



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2006)

DATE: February 7, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 27, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

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

RECOMMENDATIONS: That the Report dated February 7, 2006, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested Sign Variance Applications described in Appendices 1 to 4 of the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 05-08335 (Appendix 1-1)
Ward 4
Amacon Development (Huronario) Corporation
(Eden Park)
465 Burnhamthorpe Road West

To permit three (3) construction site signs which are not located on project property and located on the same street line with spacings of 19.5 m (63.98 ft.) and 20.5 m (67.26 ft.) respectively;
 - (b) Sign Variance Application 05-8554 (Appendix 2-1)
Ward 6
Mississauga Carmel Mandarin Alliance Church
5725 Terry Fox Way

To permit a ground sign with a 1.1.m (3.61 ft.) setback from the street line;

- (c) Sign Variance Application 05-04901 (Appendix 3-1)
Ward 7
Amacon Development (Hurontario) Corporation
(Eden Park)
3530 Omeath Court

To permit one (1) construction site sign with a 0 m (0 ft.) setback from the property line and a 0.61 m (2 ft.) setback from the driveway entrance;

The granted variances are subject to compliance with other provisions of the Sign By-law.

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

- (a) Sign Variance Application 05-08459 (Appendix 4-1)
Ward 4
Sushi One Restaurant
670 Eglinton Avenue West

To permit the following:

- (i) One (1) facia sign located on the side (east) elevation of the building on a unit of another tenant in the plaza.
- (ii) One (1) facia sign located above the upper limits of the first storey on the rear (north) 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 Sign Variance Applications (see Appendices 1 to 4) for approval by Council. Each application is accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicant's 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:

- Amacon Development (Hurontario) Corporation
Appendix 1-1 to 1-6.
- Mississauga Carmel Mandarin Alliance Church
Appendix 2-1 to 2-5
- Amacon Development (Hurontario) Corporation
Appendix 3-1 to 3-6
- Sushi One Restaurant
Appendix 4-1 to 4-10

Edward R. Sajecki
Commissioner of Planning and Building



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 7, 2006

FILE: 05-08335

RE: Amacon Development (Huronario) Corporation
(Eden Park)
465 Burnhamthorpe Road West - Ward 4

The applicant requests the following variances to section 27 of the Sign By-law 0054-2002, as amended.

Section 27	Proposed
A construction site sign shall be located on the project on which the sign pertains too.	Three (3) construction site signs which are not located on the project property and located on the same street line, with spacings of 19.5m (63.98 ft.) and 20.5m (67.26 ft.) respectively.
That each construction site sign is a minimum of 100m (328.08 ft.) from any other construction site sign.	
Two (2) construction site signs are permitted to be located on the same street line.	

COMMENTS:

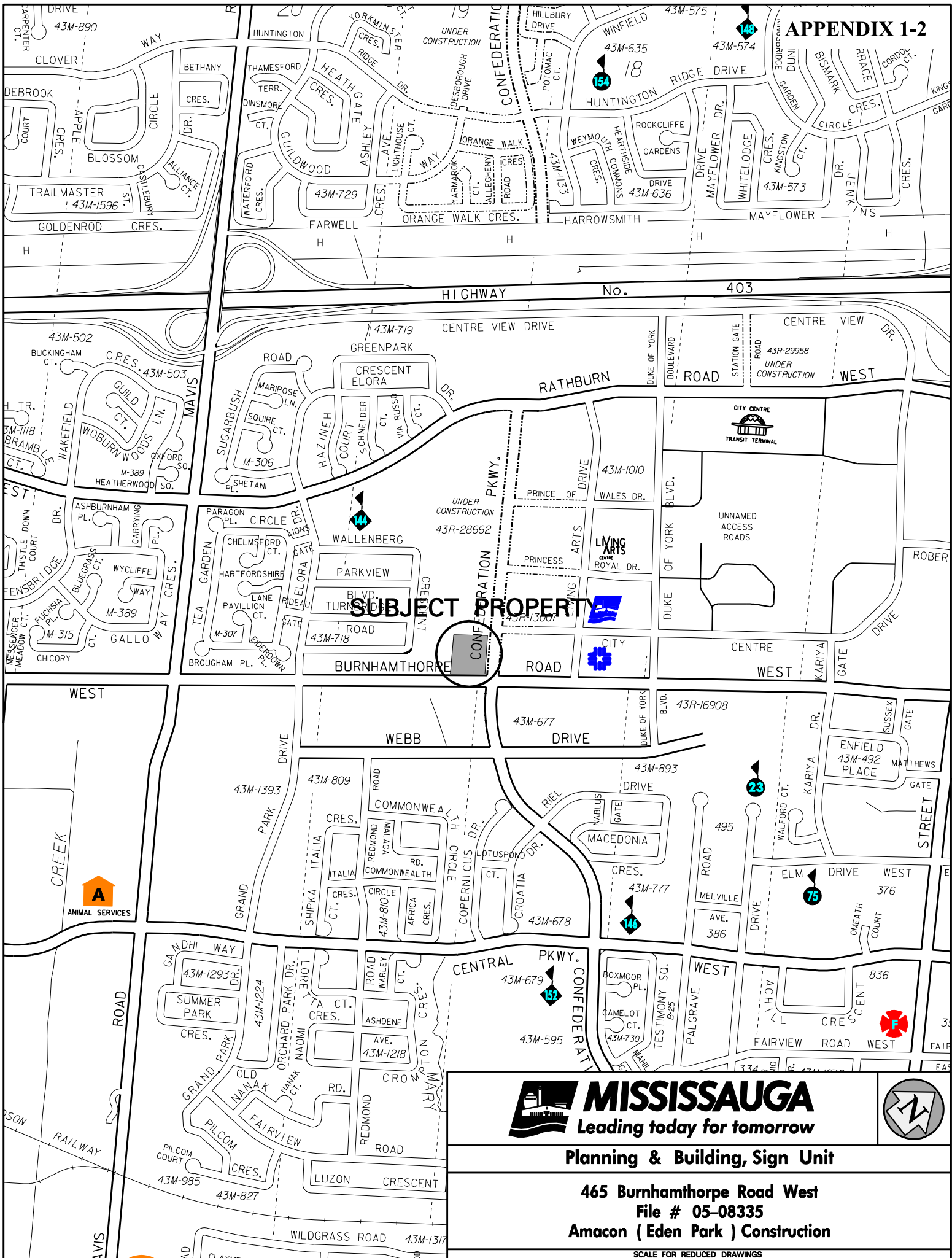
The proposed signs are located on a site owned by the same developer – Amacon Development (Huronario) Corporation. Although the variance is for three signs closely spaced, the signs are small in nature 8.92m² (96 sq. ft. each) and in total, well below the 60 m² (645.85 sq. ft.) permitted by the Sign By-law.

The owner is currently building their sales pavilion on these lands. The proposed signs are temporary and will be eventually refaced with advertising for the development on these lands.

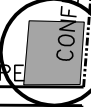
As the proposed signs are consistent with other construction site signs erected in the City Centre, the Planning and Building Department finds the proposed variances are acceptable from a design perspective.

RECOMMENDATION:

That the variances to permit three (3) construction site signs which are not located on the project property and located on the same street line with spacings of 19.5m (63.98 ft) and 20.5m (67.26 ft.) respectively, **be granted.**



