



Figure 1: Existing Sign Location and Proposed Sign Location



Figure 2: Property Line Setbacks of the Proposed Sign



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Figure 6: Distance from the Proposed Sign to nearby residentially zoned properties



In particular to the residential properties on Kennedy Avenue, the built form between the residential properties and the Proposed Sign provides a complete obstruction, and no part of the sign will be visible from these uses. As can be seen in Figures 7 and 8 below, the visibility of the Proposed Sign from 22 Kennedy Avenue (the closest residentially zoned property) is obstructed by the existing 3-storey building located at 1632 Upper James Street, which is approximately 11.0 metres in height. Because the Proposed Sign has a height of 9.5 metres, the sign faces and supporting structure will be entirely below the roof line of the building when looking east from Kennedy Avenue, and not visible to these residents.

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