



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2006)

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**DATE:** August 29, 2006

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 18, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

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

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**RECOMMENDATIONS:** That the Report dated August 29, 2006, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested nine (9) Sign Variance Applications described in Appendix 1 to 9 of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 06-00924  
Ward 9  
Vic Management Inc. / Prestige Industrial  
2825 Argentia Road

To permit the following:

- (i) One real estate ground sign located in the rear yard of the lot adjacent to a provincial highway.
- (ii) One real estate ground sign having an area of 18.58 sq. m. (200 sq. ft.).

for a period of one year subject to Ministry of  
Transportation approval.

- (b) Sign Variance Application 06-00925  
Ward 8  
Vic Management Inc. / Prestige Industrial  
4140 Sladeview Crescent

To permit the following:

- (i) One real estate ground sign located in the rear  
yard of the lot adjacent to a provincial highway.
- (ii) One real estate ground sign having an area of  
18.58 sq. m. (200 sq. ft.).

for a period of one year subject to Ministry of  
Transportation approval.

- (c) Sign Variance Application 06-00927  
Ward 8  
Vic Management Inc. / Prestige Industrial  
3620 Laird Road

To permit the following:

- (i) One real estate ground sign located in the rear  
yard of the lot adjacent to a provincial highway.
- (ii) One real estate ground sign having an area of  
18.58 sq. m. (200 sq. ft.).

for a period of one year subject to Ministry of  
Transportation approval.

- (d) Sign Variance Application 06-00231  
Ward 5  
Espar Products  
6099 Vipond Drive

To permit the following:

- (i) Three ground signs fronting one street line.
- (e) Sign Variance Application 06-01141  
Ward 8  
Shell Canada Products Limited  
3255 Dundas Street West

To permit the following:

- (i) One fascia sign having an area of 7.01 sq. m.  
(75.44 sq. ft.) located above the exit of the car wash.
- (f) Sign Variance Application 06-01446  
Ward 1  
The Chopin Plaza  
1900 Dundas Street East

To permit the following:

- (i) One ground sign fronting Wharton Way.

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 06-00584  
Ward 6  
Yuan Ming Supermarket  
1000 Burnhamthorpe Road West

To permit the following:

- (i) One roof sign on the north elevation.
- (b) Sign Variance Application 06-00970  
Ward 2  
Cora's Restaurant  
1865 Lakeshore Road West

To permit the following:

- (i) An additional fascia sign together with an existing fascia sign having a combined total area of 11.70 sq. m. (125.96 sq. ft.).
- (c) Sign Variance Application 06-01171  
Ward 3  
Rockwood Mall  
Premier Fitness / Star Walk Chinese Restaurant  
4141 Dixie Road

To permit the following:

- (i) One fascia sign located on the front (west) elevation of the building on a unit of another tenant.

**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 nine (9) Sign Variance Applications (see Appendix 1 to 9) 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:**

20 Vic Industrial Inc. / Prestige Industrial  
Appendix (1-1 to 1-6)

20 Vic Industrial Inc. / Prestige Industrial  
Appendix (2-1 to 2-6)

20 Vic Industrial Inc. / Prestige Industrial  
Appendix (3-1 to 3-6)

Espar Products  
Appendix (4-1 to 4-7)

Shell Products Canada Ltd.  
Appendix (5-1 to 5-6)

The Chopin Plaza  
Appendix (6-1 to 6-5)

Yuan Ming Supermarket  
Appendix (7-1 to 7-12)

Cora's Restaurant  
Appendix (8-1 to 8-6)

Rockwood Mall  
Premier Fitness / Star Walk Chinese Restaurant  
Appendix (9-1 to 9-5)

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Darren Bryan, Supervisor, Sign Unit*



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 29, 2006

**FILE:** 06-00924

**RE: 20 Vic Industrial / Prestige Industrial**  
**2825 Argentia Road - Ward 9**

---

**The applicant requests the following variances to sections 16 & 26 of the Sign By-law 0054-2002, as amended.**

<b>Section 16</b>	<b>Proposed</b>
No ground sign shall be located in the rear yard of a lot in a industrial zone located adjacent to a provincial highway.	One (1) real estate ground sign located in the rear yard of a lot adjacent to a provincial highway.
<b>Section 26</b>	<b>Proposed</b>
Permits a real estate sign to have a maximum sign area of 4 sq. m. (43 sq. ft.).	One (1) real estate ground sign having a sign area of 18.58 sq. m. (200 sq. ft.).

**COMMENTS:**

Real estate signs are temporary in nature. The size of the proposed sign is warranted as it is located adjacent to a highway. The Planning and Building Department finds the variance to be acceptable from a design perspective, however approval should be given on a temporary basis for a period of one year.

20 VIC Management Inc.  
One Queen Street East  
Suite 300, Box 88  
Toronto, ON M5C 2W5

Telephone 416.955.0595  
Facsimile 416.955.0569  
www.20vic.com



April 26, 2006

City of Mississauga  
Attention: Jeffrey Sondic,  
Sign Inspector  
300 City Centre Drive  
Mississauga, ON.  
L5B 3C1

**Re: Letter of Rational**

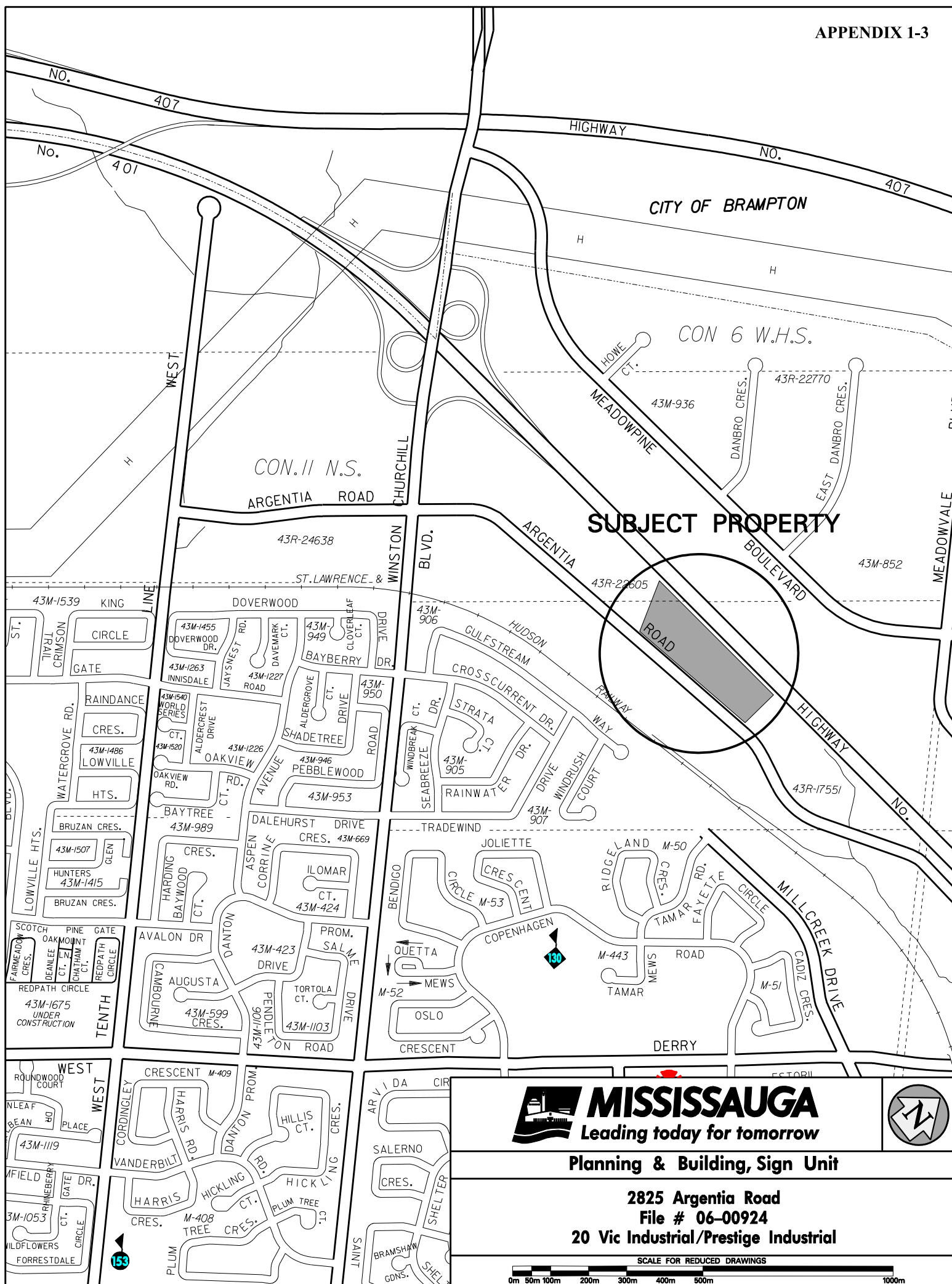
This letter is to state that the reasoning for the proposed three (3) new leasing signs for 20 Vic. Industrial facing Hwy 403 and Hwy 401 is to provide clear visibility to traffic travelling along both Hwys. In addition, to provide 20 Vic. Industrial with an advertising opportunity to help lease their prestige industrial space.

Regards,

**20 VIC MANAGEMENT INC.**

A handwritten signature in black ink, appearing to read 'R. Gries'.

Ralph Gries  
Project Co-ordinator



**MISSISSAUGA**  
Leading today for tomorrow



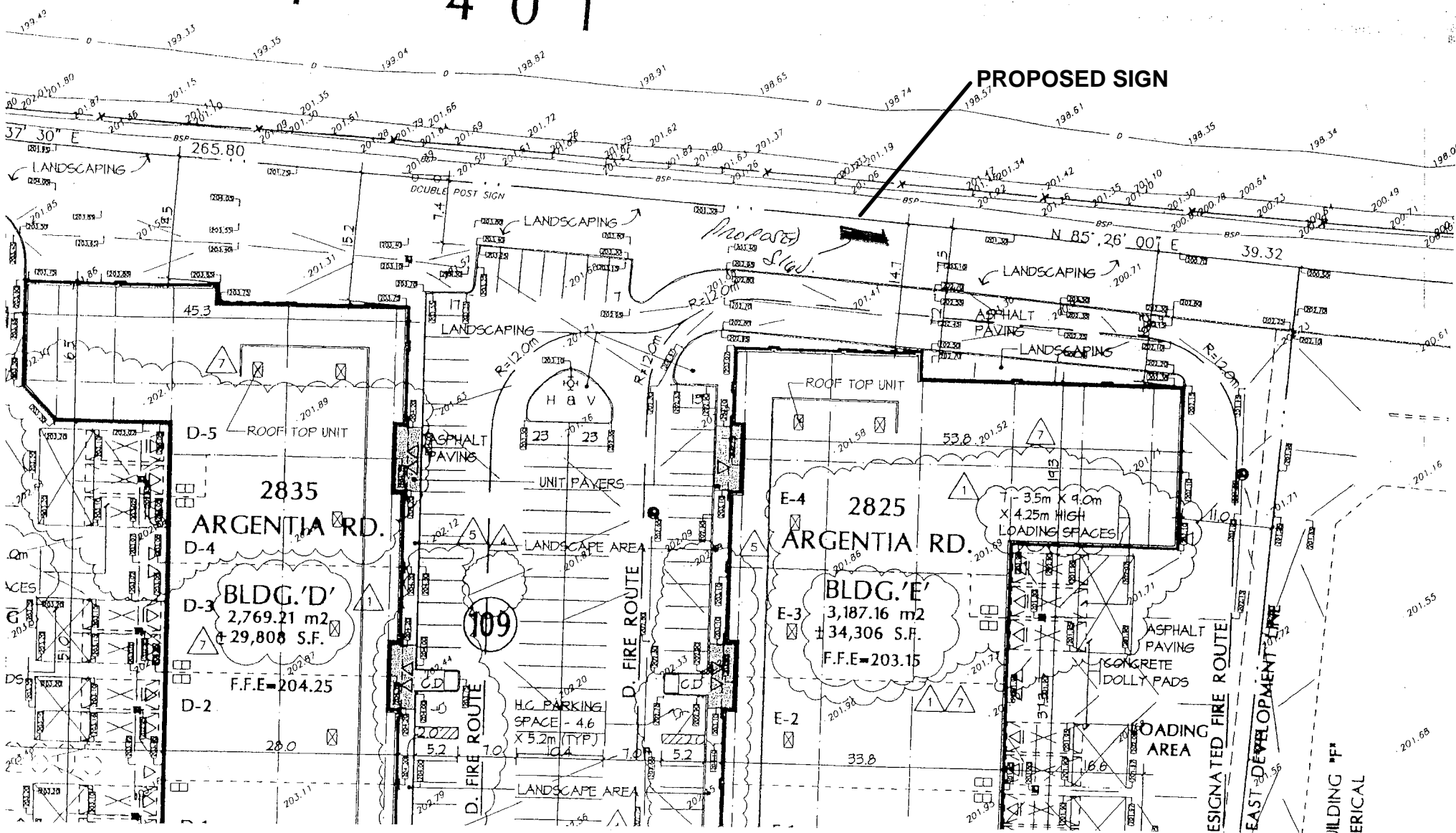
**Planning & Building, Sign Unit**

**2825 Argentia Road  
File # 06-00924**

**20 Vic Industrial/Prestige Industrial**

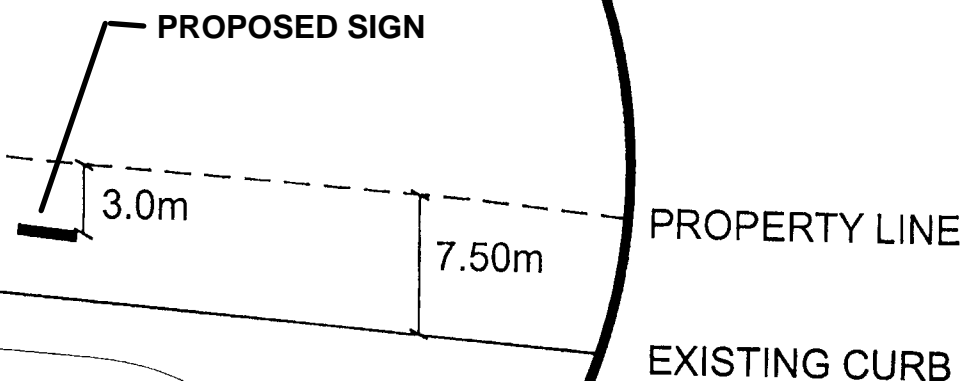
SCALE FOR REDUCED DRAWINGS

0m 50m 100m 200m 300m 400m 500m 1000m



2825 Argentia

M.T.O. LAND HIGHWAY 401



— = PROPOSED 20 VIC  
 10'-0" x 20'-0" BILLBOARD HIGHWAY SIGNAGE  
 3.0m SETBACK FROM PROPERTY LINE

Customer: 20 Vic Management

Address: 2825 Argentia

Drawn By: SV

Page No.: 3

Sales: George Watson

Date: April 28 /06

Revs.:

Scale: NTS

File: Crezon Highway Signs Site Plans

**JONES**  
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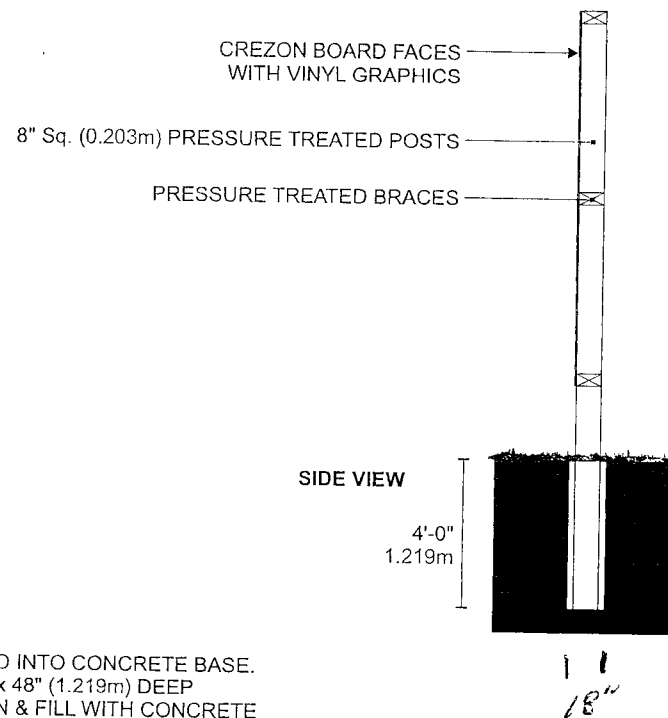
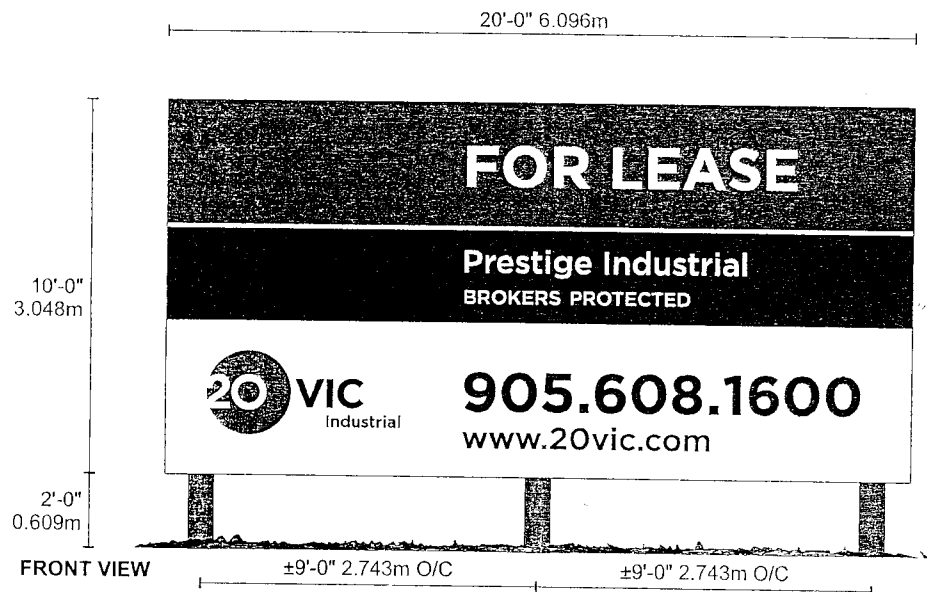
www.jonesneonsigns.com

1140 Blair Road  
 Burlington, On  
 L7M 1K9

Ph.: 905-335-6664

Fax: 905-335-2712

E-Mail: info@jonesneonsigns.com



PROVIDE THREE (3) NEW 10'-0" x 20'-0" CREZON HIGHWAY SIGNS

**DESCRIPTION:**

- WHITE GRAPHICS
- DARK GREY 7725-41 (OPAQUE) VINYL GRAPHICS
- ORANGE 3630-44 VINYL GRAPHICS
- (TO MATCH ORANGE A3815-R REFLECTIVE VINYL)
- APPLIED TO 1st SURFACE OF ½" (0.152m) THICK WHITE CREZON BOARD FACES
- PROVIDE 8" Sq. (0.203m) PRESSURE TREATED POSTS & PRESSURE TREATED BRACES

DIRECT EMBED INTO CONCRETE BASE.  
AUGER HOLE x 48" (1.219m) DEEP  
POSITION SIGN & FILL WITH CONCRETE

**Customer:** 20 Vic Management- Industrial  
**Address:** Erin Mills Development  
Erin Mills, ON  
**Designer:** SV  
**Page:** 1

**Sales:** George Watson  
**Date:** April 11 /06  
**Revision:** April 25 /06  
**Scale:** ¼"=1'-0"  
**File Name:** Crezon Highway Signs.cdr

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**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 29, 2006

**FILE:** 06-00925

**RE: 20 Vic Management Inc. / Prestige Industrial**  
**4140 Sladeview Crescent - Ward 8**

---

**The applicant requests the following variances to sections 16 & 26 of the Sign By-law 0054-2002, as amended.**

<b>Section 16</b>	<b>Proposed</b>
No ground sign shall be located in the rear yard of a lot in a industrial zone located adjacent to a provincial highway.	One (1) real estate ground sign located in the rear yard of a lot adjacent to a provincial highway.
<b>Section 26</b>	<b>Proposed</b>
Permits a real estate sign to have a maximum sign area of 4 sq. m. (43 sq. ft.).	One (1) real estate ground sign having a sign area of 18.58 sq. m. (200 sq. ft.).

