

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015**

Item 17, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 15, 2015.

17

**SIGN VARIANCE APPLICATION  
FILE NO: SV.15-012  
OWNER: YORK ORTHODONTICS, HEATHER TANEN,  
TORONTO JEWISH ACADEMY OHR MENACHEM  
LOCATION: 7608 YONGE STREET  
YCC NO. 1268, UNITS 1, 2 AND 3-6  
WARD 5**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated December 1, 2015, be approved; and
- 2) That the following deputations and communication, be received:
  1. Ms. Katarzyna Sliwa, Davies Howe Partners LLP, Spadina Avenue, Toronto, and Communication C6, dated December 1, 2015;
  2. Mr. Gerald Epstein, YRSCC 1268, Yonge Street, Vaughan; and
  3. Mr. John Huffman, Minto Communities, Sheppard Avenue East, Toronto.

**Recommendation**

The Sign Variance Committee recommends:

1. That Sign Variance SV.15-012, York Orthodontics, Heather Tanen, Toronto Jewish Academy Ohr Menachem, be APPROVED, subject to the following:
  - a) That the applicant obtains a Heritage Permit from Culture and Heritage staff.
  - b) No sign shall include any of these or similar words: "place of worship", "religious school" "banquet facilities"

**Contribution to Sustainability**

N/A

**Economic Impact**

The necessary resources have been allocated from within the existing complement.

**Communications Plan**

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

**Purpose**

The purpose of this report is to present for Council approval the recommendation of the Sign Variance Committee in this matter.

**Background - Analysis and Options**

The applicant is proposing to install additional wall signs for each tenant.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015**

Item 17, CW Report No. 44 – Page 2

Sign By-law Requirements (By-Law 203-92, as amended):

6.2 Compliance with Site Development Agreements

6.1 Limit on Number of Signs:

One (1) only of the following sign types per exterior wall per business premises:

- a) Wall sign

Variance Analysis:

The original SPA allowed for seven signs as the owner was proposing seven (7) tenants on the ground level of this building. Instead, they have three (3) tenants only utilizing the seven (7) unit spaces, therefore each tenant is only allowed one sign.

The location of the signs was approved under the SPA approved drawings.

**Relationship to Vaughan Vision 2020/Strategic Plan**

This report supports the goals established by Council in the Vaughan Vision 2020/Strategic Plan, in particular:

Service Excellence – Promote Community Safety, Health & Wellness.

**Regional Implications**

Region of York Engineering approval is not required for the proposed signs.

**Conclusion**

The Sign Variance Committee finds merit in the increase in number of signs per unit due to the location of the sign was approved under the SPA approved drawings.

If Council finds merit in the application a Sign Permit issued by the Building Standards Department is required.

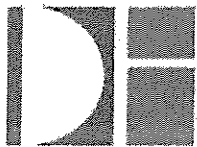
**Attachments**

- 1. Site Plan
- 2. Sketch of Signs (3)

**Report prepared by:**

Bruna Pace  
Senior Plans Examiner, Ext. 8421  
Building Standards

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



Davies  
Howe  
Partners  
LLP

Lawyers

The Fifth Floor  
99 Spadina Ave  
Toronto, Ontario  
M5V 3P8

T 416.977.7088  
F 416.977.8931  
davieshowe.com

December 1, 2015

**By E-Mail Only to [clerks@vaughan.ca](mailto:clerks@vaughan.ca)**

Committee of the Whole  
City of Vaughan  
City Hall  
2141 Major Mackenzie Drive, Level 100  
Vaughan, Ontario L6A 1T1

Dear Committee Members:

**Re: Toronto Jewish Academy Ohr Menachem (known as the Jewish  
Russian Community Centre, the "JRCC")  
Sign Variance Application No. SV-15-012  
7608 Yonge St.**

We are counsel to the York Region Standard Condominium Corporation #1268 (the "YRSCC 1268") at 7608 Yonge Street. We write regarding the sign variance application made by the commercial unit owners of 7608 Yonge Street (the "Lands"), specifically as it pertains to the JRCC.

### ***The Application and Concerns***

The JRCC signage displayed across the street frontage for a portion of the Lands reads as follows:

**JRCC JEWISH RUSSIAN COMMUNITY CENTRE EAST  
THORNHILL [JrccEastThornhill.org](http://JrccEastThornhill.org)**

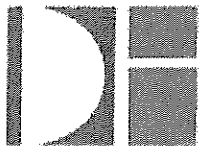
The JRCC seeks a sign variance for signage that refers to a use which is not permitted by the Site Specific By-law. A community centre is not a permitted use on the property.

