third-party signage can coexist with surrounding land uses without undermining residential quality of life. The proposed sign has been strategically sited away from direct residential frontages and does not face or dominate sensitive land uses such as schools, parks, or heritage properties.

b. Contribution to the Public Communication Infrastructure

Third-party signs serve an important public function by:

- Broadcasting public service announcements, emergency alerts, or community messages;
- Supporting local events, initiatives, and campaigns through ad space-sharing programs;
- Providing revenue that may contribute to site maintenance or broader city initiatives through permit and variance fees.

These outcomes align with the public interest by supporting communication, civic engagement, and financial sustainability of public infrastructure.

c. Minimal Impact on Safety and Quality of Life

The sign complies with sightline, illumination, and setback requirements designed to protect traffic and pedestrian safety. It will not create light spill, noise, or obstruction to any public realm or active transportation infrastructure.

Furthermore, the modern, professionally maintained design of the sign will prevent the visual blight often associated with unregulated or obsolete signage. The applicant is committed to ongoing upkeep to ensure the sign remains a high-quality addition to the corridor.

d. Precedent and Policy Alignment

There is ample precedent for third-party signage along major corridors like Eglinton Avenue East, especially in locations that are already visually active. Approval of this sign would not establish an inappropriate precedent but instead would reflect the City's ongoing efforts to balance economic activity and land use compatibility.

e. Open to Community Collaboration

If the City or local stakeholders identify opportunities to further align the sign with public objectives — such as incorporating community messaging— the applicant is open to such partnerships. This reinforces that the sign can serve not only a commercial role but also a civic one.

Conclusion:

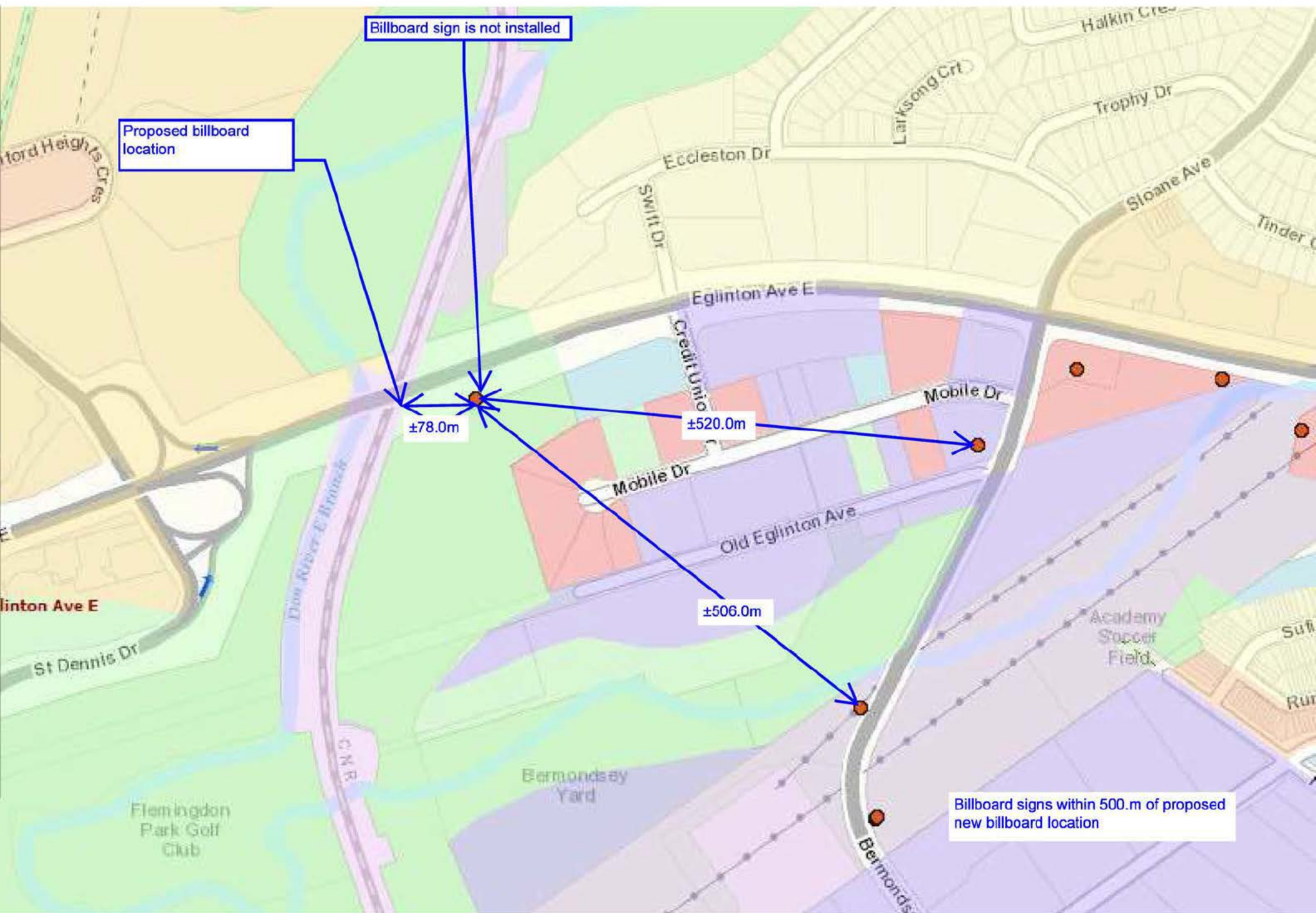
The proposed sign is not contrary to the public interest. It reflects thoughtful planning, respects the character of its surroundings, and provides infrastructure for communication and economic activity. With modern design, safety compliance, and potential public benefit, the sign advances — rather than hinders — the broader public good.

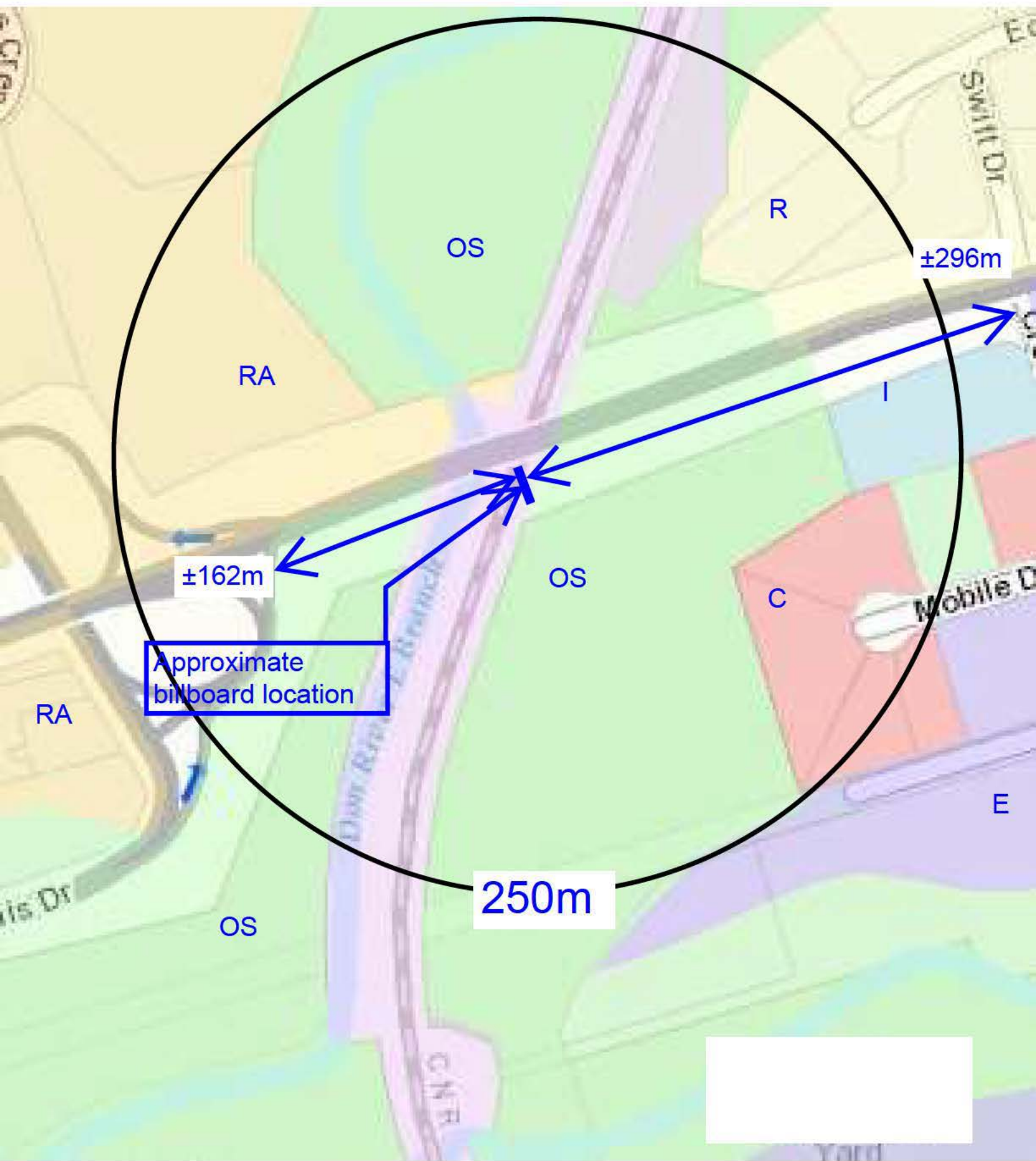
In conclusion, the proposed sign has been carefully planned to ensure it is compatible with the visual and functional character of the area. It will not alter the fundamental residential or open space nature of the surrounding districts, but rather complement the existing rhythm of this key arterial corridor. We trust that this demonstrates compliance with the intent of the variance criteria, and respectfully request approval of the variance.

Yours sincerely,



Gilda Collins
Senior Project Manager – Special Projects
Permit World
519-585-1201 x ext 102 | gcollins@permitworld.ca
www.permitworld.ca







ELEVATION SKETCH

MUNICIPAL ADDRESS:

Eglinton Avenue East, East of Wynford Drive
Toronto, Ontario

PREPARED FOR:

Leading Outdoor Advertising

SCALE:

1:100

0 1 2 3 4 5 Metres

LEGEND

LS DENOTES LIGHT STANDARD

CAUTION:

THIS SKETCH REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION. THIS SKETCH WAS PREPARED FOR DISCUSSION PURPOSE ONLY AND ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND OR OVERHEAD CONDUITS, PIPES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS SKETCH. ALL UNDERGROUND AND OVERHEAD FACILITIES SHOULD BE LOCATED BY THE RESPECTIVE AUTHORITIES PRIOR TO CONSTRUCTION.

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC, ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) AND ARE DERIVED FROM RTN OBSERVATIONS.



