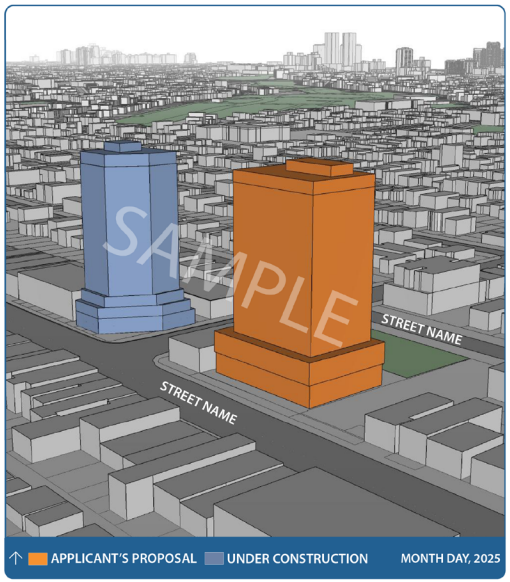
Development Application Notice Sign

Notice



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 : https://open.toronto.ca/dataset/3d-massing/

TORONTO

A change is proposed for this site.

123 Any Street & 456 Busy Boulevard

Applicant: ABC Holding Incorporated

Details

Proposal for a mixed-use building which includes residential units, non-residential space and affordable housing.

Scan to Learn More

Project website:

www.toronto.ca/123AnySt

Find additional details and supporting documentation on the Application Information Centre

File # 25 123456 STE 11 OZ

Get involved!

Meet the team, ask questions, and share feedback at the meeting or via the project website.

General information

Call : 416-3XX-XXXX

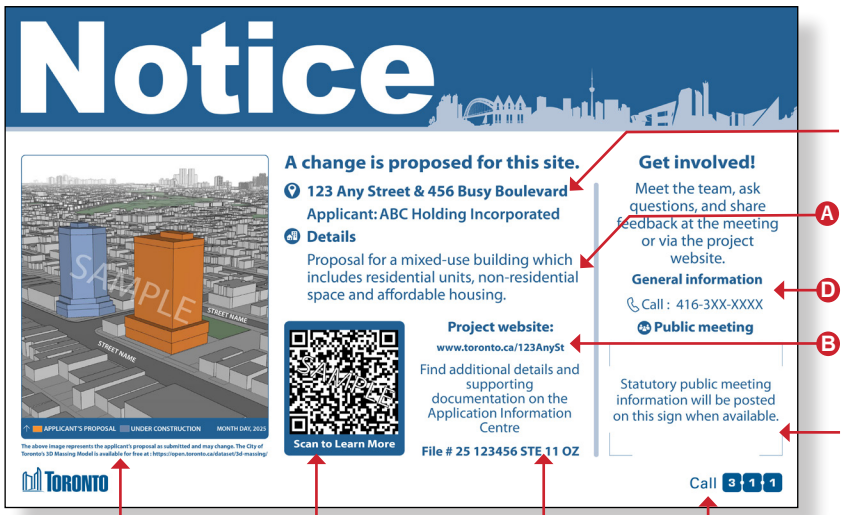
Public meeting

Statutory public meeting information will be posted on this sign when available.

Call 311

TORONTO

Option 1 - Standard Notice Sign



Address of Site and Applicant's name

A brief Summary of the Change

General information phone number for the district

Web Link to Application Information Centre (AIC). A custom URL is provided to the Planner upon approval of the sign layout prior to manufacturing

Statutory public meeting information. Once a meeting has been scheduled, and for any subsequent meetings, the information can be posted here.

E Massing Model View of Subject Site in Context

C QR Code link to Application Information Centre (AIC) A custom QR Code is provided to the Planner upon approval of the sign layout prior to manufacturing

File Number

Call 311

This sign is intended for use with most development applications, featuring a large image and clear text to visually communicate information to the public.

A The Change:

A brief description of the proposal written in concise language that is easy for the general public to understand. Avoid technical jargon and statistics. This summary is intended to provide a basic overview only. For more details, the public is directed to visit the Application Information Centre (AIC) online.

B C Project Website and QR Code:

Provide a direct link to the Application Information Centre which will display key information such as the application number, application status, milestone status, detailed project description, community meeting dates, hearing and public input schedule, and any supporting documentation.

D General Information:

Direct all inquiries to the appropriate district office. The planner is responsible for verifying and confirming the correct contact numbers.