Furthermore, the JRCC advertises on its website, that the JRCC East Thornhill operates as a synagogue – this use is also not permitted by the Site Specific By-law.

If the Committee of the Whole recommends approval of the sign variance to City Council the result would legitimize a use that is not permitted.

Please refer to: **Katarzyna Sliwa**  
e-mail: [katarzynas@davieshowe.com](mailto:katarzynas@davieshowe.com)  
direct line: 416.263.4511  
File No. 702988

c <u>6</u>
Communication
CW: <u>Dec 1/15</u>
Item: <u>17</u>



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Partners  
LLP

Approval of this application will result in a successful thwarting of the Parent By-law, the Site Specific By-law, the Sign By-law as well as the opinion of the Zoning Plans Examiner, the Chief Building Official and the decision of the Committee of Adjustment.

### ***Land Use Designations and History***

The Lands are zoned RA3, Apartment Residential Zone and are subject to site specific exception 9(1150) under By-law 1-88 as amended (the "Parent By-law"). The Site Specific By-law permits a Club use. The definition of "Club" in the Parent By-law is as follows:

*Means a non-profit, non-commercial organization, which carries on social, cultural and welfare programs for the common betterment of the community and may contain a maximum of (2) arcade machines or two (2) billiard tables and shall not include any commercial use as defined in this By-law.*

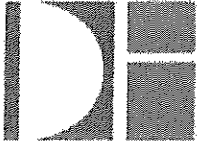
On July 29, 2010 the Ontario Municipal Board (the "Board") approved the Site Specific By-law, which states at s.1(b)(hiii) that notwithstanding the provisions of the Parent By-law:

*Only the following commercial uses shall be permitted on the ground floor only of Building "A" and "B" and shall not exceed 50% of the total gross floor area of the ground floor of Building "A" and "B" as shown on Schedule "E-1272"; [Emphasis Added]*

- i) One (1) Day Nursery;
- ii) Banking or Financial Institution;
- iii) Retail Store, including a Pharmacy;
- iv) Business or Professional Office;
- v) Personal Service Shop;
- vi) Eating Establishment, Convenience;
- vii) Eating Establishment; and
- viii) Club or Health Centre

On October 2, 2014, in response to building permit application, Ms. Marie Kennedy, City of Vaughan Zoning Plans Examiner, stated that a church was not a permitted use on the Lands (attached here for reference):

**Deficiency:** *The proposed use of a "community centre" is not a permitted use ... Please note a "Club" does not include any commercial uses such as*



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*a banquet hall and/or eating establishment. Also a Church as defined "Means a building used for religious worship and includes a church or synagogue hall; a church or synagogue auditorium; a religious worship school; a convent and/or a monastery" is not permitted at this location.*

**Action Required:** The current zoning does not permit the proposed use.

[Emphasis Added]

The JRCC applied to the Committee of Adjustment (the "Committee") for a minor variance to expand the definition of Club to include "some religious and educational activities". The Committee refused the variance application. The JRCC appealed the Committee's refusal to the Board but continued to operate its centre, including synagogue services.

On December 2, 2014, Rabbi Mendel Zaltzman, wrote on behalf of the JRCC, to Mr. Leo Grellette, City of Vaughan Chief Building Official (attached here for reference);

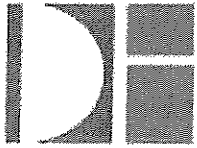
Leo,

*As per your request to put this in writing, I hereby acknowledge that the I'm aware of the fact that a CLUB use (as per the city definition of it) doesn't not allow for an official synagogue or school. (even a day nursery that is allowed in the site specific zoning would need its own permit and regulations).*

Again, despite the JRCC's own acknowledgement that a synagogue is not a permitted use on the Lands, the JRCC continued to operate as such, in blatant disregard for the opinions of City staff and the Committee's Decision.

Despite being prepared to argue the June 2, 2015 Board Hearing, upon request by counsel for JRCC in late May 2015, YRSCC 1268 agreed to Board Mediation. The Hearing was adjourned *sine die* and the JRCC did not pursue scheduling the Board Hearing. Rather, months later and with no notice to YRSCC 1268, the JRCC withdrew its appeal from the Committee's refusal to the Board.