SUBJECT PROPERTY



MISSISSAUGA
Leading today for tomorrow



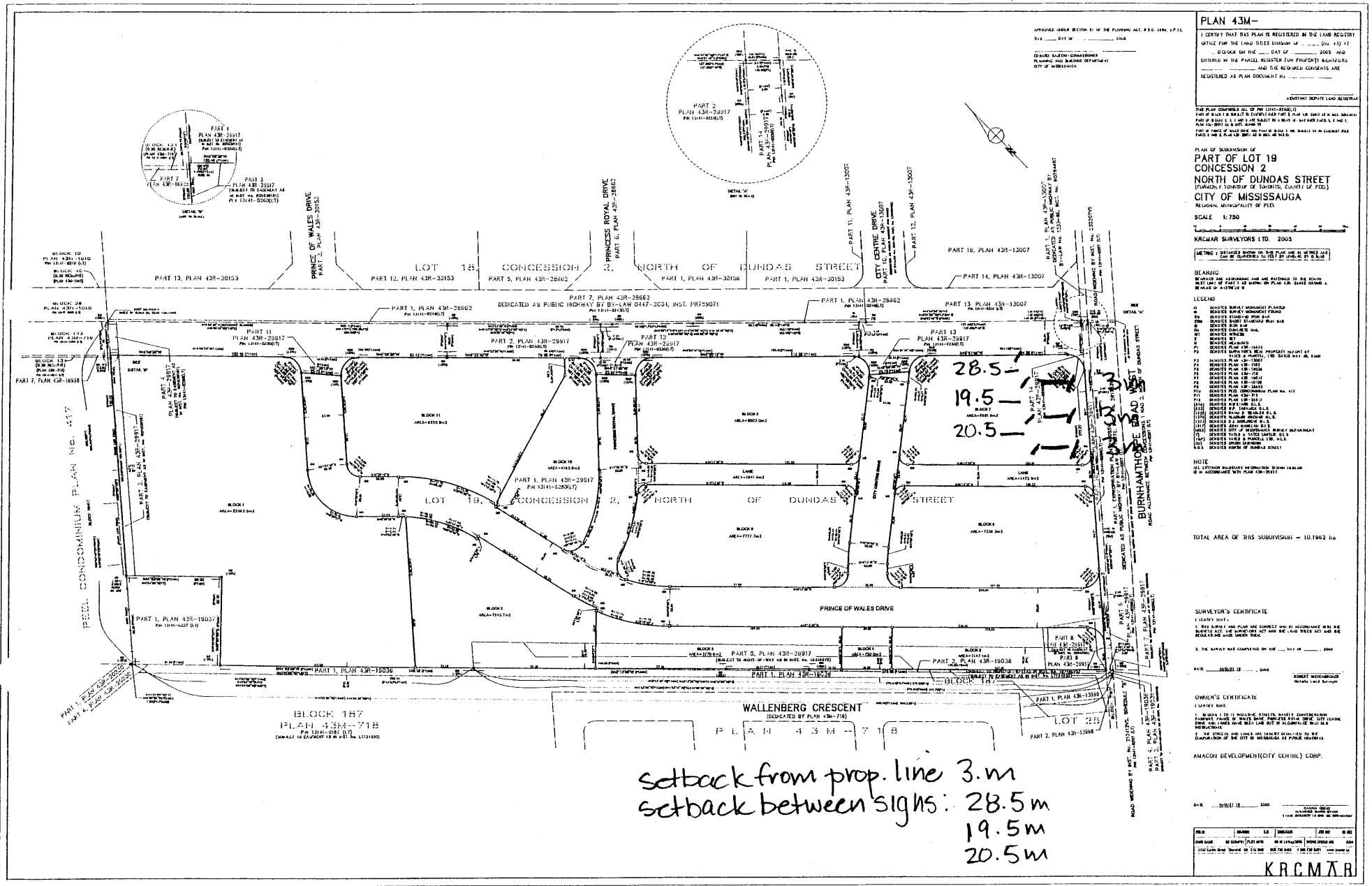
Planning & Building, Sign Unit

465 Burnhamthorpe Road West
File # 05-08335
Amacon (Eden Park) Construction

SCALE FOR REDUCED DRAWINGS



365 BURNHAMTHORPE RD W.



setback from prop. line 3.m
 setback between signs: 28.5m
 19.5m
 20.5m

PLAN 43M-
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TILES DIVISION OF ... (Sec. 43) AS ... ON THE ... DAY OF ... 2005 AND ENTERED IN THE PAVEMENT REGISTER FOR PRESENT BELIEVERS ... AND THE RECORDED CONDITIONS ARE RECORDED AS PLAN DOCUMENT NO. ...

PLAN OF SUBDIVISION OF
**PART OF LOT 19
 CONCESSION 2
 NORTH OF DUNDAS STREET**
 (FORMERLY TOWNSHIP OF TAYBIRD, COUNTY OF YEEH)
 CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL

SCALE 1:750
 KRCMAR SURVEYORS LTD. 2005

LEGEND
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 100. ...

NOTE
 ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND IN ACCORDANCE WITH PLAN 43M-718

TOTAL AREA OF THIS SUBDIVISION - 10,186.2 sq

SURVEYOR'S CERTIFICATE
 I, SURVEYOR ...
 1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TILES ACT AND THE REGULATIONS UNDER THEREIN.
 2. THE SURVEY HAS COMPLETED ON THE ... DAY OF ... 2005.
 DATE ... 2005

OWNER'S CERTIFICATE
 I, OWNER ...
 1. BLOCK 1 TO 15 INCLUDING STREETS, DRIVE, CONCERNING FROM THE TOWN OF MISSISSAUGA, COUNTY OF YEEH, CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL, AND THE RECORDED CONDITIONS ARE RECORDED AS PLAN DOCUMENT NO. ...
 2. THE STREETS AND LINES ARE IDENTIFIED IN THE PLAN DOCUMENT OF THE CITY OF MISSISSAUGA AS PUBLIC HIGHWAYS.

ANACON DEVELOPMENT (CITY CENTRE) CORP.

DATE ... 2005

1:750

PLAN 43M-718

KRCMAR



two model
suites

EVE DISCOVERY CENTRE
OPEN DAILY 12PM - 6PM

**AN INSPIRED HIGHRISE
CONDOMINIUM COMMUNITY**



EVE DISCOVERY CENTRE
**Hurontario &
Central
Parkway**

\$ **139,900**
STARTS

**AN INSPIRED HIGHRISE
CONDOMINIUM COMMUNITY**



**AN INSPIRED HIGHRISE
CONDOMINIUM COMMUNITY**





November 17, 2005

City of Mississauga
Planning and Building Department
300 City Centre Drive
Mississauga, ON
L5B 3C1

Attention: Mr. Jeffery Grech,

Dear Mr. Grech;

Re: 465 Burnhamthorpe Rd. West
Mississauga, Ontario
(Sign Application)

Further to our recent meeting respecting the above noted matter, please find enclosed four (4) site plans depicting the location of the signs on the property, sign graphics and application for a Sign Variance..

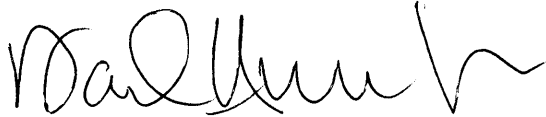
The signs that are the subject of the above-noted application will be located on the north side of Burnhamthorpe Rd. W. on a parcel that is currently being developed for a condominium sales centre. The signs are located 3 m north of the property line along Burnhamthorpe Rd. W. and 28.5 m west of Confederation Parkway (currently under construction) and are spaced 19.5 m and 20.5 m respectively. The signs are for a development at 3504 Hurontario St. which is owned by the same company as the above-noted site.

As a result of the limited exposure available at the 3504 Hurontario St. site, we are seeking a variance to locate three signs on the above-noted property. This additional exposure will assist in the sale and marketing of the Hurontario site. The signs will be refaced in the near future to reflect the marketing of the condominium project that is planned for the above-noted site. The location of the signs as a result of the setback will in no way interferes with the safe ingress or egress from the site.

I trust the above noted material is satisfactory and addresses your requirements. Should you require any additional information, please feel free to contact the undersigned at 416 369 9069

Yours truly,

Amacon Development (Huronario) Corp.

A handwritten signature in black ink, appearing to read "David Hunwicks". The signature is fluid and cursive, with a prominent initial "D" and a long, sweeping tail.

David Hunwicks
Manager, Development



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 7, 2006

FILE: 05-08554

RE: **Mississauga Carmel Mandarin Alliance Church**
5725 Terry Fox Way - Ward 6

The applicant requests the following variances to section 15 of the Sign By-law 0054-2002, as amended.

