



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2007)

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**DATE:** December 11, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: January 14, 2008

**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 December 11, 2007 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications described in Appendices 1 to 6 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 07-07787  
Ward 1  
Zest for Living  
6 Elizabeth Street South

To permit the following:

- (i) The sign area of the proposed fascia sign is 27.49% of the building façade of the first storey.
- (ii) The proposed fascia sign is located higher than the upper limit of the first storey of the building.

## (b) Sign Variance Application 07-03891

Ward 6

Alliance Travel and Tours

Anil Sharma

Home Life United Realty Inc.

808 Britannia Road West

To permit the following:

- (i) Three (3) fascia signs located on the second storey of the building.

## (c) Sign Variance Application 07-07655

Ward 9

WC-410 Developments Limited – Mr. Greek Restaurant

3021 Argentia Road, Unit P-01

To permit the following:

- (i) One (1) fascia sign on the rear elevation of the building which does not face a parking lot or a driveway.

## (d) Sign Variance Application 06-03785

Ward 8

Mademoiselle Women's Fitness/Pure Med Spa

2225 Erin Mills Parkway

To permit the following:

- (i) One (1) fascia sign partly supported by the roof.
- (ii) One (1) fascia sign located on the west elevation of the entrance to the mall and not located on the unit occupied by the business.
- (iii) One (1) fascia sign that projects approximately 1.23 m (48 inches).

Subject to the removal of the sign installed on the north elevation of the mall entrance.

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

- (a) Sign Variance Application 07-07586  
Ward 3  
Golden Orchard Montessori School  
1170 Tynegrove Road

To permit the following:

- (i) A second ground sign along Burnhamthorpe Road East.

- (b) Sign Variance Application 07-07758  
Ward 7  
Money Mart  
40 Dundas Street East

To permit the following:

- (i) The proposed ground sign is located within a sight triangle.

- (c) Sign Variance Application 06-03785  
Ward 8  
Mademoiselle Women's Fitness/Pure Med Spa  
2225 Erin Mills Parkway

- (i) One (1) fascia sign partly supported by the roof.
- (ii) One (1) fascia sign located on the west elevation of the entrance to the mall and not located on the unit occupied by the business.
- (iii) One (1) fascia sign that projects approximately 1.23 m (48 inches).

**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 six (6) Sign Variance Applications (see Appendix 1 to 6) 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:** Zest for Living  
Appendix 1-1 to 1-6

Alliance Travel and Tours  
Anil Sharma  
Home Life United Realty Inc.  
Appendix 2-1 to 2-12

WC-410 Developments Limited – Mr. Greek Restaurant  
Appendix 3-1 to 3-6

Mademoiselle Women's Fitness/Pure Med Spa  
Appendix 4-1 to 4-12

Golden Orchard Montessori School  
Appendix 5-1 to 5-9

Money Mart  
Appendix 6-1 to 6-8



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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**

December 11, 2007

**FILE:** 07-07787

**RE: Zest for Living**  
**6 Elizabeth Street South - Ward 1**

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**The applicant requests the following variances to section 13(1) and 17(3) of the Sign By-law 0054-2002, as amended.**

<b>Section 13(1)</b>	<b>Proposed</b>
The maximum sign area for a fascia sign located in a Special District (Port Credit) is permitted to be 15% of the building façade of the first storey.	The sign area of the proposed fascia sign is 27.49% of the building façade of the first storey
<b>Section 17(3)</b>	<b>Proposed</b>
A fascia sign shall be erected no higher than the upper limit of the first storey of a building.	The proposed fascia sign is located higher than the upper limit of the first storey of the building.

**COMMENTS:**

The proposed variance is for fascia sign with individual lettering that is slightly larger than the provisions of the Sign By-law. Although, technically the proposed sign is over the upper limits of the first storey, the placement of the sign is in keeping with the design of the building. The Planning and Building Department therefore finds the proposed variance acceptable from a design perspective.



### Rationale for Sign Variance Application

Date: October 11, 2007

Reference: Mississauga Sign/Variance Code No: 07-7787

Property: 6 Elizabeth Street, South  
Port Credit, Ontario, L5G 2Y5

Tenant: Zest for Living

Owner: Zest for Living

Sunset Neon is acting on behalf of the Tenant and Property Owner for this variance application.

The property is a two-storey building and the Tenant/Owner will occupy both floors.

The Tenant/Owner is requesting exemption from the current Mississauga By-Laws that limit the size and location of the proposed exterior wall sign to the first floor of the building. The sign drawings submitted with the Variance Application detail the Tenant/Owner's preferred size and location.

The building is located very close to and can be seen from Lakeshore Road, a major artery in Port Credit. To maximize advertising exposure, the Tenant's proposed exterior wall sign needs to be large enough to be seen from Lakeshore Road. If the sign size was reduce to meet the current Mississauga By-Laws, the sign would be too small to be viewed from Lakeshore traffic. It could be missed by Elizabeth Street traffic as well.

Existing signage on buildings between 6 Elizabeth South and Lakeshore (see site plan for building locations) are approximately the same size as the proposed sign for Zest for Living. Photos of existing signs are provided to demonstrate what currently exists.

Businesses depend on advertising to flourish and become successful. Zest for Living needs the larger sign to help promote its new location and succeed.

Thank you,

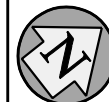
A handwritten signature in cursive script, reading "G. Gregorian".

George Gregorian  
On behalf of Sunset Neon

617 Enfield Road  
Burlington, Ontario L7T 2X9  
www.sunsetneon.com  
Phone: 905 • 639 • 1832  
Fax: 905 • 639 • 7132

$$O \quad N \quad T$$


**MISSISSAUGA**  
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## Planning & Building, Sign Unit

**6 Elizabeth Street South**  
**File# 07-07784**  
**Zest For Living**

**SCALE FOR REDUCED DRAWINGS**



DRAWING LIST

ARCHITECTURAL DRAWINGS

- A-001 - SITE PLAN, O.B.C. MATRIX, KEYPLAN
- SITE PLAN LEGEND AND DRAWING LIST
- A-100 - EXISTING/ DEMOLITION BASEMENT FLOOR PLAN
- A-101 - PROPOSED BASEMENT FLOOR PLAN
- A-102 - RESERVED
- A-103 - EXISTING/ DEMOLITION GROUND FLOOR PLAN
- A-104 - PROPOSED GROUND FLOOR PLAN
- A-105 - PROPOSED GROUND FLOOR PLAN REFLECTED CEILING PLAN
- A-106 - EXISTING/ DEMOLITION SECOND FLOOR PLAN
- A-107 - PROPOSED SECOND FLOOR PLAN
- A-108 - PROPOSED SECOND FLOOR PLAN REFLECTED CEILING PLAN
- A-200 - EAST EXTERIOR ELEVATION
- A-201 - SOUTH EXTERIOR ELEVATION
- A-300 - NEW STEEL STAIR PLAN, ELEVATIONS, SECTIONS & MICELLANEOUS DETAILS

STRUCTURAL DRAWINGS


- S-1 - PROPOSED GROUND FLOOR FRAMING PLAN
- S-2 - PROPOSED SECOND FLOOR FRAMING PLAN
- S-3 - STRUCTURAL GENERAL NOTES

ELECTRICAL DRAWINGS

- E-001 - ELECTRICAL LEGEND & NOTES
- E-002 - ELECTRICAL SPECIFICATION
- E-104 - PROPOSED GROUND FLOOR PLAN- LIGHTING
- E-105 - PROPOSED GROUND FLOOR PLAN- POWER & SYSTEMS
- E-106 - PROPOSED SECOND FLOOR PLAN- LIGHTING
- E-107 - PROPOSED SECOND FLOOR PLAN- POWER & SYSTEMS

SITE SURVEY INFORMATION TAKEN FROM  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL  
(FORMERLY IN THE TOWN OF PORT CREDIT, COUNTY OF PEEL)

W.B.STARR, O.L.S. 1986

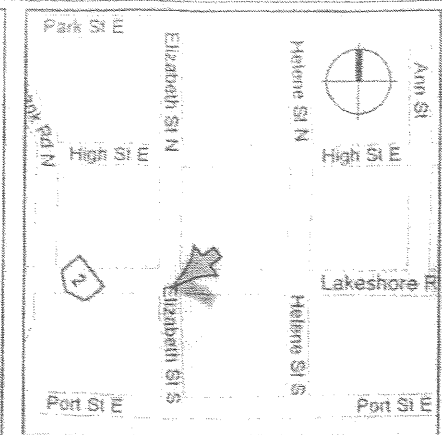
Firm Name: Mark Nawrocki Architect Certificate of Practice Number: 2611 512 King Street East, Suite 206 Toronto, ON M5A 1M1 (416) 591-9393 - Tel. (416) 591-9773 - Fax The Certificate of Practice Number of the holder is the holder's BCDN.		 The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.	
Name of the Project: INTERIOR STORE RENOVATION Location: 6 ELIZABETH STREET SOUTH PORT CREDIT, ON L5G 2Y5		Ontario's 2006 Building Code Data Matrix Parts 3 & 9	
Item		OBC Reference References are to Division B unless noted (A) for Division A or (C) for Division C	
1 Project Description: Interior Renovation		<input type="checkbox"/> New <input type="checkbox"/> Part 1 <input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9	
<input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration		11.1 to 11.4 1.1.2 [A] 1.1.2 [A] & 9.10.1.3	
2 Major Occupancy(s) MERCANTILE		3.12.1 (3) 9.10.2	
3 Building Area (m²) Existing NO CHANGE New NO CHANGE Total NO CHANGE		1.4.1.2 [A] 1.4.1.2 [A]	
4 Gross Area Existing 189.54m² New 5.56m² Total 195.10m²		1.4.1.2 [A] 1.4.1.2 [A]	
5 Number of Storeys Above grade 2 Below grade 1		1.4.1.2 [A] & 3.2.1.1 1.4.1.2 [A] & 9.10.4	
6 Number of Stairs/Fire Fighter Access 2		3.2.2.10 & 3.2.5 9.10.20	
7 Building Classification GROUP E		3.2.2.20-83 9.10.2	
8 Sprinkler System Proposed		<input type="checkbox"/> entire building 3.2.2.20-83 9.10.8.2 <input type="checkbox"/> selected compartments 3.2.1.5 <input type="checkbox"/> selected floor areas 3.2.2.17 <input type="checkbox"/> basement <input type="checkbox"/> in line of roof rating INDEX <input type="checkbox"/> not required INDEX	
9 Standpipe required		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.9 N/A	
10 Fire Alarm required		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.4 9.10.18	
11 Water Service/Supply is Adequate		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 3.2.5.7 N/A	
12 High Building		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.2.6 N/A	
13 Construction Restrictions		<input type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input checked="" type="checkbox"/> Both 3.2.2.20-83 9.10.6	
Actual Construction		<input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both	
14 Mezzanine(s) Area (m²) N/A		3.2.1.1 (3)-(8) 9.10.4.1	
15 Occupant load based on		3.1.17 9.9.1.5	
Basement		Occupancy - Load persons	
1st Floor		Occupancy - Load persons	
2nd Floor		Occupancy - Load persons	
3rd Floor		Occupancy - Load persons	
(Additional floor areas continued below)			
16 Barrier-free Design		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, (Explain) EXISTING CONDITION 3.8 9.3.2	
17 Hazardous Substances		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 3.3.1.2 & 3.3.1.9 9.10.1.3(4)	
18 Required Fire Resistance Rating (FRR)		Horizontal Assemblies Floor 3/4 Hours Roof N/A Mezzanine N/A FRR of Supporting Members Floor 3/4 Hours Roof N/A Mezzanine N/A Listed Design No. or Description (SG-2) Listed Design No. or Description (SG-2)	
19 Spatial Separation - Construction of Exterior Walls		3.2.3 9.10.14	
Wall Area of EBF (m²) L.D. (m) L/F or H/L Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design or Description Comb. Const. Comb. Const. Non-comb. Const.			
North			
South			
East		NOT APPLICABLE	
West			
(Additional wall areas continued below)			
20 Other - Describe			

2 O.B.C. MATRIX  
A-001 SCALE : N.T.S.

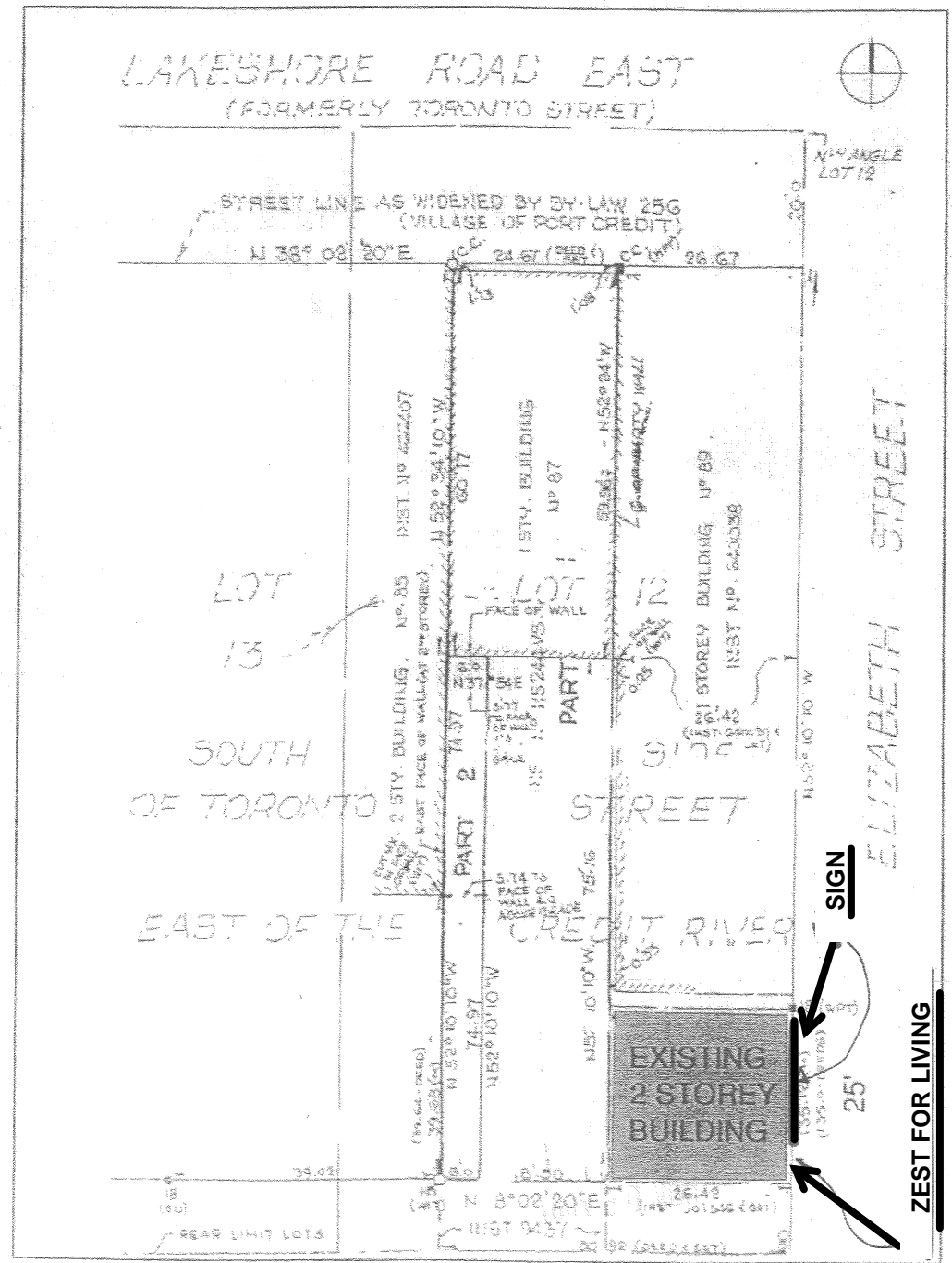
NOTES :  
BEARINGS SHOWN HEREON ARE ASTROLOGIC AND ARE REFERRED TO THE SOUTH-EASTERLY LIMIT C LAKESHORE ROAD EAST ASSUMED N 38°02' 20"E

■ DENOTES SURVEY MONUMENT FOUND  
□ SURVEY MONUMENT SET  
IB IRON BAR  
CC CUT CROSS  
D&D INSTRUMENT N° 115244 YS  
M MEASURED  
WIT WITNESS  
MM MCCONNELL, MALGHAN LTD. O.L.  
W.P.T. W.P. TARASICK, O.L.S.