We are now advised by Ms. Dawne Jubb that "the contemplated uses of Club, Church and/or religious school would likely be seen by a court as being permitted under the applicable zoning provisions". The City has refused our continued requests for any explanation regarding the rationale for this opinion. Counsel for the JRCC has not responded to our requests for a copy of the opinion.



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Howe  
Partners  
LLP

**Site Plan Amendment**

Additionally, we are advised by City staff that the current signage details showing one sign *per* each of the seven proposed commercial units were included within Drawing A08 of site plan application DA.08.024.

The City of Vaughan Sign By-law 203-92 (the "Sign By-law") states at section 6.2(a) that:

*A variance to a sign regulated by an approved site plan shall be considered as an amendment to the site plan and the appropriate application shall be made to the Planning Department.*

We asked City staff to confirm whether, or not, the proponent of the sign variance application SV-15-012 has accordingly applied for a site plan amendment with the Planning Department. To date, City staff has not responded to our request.

A sign variance application *via* the sign variance committee is not the appropriate forum to consider this matter. An application for site plan amendment, pursuant to the Sign By-law, should be made to the Planning Department.

If the Committee deems that it should deal with the sign variance application, we submit that the application is inappropriate and should be refused.

We also ask City Council to enforce its Site-Specific By-law.

Yours truly,

**DAVIES HOWE PARTNERS LLP**

Katarzyna Sliwa

KS:AM

copy: Client  
Mr. Mark Yarranton, KLM Planning  
Mr. Richard Pernicky, NexTrans Engineering

Encl.



The City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
Canada L6A 1T1  
Tel (905) 832-8510  
Fax(905) 832-8558

October 17, 2014

TRCC  
5987 Bathurst St  
Unit 3  
Toronto ON  
M2R 1Z3

RE: Permit No: 14-002904 000 00 C  
CONC 1 Lot 29-30  
7608 Yonge Street

---

In order to allow us to complete our zoning examination of your permit application, we request that upon review of the following, you take the appropriate action(s):

- 1.0) **Deficiency:** The proposed use of a "'community centre" is not a permitted use. A Club is a permitted use as defined "Means a non-profit, non-commercial organization, which carries on social, cultural and welfare programs for the common betterment of the community and may contain a maximum of two (2) arcade machines or two (2) billiard tables and shall not include any commercial use as defined in this By-law". Please note a "Club" does not include any commercial uses such as a banquet hall and/or eating establishment. Also a Church as defined "Means a building used for religious worship and includes a church or synagogue hall; a church or synagogue auditorium; a religious worship school; a convent and/or a monastery" is not permitted at this location.

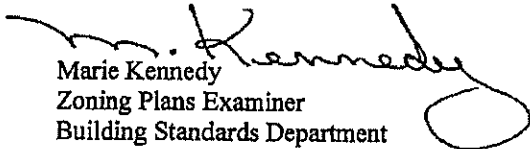
**Action Required:** The current zoning does not permit the proposed use. Please contact the Development Planning Department to discuss which type of application(s) is recommended in order to permit the proposed use(s).

Permit application / drawing review is undertaken by various specialist examination sections in the department. A delay in providing the information requested above will result in a delay of the review process. It is therefore in your best interest to ensure that the above information is submitted without delay, in order to expedite your permit issuance.

The above request pertains only to zoning matters.

Where an application remains incomplete or inactive for 6 months after it is made, the application may be deemed to be abandoned. By-Law 241-93 Section 4. (10).

Yours Truly,

  
Marie Kennedy  
Zoning Plans Examiner  
Building Standards Department  
(905) 832-8510 Ext. 8655

**Grellette, Leo**

---

**From:** Rabbi Mendel Zaltzman <mendelzaltzman@jrcc.org>  
**Sent:** Tuesday, December 02, 2014 3:41 PM  
**To:** Grellette, Leo  
**Cc:** Di Biase, Michael  
**Subject:** Letter

Leo,

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Thank you,

Moshiach Now

*Rabbi Mendel Zaltzman*

Jewish Russian Community Centre of Ontario

5987 Bathurst St. Unit 3

Toronto, ON M2R 1Z3

T: 416.222.7105 x227

F: 416.222.7812

E: [mendelzaltzman@jrcc.org](mailto:mendelzaltzman@jrcc.org)

W: [www.jrcc.org](http://www.jrcc.org)

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.15-012**

**OWNER: YORK ORTHODONTICS, HEATHER TANEN,**

**TORONTO JEWISH ACADEMY OHR MENACHEM**

**LOCATION: 7608 YONGE STREET**

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**Recommendation**

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The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

