

825 Milner Ave

Sign Variance Application

PATTISON

CLASSIC

DIGITAL

TRANSIT

AIRPORT

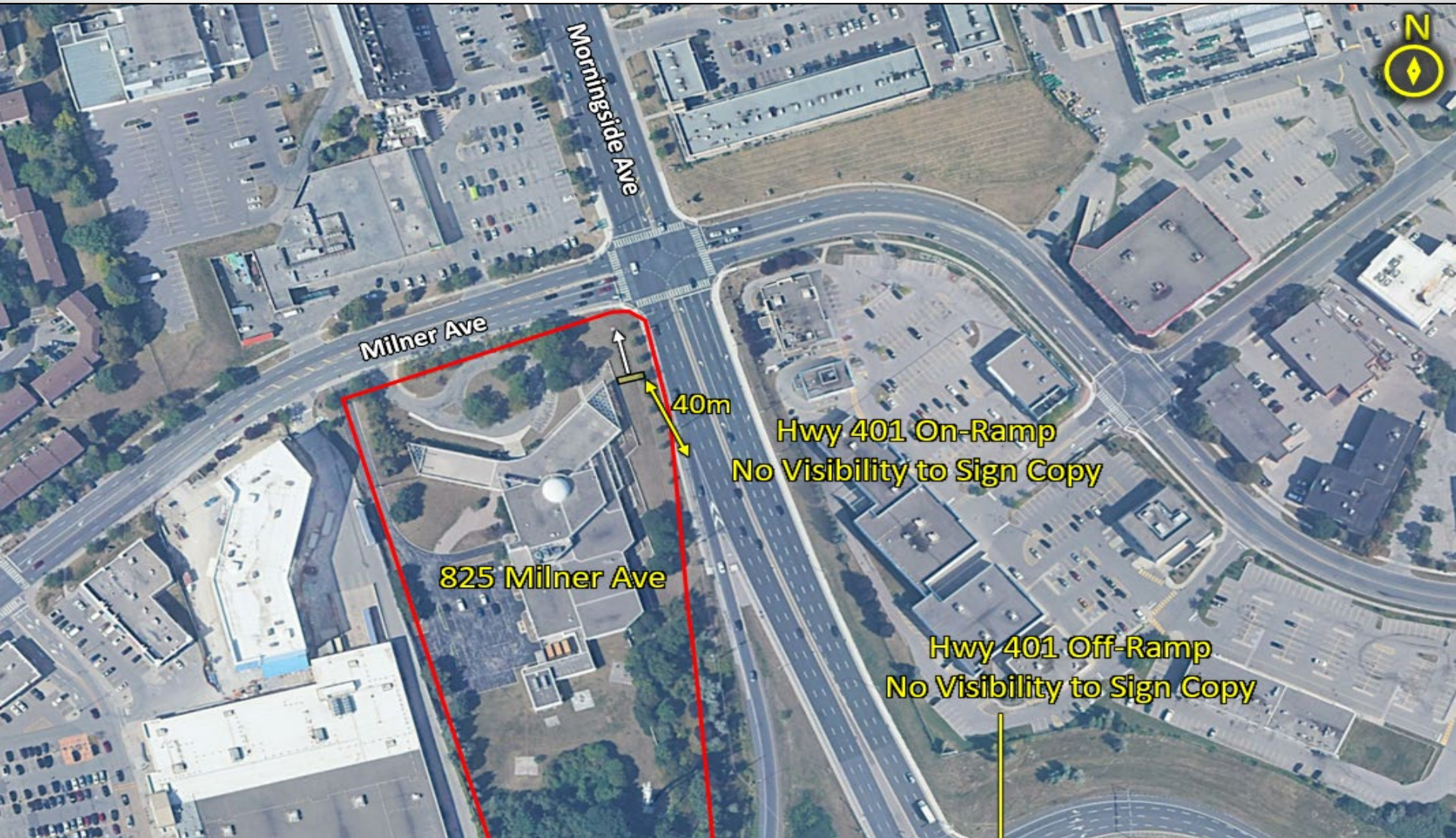
Details of the Application

On behalf of the Property Owner, Pattison is seeking approval of variances to permit a new third party electronic ground sign at 825 Milner Avenue, which is designated an Employment (E) Sign District. The Proposed Sign would have one sign face directed north, towards traffic travelling south on Morningside Ave.