**COMMENTS:**

Real estate signs are temporary in nature. The size of the proposed sign is warranted as it is located adjacent to a highway. The Planning and Building Department finds the variance to be acceptable from a design perspective, however approval should be given on a temporary basis for a period of one year.



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Telephone 416.955.0595  
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April 26, 2006

City of Mississauga  
Attention: Jeffrey Sondic,  
Sign Inspector  
300 City Centre Drive  
Mississauga, ON.  
L5B 3C1

**Re: Letter of Rational**

This letter is to state that the reasoning for the proposed three (3) new leasing signs for 20 Vic. Industrial facing Hwy 403 and Hwy 401 is to provide clear visibility to traffic travelling along both Hwys. In addition, to provide 20 Vic. Industrial with an advertising opportunity to help lease their prestige industrial space.

Regards,

20 VIC MANAGEMENT INC.

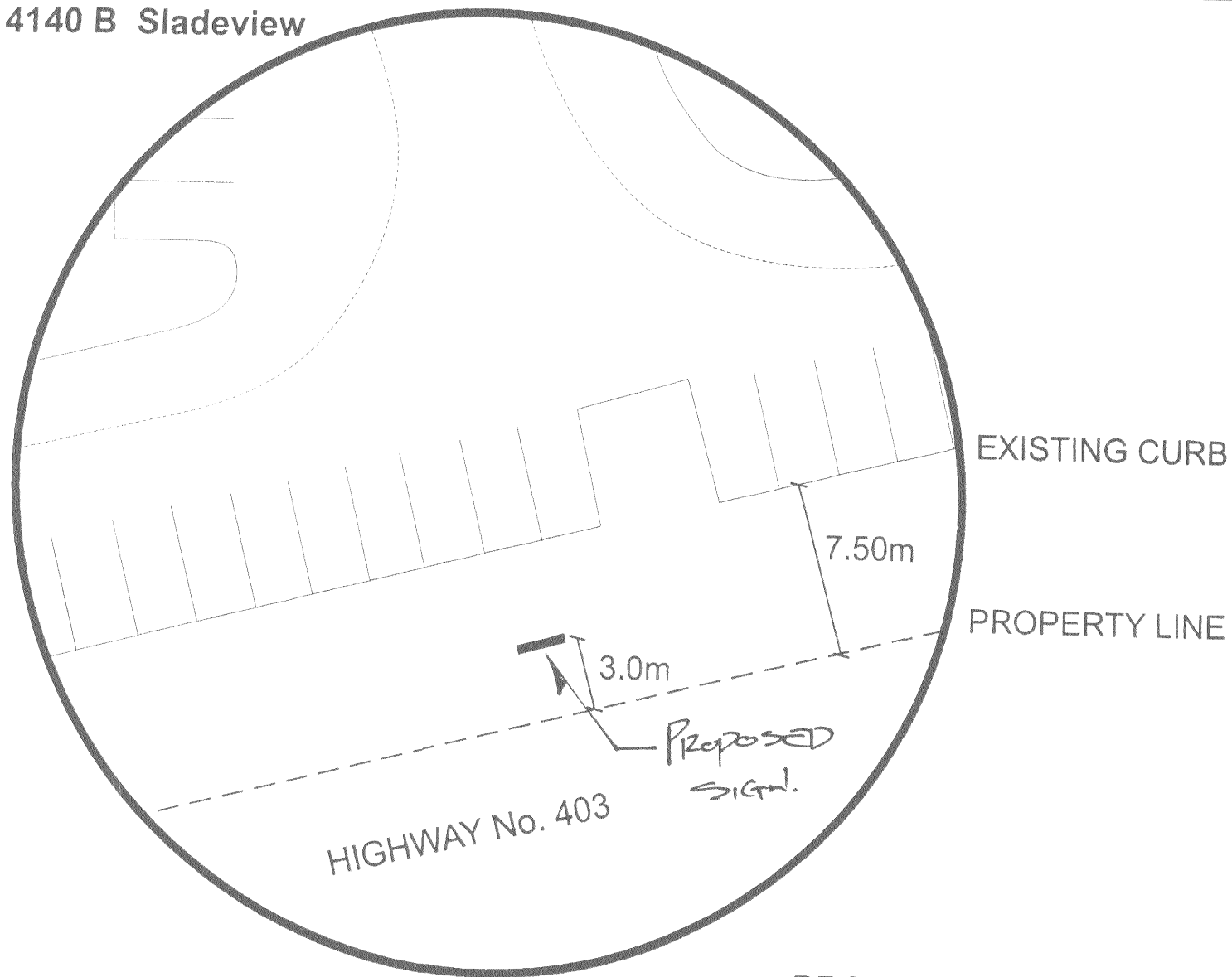
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Ralph Gries  
Project Co-ordinator





4140 B Sladeview

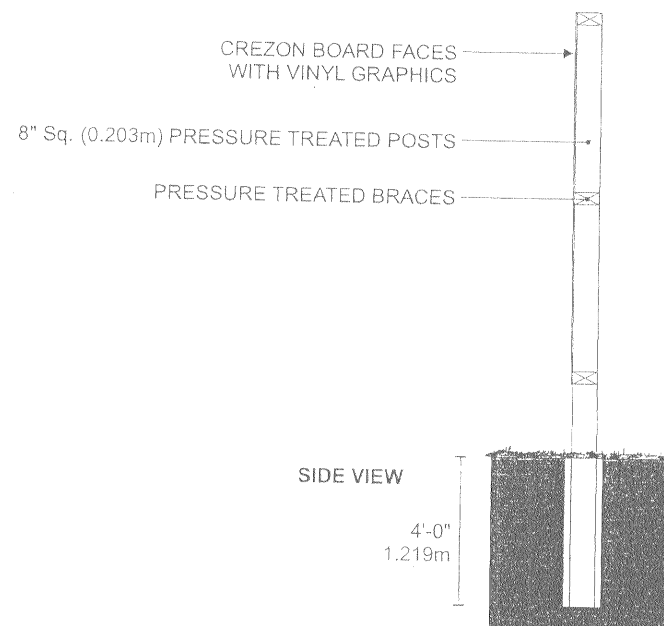
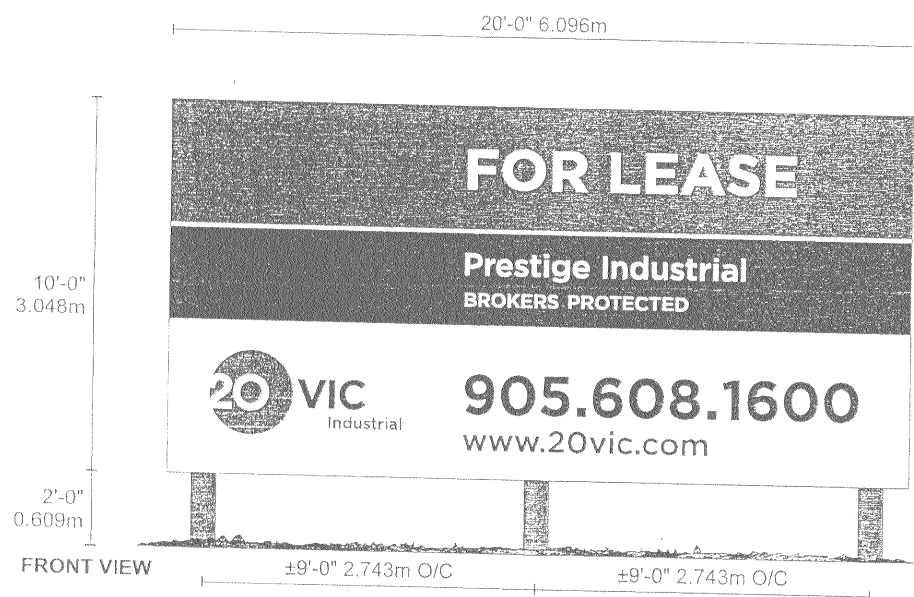


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 3.0m SETBACK FROM PROPERTY LINE

Customer: 20 Vic Management	Sales: George Watson
Address: 4140 B Sladeview	Date: April 28 /06
	Revis.:
Drawn By: SV	Scale: NTS
Page No.: 2	File: Crezon Highway Signs Site Plans

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**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 29, 2006

**FILE:** 06-00927

**RE: 20 Vic Industrial / Prestige Industrial**  
**3620 Laird Road - Ward 8**

---

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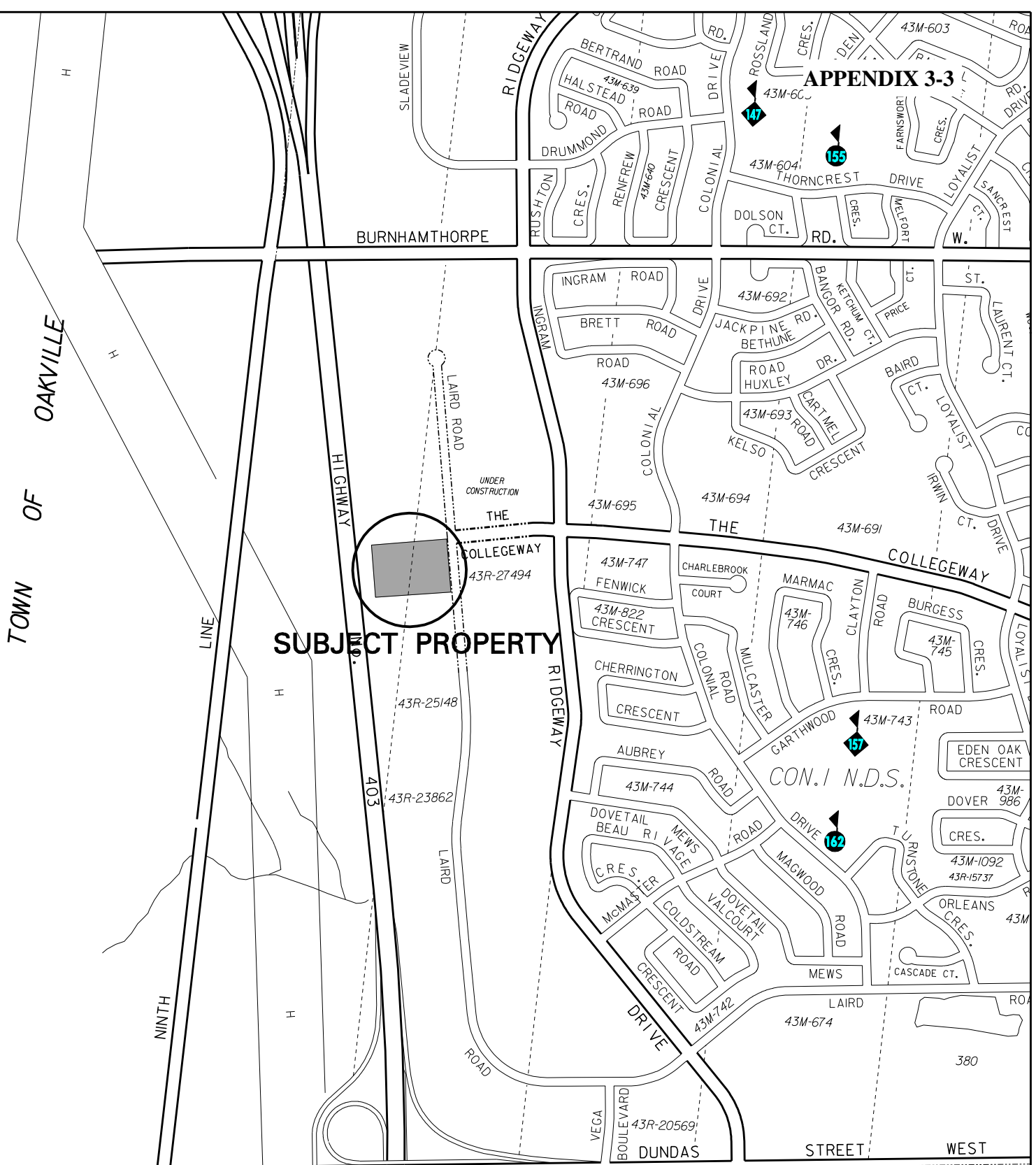
Regards,

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Ralph Griesse  
Project Co-ordinator

# APPENDIX 3-3

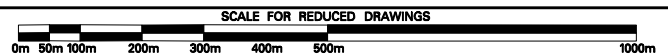


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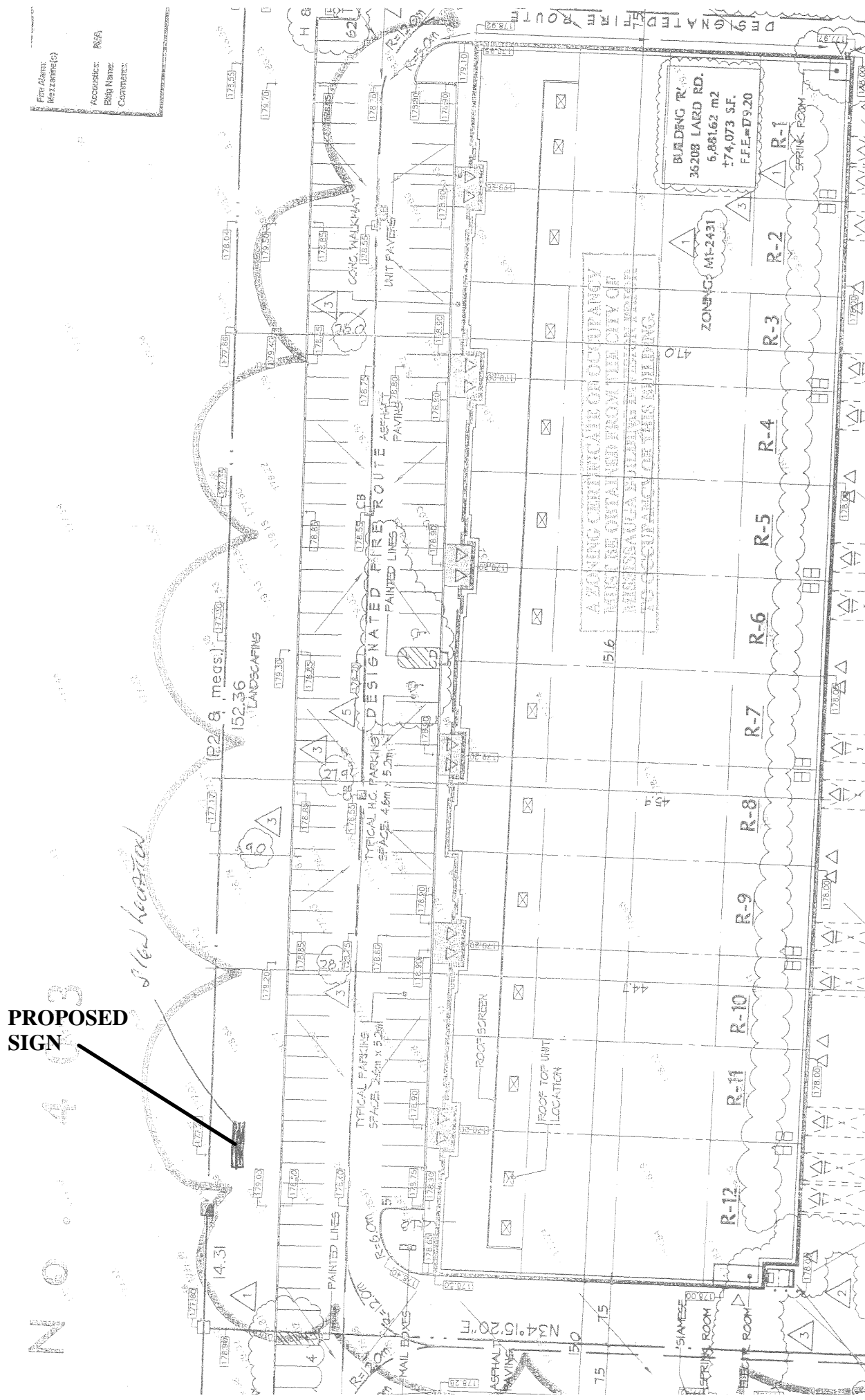
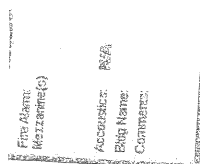


**Planning & Building, Sign Unit**

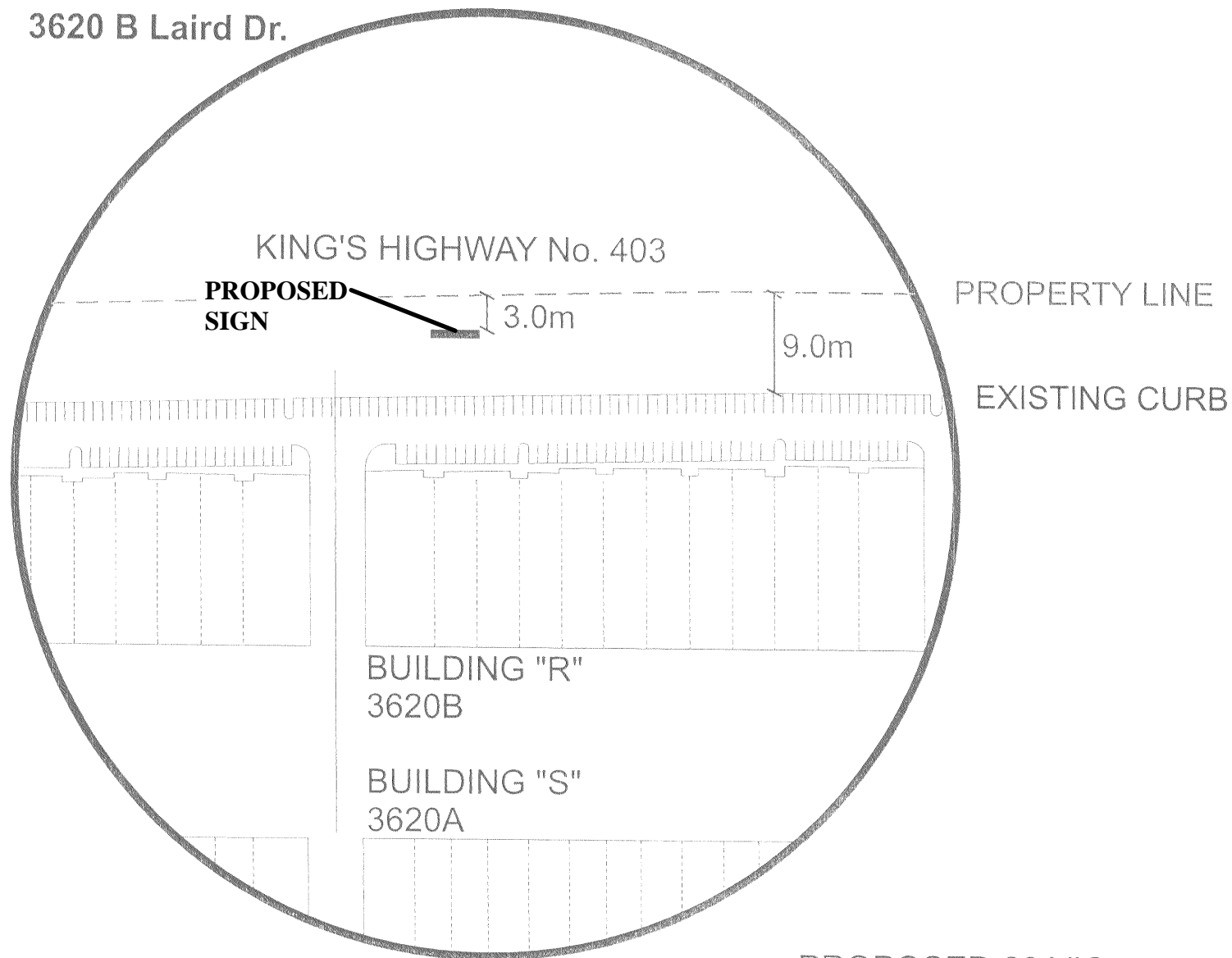
**3620 Laird Road  
File # 06-00927  
20 Vic Industrial/Prestige Industrial**







3620 B Laird Dr.



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 3.0m SETBACK FROM PROPERTY LINE

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Address: 3620 B Laird Dr.

