



Clerk's Files

Originator's Files

BL.03-SIG (2007)

DATE:	May 8, 2007
то:	Chair and Members of Planning and Development Committee Meeting Date: May 28, 2007
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 8, 2007, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 to the Report, be adopted in accordance with the following:
1. That the following Sign Variances be granted:

(a) Sign Variance Application 07-04658
Ward 5
Prologis Canada Inc.
425 Courtneypark Dr. W.

To permit the following:

- (i) One (1) directional sign with a sign area of 1.28 sq. m.
- (ii) One (1) directional sign with a height of 2.38 m.

	(b)	Sign Variance Application 07-04598 Ward 5 Prologis Canada Inc. 200 Courtneypark Dr. W.	
		To permit the following:	
		(i) Two (2) directional signs with a sign area of 1.28 sq. m. each.	
		(ii) Two (2) directional signs each with a height of 2.38 m.	
	(c)	Sign Variance Application 06-03739 Ward 5 Yuk Yuk's 5165 Dixie Rd.	
		To permit the following:	
		(i) One (1) additional ground sign fronting Dixie Rd.	
BACKGROUND:	The <i>Municipal Act</i> 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 three (3) Sign Variance Applications (see Appendices 1-3) 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.		

- 2 -

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: Prologis Canada Inc. Appendix 1-1 to 1-6

> Prologis Canada Inc. Appendix 2-1 to 2-6

Yuk Yuk's Appendix 3-1 to 3-6

Edward R. Sajecki Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT Planning and Building Department

May 1, 2007

FILE: 07-04658

RE: Prologis Canada Inc. 425 Courtneypark Drive West - Ward 5

The applicant requests the following variances to section 18 of the Sign By-law 0054-2002, as amended.

Section 18	Proposed
Permits directional signs with a maximum	One (1) directional sign with a sign area of
sign area of 0.75 m ² (8.07 sq. ft.).	1.28 m² (13.78 sq. ft.)
Permits directional signs with a maximum	One (1) directional sign with a height of 2.38m
height of 1.28m (3.93 ft.).	(7.81 ft.).

COMMENTS:

The applicant requests a larger directional sign to address the high volume of truck traffic through their site. The increased height of the sign is needed for the drivers, who are in an elevated position in the trucks. The proposed sign is well designed and will add to the aesthetic of the street. In this regard, the Planning and Building Department finds the proposed sign acceptable from a design perspective.

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ProLogis

December 19, 2006

The Global Distribution Solution

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

<u>RE: ProLogis Park Mississauga Gateway Centre – Signage Variance for 200, 205 and 425</u> <u>Courtneypark Drive West</u>

To Whom It May Concern:

As owner of Mississauga Gateway Centre, ProLogis authorizes Icon Identity Solutions or its local sub-contractors to act as the agent for our signage issues.

ProLogis would like to apply for a variance to the City's standard directional sign requirement of 8 square feet. The facilities within our ProLogis development are predominately large distribution facilities resulting in an increased volume of truck traffic and variety of destination options to be displayed. We feel our standard corporate signage, which is elevated for truck sightlines, will provide better visibility of the instructions and provide for safer traffic flows into and out of the site.

This stretch of Courtneypark is becoming very busy and will continue to see increased traffic flow as we complete our 1.8 million square feet of construction by mid 2007. I believe the speed limit was recently raised to 70 km/h and we want to ensure our tenants and visitors have clear and safe instructions on ingress and egress to each property. We also want to create a standard directional sign for the park that will provide a consistent and professional image for Mississauga Gateway Centre.

Specifically, please see the attached proposed signage for tenants at 200 and 425 Courtneypark Drive West.

