



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2006)

DATE: May 9, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: May 29, 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 May 9, 2006, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested Sign Variance Application described in Appendix 1 of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 05-08482
Ward 5
Holiday Inn
100 Britannia Road East

To permit one ground sign located within the sight triangle.

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 one Sign Variance Application (see Appendix 1) for approval by Council. The 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:** Holiday Inn
Appendix (1-1 to 1-5)

Edward R. Sajecki
Commissioner of Planning and Building



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

May 9, 2006

FILE: 05-08482

RE: Holiday Inn
100 Britannia Road East - Ward 5

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

Section 4	Proposed
Prohibits a sign from being located within a sight triangle.	One (1) ground sign located within a sight triangle.

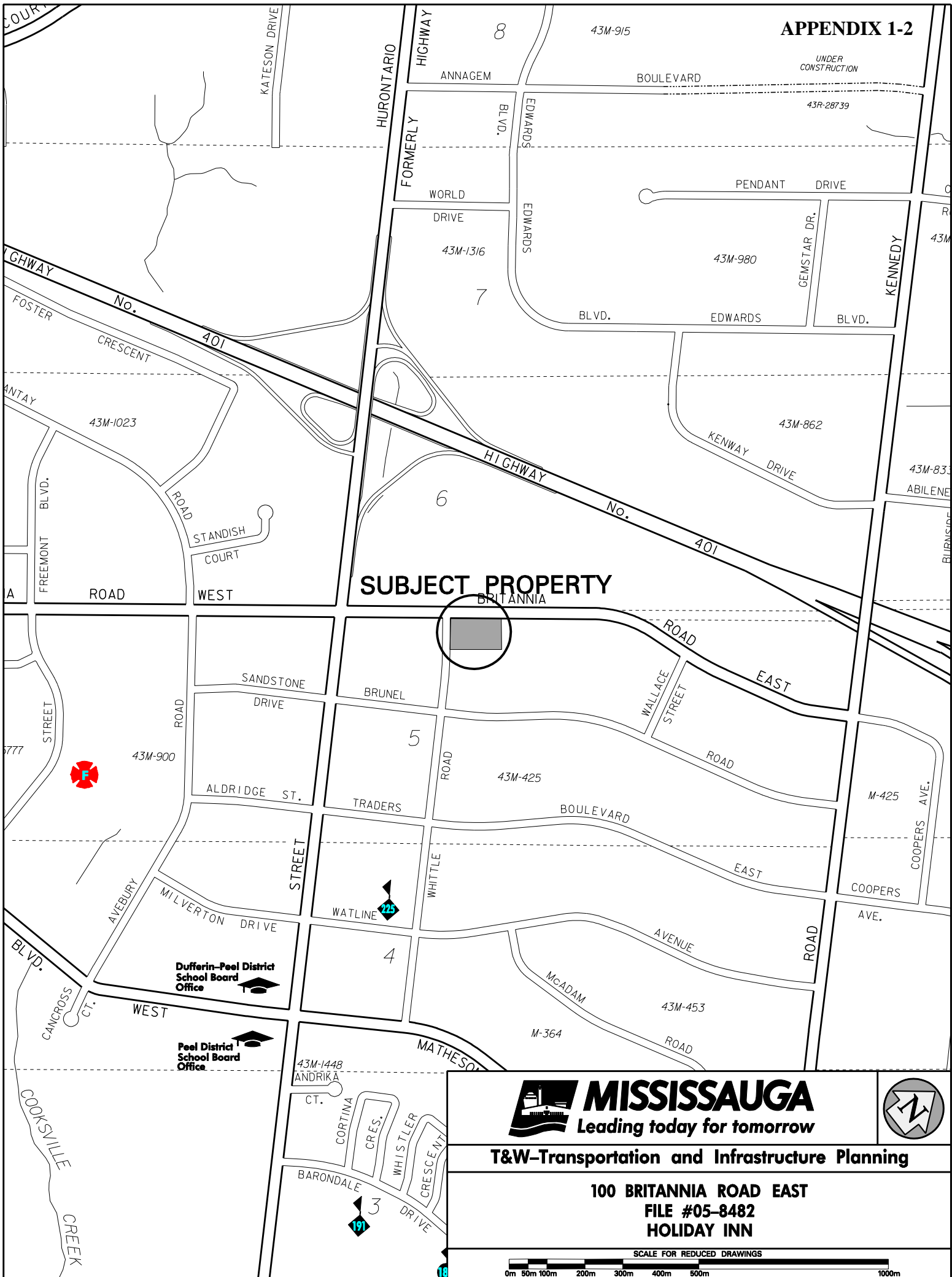
COMMENTS:

The ground sign is proposed to be setback 1.0m from the property line but located within the sight triangle at the intersection of Britannia Road East and Whittle Road. Due to the extensive landscaping on site, the applicant is proposing to erect the sign at this location to achieve visibility from Britannia Road East.

The Transportation and Works Department have reviewed the proposal and have no concerns.

The Planning and Building Department finds the variance acceptable from a design perspective.

APPENDIX 1-2



SUBJECT PROPERTY



MISSISSAUGA
Leading today for tomorrow



T&W-Transportation and Infrastructure Planning

**100 BRITANNIA ROAD EAST
FILE #05-8482
HOLIDAY INN**

SCALE FOR REDUCED DRAWINGS





TORONTO WEST

100 Britannia Road East
Mississauga, Ontario
Canada L4Z 2G1
Tel: (905) 890-5700
Fax: (905) 568-0868
E-Mail: hi.torontowest@whgca.com
Worldwide Website:
www.holiday-inn.com

January 13, 2006

Regarding: Rationale for Variance Request

To Whom It May Concern;

Holiday Inn Toronto West wishes to replace our current signage promoting Tapster's Restaurant & Bar pylon sign with a new Holiday Inn sign.

The by-law change of 2002 effectively puts the current location of the Tapster's sign within the visibility triangle.

We are requesting a variance to allow us to place new signage on the same location as our current signage (and within the visibility triangle) for the following reasons;

1. The change in elevation from the street partially blocks the site lines.
2. The property line does not follow the site triangle.
3. Locating the signage in an area that is allowed by the by-law will mean having to cut down several trees.

We appreciate your consideration in granting this variance.

Regards,

A handwritten signature in cursive script, appearing to read 'John Grech'.

John Grech
General Manager



BRITANNIA ROAD EAST
(ROAD ALLOWANCE BETWEEN THE WEST HALVES OF LOTS 5 & 6, CONCESSION 1 E.H.S)

PIN 13287-0242

260
30 (STREET WIDENING)

BLOCK 29 (STREET WIDENING)

INST. NO. 98610 PT PART 5, PLAN 43R-8656
(REMAINDER) SIB (P) (POMEAS) SIB

ENTRANCE

T PART 5, PLAN 43R-8656
(P) (P&MEAS) SIB

N 30830'50" E 30.34'

CURB

-PART OF LOT 5, CONCESSION 1, E.H.S.

K 2

17-0069

6 STOREY HOTEL BUILDING
(HOLIDAY INN)

(HOLIDAY INN)

ET 1, 17/1/20

AREA=2.5007 acs.
=108930 sq. ft.

BLOCK 2
BLOCK 3

Year	United States (%)	Japan (%)	Germany (%)
1950	10	5	15
1960	11	6	16
1970	12	7	17
1980	13	8	18
1990	14	9	19
2000	15	10	20
2010	16	12	21
2020	17	15	22
2030	18	18	22
2040	18	20	22
2050	18	20	22

STOREY OFFICE BUILDING
NO. 5975

BLOCK 3

BLOCK 3
PIN 13287-0066

PART 5.

PLAN 43R - 14360

BLOCK 4

PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION I
EAST OF HURONTARIO STREET AND
ALL OF BLOCK 2 AND PART OF BLOCK 3
REGISTERED PLAN 43M-425
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 INCH = 40 FEET

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NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF WHITTLE ROAD AS SHOWN ON PLAN 43R-12506 HAVING A BEARING OF N 50°29'20" W.

