



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2007)

DATE: September 11, 2007

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 1, 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 September 11, 2007 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eight (8) Sign Variance Applications described in Appendices 1 to 8 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 07-04847
Ward 1
Aqua Systems
1730 Dundas Street East

To permit the following:

- (i) One (1) fascia sign on the north elevation of the building located above the upper limits of the first storey.

- (ii) One (1) fascia sign on the west elevation of the building located above the upper limits of the first storey.

- (b) Sign Variance Application 06-01540.VAR
Ward 2
Westpen Properties Ltd.
2695 North Sheridan Way

To permit the following:

- (i) One (1) ground sign encroaching onto a street right of way 1.2 m (4 ft.), subject to the applicant entering into an encroachment agreement with the City.

- (c) Sign Variance Application 06-01542
Ward 2
Westpen Properties Ltd.
2655 North Sheridan Way

To permit the following:

- (i) One (1) ground sign encroaching onto the street right of way 1.83 m (6 ft.), subject to the applicant entering into an encroachment agreement with the City.

- (d) Sign Variance Application 06-03106
Ward 3
Iron Chef Japanese Steakhouse
4920 Tomken Road

- (i) One (1) fascia sign installed on an exterior wall of the unit that does not contain a main entrance to the business or face a street.

- (e) Sign Variance Application 07-04970
Ward 4
Donato Salon and Spa
100 City Centre Drive

- (i) One (1) fascia sign not located on the unit occupied by the business.
- (f) Sign Variance Application 07-05200
Ward 5
Paul's Properties Corporation
80 Courtney Park Drive West
 - (i) One (1) additional ground sign adjacent to the front street line.
- (g) Sign Variance Application 07-06242
Ward 5
Investment Planning Counsel
2680 Skymark Avenue
 - (i) The sign area of the fascia sign is 2.27% of the building façade located on the structure enclosing the mechanical equipment on the roof.

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

- (a) Sign Variance Application 07-04847
Ward 1
Aqua Systems
1730 Dundas Street East

To permit the following:

- (i) One (1) fascia sign on the east elevation of the building located above the upper limits of the first storey.
- (b) Sign Variance Application 06-00403
Ward 6
CDI College
1300 Central Parkway West

To permit the following:

- (i) Two (2) fascia signs located on the third storey 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 eight (8) Sign Variance Applications (see Appendix 1 to 8) 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:**
- Aqua Systems
Appendix (1-1 to 1-9)
 - Westpen Properties Ltd.
Appendix (2-1 to 2-6)
 - Westpen Properties Ltd.
Appendix (3-1 to 3-6)
 - Iron Chef Japanese Steakhouse
Appendix (4-1 to 4-7)
 - Donato Salon and Spa
Appendix (5-1 to 5-7)

Paul's Properties Corporation
Appendix (6-1 to 6-6)

Investment Planning Council
Appendix (7-1 to 7-7)

CDI College
Appendix (8-1 to 8-8)

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

September 11, 2007

FILE: 07- 04847

RE: Aqua Systems
1730 Dundas Street East - Ward 1

The applicant requests the following variance to section 17(1) of the Sign By-law 0054-2002, as amended.

Section 17(1)	Proposed
Fascia signs shall be erected no higher than the upper limit of the first storey of the building.	Three (3) fascia signs erected higher than the upper limit of the first storey of the building.

COMMENTS:

Aqua Systems is located on the southeast corner of Dundas Street East and Coram Avenue. The proposed variance is to permit three existing fascia signs to remain on the building. There is no record of permits for these signs but note that these signs have existed for a number of years.

The fascia sign on the front building is in keeping with the design of the storefront and therefore acceptable from a design perspective.

The fascia sign on the west elevation faces directly onto Coram Avenue and provides visibility of the business for the eastbound traffic. Although the sign is a large vertical design, it fits well with design of the building and therefore acceptable from a design perspective.

The fascia sign on the east elevation is located on a portion of the building elevation which is above the roof and sign of the adjacent business. This sign and its size when added to the other two fascia signs creates visual clutter to the premise and therefore not acceptable from a design perspective.

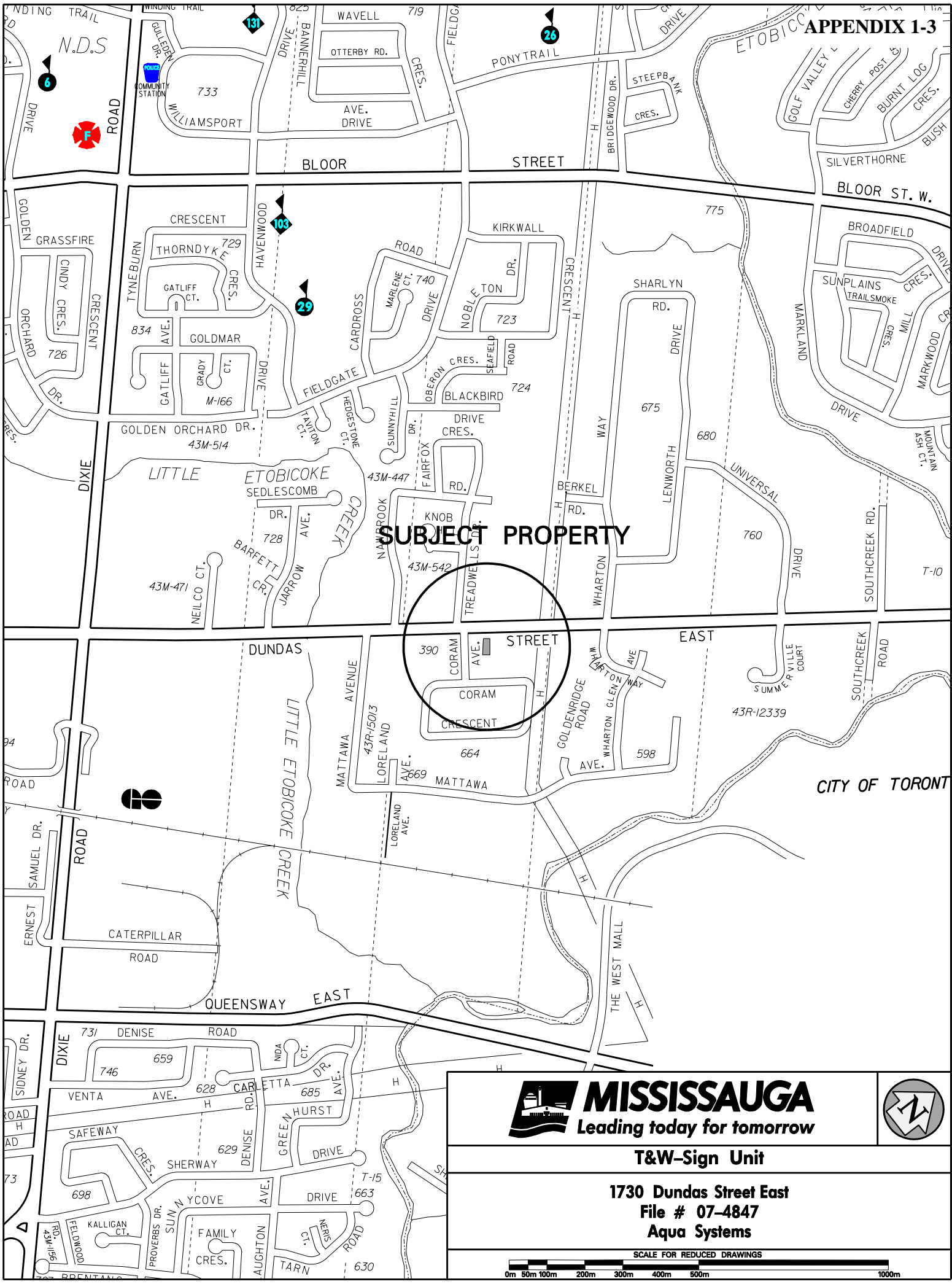
I am the owner of Aqua Systems Ltd
A Scuba lesson's school our signs have
been in place since the 1960's with
various repairs over the years. The signs
are important to our business to attract
new customers. We teach at many local
schools, scouts and different community groups
including the city of Mississauga's own scuba club
through park & recreation a not for profit
organization.

Thank you

Todd Shannon

June 7/07

cell 416-402-7117



SUBJECT PROPERTY

MISSISSAUGA
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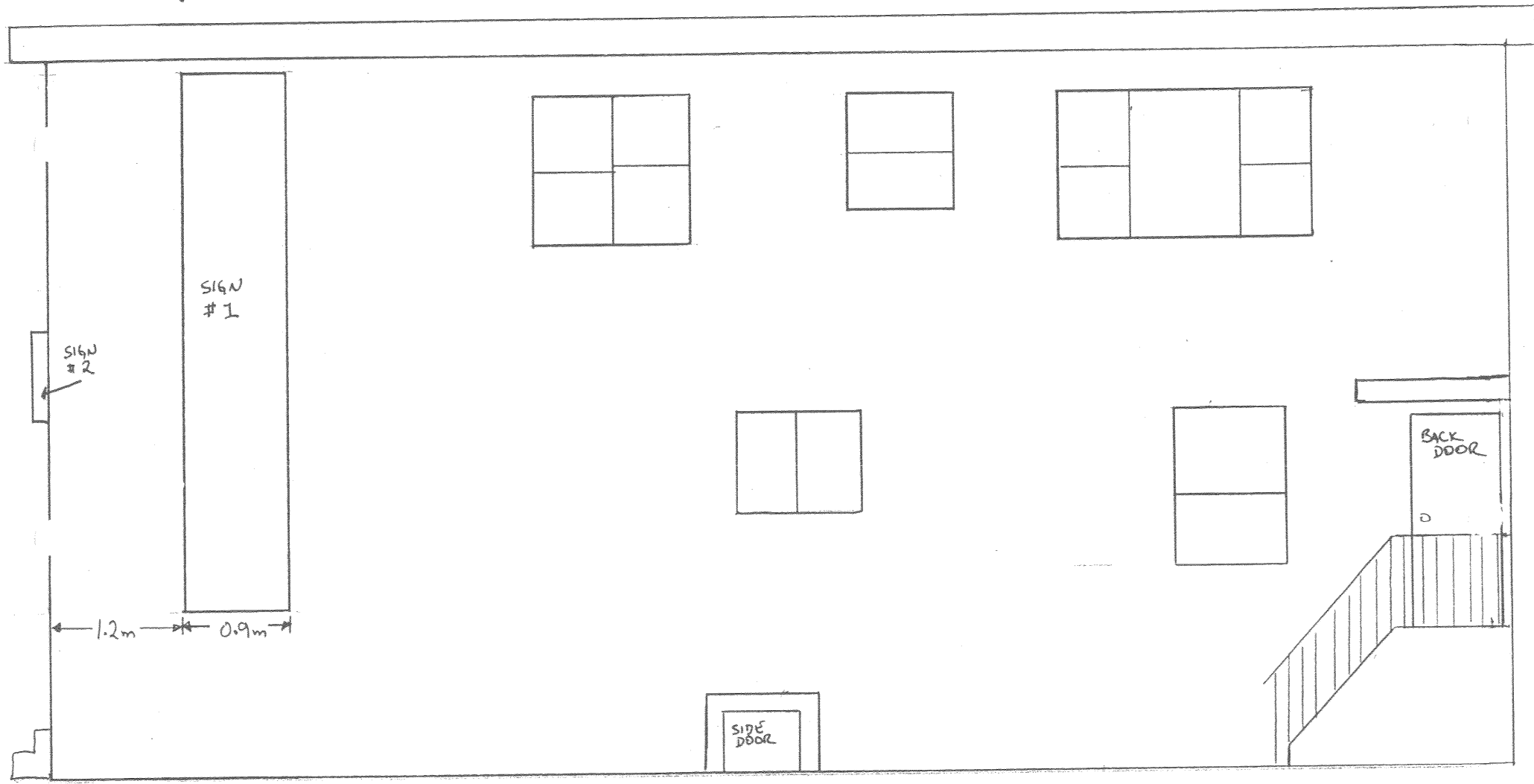
T&W-Sign Unit

1730 Dundas Street East
File # 07-4847
Aqua Systems

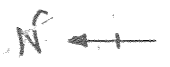


CORAM AVE. Light 1: $0.92\text{ m} \times 4.9\text{ m} \times 0.2\text{ m}$
Light 2: $4.5\text{ m} \times 0.92\text{ m} \times 0.2\text{ m}$
Light 3: $6.2\text{ m} \times 1.2\text{ m} \times 0.2\text{ m}$

PLAN SHOWING
LOT 6 REG^d PLAN 390
TOWNSHIP OF TORONTO - COUNTY OF PEEL
SCALE 1"=30'