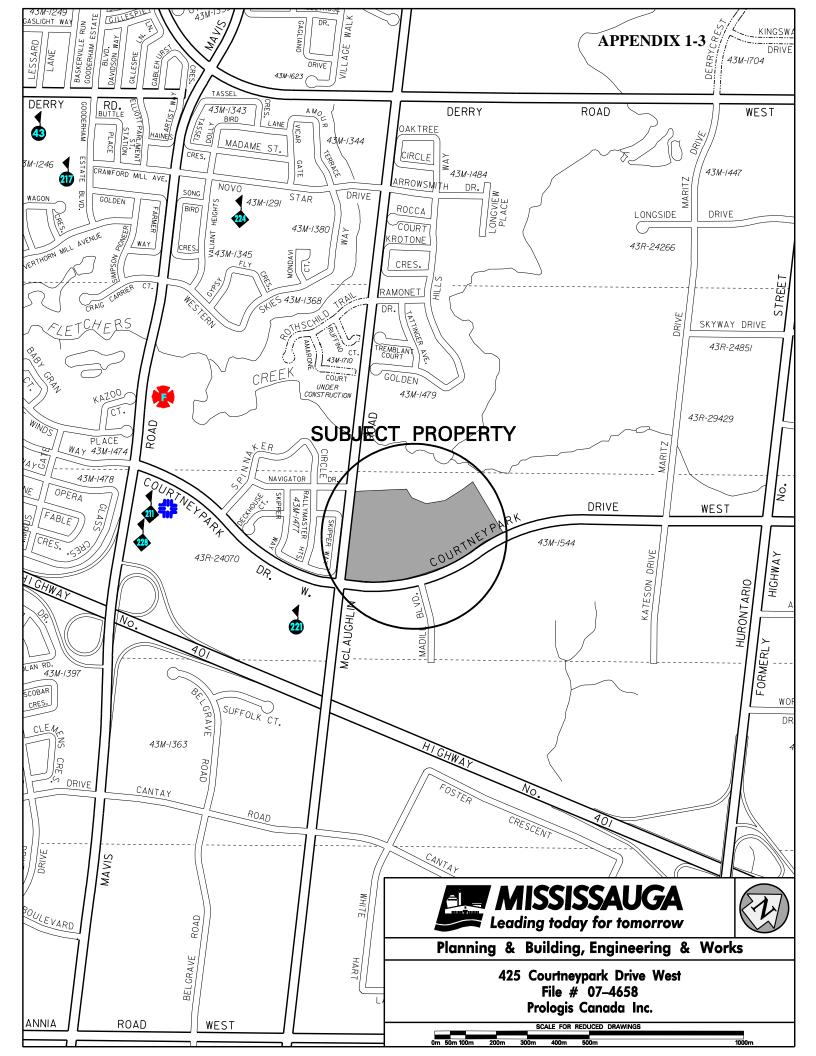
We appreciate your cooperation in assisting with this high profile project for ProLogis and the City of Mississauga.

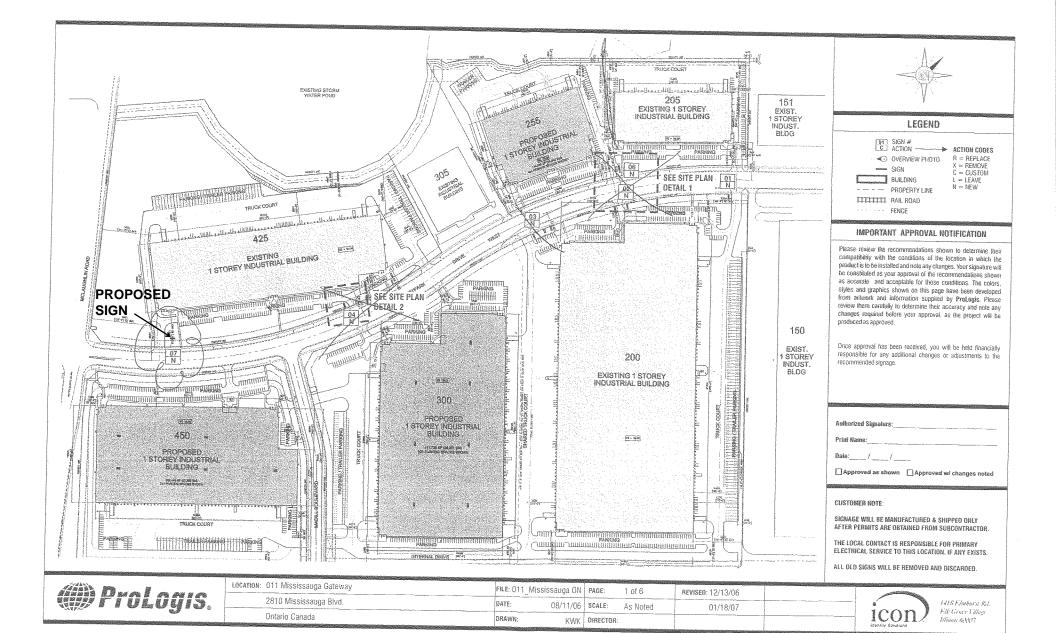
Please call if you have any further questions.

