



Corporate Report

Clerk's Files

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Files

BL.03-SIG (2008)

DATE: January 15, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 4, 2008

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 January 15, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eighteen (18) Sign Variance Applications described in Appendices 1 to 18 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 07-05156
Ward 1
AyA Kitchens and Baths Ltd.
1551 Caterpillar Road

To permit the following:

- (i) Two (2) banner signs each with an area of 83.61 sq. m. (900 sq. ft.).
- (ii) Two (2) fascia signs located above the upper limits of the first storey of the building.

For a period of 1 year.

- (iii) The sign proposed on the east elevation is not located on a building façade.

(b) 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 erected higher than the upper limited of the first storey of the building.

(c) Sign Variance Application 07-08047

Ward 2

RBC Dominion Securities

1672 Lakeshore Road West

To permit the following:

- (i) One (1) awning sign on the north elevation projecting partly over a street, subject to the applicant entering into an encroachment agreement with the City.
- (ii) One (1) awning sign on the east elevation not located on a building façade.
- (iii) Four (4) awning signs (one on each elevation) projecting 0.91 m (3 ft.).

(d) Sign Variance Application 06-00944

Ward 4

Deloitte

1 City Centre Drive

To permit the following:

- (i) A sixth fascia sign located between the limits of the top floor and the parapet/roof level.

- (e) Sign Variance Application 07-08051
Ward 4
Earl's Restaurant
100 City Centre Drive
 - (i) One (1) fascia sign not located on the unit occupied by the business.

- (f) Sign Variance Application 07-08097
Ward 4
Square One
100 City Centre Drive
 - (i) Two (2) multi-faced cube signs on columns at the east elevation.
 - (ii) Two (2) roof signs located on the north elevation and two roof signs located on the east elevation.

- (g) Sign Variance Application 07-06742
Ward 4
Daniels Gateway Rental Communities
674 Huntington Ridge Drive
 - (i) A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.), subject to the municipal address and street name being added to the sign.

- (h) Sign Variance Application 07-08037
Ward 5
Casebank Technologies Inc.
6205 Airport Road
 - (i) A third fascia sign located between the limits of the top floor and parapet or roof level.
 - (ii) One (1) fascia sign that is 2.44% (9.5 sq. m.) of the building face on which the sign is located.

- (i) Sign Variance Application 07-06744
Ward 5
Daniels Gateway Rental Communities
720 Avonwick Avenue

- (i) A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.), subject to the municipal address and street name being added to the sign.

- (j) Sign Variance Application 07-06743
Ward 5
Daniels Gateway Rental communities
689 Fourwinds Drive
 - (i) A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.), subject to the municipal address and street name being added to the sign.

- (k) Sign Variance Application 07-08124
Ward 5
Malton Village
7075 Rexwood Road
 - (i) Proposed ground sign with an area of 2.5 sq. m. (26.3 sq. ft.).

- (l) Sign Variance Application 07-06451
Ward 7
Ready Honda-Certified Used Cars
424 Hensall Circle
 - (i) One (1) ground sign having a sign area of 16.24 sq. m. (174.81 sq. ft.) per sign face.
 - (ii) One (1) ground sign having an overall height of 7.22 m (23.68 ft.).

- (m) Sign Variance Application 07-06747
Ward 8
Daniels Gateway Rental Communities
3035 Artesian Drive
 - (i) A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.), subject to the municipal address and street name being added to the sign.

- (n) Sign Variance Application 07-06746
Ward 8
Daniels Gateway Rental Communities
4600 Kimbermount Avenue
 - (i) A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.), subject to the municipal address and street name being added to the sign.
- (o) Sign Variance Application 07-06745
Ward 9
Daniels Gateway Rental Communities
5625 Glen Erin Drive
 - (i) A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.), subject to the municipal address and street name being added to the sign.
- (p) Sign Variance Application 07-06748
Ward 9
Daniels Gateway Rental Communities
2900 Rio Court
 - (i) A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.), subject to the municipal address and street name being added to the sign.

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

- (a) Sign Variance Application 07-04547
Ward 1
Pizza-Pizza
707 Lakeshore Road East

To permit the following:

- (i) One (1) ground sign with an overall height of 7.46 m. (24.5 ft.) and a sign area of 9.30 sq. m. (100.80 sq. ft.).

- (b) Sign Variance Application 07-04016
Ward 4
HT Physiotherapy
640 Eglinton Avenue West

To permit the following:

- (i) One (1) fascia sign located on the second storey of the building and not located on the unit which the business occupies.

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 eighteen (18) Sign Variance Applications (see Appendices 1 to 18) 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:

AyA Kitchens and Baths Ltd.
Appendix 1-1 to 1-13

Aqua Systems
Appendix 2-1 to 2-10

RBC Dominion Securities
Appendix 3-1 to 3-7

Deloitte
Appendix 4-1 to 4-6

Earl's Restaurant
Appendix 5-1 to 5-6

Square One
Appendix 6-1 to 6-8

Daniels Gateway Rental Communities
Appendix 7-1 to 7-6

Casebank Technologies Inc.
Appendix 8-1 to 8-5

Daniels Gateway Rental Communities
Appendix 9-1 to 9-7

Daniels Gateway Rental Communities
Appendix 10-1 to 10-6

Malton Village
Appendix 11-1 to 11-7

Ready Honda-Certified Used Cars
Appendix 12-1 to 12-5

Daniels Gateway Rental Communities
Appendix 13-1 to 13-7

Daniels Gateway Rental Communities
Appendix 14-1 to 14-6

Daniels Gateway Rental Communities
Appendix 15-1 to 15-7

Daniels Gateway Rental Communities
Appendix 16-1 to 16-6

Pizza-Pizza
Appendix 17-1 to 17-9

HT Physiotherapy
Appendix 18-1 to 18-7

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-05156

RE: AyA Kitchens and Baths Ltd.
1551 Caterpillar Road - Ward 1

The applicant requests the following variances to sections 4(6) and 14 of the Sign By-law 0054-2002, as amended.

Section 4(6)	Proposed
Banner signs are specifically prohibited.	Two banner signs each with an area of 83.61 sq. m. (900 sq. ft.).
Section 14	Proposed
Fascia signs are permitted to be located on the first storey of each occupancy.	Two fascia signs located above the upper limits of the first storey of the building.
Section 14	Proposed
Fascia signs are permitted to be located on a building facade of each occupancy.	The sign proposed on east elevation is not located on a building facade.

PREVIOUS COMMENTS: (*Planning and Development Committee – September 4, 2007*)

The proposed variance is to permit two existing banner signs to remain. Banner signs are not permitted by Sign By-law 0054-2002, as amended. Even if the banners were considered fascia signs, they are excessive in size. There is an existing fascia sign located at the top of the tower structure to identify the business from a distance. To exploit the tower structure as an advertising mechanism is the same as the towering billboard signs used in the United States along some of their highways. The Planning and Building Department therefore can not support the proposed variance from a design perspective.

COMMENTS:

On September 4, 2007, the Planning and Development Committee deferred the decision on this sign variance application until the Ward Councillor met with staff to discuss the matter. The Planning and Building Department met with the Ward Councillor and reviewed the proposed

variance application. As it was a banner, it was agreed to permit the proposed variance for a period of one year.

K:\pbdivision\WPDATA\PDC-Signs\2007 PDC Signs\07-05156\01-REPORT_Revised.doc



Letter of Rationale

Re: AyA Kitchens and Baths Ltd.
Tower Signage
1551 Caterpillar Rd.
Mississauga, ON

May 1, 2007

To Whom It May Concern,

As president of AyA Kitchens and Baths, Ltd., I would like to express the critical nature of the signage erected on our facility here in Mississauga. Although our company is a recent addition to the Mississauga landscape, our facility is not. Purchased in 2000 from ThyssenKrupp Elevator Company, this facility was originally a Caterpillar plant and then an elevator manufacturing facility run by Dover Elevator. In approximately 1990 Dover expanded the facility to include 45,000 sq.ft. of office space and a landmark 18 story elevator test tower.

When we purchased the facility in late 2000, the property had been basically vacant since the purchase of Dover by ThyssenKrupp and subsequent restructuring two years earlier. The property was vacant for so long in part due to the perception that the tower was a liability for any company not in the elevator business.

As a start up, we believed that the tower's landmark status would eventually be an asset and after considering manufacturing locations across the GTA, settled in Mississauga. Converting an aged plant to a state of the art manufacturing facility was a significant investment undertaken by AyA and as a result the facility and property has been significantly improved.

Over the course of the last 6 years, AyA has grown from a start up employing a handful of people to a leader in our industry. AyA was recognized by FDM magazine, the woodworking industry's most respected trade publication, as one of the fastest growing companies in the North American industry in 2006. Today we employ over 300 people, with more than 250 of these working out of the Caterpillar Rd. location.

Despite this rapid growth, and an investment in the tens of millions of dollars, profitability has been elusive. The cabinet business in general, and in Toronto specifically, is a highly competitive business. In 2005, in order to ensure our long term viability, AyA made a strategic decision to develop its higher end and especially retail (direct to consumer) business.

AyA Kitchens and Baths, Ltd.
1551 Caterpillar Road
Mississauga, ON L4X 2Z6
Tel: 905.848.1999
Fax: 905.848.5127
www.AyAKitchens.com

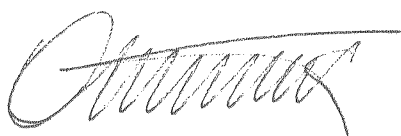
Although we invested heavily in print advertising in the GTA to bring customers into our showroom on Caterpillar Road, the retail side of the business did not grow to our expectations. One key factor, we determined, was that our location, although well suited to manufacturing, was limiting our retail growth. Our location is a 'destination' for customers meaning that they do not happen by it. Although we have a prominent "AyA" sign on the top of the tower, the average individual, even after 5 years, was not equating this sign and facility with kitchen cabinetry.

In 2006 we made the decision to open a second GTA company owned showroom on Highway #7 just east of Highway #400 in Vaughn. This showroom opened in September and almost overnight we experience traffic higher than we ever had here in Mississauga. At about the same time and as part of the same retail push, we erected the 'Kitchen Showroom' signage in question on the tower in Mississauga. Again, the response was immediate and overwhelming. In fact, in October 2006 we booked our highest retail sales ever out of this location and this was again surpassed in March 2007. Many customers commented they didn't know what "AyA" was until the signage was placed. The sign has also helped us with recruitment. We also noticed a greater number of prospective employees walking in to complete Applications of Employment.

In order for our company to thrive, in fact even for it to survive, requires a mix of business which now, more than ever, is dependent on direct to consumer, retail sales. The signs in question, though technically erected prematurely, have been invaluable for our company. In fact, the retail growth which we have experienced since they were erected has been instrumental in moving our company over this same period into a sustainably profitable position for the first time since inception.

I recognize, albeit belatedly, that the signage in question can be construed as contrary to local bylaws, but I would ask that an exception be made in light of the positive impact this signage has had on the financial well viability of our firm. As mentioned above, we have received many "Walk Ins" applying for work as a result of the signage. Many of these people (who live in the area) have been hired. The success of our business not only impacts our bottom line but also the local economy in general as we are contributing to the number of employed persons in the region which in turn I believe has a ripple effect within the rest of the local economy.

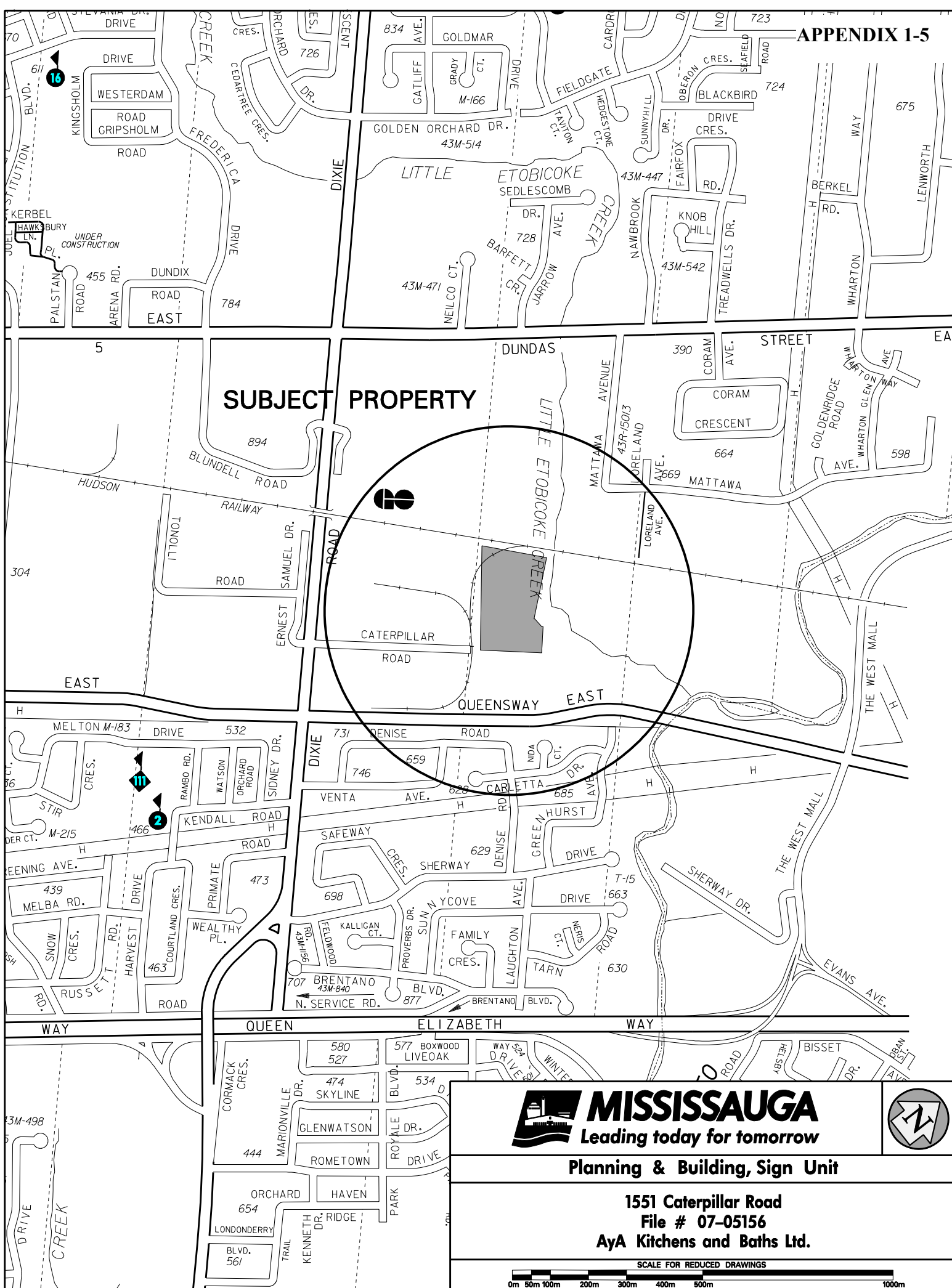
Sincerely,



David Marcus
President
AyA Kitchens and Baths, Ltd.

AyA Kitchens and Baths, Ltd.
1551 Caterpillar Road
Mississauga, ON L4X 2Z6
Tel: 905.848.1999
Fax: 905.848.5127
www.AyAKitchens.com

SUBJECT PROPERTY



MISSISSAUGA
Leading today for tomorrow

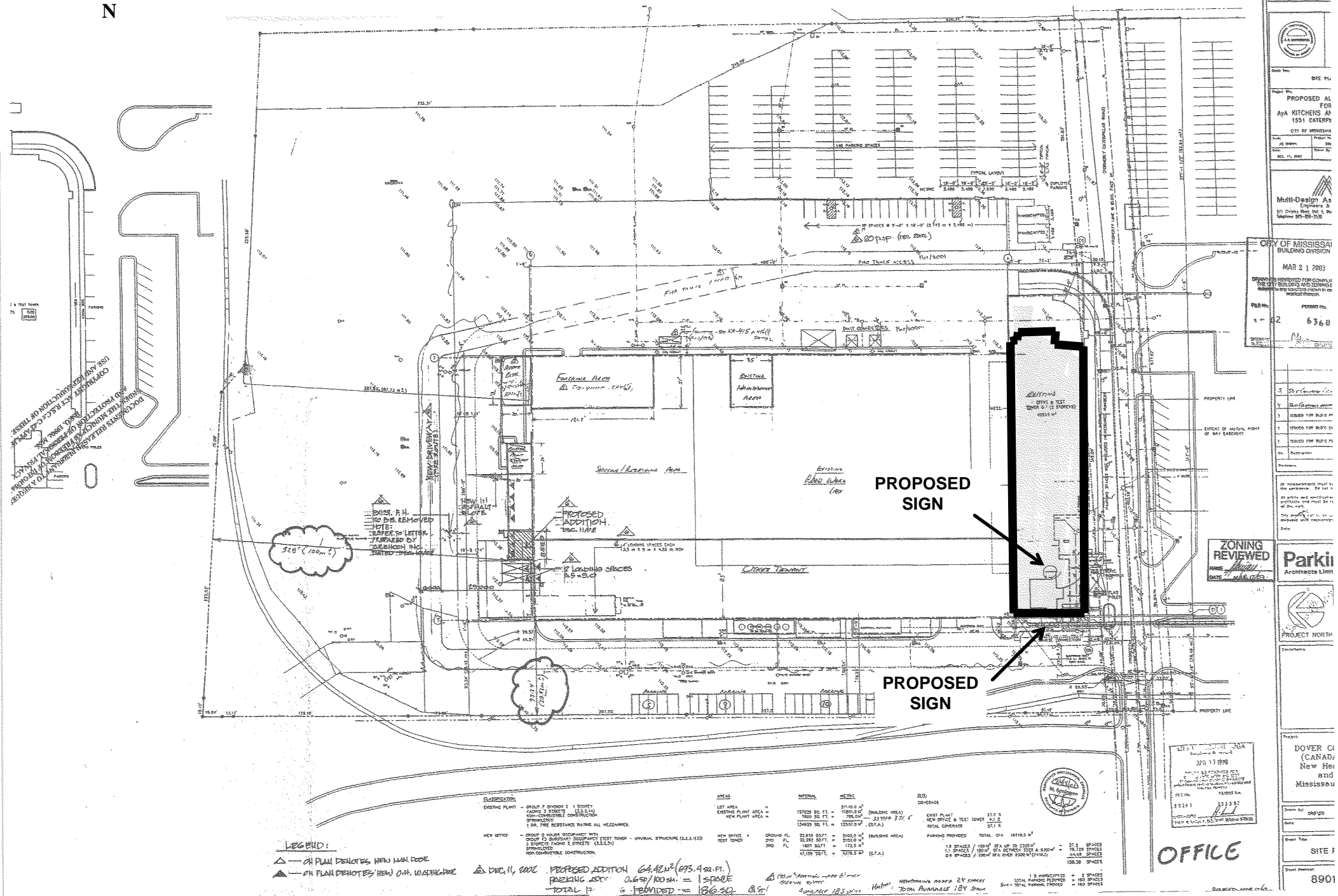


Planning & Building, Sign Unit

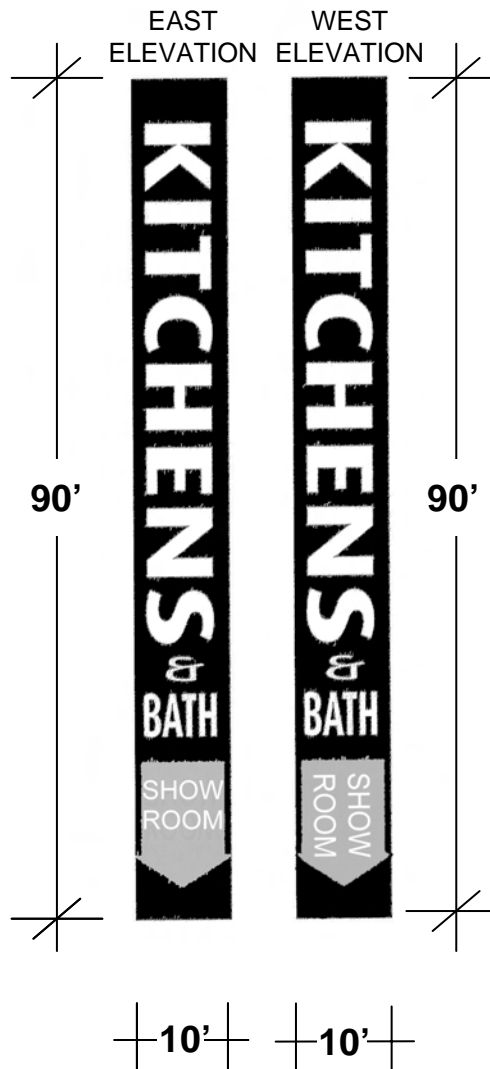
1551 Caterpillar Road
File # 07-05156
AyA Kitchens and Baths Ltd.



SITE PLAN



AYA KITCHENS AND BATHS
BANNER SIZES ON BUILDING



1551 CATERPILLAR ROAD, MISS, ON L4X 2Z6
CON I SDS PT L4, 43R 16585 PTS 4-20, 25-28
FASCIA SIGN BANNER SIGNS (2)-AYA KITCHEN

TOWER DIMENSIONS

APPENDIX 1-8

SCALE: $1/4" = 12.11538461'$

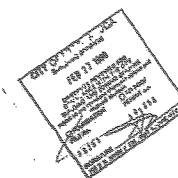
157'-6"

3' EAST ELEVATION

42'

157'-6"

4 NORTH ELEVATION



DOCUMENTS RELEASED PURSUANT TO A REQUEST
UNDER THE MUNICIPAL FREEDOM OF INFORMATION ACT AND ASSOCIATED
AND PROTECTION OF PERSONAL PRIVACY ACT
R.S.O. 1990



Parkin
Architects Limited



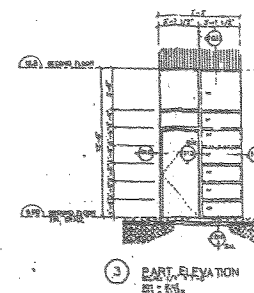
DOVER CORPORATION
(CANADA) LIMITED
New Headquarters
and Plant
Mississauga, Ontario

EAST AND NORTH
ELEVATIONS

80011 - 1202

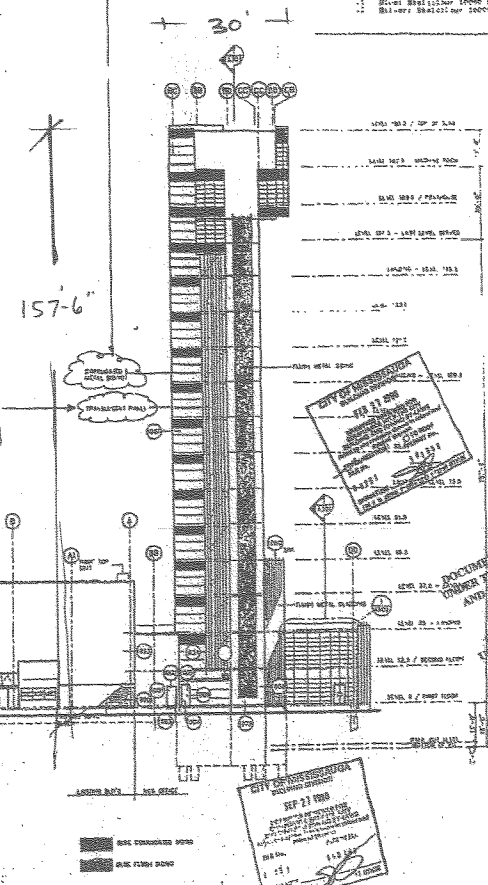
TOWER DIMENSIONS WITHOUT BANNER

SCALE: $\frac{1}{4} = 12.11538461$



③ PART ELEVATOR

- [illegible]



20251 120/88
82-832481/8324A C/R
88-8324 C/R
101-832481/8324 82

A	POWER FOR PUMPING	10-11-19
5	POWER FOR STARTING PUMPING	10-11-19
2	POWER FOR STOPPING	10-11-19
1	POWER FOR STOPPING	10-11-19
0	POWER FOR STOPPING	10-11-19
NA	Description	NA

AN INDUSTRY/TRADE GROUP HAS REQUESTED THAT THE FBI INVESTIGATE THE ACTIVITY OF A GROUP OF INDIVIDUALS WHO ARE ALLEGEDLY ENGAGED IN A CAMPAIGN TO OBTAIN THE REMOVAL OF A STATUE OF A PRESIDENT OF THE UNITED STATES FROM A PUBLIC PLACE. THE GROUP HAS REQUESTED THAT THE FBI INVESTIGATE THE ACTIVITY OF THE GROUP AND IF NECESSARY, TAKE APPROPRIATE ACTION TO PROTECT THE STATUE.

Parkin
Architects Limited

[illegible]

**DOVER CORPORATION
(CANADA) LIMITED**
New Headquarters
and Plant
Mississauga, Ontario

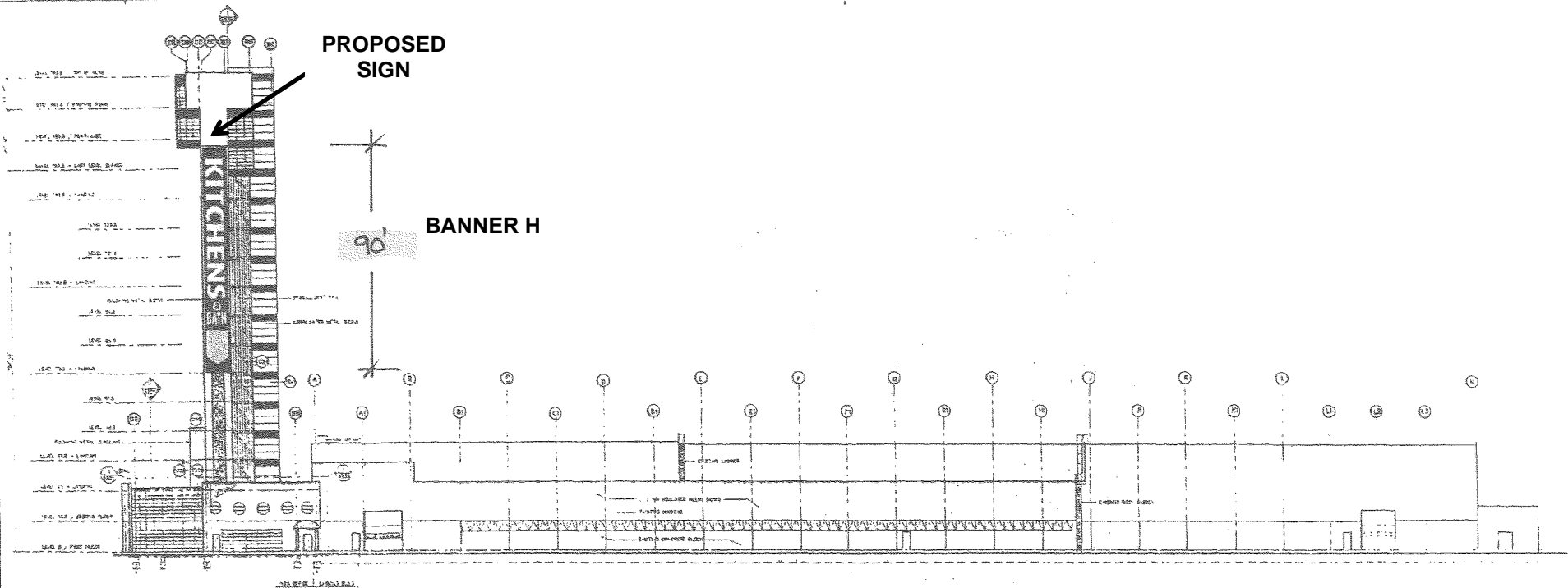
**SOUTH AND WEST
ELEVATIONS**

① SOUTH ELEVATION

42'

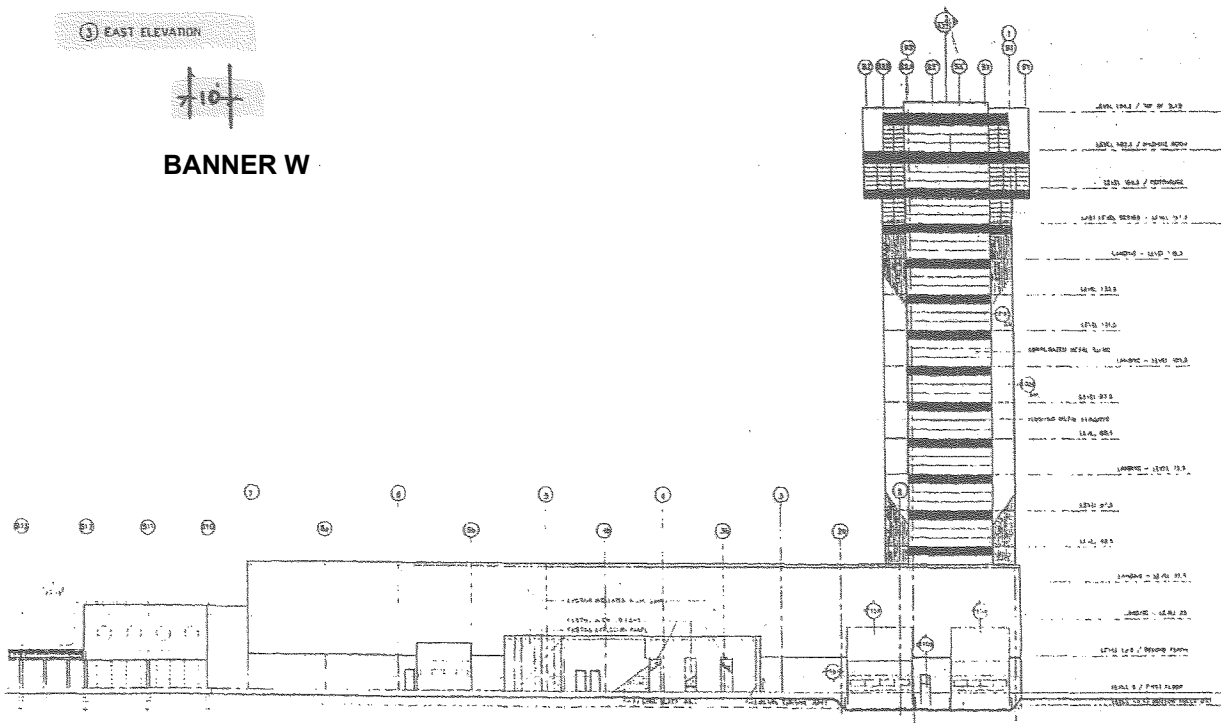
(2) WEST ELEVATION

[illegible]

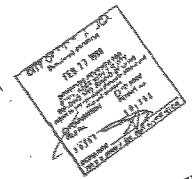


3 EAST ELEVATION

BANNER W



4 NORTH ELEVATION



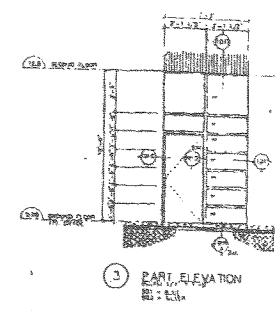
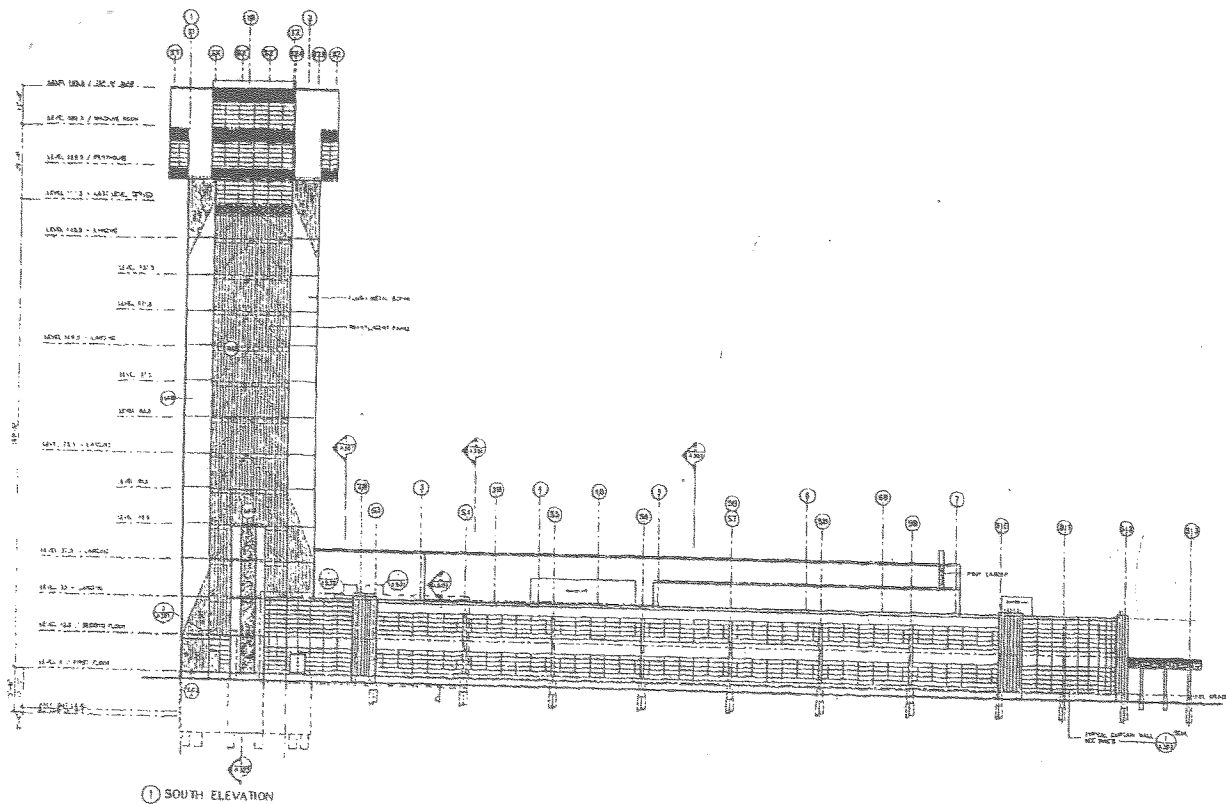
DOCUMENTS RELEASED PURSUANT TO A REQUEST UNDER THE MUNICIPAL FREEDOM OF INFORMATION ACT AND PROTECTION OF PERSONAL PRIVACY ACT
R.S.O. 1990, CHAPTER 183, SECTION 27
1991 CATERPILLAR LTD.



Part
Architect

DOVER
CAN
New
Mississ

EAST
SL



- PART 3: PRODUCTS**
- STRUCTURAL STEEL SUB-FRAMING**
 - 1. Steel joist and purlin system to be fabricated by the fabricator for the building.
 - 2. Fabricate and install steel sub-framing.
 - METAL LATH/PAPEL SEAL**
 - 1. Fabricate and install metal lath and paper seal.
 - 2. Fabricate and install metal lath and paper seal.
 - 3. Fabricate and install metal lath and paper seal.
 - SCAFFOLD**
 - 1. Fabricate and install scaffold for the building.
 - INSULATION**
 - 1. Fabricate and install fiberglass insulation.
 - 2. Fabricate and install fiberglass insulation.
 - CONCRETE METAL SIDING**
 - 1. Fabricate and install concrete metal siding.
 - 2. Fabricate and install concrete metal siding.
 - 3. Fabricate and install concrete metal siding.

PROPOSED SIGN

BANNER W

BANNER H

KITCHENS

7 WEST ELEVATION

Additional notes: 1. The proposed sign is to be installed on the exterior of the building. 2. The proposed sign is to be installed on the exterior of the building. 3. The proposed sign is to be installed on the exterior of the building.

80201 800/99
80-800/99/800/99
80-800/99
1001 800/99/800/99

1. BANNER FOR SIGN	1001 800/99
2. BANNER FOR SIGN	1001 800/99
3. BANNER FOR SIGN	1001 800/99
4. BANNER FOR SIGN	1001 800/99
5. BANNER FOR SIGN	1001 800/99
6. BANNER FOR SIGN	1001 800/99
7. BANNER FOR SIGN	1001 800/99
8. BANNER FOR SIGN	1001 800/99
9. BANNER FOR SIGN	1001 800/99
10. BANNER FOR SIGN	1001 800/99

Parkin
Architects Limited

DOVER CORPORATION (CANADA) LIMITED
New Headquarters
and Plant
Mississauga, Ontario

SOUTH AND WEST ELEVATIONS

89011 - A201



1551 CATERPILLAR RD - WEST ELEVATION



1551 CATERPILLAR RD - EAST ELEVATION



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

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.

PREVIOUS COMMENTS: *(Planning and Development Committee Meeting of October 1, 2007)*

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.

COMMENTS:

The variance to permit the fascia sign on the front of the store and the fascia sign on the west elevation of the building were approved by the Planning and Development Committee on October 1, 2007.

The decision on the recommendation regarding the fascia sign on the east elevation of the building was deferred by the Planning and Development Committee on October 1, 2007.

The Planning and Building Department met with the Ward Councillor to discuss the application. Although the sign has existed for a number of years, the City has not received any complaints regarding the number of signs on the building. As it is a vital identifier of the premise to their customers, the Planning and Building Department will recommend approval of the variance.