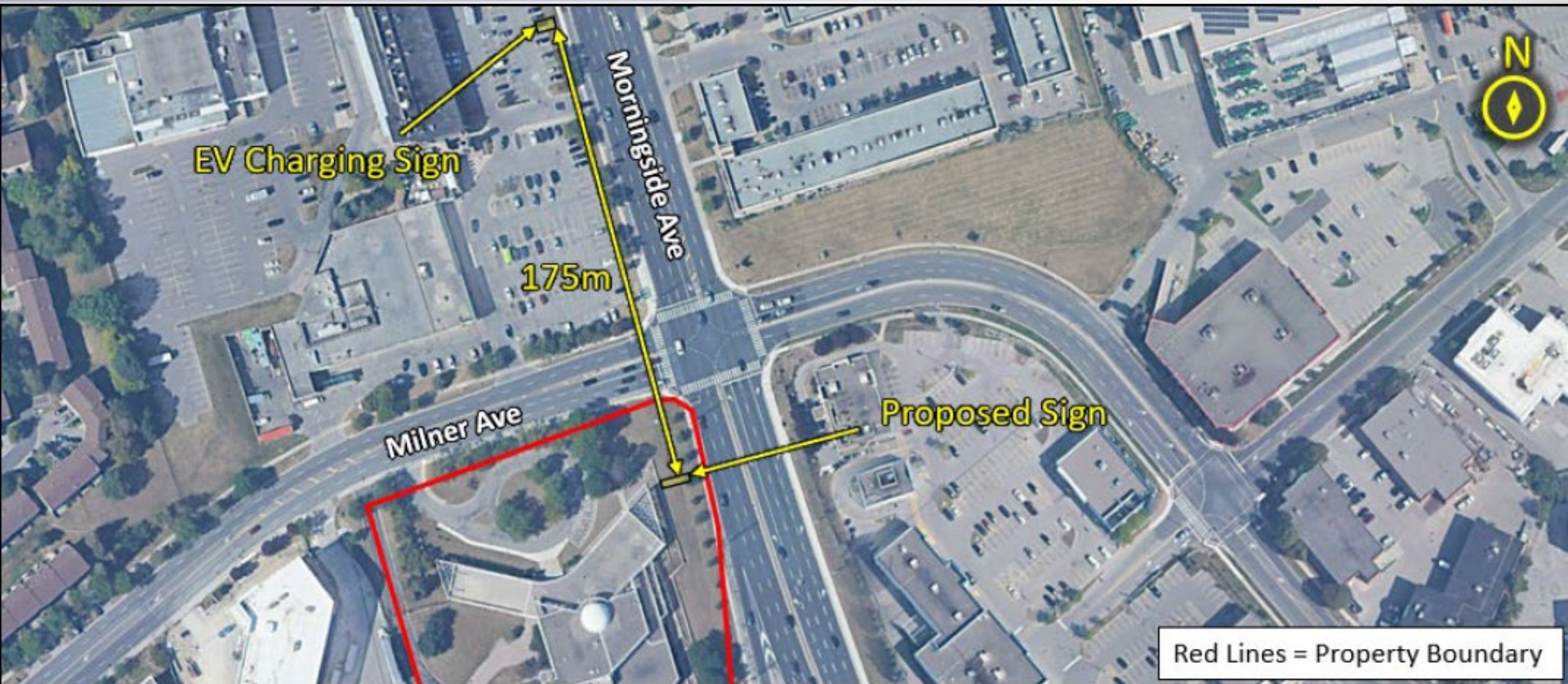
Following an internal review, Staff have concluded that any concerns regarding the potential impacts of the Proposed Sign on the surrounding area have been managed appropriately, and that the eight criteria required for approval have been satisfied, based on the recommended Conditions of Approval.

We agree with Staff's recommendation and respectfully ask that the Sign Variance Committee grant the required variances.