Regards, ProLogis

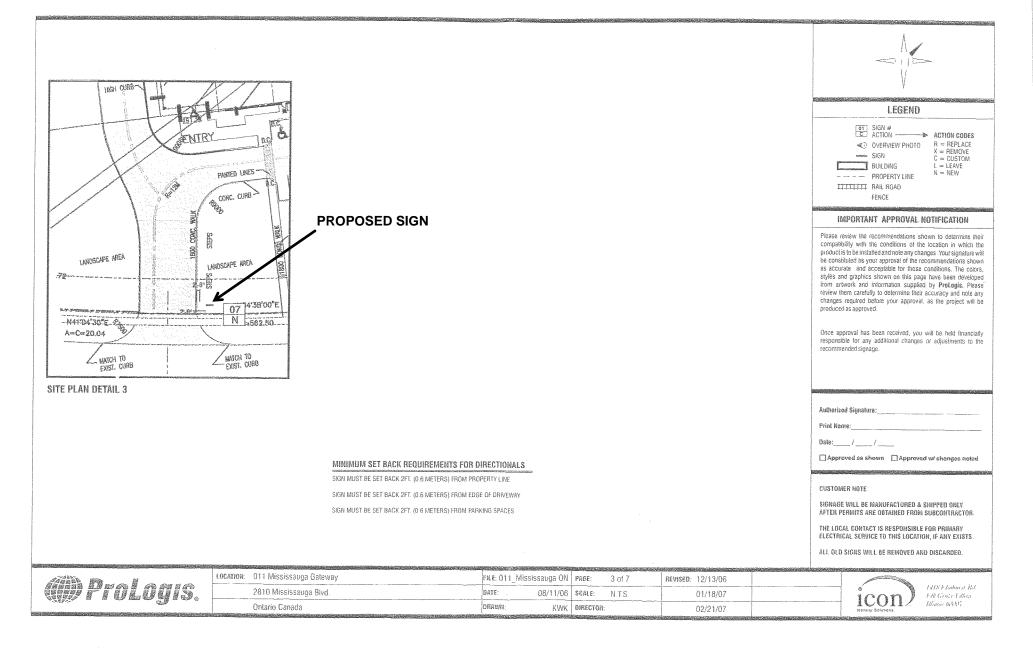
Jeff Miller

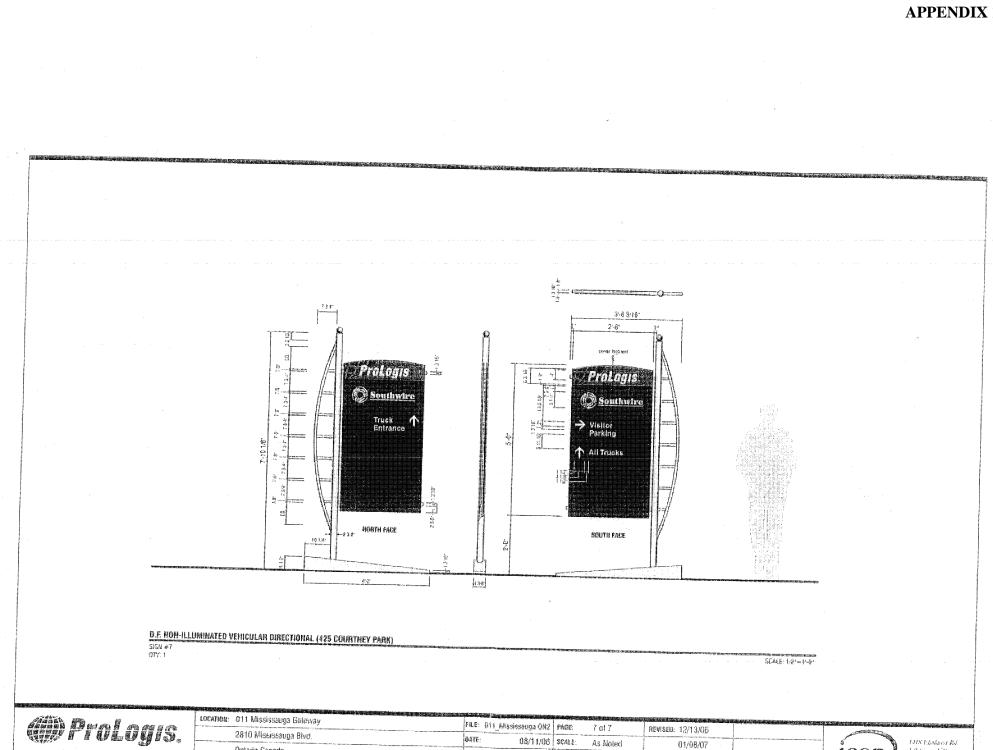
Vice President 905-290-1702





APPENDIX 1-5





QATE:

ORANJA:

2810 Mississauga Blvg

Ontario Canada

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APPENDIX 1-6



SIGN VARIANCE APPLICATION REPORT Planning and Building Department

May 1, 2007

FILE: 07-04598

RE: Prologis Canada Inc. 200 Courtneypark Drive West – Ward 5

The applicant requests the following variances to section 18 of the Sign By-law 0054-2002, as amended.

