



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2011)

**PDC** JUNE 27 2011

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**DATE:** June 7, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 27, 2011

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Sign By-law 0054-2002, as amended**  
**Sign Variance Applications**

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**RECOMMENDATIONS:** That the Report dated June 7, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested two (2) Sign Variance Applications described in Appendix 1 to 2 of the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:

- (a) Sign Variance Application 11-04377  
Ward 1  
Wacky Wings  
1248 Dundas St. E.

To permit the following:

- (i) Two (2) advertising devices, illuminated palm trees, located at the entrance to the unit.
- (ii) One (1) fascia sign that projects 1.26m (4.16 ft.) from the building wall.

2. That the following Sign Variances **not be granted**:

- (a) Sign Variance Application 11-04209  
Ward 6  
Origin Evergreen Mississauga  
820 Scollard Crt.

To permit the following:

- i) One (1) banner sign located on the south elevation of the building.

**BACKGROUND:**

The *Municipal Act* states that Council may, upon the application of any person, authorize minor variances from the Sign By-law if in the opinion of Council the general intent and purpose of the By-law is maintained.

**COMMENTS:**

The Planning and Building Department has received two (2) Sign Variance Applications (see Appendix 1 to 2) for approval by Council. The applications are each accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicants proposal; the variance required; an assessment of the merits (or otherwise) of the application; and a recommendation on whether the variance should or should not be granted.

**FINANCIAL IMPACT:**

Not applicable.

**CONCLUSION:**

Council may authorize minor variances from Sign By-law 0054-2002, as amended, if in the opinion of Council, the general intent and purpose of the By-law is maintained. Sign By-law 0054-2002, as amended, was passed pursuant to the *Municipal Act*. In this respect, there is no process to appeal the decision of Council to the Ontario Municipal Board, as in a development application under the *Planning Act*.

**ATTACHMENTS:**

Wacky Wings  
Appendix 1-1 to 1-11

Origin Evergreen Mississauga  
Appendix 2-1 to 2-8

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared by: Darren Bryan, Supervisor Sign Unit*



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

June 7, 2011

**FILE:** 11-04377

**RE: Wacky Wings**  
**1248 Dundas St. E. – Ward 1**

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**The applicant requests the following variance to Section 4(6) and 17 of the Sign By-law 0054-2002, as amended.**

<b>Section 4(6)</b>	<b>Proposed</b>
Any sign not expressly permitted by the Sign By-Law is prohibited.	Two (2) advertising devices – illuminated palm trees – located at the entrance to the unit.
<b>Section 17</b>	<b>Proposed</b>
A fascia sign may project out from a building wall not more than 60cm (1.96 ft.).	One (1) fascia sign that projects 1.26m (4.16 ft.) from the building wall.

**COMMENTS:**

The two illuminated palm trees are designed to maintain the unique branding of this corporation; they do not contain any text or advertising insignia, and act as a decorative light standard set on either side of the main entry to this establishment. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.

This fascia sign meets the by-law requirement for sign area, but projects more than the permitted 60 cm because it is sculpted to resemble a three dimensional whole chicken rather than a two dimensional sign. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.





57 William St. W., Waterloo, ON N2L 1J6 519-585-1201 519-208-7008 (fax)

April 25, 2011

City Hall  
Planning & Building Department, Sign Unit  
300 City Centre Drive  
Mississauga, ON  
L5B 3C1  
*Attn: Mark Toliao*

**Re: Sign variance for Wacky Wings at 1248 Dundas St. E., Mississauga –  
application # 11-4377 VAR**

Dear Mark:

Please accept this letter as a formal request for a sign variance to allow two palm tree advertising devices and one chicken logo wall sign.

The proposed palm trees fall under Section 4(6) as any signs not expressly permitted by the by-law are prohibited. These trees are considered advertising devices. The chicken logo sign meets the by-law requirement for the sign area but projects more than the permitted 60 cm because it is sculpted to resemble a three dimensional whole chicken rather than a one or two dimensional sign.

Wacky Wings came into being 5 years ago and this is their fourth restaurant. The palm trees and sculpted chicken logo form an essential part of a distinctive corporate identity and branding strategy developed deliberately to differentiate themselves from the competition. They are currently expanding into the franchise market on a national basis.

This property is located in a commercial zone at the end of the mall set well back from Dundas Street. The intent is to bring attention to the restaurant through the use of a different style of signage without the use of flashing or moving lights.

The proposed sign is complimentary to the building design and will not create a negative impact on the surrounding properties.

We are respectfully requesting your support in this matter. If you require additional information or have any questions, feel free to contact the undersigned.

Thank you,

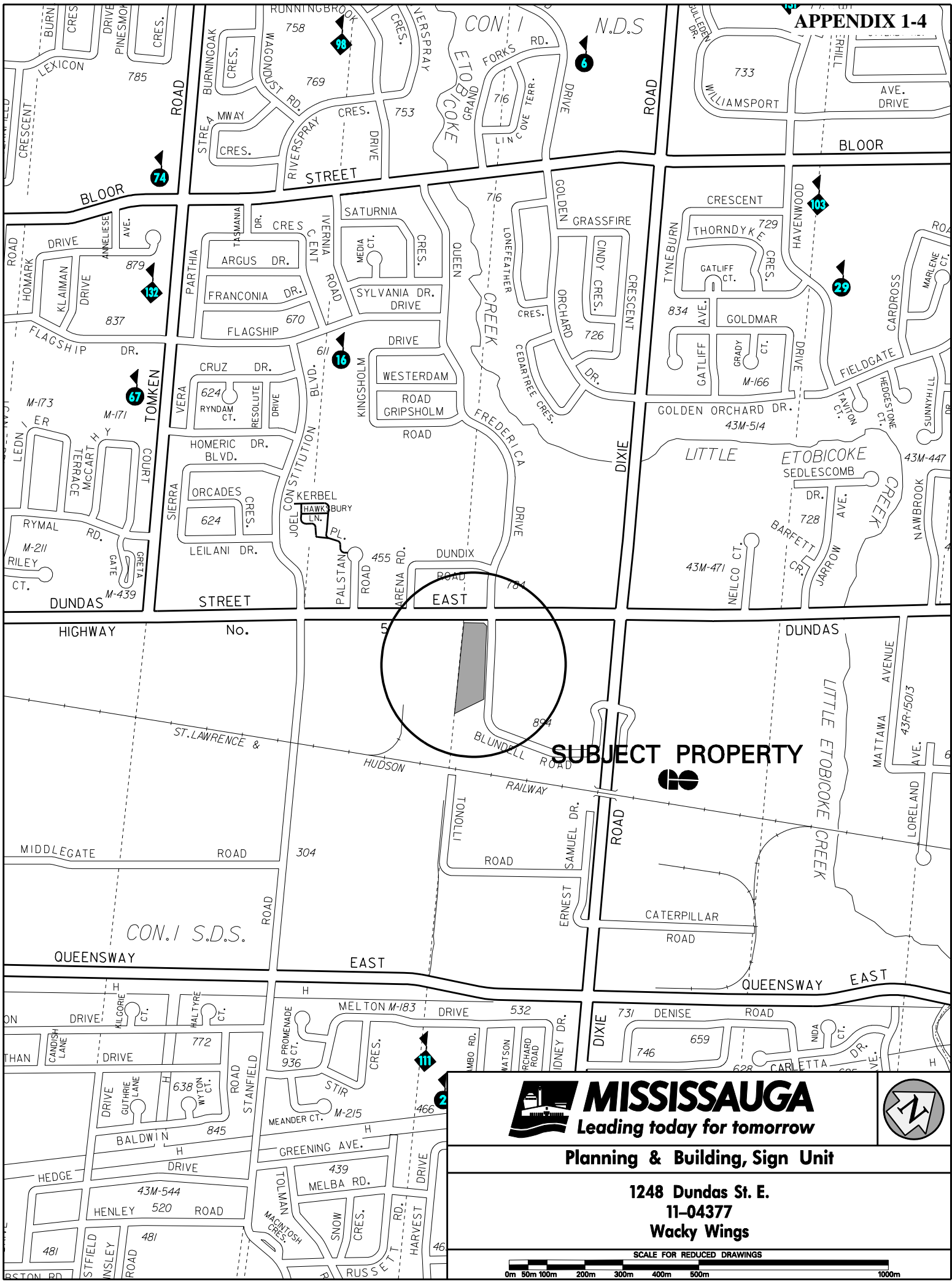
A handwritten signature in blue ink, appearing to read "Svetlana", written over a horizontal line.