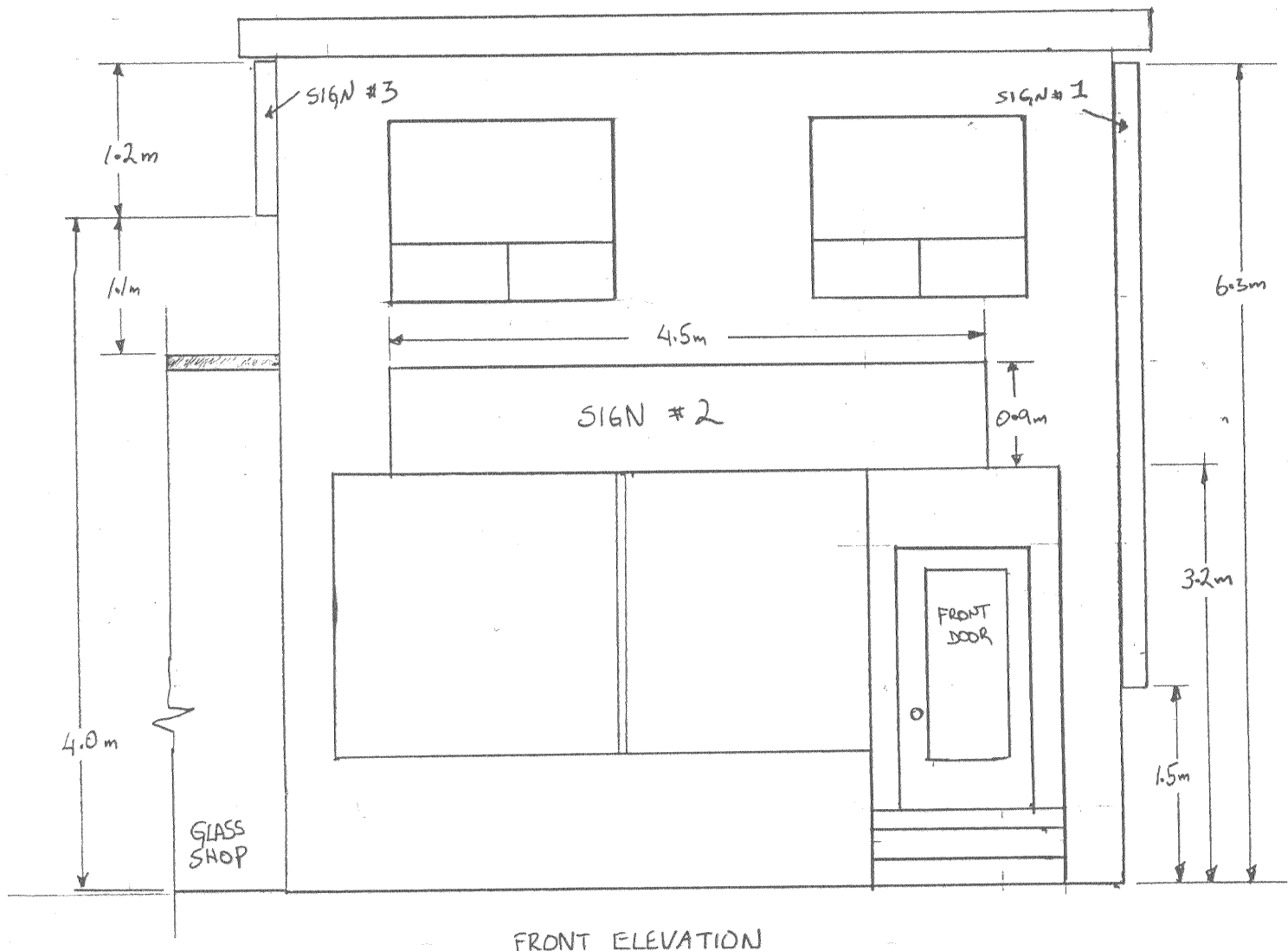


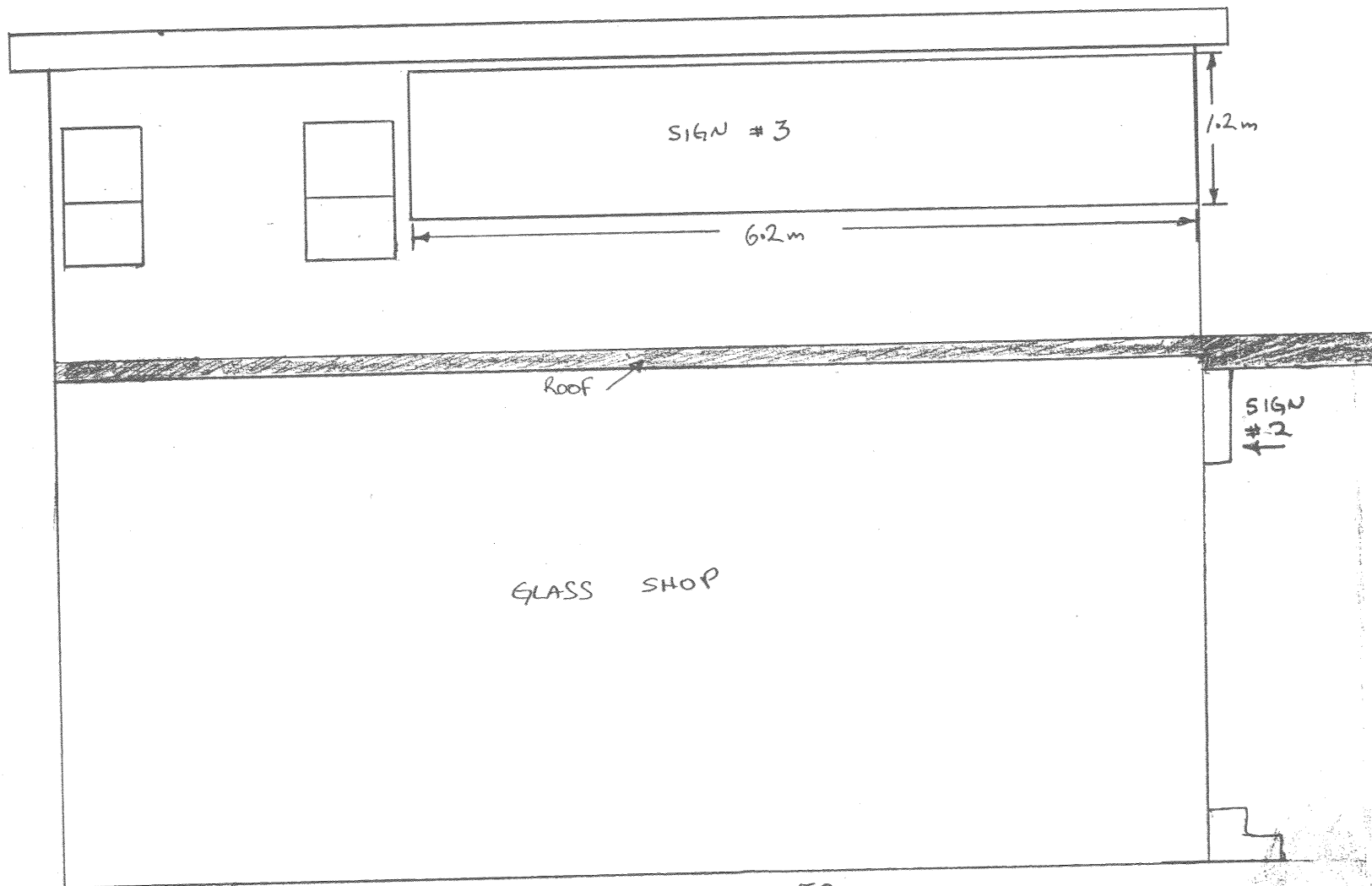
WEST ELEVATION
SCALE = 1:50



NOTES:

ALL SIGNS TO BE MOUNTED WITH $\frac{5}{16}$ EXPANDING METAL ANCHORS AND 3" $\times \frac{3}{16}$ " STEEL SCREWS IN PRE-DRILLED HOLES ON BRICK FACIA EVERY 16" ALONG TOP AND BOTTOM EDGES OF SIGN.





EAST ELEVATION

SCALE = 1:50



1730 DUNDAS ST. E.
NORTH ELEVATION



SIGN 3

1730 DUNDAS ST. E.
WEST ELEVATION





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

September 11, 2007

FILE: 06-01540.VAR

RE: Westpen Properties Ltd.
2695 North Sheridan Way - Ward 2

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

Section 4	Proposed
Prohibits signs on or over a street.	One (1) ground sign encroaching onto a street right of way 1.2 m (4 ft.).

COMMENTS:

The proposed variance is an entrance ground sign along North Sheridan Way. The sign is well designed, however extends over the property line onto the municipal boulevard. Due to the existing landscaping and topography of the site, the proposed sign must extend onto the municipal boulevard to allow clear visibility of the sign along North Sheridan Way. The Planning and Building Department therefore finds the variance acceptable from a design perspective, subject to the applicant entering into an Encroachment Agreement with the City.



Bentall
Real Estate Services

March 12, 2007

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

Suite 130
The Promontory
2655 North Sheridan Way
Mississauga ON
Canada L5K 2P8

T 905 . 855 1330
F 905 . 855 4877

www.bentall.com

Dear Sir(s):

Re: Exterior Signage Variance Request
2655/2695 North Sheridan Way, Mississauga, Ontario

Please accept this letter as our request for variance on the placement of two new main entrance exterior signs situate on North Sheridan Way. One sign will be placed at the 2655 North Sheridan Way main entrance, while the other at the 2695 North Sheridan Way main entrance.

The property owner in performing its ongoing upgrades to the complex, will be replacing the existing external signage. It has applied for sign permits, however, prior to installation of the two main entrance exterior signs was advised that the signs had to be inset one metre from the property line.

Due to the general topography and landscaping of the property and property line, placement of the exterior signage as per the by-laws, would represent an obstruction to the visual "line of sight" for incoming traffic to the complex.

The property owner has had new exterior signage manufactured to be double-sided for the purposes of angling for a maximum viewing of any incoming traffic.

On the property owner's behalf, Bentall Real Estate Services LP is asking that the City of Mississauga allow for a no variance set back for the new exterior signage placement which will extend beyond the property line.

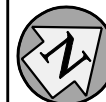
We would like to take this opportunity to thank you for your consideration of our application, and await your decision.

Sincerely,
Bentall Real Estate Services LP
as managers for Westpen Properties Ltd.


Antonella (Toni) Storelli
Property Manager



MISSISSAUGA
Leading today for tomorrow

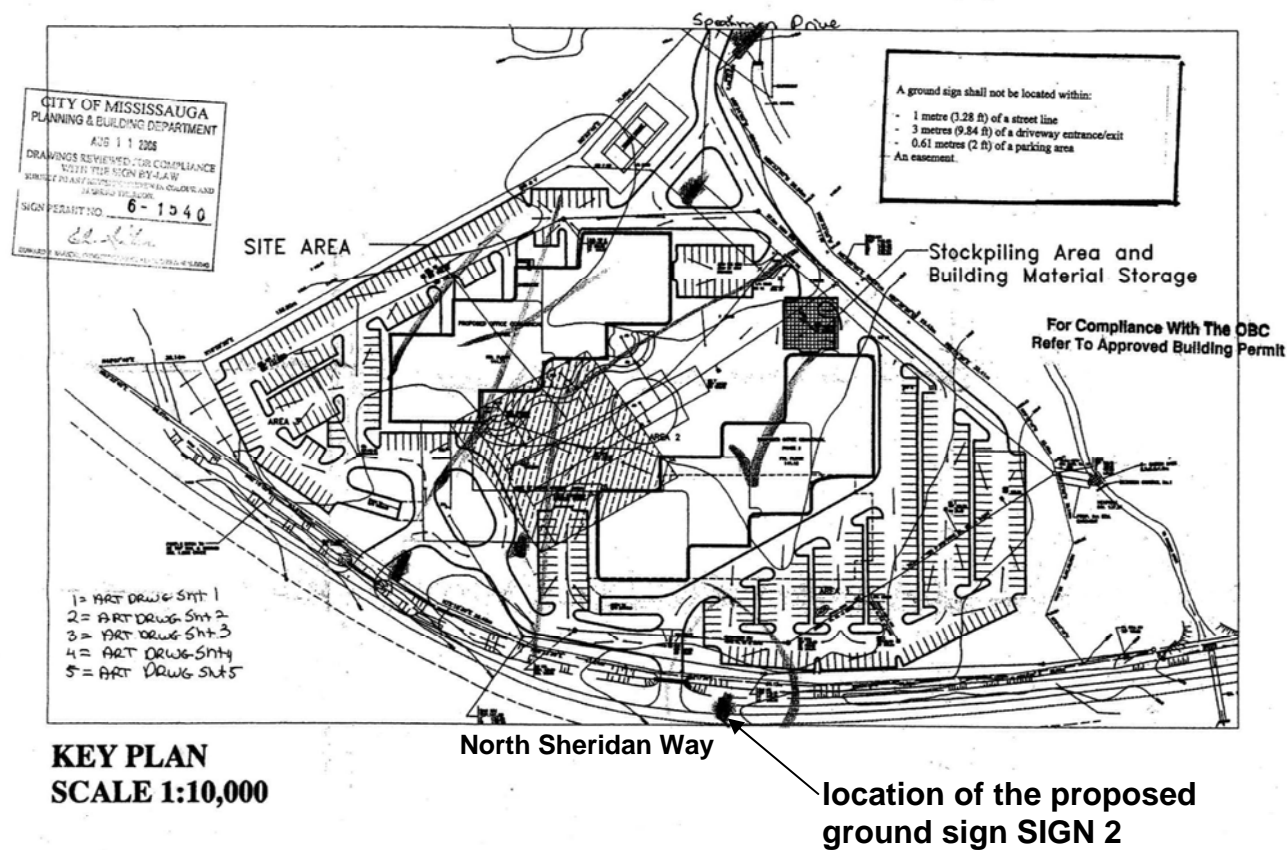


Planning & Building, Sign Unit

2695 North Sheridan Way
File # 06-01540
Westpen Properties Ltd.

SCALE FOR REDUCED DRAWINGS





Previous Site Plan Application File Numbers:
SP 87/034 W2 AND SP 86/166 W2

A: The information provided below was obtained from the Original Site Plan Requirements:

Building A (2695 North Sheridan Way)

Required Parking for Building A: 169 spaces
Provided: 169 spaces on grade, 42 spaces underground.

Handicap spaces: 1% of parking is required for handicap, and 2 spaces are provided.

Loading: 2 spaces required and 2 spaces provided.

Building B (2655 North Sheridan Way)

Required Parking for Building B: 307 spaces
Provided: 255 spaces on grade and 115 spaces underground

Handicap spaces: 1% of Parking is required for Handicap: 4 spaces provided.

Loading: 1 space required, 1 space provided.

B: The information provided below is a summary of the proposed changes:

Addition to Visitors parking: 28 Spaces

Planning and Building Department:

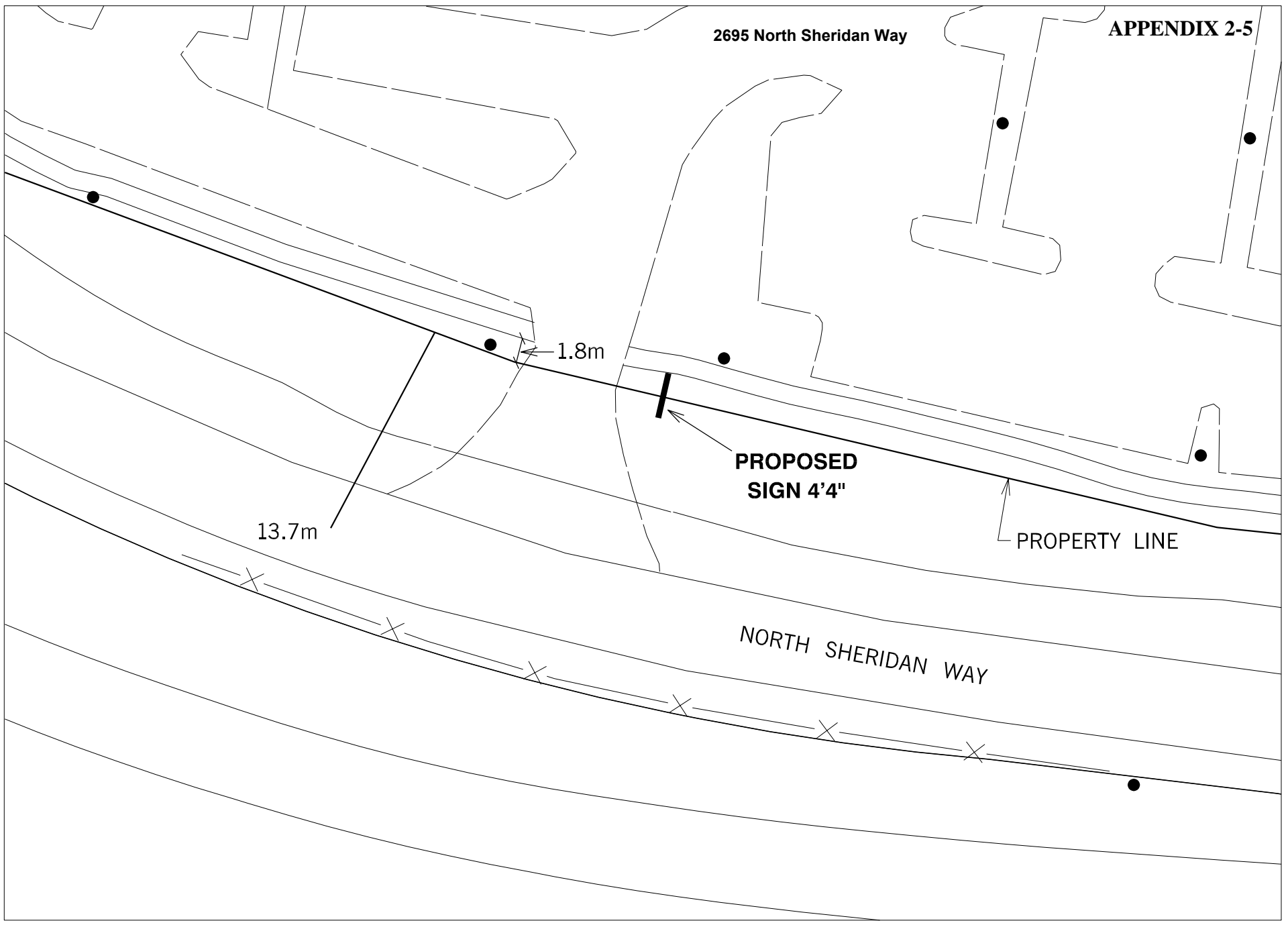
(i) I hereby certify that this drawing conforms in all respects to the site development plans as approved by the City of Mississauga under file number SP 02 033.

(ii) The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of Mississauga.

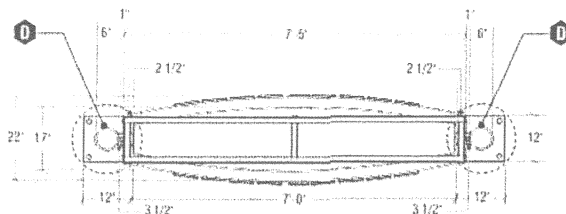
(iii) All exterior lighting will be directed onto the site and will not infringe upon the adjacent properties.

The Applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two (2) years following completion of all site works.