Section 18	Proposed
Permits directional signs with a maximum	Two (2) directional signs with a sign area of
sign area of 0.75 m ² (8.07 sq. ft.).	1.28 m ² (13.78 sq. ft.) each.
Permits directional signs with a maximum	Two (2) directional signs with a height of
height of 1.28m (3.93 ft.).	2.38m (7.81 ft.).

COMMENTS:

The applicant requested larger directional signs to address the high volume of truck traffic through their site. The increased height of the signs is needed for the drivers, who are in an elevated position in the trucks. The proposed signs are well designed and will add to the aesthetic of the street. In this regard, the Planning and Building Department finds the proposed signs acceptable from a design perspective.

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ProLogis,

The Global Distribution Solution

December 19, 2006

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Specifically, please see the attached proposed signage for tenants at 200 and 425 Courtneypark Drive West.

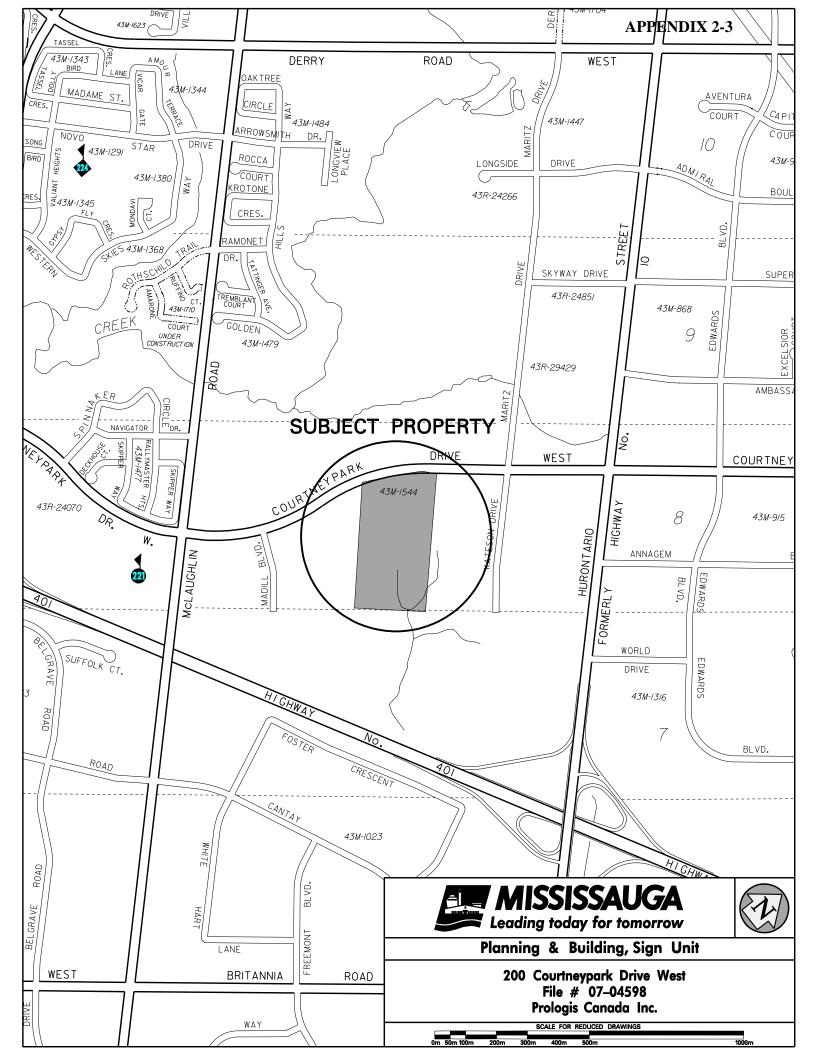
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Please call if you have any further questions.