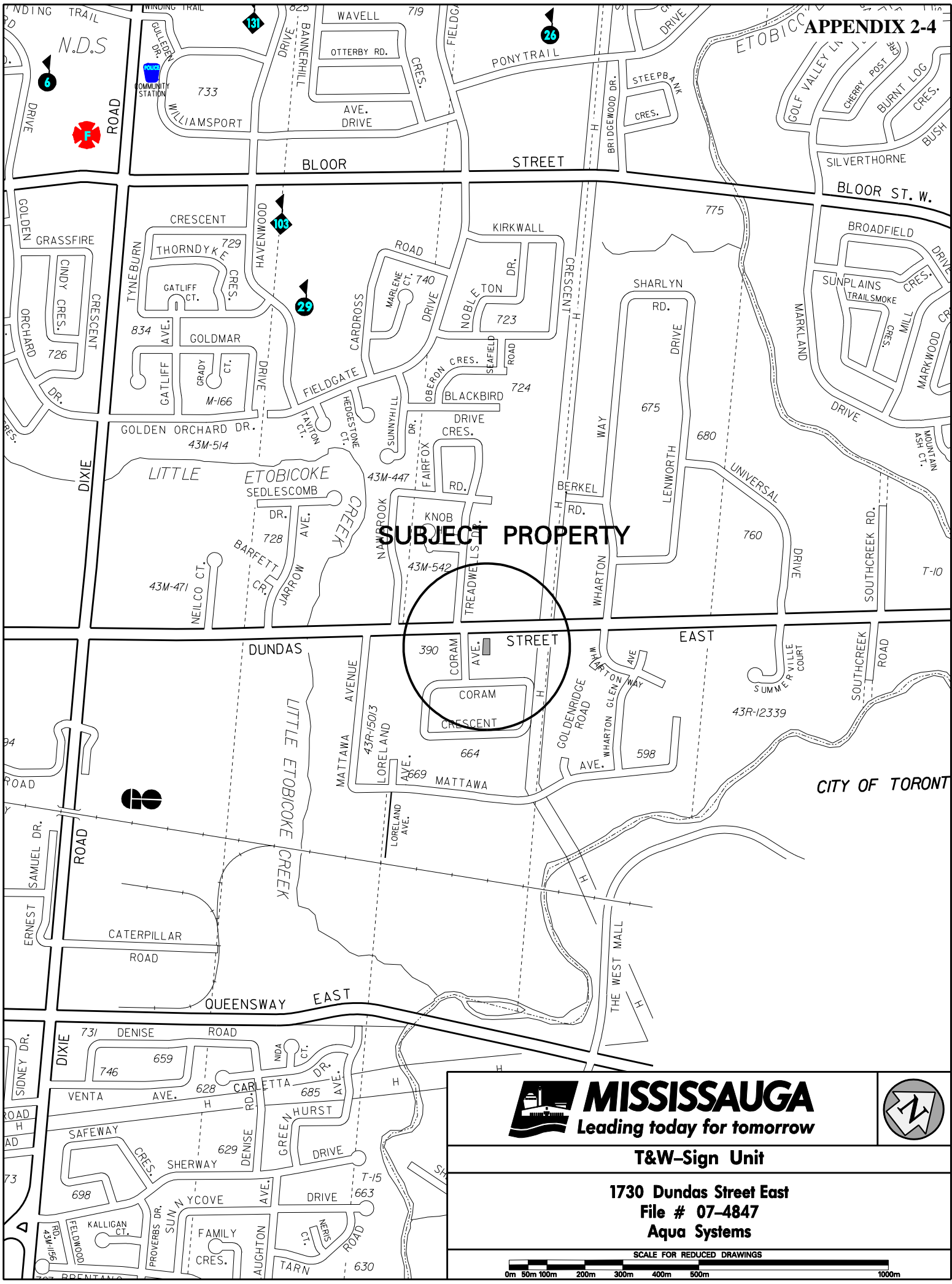
I am the owner of Aqua Systems Ltd
A Scuba lesson's school Our signs have
been in place since the 1960's with
various repairs over the years. The signs
are important to our business to attract
new customers. We teach at many local
schools, scouts and different community groups
including the city of Mississauga's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

Thank you

Todd Shannon

June 7/07

Call 416-402-7117



SUBJECT PROPERTY

CITY OF TORONTO

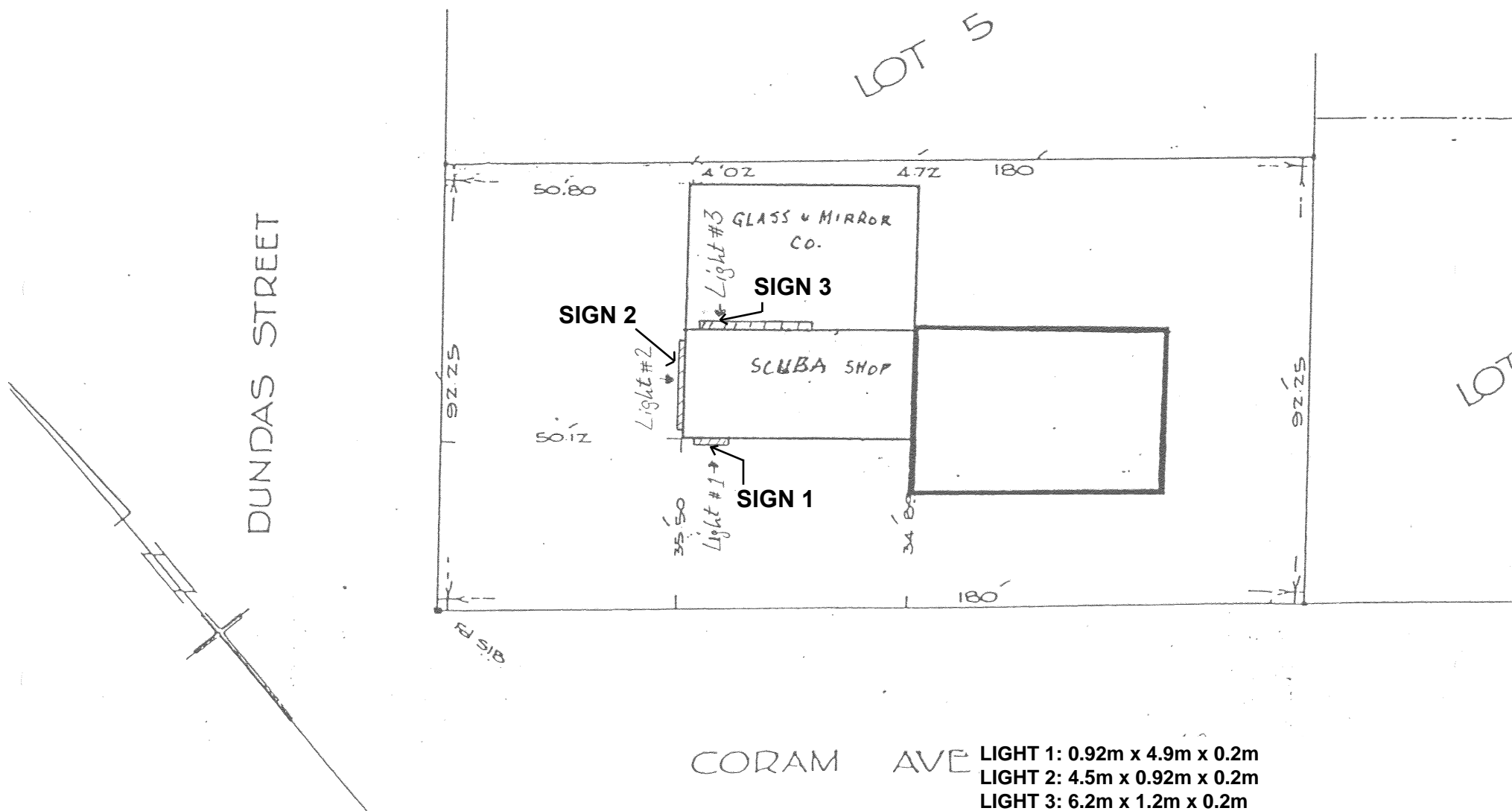
MISSISSAUGA
Leading today for tomorrow



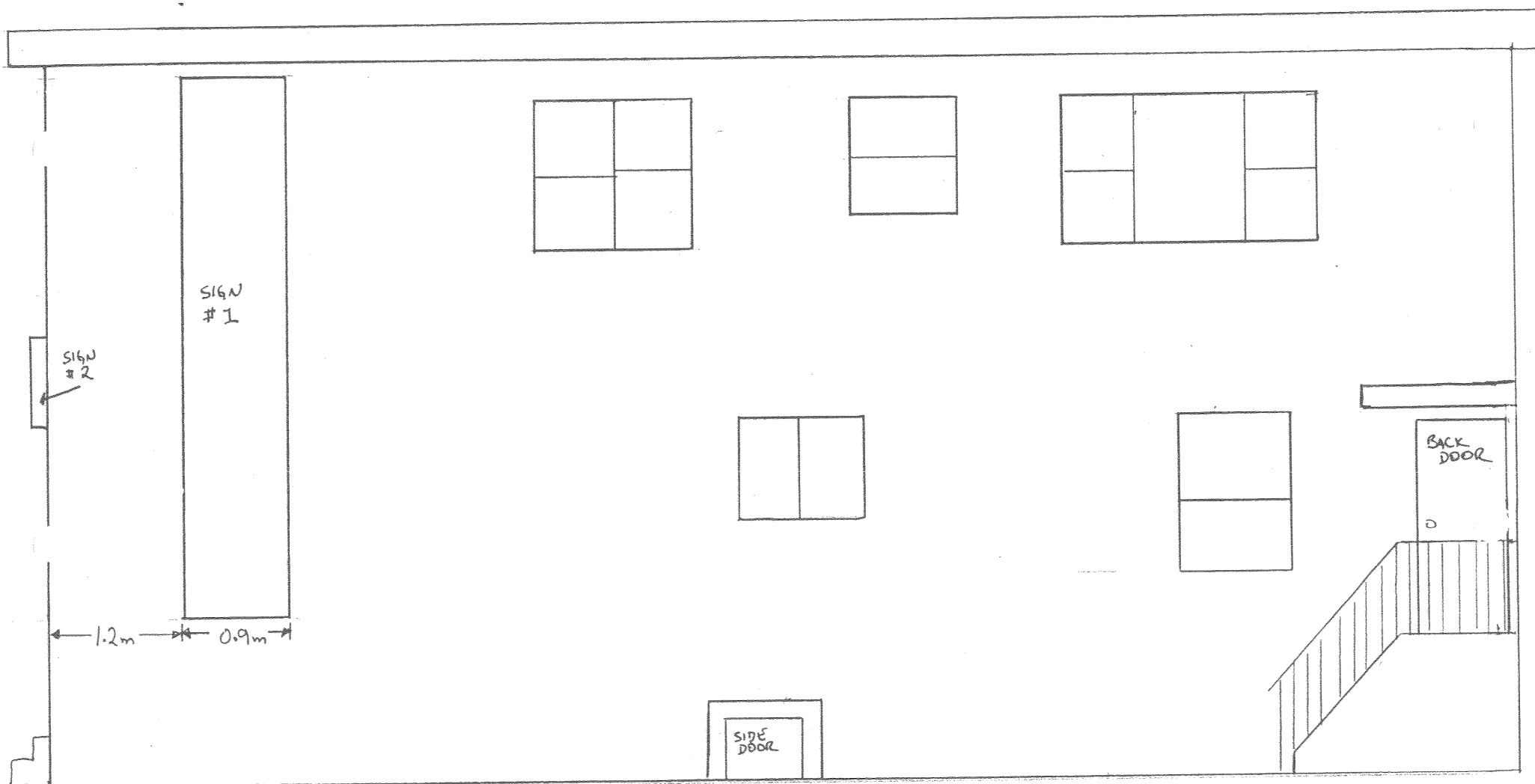
T&W-Sign Unit

1730 Dundas Street East
File # 07-4847
Aqua Systems



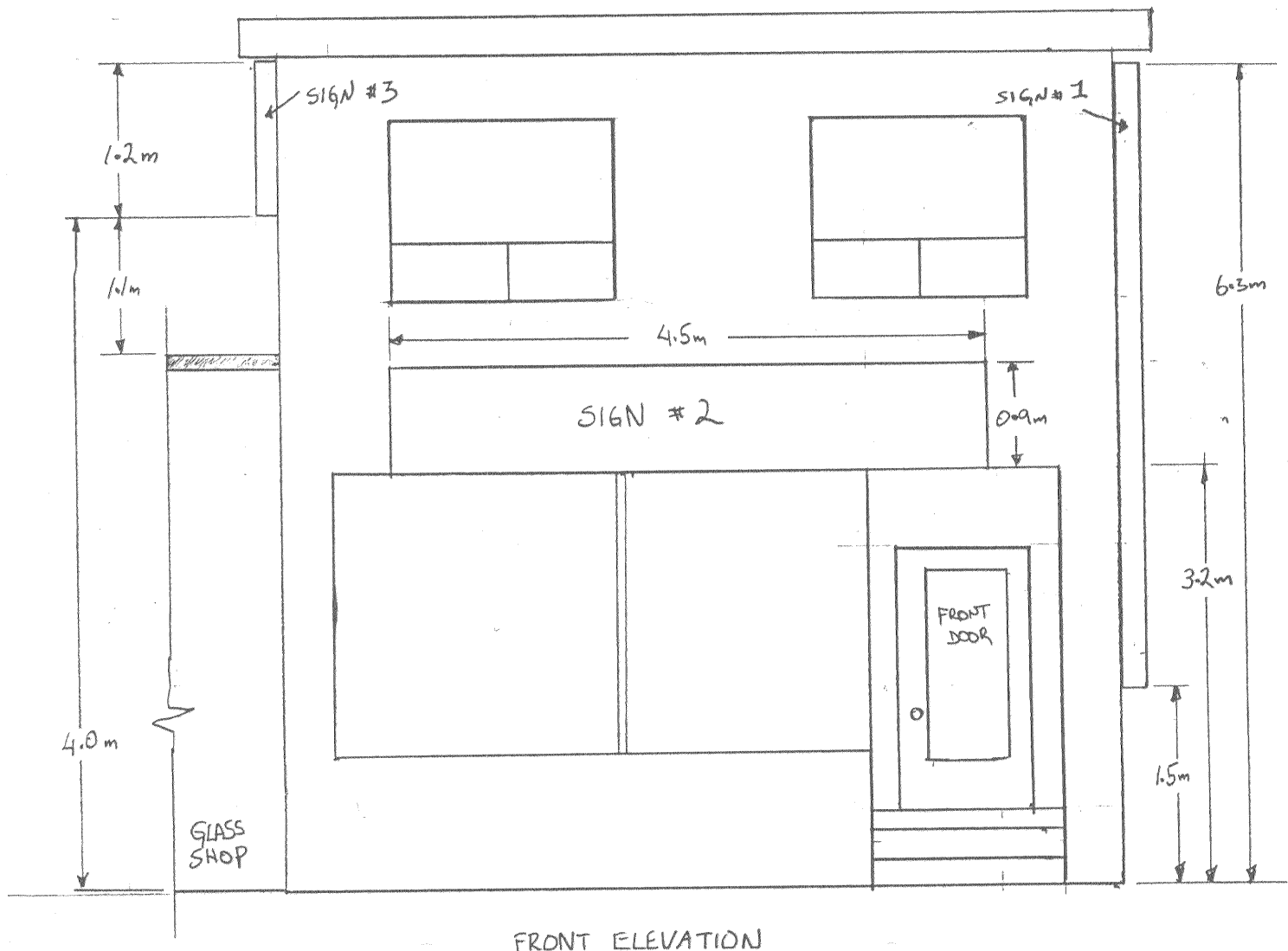


PLAN SHOWING
LOT 6 REG^d PLAN 390
TOWNSHIP OF TORONTO - COUNTY OF PEEL
 SCALE 1" = 30'

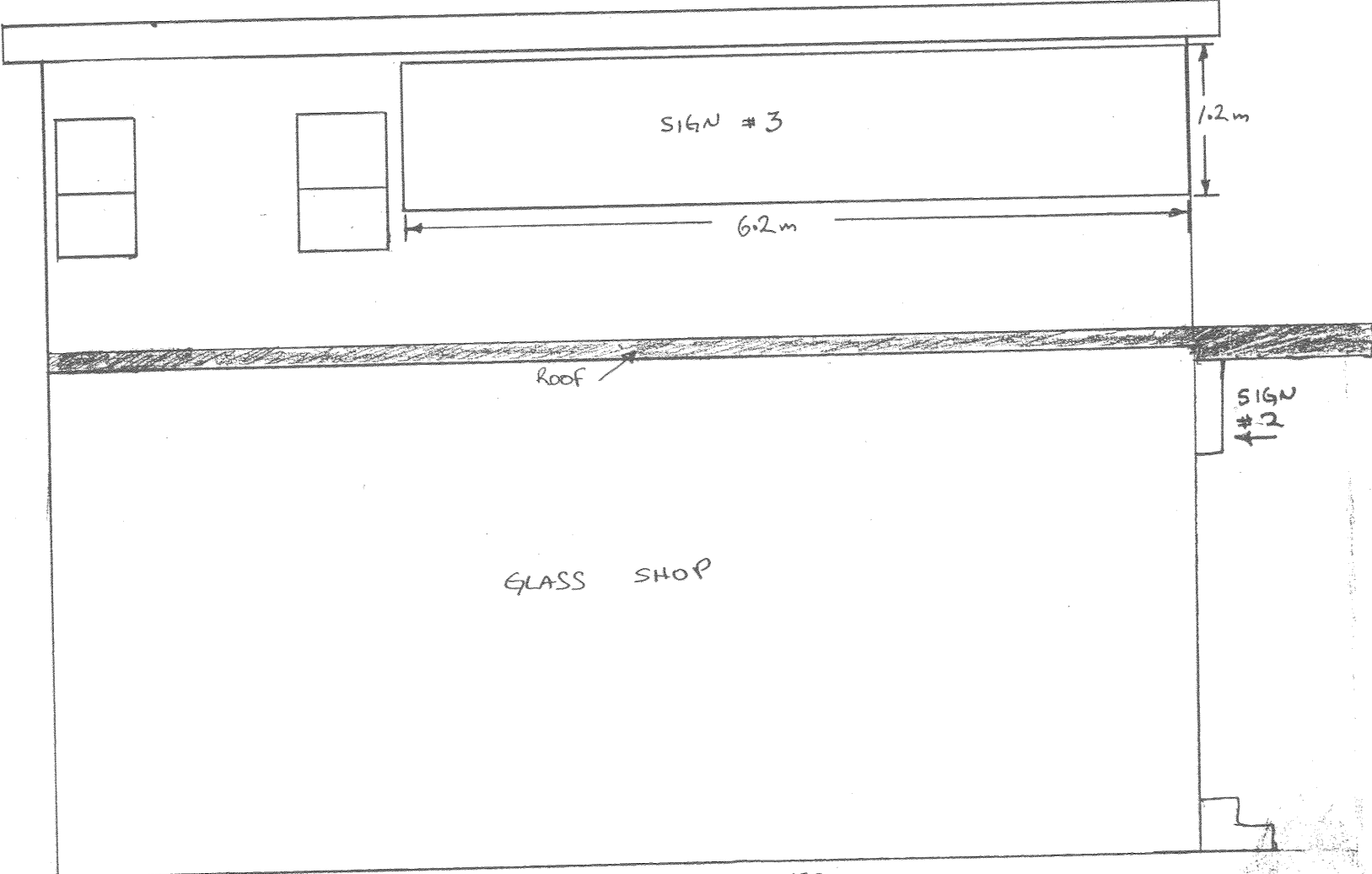


NOTES:

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.



SCALE: 1:50



EAST ELEVATION

SCALE = 1:50



1730 DUNDAS ST. E.
NORTH ELEVATION



SIGN 3

SIGN 2

06/13/2007



1730 DUNDAS ST. E.
WEST ELEVATION



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-08047

RE: RBC Dominion Securities
1672 Lakeshore Road West - Ward 2

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

Section 4(4)	Proposed
No sign is permitted on, over, partly on or over a street.	One awning sign on the north elevation projecting partly over a street.
Section 13	Proposed
Permits fascia signs to be on a building facade.	One awning sign on the east elevation not located on a building facade.
Section 17	Proposed
A fascia sign may project out from a building wall not more than 0.6 m (2.0 ft.).	Four awning signs (one on each elevation) projecting 0.91 m (3 ft.).

COMMENTS:

The proposed variance is to replace the material on the four existing awnings above the entrances to the building. RBC Dominion Securities will be the sole occupant of the single storey building and the awning signs will be used to mark the entrances of the building for their customers. In this regard, the Planning and Building Department finds the variances acceptable from a design perspective, subject to the applicant entering into an Encroachment Agreement with the City.

November 27, 2007

City of Mississauga
300 City Centre Drive
Mississauga ON. L5B 3C1

ATTENTION: Jeffery Grech
Sign Unit
Planning and Building Department

RE: Application Number: SGNBLD 07 8047 VAR
1672 Lakeshore Road West Building "D"
LETTER OF RATIONALE FOR SIGN VARIANCE APPLICATION

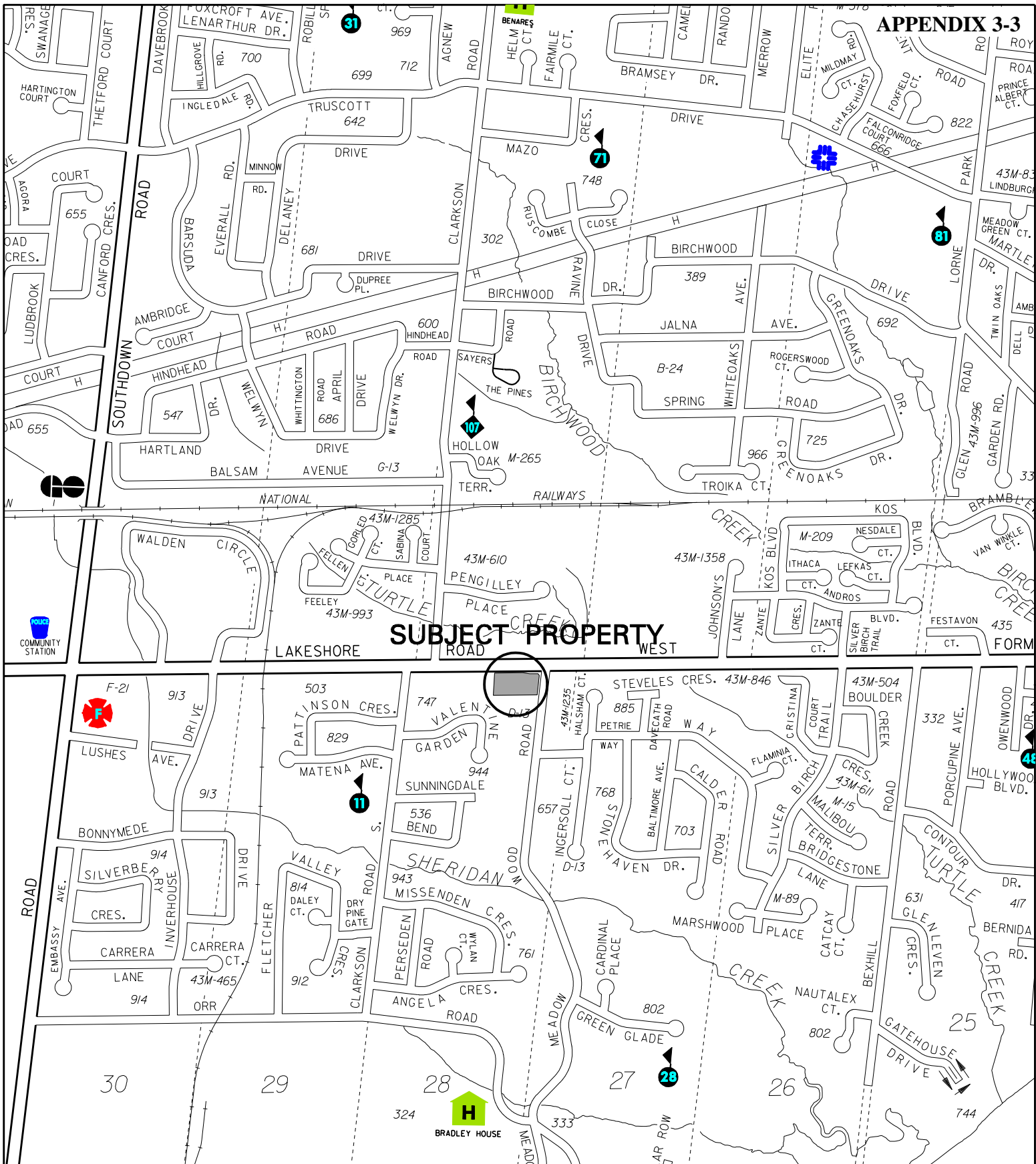
A sign permit application has been submitted to allow the replacement of existing awning material with a "3M Panaflex Flexible Sign Face" with the business identification sign for "RBC Dominion Securities" above all four entrances to the building. RBC Dominion Securities will be the sole occupant of the single storey building and the awning signs will be used to mark the entrances and to distinguish from the other awnings presently in place.

The proposed awning signage will be attached to the awning framework presently in place which project 36 inches from the exterior wall face. The Mississauga sign by-law provides for a maximum projection of 24 inches from the exterior wall face.

Use of the existing framework will maintain consistency with the other buildings in this commercial development which all have identical awning structure.

Yours truly,
LISGAR DEVELOPMENTS LTD

Michael Zenker
General Manager





MISSISSAUGA

Leading today for tomorrow



Planning & Building, Sign Unit

1672 Lakeshore Road West
File #07-08047
RBC Dominion Securities

SCALE FOR REDUCED DRAWINGS





51

1. General - give a brief, 300 second speech on the general topic to be written. (5)
2. Topic - select a topic from the list below (10)
3. Outline - prepare an outline of the speech (10)
4. Script - prepare a script of the speech (10)
5. Delivery - deliver the speech (10)
6. Feedback - receive feedback from the judges (10)
7. Reflection - reflect on the experience (10)
8. Conclusion - conclude the competition (10)
9. Appendix - provide additional information (10)
10. References - provide references (10)
11. Notes - provide notes (10)
12. Appendix - provide additional information (10)
13. References - provide references (10)
14. Notes - provide notes (10)
15. Appendix - provide additional information (10)
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100. References - provide references (10)

Survey Information by S. Post, W.D., Feb. 11, 1960 Port of Los Angeles and 1, Registered Firm 2-12, and Murr & Thorsen Ltd., 1960

Part of Unit 1 and 2, Comprehensive Grade 5-6	
<u>UNIT 1</u>	100
<u>UNIT 2</u>	100
<u>UNIT 3</u>	100
<u>UNIT 4</u>	100
<u>UNIT 5</u>	100
<u>UNIT 6</u>	100
<u>UNIT 7</u>	100
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<u>UNIT 100</u>	100

[illegible]

MEADOW WOOD
MARKET

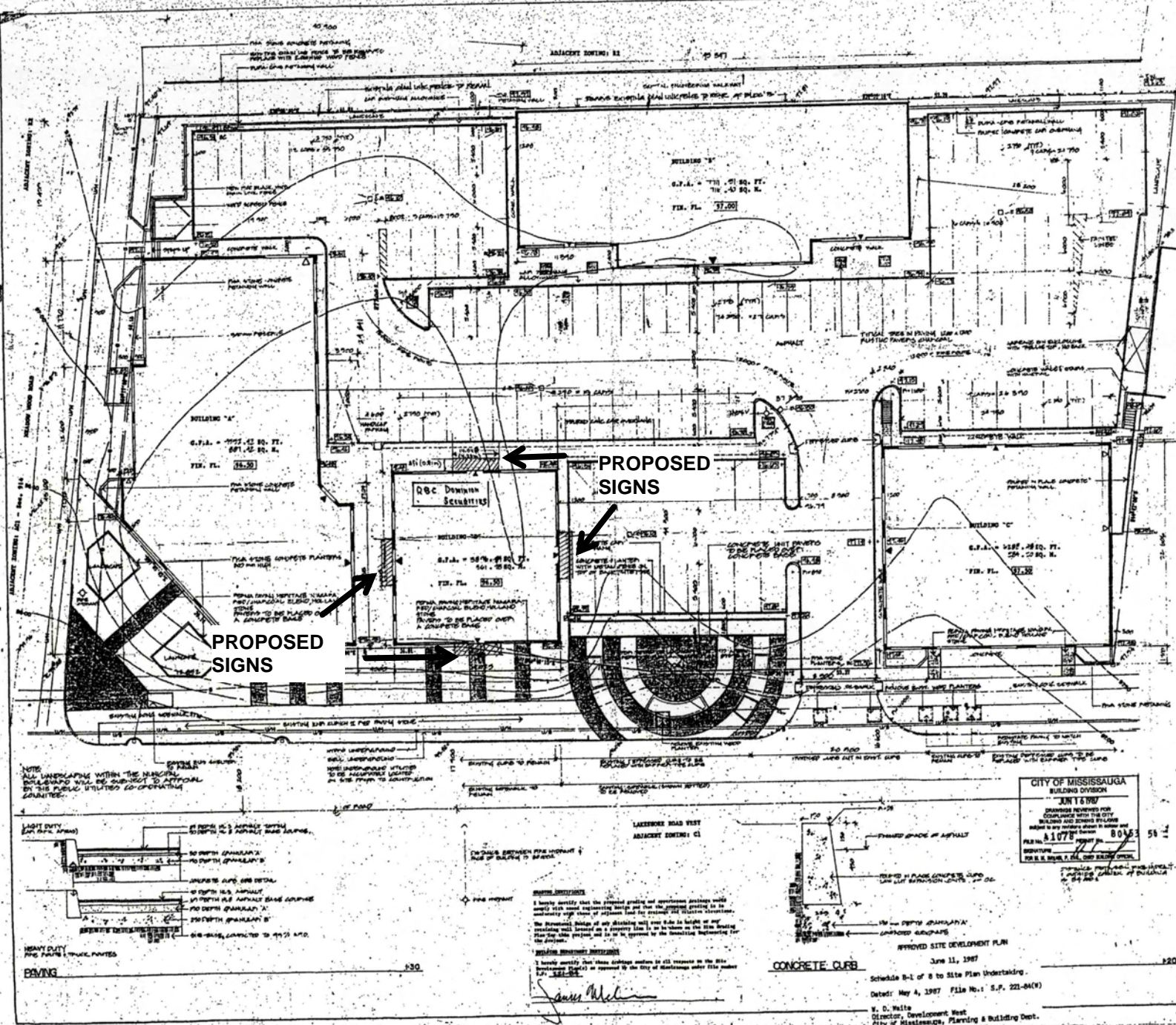
SP-221-84

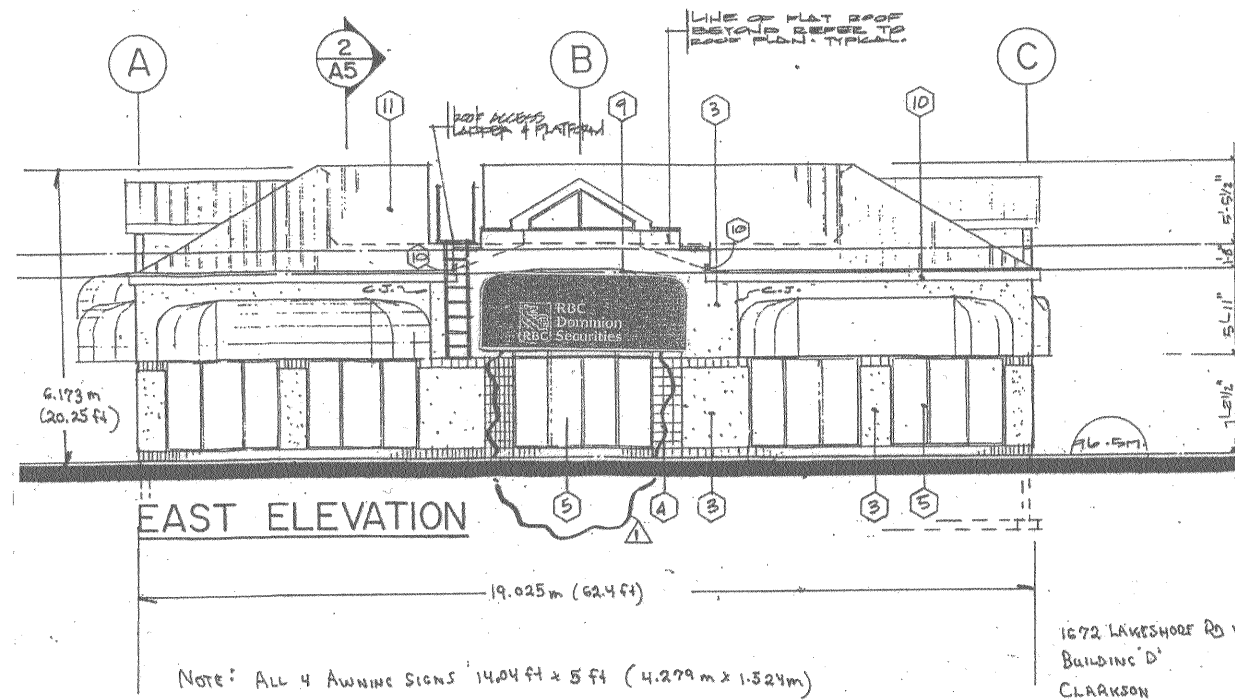
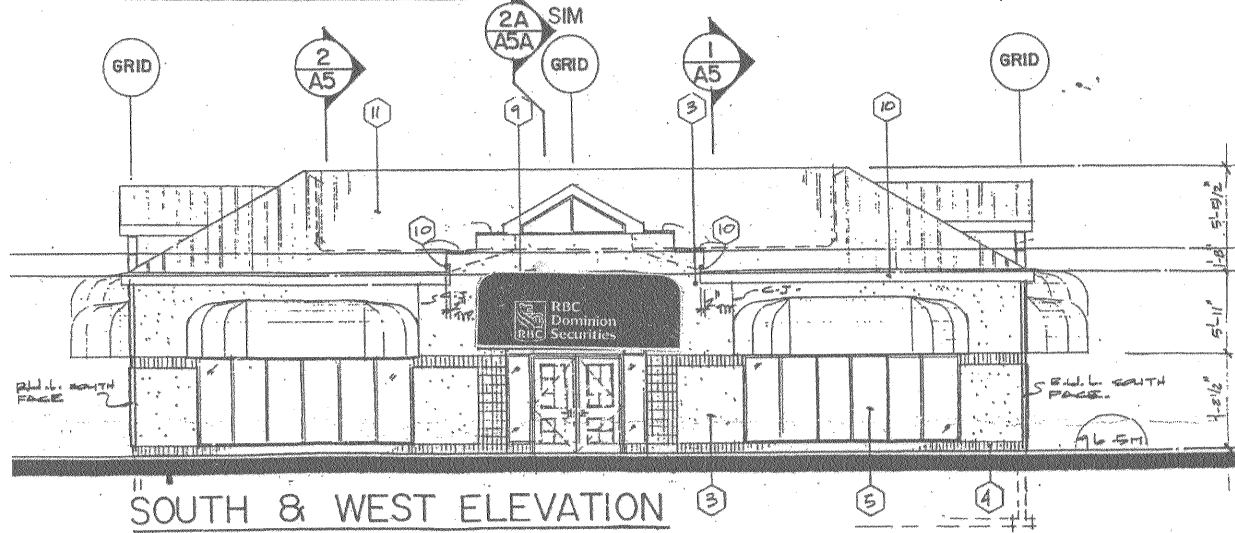
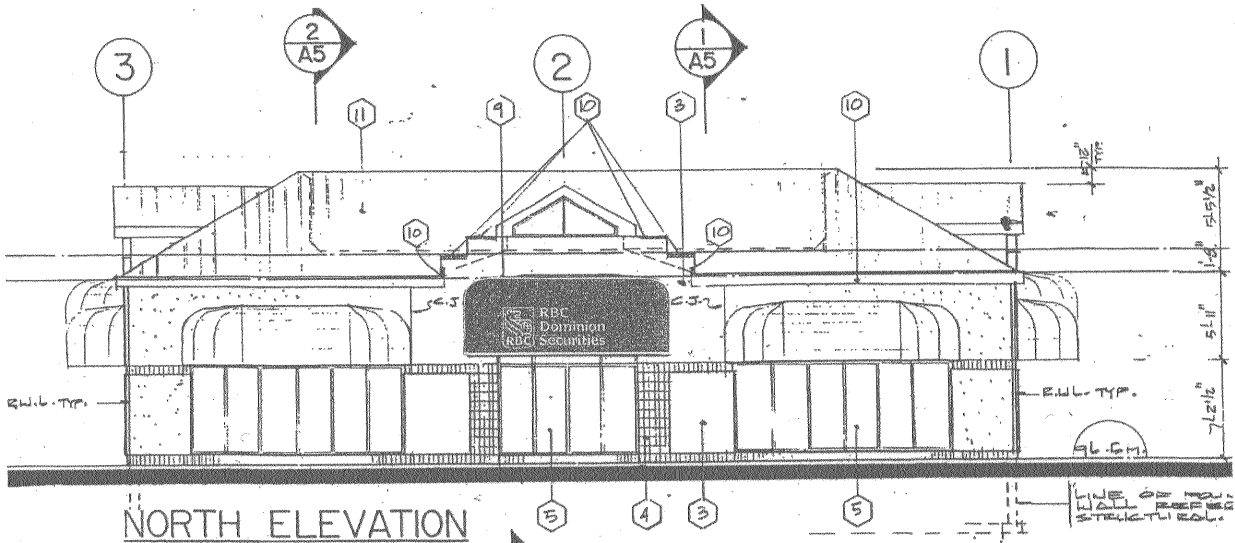
sheet 011a 1672 LAKESHORE RD W
SITE PLAN CLARKSON

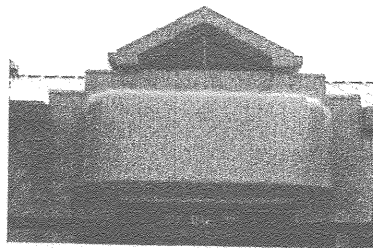
LANDSCAPE ARCHITECTS

2001 E. 1st Ave., Suite 200
 Minneapolis, MN 55404
 Tel: 612.338.1234
 Fax: 612.338.1235

SP-










EXISTING

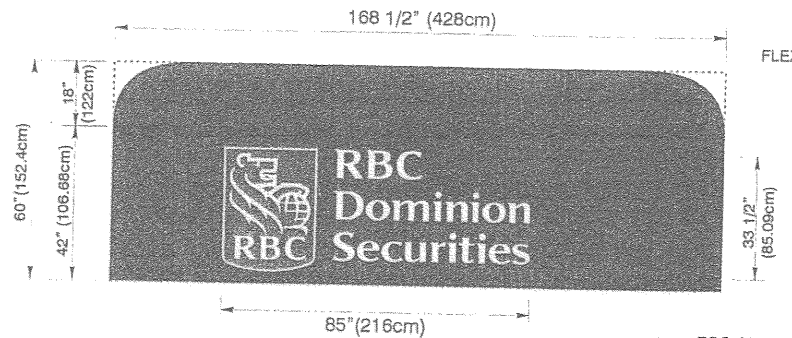


PROPOSAL

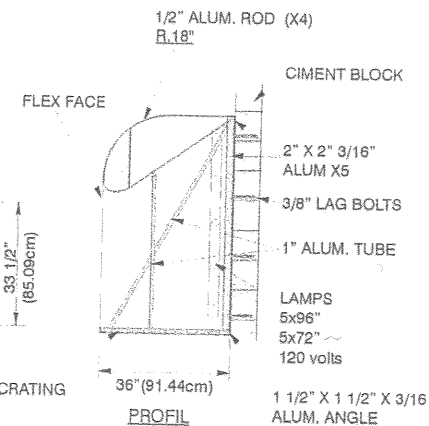
FOR (4) EXISTING AWNING

NEW REPLACEMENT
FLEXIBLE FACE OF AWNING
TRANSLUCENT FILM
APPLIED ON FIRST SURFACE
EXISTING AWNING

COLORS	
	BLUE TRANSL. VINYL VQ 10600
	YELLOW TRANSL. VINYL VQ 10599
	BLUE OPAQUE VINYL VQ 10598



GRAPHIC ELEVATION
SCALE: 3/8"=1'-0"



EGG CRATING

PROFIL

REVISION			
No.	DESCRIPTION	Init.	DATE
0	ISSUED for PRES.	DR	07-10-10
1	ISSUED for PERMIT	DR	07-10-31

COLORS PRINTED ON THIS DRAWING
COULD BE DIFFERENT
FROM THE REAL COLORS
PLEASE REFER TO THE
PANTONE CHART (PMS)
OR ANY OTHER CHART, SAMPLE.
(# VINYL, PAINT, ETC.)