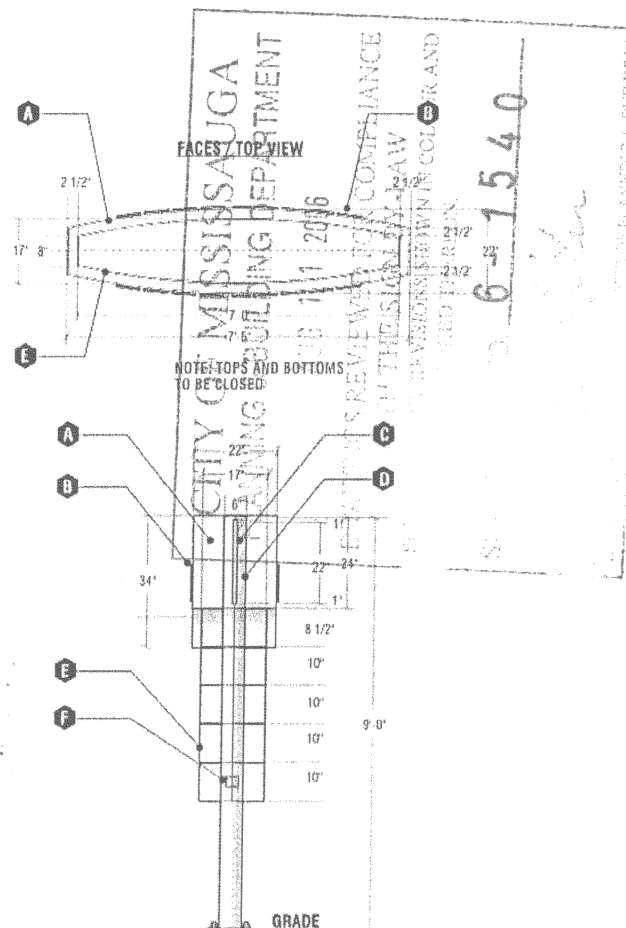
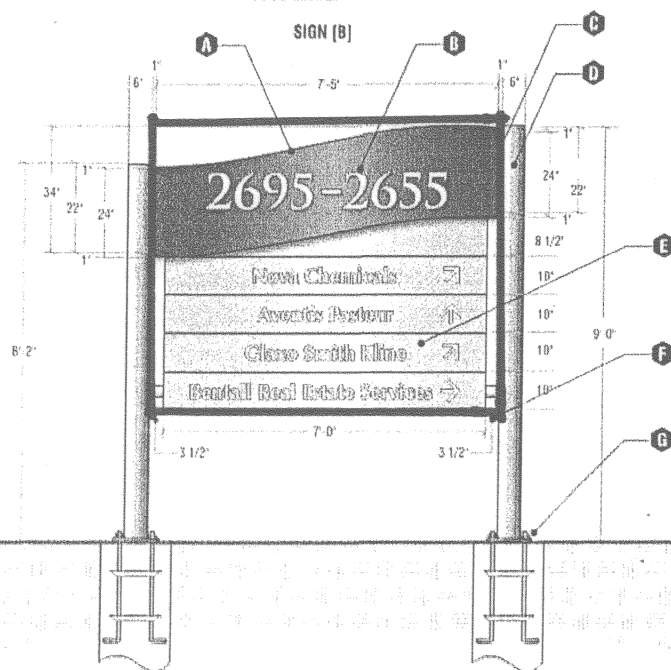
Owner's Signature



NEW D/S NON-ILLUMINATED DIRECTIONAL SIGN
TEK-TP0050139-013006-002 [1] REQUIRED

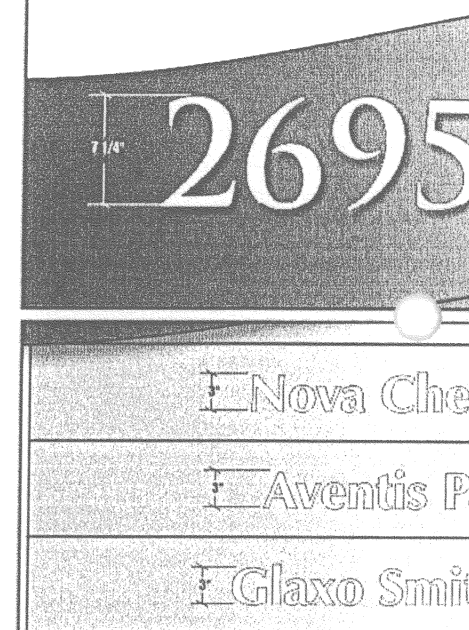


NOTE: TOPS AND BOTTOMS
TO BE CLOSED



FACES / TOP VIEW

NOTE: TOPS AND BOTTOMS
TO BE CLOSED



- A** 1/8" RADIUS FORMED ALUMINUM FACES c/w BREAK FORMED RETURNS PAINTED PMS 483 DARK RUST
- B** .090 SOLID ALUMINUM LETTERS PAINTED WHITE MOUNTED TO FACE WITH VHB TAPE (ON) DRILL & TAPPED AND FASTENED FROM BEHIND
- C** 1" X 1" HSS SPACER CAPPED TOP & BOTTOM PAINTED PMS 483 DARK RUST
- D** 6" Ø VERTICAL SUPPORTS c/w CAPPED TOPS PAINTED PMS 400 GREY
- E** 1/8" RADIUS FORMED ALUMINUM FACES c/w BREAK FORMED RETURNS PAINTED PMS 400 GREY / ROUTED OUT AND BACKED WHITE ACRYLIC
- F** 5" X 3" X .250 HSS SPACERS PAINTED PMS 400 GREY
- G** BASE PLATES AND ANCHOR BOLTS (AS REQUIRED) PAINTED PMS 400 GREY

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

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DESIGN/ENGINEERING/MANUFACTURING/AN ISO 9001:2000 REGISTERED COMPANY
6416 VISCOUNT ROAD, MISSISSAUGA, ONTARIO, CANADA L4V 1H5

Customer: RENTALL REAL ESTATE SERVICES
Address: 2695 NORTH SHERIDAN WAY, MISSISSAUGA ON
Designer: SDH
Acct. Rep: KEN HEBER

Drawing No: 37772 Part No: TEK-TP0050139-013006-002
Scale: 3/8" = 1'-0"
Sheet: 2
Date: APRIL 17/06

REVISION / ECH



Approved:

Date:

REVISED	DESCRIPTION
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<input type="checkbox"/>	Visual Colors / Materials to be verified
<input type="checkbox"/>	Paint Colors / Materials to be verified
<input checked="" type="checkbox"/>	Site Check / Field Dimensions Fulfilled
<input type="checkbox"/>	Photos Forwarded
<input checked="" type="checkbox"/>	Signs Pending Engineering



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

September 11, 2007

FILE: 06-01542

RE: Westpen Properties Ltd.
2655 North Sheridan Way - Ward 2

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

Section 4	Proposed
Prohibits signs on or over a street.	One (1) ground sign encroaching onto the street right of way 1.83 m (6 ft.).

COMMENTS:

The proposed variance is an entrance ground sign along North Sheridan Way. The sign is well designed, however extends over the property line onto the municipal boulevard. Due to the existing landscaping and topography of the site, the proposed sign must extend onto the municipal boulevard to allow clear visibility of the sign along North Sheridan Way. The Planning and Building Department therefore finds the variance acceptable from a design perspective, subject to the applicant entering into an Encroachment Agreement with the City.



Bentall
Real Estate Services

March 12, 2007

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

Suite 130
The Promontory
2655 North Sheridan Way
Mississauga ON
Canada L5K 2P8

T 905 . 855 1330
F 905 . 855 4877

www.bentall.com

Dear Sir(s):

Re: Exterior Signage Variance Request
2655/2695 North Sheridan Way, Mississauga, Ontario

Please accept this letter as our request for variance on the placement of two new main entrance exterior signs situate on North Sheridan Way. One sign will be placed at the 2655 North Sheridan Way main entrance, while the other at the 2695 North Sheridan Way main entrance.

The property owner in performing its ongoing upgrades to the complex, will be replacing the existing external signage. It has applied for sign permits, however, prior to installation of the two main entrance exterior signs was advised that the signs had to be inset one metre from the property line.

Due to the general topography and landscaping of the property and property line, placement of the exterior signage as per the by-laws, would represent an obstruction to the visual "line of sight" for incoming traffic to the complex.

The property owner has had new exterior signage manufactured to be double-sided for the purposes of angling for a maximum viewing of any incoming traffic.

On the property owner's behalf, Bentall Real Estate Services LP is asking that the City of Mississauga allow for a no variance set back for the new exterior signage placement which will extend beyond the property line.

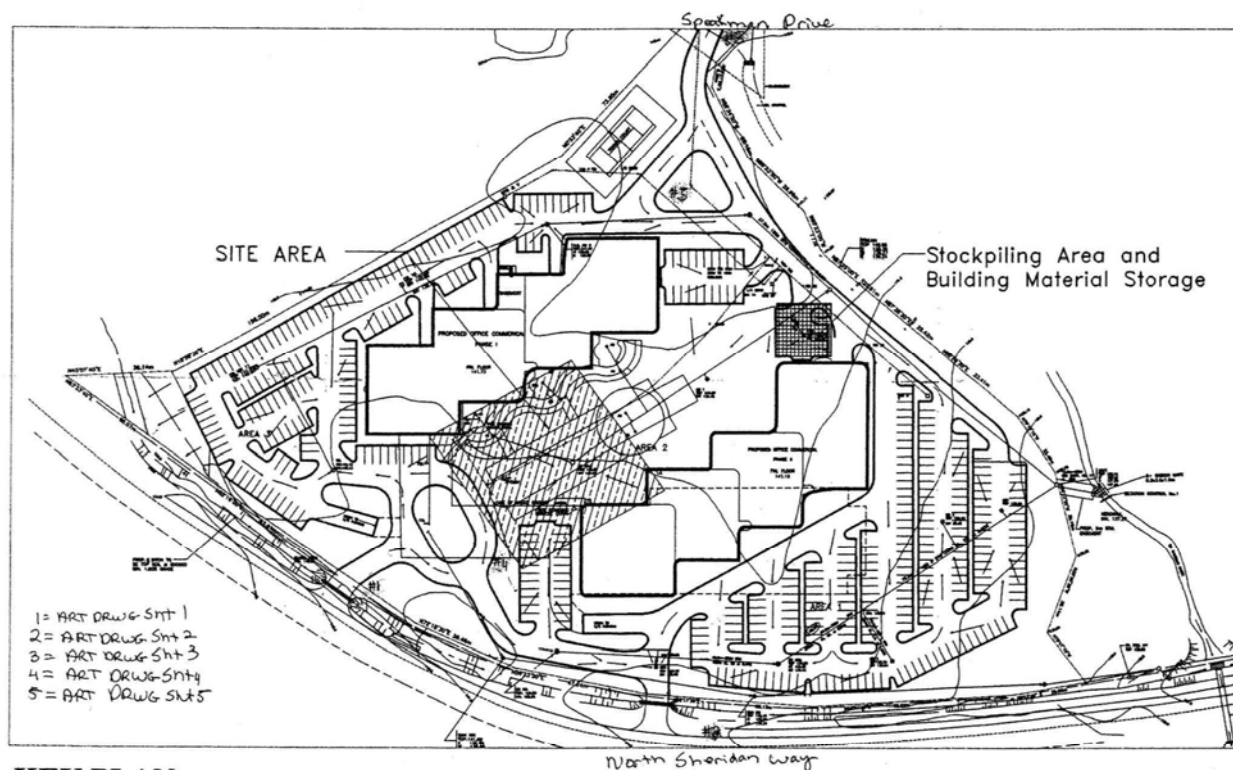
We would like to take this opportunity to thank you for your consideration of our application, and await your decision.

Sincerely,
Bentall Real Estate Services LP
as managers for Westpen Properties Ltd.


Antonella (Toni) Storelli
Property Manager

SCALE FOR REDUCED DRAWINGS





Previous Site Plan Application File Numbers:
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Handicap spaces: 1% of Parking is required for Handicap: 4 spaces provided.
 Loading: 1 space required, 1 space provided.

B: The information provided below is a summary of the proposed changes:

Addition to Visitors parking: 28 Spaces

Planning and Building Department
 I hereby certify that this drawing conforms in all respects to the site development plans as approved by the City of Mississauga under file number SP 02 033.

i) The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be certified by the architect or engineer as being in conformity with the site development plan as approved by the City of Mississauga.

ii) All exterior lighting will be directed onto the site and will not infringe upon the adjacent properties.

The Applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two (2) years following completion of all site works.