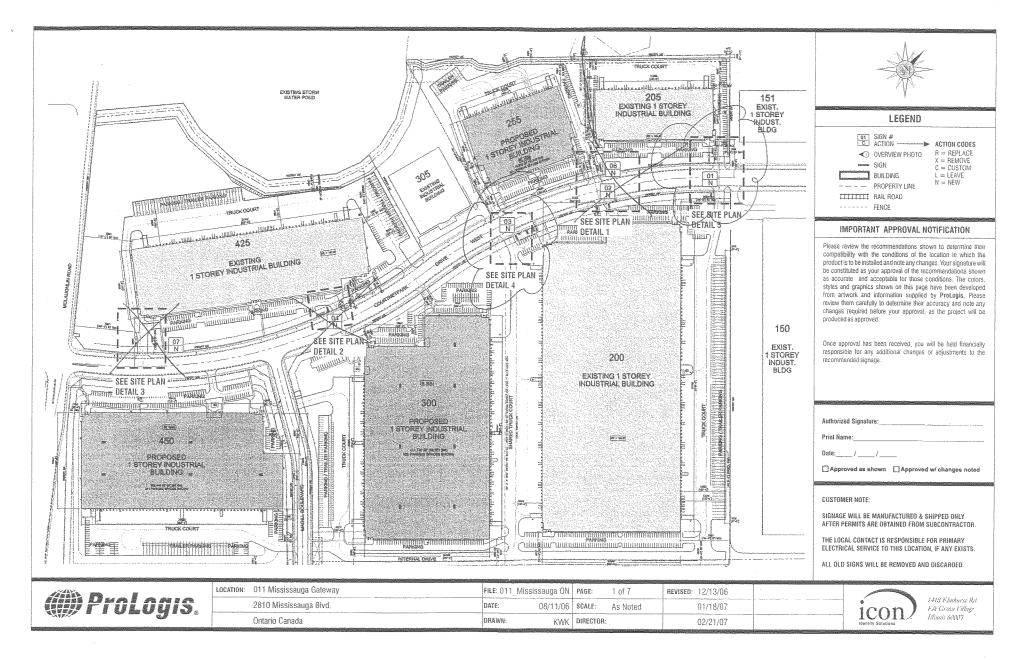
Regards,

ProLogis

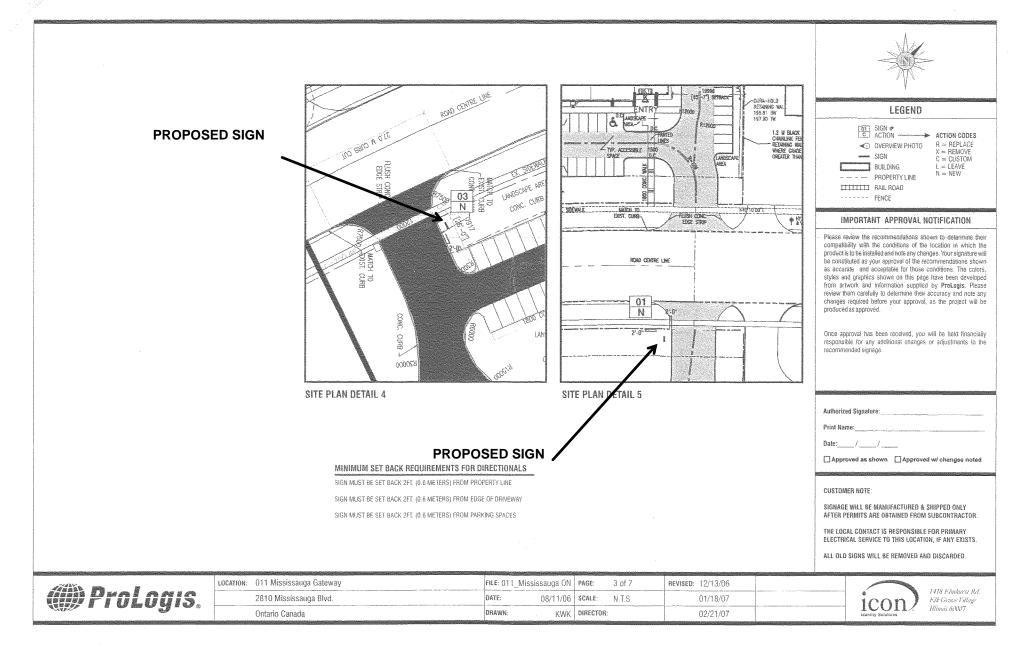
Jeff Miller Vice President 905-290-1702

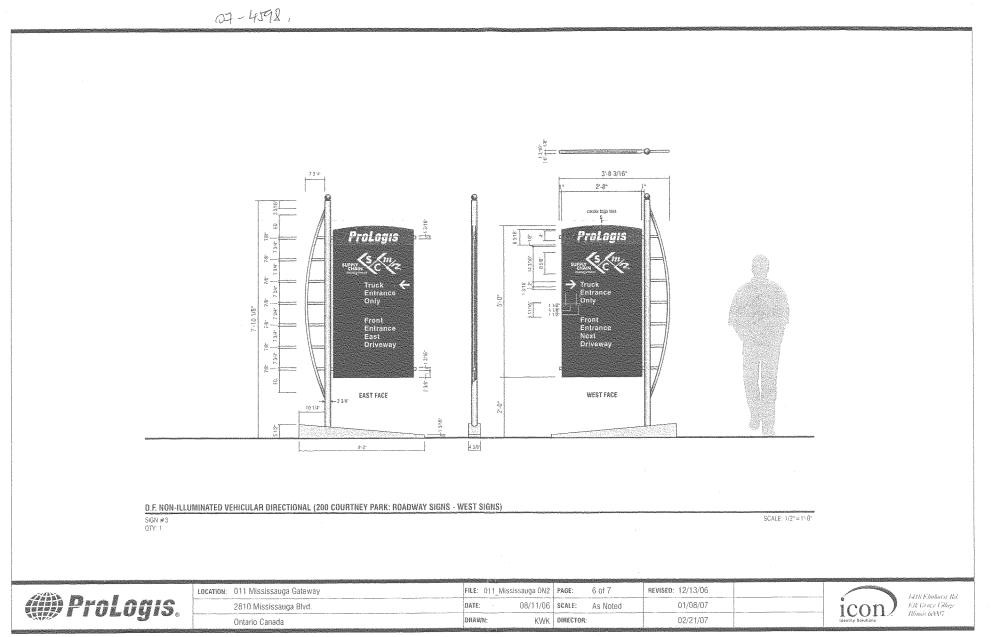


APPENDIX 2-4



APPENDIX 2-5







SIGN VARIANCE APPLICATION REPORT Planning and Building Department

May 1, 2007

FILE: 06-03739

RE: Yuk Yuk's 5165 Dixie Road - Ward 5

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

Section 13	Proposed
Permits one (1) ground sign per street line.	One additional ground sign fronting Dixie
	Road

COMMENTS:

There is an existing ground sign for the Petro Canada gas station which is on the same property as Yuk Yuk's. Sign By-law 0054-2002, as amended nor the Zoning By-law recognizes the Petro Canada gas station as a separate site and therefore is only permitted one (1) ground sign along Dixie Road.

The proposed ground sign is located 68.58 m (225 ft.) from the existing ground sign and meets all other height and sign area provisions of the Sign By-law. The Petro Canada gas station appears and functions as a separate site from the plaza where Yuk Yuk's is located. If the Petro Canada gas station site was a separate property, the proposed variance would be permitted. In this regard, the Planning and Building Department finds the variance acceptable.

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December 6, 2006

To: Members of the City of Mississauga Planning and Development Committee

Re: Variance Request from the City of Mississauga sign By-law No. 54-02, to permit a second ground sign on the property known as 5165 Dixie Road for Yuk Yuk's (Mississauga) Inc.