Drawn By: SV

Page No.: 1

Sales: George Watson

Date: April 28 /06

Revis.:

Scale: NTS

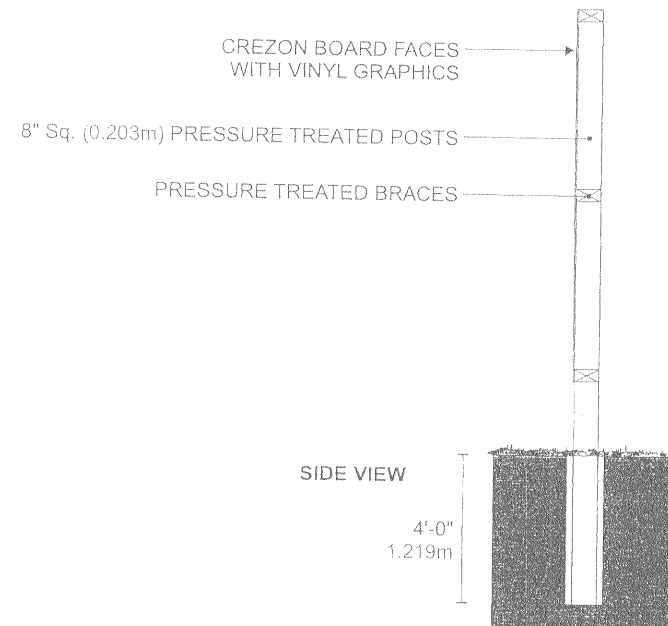
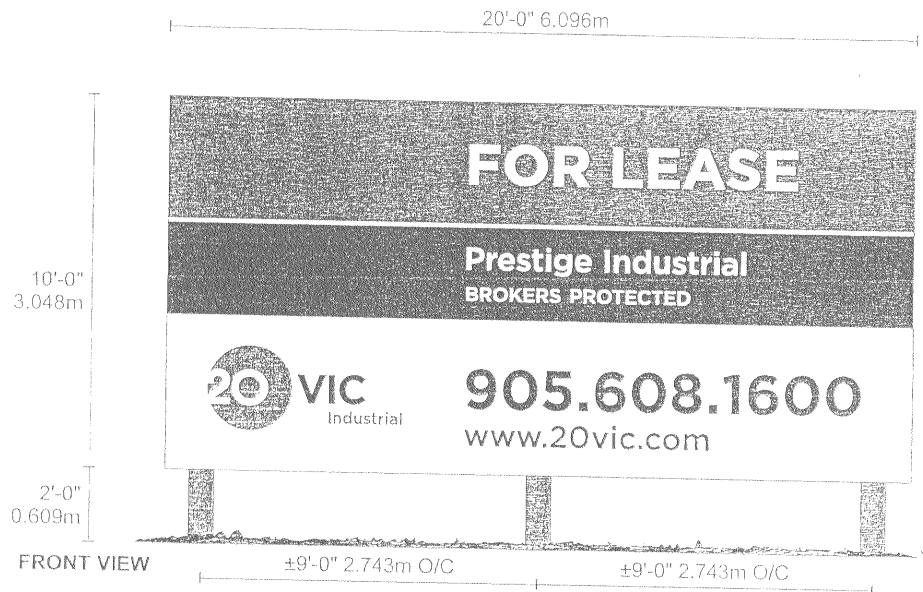
File: Crezon Highway Signs Site Plans

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**Customer:** 20 Vic Management- Industrial  
**Address:** Erin Mills Development  
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**Sales:** George Watson  
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**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 29, 2006

**FILE:** 06-00231

**RE: Espar Products**  
**6099 Vipond Drive - Ward 5**

---

**The applicant requests the following variances to section 14 & 16 of the Sign By-law 0054-2002, as amended.**

<b>Section 14</b>	<b>Proposed</b>
Permits one (1) ground sign per street line.	Three (3) ground signs on a street line.
<b>Section 16</b>	<b>Proposed</b>
Ground signs in a industrial zone shall display the municipal address.	Three (3) ground signs not displaying the municipal address

**COMMENTS:**

Although the application is considered as three individual ground signs, the design of these signs reads as one. The signs are well designed and within the provisions of the Sign By-law for height and size of a ground sign. The Planning and Building Department finds the variance acceptable from a design perspective subject to the addition of the municipal address on the ground sign.

# SIGN\*A\*RAMA

## THE FULL SERVICE SIGN CENTRE

6200 Dixie Road, Unit 108, Mississauga Ontario L5T 2E1 905-564-1824 Fax 905-564-2655 Email: srama@on.aibn.com

February 8, 2006

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

Attention: Jeff Grech

Dear Jeff,

BUILDING DIVISION		
BUILDING DEPT. FILE:		
DATE RECD FEB - 9 2006		
ROUTE TO:	REC'D BY:	DATE:

This is my letter of rational regarding sign permit application SGNBLD 06 231 for Espar Products.

Although the proposed sign appears as 3 separate signs it is not intended to be. The "Stellen" as called by Espar is a symbol of their company and is meant to be one sign. Espar is a worldwide manufacturer in the automotive and marine sector with over 100 locations worldwide. Each location has the "Stellen" sign. The Mississauga location is their North American head office and they would like to include the sign here.

The sign itself falls under the city's guidelines for size. It also fits in with the architecture of the building and neighborhood. The building is large in size so the sign will not look odd in front of it. It is not on a major street or near a highway and poses no visual distraction for drivers. It will be installed according to city guidelines. The key rational for this is to consider the sign one sign not three. Each component is only 25" apart.

The reason there is no address on the signs is that a clear 15" high address is already highly visible on the building itself.

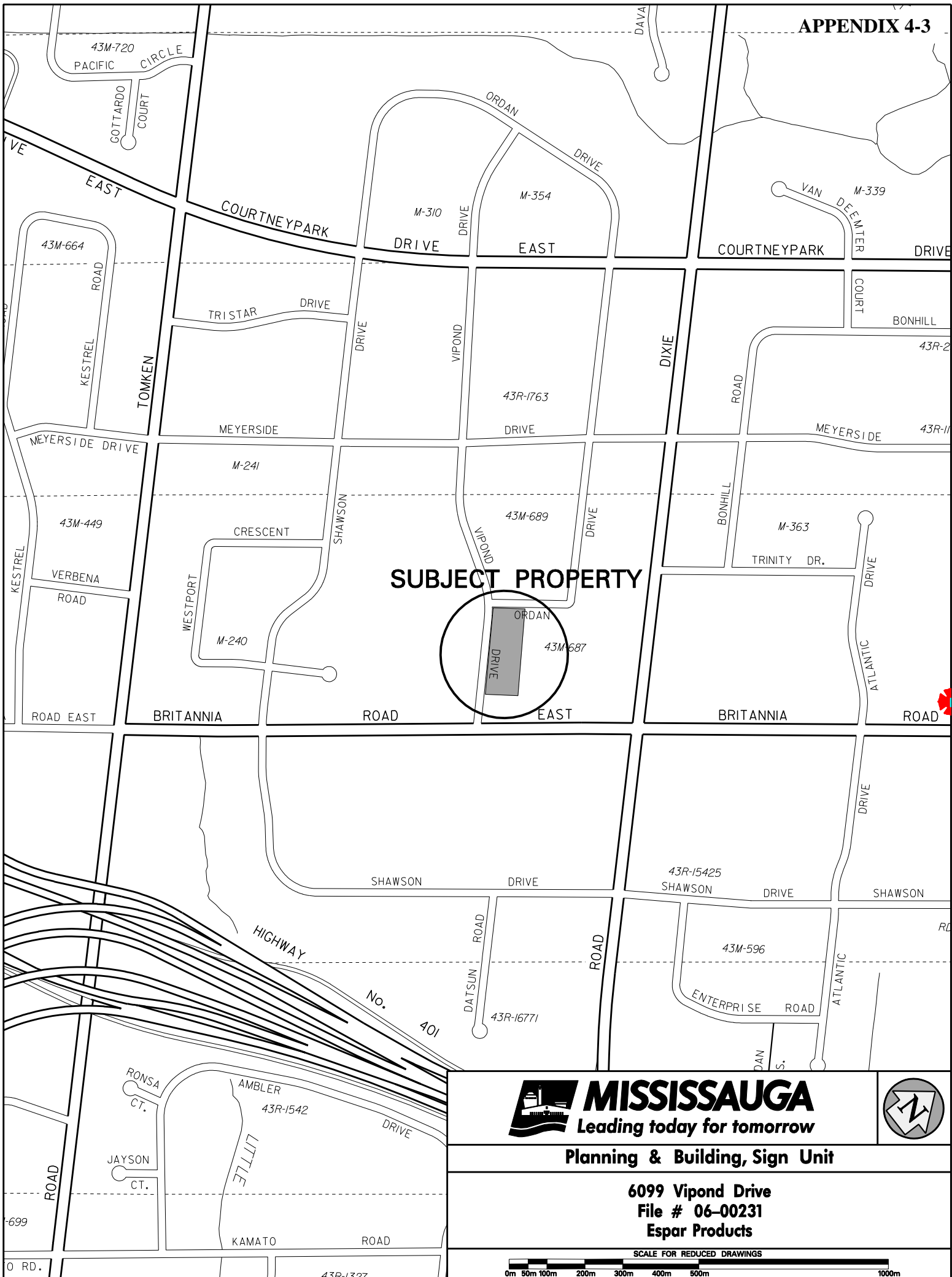
Yours sincerely,  
SIGN\*A\*RAMA



Aaron Gilmour  
Business Development Manager



\*Note: I have included a picture of the Stellen sign installed at Espar Poland.



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**Planning & Building, Sign Unit**

**6099 Vipond Drive  
File # 06-00231  
Espar Products**



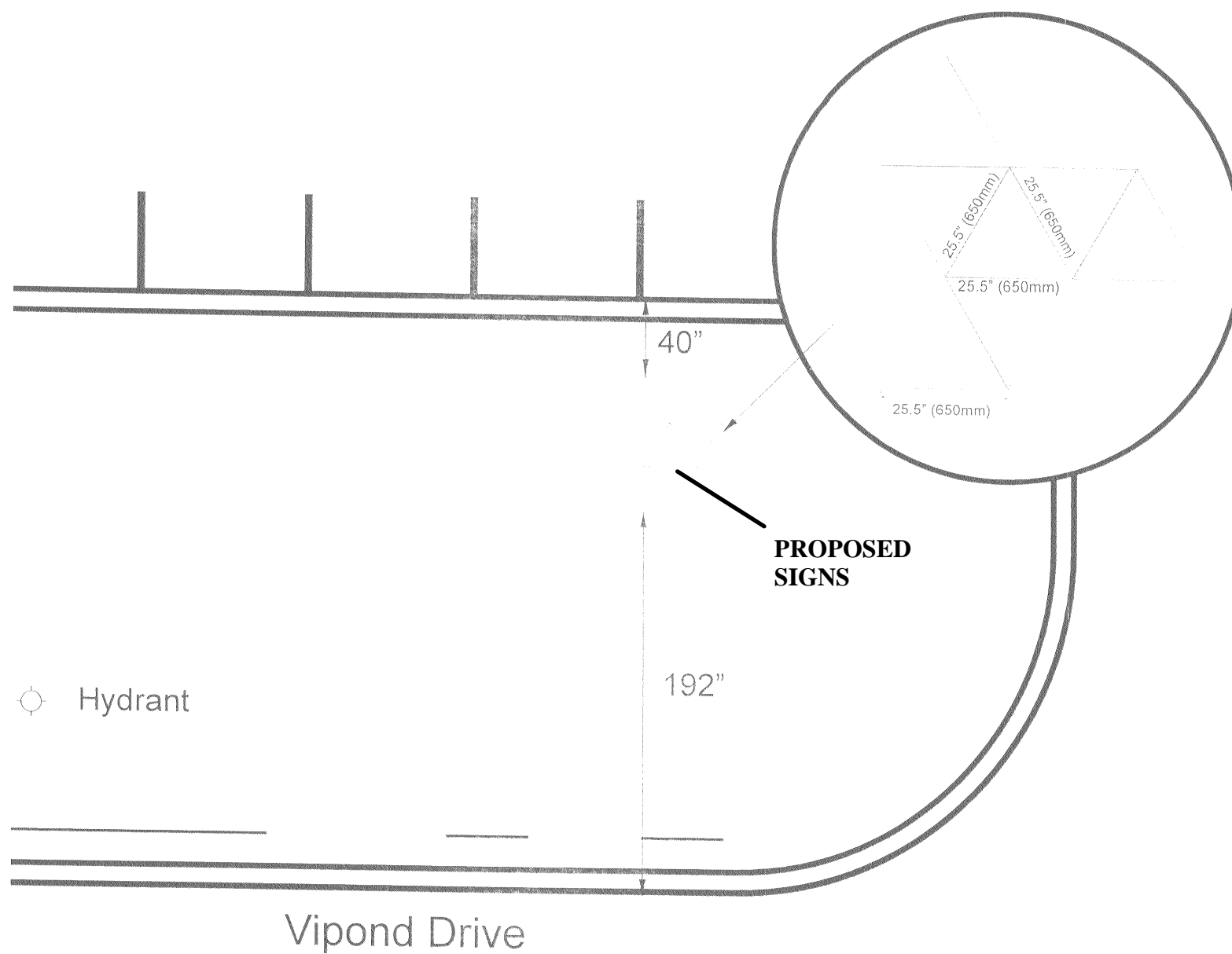


BUILDING DATA		DEVELOPED LAND AREA	
category	value	category	value
total	184.28	total	451.76
1 - detached single data	11,677.68	1 - 1/2 story	5.8
2 - detached single data	13,548.82	2 - 1/2 story	326.97
3 - detached single data	33,948.96	3 - 1/2 story	31,551.61
4 - detached single data	12,515.09	4 - 1/2 story	1,467.29
5 - detached single data	11,525.55	5 - 1/2 story	1,328.50
6 - detached single data	2,650.01	6 - 1/2 story	1,319.63
total	73,545.10	total	34,933.83

KEY MAP N.T.S

[illegible]