Owner's Signature

2655 North Sheridan Way

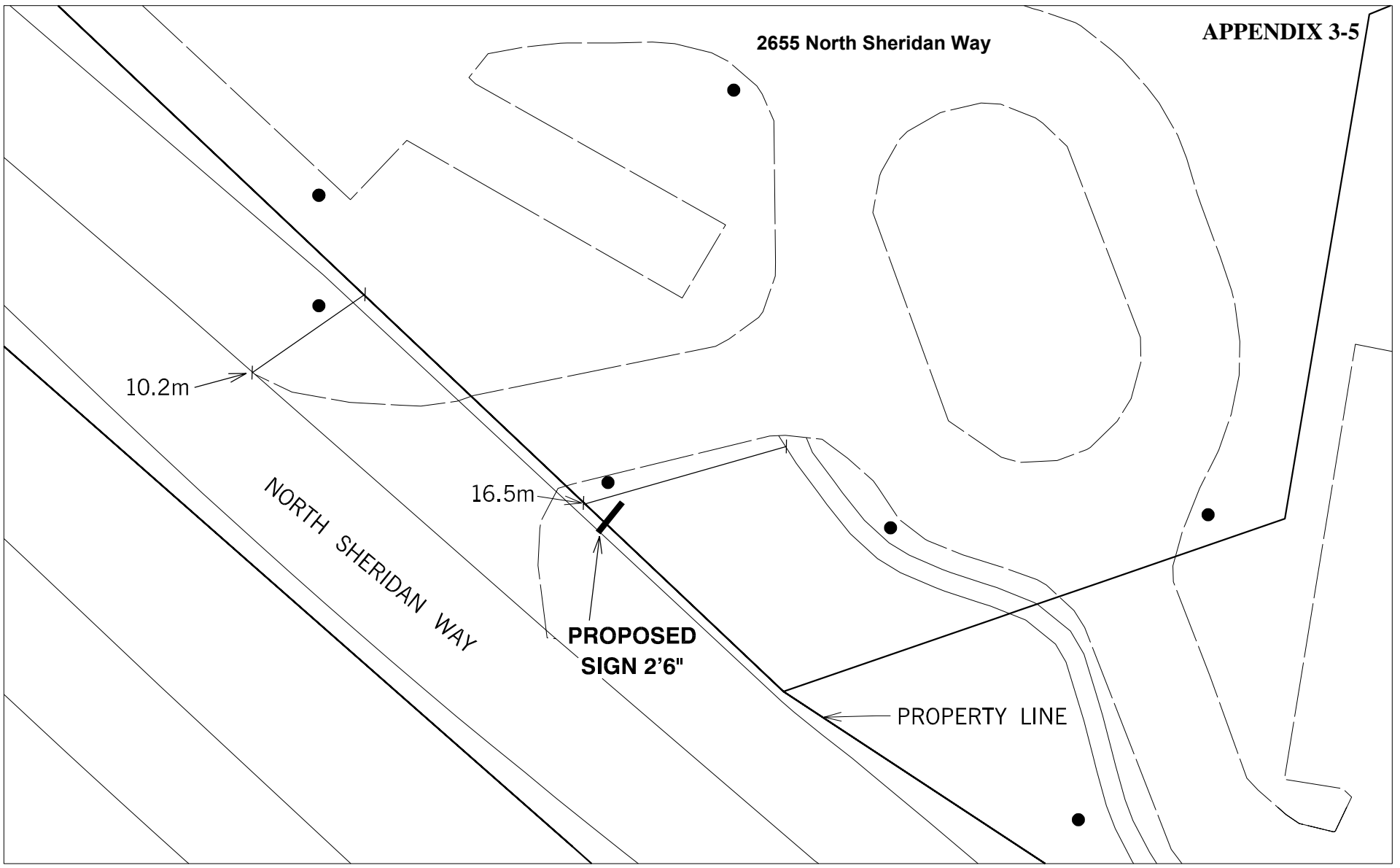
10.2m

16.5m

NORTH SHERIDAN WAY

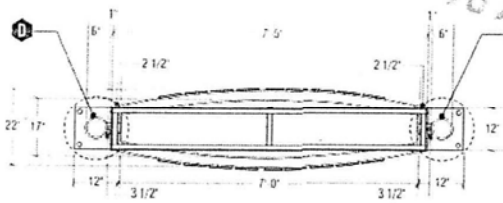
**PROPOSED
SIGN 2'6"**

PROPERTY LINE

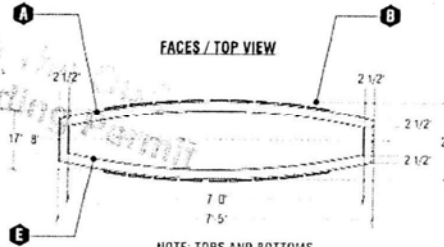


Sign #1

NEW D/S NON-ILLUMINATED DIRECTIONAL SIGN
TEK-TP0050139-013006-001 [1] REQUIRED

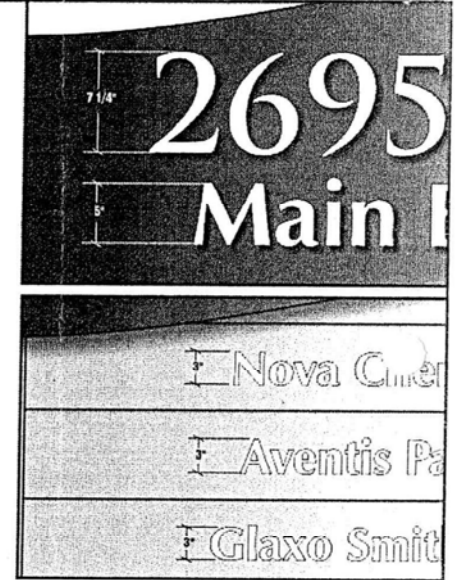
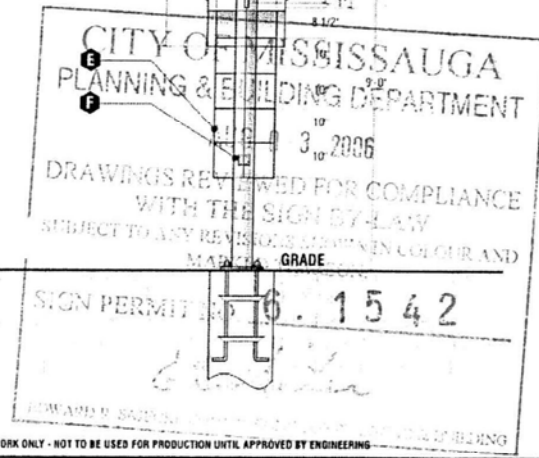
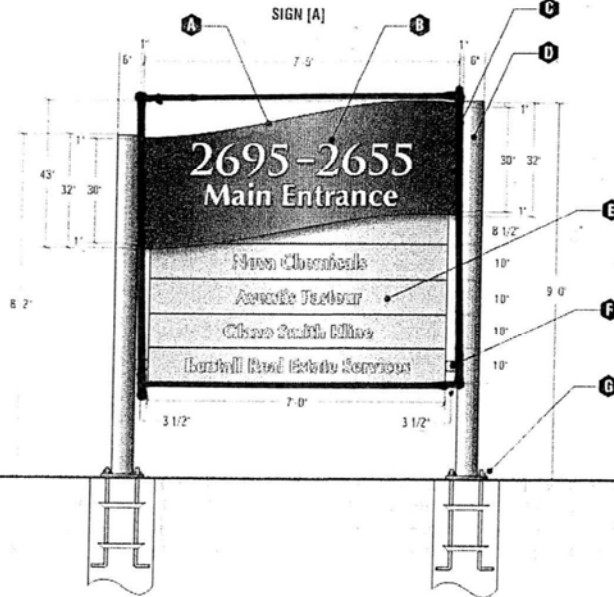


NOTE: TOPS AND BOTTOMS
TO BE CLOSED



FACES / TOP VIEW

NOTE: TOPS AND BOTTOMS
TO BE CLOSED



- A** 1/8" RADIUS FORMED ALUMINUM FACES c/w BREAK FORMED RETURNS PAINTED PMS 483 DARK RUST
- B** 600 SOLID ALUMINUM LETTERS PAINTED WHITE ADJUSTED TO FACE WITH VHS TAPE (OR) DRILL & TAPPED AND FASTENED FROM BEHIND
- C** 1" X 1" HSS SPACER CAPPED TOP & BOTTOM PAINTED PMS 483 DARK RUST
- D** 6" Ø VERTICAL SUPPORTS c/w CAPPED TOPS PAINTED PMS 400 GREY
- E** 1/8" RADIUS FORMED ALUMINUM FACES c/w BREAK FORMED RETURNS PAINTED PMS 400 GREY / ROUTED OUT AND BACKED UP WITH WHITE ACRYLIC
- F** 3" X 3" X .250 HSS SPACERS PAINTED PMS 400 GREY
- G** BASE PLATES AND ANCHOR BOLTS (AS REQUIRED) PAINTED PMS 400 GREY

APPROVAL	PRODUCTION & ISSUES
<input type="checkbox"/>	<input type="checkbox"/> Graphics NOT ready for Production
<input type="checkbox"/>	<input type="checkbox"/> Final Colors / Materials to be tested
<input type="checkbox"/>	<input type="checkbox"/> Final Colors / Materials to be tested
<input type="checkbox"/>	<input type="checkbox"/> Size Check / Field Dimensions Final
<input type="checkbox"/>	<input type="checkbox"/> Photos Required
<input type="checkbox"/>	<input checked="" type="checkbox"/> Signs Pending Engineering

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Customer: BENTALL REAL ESTATE SERVICES	Drawing No: 37772	Part No: TEK-TP0050139-013006-001
Address: 2695 NORTH SHERIDAN WAY, MISSISSAUGA, ON	Scale: 3/8" = 1'-0"	
Designer: SDH	Sheet: 1	
Acct. Rep: KEN HEBER	Date: APRIL 17/06	

REVISION / ECR:	Approval:
	Date:



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

September 11, 2007

FILE: 06-03106

RE: Iron Chef Japanese Steakhouse
4920 Tomken Road – Ward 3

The applicant requests the following variance to section 14 of the Sign By-law 0054-2002, as amended.

Section 14	Proposed
Fascia signs must be installed on building facade that contains a main entrance to the business or faces a street.	One (1) fascia sign installed on an exterior wall of the unit that does not contain a main entrance to the business or face a street.

COMMENTS:

Sign By-law 0054-2002, as amended, permits fascia signs to be located on an exterior wall of a unit that does not contain a main entrance to the business and faces a parking lot or driveway for commercial zoned properties.

Although the Iron Chef Japanese Steakhouse is a commercial use, the property is zoned industrial. The proposed variance is for a fascia sign on the rear elevation of the unit which faces a parking area which would be permitted if the property was zoned commercial. It is noted that the fascia sign is already installed. In this regard, the Planning and Building Department request the fascia sign be lowered and centred on the rear elevation of the unit, to compatible with the design of the building (Appendix 4-7). The Planning and Building Department finds the variance to be within the intent of the Sign By-law and therefore acceptable, subject to the satisfactory relocation of the sign.

May 31, 2007

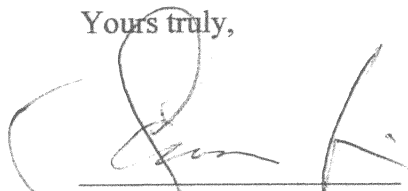
To Whom It May Concern:

The reason why we need to put a sign up at the back of the building because we have received many complaints about our location since we started our business.

Customers are having difficult to find us; especially they are driving along Tomken Road because our building is located at Eglinton Avenue.

So this sign is very important us.
Thank you for your understanding.

Yours truly,


Simon Lai



SUBJECT PROPERTY



MISSISSAUGA
Leading today for tomorrow

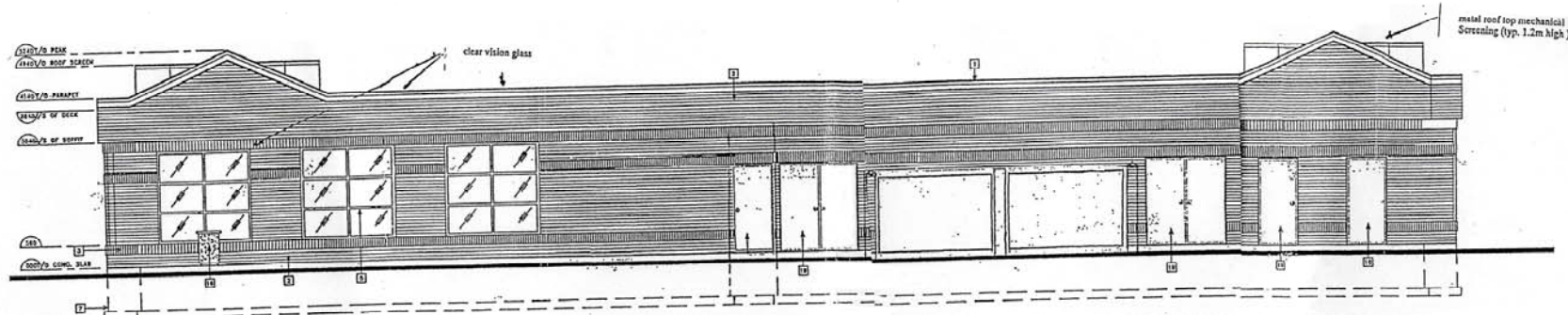


Planning & Building, Sign Unit

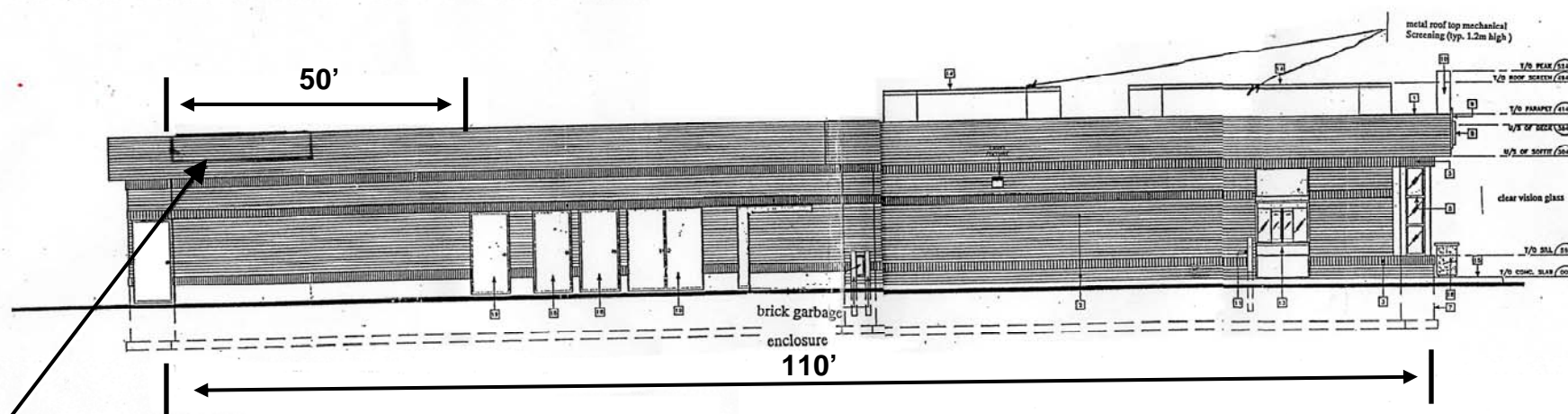
4920 Tomken Road
File#06-3106
Iron Chef Japanese Steakhouse

SCALE FOR REDUCED DRAWINGS





**SOUTH/EAST
ELEVATION**



**REAR ELEVATION
SOUTH/EAST**

Location of proposed
fascia sign (2.5ft X 15ft)

For Compliance With The Sign By-Law
Refer To Approved Sign Permit.

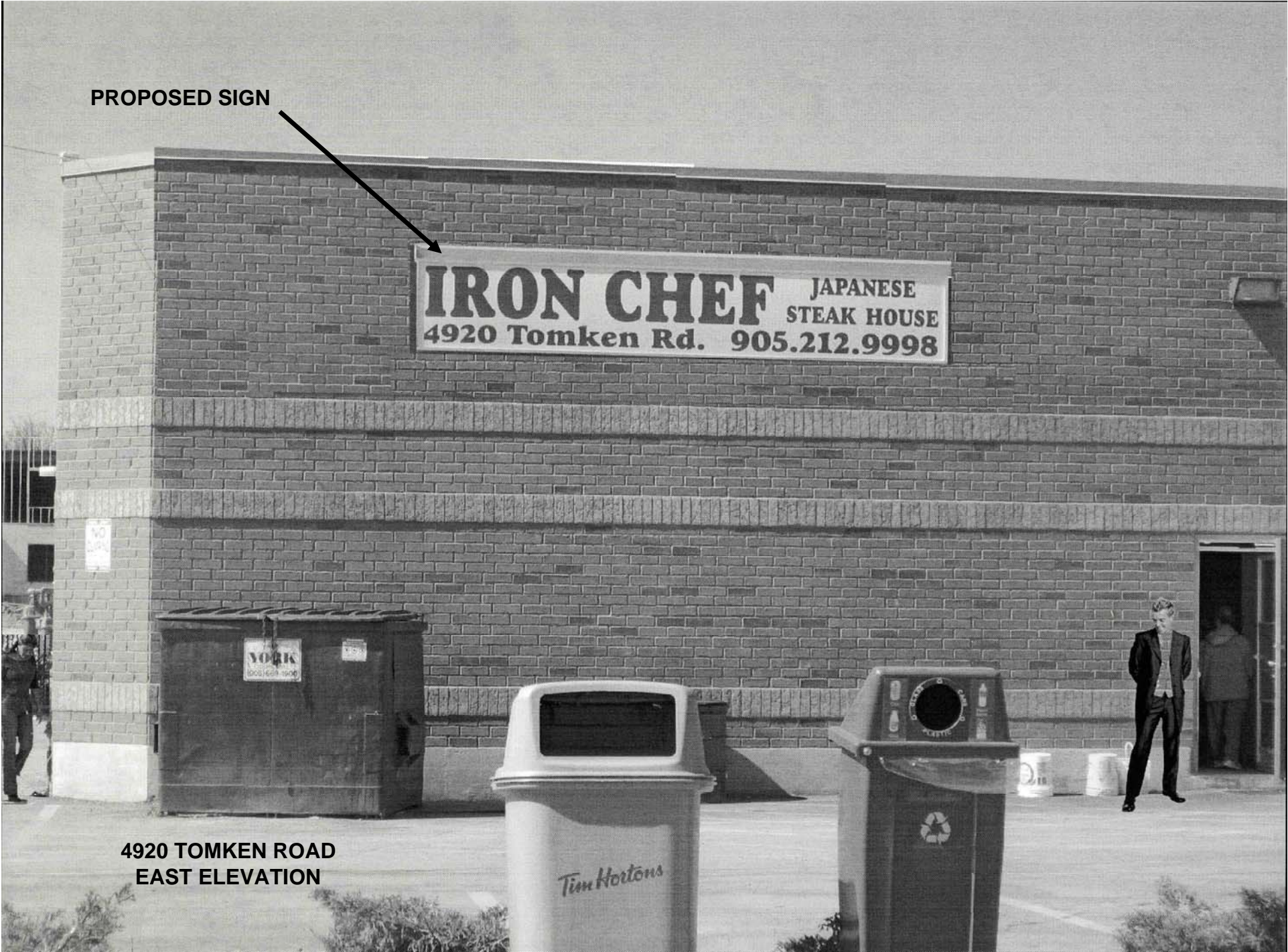


4920 TOMKEN ROAD
EAST ELEVATION

PROPOSED SIGN

IRON CHEF JAPANESE
STEAK HOUSE
4920 Tomken Rd. 905.212.9998

4920 TOMKEN ROAD
EAST ELEVATION





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

September 11, 2007

FILE: 07- 04970

RE: Donato Salon and Spa
100 City Centre Drive - Ward 4

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

Section 13	Proposed
A fascia sign must be located on the unit occupied by the business.	One (1) fascia sign not located on the unit occupied by the business.

COMMENTS:

The proposed fascia sign is located on the facade of a mechanical room which is beside their unit. The sign contains individual letters which fits with the design of the building facade. The sign is well placed on the facade of the building and does not add any visual clutter to the overall mall. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

DONATO

salon + spa

To Whom It May Concern,

Donato Salon + Spa is a world-renowned salon and spa and the largest in Canada. Our Stylists are leaders in the industry traveling across North America and Europe giving lectures on Salon and Spa business.

Being the only spa in Square One, Donato Salon + Spa is expressing interest and hoping to gain your support in placing outdoor signage to enhance the exterior facade and to support our Square One location. We feel it is important for our business to inform the public that we are a salon and spa.

We have a close entrance from the exterior, and right now we feel we are not properly represented from the exterior facade of the building.

We currently lease a large space in Square One, 10,500 sq. ft. We have been at Square One for 20 years and intend to continue doing business here for many years to come. Although we have gained a strong and loyal customer base we feel that there is much more opportunity for us.