4 SITE PLAN LEGEND  
A-001 SCALE : N.T.S.



3 KEY PLAN  
A-001 SCALE : N.T.S.



1 EXISTING SITE PLAN  
A-001 SCALE : 1:300

This drawing, as an instrument of service, is provided by and is the property of Mark Nawrocki ARCHITECT.  
The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Mark Nawrocki ARCHITECT of any variations.  
This drawing is not to be sealed.  
The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding.  
Construction must conform to all applicable codes and requirements of authorities having jurisdiction.  
The contractor working from drawings not specifically marked 'For Construction' must assume full responsibility and bear costs for any corrections or damages resulting from his work.

ISSUED  
SEP 14 2007  
Mark Nawrocki Architect

REVISIONS & ISSUES		
RE-ISSUED FOR PERMIT	09/14/07	1
ISSUED FOR PERMIT	06/31/07	1
Description	Date	



MNA  
Mark Nawrocki Architect  
512 King Street East, Suite 206 Toronto, Ontario M5A 1M1  
Tel: (416) 591-9393 Fax: (416) 591-9773

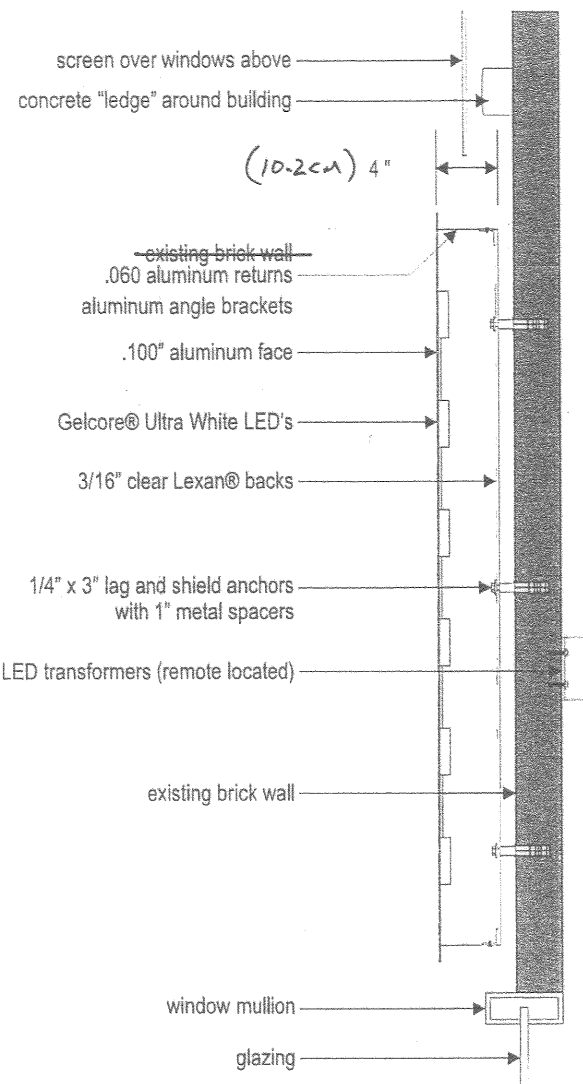
ZEST FOR LIVING  
INTERIOR  
STORE RENOVATION

6 ELIZABETH STREET SOUTH  
PORT CREDIT, ONTARIO

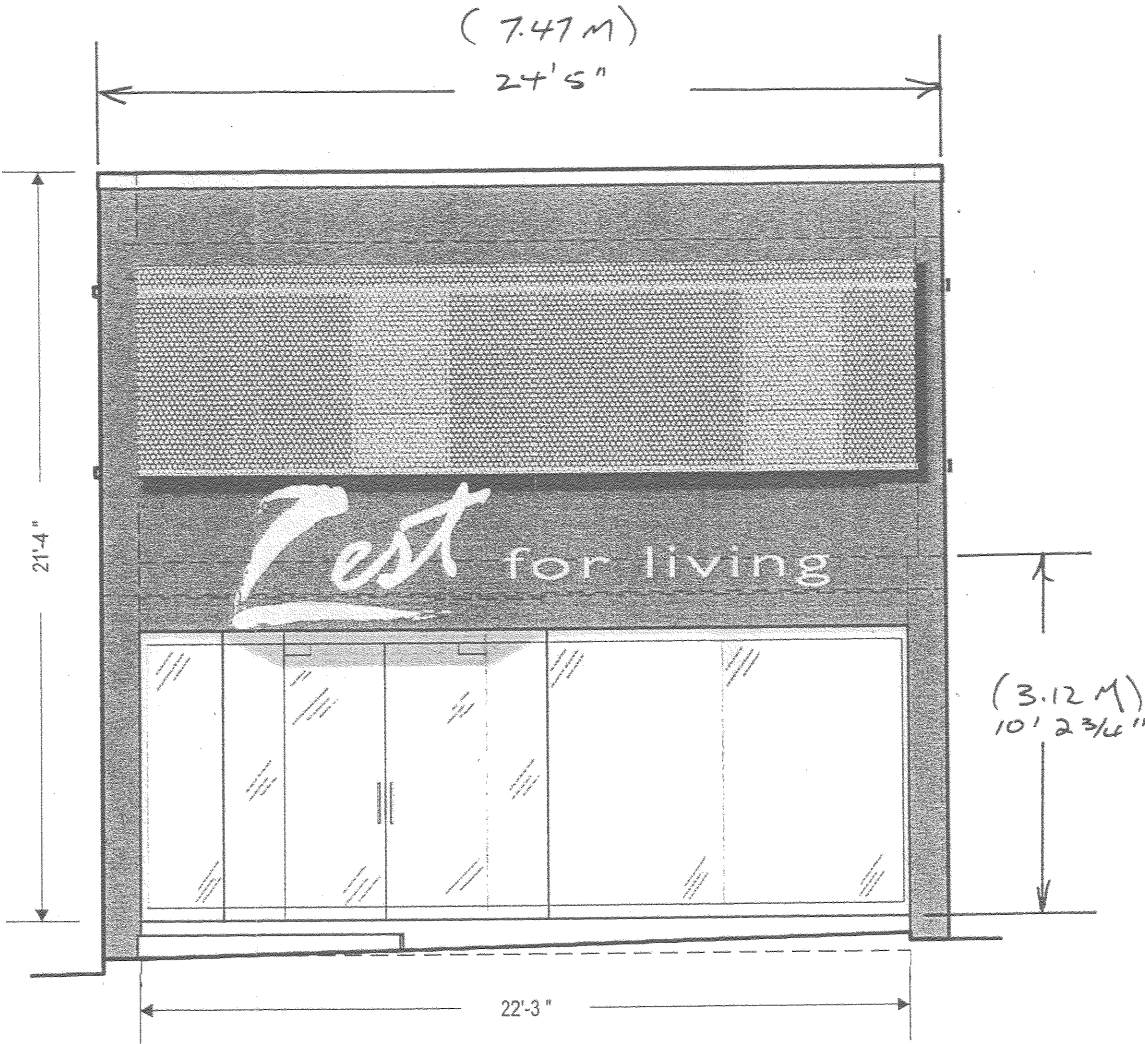
DRAWING TITLE:  
SITEPLAN, O.B.C. MATRIX,  
KEY PLAN AND SITE PLAN  
LEGEND

PROJECT NO. 0712 DATE: AUG. 2007  
DRAWN BY: HM SCALE: AS NOTED  
CHECKED BY: MN  
DRAWING NO.

A-001



Scale: 1"=1'  
Section View



Scale: 3/16"=1'  
Front Elevation

Revisions: \*

Approved By:



ph.905.639.1832 • fx.905.639.7132  
image@sunsetneon.com

Zest For Living  
Channel Letters  
6 Elizabeth Street  
Port Credit, Ontario







LOCATION OF PROPOSED  
FASCIA SIGN

6 ELIZABETH STREET SOUTH  
EAST ELEVATION





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

April 10, 2007

**FILE:** 07-03891

**RE: Alliance Travel and Tours**  
**808 Britannia Road West, Unit 201 - Ward 6**

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

<b>Section 17</b>	<b>Proposed</b>
A fascia sign shall be located no higher than the upper limit of the first storey of a building.	One (1) fascia sign located on the second storey of the building.

**COMMENTS:**

Alliance Travel and Tours is located on the second floor of a multi-tenant building. The Sign By-law does not permit signage on the second floor of buildings. If approved, it will set precedents for other businesses on the second floor of this building to request the same. The Planning and Building Department therefore can not support this single request, as it is not within the intent of the Sign By-law.

If the applicant wishes to pursue the matter, we suggest that they contact the landlord to enter into discussions with the City to develop a comprehensive signage plan for all of the tenants on the second floor of the building. In this regard, the City may be able to approve a variance for signage on the second floor on design merit.



## SUBJECT PROPERTY

BRITANNIA

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## Planning & Building, Sign Unit

**808 Britannia Road West**

**File # 07-03891**

Alliance Travel.ca

**SCALE FOR REDUCED DRAWINGS**





966 Pantera Dr. Unit 4  
Mississauga, ON L4W 2S1 Canada  
Tel: 905-214-8081 Fax: 905-214-8083  
www.thesignofsuccess.com

October 18, 2007

**RE: 808 BRITANNIA ROAD WEST . FILE # SIGN 07 3891 VAR**

Attn: Darin Brian,

Hello Darin, I was given your contact info from Mr. Wayne Nishihama for the above mention address. Attach you see copies for the Sign approval. Copy was send to Mr. Wayne and we have made the changes that he requested. Should you required any more information on this please contact me @ 905-214-8081 ext.22.

Thank you for your cooperation in this file

Sincerely

Mark Foo

*copy*

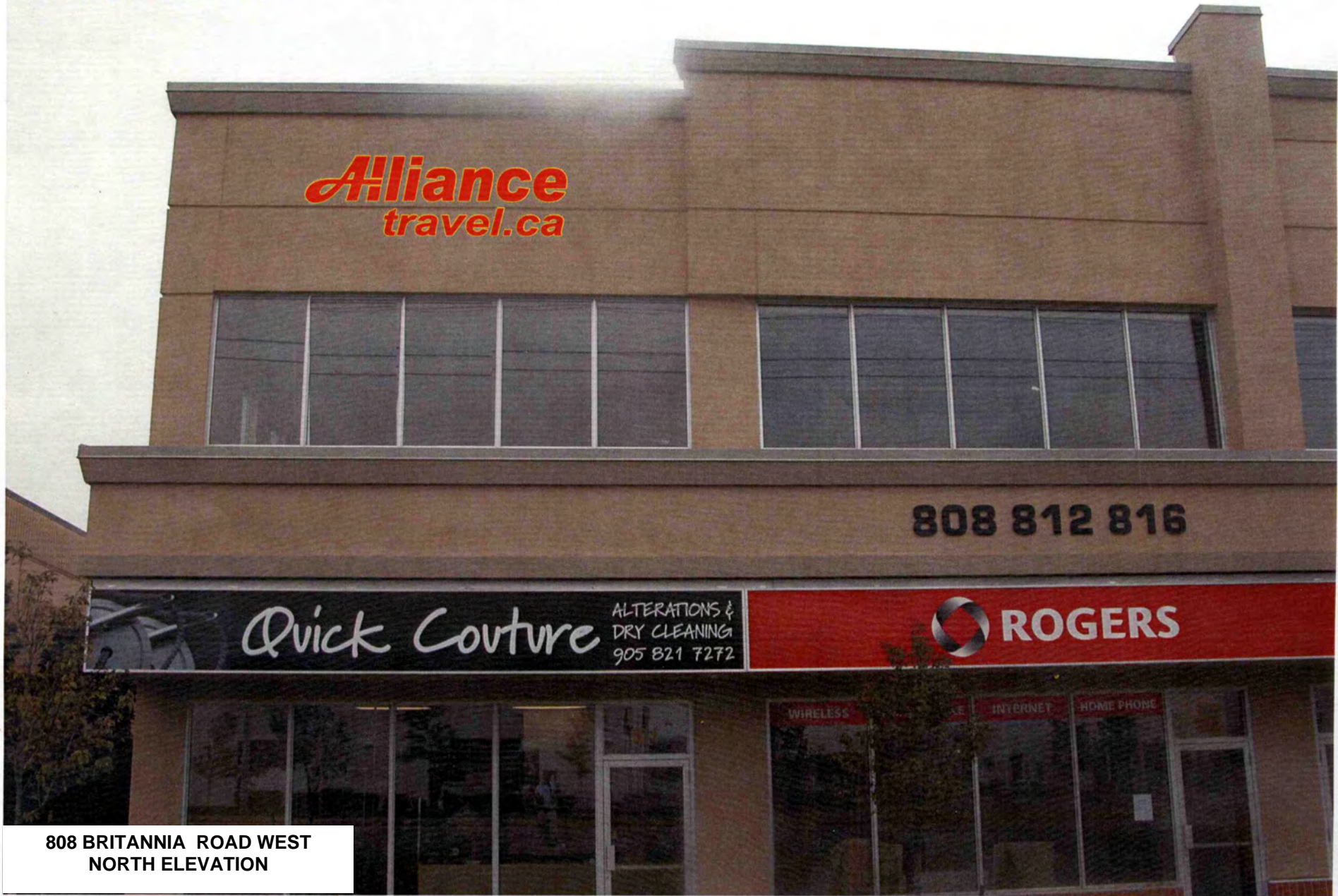
PLANNING & BUILDING			
RECEIVED			
OCT 25 2007			
Division	Info	Seen	
Competition			
Building			
Policy & Planning			
Dev. & Design			
Strat. Planning & Bus. Services			