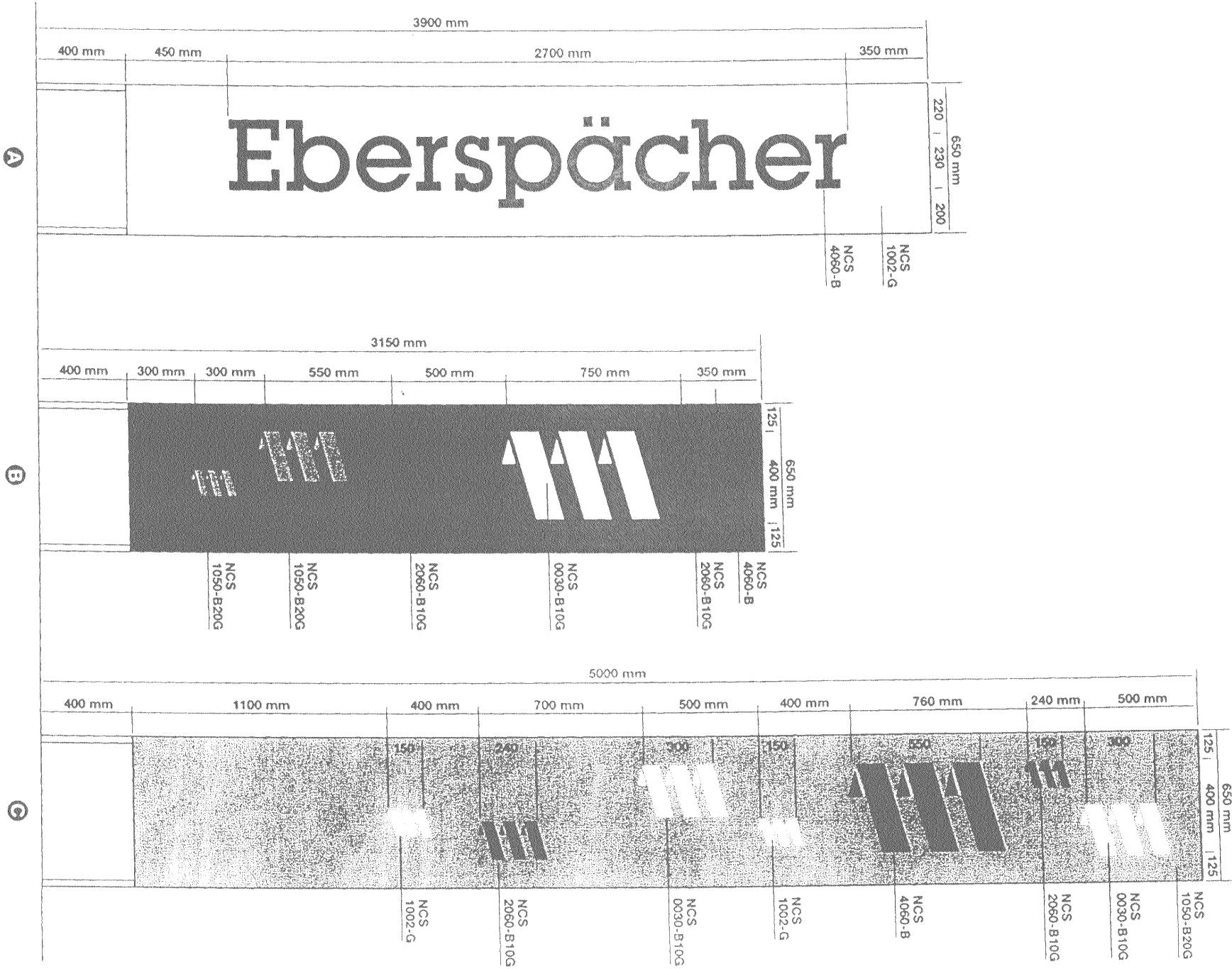
1. General Information  
 a. Name \_\_\_\_\_  
 b. Address \_\_\_\_\_  
 c. City \_\_\_\_\_  
 d. State \_\_\_\_\_  
 e. Zip \_\_\_\_\_  
 f. Phone \_\_\_\_\_  
 g. Age \_\_\_\_\_  
 h. Sex \_\_\_\_\_  
 i. Religion \_\_\_\_\_  
 j. Marital Status \_\_\_\_\_  
 k. Occupation \_\_\_\_\_  
 l. Education \_\_\_\_\_  
 m. Income \_\_\_\_\_  
 n. Assets \_\_\_\_\_  
 o. Liabilities \_\_\_\_\_  
 p. Other \_\_\_\_\_  
 q. Signature \_\_\_\_\_  
 r. Date \_\_\_\_\_  
 s. Witness \_\_\_\_\_  
 t. Notary \_\_\_\_\_  
 u. Other \_\_\_\_\_  
 v. Other \_\_\_\_\_  
 w. Other \_\_\_\_\_  
 x. Other \_\_\_\_\_  
 y. Other \_\_\_\_\_  
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 am. Other \_\_\_\_\_  
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Note: There is no existing sidewalk as shown in provided drawings.  
From parking lot to Vipond is all grass



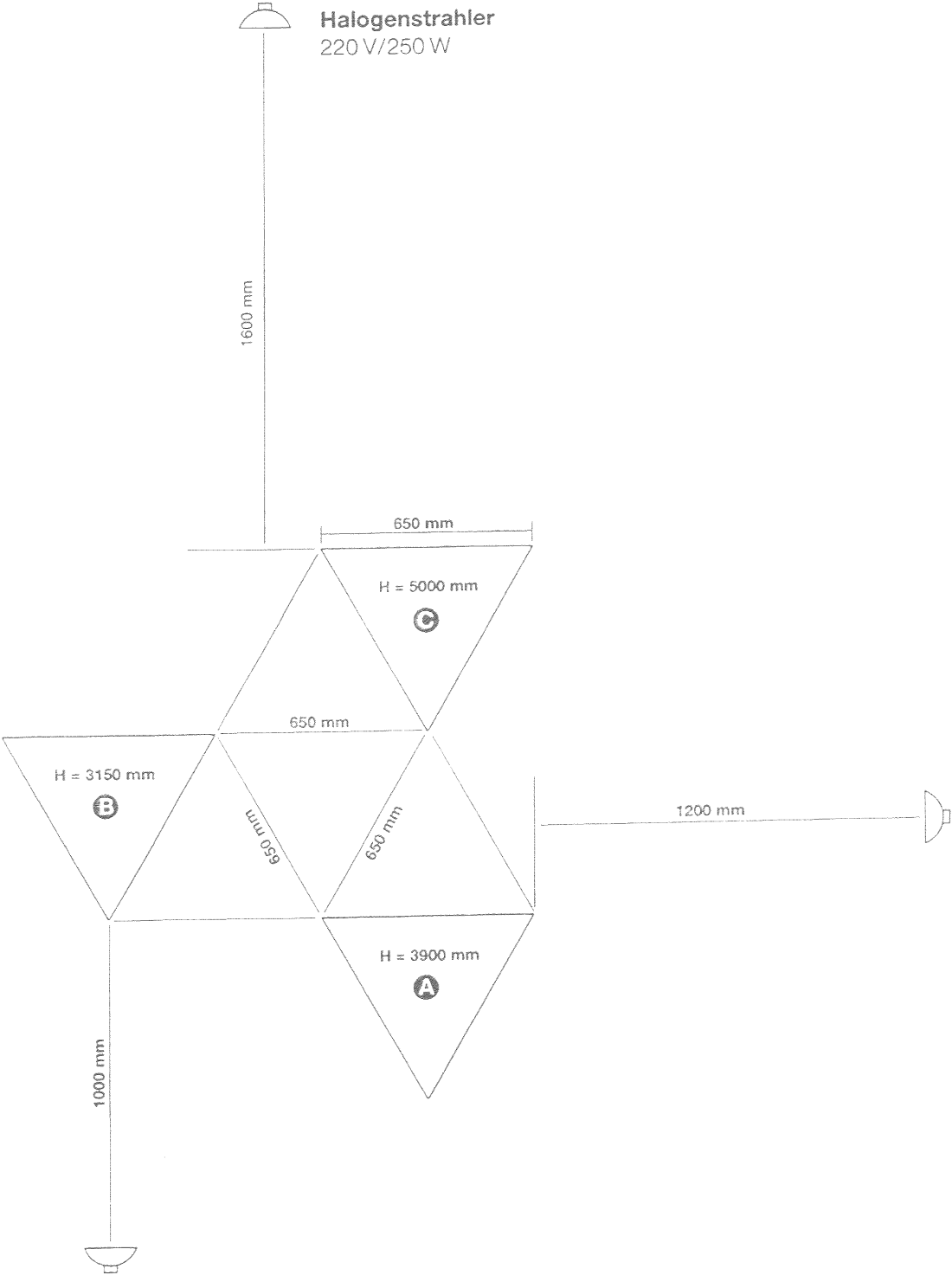
Stelen-Beschriftung  
Pillar layout



# Stelen-Aufstellung

Pillar placement

APPENDIX 4-7





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 29, 2006

**FILE:** 06-01141

**RE: Shell Canada Products Ltd.**  
**3255 Dundas Street West - Ward 8**

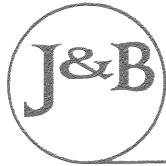
---

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

<b>Section 13</b>	<b>Proposed</b>
Permits a fascia sign to be located on a car wash wall with an exit having a maximum sign area of 4.43 sq. m. (47.66 sq. ft.) in this instance.	One (1) fascia sign on a car wash wall with an exit having area of 7.01 sq. m. (75.44 sq. ft.)

**COMMENTS:**

The proposed variance is for an exit fascia sign on the east elevation of the car wash. The proposed sign is a standard Shell Canada “exit sign” which has been previously approved on other site in the City. The sign is well designed and proportional to its building elevation and therefore acceptable from a design perspective.



## J AND B ENGINEERING INC.

---

5734 Yonge Street, Suite 501  
Toronto, Ontario, Canada M2M 4E7

Telephone: (416) 229-2636  
Fax: (416) 229-6965  
E-mail: [staff@jandb-engineering.com](mailto:staff@jandb-engineering.com)

May 16, 2006

Project No: 05995

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

Dear: Planning and Building Department, Sign Unit  
Attn: Jeff Grech

Re: Application for Sign Variance for Shell Canada Products Retail Gasoline Facility-  
Located at 3255 Dundas Street West at Ridgeway Drive, Mississauga

---

Dear Sirs

J and B Engineering are acting on behalf of Shell Canada Products regarding a sign variance application for the upgrading of the signage for the Retail Gasoline Facility located at 3255 Dundas Street, Mississauga, Ontario.

The sign variance application is in regards to the car wash exit sign. The exit sign is a permanently wall mounted, non-illuminated signs that is unobtrusive to the neighbouring businesses or residents.

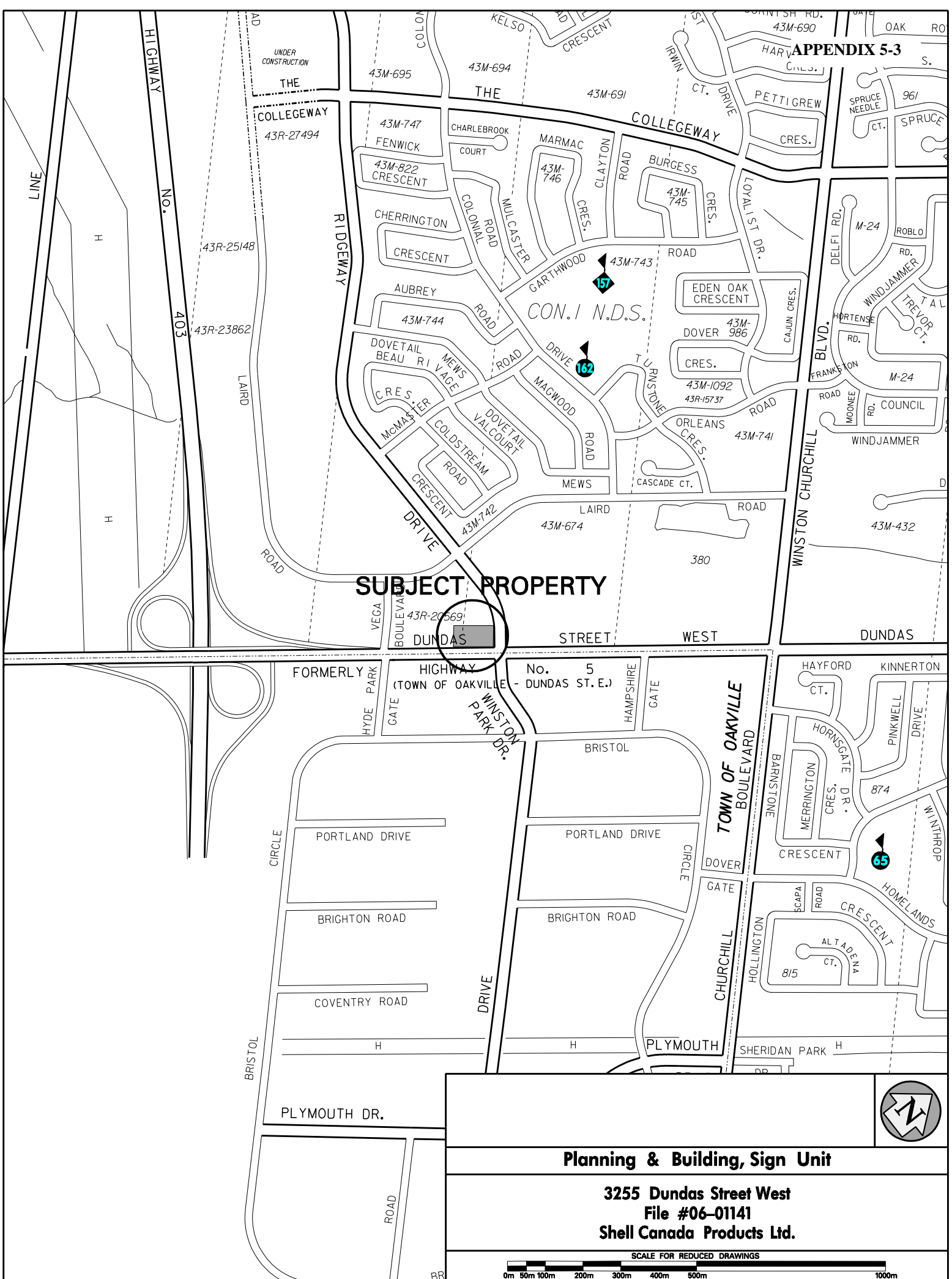
The sign is used to identify and distinguish the exit to the car wash and is a part of the overall Shell marketing standard.

If you have any questions or comments, please call me at 416-229-2636 Ext 218.

Yours truly,

*Ian Glasford*

Ian Glasford  
Project Manager  
J and B Engineering Inc.



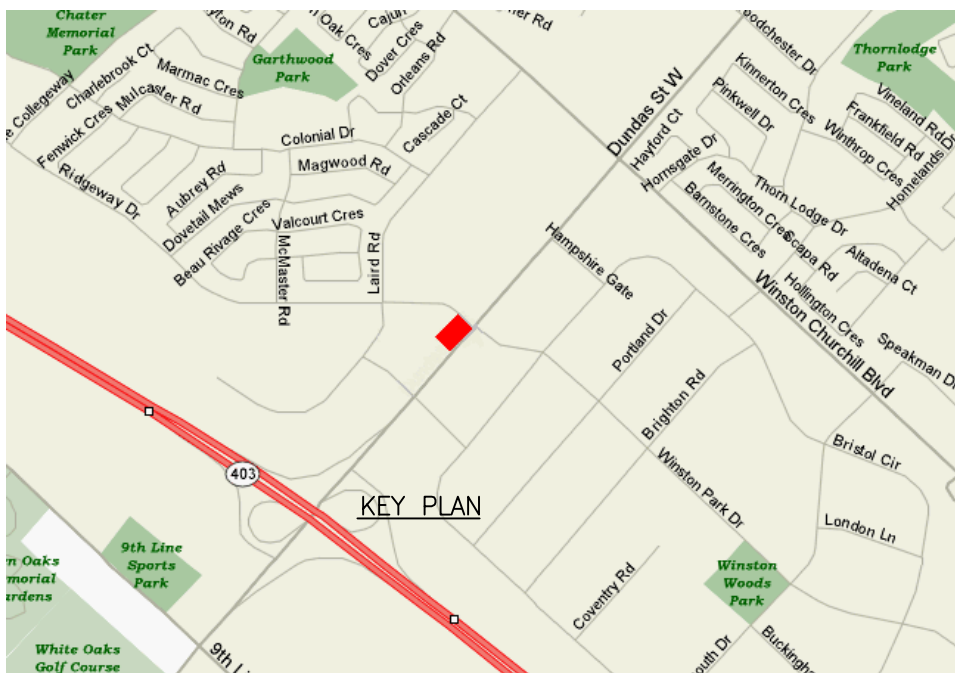
Planning & Building, Sign Unit

3255 Dundas Street West  
File #06-01141  
Shell Canada Products Ltd.

SCALE FOR REDUCED DRAWINGS

0m 50m 100m 200m 300m 400m 500m 1000m

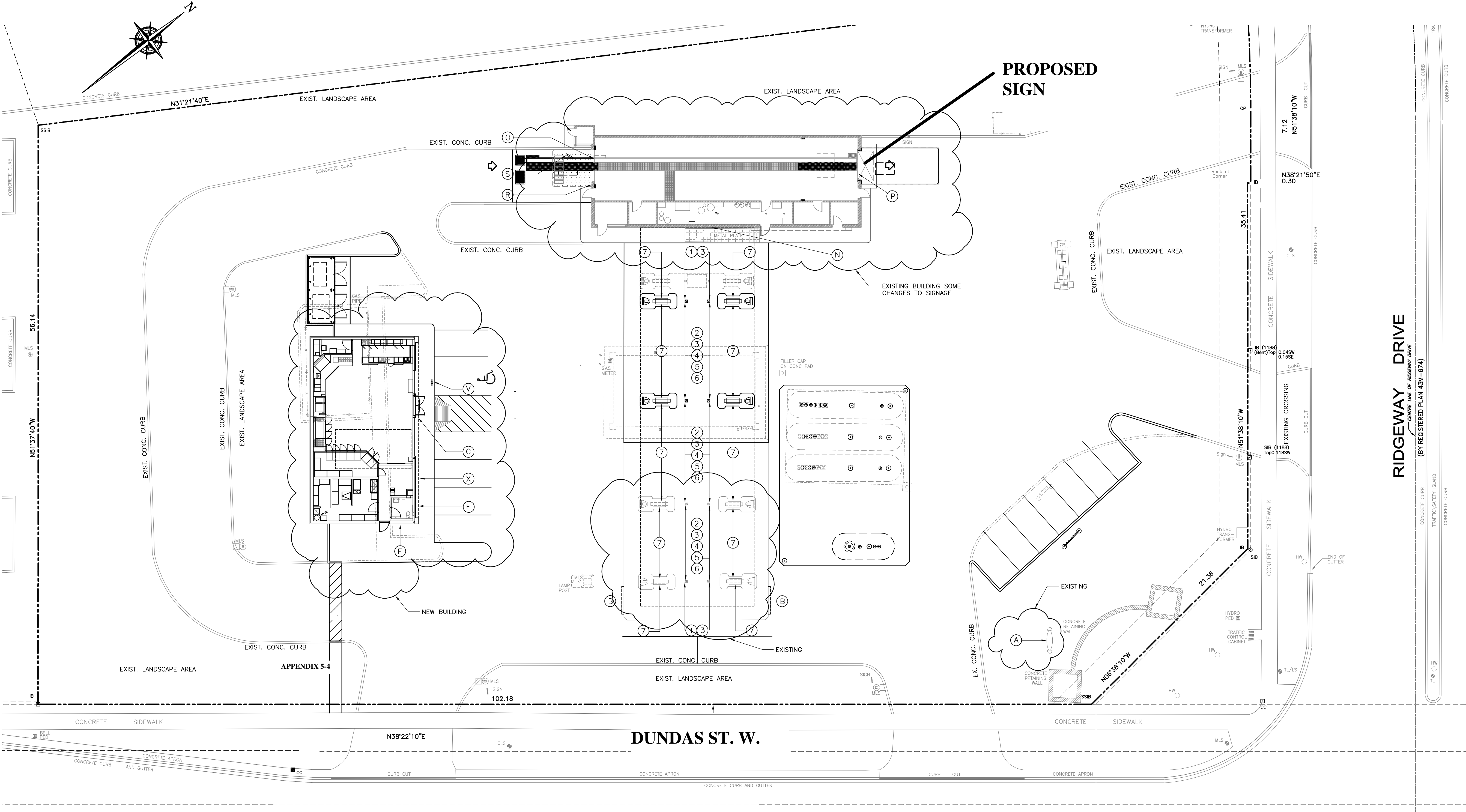




BLOCK 5,  
REGISTERED PLAN 43M-674  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

GENERAL NOTES:

1. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.
3. REPORT ALL DISCOVERIES OF ERRORS, OMISSIONS OR DISCREPANCIES TO THE ARCHITECT OR DESIGN ENGINEER AS APPLICABLE.
4. USE ONLY LATEST REVISED DRAWINGS OR THOSE THAT ARE MARKED "ISSUED FOR CONSTRUCTION"
5. DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE PROVINCIAL AND LOCAL BUILDING CODES LATEST EDITION.
6. ALL WORKS AND MATERIALS USED SHALL COMPLY AS REQUIRED BY THE O.B.C. LATEST EDITION.
7. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS & SPECIFICATIONS.
8. EVERYTHING IS TO BE CONSIDERED NEW UNLESS SPECIFIED EXISTING OTHERWISE.