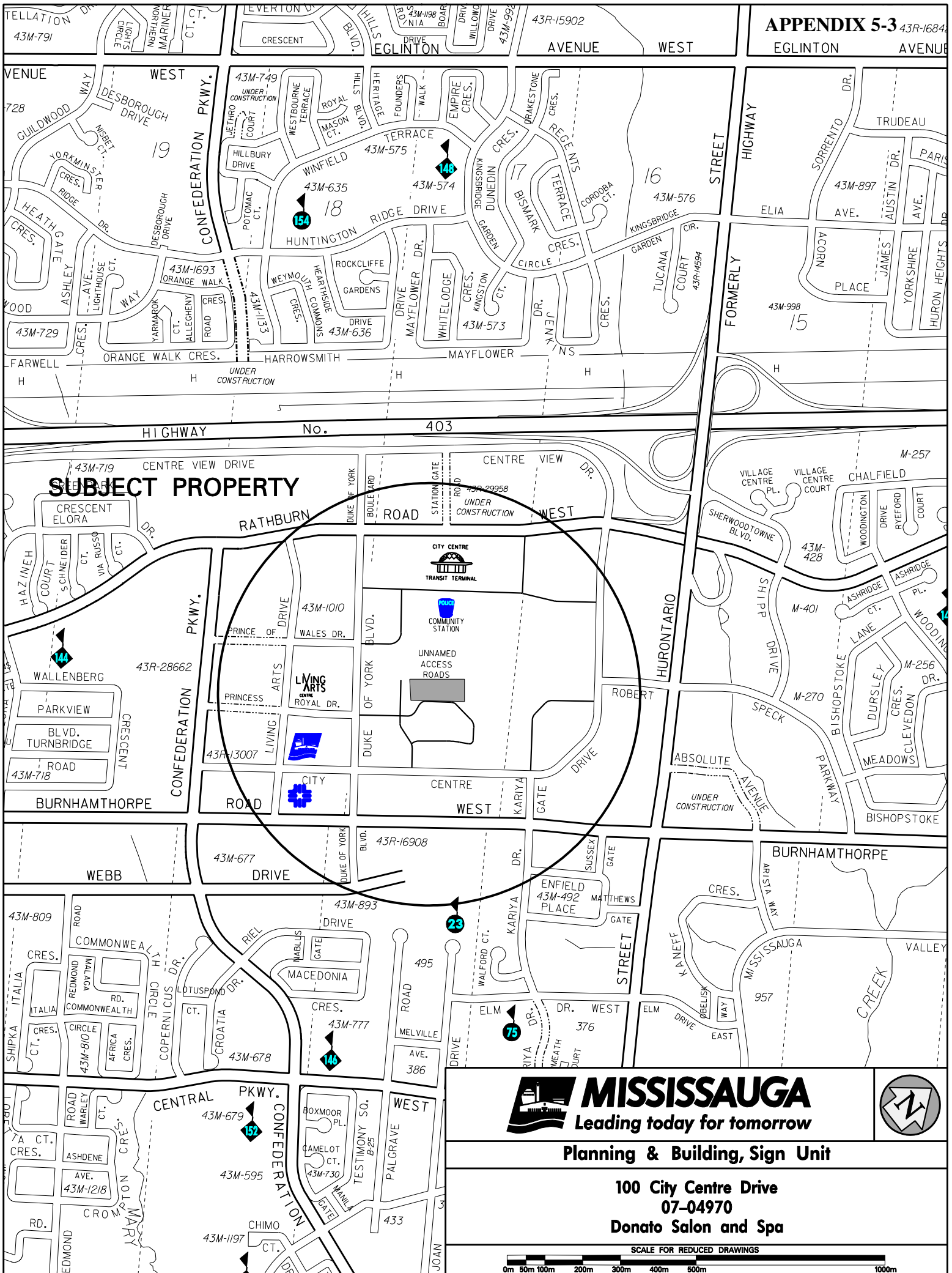
The Landlord and Mall Management strongly support and approve our request. They also believe it will enhance the exterior facade, and will have no negative impact to the facade, but in fact will help in directing our Customer base.

With your permission we would like to proceed with our request.

I look forward in hearing from you soon.

Best Regards,

John Donato
Donato Salon + Spa
416-949-4247

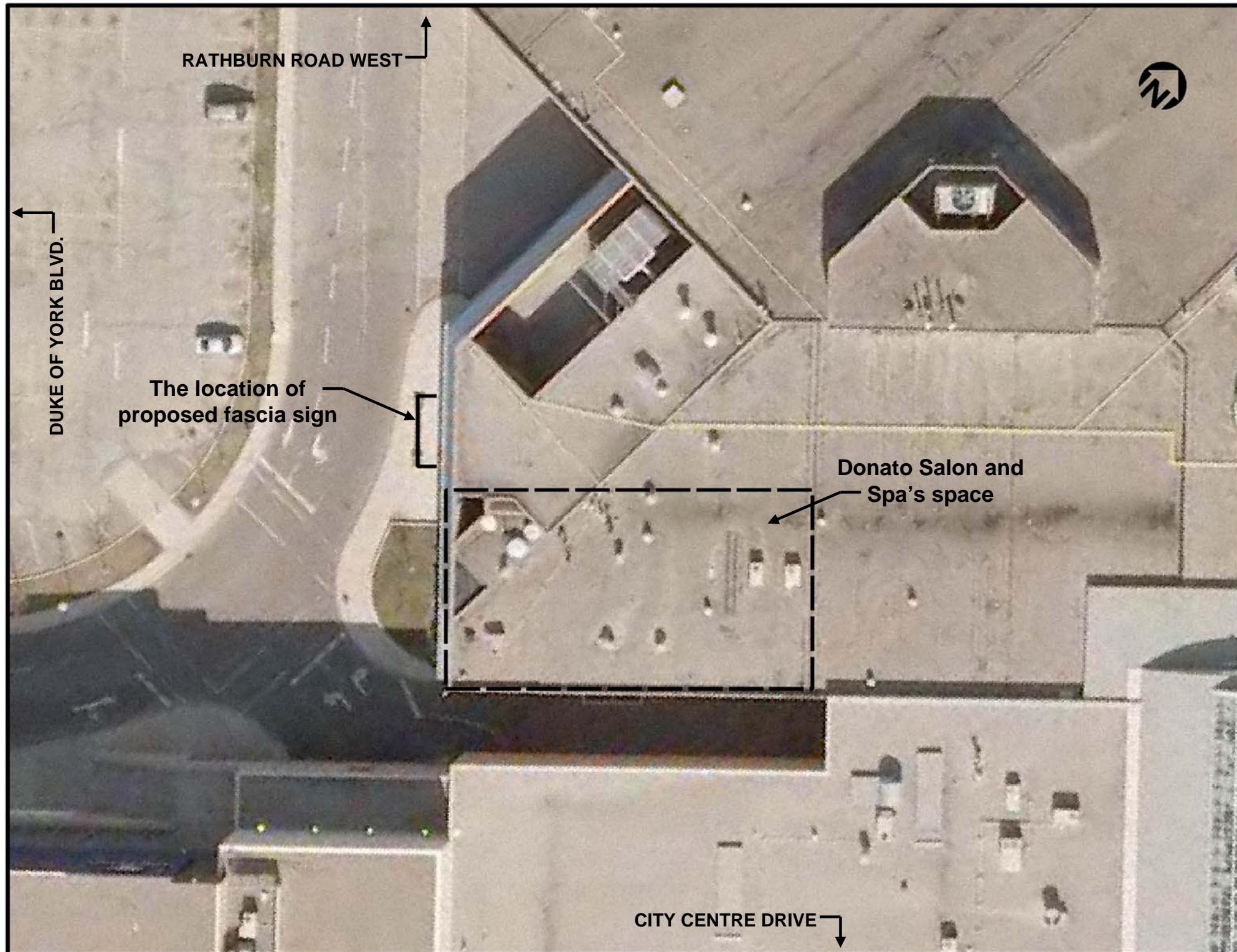


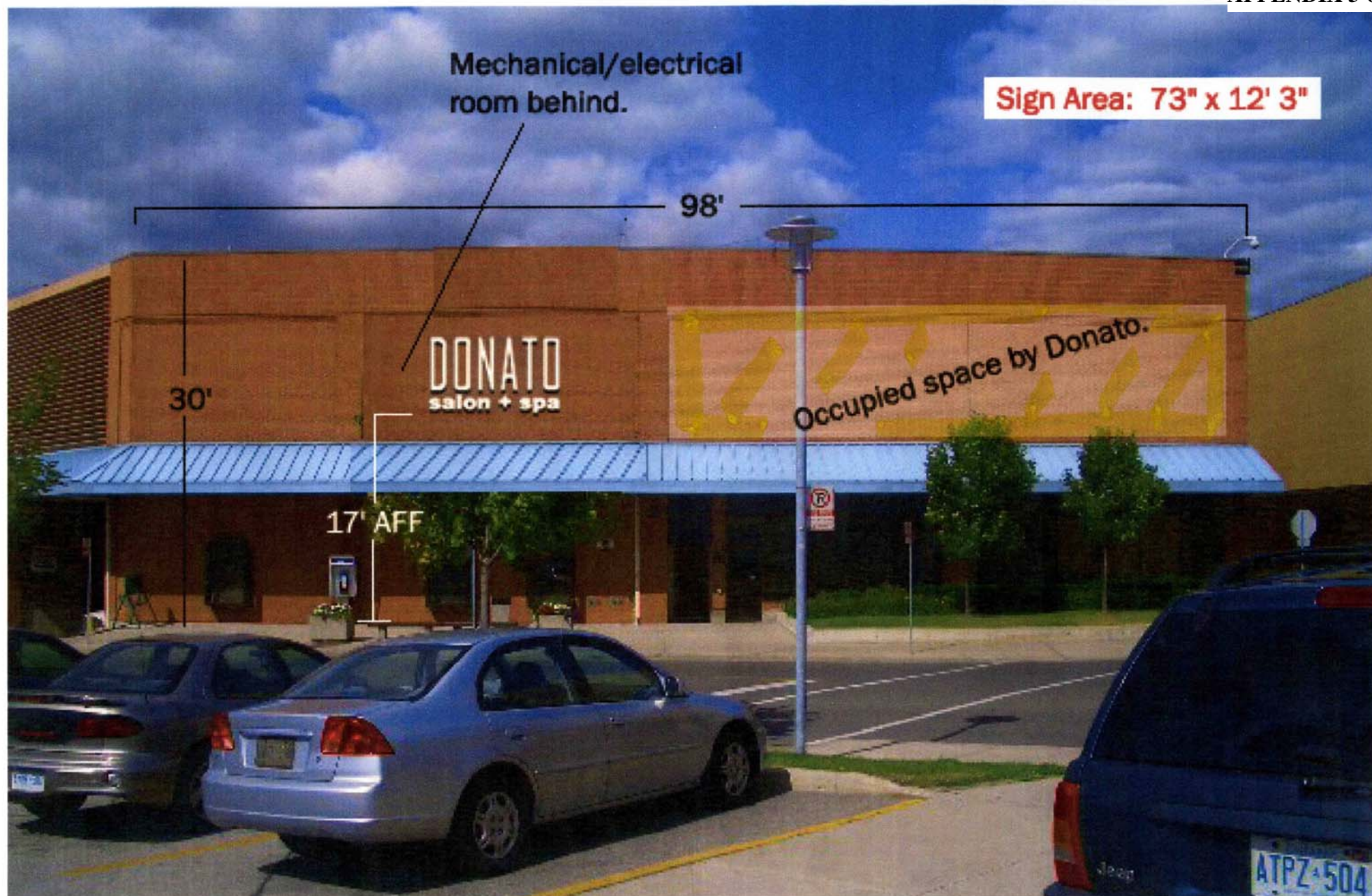
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Planning & Building, Sign Unit

**100 City Centre Drive
07-04970
Donato Salon and Spa**







Revisions:

BURLINGTON
CHAMBER OF COMMERCEOAKVILLE
CHAMBER OF COMMERCE

905-875-1801 Fax 905-875-0727 Email: sales@lescarsigns.com

Donato
Square One



Revisions					    	Donato Shop Drawing
					905-875-1801 Fax 905-875-0727 Email: sales@lescarsigns.com	



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

September 11, 2007

FILE: 07-05200

RE: Paul's Properties Corporation
80 Courtney Park Drive West - Ward 5

The applicant requests the following variance to section 14 of the Sign By-law 0054-2002, as amended.

Section 14	Proposed
Permits one (1) ground sign for each street line.	One (1) additional ground sign adjacent to the front street line.

COMMENTS:

There are three buildings with individual addresses on this property. However, Sign By-law 0054-2002, as amended has provisions for addressing the entire property not individual buildings.

Since each of these buildings read as separate businesses with their own tenants, the need for signage of each building is necessary for the interest of the public and businesses. The ground signs are coordinated and well designed. The Planning and Building Department therefore support the approval of the variance from a design perspective.

June 13, 2007

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

Re: Variance request from the City of Mississauga Sign By-law 54-02, to permit a second ground sign on the Courtney Park Drive West street line of the property known as 60-80 Courtney Park Drive West for Paul's Properties Corporation.

We are asking for relief from the provisions of the City of Mississauga Sign By-law 54-02, Section 13. This section restricts a property to one ground sign per street line. The property in question is 60-80 Courtney Park Drive West and is located at the south-west corner of Courtney Park Drive West and Hurontario Street.

The site is occupied by two new office buildings, each to have multiple tenants. Each building has a separate address (60 and 80 Courtney Park Dr. West) and has separate driveway entrances and parking areas.

Both buildings, however, are under one ownership and for sign by-law purposes the City of Mississauga considers it to be one property.

The sign design for the property has two identical ground signs on the Courtney Park Drive West street line – one for each building. The signs are 4.188 metres per face (double-sided) and are to be 2.704 metres tall. They are also to be non-illuminated. There will be approximately 60 metres separation between the signs. The sign for 60 Courtney Park Dr. West (App. 07-5198) will be permitted by permit. Therefore, this variance request is for the sign for 80 Courtney Park Dr. W.

The proposed sign for 80 Courtney Park Dr. W will identify the tenants of this building.

As each building will serve a different customer base and requires individual signage for identification and for all intents are separate properties – except for common ownership -- we are respectfully asking for your consideration in this matter.

Yours truly,

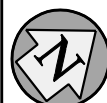
A handwritten signature in black ink, appearing to read 'Robert Manning', is written over a horizontal line. The signature is stylized and fluid.