4-966 Pantera Dr.  
Mississauga, Ont. L4W 2S1  
Tel: 905-214-8081

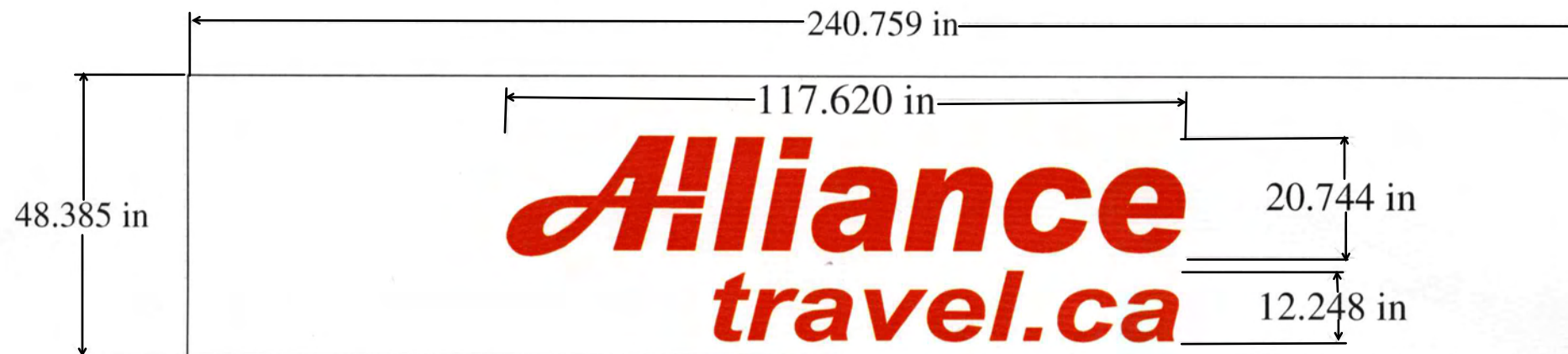
# MAIN ELEVATION



808 BRITANNIA ROAD WEST  
NORTH ELEVATION

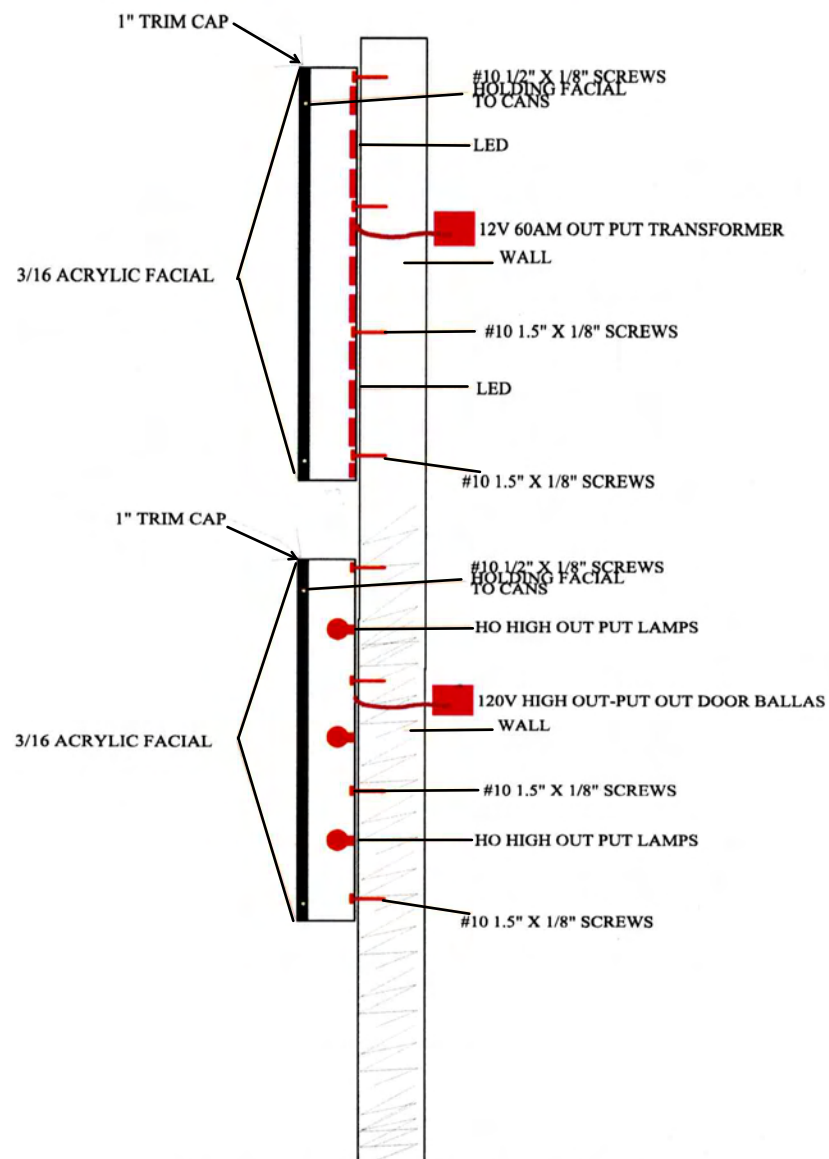


4-966 Pantera Dr.  
Mississauga, Ont. L4W 2S1  
Tel: 905-214-8081

**Main Elevation**



# SIDE VIEW



CHANNEL LETTERS  
.064 ALUMINIUM CAN 4" DEEP



FOR ALL YOUR ADVERTISING NEEDS!

966 Pantera Dr. Unit 4  
Mississauga, ON L4W 2S1 Canada  
Tel: 905 214 8081 / Fax: 905 214 8083  
www.thesignofsuccess.com

**Customer:** HOMELIFE UNITED REALTY INC.

**Contact Name:** Mr. Manjit Sangoo

**Address:** 808 Britannia Rd. W  
Building A  
Mississauga, ON

**Date:** July 17.2007

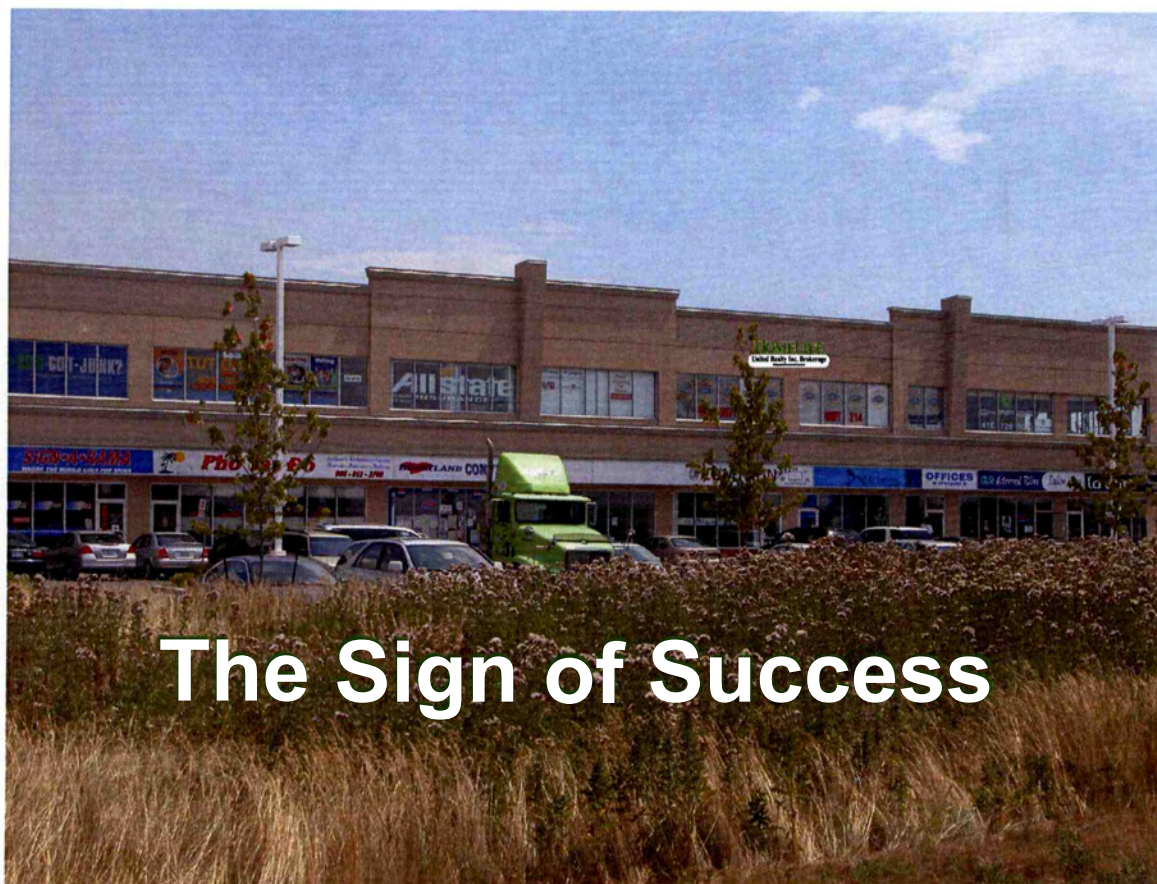
**Description:**

**Median Elevation Signage:**

**Illuminated Channel Letters**

**Designer:** MF

**Note:**



FOR ALL YOUR ADVERTISING NEEDS!

966 Pantera Dr. Unit 4  
Mississauga, ON L4W 2S1 Canada  
**Tel: 905 214 8081 / Fax: 905 214 8083**  
[www.thesignofsuccess.com](http://www.thesignofsuccess.com)

**Customer:** HOMELIFE\ UNITED REALTY INC.

**Contact Name:** Mr. Manjit Sangoo

**Address:** 808 Britannia Rd. W  
Building A  
Mississauga, ON

**Date:** July 17.2007

**Description:**

**Mian Elevation Signage:**

**Illuminated Channel Letters**

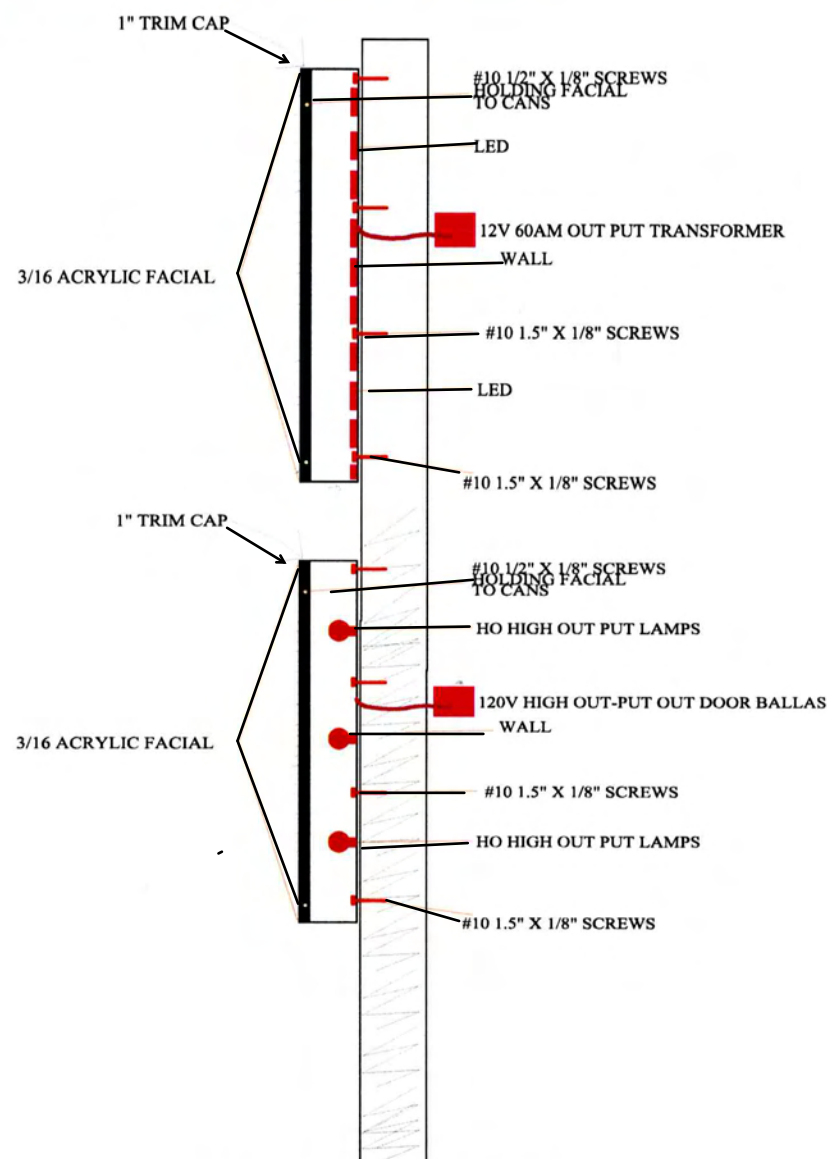
**Designer:** MF

**Note:**

808 BRITANNIA ROAD WEST  
WEST ELEVATION

**The Sign of Success**  
 FOR ALL YOUR ADVERTISING NEEDS  
 4-966 Pantera Dr.  
 Mississauga, Ont. L4W 2S1  
 Tel: 905-214-8081

## SIDE VIEW



CHANNEL LETTERS  
 .064 ALUMINIUM CAN 4" DEEP





FOR ALL YOUR ADVERTISING NEEDS!

