

ATTACHMENT 2: APPLICANT'S SUBMISSION PACKAGE

OWNER’S AUTHORIZATION

With Respect to the lands owned by:

GSI SLOUGH STREET PROPERTIES INC.

(Owner’s Name(s))

Known as:

2200 Markham Road, Toronto, Ontario

(Legal Description / Municipal Address of Lands)

Declare that I/We, the registered owner(s) of the lands described in this application, have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I/We have knowledge of these facts, and I/We hereby authorize:

Nicholas Campney & Nathan Jankowski & Richard Lee

(Name of Agent)

Pattison Outdoor Advertising

(Name of Company)

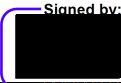
to act on my behalf in this matter.

I/We further consent to the City of Toronto or a representative thereof, inspecting the subject lands and structures.

Date:

11/26/2025

Signed:

Signed by: 

(Signature of Owner(s))

Receipt No: 1843875

Receipt

NOTE: This is not a Permit. Do not construct until a permit is issued.

You will be notified when your permit is ready.

Folder No:	25 262425 ZSV 00 ZR	Date & Time:	December 04, 2025 01:07:53 PM
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Paid By:	PATTISON OUTDOOR ADVERTISING C/O NATHAN JANKOWSKI 2700 MATHESON BLVD E 500 TORONTO ON L4W 4V9		
Project Location:	2200 MARKHAM RD TORONTO ON		
Project Description:	Zoning Review; Multiple-Use Building; Sign		
Fee Description(s):	Cost Center Number:	Value:	
Sign Variance Fee	9010 - BL0014 - PAYMENT	\$933.81	
TB-American Express - online	110583 - PAYMENT	-\$933.81	
Total:			\$0.00
Paid Amount			\$933.81
Paid by :TB-American Express - online			

Payment of these fees accepted through the Toronto Building Payments web application.



Folder Number	Date (yyyy-mm-dd)
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Project Information

Street Number	Street Name	Lot Number	Plan Number
2200	Markham Road	18	66R-19339
Describe the variance(s) being applied for: 694-22(E), 694-25(C)(2)(e), 694-25(C)(2)(f), 694-25(C)(2)(g)[2], 694-25(C)(2)(h), 694-25(C)(2)(k) Please see attached Sign Variance Rationale document			
If it is an application for a variance required for the modification or restoration of an existing sign, please provide the following:			
Existing Sign Dimensions		Location	
Please provide the reasons/justification for the request (Attach any supporting documentation or additional pages as required): Please see attached Sign Variance Rationale document			

Property Owner Information

First Name		Last Name	
Jemmy		Taing	
Company Name (if applicable)			Telephone Number
GSI SLOUGH STREET PROPERTIES INC.			416-916-3324
Street Number	Street Name	Suite/Unit Number	Mobile Number
145	Select Ave	5	
City/Town	Province	Postal Code	Fax Number
Toronto	ON	M1V 5M8	
Email			
jemmy@gsiproperties.ca			

Attachment Required

- Sign Variance Data Sheet
- Copies of any supporting documents
- All necessary plans and specifications required to verify the nature of the Sign By-law Variance(s) requested

Continue on next page

Applicant Information and Declaration

First Name I, Nathan		Last Name Jankowski	
Company Name Pattison Outdoor Advertising			Telephone Number (905) 282-6872
Street Number of 2700	Street Name Matheson Blvd E, West Tower	Suite/Unit Number 500	Mobile Number
City/Town Mississauga	Province ON	Postal Code L4W 4V9	Fax Number
Email NJankowski@pattisonoutdoor.com			
Do hereby declare the following: - That I am ☐ the Property Owner as stated above ☐ the owner's authorized agent. ☒ an officer/employee of <u>Pattison Outdoor Ad</u>, which is an authorized agent of the owner. ☐ an officer/employee of _____, which is the Property Owner's authorized agent. - That statements contained in this application are true and made with full knowledge of all relevant matters and of the circumstances connected with this application. - That the plans and specifications submitted are prepared for the sign variance(s) described and are submitted in compliance with copyright law - That the information included in this application and in the documents filed with this application is correct. DocuSigned by: Signature Nathan Jankowski Print Name (First, Last) 2025-11-25 Date (yyyy-mm-dd)			

Continue on next page

Toronto Building collects personal information on this form under the legal authority of the City of Toronto Act, S.O. 2006, Chapter 11, Schedule A, 136(c) and the City of Toronto Municipal Code, Chapter 694, Signs, General and Chapter 771, Taxation, Third Party Sign Tax. The information will be used for processing applications and creating aggregate statistical reports, for enforcement of the City of Toronto Municipal Code Chapter 694, Signs, General, Chapter 771, Taxation, Third Party Sign Tax, and any other applicable sign by-law of the City of Toronto, and for contacting permit holder(s) or authorized agent(s). Questions about this collection can be directed to the Manager, Sign By-law Unit, Toronto Building, 100 Queen Street West, Ground Floor, East Tower, Toronto, Ontario, M5H 2N2 or by telephone at 416-392-4235.



Folder number	Request Date (yyyy-mm-dd)
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This data sheet forms part of an application for a Variance From Chapter 694 of the Toronto Municipal Code, Signs

Project Information

Street Number	Street Name	Lot Number	Plan Number
2200	Markham Road	18	66R-19339

Site and Building Data

Lot Area	Lot Frontage	Lot Depth
188906 sqft	662 ft	466 ft
Number of Building(s) on the lot	Date of Construction of Building(s) if known (yyyy-mm-dd)	
2		
Building Height(s)	Number of Storeys	Building(s) Gross Floor Area
6m	1	
Building Uses(s)		
Various Commercial/Employment Tenants		

Site Context

Please describe the land uses, buildings and sign districts surrounding the proposal (use additional pages if necessary)	
North	Butcher Shop & Honda Dealership (E Sign District)
South	Railway (E Sign District)
East	Medical Offices & Kia Dealership (E Sign District)
West	Railway (E Sign District)

Proposal

Please describe in detail what is being proposed (use additional pages if necessary)	
Pattison is seeking approval of six variances, to permit a new double-sided ground sign in a V-shaped configuration, displaying third party electronic static copy, with a sign height of 10.0 metres (the “Proposed Sign”). Each sign face measures 5.76 metres horizontally by 2.88 metres vertically (16.59m2). See attached rationale for more information.	

Rationale

Decisions for all Sign Variance Applications are evaluated against criteria listed in Toronto Municipal Code Chapter 694-30 A. A Variance may be granted where it is demonstrated that the proposed sign(s):

- Belong to a sign class permitted in the sign district where the premises is located
- In the case of a third party sign, be of a sign type that is permitted in the sign district, where the premises is located
- Be compatible with the development of the premises and surrounding area
- Support the Official Plan objectives for the subject premises and surrounding area
- Not adversely affect adjacent premises
- Not adversely affect public safety, including traffic and pedestrian safety
- Not be a sign prohibited by Toronto Municipal Code Chapter 694-15B
- Not alter the character of the premises or surrounding area
- Not be, in the opinion of the decision maker, contrary to the public interest

Please describe in detail how the proposal satisfies each of the criteria listed above (use additional pages if necessary)

Please see the attached rationale for details on how the Proposed Sign meets all the criteria required for approval.