Robert Manning
Permit Officer
Gregory Signs Ltd.
on behalf of
Paul's Properties Corporation

SUBJECT PROPERTY



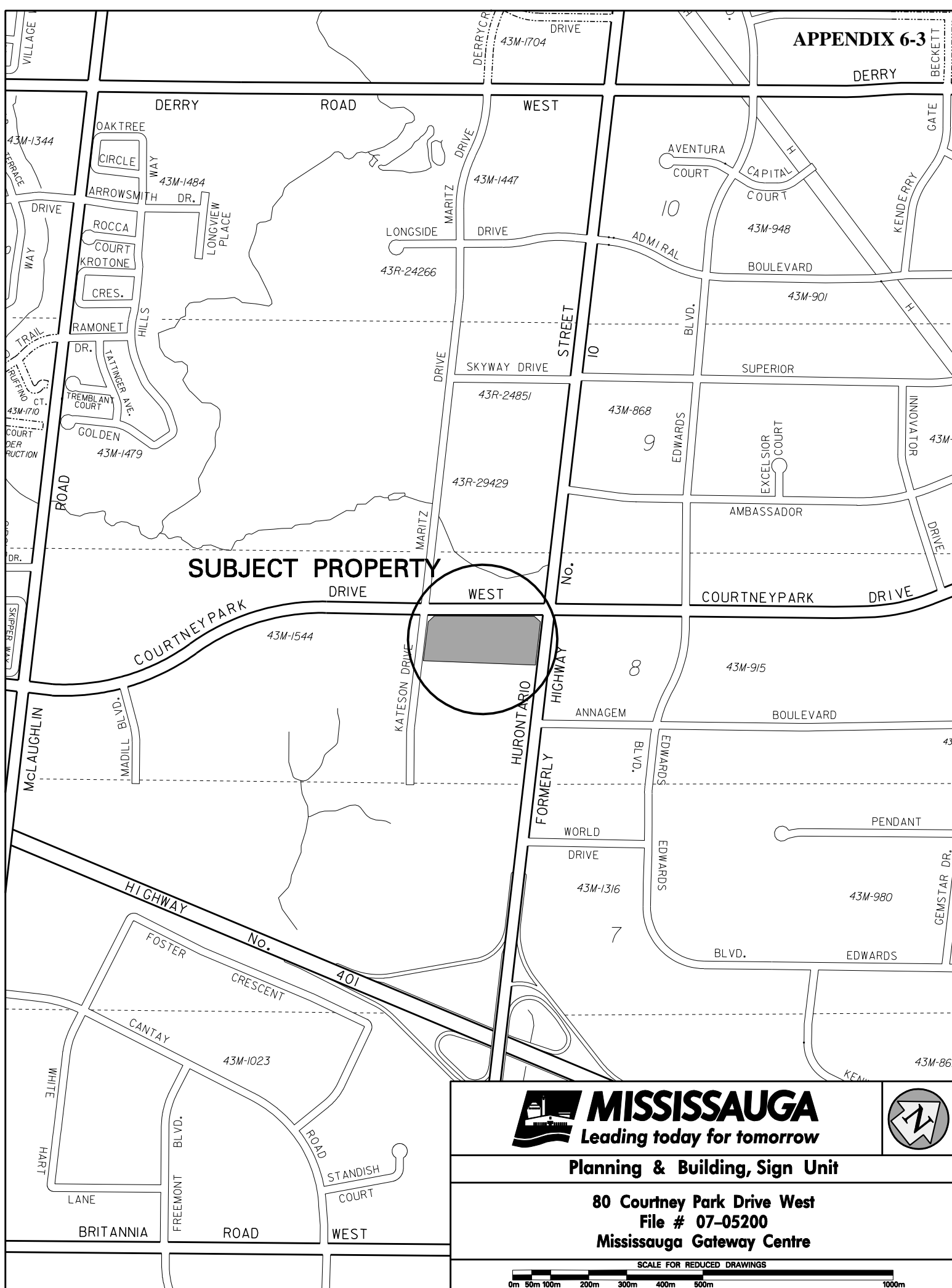
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Planning & Building, Sign Unit

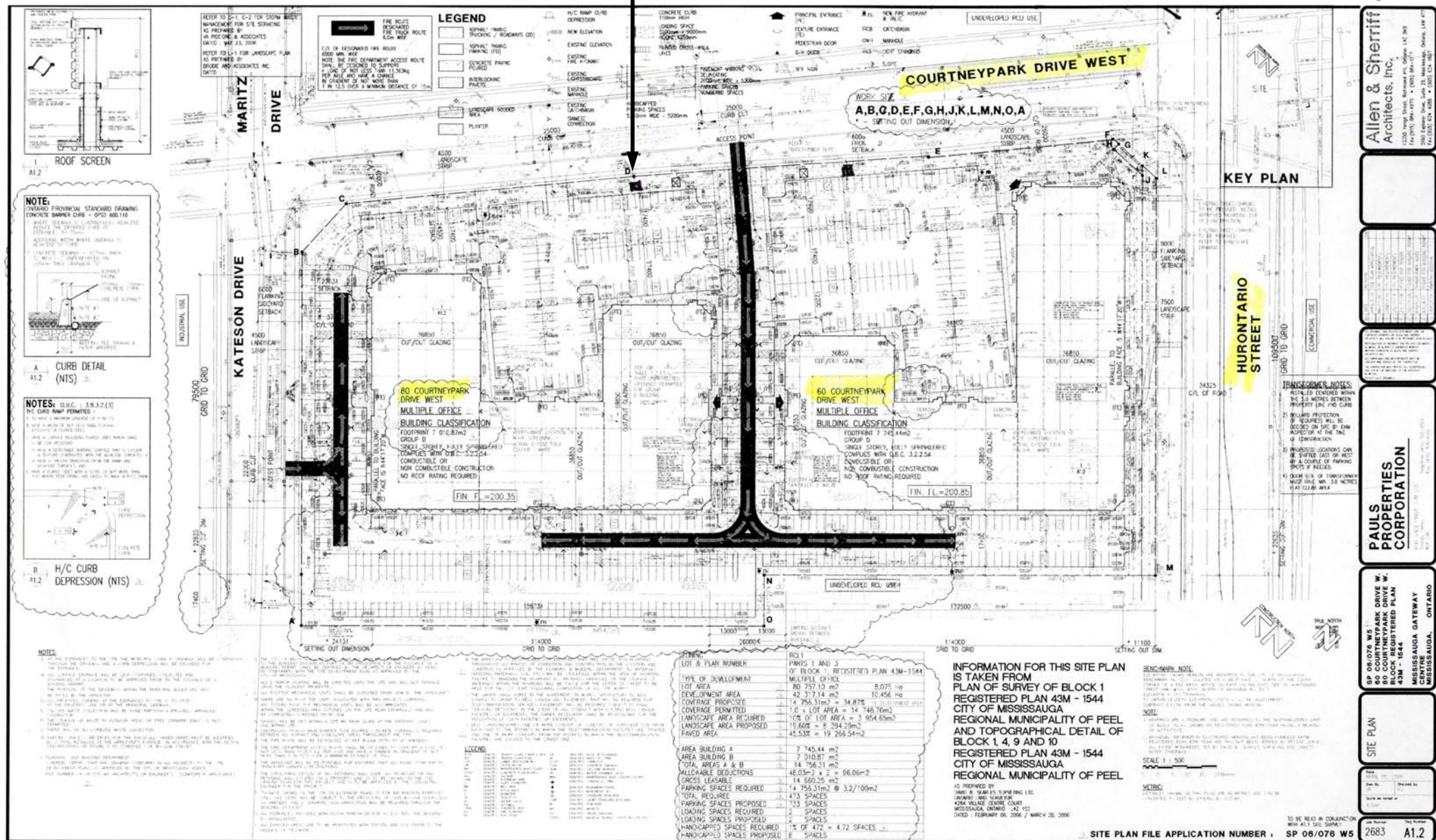
80 Courtney Park Drive West
File # 07-05200
Mississauga Gateway Centre

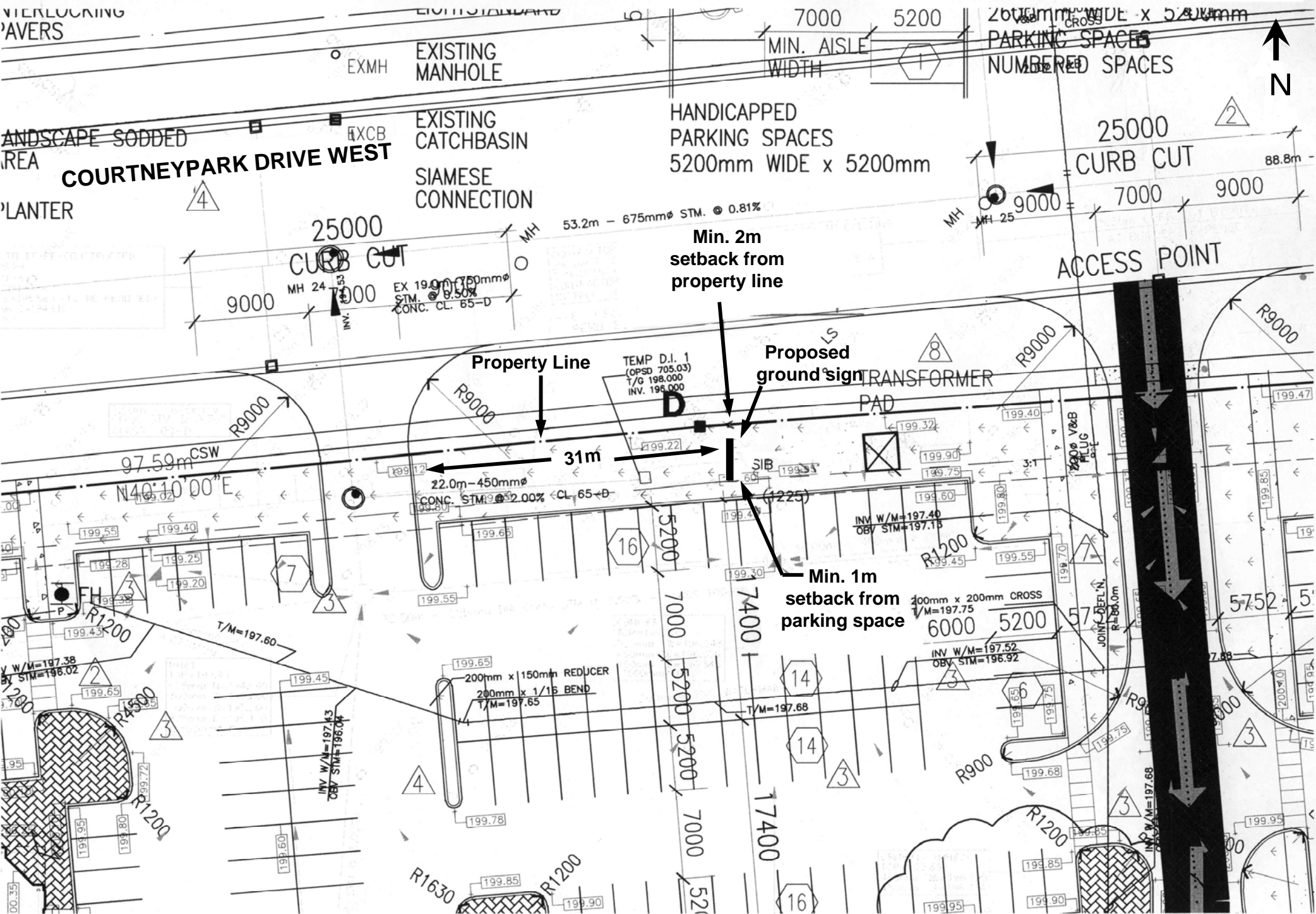
SCALE FOR REDUCED DRAWINGS



**Proposed ground sign for
80 Courtneypark Drive West
(See DWG-2)**

DWG-1









SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

September 11, 2007

FILE: 07-06242

RE: Investment Planning Counsel
2680 Skymark Avenue - Ward 5

The applicant requests the following variance to Section 14 of the Sign By-law 0054-2002, as amended.

Section 14	Proposed
The maximum sign area for a fascia sign in an industrial zone is 2% of the building face when located on the structure enclosing the mechanical equipment on the roof.	The proposed sign area of the fascia sign is 2.27% of the building facade located on the structure enclosing the mechanical equipment on the roof.

COMMENTS:

The proposed variance is to permit an additional 0.27% sign area to a fascia sign located on the structure enclosing the mechanical equipment on the roof. The proposed sign is well designed and is in keeping with the design of the building. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

280 HOLIDAY INN DRIVE, CAMBRIDGE, ONTARIO, CANADA N3C 1Z4



TEL: 519.220.0505 FAX: 519.220.0606 WWW.PRIDESIGNS.COM

July 11, 2007

Mr. Jeff Grech
City of Mississauga
Planning and Building Department
300 City Centre Drive
Mississauga, ON L5B 3C1

Dear Jeff:

RE: SGNBLD 07 _____ VAR – Investment Planning Counsel, 2680 Skymark Avenue Mississauga, ON

Please accept this letter on behalf of our client Investment Planning Counsel regarding the variance request for the fascia sign proposed for the East Elevation at the location noted above.

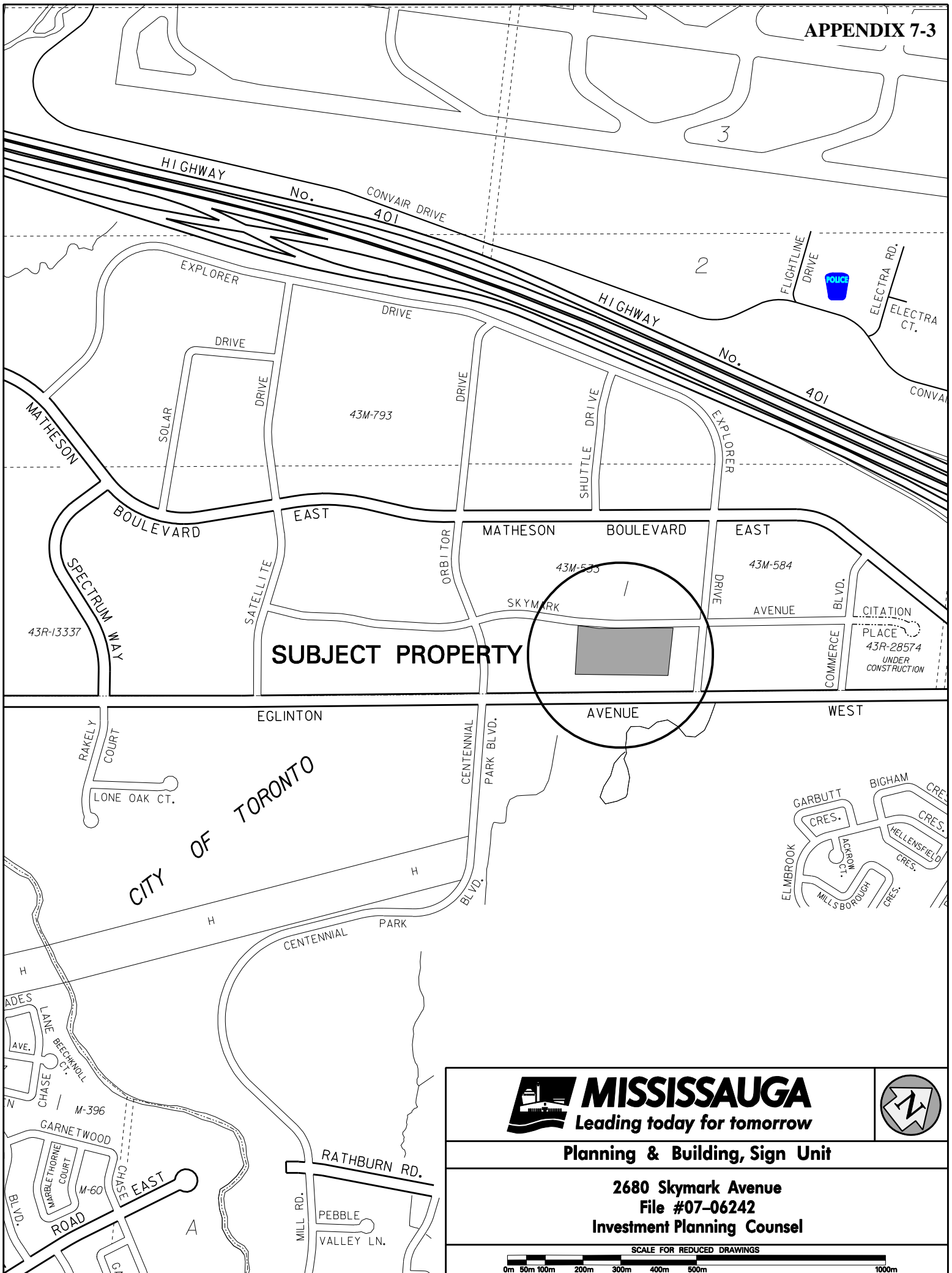
We feel due to the situation of the building on the lot, a sign on this elevation would provide great exposure for traffic along Explorer Drive & Eglinton Avenue West. This is a highly visible elevation and we feel that our client will be well served with the increased presence this sign would provide. In addition, due to the height of the sign from the ground and viewing angle, the proposed sign is required for ease of legibility.

Thank you for your consideration of our request, and should you have any further questions or comments, please do not hesitate to contact me.

Regards,

A handwritten signature in dark ink, appearing to read "I. Cerelli".