Proximity to / Visibility from Highway 401



Setback to Another Third Party Electronic Sign



The Proposed Sign would be located 175 metres south of an EV Charging Station electronic ground sign. While the 500-metre setback cannot be achieved, the placement of the EV Sign and the natural barriers between the two do not allow them to be viewed simultaneously, achieving the intent of the requirement.

Setback to Another Third Party Electronic Sign



The EV Sign is set back 9 metres from the street, and a mature tree line along the East frontage of the property prevents any visibility of the Proposed Sign from here. Staff have concluded that the Conditions ensure that there is no possibility of these two signs being viewed simultaneously.

Setback to Another Third Party Electronic Sign

Location of EV Sign



Looking North from Proposed Sign Location



CLASSIC



DIGITAL



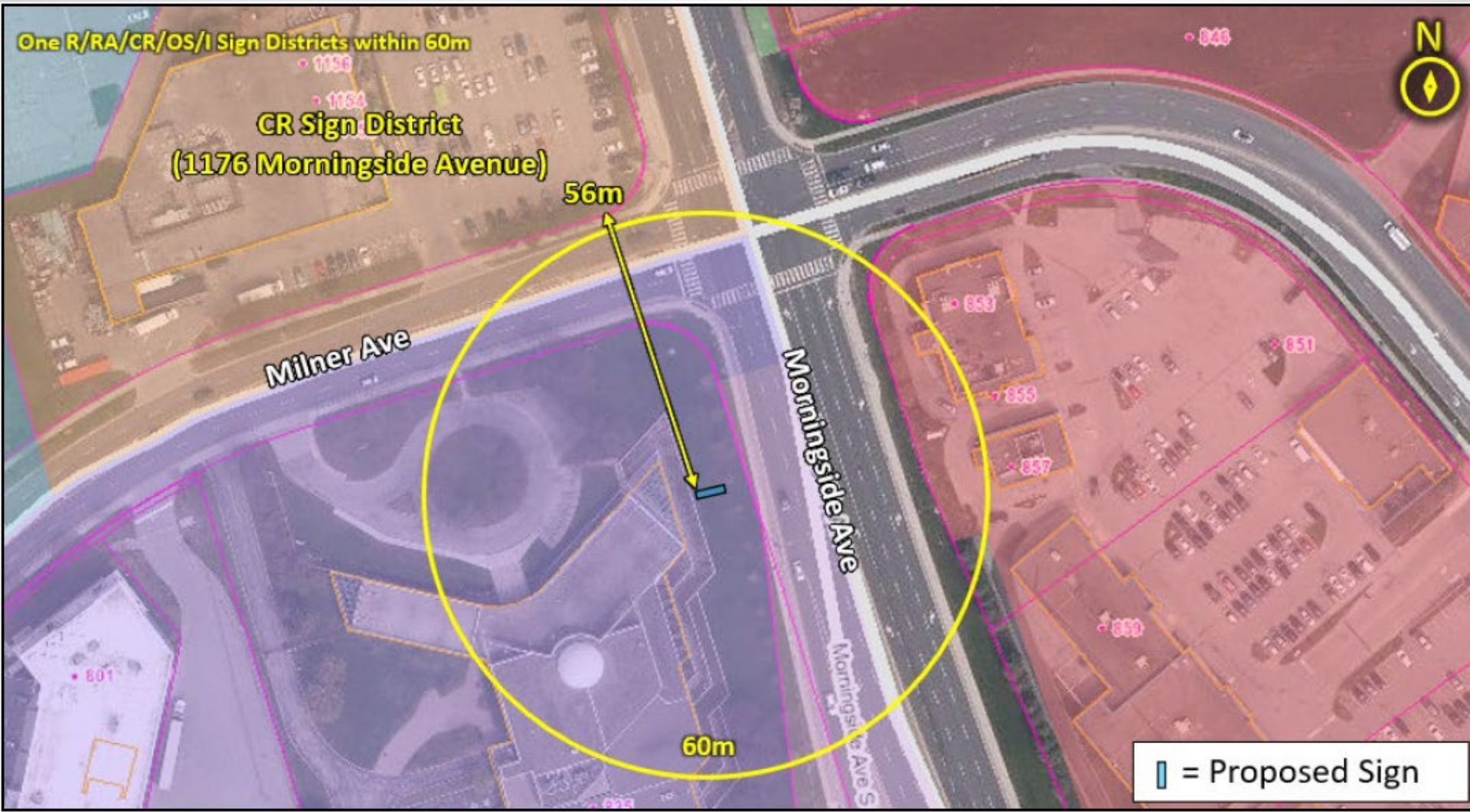
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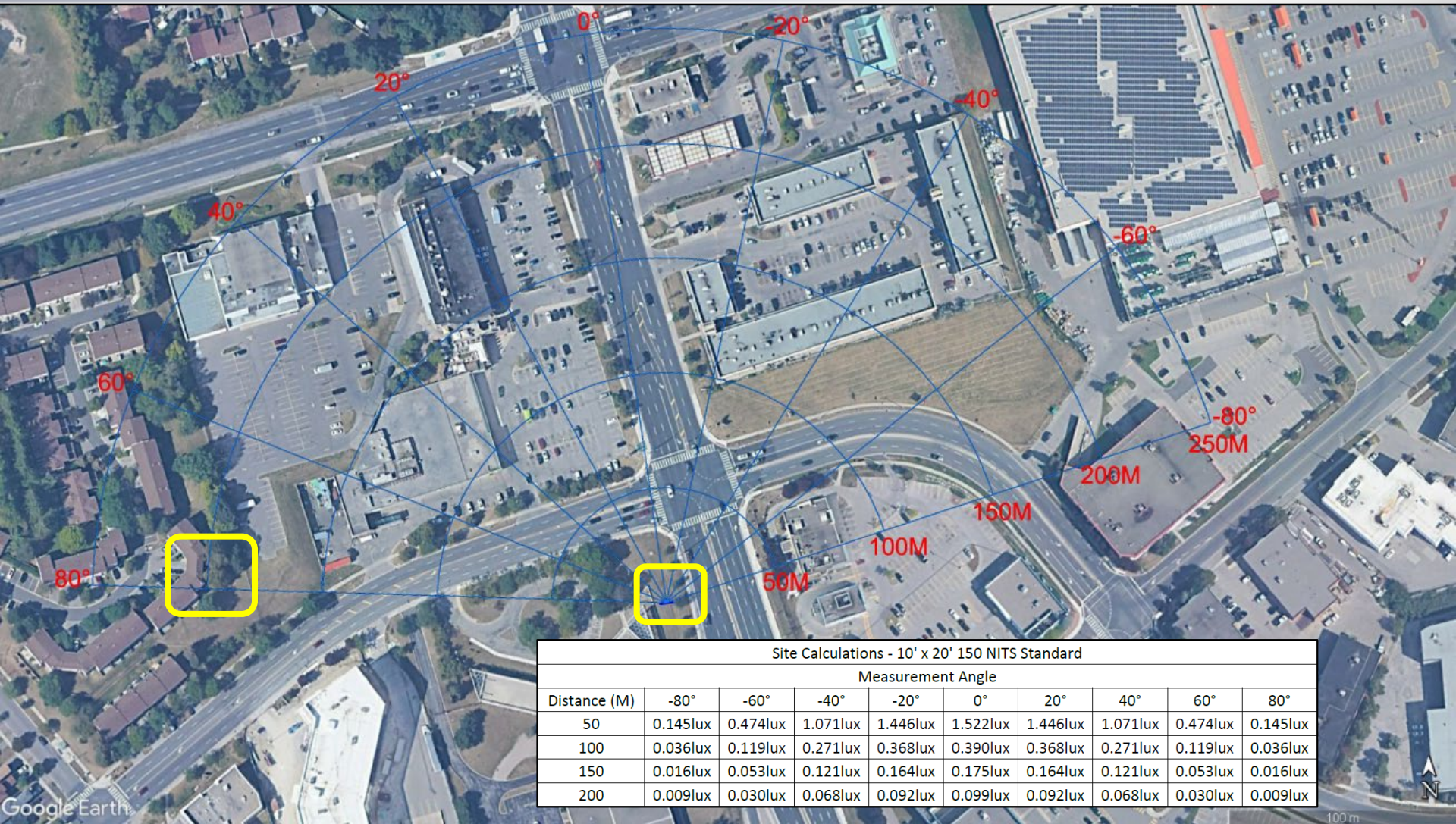
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PATTISON