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2. Sketch of Signs (3)

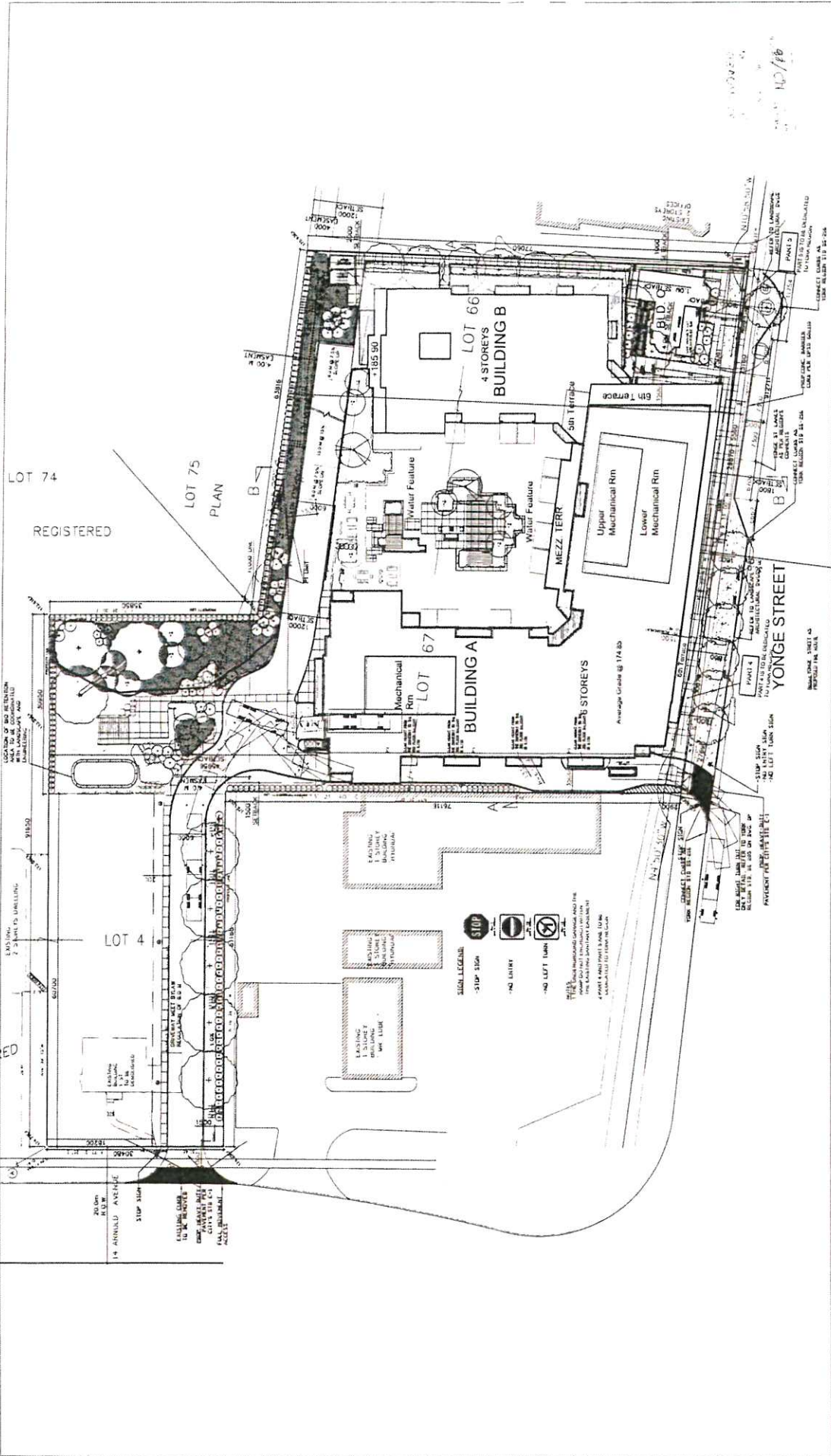
### **Report prepared by:**

Bruna Pace  
Senior Plans Examiner, Ext. 8421  
Building Standards

Respectfully submitted,

Bruna Pace  
Chair, Sign Variance Committee

/as



7608 Yonge Street, Thornhill  
 Proposed Mixed-Use Residential & Retail  
 Site Plan, scale 1:300  
 Job #28442 November 15, 2011  
 July 16, 2011  
 August 22, 2011  
 September 14, 2011  
 Region File No. SP-V 029-08  
 City File No. DA 08024

A01-1

WALL CONSTRUCTION DEPICTED IS AS REPORTED BY CLIENT. SHOULD FIELD CONDITIONS VARY FROM WHAT IS SHOWN, INSTALLER SHALL CONTACT IRC GROUP FOR DIRECTION.



