

# Notice



The above image represents the applicant's proposal as submitted and may change.  
The City of Toronto's 3D Missing Model is available for free at: [www.toronto.ca/open/3D](http://www.toronto.ca/open/3D)



## PUBLIC MEETING

Public meeting information will be posted on this sign when available.

File # 17 123456 STE 30 OZ



XXX Storeys  
XXXX Metres



XXXX Residences  
XXXX m<sup>2</sup> Retail



XXX Cars  
XXX Bikes

## A change is proposed for this site.

The City has received an application to change the Official Plan and Zoning By-Law to allow the construction of a residential building with retail at street level.

**Applicant: ABC Holdings Incorporated & XYZ Ontario Limited**  
**Address: 123 Any Street & 456 Busy Boulevard**

For more information about this application or to tell us what you think:



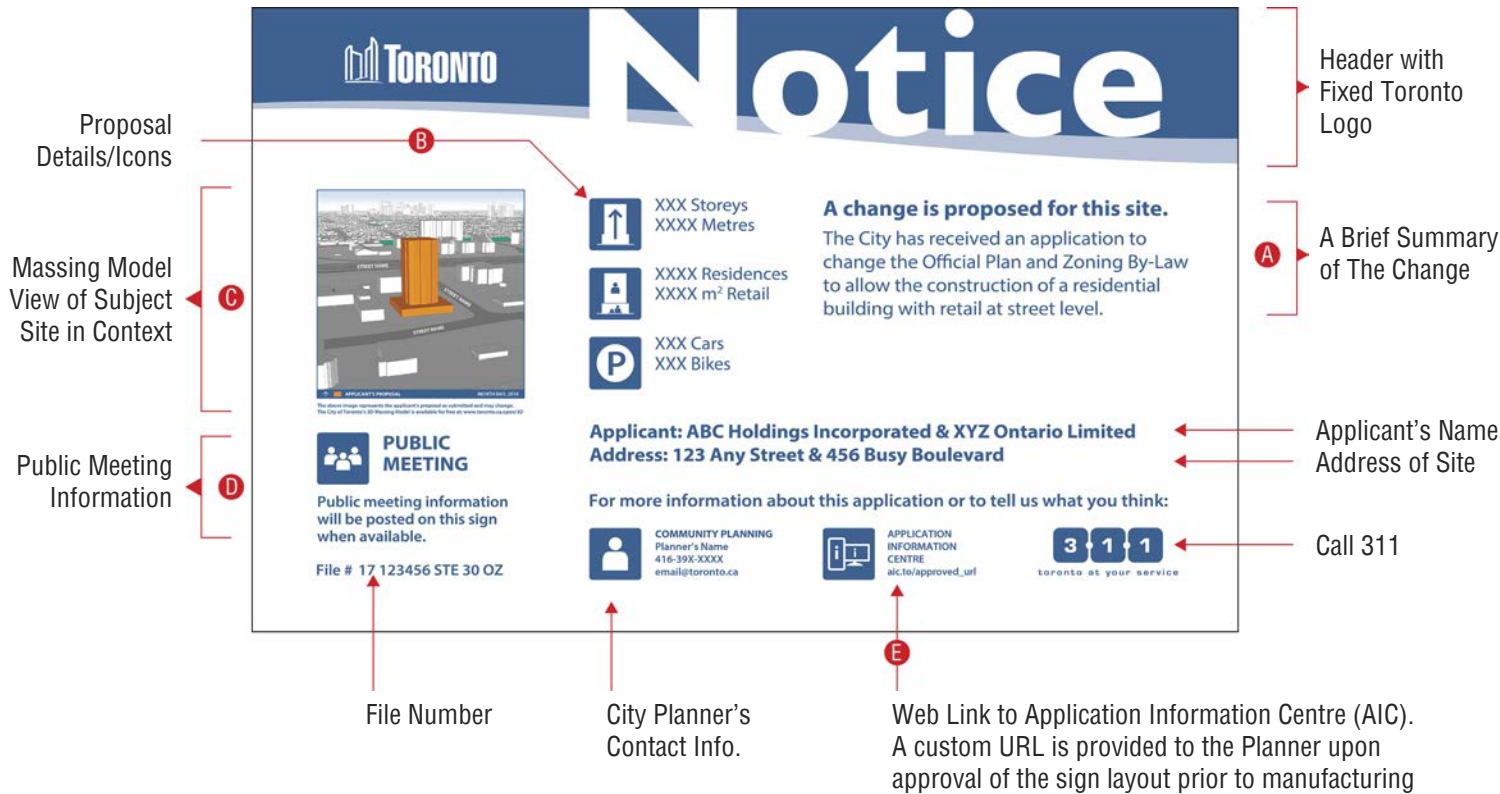
COMMUNITY PLANNING  
Planner's Name  
416-39X-XXXX  
[email@toronto.ca](mailto:email@toronto.ca)



APPLICATION  
INFORMATION  
CENTRE  
[aic.to/approved\\_url](http://aic.to/approved_url)



toronto at your service



## Option 1: Standard Development Proposal Site Sign with Icons

This sign is designed to be used for the majority of development applications and uses both icons and large text to convey information visually to the general public.