Isabella Cerelli
Permit Specialist



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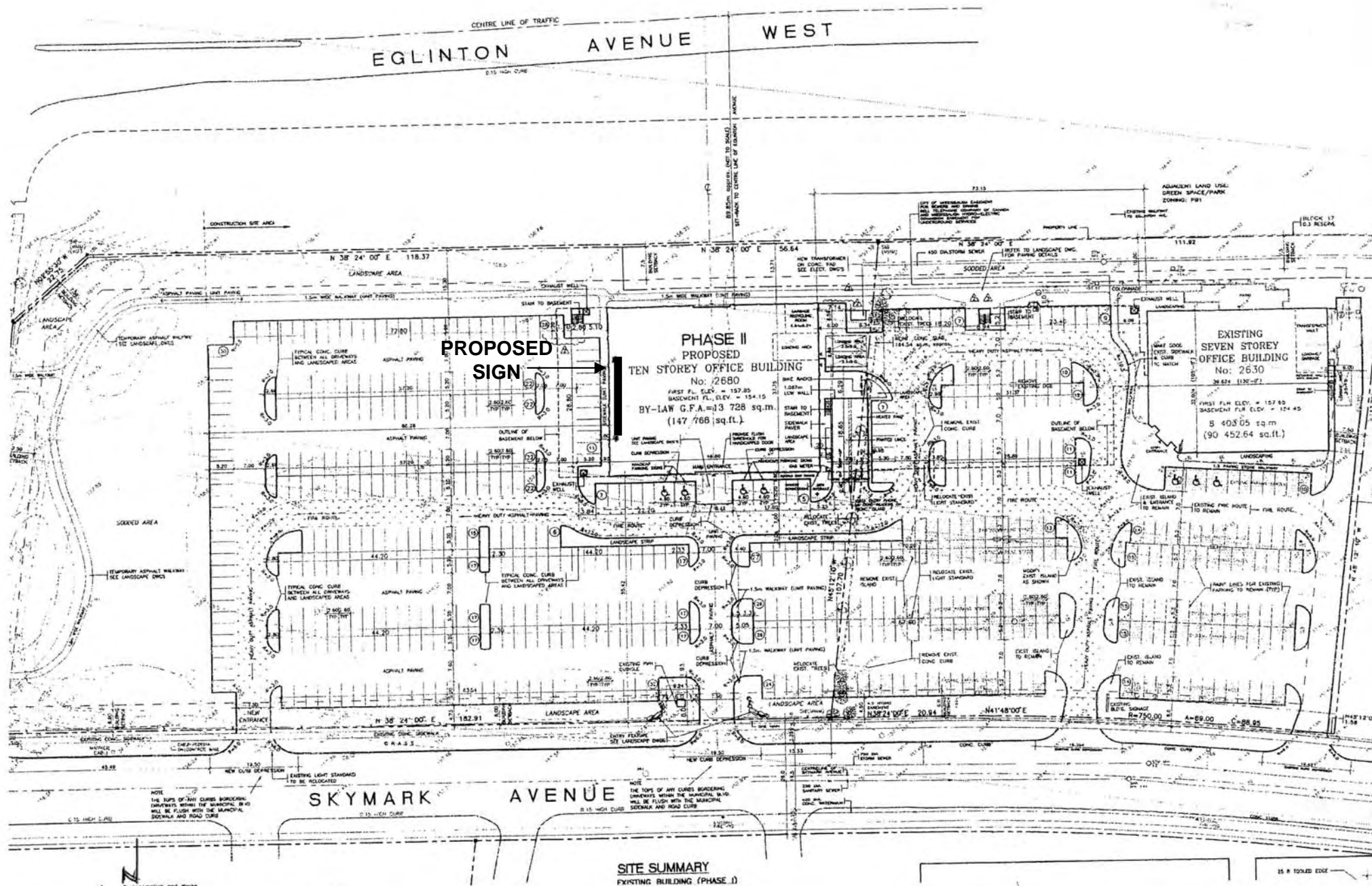


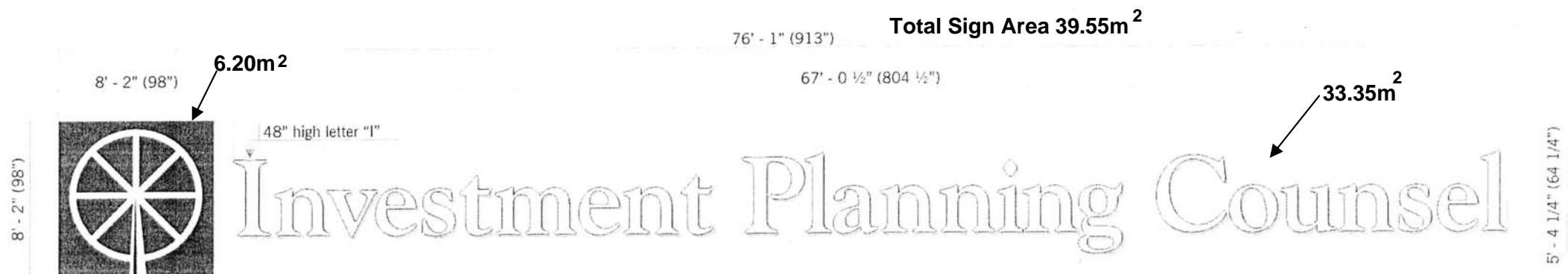
Planning & Building, Sign Unit

2680 Skymark Avenue
File #07-06242
Investment Planning Counsel

SCALE FOR REDUCED DRAWINGS





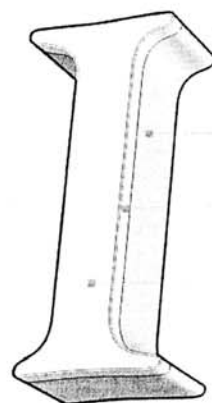


New Illuminated Fascia Box

- Pride aluminum filler and PTS frameless cover to be painted green pms 357
- Green #2108 eradicable flex material
- Fluorescent illumination

Colours:

- Graphic to be white on a green field



Painted white returns

White 5687 gem trim

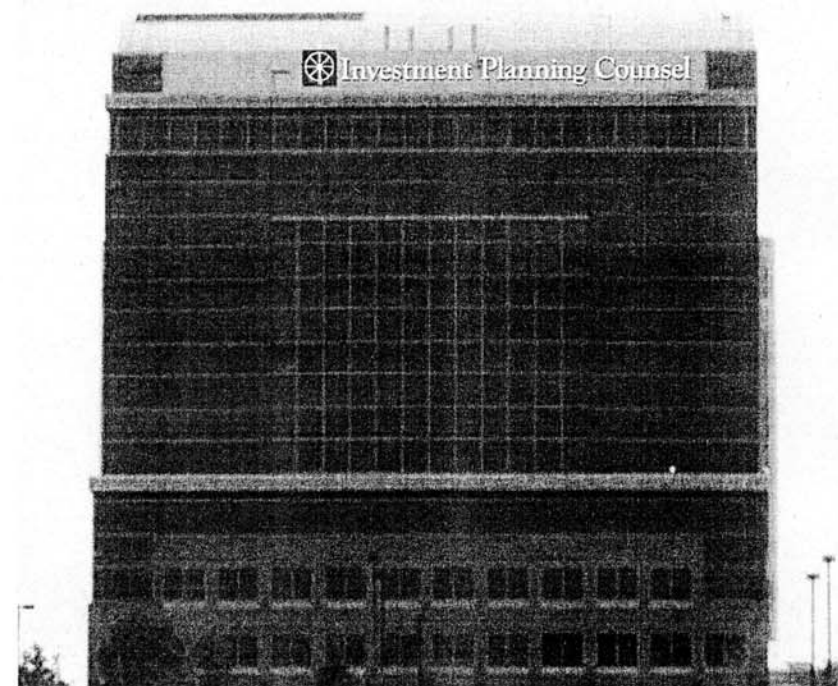
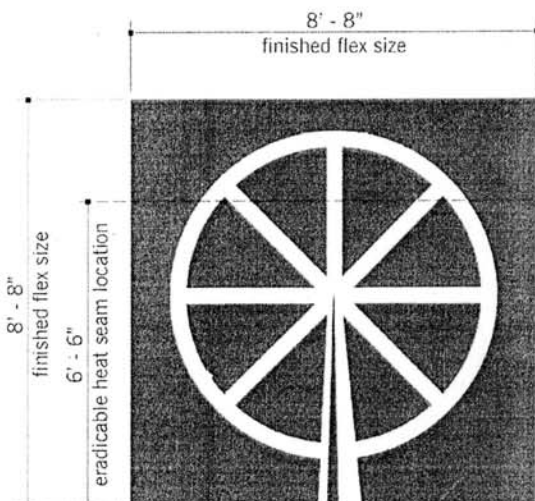
3/16" white acrylic faces

New Illuminated Channel Letters

- Aluminum constructed returns to be painted white
- 3/16" white acrylic faces
- White 5687 gem trim
- White L.E.D. illumination

Flex Face Detail

1/4" = 1' - 0"



PRIDE SIGNS

ALL SYSTEMS IN THE PROPERTY OF PRIDE SIGNS ARE NOT TO BE USED WITHOUT THE WRITTEN CONSENT OF PRIDE SIGNS INCORPORATED

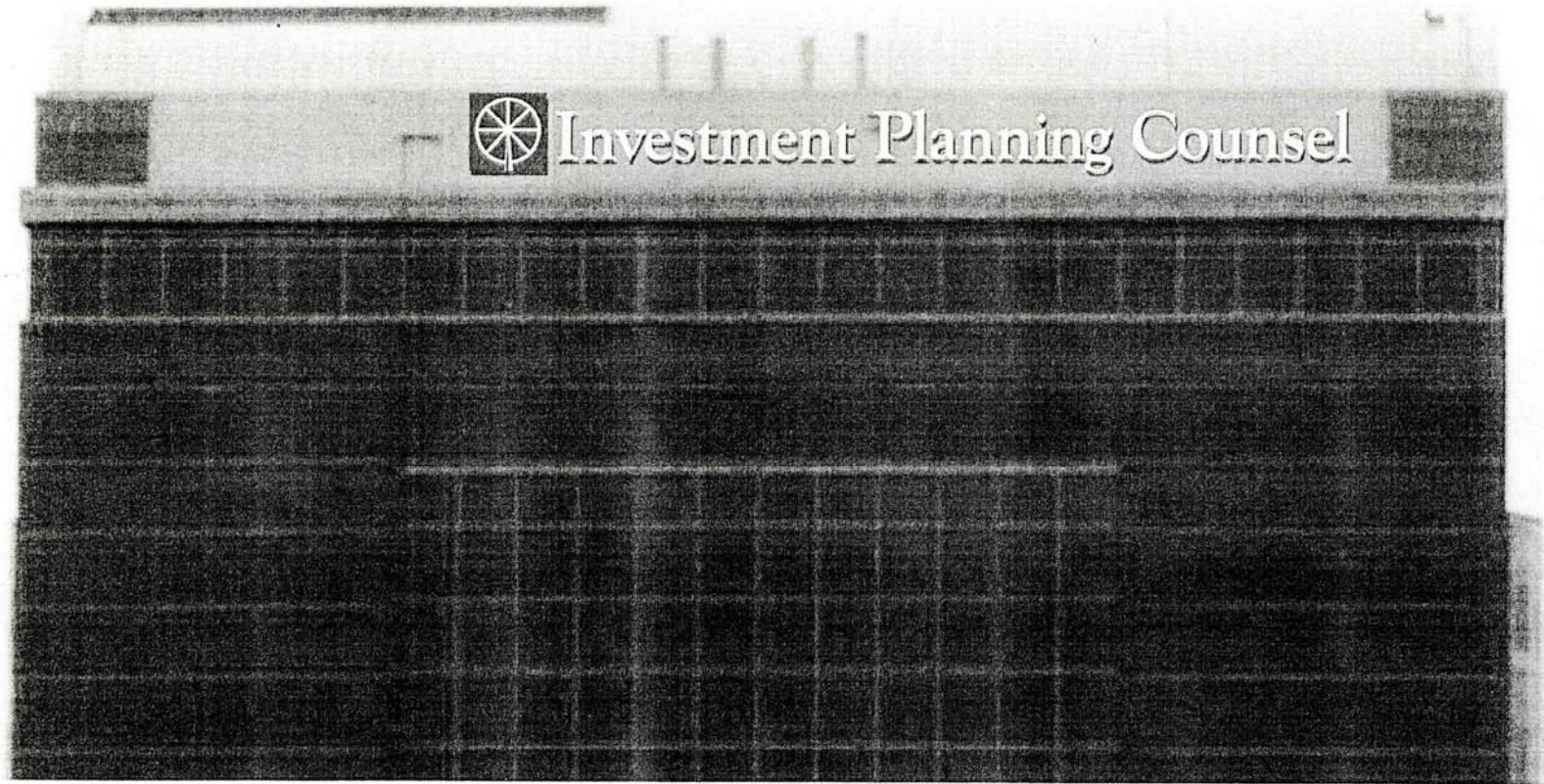
280 HOLIDAY BLVD. CAMBRIDGE, ONTARIO, CANADA N1C 1Z4 TEL: 519 220 0505 FAX: 519 220 0606



Mississauga, Ontario



SALES: Brian Blackburn
DRAWN BY: John Elliott
DATE: April 23, 2007



EAST ELEVATION



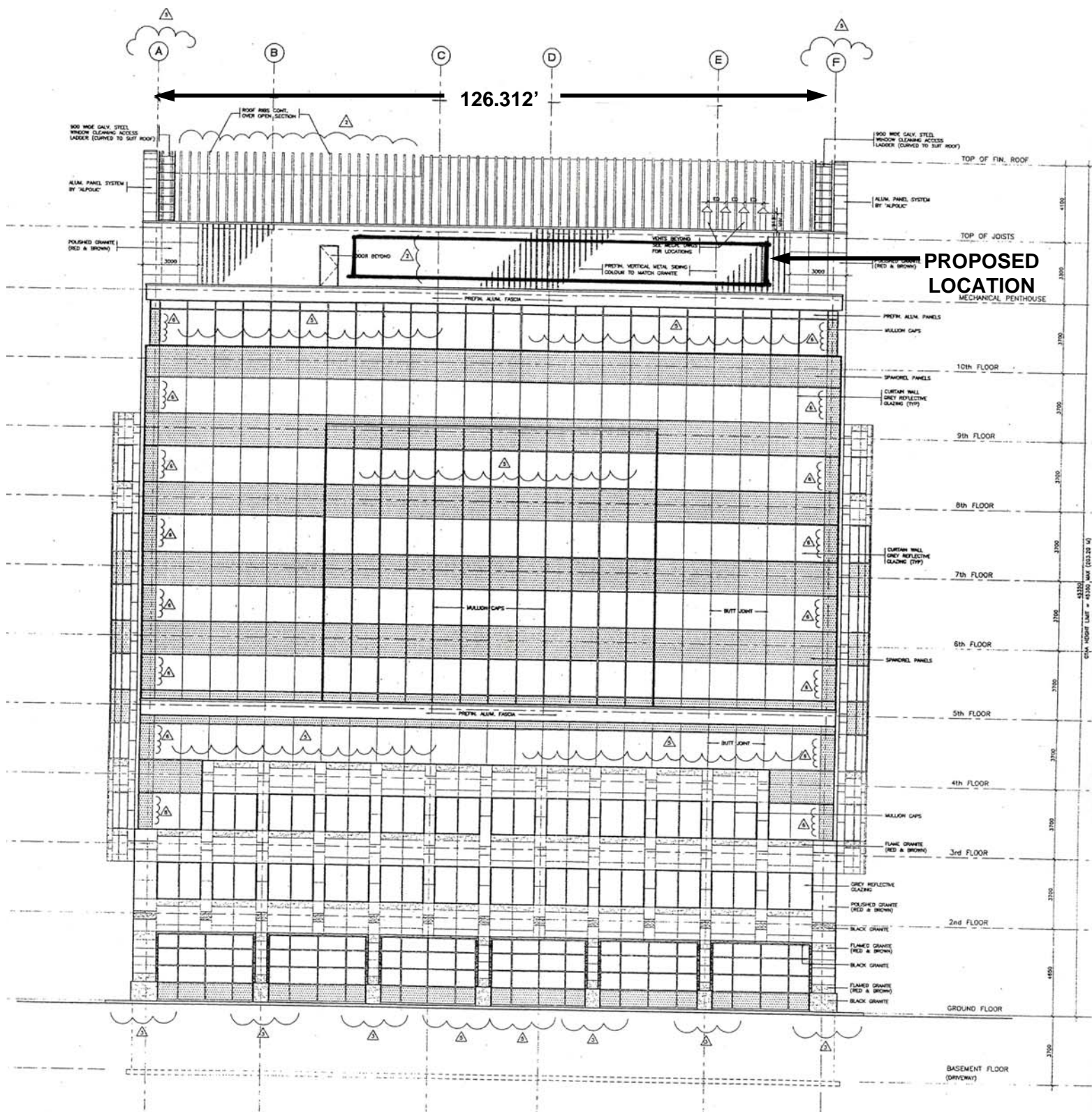
PRIDE SIGNS
 SIGNAGE & GRAPHICS
 250 HOLIDAY BLVD. CAMBRIDGE, ONTARIO, CANADA N2H 2Z4
 TEL: 519 220 0505 FAX: 519 220 0605



Mississauga, Ontario



SALES: Euan Robertson
 DRAWN BY: Euan Elcott
 DATE: April 23, 2007



EAST ELEVATION

SCALE 1:100



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

September 11, 2007

FILE: 06-00403

RE: CDI College
1300 Central Parkway West - Ward 6

The applicant requests the following variance to section 14 of the Sign By-law 0054-2002, as amended.