Svetlana Levant, A.Sc.T.  
[permits@permitworld.ca](mailto:permits@permitworld.ca)









**MISSISSAUGA**  
Leading today for tomorrow



**Planning & Building, Sign Unit**

**1248 Dundas St. E.  
11-04377  
Wacky Wings**

SCALE FOR REDUCED DRAWINGS



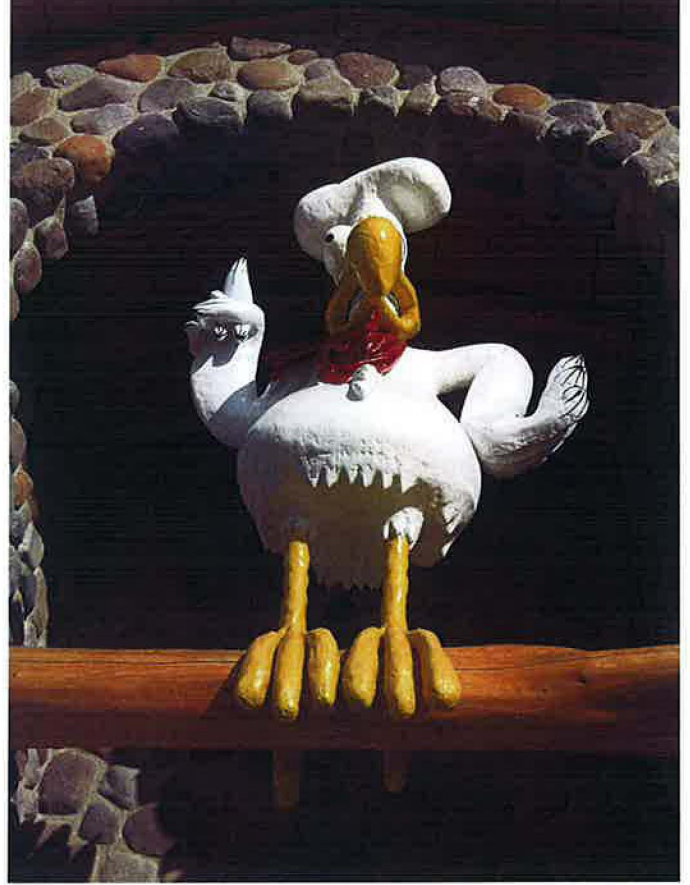




EXAMPLE OF A PALM TREE



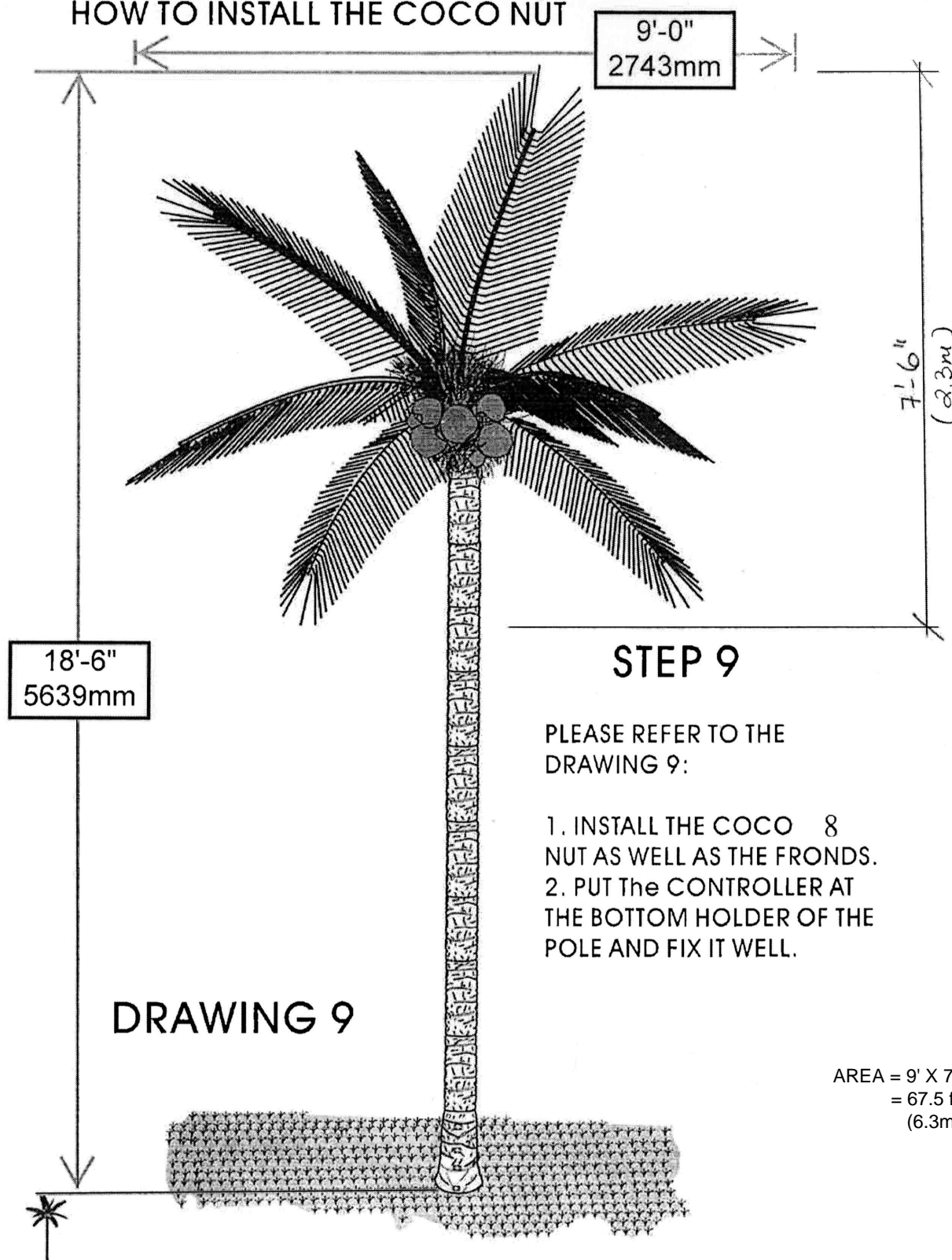
EXAMPLE OF A CHICKEN



PROPOSED PALM TREES  
AND CHICKEN

WACKY WINGS  
1248 DUNDAS ST. E.  
MISSISSAUGA

## HOW TO INSTALL THE COCO NUT



## STEP 9

PLEASE REFER TO THE  
DRAWING 9:

1. INSTALL THE COCO 8  
NUT AS WELL AS THE FRONDS.
2. PUT THE CONTROLLER AT  
THE BOTTOM HOLDER OF THE  
POLE AND FIX IT WELL.