**A The Change:** A brief description of the proposal using concise language that the general public can easily understand. Avoid technical jargon and statistics. This description is meant to provide a basic overview only. For more information the public is directed to go online to the Application Information Centre (AIC).

**B Proposal Details:** This section is where the specific details such as height, number of residential units, retail space and parking are shown. Optional icons are available, refer to the samples on page 4.

**C 3D Massing Model in Context:** A digital 3D model is available as a free download at [www.toronto.ca/open](http://www.toronto.ca/open). The subject site is to be shown within it's neighbouring context. Refer to page 2 and 3 of this document for more information.

**D Public Meeting Information:** The initial installation of this sign will contain the text as shown. Once a public meeting has been scheduled, and for subsequent meetings, the information can be posted here.

**E AIC:** The AIC is the City of Toronto's web access portal where the public can go to get all available information and view the applicant's proposal drawings and maps.

### Type Fonts:

Aa  
Aa  
Aa

Myriad Pro Bold

Myriad Pro Semibold

Myriad Pro Regular

### Colours:



**PMS 647c**

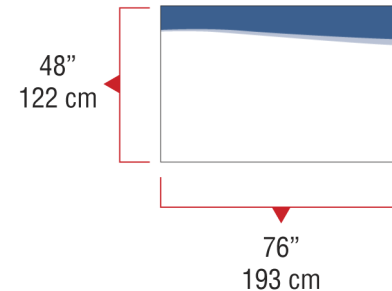
C = 90  
M = 63  
Y = 20  
K = 4



**PMS 647c @ 35%**

C = 27  
M = 17  
Y = 7  
K = 0

### Size of Sign Panel:



## + Option 1 - Standard Notice Sign with Icons

### 3D Massing Model in Context

A three dimensional massing model of the proposed development is shown in context and illustrates the development's potential impact to the existing neighbourhood or surroundings.

A three dimensional massing model is a dimensionally accurate summary of the fundamental exterior forms of a building. It is a simplified view of the building that excludes subtle details and is intended to represent the space that the building will occupy in it's most basic form.

Applicants provide City Planning a digital 3D model when the application is submitted or updated. Applicants are expected to generate their own model and incorporate it on the notice sign. City Planning graphics staff are available to advise and assist should an applicant require help.

**3D Massing Model Specifications**

Applicants are requested to download a section of the 3D digital file of the existing massing of the City of Toronto in which to place their development project to render it in context.

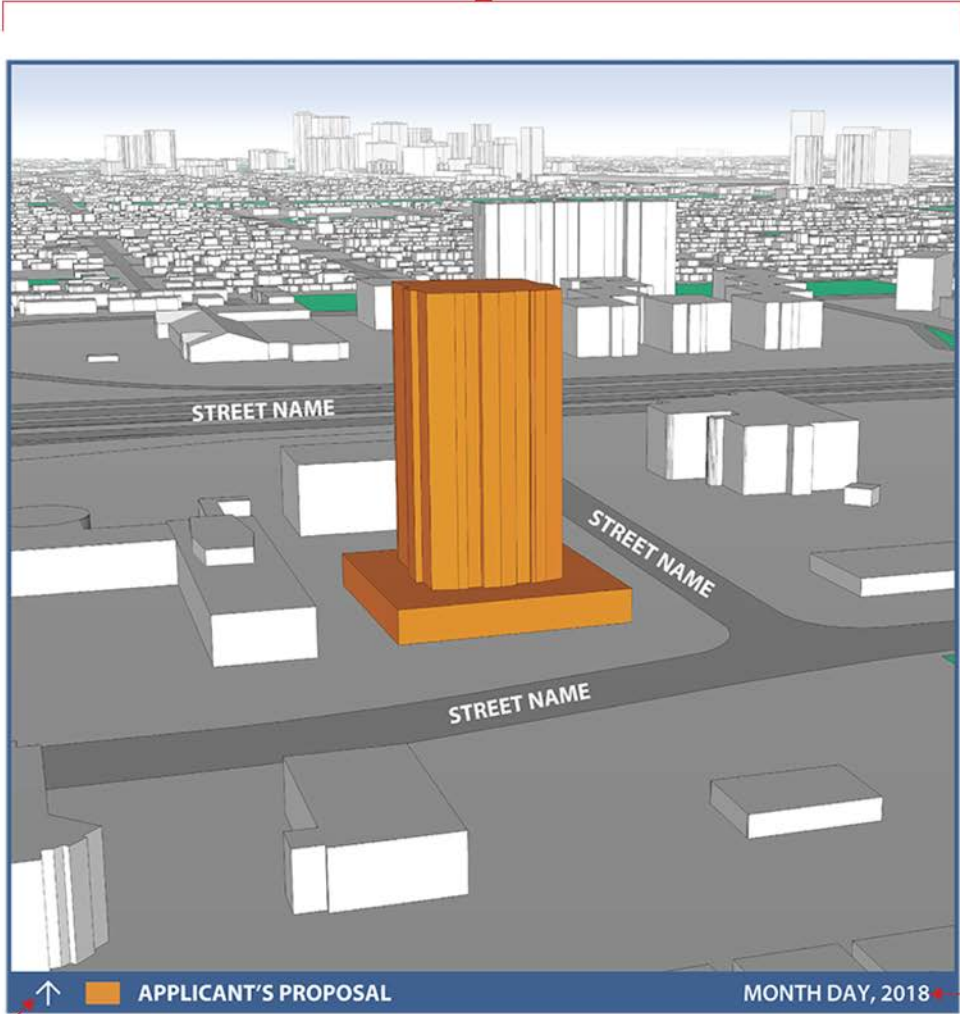
This model can be downloaded in a variety of formats for free from Open Data at: [www.toronto.ca/open](http://www.toronto.ca/open)