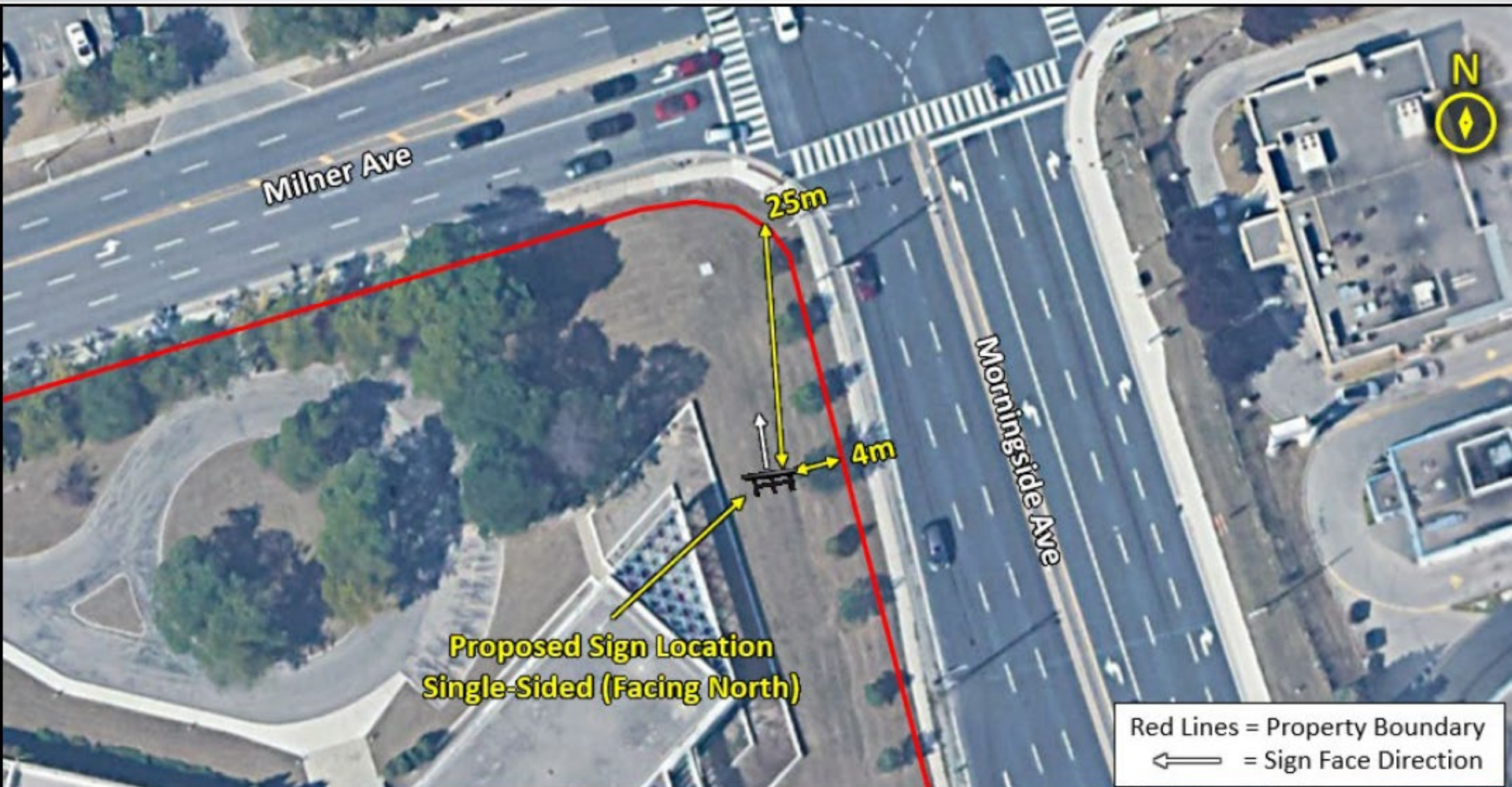
Proximity to Sensitive Uses / Sign Districts



Lighting Impact Analysis for 825 Milner Ave.



Setback to Nearest Intersection



Thank you! Questions?