966 Pantera Dr. Unit 4  
Mississauga, ON L4W 2S1 Canada  
**Tel: 905 214 8081 / Fax: 905 214 8083**  
[www.thesignofsuccess.com](http://www.thesignofsuccess.com)

**Customer:** HOMELIFE\ UNITED REALTY INC.

**Contact Name:** Mr. Manjit Sangoo

**Address:** 808 Britannia Rd. W  
Building A  
Mississauga, ON

**Date:** July 17.2007

**Description:**

**Mian Elevation Signage:**

**Illuminated Channel Letters**

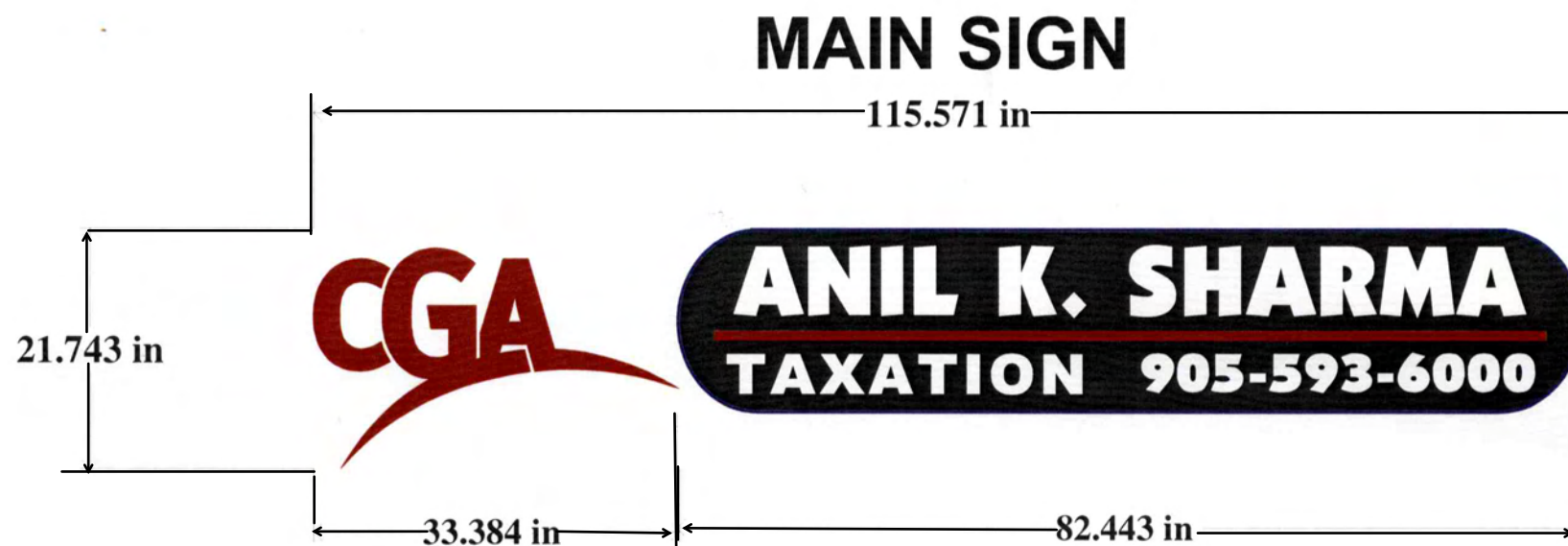
**Designer:** MF

**Note:**

**808 BRITANNIA ROAD WEST  
WEST ELEVATION**



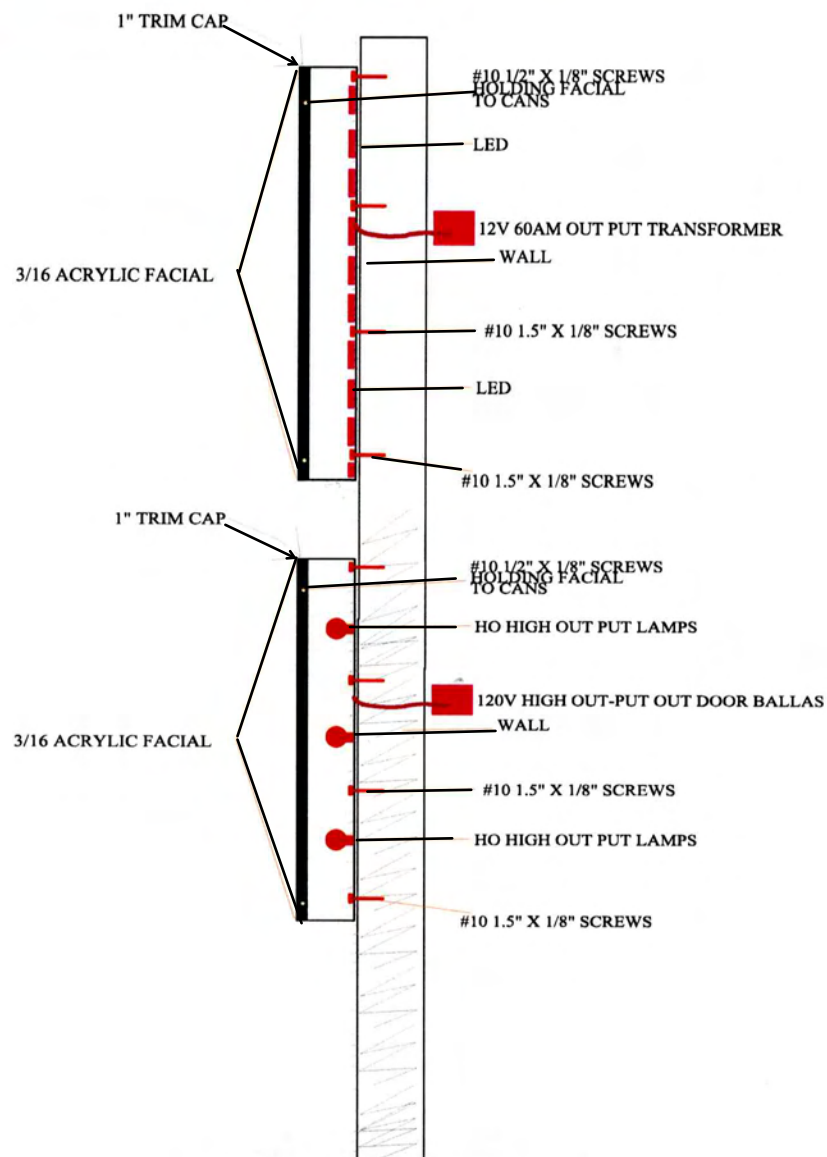
4-966 Pantera Dr.  
Mississauga, Ont. L4W 2S1  
Tel: 905-214-8081





4-966 Pantera Dr.  
Mississauga, Ont. L4W 2S1  
Tel: 905-214-8081

## SIDE VIEW



CHANNEL LETTERS  
.064 ALUMINIUM CAN 4" DEEP



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

December 11, 2007

**FILE:** 07-7655

**RE: WC-410 Developments Limited – Mr. Greek Restuarant**  
**3021 Argentia Road, Unit P-01 - Ward 9**

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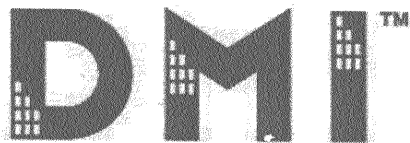
**The applicant requests the following variance to section 13 of the Sign By-law 0054-2002, as amended.**

<b>Section 13</b>	<b>Proposed</b>
A fascia sign is permitted on the rear elevation of the building which faces a parking lot or driveway.	One (1) fascia sign on the rear elevation of the building which does not face a parking lot or a driveway.

**COMMENTS:**

The proposed variance is for a fascia sign on the rear elevation of the unit facing an existing gas station site. The building is sited along Argentia Road with a minimal setback from the property line which has allowed the rear elevation of the building to be exposed to Argentia Road through the gas station site. The proposed variance permits the public travelling westbound along Argentia Road to identify the business and the closest entrance to the site. The Planning and Building Department therefore finds the variance to be acceptable from a design perspective.

Please note that a similar variance was recently approved for this particular development.



DEANLEE MANAGEMENT INC.  
Development, Planning and Land Use Consultants

---

To: City of Mississauga  
Planning and Building Department (Sign Unit)  
From: Tyler Colthurst  
Date: 19/09/07

**SUBJECT: Letter of rationale to permit a rear illuminated sign**

We (Deanlee Management Inc.) on behalf of our client Mr. Greek Express, submit to the City of Mississauga this letter of rationale outlining support for the sign variance associated with the Mr. Greek Express restaurant located at 3021 Argentia Road, Mississauga.

The sign variance application should be approved based on the following items.

- 1 - The proposed signage is attractive and non-intrusive to the existing building.
- 2 - The proposed signage is following suit with the other tenants in the building, for rear illuminated signage.
- 3 - The Mr. Greek Express restaurant relies on the added signage for drawing in new and existing customers to their new location.

The proposed signage is no different to any other Mr. Greek Express restaurant in Mississauga.

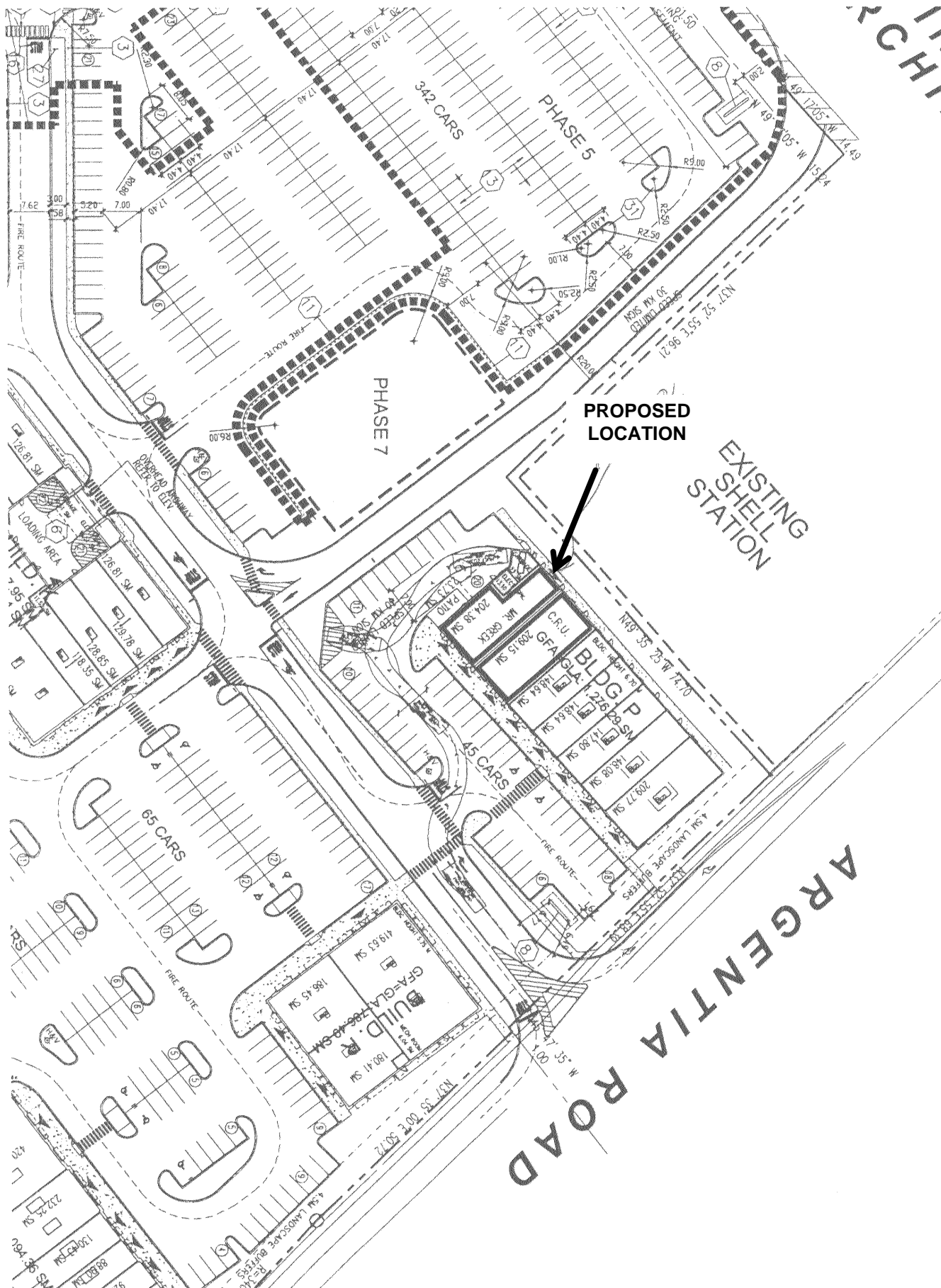
We have been told by the City of Mississauga that the sign is allowed but will need the variance. If you require any other information please contact us.

A handwritten signature in black ink, appearing to be 'Tyler Colthurst', is written over a printed name label.

Tyler Colthurst









FORWARD SIGNS INC.

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

CLIENT
MR. GREEK
LOCATION
ARGENTIA ROAD, MISSISSAUGA
PROJECT
CHANNEL LETTER
DRAWN BY
SEAN
FILE NAME
CHANNEL LETTER-E-S
DATE OF DRAWING
MAY 1, 2007
SCALE
1/8"=1'
APPROVED / DATE
SALESMAN
REMARKS

1. ELECTRICAL REQUIREMENT:  
120VOLT, 15 AMP
2. WEIGHT OF SIGN: 90LB/SET

DRAWING NO. 01



note: FOR OUTDOOR SIGN, MAKE 1/4" Ø DRAIN HOLES AT BOTTOM OF SIGN

AREA: 26.8 SQFT

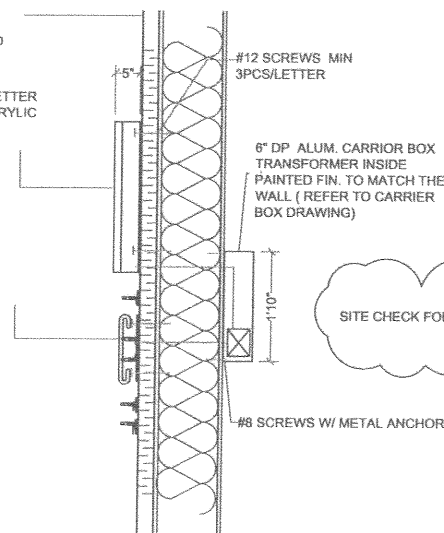
AREA:  
14.9 SQFT

1  
02

EXIST. WALL:  
2" THK. FOAM  
+ 3/4" PLYWOOD  
+ 6" METAL STUD

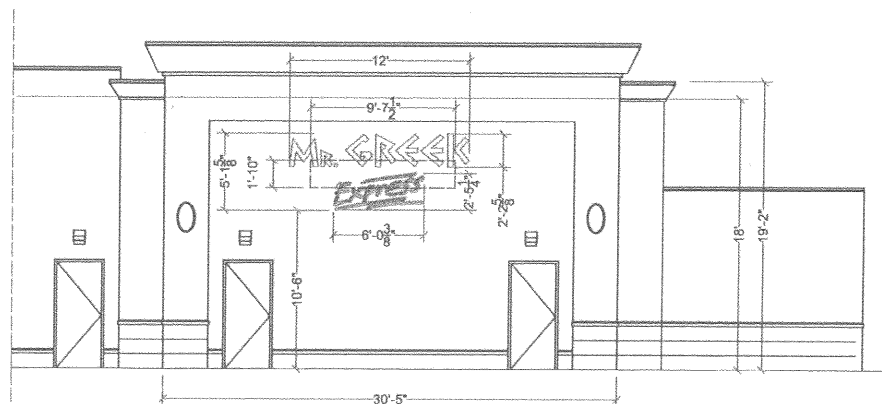
5" DP. CHANNEL LETTER  
1" TRIM CAP W/ ACRYLIC  
FACE AND NEON

NEON ON 1/8" THK.  
ALUM. PANEL



2  
01 ELEVATION  
SCALE: N.T.S

1  
01 EAST ELEVATION







3021 Argentia Road - Rear Elevation



3021 Argentia Road - Rear Elevation



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

December 11, 2007

**FILE:** 06-03785

**RE: Mademoiselle Women's Fitness/ Pure Med Spa**  
**2225 Erin Mills Parkway - Ward 8**

---

**The applicant requests the following variances to sections 4, 13, & 17 of the Sign By-law 0054-2002, as amended.**

<b>Section 4</b>	<b>Proposed</b>
A roof sign is specifically prohibited.	Two (2) fascia sign partly supported by the roof.
<b>Section 13</b>	<b>Proposed</b>
A fascia sign shall be located on the building façade of the first storey of each occupancy.	Two (2) fascia signs located at an entrance to the mall and not located on the unit occupied by the business.
<b>Section 17</b>	<b>Proposed</b>
A fascia sign may project 0.6m (24 inches) from a building wall.	Two (2) fascia signs that project approximately 1.23m (48 inches)

**COMMENTS:**

The proposed variance is for two fascia signs not located on their unit, projecting 1.23m (48 inches) from the building and located partly above the roof line. The two fascia sign have erected without permits.