Sign Data Sheet

Date (yyyy-mm-dd)	Folder No.
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Sign Information

Sign No.*	Sign Type	Method of Copy Display	Sign Face Dimensions (maximum)			Sign Depth (metres)	Sign Height (metres)	Illumination (Yes/No)	Professional Design Required (Yes/No)
			Length (metres)	Width (metres)	Area (m ²)				

* Please ensure that the sign numbers listed in this sheet are indicated on all sign plans



November 24th, 2025

Attn: Ted Van Vliet, Manager, Express Services
City of Toronto Sign By-law Unit
100 Queen Street West
Toronto, ON | M5H 2N2

RE: Rationale for Sign By-law Variance – 2200 Markham Road, Scarborough

Please accept this letter as the rationale portion of our application for variances from the Sign By-law, regarding a new third party electronic ground sign being proposed at 2200 Markham Road (the “Subject Premises”) in Scarborough. This property is designated as an Employment (E) Sign District, which permits third party electronic ground signs.

On behalf of the Property Owner (GSI SLOUGH STREET PROPERTIES INC.), Pattison is seeking approval of six variances, to permit a new double-sided ground sign in a V-shaped configuration, displaying third party electronic static copy, with a sign height of 10.0 metres (the “Proposed Sign” – See Figure 1 and Figure 2 below). Each sign face measures 5.76 metres horizontally by 2.88 metres vertically (16.59m²).

Figure 1: Rendering of the Proposed Sign

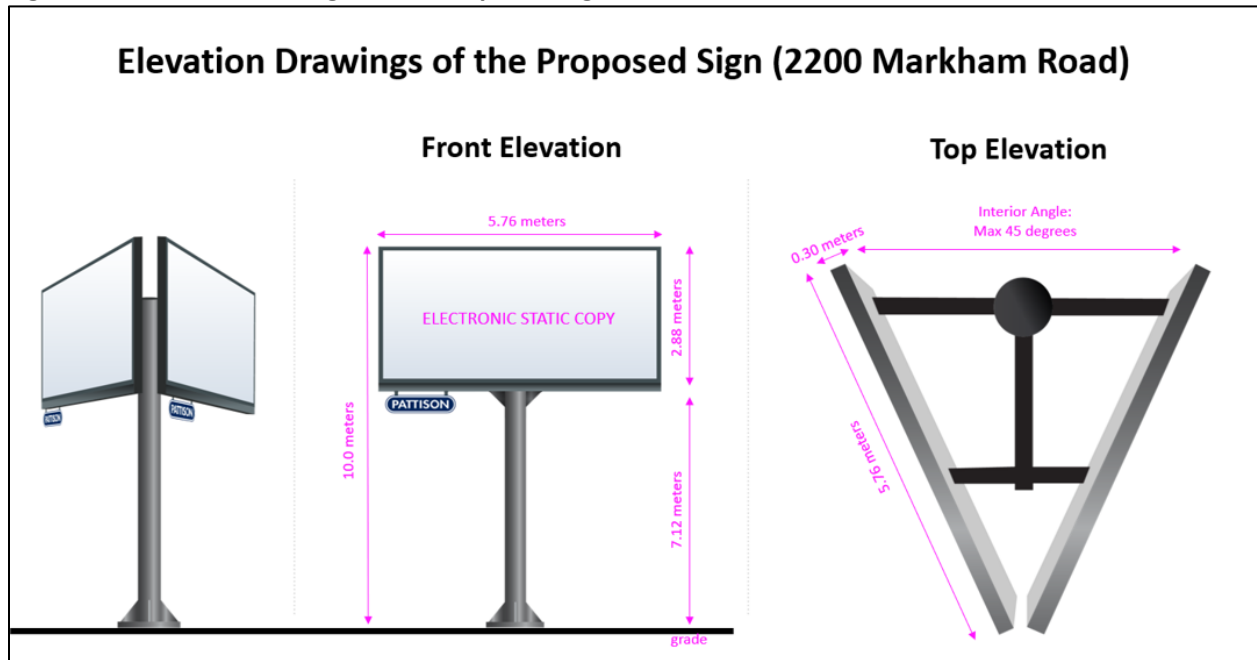


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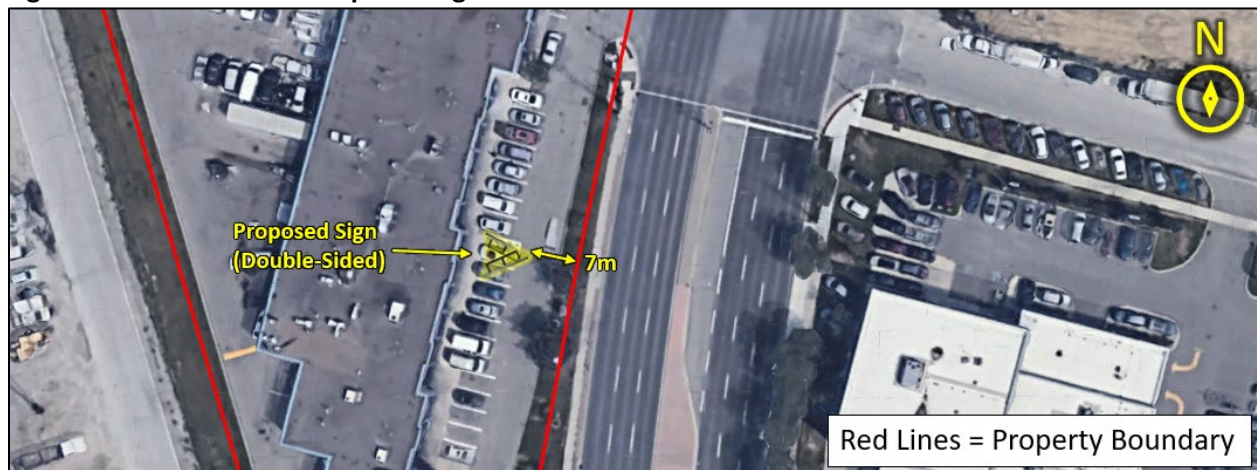


Figure 2: Elevation Drawings of the Proposed Sign



The sign faces will be oriented to the north and southeast, to be viewed by vehicular traffic travelling along Markham Rd (as shown in Figure 3 below).