E 3D Massing Model in Context:

A digital 3D model is available as a free download from Open Data. The subject site is to be shown within it's neighbouring context. Refer to page 2 and 3 of this document for more information.

Type Fonts:

Aa Myriad Pro Bold

Aa Myriad Pro Semibold

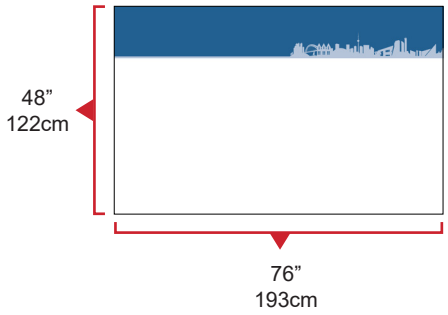
Aa Myriad Pro Regular

Colours:

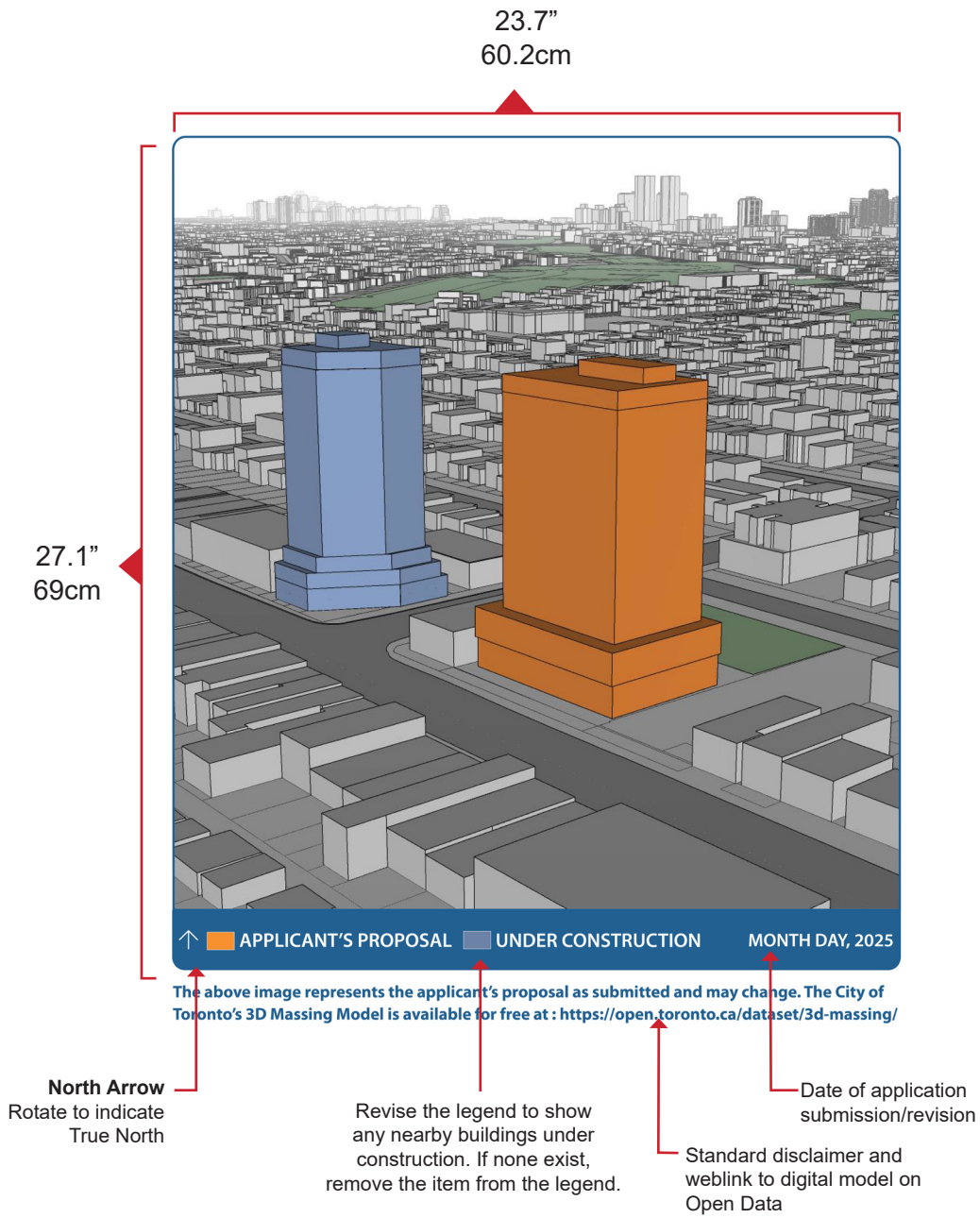
PMS 647c
C = 90
M = 63
Y = 20
K = 4
# 40608f