Mademoiselle Women's Fitness/ Pure Med Spa has no frontage on the exterior of the mall but has a direct connection to the entrance to the mall in which the signs are proposed. However, the proposed signs are oversized and not in keeping with the design of building or any other signs along the front facade of the building. Although the signs are not within the intent of the Sign By-law and do not have any design merit, we are willing to accept the front (west) fascia sign, subject to the removal of the side (north) fascia sign.



**F O R W A R D   S I G N S   I N C .**

*Always One Step Forward.*

January 25, 2007

City of Mississauga  
Planning & Building Department  
Sign Unit  
300 City Centre Drive  
Mississauga, ONT  
L5B 3C1

Dear Sirs / Madam

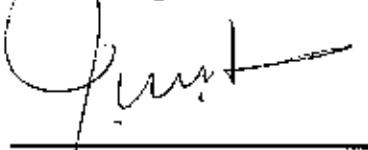
Re:    Application for Sign Permit / Sign Variance  
      Application Number : SGNBLD 06 3785 VAR  
      WEBID : V3JXQAOJ  
      Location of Application : 225 Erin Mills Pky

Regarding the sign variances for the above said application, we would like to let you know the reasons of this design as below:-

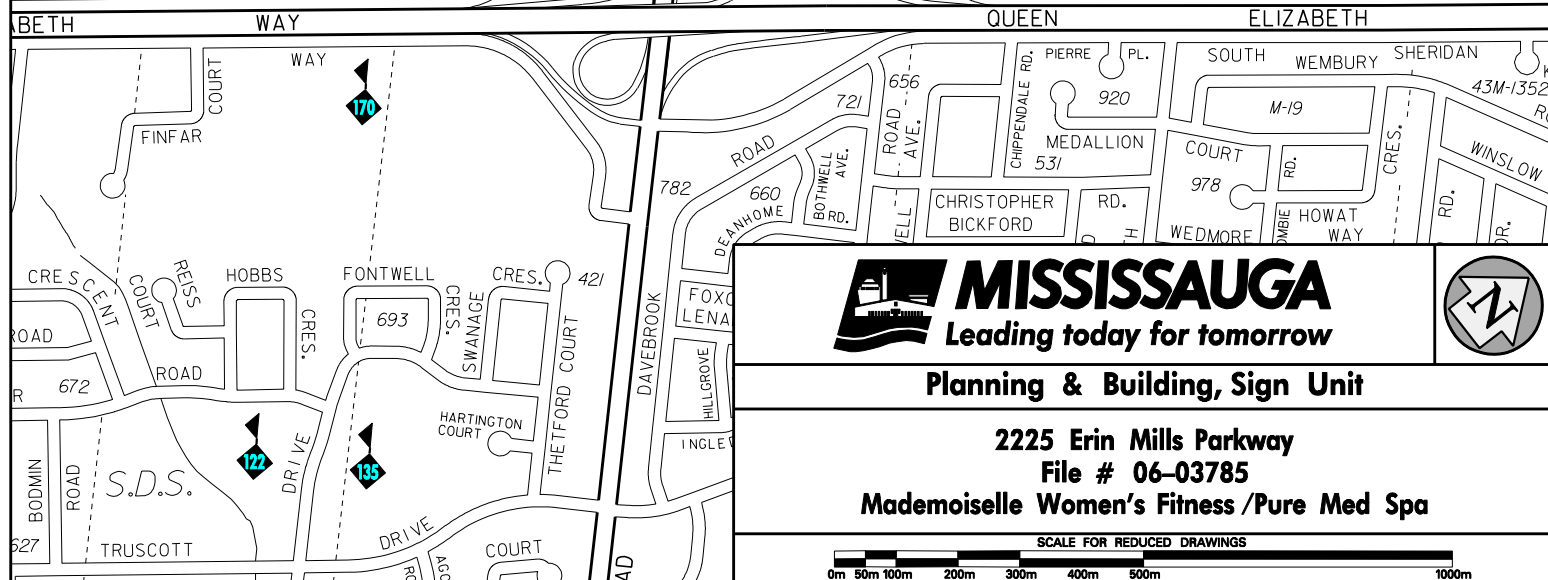
1.     This is one of their corporate standard front signs which have on for few locations already
2.     In view of the store is located inside the shopping mall, we need an attractive sign to let people aware that there is a big fitness center inside the mall, and also let them know that there are facilities for "SPA" and "Youth section" available inside this center

If you have any queries, please do not hesitate to contact us.

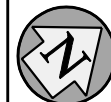
Regards  
Forward Signs Inc



Philip Ho  
/tc



**MISSISSAUGA**  
Leading today for tomorrow



## Planning & Building, Sign Unit

**2225 Erin Mills Parkway**

**File # 06-03785**

**Mademoiselle Women's Fitness /Pure Med Spa**

### SCALE FOR REDUCED DRAWINGS





-PROPOSED USE CLASSIFICATION:

-UNDER PART 10/11:  
CHANGE OF USE FROM E TO D

-OCCUPANCY:

GROUP D - HEALTH/FITNESS CLUB

-OCCUPANCY LOAD CALCULATION:

-CROSS ADDRESS: 100A N. 10TH, CTH.  
CURVED LOCKERS & SPA AREA: 11,222 SF/48.5 SF PER PERSON = 237 PERSONS  
9 SEAS & 2 PERSONS  
TOTAL OCCUPANCY LOAD: 239 PERSONS

-DAY CARE: 11,633 SF/18.9 SF PER PERSON = 615 PERSONS  
9 SEAS & 2 PERSONS  
TOTAL OCCUPANCY LOAD: 617 PERSONS


-NEW CONSTRUCTION AS PERM G.B.C. 1907 3,2,2,2,3, NON-COMBUSTIBLE CONSTRUCTION.

-UPDATE MARK & PLUMBING

-REVISION OF OCCUPANCY:

NOT REQUIRED

-ENT. NO.:  
 REQUIRED: 2  
 PROVIDED: 3  
 -ENT. DOOR WIDTH: 307 PERSONS X 1/4" PER PERSON = 76 3/4"  
 PROVIDED: 18"  
 -TRAVEL DISTANCE:  
 147-8" TRAVEL DISTANCE MAINTAINED  
 -WASHROOMS:  
 AS PER 3.7.3.3.A, GROUP A2  
 OCCUPANT LOAD: 307 PERSONS (MOSTLY FEMALE)  
 WASHROOMS REQUIRED =  
 OVER 50 PERSONS FOR EACH ADDITIONAL 50 PERSONS  
 307 / 50 = 257  
 257 / 5 = 51.4  
 TOTAL W/C REQUIRED = 76 3/4" x 51.4 = 3936"  
 W/C PROVIDED = 3936" (STANDARD) 16 1/4" x 244" (STANDARD)

<div style="text-align: right;">  </div>	
<b>ONTARIO BUILDING CODE DATA MATRIX - PART 1) - RENOVATION OF EXISTING BUILDING</b>	
FILE #	DATE
11.1 Existing Building Classification	Existing Use: <u>1-Office</u> New Use: <u>2-Residential</u> Existing Construction Index: <u>4</u> New Construction Index: <u>4</u> Existing Hazard Index: <u>4</u> New Hazard Index: <u>4</u>
11.2 Attention to Existing Building Use	Basic Renovation: <u>B</u> Extensive Renovation: <u>O</u>
11.3 Structure in Performance Level	Structural: <u>No</u> <u>Yes</u> (specify) <u>11.4.2.1</u> By Increase in Occupant Load: <u>No</u> <u>Yes</u> <u>11.4.2.2</u> By change of Major Occupancy: <u>No</u> <u>Yes</u> <u>11.4.2.3</u> Plumbing: <u>No</u> <u>Yes</u> <u>11.4.2.4</u> Service system: <u>No</u> <u>Yes</u> <u>11.4.2.5</u>
11.4 Compensating Construction	Structural: <u>No</u> <u>Yes</u> (specify) <u>11.4.3.1</u> Increase in Occupant Load: <u>No</u> <u>Yes</u> (specify) <u>11.4.3.2</u> Change of Major Occupancy: <u>No</u> <u>Yes</u> (specify) <u>11.4.3.4</u> Plumbing: <u>No</u> <u>Yes</u> (specify) <u>11.4.3.5</u> Service system: <u>No</u> <u>Yes</u> (specify) <u>11.4.3.6</u>
11.5 Compliance Alternative Proposed	<u>No</u> <u>Yes</u> (give number(s)) <u>11.5.1</u> _____ _____ _____
11.6 Alternative Measure Proposed	<u>No</u> <u>Yes</u> (specify) <u>11.5.2</u> _____ _____ _____

[illegible]

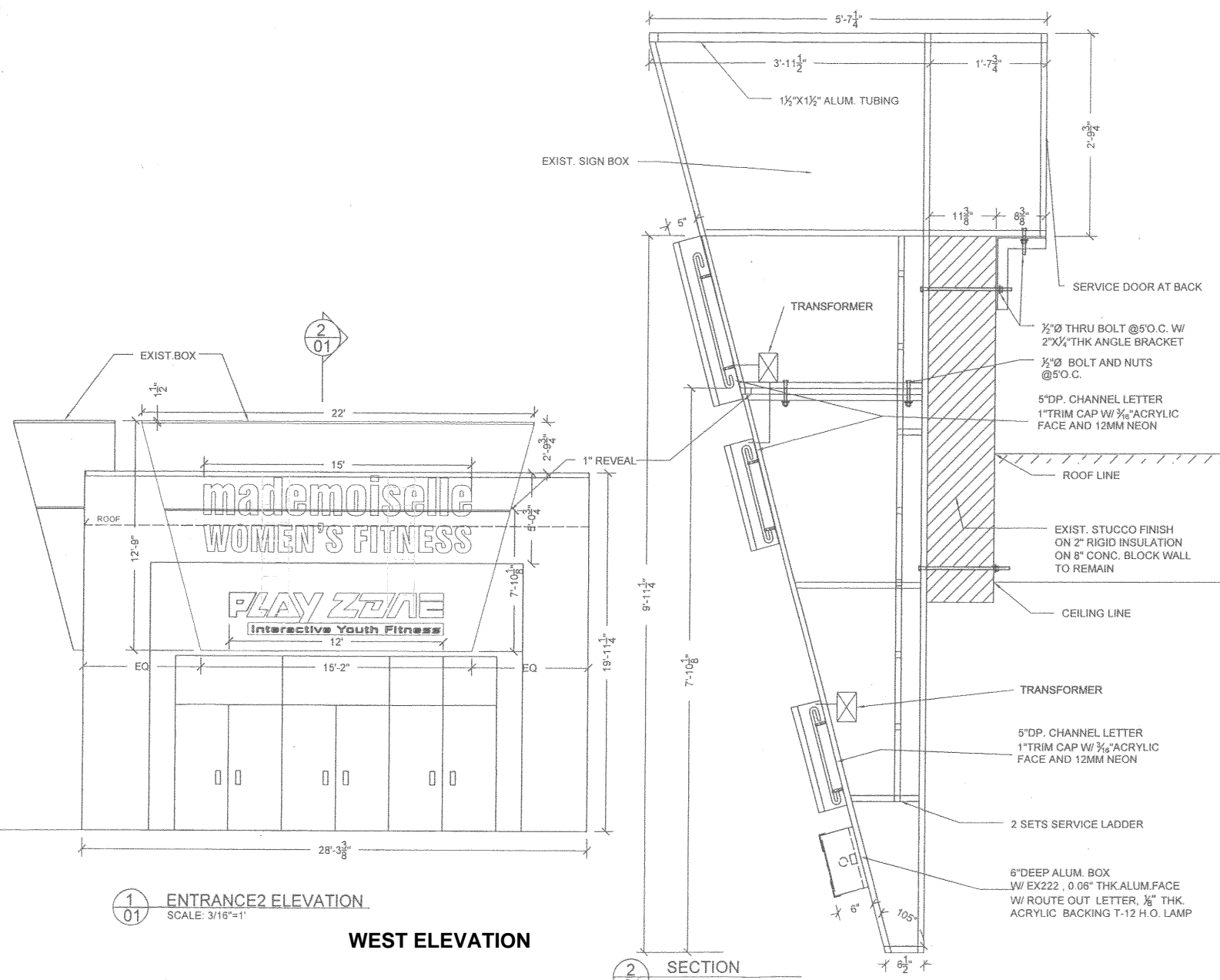
**FORWARD SIGNS INC.**  
 4144 Midland Avenue, Scarborough,  
 Ontario, M1V 4S7  
 Tel: (416) 291-4477  
 Fax: (416) 291-4678  
 E-mail: info@forwardsign.com

CLIENT
PREMIER FITNESS
LOCATION
SHERIDAN MALL
PROJECT
STORE FRONT SIGN
DRAWN BY
SEAN
FILE NAME
STORE FRONT SIGN2-S2
DATE OF DRAWING
DEC 20, 2006
SCALE
3/16"=1'
APPROVED / DATE
SALESMAN
PHILIP
REMARKS

1. ELECTRICAL REQUIREMENT:  
120 VOLT, 20 AMP
2. WEIGHT OF SIGN: 180LBS

DRAWING NO.