Figure 3: Site Plan of the Proposed Sign



Required Variances:

1. **694-22(E)** – A third party electronic sign shall not be erected within 150.0 metres of any other lawful third party sign whether or not erected, and;

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2. **694-25(C)(2)(e)** – The sign shall not be erected within 60.0 metres of any premises located, in whole or in part, in an R, RA, CR, I or OS sign district, and;
3. **694-25(C)(2)(f)** – Where a sign is located within 250 metres of an R, RA, CR, I or OS sign district, the sign cannot face any premise in the R, RA, CR, I or OS sign district, and;
4. **694-25(C)(2)(g)[2]** – The sign be located a minimum of 500 metres from any other third party electronic sign located on: a street which forms an intersection with the street on which the sign is located, and;
5. **694-25(C)(2)(h)** – There shall be no more than one ground sign or electronic ground sign erected on the premises, and;
6. **694-25(C)(2)(k)** – Where the sign has two faces, the sign faces shall be back to back.

Conditions of Approval (1):

1. The existing third party ground sign on the Subject Premises will be removed.

A variance is required to allow a third party electronic ground sign to be erected within 150 metres of another third party sign. Currently, there is a double-sided third party ground sign with static copy, set back 60 metres from the Proposed Sign (see Figure 4 below). As a Condition of Approval, this ground sign will be removed prior to the issuance of a Sign Permit, and all associated Permits cancelled.



Figure 4: Existing Third Party Ground Sign is Within 150m of the Proposed Sign

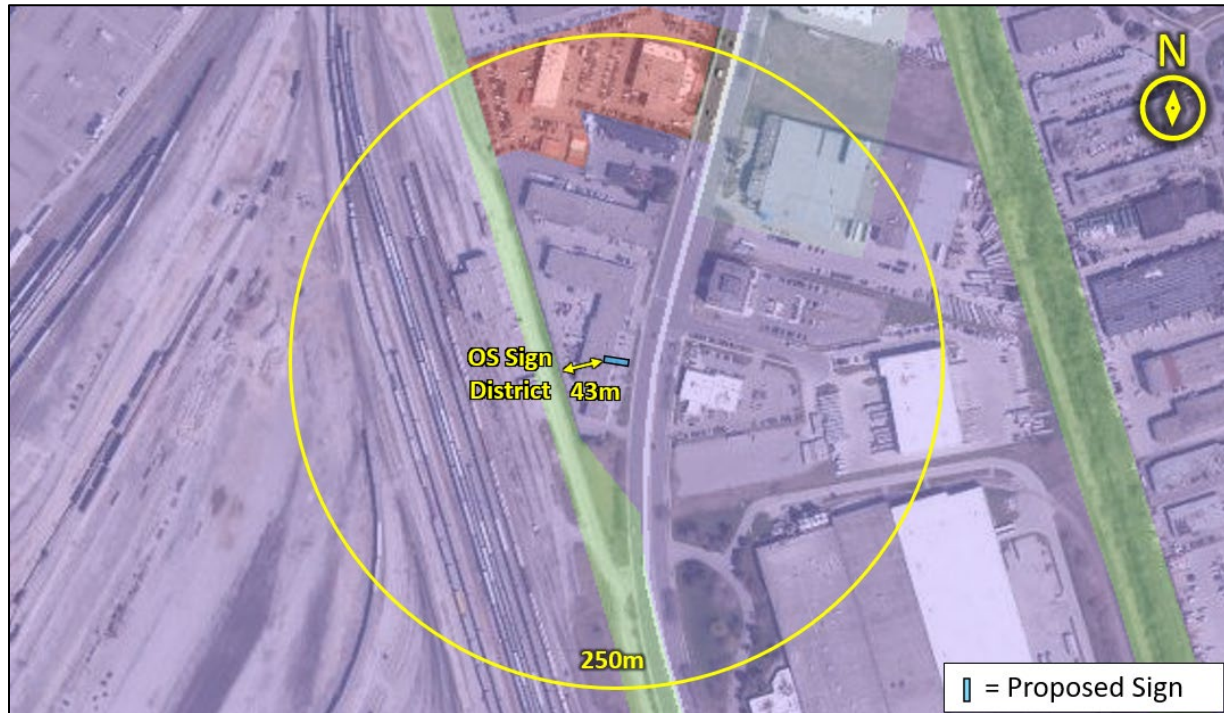


The second variance is required to allow a third party electronic ground sign to be erected within 60 metres of an OS Sign District, and the third variance is required to allow a third party electronic ground sign to be erected within and facing 250 metres of an OS Sign District.

There is an OS Sign District located approximately 43 metres from the Proposed Sign location, as shown in Figure 5 below. However, this OS Sign District does not contain any “standard” open space uses, and instead consists of an access road to the railway corridor, and a narrow grass buffer between the Subject Premises and the adjacent railway corridor. There are no expectations of leisurely activity or public use that would be impacted by the presence of the Proposed Sign in this OS Sign District.



Figure 5: Sensitive Land Uses Within 250 Metres of the Proposed Sign

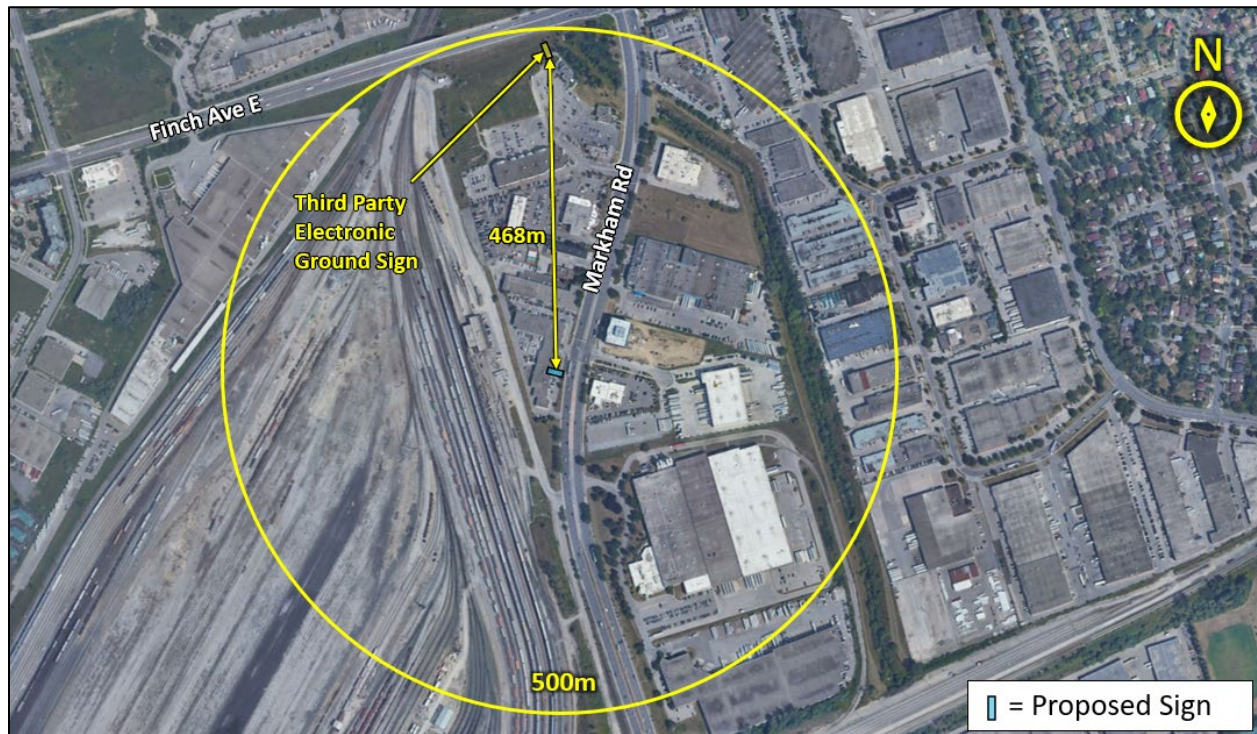


The fourth variance is to allow a third party electronic ground sign to be located within 500 metres of another third party electronic ground sign on a street which forms an intersection with the street on which the sign is located.