**IRC McCAVOUR  
ENGINEERING  
GROUP INC.**

2101 ARGENTIA ROAD, SUITE 201  
MISSISSAUGA, ONTARIO L4V 1A4  
TEL: (905) 607-7244  
FAX: (905) 607-7285  
WWW.IRCGROUP.COM  
E-MAIL: INFO@IRC.COM

W/N AE15 11/25/15 DATE 08/25/15

UNIT AND BUILDING CODES

FOR VARIOUS OR

1000 - 11 MPa

2000 - 13 MPa

3000 - 15 MPa

4000 - 17 MPa

5000 - 19 MPa

6000 - 21 MPa

7000 - 23 MPa

8000 - 25 MPa

9000 - 27 MPa

10000 - 29 MPa

11000 - 31 MPa

12000 - 33 MPa

13000 - 35 MPa

14000 - 37 MPa

15000 - 39 MPa

16000 - 41 MPa

17000 - 43 MPa

18000 - 45 MPa

19000 - 47 MPa

20000 - 49 MPa

21000 - 51 MPa

22000 - 53 MPa

23000 - 55 MPa

24000 - 57 MPa

25000 - 59 MPa

26000 - 61 MPa

27000 - 63 MPa

28000 - 65 MPa

29000 - 67 MPa

30000 - 69 MPa

31000 - 71 MPa

32000 - 73 MPa

33000 - 75 MPa

34000 - 77 MPa

35000 - 79 MPa

36000 - 81 MPa

37000 - 83 MPa

38000 - 85 MPa

39000 - 87 MPa

40000 - 89 MPa

41000 - 91 MPa

42000 - 93 MPa

43000 - 95 MPa

44000 - 97 MPa

45000 - 99 MPa

46000 - 101 MPa

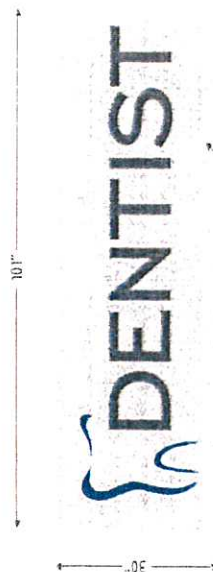
47000 - 103 MPa

48000 - 105 MPa

49000 - 107 MPa

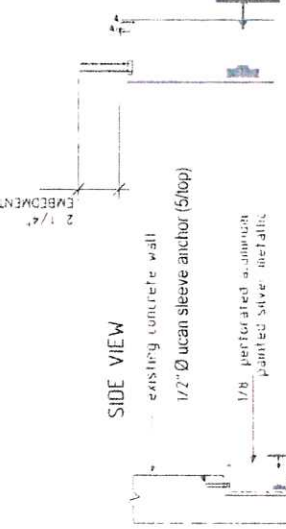
50000 - 109 MPa

# ILLUMINATED SIGN CABINETS



**DENTIST**

1/8" perforated aluminum  
painted silver metallic



SIDE VIEW

existing concrete wall

1/2" Ø ucan sleeve anchor (5/top)

1/8" perforated aluminum  
painted silver metallic

LED illumination

1/8" aluminum backer

1/4" aluminum painted black

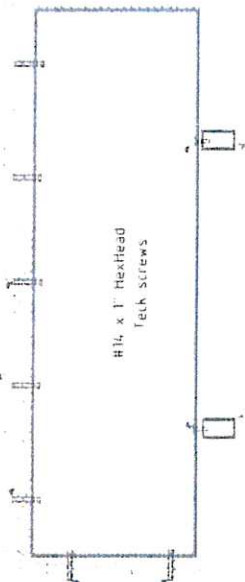
existing steel beam

**DRTANEN.COM**  
905.889.2181

1/4" aluminum painted black

#16 x 1" Hexhead  
Tack screws  
1" x 1" aluminum angle  
welded to face

TOTAL WEIGHT  
per 1 cabinet - 150 lbs  
1/2" Ø ucan sleeve anchor (5/top)



1/2" anchor bolts  
(2/each side)

existing steel beams



25-260 Hwy 7, Unit 10  
Oakville, Ontario L6M 1W9  
www.advancedsigns.com

TEL: (905) 889-2181  
FAX: (905) 764-7004  
E-MAIL: INFO@ADV.COM

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Job No.