The preferred file format for digital submissions of 3D models is Sketchup.

**Please Note:**

A level of detail LOD2 or LOD3 is recommended for the purpose of this visualization.

Only simplified massing models will be accepted. Any applicant who supplies a model that is highly detailed or is extremely large in file size will be requested to simplify their models and resubmit.



16"  
40.7cm

16"  
40.7cm

STREET NAME

STREET NAME

STREET NAME

↑ APPLICANT'S PROPOSAL MONTH DAY, 2018

**North Arrow**  
Rotate to indicate True North

The above image represents the applicant's proposal as submitted and may change.  
The City of Toronto's 3D Massing Model is available for free at: [www.toronto.ca.open/3D](http://www.toronto.ca.open/3D)

Date of application submission/revision

Standard disclaimer and weblink to digital model on Open Data

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## Colours and Line Weights

Use this chart for selecting the colours for your objects and features in your 3D Modeling software.

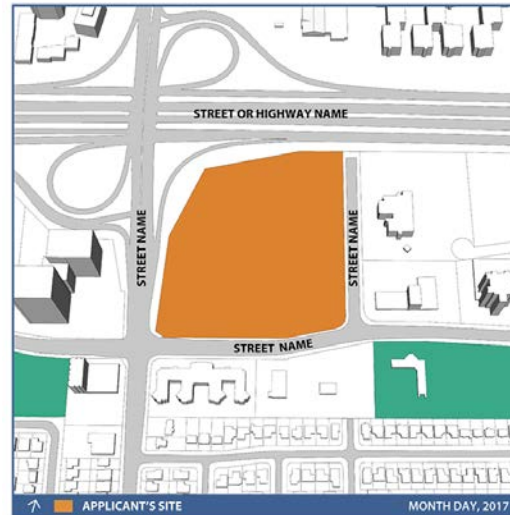
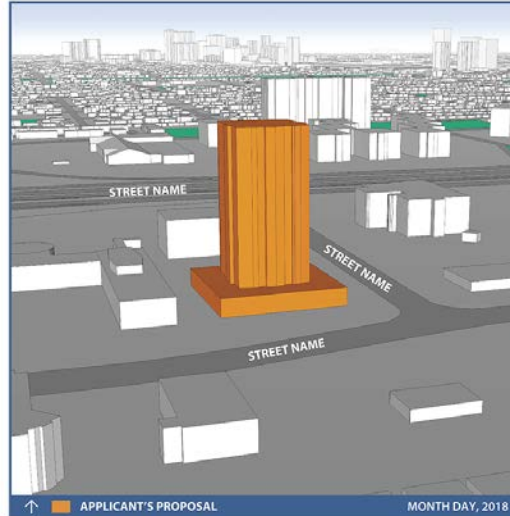
If you are modeling in Sketchup, turn off “Profiles” in your edge Style dialogue box.

If you are modeling in a CAD program use a line weight of .1 mm

Note: These colours are already assigned in the Sketchup models available on our Open Data site.

