



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.

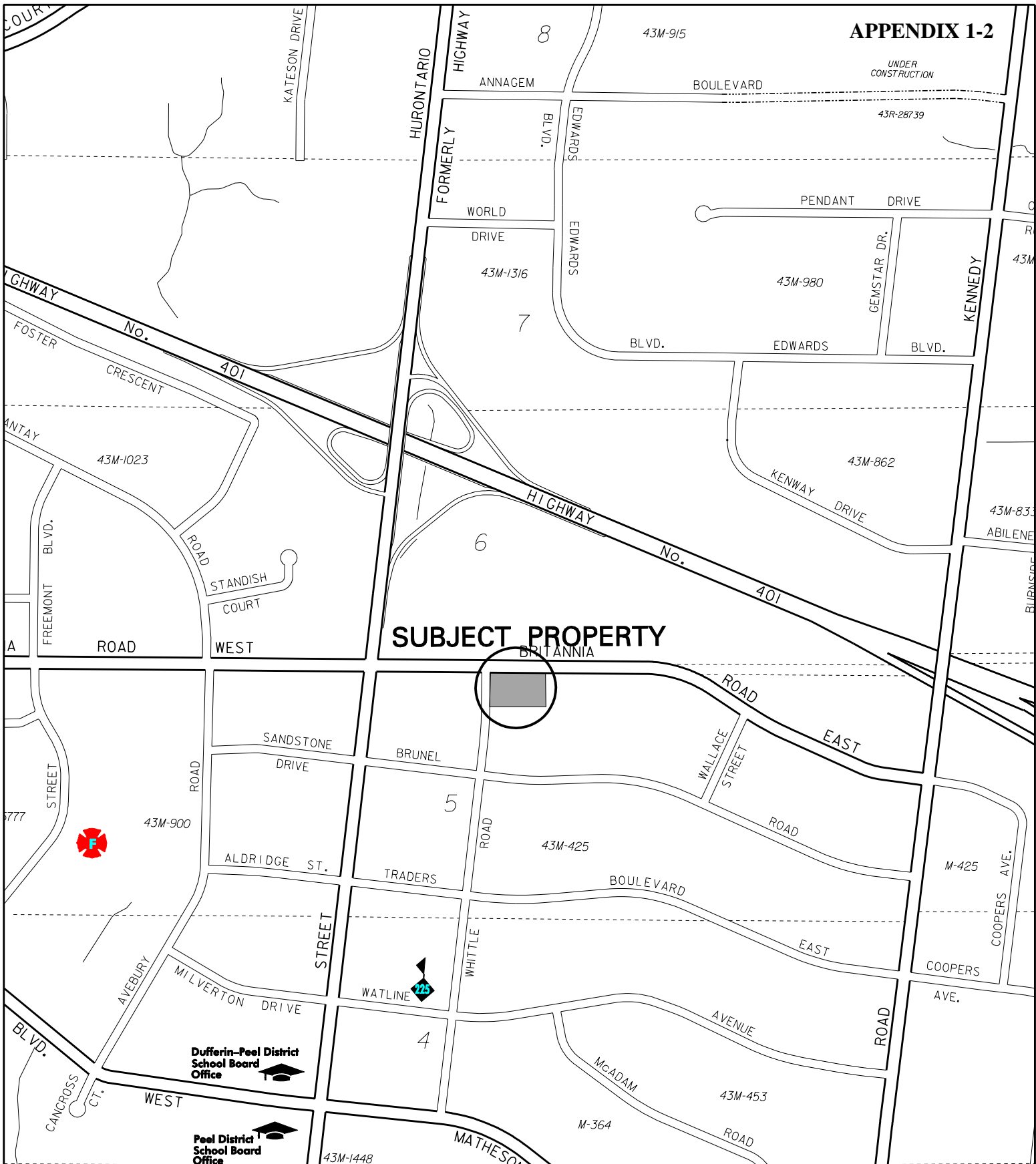
COMMENTS:

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.

UNDER CONSTRUCTION



SUBJECT PROPERTY
BRITANNIA

 **MISSISSAUGA**
Leading today for tomorrow



T&W-Transportation and Infrastructure Planning

100 BRITANNIA ROAD EAST
FILE #05-8482
HOLIDAY INN





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.

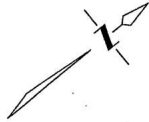
We appreciate your consideration in granting this variance.

Regards,

A handwritten signature in cursive script that reads "John Grech".