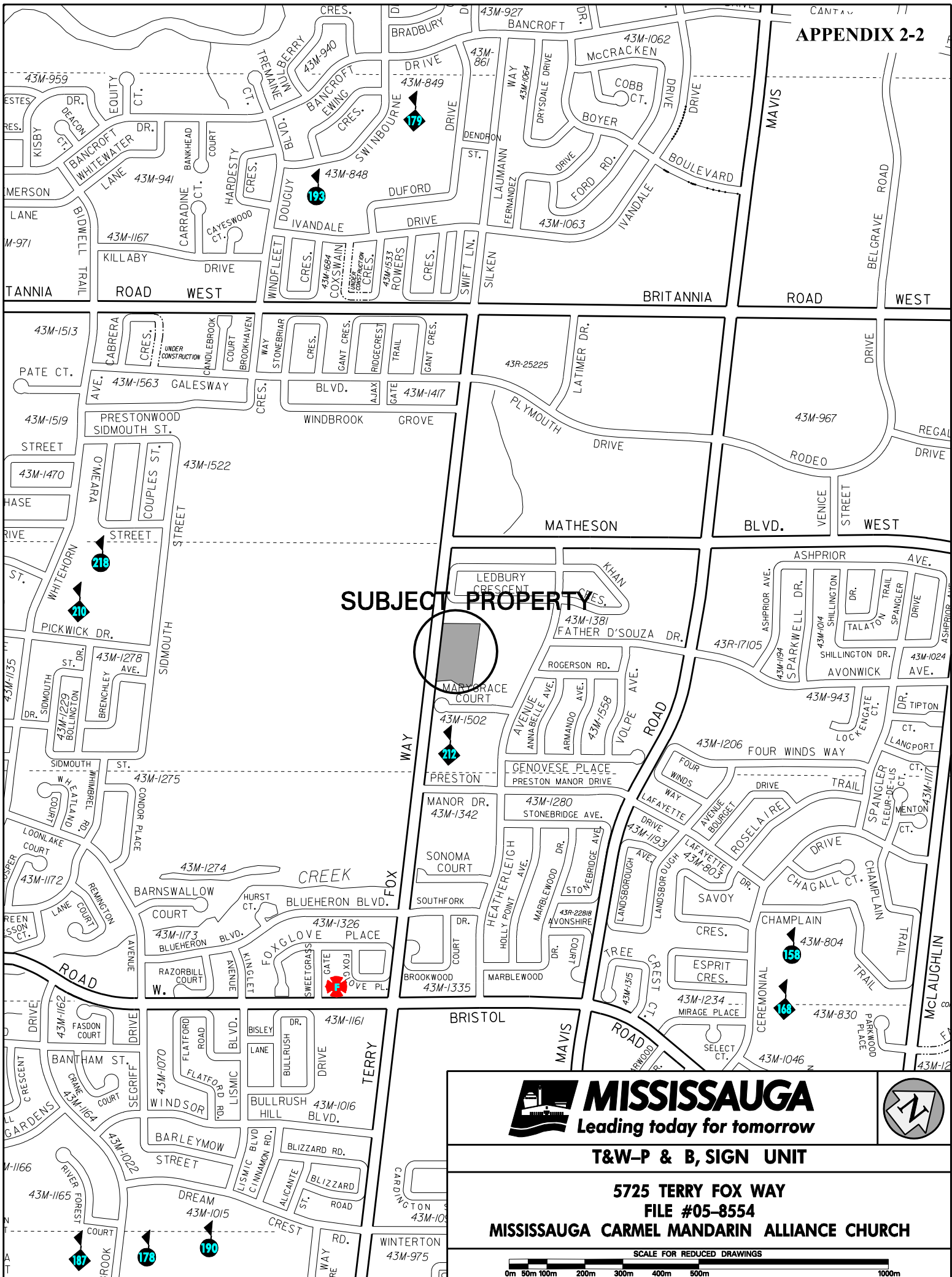
Section 15	Proposed
Permits a ground sign with a minimum 7.5m (24.6 ft.) setback to the street line, in an agricultural zone .	A ground sign with a 1.1m (3.61 ft.) setback to the street line.

COMMENTS:

The Sign By-law uses the Mississauga Zoning By-law as the framework to regulate signs for the different land uses. The subject property is zoned Agricultural which permits a church. In this regard, Section 15 of Sign By-law 0054-2003, as amended, permits a ground sign for lands zoned Agricultural, but requires a 7.5m setback to the street line. However, in other land uses where churches are permitted, the Sign By-law only requires a 1m (3.28 ft.) setback to the street line. In this regard, the Planning and Building Department finds the variance to be within the intent of the Sign By-law and therefore acceptable.

RECOMMENDATION:

That the variance to permit a ground sign with a 1.1m (3.61 ft.) setback to the street line, **be granted.**



SUBJECT PROPERTY

MISSISSAUGA
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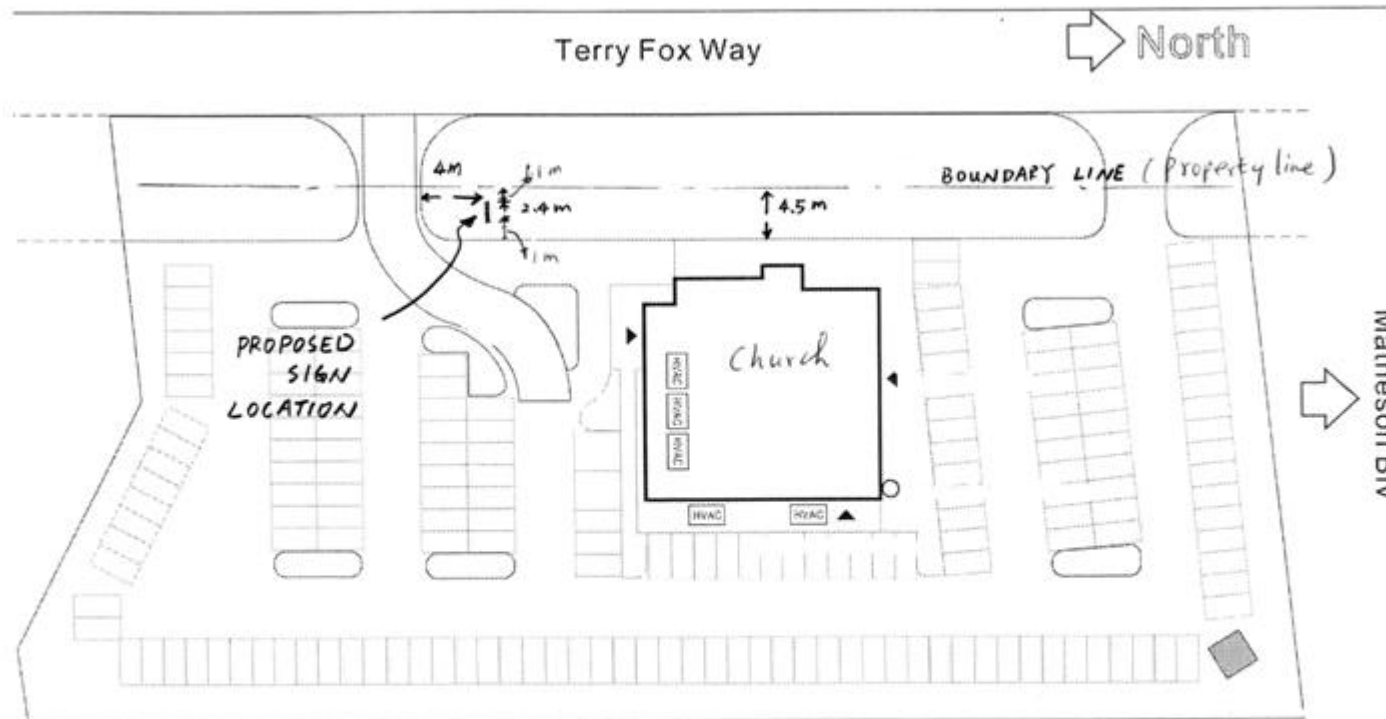


T&W-P & B, SIGN UNIT

5725 TERRY FOX WAY
 FILE #05-8554

MISSISSAUGA CARMEL MANDARIN ALLIANCE CHURCH





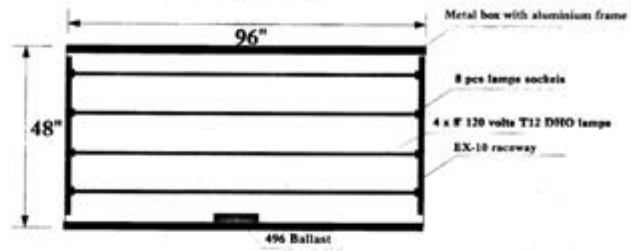
- SIGN SIZE : 8'W x 4'H (2.4m x 1.2m)
- 7' OFF GROUND (2.1m)
- Double sided
- Lighted at night