TULLOCH Geomatics

#203, 1201 5th Street SW
Calgary, Alberta T2R 0Y6
Ph: 403-286-7937
calgary@tulloch.ca

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TULLOCH Project Number: 233206

Surveyed by: DG

Survey Date: Nov. 24, 2023

Drawn: AMG

Date: Jan. 30, 2024

File Name: 233206-Sign Survey-Rev1

ELEV. 125.00

ELEV. 124.00

ELEV. 123.00

ELEV. 122.00

ELEV. 121.00

ELEV. 120.00

ELEV. 119.00

ELEV. 118.00

ELEV. 117.00

ELEV. 116.00

ELEV. 115.00

ELEV. 114.00

ELEV. 113.00

ELEV. 112.00

ELEV. 111.00

ELEV. 110.00

ELEV. 109.00

ELEV. 108.00

ELEV. 107.00

ELEV. 106.00

ELEV. 105.00

ELEV. 104.00

ELEV. 103.00

PROPOSED 2.62X7.62
SIGN

TOP OF HANDRAIL

EGLINTON AVENUE EAST BRIDGE

SIDEWALK ON BRIDGE

16.05

SILT
FENCE

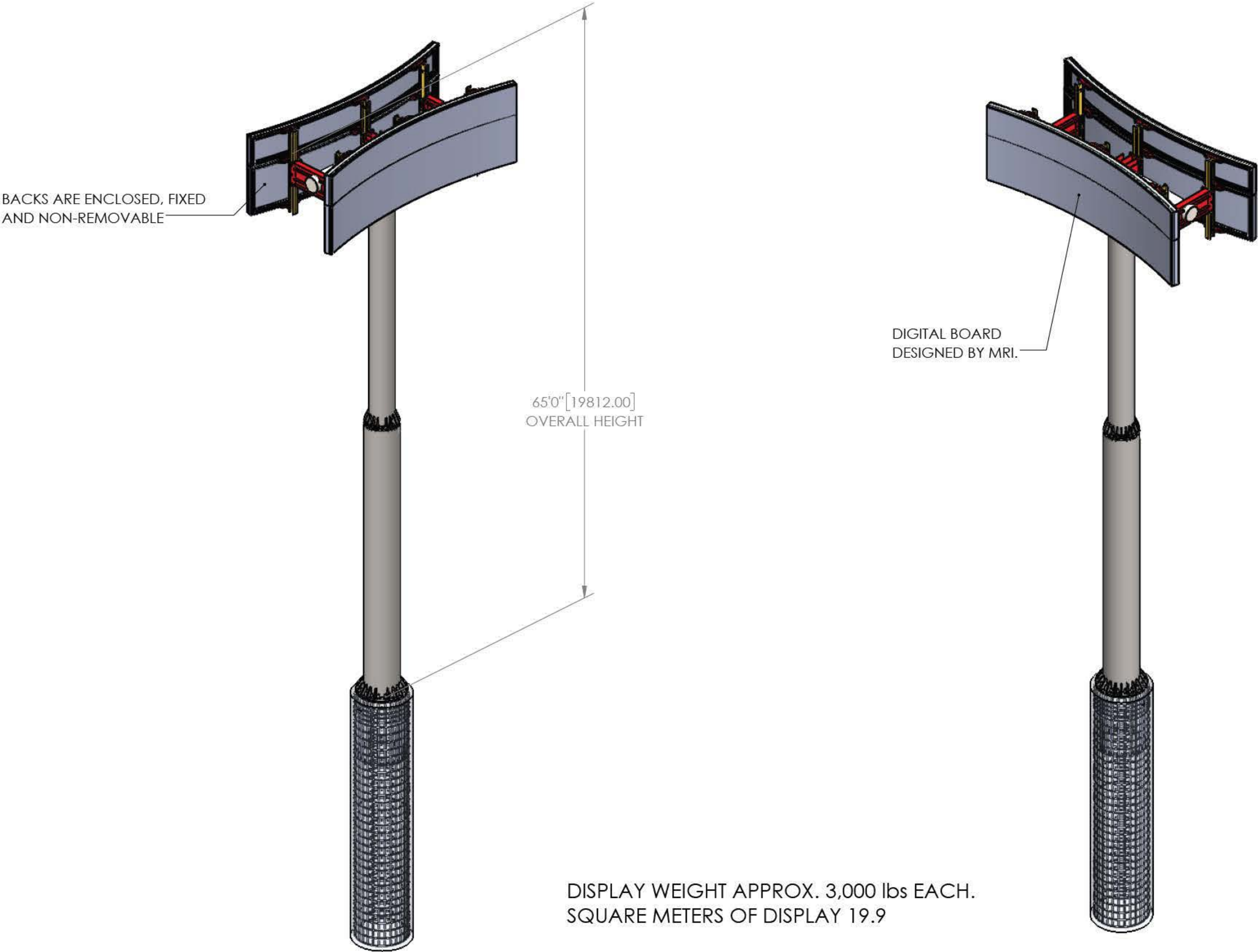
SILT PILE

PART 3
PLAN 66R-26110

EGLINTON AVENUE EAST

GROUND LEVEL

SOUTHEAST FACING ELEVATION PLAN



ENGINEERING SEAL:
(STRUCTURAL)

DATE: 2025-09-26	PROJECT: Center Pole Double Sided Billboard Structure	REV	DESCRIPTION	BY	DATE
CLIENT: Permit World	SITE ADDRESS: Eglinton Ave East & Don Valley Pkwy, North York	0	PRELIMINARY CONCEPT	WM	2024-02-09
WEIGHT: 70913.15 lbs	END USER: Leading Outdoor Advertising Inc.	1	NEW BOARD ADDED	WM	2025-09-26
		2	HEIGHT MODIFIED	WM	2025-09-26



30 St Patrick Street, Suite 600
Toronto, Ontario, M5T 3A3
Tel: 1-877-360-3464
Fax: 1-866-917-7318
E-mail: info@bullfrogpower.com

bullfrogpowered® Commercial Green Electricity Agreement

The Purchaser is: Leading Outdoor

***Contact Name: Nazly Beltran Alcazar
Phone: 647-921-5205
Email: ben@leadingoutdoor.com***

This Agreement covers the period (“Initial Term”): (02/01/2024) – (31/01/2025)

***The Premises being bullfrogpowered® are set out in
Schedule A:***

Purchaser and Bullfrog Power (“Bullfrog”) agree as follows:

1. ***Green Electricity.*** Bullfrog will cause wind and/or low-impact hydro power generators who are EcoLogo certified, or meet a similar standard or program, as Bullfrog may approve, to generate and inject an amount of green electricity equal to my Green Electricity Agreed Annual Usage. On Purchaser’s behalf, Bullfrog will retire or cause to be retired all environmental and emissions credits and attributes which Bullfrog receives, or over which Bullfrog has control which are associated with such Green Electricity (“Green Electricity Certificates” or “GECs”). The GECs will only be retired and will not be sold or transferred by Bullfrog to any party, so that they may not be used to permit or offset any pollution or emissions. Bullfrog warrants that these GECs represent the general environmental benefits resulting from the generation of renewable low-impact electricity including, depending on the jurisdiction, the displacement of non-renewable fuels, the reduction of air emissions, the reduction of greenhouse gases, the reduction of solid and nuclear wastes and the reduction of impacts on aquatic, riparian and terrestrial ecosystems. Bullfrog will make available calendar-year based statements verifying GEC retirement prepared by a nationally recognized auditing firm.
2. ***Green Electricity Agreed Annual Usage.*** Purchaser agrees to provide sufficient information to Bullfrog about the electricity usage at the Premises so Bullfrog and Purchaser can set Green Electricity Agreed Annual Usage. Purchaser represents that the Green Electricity Agreed Annual Usage is a reasonable estimate of the number of megawatt-hours (MWh) consumed at the Premises in an average year and shall be the amount estimated in Schedule A attached hereto until updated.
3. ***Green Electricity Certificate Price.*** On a monthly basis, Bullfrog will charge Purchaser for a quantity of GECs equal to the Agreed Monthly Usage. The price for GECs is \$25.00 per megawatt-hour plus applicable taxes. Bullfrog may change the price after the Initial Term on 90 days prior notice to Purchaser, provided that Purchaser has the right to terminate the agreement after the Initial Term at any time pursuant to paragraph 8 below. Purchaser understands that the price is for the GECs and is in addition to the cost of conventional electricity provided by Purchaser’s electricity provider or electricity retailer.

4. **Invoicing and Payment.** Purchaser agrees to pay Bullfrog within 30 days of invoice. Purchaser agrees that Bullfrog may provide invoices in electronic form by email. All e-mail communications to Purchaser shall be addressed to the e-mail address provided in this agreement, or to such other e-mail address that Purchaser may notify Bullfrog of in writing. Purchaser may also choose to receive paper invoices instead of electronic invoices by notifying Bullfrog in writing.
5. **Term.** This agreement can be terminated after the Initial Term at any time upon written notice without penalty by either Purchaser or Bullfrog. Bullfrog may terminate this agreement immediately and at any time if Purchaser breaches any of its obligations under this agreement, including failing to correct an improper usage (in Bullfrog's sole opinion) of the bullfrogpowered™ or Bullfrog Power identifiers. This Agreement shall continue after the Initial Term on a month-to-month basis until either the Purchaser or Bullfrog provides written notice to the other party of its intention to terminate. Upon termination of this agreement, Purchaser shall cease to use any marks or identifiers associated with Bullfrog, or to continue with any marketing or environmental claims enabled by this agreement.
6. **Marketing.** Both parties may publicly identify the Premises as *bullfrogpowered®*, and Purchaser as a Bullfrog customer. Purchaser is granted the non-exclusive license to use the Bullfrog name, logo, and identifiers (collectively, the "Bullfrog IP") pursuant to the terms and conditions of this agreement. Purchaser may participate in Bullfrog's marketing programs as currently offered and commensurate with the quantity of GECs purchased. Purchaser may make additional public claims provided that Bullfrog provides consent to such claims, such consent not to be unreasonably withheld or delayed. Usage of Bullfrog identifiers must be consistent with the Bullfrog Power Brand Usage Guide. Purchaser acknowledges that Bullfrog is the owner of all rights in the Bullfrog identifiers, and, except as otherwise expressly permitted by this agreement, Purchaser shall not at any time do or suffer to be done any act or thing that will in any way impair the rights of Bullfrog in and to the Bullfrog identifiers. Nothing in this agreement grants, nor shall Purchaser acquire hereby, any right, title, or interest in or to the Bullfrog identifiers, other than those rights expressly granted hereunder. The Purchaser shall promptly notify Bullfrog upon becoming aware of any infringement or dilution of the Bullfrog identifiers and shall cooperate fully with Bullfrog to stop such infringement or dilution. Upon the occurrence of an event, fact, or circumstance which, in Bullfrog's sole discretion, may cause damage to Bullfrog's goodwill or intellectual property, Bullfrog may immediately revoke the foregoing non-exclusive license(s) and, upon such revocation, the Purchaser shall immediately cease its use of the Bullfrog IP, provided that it shall not be required to destroy any physical packaged goods which were manufactured with the Bullfrog IP prior to such revocation.
7. **Force Majeure.** Bullfrog shall not be held responsible or liable for any failure to perform or delay in the performance of its obligations described in paragraph 1 of this agreement due to a force majeure event such as an act of God, acts of terrorism, vandalism, severe storms, strikes, labour disputes, change of law or similar circumstances which are unavoidable or beyond Bullfrog's or Purchaser's respective control. Force majeure includes any or all of Bullfrog's suppliers being unable or refusing to generate and inject green electricity, green natural gas, or green fuel, or deliver GECs to Bullfrog, losing their certification, or the refusal of any government, board, agency, commission, or other authority to issue or extend necessary approvals. During a period of force majeure, Purchaser is relieved of its payment obligations for goods and services that would otherwise have been provided by Bullfrog during that period, but not for goods and services already provided prior to, or actually provided during such period.