SIGN SCHEDULE

TYPE	DESCRIPTION	REFERENCE DWG. No.	NUMBER of SIGNS	sq.m/FACE	TOTAL sq.m	ILLUM.
A	MONOLITH I.D. SIGN – 7m HIGH	C-501	1	11.04 m <sup>2</sup>	22.08 m <sup>2</sup>	YES
B	ILLUMINATED SHELL LOGOTYPE (ON CANOPY)	C-503	2	2.00 m <sup>2</sup>	4.00 m <sup>2</sup>	YES
C	BUILDING FASCIA SIGN LARGE "SELECT"	C-505	1	2.27 m <sup>2</sup>	2.27 m <sup>2</sup>	YES
F	POSTER BOARD SIGN – WALL MOUNT	C-505	2	1.74 m <sup>2</sup>	3.48 m <sup>2</sup>	NO
H	DIRECTIONAL SIGN "CAR WASH"	C-504	1	0.45 m <sup>2</sup>	0.90 m <sup>2</sup>	YES
N	BUILDING FASCIA SIGN "TOUCHLESS CAR WASH"	WA-200	1	1.21 m <sup>2</sup>	1.21 m <sup>2</sup>	NO
O	BUILDING FASCIA SIGN "CAR WASH ENTRANCE"	WA-200	1	0.94 m <sup>2</sup>	0.94 m <sup>2</sup>	NO
P	BUILDING FASCIA SIGN "CAR WASH EXIT"	WA-200	1	0.72 m <sup>2</sup>	0.72 m <sup>2</sup>	NO
R	CAR WASH DISCLAIMER (ROLLOVER)	C-504	1	0.81 m <sup>2</sup>	0.81 m <sup>2</sup>	NO
S	INSTRUCTION SIGN	C-504	1	0.70 m <sup>2</sup>	0.70 m <sup>2</sup>	NO
U	"DO NOT ENTER" SIGN	C-505	1	0.26 m <sup>2</sup>	0.52 m <sup>2</sup>	YES
V	DISABLED PERSONS PARKING STALL SIGNAGE	C-505	1	0.13 m <sup>2</sup>	0.13 m <sup>2</sup>	NO
X	SCOTIABANK/LOTTO SIGN	C-505	1	0.84 m <sup>2</sup>	0.84 m <sup>2</sup>	YES
1	"TRUCK/MINIVAN" DECAL	C-505	2			NO
2	"NO TRUCK/MINIVAN" DECAL	C-505	3			NO
3	ARROW DECAL	C-505	5			NO
4	"NO SMOKING" DECAL	C-505	3			NO
5	"IGNITION OFF" DECAL	C-505	3			NO
6	"NO CELL PHONE" DECAL	C-505	3			NO
7	"VIDEO SURVEILLANCE DECO"	C-505	10			NO

022 FEB '06ISSUED FOR REVIEWAG

No.

Date

Description

Drawn By

Engineer

J&B

J AND B ENGINEERING INC.

5734 Yonge Street, Suite 501, City of North York, Ontario M2M 4E7, Tel(416)229-2636

Shell

Shell Canada Products

Project: SHELL CANADA PRODUCTS C11318

SITE SIGNAGE PLAN

3255 DUNDAS ST. W. & RIDGEWAY DRMISSISSAUGA, ON

File No: 05995Date: 22 FEB 06ACAD INFO

Drawn By: AGScale: 1:200Dwg. File: 05995-C-500

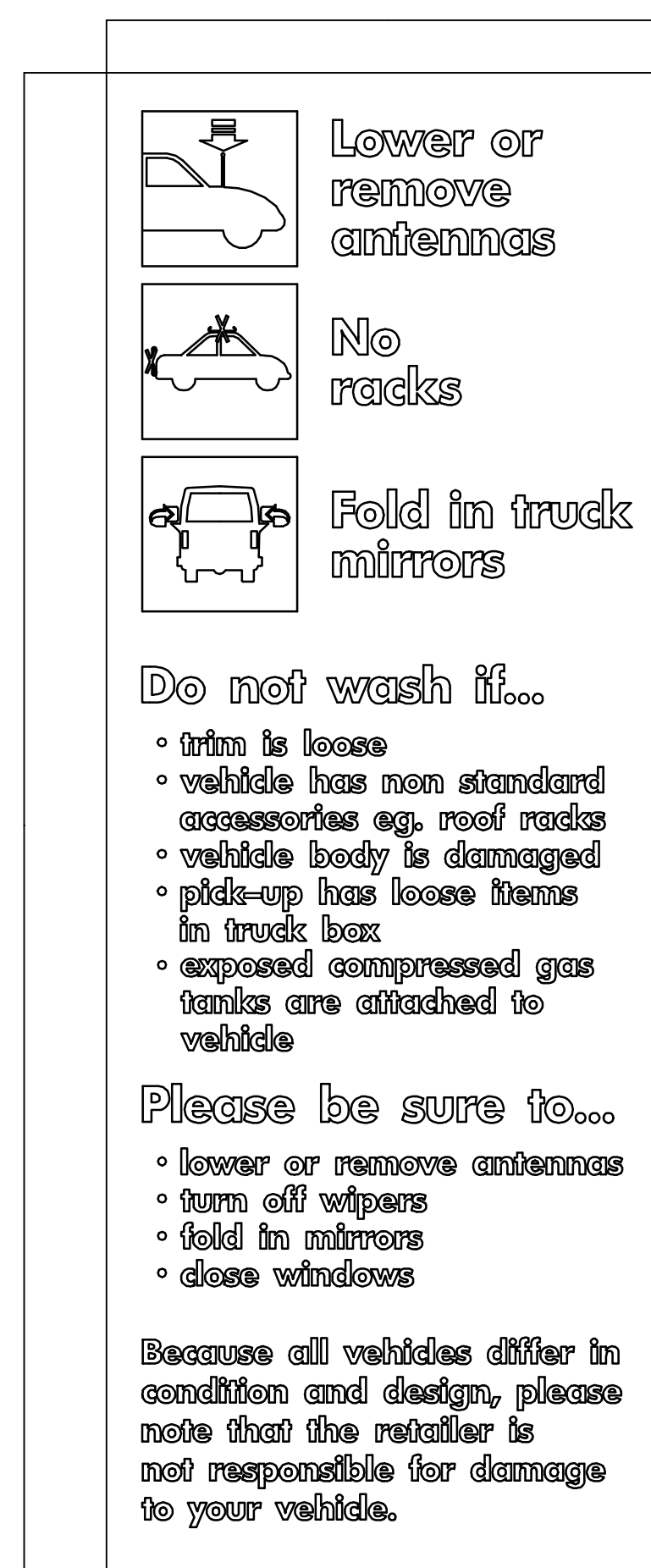
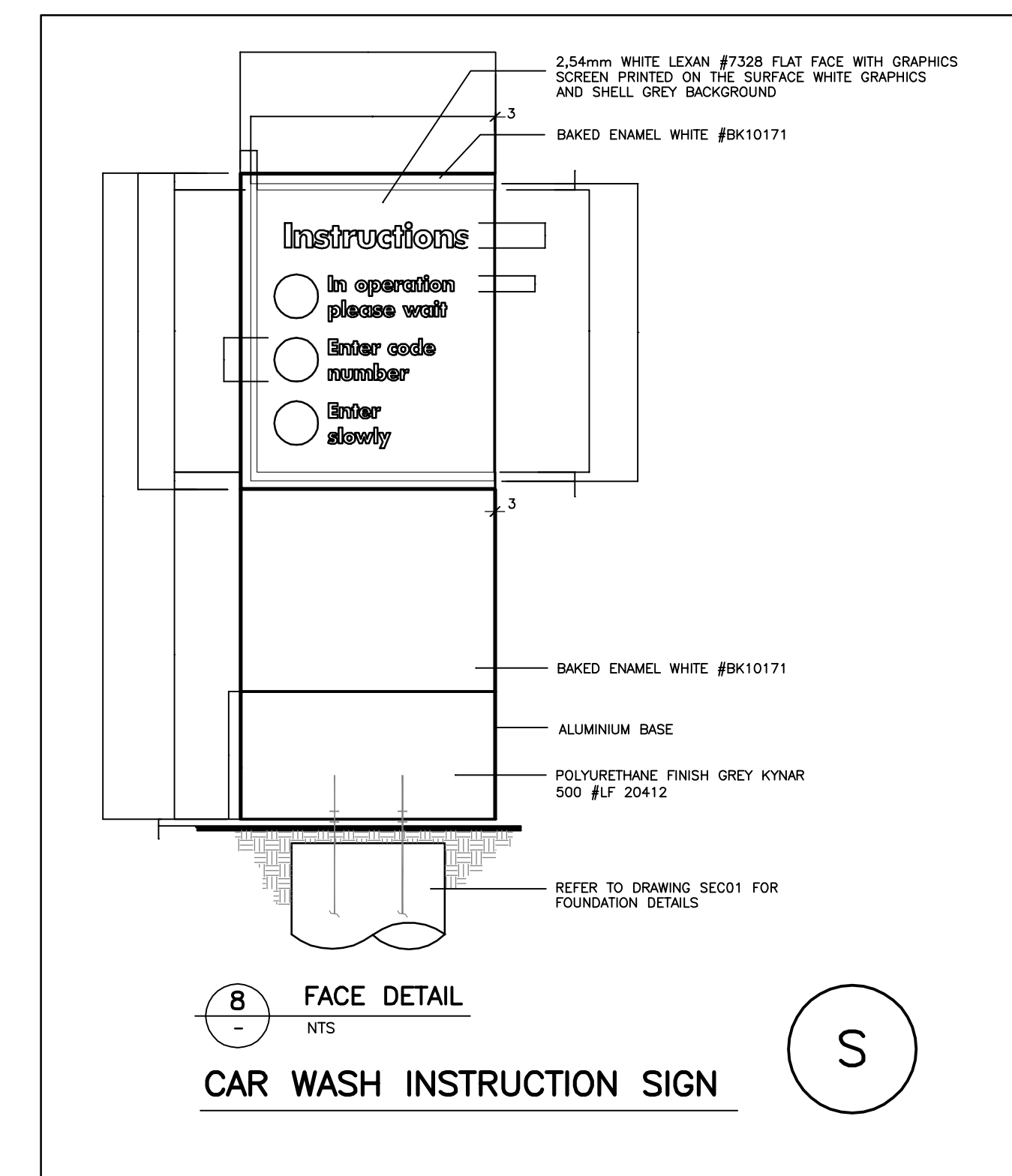
Checked By: Sheet 1 of 1Plotting Scale: 1=1



Drawing No: C-500Drawing Size: D

APPENDIX 5-4

APPENDIX 5-4

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O	7 FEB 06	ISSUED FOR REVIEW	DK/IL
No.	Date	Description	Drawn By Engineer
<b>REVISIONS</b>			
 <b>J AND B ENGINEERING INC.</b>			
5734 Yonge Street, Suite 501, City of Toronto, Ontario M2M 4E7, Tel(416)229-2635			
 <b>Shell Canada Products</b>			
Project: SHELL CANADA PRODUCTS C11318			
<b>BUILDING ELEVATIONS</b>			
3255 DUNDAS AT RIDGEWAY			MISSISSAUGA, ONTARIO
File No:	05995	Date:	7 FEB 06
Drawn By:	KM	Scale:	1:50
Checked By:	GG	Sheet	1 of 1
Drawing No: C-504		ACAD INFO Dwg. File: 05995-C-504 Plotting Scale: 1=1 Drawing Size: D	









**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 29, 2006

**FILE:** 06-01446

**RE: The Chopin Plaza**  
**1900 Dundas Street East- Ward 1**

---

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

<b>Section 13</b>	<b>Proposed</b>
Permits one (1) ground sign for each street line with minimum frontage of 25 m (82.02 ft.).	An additional ground sign fronting Wharton Way.

**COMMENTS:**

Although the site frontage along Wharton Way is less than 25m (82.02 ft), a ground sign is necessary in this location to identify the plaza and tenants. The Planning and Building Department finds the proposed variance acceptable from a design perspective.

2101267 Ontario Limited

May 30, 2006

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

Re: Installation of pylon sign @ 1900 Dundas Street East, Mississauga, On

Dear Planning and Development Committee Members,

This is our intention to build additional pylon sign at the Chopin Plaza located at 1900 Dundas Street in Mississauga. There is already one pylon sign located on the South border of the property line along Dundas Street East. The proposed one is going to be erected on the North Side of the property in approximate distance of 110 m from the existing one. New pylon is going to be hidden behind the plaza building and it is not to be seen from the Dundas Street. Also, two signs cannot be seen at the same time from one spot.

The new pylon would be located along the Wharton Way. This is a local road with very minimal traffic providing access only to the small plaza on the other side of our property. The Wharton Way ends at our property line.

Although located on the same property the proposed pylon would belong to different company than the existing one. All spots on the existing pylon are occupied by tenants from the building owned by 1664843 Ontario Ltd. 2101267 Ontario Ltd. owns the second building and suffers from lack of advertisement targeting patrons visiting the surrounding buildings. Improved business in our property would also mean increased revenue for the City of Mississauga.

We hope your decision will be in favour to our proposal.

Should you need more clarifications please call George Mihnevych  
@ 416 826 – 7729

Sincerely,

A handwritten signature in cursive script, appearing to read "George Mihnevych".

George Mihnevych,

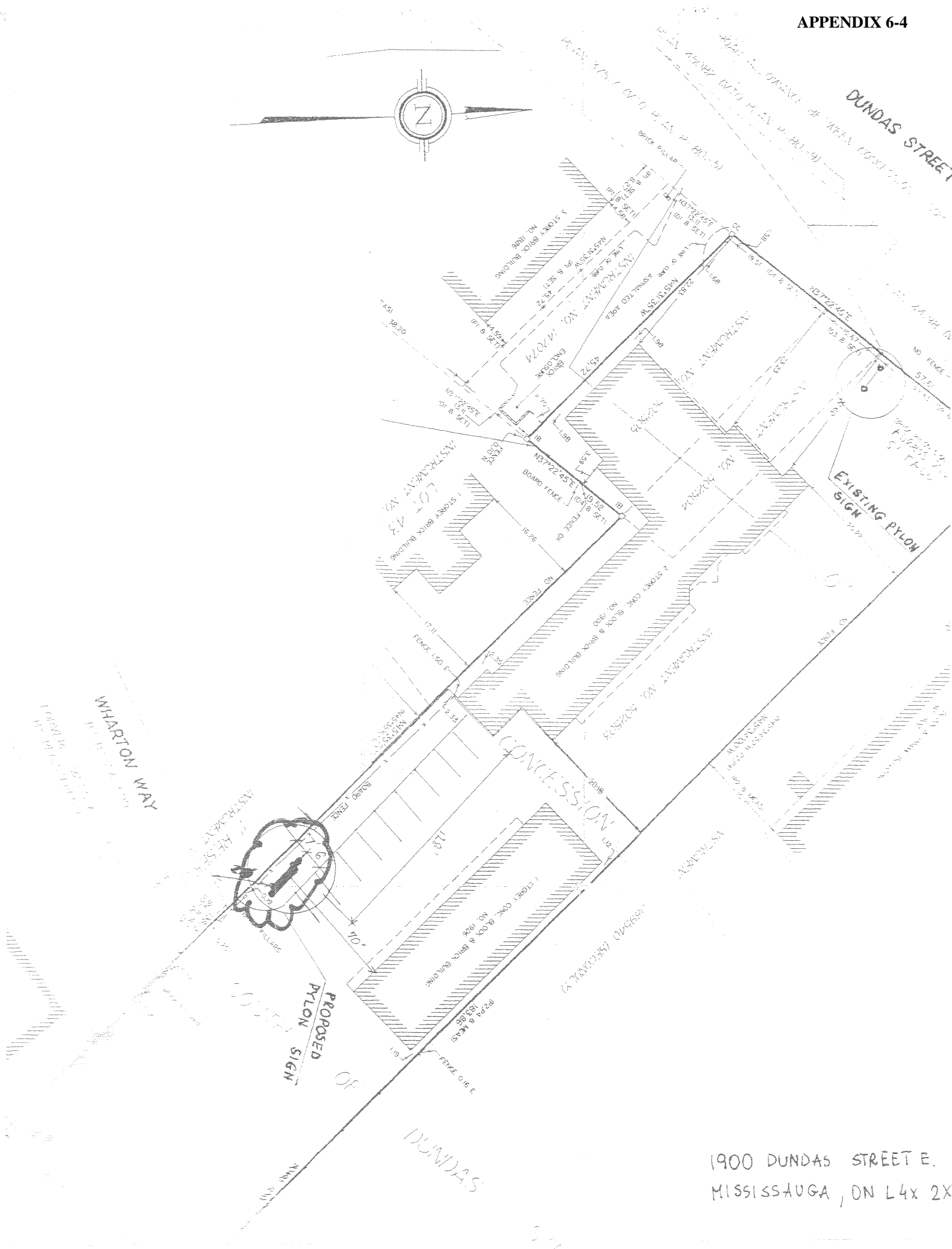
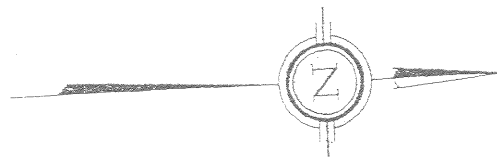
Authorized officer for 2101267 Ontario Ltd