Mavis Road

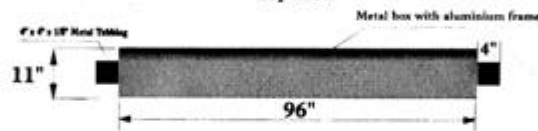
Site Plan
Date: March 2005

TORONTO GOLDEN SIGNS & ADVERTISING CO. LTD.
 Tel: 416-335-8089 Fax: 416-335-8187
 70 Milner Ave. Unit 5A, Toronto, Ont. M1S 3P8

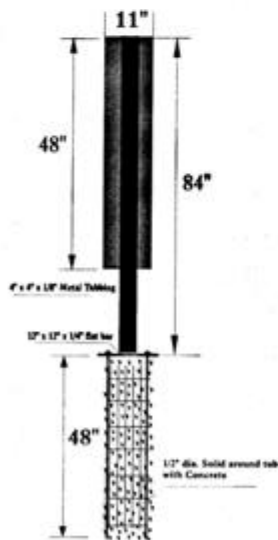
Electrical layout



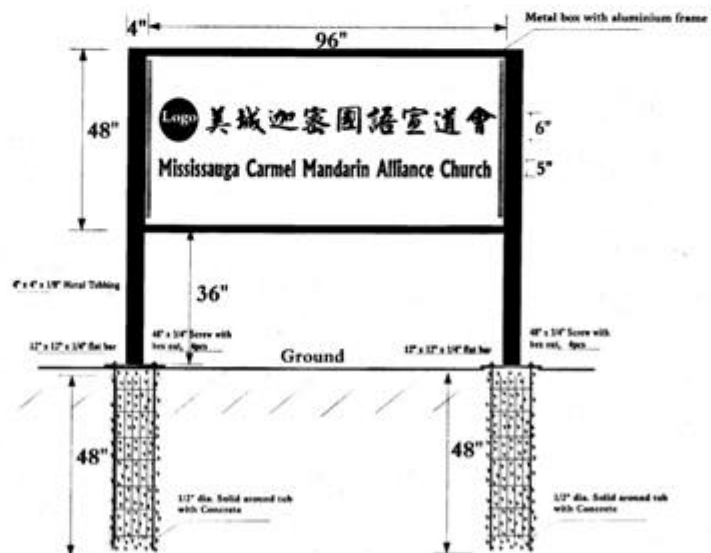
Top view



Side view



Front view





美城迦密國語宣道會

Mississauga Carmel Mandarin Alliance Church

5725 Terry Fox Way, Mississauga, L5V 3E3

Tel : 905-501-0023 Fax : 905-501-1652

Planning and Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON
L5B 3C1

Wednesday, November 30, 2005

Re : Application for a ground sign for the Mississauga Carmel Mandarin Alliance Church, Block 80, registered plan 43M-1502, part of Lot 4, Conc. 2, 5725 Terry Fox Way

Dear Sign Inspector:

Enclosed please find:

- 1) The following forms:
 - a. "Application for the sign permit/sign variance";
 - b. "Application for a permit to construct or demolish";
 - c. "Supplementary information to application for a permit to construct or demolish";
 - d. Schedule 1 : Designer information
- 2) An authorized letter from land owner;
- 3) A check of \$665 for the corresponding application fees;
 - a. Permit fee : \$150
 - b. Sign permit fee : \$100
 - c. Variance fee : \$415
- 4) 4 copies of drawing "site plan";
- 5) 4 copies of drawing "key plan";
- 6) 4 copies of drawing "proposed sign".



美城迦密國語宣道會

Mississauga Carmel Mandarin Alliance Church

5725 Terry Fox Way, Mississauga, L5V 3E3

Tel : 905-501-0023 Fax : 905-501-1652

As per my earlier conversation with a sign inspector from the city, the proposed sign location, north side of our south side parking lot entrance, is not allowed because the street setback does not meet the requirement for an agricultural zone. Per the city by-law, a distance of 7.5m is required while we only have a distance of 1.1 m from our property line. It would be no problem if our church was located in a commercial zone which asks for 1m as the min. street line setback. See drawing site plan for details.

Since a church is often classified as light commercial in our day-to-day activities and we feel that the proposed sign location is a natural choice for the church ground sign, we have therefore sent in this variance application and trust that it is reasonable to be considered and approved. Please note that an electric conduit and wire has already been pulled in place per the approved church site plan drawing.

Should you have any question, feel free to contact the undersigned.

With kind regards,

Mary Desjardins. P.E.

Chair, Church Building Committee

Phone : 905-338-0200;

mawanlin@sympatico.ca



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 7, 2006

FILE: 05-04901

RE: Amacon Development (Huronario) Corporation
(Eden Park)
3530 Omeath Court - Ward 7

The applicant requests the following variances to section 27 of the Sign By-law 0054-2002, as amended.

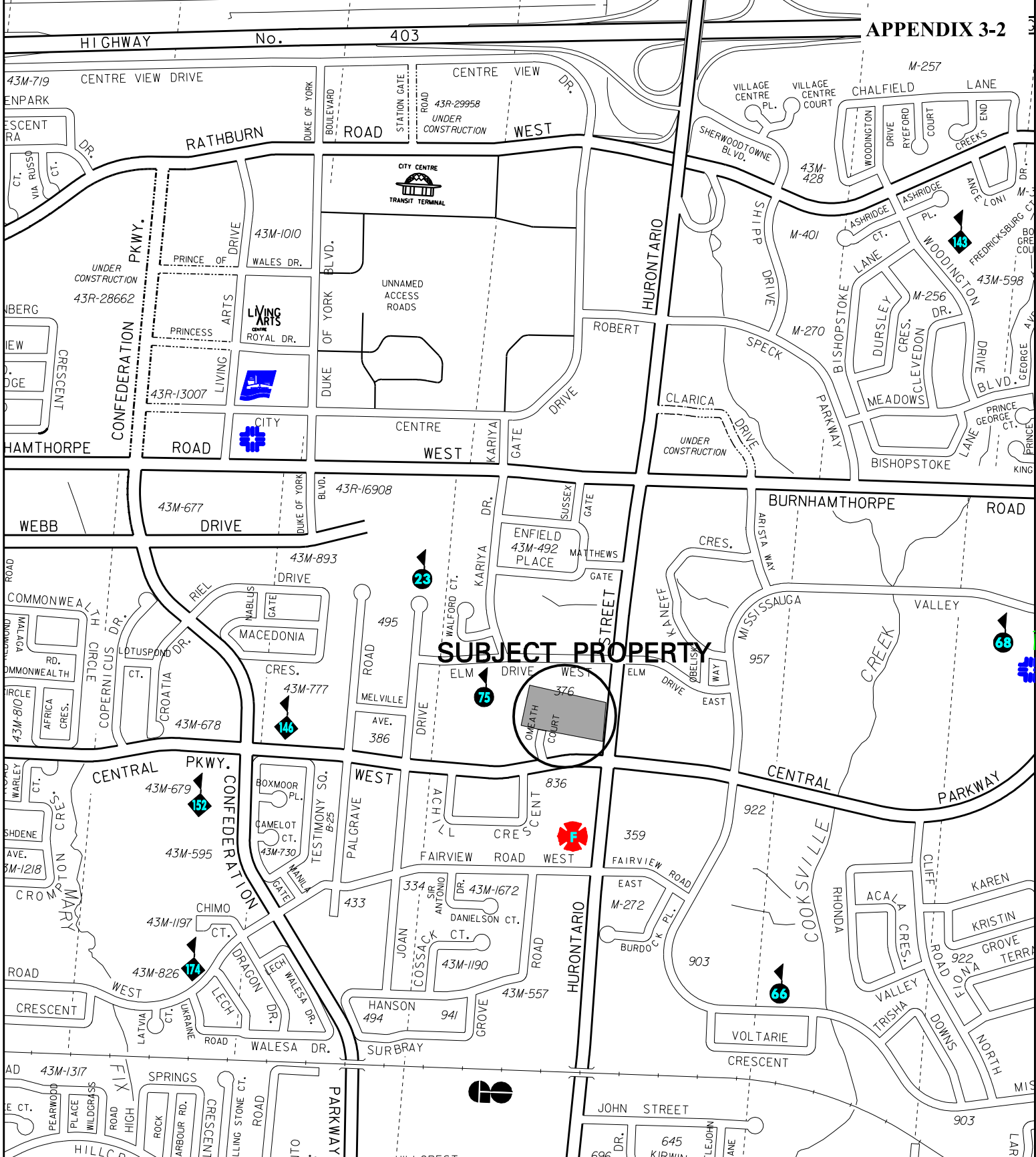
Section 27	Proposed
A construction site sign shall have a minimum setback of 3.0m (9.84 ft.) from any property line.	One (1) construction site sign with 0m (0 ft.) setback from property line and a 0.61m (2 ft.) setback from driveway entrance.
A construction site sign shall have a minimum setback of 3.0m (9.84 ft.) from any driveway entrance or exit.	