## Map Option

In certain situations like a policy amendment a 3D massing model may not represent the intent of the proposed application. Should you want to indicate the location of the site only, you can generate a map using the 3D massing model. In this case the property is indicated in orange following the property lines and the view is from above on a slight angle as shown here.



**Subject Site**  
R = 204  
G = 112  
B = 40

## Standard colours in Open Data model:

**Sky**  
R = 204  
G = 214  
B = 235

**Massings**  
R = 186  
G = 186  
B = 186

**Curbs**  
R = 225  
G = 225  
B = 225

**Roads**  
R = 152  
G = 152  
B = 152

**Parks**  
R = 143  
G = 188  
B = 143

**Water**  
R = 173  
G = 216  
B = 230





**PUBLIC  
MEETING**

**Monday January 02, 2016 - 8:00 p.m.  
City Hall Committee Room 2  
100 Queen Street West, 2nd Floor  
4th line if required**

**Public meeting information  
will be posted on this sign  
when available.**

### Public Meeting Notification

- 1 The initial sign will have the generic information informing the public that a meeting has yet to be scheduled, but is forthcoming.
- 2 Once a public meeting has been scheduled a decal label must be printed and adhered to the sign face on top of the generic lettering to inform the public of the date, time and location of the meeting.



XXX Storeys  
XXXX Metres



XX Towers  
XX Townhouses



XXX House(s)



XXXX m2  
XXX km2



XXXX Residences  
XXXX m<sup>2</sup> Retail



XXXX m2 Office  
XXXX m2 Retail



XXXX m2  
New Park



Official Plan  
Amendment



XXX Cars  
XXX Bikes



XXX Townhouses



Heritage  
Listed/Designated



Zoning By-Law  
Amendment

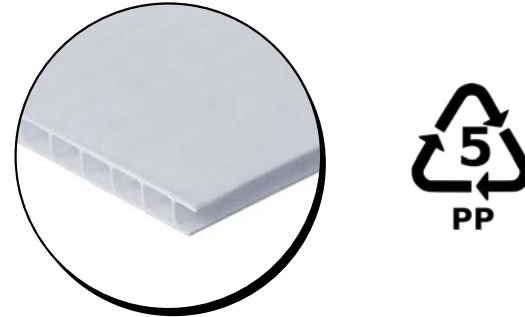
### Additional Icons for use on signs

Several optional icons are available for use on signs in cases where the standard 3 may not apply, or different information needs to be conveyed. These icons can be copied and pasted onto the Adobe Illustrator design file from the file named: **New Icons\_2017.ai**

## Materials

Your local sign manufacturer will have a variety of options available, but for environmental reasons we recommend 10-12 mm corrugated plastic because it can be recycled. The City of Toronto will recycle corrugated plastic. Simply bring the sign you are discarding to the Commissioners Street Transfer Station.

Corrugated plastic is sold under many trade-names. It is an extruded twin wall plastic-sheet product produced from high-impact polypropylene resin with a similar make-up to corrugated fiberboard and is ideally suited for outdoor signage. It can be direct printed or will accept pressure sensitive adhesive graphics.



Resin Identification Code 5 applies - Polypropylene

## Location

In accordance with the Ontario Planning Act the notice sign(s) must be clearly visible and legible from a public highway or other place to which the public has access and at every separately assessed property within the subject land. If your site faces more than one street you will need a sign fronting on to each street.

In cases where the subject property is on a corner lot or can be accessed from multiple locations a sign must be displayed and visible at each access point.

## Installation

Signs may be attached to an existing building or structure, or mounted on T-bars, 4 x 4 posts, site hoarding, a fence or other reasonable structure that is fully accessible to the public."

## Mounting Height

To accommodate people with impaired vision or mobility, signs should be mounted at a height that ensures text is positioned between 1.2 and 1.5 metres above the ground or finished surface.

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be 1.9 to 2.0 metres above grade and free from any obstruction.



## + Construction and Installation



## Option 2: Development Proposal Site Sign without Icons - text only

This sign is designed to be used for development applications that do not require icons or specific proposal details as used in Option 1 or may need additional room for text. Examples could be policy changes to an area, cases where a structure is not being proposed, or a complex application that is not typical.

Because this version does not include icons and details, the physical size of the sign is smaller with a narrower width.

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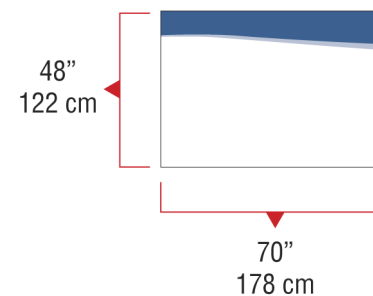
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### Size of Sign Panel:



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