Section 14	Proposed
Fascia signs shall be erected no higher than the upper limits of the first storey of the building.	Two (2) fascia signs located on the third storey of the building.

COMMENTS:

The proposed signs are located on the third floor of a four storey office building. CDI College occupies the third and fourth floor of the building. Although Sign By-law 0054-2002, as amended, prohibits fascia signs higher than the upper limits of the first storey, it does permit two fascia signs to be located between the upper limits of the top floor and the parapet. From a design perspective, the proposed signs should be located between the upper limits of the top floor and the parapet which will be in keeping with the building design and give more visibility of the sign to the public.

The Planning and Building Department does not support the proposed variance and recommends that the application be revised to adhere with the provisions of Sign By-law 0054-2002, as amended.

6 Hutton Centre Drive, Suite 400
Santa Ana, CA 92707-5764
tel 714.427-3000 fax 714.427-5111
www.cci.edu

June 22, 2005

To Whom It May Concern:

CDI Education Corporation (CDI) requests to be scheduled for a variance with the City of Mississauga regarding signage rights over the first floor at 1300 Central Parkway West where CDI has recently consolidated operations and now occupies the entire 3rd & 4th floors of this building.

CDI is currently listed on the pylon sign at the above location, which provides very limited visibility to potential new students visiting for the first time. Since about 10% of CDI's business is generated by walk-in traffic, having signage on the building itself is a critical component of our marketing strategy. The building is very well located and the visibility it provides is one of the primary reasons it was selected as our new consolidated school location.

The requested signage serves several purposes. Locating the facility and avoiding unsafe focus while trying to find the location while driving, marketing (as mentioned above), and avoiding confusion once in the area about which building to go to and tenant stability of the facility.

The attached sign has been approved by the Building ownership and is respectfully submitted for your review and approval. Should you have any questions, please contact Paul Dimeo at 714-427-3000 ext. 329.

Sincerely,



Gail Stark
Corinthian Colleges, Inc.
Assistant Vice President, Purchasing

MAGIL LAURENTIAN



April 16, 2007

Rose Elia
1300 Central Parkway West
Suite 400
Mississauga, ON L5C 4G8

Re: 1300 Central Parkway West, Mississauga, Ontario – Building Signage

Dear Rose:

Please accept this letter as confirmation of Magil Laurentian Realty Corporation's authorization for CDI Education Corporation's office to proceed as per your most recent request of March 13, 2007 to obtain The City of Mississauga's approval for your proposed building signage located on the East and North sides of 1300 Central Parkway West in Mississauga as per the pictures below.

1300 Central Parkway West, Mississauga, Ontario



East View



North View

It is understood by the Magil Laurentian that there shall only be two building signs above the first floor and that the installation of these two signs shall not affect the existing signage located between the first and second floors of the building on the window canopy as seen in the pictures above (just below the new CDI signage).

Please submit to our office a complete copy of the city variance and approval, however, please be advised that Magil Laurentian will still require a number of additional items including shop drawings, engineering and electric run specifications or drawings and proof of insurance. We will discuss these additional items prior to the actual installation and before we give final written approval to install the building signage.

Should you have any questions regarding the above, please feel free to contact me.

MAGIL LAURENTIAN REALTY CORPORATION,

HEREIN ACTING AS MANDATARY FOR DESJARDINS FINANCIAL SECURITY LIFE ASSURANCE COMPANY AND ERINDALE CPW PROPERTIES

Dan Balson
Leasing Manager, Ontario Region

APPENDIX 8-4

SUBJECT PROPERTY

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Planning & Building, Sign Unit

1300 CENTRAL PARKWAY WEST
FILE #06-00403
CDI COLLEGE

SCALE FOR REDUCED DRAWINGS
0m 50m 100m 200m 300m 400m 500m 1000m

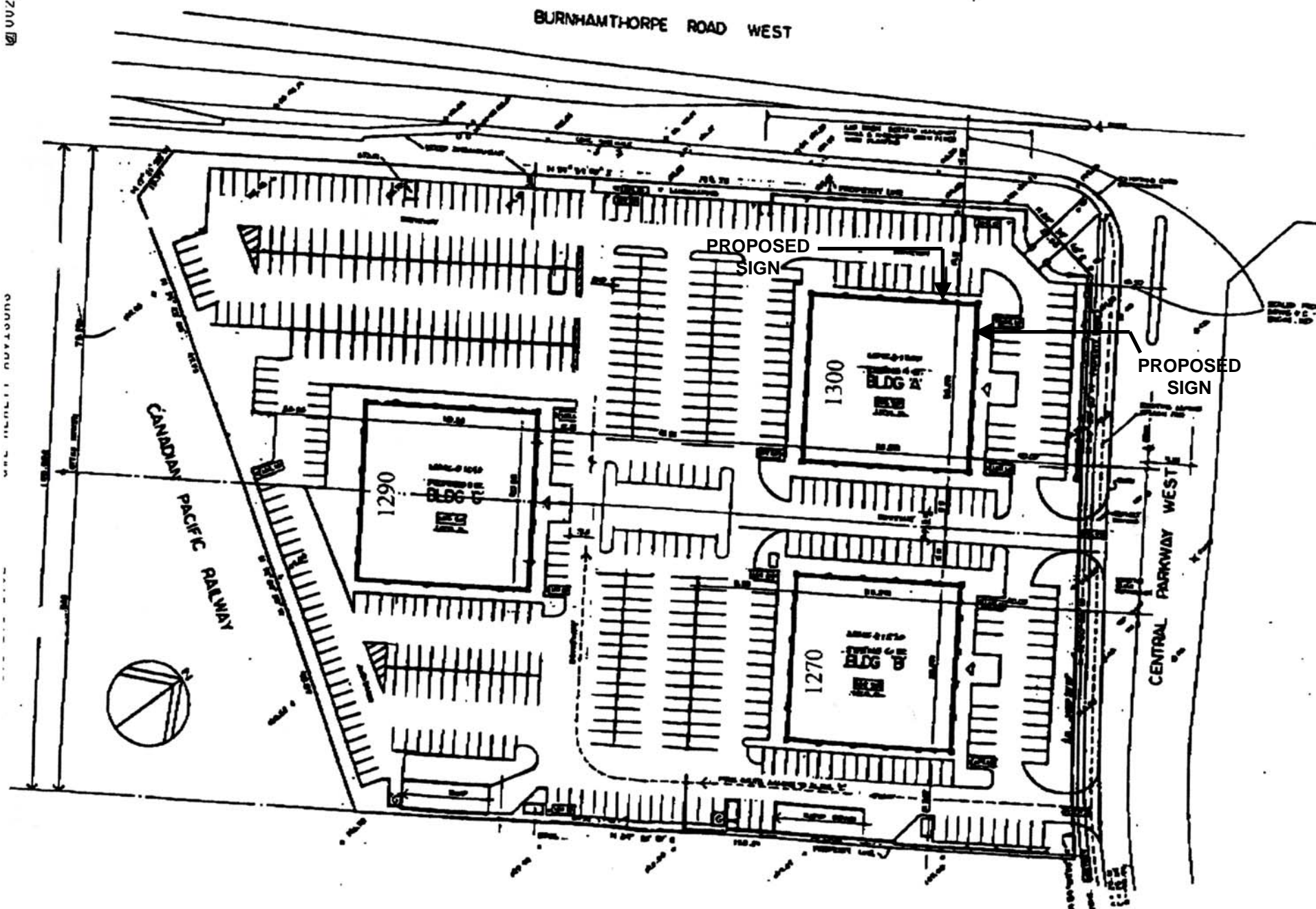


**1300 CENTRAL PARKWAY WEST
FILE #06-00403
CDI COLLEGE**

SCALE FOR REDUCED DRAWINGS



BURNHAMTHORPE ROAD WEST



0002/0004

0002/0004

OPTION 2



FRONT ELEVATION : 1/4" = 1'-0"

Color Scheme

- Blue logo & letter returns
- Blue custom raceway & trimcap
- White acrylic logo & letter face
- White neon



GENERAL SPECIFICATIONS:

Illuminated pan logo:

Fabricated aluminum return pan logo. 5" deep. .125" aluminum face with routed-out logo. 1/2" white acrylic routed out push thru logo. Internal illumination by white neon powered by transformers within custom raceway. Logo to be raceway mounted, raceway mounted to building fascia.

Face-lit channel letters:

Fabricated aluminum returns & backs. 3/16" white plexiglas faces with 1" blue trimcap face retainers. Internal illumination by white neon powered by transformers within raceway. Letters to be raceway mounted, raceway mounted to building fascia.

Custom Raceway:

Fabricated 3'-0"x 18'-9"x 8" D. aluminum custom raceway.

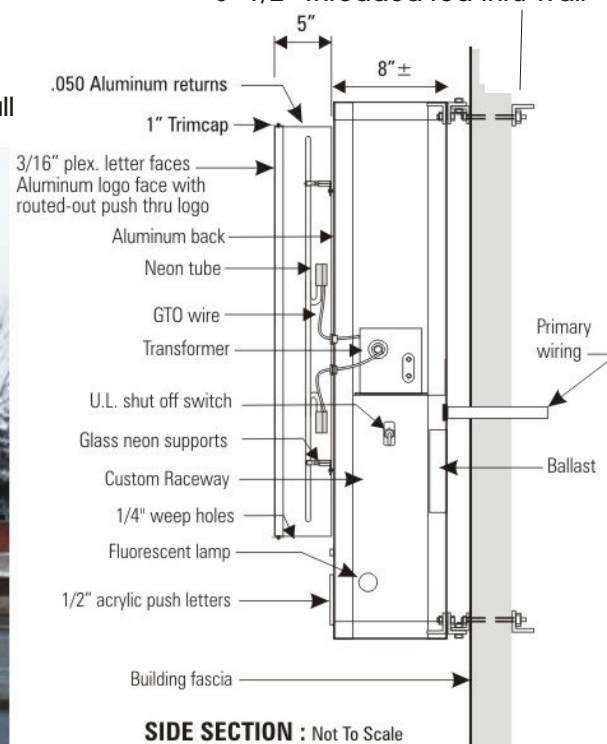
.125" aluminum face with routed-out underscore & sub copy.

1/2" white acrylic push thru underscore & copy. Internally illuminated with single row of fluorescent lamps. Raceway mounted to building fascia. 8- 1/2" Threaded rod thru Wall



/CDI-Mississauga-66700

8- 1/2" Threaded rod thru Wall



SIDE SECTION : Not To Scale

THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL, AND THE RIGHT TO USE AND REPRODUCE OR EXHIBIT IN ANY FORM, IS NOT AUTHORIZED WITHOUT WRITTEN PERMISSION BY US SIGNS.

Created exclusively for:

CDI COLLEGE

Address:

City:

MISSISSAUGA

State:

ONT

Sign Location:

BURNHAMTHORPE RD. ELEVATION

Account Rep.:

JIM GRAFF

Client's Approval:

Date

Landlord's Approval:

Date

Design No.:

US66700

Sheet No.

1 of 1

Date

03/18/05

Rev. Date

Designer:

EIT

Scale

AS NOTED

PRIMARY WIRING OF ADEQUATE VOLTAGE AND CIRCUITS TO SIGN FURNISHED AND CONNECTED BY CLIENT.



Corporate Office
1800 Bering, Ste. 700
Houston, TX 77057
713-977-7900
FAX: 713-977-7903

Dallas Regional Office
2220 San Jacinto Blvd.
Denton, TX 76205
940-380-9153
FAX: 940-380-9395

Austin Regional Office
1117 Brinkley Dr.
Cedar Park, TX 78613
512-528-0055
FAX: 512-528-1205

Buffalo Regional Office
25 Northpointe Parkway
Amherst, NY 14228
716-831-7000
FAX 716-831-1779

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

OPTION 1



FRONT ELEVATION : 1/4" = 1'-0"

Color Scheme

- Blue logo & letter returns
- Blue custom raceway & trimcap
- White acrylic logo & letter face
- White neon



GENERAL SPECIFICATIONS:

Illuminated pan logo:

Fabricated aluminum return pan logo. 5" deep. .125" aluminum face with routed-out logo. 1/2" white acrylic routed out push thru logo. Internal illumination by white neon powered by transformers within custom raceway. Logo to be raceway mounted, raceway mounted to building fascia.

Face-lit channel letters:

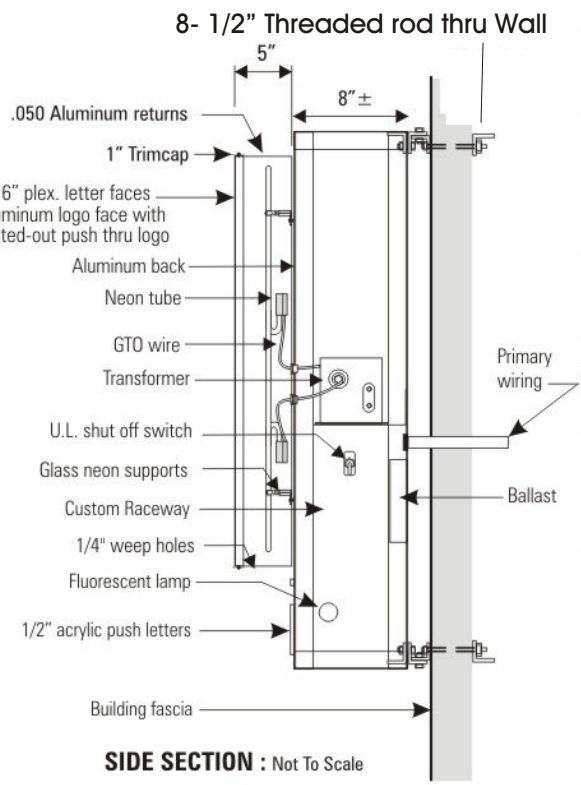
Fabricated aluminum returns & backs. 3/16" white plexiglas faces with 1" blue trimcap face retainers. Internal illumination by white neon powered by transformers within raceway. Letters to be raceway mounted, raceway mounted to building fascia.

Custom Raceway:

Fabricated 3'-0"x 18'-9"x 8" D. aluminum custom raceway.
 .125" aluminum face with routed-out underscore & sub copy.
 1/2" white acrylic push thru underscore & copy. Internally illuminated with single row of fluorescent lamps. Raceway mounted to building fascia. 8- 1/2" Threaded rod thru Wall



/CDI-Mississauga-66697-R1



SIDE SECTION : Not To Scale

THIS DESIGN AND ENGINEERING IS SUBMITTED AS OUR PROPOSAL, AND THE RIGHT TO USE AND REPRODUCE OR EXHIBIT IN ANY FORM, IS NOT AUTHORIZED WITHOUT WRITTEN PERMISSION BY US SIGNS.

Created exclusively for:
CDI COLLEGE

Address:

City: **MISSISSAUGA**

State: **ONT**

Sign Location: **CENTRAL PKWY. ELEVATION**

Account Rep.: **JIM GRAFF**

Client's Approval: _____ Date _____

Landlord's Approval: _____ Date _____

Design No.: **US66697-R1** Sheet No.: **1 of 1**

Date: **03/18/05** Rev. Date: **04/19/05**

Designer: **EIT** Scale: **AS NOTED**

PRIMARY WIRING OF ADEQUATE VOLTAGE AND CIRCUITS TO SIGN FURNISHED AND CONNECTED BY CLIENT.



Corporate Office
 1800 Bering, Ste. 700
 Houston, TX 77057
 713-977-7900
 FAX: 713-977-7903

Dallas Regional Office
 2220 San Jacinto Blvd.
 Denton, TX 76205
 940-380-9153
 FAX: 940-380-9395

Austin Regional Office
 1117 Brinkley Dr.
 Cedar Park, TX 78613
 512-528-0055
 FAX: 512-528-1205

Buffalo Regional Office
 25 Northpointe Parkway
 Amherst, NY 14228
 716-831-7000
 FAX 716-831-1779

The purchaser agrees to hold the seller harmless against any cause for action for damages which may occur as a result of drilling for piers and foundations, including but not limited to sewer, gas lines or any underground obstacles which the purchaser or others may deem valuable.