8. **General.** Bullfrog may at any time after completion of the Initial Term change these terms and conditions upon 90 days prior written notice to Purchaser, and Purchaser has the right to terminate the agreement after completion of the Initial Term at any time pursuant to paragraph 5 above. Either party may assign this agreement with the consent of the other party, such consent not to be unreasonably withheld. Either party may assign this agreement with the consent of the other party, such consent not to be unreasonably withheld. Except for the marketing initiatives contemplated by this agreement, both parties agree to keep the terms of this agreement confidential. Except as amended in writing by both parties, this agreement constitutes the entire agreement between the parties with respect to the Premises, and supersedes all prior agreements, whether written or oral. This agreement is governed by the laws of the Province of Ontario. This agreement may be executed in one or more counterparts, by original, facsimile, or electronic signature, and each counterpart shall together form one original copy of this agreement.

Signed effective the first date written above.

BULLFROG POWER INC.

LEADING OUTDOOR

By: _____ Name: Suha Jethalal Title: President <i>I have authority to bind Bullfrog</i>	By: _____ Name: Ben Leonard Title: Co-Founder <i>I have authority to bind Purchaser</i>
--	--

Schedule A

Premises 1: 105 Brockhouse Road

Name: 105 Brockhouse Road [2-Sided]

Address: 105 Brockhouse Rd

City/Province: Etobicoke, ON

Postal Code: M8W 2X1

Agreed Monthly Usage (MWh): 3.33 MWh

Agreed Annual Usage (MWh): 40 MWh

Agreement Signed/Revised: Jan 31st, 2024

Estimated Start date: June 1st, 2024

Premises 2: Gardiner/Kingsway

Name: Gardiner/Kingsway [2-sided]

Address: South Kingsway & Gardener Expressway

City/Province: Toronto, ON

Postal Code: N/A

Agreed Monthly Usage (MWh): 3.33 MWh

Agreed Annual Usage (MWh): 40 MWh

Agreement Signed/Revised: Feb 1st, 2024

Estimated Start date: June 1st, 2024

Premises 3: Eglinton-Don River

Name: Eglinton-Don River [2-sided]

Address: 43.72513110569198, -79.3218457785542 [between DVP/Wynford & Credit Union Dr/Swift Dr]

City/Province: Toronto, ON

Postal Code: N/A

Agreed Monthly Usage (MWh): 6.287 MWh

Agreed Annual Usage (MWh): 75.44 MWh

Agreement Signed/Revised: Feb 1st, 2024

Estimated Start date: March 1st, 2024

Agreed Total Monthly Usage (MWh): [12.953 MWh monthly] (155.44 MWh annually)

ACTIVE PREMISES AMOUNT as of Feb 1st, 2024: 0 MWh monthly (0 MWh annually)

Tree Protection By-law Declaration

Part 1 – General Information

This Declaration Form is required to be submitted to Toronto Building with every building permit application to construct or demolish and with every application made to the Committee of Adjustment.

To minimize impact to trees, it is recommended that owners or their representatives discuss their construction proposals with a qualified arborist at the design stage of a project.

The purpose of this Declaration Form is:

1. To educate building permit applicants and Committee of Adjustment applicants about steps that must be taken under [Chapter 813, Trees](#), and [Chapter 658, Ravine and Natural Feature Protection](#), of the City of Toronto Municipal Code to protect trees during the course of construction and to ensure that the required permits to injure or destroy trees protected under the by-laws are obtained where applicable.
2. To provide notice to the City of Toronto's Urban Forestry of proposed work on private property that might impact trees protected under Chapter 813, Trees, and Chapter 658, Ravine and Natural Feature Protection, of the City of Toronto Municipal Code.

This form is NOT an application for a permit to injure or destroy a protected tree. It is intended to clarify when such a permit is required.

The issuance of a building permit by Toronto Building for proposed construction or demolition does NOT constitute the permission required to injure or remove a protected tree and does not in any way authorize the injury or removal of a protected tree. The building permit is separate and distinct from any permits required and issued by the City's Urban Forestry to injure or remove a protected tree.

1. Trees of all sizes located within area protected under [Chapter 658](#), Ravine and Natural Feature Protection, constitute protected trees ("Protected Ravine and Natural Feature Trees"). The protected areas are defined in [maps](#) found in Chapter 658.

Refer to these maps when answering the questions in Part 2 regarding the impact to Protected Trees.

2. Trees of all sizes located on the City's road allowance constitute protected trees under Article II of [Chapter 813, Trees](#) ("Protected City-Owned Trees").
3. Under Article III of Chapter 813, Trees, the following trees on private property outside the Ravine and Natural Feature protection areas constitute protected trees ("Protected Private Trees"):
 - i. Trees with a diameter of 30 cm or more measured at 1.4 m above the ground; and
 - ii. Replacement trees regardless of their diameter.

Tree Protection By-law Declaration

When is Permit Required from Urban Forestry?

Where construction activity is proposed, a permit to injure or remove a tree is required where any of the following occur:

- i) Construction activity within a [Tree Protection Zone](#) of a Protected Tree
- ii) A Protected Tree will be removed as a result of construction activity and/or
- iii) Proposed construction activity will result in the placement of fill or changes to grade within the Tree Protection Zone or within ravine and natural feature protected area.

"Construction activity" includes but is not limited to: building, construction, demolition work, excavation, trenching and boring, any utility installation work, placement of fill or surface treatment, storage of construction materials or equipment, storage of soil, construction waste or debris, landscaping and movement of vehicles and equipment.

Refer to these definitions when answering questions in Part 2 regarding the impact to Protected Trees.

What are Tree Protection Zones?

Tree Protection Zones This chart shows <u>minimum</u> required distances for determining a tree protection zone (e.g. for a 40 cm diameter tree, all construction activity must be kept at least 2.4 m away from Protected City-owned and Protected Private trees, and 4.8 m away from Protected Ravine and Natural Feature trees). Tree protection distances are to be measured from the outside edge of the tree base. Note: Urban Forestry may require a larger Tree Protection Zone for some trees, depending on site conditions.	Trunk Diameter (DBH)*	Minimum Protection Distances Required	
		City-owned and Private Trees	Ravine and Natural Feature Trees
	< 10 cm	1.2 m	1.2 m
	10-29 cm	1.8 m	3.6 m
	30-40 cm	2.4 m	4.8 m
	41-50 cm	3.0 m	6.0 m
	51-60 cm	3.6 m	7.2 m
	61-70 cm	4.2 m	8.4 m
	71-80 cm	4.8 m	9.6 m
	81-90 cm	5.4 m	10.8 m
	91-100 cm	6.0 m	12.0 m
	* diameter measured at 1.4 m above the ground. To measure a tree's DBH, measure the circumference of the trunk at 1.4 m above ground level and divide the number by π (3.1416).		

Refer to the above table when answering the questions in Part 2 regarding the impact to Protected Trees.

What are the Standards for Tree Protection Barriers?

Tree protection barriers must be installed in accordance with the City of Toronto's [Tree Protection Policy and Specifications for Construction Near Trees](#).

Failure to Comply with the By-laws

A failure to comply with [Chapter 813](#) and/or [Chapter 658](#) may result in enforcement action including but not limited to the issuance of an Order to Comply and prosecution. Further, contravention inspection fees are applied to each Protected Tree that has been injured, removed or destroyed without a permit from Urban Forestry. If contravention inspection fees are not paid within 90 days of the issuance of an Order to Comply, Urban Forestry will collect the contravention inspection fees by adding them to the tax roll for the property as per section 441-9 of [Chapter 441, Fees](#), of the City of Toronto Municipal Code. Further, if convicted of an offence under these by-laws, you may be liable for: 1) a minimum fine of \$500.00 per tree to a maximum fine of \$100,000.00, and 2) a special fine of \$100,000.00

Tree Protection By-law Declaration

Part 2 – Project Information

The Proposed Construction's Impact on Protected Trees

Property Address
(Street Number, Street Name) **1601 Sheppard Avenue East**

Date Application to Construct or Demolish
Filed with Toronto Building **2025-06-04**

Work Description

Install one third party ground sign

Property Owner Information

☐ Private Individual

☒ Corporation / Partnership (for corporation/partnership representative please insert business contact information)

First Name
Rick

Last Name
Radovski

☐ Check this box if first Name and Last name do not apply to you because you have either a registered Birth Certificate or Change of Name Certificate bearing a Single Name. Provide your Single Name.

Single name

Street
Number **97**

Street Name **Front St. West**

Suite/Unit
Number

City/Town **Toronto**

Postal Code **M5J 1E6**

Province **ON**

Telephone Number **4162025730**

Mobile Number

Email

Impact to Protected Trees

1. Will the proposed construction activity occur within the Tree Protection Zone of a:

- Protected Ravine and Natural Feature Tree? ☐ Yes ■ No

- Protected City-Owned Tree? ☐ Yes ■ No

- Protected Private Tree? ☐ Yes ■ No

2. Will the proposed construction activity require removal of a:

- Protected Ravine and Natural Feature Tree? ☐ Yes ■ No

- Protected City-Owned Tree? ☐ Yes ■ No

- Protected Private Tree? ☐ Yes ■ No

3. Will any proposed construction activity result in placement of fill or changes to grade within a Ravine/Natural Feature Protected Area or within a Tree Protection Zone of a:

Tree Protection By-law Declaration

- Protected Ravine and Natural Feature Tree?	☐ Yes ■ No
- Protected City-Owned Tree?	☐ Yes ■ No
- Protected Private Tree?	☐ Yes ■ No
4. If you answered "YES" to any of the above questions, then you are required to submit an application to Urban Forestry to injure or destroy Protected Trees under the related tree protection bylaw: ○ Article II of Chapter 813, Trees in the case of Protected Private Trees ○ Article III of Chapter 813, Trees in the case of Protected City-Owned Trees; or ○ Chapter 658, Ravine and Natural Feature Protection in the case of Protected Ravine and Natural Feature Tree	
Have you already submitted an application to Urban Forestry to injure or destroy a Protected Tree? ☐ Yes ☐ No If yes, on what date was the application submitted? Date:	
5. Will an application to the Committee of Adjustment be made or has an application to the Committee of Adjustment been made. ☐ Yes ☒ No If yes, have you obtained Urban Forestry clearance in connection with the Committee of Adjustment application. ☐ Yes ☐ No If yes, on what date did you receive Urban Forestry clearance? Date:	

Part 3 - Declarations of the owner

I, (property owner's name) Rick Radovski declare the following:
I am the owner of the property referred to above.
I have read and I understand the information regarding the protection of Protected Trees set out in this Declaration Form and in Chapters 813, Trees, and Chapter 658, Ravine and Natural Feature Protection;
I understand that as the owner of the subject property, I am responsible for all construction activity on the property;
I understand that it is unlawful to injure or destroy a Protected Tree without a permit from Urban Forestry;
The information provided in Part 2 of this Declaration Form is true and accurate; and

Tree Protection By-law Declaration

Where the answers to the questions in Part 2 indicate that a permit is required from Urban Forestry to injure or destroy a Protected Tree, I will make the necessary permit applications.	
Property Owner's Signature: (where a corporation,  I have the power to bind the corporation)	Date 2025-06-04

Parks, Forestry and Recreation collects personal information on this form under the legal authority of the Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection and Chapter 813, Trees, Article II, Trees on City Streets and Article III, Private Tree Protection. The information is used to process your application and notify you of meetings related to your application. Questions about this collection can be directed to the Manager of Tree Protection and Plan Review, Parks Forestry and Recreation, 18 Dyas Road, Toronto, Ontario, M3B 1V5, or by telephone at 416-392-0724.