01



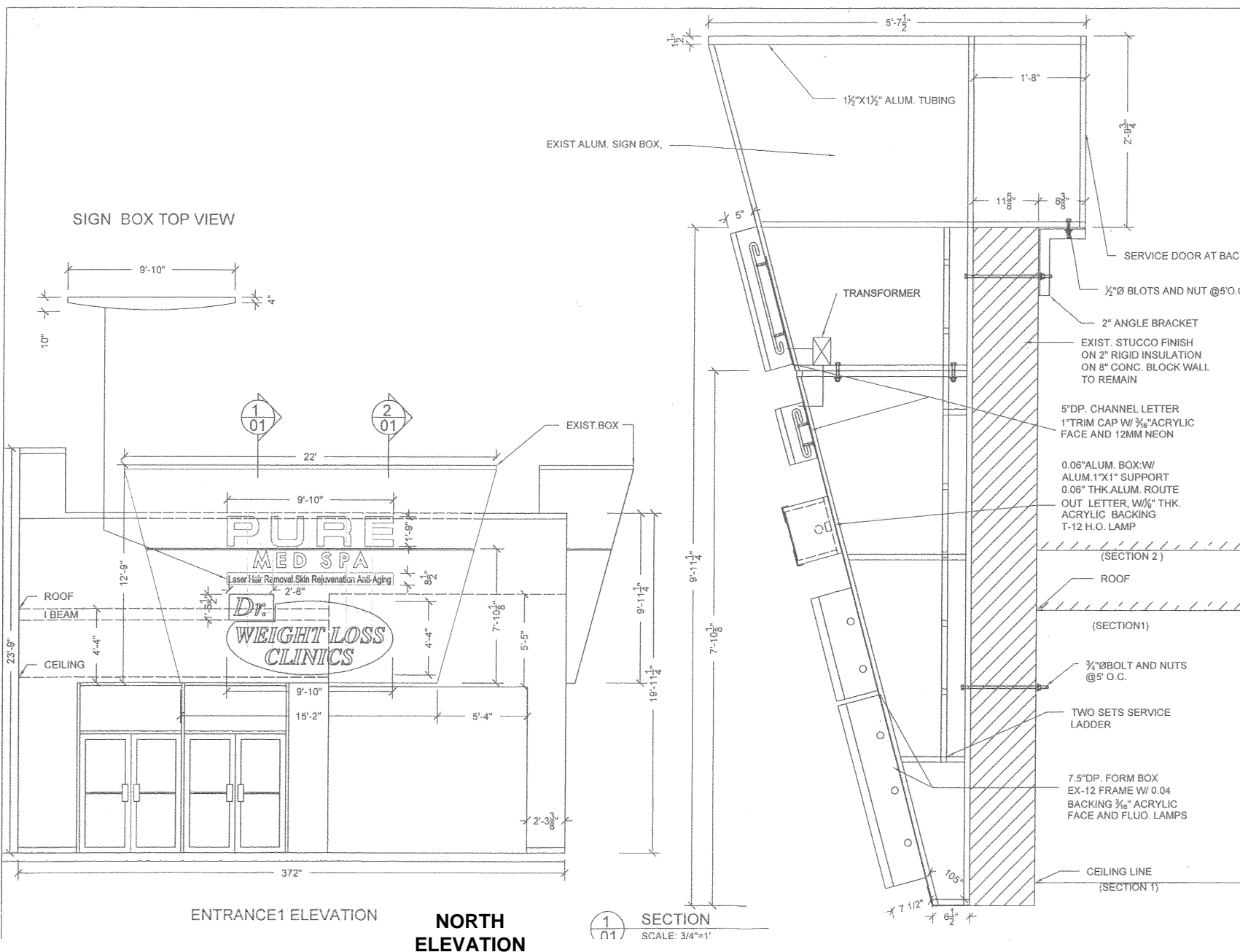
**FORWARD SIGNS INC.**  
 4144 Midland Avenue, Scarborough,  
 Ontario, M1V 4S7  
 Tel: (416) 291-4477  
 Fax: (416) 291-4678  
 E-mail: info@forwardsign.com

CLIENT
PREMIER FITNESS
LOCATION
SHERIDAN MALL
PROJECT
STORE FRONT SIGN1
DRAWN BY
SEAN
FILE NAME
STORE FRONT SIGN1-S2
DATE OF DRAWING
DEC 20, 2006
SCALE
3/16"=1'
APPROVED / DATE
SALESMAN
PHILIP
REMARKS

1. ELECTRICAL REQUIREMENT:  
120 VOLT, 20 AMP
2. WEIGHT OF SIGN: 230 LBS

DRAWING NO.

01







2225 ERIN MILLS PARKWAY  
JAN 31, 2007





2225 ERIN MILLS PARKWAY  
JAN 31, 2007



2225 ERIN MILLS PARKWAY  
NORTH ELEVATION  
JAN 31, 2007





2225 ERIN MILLS PARKWAY  
WEST ELEVATION  
JAN 31, 2007



2225 ERIN MILLS PARKWAY  
WEST ELEVATION  
OCT 9, 2007



2225 ERIN MILLS PARKWAY  
NORTH ELEVATION  
OCT 9, 2007





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

December 11, 2007

**FILE:** 07-07586

**RE: Golden Orchard Montessori School**  
**1170 Tynegrove Road - Ward 3**

---

**The applicant requests the following variance to section 12 of the Sign By-law 0054-2002, as amended.**

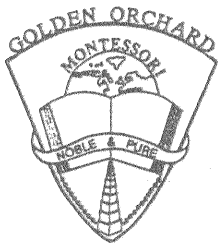
<b>Section 12</b>	<b>Proposed</b>
Permits one ground sign per street line.	A second ground sign along the Burnhamthorpe Road East.

**COMMENTS:**

There are currently two ground signs installed on the property. One ground sign identifies the church which was installed in 1987 under Building Permit #P-79356. The second ground sign identifies the Golden Orchard Montessori School and has been constructed without a permit. The proposed variance is to replace the sign identifying the school.

Although the school has existed since 1992, the sign contravenes Sign By-law 0054-2002, as amended, which only permits one ground sign per street line. To permit a second ground sign on a property would set an undesirable precedent for others to follow. In addition, allowing each tenant to have their own ground sign on the property would set a precedent for all multi tenant/use buildings. In this regard, the Planning and Building Department does not support the variance application.

We recommend the school, church and any other tenants of the property develop one ground sign for the property.



# GOLDEN ORCHARD MONTESSORI SCHOOL

---

September 13, 2007

Planning & Development Committee

City of Mississauga

300 City Centre Drive,

Mississauga, ON L5B 3C1

## Application for Variance

Golden Orchard Montessori School operates on the lower floor of The Church of the Holy Spirit at 1170 Tynegrove Rd. at Burnhamthorpe Rd. East and has been in this same location serving the community for the past fifteen years. The school signboard which faces Burnhamthorpe Road has been in the same location for more than twenty years. Over time we have repaired and painted the sign.

Since we are celebrating our 15<sup>th</sup> anniversary this year, we want to change the old signboard because it is cracking and deteriorating. So we applied and received a permit to replace this board. As requested in the permit, we notified the Inspector to visit the location and inspect the footing of the posts. During his visit, he informed us that he cannot allow us to install this signboard because The Church of the Holy Spirit has their signboard on the same property also facing Burnhamthorpe Road.

We wish to bring the following facts for your kind consideration.

- We were not aware that the law had changed allowing only one signboard per property facing the road.
- The two signs on the property predate any changes in the laws.
- The new sign would replace the existing deteriorating sign in the same location.

- The new sign is the same dimensions as the existing sign and continues to be much smaller than the church sign.
- A permit has already been issued for the installation of the sign.
- The total frontage of the property facing Burnhamthorpe Rd. is 58 meters
- The distance between the signboards is 30 meters.
- This is the only sign to show that a school exists on the property.
- Our school was well advertised because the signboard was visible from Burnhamthorpe Rd.
- The cost of the new sign board is \$2500.00 and had to be brought from Buffalo because it is specially hand crafted.
- Budget amount for all the advertising was spent on this new signboard as it was designed to express the excellence of the school.
- Because of the standards of excellence which we maintain, our school was chosen by the A.M.I. Teacher Training School in Toronto (The foundation for Montessori Education) as the School in Mississauga where Montessori students do their practice teaching.
- Attached please find the photographs of new and old sign boards and the vicinity.

We humbly request you to consider the above and grant us permission to install our new school signboard on the location for which the earlier permit was granted and where it has been for the past 15 years.

Thank you,

  
Virginia Rajakumar

Administrator



OLD

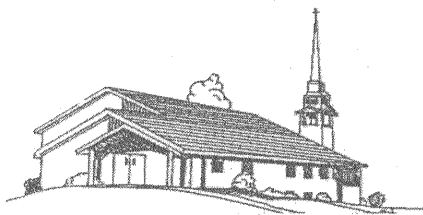


NEW









The Church of the Holy Spirit  
 1170 Tynegrove Road  
 Mississauga, ON L4W 3B2  
 905-625-6650  
[www.holyspiritchurch.ca](http://www.holyspiritchurch.ca)  
 The Reverend Judith Alltree, Incumbent

12 September, 2007

Re: Golden Orchard Montessori School Signage  
 1170 Tynegrove Road, Mississauga

City Council, Mississauga  
 To Whom It May Concern:

In July of this year, with our blessing and approval, Mrs. Virginia Rajakumar of the Golden Orchard Montessori School applied for and received a permit for a new sign. This sign was to replace the one which had been situated on our south lawn, fronting Burnhamthorpe, for many years. Following receipt of her permit, Mrs. Rajakumar commissioned a new sign to be made, and, in accordance with the city requirements, called the Inspector for the installation.

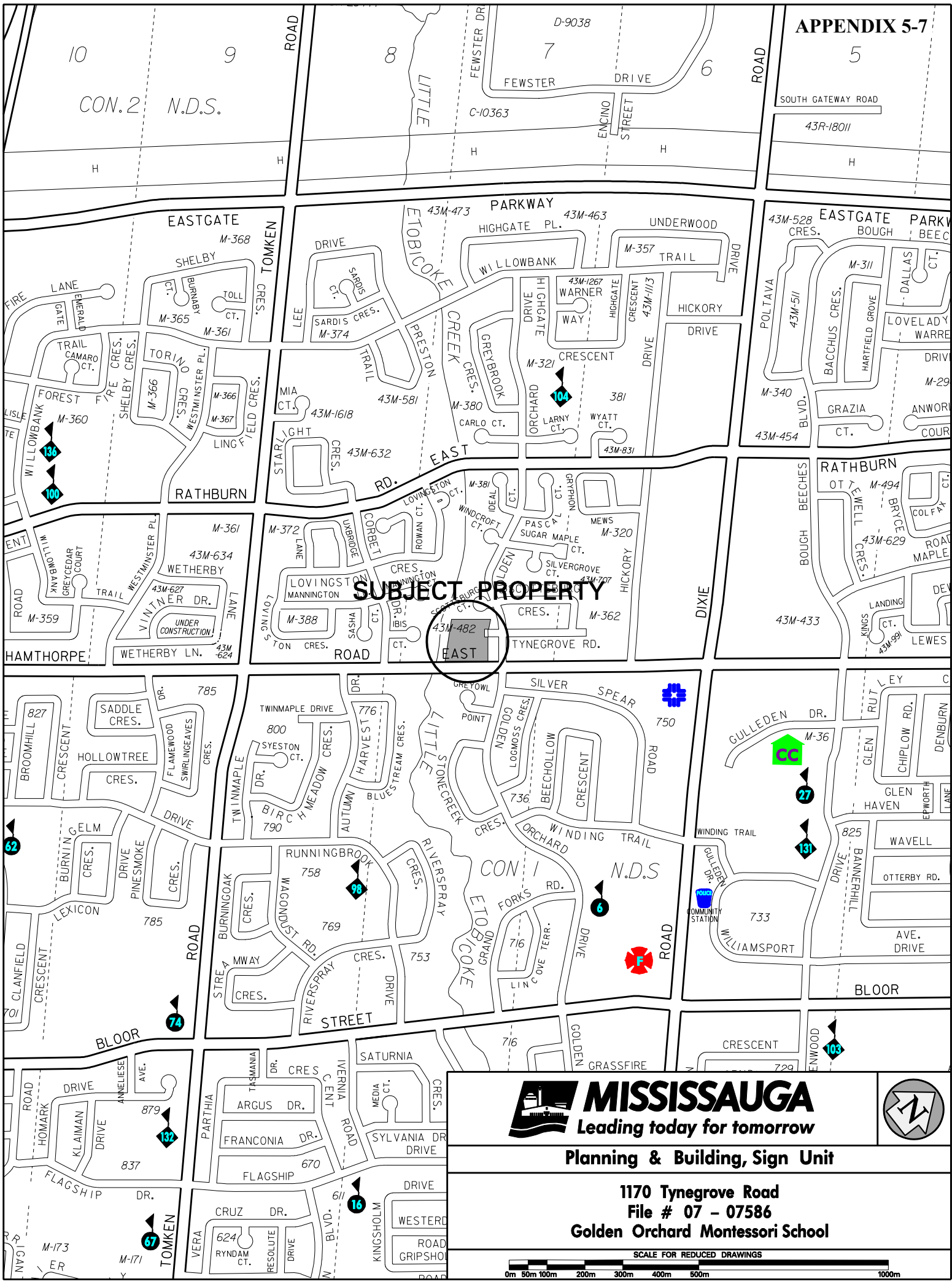
Unfortunately, at the point the Inspector came for the installation, she (and we) now discover that there is a bylaw which prohibits a second sign to be placed on our lawn, in addition to the one for the church, and has been forbidden by the Inspector to put her new sign up in place of the existing one.

The Golden Orchard Montessori School is a valued and long time tenant of the Church of the Holy Spirit. We support the efforts of Mrs. Rajakumar in her school, and very much support her wish to have a new sign placed on our south lawn. The School will celebrate it's 15<sup>th</sup> Anniversary this year, thus the desire for a new sign.

We urge City Council to allow the variance which Mrs. Rajakumar is applying for in order for her to put her new sign up. I would be very pleased to speak with any member of Council who might require any further information.

Sincerely,

  
 The Reverend Judith Alltree  
 Incumbent.