DRAWING 9

$$\begin{aligned} \text{AREA} &= 9' \times 7' - 6" = \\ &= 67.5 \text{ ft}^2 \\ &= (6.3 \text{ m}^2) \end{aligned}$$

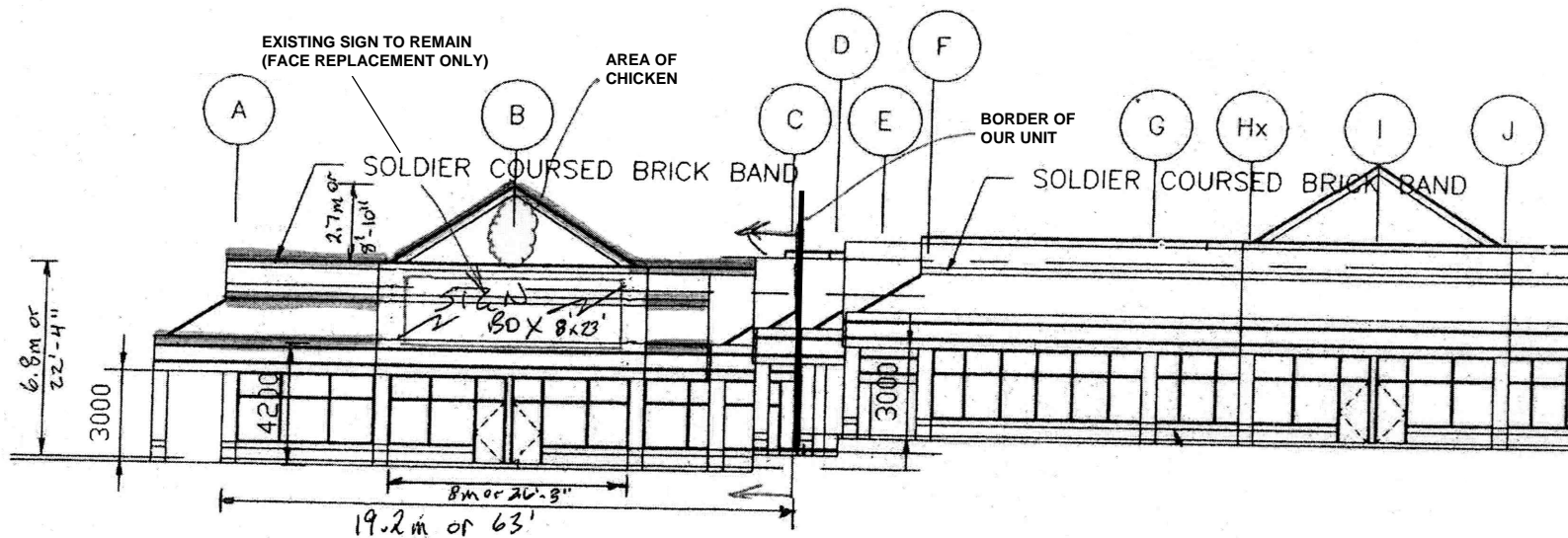
Existing signage:

- sign box =  $8' \times 23' = 184.0 \text{ ft}^2$
  - light tubing =  $8.54 \text{ ft}^2$
- 192.54 ft<sup>2</sup>

Proposed signage:

- chicken =  $7' \times 5' = 35 \text{ ft}^2$

Total on this elevation =  $227.54 \text{ ft}^2 < 304.6 \text{ ft}^2$



## WACKY WINGS NORTH ELEVATION

The LED lights will be attached to the building by installing an aluminium track to the wood facing of the building using wood screws. The LED rope is then inserted into the track. (TYP.)

SCALE 1:200

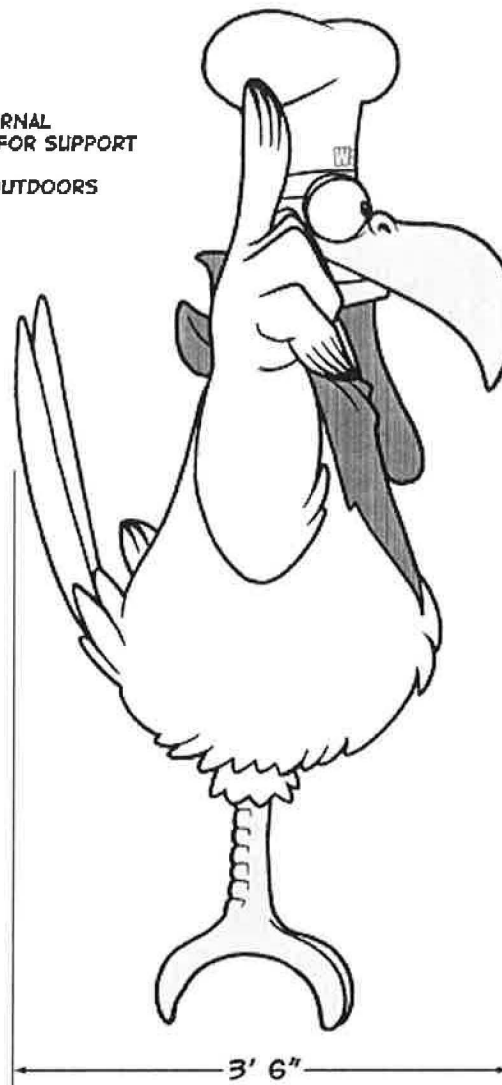
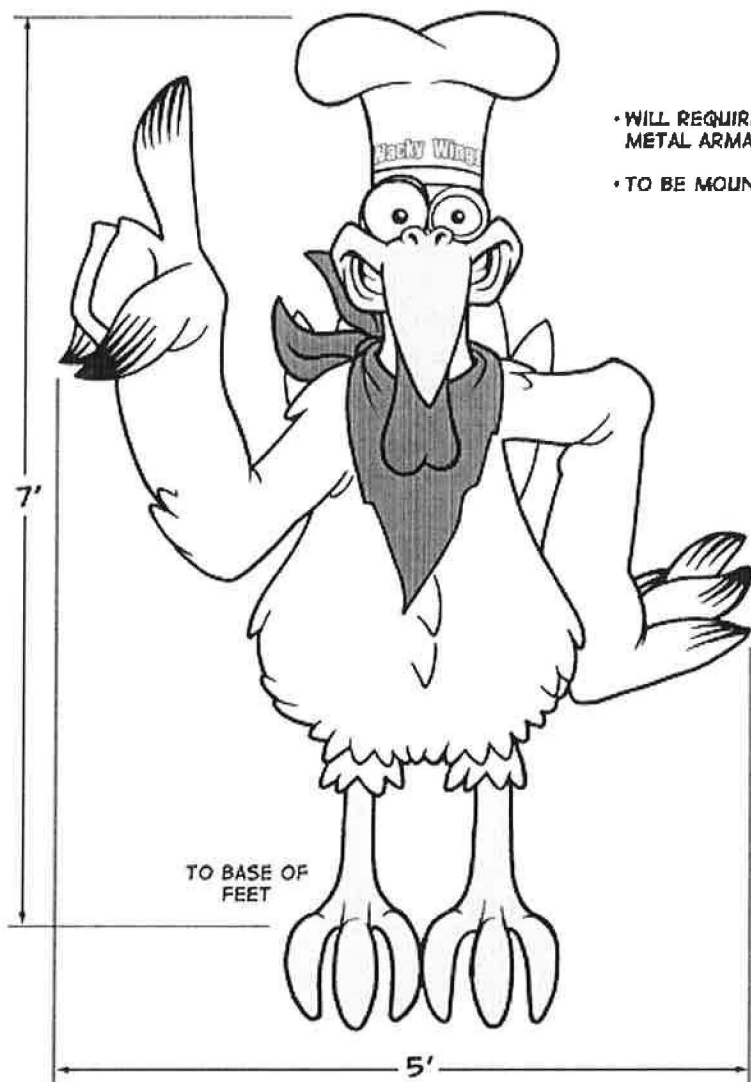
$22'-4" \times 63' = 1407 \text{ ft}^2$  OF WALL SURFACE  
 $\frac{1}{2} \times 26'-3" \times 8'-10" = 116 \text{ ft}^2$  OF WALL SURFACE