**enseignes
montréal néon**
signes

1780, Place Martenot
Laval (Québec) H7L 5B5
Phone: 450.668.4888
Phone: 514.955.3333
Fax: 450.668.8822

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AUTHORIZATION OF MONTRÉAL NEON

ACCOUNT EXEC:
MICHEL BERGERON

CLIENT:
CBRE 18 KING ST-EAST
TORONTO ON.
CANADA M5C 1C4

SITE/PROJECT:
1672 LAKESHORE
MISSISSAUGA ON.

ITEM:
38_S1_A

TITLE:
ÉLÉVATIONS GRAPHIQUES

FILE:
38_S1_A_PRE_AU_01_R1 01 01

CLIENT'S APPROVAL: Signature:

Name:

Date:



07-8047
RBC DOMINION SECURITIES
1672 LAKESHORE ROAD WEST
WARD 2
ALL ELEVATIONS
JEFF GRECH
DEC. 3, 2007





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 06-00944

RE: Deloitte
1 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
Permits two (2) additional fascia signs per building located between the limits of the top floor and the parapet/roof level.	A sixth fascia sign located between the limits of the top floor and the parapet/roof level.

COMMENTS:

There are four existing fascia signs at the top of the building for CIBC. A fifth fascia sign located at the top of the north elevation of the building for another tenant – BDO, was granted a variance by the Planning and Development Committee on November 13, 2007.

The proposed sign is located at the top of the north elevation of the building. The visual impact of the number of signs on the building is reduced by the size of the building and the fact that proposed sign is on the opposite side of the BDO sign. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



Deloitte & Touche LLP
1 City Centre Drive
Suite 500
Mississauga ON L5B 1M2
Canada

Tel: 416-601-6150
Fax: 416-601-6151
www.deloitte.ca

October 30, 2007

City of Mississauga - Planning Department

Dear Sir or Madam,

With respect to our location at 1 City Center Drive, Mississauga, we respectfully submit the following in support of our sign permit variance application.

Deloitte & Touche LLP is one of Canada's largest professional services firms with over 50 offices and 5,000 personnel across Canada. Deloitte & Touche LLP provides accounting and auditing, tax, financial advisory, enterprise risk, consulting, and a number of other professional services to large, medium and small businesses across Canada. Deloitte & Touche LLP is a member firm of Deloitte Touche Tohmatsu which is an organization of member firms that provide professional services to clients around the world.

Deloitte & Touche LLP has had an office in Mississauga at 1 City Centre Drive for over 20 years. From this location we have proudly served the business community in Mississauga. Currently located at 1 City Center Drive we occupy 35,000 square feet of office space and employ 220 people at this location. We interact with thousands of local businesses and individuals via this location and provide a vast array of services to the public.

In addition, Deloitte & Touche LLP is a contributing member of the community and supports and participates in many varied charitable organizations within the local community. For the last several years, including this year, we have been one of the biggest contributors to the United Way in GTA.

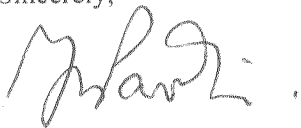
It is important to be able to advertise our presence at this location and apply our internationally recognized brand to the building to raise the awareness of the public at large in order to continue to provide our services to the community.

Currently, the building in which we are situated has minimal signage. There is no potential to promote our presence at street level and the fast paced and heavily trafficked nature of the surrounding streets and highways naturally lends itself to high rise signage on the top of the building. The addition of the proposed Deloitte sign will in no way affect the existing signs on the building and will only serve to enhance the building aesthetics on the whole at the same time as raising awareness within the community of our presence.

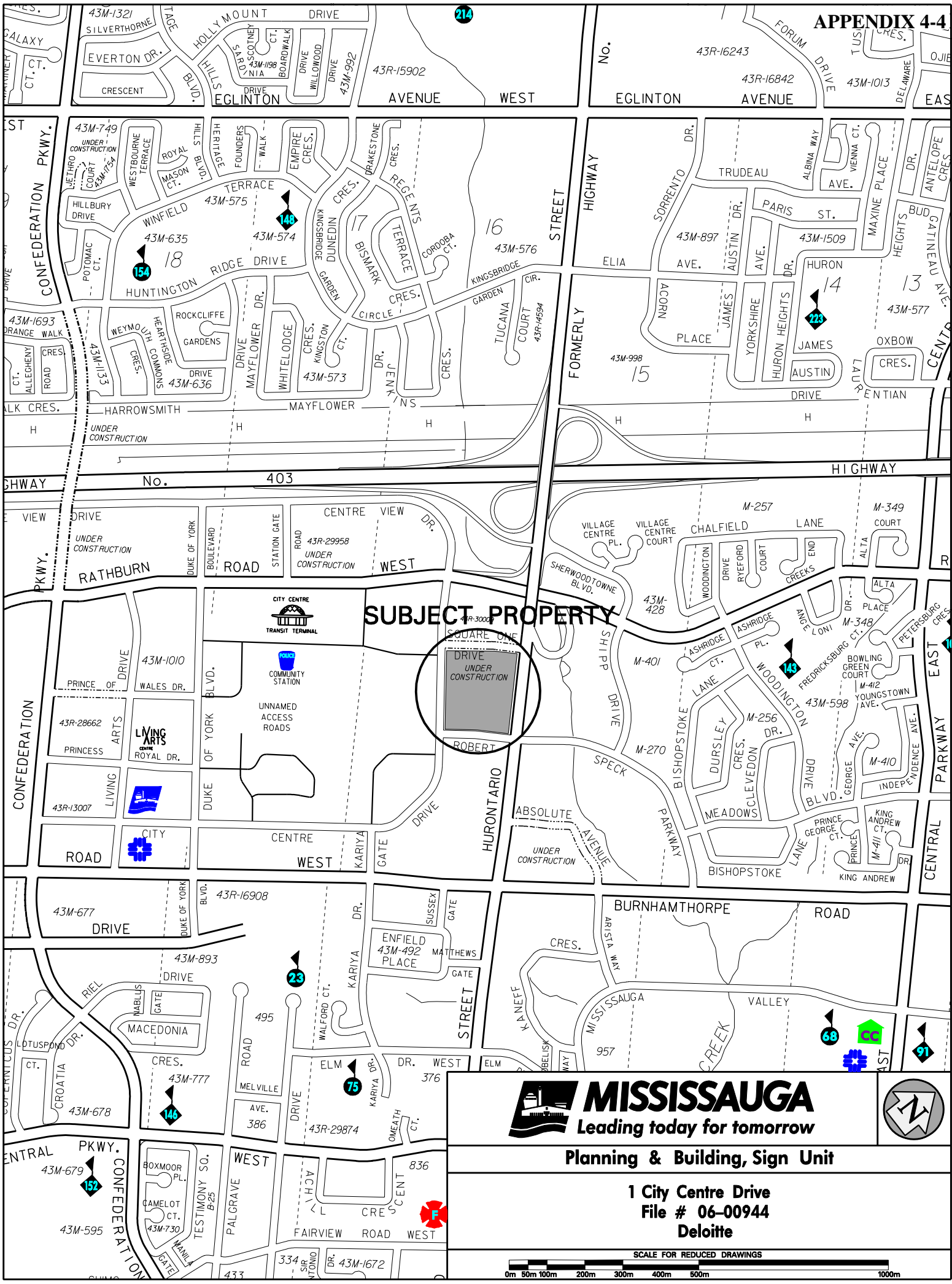
City of Mississauga - Planning Department
October 30, 2007
Page 2

We respectfully ask that you give due consideration to our request and look forward to receiving your approval of the proposed sign variance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yezdi Pavri', with a small horizontal line underneath the name.

Yezdi Pavri
Managing Partner, Toronto



MISSISSAUGA
Leading today for tomorrow



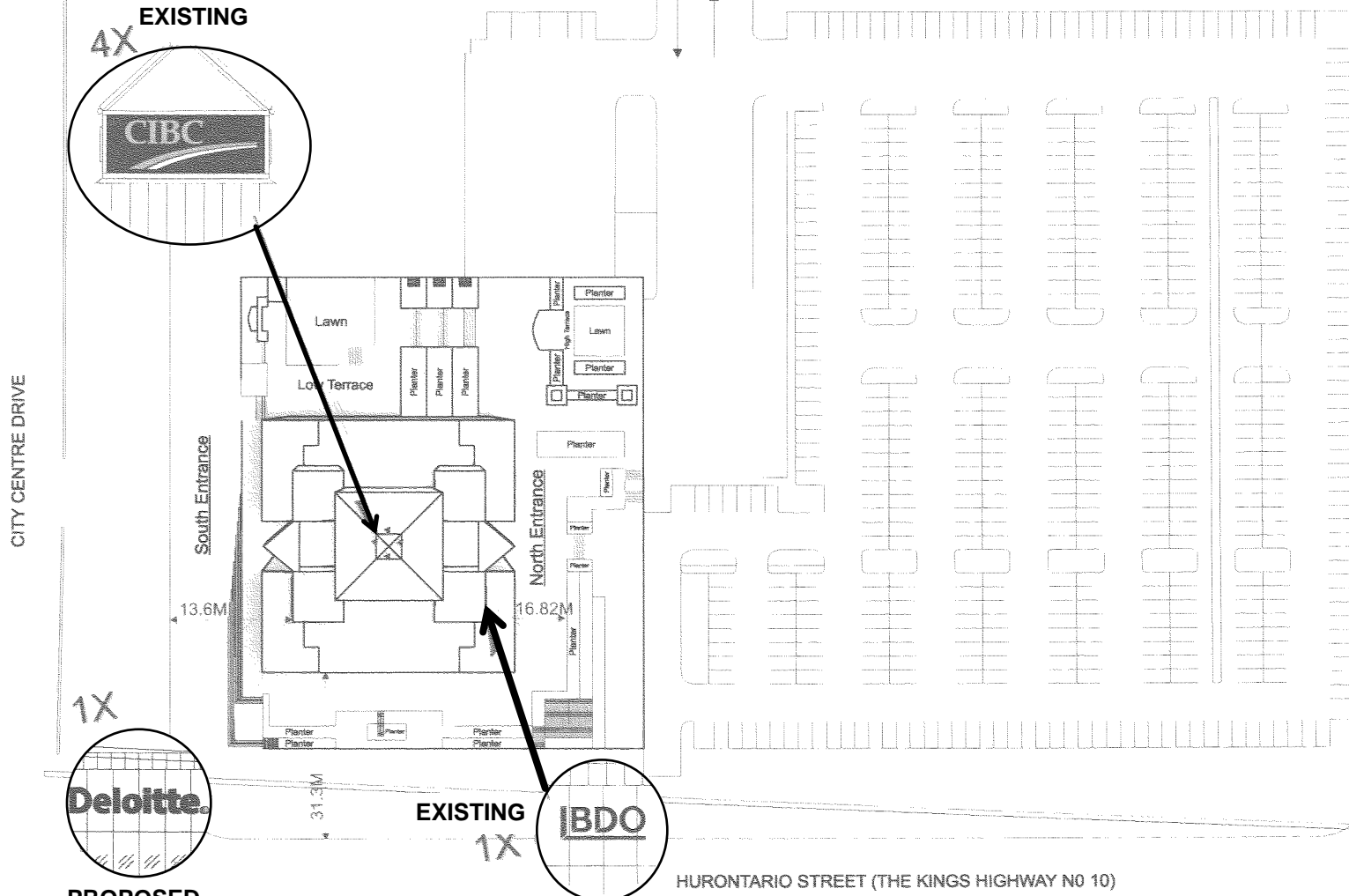
Planning & Building, Sign Unit

**1 City Centre Drive
File # 06-00944
Deloitte**

SCALE FOR REDUCED DRAWINGS



CITY CENTRE DRIVE



PRESENTATION

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
Electrical specifications:		
Volts:	Xx	Amp.: Xx
Circs.:	X	
# Descriptions:		



BY: _____
DATE: ____/____/____
CONTRACT # _____

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



Tel (508) 735-5509 Fax (508) 737-1740 Toll Free 1-800-561-9798

Client:	DELOITTE
Site:	MISSISSAUGA, ON
Consultant:	JAYNE REID
Draftsman:	TINA ALBERT
Date:	06.19.2006
Page:	5/5
Scale:	1/32"
Project:	JR-20197C

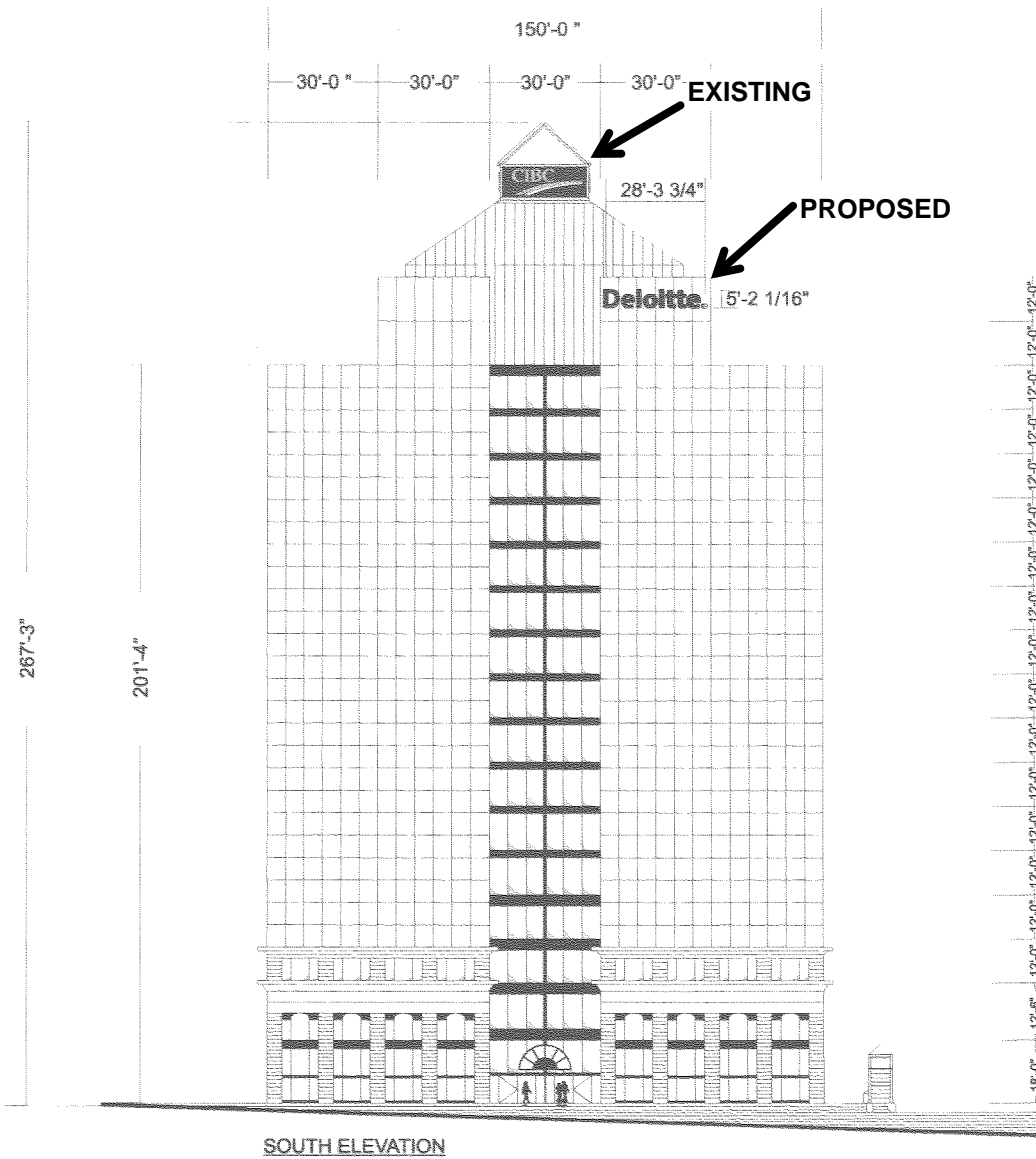
www.pattisonsign.com

Customer A **PROPOSED**

Date: ____/____/____

ISO 9001:2000 CERTIFIED COMPANY

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



SOUTH ELEVATION

Customer Approval: _____ Date: ____/____/____

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-4-1.03

BY: _____
DATE: ____/____/____
CONTRACT # _____

www.pattisonsign.com

PRESENTATION			
Installation:	<input type="checkbox"/> Interior	<input checked="" type="checkbox"/> Exterior	
Electrical specifications:			
Volts:	<input checked="" type="checkbox"/> Xx	Amps:	<input checked="" type="checkbox"/> Xx
Circuits:	<input checked="" type="checkbox"/> X		
# Descriptions:			
Logo Specs:			
Deloitte.			
146.43 Sq. Ft.			
Logo Specs:			
CIBC			
187.69 Sq. Ft.			

#	Revision demand by Prod	By:	Date:
1	GENERAL	TA	06.19.2006
2	ADDED SQUARE FOOTAGES	BP	06.22.06

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

ENSEIGNES PATTISON SIGN GROUP

Tel (506) 735-5506 Fax (506) 737-1740 Toll Free 1-800-561-9798

Client:	DELOITTE
Site:	MISSISSAUGA, ON
Consultant:	JAYNE REID
Draftsman:	TINA ALBERT
Date:	06.19.2006
Page:	2/5
Scale:	1/32"
Project:	JR-20197C



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-08051

RE: Earl's Restaurant
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 variance is for a fascia sign is located directly above Earl's Restaurant. Although the sign is not on their unit, it is located on a building façade which has been designed for Earl's Restaurant. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.

Nov. 10. 2007 10:27AM

No. 1244 P. 2



Fax

To: City of Mississauga
Planning & Building Department
300 City Centre Drive
Mississauga, ON L5B 3C1

Attn: **Rohit Walia**

From: Maria A. Kim

Date: November 13, 2007

Pages: 1

Subject: **Earl's @ Square One Shopping Centre – Unit #1-101**
Exterior Signage Application # 07-8051

I am writing in regards to our Sign Permit Application for our proposed exterior signage [A] at Square One Shopping Centre.

We have based our signage location as per our "Schedule C" Lease agreement with the Landlord of Square One where their architects, MMC International Architects Ltd., had proposed Earl's with the signage location as per their submission for a Site Development Plan approval, which they received on May 9, 2007.

I trust that this meets City requirements to approve our signage location.

Please feel free to contact me if you have any questions or concerns.

Thank You,

Maria Kim, B.A.D.I.D. RID
Sr. Interior Designer

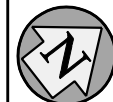
Design & Construction
Earls Restaurants
Direct: 604.990-6253
Fax: 604.990-3585
Email: mkim@earls.ca

EARLS - SUITE 1088 - 949 WEST THIRD STREET, NORTH VANCOUVER, BC, CANADA, V7P 3P7
T: 604.984.4606 F: 604.984.2263 WWW.EARLS.CA

11/10/2007 SAT 18:36 [TX/RX NO 5574]



MISSISSAUGA
Leading today for tomorrow

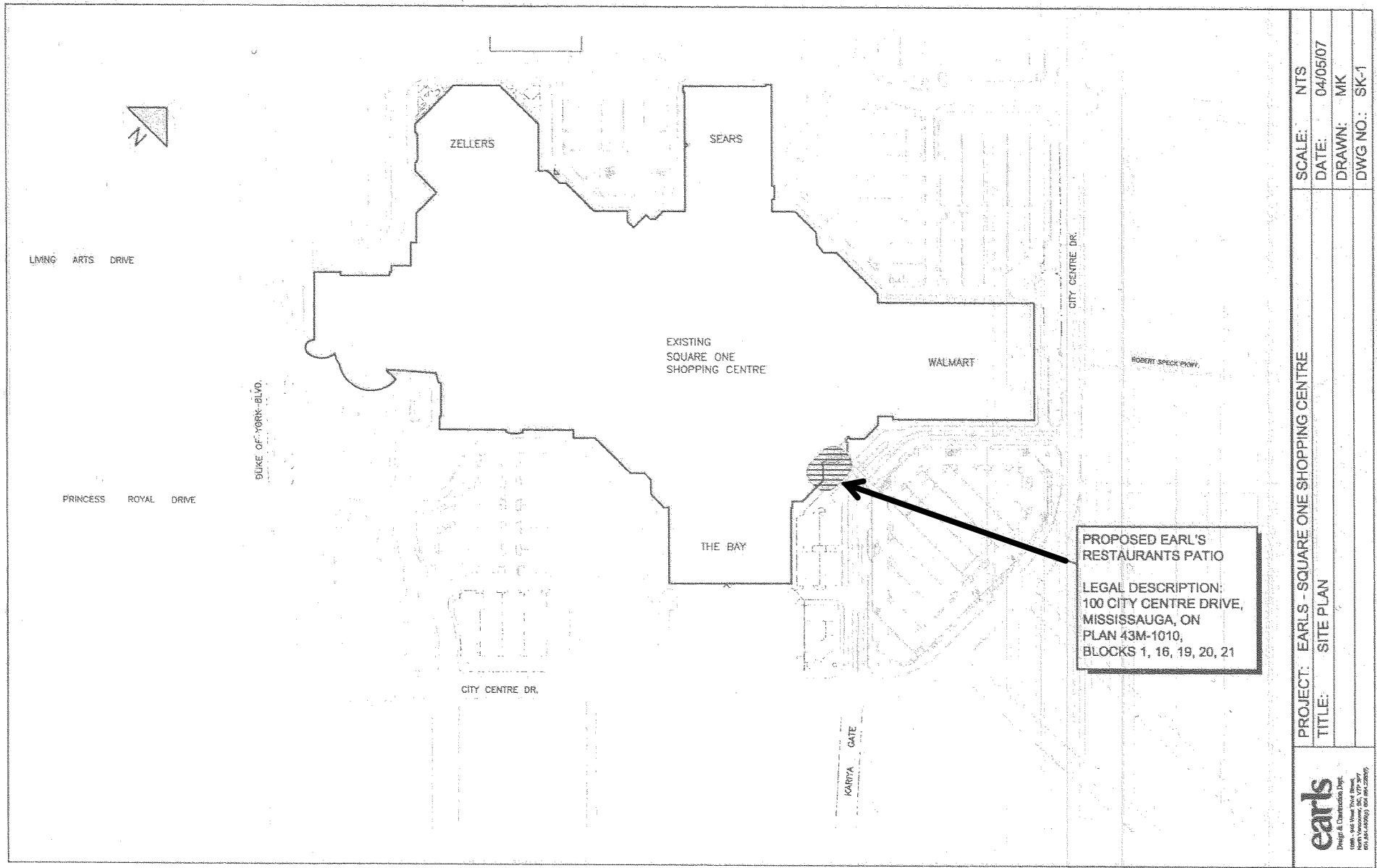


Planning & Building, Sign Unit

**100 City Centre Drive
File #07-08051
Earl's Restaurant**


SCALE FOR REDUCED DRAWINGS

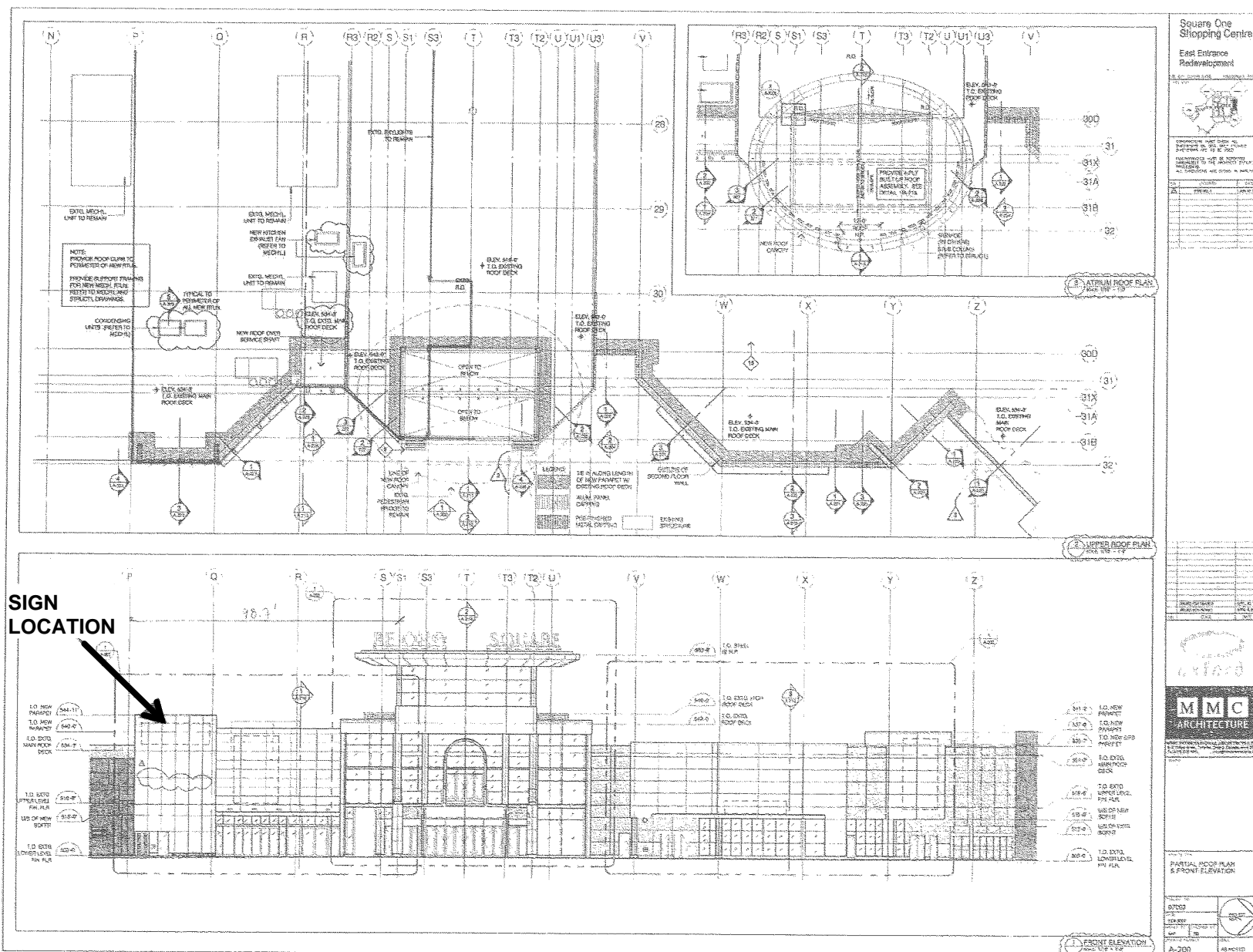




PROPOSED EARL'S RESTAURANTS PATIO

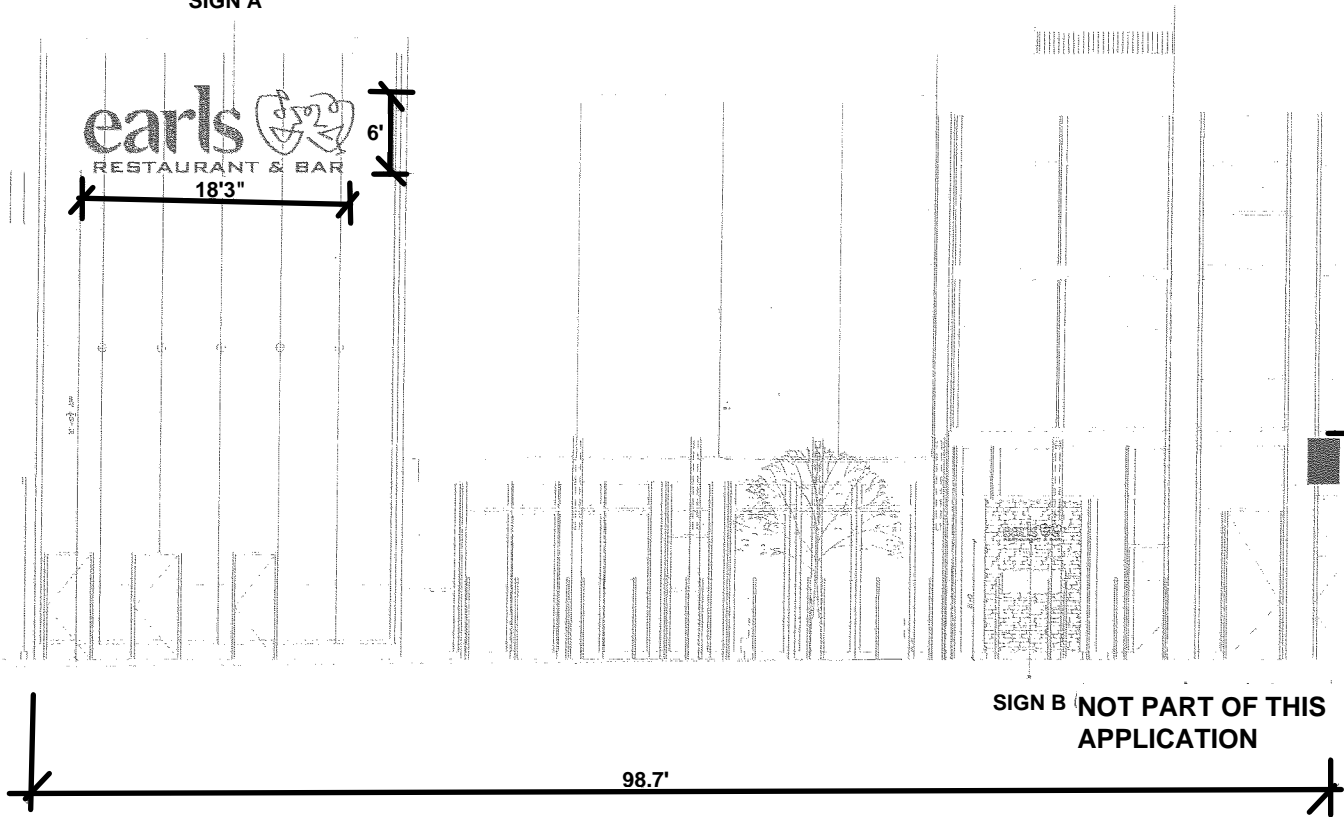
LEGAL DESCRIPTION:
100 CITY CENTRE DRIVE,
MISSISSAUGA, ON
PLAN 43M-1010,
BLOCKS 1, 16, 19, 20, 21

 <small>Design & Construction Inc. 1000 - 1000 Sheppard Ave. E. Suite 100 Toronto, Ontario M2X 1X7 416-491-0000 ext 2280</small>	PROJECT: EARLS - SQUARE ONE SHOPPING CENTRE		SCALE: NTS
	TITLE: SITE PLAN		DATE: 04/05/07
			DRAWN: MK
			DWG NO.: SK-1



EXTERIOR ELEVATION

SIGN A VARIANCE REG'D



Notes:
BACKGROUND COLORS SHOWN ARE
ILLUSTRATIVE ONLY

#	Revisions	By	Date
1	CHANGE SIGN #B	CV	06.11.07
2	GENERAL SIGN B, C AND A	CV	07.04.07
3	GENERAL SIGN A AND C	CV	08.07.07

ENSEIGNES
PATTISON
SIGN GROUP

Tel (506) 735-5506 Fax (506) 737-1740 Toll Free 1-800-561-9798

Client:	EARLS RESTAURANT & BAR		
Site:	SQUARE 1 SHOPPING MALL, MISSISSAUGA, ON		
Draftsman:	CLAUDIA VOGT	Date:	04.30.07
Checked By:	XX		
Page:	1/6	Scale:	1/8" = 1'-0"

ISO 9001:2000 Certified Enterprise

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.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

ENSEIGNES PATTISON SIGN GROUP'S TECHNICAL DRAWINGS OR THE EQUIVALENT, WHERE AN EXISTING BASE IS USED, THE CLIENT AGREES TO CHECK IF THE CONCRETE BASE CAN SUPPORT THE SIGN AS SUPPLIED BY ENSEIGNES PATTISON SIGN GROUP. ENSEIGNES PATTISON SIGN GROUP WILL NOT ACCEPT ANY LIABILITY.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-08097

RE: Square One
100 City Centre Drive – Ward 4

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

Section 4(6)	Proposed
Any sign not expressly permitted by this By-law is prohibited.	Two multi-faced cube signs on columns at the east elevation.

Section 4.(6)(f)	Proposed
Roof sign are specifically prohibited.	Two roofs signs located on the north elevation and two roof signs located on the east elevation.

COMMENTS:

The proposed variances are for signs which are part of the newly design features for two of the main mall entrances. The proposed signs were designed as an integral part of the entrance feature and therefore acceptable from a design perspective.



Dec 14, 2007

Tel: 905 615 3200 xt 5599

Fax: 905 896 5638

City of Mississauga
Planning and Building Dept
300 City Centre Drive
Mississauga, ON L5B 3C1

Attention: Rohit Walia
SIGN BY-LAW PLAN EXAMINER
City of Mississauga
RE: Square One Shopping Centre - Exterior Mall Signage for North Entrance and East Entrance
Sign / Variance Permit Application No: SIGNBLD07 8097 VAR WEBID: VEG883T0

Dear Rohit

As requested, please accept this as our "Letter of Rationale" for the recent application for the exterior Square One Signage package.

The exterior signage package as noted above can be broken up into two packages: the North Entrance and East Entrance. These correspond to two building permit applications (4181 and 4818, respectively), which were issued and which detail the provision of a new vestibule and the enhancement of the existing mall entrances. Both sign packages differ from each other aesthetically and with respect to the Wayfinding system. However, with respect to materials, they are part of the same architectural language. It should also be mentioned that Site Plan approval was also granted in both cases. With respect to the aforementioned "wayfinding system", the mall has been divided into three districts: NORTHSIDE, CITYSIDE AND CENTREWALK, in order to help people orient themselves around the Mall. We feel that this is necessary, given the size of the shopping centre. The signage is meant to refer to these districts within the Mall. The sign at the North Entrance corresponds to the "NORTHSIDE" section of the Mall (north compass logo) and the East / Centrewalk Entrance signage corresponds to the "CENTREWALK" district (tulip symbol).

The desire to architecturally emphasize the entrances helps to break up the façade and make it appear more urban. We believe this is in line with the city of Mississauga's recent desire to emphasize and densify Mississauga City Centre. At the East Entrance, the City even asked us to place bicycle racks adjacent to the entrance. As well, providing "higher than roof signage" at the entrances (IE: cube (hanging) sign, canopy mounted letters and fascia sign) is consistent with the other mall entrances which have recently been renovated/built. One such entrance is the newly constructed CITYSIDE Entrance and vestibule in 2005 and another one was constructed in 2000 (CITY SQUARE/HAZEL'S WALK area).

It should be mentioned that the North Entrance will have a new entrance vestibule with new sliding doors that will provide a sheltered entrance as well as enhancing barrier free access at that entrance. The signage helps to announce the entrances, making it accessible to everyone. Again, we believe that overall this creation of "districts" and the articulation of the entrances on the exterior facade is in keeping with the City's desire to urbanize the City Centre.

It should also be mentioned that the proposed signage is on mall-owned base building wall-surface (not tenant) and are not for the purposes of advertising. They are part of the wayfinding system.

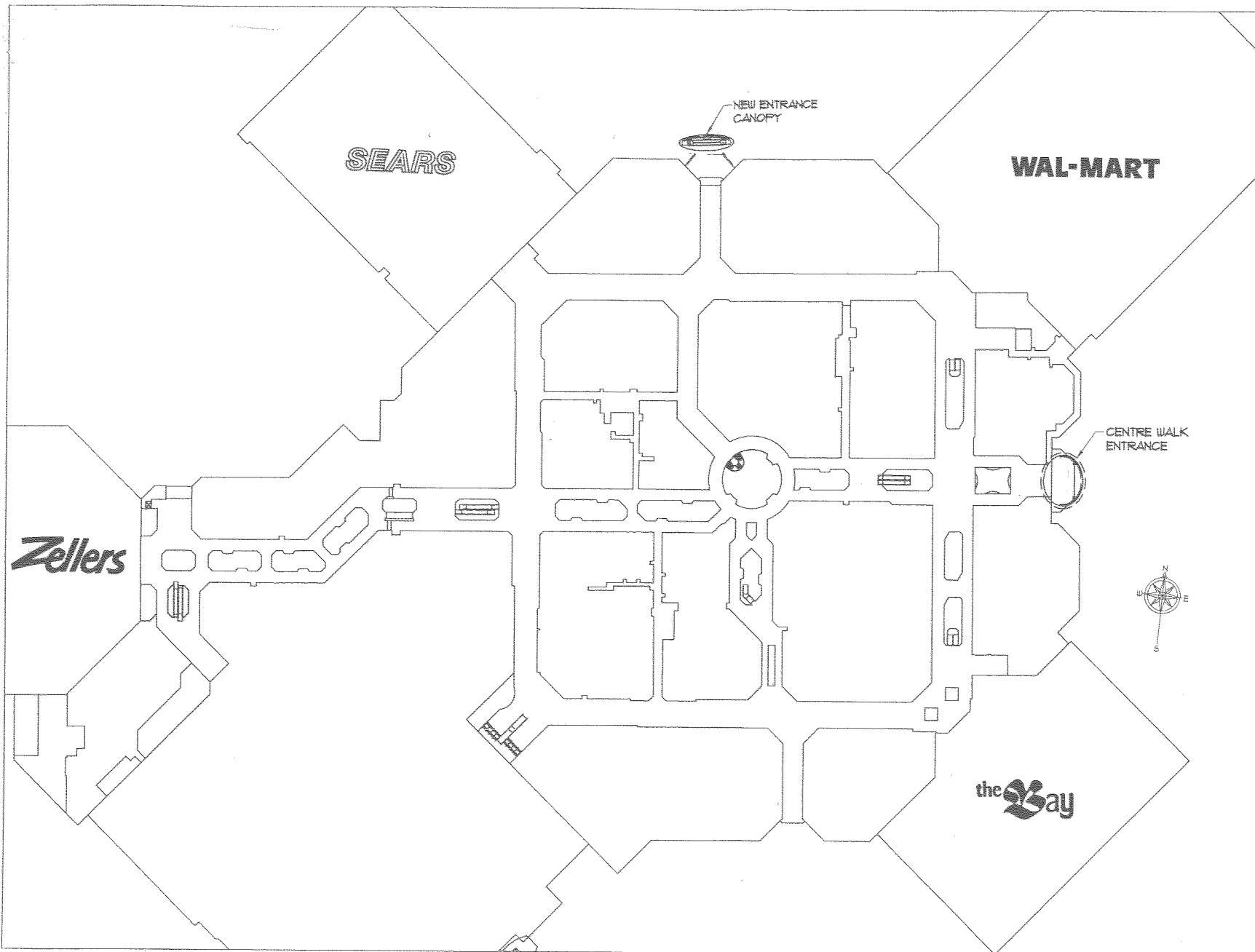
We trust this letter to be satisfactory as a rationale for the above noted signage application. Please do not hesitate to call should you have any questions.