As can be seen in Figure 6, there is one existing third party electronic ground sign located approximately 468 metres north of the Proposed Sign. However, this existing sign is oriented towards westbound vehicular traffic along Finch Avenue East. The built form of the buildings, along with the separation distance between (and orientation of) the existing third party electronic ground sign and the Proposed Sign, will ensure that both signs are not visible at the same time.



Figure 6: Proximity to Existing Third Party Electronic Ground Sign



The fifth variance is to allow more than one ground sign to be erected on the Subject Premises. The Subject Premises currently contains one single-sided, first party ground sign, which is located approximately 82m north of the Proposed Sign (see Figure 7 below).

In addition to the considerable separation distance between these two ground signs, the existing first party ground sign is oriented parallel to Markham Road (see Figure 8 below), and therefore its sign copy will not be reasonably visible in the same line of sight as the Proposed Sign.



Figure 7: Proximity of the Proposed Sign and Existing First Party Ground Sign

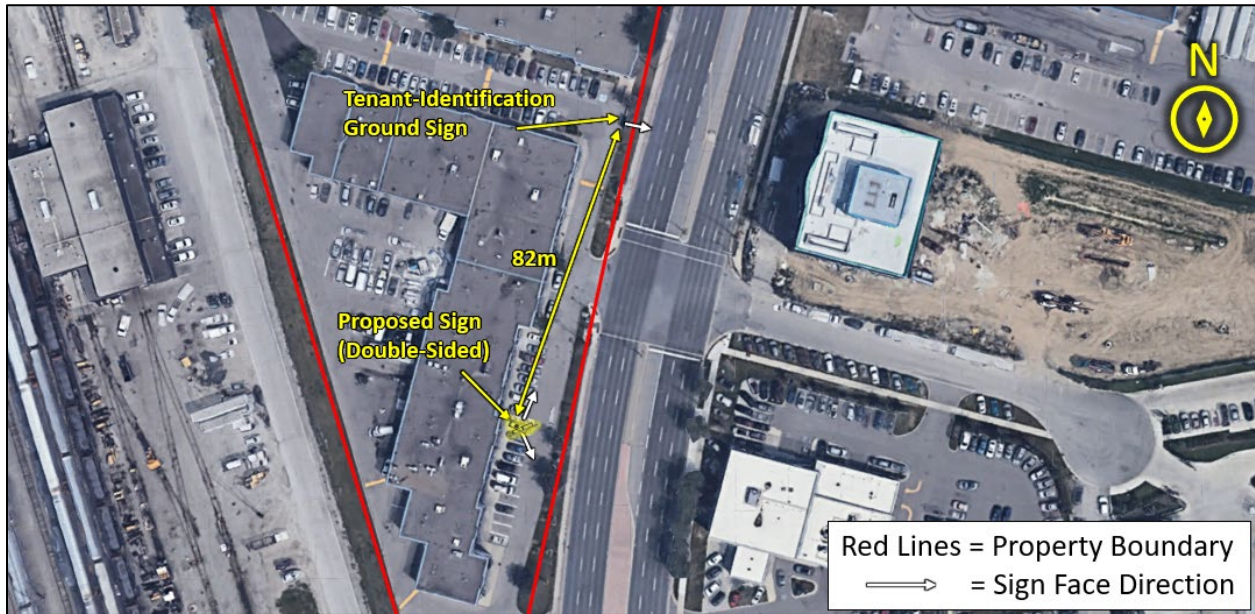
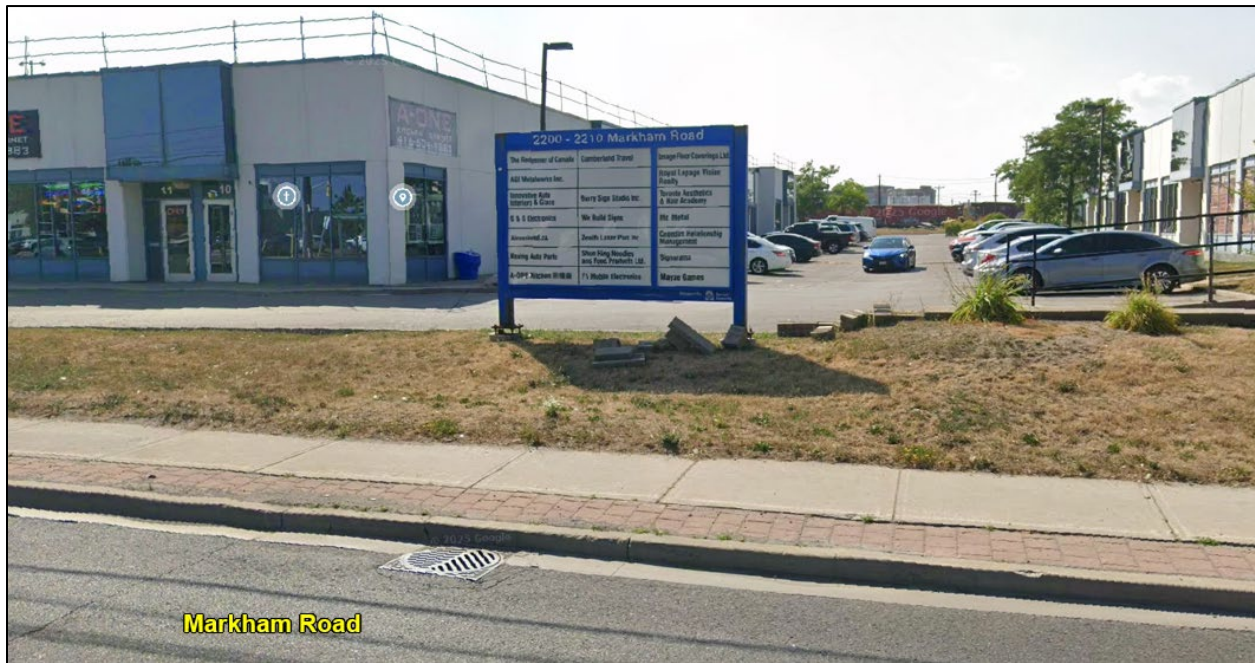