PERMIT

PERMIT NO: PER-IPP-2024-00251

**EXECUTIVE MEETING
DATE: May 9, 2025**

**IN ACCORDANCE WITH SECTION 28.1 OF THE CONSERVATION AUTHORITIES ACT
PERMISSION IS GRANTED TO:**

OWNER

Leading Outdoor
163 Clear Creek Place SW
Calgary, AB T3Z 0E9

PURPOSE IS TO install a new billboard ground sign at 1601 Eglinton Avenue East, in the City of Toronto. No in-water work is associated with this project.

ON PROPERTY OWNED BY Metrolinx **AS LOCATED AT** 1601 Eglinton Avenue East, in the City of Toronto (North York Community Council Area), Don River Watershed.

FOR THE PERIOD OF March 18, 2025 **TO** March 17, 2027

AND MUST COMPLY WITH THE FOLLOWING STAMPED APPROVED DOCUMENTS AND/OR PLANS:

- Drawing No. PWO.BB M3C 3E5.120A1; Sheet 1 of 12; prepared by Permit World on behalf of Leading Outdoor; dated February 9, 2024; received by TRCA on November 5, 2024;
- Drawing No. PWO.BB M3C 3E5.120A1; Sheet 2 of 12; prepared by Permit World on behalf of Leading Outdoor; dated February 9, 2024; received by TRCA on November 5, 2024;
- Drawing No. PWO.BB M3C 3E5.120A1; Sheet 3 of 12; prepared by Permit World on behalf of Leading Outdoor; dated February 9, 2024; received by TRCA on November 5, 2024;
- Drawing No. PWO.BB M3C 3E5.120A1; Sheet 7 of 12; prepared by Permit World on behalf of Leading Outdoor; dated February 9, 2024; received by TRCA on November 5, 2024;
- Drawing No. PWO.BB M3C 3E5.120A1; Sheet 10 of 12; prepared by Permit World on behalf of Leading Outdoor; dated February 9, 2024; received by TRCA on November 5, 2024;
- Drawing No. PWO.BB M3C 3E5.120A1; Sheet 11 of 12; prepared by Permit World on behalf of Leading Outdoor; dated February 9, 2024; received by TRCA on November 5, 2024;
- Drawing No. PWO.BB M3C 3E5.120A1; Sheet 12 of 12; prepared by Permit World on behalf of Leading Outdoor; dated February 9, 2024; received by TRCA on November 5, 2024;
- Drawing Number 233206-Sign Survey-Rev2; Topographic Sketch; prepared by Tulloch Geomatics on behalf of Leading Outdoor; dated August 13, 2024; received by TRCA on November 18, 2024;
- Siltation and Erosion Control (SEC) Plan (4 pages); prepared by Tulloch Geomatics on behalf of Leading Outdoor; dated November 27, 2024; received by TRCA on November 28, 2024.

AND MUST COMPLY WITH THE FOLLOWING CONDITIONS:

Standard Permit Conditions

1. The Owner shall strictly adhere to the approved TRCA permit, plans, documents and conditions, including TRCA redline revisions, herein referred to as the "works", to the satisfaction of TRCA. The Owner further acknowledges that all proposed revisions to the design of this project that impact TRCA interests must be submitted for review and approval by TRCA prior to implementation of the redesigned works.
2. The Owner shall notify TRCA Enforcement staff 48 hours prior to the commencement of any of the works referred to in this permit and within 48 hours upon completion of the works referred to herein.
3. The Owner acknowledges and agrees that TRCA staff, agents, representatives, or other persons as may be reasonably required by TRCA, may enter the premises without notice at reasonable times, for the purpose of inspecting compliance with the approved works, and the terms and conditions of this permit, and to conduct all required discussions with the Owner, their agents, consultants or representatives with respect to the works.
4. The Owner acknowledges that this permit is non-transferrable and is issued only to the current owner of the property. The Owner further acknowledges that upon transfer of the property into different ownership, this permit shall be terminated, and a new permit must be obtained from TRCA by the new owner. In the case of municipal or utility projects, where works may extend beyond lands owned or easements held by the municipality or utility provider, Landowner Authorization is required to the satisfaction of TRCA.

PERMIT

5. This permit is valid for two years from the date of issue unless otherwise specified on the permit. The Owner acknowledges that it is the responsibility of the Owner to ensure a valid permit is in effect at the time works are occurring; and, if it is anticipated that works will not be completed within the allotted time, the Owner shall notify TRCA at least 60 days prior to the expiration date on the permit if an extension will be requested.
6. The Owner shall ensure all excess fill (soil or otherwise) generated from the works will not be stockpiled and/or disposed of within any area regulated under the Conservation Authorities (on or off-site) without a permit from TRCA.
7. The Owner shall install effective erosion and sediment control measures prior to the commencement of the approved works and maintain such measures in good working order throughout all phases of the works to the satisfaction of TRCA.
8. The Owner acknowledges that the erosion and sediment control strategies outlined on the approved plans are not static and that the Owner shall upgrade and amend the erosion and sediment control strategies as site conditions change to prevent sediment releases to the satisfaction of TRCA.
9. The Owner shall repair any breaches of the erosion and sediment control measures within 48 hours of the breach to the satisfaction of TRCA.
10. The Owner shall make every reasonable effort to minimize the amount of land disturbed during the works and shall temporarily stabilize disturbed areas within 30 days of the date the areas become inactive to the satisfaction of TRCA.
11. The Owner shall permanently stabilize all disturbed areas immediately following the completion of the works and remove/dispose of sediment controls from the site to the satisfaction of TRCA.
12. The Owner shall arrange a final site inspection of the works with TRCA Enforcement staff prior to the expiration date on the permit to ensure compliance with the terms and conditions of the permit to the satisfaction of TRCA.
13. The Owner shall pay any additional fees required by TRCA in accordance with the TRCA Administrative Fee Schedule for Permitting Services, as may be amended, within 15 days of being advised of such in writing by TRCA for staff time allocated to the project regarding issues of non-compliance and/or additional technical review, consultation and site visits beyond TRCA's standard compliance inspections.

Authorized by: _____

Authorized Signatory

PERMIT

STIPULATIONS

All terms and conditions imposed upon this permit are legally binding.

Failure to comply with this permit can result in enforcement proceedings by Toronto and Region Conservation Authority (TRCA) in accordance with the Conservation Authorities Act.

This permit, or a copy thereof, must be posted on the site and available for inspection.

The owner is responsible for the accuracy of all information and technical details.

The owner shall comply with all other existing laws and regulations, including obtaining consent from other landowners where applicable.

All in-water and near water works must be conducted within the construction timing window as prescribed by Provincial and/or Federal Statutes.

REVISIONS

Any revisions or changes to the approved work(s) require further TRCA approvals prior to being initiated.

EXTENSION

On a one-time basis, applicants may apply for a permit extension provided such requests are made at least 60 days prior to the expiration of the permit pursuant to O. Reg. 41/24. In the Application for Permit Extension, applicants shall set out the reasons for which an extension is required. Such requests will be assessed in accordance with any new updated technical hazard information and the current policies in place. There is no guarantee of approval by TRCA.

FREEDOM OF INFORMATION ACT

The information contained on this form and any accompanying plans and documents is collected under the authority of the Conservation Authorities Act and Regulations made thereunder for the purpose of processing permits and is deemed to be public information. Personal information that may be provided is collected and managed in accordance with the Municipal Freedom of Information and Protection of Privacy Act (Ontario). Questions about the collection of information should be directed to the Information and Privacy Officer, Toronto and Region Conservation Authority, Tel 416-661-6600.

NOTE

TRCA shall not be responsible for any losses, costs, or damages arising out of the location, design, or construction of, or failure to construct, the works set out in the stamped approved documents.

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Nov 5, 2024

Toronto and Region Conservation Authority

DWG #: PWO.BB M3C 3E5.120A1

PROJECT ID: PWO121 SHEET: 1 OF 12

BACKS ARE ENCLOSED, FIXED
AND NON-REMOVABLE

7832mm DISPLAY

EXCAVATION: HYDROVAC DEPENDING
ON SITE CONDITIONS

CATCH BASIN PROTECTION MEASURE:
NOT FINALIZED AT TIME OF TRCA
APPLICATION.

785.33 [19947.50]
OVERALL HEIGHT

DISPLAY WEIGHT APPROX. 4,650 lbs EACH.
SQUARE METERS OF DISPLAY 30.07

157.18 [3992.40]
DISPLAY HEIGHT

DIGITAL BOARD
DESIGNED BY MRI.

CURVED SUPPORT ANGLES
AND ATTACHMENTS TO
STEEL SUPPORT FRAME
DESIGNED BY SIGN SPEC

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Mar 18, 2025

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thereto.

*provides a list of all TRCA approved documents and
applicable conditions.

ENGINEERING SEAL:
(STRUCTURAL)

SignSpec 
CANADA Inc.

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SPEC CANADA INC. AND MAY NOT BE USED IN WHOLE
OR PART WITHOUT THE WRITTEN CONSENT FROM SIGN
SPEC CANADA 2023

DATE: 2024-02-09

CLIENT: Permit World

WEIGHT: 72979.51 lbs

PROJECT: **Center Pole Double Sided Billboard Structure**

SITE ADDRESS: Eglinton Ave East & Don Valley Pkwy, North York

END USER: Leading Outdoor Advertising Inc.