000000

Date: 2015

Design #

Scale:

Sales: Mark Petros

Designer: S.C.



Conceptual artwork

Master Dwg



Site #

Reference #

WALL CONSTRUCTION DEPICTED IS AS REPORTED BY CLIENT. SHOULD FIELD CONDITIONS VARY FROM WHAT IS SHOWN, INSTALLER SHALL CONTACT IRC GROUP FOR DIRECTION.

# ILLUMINATED SIGN CABINETS

**JRCC JEWISH RUSSIAN COMMUNITY CENTRE**

**EAST THORNHILL**

**JrccEastThornhill.org**

1/4" aluminum painted black

SIDE VIEW

existing concrete wall

1/2" Ø ucan sleeve anchor (5/16")

1/8" perforated aluminum painted silver, metallic

LED illumination

1/8" aluminum backer

1/4" aluminum painted B

existing steel beam

#16 x 1" hexhead lock screws

1"x1" aluminum angle welded to face

1/2" anchor bolts (1/2" each side)

1/2" perforated aluminum painted silver, metallic

existing steel beam

1/2" anchor bolts (1/2" each side)

1/2" perforated aluminum painted silver, metallic

existing steel beam

**ADVANCED**

25-27 BURNLEY / CANADIAN  
ONTARIO CANADA L9R 1W6  
www.advancedsigngroup.com

Tel (416) 603-6161  
Fax (416) 736-1036  
toll free 1-800-742-0962

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existing steel beam

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

Job No.

000000

Date 2015

Design 4

Scale:

Sales Mark Person

Designer: S.C.

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet

100A. 350 lbs per cabinet



2121 ARGENTIA ROAD, SUITE 401  
MISSISSAUGA, ONTARIO, CANADA L4X 1Z4  
TEL: (905) 607-7244 FAX: (905) 607-7280  
WEB SITE: www.ircgroup.com  
E-MAIL: info@ircgroup.com

**IRC McCAVOUR ENGINEERING GROUP INC.**

DESIGNED BY: S.C. PE  
CHECKED BY: S.C. PE  
FOR VAUGHAN, ONT.  
DATE: 08/25/15  
SPECIFIED WITH UNIT: 12594-P  
UPWARDS REVIEW OF THE CONSTRUCTION OF SIGN CABINET, USING 1/2" Ø UCAN SLEEVE ANCHOR WITH MINIMUM 2" LAP EMBEDMENT INTO 20 MPa CONCRETE



**IRC McCAVOUR  
ENGINEERING  
GROUP INC.**

2121 ARGENTIA ROAD, SUITE 401  
MISSISSAUGA, ONTARIO, L4N 2A4  
WEB SITE: [www.4group.com](http://www.4group.com)  
W/N. A15 113PS 1656Q DATE 08/22/15  
TEL (905) 607-1244  
FAX (905) 607-1259  
EMAIL [info@4group.com](mailto:info@4group.com)  
Mississauga Office, Suite 401

1. 1990年10月1日現在の人口  
 2. 1990年10月1日現在の人口  
 3. 1990年10月1日現在の人口  
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 9. 1990年10月1日現在の人口  
 10. 1990年10月1日現在の人口



Job No.

00000

Date: \_\_\_\_\_ 2015

11/15/2017

So also

**Bates, Mark Pentis**

Übertragung: 50

Conceptual  
artwork

Master Dwg

1

100

## ILLUMINATED SIGN CABINETS

237" 101" 237" 101"

DR. NIMAMIR  
D.D.S., M.S., FRC(DC)

YORK

ORTHODONTICS

1/4" aluminum painted black

1/8" perforated aluminum painted silver metallic

1/4" aluminum perforated black

1/2" Ø ucan sleeve anchor (5/top)

existing concrete wall

SIDE VIEW

MAIN SIDE VIEW

1 1/2" Ø ucan sleeve anchor (

6/11/2006 10:00 AM

LED illumination

1/8" aluminum backer

11/16 alterations: 2011-12-12

12723 12-15-02

**ADVANCED**  
 2525 BAYVIEW, UNIT 100  
 SCARBOROUGH, ONTARIO M1T 3B6  
 www.whitesideoptics.com

1989-1990 (1989) 1990  
1990-1991 (1990) 1991  
1991-1992 (1991) 1992

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