We are asking for relief from the provisions of th City of Mississauga Sign By-law 54-02, Section 13. This section restricts the property to a maximum of one ground sign per street line. The property in question is 5165 Dixie Road and is located at the northeast corner of Dixie Road and Amico Blvd.

The site is occupied by a commercial building containing restaurants and the Yuk Yuk's comedy club as well as a separate Petro Canada station at the southwest corner of the property. The Petro Canada station has the permitted ground sign for the property on the Dixie Road frontage.

The main building is set well back from the street and the fascia signage on the storefronts have little or no visibility to traffic on Dixie Road. The Yuk Yuk's Comedy Club is located in a centre unit in the main building and is shielded from view to north-bound traffic on Dixie Road by the Petro Canada station and the line of trees along the street frontage. It is also hidden from view from southbound traffic by the north portion of the L-shaped building.

The proposed dimension of the sign -- 24 feet (7.31 metres) in height, 90 square feet (8.36 square metres) per face and the electronic changing copy portion of the sign will take up 36% of the sign face -- are all within the requirements of the sign by-law. The proposed sign will be a considerable distance north of the Petro Canada sign and will be located near the north driveway entrance to the property and will be setback a minimum of 1 metre from the property line.

The Petro Canada station is a distinct and separate use from the commercial building on the property and while it requires its own signage, the erection of such has placed undue restrictions on the remainder of the property which is not the intent of the sign by-law.