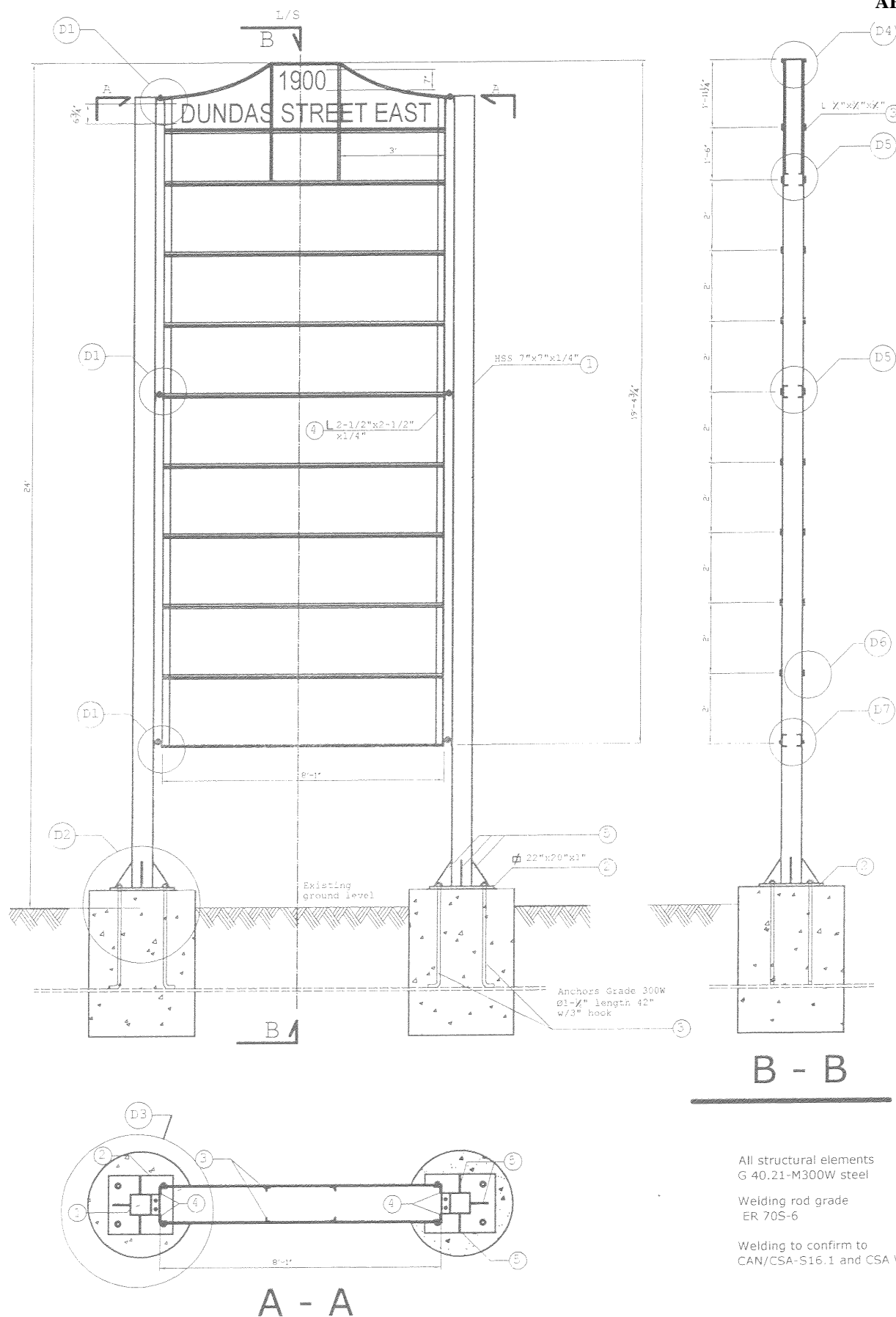


**1900 Dundas Street West  
File #06-1446  
The Chopin Plaza**

**SCALE FOR REDUCED DRAWINGS**







This drawings are protected by copyrights.

Contractor to check all dimensions on site. Any discrepancies are to be reported immediately to the designer prior starting construction.

REVISIONS			PREPARED FOR:	PROJECT TITLE:	DRAWING TITLE:	
					PYLON SIGN	
			2101267 ONTARIO LTD.	Pylon Sign @	DRAWN BY:	Drawing No:
			1900 Dundas Street East	1900 Dundas Street East	G. M.	A-1
			Mississauga, Ontario L4X 2Z4	Mississauga , Ontario L4X 2Z4	SCALE:	DATE:
					1/8"=1'	May 2006



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 29, 2006

**FILE:** 06-00584

**RE: Yuan Ming Supermarket**  
**1000 Burnhamthorpe Road West - Ward 6**

---

**The applicant requests the following variance to section 4(6) of the Sign By-law 0054-2002, as amended.**

<b>Section 4(6)</b>	<b>Proposed</b>
A roof sign is specifically prohibited.	One (1) roof sign on the north (front/side) elevation.

**COMMENTS:**

The variance is for a roof top sign installed without a sign permit. The proposed sign is individual illuminated lettering located above the roofline of the building.

The proposed sign appears not to have any relationship to the design of the building. The sign is crudely attached to the façade of the building with no regard to its appearance. The site also has a ground sign which gives the applicant ample exposure and identification along Burnhamthorpe Road West for their customers. The Planning and Building Department therefore find the proposed variance to have no design merit nor is it within the intent of the Sign By-law.

In addition, the Planning and Building Department has received a complaint from an adjacent resident regarding the illumination of this sign.

YUAN MING SUPERMARKET  
1000, Burnhamthorpe Road West,  
Mississauga ON L5C 2S4

Date: 26-06-2006

Mr. Jeffery Grech  
City of Mississauga  
Planning & Building Dept.,  
300 City Centre Drive,  
Mississauga, ON L5C 3C1

BUILDING DIVISION		
BUILDING:	DEPT. FILE:	
DATE RECD:	JUN 30 2006	
ROUTE TO:	REC'D BY:	DATE:

Dear Sir,

Re: File No. SIGN 06 584 VAR

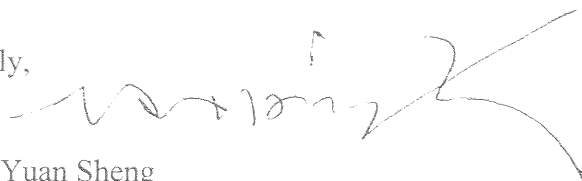
Currently, Yuan Ming Supermarket has its store sign properly installed on **the** roof of the building. We understand the rules & procedures set out By Law. We would **like** to apply the existing sign remain unchanged to increase its visibility.

There are many trees along the road of our supermarket that blocks people **from** viewing it. We believe that by raising the sign on the roof, customer's awareness of **the** supermarket location will increase.

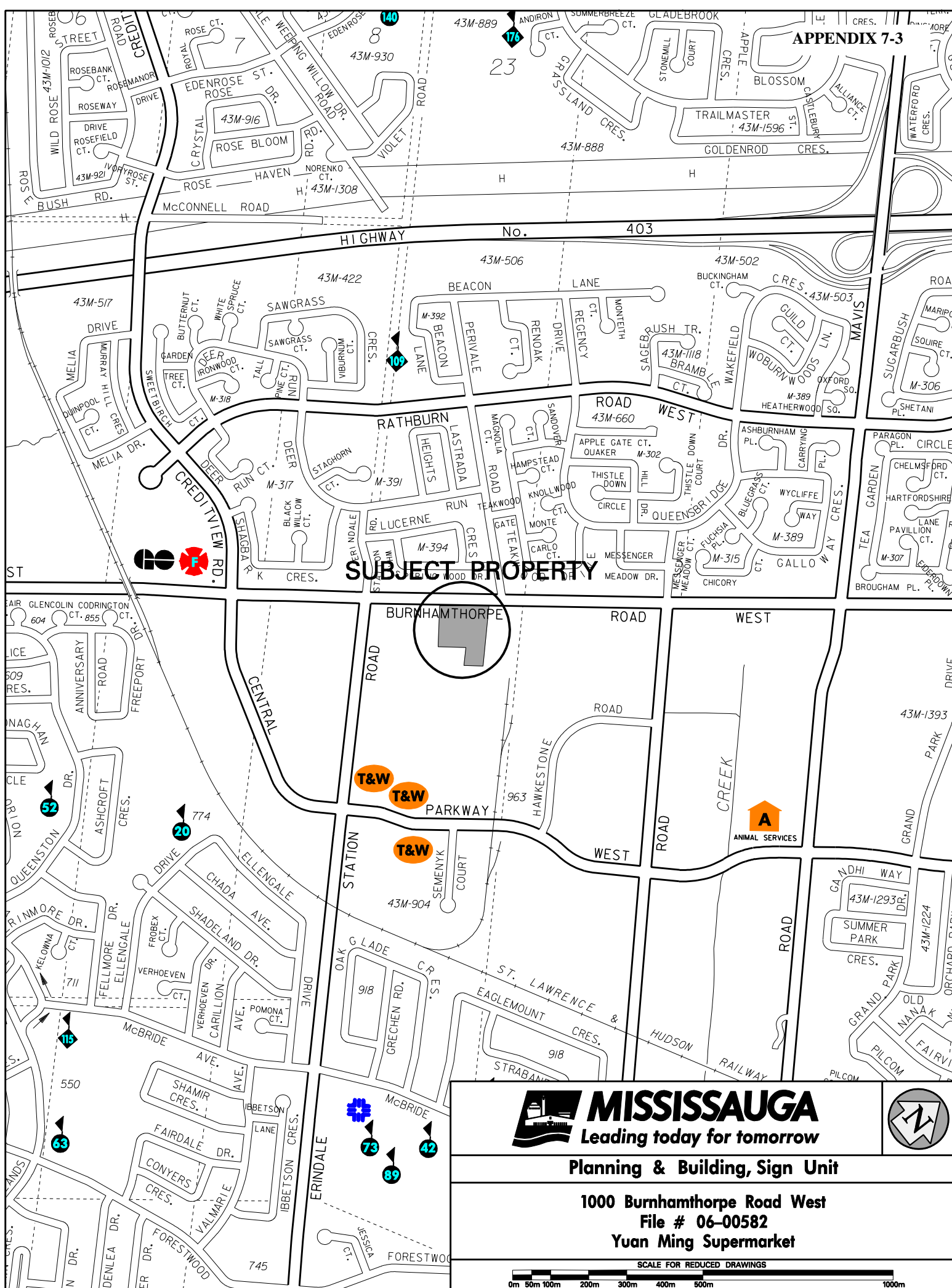
Prior to our store opening, Yuan Ming conducted a customer survey. Results **clearly** indicated that many local residents were unaware of the sign, as if the sign was still remain on the wall of the building. Thus, Yuen Ming will lose lots of potential **customers**.

If you have any questions or comments, please contact me at 905-949-1921.  
Thank you for your time and consideration.

Yours truly,



Ou Yang Yuan Sheng



**MISSISSAUGA**  
Leading today for tomorrow



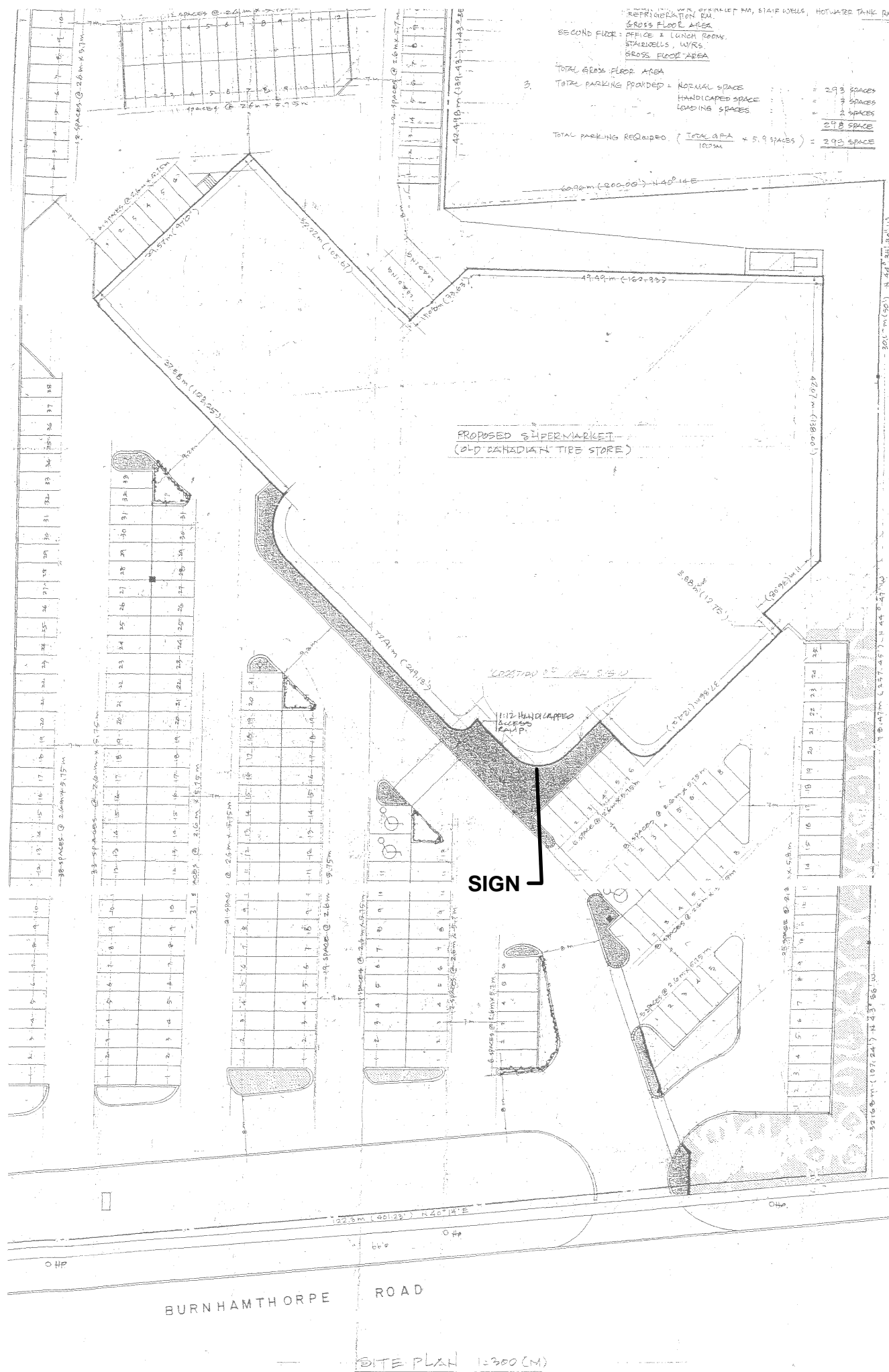
**Planning & Building, Sign Unit**

**1000 Burnhamthorpe Road West  
File # 06-00582  
Yuan Ming Supermarket**

SCALE FOR REDUCED DRAWINGS







The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

### QUALIFICATION INFORMATION

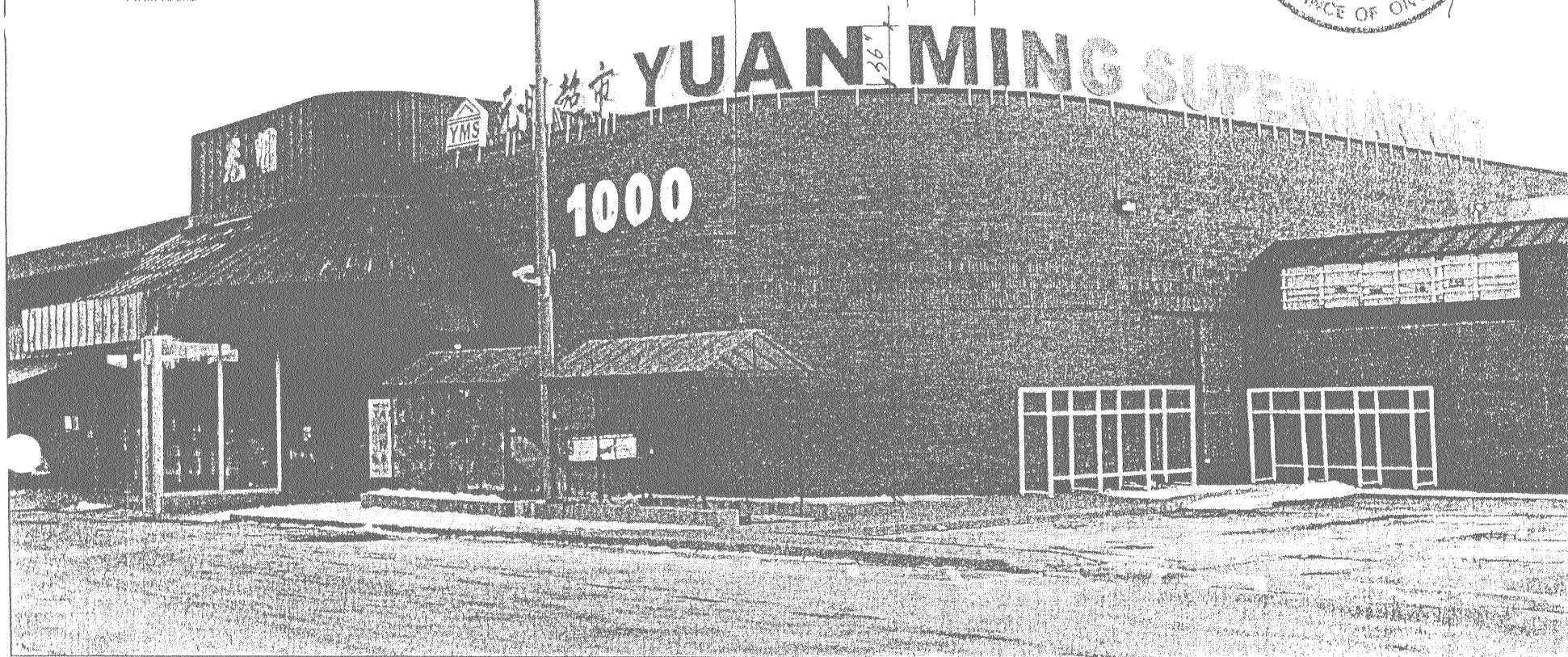
Required unless design is exempt under 2.17.5.1. of the building code