Kindest Regards,

Rick DaPonte, Architect OAA, LEED® AP
t. 416 972 1901 xt 224 cell: 416 882 9399

Distribution:
Al Cabral, Square One Shopping Centre
Randy Barnard, Pattison Signs

Method of Transmission: email



ELECTRICAL

Max 15 amp/120 volt circuits
Unless otherwise specified



Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

NOTICE

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REVISIONS

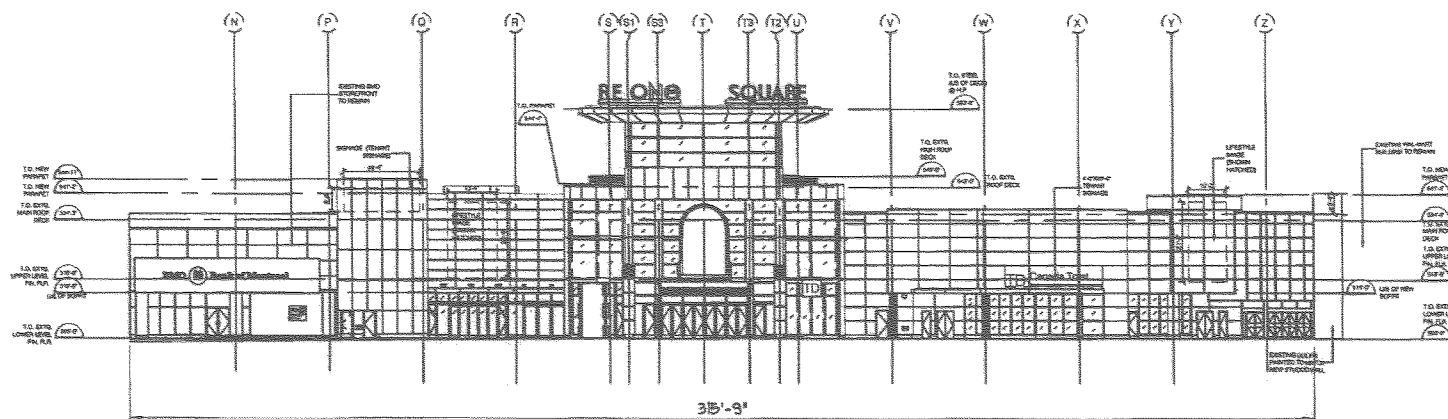
REV.	DESCRIPTION	DATE

ACCT. ENGINEER **RANDY BARNARD**
 DRAWN BY **B. NAKASUJI**
 SCALE **AS NOTED**
 DATE **OCT 31/07**
 CUSTOMER **SQUARE ONE**
 ADDRESS **100 CITY CENTRE DRIVE MISSISSAUGA, ON**
 JOB No. **68806** CAD. No. **CENTRE-1.1**



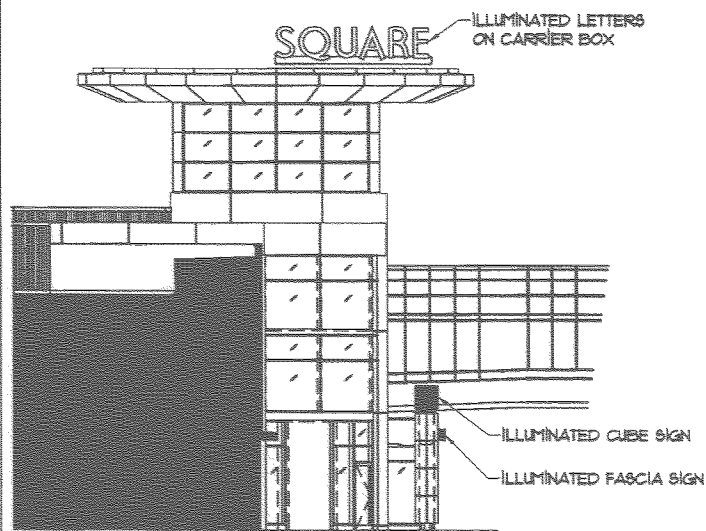
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TORONTO 416-759-1111



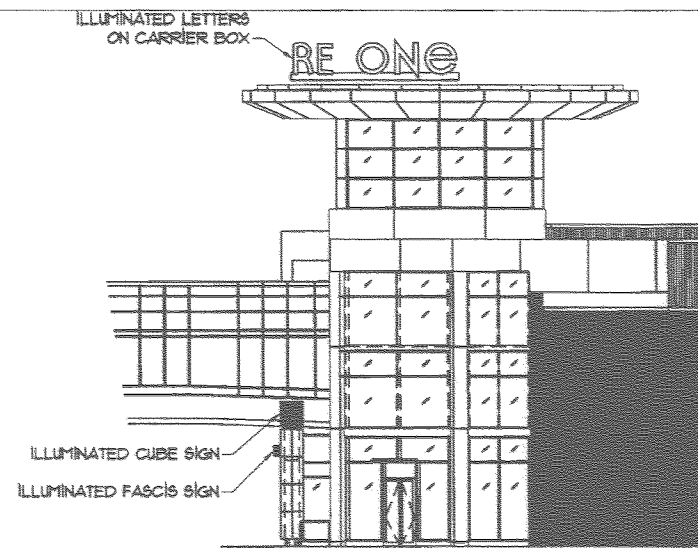
PARTIAL EAST ELEVATION

SCALE 1/32" = 1'-0"



PARTIAL SOUTH ELEVATION

SCALE 1/16" = 1'-0"



PARTIAL NORTH ELEVATION

SCALE 1/16" = 1'-0"

NOTES

ELECTRICAL

Max 15 amp/120 volt circuits
Unless otherwise specified



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NOTICE

[illegible]

2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818 2819 2820 2821 2822 2823 2824 2825 2826 2827 2828 2829 2830 2831 2832 2833 2834 2835

REVISIONS

REV.	DESCRIPTION	DATE

NAME: RANDY BARNARD

8. NAKASUJI

AS NOTED

DATE OCT 31/0

CUSTOMER SQUARE ONE

ADDRESS 100 CITY CENTRE DRIVE
MISSISSAUGA, ON

68806

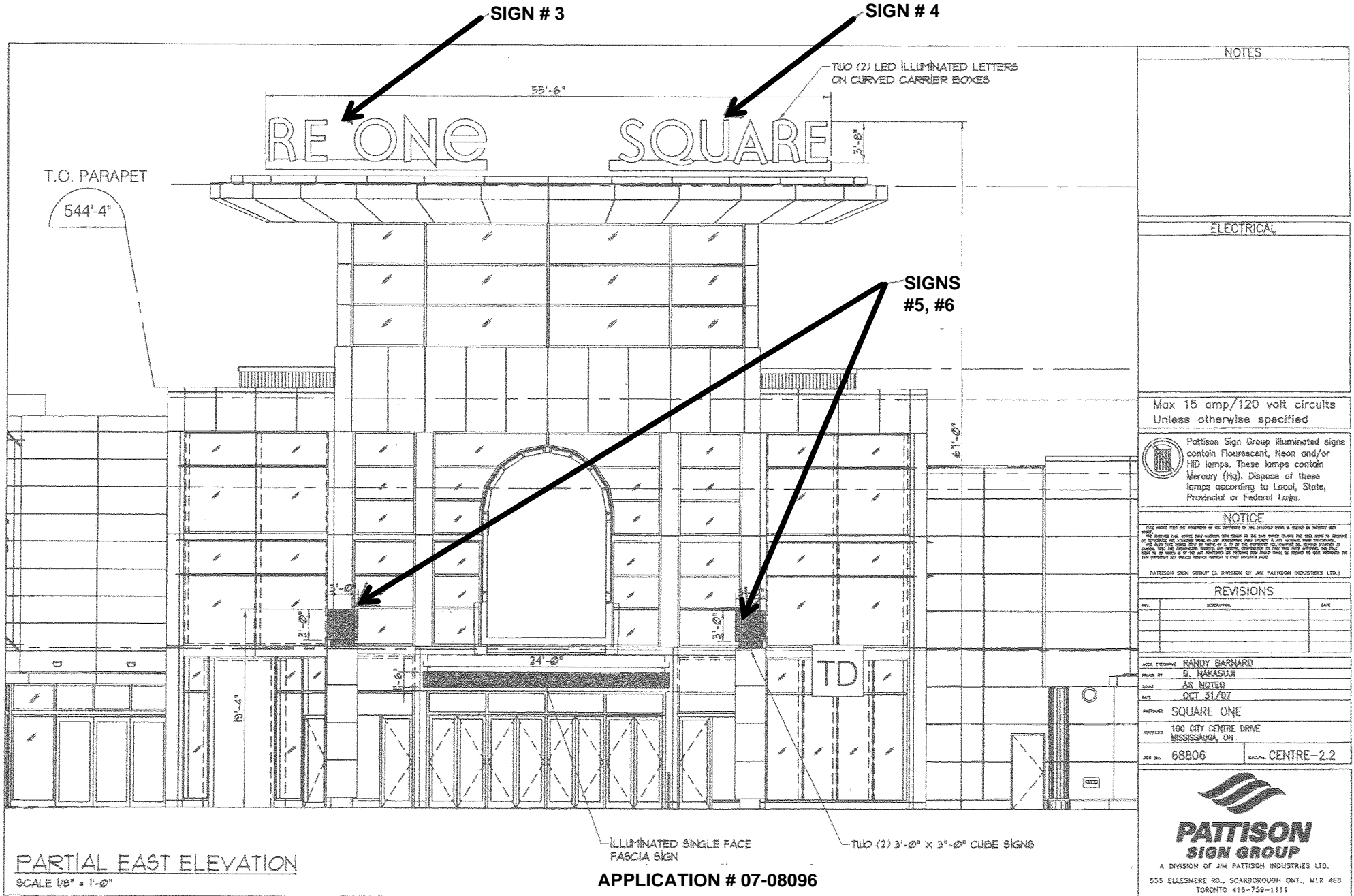
CENTRE-2.1

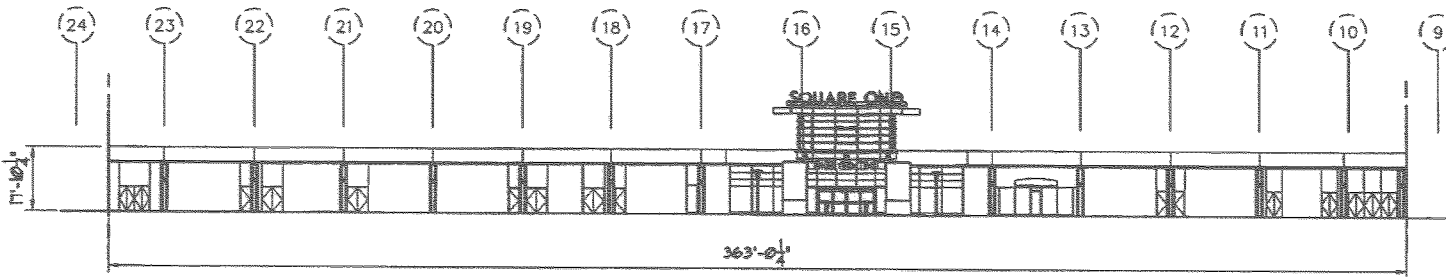


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SIGN GROUP**

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585 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8
TORONTO 416-759-1111





PARTIAL NORTH ELEVATION
SCALE 1/32" = 1'-0"

NOTES

ELECTRICAL

Max 15 amp/120 volt circuits
Unless otherwise specified



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REVISIONS

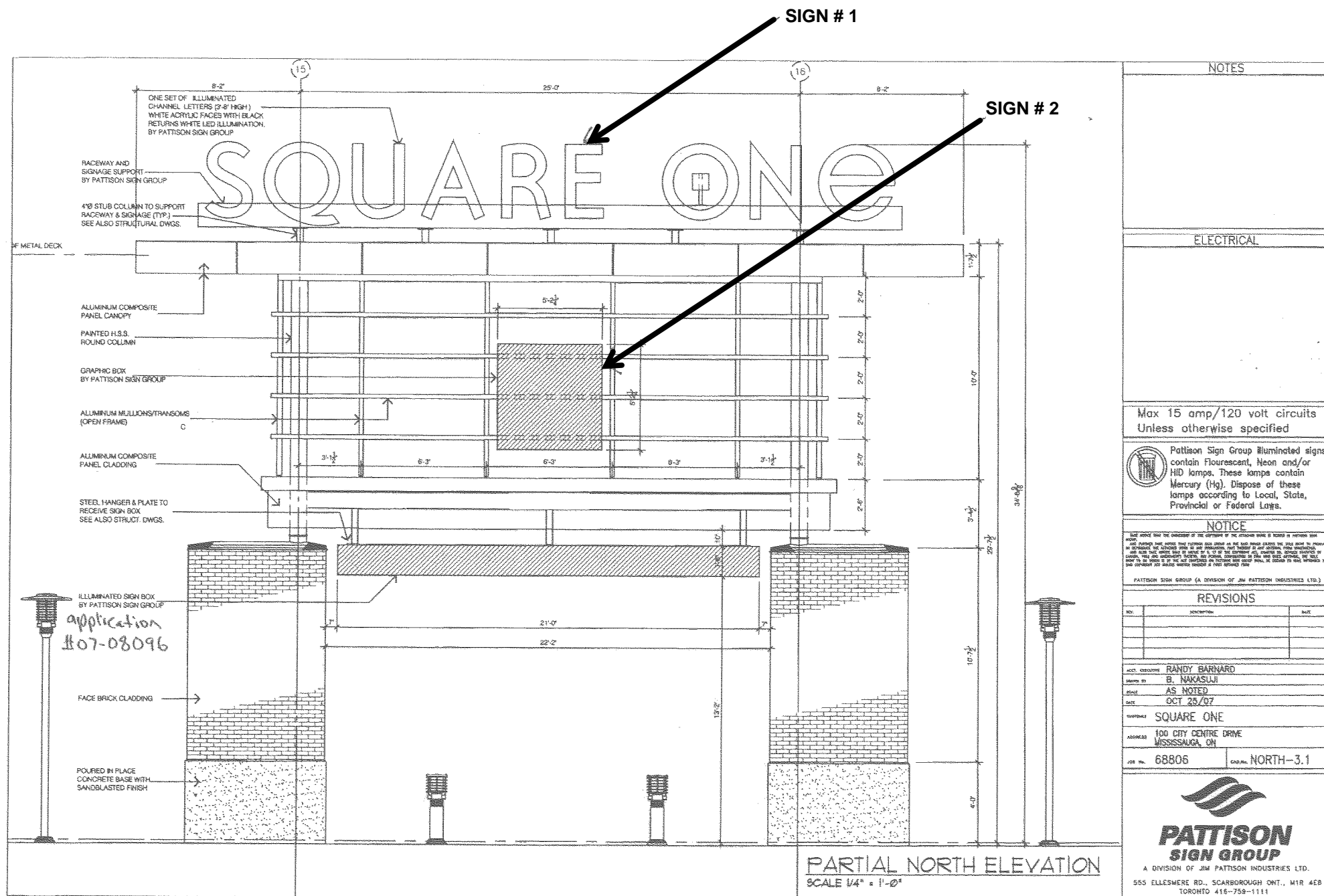
REV.	DESCRIPTION	DATE

DESIGNER	RANDY BARNARD
DRAWN BY	S. NAKASU
DATE	AS NOTED
DATE	OCT 25/07
PROJECT	SQUARE ONE
ADDRESS	100 CITY CENTRE DRIVE MISSISSAUGA, ON
JOB NO.	68806
SHEET NO.	NORTH-2.1



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SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-06742

RE: Daniels Gateway Rental Communities
674 Huntington Ridge Drive - Ward 4

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

Section 12	Proposed
Permits only an address sign.	A ground sign not displaying the municipal address and displays commercial advertising.
Permits a maximum sign area of 1.5 sq. m. (16.14 sq. ft.) for an address sign.	A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.).

COMMENTS:

The proposed variance is to permit one (1) ground sign which advertises the contact information for this rental complex. Although the sign is larger than permitted, the illuminated portion of the sign is equivalent to the illuminated sign area permitted under Sign By-law 0054-2002, as amended. The sign is well designed and placed in a location which would have little impact on the neighbourhood. The Planning and Building Department therefore find the variance acceptable from a design perspective, subject to the municipal address being added to the sign.

Sign Variance Rationale
File: 07-6742 to 07-6748

November 7, 2007

As you are aware Daniels Gateway has established several rental communities throughout Mississauga over the past years in response to the Province's and the City's diversity in housing policies and initiatives. The response to this housing type has been met with great success and acceptance by the marketplace.

Traditional rental properties have taken the form of a high-rise apartment building with their simple "vacancy" sign on the front lawn advertising to the public. This system seemed to work okay for the landlords and those looking for a place to live, however, in today's world and with our Gateway Townhouse Communities being intentionally integrated into the surrounding neighbourhoods, the regular person looking for rental accommodation isn't always aware that these communities exist.

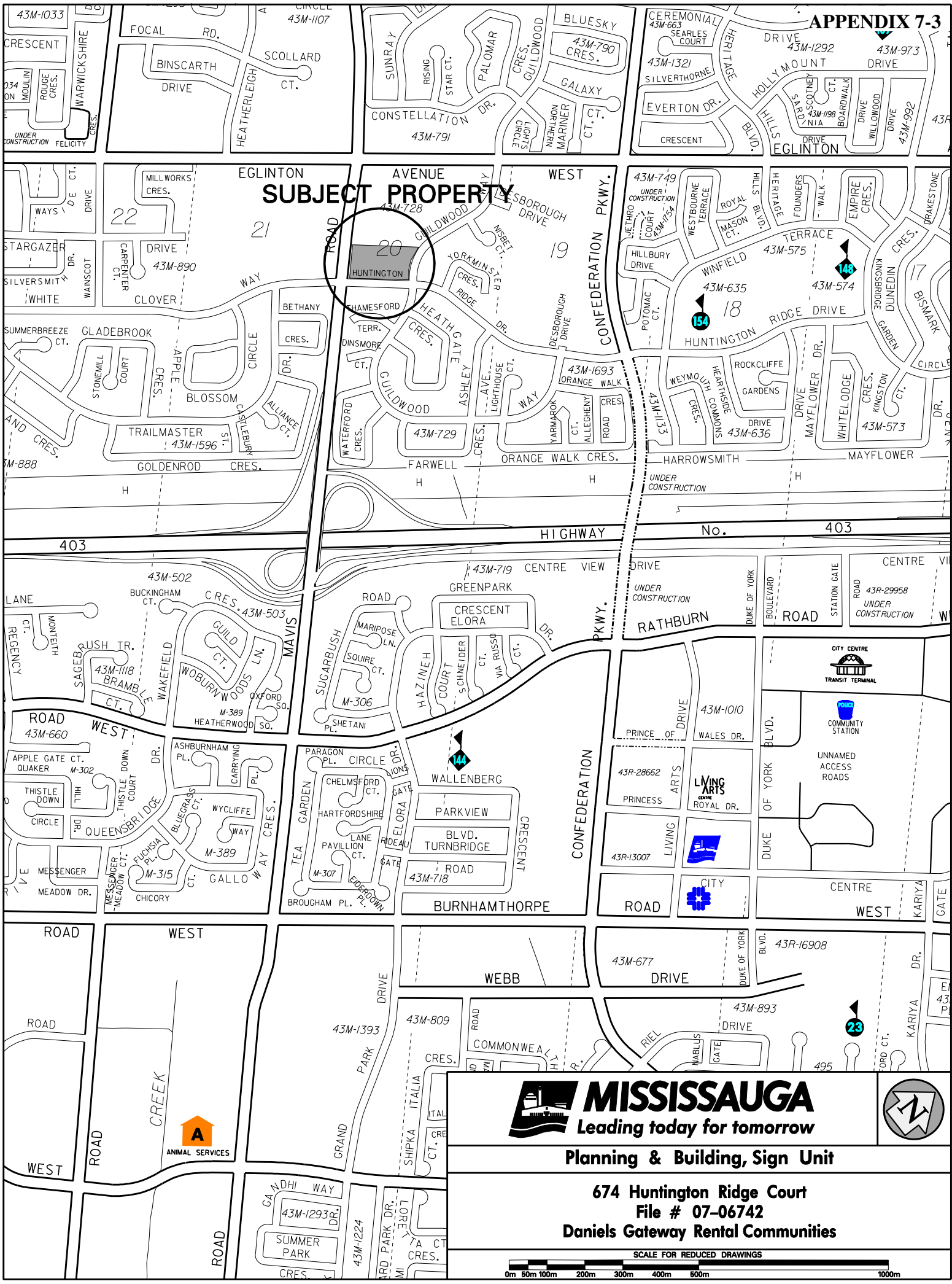
To that end, Daniels has developed a standard signage package, with input for staff, which will in simple terms "brand" this form of accommodation in Mississauga and Brampton so that these rental communities will not be so obscure to those looking for accommodation. As you have seen as part of our Sign Permit application, we have incorporated design elements from several types of signs already existing in Mississauga and have come up with one that respects the residential nature and scale of the neighbourhoods that these signs would be located in. These back-lit signs have clean lines with subtle details and are mounted on a concrete base which we feel will compliment any residential situation. The sign is not overloaded with information, but simply identifies that the adjacent community is one of our Gateway Rental properties and provides the public with a telephone number should they be looking for accommodation.

Based on the fact that our type of proposed ground sign has not been contemplated by the City's Sign By law, it is not specifically defined and therefore is deemed not to be permitted.

Through the development of this standard ground sign program we attempted to use existing signs found in or adjacent to residential areas throughout the City as a template to create an appropriate back-lit sign that would not be any less impactful. In conducting this research, we saw examples of schools, churches, convenience plazas, gas stations and community centres which have back-lit signs which are adjacent to or across the street from a residential use.

I trust that this rationale will aid staff in understanding what our Gateway sign program is all about and result in a positive recommendation to Council. Should you have any questions or wish to discuss this issue further, please do not hesitate to contact me.

SUBJECT PROPERTY



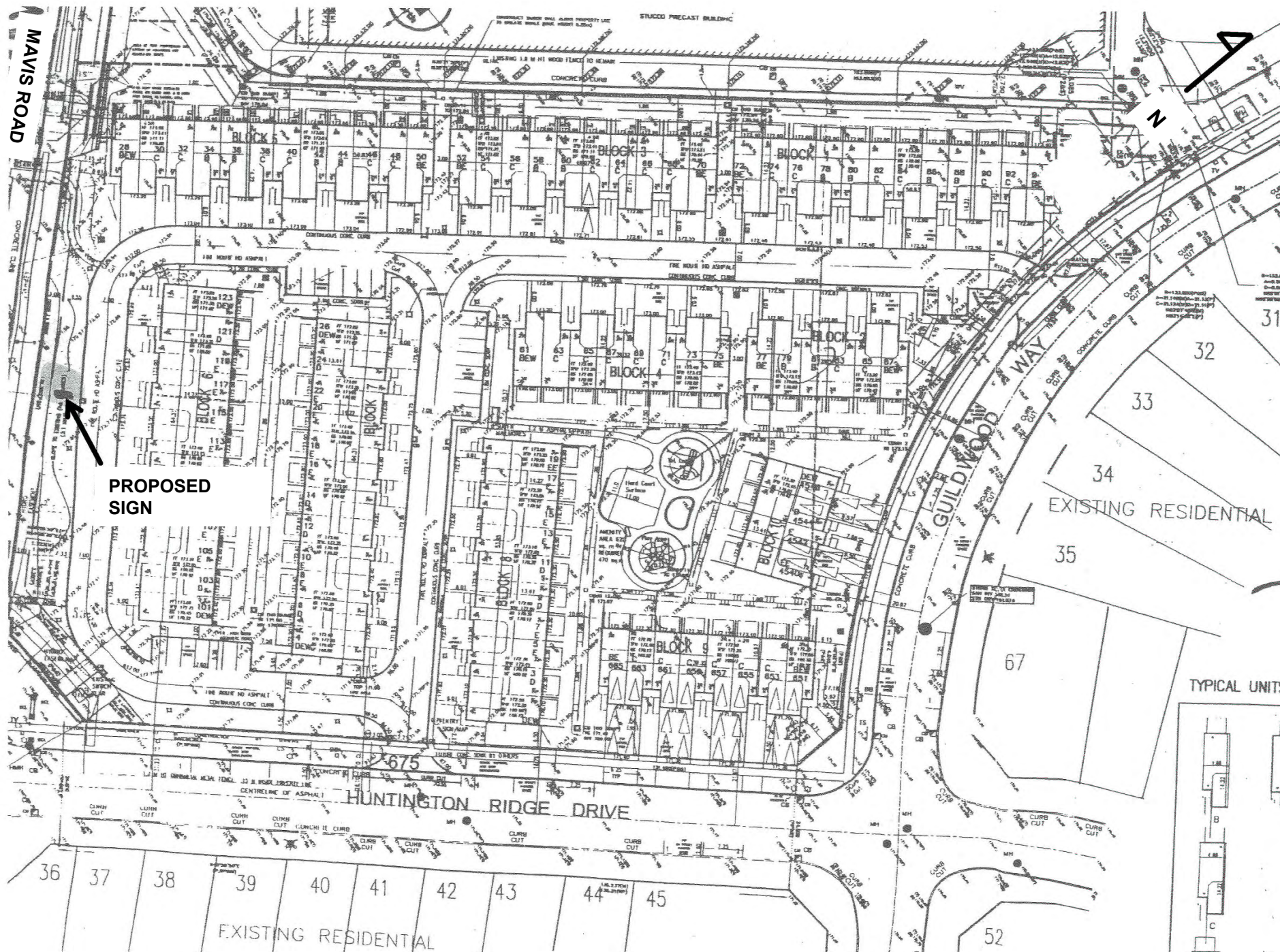
MISSISSAUGA
Leading today for tomorrow

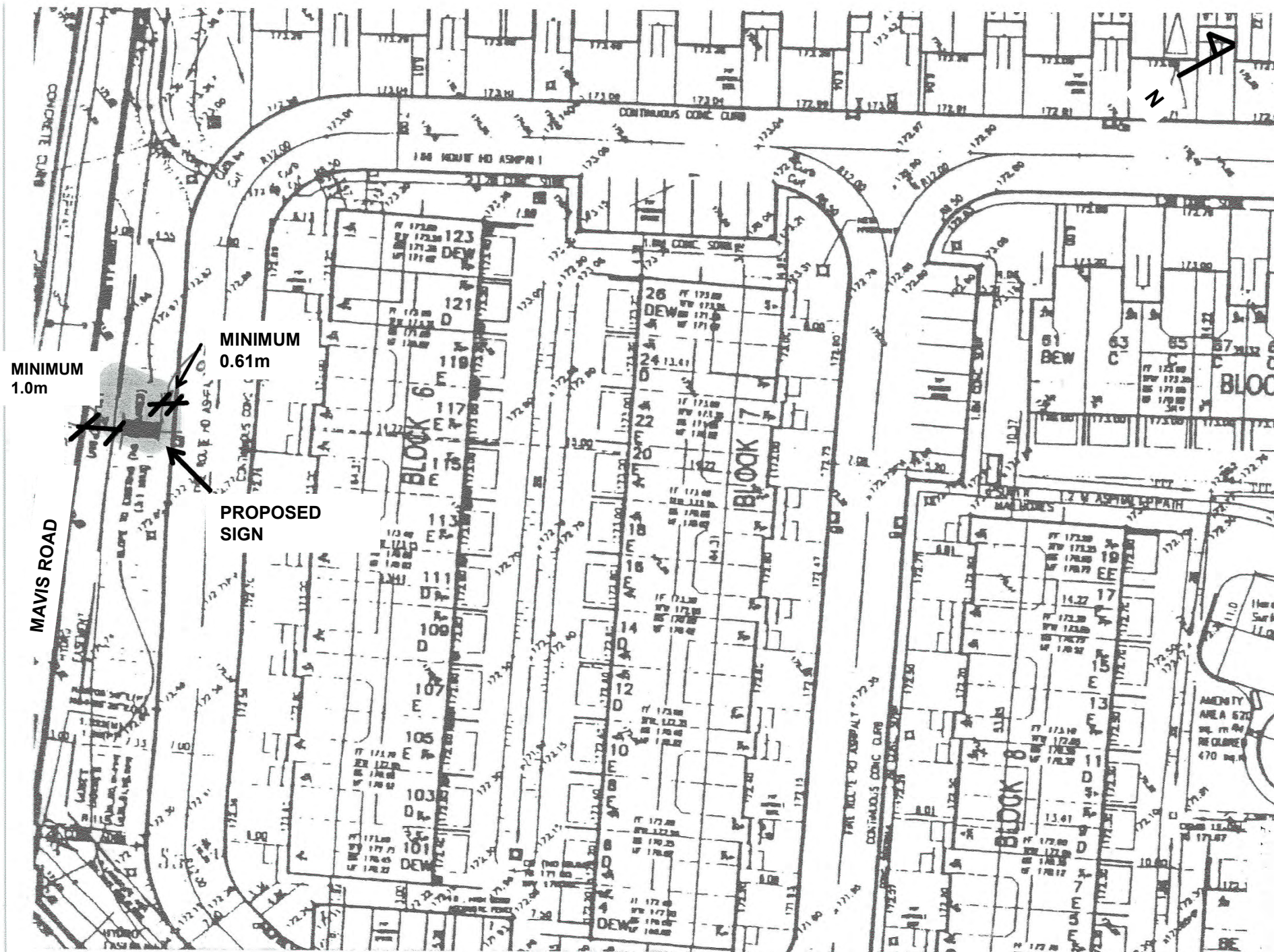
Planning & Building, Sign Unit

674 Huntington Ridge Court
File # 07-06742
Daniels Gateway Rental Communities

SCALE FOR REDUCED DRAWINGS







4' wide sign structure
with added trim work

BACKLIT PANEL PORTION
3.75' x 4.25' PANTONE 660

8'

Daniels Gateway
RENTAL COMMUNITIES

HEARTLAND
VILLAGE
NORTH

905-501-7900
www.danielsgateway.com

Daniels
love where you live™

3.75' wide apron, height subject to
grade - must be high enough to
accommodate grass/snow

COLOURS USED

PANTONE 660
PANTONE 295
GREY
WHITE



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-08037

RE: Casebank Technologies Inc.
6205 Airport Road – Ward 5

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

Section 13	Proposed
Permits two additional fascia signs located between the limits of the top floor and parapet or roof level.	A third fascia sign located between the limits of the top floor and parapet or roof level.
Fascia sign located above the limits of the top floor and parapet or roof level, shall not be greater than 2% (84.0 sq. ft. (7.8 sq. m.)) of the building face on which the sign is located.	One (1) fascia sign that is 2.44% (102.3 sq. ft. (9.5 sq. m.)) of the building face on which the sign is located.

COMMENTS:

The variance is to permit a fascia sign on the north elevation of the rooftop mechanical screen facing American Drive and southbound traffic on Airport Road. The building is located on a corner site which has many views from the streets. Although, the rooftop mechanical screen is large, it is well integrated with the design of the building. There are existing signs on the south and east elevations of the rooftop mechanical screen. As the signs are located on different sides of the building, the public cannot see all three signs at the same time. The Planning and Building Department therefore finds the variance acceptable from a design standpoint.



November 2, 2007

Mississauga City Council
City of Mississauga
300 City Centre Drive
Mississauga, Ontario, L5B 3C1

Dear Councillors,

Re: Minor Variance Request

We respectfully request your support for a minor variance to allow us to display a logo sign on the upper roof penthouse at 6205 Airport Road on the façade facing American Drive.

CaseBank Technologies Inc. is a 9 year old technology company which has chosen to move its head office into a prominent business area of Mississauga, which is noted for its progressive and supportive municipal government. We have leased a complete floor of this building and are expanding to employ up to 100 people at this site.

The American Drive façade of the building is unsigned and as the major tenant at the site, we believe it is important for the advancement of our company that CaseBank be allowed a logo sign on this façade.

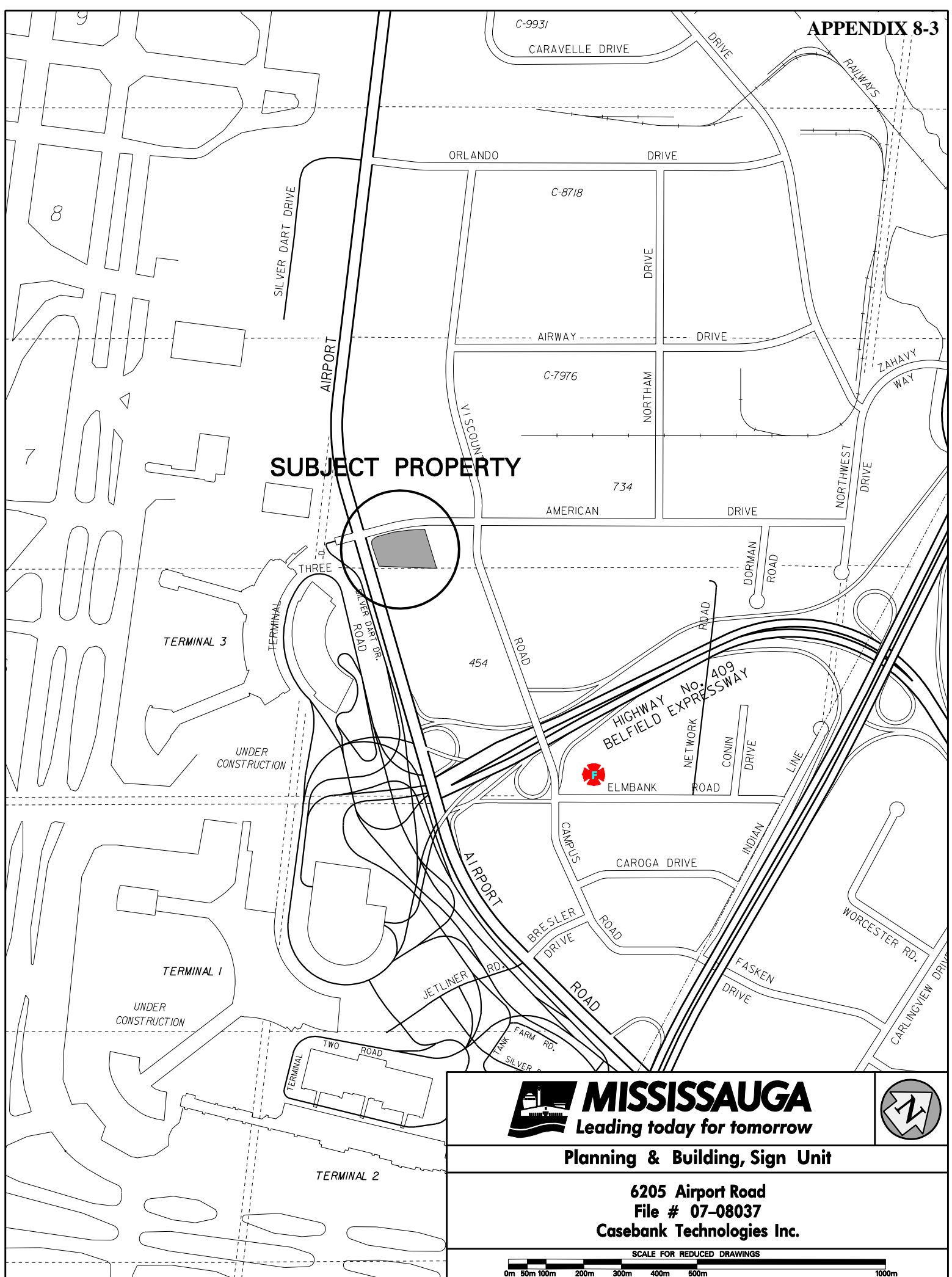
Thank you for your consideration.

Yours truly,

A handwritten signature in dark ink, appearing to read "PD'Eon", written over a light blue horizontal line.

Phillip D'Eon
President and Chief Technology Officer

SUBJECT PROPERTY



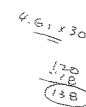
MISSISSAUGA
Leading today for tomorrow






Planning & Building, Sign Unit

6205 Airport Road
File # 07-08037
Casebank Technologies Inc.





ALL INFORMATION ON THIS DRAWING
WAS TAKEN FROM SURVEY PLANS SHOWING
PLAIN A DIST. PLAN 754 REEL
TOWN OF MISSISSAUGA.
PREPARED BY: DUNNINGTON & TAYLOR C.E.
1140 KENNEDY
TORONTO 10
THIRD REFERENCE: 47-148 DATED 27 MAY 1957
: 60-741 DATED 28 OCT 1957

DATE	NO	DESCRIPTION	BY
MARK VOID ALL PRINTS DATED PREVIOUS TO FINAL DATE ABOVE			
REVISIONS			
KEY TO DETAIL LOCATION		DETAIL NOTATION	
		DRAWING NUMBER	
<p>CONSTRUCTION MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DAY AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND MUST BE RETURNED ON COMPLETION OF THE WORK.</p> <p>DRAWINGS ARE NOT TO BE COPIED</p>			
 			
SIRLIN & KELMAN ARCHITECTS 74 SHEPPARD AVENUE WEST, WILLOWDALE			
SITE PLAN			
OFFICE BUILDING FOR BELAND SECURITY AMERICAN PC M16564824			
DRAWN BY	CHECKED BY	SCALE	
DATE	PROJECT NUMBER	DRAWING NUMBER	
0510-70	6515	A - 1	



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A Division of Pacific Sign Group Inc.

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Colours shown on this presentation are
strictly representational.

• Project: CASE BANK

• Address: 6205 AIRPORT ROAD
MISSISSAUGA ONT.