PMS 537c
C = 28
M = 16
Y = 7
K = 0
# b8c3d6

Size of Sign Panel:



Massing Model



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 on the existing neighbourhood or surroundings. It is a dimensionally accurate summary of the building’s fundamental exterior forms, presented in a simplified view that excludes subtle details, and represents the space the building will occupy in its most basic form.

Applicants provide City Planning with 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 & Visualization staff are available to advise and assist if needed.

3D Massing Model Specifications

Applicants are required to download a section of the City of Toronto’s 3D Massing Model. This downloaded section should then be used as a base to accurately place the proposed development within its surrounding context.

This model can be downloaded in various formats available on Open Data.
The preferred file format for digital submissions of 3D models is SketchUp(.skp).

Please Note:

A Level of Detail (LOD2 or LOD3) is recommended for this visualization.

Only simplified massing models will be accepted. Applicants who provide highly detailed models or extremely large file sizes will be asked to simplify and resubmit their models.

SketchUp Model Quick Tips

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.

Colours, Style, and Line Weights

Use this chart for selecting the colours for your objects and features in your 3D Modeling software.
Maintain the **3D Open Data** style for consistency.

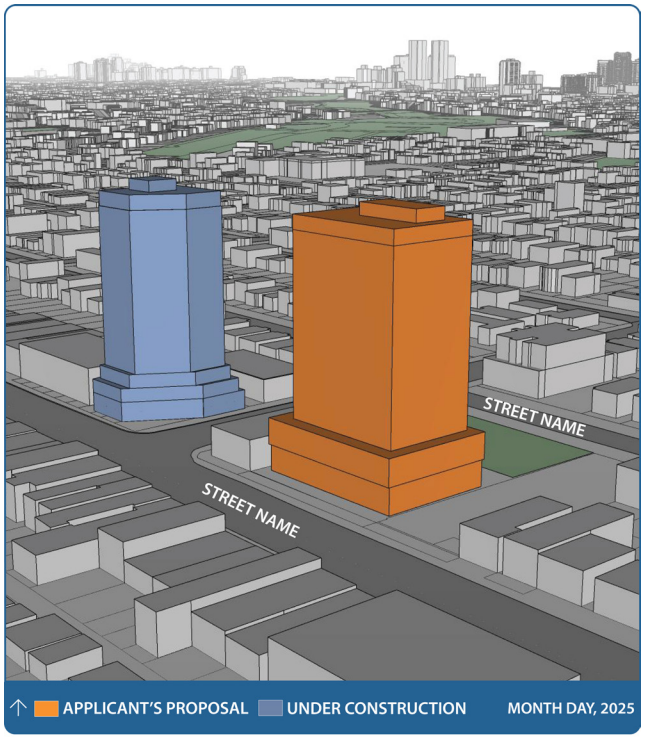
If you are modeling in a CAD program use a line weight of .1 mm

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

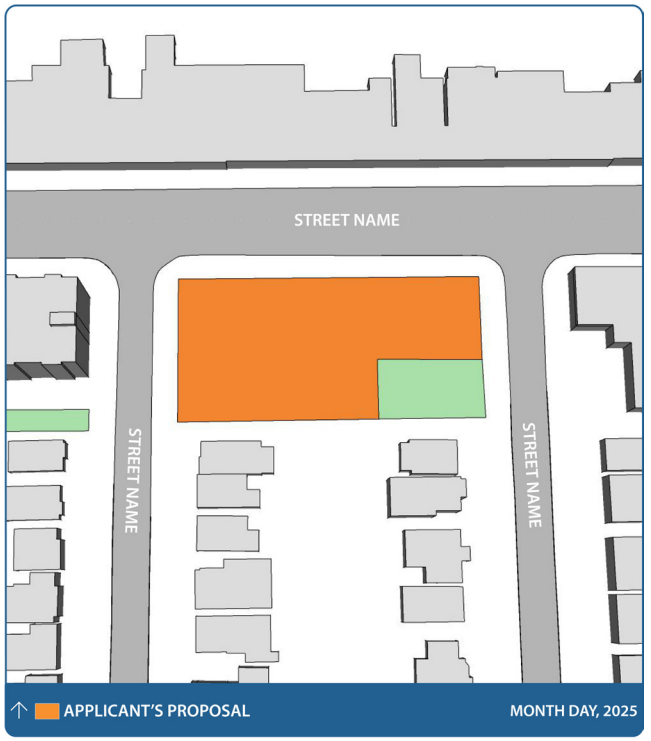
Detailed guide on using SketchUp, refer to Sketchup_3D.pdf.