COMMENTS:

The proposed variance is for an existing construction site sign with a sign area of 37.16 m² (400 sq. ft.) which is well below the 60 m² (645.85 sq. ft.) permitted by the Sign By-law. The sign acts as part of the protective hoarding around the construction site and therefore placed on the property line. The sign faces Omeath Court and does not affect the surrounding neighbourhood. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

RECOMMENDATION:

That the variance to permit one (1) construction site sign with 0m (0 ft.) setback from property line and a 0.61m (2 ft.) setback from driveway entrance, **be granted.**



SUBJECT PROPERTY



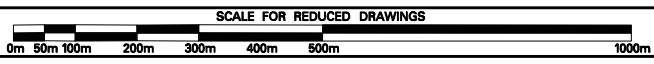
MISSISSAUGA

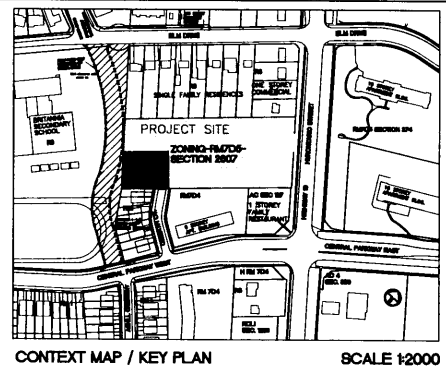
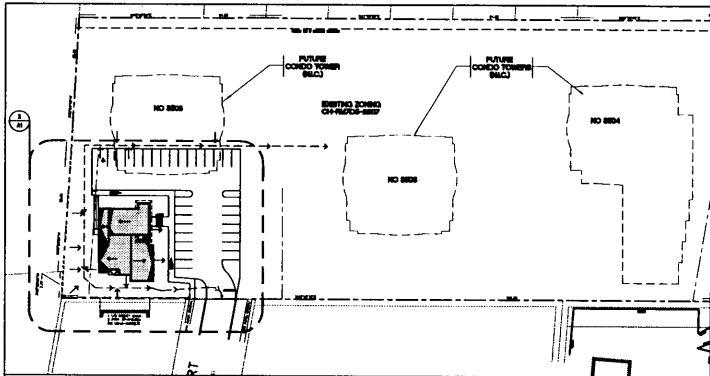
Leading today for tomorrow



Planning & Building, Sign Unit

**3530 Omeath Court
File # 05-04901
Amacon (Eden Park) Construction**





Drawings and Building Information:

1. I hereby certify that the drawings submitted in full compliance with the Act, and that the same are correct and true to the best of my knowledge and belief.
2. The City of Edmonton requires that all drawings submitted to the Building Department be submitted in accordance with the City of Edmonton's Building Department's requirements for drawings.
3. The owner hereby certifies that the drawings are correct and true to the best of his knowledge and belief.
4. The owner hereby certifies that the drawings are correct and true to the best of his knowledge and belief.
5. The owner hereby certifies that the drawings are correct and true to the best of his knowledge and belief.
6. The owner hereby certifies that the drawings are correct and true to the best of his knowledge and belief.
7. The owner hereby certifies that the drawings are correct and true to the best of his knowledge and belief.
8. The owner hereby certifies that the drawings are correct and true to the best of his knowledge and belief.
9. The owner hereby certifies that the drawings are correct and true to the best of his knowledge and belief.
10. The owner hereby certifies that the drawings are correct and true to the best of his knowledge and belief.

GENERAL NOTES

1. THIS SITE HAS BEEN PREVIOUSLY APPROVED BY BY-LAW 10877 2007 FILE NO. 2007/0781 OF THE CITY OF EDMONTON.

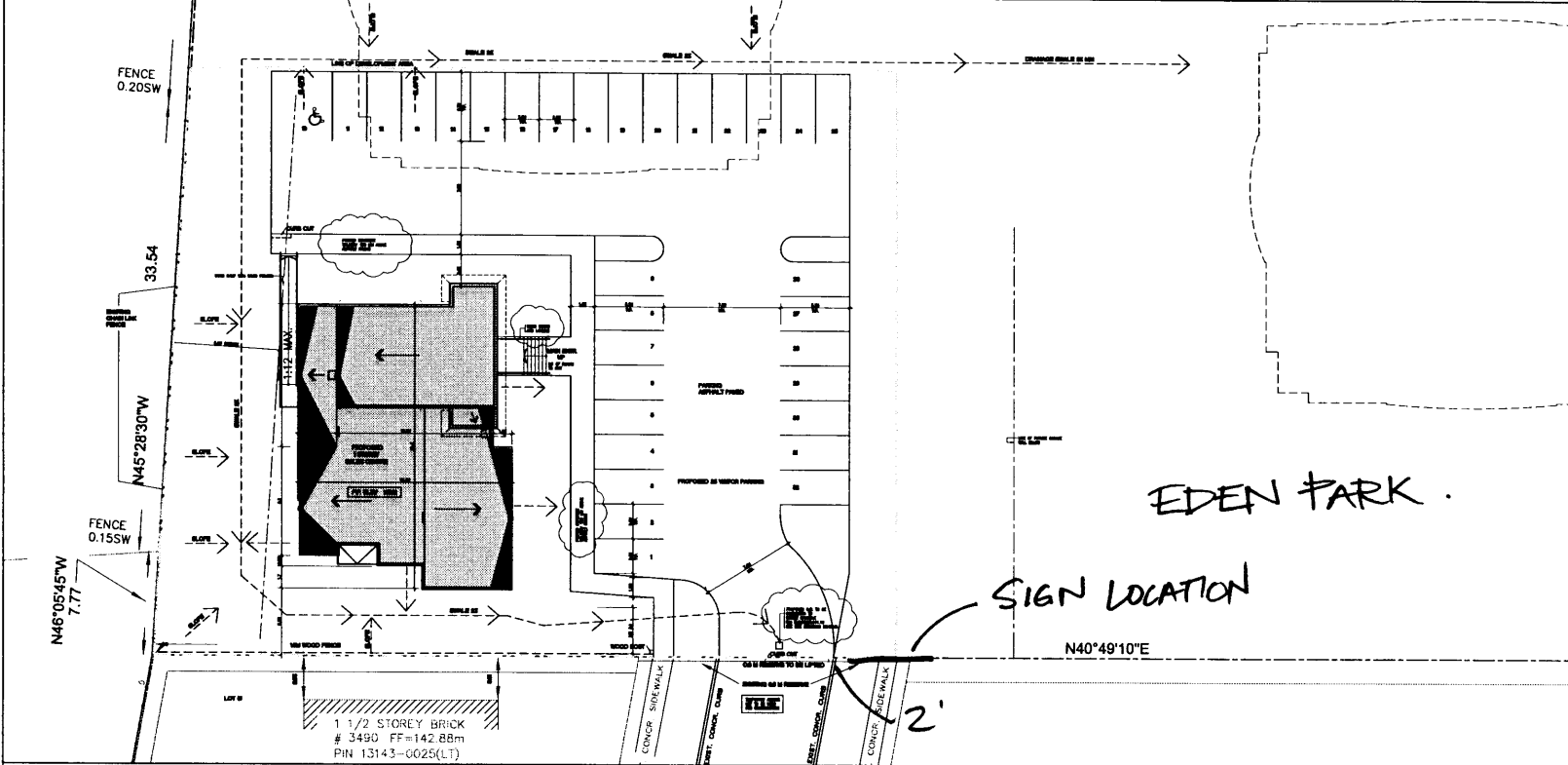
2. THIS SITE IS PART OF LOT 16 CONDOMINIUM SUBDIVISION CITY OF EDMONTON.

3. THE CITY OF EDMONTON HAS APPROVED THE DEVELOPMENT OF THIS SITE BY BY-LAW 10877 2007 FILE NO. 2007/0781 OF THE CITY OF EDMONTON.