• Contact:

• Phone:

• Sales: Doug Jackett

• Date: June 15, 2007

• Production: Sharon

• File Name: 3517-06-07-CASDG

• Revision Number 5 Aug 28, 2007

• What was the change

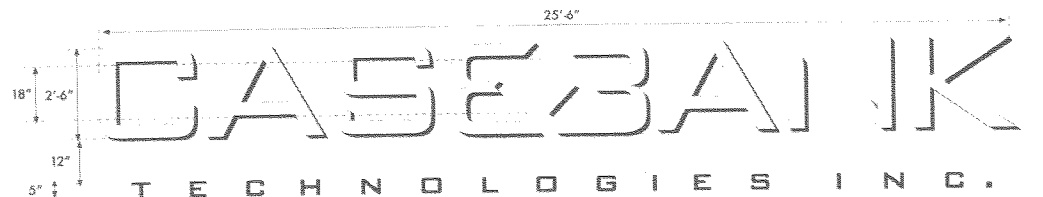
• Date released for construction

☐ • Approved with changes (INITIAL)

• Customer Approval:

• Date:

• NOTE we can not proceed
without your sign approval



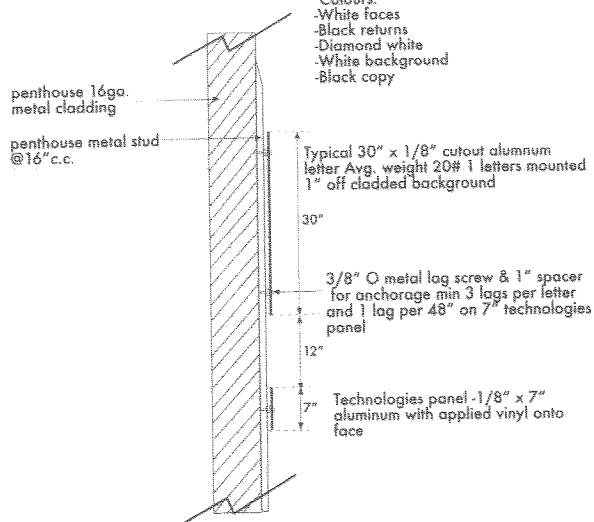
• Scale: 1/4"=1'-0"

• Details:

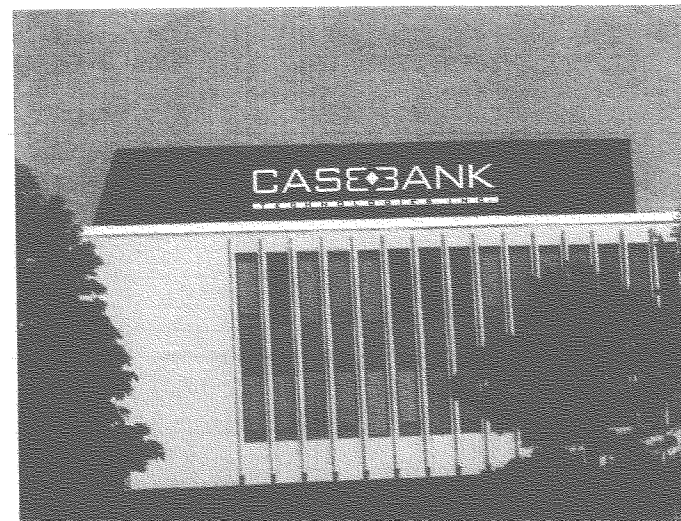
- 2'-6" - 18" set of non illuminated cutout aluminum letters mounted to blue corrugated background as shown
- One non illuminated sintra panel with vinyl copy

• Colours:

- White faces
- Black returns
- Diamond white
- White background
- Black copy



Mounting Detail
Typical x section
aluminum letter sign



WEST ELEVATION
FACADE AREA
PENTHOUSE 60' x 12'
FLOOR 2 & 3 93' x 28'
FLOOR 1 85' x 00'

SIGN AREA
25.5' x 2.5'
23' x .42'

74.4



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-06744

RE: Daniels Gateway Rental Communities
720 Avonwick Avenue - Ward 5

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

Section 12	Proposed
Permits only an address sign.	A ground sign not displaying the municipal address and displays commercial advertising.
Permits a maximum of 1.5 sq. m. (16.14 sq. ft.) sign area for an address sign.	A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.).

COMMENTS:

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Sign Variance Rationale
File: 07-6742 to 07-6748

November 7, 2007

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Traditional rental properties have taken the form of a high-rise apartment building with their simple "vacancy" sign on the front lawn advertising to the public. This system seemed to work okay for the landlords and those looking for a place to live, however, in today's world and with our Gateway Townhouse Communities being intentionally integrated into the surrounding neighbourhoods, the regular person looking for rental accommodation isn't always aware that these communities exist.

To that end, Daniels has developed a standard signage package, with input for staff, which will in simple terms "brand" this form of accommodation in Mississauga and Brampton so that these rental communities will not be so obscure to those looking for accommodation. As you have seen as part of our Sign Permit application, we have incorporated design elements from several types of signs already existing in Mississauga and have come up with one that respects the residential nature and scale of the neighbourhoods that these signs would be located in. These back-lit signs have clean lines with subtle details and are mounted on a concrete based which we feel will compliment any residential situation. The sign is not overloaded with information, but simply identifies that the adjacent community is one of our Gateway Rental properties and provides the public with a telephone number should they be looking for accommodation.

Based on the fact that our type of proposed ground sign has not been contemplated by the City's Sign By law, it is not specifically defined and therefore is deemed not to be permitted.

Through the development of this standard ground sign program we attempted to use existing signs found in or adjacent to residential areas throughout the City as a template to create an appropriate back-lit sign that would not be any less impactful. In conducting this research, we saw examples of schools, churches, convenience plazas, gas stations and community centres which have back-lit signs which are adjacent to or across the street from a residential use.

I trust that this rationale will aid staff in understanding what our Gateway sign program is all about and result in a positive recommendation to Council. Should you have any questions or wish to discuss this issue further, please do not hesitate to contact me.



Daniels Gateway Rental Communities

SCALE FOR REDUCED DRAWINGS



[illegible]

AVONWICK AVENUE

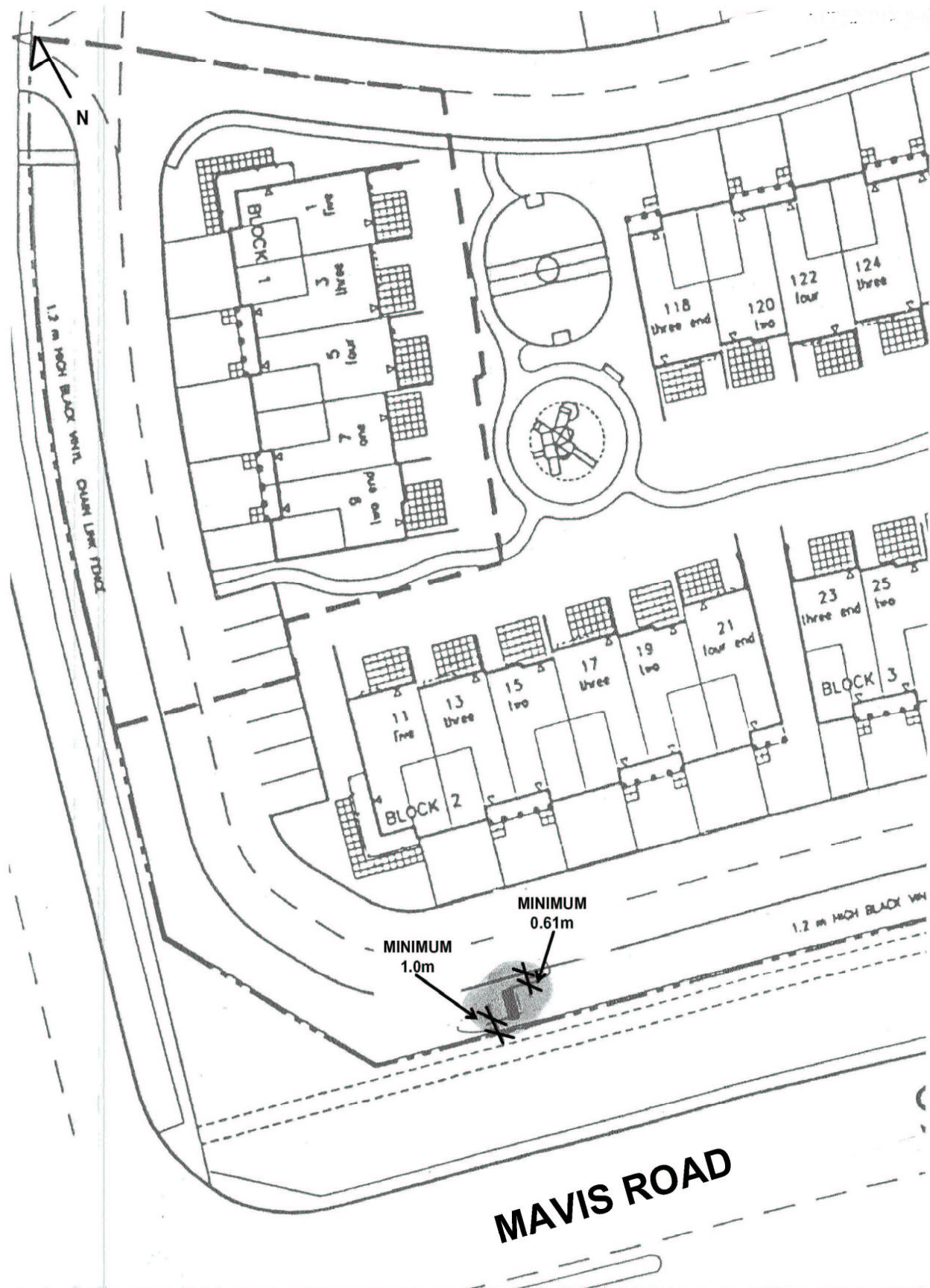
AVONWICK AVENUE

N

MINIMUM
0.61m

MINIMUM
1.0m





4' wide sign structure
with added trim work

BACKLIT PANEL PORTION
3.75' x 4.25' PANTONE 660

8'

Daniels Gateway
RENTAL COMMUNITIES

HEARTLAND
VILLAGE
NORTH

905-501-7900
www.danielsgateway.com

Daniels
love where you live™

3.75' wide apron, height subject to
grade - must be high enough to
accommodate grass/snow

COLOURS USED
PANTONE 660
PANTONE 295
GREY
WHITE



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-06743

RE: Daniels Gateway Rental Communities
689 Fourwinds Drive - Ward 5

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

Section 12	Proposed
Permits only an address sign.	A ground sign not displaying the municipal address and displays commercial advertising.
Permits a maximum sign area of 1.5 sq. m. (16.14 sq. ft.) for an address sign.	A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.).

COMMENTS:

The proposed variance is to permit one (1) ground sign which advertises the contact information for this rental complex. Although the sign is larger than permitted, the illuminated portion of the sign is equivalent to the illuminated sign area permitted under Sign By-law 0054-2002, as amended. The sign is well designed and placed in a location which would have little impact on the neighbourhood. The Planning and Building Department therefore find the variance acceptable from a design perspective, subject to the municipal address being added to the sign.

Sign Variance Rationale
File: 07-6742 to 07-6748

November 7, 2007

As you are aware Daniels Gateway has established several rental communities throughout Mississauga over the past years in response to the Province's and the City's diversity in housing policies and initiatives. The response to this housing type has been met with great success and acceptance by the marketplace.

Traditional rental properties have taken the form of a high-rise apartment building with their simple "vacancy" sign on the front lawn advertising to the public. This system seemed to work okay for the landlords and those looking for a place to live, however, in today's world and with our Gateway Townhouse Communities being intentionally integrated into the surrounding neighbourhoods, the regular person looking for rental accommodation isn't always aware that these communities exist.

To that end, Daniels has developed a standard signage package, with input for staff, which will in simple terms "brand" this form of accommodation in Mississauga and Brampton so that these rental communities will not be so obscure to those looking for accommodation. As you have seen as part of our Sign Permit application, we have incorporated design elements from several types of signs already existing in Mississauga and have come up with one that respects the residential nature and scale of the neighbourhoods that these signs would be located in. These back-lit signs have clean lines with subtle details and are mounted on a concrete base which we feel will compliment any residential situation. The sign is not overloaded with information, but simply identifies that the adjacent community is one of our Gateway Rental properties and provides the public with a telephone number should they be looking for accommodation.

Based on the fact that our type of proposed ground sign has not been contemplated by the City's Sign By law, it is not specifically defined and therefore is deemed not to be permitted.

Through the development of this standard ground sign program we attempted to use existing signs found in or adjacent to residential areas throughout the City as a template to create an appropriate back-lit sign that would not be any less impactful. In conducting this research, we saw examples of schools, churches, convenience plazas, gas stations and community centres which have back-lit signs which are adjacent to or across the street from a residential use.

I trust that this rationale will aid staff in understanding what our Gateway sign program is all about and result in a positive recommendation to Council. Should you have any questions or wish to discuss this issue further, please do not hesitate to contact me.

**MISSISSAUGA**

Leading today for tomorrow

Planning & Building, Sign Unit

689 Fourwinds Way

File # 07-06743

Daniels Gateway Rental Communities

SCALE FOR REDUCED DRAWINGS



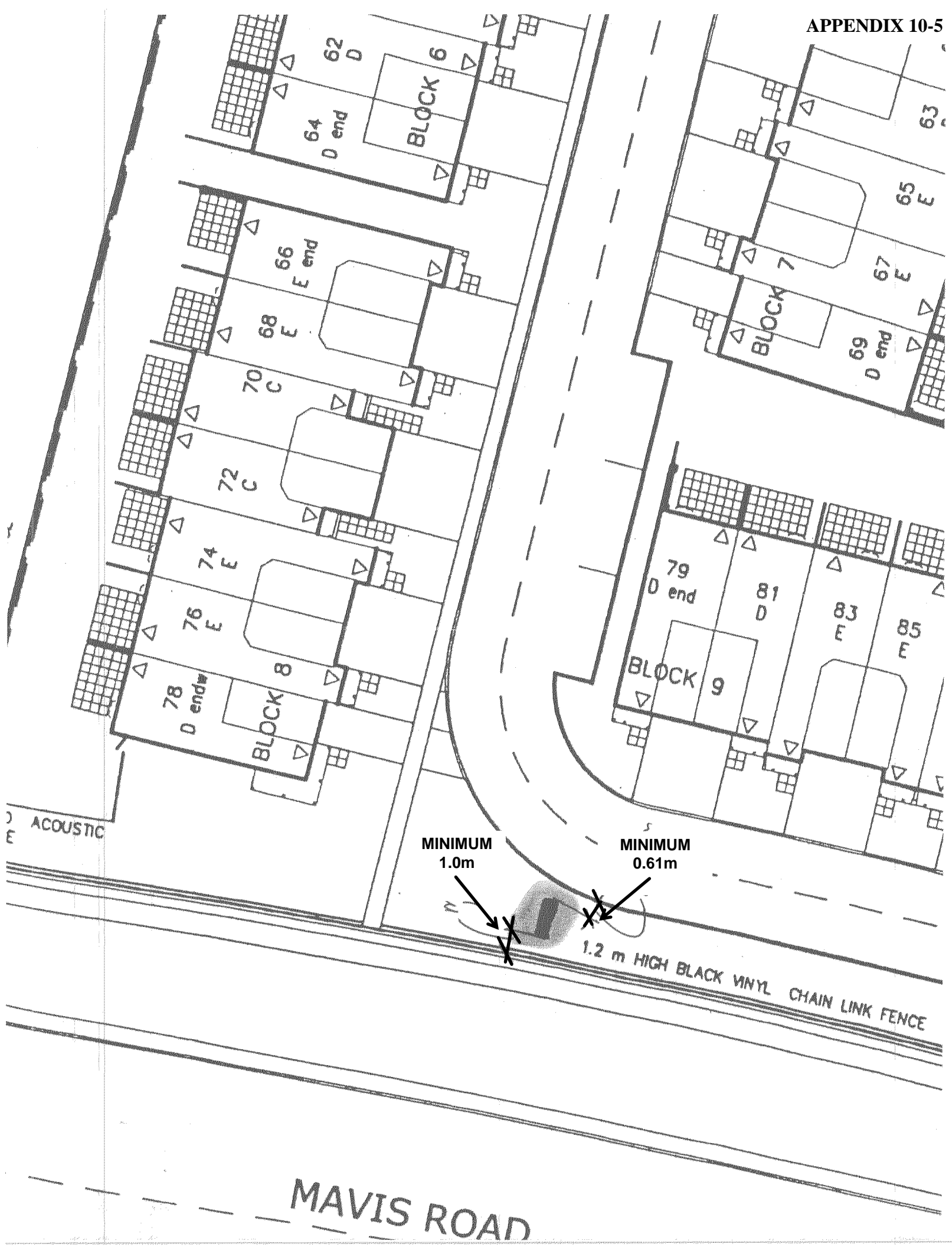
689 Fourwinds Way
PCC # 660

FUTURE CONDOMINIUM
TOWNHOMES



PROPOSED
SIGN

See attached



4' wide sign structure
with added trim work

BACKLIT PANEL PORTION
3.75' x 4.25' PANTONE 660

8'

Daniels Gateway
RENTAL COMMUNITIES

HEARTLAND
VILLAGE
NORTH

905-501-7900
www.danielsgateway.com

Daniels
love where you live™

3.75' wide apron, height subject to
grade - must be high enough to
accommodate grass/snow

COLOURS USED

PANTONE 660
PANTONE 295
GREY
WHITE



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-08124

RE: Malton Village
7075 Rexwood Road – Ward 5

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

Section 12	Proposed
Permits only an address sign with a maximum area of 1.5 sq. m. (16.1 sq. ft.).	Proposed ground sign with an area of 2.5 sq. m. (26.3 sq. ft.).

COMMENTS:

The increase in the sign area for their proposed ground sign is to accommodate the necessary information to identify the long term care facility. The increase is very slight and will not have a visual impact on Rexwood Drive. The Planning and Building therefore finds the variance acceptable from a design perspective.



Oct. 24, 2007

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

Re: Sign Variance Application
To Whom It May Concern:

I am writing to request a variance on the maximum allowable sign area and sign height as indicated by by-law 54-02 Section 12: residential and open space signs.

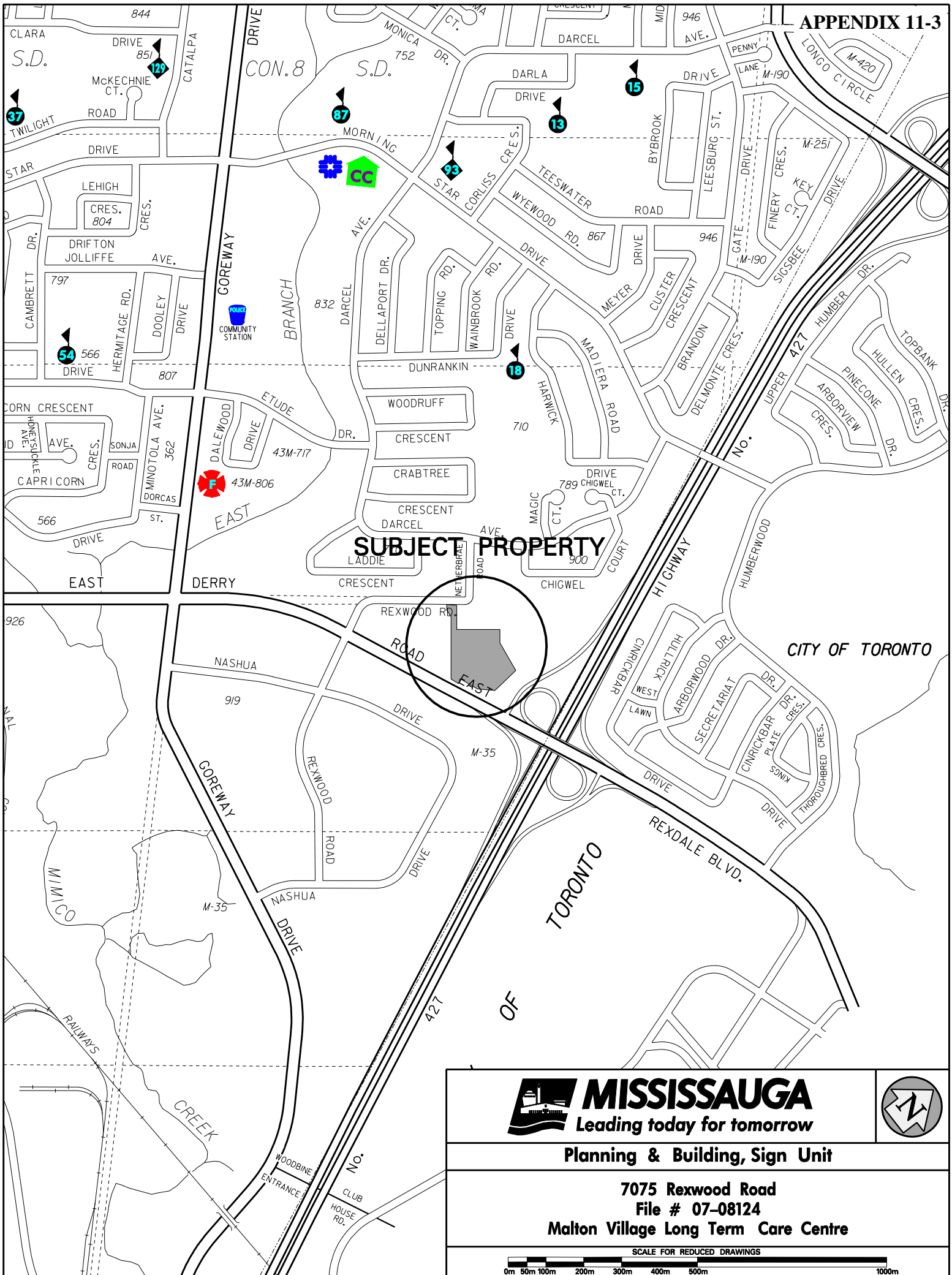
The proposed sign would be installed for the Region of Peel Malton Long Term Care Facility at 7075 Rexwood Road. The zoning is currently residential but due to the nature of the 160 bed LTC facility on the property, visibility concerns as well as the amount of information required on the sign become issues within the given allowance. Due to the nature of the facility, our main concern is that the sign and address must be easily legible to paramedic vehicles traveling at speed while responding to emergency calls. We request the slight variance in sign size to accommodate a larger font size as well as additional space to advertise special events at the facility.

Yours truly,

Benjamin Sutton Supervisor, Facility Services
Malton Village Long Term Care Centre
7075 Rexwood Road, Mississauga, Ontario L4T 4M1
T: 905-791-1179 Ext. 7296
F: 905-293-9780
Email: Benjamin.sutton@peelregion.ca

Health Services

10 Peel Centre Dr., Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca



MISSISSAUGA
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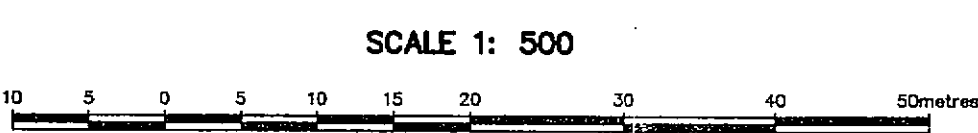


Planning & Building, Sign Unit

7075 Rexwood Road
File # 07-08124
Malton Village Long Term Care Centre



TOPOGRAPHIC SURVEY OF
PART OF LOT 10, CONCESSION 8
EAST OF HURONTARIO STREET
(GEOGRAPHIC TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL



David B. Searles Surveying Ltd.
ONTARIO LAND SURVEYORS

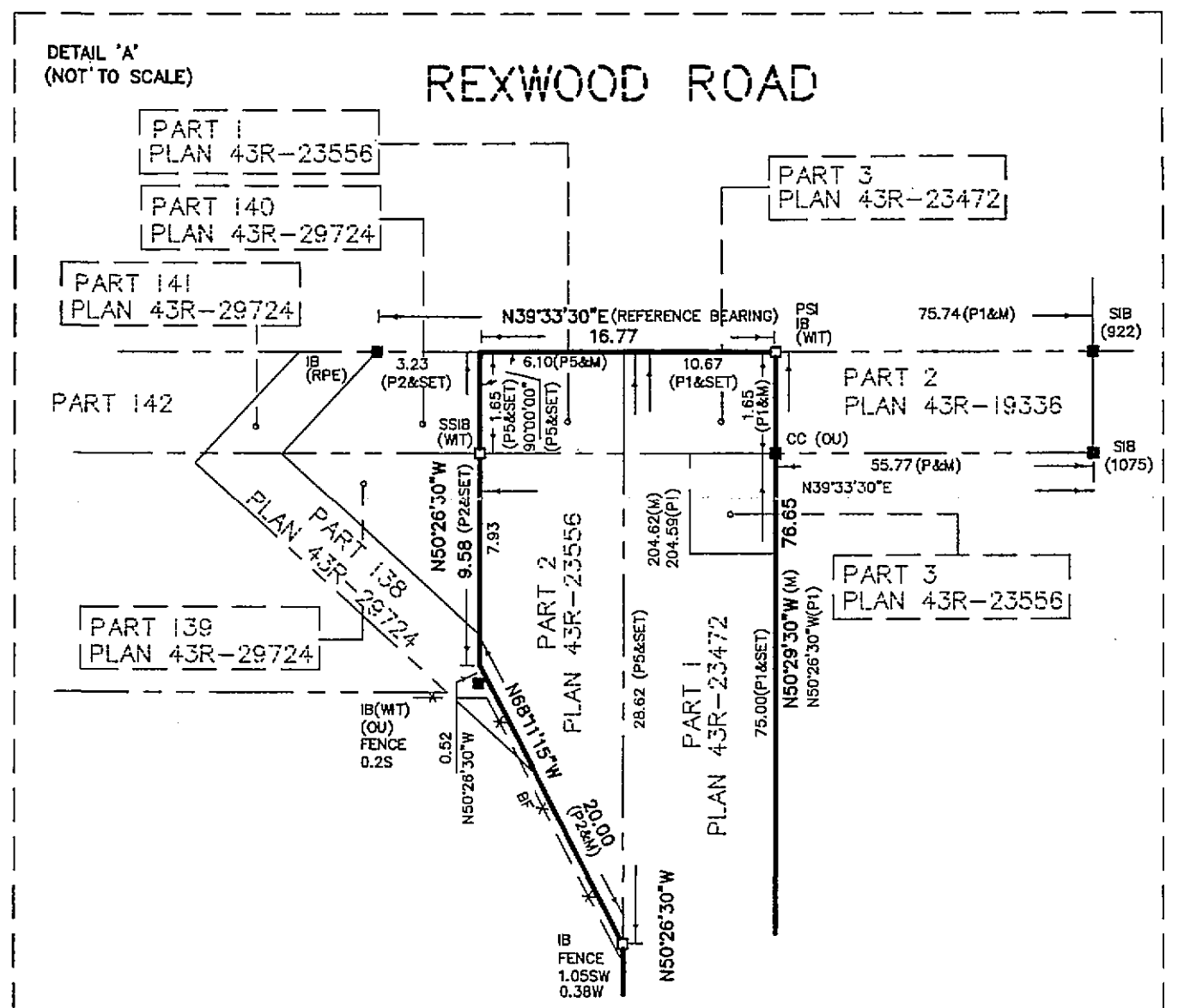
METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

27 FOOT WIDENING BY REGISTERED PLAN 770
REXWOOD ROAD (NAMED BY BY-LAW 10306, INST. No. 256871VS)
(ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CONCESSION 8, E.H.S.)
PIN 13258-0201

PEEL COMMON ELEMENTS
CONDOMINIUM PLAN No. 739

SIGN

PART I
PLAN 43R-20117
PIN 13259-0124(LT)
SUBJECT TO EASEMENT AS IN PR1037379



REGISTERED
BLOCK
PLAN
43M-1657

- PART 1
PIN 13259-0304(LT)
- PART 2
PIN 13259-0305(LT)
- PART 3
PIN 13259-0306(LT)
- PART 4
PIN 13259-0307(LT)
- PART 5
PIN 13259-0308(LT)
- PART 6
PIN 13259-0309(LT)
- PART 7
PIN 13259-0310(LT)
- PART 8
PIN 13259-0311(LT)
- PART 9
PIN 13259-0312(LT)
- PART 10
PIN 13259-0313(LT)
- PART 11
PIN 13259-0314(LT)
- PART 12
PIN 13259-0315(LT)
- PART 13
PIN 13259-0316(LT)
- PART 14
PIN 13259-0317(LT)
- PART 15
PIN 13259-0318(LT)
- PART 16
PIN 13259-0319(LT)
- PART 17
PIN 13259-0320(LT)
- PART 18
PIN 13259-0321(LT)
- PART 19
PIN 13259-0322(LT)
- PART 20
PIN 13259-0323(LT)
- PART 21
PIN 13259-0324(LT)
- PART 22
PIN 13259-0325(LT)
- PART 23
PIN 13259-0326(LT)
- PART 24
PIN 13259-0327(LT)
- PART 25
PIN 13259-0328(LT)
- PART 26
PIN 13259-0329(LT)
- PART 27
PIN 13259-0330(LT)

NOTE

BEARINGS ARE ASTROMIC AND ARE REFERRED TO THE
SOUTHERLY LIMIT OF REXWOOD ROAD AS SHOWN
ON PLAN 43R-23556, HAVING A BEARING OF N39°33'30"E
AREA = 5.215 ACRES (2.11 HECTARES)

CAUTION

LOCATION OF ALL UTILITIES IS APPROXIMATE AND ALL UTILITIES SHOULD
BE CONTACTED PRIOR TO ANY DIGGING OR CONSTRUCTION

BENCHMARK NOTE

ELEVATIONS ARE REFERRED TO THE CITY OF MISSISSAUGA BENCHMARK No.768
LOCATED ON THE SOUTH FACE AT THE EAST CORNER OF A GREY BRICK
STORE ON THE NORTH EAST CORNER OF MORNINGSTAR DRIVE AND
AND BRANDON GATE DRIVE, HAVING AN ELEVATION OF 168.8530 m.
TO OBTAIN GEODETIC ELEVATIONS (1978 G.S.C. RE-ADJUSTMENT), SUBTRACT 0.121 m
FROM VALUES SHOWN HEREIN.

LEGEND

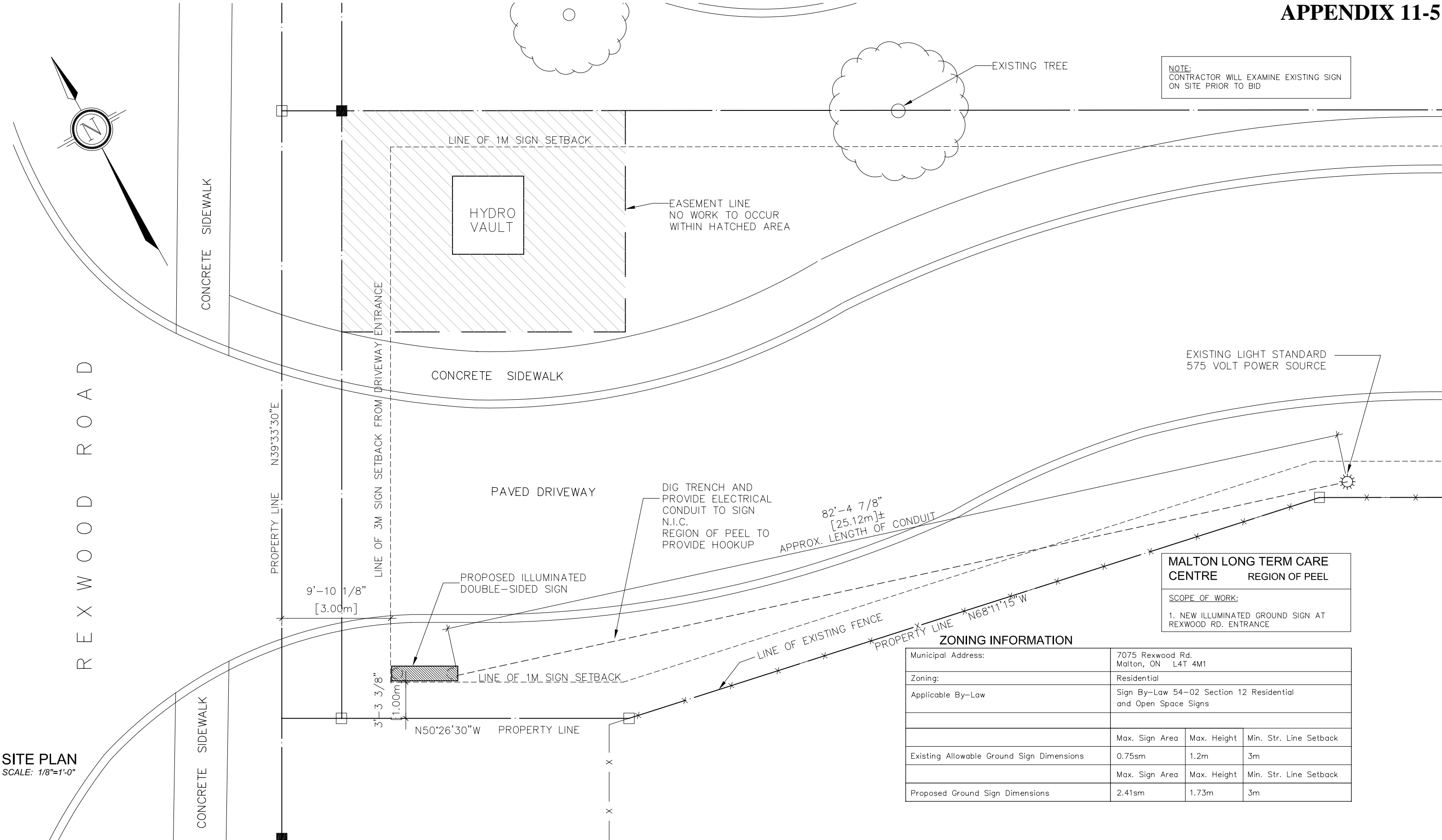
- | | | |
|---|------------------------------------|--|
| ■ DENOTES MONUMENT FOUND | BOL DENOTES BOLLARD | CV DENOTES CONTROL VALVE |
| □ DENOTES MONUMENT SET | RTWALL DENOTES RETAINING WALL | DP DENOTES DRAIN |
| SSB DENOTES STANDARD IRON BAR | CCUT DENOTES CURB CUT | IPS DENOTES INTERLOCKING PAVING STONE |
| IB DENOTES IRON BAR | CB DENOTES CATCH BASIN | BR DENOTES BASEMENT ROOF |
| MT DENOTES WITNESS | MHC DENOTES MAINTENANCE HOLE COVER | OV DENOTES OVERHANG |
| DU DENOTES ORIGIN UNKNOWN | SW DENOTES SWALE | BWALL DENOTES BRICK WALL |
| CC DENOTES CUT CROSS | CLP DENOTES CHAIN LINK FENCE | CSW DENOTES CONCRETE SIDEWALK |
| MT0 DENOTES MINISTRY OF TRANSPORTATION ONTARIO | CPZ(H) DENOTES CULVERT | CCUT DENOTES CURB CUT |
| RPE DENOTES RADY-PENTEX & EDWARD SURVEYING LTD. | TOS DENOTES TOP OF SLOPE | WPH DENOTES WOODEN POLE HYDRO |
| 1493 DENOTES J.F.G. YOUNG O.L.S. | LP DENOTES LIGHT STANDARD | ANC DENOTES ANCHOR |
| 1075 DENOTES HOLDING AND JONES SURVEYING LTD. | SP DENOTES SIGN POST | VS DENOTES CORRUGATED STEEL PIPE |
| 922 DENOTES SCHAEFFER AND REINTHALER SURVEYING LTD. | BB DENOTES BELL BOX | WF DENOTES WROUGHT IRON FENCE |
| P DENOTES PLAN 43R-23439 | FW DENOTES FIRE HYDRANT | TLGB DENOTES TRAFFIC LIGHT CONTROL BOX |
| P1 DENOTES PLAN 43R-23472 | VC DENOTES VALVE CHAMBER | VS DENOTES VENT SHAFT |
| P2 DENOTES PLAN 43R-29724 | VC DENOTES VALVE CHAMBER | DS DENOTES DOOR SILL |
| P3 DENOTES PLAN 43R-23894 | VC DENOTES VALVE CHAMBER | GM DENOTES GAS METER |
| P4 DENOTES PEEL CONDOMINIUM PLAN 631 | VC DENOTES VALVE CHAMBER | DS DENOTES POINT SET BY INTERSECTION |
| P5 DENOTES PLAN 43R-23556 | VC DENOTES VALVE CHAMBER | E.H.S. DENOTES EAST OF HURONTARIO STREET |

THIS PLAN IS PROTECTED BY COPYRIGHT
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON THE
31ST DAY OF AUGUST 2007.