Other Resources:
3D Views of the Proposal in Context

Standard 3D Massing Image



Map Option Image



Colour Palette for 3D Modelling

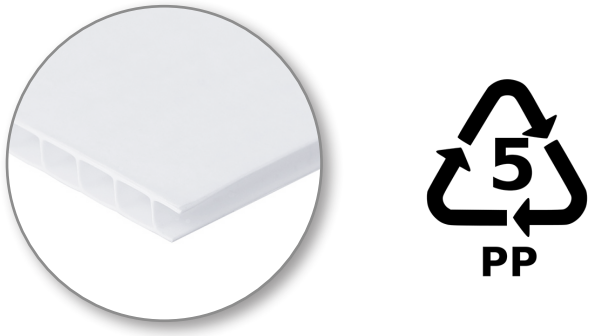
Please refer to the Approved Standard Colour Palette for more information.

Applicant Proposal	Under Construction	Heritage	Park	Water	Curb	Massing	Road
RGB Value	RGB Value	RGB Value	RGB Value	RGB Value	RGB Value	RGB Value	RGB Value
R = 204 G = 112 B = 40	R = 108 G = 130 B = 166	R = 107 G = 131 B = 111 (Within Proposal)	R = 143 G = 188 B = 143	R = 173 G = 216 B = 230	R = 225 G = 225 B = 225	R = 186 G = 186 B = 186	R = 152 G = 152 B = 152

Construction and Installation

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.



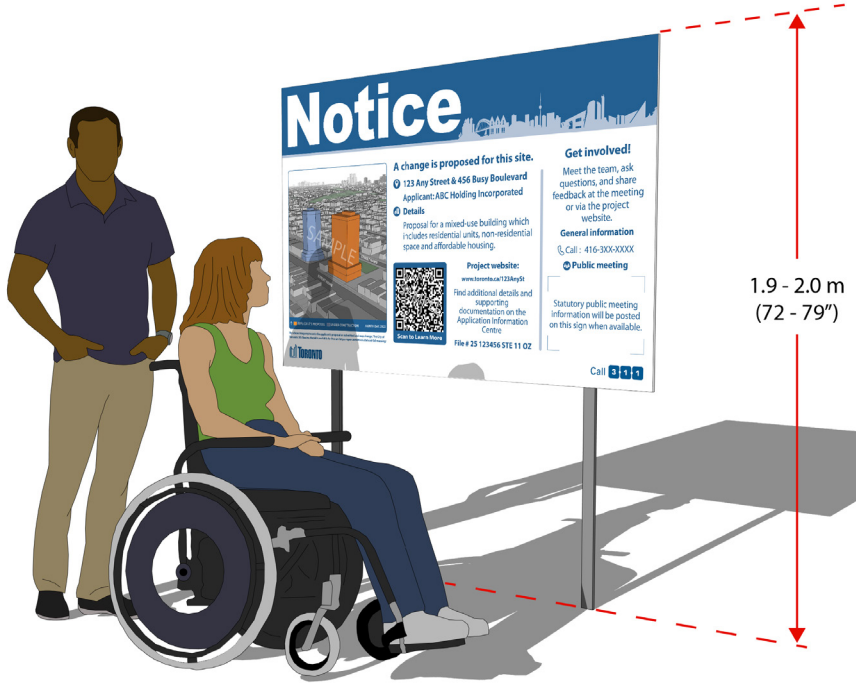
Resin Identification Code 5 applies - Polypropylene

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.