John Grech
General Manager

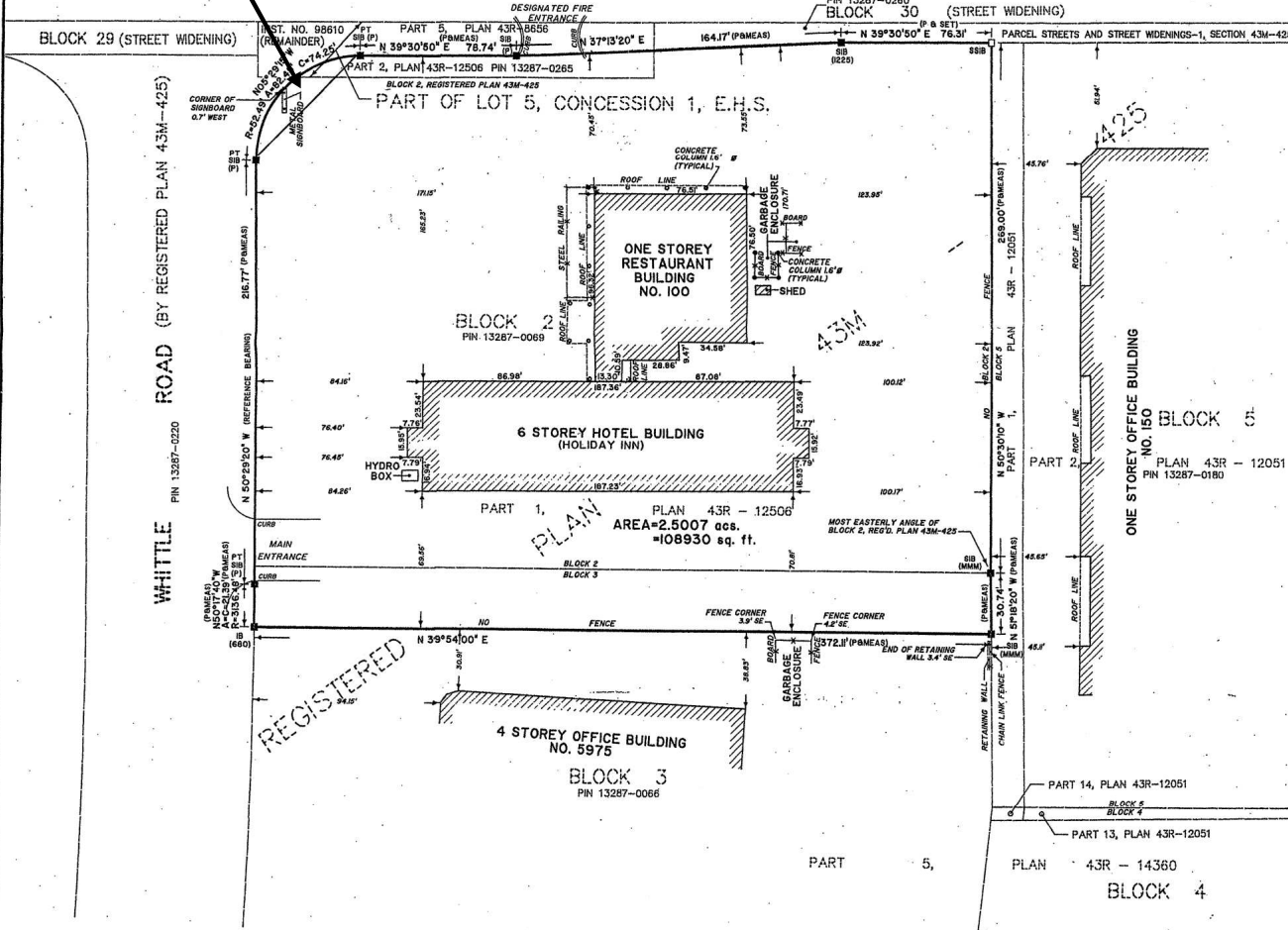
IMPERIAL: DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048



PLAN OF SURVEY OF
PART OF LOT 5, CONCESSION 1
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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SIGN BRITANNIA ROAD EAST
(ROAD ALLOWANCE BETWEEN THE WEST HALVES OF LOTS 5 & 6, CONCESSION 1 E.H.S.)
PIN 13287-0242



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.