LUONG QUANG (JAMES) TRAN 20848  
NAME SIGNATURE BCIN

### REGISTRATION INFORMATION

Required unless design is exempt under 2.17.4.1. of the building code

TRAN DIEU & ASSOCIATES INC. 27088  
FIRM NAME BCIN



PERSPECTIVE VIEW

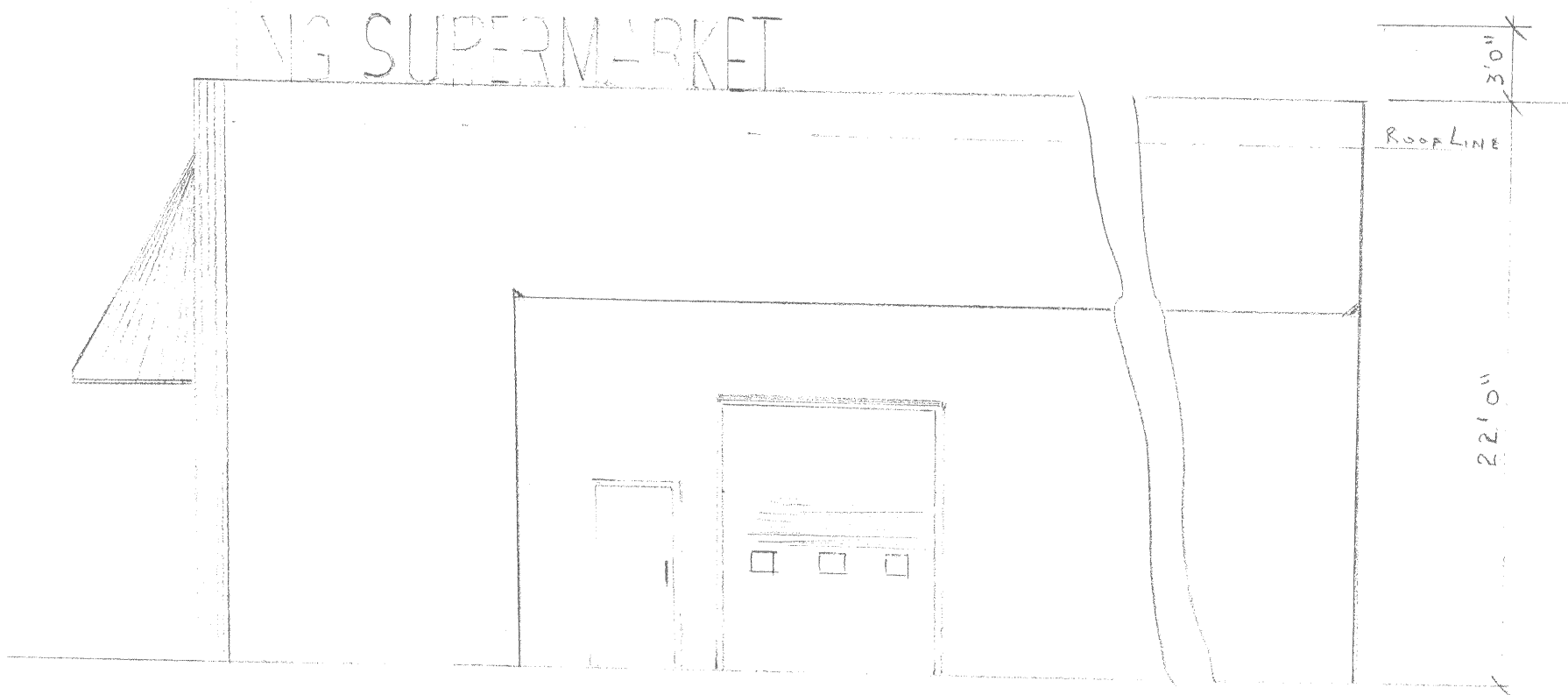
Yuan Ming Supermarket

Feb. 28, 2006

Scale: NTS

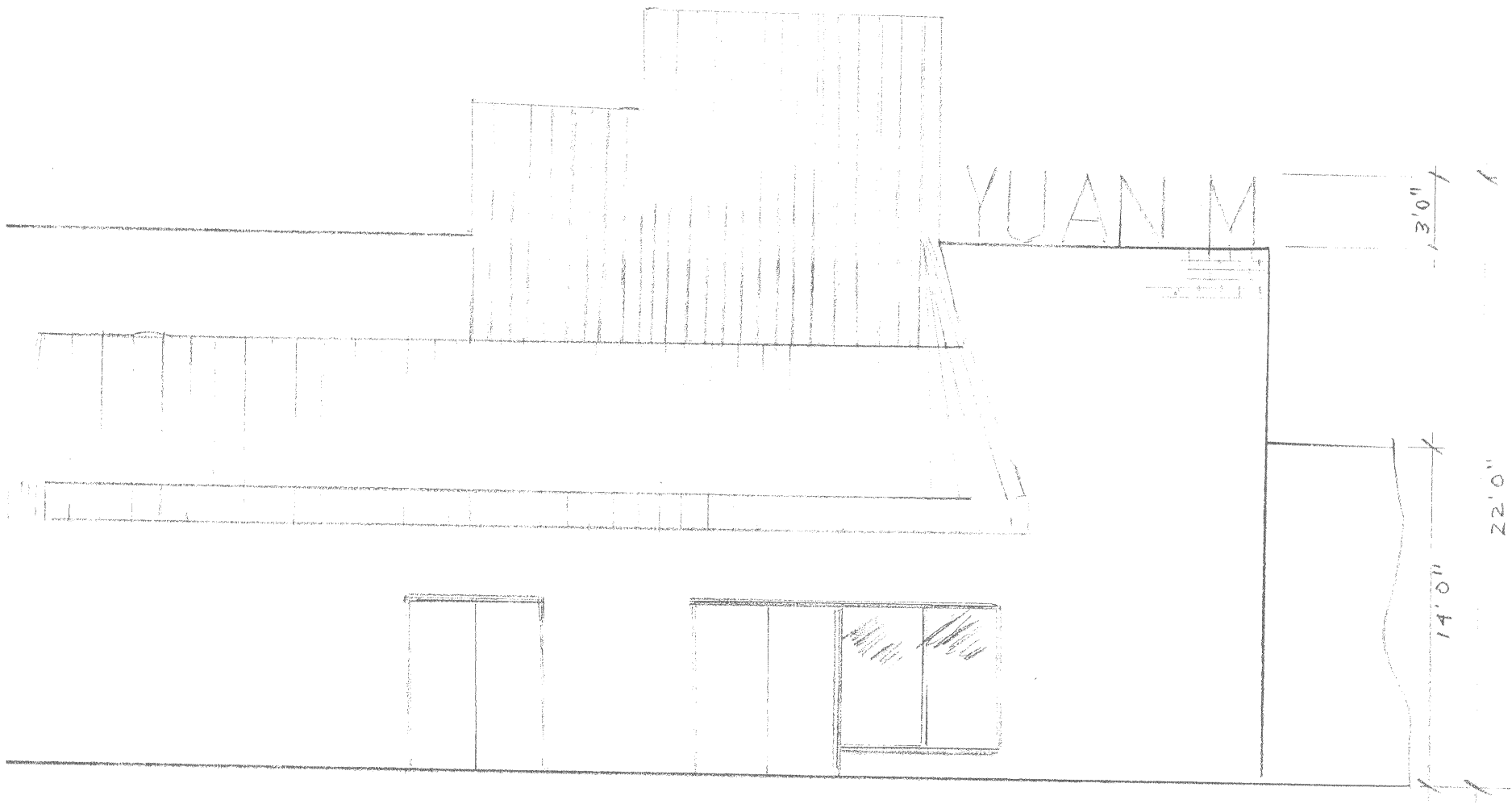
D1.0

FILE NO  
SIGN 26584 V1



SOUTH ELEVATION

1000 BURHAMTHORPE RD WEST



WEST ELEVATION

NTS

1000 BURHAMTHORPE RD WEST



1000 Burnhamthorpe Rd. W.  
Sign Variance File: 06-00584



1000 Burnhamthorpe Rd. W.  
Sign Variance File: 06-00584



1000 Burnhamthorpe Rd. W.  
Sign Variance File: 06-00584



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Sign Variance File: 06-00584





1000 Burnhamthorpe Rd. W.  
Sign Variance File: 06-00584



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 29, 2006

**FILE:** 06-00970

**RE:** Cora's Restaurant  
1865 Lakeshore Road West - Ward 2

---

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

<b>Section 13</b>	<b>Proposed</b>
Permits fascia signs on the front (south) elevation of this unit having a sign total area of 7.40 sq. m. (79.67 sq. ft.).	An additional fascia sign together with an existing fascia sign having a combined total area of 11.70 sq. m. (125.96 sq. ft.)

**COMMENTS:**

The proposed variance is for an additional fascia sign above the existing sign band for the plaza. The applicant is allowed to have fascia signs equivalent to 15% of their building façade. With the proposed variance, Cora's Restaurant will have signage equivalent to 24% of their building façade. More importantly, if this variance is approved it would create an additional sign band for all tenant of the plaza. The Planning and Building Department can not support the variance from a design perspective.

To whom it may concern,

Re: Cora's  
1865 Lakeshore Rd. W.  
Mississauga, Ont.

We are requesting a variance of the sign bylaws for the following reasons:

- 1) The existing sign boxes on the building are in a position that makes them Difficult to see.
  - Yes, they are visible, but with building structure above, They are shadowed & being only (approx. 8') from the ground, not very visible from the side walk or street, w/ larger vehicles in the parking lot.

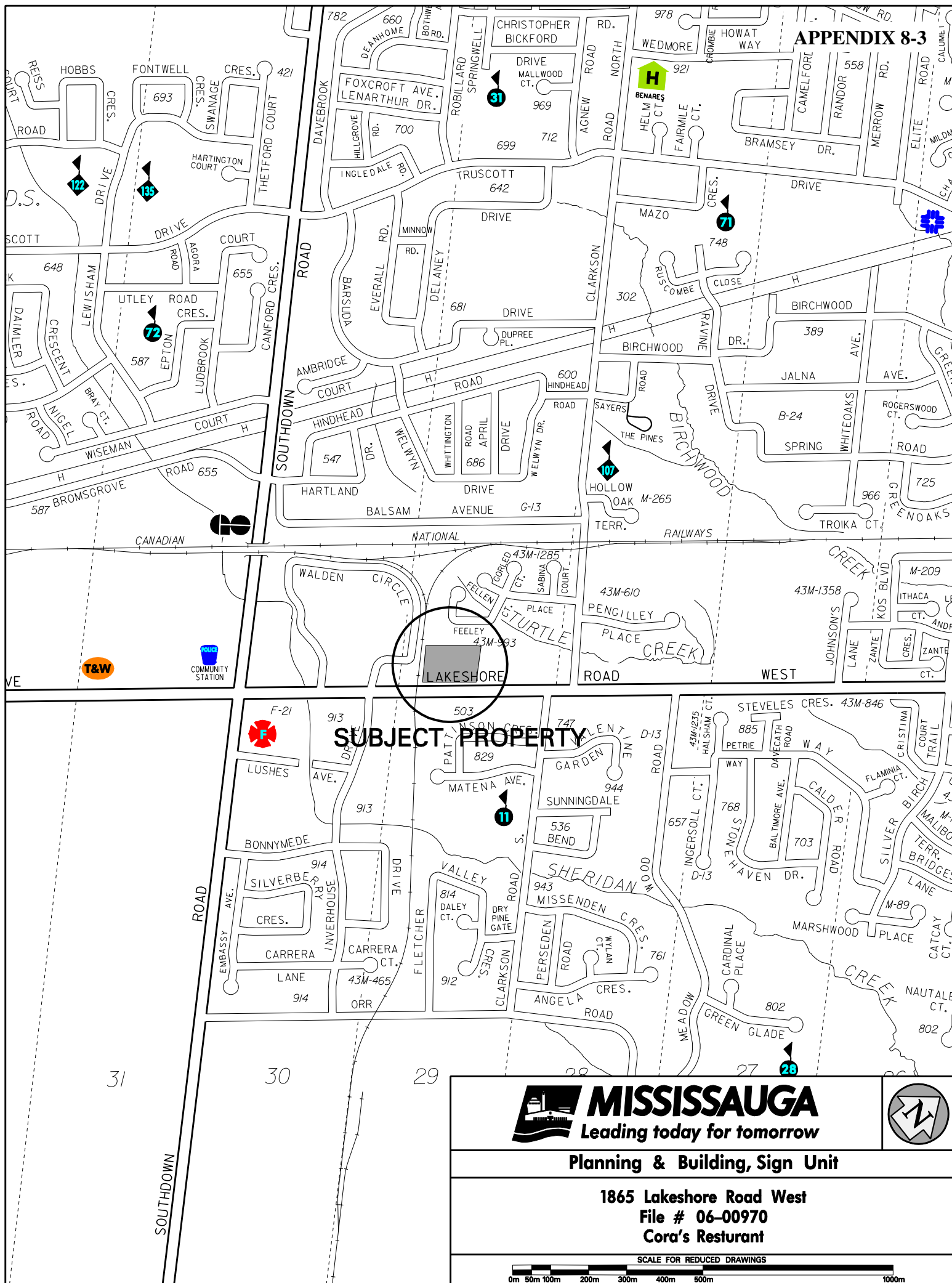
We'd like to put our logo on the bulkhead area above, as to be visible to all traffic. Without this sign, we truly have very little exposure & hinder our ability to be a successful business.

As we will only be approx. 15 sq. feet over the allowed 20% area, we are not asking for Very much. We hope you can appreciate our position.

Thank you very much for considering our request.

Best regards,

A handwritten signature in dark ink, appearing to read "Datta", with a long horizontal flourish extending to the right.



**MISSISSAUGA**  
Leading today for tomorrow

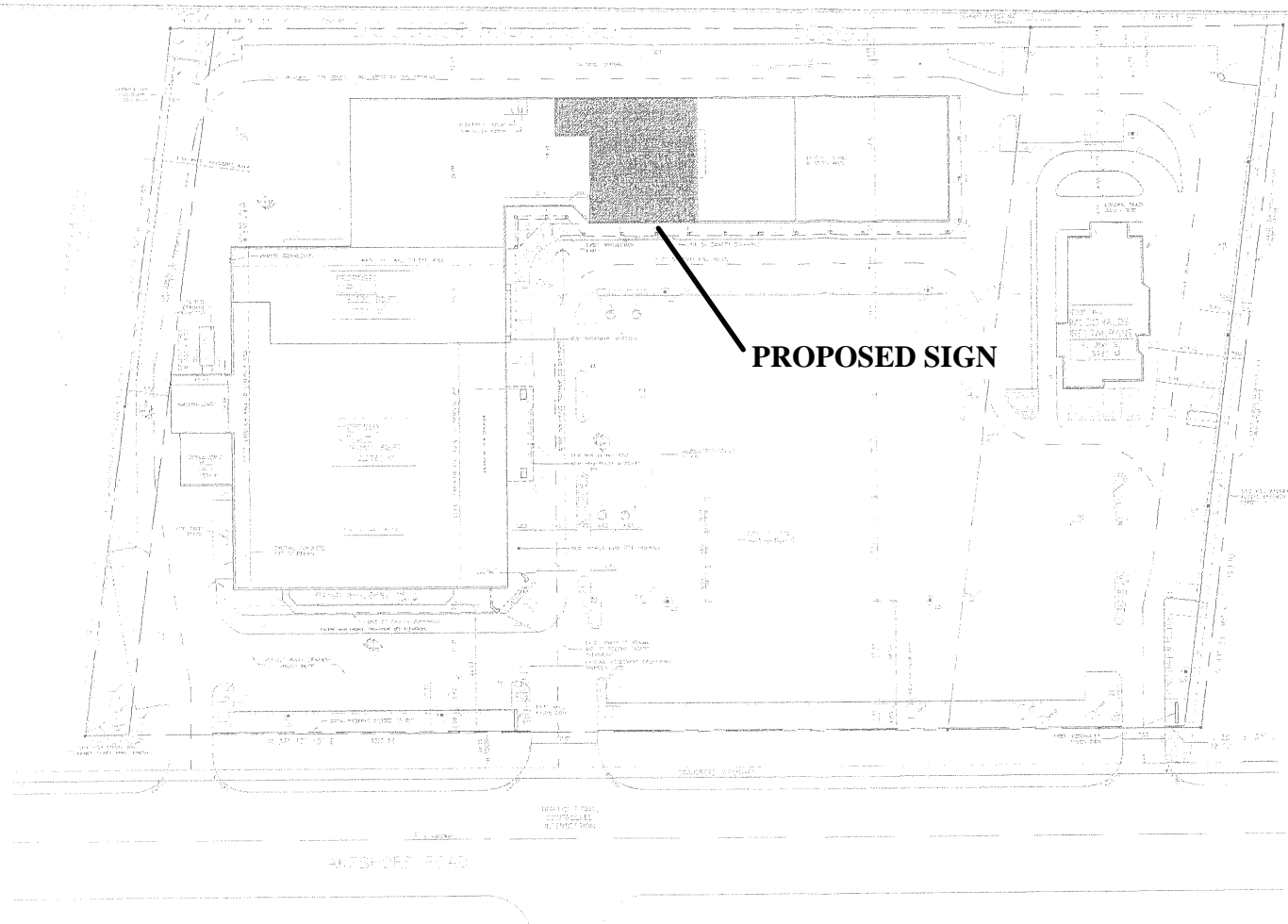


**Planning & Building, Sign Unit**

**1865 Lakeshore Road West  
File # 06-00970  
Cora's Resturant**

SCALE FOR REDUCED DRAWINGS





PROPOSED SIGN

GENERAL NOTES TO BE KEPT BY THE GENERAL CONTRACTOR HAVE TO VERIFY ALL DIMENSIONS, PLANS, SPECIFICATIONS, SETS, CONDITIONS, AND ADVISE THE ARCHITECT ABOUT ANY CONFLICTS, SITUATION RELATIVE TO IN ADVANCE BEFORE THE BEGINNING OF WORK.

GENERAL CONTRACTOR IS RESPONSIBLE FOR THE EXISTENCE OF ALL WORK THAT IS NOT SPECIFIED OR IS NOT ESSENTIAL TO THE COMPLETION OF ALL WORKS IN COMPLIANCE WITH THE LAW IT SHOULD BE.

ALL REQUIRED CONSTRUCTION SHOULD BE OF HIGH QUALITY OR BETTER TO SPECIFICATIONS AND SHOULD BE APPROVED BY THE ARCHITECT.

ALL PLANS SHOULD BE READ IN RELATION WITH ALL MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS.

GENERAL CONTRACTOR MUST REMOVE ALL WASTE AND CLEAN UP BEFORE CLOSING THE JOB.

ALL MATERIALS SHOULD BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN SPECIFICATIONS.

GENERAL CONTRACTOR SHOULD NEVER HEADS DIRECTLY ON THE PLANS.