□	DENOTES	PLANTED MONUMENT
■	"	FOUND MONUMENT
SIB	"	STANDARD IRON BAR
IB	"	IRON BAR
P	"	PLAN 43R-I2506
MEAS	"	MEASURE
680	"	CHRISTOPHER PEAT, O.L.S.
1225	"	DAVID BRUCE SEARLES, O.L.S.
MMM	"	MARSHALL MACLIN MONAGHAN, O.L.S.
PT	"	POINT OF TANGENCY
E.H.S.	"	EAST OF HURONTARIO STREET

ALL TIES ARE MEASURED TO BRICK WALLS.

TOTAL NO. OF PARKING SPACES = 177

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED
ON THE 25th DAY OF APRIL 1997.

DATE: APRIL 29, 1997

W. D. FISHER
ONTARIO LAND SURVEYOR

	SCHAEFFER & REINTHALER LIMITED			
	ONTARIO LAND SURVEYORS			
64 JARDIN DRIVE		CONCORD, ONTARIO L4K 3P3		TEL (905) 761-0101
DRAWN ACAD/GE	CHECKED GE	SCALE 1"=40'	JOR NO. 96206A	

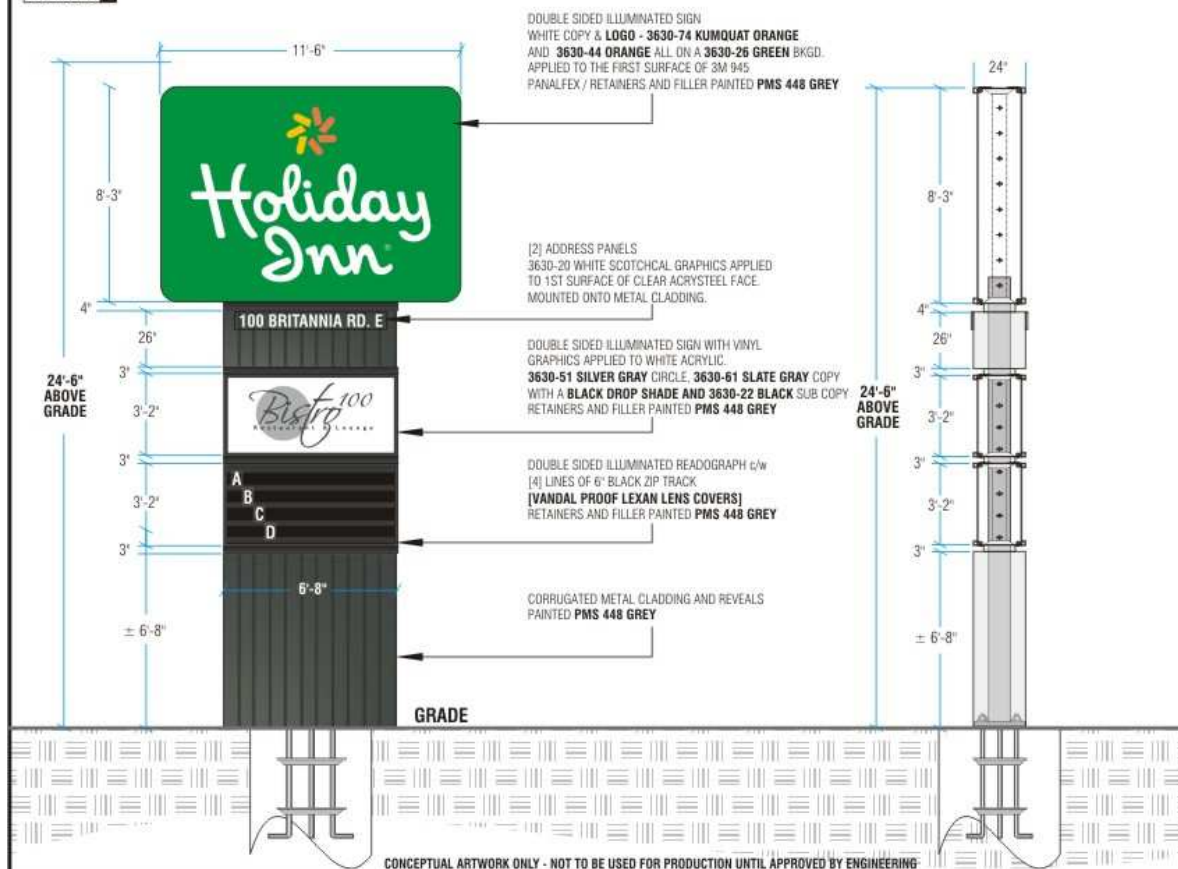
**ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM**
1108842



**THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR**

*in accordance with
Regulation 1024, Section 29(3).*

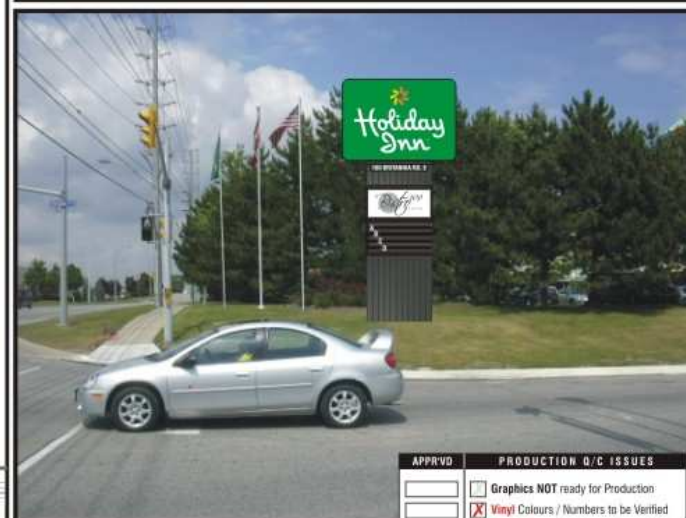
NEW D/S ILLUMINATED PYLON

PROPOSAL B

CONCEPTUAL ARTWORK ONLY - NOT TO BE USED FOR PRODUCTION UNTIL APPROVED BY ENGINEERING



3630-51 SILVER GRAY CIRCLE; 3630-61 SLATE GRAY COPY
WITH A BLACK DROP SHADE AND 3630-22 BLACK SUB COPY



APPROVD	PRODUCTION Q/C ISSUES
<input type="checkbox"/>	<input type="checkbox"/> Graphics NOT ready for Production
<input type="checkbox"/>	<input checked="" type="checkbox"/> Vinyl Colours / Numbers to be Verified
<input type="checkbox"/>	<input checked="" type="checkbox"/> Paint Colours / Numbers to be Verified
<input type="checkbox"/>	<input checked="" type="checkbox"/> Site Check / Field Dimensions Required
<input type="checkbox"/>	<input type="checkbox"/> Photos Required
<input type="checkbox"/>	<input checked="" type="checkbox"/> Sizes Pending Engineering



DESIGN • ENGINEERING • MANUFACTURING • AN ISO 9001:2000 REGISTERED COMPANY
6415 VISCOUNT ROAD, MISSISSAUGA, ONTARIO, CANADA L4V 1H5

Customer:	HOLIDAY INN
Address:	BRITTANNIA RD., MISSISSAUGA ON
Designer:	SDH
Acct. Rep:	DOUG JACKSON

Drawing No: **35645**

Sheet: 3

Scale: $3/16"=1'-0"$

Date: AUG 04/05

REVISION / ECN:

R1-SEPT. 06/03-ADD TAPSTERS GRAPHICS
R2-OCT. 28/05-REVISE PYLON HEIGHT
R3 NOV 4/05 - REVISED VINYL SPECS.
R4 DEC 9/05 - CHANGED RESTAURANT GRAPHICS FROM
TAPSTERS TO BISTRO 106.
R5-DEC. 22/05-ADD PAINTED SPEC FOR CLADDING
R6 DEC 23/05 - REVISED CLADDING PAINT SPEC.
R7 JAN 9/06 - ADDED ADDRESS PANEL

Approval:

Date: _____

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