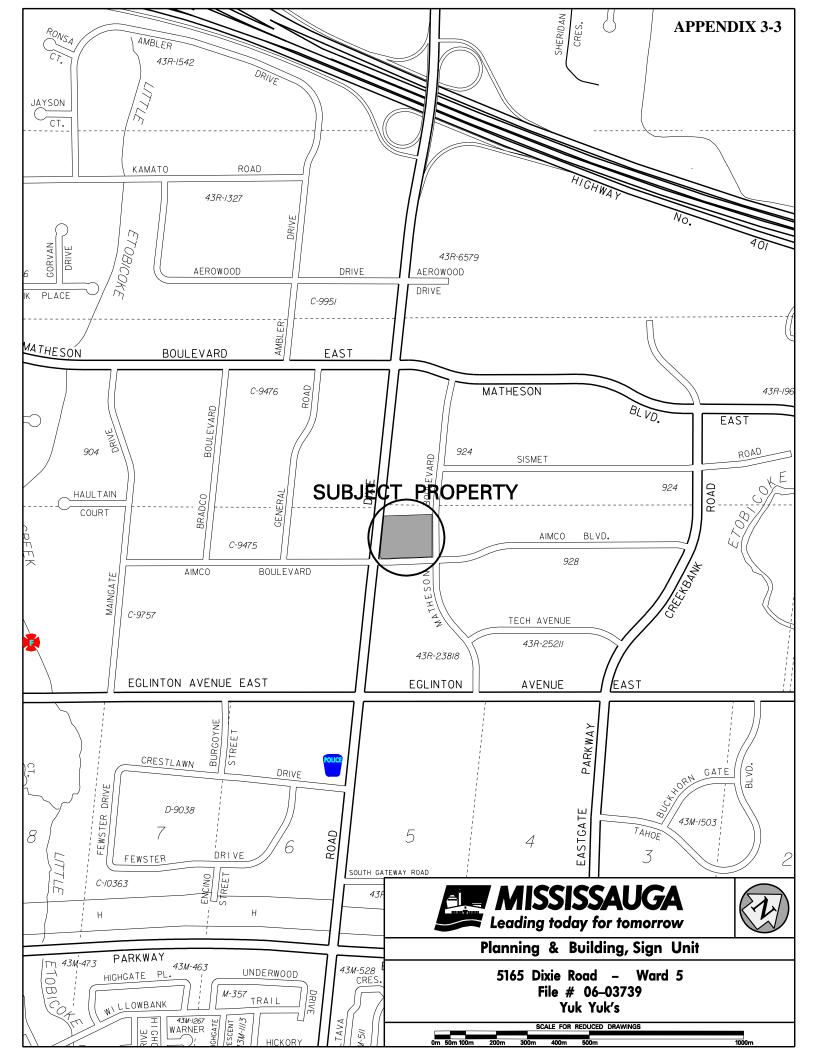
The addition of a second ground sign will not detract from the character of the area and will provide a necessary service for the public, many who will be travelling from outside the area to attend Yuk Yuk's and will assist the economic base of the various commercial ventures in the building

We respectfully ask for your consideration in this matter.