NO.	DATE	REVISIONS	BY
1	12/05/2005	ISSUED FOR PERMIT	ARCHITECT

CLIENT:  
MR. ABDUL SAHAB GHANI  
2255 HANCOCK HILL DRIVE  
MISSISSAUGA, ONTARIO  
L5H 5B6

OTHER PROFESSIONALS:  
DYNAMIC DESIGNS AND ENGINEERING INC.  
O O O  
10 Williams Crescent, Maple Ontario L6A 3G9  
Tel: (905) 305-7220 Fax: (905) 305-7223  
dynamice@dyneng.com

S.A.M. EWE AND ASSOCIATES LTD.  
CONSULTING ENGINEERS  
11488, MARTIN GROVE ROAD  
MISSISSAUGA, ONTARIO L4X 1L6  
TEL: (416) 240-7718 FAX: (416) 240-3330  
E-MAIL: SEAM@SEAMTEL.COM

**LINE LAURIN ARCHITECTS**  
O.A.Q., O.A.A.  
350, DE MONTREALLE  
SUITE 305  
3110 AV. GUY  
TEL: (514) 441-1333  
FAX: (514) 441-1330

SCALE:  
1:1000

PROJECT:  
**cora's**  
Breakfast & Lunch  
CLARISON VILLAGE SHOPPING CENTRE  
MISSISSAUGA, ONT

DRAWING TITLE: SITE PLAN  
DRAWN BY: A. SAGHIAN  
CHECKED BY: LINE LAURIN  
DATE: JUNE 2005  
SCALE: NOT TO SCALE  
NO. OF SHEETS: 04-05-06  
SHEET NO.: A1a

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND ALL APPLICABLE BY-LAWS.  
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.  
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.  
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.  
6. ALL UTILITIES SHALL BE DEPTH MARKED PRIOR TO ANY CONSTRUCTION.  
7. THE GENERAL CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
8. ALL WASTE AND DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.  
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.  
10. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.  
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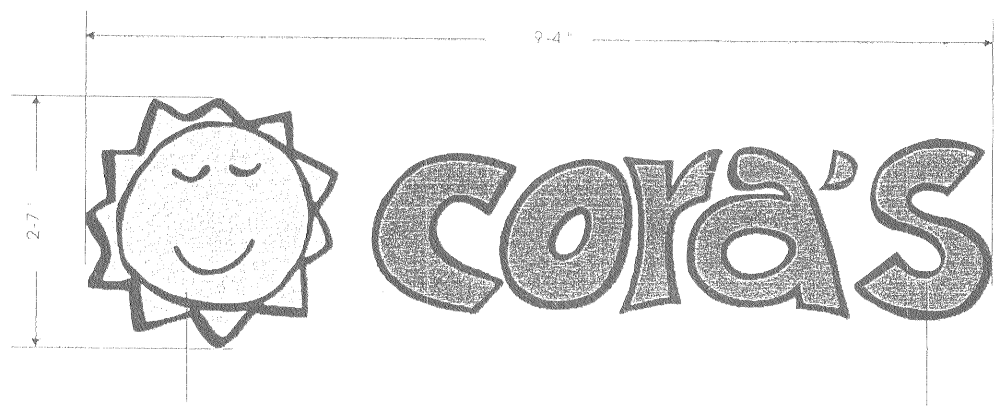
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ILLUMINATED CHANNEL LETTER & FORM BOX



ILLUMINATED FORM BOX  
 COLOR OF FACE: 2447 WHITE PLASTIC W/ 3M 230-125 MANGO &  
 230-22 BLACK VINYL GRAPHIC  
 COLOR OF TRIM CAP: BLACK  
 COLOR OF RETURN: BLACK  
 COLOR OF LIGHT SOURCE: WHITE FLUO. LAMP

22 1/2" H ILLUMINATED CHANNEL LETTER  
 COLOR OF FACE: 2447 WHITE PLEXIGLAS W/  
 230-156 VIVID GREEN B/G & BLACK VINYL BORDER  
 COLOR OF TRIM CAP: BLACK  
 COLOR OF RETURN: PAINTED BENJAMIN MOORE 2034-20 VINE GREEN  
 COLOR OF NEON: 6500 WHITE



FOR VISUAL EFFECT ONLY, NOT 'N SCALE

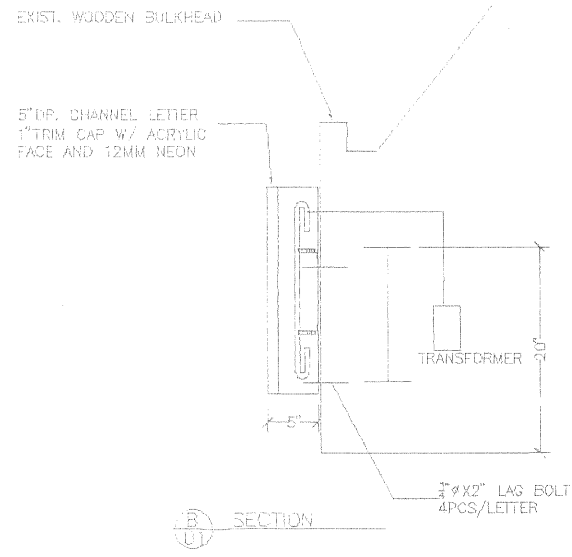
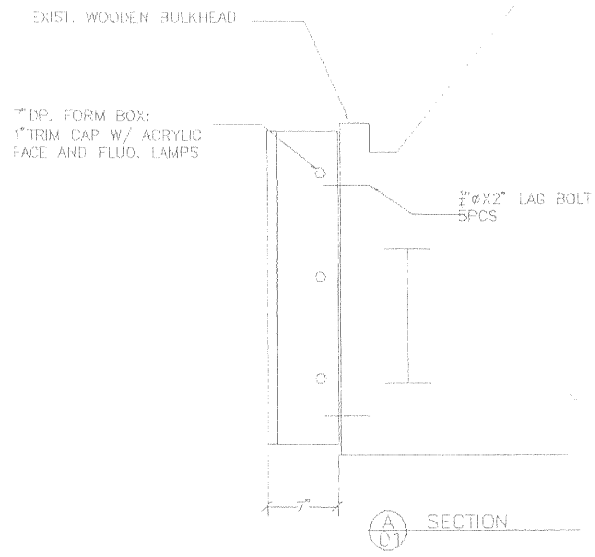
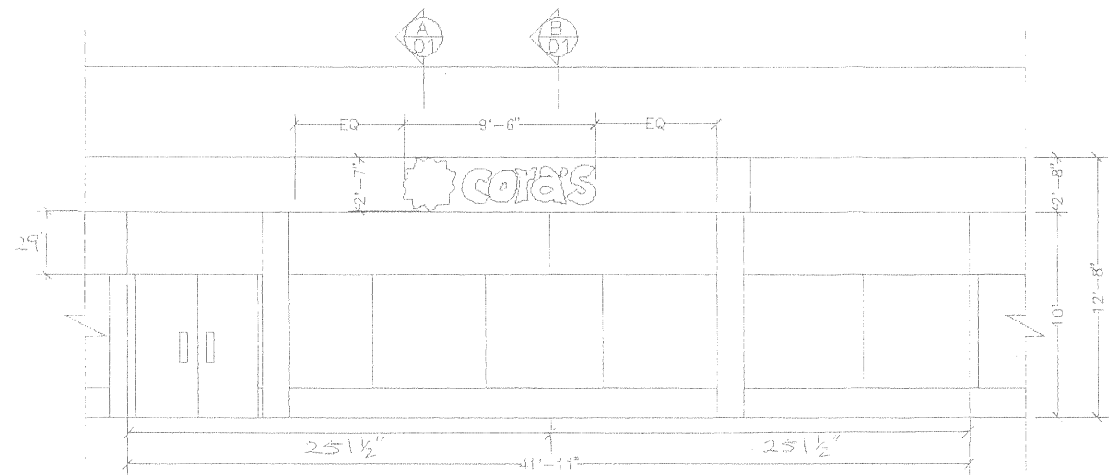


FORWARD SIGNS INC.

4144 Midland Avenue, Scarborough,  
 Ontario, M1V 4S7  
 Tel: (416) 291-4477  
 Fax: (416) 291-4678  
 E-mail: info@forwardsigns.com

<b>CLIENT</b>	CORA'S BREAKFAST & LUNCH
<b>LOCATION</b>	1865 LAKE SHORE RD. W. MISS.
<b>PROJECT</b>	FORM BOX & CHANNEL LETTER
<b>DRAWN BY</b>	BRUCE
<b>FILE NAME</b>	FORM BOX-G4
<b>DATE OF DRAWING</b>	APR 18, 2006
<b>SCALE</b>	1/2" : 1 FT
<b>APPROVED / DATE</b>	
<b>SALESMAN</b>	STEVE
<b>REMARKS</b>	





**FORWARD SIGNS INC.**  
 6744 Hillcrest Avenue, Suite 100  
 Overland, MO 64420  
 Tel: 816.331.4411  
 Fax: 816.331.4410  
 E-mail: info@forwardsigns.com

**CLIENT:** CORA'S

**LOCATION:** 1865 LAKE SHORE RD. W.

**PROJECT:** CHANNEL LETTER

**DRAWN BY:** JACK

**FILE NAME:** CHANNEL LETTER-S

**DATE OF DRAWING:** APR 17, 2006

**SCALE:** 3/16" = 1'

**APPROVED / DATE:**

**REMARKS:**

- ELECTRICAL REQUIREMENT:  
AC 120VOLT, 20AMP
- WEIGHT OF SIGN: 60LB

DRAWING NO. 01

SAC-ACE

UL



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 29, 2006

**FILE:** 06-01171

**RE:** Rockwood Mall  
**Premier Fitness/Star Walk Chinese Restaurant**  
**4141 Dixie Road - Ward 3**

---

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

<b>Section 13</b>	<b>Proposed</b>
Fascia signs to be located only on the building facade of each occupancy.	One (1) fascia sign located on the front (west) elevation of the building on a unit of another tenant in the plaza.

**COMMENTS:**

The proposed sign is located above a passageway to a service area. Premier Fitness and the Star Walk Chinese Restaurant are located in the rear of the mall and are not connected to the area in which the sign is placed. The Planning and Building Department see no design merit in spanning the passageway for just a sign, as it just adds additional signage clutter on the building.

If this variance is approved, it may set precedents for other tenants in this complex and other retail developments throughout the City to add tenant signage on locations on the building other than their own occupancy.



JUN 29, 2006 11:00 IMPERIAL SIGN

9056606025

page 1

**ROCKWOOD MALL**

Dixie Road at Burnhamthorpe Road, Mississauga

May 18, 2006

City of Mississauga  
300 City Centre Drive  
Mississauga, ON

Dear Sirs/Madams:

Re: New Fascia Signage facing Dixie Road, Mississauga

This will confirm that we are the owners of Rockwood Mall located at 4141 Dixie Road, Mississauga, ON. We are writing to you regarding certain anchor tenants [Premier Fitness and Star Walk Chinese Buffet] who have premises at the rear and the interior of Rockwood Mall and therefore do not have any store front exposure from Dixie Road which these tenants require if their businesses are to succeed.

Therefore, in order to give these tenants exposure from Dixie Road, we are requesting permission to construct a fascia sign facing Dixie Road. In order to maintain uniformity we intend to construct the sign from the same materials as the adjacent existing "Cleaners" sign and will install the sign at the same level as the "Cleaners" sign.

This letter also serves as our authorization and direction to permit Imperial Sign Finance Ltd. to act on behalf of Rockwood Mall Limited and Outfield Holdings Limited [the owners] in this matter.

Please do not hesitate to contact the writer should you require any additional information.

Yours very truly  
**ROCKWOOD MALL LIMITED  
AND OUTFIELD HOLDINGS LIMITED**

Per: 

Michael Sitzler  
A.S.O.

**FAX**

SEPP GRECH

905-896-5638

ALBERT

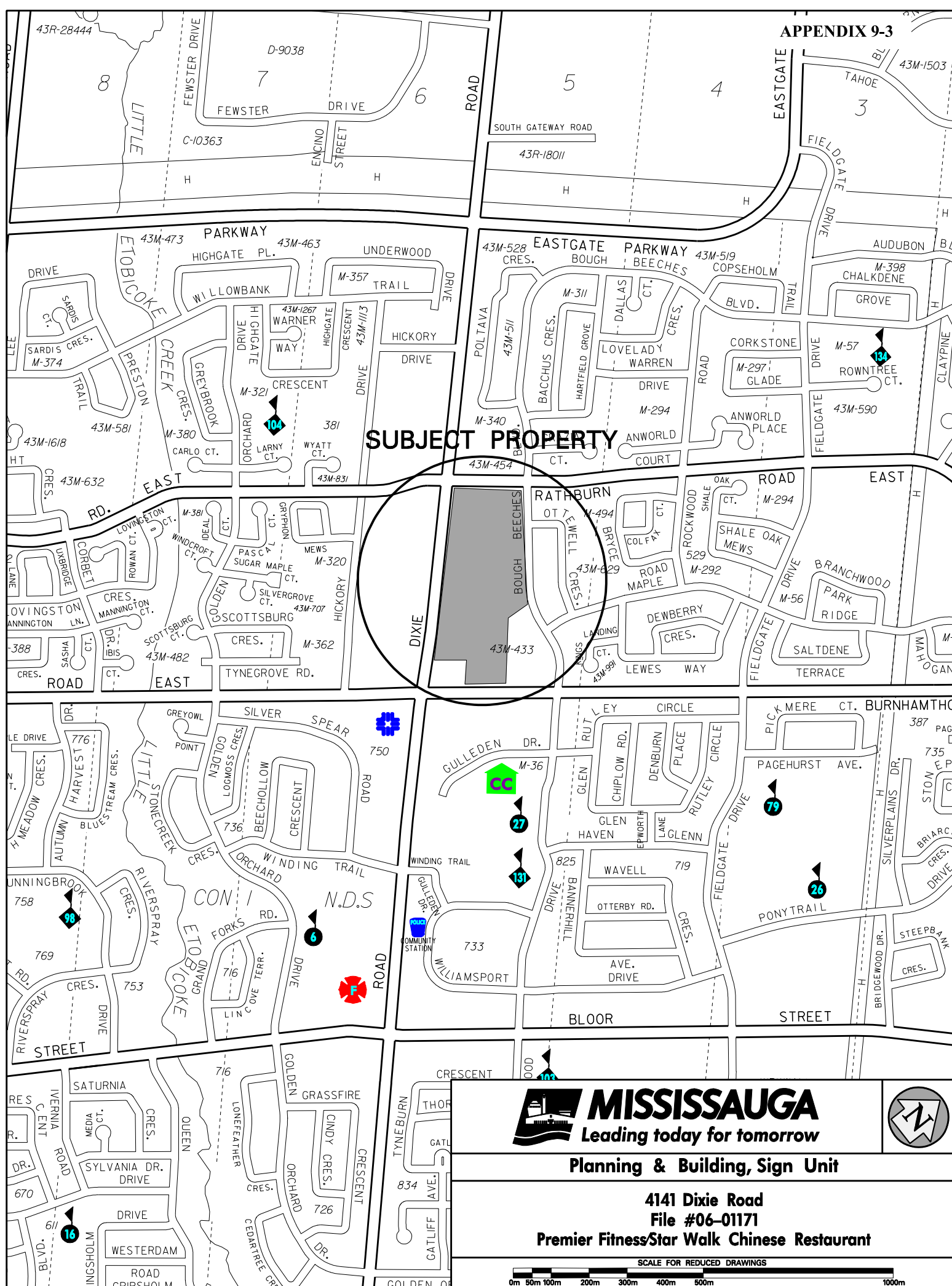
905-660-6025

DATE: 6/29/06



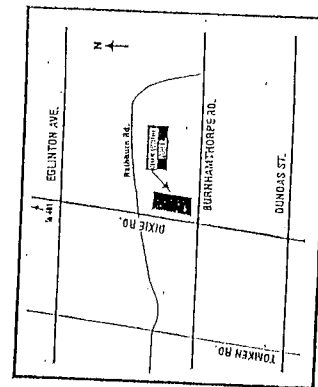
Management Office

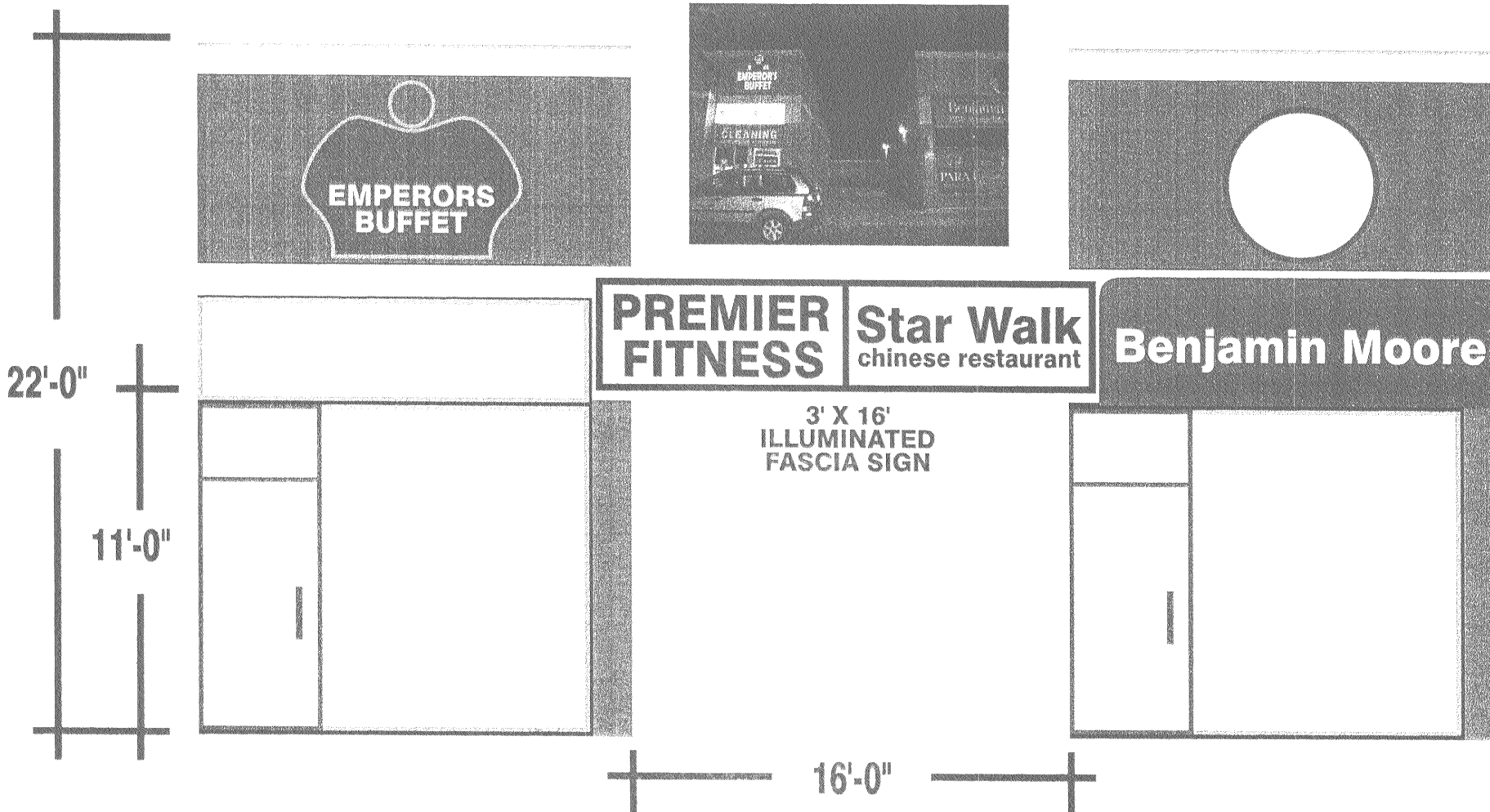
255 Lesmill Road • Toronto • Ontario • M3B 2V1 • Telephone: (416) 391-2500 • Facsimile: (416) 391-3165



**ROCKWOOD MALL**  
*Dixie Road at Burnhamthorpe Road, Mississauga*

*Dixie Road at Burnhamthorpe Road, Mississauga*





**ROCKWOOD MALL 4141 DIXIE ROAD**

**IMPERIAL SIGN  
(FINANCE) LIMITED**

140 BRADWICK DRIVE UNIT 16, CONCORD, ONT. L4K 1K8  
PH: 905-660-3371 FAX: 905-660-6025 EMAIL: imperialsn@aol.com