4. THE CITY OF EDMONTON HAS APPROVED THE DEVELOPMENT OF THIS SITE BY BY-LAW 10877 2007 FILE NO. 2007/0781 OF THE CITY OF EDMONTON.

5. THE CITY OF EDMONTON HAS APPROVED THE DEVELOPMENT OF THIS SITE BY BY-LAW 10877 2007 FILE NO. 2007/0781 OF THE CITY OF EDMONTON.

OVER ALL SITE PLAN
SCALE 1:800



SITE DATA
EXISTING ZONING H-RM705-2607

LOT AREA =	11188m ² = 14188 sq. ft.
DEVELOPMENT AREA =	10000m ² = 12467 sq. ft.
BUILDING FOOTPRINT =	3138m ² = 33879 sq. ft.
PAVED AREA =	11888m ² = 128118 sq. ft.
LANDSCAPED AREA =	1888m ² = 20718 sq. ft.
TOTAL PROPOSED =	334 sq. ft.

PARKING

REQUIRED - BSA / BSA + 1.48 EXCEEDS 11 CDS	38 CDS
PROVIDED	38 CDS

UNDEVELOPED PAVED SPACES

REQUIRED - BSA / BSA	118 SPACES
PROVIDED	118 SPACES

REVISIONS

NO.	DATE	REVISION
1	03 NOV 2008	ISSUED FOR PERMITS
2	03 NOV 2008	ISSUED FOR PERMITS
3	03 NOV 2008	ISSUED FOR PERMITS
4	03 NOV 2008	ISSUED FOR PERMITS
5	03 NOV 2008	ISSUED FOR PERMITS

ENLARGED SITE PLAN
SCALE 1:125

REVISIONS

1. ISSUED FOR PERMITS

2. ISSUED FOR PERMITS

3. ISSUED FOR PERMITS

4. ISSUED FOR PERMITS

5. ISSUED FOR PERMITS

SITE PLAN

NO. 2004-008

DATE 03 NOV 2008

SCALE 1:100

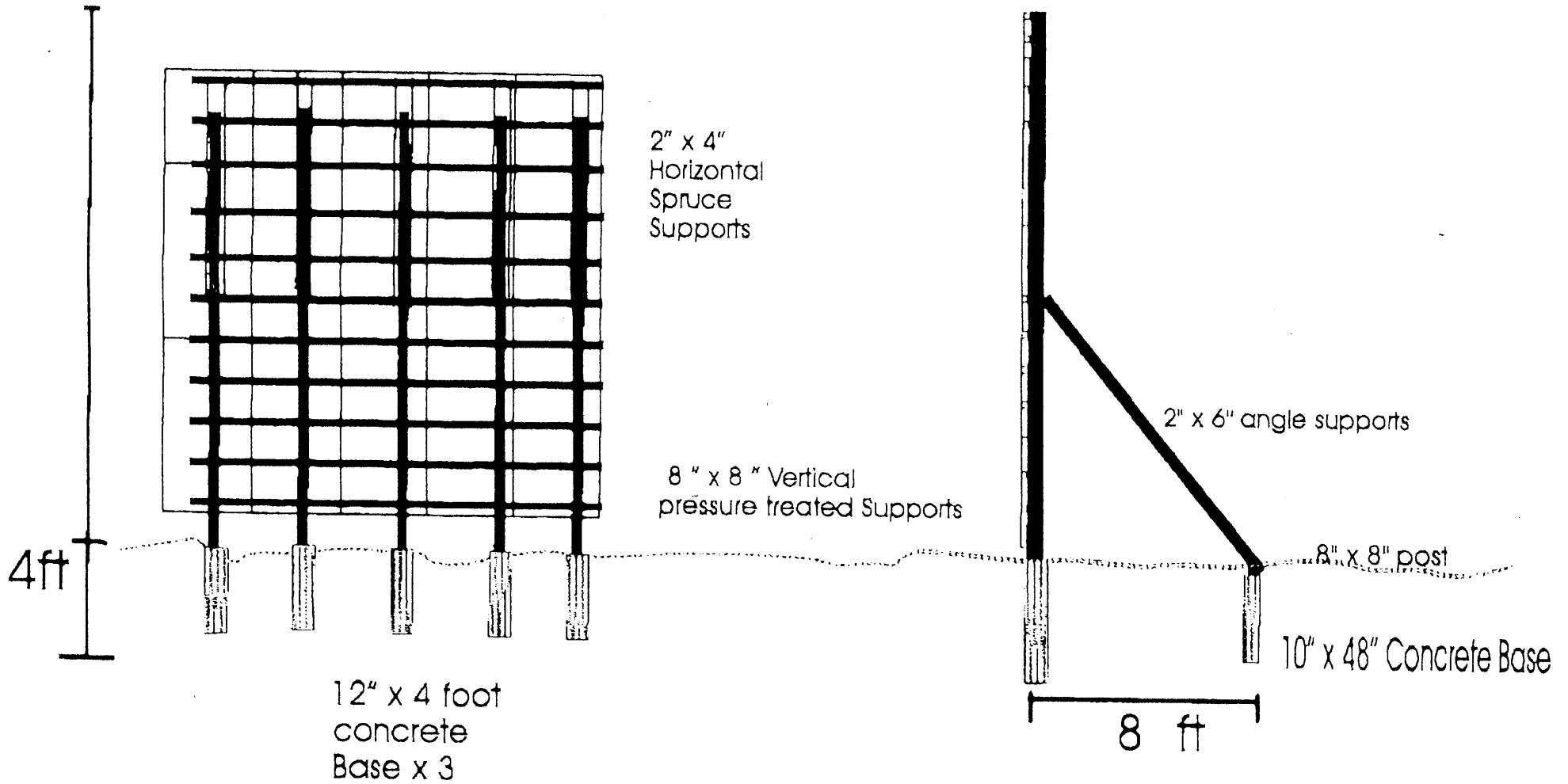
REVISION 5

APPENDIX 3-3

*Amacon
Eden Park
20ft x 20ft S/S Sign*

1/2" Plywood Mounted
with 2 1/2" Ardox Galvanized
Nails

Framing 4" Ardox Galvanized
Nails





A M A C O N

November 3, 2005

City of Mississauga
 Planning and Building Department
 300 City Centre Drive
 Mississauga, ON
 L5B 3C1

Attention: Mr. Darren Bryan, CBCO,

Dear Mr. Bryan;

Re: 3530 Omeath Court
Mississauga, Ontario
File: 054901 (Sign Application)

Further to our recent meeting respecting the above noted matter, please find enclosed a site plan depicting the location of the sign on the property and the sign graphics.

The sign that is the subject of the above-noted application is located at the terminus of Omeath Court and is adjacent to the EVE sales centre site and the Eden Park condominium construction site. Due to the on going construction activity on the Eden Park site and to accommodate the necessary structural requirements for the sign, it is necessary to locate the sign at the property line. The sign has been integrated into the protective hoarding for the construction site. In order to maximize visibility, the sign is located adjacent to the EVE sales centre driveway. The location of the sign in no way interferes with the safe ingress or egress for the site.

I trust the above noted material is satisfactory and addresses your requirements. Should you require any additional information, please feel free to contact the undersigned at 416 369 9069

Yours truly,

Amacon Development (Huronario) Corp.



David Hunwicks
 Manager, Development

Eden Pk D Bryan sign justification ltr (Omeath) 03Nov05

CITY OF MISSISSAUGA BUILDING DIVISION		
FILE REF:		
DATE REC:	NOV - 3 2005	
ROUTE TO	REMOVED BY	DATE



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 7, 2006

FILE: 05-08459

RE: **Sushi One Restaurant**
670 Eglinton Avenue West - Ward 4

The applicant requests the following variances to section 13 of the Sign By-law 0054-2002, as amended.

Section 13	Proposed
Facia signs to be located only on the building facade of each occupancy.	One (1) facia sign located on the side (east) elevation of the building on a unit of another tenant in the plaza.
Facia signs to be located only on the building facade of the first storey.	One (1) facia sign located above the upper limits of the first storey on the rear (north) elevation of the building.