**MISSISSAUGA**  
Leading today for tomorrow



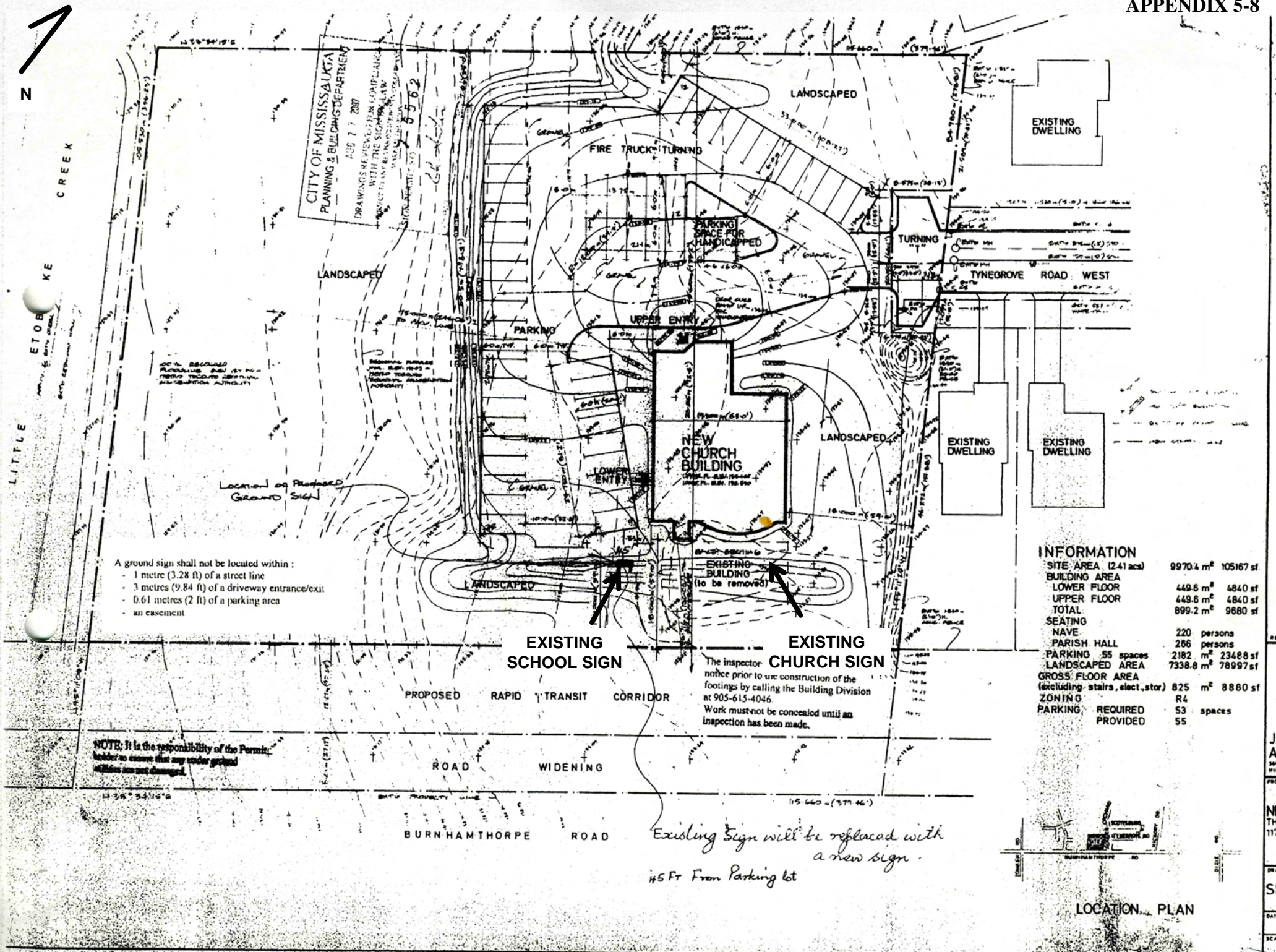
**Planning & Building, Sign Unit**

**1170 Tynegrove Road  
File # 07 - 07586  
Golden Orchard Montessori School**

SCALE FOR REDUCED DRAWINGS







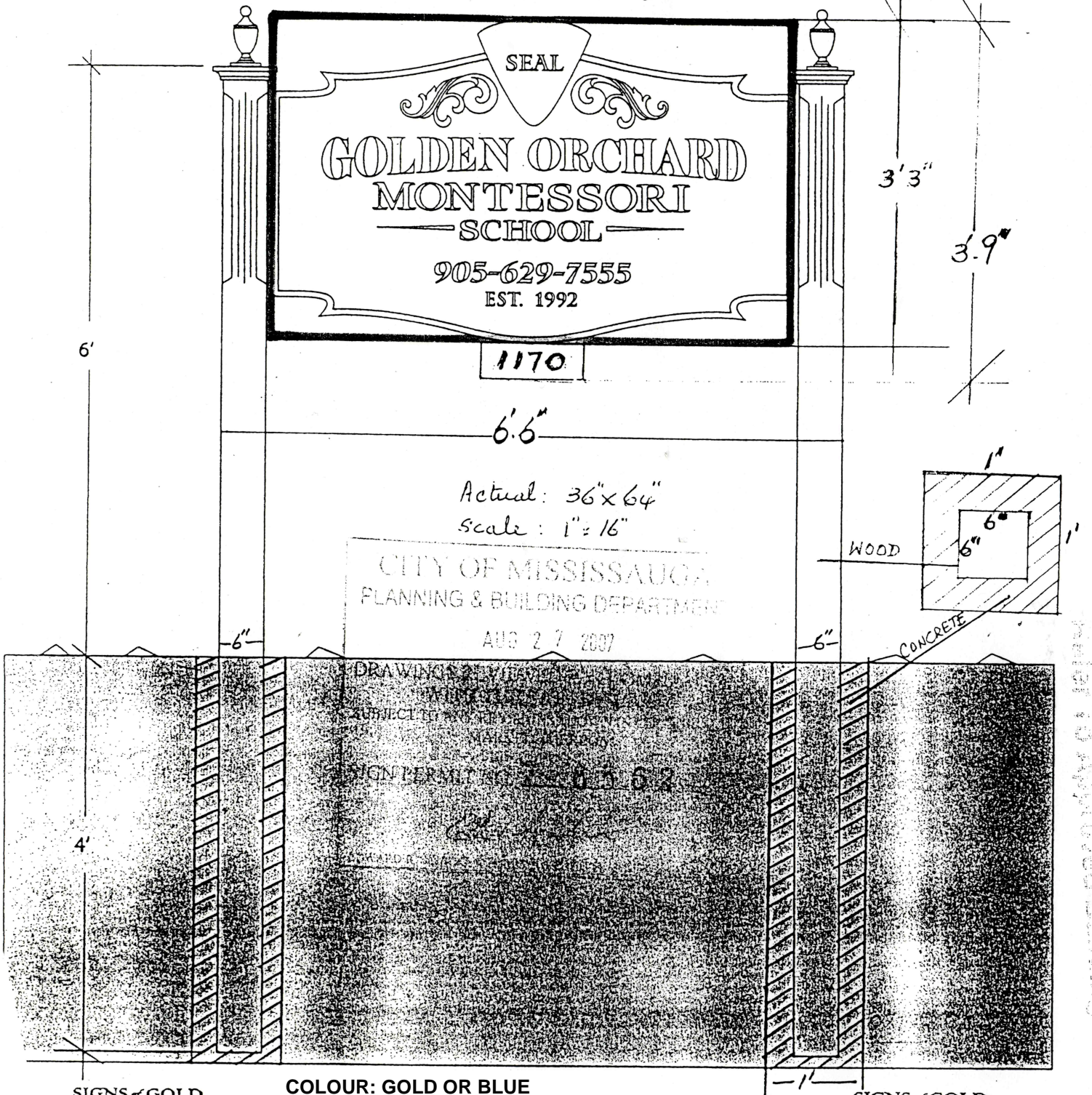


Designed exclusively for  
**Golden Orchard**  
**Montessori School**  
 1170 Tynegrove Road  
 Mississauga, Ontario L4W 3B2

All design work provided is the sole property of  
**SIGNS of GOLD, Inc**  
 Williamsville, NY  
 © Copyright 2007

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 Any use of these designs whatsoever without expressed written permission is prohibited.  
 In the event that Client decides not to order, all Design Options must  
 be returned to SIGNS of GOLD, Inc with a \$200 Design Fee

716 LOV-WOOD  
 < [www.SignsOfGold.com](http://www.SignsOfGold.com) >  
 Fax 716-688-5359



**SIGNS of GOLD**  
 1st Place- Sign Design Competition  
 • United States Sign Council  
 1999, 2002, 2005, 2006, 2007

COLOUR: GOLD OR BLUE



**SIGNS of GOLD**  
 "Among the best in the industry"  
 • SIGN BUSINESS Magazine  
 1996, 1998, 2000- 2002, 2005

THE SIGN BOARD IS MADE OF WOOD AND LETTERS ARE CARVED. POST ARE WOOD 6"x 6"



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

December 11, 2007

**FILE:** 07-07758

**RE: Money Mart**  
**40 Dundas Street East - Ward 7**

---

**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 sign located within a sight triangle is not permitted.	The proposed ground sign is located within a sight triangle.

**COMMENTS:**

Signs located in a sight triangle are deemed an unsafe condition for pedestrians and motor vehicle drivers. The proposed ground sign is not necessary as Money Mart has large fascia signs on the building which are clearly visible to the street (Appendix 5-7 to 5-8). In addition, the proposed sign will add visual clutter to the street and has no design merit. The Planning and Building Department therefore can not support the variance.



732718 ONTARIO INC.

20 Dundas Street East  
Mississauga, Ontario L5A 1W2

Tel: (905) 891-2818

Fax: (905) 271-9528

City of Mississauga  
To whom it may concern:

Re: Variance application for pylon sign at 40 Dundas Street East

732718 Ontario Inc. is the land owner of the above mentioned property would like to ask for the exemption to the sign bylaw to permit the installation of a pylon sign in the visibility triangle at the North/East end of the property.

The rational behind our request is to give the current tenant (Money Mart) visibility to the traffic travelling West. The current situation is such that, the adjacent building is approximately 15' closer to Dundas Street, therefore, hiding the entire store from the West bound traffic.

Positioning the pylon sign outside the visibility triangle, would put the sign on the West side of the property and closer to the neighbouring building, which in turn will block it. In addition, the pylon sign would interfere with the main entrance into the business.

With the visibility triangle, I understand the importance of not allowing any signage that hampers the vision on the vehicular traffic coming onto Dundas Street from shepard Avenue, however, the design of the proposed pylon sign is a single pole installation without any cladding or decorative section. This would minimise the obstruction of the traffic coming onto Dundas Street. If need be, and at your approval, we can consider raising the actual sign box on the pole to further enhance the traffic visibility.

This design of the pylon sign is complementary to the building style and the new sign package will enhance property curb appeal to public. The exiting roof sign will be removed as part of the beatification of the property.

Trusting this will meet your approval and if you wish to contact me I can be reached at (905) 891-2818.