Figure 8: Existing First Party Ground Sign on the Subject Premises



The last variance required is to allow a third party electronic ground sign with two sign faces to be oriented in a V-shaped configuration, instead of back-to-back. This stretch of Markham Road curves as drivers pass the Subject Premises, as shown in Figure 9 below. As a result, a v-shaped orientation will

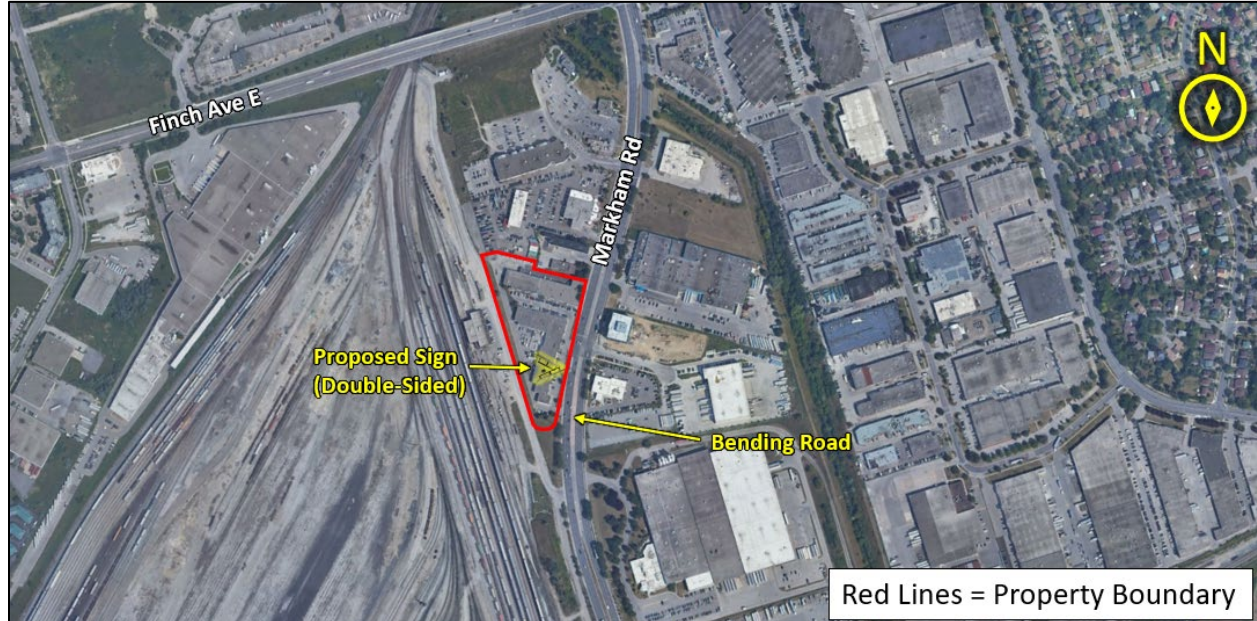
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provide improved visibility to the Proposed Sign, and ensures that each face is properly directed toward its intended viewing corridor.

Figure 9: Curvature of Markham Road in Relation to the Subject Premises



A V-shaped orientation for third party ground signs has been an industry standard for decades, seen in many municipalities in Canada and the GTA. They are proven to be safe and structurally sound, as certified by a structural engineer. This configuration also allows for improved sightlines.

While we are seeking a total of 6 variances, we strongly believe they are all minor in nature or concerns will be completely mitigated as a result of our Conditions of Approval. The Subject Property and surrounding area are highly compatible with the Proposed Sign. Taking all of these factors into consideration, we strongly believe that the variances sought for the Proposed Sign can be supported.

Establishing that each of the eight criteria outlined in 694-30(A) are met:

(1) Belong to a sign class permitted in the Sign District where the premises is located.

The Proposed Sign is classified as a third party electronic ground sign, which advertises, promotes, or directs attention to businesses, goods, services, matters or activities which are not available at or related to the premises where the sign is located. The Subject Premises is located in an E Sign District. As third party signs are permitted in E Sign Districts, this criteria has been met.

(2) Be compatible with the development of the premises and surrounding area.

The Subject Premises currently contains multiple tenants comprising of commercial and employment uses, with frontage along Markham Road, which is considered a major road with heavy vehicular traffic

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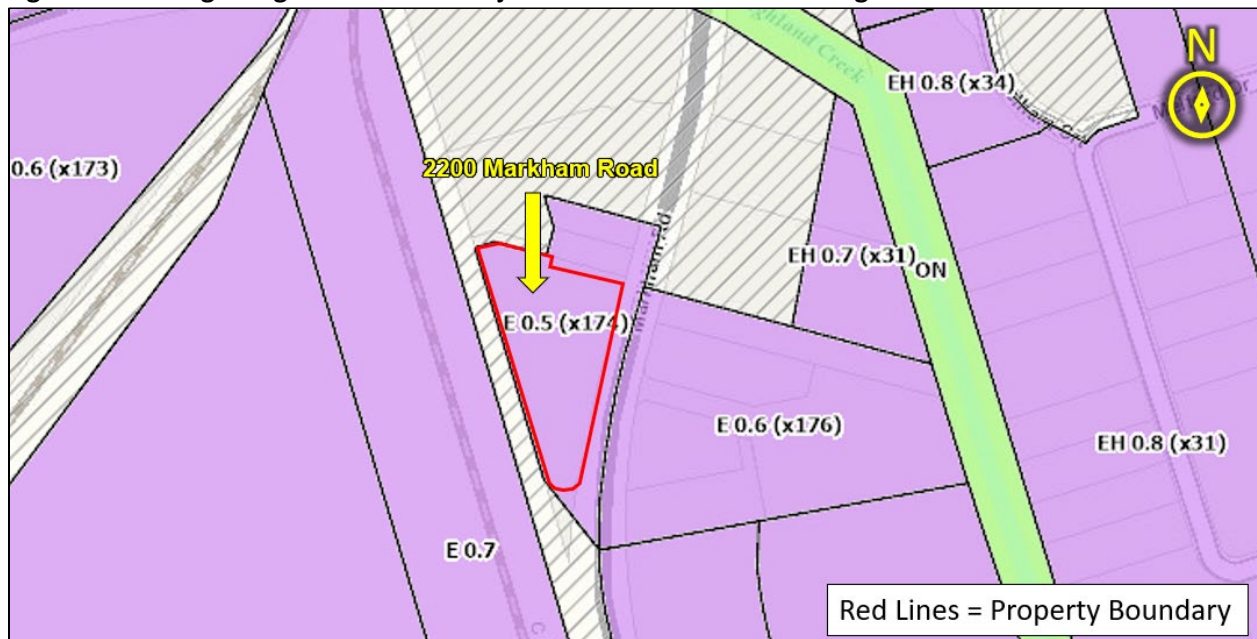


and commercial activity. The Subject Premises is designated as an Employment Sign District, zoned E 0.5, and is designated as a Core Employment land use in the Official Plan.