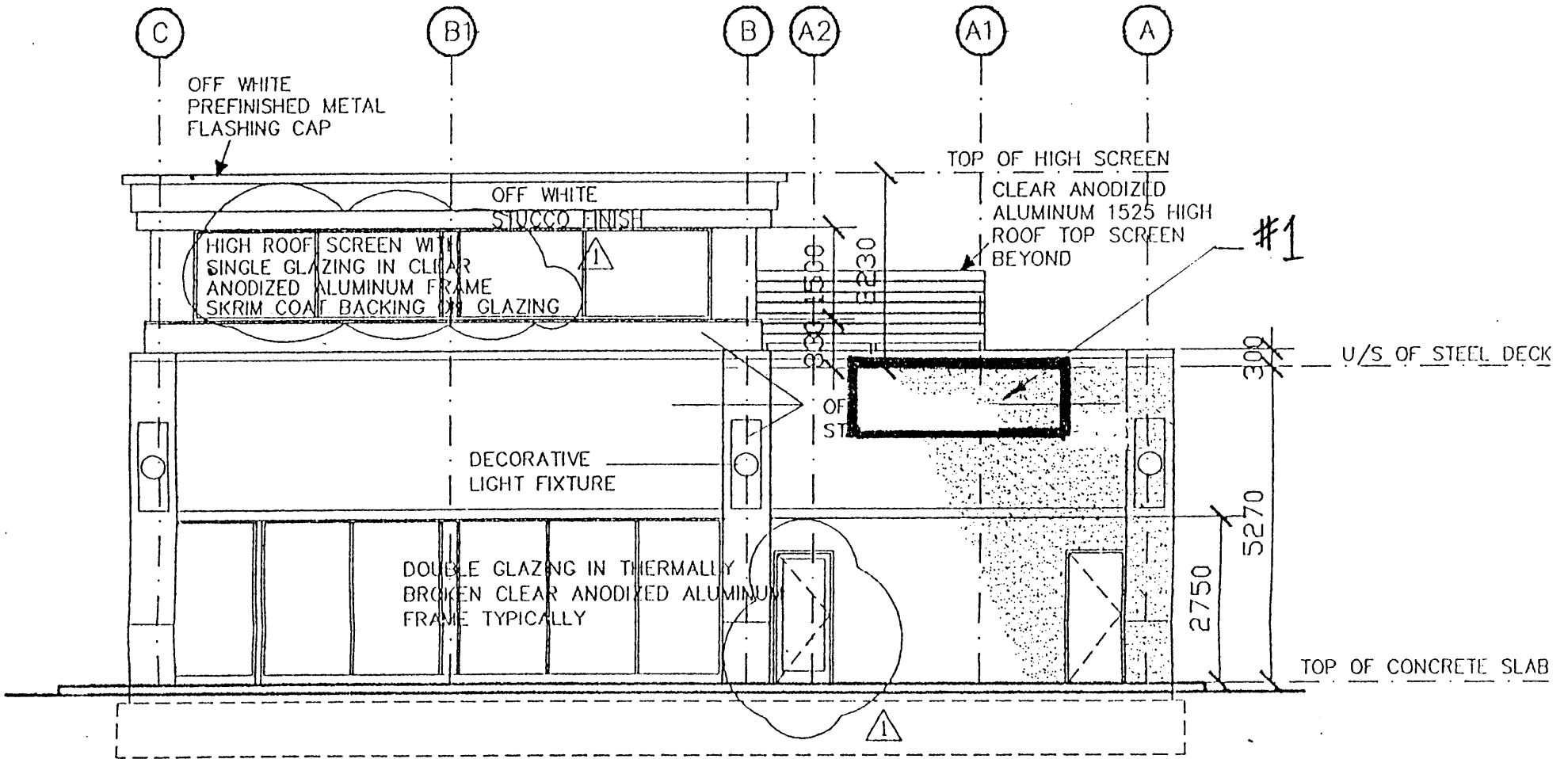
COMMENTS:

1. The proposed variance is for an existing sign located on the unit occupied by Second Cup. The business suffers from poor visibility from the main parking area of the shopping centre, but the scale and location of the sign does not reflect the building design (Appendix 4-6). The Planning and Building Department therefore can not support the proposed variance from a design perspective.
2. The proposed variance for the existing sign above the upper limits of the first storey of the building, does not consider the design of the building. The sign is not only on the roof which is prohibited, but also extends above the rooftop screen (Appendix 4-9). The Planning and Building Department therefore can not support the proposed variance from a design perspective.

RECOMMENDATIONS:

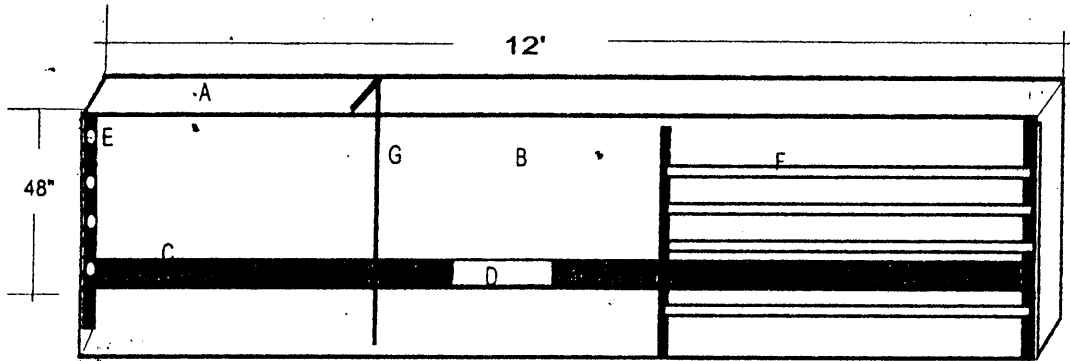
1. That the variance to permit one (1) fascia sign located on the side (east) elevation of the building on a unit of another tenant in the plaza, **not be granted.**

2. That the variance to permit one (1) fascia sign located above the upper limits of the first storey on the rear (north) elevation of the building, **not be granted.**



East Elevation

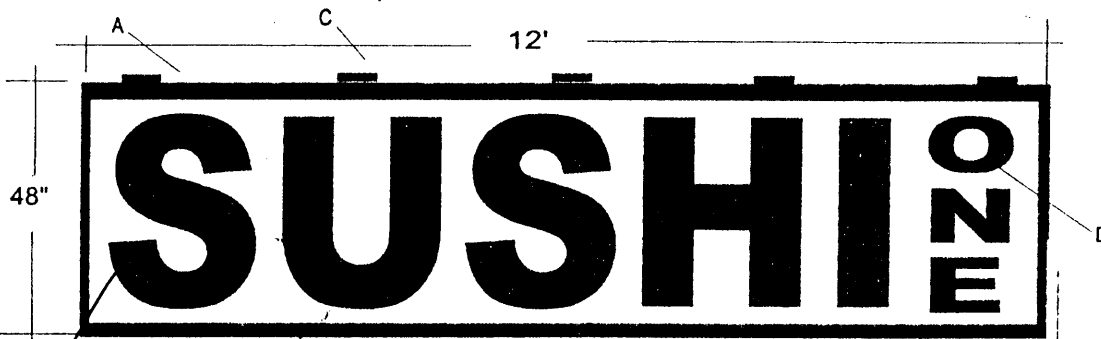
Illuminated SignBox Detail & Installation



- A- 7 1/2" Ex 2 (Aluminum filler) to make box
- B- 24 Gauze of sheet metal to back up box.
- C- Race way
- D- 1 x 696 AT -120v. Allansion Ballast

- E- High out put sockets
- F- ILamps
- G- 1 1/2 x 1 1/2 x 3/16 steel tubing to enforce box (every 3')

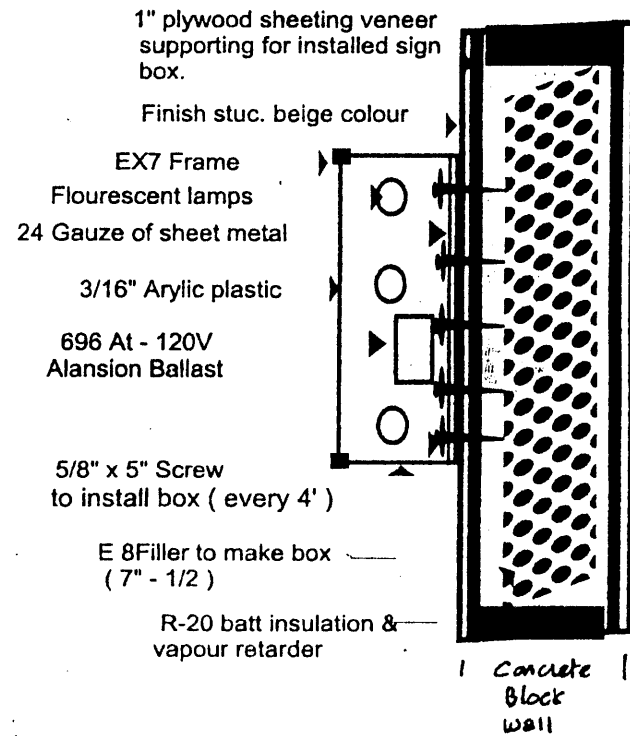
* Approximately 40 kg



- A/ Ex7 Extrusion to frame sign face
- B/ 3/16 thickness of white acrylic to be face
- C/ Piano hingers.
- D/ Blue Vinyl on acrylic