$\frac{1523}{1523} \text{ ft}^2$  OF TOTAL WALL SURFACE  
 $20\% = 304.6 \text{ ft}^2$

— RED LINE INDICATES  $\frac{5}{8}"$  LED BAND  
 $164'$  required.  
 $\text{Area} = \frac{5}{8}" \times 164' = 8.54 \text{ ft}^2 (0.8 \text{ m}^2)$   
 Approved by permit # 10-3461

AREA= 35.0ft<sup>2</sup> (3.3m<sup>2</sup>)

- WILL REQUIRE INTERNAL METAL ARMATURE FOR SUPPORT
- TO BE MOUNTED OUTDOORS



DMAC

## Wacky Wings Mascot Prop Concept

The  
**Theming Experts!**  
November 25, 2010



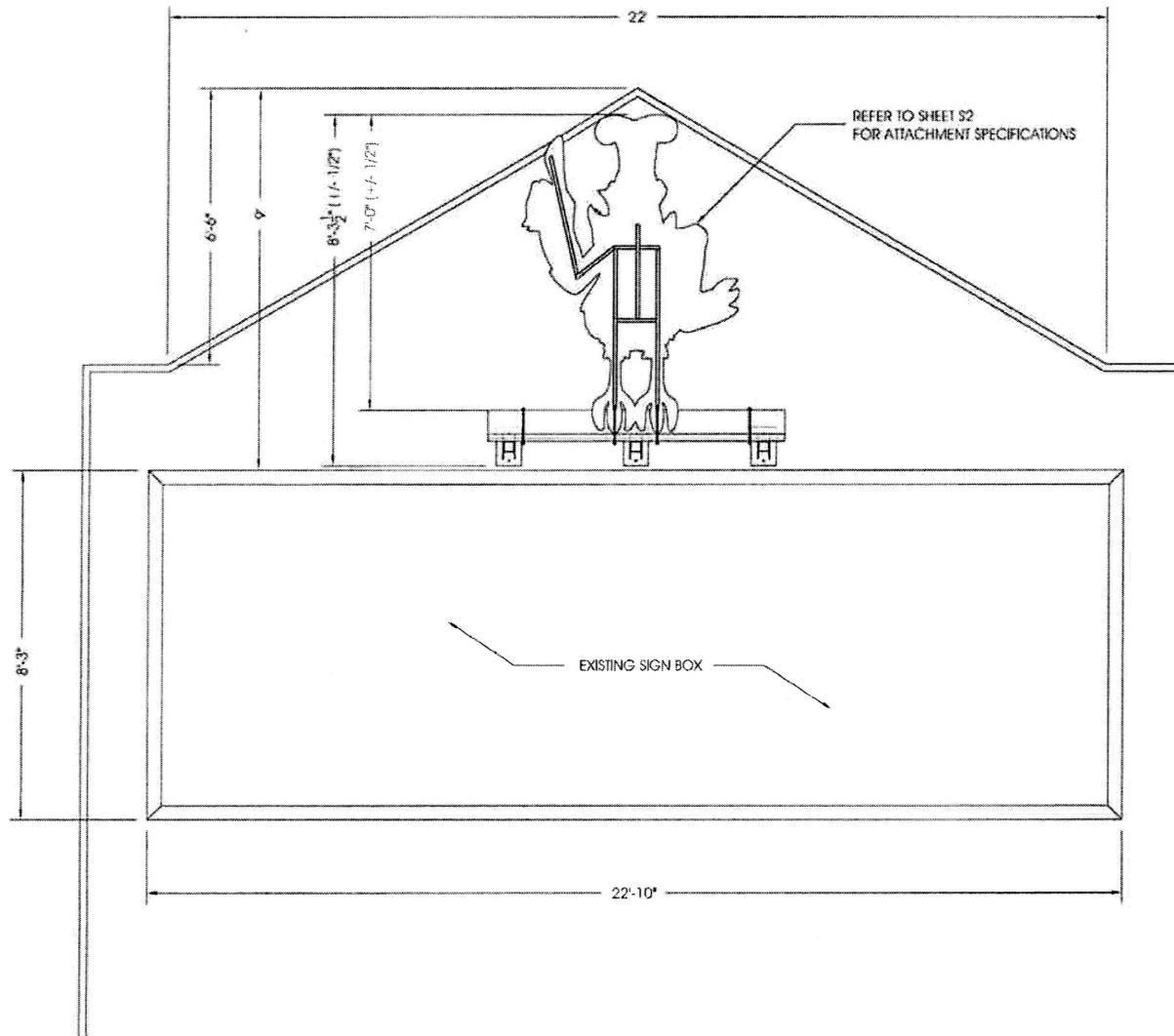
**Phantom Inc. dba Art Attack**  
9350 - 47 Street Edmonton, AB Canada T6B 2P6  
Tel: 780.433.2589 Fax: 780.439.8908  
Email: sales@artattackfx.com Web: www.artattackfx.com

Design Development Drawing  
NOT FOR CONSTRUCTION

This document contains designs, plans and confidential information that is the exclusive property of Phantom Inc. Any unauthorized use, disclosure or duplication of this information may result in liability under applicable laws.

Wacky Wings





FRONT ELEVATION LAYOUT - ENTRANCE ABOVE DOORS  
3D CHICKEN FEATURE

SCALE: 3/8" = 1'-0"

IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO CHECK AND VERIFY THAT ALL DIMENSIONS MATCH ACTUAL SITE DIMENSIONS AND THE SITE SURVEY.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF SIGNUM ENGINEERING AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF SIGNUM ENGINEERING IS FORBIDDEN.