REV	DESCRIPTION	BY	DATE
0	PRELIMINARY CONCEPT	WM	2024-02-09

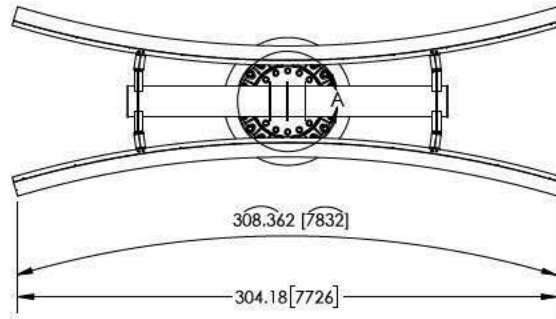
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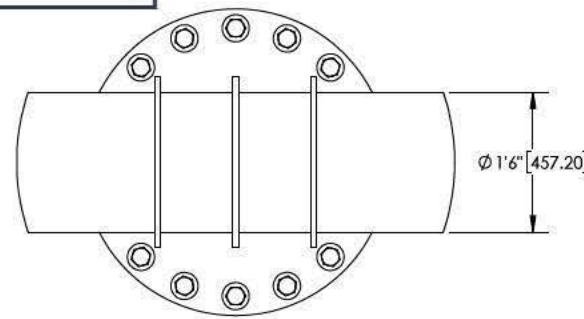
Toronto and Region Conservation Authority

DWG #: PWO.BB M3C 3E5.120A1

PROJECT ID: PWO121 SHEET: 2 OF 12



TOP VIEW

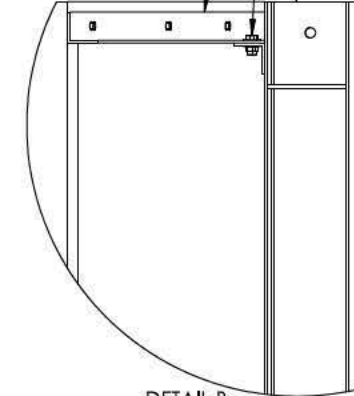


DETAIL A
SCALE 1 : 16

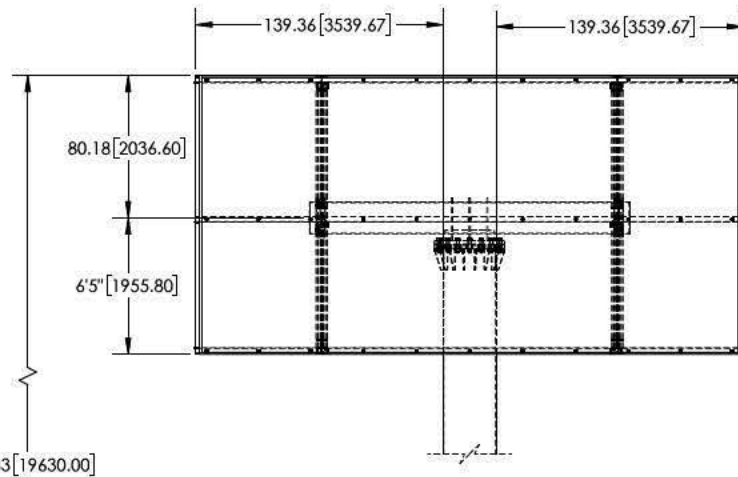
(2) 1/2" BOLTS TO MOUNT
VIDEO DISPLAY TO
STRUCTURE
(6 PLACES)

3"x3"x1/4" SHELF
ANGLE WELDED TO
VERTICAL W8x18

X4 W8x18
VERTICAL BEAM

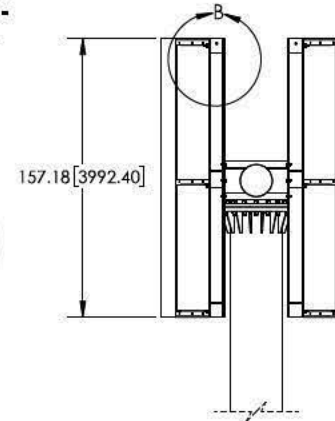
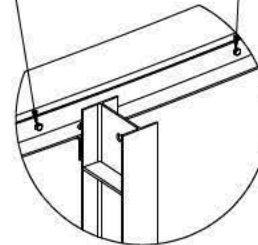


DETAIL B
SCALE 1 : 12



FRONT VIEW

3" x 3" x 1/4" ANGLE BOLTED TO
SIGN EXTRUSION WITH QTY. 10 -
1/2" GRADE 5 BOLTS APPROX.
30" C/C PER STRINGER



SIDE VIEW

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(STRUCTURAL)

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SPEC CANADA 2023

DATE: 2024-02-09	PROJECT: Center Pole Double Sided Billboard Structure	REV	DESCRIPTION	BY	DATE
CLIENT: Permit World	SITE ADDRESS: Eglinton Ave East & Don Valley Pkwy, North York	0	PRELIMINARY CONCEPT	WM	2024-02-09
WEIGHT: 72979.51 lbs	END USER: Leading Outdoor Advertising Inc.				

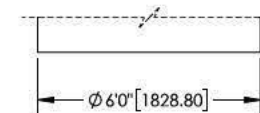
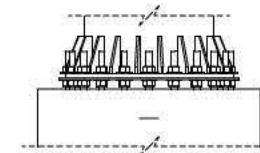
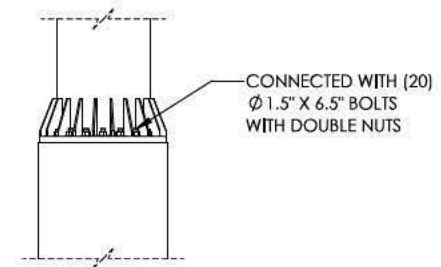
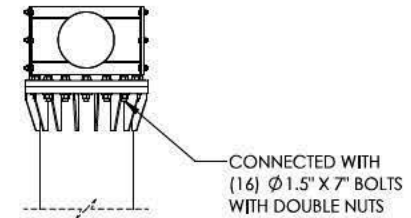
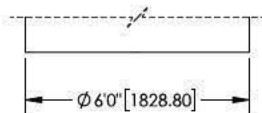
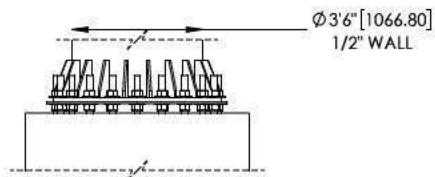
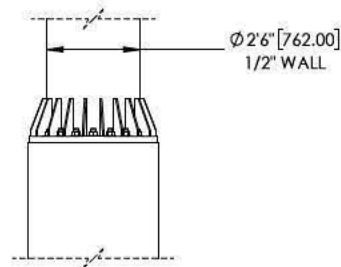
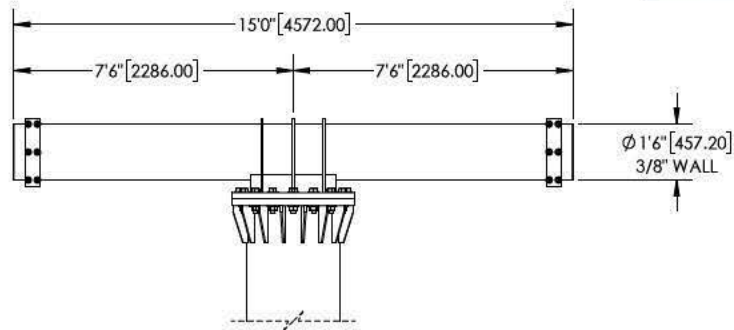
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Toronto and Region Conservation Authority

DWG #: PWO.BB M3C 3E5.120A1

PROJECT ID: PWO121 SHEET: 3 OF 12



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SPEC CANADA 2023

SUPPORT STRUCTURE OVERVIEW

DATE: 2024-02-09	PROJECT: Center Pole Double Sided Billboard Structure	REV	DESCRIPTION	BY	DATE
CLIENT: Permit World	SITE ADDRESS: Eglinton Ave East & Don Valley Pkwy, North York	0	PRELIMINARY CONCEPT	WM	2024-02-09
WEIGHT: 72979.51 lbs	END USER: Leading Outdoor Advertising Inc.				

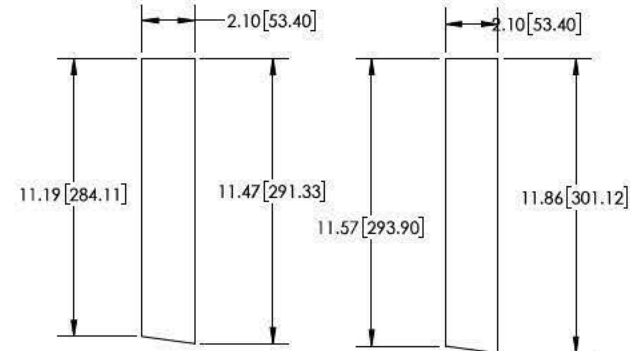
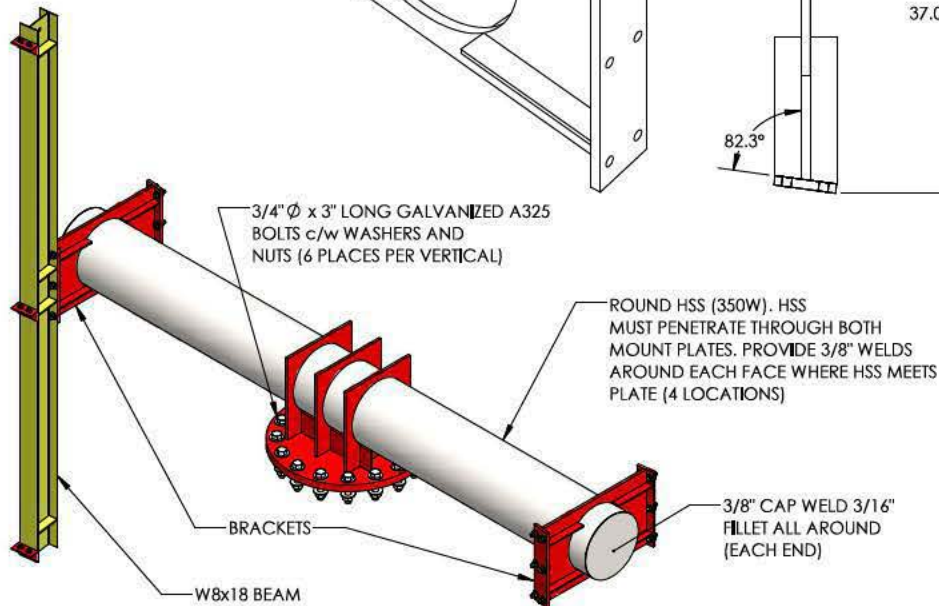
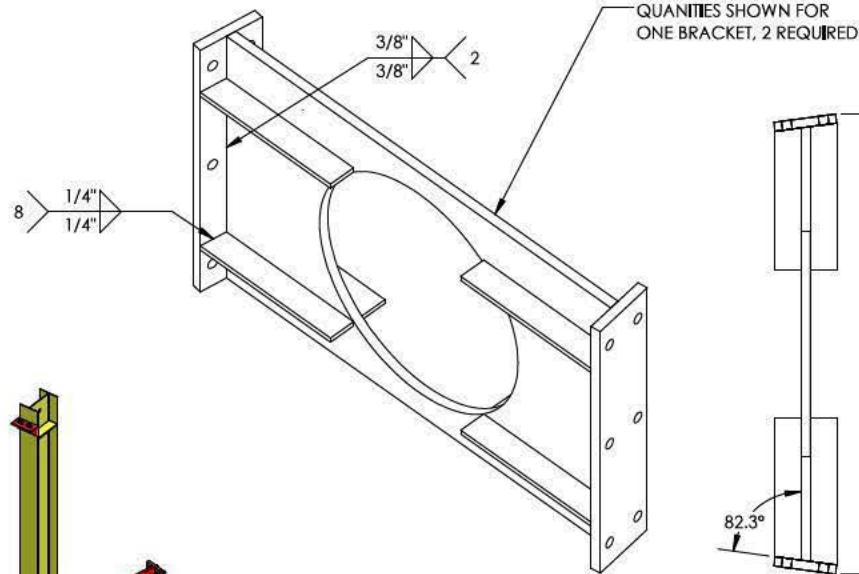
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Nov 5, 2024