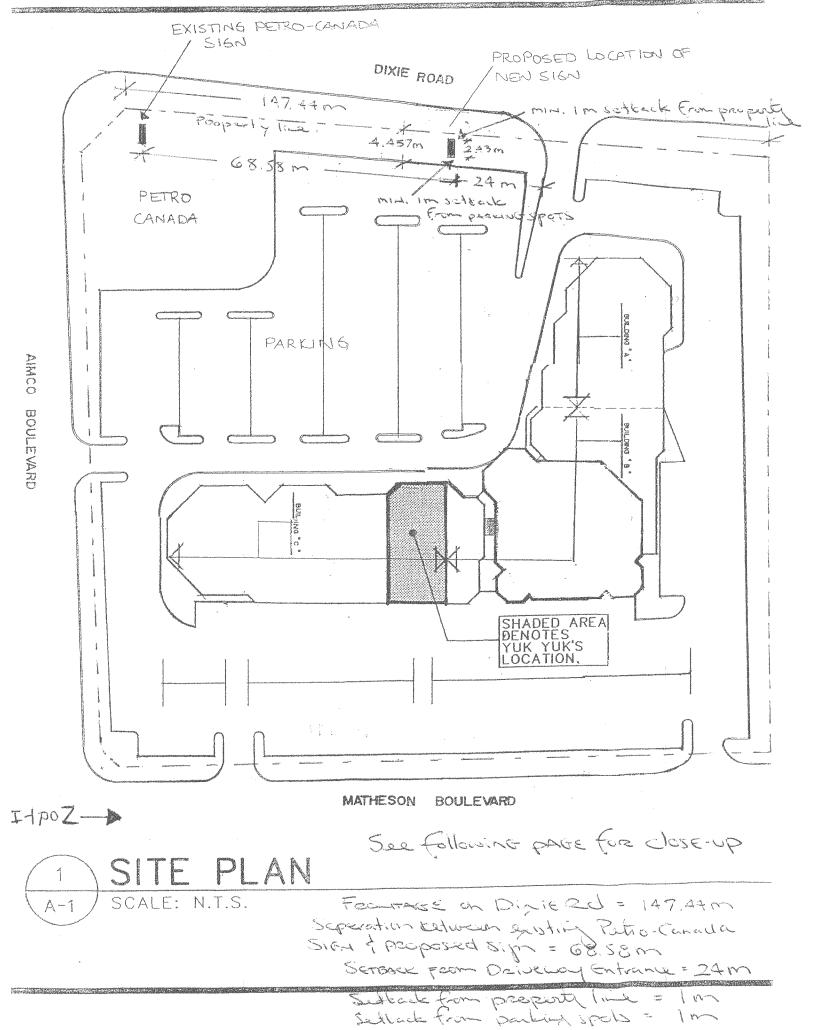
Yours tread Robert Manning

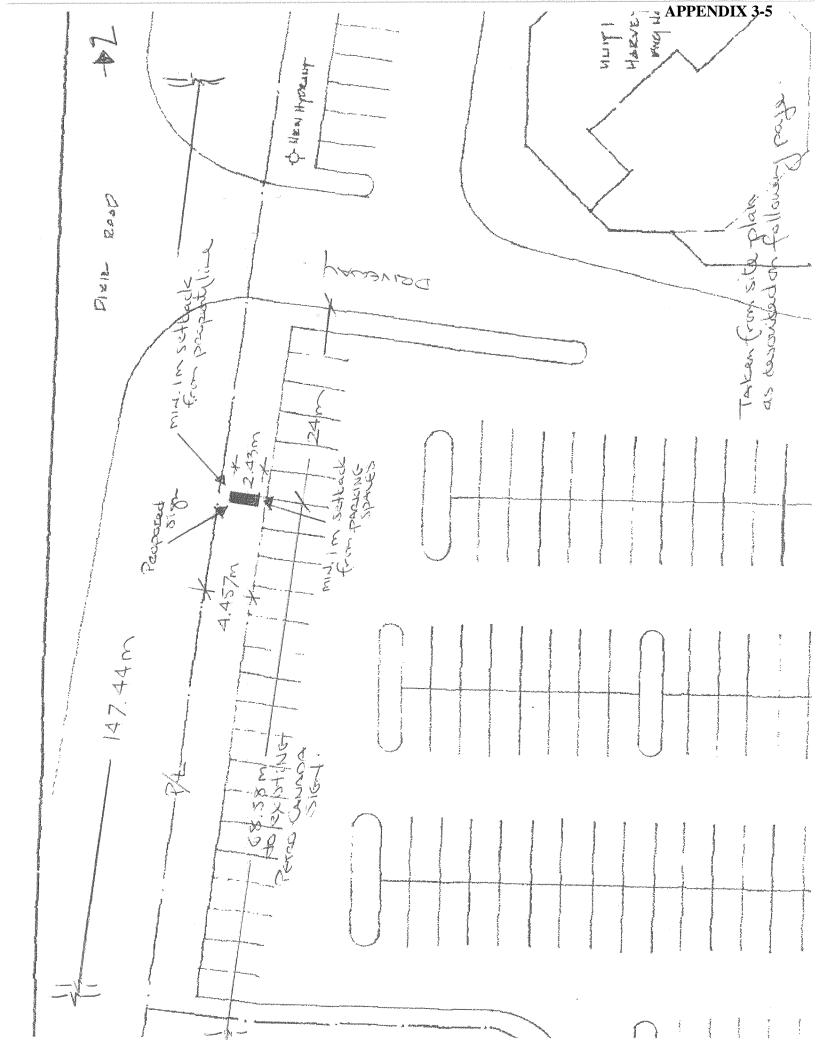
Sign Advice Member of the Sign Association of Canada

RR #1, 28 Ball Point Road, Little Britain, Ontario KOM 2C0Tel: 705-786-0327Toll-Free: 1-877-794-7684Fax: 705-786-3112www.signadvice.come-mail: info@signadvice.com



APPENDIX 3-4





APPENDIX 3-6