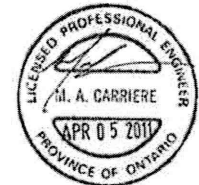
DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL THEY ARE SEALED, DATED AND SIGNED BY THE CONSULTANT.

CURRENT:

2224222 ONTARIO LTD. O/A  
WACKY WINGS EATERY  
1248 DUNDAS STREET EAST  
MISSISSAUGA, ON  
L4Y 2C1  
TEL: 467.284.9250

REV.	DESC.	BY	DATE
0	RELEASED FOR REVIEW	MC	APR 04/11
0	ISSUED FOR PERMIT APPLICATION	MC	APR 05/11

SEAL:



PROJECT: WACKY WINGS EATERY  
ENTRANCE CHICKEN FEATURE  
1248 DUNDAS STREET EAST, MISSISSAUGA, ON

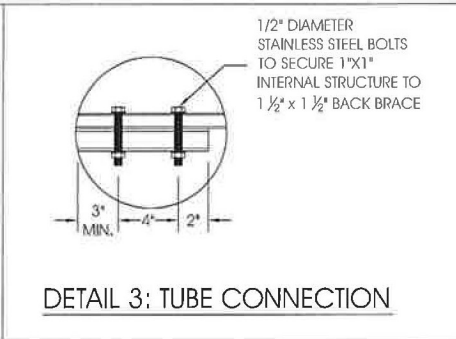
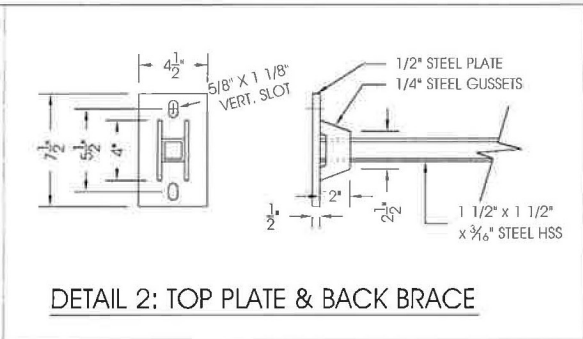
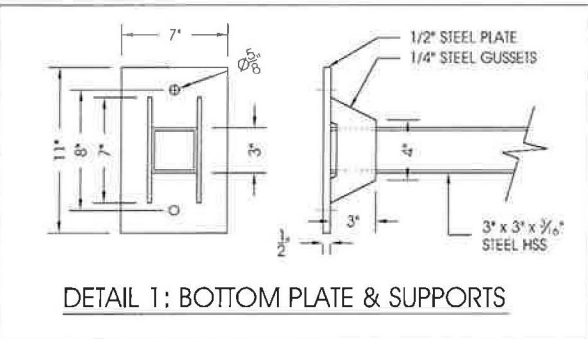
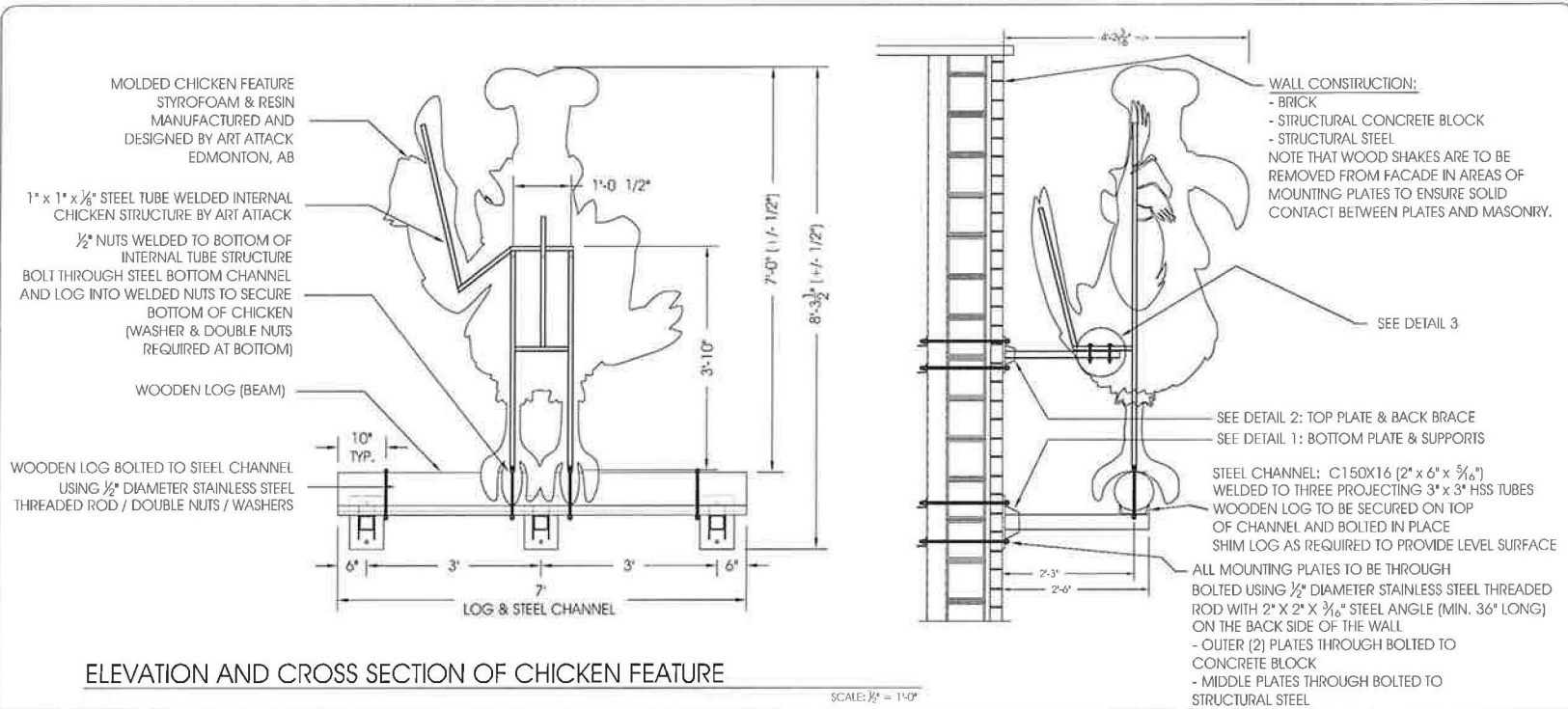
PROJECT NO: 110404A

DRAWING TITLE: FRONT ELEVATION LAYOUT

**Signum**  
engineering

84 Shadywood Cres.  
Kitchener, On N2M 4J2  
tel: 519.572.7206

	NAME	DATE	DWG. NO.
DRAWN	MC	MAR 30/11	S1
CHECKED			
SCALE:	AS NOTED		



#### DESIGN NOTES & SPECIFICATIONS:

- 1) DESIGN WIND AND SNOW LOADS AS PER 2006 ONTARIO BUILDING CODE FOR MISSISSAUGA:  
 $q 1/50 = 0.49 \text{ kPa}$      $S_s = 1.1 \text{ kPa}$      $S_r = 0.4 \text{ kPa}$
- 2) STEEL CHANNEL TO CONFORM TO: G40.21 350W
- 3) STEEL HSS TO CONFORM TO: G40.21 350W
- 4) STEEL PLATES AND GUSSETS: 300 MPa (44 KSI) MINIMUM YIELD

- 5) ALL WELDS TO BE  $\frac{3}{16}''$  FILLET WELDS ALL AROUND UNLESS NOTED OTHERWISE
- 6) CHICKEN MOLDED FEATURE: WEIGHT = 500 LBS
- 7) THREADED ROD: STAINLESS STEEL ASTM A193 GRADE B8
- 8) CONNECTION BOLTS: STAINLESS STEEL ASTM A193 GRADE B8
- 9) SIGNUM ENGINEERING RETAINED FOR DESIGN OF SUPPORT STRUCTURE AND CONNECTION DETAILS ONLY.