SEPTEMBER 10, 2007
DATE
DAVID B SEARLES
ONTARIO LAND SURVEYOR

David B. Searles Surveying Ltd.		Drawn	Checked
ONTARIO LAND SURVEYORS		K.P.	RSW
4284 VILLAGE CENTRE COURT, MISSISSAUGA, ONTARIO L4Z 1S2		File No. 109-0-07	
(905) 273-8840 FAX: (905) 896-4410		Plan Index No. D 12	
Computer Storage File No. 109-07FW.FLX	Operator RSW	Disk Plan Storage No. 109-0-07.DWG	



SITE PLAN
SCALE: 1/8"=1'-0"

caricari lee architects

201 16 burch avenue
toronto, on m4v 1c8

t: 416 923 7681
f: 416 923 7693
e: info@caricari-lee.com

PRACTICE BCDN No.: 4107

PROJECT NAME:
Malton LTC Centre Sign
7075 Rexwood Rd. Malton, On. L4T 4M1

DRAWING TITLE:
SITE PLAN & ZONING INFORMATION

DATE	NO.	ISSUE
19 OCT 07	1	ISSUED FOR CLIENT REVIEW
12 NOV 07	2	ISSUED FOR TENDER

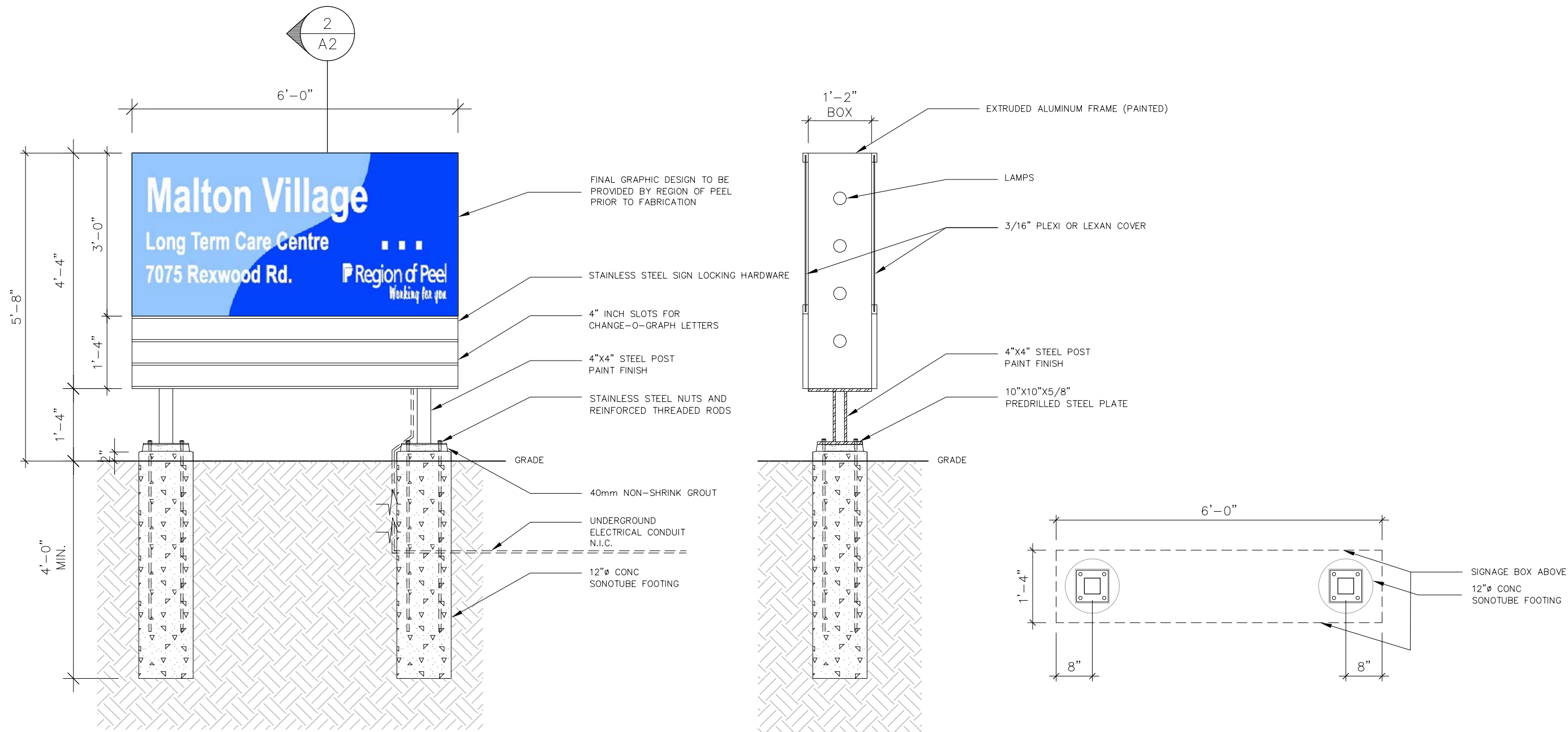
NOTES:
CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.

SCALE	AS NOTED	REVISION NO.
PROJECT NO.	07040	
DATE	12 NOVEMBER 07	DWG. NO.
DRAWN	KF	
CHECKED	DL	

A1

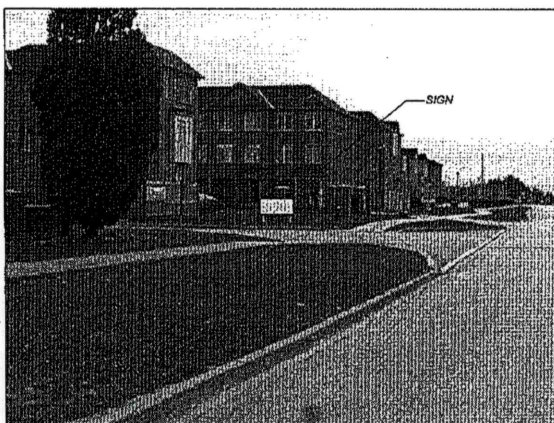


1 DETAIL ELEVATOIN
SCALE: 1/2" = 1'

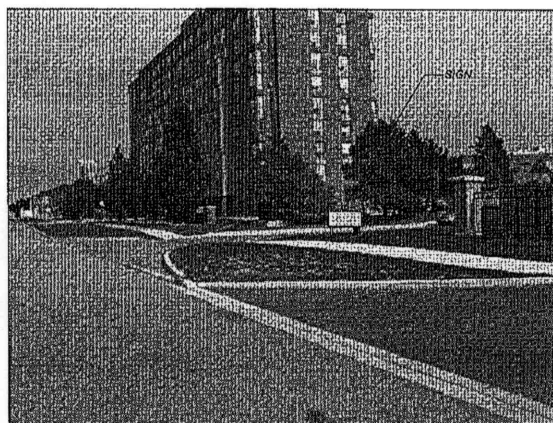
2 DETAIL SECTION
SCALE: 1/2" = 1'

3 DETAIL PLAN
SCALE: 1/2" = 1'

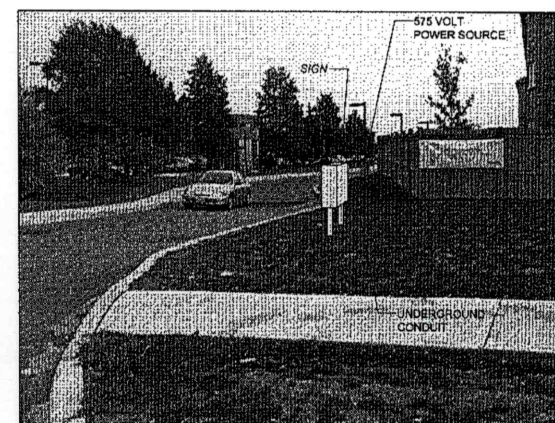
<div>caricari lee architects</div> <div>201 16 burch avenue toronto, on m4v 1c8</div> <div>t: 416 923 7681 f: 416 923 7693 e: info@caricari-lee.com</div> <div>PRACTICE BCDN No.: 4107</div>	PROJECT NAME: Malton LTC Centre Sign 7075 Rexwood Rd. Malton, On. L4T 4M1	DRAWING TITLE: DETAIL PLAN AND ELEVATION	DATE	NO.	ISSUE	NOTES: CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF WORK. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED.	SCALE	AS NOTED	REVISION NO.
			19 OCT 07	1	ISSUED FOR CLIENT REVIEW		PROJECT NO.	07040	DWG. NO. <div>A2</div>
			12 NOV 07	2	ISSUED FOR TENDER		DATE	12 NOVEMBER 07	
							DRAWN	KF	
							CHECKED	DL	



REXWOOD ROAD PERSPECTIVE LOOKING SOUTH



REXWOOD ROAD PERSPECTIVE LOOKING NORTH



REXWOOD ROAD PERSPECTIVE LOOKING EAST

caricari lee architects

201 16 bloor street
toronto, ontario m5s 1h3

t: 416 923 7623

f: 416 923 7693

e: info@caricari-lee.com

PRACTICE BCEN No: 4107

PROJECT NAME:

Malton LTC Centre Sign
7075 Rexwood Rd, Malton, On. L4T 4M1

DRAWING TITLE:

SITE PHOTOS

DATE	NO.	ISSUE
19 OCT 07	1	ISSUED FOR CLIENT REVIEW
12 NOV 07	2	ISSUED FOR TENDER
15 NOV 07	3	RE-ISSUED FOR TENDER

NOTES:

CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE SITE
AND REPORT ANY DISCREPANCY TO THE ARCHITECT
BEFORE PROCEEDING WITH THE WORK.ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT
AND MUST BE RETURNED AT THE COMPLETION OF WORK.THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
UNTIL COUNTERSIGNED.

SCALE	NTS	REVISION NO.
PROJECT NO.	07040	
DATE	12 NOVEMBER 07	DWG. NO.
DRAWN	KF	A3
CHECKED	DL	



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-06451

RE: Ready Honda-Certified Used Cars
424 Hensall Circle -Ward 7

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

Section 13	Proposed
One ground sign permitted to have a maximum sign area of 3.5 sq. m. (37.67 sq. ft.) per sign face.	One ground sign having a sign area of 16.24 sq. m. (174.81 sq. ft.) per sign face.
One ground sign permitted to have a maximum height of 3.0 m (9.84 ft.).	One ground sign having an overall height of 7.22 m (23.68 ft.).

COMMENTS:

The property is located in the Cooksville Special District which has specific sign provisions for the area. The sign provisions were designed to address the present and future mainstreet character of Cooksville.

The Ready Honda site is located on Hensall Circle between the border of an industrial subdivision and the Cooksville Special District. It is not envisioned that Hensall Circle will have the characteristics of a mainstreet as projected for Dundas Street. In this regard, the proposed sign is within the intent of the provisions of the Sign By-law for a commercial site. The Planning and Building Department therefore finds the variance acceptable from a design perspective, subject to the removal of the banner signs which were not part of this application.

November 1, 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 23.7 ft (7.22 metre) tall ground sign with a sign face area of 5.24 square metres (56.4 square feet) on the property of 424 Hensall Circle.

We are asking for relief from the provisions of the City of Mississauga Sign By-law 54-02, Section 13 "Special Sign District." This section restricts a ground sign to a maximum height of 3 metres and a maximum sign area of 3.5 square metres per face. The property in question is on the south side of Hensall Circle which runs south from Dundas Street East and east of Burslem Road.

The site is the new home of Ready Honda and the proposed sign will identify the car dealership.

The sign is a standard size in the highly competitive automotive sales industry and will help traffic on Dundas St. E. locate the property.

The use of the property and the proposed sign are not out of character for the area and will not have a negative impact on the district or streetscape.

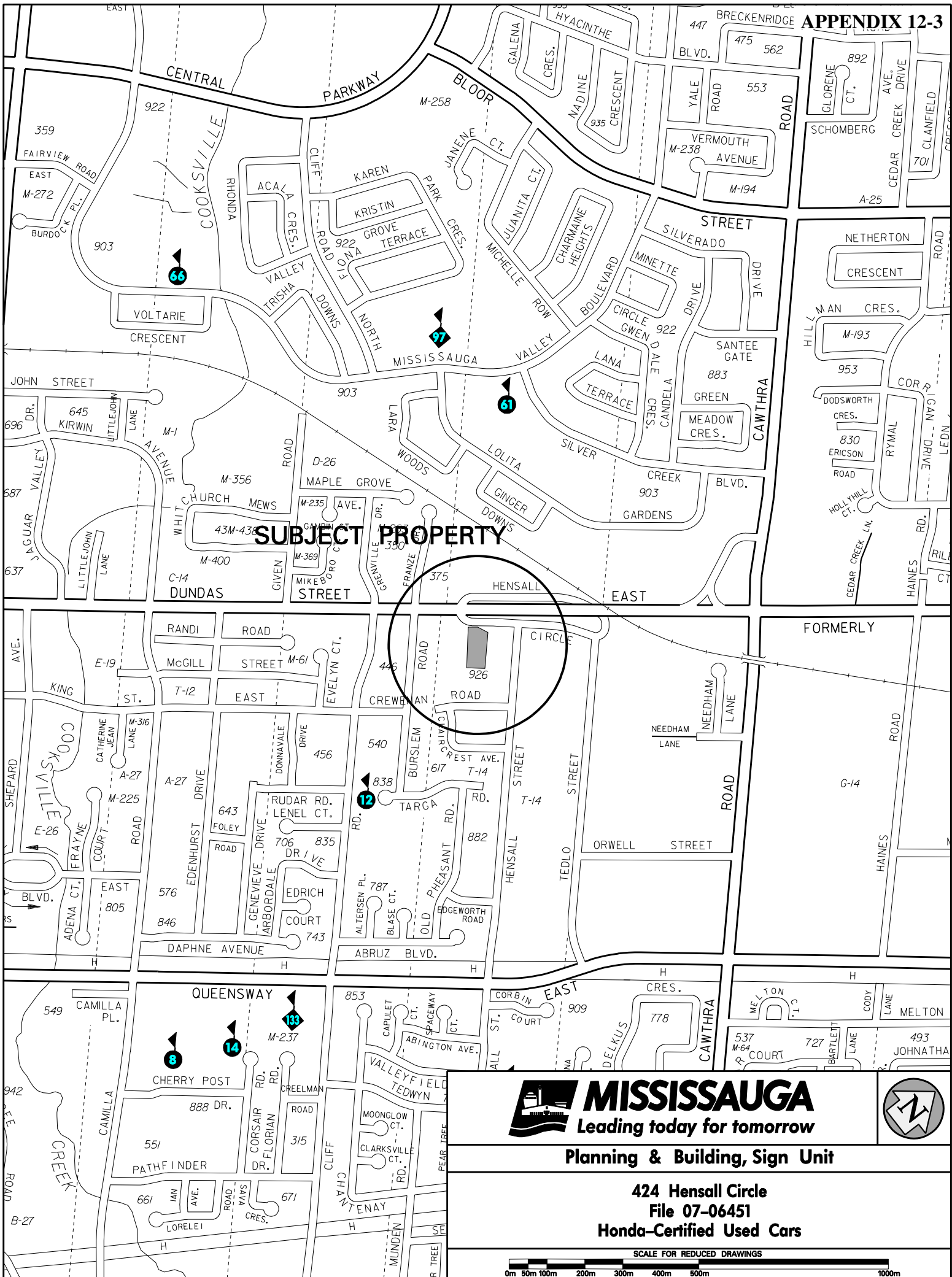
The proposed sign will assist Honda in developing a needed identity in the neighbourhood and contribute to the re-growth of this district.

We are respectfully asking for your consideration in this matter.

Yours truly,

A large, stylized handwritten signature in black ink, appearing to read 'Robert Manning', is written over the typed name and title.

Robert Manning
Permit Officer
Provincial Sign Systems
on behalf of
Ready Honda



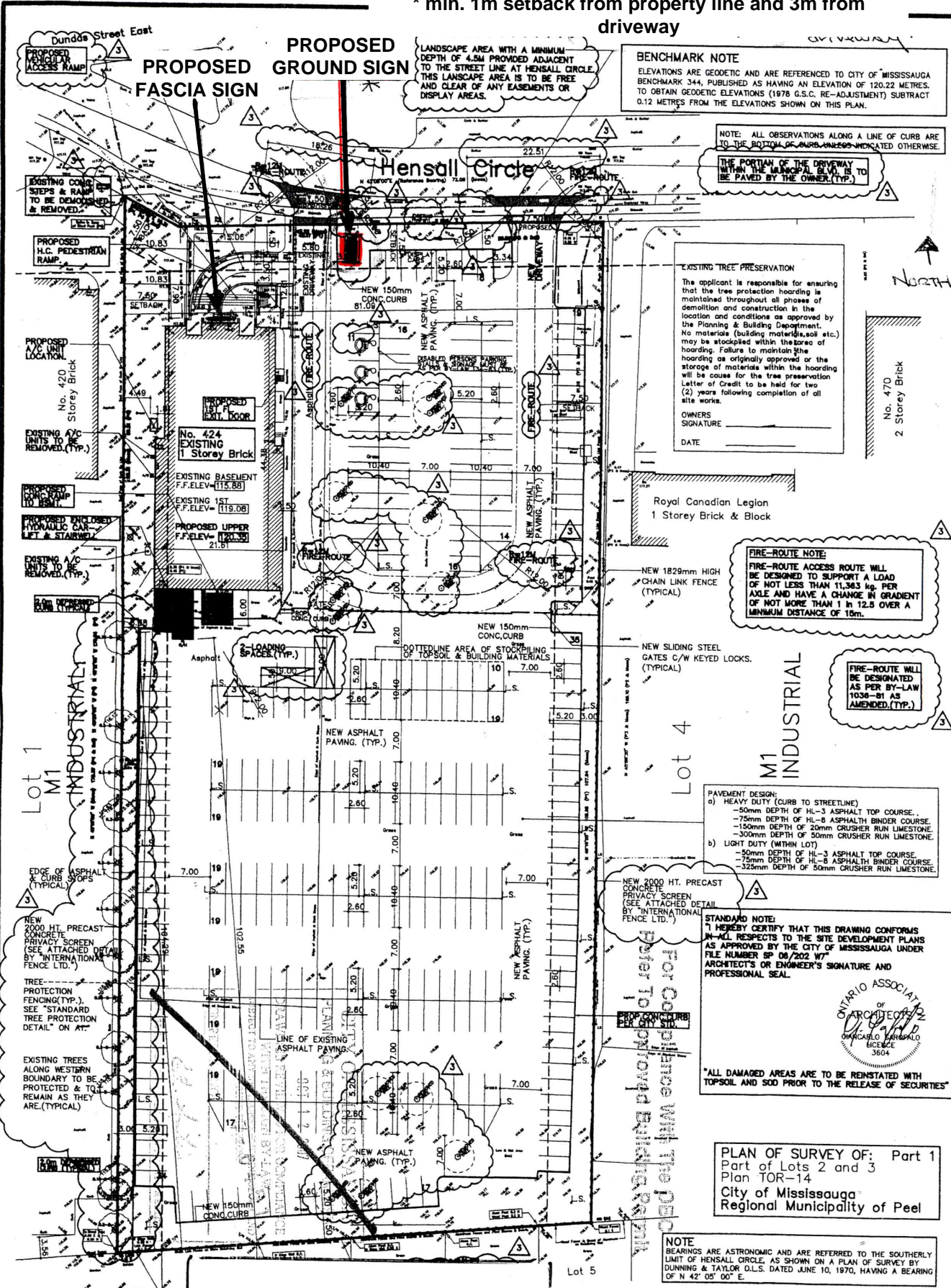
MISSISSAUGA
Leading today for tomorrow

Planning & Building, Sign Unit

424 Hensall Circle
File 07-06451
Honda-Certified Used Cars



* min. 1m setback from property line and 3m from driveway



PROPOSED FASCIA SIGN

PROPOSED GROUND SIGN

LANDSCAPE AREA WITH A MINIMUM DEPTH OF 4.5M PROVIDED ADJACENT TO THE STREET LINE AT HENSALL CIRCLE. THIS LANDSCAPE AREA IS TO BE FREE AND CLEAR OF ANY EASEMENTS OR DISPLAY AREAS.

BENCHMARK NOTE

ELEVATIONS ARE GEODETIC AND ARE REFERENCED TO CITY OF MISSISSAUGA BENCHMARK 344, PUBLISHED AS HAVING AN ELEVATION OF 120.22 METRES. TO OBTAIN GEODETIC ELEVATIONS (1978 G.S.C. RE-ADJUSTMENT) SUBTRACT 0.12 METRES FROM THE ELEVATIONS SHOWN ON THIS PLAN.

NOTE: ALL OBSERVATIONS ALONG A LINE OF CURB ARE TO THE BOTTOM OF CURB UNLESS INDICATED OTHERWISE.

THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL AREA IS TO BE PAVED BY THE OWNER (TYP.)

EXISTING TREE PRESERVATION

The applicant is responsible for ensuring that the tree protection hoarding is maintained throughout all phases of demolition and construction in the location and conditions as approved by the Planning & Building Department. No material (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 tree preservation Letter of Credit to be held for two (2) years following completion of all site work.

OWNERS SIGNATURE _____

DATE _____

Royal Canadian Legion
1 Storey Brick & Block

FIRE-ROUTE NOTE:

FIRE-ROUTE ACCESS ROUTE WILL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 kg. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.

FIRE-ROUTE WILL BE DESIGNATED AS PER BY-LAW 1038-81 AS AMENDED (TYP.)

PAVEMENT DESIGN:

- a) HEAVY DUTY (CURB TO STREETLINE)
 - 50mm DEPTH OF HL-3 ASPHALT TOP COURSE.
 - 75mm DEPTH OF HL-3 ASPHALT BINDER COURSE.
 - 150mm DEPTH OF 20mm CRUSHER RUN LESTONE.
 - 300mm DEPTH OF 50mm CRUSHER RUN LESTONE.
- b) LIGHT DUTY (WITHIN LOT)
 - 50mm DEPTH OF HL-3 ASPHALT TOP COURSE.
 - 75mm DEPTH OF HL-3 ASPHALT BINDER COURSE.
 - 325mm DEPTH OF 50mm CRUSHER RUN LESTONE.

STANDARD NOTE:

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 06/202 W7 ARCHITECT'S OR ENGINEER'S SIGNATURE AND PROFESSIONAL SEAL.

"ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES"

PLAN OF SURVEY OF: Part 1
Part of Lots 2 and 3
Plan TOR-14
City of Mississauga
Regional Municipality of Peel

NOTE
BEARINGS ARE ASTROLOGIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF HENSALL CIRCLE AS SHOWN ON A PLAN OF SURVEY BY DUNNING & TAYLOR O.L.S. DATED JUNE 10, 1970, HAVING A BEARING OF N 42° 05' 00" E.

A ground sign shall not be located within:

- 1 metre (3.28 ft) of a street line
- 3 metres (9.84 ft) of a driveway entrance/exit
- 0.61 metres (2 ft) of a parking area
- An easement

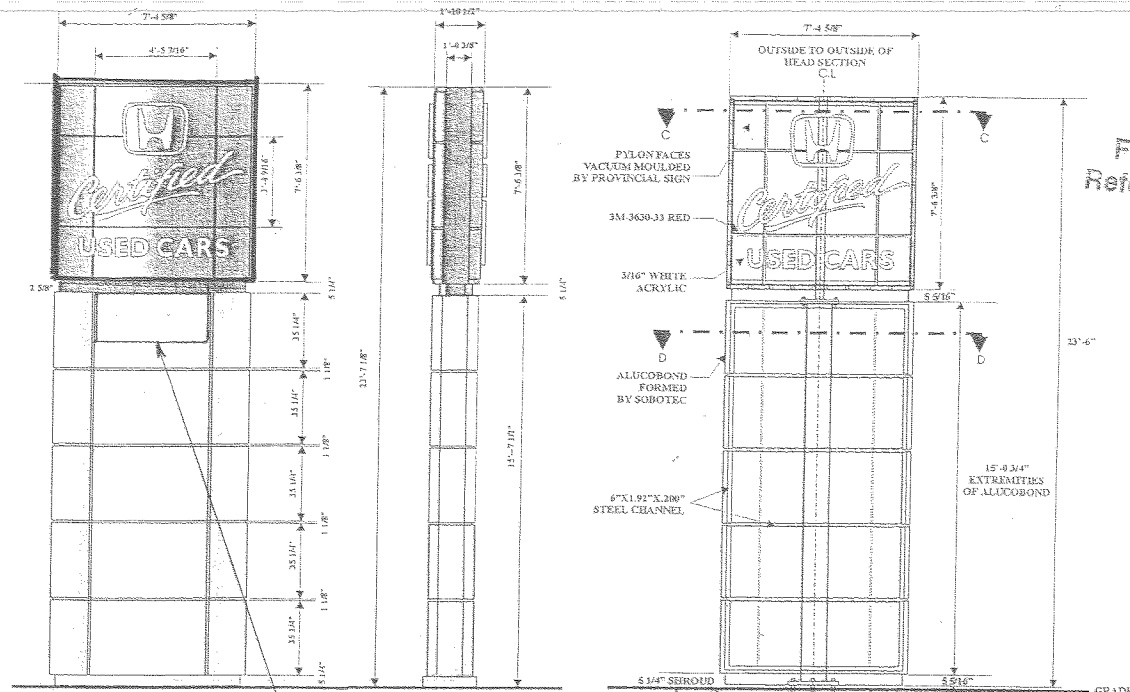
SERVICES

SERVICES AND UTILITIES THAT ARE ILLUSTRATED ON THIS PLAN ARE THOSE THAT WERE VISIBLE AT THE TIME THE SURVEY FIELDWORK WAS PERFORMED. PHYSICAL LOCATIONS OF THESE AND OTHER POSSIBLE SERVICES SHOULD BE CONFIRMED IN THE FIELD, AND BY CONSULTATION WITH THE APPROPRIATE PARTIES, BEFORE EXCAVATING. THIS PLAN DOES NOT ILLUSTRATE UNDERGROUND SERVICES.

SITE PLAN

SCALE: 1:400

23'-7" HONDA USED CAR PYLON SIGN (NWL= 35 PSF)



FRONT VIEW (ENGLISH)

SIDE VIEW

SECTION B-B

TOP VIEW

SECTION C-C

SECTION D-D

MUNICIPAL ADDRESS DISPLAYED IN
NUMERALS AND LETTERS MIN OF
150mm (6") IN HEIGHT

DESIGN WIND PRESSURE IS 35 PSF; ALL ROLLED SECTIONS & PLATES TO CSA G40.21-44W; HSS TO CSA G40.21-50W; ANCHOR BOLTS TO BE 41 KSI MIN. YIELD; MOUNTING BOLTS TO ASTM A325; ALL WELDS AND WELDING TO CSA W59 & WELDERS CERTIFIED UNDER W47.1; SOIL TO BE MOIST TO DRY WITH A BEARING CAPACITY OF 3000 PSF AND PASSIVE LATERAL SOIL PRESSURE OF 300 PSF/FT; CONCRETE TO BE 25MPa @28DAYS.

DWG #:
POOB1268-2

REVISION:

1. INFORMATION SHEET
2. CHANGED NOTES AND WELD SIZE FOR BASE PLATE AND MATCH PLATE

PART #:

EG. H2025-SSH23
FR. H2025-SSH23

LOCATION:

SCALE:
N.T.S.

DATE:
02/10/00

DRAWN BY:
M.M.

REVIEWED BY:
S.K.S.

COLOR(S):
3M-3630-33 RED
WHITE

NOTES:

ANCHOR BOLTS TO PROTRUDE
7" MIN ABOVE CONCRETE

CITY OF MISSISSAUGA
PLANNING & BUILDING DEPARTMENT

SALES APPROVAL:

DRAWINGS REVIEWED FOR COMPLIANCE
DATE: THE SIGN BY-LAW
DATE: ANY REVISIONS SHOWN IN COLOUR AND
NOTED THEREON.
CUSTOMER APPROVAL: 6.4.5

SIGN PERMIT NO.:

DATE:

CONTRACTOR:

PROVINCIAL
Sign System

375 Frankcom St. Ajax, On. L1S
Tel: (905) 428-1791 Fax: (905) 428

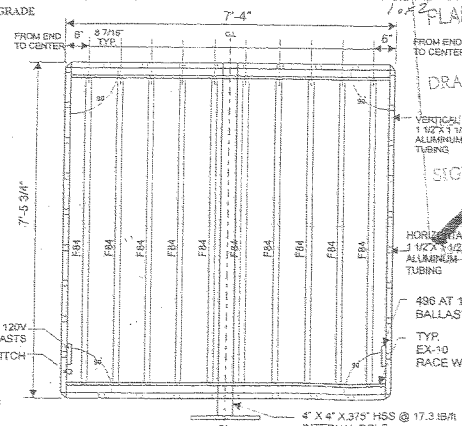
SHEET 1 OF 2

For Compliance With The OBC
Refer To Approved Building Permit

HEAD SECTION FRONT VIEW (FRENCH)

ELECTRICAL DETAILS

- 1-696 AT 120 VOLTS BALLAST 5.0 AMPS
- 1-496 AT 120 VOLTS BALLAST 3.5 AMPS
- 10 F84T12 DHO LAMPS
- 120 VOLTS, 8.5 AMP LOADED
- 1-15 AMP CIRCUIT REQUIRED
- EX-10 RACEWAY
- 20-BUTT-ON LAMP SOCKETS



ELECTRICAL LAYOUT



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-06747

RE: Daniels Gateway Rental Communities
3035 Artesian Drive - Ward 8

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

Section 12	Proposed
Permits only an address sign.	A ground sign that does not display the municipal address and displays commercial advertising.
Permits a maximum sign area of 1.5 sq. m. (16.14 sq. ft.) for an address sign.	A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.).

COMMENTS:

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Sign Variance Rationale
File: 07-6742 to 07-6748

November 7, 2007

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Traditional rental properties have taken the form of a high-rise apartment building with their simple "vacancy" sign on the front lawn advertising to the public. This system seemed to work okay for the landlords and those looking for a place to live, however, in today's world and with our Gateway Townhouse Communities being intentionally integrated into the surrounding neighbourhoods, the regular person looking for rental accommodation isn't always aware that these communities exist.

To that end, Daniels has developed a standard signage package, with input for staff, which will in simple terms "brand" this form of accommodation in Mississauga and Brampton so that these rental communities will not be so obscure to those looking for accommodation. As you have seen as part of our Sign Permit application, we have incorporated design elements from several types of signs already existing in Mississauga and have come up with one that respects the residential nature and scale of the neighbourhoods that these signs would be located in. These back-lit signs have clean lines with subtle details and are mounted on a concrete based which we feel will compliment any residential situation. The sign is not overloaded with information, but simply identifies that the adjacent community is one of our Gateway Rental properties and provides the public with a telephone number should they be looking for accommodation.

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I trust that this rationale will aid staff in understanding what our Gateway sign program is all about and result in a positive recommendation to Council. Should you have any questions or wish to discuss this issue further, please do not hesitate to contact me.

APPENDIX 13-3

SUBJECT PROPERTY

MISSISSAUGA
Leading today for tomorrow

Planning & Building, Sign Unit

**3035 Artesian Drive
File # 07-6747
Daniels Gateway Rental Communities**

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

APPENDIX 13-3

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APPENDIX 13-3

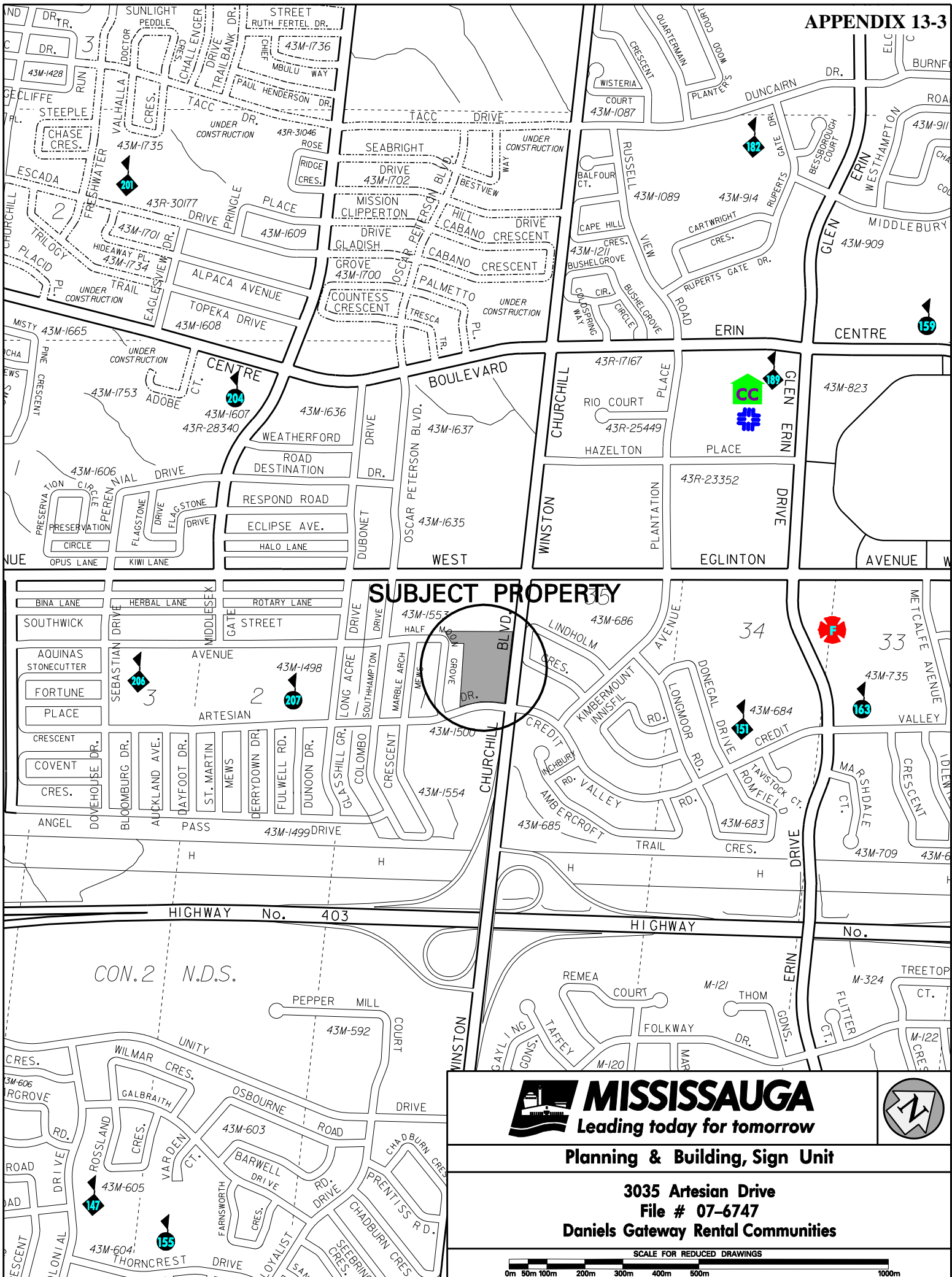
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File # 07-6747
Daniels Gateway Rental Communities

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



SCC 736

**PROPOSED
SIGN**

Block 7, 9 + 10

CHILL BOULEVARD
WINSTON CHURCH

EXISTING DEVELOPMENT
NEIGHBOURHOOD 210 & 211
DEX. CR

**PROPOSED
SIGN**

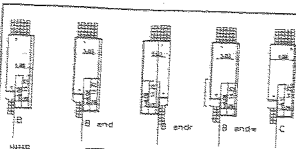
SITE DATA

SCE 482			Net 2,317	
Total			2,317.00	
Student	Unit	Coverage	Quantity	Cost
W	100.00	96.53		
R	107.80	66.38	15	1588.15
HR	107.80	66.38	1	107.80
SC	107.80	66.38	3	321.83
HC	74.14	74.14	6	847.79
W	111.11	66.33	14	1555.54
R	121.79	76.26	72	2672.42
SC	125.79	61.75	8	1086.32
HC	125.79	78.18	16	2012.64
Total member of unit			16	
Total Site Cost				11776.35
Total Personnel				36,426
Total Travel Costs				5245.05
Total Material Coverage				4763.62
Total Contingency				28,619
Total Personnel				42914.26
Total Personnel				8306.06
Personnel				185
Resident			27 units	
Vehicle Unit			25 + 20 units	
Material personnel			214	
TOTAL			214	
Personnel			214	
TOTAL			214	
NO RV parking required as proposed for the sites attached with				
parking spaces are to be 2.75 x 5.29				
Site Summary				price/cost
Site 1				100
Site 2				100
Site 3				100
Site 4				100
Site 5				100
Site 6				100
Site 7				100
Site 8				100
Site 9				100
Site 10				100
Site 11				100
Site 12				100
Site 13				100
Site 14				100
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Site 80				100
Site 81				100
Site 82				100
Site 83				100
Site 84				

840-2957, AREA CALCULATOR

Species	Number of birds	Number of eggs
A	3	17
B	3	1
C	3	5
D	3	16
E	3	22
F	3	8
G	3	8
H	3	18
I	3	24
J	3	24
K	3	24
L	3	24
M	3	24
N	3	24
O	3	24
P	3	24
Q	3	24
R	3	24
S	3	24
T	3	24
U	3	24
V	3	24
W	3	24
X	3	24
Y	3	24
Z	3	24
AA	3	24
AB	3	24
AC	3	24
AD	3	24
AE	3	24
AF	3	24
AG	3	24
AH	3	24
AI	3	24
AJ	3	24
AK	3	24
AL	3	24
AM	3	24
AN	3	24
AO	3	24
AP	3	24
AQ	3	24
AR	3	24
AS	3	24
AT	3	24
AU	3	24
AV	3	24
AW	3	24
AX	3	24
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AZ	3	24
BA	3	24
BB	3	24
BC	3	24
BD	3	24
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BO	3	24
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BQ	3	24
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BV	3	24
BW	3	24
BX	3	24
BY	3	24
BZ	3	24
CA	3	24
CB	3	24
CC	3	24
CD	3	24
CE	3	24
CF	3	24
CG	3	24
CH	3	24
CI	3	24
CJ	3	24
CK	3	24
CL	3	24
CM	3	24
CN	3	24
CO	3	24
CP	3	24
CQ	3	24
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CS	3	24
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TYPICAL UNITS

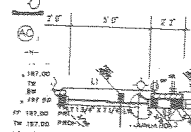


1. EACH UNIT NEAR POOL AREA IS TO BE SEPARATED BY
 1.8 M FRONT PROPERTY SCREEN, ONE SCREEN LONG
 ON INTERNAL UNIT AND ONE SCREEN LONG ON ALL
 END UNITS OF END UNITS AS INDICATED

2. TYPICAL FRONT WALKWAY FOR CONDOMINIUMS -
 PRECAST CONCRETE SLAB, 1.500M WIDE FROM
 DRIVEWAY TO ENTRY

SEE LANDSCAPE SITES FOR DETAILS

NOTE: DRAWING AND SUPPLEMENTARY INFORMATION PROVIDED BY LANDSCAPE



Ministry of Finance
Department of Customs
and Excise
Revenue
HARRIS, HARRIS &
& FELL
1000
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IN THE MATTER OF A Customs matter
between the
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GENERAL NOTES

[illegible]

KEY PLAN

LEGAL DESCRIPTION

BLOCK 124
Registered Map 43 N-1553
City of Niskayuna Required Municipality of Post

GUTHRIE MUSCOVITCH
ARCHITECTS

Tel: (416) 252-5679 Fax: (416) 252-9637
770 Brown's Line, Toronto, Ontario M8W 3W2