The surrounding area is largely designated as Core Employment and General Employment land uses in the Official Plan, which is generally reflected in their Zoning and Sign District designations (see Figure 5 above and Figure 10 below). These neighboring properties all consist of either commercial activity or office spaces (such as a Kia dealership, an office building, and a butcher shop), and does not permit nor currently contain any residential uses.

Besides the Open Space Sign District along the railway corridor, which only consists of a narrow strip of grass as a buffer with the Subject Premises, there are also no other sensitive land uses within 250 metres or any ongoing development applications for sensitive land uses in the area.

Figure 10: Zoning Designation of the Subject Premises and Surrounding Area



The Condition of Approval to remove the existing third party static ground sign will also ensure that there will not be an excess of signage on the Subject Premises, and will modernize the signage at the Subject Premises.

The Proposed Sign supports local economic activity by providing advertising opportunities for businesses within the community and beyond, consistent with the commercial and service-oriented uses already present along this section of Markham Road. Additionally, the surrounding area does not contain any sensitive land uses that could be adversely affected by the installation or operation of the Proposed Sign. For these reasons, the Proposed Sign is considered appropriate and compatible with the development of the Subject Premises and the broader area.

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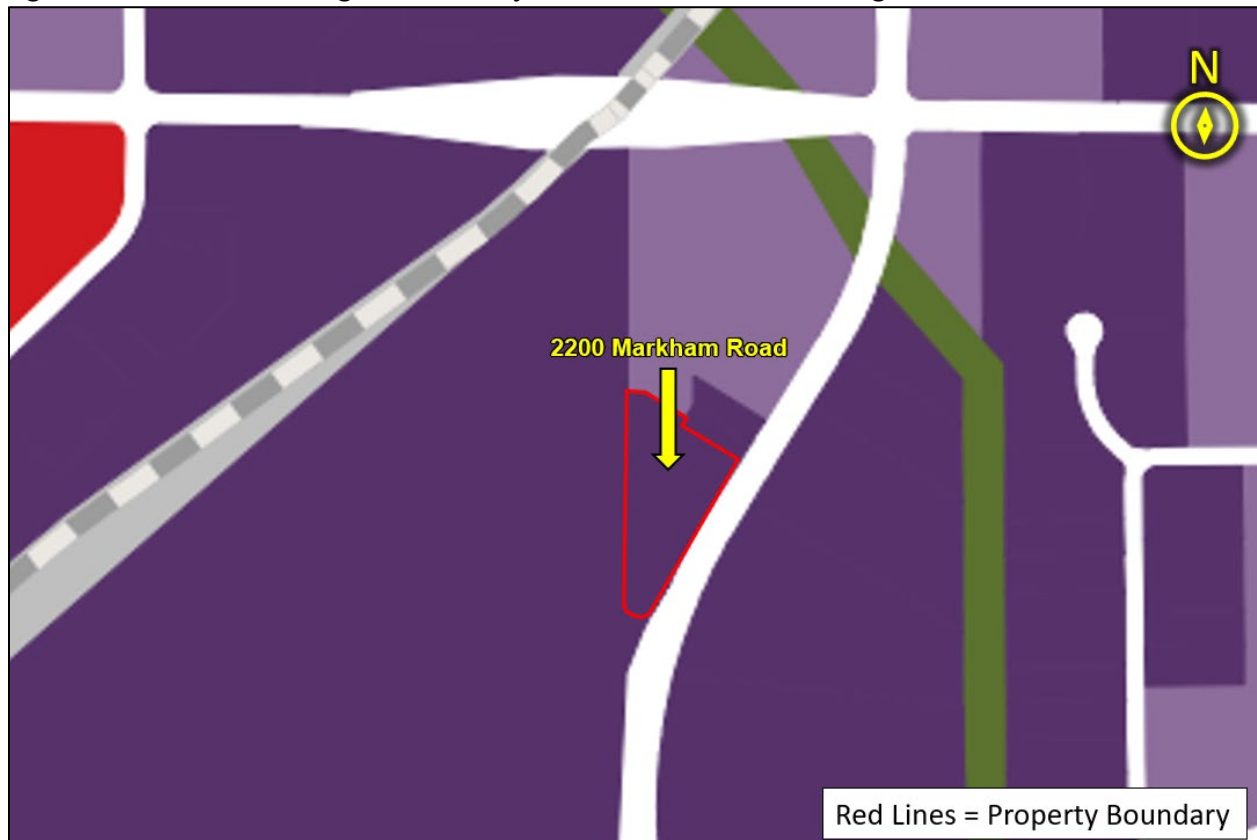
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(3) Support the Official Plan objectives for the Subject Premises and surrounding area.

The Subject Premises is designated as a Core Employment Area in the Official Plan (see Figure 11 below). Employment Areas are intended to accommodate places of business and economic activity, and Core Employment Areas in particular are typically situated along major roads where visibility and transit access help attract employees, customers, and the broader public. The Proposed Sign supports these objectives by enhancing business exposure and contributing to the economic vitality of the area, consistent with the intended function of Core Employment Areas.

Figure 11: Official Plan Designation of Subject Premises and Surrounding Area



The surrounding lands are primarily designated Core Employment and General Employment in the Official Plan. General Employment Areas are also expected to foster business and economic growth, accommodating all uses permitted in Core Employment Areas along with a broader mix of retail, restaurant, and service uses. The Proposed Sign aligns with the planned function of both designations, supporting commercial activity and contributing to a dynamic employment corridor. Therefore, we believe this criteria is achieved.

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(4) Not adversely affect adjacent premises.

None of the adjacent lands contain any sensitive uses. To the west and south lies a railway corridor; to the north are established commercial uses, including an automotive dealership and a butcher shop; and to the east is another automotive dealership and a medical office building. These uses are not expected to experience any negative impacts arising from the Proposed Sign.

Although there is an existing first party ground sign on the Subject Premises, it is located at a considerable setback of approximately 82 metres from the Proposed Sign (see Figure 7 above). Due to its orientation being parallel to Markham Road, it will not fall within the same line of sight as the Proposed Sign and therefore will not contribute to visual clutter. Additionally, the Condition of Approval to remove the existing third-party sign on the property ensures that the number of third party ground signs on the Subject Premises will remain unchanged.

Given the absence of sensitive land uses, the substantial conformity of the Proposed Sign with the Sign By-law, and the compatible signage conditions on the site, Pattison is confident that the Proposed Sign will not adversely affect adjacent premises and that this criterion is fully satisfied.

5) Not adversely affect public safety.

The Proposed Sign maintains a 7-metre setback to the street line and a 30-metre setback to the intersection, which conforms with the provisions set out in the Sign By-law. The Proposed Sign is also located outside of the visibility zone at the Subject Premises, which ensures that it will not create an obstruction to vehicles entering and exiting the Subject Premises.