IT IS THE RESPONSIBILITY OF THE MANUFACTURER TO CHECK AND VERIFY THAT ALL DIMENSIONS MATCH ACTUAL SITE DIMENSIONS AND THE SITE SURVEY.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF SIGNUM ENGINEERING AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF SIGNUM ENGINEERING IS FORBIDDEN.

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL THEY ARE SEALED, DATED AND SIGNED BY THE CONSULTANT.

CLIENT:

**2224222 ONTARIO LTD. O/A  
WACKY WINGS EATERY**  
 1248 DUNDAS STREET EAST  
 MISSISSAUGA, ON  
 L4Y 2C1  
 TEL: 467.284.9250

REV.	DESC.	BY	DATE
0	RELEASE FOR REVIEW	MC	APR 04/11
0	ISSUED FOR PERMIT APPLICATION	MC	APR 05/11



PROJECT: WACKY WINGS EATERY  
ENTRANCE CHICKEN FEATURE

1248 DUNDAS STREET EAST, MISSISSAUGA, ON

PROJECT No: 110404A

DRAWING TITLE:  
ATTACHMENT DETAILS AND CROSS SECTION

**Signum**  
engineering

84 Shadywood Cres.  
Kitchener, On N2M 4J2  
tel: 519.572.7206

	NAME	DATE	DWG. NO.  <b>S2</b>
DRAWN	MC	MAR 30/11	
CHECKED			
SCALE: AS NOTED			



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

June 7, 2011

**FILE:** 11-04209

**RE: Origin Evergreen Mississauga**  
**820 Scollard Court - Ward 6**

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**The applicant requests the following variance to section 4(6) of the Sign By-law 0054-2002, as amended.**

<b>Section 4(6)</b>	<b>Proposed</b>
A banner sign is specifically prohibited.	One (1) banner sign located on the south elevation of the building

**COMMENTS:**

Previously, the applicant was granted an approval for a variance to display this banner on the building until November 30, 2009. At that time, the applicant had received a Notice of Contravention for illegal installation of the sign, dating back to February 9, 2009.

Upon expiration of the variance, the applicant requested a further extension to May 31, 2010 and noted in their letter of rationale that they will not request any further extensions to this date. The approved Council Recommendation of April 14, 2010:

That the following Sign Variance be granted:

“One (1) banner sign located on the south elevation to remain provided the banner sign be removed on or before May 30, 2010 and **that no further sign variances be granted for the banner sign.**”

On June 2, 2010, and inspection by Sign Unit staff confirmed the banner had been removed. However, on January 24, 2011, **the applicant erected another banner in the same location without any approvals and charges are now pending before the Courts.** The Planning and Building Department therefore does not support the variance application.

## **APPENDIX 2-2**

The 4 banners signs shown in Appendix 2-4, submitted by the applicant, are not located in Mississauga. The banner sign shown in the upper right hand picture was located in Mississauga (on Robert Speck Parkway), but was removed on or about May 3, 2011 as a result of the issuance of a Notice of Contravention by the area inspector.

*K:\pbdivision\WPDATA\PDC-Signs\2011 PDC Signs\11-04209\01-REPORT ver 2.doc*



City of Mississauga  
 Planning and Building Department – Sign Unit  
 300 City Centre Drive  
 Mississauga, Ontario L5B 3C1

March 18, 2011

Attention: Mr. Jeff Grech – Inspector, Sign Unit  
**Re: Letter of Rationale – Application For Sign Variance**

Dear Mr. Grech,

Evergreen Mississauga GP Inc. has opened a rental retirement community on the north-west corner of Mavis and Eglinton (Part of Block 139, Registered Plan M-975, located and known as 820 Scollard Court, zoned RA4-44, Residential). Origin Retirement Communities, though it's subsidiary, Origin Evergreen Inc. is the operator of this community. <http://www.origin.ca/evergreen/index.html>

Although this property is designated Residential Zoning, as a full-service rental retirement complex, there are a number of components that include additional uses. Kindly note that a Committee of Adjustment ruling on September 11, 2008 granted the property certain Minor Variances that permitted additional uses.

On April 24 2009 we applied for a Sign Variance to permit a banner to be displayed on the side of our building. We requested to have this banner up until the end of November 2009. A temporary variance to the Sign By-Law was granted. The banner was removed at that time. The slowdown in the real estate market has impeded our sales progress. Our marketing team erected a banner in January 2011 without a permit. I am usually responsible for obtaining such permits but was recovering from surgery during December and January, which was one of a number of unfortunate circumstances that led to this oversight. We have received a summons as a result. We are now working to become complaint with your By-laws and are therefore applying for a permit.

In conclusion, we are presently all enduring a particularly difficult economic climate and we at Origin Evergreen are not immune to these challenges. Our sales and leasing have been severely impacted and appropriate signage is a tremendous assistance to helping us stay competitive. Our signage requests are clearly not offensive in any way, and as per the attached images, our competition in Mississauga are all displaying similar banners on their buildings. We want to always be a strong part of the Mississauga business community and granting us the requested variance will certainly go a long way to helping us get a good start.

Thank you very much for your support. Please do not hesitate to contact me directly if you wish to discuss any issue raised herein.

Kind Regards,

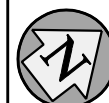
A handwritten signature in black ink, appearing to read "Mike Brcko".