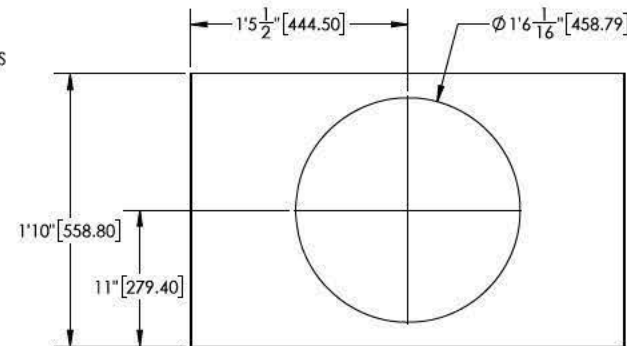
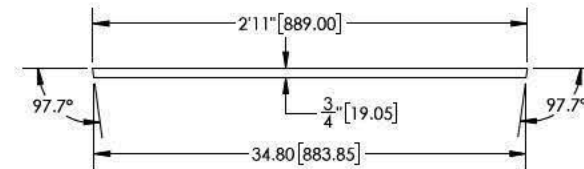
Toronto and Region Conservation Authority

DWG #: PWO.BB M3C 3E5.120A1

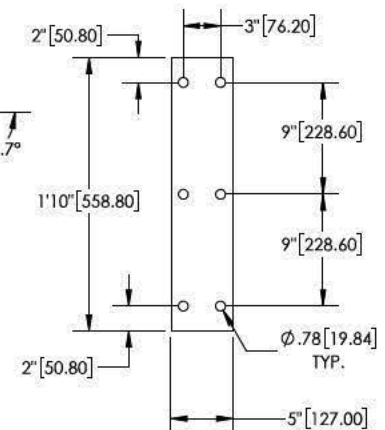
PROJECT ID: PWO121 SHEET: 7 OF 12



3/8" THICK GUSSETS (QTY = 4 OF EACH)



3/4" THICK CENTER PLATES (QTY = 1)



3/4" THICK END PLATES (QTY = 2)

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BOARD MOUNTING BRACKET DETAIL

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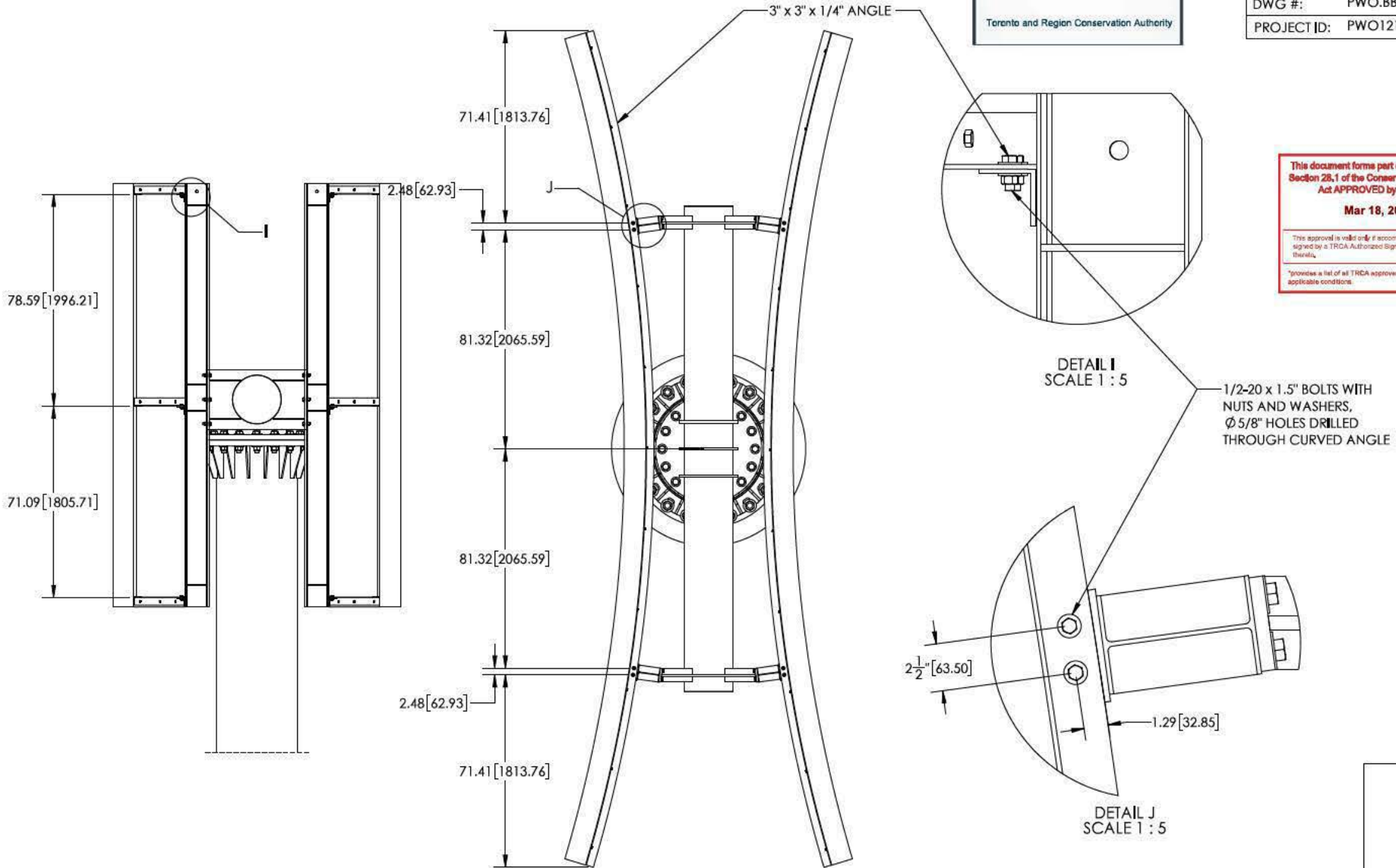
PROJECT ID: PWO121 SHEET: 10 OF 12

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DETAIL I
SCALE 1 : 5

1/2-20 x 1.5" BOLTS WITH NUTS AND WASHERS, Ø 5/8" HOLES DRILLED THROUGH CURVED ANGLE

DETAIL J
SCALE 1 : 5

ENGINEERING SEAL:
(STRUCTURAL)

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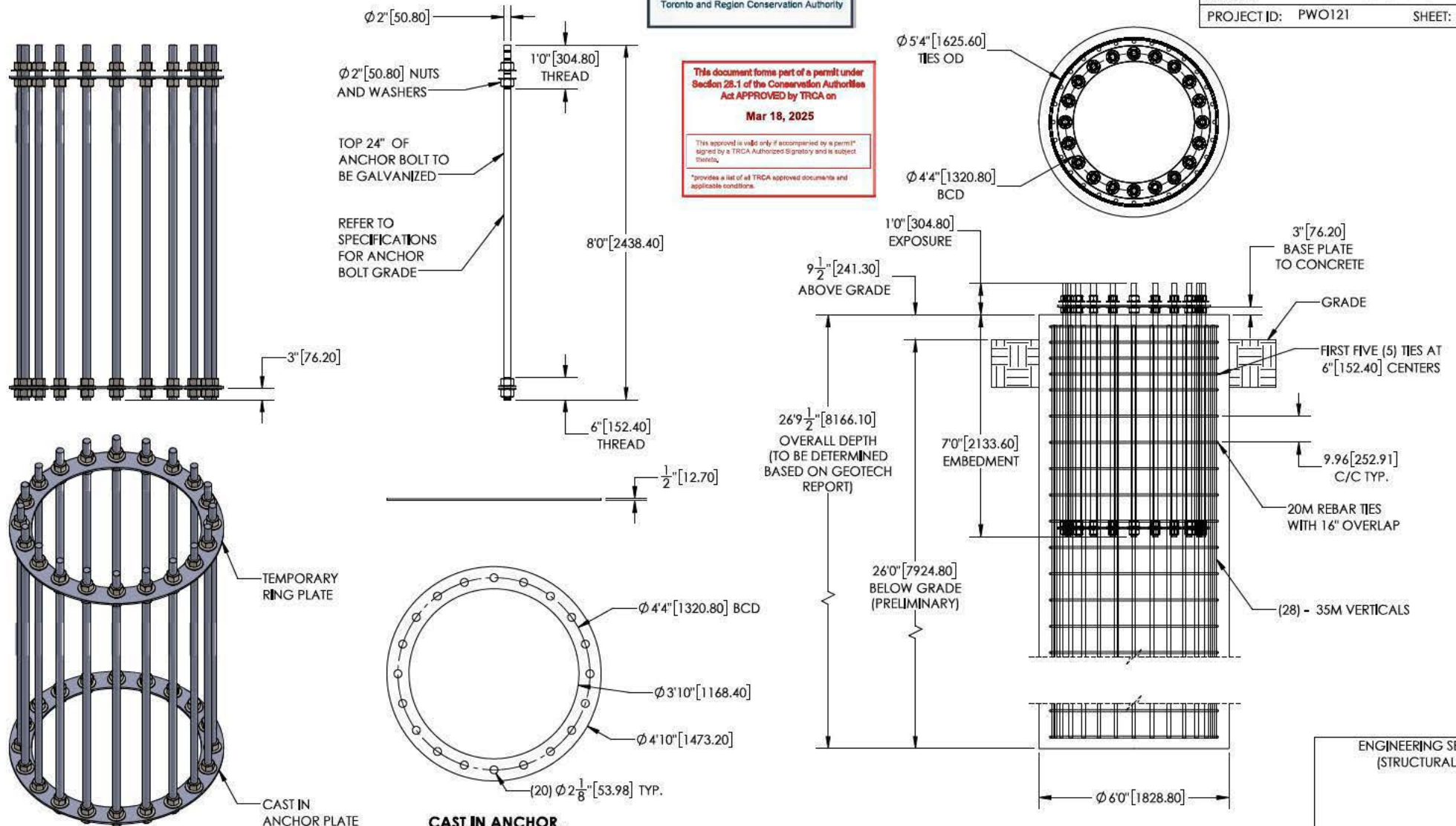
Nov 5, 2024

Toronto and Region Conservation Authority

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DWG #: PWO.BB M3C 3E5.120A1
PROJECT ID: PWO121 SHEET: 11 OF 12



**CAST IN ANCHOR
PLATE/TEMPORARY RING PLATE
DETAIL**

CONCRETE FOUNDATION DETAIL

ENGINEERING SEAL:
(STRUCTURAL)

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DWG #: PWO.BB M3C 3E5.120A1

PROJECT ID: PWO121 SHEET: 12 OF 12

GENERAL NOTES

1. THIS SET OF DRAWINGS DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES. (FORMWORK, FALSE WORK, SHORING) REQUIRED TO COMPLETE THE WORK.
2. LOADS AS PER 2012 OBC FOR TORONTO. ON
WIND: $q 1/50 = 0.44$ KPA
SNOW: $S_s = 0.9$ KPA, $S_r = 0.40$ KPA