With electronic signs that change from one message to the next, shorter message duration results in drivers being more likely to observe a change in the message being displayed, which can result in a higher likelihood that a driver will glance at it for a longer duration. In order to further reduce the potential for driver distraction, the Proposed Sign will comply with the Sign By-law provisions for a message duration of 10 seconds between changes in copy.

The Proposed Sign will transition between messages instantaneously, and will not include any visual effects between one message and the next, such as flashing, blinking or movement, to further minimize potential driver distraction.

The Proposed Sign will also be professionally designed, engineered and installed in accordance with Ontario Building Code requirements. As such, we do not believe that any issues related to public safety are foreseeable, and that this criteria has been established.

(6) Not be a sign prohibited by Toronto Municipal Code Chapter 694-15B.

The Proposed Sign is a ground sign consisting of third party electronic static copy, which is not a prohibited sign under the Sign By-law. Therefore, this criteria is established.



(7) Not alter the character of the premises or surrounding area.

The character of the premises and surrounding area is largely established by the Sign District, Zoning, and Official Plan designations, which consist almost exclusively of E Sign Districts, Employment zoning, and Core Employment and General Employment Official Plan designations (see Figure 5, Figure 10, and Figure 11 above).

The only sensitive land use designation in the surrounding area is an Open Space Sign District, which is a thin strip of grass acting as a buffer between the Subject Premises and the neighboring railway corridor. There are also no residential uses or natural areas / public open spaces which would be impacted.

There is an existing third party electronic ground sign located approximately 468 metres north of the Proposed Sign (see Figure 6 above), which helps to establish the character of the Subject Premises and surrounding area. However, this existing third party electronic ground sign is oriented in a completely different direction than the Proposed Sign – towards west-bound vehicular traffic along Finch Avenue East. Furthermore, the built form of multiple buildings between the Proposed Sign and the existing sign – in addition to the actual distance which achieves 94% of the required separation – will ensure that these two signs can co-exist with no relationship between the two.

As the character of the Subject Premises and the surrounding area are all commercial and employment uses, we are confident that the Proposed Sign is compatible with the Subject Premises and surrounding area, and will contribute towards driving economic growth by creating opportunities for local and national businesses to connect with new and returning clients and customers. As a result, we believe this criteria has been achieved.

(8) Not be, in the opinion of the decision maker, contrary to the public interest.

The public interest is, in part, established by the Sign By-law, and the Proposed Sign complies with most requirements for third party electronic ground signs in Employment Sign Districts, with only minor variances being sought and strong rationale justifying each one. The exclusively commercial and employment nature of the Subject Premises and surrounding area help demonstrate that the Proposed Sign is not contrary to the public interest.

The public interest is also established by the underlying designations of the Subject Premises by way of the Official Plan, which acts to dictate the subsequent Zoning and Sign District designations. The Official Plan designates the Subject Premises and the immediate surrounding area as Core Employment and General Employment, and the Zoning designation is also Employment. Thus, the nature of the area, both now and into the future, is compatible with the nature of the Proposed Sign and further restricts developments of sensitive land uses such as residential.

The Proposed Sign is also in line with the Sign By-law requirements for maximum height (10.0 metres permitted; 10.0 metres proposed), sign face area (20.0m² permitted; 16.59m² proposed), number of sign faces (2 permitted; 2 proposed), and method of copy displayed (electronic static copy and static copy).



permitted and proposed). It also complies with the setback from street line (3.0m permitted; 7.0m proposed), setback to intersection (30.0m permitted; 30.0m proposed).

The Proposed Sign will also comply with all of the illumination provisions, the requirements for transition and message duration for electronic static copy, as well as the five-year renewal of the Sign Permit and the requirement to be powered by renewable energy (via Bullfrog Power).

Furthermore, the sign copy will display a variety of messages that inform and educate the public. In addition to displaying content related to local and national businesses, it will also include important updates on public health and safety messaging. As with all of our electronic signs, there are standard “overrides” of any content displayed to allow for Amber Alerts and Extreme Weather Advisories, in an effort to increase public awareness and emergency response capabilities.

For these reasons, we believe that all eight of the required criteria have been established by the Proposed Sign, and we kindly request your support of this application. Thank you for your time and consideration, and please don't hesitate to contact us with any questions or concerns.

Sincerely,

A black rectangular box redacting the signature of Richard Lee.

Richard Lee
Leasing Representative
Pattison Outdoor Advertising LP

A black rectangular box redacting the signature of Nathan Jankowski.

Nathan Jankowski
Manager, Permits & Legislation
Pattison Outdoor Advertising LP

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MURRAY PURCELL

KEVIN THOM

JUSTYNA ZIEMLEWSKA

January 29, 2026

City of Toronto
2 Civic Centre Court
3rd Floor
Toronto, Ontario
M9C 5A3

W. M. FENTON, Ret.

RICHARD PREISS, Ret.

FRED SCHAEFFER, Ret.

Attention: Mr. Ted Van Vliet

Re: 2200 Markham Road

City of Toronto – Our Job No. 25-315-00

**SURVEY RECORDS
SINCE 1850s of:**

ANTON KIKAS
BENNETT & NORGROVE
BENNETT YOUNG
BROWNE CAVELL & JACKSON
D.J. NORGROVE
DAVID ANSHUETZ

The attached sketch dated January 29, 2026 was prepared by my office based on Registry records and field verification and is correct as of the date shown. This sketch is prepared to illustrate the locations as they relate to the regulations outlined in Chapter 694, Signs, General, of the City of Toronto Municipal Code.

If further information is required, please contact the undersigned.

Yours truly,

H.C.J. WHEELER
H.G. ROSE
H.H. GIBSON
H. KOESTER
J.K. YOUNG

SCHAEFFER DZALDOV PURCELL LTD.

J.T. RANSOM
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OPHIR N. DZALDOV
P.J. MCGUINNESS

Dan Dzalldov, B.Sc., O.L.S., O.L.I.P.
DD/dr

RICHARD A. PREISS
REID J. WILSON
R.G. McKIBBON
ROBERT BASIL LEE
ROBERT J. KINGSTON

Submitted by: Nathan Jankowski – Pattison Outdoor

I hereby certify the accuracy of the attached Sketch submitted herewith

SCHAEFFER DZALDOV BENNETT
SCHAEFFER & REINTHALER
WILDMAN HADFIELD STEWART
WILSON & BUNNELL
W.M. FENTON
YATES & YATES

METRIC MEASUREMENTS SHOWN
ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO
FEET BY DIVIDING BY 0.3048.