Mike Brcko  
 Director, Business Infrastructure  
 Origin Evergreen Inc.  
[mbrcko@origin.ca](mailto:mbrcko@origin.ca)  
 cell: 416-500-3321





**MISSISSAUGA**  
Leading today for tomorrow



**820 Scollard Crt – Ward 6**  
**File # 09-04577**

**Origin Evergreen Mississauga**

**SCALE FOR REDUCED DRAWINGS**





REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF  
PEEL (No.43) AT 15:47 O'CLOCK ON THE 21<sup>ST</sup>  
DAY OF May 2009

D. Parker  
ASSISTANT DEPUTY LAND REGISTRAR

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 19TH DAY OF JANUARY, 2009.
3. THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE

JANUARY 23, 2009

DATE \_\_\_\_\_

R. AVIS  
Ontario Land Surveyor

DECLARATION REGISTERED AS N°: PR 1641916

Schedule of APPURTENANT and SERVIENT INTERESTS

	PART	PLAN	DESCRIBED IN	NOT
	21, 22, 27, 29, 32, 38, 39, 43	43R-32555	LT12100178	ALL
	21, 22, 27, 29, 32, 38, 39, 43		LT2136883	
	21, 22, 27, 29, 32, 38, 39, 43		PR17088	ALL
	21, 22, 27, 29, 32, 38, 39, 43		PR104254	
	21, 22, 27, 29, 32, 38, 39, 43		PR23630	ALL

SUBJECT TO  
(SERVIENT

INTERESTS)	COMMON ELEMENTS ON LEVEL A	THIS PLAN	DECLARATION
	COMMON ELEMENTS		
	COMMON ELEMENTS ON LEVEL A		
	COMMON ELEMENTS ON LEVELS 1 AND A		
	COMMON ELEMENTS		

COMMON ELEMENTS	
COMMON ELEMENTS ON LEVEL A	
COMMON ELEMENTS ON LEVELS 1, 2 AND A	
COMMON ELEMENTS ON LEVELS 1 AND A	

	COMMON ELEMENTS ON LEVELS 1, 2 AND A			
	3 AND 26	43R-24832	PR17088	
	4 AND 5			
	2 AND 25			

3 AND 26			
COMMON ELEMENTS	PCP No. 634		
11, 28, 43			
10	43R-24832	DP104254	

TOGETHER WITH APPURTENANT INTERESTS)	9, 13, 28		PR23630
	COMMON ELEMENTS	PCP No. 648	
	20, 39, 41		
	18, 21	43R-24832	PR233630

17, 19, 32 (S&E 2 ON 43R-25936)			
COMMON ELEMENTS	PCP No. 663		
7, 9, 15, 16, 23, 24, 30, 36, 37			
17, 18, 19, 20			

	7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 24, 25, 26, 28, 30, 31, 33, 34, 35, 36, 37, 40, 41, 42 44, 45, 46, 47	43R-32555	DECLARATION	
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NOTES AND LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF BLOCK 141 AS SHOWN ON PLAN 43R-24832, HAVING A BEARING OF N43°49'40"E.

ELEVATIONS SHOWN HEREON ARE DERIVED FROM CITY OF MISSISSAUGA DATUM  
BENCH MARK No. 888, HAVING AN ELEVATION = 171.439m.

ALL MEASUREMENTS BETWEEN FOUND MONUMENTS AND BUILDING TIES ARE IN AGREEMENT WITH SURVEY RECORD BY R. AVIS SURVEYING INC., O.L.S., DATED OCTOBER 10, 2007 UNLESS SHOWN OTHERWISE

— DENOTES BOUNDARIES OF THE UNITS AND THE COMMON ELEMENTS  
 DENOTES NOT A PART OF THE UNIT

 DENOTES NOT A PART OF THE UNIT  
 DENOTES SURVEY MONUMENT FOUND  
 SIB DENOTES STANDARD IRON BAR

SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS

BA DENOTES BROAD ARROW  
PKN DENOTES CONCRETE NAIL WITH WASHER  
OU DENOTES ORIGIN UNKNOWN

WIT DENOTES WITNESS  
M/MEAS DENOTES MEASURED  
N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST

PROD DENOTES IN PRODUCTION  
1525/RA DENOTES R. AMS SURVEYING INC., O.L.S.  
F.H.C. DENOTES FIREHOSE CABINET

E.C. DENOTES ELECTRICAL CLOSET  
G.C. DENOTES GARBAGE CHUTE  
D. DENOTES DUCT

N.P. DENOTES NOT A PART OF THIS PLAN

① DENOTES VERTICAL PLANE ESTABLISHED BY MEASUREMENT

② DENOTES VERTICAL PLANE ESTABLISHED BY CENTRE LINE OF WALL/COLUMN AND PRODUCTION

⑦ DENOTES FACE OF CONCRETE CURB AND PRODUCTION

FOR CROSS SECTIONS "A"-"A", "B"-"B", "C"-"C", "D"-"D", "E"-"E", "F"-"F", "G"-"G", "H"-"H", "J"-"J", "L"-"L", "M"-"M" AND "N"-"N" SEE PART 1 SHEET 2 OF THIS PLAN.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT  
INTO UNITS AND COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

DECLARANT: EVERGREEN MISSISSAUGA G.P. INC.

EVERGREEN MISSISSAUGA CCRC  
LIMITED PARTNERSHIP

DATED AT TORONTO

THIS 6<sup>th</sup> DAY OF APRIL, 2009 ASHLEY D'SILVA

AUTHORIZED SIGNING OFFICER  
I HAVE THE AUTHORITY  
TO BIND THE CORPORATION

 R. AVIS SURVEYING INC.

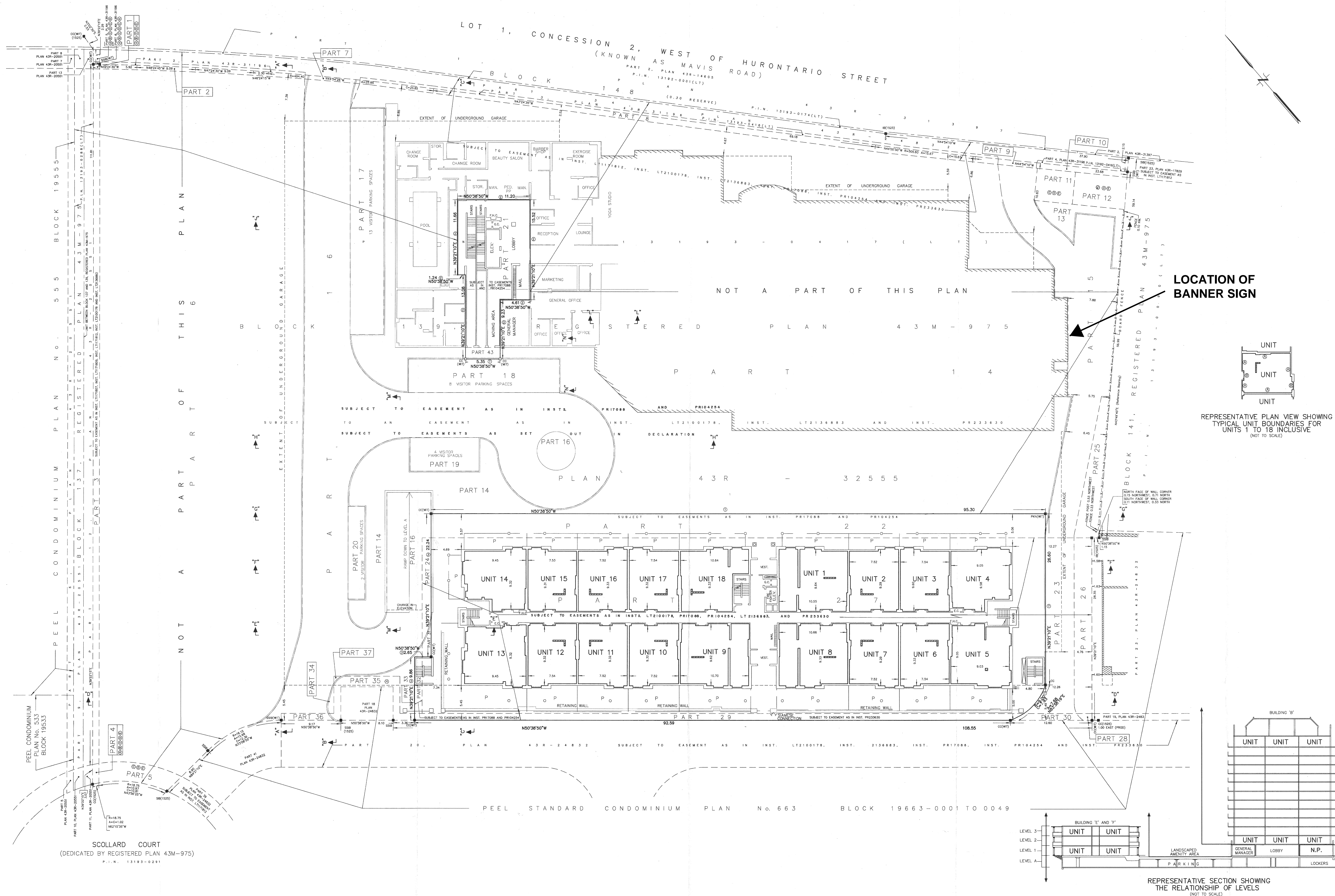
SUITE 203  
235 YORKLAND BOULEVARD  
TORONTO, ONTARIO