STEEL FABRICATION NOTES:

1. STRUCTURAL STEEL HAS BEEN DESIGNED IN ACCORDANCE WITH CSA STANDARD S16-14 "DESIGN OF STEEL STRUCTURES."
2. STEEL GRADE: PLATES TO BE CSA G40.21 350WT GRADE UNLESS OTHERWISE NOTED, CHANNELS AND ANGLES TO BE GRADE 300W, AND POST HSS TO BE CSA G40.21 350W
3. ALL BOLTS TO BE IN COMPLIANCE WITH ASTM STANDARD F3125M/A325M, GRADE A325
4. ANCHOR BOLTS/RODS ARE GRADE ASTM F1554 GR55 PARTIALLY GALVANIZED MIN. 24" GALVANIZATION TO BE TO STANDARD CAN/CSA G164-2018
5. ALL STEEL SHALL BE NEW MATERIAL
6. ALL STEEL SHALL RECEIVE A PRIMER & PAINT, & TOUCHED UP AS REQUIRED ON SITE
7. ALL STEEL TO BE WELDED PER W59-18, WELDED STEEL STRUCTURE (METAL ARC WELDING)
8. ALL STEEL WELDING TO BE CARRIED OUT TO CSA STANDARD CAN/CSA-W47.1-809 - CERTIFICATION OF COMPANIES FOR FUSION WELDING OF STEEL STRUCTURES
9. QUALIFIED WELDERS: COMPLY WITH CSA STANDARD W47.1:09
10. EXPOSED WELDS ARE SMOOTH AND FLUSH TO ADJACENT FINISHES. CONSTRUCT INTERNAL CORNERS WITH SHARP LINES UNLESS INDICATED OTHERWISE. WELDS SHOULD BE CONTINUOUS UNLESS OTHERWISE INDICATED
11. DISSIMILAR METALS ARE PROTECTED FROM EACH OTHER TO PREVENT GALVANIC CORROSION

GENERAL FINISH NOTES:

14. PAINTED SURFACES TO RECEIVE TWO PART PRIME AND TWO PART TOPCOAT PAINT FINISH

CONCRETE NOTES:

1. CONCRETE SHALL BE F-2 AND HAVE THE FOLLOWING MIN PROPERTIES:
 $f'_c = 30$ MPa AT 28 DAYS, w/c RATIO = 0.50, AIR = 5% TO 8% AGGREGATE SIZE: 20mm
2. USE VIBRATION TO PLACE ALL CONCRETE DURING PLACEMENT
3. CONCRETE COVER = 4" (100mm) ALL SIZES FOR PILE
4. COMPLETE ALL WORK IN ACCORDANCE WITH A23.12
5. REINFORCING STEEL SHALL CONFORM TO CSA G30.18-09 GRADE 400R FOR GENERAL USE. IF REBAR CAGE IS TO BE WELDED, GRADE 400W MUST BE USED AND WELDED IN ACCORDANCE WITH CSA W186
6. ALL REBAR SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH RSIO STANDARD OF PRACTICE, 4TH EDITION
7. VERTICAL REBAR TO BE 35M, IF SPICED ALONG LENGTH MINIMUM OVERLAP OF 70". STIRRUPS TO BE 15M WITH MINIMUM OVERLAP OF 18"
8. CONCRETE TO BE POURED AGAINST UNDISTURBED SOIL. IF BACKFILL IS REQUIRED, IT IS TO BE PLACED IN COMPACTED LAYER TO 95% MODIFIED PROCTOR DENSITY
9. ANCHOR BOLTS TO BE PARTIALLY GALVANIZED; GALVANIZATION TO BE TO STANDARD CAN/CSA G164-2018

GEOTECHNICAL NOTES:

1. PRESUMPTIVE SOIL PROPERTIES USED: KP OF 3.0 AND SOIL BEARING PRESSURE ALLOWABLE 2000 PSF, SOIL UNIT WEIGHT OF 21.0 KN/M³
2. GEO-TECHNICAL ENGINEER TO BE ON SITE TO CONFIRM PRESUMPTIVE SOIL PROPERTIES OF EXCAVATION
3. DRAIN OR PUMP ALL WATER FROM HOLE PRIOR TO CONCRETE PLACEMENT
4. CONTACT GEOTECHNICAL ENGINEER TO REVIEW DESIGN ASSUMPTION IF ANY SUDDEN GRADE CHANGES WITHIN 15' PROXIMITY TO THE SIGN BASE(S) LOCATION

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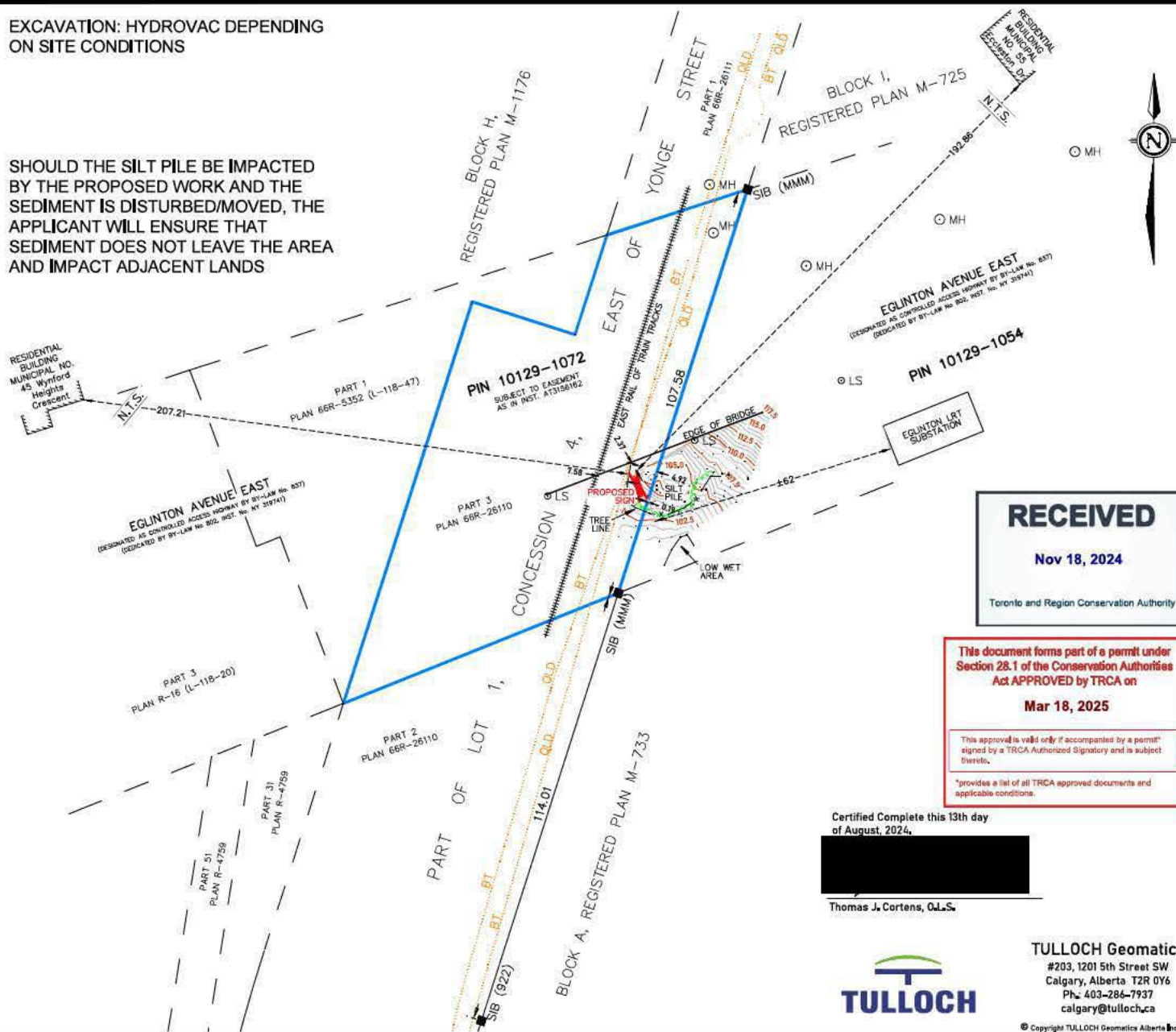
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WEIGHT: 72979.51 lbs (TOTAL)	END USER: Leading Outdoor Advertising Inc.				

EXCAVATION: HYDROVAC DEPENDING
ON SITE CONDITIONS

SHOULD THE SILT PILE BE IMPACTED
BY THE PROPOSED WORK AND THE
SEDIMENT IS DISTURBED/MOVED, THE
APPLICANT WILL ENSURE THAT
SEDIMENT DOES NOT LEAVE THE AREA
AND IMPACT ADJACENT LANDS



TOPOGRAPHIC SKETCH

MUNICIPAL ADDRESS:

Eglington Avenue East, East of Wynford Drive
Toronto, Ontario

PREPARED FOR:

Leading Outdoor Advertising

SCALE:

1:1000

0 10 25 50 Metres

LEGEND

■ DENOTES FOUND MONUMENT
SIB DENOTES STANDARD IRON BAR
MMM DENOTES MARSHALL MACKLIN MONAGHAN LTD.
922 DENOTES SCHAEFFER DZALDOV BENNETT LTD.
MH DENOTES MAINTENANCE HOLE
LS DENOTES LIGHT STANDARD
N.T.S. DENOTES NOT TO SCALE

250m MAJOR CONTOUR LINE

100m MINOR CONTOUR LINE

GAS DENOTES BURIED GAS
WM DENOTES BURIED WATER
SAN DENOTES BURIED SANITARY/SEWER
BT DENOTES BURIED TELECOMMUNICATIONS
BE DENOTES BURIED ELECTRIC
UNK DENOTES UNKNOWN BURIED UTILITY
ST DENOTES UNKNOWN BURIED UTILITY

UNDERGROUND:

UTILITY INFORMATION SHOWN HEREON WAS COLLECTED IN ACCORDANCE WITH THE ASCE STANDARD 38-02. ALL UTILITY INFORMATION WAS COLLECTED IN ACCORDANCE WITH ASCE QUALITY LEVEL "B" UNLESS INDICATED BY DOTTED LINE TYPE (---) AND LABELED "QLC" OR "QLD".

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048. GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999814.

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE GEODETIC, ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28) AND ARE DERIVED FROM RTN OBSERVATIONS.

DATE:

TOPOGRAPHIC INFORMATION COLLECTED ON NOVEMBER 24, 2023.

NOTE:

PROPOSED SIGN IS MORE THAN 500 METRES FROM ANY EXISTING 3RD PARTY BILLBOARD, PROPOSED SIGN IS MORE THAN 35 METRES TO AN INTERSECTION.

CAUTION:

THIS SKETCH REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION. THIS SKETCH WAS PREPARED FOR DISCUSSION PURPOSE ONLY AND ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND OR OVERHEAD CONDUITS, PIPES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS SKETCH. ALL UNDERGROUND AND OVERHEAD FACILITIES SHOULD BE LOCATED BY THE RESPECTIVE AUTHORITIES PRIOR TO CONSTRUCTION.