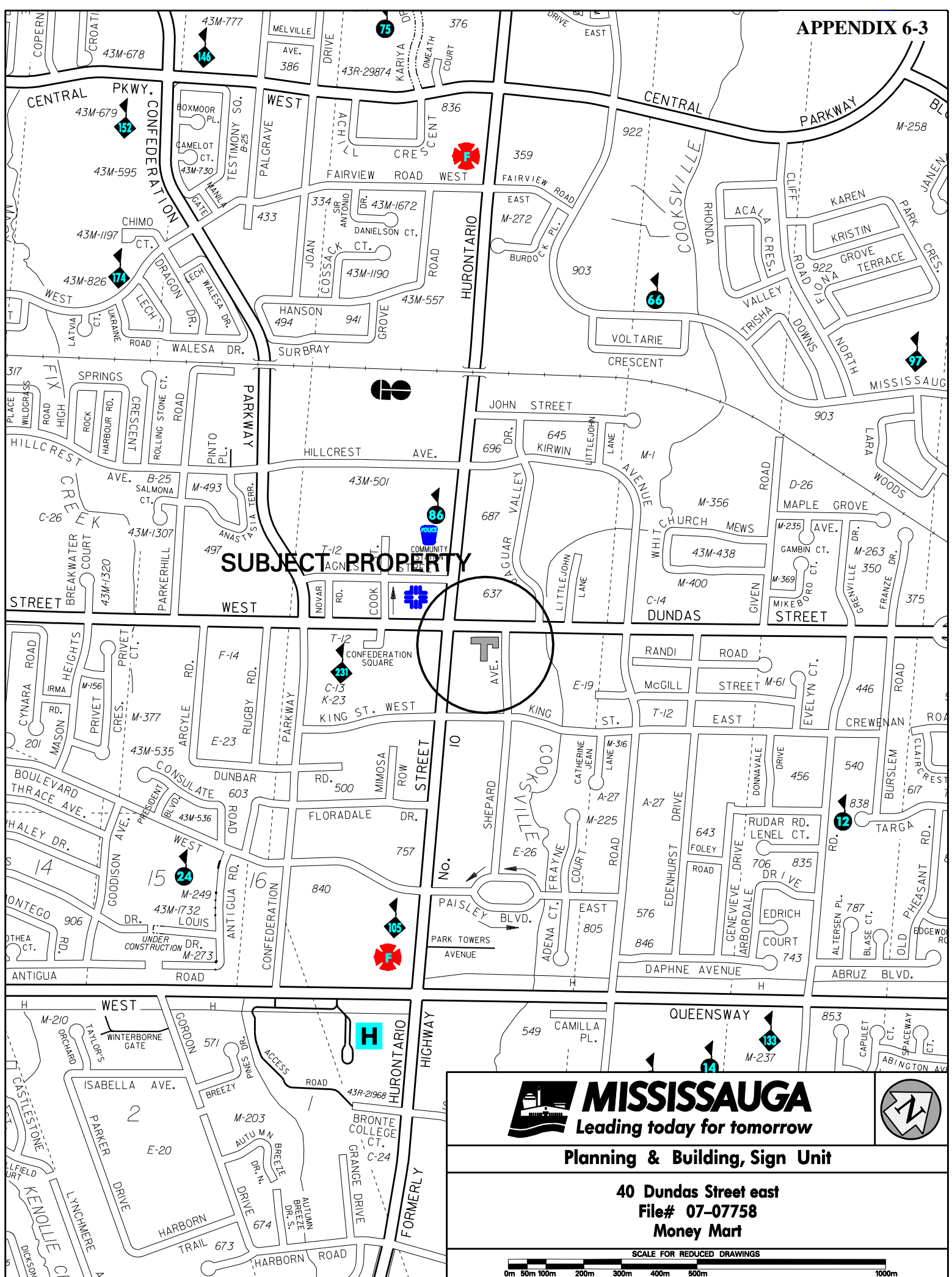
Yours truly,

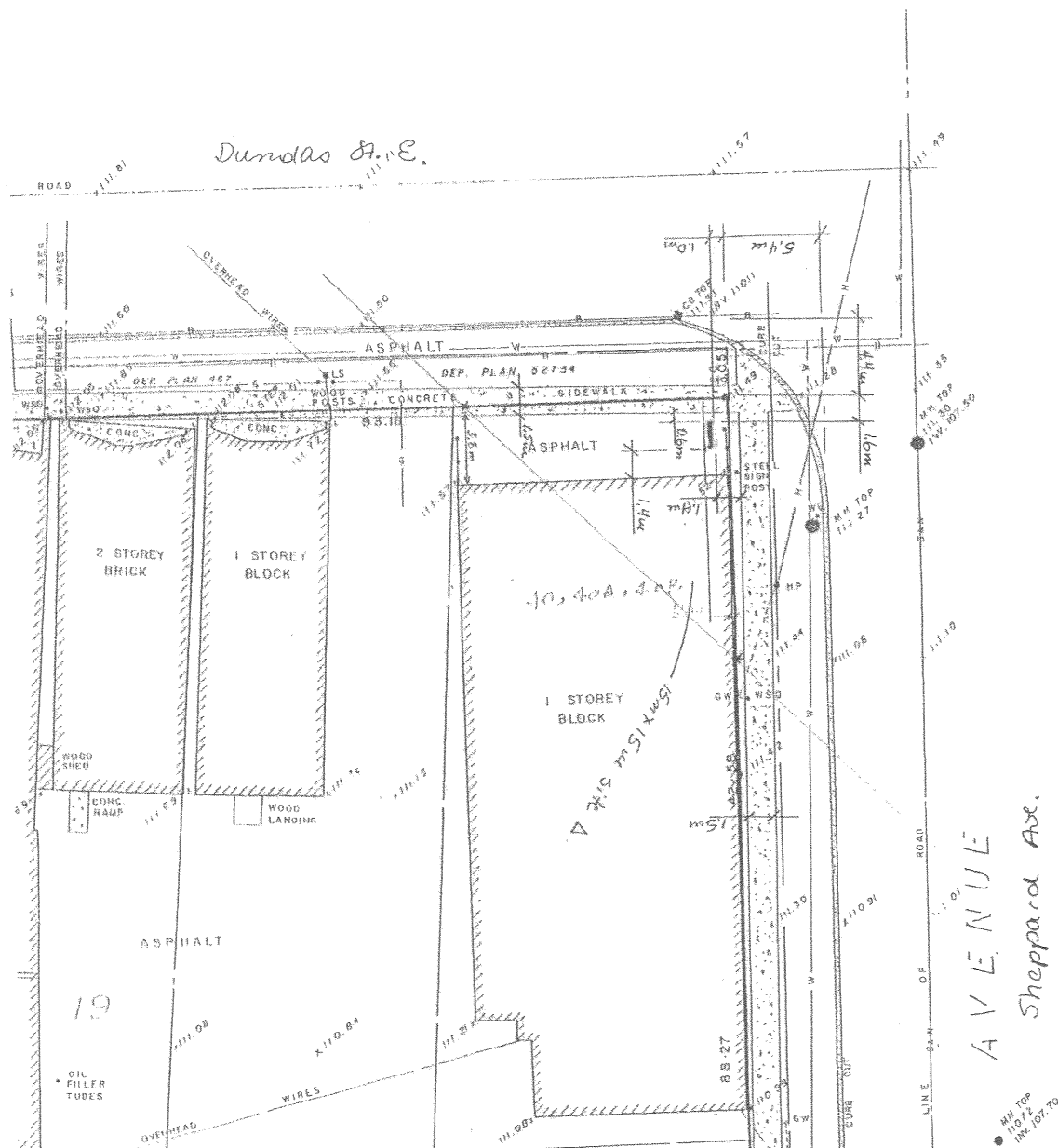
732718 Ontario Inc.

per: 

Tony Wong (vice president)

(905) 891-2818





PLAN OF TOPOGRAPHICAL SURVEY OF  
PART OF LOTS 18 AND 19  
PLAN TOR - 12 AND  
PART OF LOT 1  
REGISTERED PLAN E-19  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEEL

(Formerly Township of Toronto, County of Peel)

SCALE 1:250

TARASICK, M<sup>C</sup>MILLAN LIMITED  
ONTARIO LAND SURVEYORS  
1989

METRIC

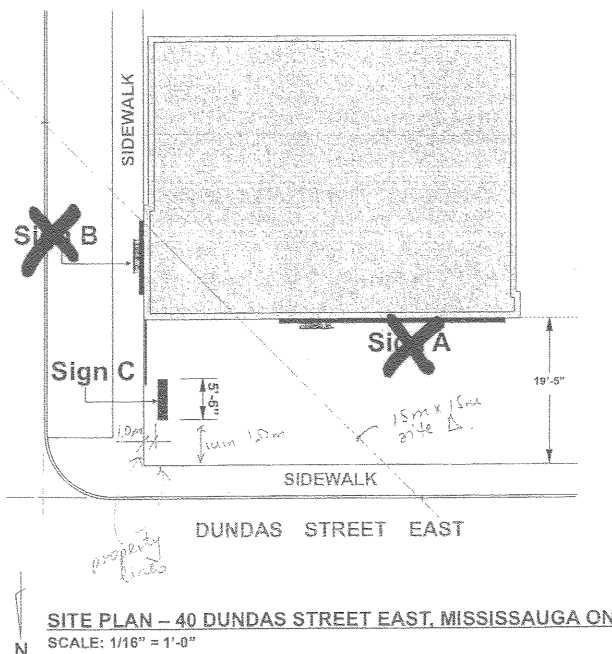
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

$$\text{Area} = 22.5 \text{ ft}^2 (2.1 \text{ m}^2) / \text{side}$$

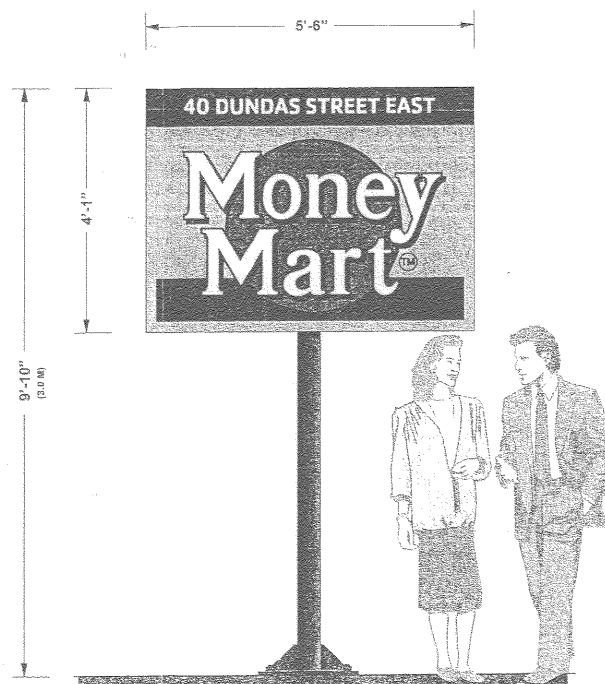
## Sign C:

NEW DOUBLE-FACED ILLUMINATED PYLON:

- DOUBLE-FACED ILLUMINATED PYLON SIGN LIT FROM INSIDE BY H/O FLUORESCENT TUBES
- FRAMELESS FLEXFACE TO HAVE VINYL APPLIED TO SURFACE
- ALUMINUM EXTRUSIONS TO BE PAINTED BLACK
- POST TO BE PAINTED BLACK



**SITE PLAN – 40 DUNDAS STREET EAST, MISSISSAUGA ON**  
SCALE: 1/16" = 1'-0"



**NEW DOUBLE-FACED PYLON**  
SCALE: 1/2" = 1'-0"

Notes:	
-	XXX

#	Colors:
A	XX
B	XX
C	XX

#	Revision(s)	By:	Date:
A	Pylon placement	LP	JUN. 05/07
A	Various	LP	JUN. 14/07
A	XX	XX	XX

PRODUCTION INFORMATION - XX		Descriptions:	Plate #:
XX		XX	XX
		XX	XX
		XX	XX

Customer Approval:

Date:

BY:

DATE:

CONTRACT #

This sign intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

IT IS AGREED THAT THE CLIENT IS ENTIRELY RESPONSIBLE TO INSTALL THE CONCRETE BASE AS PER ENSEIGNES PATTISON SIGN GROUP'S TECHNICAL DRAWINGS OR THE EQUIVALENT. WHEREAN EXISTING BASE IS USED, THE CLIENT AGREES TO CHECK IF THE CONCRETE BASE CAN SUPPORT THE SIGNS AS SUPPLIED BY ENSEIGNES PATTISON SIGN GROUP. ENSEIGNES PATTISON SIGN GROUP WILL NOT ACCEPT ANY LIABILITY.

**ENSEIGNES PATTISON SIGN GROUP**

• Tel (513) 247-7762 • Fax (513) 247-7763 • Toll Free 1-800-551-2493

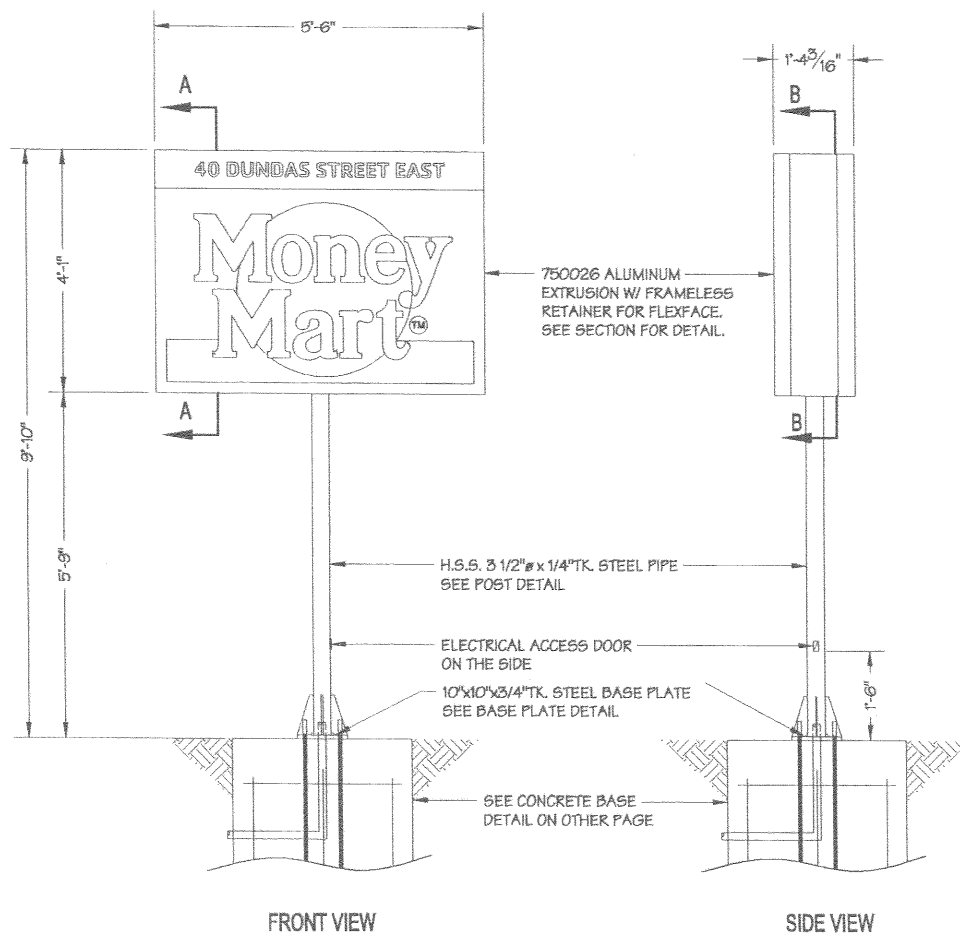
Client:	MONEY MART (STORE 1400)
Site:	40 DUNDAS ST. EAST, MISSISSAUGA ON
Consultant:	ROGER GHANTOUS
Draftsman:	LLOYD PLUNKETT
Date:	JUN. 01/07
Page:	2 / 2
Scale:	XX
Project:	RG-21385B

ISO 9001:2000 Certified Enterprise

ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENSEIGNES PATTISON SIGN GROUP.

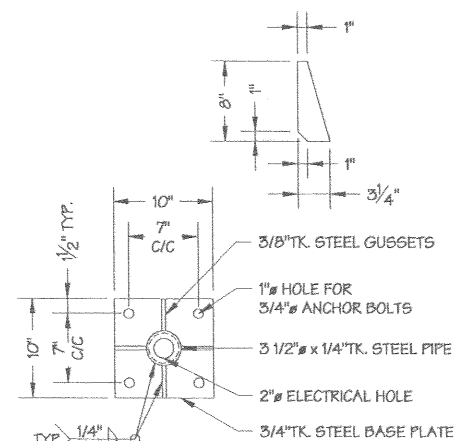
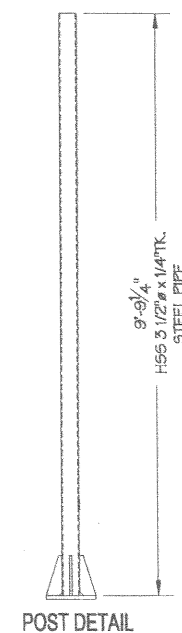
F-6-53





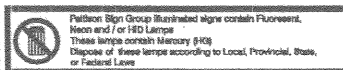
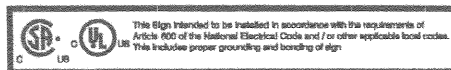
## NOTE:

- STEEL PLATE, ANGLE & FLAT BAR,  $F_y=300 \text{ MPa}$
- HSS ROUND TUBING, ASTM A500 GR. C,  $F_y=317 \text{ MPa}$
- HSS TUBING SQUARE & RECTANGULAR, ASTM A500 GR. C,  $F_y=345 \text{ MPa}$



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VOLTS AMPS CIRC.



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CLIENT:	NATIONAL MONEY MART		
SITE:	MISSISSAUGA, ON		
DRAFTMAN:	M-A VOISINE	DATE:	07/19/07
CHECK BY:	SL		
PAGE:	1/2	SCALE/ECH:	1/2" = 1'-0"
PROJECT:	RG-21385-2		

ISO 9001:2000 Certified Enterprise

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F-6-1.02

JUL 20 2007





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