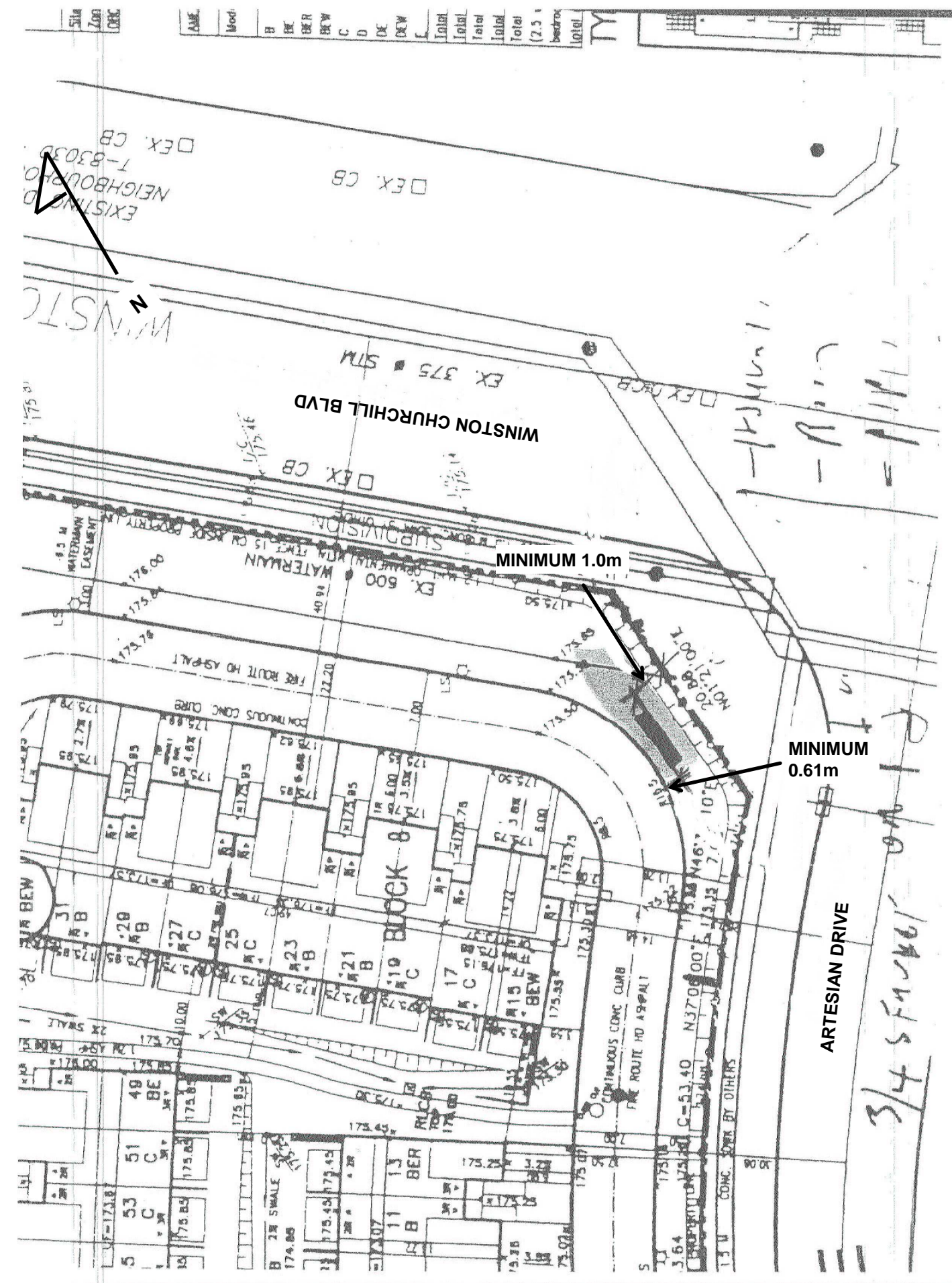
owner
Daniels
29 QUEEN ST W SUITE 3400
TORONTO ONTARIO
M5H 3R2 (416) 598-2129

100-1000
BLOCK 124

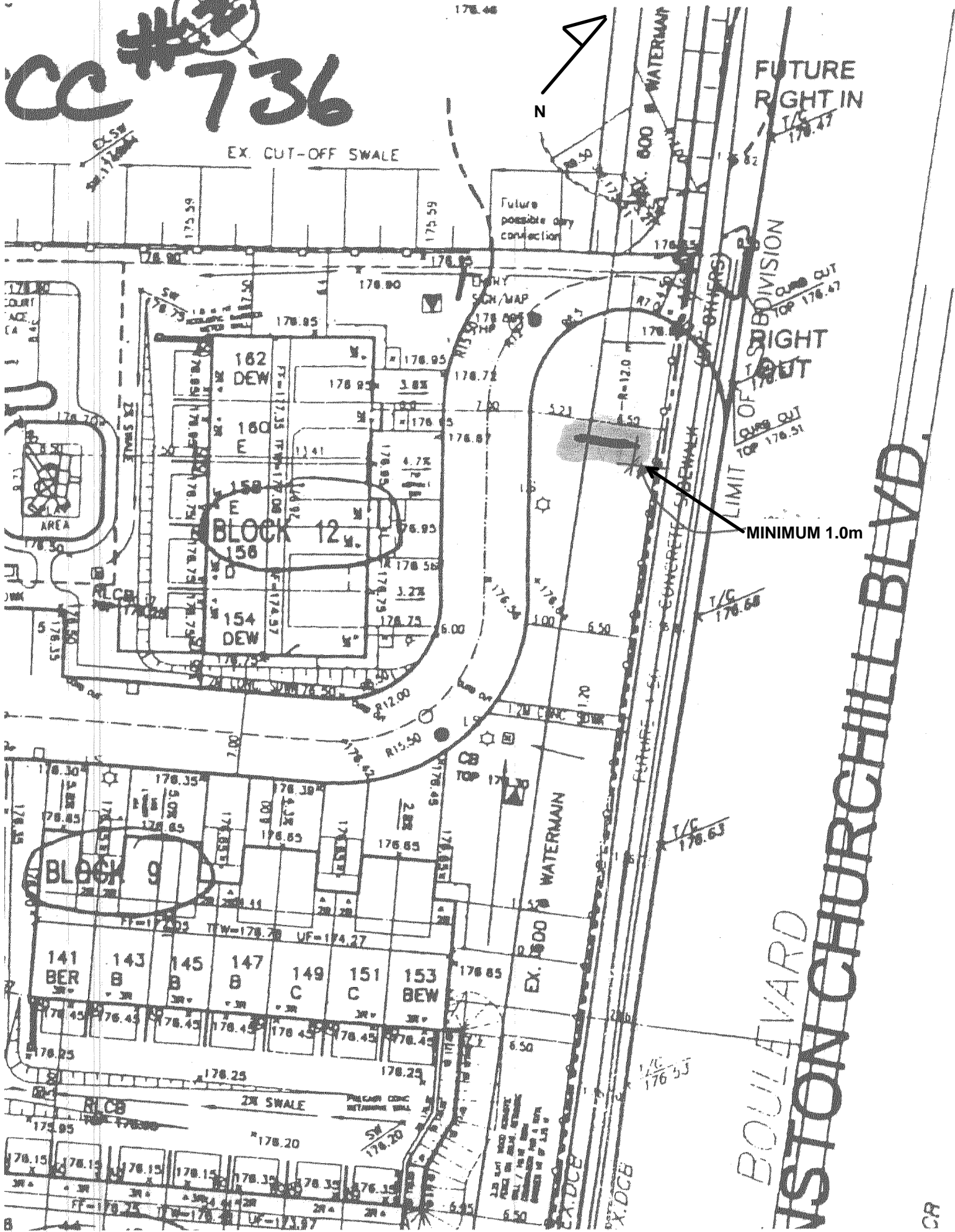
Turnhouse Developments
235 ASPEN DRIVE 4097 & 1002 PAVIL MOUNT ROAD
MISSISSAUGA, ONTARIO

SITE PLAN

SP 02/358 WA



CC # 736



CR

4' wide sign structure
with added trim work

BACKLIT PANEL PORTION
3.75' x 4.25' PANTONE 660

8'

Daniels Gateway
RENTAL COMMUNITIES

HEARTLAND
VILLAGE
NORTH

905-501-7900
www.danielsgateway.com

Daniels
love where you live™

3.75' wide apron, height subject to
grade - must be high enough to
accommodate grass/snow

COLOURS USED

PANTONE 660
PANTONE 295
GREY
WHITE



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-06746

RE: Daniels Gateway Rental Communities
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File: 07-6742 to 07-6748

November 7, 2007

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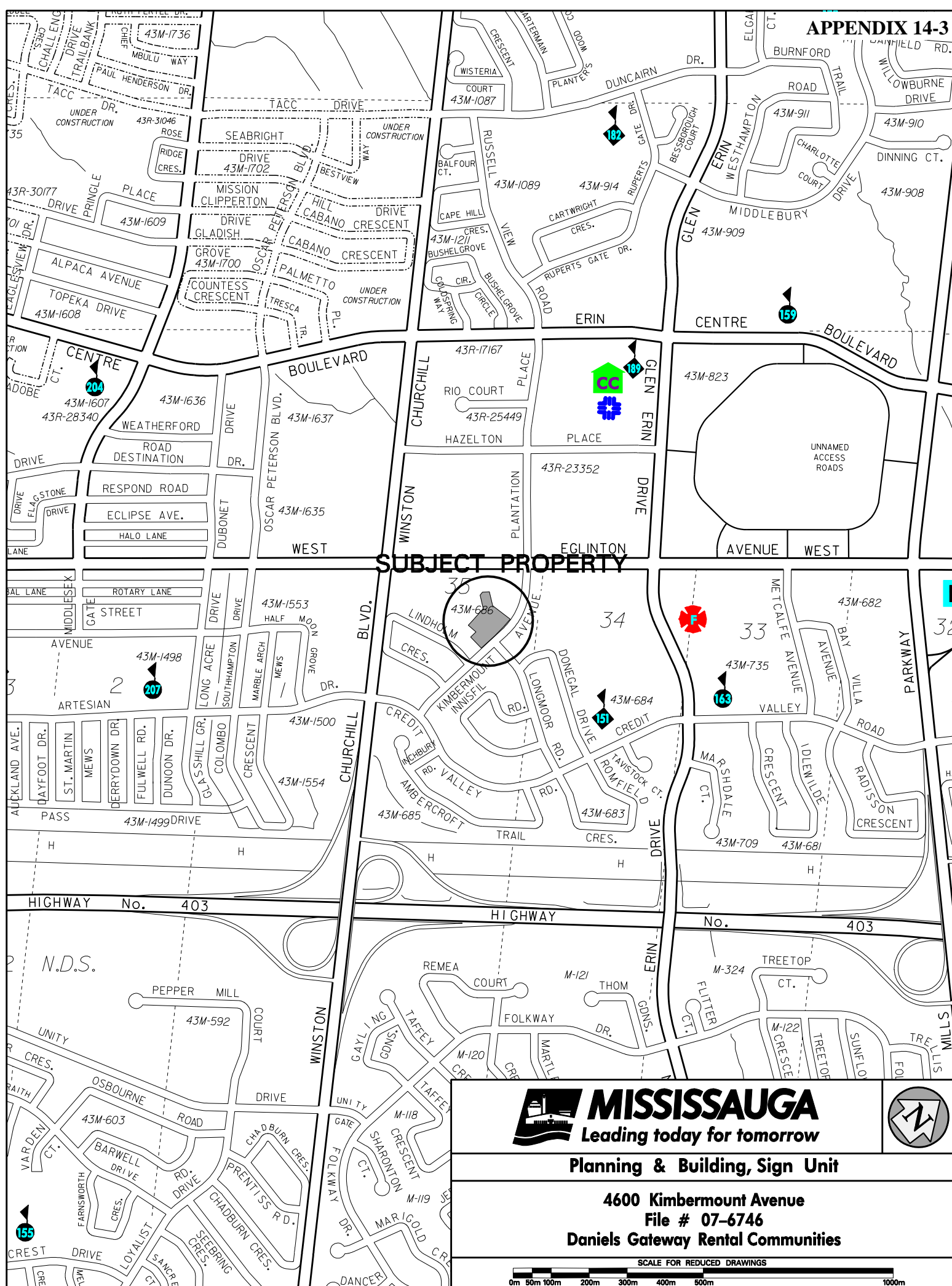
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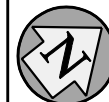
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APPENDIX 14-3



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

4600 Kimberrmount Avenue
File # 07-6746

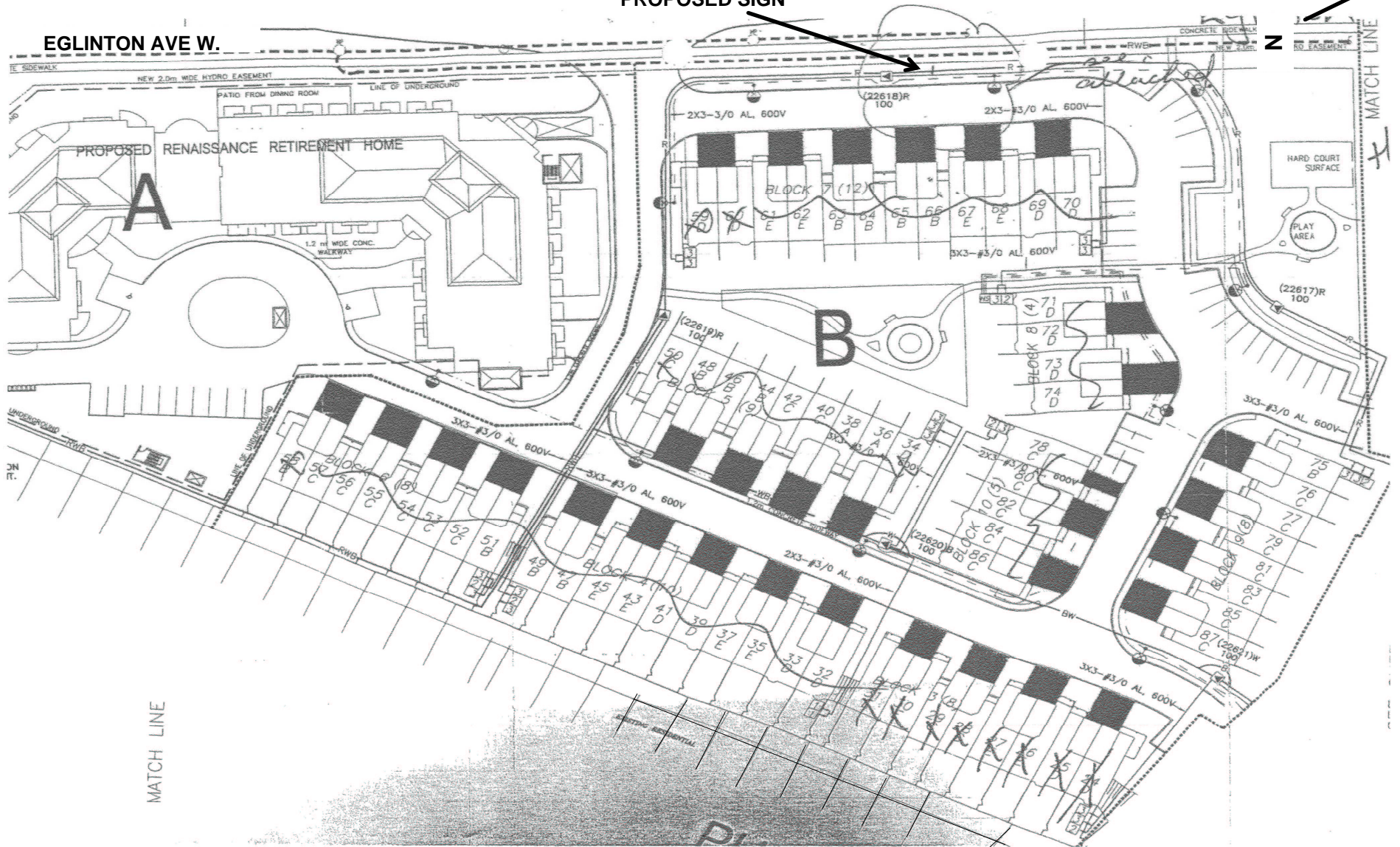
Daniels Gateway Rental Communities

SCALE FOR REDUCED DRAWINGS

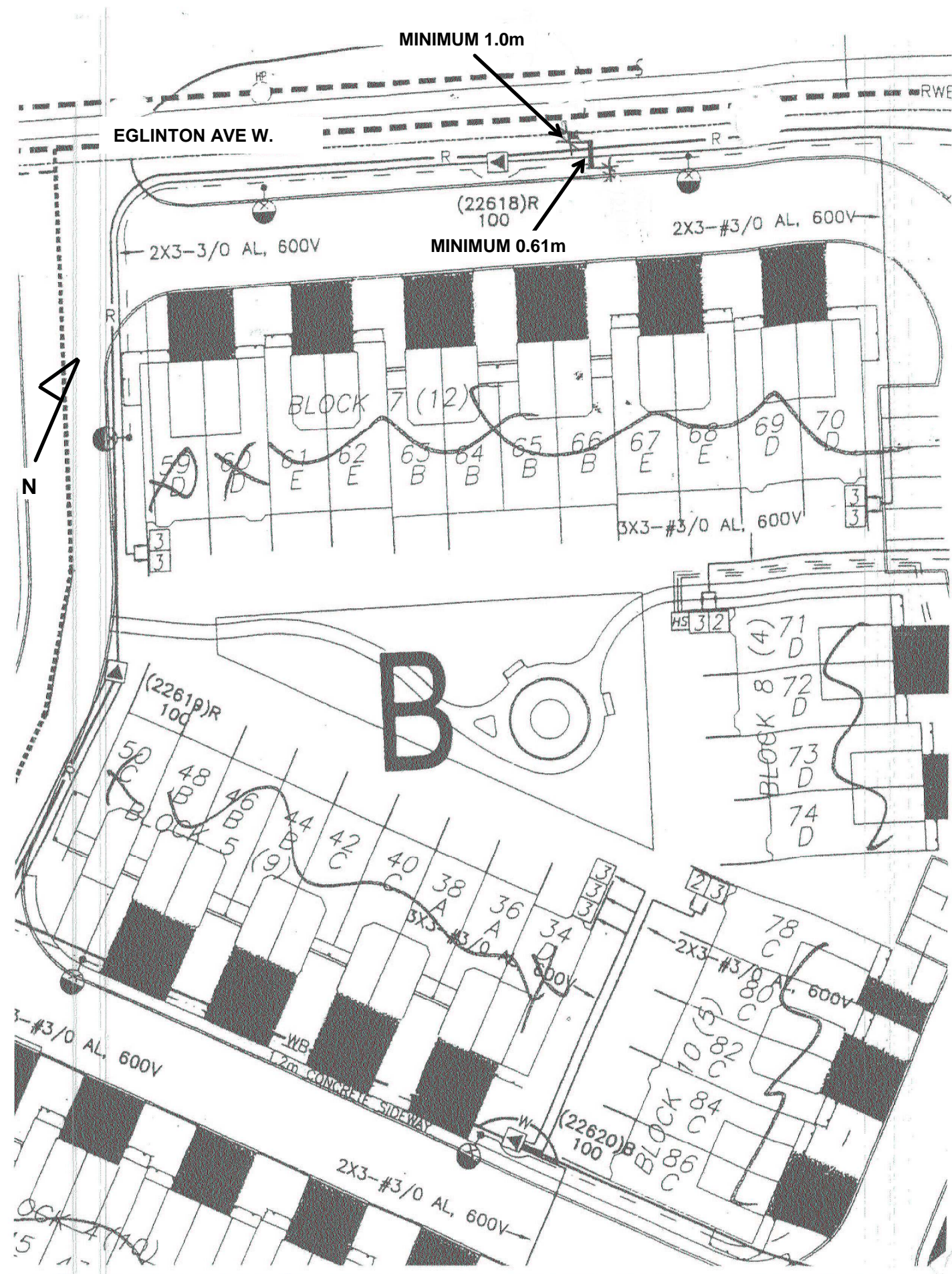


PROPOSED SIGN

EGLINTON AVE W.



4600 KIMBERMOUNT AVENUE
PCC # 651



4' wide sign structure
with added trim work

BACKLIT PANEL PORTION
3.75' x 4.25' PANTONE 660

8'

Daniels Gateway
RENTAL COMMUNITIES

HEARTLAND
VILLAGE
NORTH

905-501-7900
www.danielsgateway.com

Daniels
love where you live™

3.75' wide apron, height subject to
grade - must be high enough to
accommodate grass/snow

COLOURS USED
PANTONE 660
PANTONE 295
GREY
WHITE



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-06745

RE: Daniels Gateway Rental Communities
5625 Glen Erin Drive - Ward 9

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

Section 12	Proposed
Permits only an address sign.	A ground sign that does not display the municipal address and displays commercial advertising.
Permits a maximum sign area of 1.5 sq. m. (16.14 sq. ft.) for an address sign.	A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.).

COMMENTS:

The proposed variance is to permit one (1) ground sign which advertises the contact information for this rental complex. Although the sign is larger than permitted, the illuminated portion of the sign is equivalent to the illuminated sign area permitted under Sign By-law 0054-2002, as amended. The sign is well designed and placed in a location which would have little impact on the neighbourhood. The Planning and Building Department therefore find the variance acceptable from a design perspective, subject to the municipal address being added to the sign.

Sign Variance Rationale
File: 07-6742 to 07-6748

November 7, 2007

As you are aware Daniels Gateway has established several rental communities throughout Mississauga over the past years in response to the Province's and the City's diversity in housing policies and initiatives. The response to this housing type has been met with great success and acceptance by the marketplace.

Traditional rental properties have taken the form of a high-rise apartment building with their simple "vacancy" sign on the front lawn advertising to the public. This system seemed to work okay for the landlords and those looking for a place to live, however, in today's world and with our Gateway Townhouse Communities being intentionally integrated into the surrounding neighbourhoods, the regular person looking for rental accommodation isn't always aware that these communities exist.

To that end, Daniels has developed a standard signage package, with input for staff, which will in simple terms "brand" this form of accommodation in Mississauga and Brampton so that these rental communities will not be so obscure to those looking for accommodation. As you have seen as part of our Sign Permit application, we have incorporated design elements from several types of signs already existing in Mississauga and have come up with one that respects the residential nature and scale of the neighbourhoods that these signs would be located in. These back-lit signs have clean lines with subtle details and are mounted on a concrete based which we feel will compliment any residential situation. The sign is not overloaded with information, but simply identifies that the adjacent community is one of our Gateway Rental properties and provides the public with a telephone number should they be looking for accommodation.

Based on the fact that our type of proposed ground sign has not been contemplated by the City's Sign By law, it is not specifically defined and therefore is deemed not to be permitted.

Through the development of this standard ground sign program we attempted to use existing signs found in or adjacent to residential areas throughout the City as a template to create an appropriate back-lit sign that would not be any less impactful. In conducting this research, we saw examples of schools, churches, convenience plazas, gas stations and community centres which have back-lit signs which are adjacent to or across the street from a residential use.

I trust that this rationale will aid staff in understanding what our Gateway sign program is all about and result in a positive recommendation to Council. Should you have any questions or wish to discuss this issue further, please do not hesitate to contact me.





UNIT 1		CALCULATION	
Model	bedrooms per unit	number of units	bedrooms total
A	3	18	54
C	3	27	81
E	3	7	21
F	3	12	36

Total bedrooms = 90
 Total number of bedrooms = 60
 Total number of units = 30
 £2.50 rent per each bedroom
 Total rent = £1500
 Total number of units = 30
 Total rent per unit = £500

The contractor and/or engineer shall verify u/s footing elevations and soil bearing capacity prior to excavation and the commencement of work.

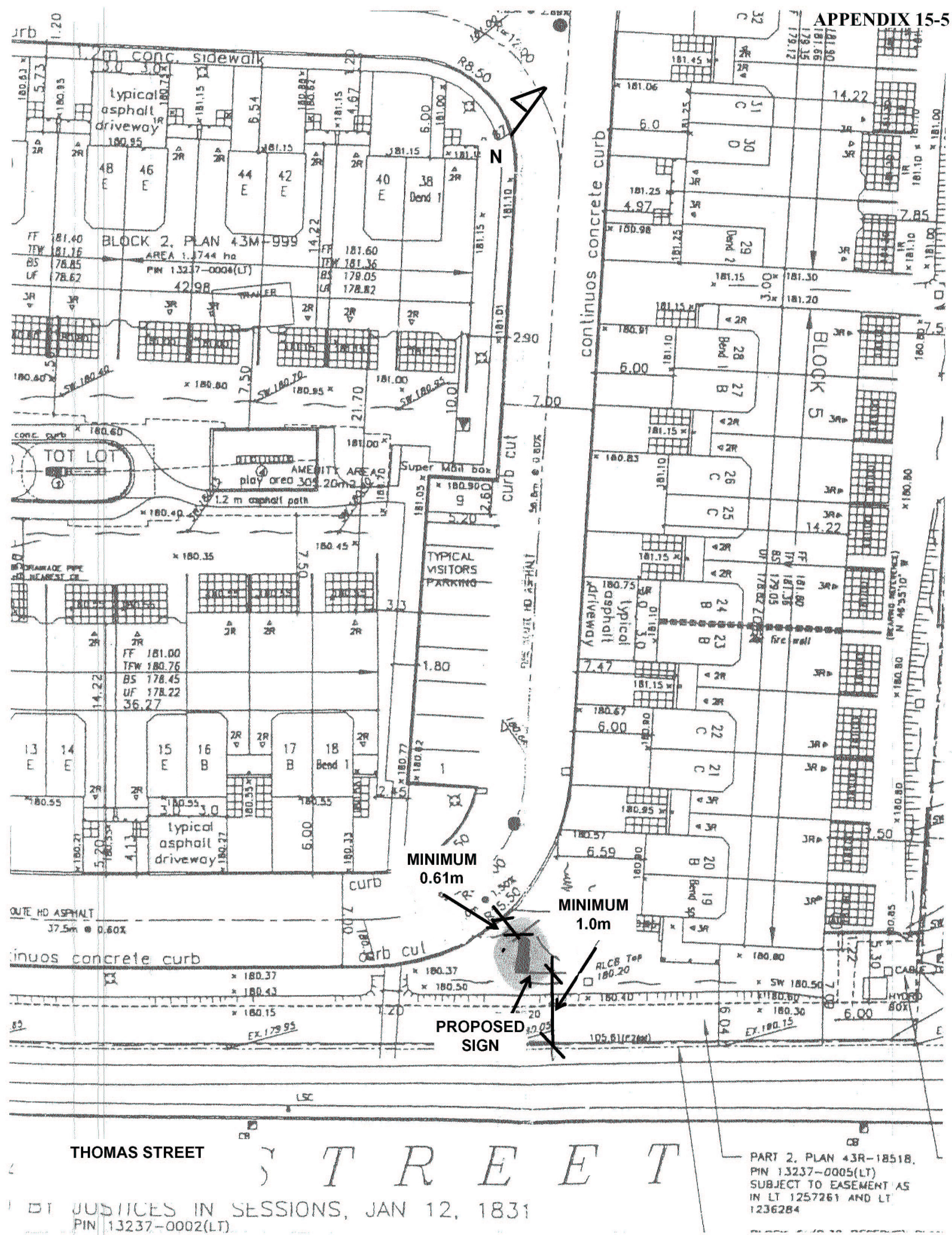


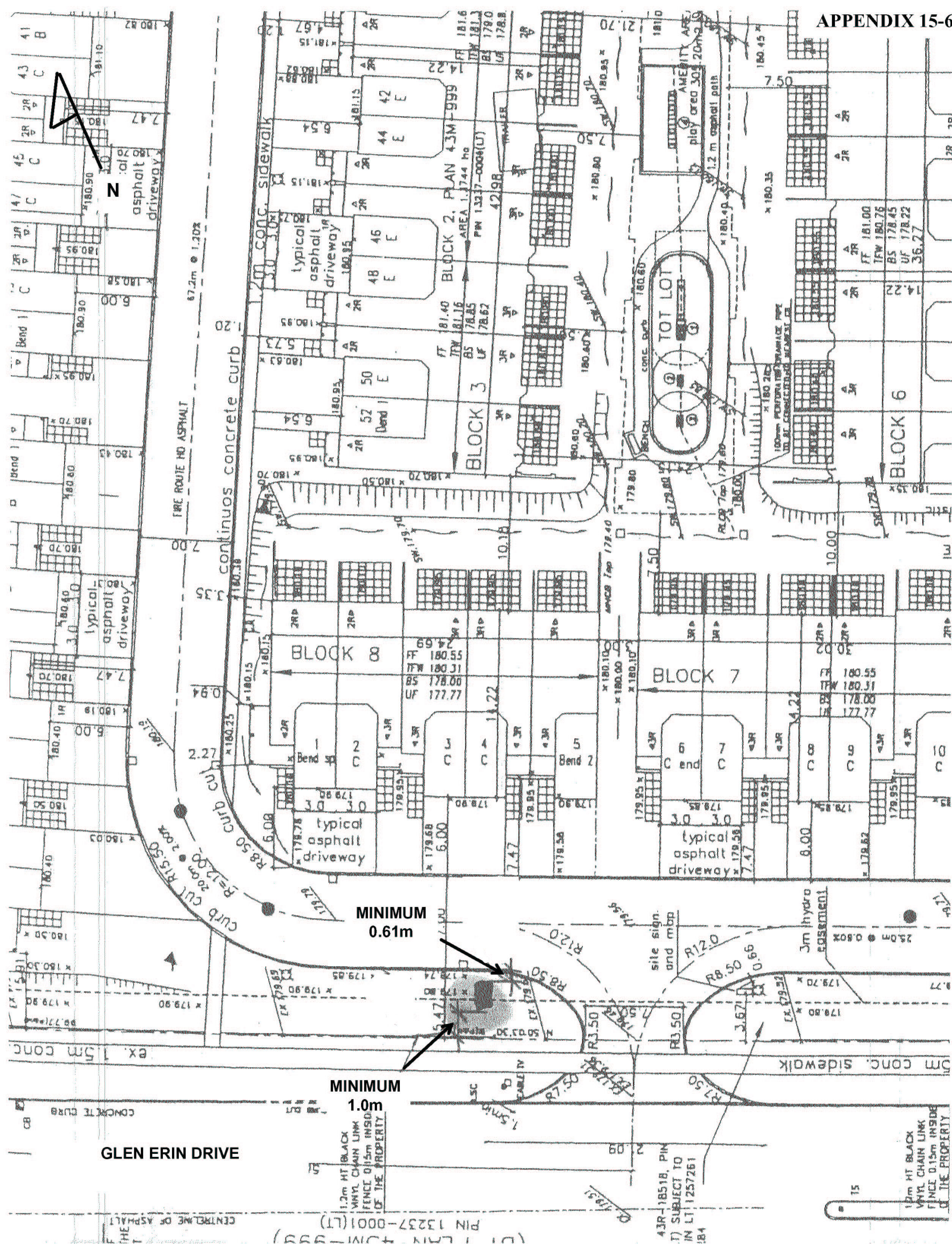
- [illegible]

Project number: 99586

TYPICAL FRONT WALKWAY FOR TORMHOLLES -
PRECAST CONCL. SLABS MIN. 75MM RISE FROM
DRIVEWAY TO ENTRY.

LEGAL DESCRIPTION:
PART OF BLOCK 2
REGISTERED PLAN A3M-999
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL





4' wide sign structure
with added trim work

BACKLIT PANEL PORTION
3.75' x 4.25' PANTONE 660

8'

Daniels Gateway
RENTAL COMMUNITIES

HEARTLAND
VILLAGE
NORTH

905-501-7900
www.danielsgateway.com

Daniels
love where you live™

3.75' wide apron, height subject to
grade - must be high enough to
accommodate grass/snow

COLOURS USED

PANTONE 660
PANTONE 295
GREY
WHITE



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-06748

RE: Daniels Gateway Rental Communities
2900 Rio Court - Ward 9

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

Section 12	Proposed
Permits only an address sign.	A ground sign that does not display the municipal address and displays commercial advertising.
Permits a maximum sign area of 1.5 sq. m. (16.14 sq. ft.) for an address sign.	A ground sign having a sign area of 2.97 sq. m. (31.96 sq. ft.).

COMMENTS:

The proposed variance is to permit one (1) ground sign which advertises the contact information for this rental complex. Although the sign is larger than permitted, the illuminated portion of the sign is equivalent to the illuminated sign area permitted under Sign By-law 0054-2002, as amended. The sign is well designed and placed in a location which would have little impact on the neighbourhood. The Planning and Building Department therefore find the variance acceptable from a design perspective, subject to the municipal address being added to the sign.

Sign Variance Rationale
File: 07-6742 to 07-6748

November 7, 2007

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Traditional rental properties have taken the form of a high-rise apartment building with their simple "vacancy" sign on the front lawn advertising to the public. This system seemed to work okay for the landlords and those looking for a place to live, however, in today's world and with our Gateway Townhouse Communities being intentionally integrated into the surrounding neighbourhoods, the regular person looking for rental accommodation isn't always aware that these communities exist.

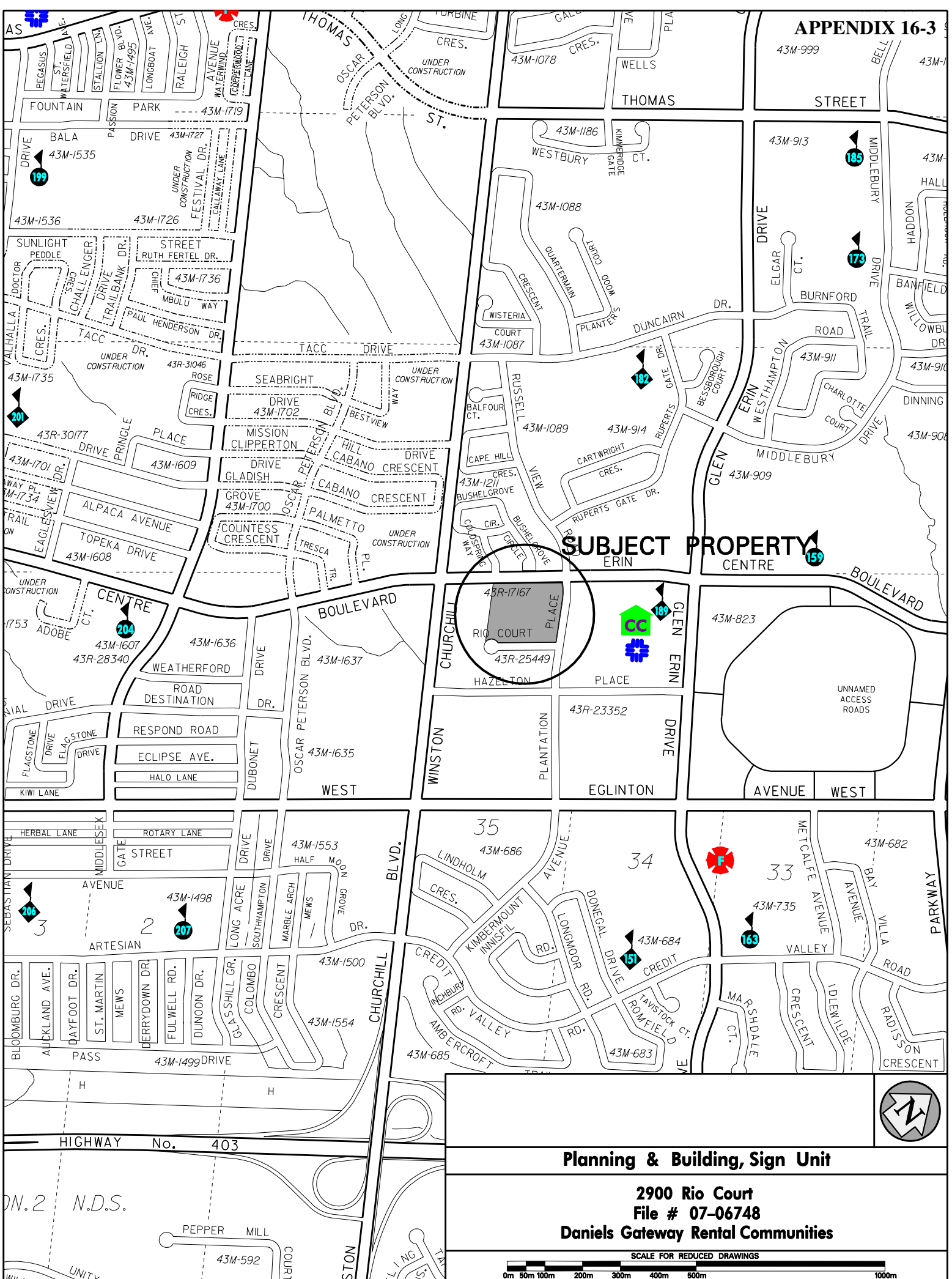
To that end, Daniels has developed a standard signage package, with input for staff, which will in simple terms "brand" this form of accommodation in Mississauga and Brampton so that these rental communities will not be so obscure to those looking for accommodation. As you have seen as part of our Sign Permit application, we have incorporated design elements from several types of signs already existing in Mississauga and have come up with one that respects the residential nature and scale of the neighbourhoods that these signs would be located in. These back-lit signs have clean lines with subtle details and are mounted on a concrete based which we feel will compliment any residential situation. The sign is not overloaded with information, but simply identifies that the adjacent community is one of our Gateway Rental properties and provides the public with a telephone number should they be looking for accommodation.

Based on the fact that our type of proposed ground sign has not been contemplated by the City's Sign By law, it is not specifically defined and therefore is deemed not to be permitted.

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I trust that this rationale will aid staff in understanding what our Gateway sign program is all about and result in a positive recommendation to Council. Should you have any questions or wish to discuss this issue further, please do not hesitate to contact me.