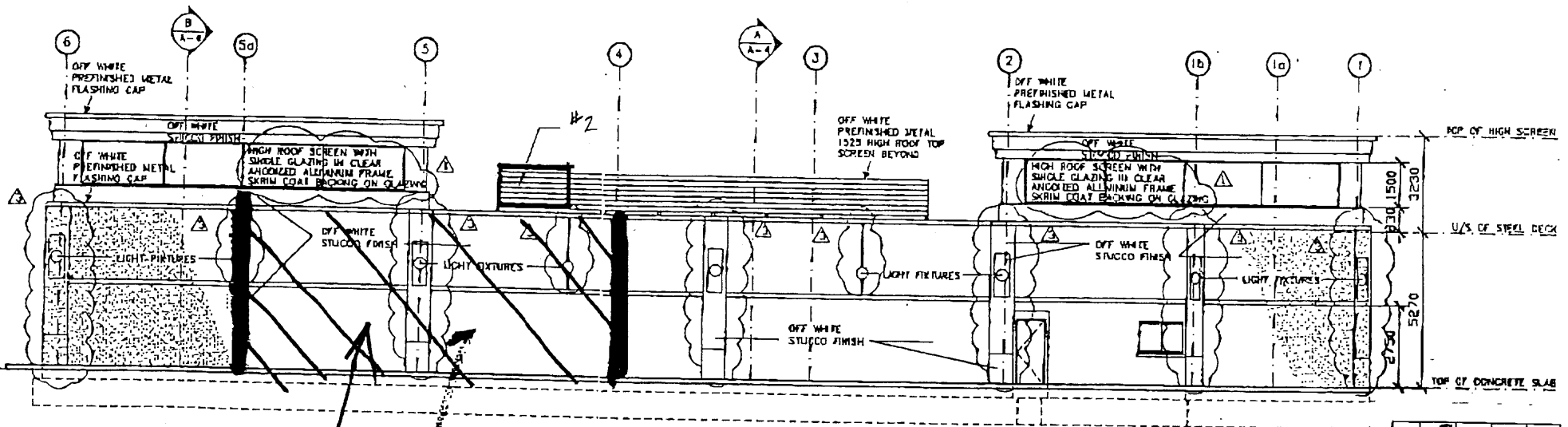
Facial Sign

CROSS SECTION , WALL STRUCTURE & INSTALLED



#1



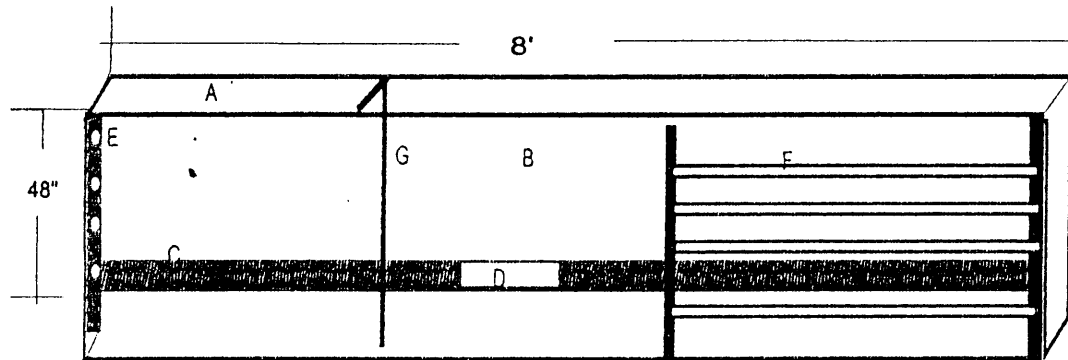


North Elevation

SUSHI ONE
 OCCUPY'S
 THIS UNIT DIED
 CODE #05-8459

Post-It™ Fax Note	7671E	Date	10/1/06	# of pages	1
To	LEFT CRECH	From	MARK MARINO		
Co./Dept.		Co.			
Phone	405-655-9200 x 4135	Phone	205-821-4810		
Fax	405-896-5638	Fax #			

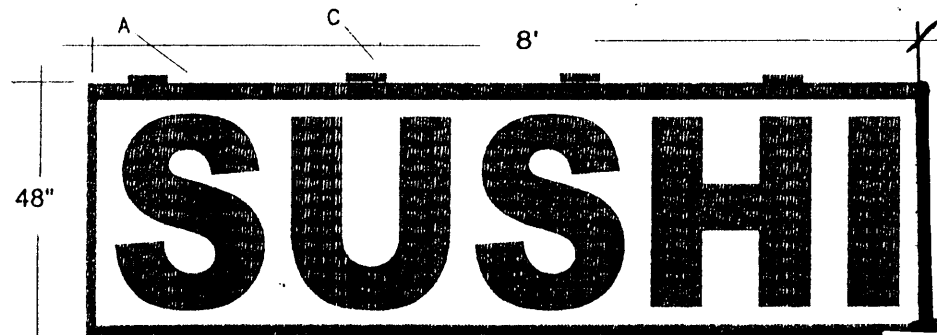
Illuminated SignBox Detail & Installation



- A- 7 1/2" Ex 2 (Aluminum filler) to make box
- B- 24 Gauze of sheet metal to back up box.
- C- Race way
- D- 1 x 696 AT -120v. Allansion Balast

- E- High out put sockets
- F- lLamps
- G- 1 1/2 x 1 1/2 x 3/16 steel tubing to enforce box (every 3')

* Approximately 40 kg



- A/ Ex7 Extrusion to frame sign face
- B/ 3/16 thickness of white acrylic to be face
- C/ Piano hingers.
- D/ Blue Vinyl on acrylic

Facial Sign

CROSS SECTION , WALL STRUCTURE & INSTALLED

1" plywood sheeting veneer supporting for installed sign box.

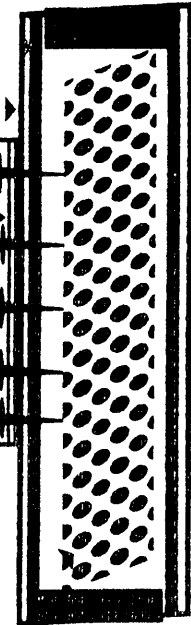
Finish stuc. beige colour

- EX7 Frame
- Flourescent lamps
- 24 Gauze of sheet metal
- 3/16" Arylic plastic
- 696 At - 120V Alansion Ballast

5/8" x 5" Screw to install box (every 4')

E 8 Filler to make box (7" - 1/2)

R-20 batt insulation & vapour retarder



2



SUSHI ONE RESTAURANT

Tenant located at 670 Eglinton Avenue West,
Mississauga, L5R 3V2.

This Tenant is located at a “stand alone” pad at the North West corner of the shopping centre (see site plan annexed hereto). The Tenant’s Premises faces south, and signage is posted on the bulkhead above the store front facing south.

There are two entrances to the Shopping Centre – one from Mavis and the second from Eglinton. The entrance from Eglinton carries the larger volume of traffic to the centre as traffic east and westward bound on Eglinton have access to the Centre. The access to the Shopping Centre from Mavis is limited to north bound traffic on Mavis.

The Pylon Sign that is located on the Eglinton frontage can display signage for a maximum of nine Tenants. There are 32 (thirty two) Tenants in the shopping Centre. Sushi One therefore has no signage posted on the Eglinton Pylon, nor the Pylon located on the Mavis Road frontage.

Due to the total absence of sign exposure from traffic entering the Shopping Centre from the main entrance, this Tenant is experiencing economic difficulty in operating, due to the very low clientele. It is expected that signage on the east elevation and north elevation of the building will provide the exposure required.

November 25, 2005