THIRD PARTY ELECTRONIC
GROUND SIGN

400m TO THIRD PARTY ELECTRONIC GROUND SIGN
(NOT TO SCALE)

COMMERCIAL (C)
SIGN DISTRICT

EMPLOYMENT (E)
SIGN DISTRICT

INDUSTRIAL
BUILDING
No. 2210

EMPLOYMENT (E)
SIGN DISTRICT

EMPLOYMENT (E)
SIGN DISTRICT

4 STOREY
GLASS AND METAL
MEDICAL BUILDING
No. 2225

PRIVATE DRIVEWAY

KIA MOTORS
No. 2201

EMPLOYMENT (E)
SIGN DISTRICT

MARKHAM ROAD

INDUSTRIAL
BUILDING
No. 2200

PROPOSED LOCATION
OF NEW SIGN
(DOUBLE-SIDED)

OPEN SPACE (OS)
SIGN DISTRICT

THIRD PARTY STATIC
GROUND SIGN

SKETCH SHOWING PROPOSED DOUBLE-SIDED DIGITAL SIGN ON
No. 2200 MARKHAM ROAD
CITY OF TORONTO
SCALE 1 : 500

10 5 0 10 20 30 40 50 METRES
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ONE R, RA, CR, OS, I SIGN DISTRICTS WITHIN 60m RADIUS
UNLESS OTHERWISE SHOWN
ONE THIRD PARTY SIGNS WITHIN 150m
FACING ONE R, RA, CR, OS, I
SIGN DISTRICTS WITHIN 250m
ONE THIRD PARTY ELECTRONIC GROUND SIGN
WITHIN 500m
400m FROM ANY BOUNDARY OF A 400 SERIES HIGHWAY

150m - ONE THIRD PARTY SIGNS WITHIN 150m

CONCRETE CURB

CONCRETE SIDEWALK

CONCRETE CURB

CONCRETE SIDEWALK

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SURVEYOR'S CERTIFICATE
THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL ONLY
BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

DATE: JANUARY 29, 2026

ONTARIO LAND SURVEYOR

SCHAEFFER DZALDOV PURCELL LTD.
ONTARIO LAND SURVEYORS
64 JARDIN DRIVE CONCORD, ONTARIO L4K 3P3 TEL: (416) 887-0101
DRAWN ACAD/LW CHECKED DD SCALE 1:500 JOB NO. 25-315-00
PLOT SIZE: 30x38



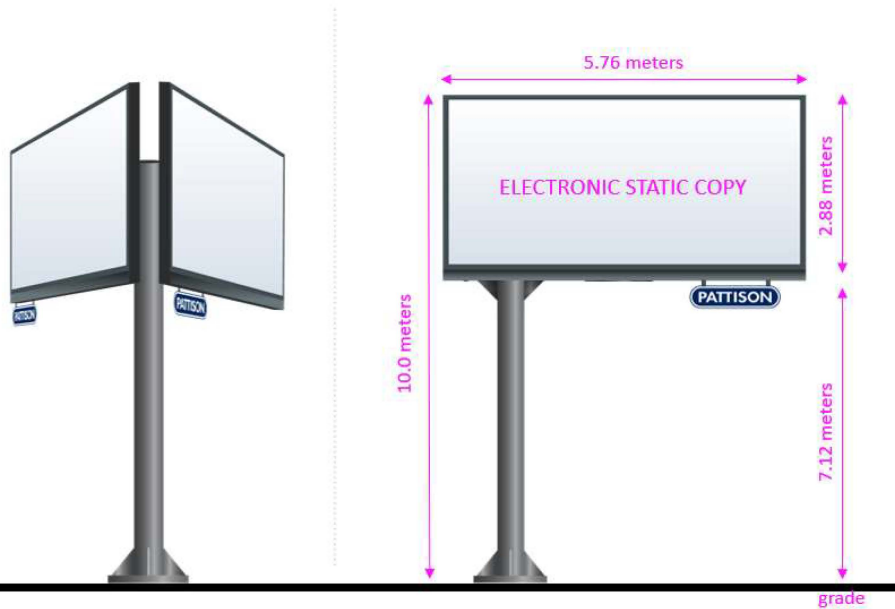
Red Lines = Property Boundary

Image Landsat / Copernicus

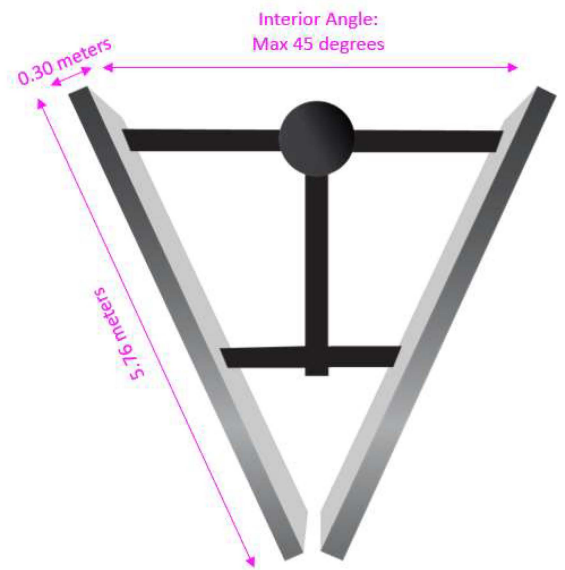


Elevation Drawings of the Proposed Sign (2200 Markham Road)

Front Elevation

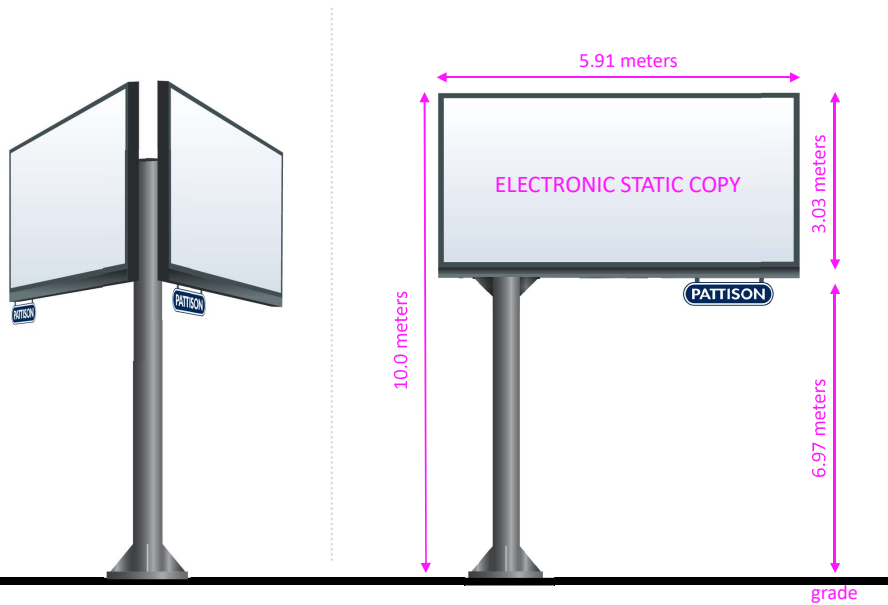


Top Elevation



Elevation Drawings of the Proposed Sign (2200 Markham Road)

Front Elevation



Top Elevation