APPENDIX 16-3



SUBJECT PROPERTY

Planning & Building, Sign Unit

2900 Rio Court

File # 07-06748

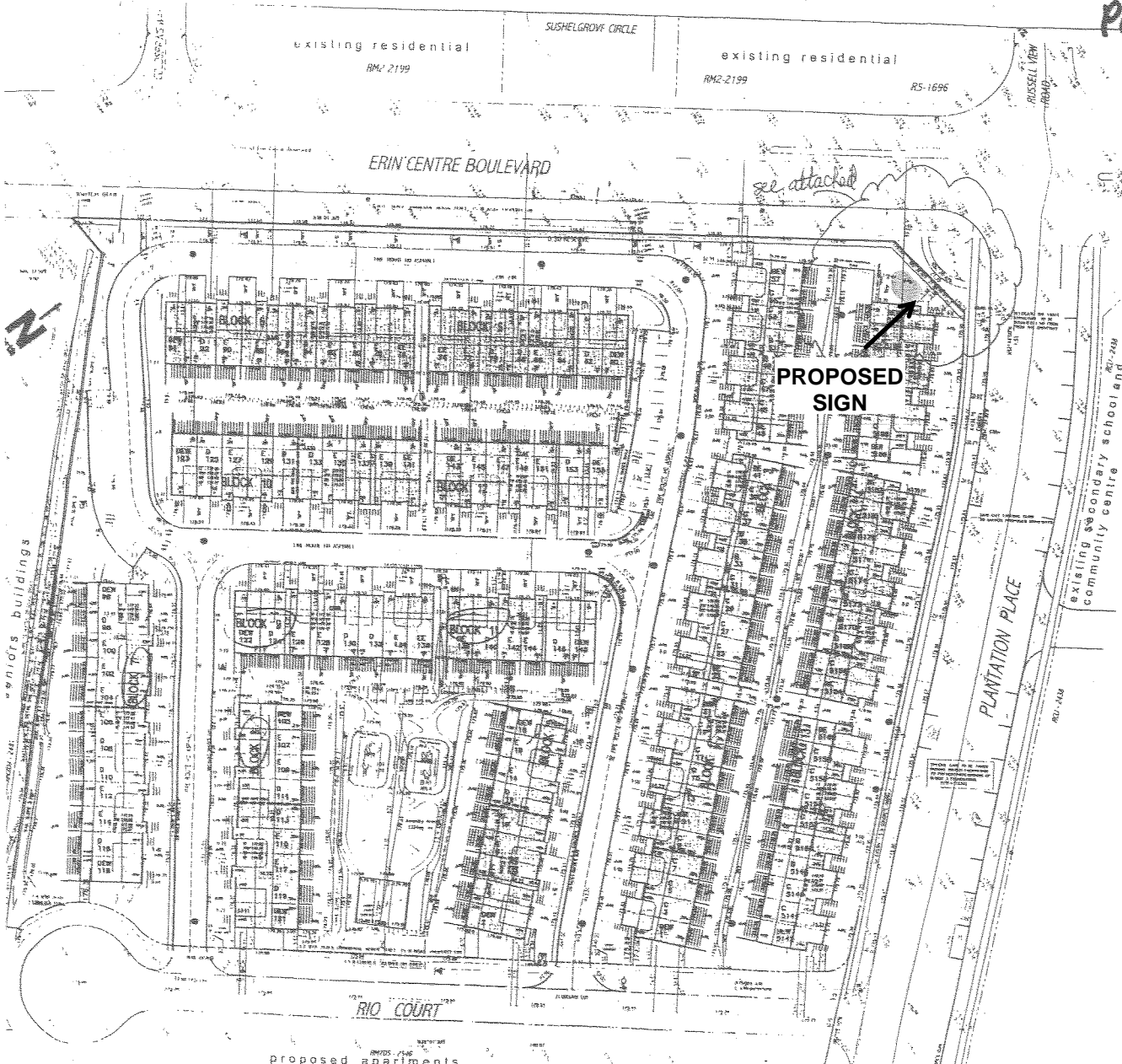
Daniels Gateway Rental Communities

SCALE FOR REDUCED DRAWINGS

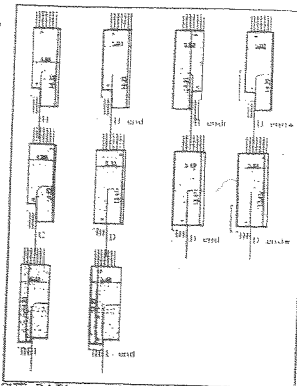
0m 50m 100m 200m 300m 400m 500m 1000m

2900 Rio Court
PCC # 677

Erin Centre



TYPICAL UNITS



SITE DATA

Item	Unit	Area	Volume
1. Total Site Area	12.8	12.8	12.8
2. Total Building Footprint	12.8	12.8	12.8
3. Total Building Volume	12.8	12.8	12.8
4. Total Building Area	12.8	12.8	12.8
5. Total Building Volume	12.8	12.8	12.8
6. Total Building Area	12.8	12.8	12.8
7. Total Building Volume	12.8	12.8	12.8
8. Total Building Area	12.8	12.8	12.8
9. Total Building Volume	12.8	12.8	12.8
10. Total Building Area	12.8	12.8	12.8

LEGEND

- 1. PROPOSED SIGN
- 2. PROPOSED SIGN
- 3. PROPOSED SIGN
- 4. PROPOSED SIGN
- 5. PROPOSED SIGN
- 6. PROPOSED SIGN
- 7. PROPOSED SIGN
- 8. PROPOSED SIGN
- 9. PROPOSED SIGN
- 10. PROPOSED SIGN

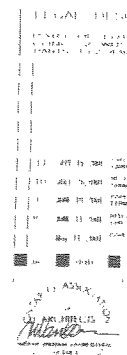
AMENITY AREA CALCULATION

Item	Area	Volume
1. Total Site Area	12.8	12.8
2. Total Building Footprint	12.8	12.8
3. Total Building Volume	12.8	12.8
4. Total Building Area	12.8	12.8
5. Total Building Volume	12.8	12.8
6. Total Building Area	12.8	12.8
7. Total Building Volume	12.8	12.8
8. Total Building Area	12.8	12.8
9. Total Building Volume	12.8	12.8
10. Total Building Area	12.8	12.8

GENERAL NOTES

1. The proposed sign is to be located on the right side of the site, near Plantation Place.
2. The proposed sign is to be located on the right side of the site, near Plantation Place.
3. The proposed sign is to be located on the right side of the site, near Plantation Place.
4. The proposed sign is to be located on the right side of the site, near Plantation Place.
5. The proposed sign is to be located on the right side of the site, near Plantation Place.
6. The proposed sign is to be located on the right side of the site, near Plantation Place.
7. The proposed sign is to be located on the right side of the site, near Plantation Place.
8. The proposed sign is to be located on the right side of the site, near Plantation Place.
9. The proposed sign is to be located on the right side of the site, near Plantation Place.
10. The proposed sign is to be located on the right side of the site, near Plantation Place.

KEY PLAN



GUTHRIE M

778 Bloor St. E. Toronto

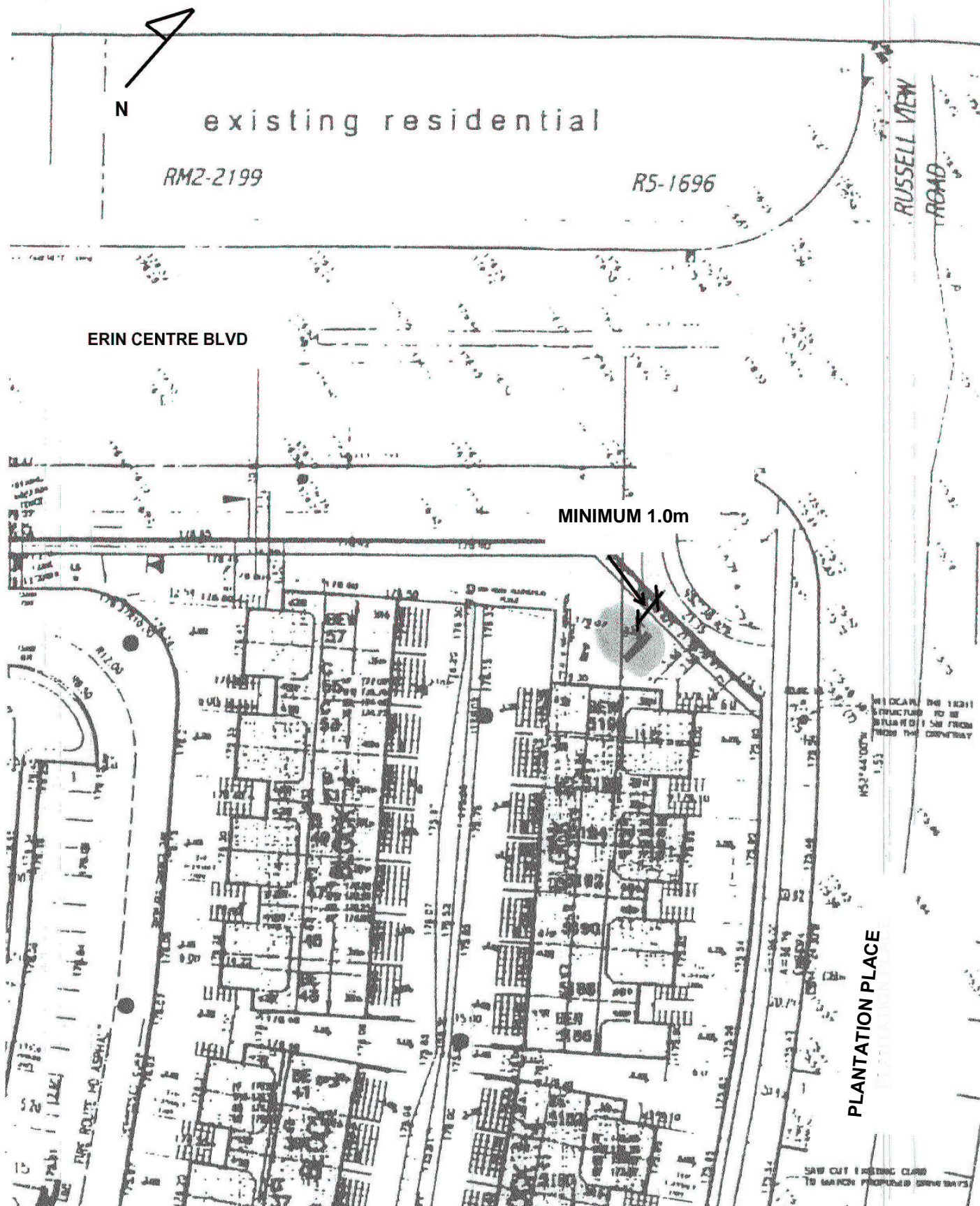
DANIEL

ERIN CENTRE

SITE PLAN

SP 01/19

APPENDIX 16-5



4' wide sign structure
with added trim work

BACKLIT PANEL PORTION
3.75' x 4.25' PANTONE 660

8'

Daniels Gateway
RENTAL COMMUNITIES

HEARTLAND
VILLAGE
NORTH

905-501-7900
www.danielsgateway.com

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love where you live™

3.75' wide apron, height subject to
grade - must be high enough to
accommodate grass/snow

COLOURS USED

PANTONE 660
PANTONE 295
GREY
WHITE



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-04547

RE: Pizza-Pizza
707 Lakeshore Road East – Ward 1

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

Section 13	Proposed
Permits one ground sign per front lot line with an overall height of 3.00m (9.48 ft.) and a sign area of 3.5 sq. m. (37.67 sq. ft.)	One (1) ground sign with an overall height of 7.46m (24.5 ft.) and a sign area of 9.30 sq. m. (100.80 sq. ft.).

PREVIOUS COMMENTS: (*Planning and Development Committee – June 11, 2007*)

Sign By-law 0054-2002, as amended has specific provisions for ground signs in the Lakeview District. Pizza-Pizza is located on a corner site with building setbacks respecting the main street character desired for this area. A large commercial ground sign is not necessary for this site, as the building and its fascia signage is sufficient to identify the premise to the public (Appendix 16-5). The Planning and Building Department therefore cannot support the variance from a design perspective.

Please note that the pictures (Appendices 16-7 to 16-9) provided by the applicant are of signage approved prior to the enactment of Sign By-law 0054-2002, as amended.

COMMENTS:

On June 11, 2007, the Planning and Development Committee deferred the decision on this sign variance application until the Ward Councillor met with staff to discuss the matter. The Planning and Building Department met with the Ward Councillor to review the proposed application. In this regard, the Ward Councillor was in agreement with the staff's recommendation.



580 Jarvis Street
 Toronto, Ontario
 Canada M4Y 2H9
 tel: (416) 967-1010
 fax: (416) 967-6449
 web: www.pizzapizza.ca

March 20, 2007

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

Attn: Nabil Assad
 Sign Plan Examiner

Dear Sir:

Re: Sign Permit Application / Sign Variance
 707 Lakeshore Road East
City of Mississauga

BUILDING DIVISION		
BUILDING DEPT. FILE:		
DATE REC'D	MAR 21 2007	
ROUTE TO:	REC'D BY:	DATE:

Further to our Application for Sign Variance to permit the erection of a pylon (ground) sign for the above-noted property, please accept this letter in support of our request.

The subject property was purchased in 2003 after over a decade of neglect. The new owners have rezoned the property to permit, among other commercial uses, a restaurant use. It is proposed to establish a Pizza Pizza restaurant within the subject premises and the building is currently renovated and site is revitalized. The transformation of the subject property has been extensive and we look forward to the opening of this new facility in the near future.

The renewal of the site includes the erection of a ground sign. The property is situated at a high profile intersection in the Lakeview Community. The erection of a ground sign is an integral part of the marketing and advertising of a Pizza Pizza operation. The proposed sign is a double-sided illuminated pylon sign with a proposed height is 7.47 m (24.5 feet). The current sign by-law restricts the height of ground sign to 3.0 m (9.48 feet) within the Lakeview community. Further, the sign face area proposed is 7.9 m² (85 square feet), whereas the current sign by-law provisions permit a maximum sign face area of 3.5 m² (37.67 square feet).

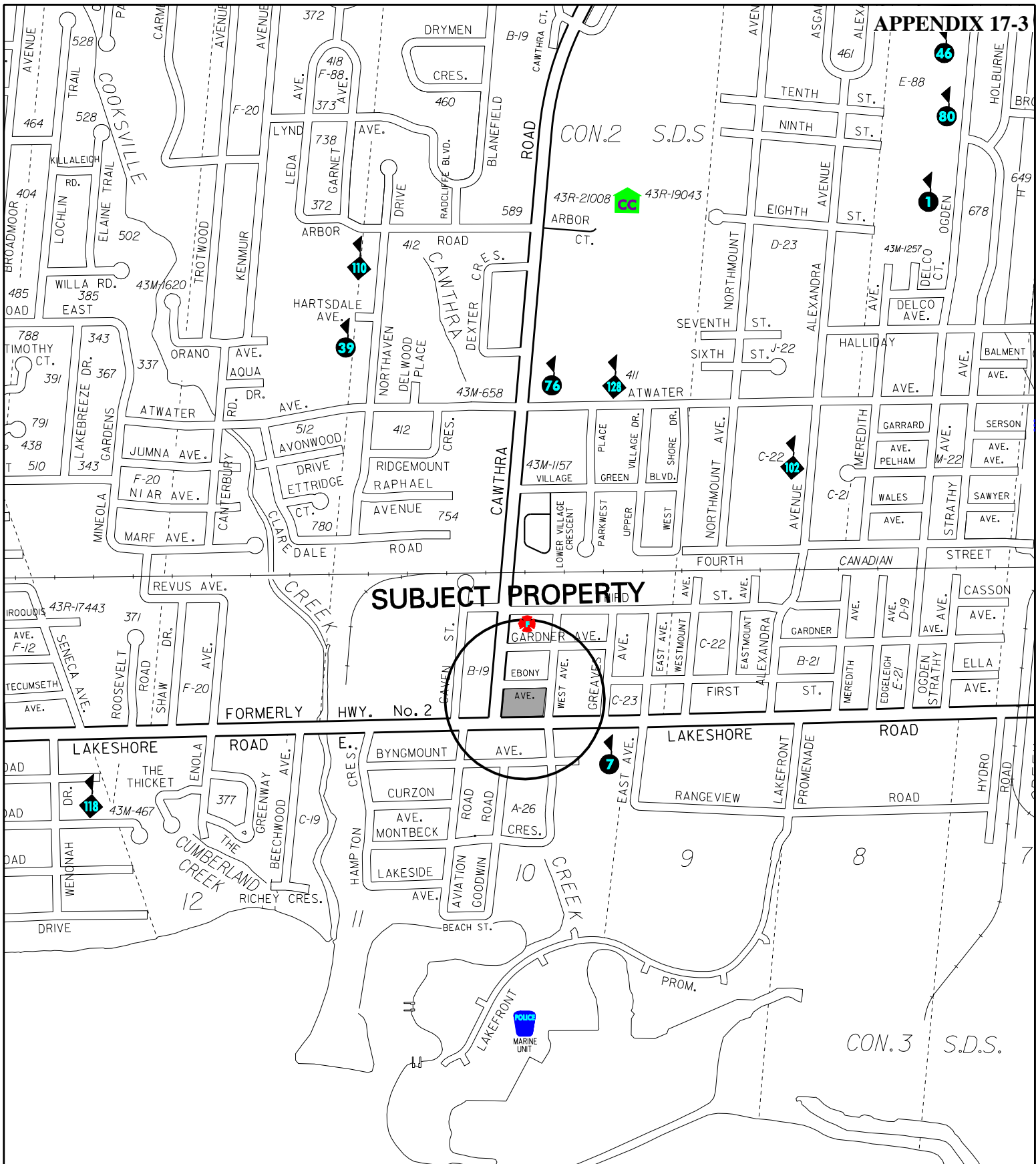
The property is located at the intersection of two major arterial roads and the current provisions of the sign by-law will restrict the visibility of any ground signs erected on the property. We have enclosed a copy of a photograph of the same sign located at a new Pizza Pizza location at 1093 Dundas Street West in Mississauga. Further, we have surveyed the area and identified numerous other examples of comparable signs. There are a number of photographs attached of properties along the Lakeshore Road Corridor between Hurontario Street and Dixie Road including the property two doors to the east and the property directly opposite the subject property on Lakeshore Road. The proposed sign is in keeping with the scale and character of the area and the subject property and we request your favourable consideration of our request.

I trust that you will find everything in order and should you have any questions please do not hesitate to contact me at 905 330 2336.

Yours truly,
Pizza Pizza Limited

David A. Brown
 Consulting Planner

attachments



MISSISSAUGA
Leading today for tomorrow

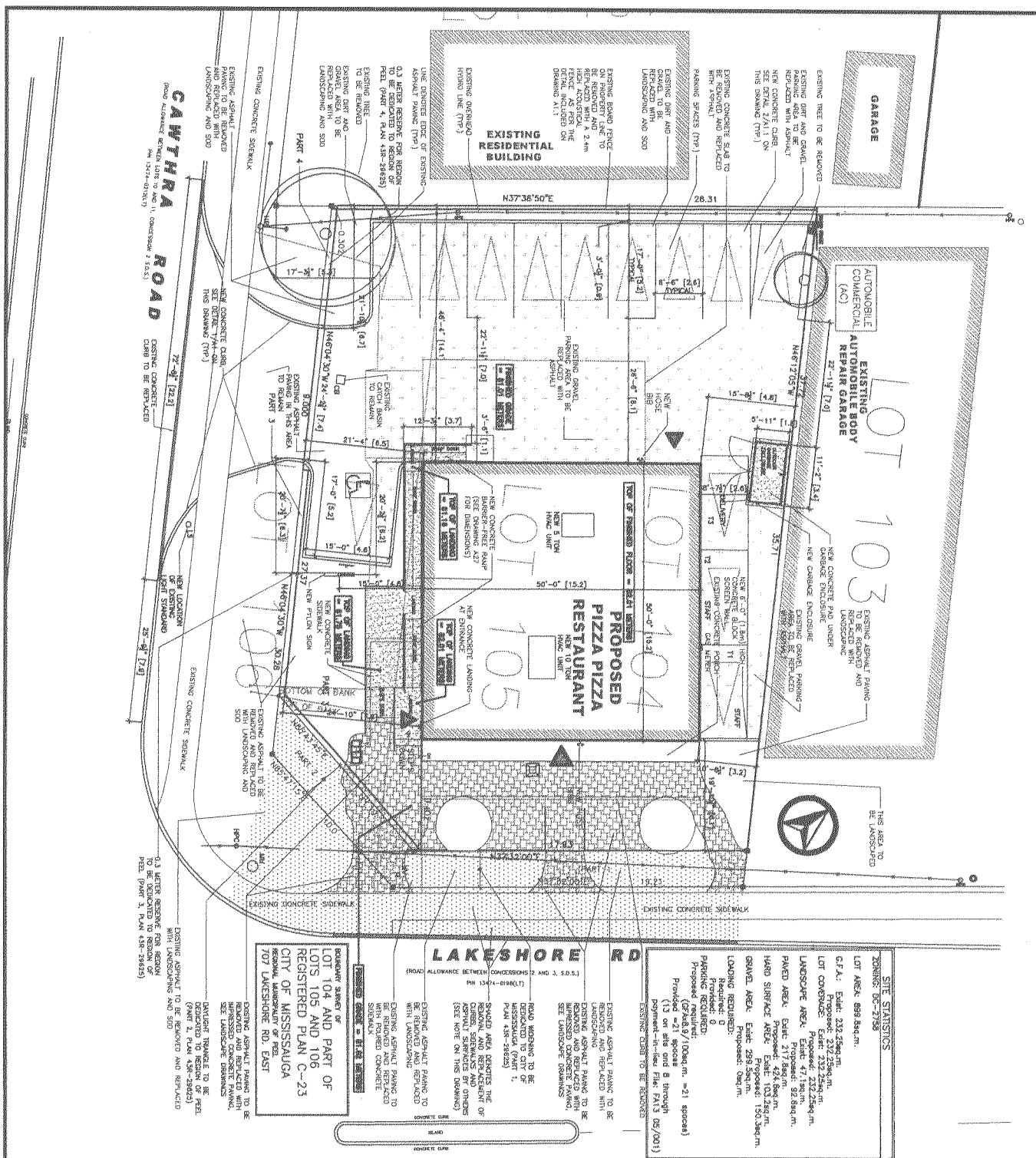


Planning & Building, Sign Unit

**707 Lakeshore East
File # 07-4547
Pizza-Pizza**

SCALE FOR REDUCED DRAWINGS





580 Jarvis Street
Toronto, Ontario
M4Y 2H9

Tel. (416) 967-1010
Fax. (416) 967-6449

Designed by
CHRIS DAWOOD

Checked by

Scale: NOT TO SCALE

Store Area (Gross):

Store Area (Net):

Date: MAR. 2, 2007

PIZZA PIZZA #93A

707 LAKESHORE RD. E.

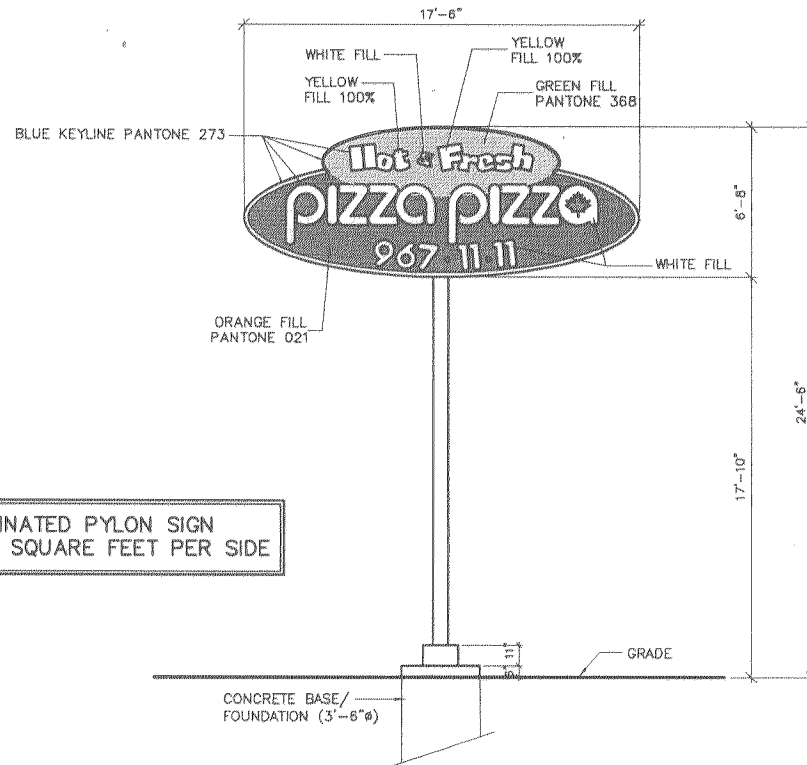
MISSISSAUGA, ONTARIO

SITE PLAN

Sheet No.

SV2





pizza pizza

580 Jarvis Street
Toronto, Ontario
M4Y 2H9

Tel. (416) 967-1010
Fax. (416) 967-6449

Designed by
CHRIS DAWOOD

Checked by

Scale: 1/8" = 1'-0"

Store Area (Gross):

Store Area (Net):

Date: MAR. 2, 2007

PIZZA PIZZA #93A

707 LAKESHORE RD. E.
MISSISSAUGA, ONTARIO

PYLON SIGN

Sheet No.

SV1







SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 15, 2008

FILE: 07-04016

RE: HT Physiotherapy
640 Eglinton Avenue West - Ward 4

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

Section 13	Proposed
Fascia sign shall be located on the building façade of the first storey for each occupancy.	One (1) fascia sign located on the second storey of the building and not located on the unit which the business occupies.

PREVIOUS COMMENTS: (*Planning and Development Committee – April 30, 2007*)

The proposed sign is not located on the unit which it occupies and is on the second storey of the building. If approved, this application will set precedents for other tenants of the building to request the same which will add visual clutter to the building. In this regard, the Planning and Building Department does not support the variance from a design perspective.

Please note the signage for Taxwide is illegal and is being pursued by the Sign Unit of the Planning and Building Department.

COMMENTS:

On April 30, 2007, the Planning and Development Committee deferred the decision on this sign variance application until the Ward Councillor met with staff to discuss the matter. The Planning and Building Department met with the Ward Councillor and reviewed the proposed variance application. It was agreed that staff would bring the same recommendation back to Planning and Development Committee for a final decision.



REAL ESTATE MANAGEMENT CO.
640 EGLINTON AVENUE WEST, SUITE 203
MISSISSAUGA, ONTARIO, CANADA L5R 3V2
TEL 905/890 9900 FAX 905/890 8202

01 February 2007

CITY OF MISSISSAUGA
Building Department - Sign Unit
City of Mississauga
300 City Centre Drive
Mississauga, Ontario L5B 3C1

Dear Sirs:

RE: TENANT: HIGH TECH PHYSIOTHERAPY & REHABILITATION CENTRE
AT 640 EGLINTON AVE. W., MISSISSAUGA
PROPOSED SIGNAGE ON THE EXTERIOR OF THE BUILDING

The High Tech Physiotherapy & Rehabilitation Centre is one of our Tenants located in the Mavis Mall, Commercial Centre at 640 Eglinton Ave. W., Mississauga.

This Tenant is located at the rear of a 2nd floor building with no visible sight lines from the parking lot area; Mavis Road or Eglinton Ave. The main entrance to the Shopping Centre is at Eglinton Ave. W. and due to the location of this Tenant's premises vehicular traffic entering the centre have no direct vision to the Tenant's premises. Due to the number of Tenants located within the Mavis Mall Centre, the pylon sign cannot accommodate signage for all tenants, including the Physiotherapist.

There is presently space on the north elevation of the building housing this Tenant for signage, as per the sign elevation drawings provided to you. We recommend the City's indulgence in providing signage to this Tenant on this face of the building. We are advised that the lack of signage is affecting the Tenant's business and your co-operation in this regard will no doubt be affected.

Yours truly

Frank Peeris
Property Manager
Mavis Mall Limited

cc: High Tech Physiotherapy

A map showing the location of 43M-728. The map includes Avenue 20 and Guildwood. A red circle highlights the location of 43M-728.

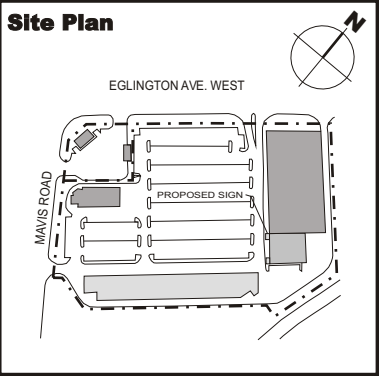
SCALE FOR REDUCED DRAWINGS



AmeriCan Signs

Tel. 416 - 669 -7595
Fax. 905 - 232 - 1552

4375 Waterford Crescent
Mississauga, On. L5R 2B3



Project

PROPOSED SIGNAGE AT

640 Eglinton Ave. W. Suite # 205
Mississauga, ON L5R 3V2

Customer

HIGH TECH PHYSIOTHERAPY

640 Eglinton Ave. W. Suite # 205
Mississauga, ON L5R 3V2
Mr. Mark Golec . Tel. 416-737-0713

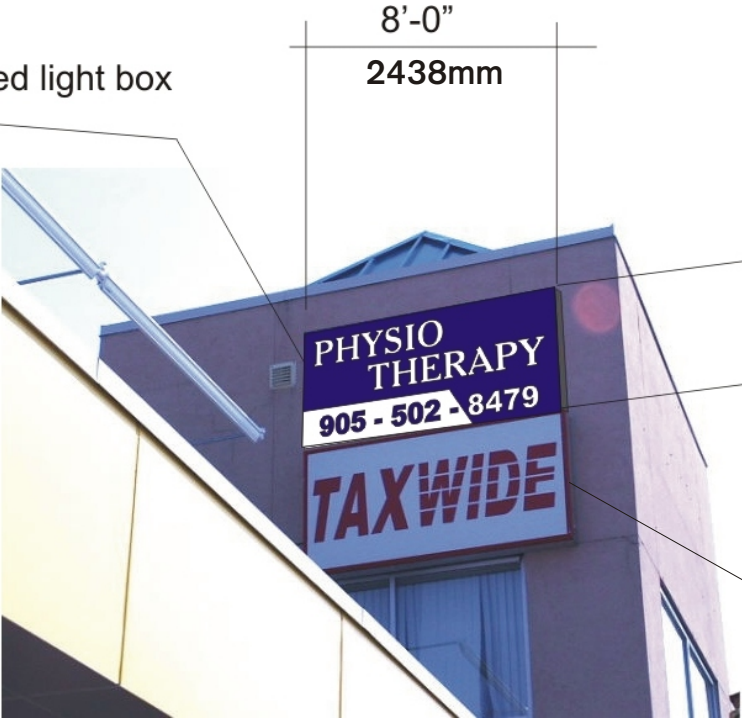
Drawing Title

ELEVATION

Drawn by	K.H.
Scale	As Shown
Date	January 16, 2007
Drawing No.	HT-PHYS- 02



Proposed light box sign



EXISTING SIGN

ELEVATION VIEW

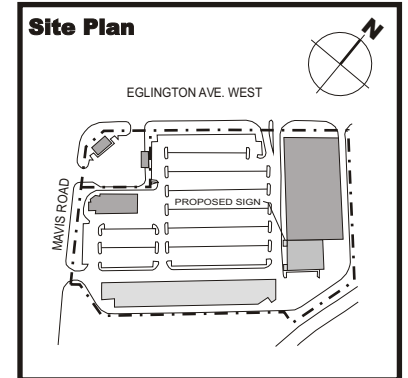
ELEVATION

Date	
-------------	--

APPENDIX 18-5
AmeriCan Signs

Tel. 416 - 669 -7595
Fax. 905 - 232 - 1552

4375 Waterford Crescent
Mississauga, On. L5R 2B3



Project

**PROPOSED
SIGNAGE AT**

640 Eglinton Ave. W. Suite # 205
Mississauga, ON L5R 3V2

Customer

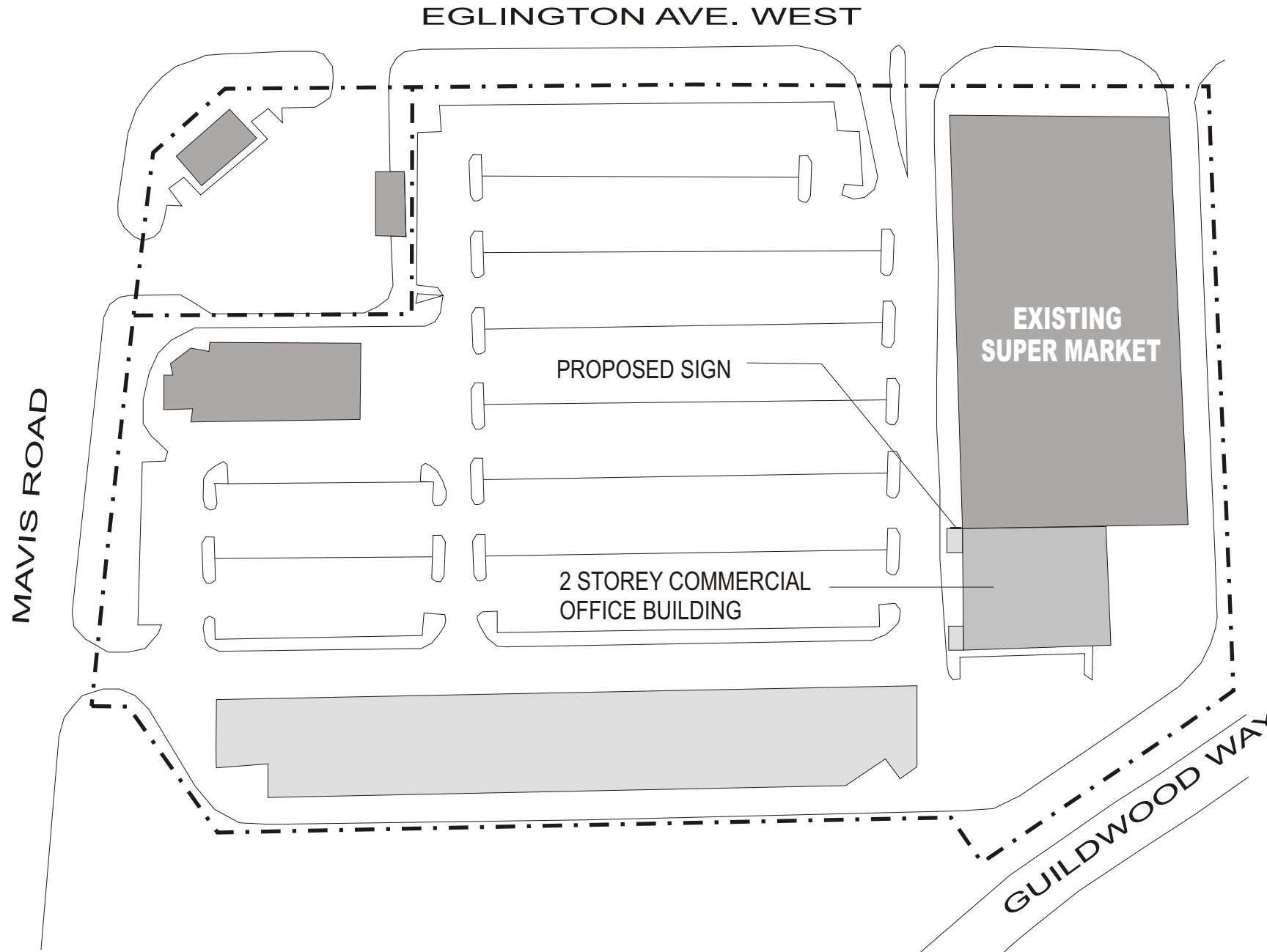
**HIGH TECH
PHYSIOTHERAPY**

640 Eglinton Ave. W. Suite # 205
Mississauga, ON L5R 3V2
Mr. Mark Golec . Tel. 416-737-0713

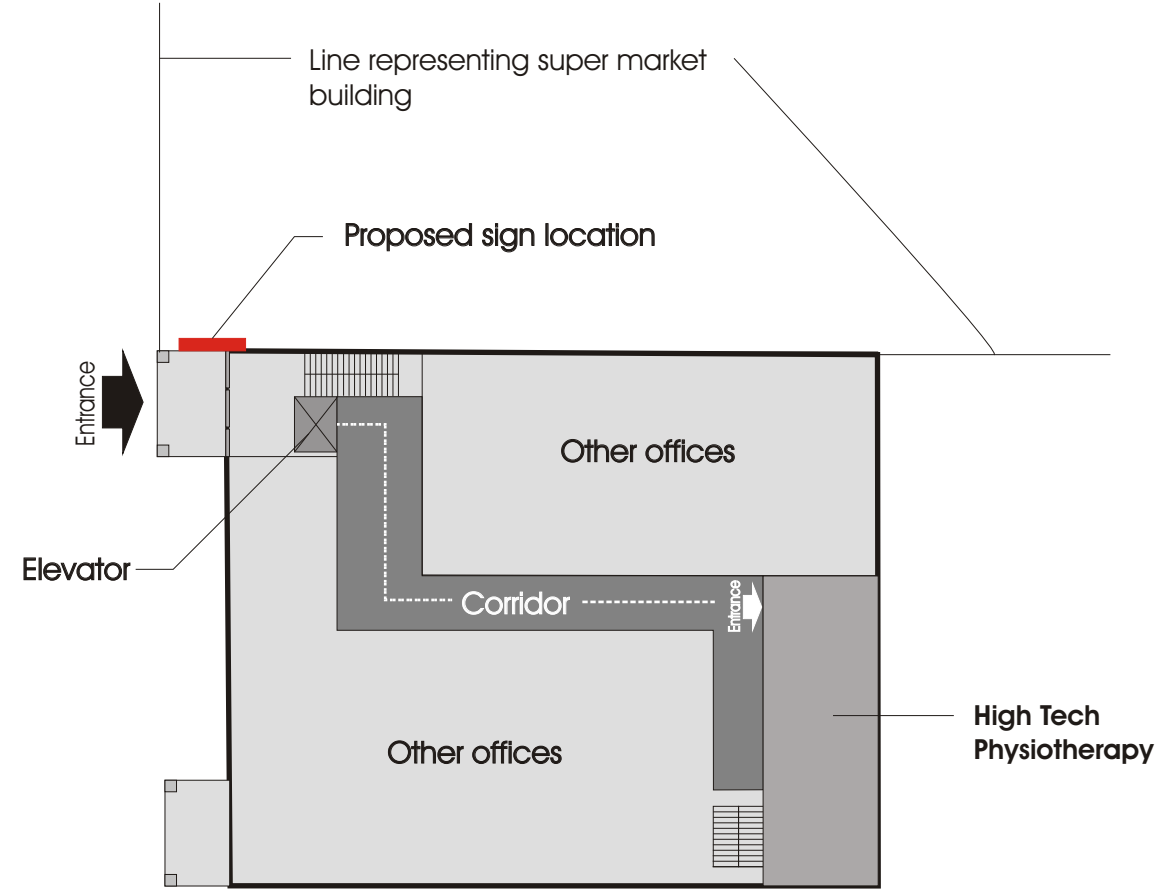
Drawing Title

SITE PLAN

Drawn by	K.H.
Scale	As Shown
Date	January 16, 2007
Drawing No.	HT-PHYS- 01



Revision	
Date	



Second floor plan schematic

2438mm
96"

1219mm
48"

PHYSIO
THERAPY
905 - 502 - 8479

ELEVATION GRAPHIC

Vinyl graphic

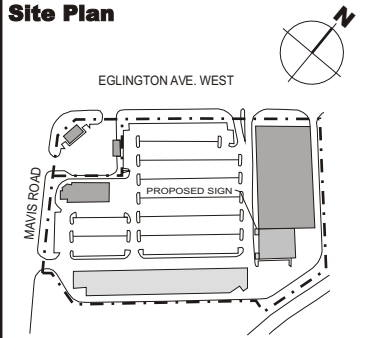
APPENDIX 18-7

AmeriCan Signs

Tel. 416 - 669 -7595
Fax. 905 - 232 - 1552

4375 Waterford Crescent
Mississauga, On. L5R 2B3

Site Plan



Project

PROPOSED SIGNAGE AT

640 Eglinton Ave. W. Suite # 205
Mississauga, ON L5R 3V2

Customer

HIGH TECH PHYSIOTHERAPY

640 Eglinton Ave. W. Suite # 205
Mississauga, ON L5R 3V2
Mr. Mark Golec . Tel. 416-737-0713

Drawing Title

GRAPHIC DESIGN

Drawn by

K.H.

Scale

As Shown

Date

January 16, 2007

Drawing No.

HT-PHYS- 03

Revision	
Date	