SYMBOL	DENOTES	PLANTED MONUMENT
□	PLANTED MONUMENT	PLANTED MONUMENT
■	FOUND MONUMENT	FOUND MONUMENT
⊕	STANDARD IRON BAR	STANDARD IRON BAR
⊖	IRON BAR	IRON BAR
⊙	PLAN 43R-12506	PLAN 43R-12506
⊚	MEASURE	MEASURE
⊛	CHRISTOPHER PEAT, O.L.S.	CHRISTOPHER PEAT, O.L.S.
⊜	DAVID BRUCE SEARLES, O.L.S.	DAVID BRUCE SEARLES, O.L.S.
⊝	MARSHALL MACKLIN MONAGHAN, O.L.S.	MARSHALL MACKLIN MONAGHAN, O.L.S.
⊞	POINT OF TANGENCY	POINT OF TANGENCY
⊟	E.H.S.	EAST OF HURONTARIO STREET

ALL TIES ARE MEASURED TO BRICK WALLS.
TOTAL NO. OF PARKING SPACES = 177

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 CONFORMANCE WITH REGULATION 182(1), 24(1) AND 26(2)

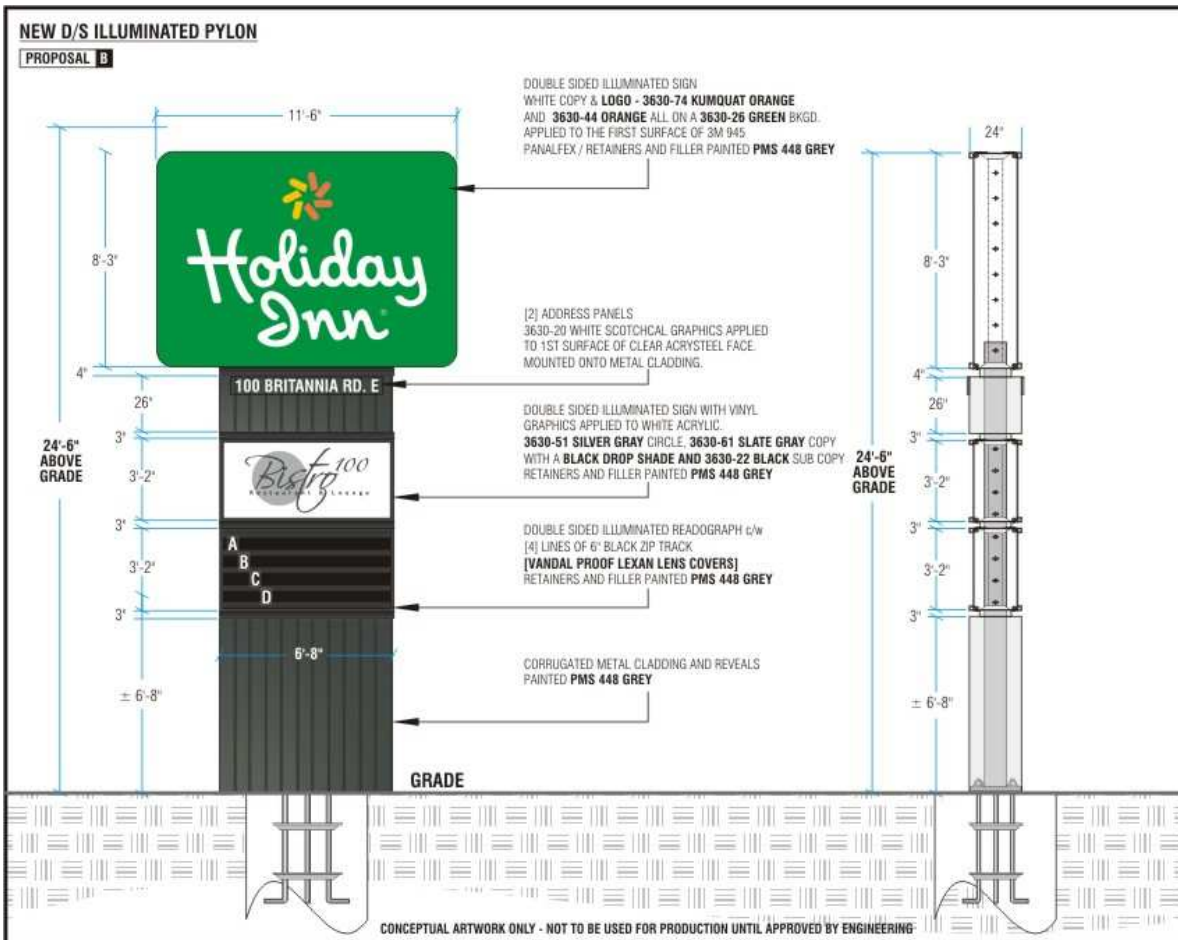
SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE 24th DAY OF APRIL 1997.

DATE: APRIL 29, 1997

W. D. Fisher
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' JOB NO. 96206A



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	Drawing No:	35645
Address:	BRITANNIA RD., MISSISSAUGA ON	Sheet:	3
Designer:	SDH	Scale:	3/16" = 1'-0"
Acct. Rep:	DOUG JACKSON	Date:	AUG. 04/05

This drawing is the property of TEKSIGN, INC. and contains proprietary and confidential information which must not be duplicated, used or disclosed other than as expressly authorized by TEKSIGN, INC.

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 100.
- 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: _____