TEL : (416) 400-8362      www.rainsurance.com      FAX : (416) 401-1111

PROJECT N° :	1596-8
DRAWING N° :	1596-8-1

DRAWING N° : 1596-8L1

## APPENDIX 2-6

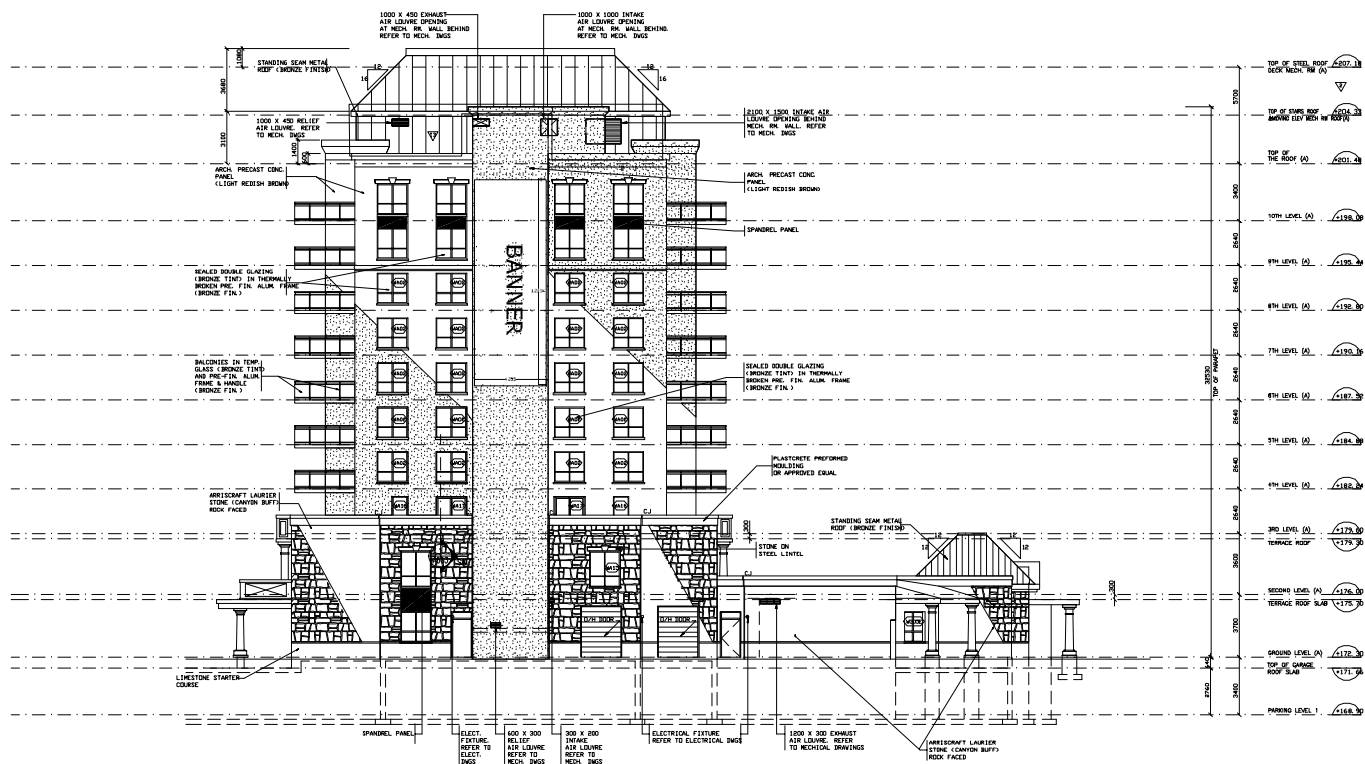




LEGEND:

CJ	CONTROL JOINT
EXP.	JOINT EXPANSION JOINT
EF	ELECTRICAL FIXTURE

BUILDING B  
(BEYOND)



1 SOUTH ELEVATION (BLDG. A)  
A306 SCALE : 1/100

DATE	ISSUED FOR
MAR 08 06	CLIENT APPROVAL
APR 17 06	PROGRESS SET
MAY 05 06	PROGRESS SET
JUN 02 06	BUILDING PERMIT SUBMISSION
AUG 08 06	TENDER
NOV 30 06	AIDENDUM #1
JAN 31 07	AIDENDUM #2/CONSTRUCTION
APR 04 07	AIDENDUM #3
APR 13 07	BUILDING PERMIT RESUBMISSION

NOTE: BALCONY DESIGN IS TO CONFORM TO THE STANDARDS LISTED IN THE DESIGN REFERENCE NOTE: 'BALCONIES IN MEDIUM AND HIGH DENSITY RESIDENTIAL DEVELOPMENT.'



SP 05/265 W6

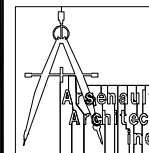
2	NOV 08 07	SITE INSTRUCTION #54
3	JAN 31 07	FOR ADDENDUM #2/CONSTRUCTION
1	NOV 30 06	ISSUED FOR ADDENDUM #1
No	Date	Revisions

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.

PRINTS ARE NOT TO BE SCALED.



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ARCHITECT | D.ARSENAUT

JOB CAPTAIN : N.CARVALHO

DRAWN BY : Y.N.

DATE OF PLOT : MAR 10, 2008

SCALE 1:100

CLIENT'S NAME : EVERGREEN, MISSISSAUGA, ON

2345 YONGE ST., SUITE 700

TORONTO MAP 2ES TEL: 416 3

PROJECT NAME :  
ORIGIN EVERGREEN

RESIDENTIAL RETIREMENT  
800 TO 830 SCOLLARD COURT (ZONING  
MISCELLANEOUS, CANTON)

DRAWING TITLE :

BUILDING (A)

SOUTH ELEVATION	
PROJECT NO. :	DATE :

05 105  $\Delta$ —

65	129	71
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PATH NO. ELEV. 304.192

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