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

THE PROPERTY BOUNDARIES ILLUSTRATED ON THIS SKETCH HAVE BEEN COMPILED FROM FIELD SURVEY EFFORTS AND LAND REGISTRY PLANS AND HAVE NOT BEEN CONFIRMED.

NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS SKETCH IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF TULLOCH GEOMATICS INC.

TULLOCH Project Number: 233206	
Surveyed by: DG	Survey Date: Nov. 24, 2023
Drawn: AMG	Date: Aug. 13, 2024
File Name: 233206-Sign Survey-Rev2	

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Certified Complete this 13th day
of August, 2024.

Thomas J. Cortens, O.L.S.



TULLOCH Geomatics
#203, 1201 5th Street SW
Calgary, Alberta T2R 0Y6
Ph: 403-286-7937
calgary@tulloch.ca

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Nov 28, 2024

Toronto and Region Conservation Authority

Siltation and Erosion Control (SEC) Plan:

Wednesday, November 27, 2024

Customer Name: Leading Outdoor

Site Location: 1601 Eglington Ave E, Toronto, On

Scope of Work:

- Installation of new Cassion foundation 72" dia x 26'9.5" deep
 - Including all necessary concrete, re-bar and anchor bolts as per engineer
- Installation of new Steel Support Structure and Curved Digital displays
 - Structure: Single pole Approx 64' Tall
 - Displays: (x2) 13' x25' +/- ea

This document forms part of a permit under
Section 28,1 of the Conservation Authorities
Act APPROVED by TRCA on

Mar 18, 2025

This approval is valid only if accompanied by a permit
signed by a TRCA Authorized Signatory and is subject
thereto.

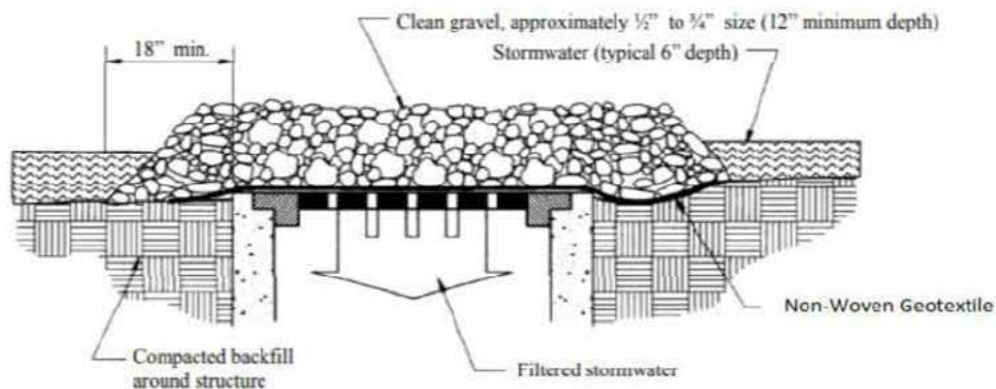
*Provides a list of all TRCA approved documents and
applicable conditions.

Site Location:



Further to the requirements of the Site Alteration Bylaw, a siltation and erosion control (SEC) plan is to be submitted in accordance with current municipal requirements and the following issues are to be acknowledged and addressed, including but not limited to:

- a. Site works are to be staged in such a manner that erosion will be minimized, and the consultant must provide confirmation that all approved siltation and erosion control facilities have been installed prior to the commencement of any grading, excavation, or demolition.
 - Any and all work will be staged on existing access road and area adjacent to foundation location, any and all required siltation and erosion control measures will be installed in accordance with the city requirements prior to the commencement of the excavation/ Installation
- b. Clearing and grubbing of the site should be kept to a minimum and vegetation removed only in advance of immediate construction.
 - No Clearing and or Grubbing will be required at this site location, if at the time of construction any (cutting of long grass) is required it will be kept to a minimum and only what is required to complete the excavation
- c. Stockpiles of earth or topsoil are to be located and protected to minimize environmental interference. Erosion control fencing is to be installed around the base of all stockpiles.
 - No stockpiles will be location at this location, any and all excavated soils will be removed from site upon completion of excavation.
- d. The owner is responsible to ensure that municipal roadways are cleaned of all sediments from vehicular tracking etc. to and from the site, at the end of each workday.
 - Municipal roadways should not be impacted as part of this excavation, in the event that any sediment from vehicular tracking is present, it will be cleaned at the end of each workday
- e. All existing and proposed catch basins on the subject property, plus any catch basins within the influence of runoff from the site, are to be protected with filter cloth or approved equivalent.
 - All Existing catch basins on the subject property will be protected during the excavation with filter cloth or approved equivalent (Non-Woven Geotextile)



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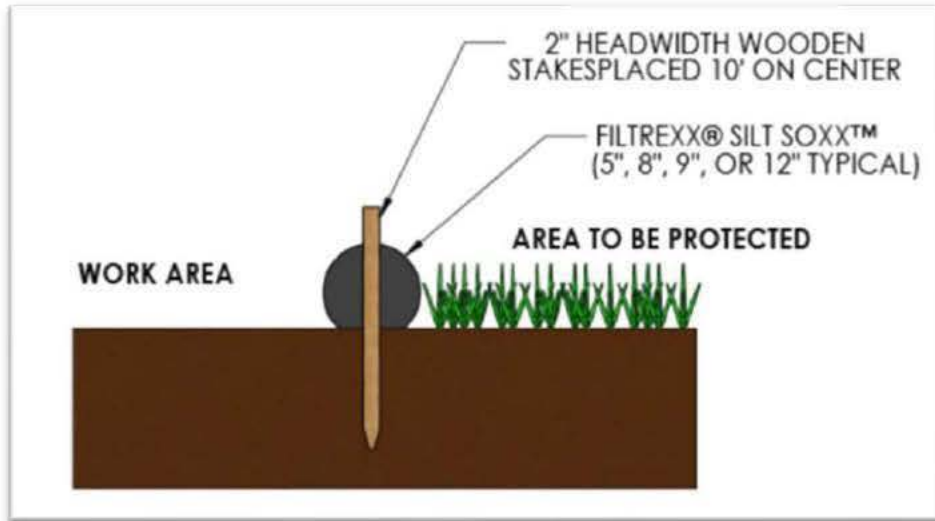
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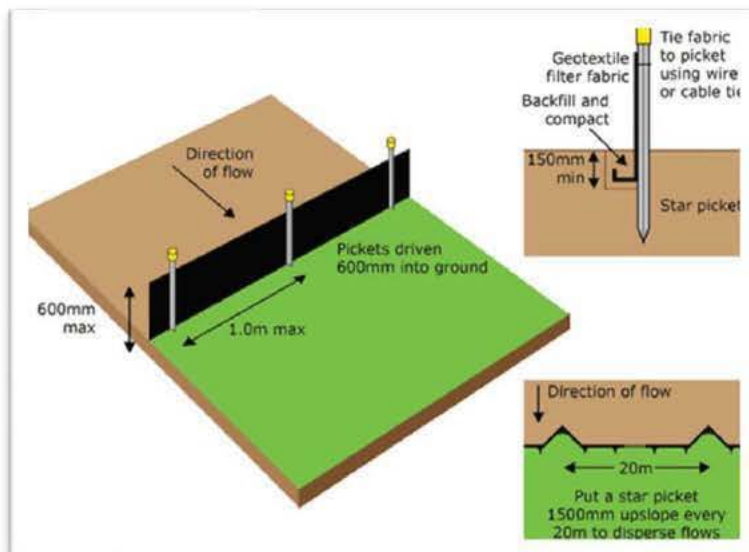
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- f. *Silt fencing is required around all perimeter areas of the site where discharge of surface runoff, from within the site, can occur.*
- No surface run off will occur at this site (Silt fencing will not be required). If it is deemed necessary by the city, it will be installed in accordance with all city guide lines.



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**** Note: Erosion and sediment control measures (catch basin protection measures, silt socks, and/or silt fence) will be applied appropriately if the construction method is not hydrovac excavation****

Staging Area Notes:

- Equipment Staging area will be stabilized and protected to prevent transportation of siltation to any near by watercourse.
- If possible, during equipment staging, equipment will be positioned as far away from and or outside the regulatory floodplain to prevent transport of siltation to the adjacent watercourse to facilitate the proposed work.

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Standard Notes:

Section 1: Site Management

1. "Erosion and Sediment Control (ESC) measures will be implemented prior to, and maintained during the construction phases, to prevent entry of sediment into the water. All damaged erosion and sediment control measures should be repaired and/or replaced within 48 hours of the inspection."
2. "Disturbed areas will be minimized to the extent possible, and temporarily or permanently stabilized or restored as the work progresses."
3. "All in-water and near water works will be conducted in the dry with appropriate erosion and sediment controls."
4. "The erosion and sediment control strategies outlined on the plans are not static and may need to be upgraded/amended as site conditions change to minimize sediment laden runoff from leaving the work areas. If the prescribed measures on the plans are not effective in preventing the release of a deleterious substance, including sediment, then alternative measures must be implemented immediately to minimize potential ecological impacts. TRCA Enforcement Officer should be immediately contacted. Additional ESC measures to be kept on site and used as necessary."
5. An Environmental Monitor will attend the site to inspect all new controls immediately after installation. Inspection of ESC measures will occur, at minimum:
 - On a weekly basis;
 - Prior to significant rainfall events (minimum predicted 25mm over 24 hours);
 - After every rainfall/snowmelt event; and
 - Daily during extended rainfall periods.

Inspections will focus on measures related to ESCs, dewatering or unwatering, or restoration in- near- water works and provide advice to ensure that activities as per the approved TRCA permit are effectively mitigated as construction proceeds. Should concerns arise on site, the Environmental Monitor will contact the TRCA Enforcement Officer (for approved permits) and Project Manager (for issued Voluntary Project Review) as well as the proponent, if issues arise.

6. All grades within the regulated area will be maintained or matched.
7. "The proponent/contractor shall monitor the weather several days in advance of the onset of the project to ensure that the works will be conducted during favorable weather conditions. Should an unexpected storm arise, the contractor will remove all unfixed items from the Regional Storm Flood Plain that would have the potential to cause a spill or an obstruction to flow, e.g., fuel tanks, protopodites, machinery, equipment, construction materials, etc."
8. All dewatering/ unwatering shall be filtered and released to the environment at least 30 meters from a watercourse or wetland and allowed to drain through a well-vegetated area. No dewatering effluent shall be sent directly to any watercourse, wetland or other regulated feature or hazard, or allowed to drain onto disturbed soils with the work area. These control measures shall be monitored for effectiveness and maintained or revised to meet the objectives of the ESC measures.
9. "All access to the work site shall be from either side of the watercourse. No equipment or vehicles are permitted to cross through the watercourse unless approved by TRCA."
10. No staging or storage will occur within the TRCA's regulated area, unless shown on approved drawings.

Section 2: Environmental Compliance

11. Please notify the following contacts 48hrs prior to commencing construction: TRCA Enforcement (T: 437-880-2124; E: Inspections@trca.ca) for approved permits and the TRCA Project Manager for issued Voluntary project Reviews. Please ensure you quote the TRCA file number or TRCA permit number in your notification

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