Mounting Height

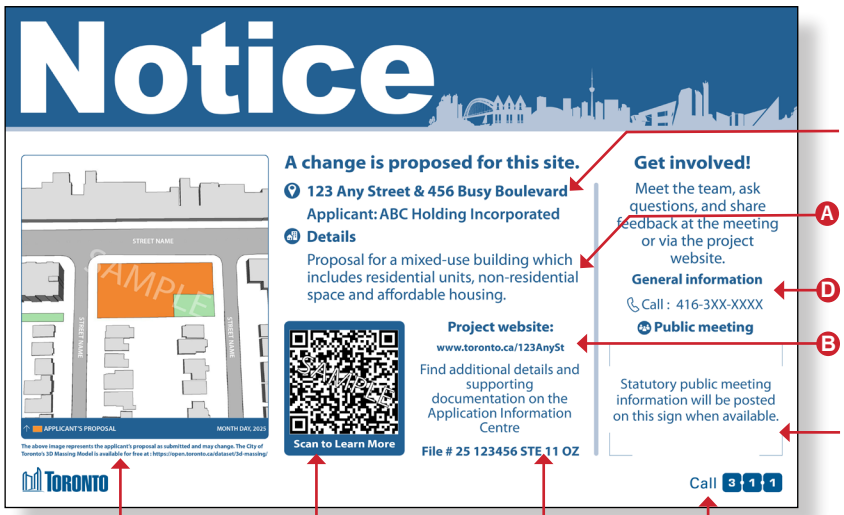
To accommodate people with impaired vision or mobility, signs should be mounted at a height that ensures text is positioned between 1.2 and 1.5 metres above the ground or finished surface.
To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be 1.9 to 2.0 metres above grade and free from any obstruction.



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."

Option 2 - Notice Sign with Map Option



Address of Site and Applicant's name

A brief Summary of the Change

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E Massing Model View of Subject Site in Context

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Call 311

Option 2 Notice Sign is intended for use with development applications, which may not apply 3D massing model, using bigger image and clear text to visually communicate information to the public.

A The Change:

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E Map Option in Context:

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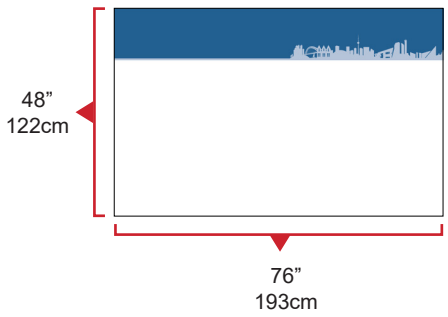
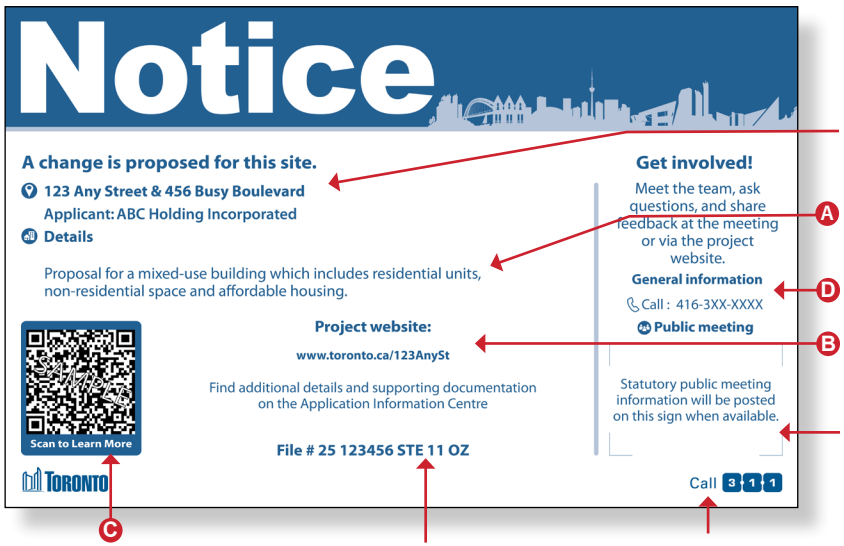
Size of Sign Panel:



Option 3 - Notice Sign without 3D Massing Image



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QR Code link to Application Information Centre (AIC)
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File Number

Call 311

Option 3 Notice Sign is intended for use with development applications, which may not include images, using only clear text to visually communicate information to the public.

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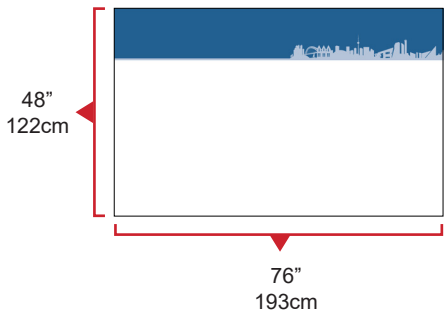
Size of Sign Panel: