



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2008)

DATE: August 12, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 2, 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 August 12, 2008 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested eleven (11) Sign Variance Applications described in Appendices 1 to 11 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 08-00402
Ward 1
The Beer Store
420 Lakeshore Road East

To permit the following:

- (i) One (1) ground sign with a height of 5.18m (16.99 ft.)
- (ii) One (1) ground sign with a setback of 0.45m (1.5 ft.) from the property line.

Provided the two illegal signs fronting Lakeshore Road East be removed.

- (b) Sign Variance Application 08-01668
Ward 5
Konica Minolta
60 Courtneypark Drive West, Unit 4

To permit the following:

- (i) One (1) roof sign supported by the roof or structure of the building.

- (c) Sign Variance Application 08-01182
Ward 5
ProLogis Canada Inc.
255 Courtneypark Drive West

To permit the following:

- (i) One (1) directional sign with a sign area of 1.28m² (13.78 sq. ft.).
- (ii) One (1) directional sign with a height of 2.38m (7.81 ft.).

- (d) Sign Variance Application 08-01191
Ward 5
ProLogis Canada Inc.
300 Courtneypark Drive West

To permit the following:

- (i) Six (6) directional signs with a sign area of 1.28m² (13.78 sq. ft.).

- (ii) Six (6) directional signs with a height of 2.38m (7.81 ft.).

- (e) Sign Variance Application 08-01188
Ward 5
ProLogis Canada Inc
450 Courtneypark Drive West

To permit the following:

- (i) Two (2) directional signs with a sign area of 1.28 m² (13.78 sq. ft.).
- (ii) Two (2) directional signs with a height of 2.38m (7.81 ft.).

- (f) Sign Variance Application 08-00420
Ward 5
Mr. Greek Express
5985 Mavis Road, Unit 402

To permit the following:

- (i) One (1) fascia sign not located on the unit occupied by the business.

- (g) Sign Variance Application 08-01641
Ward 11
No Frills Store
6465 Erin Mills Parkway

To permit the following:

- (i) One (1) fascia sign located on a building façade which does not have a main entrance for the public or faces a parking lot or driveway.

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

(a) Sign Variance Application 08-01173

Ward 1

Penningtons / Addition Elle 14+

1970 Dundas Street East – Ward 1

To permit the following:

- (i) One (1) fascia sign not located on the unit occupied by the business.

(b) Sign Variance Application 08-01066

Ward 3

Rockwest Property Inc.

4120 Dixie Rd.

To permit the following:

- (i) One (1) additional ground sign fronting Dixie Road.

(c) Sign Variance Application 07-07782

Ward 7

Ready Import Limited – Mississauga Honda

432 Hensall Circle

To permit the following:

- (i) One (1) additional ground sign with an area of 18.58m² (200 sq. ft.).
- (ii) One (1) ground sign with a height of 10.66m (35ft.).

- (d) Sign Variance Application 08-00401
Ward 7
ICICI Bank
3024 Hurontario St.

To permit the following:

- (i) One (1) fascia sign located on the third storey of the building façade.
- (ii) One (1) fascia sign not located on the unit occupied by the business.

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 eleven (11) Sign Variance Applications (see Appendices 1 to 11) 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:

The Beer Store
Appendix 1-1 to 1-8

Konica Minolta
Appendix 2-1 to 2-6

ProLogis Canada Inc.
255 Courtneypark Drive West
Appendix 3-1 to 3-7

ProLogis Canada Inc.
300 Courtneypark Drive West
Appendix 4-1 to 4-10

ProLogis Canada Inc.
400 Courtneypark Drive West
Appendix 5-1 to 5-8

Mr. Greek Express
Appendix 6-1 to 6-5

No Frills Store
Appendix 7-1 to 7-5

Penningtons / Addition Elle 14+
Appendix 8-1 to 8-6

Rockwest Property Inc.
Appendix 9-1 to 9-8

Ready Import Limited – Mississauga Honda
Appendix 10-1 to 10-6

ICICI Bank
Appendix 11-1 to 11-7

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 08-00402

RE: The Beer Store
420 Lakeshore Road East – Ward 1

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

Section 13	Proposed
One (1) ground sign permitted having a maximum height of 3.0m (9.84 ft.).	One (1) ground sign having a height of 5.18 m (16.99 ft.).
One (1) ground sign having a minimum setback of 0.5m (1.64 ft.) from the property line.	One (1) ground sign having a setback of 0.45m (1.5 ft.) from the property line.

COMMENTS:

The property is located in the Port Credit Special District which has specific sign provisions for the height and setbacks. The specific sign provisions of the Sign By-law were designed to address the main street character of Port Credit.

The proposed variance is for a renovation of an existing ground sign. The size and height of the new sign is similar to the existing sign.

The Planning and Building Department finds the variance acceptable from a design perspective. However, we have concerns with the two (2) illegal billboard signs (Appendices 1-7 and 1-8) on the same street line as the proposed sign. Prior to approval of the variance, the illegal signs must be removed.

The Beer Store

T 905.361.1005
F 905.361.4289

Brewers Retail Inc.
Corporate Centre
5900 Explorer Drive
Mississauga, ON, L4W 5L2
www.thebeerstore.ca

June 10, 2008

City of Mississauga
Planning and Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON L3B 3C1

Re: Application for Sign Permit / Sign Variance 08-402

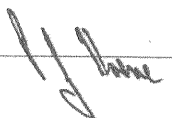
Dear Sir or Madam:

Brewers Retail Inc. is the owner of The Beer Store situated at 420 Lakeshore Road East. The improvements to the property were built in 1954 and included a standard pylon sign that was erected with the benefit of a permit at that time. The head of the pylon sign had a dimension of 5 ft. x 8 ft. and was replaced recently with a smaller head. The replacement head reflects our current trademarked image. It measures 6'1" x 6'.

The purpose of this letter is to request that the location and height of the pylon be "grandfathered" and exempt from the current by-law. In light of the reduced head size, we feel that it is reasonable to allow Brewers Retail Inc. to continue with the existing sign head.

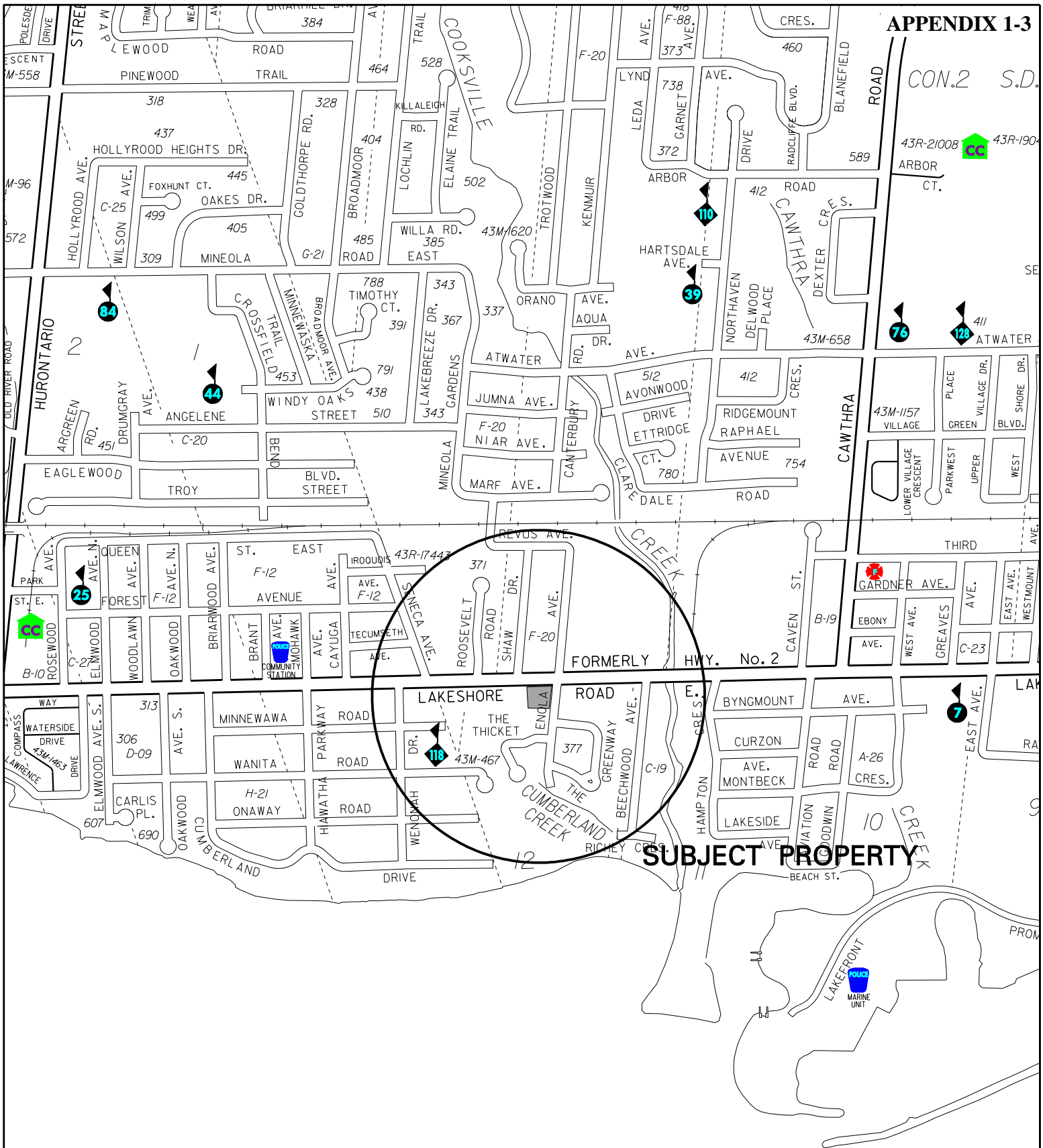
We appreciate your consideration of our request.

Yours truly,



Peter Koene
Director, Real Estate & Development
T: 905-361-4237
F: 905-361-4237
E: peter.koene@thebeerstore.ca

CON.2 S.D.



1 0



MISSISSAUGA
Leading today for tomorrow



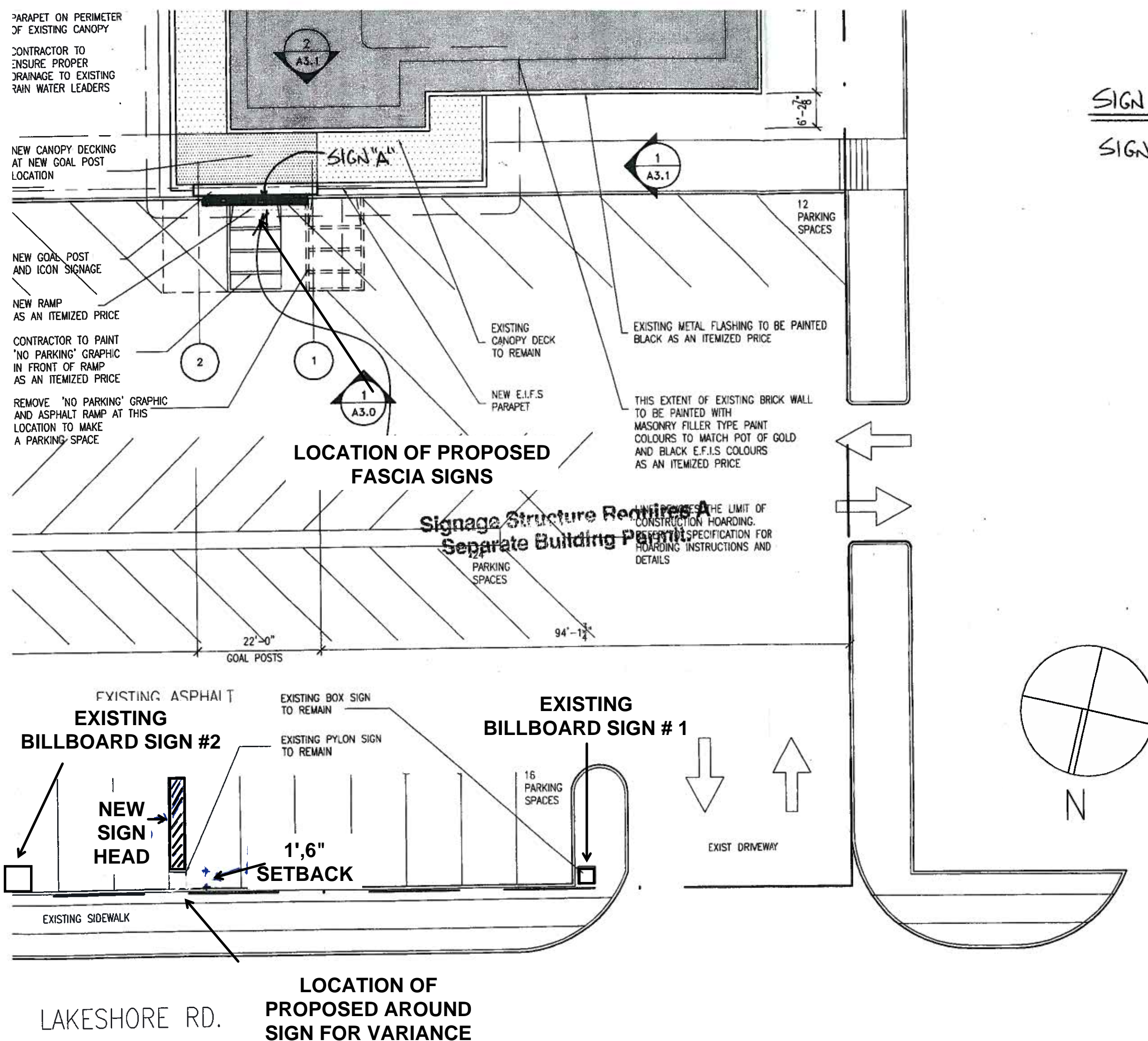
Planning & Building, Sign Unit

**420 Lakeshore Road East
08-00402
The Beer Store**

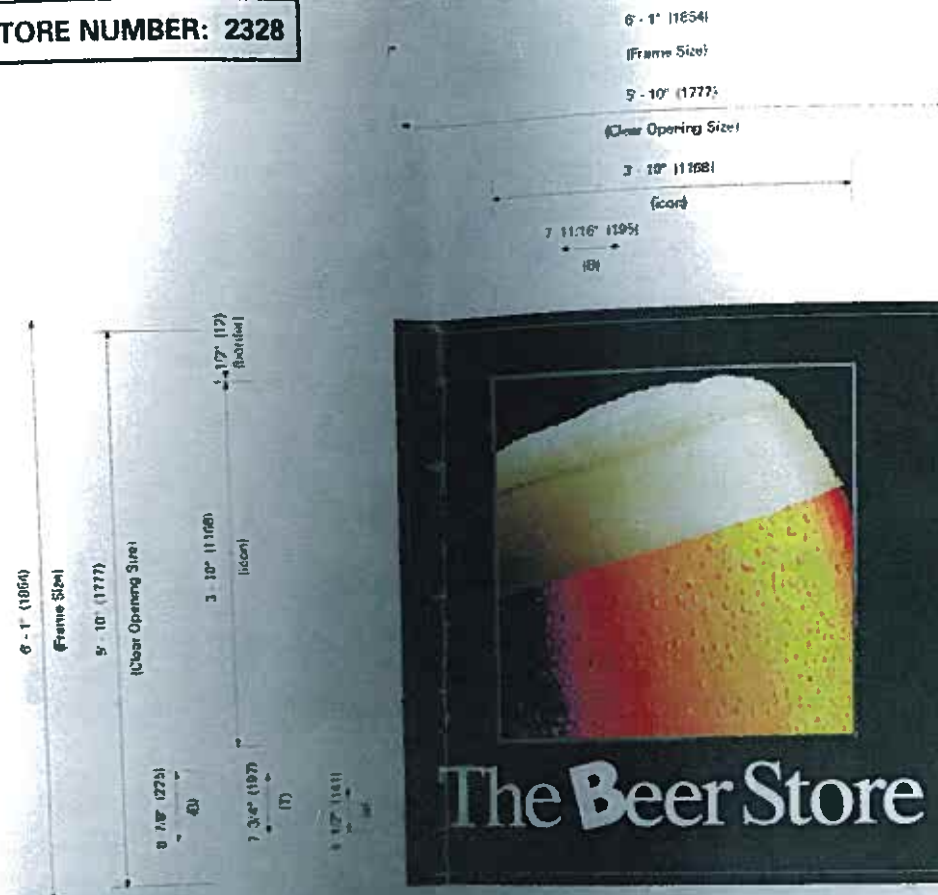


SIGN LEGEND:

SIGN 'A': ONE (1) 8'-1" H x 8'-1" W S/F 14
FASCIA SIGN & ONE (1) 2' H x
OF NEON LETTERS.



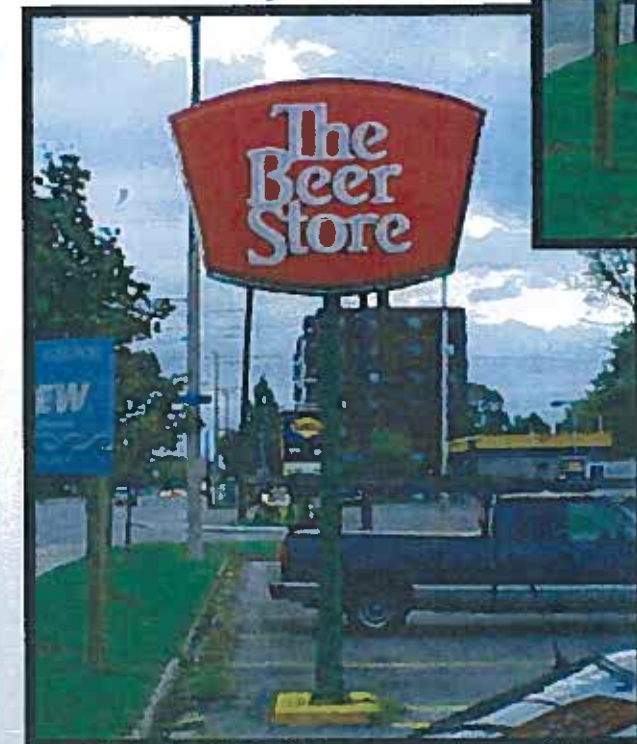
STORE NUMBER: 2328



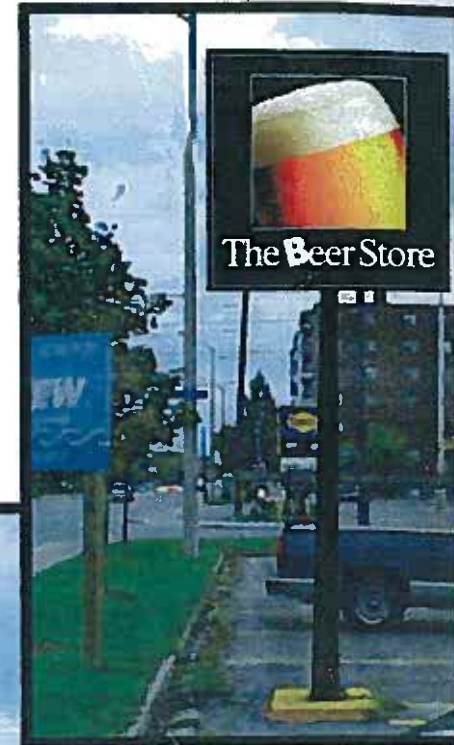
SUPPLY & INSTALL:

ONE (1) D/F ILLUM. RETROFIT PYLON HEAD FOR EXISTING PYLON (EXTERIOR)

- 3/16" CLEAR ACRYLIC FACES WITH 3M TRANSL. VINYL (SCOTCHCAL) GRAPHICS APPLIED TO 2nd SURFACE
- 'BEER GLASS' ICON (3M SCOTCHPRINT - ELECTRO STATIC PRINT)
- BLACK 3M# 3630-22 SCOTCHCAL 2nd SURFACE
- 'THE BEER STORE' COPY TO BE IN 3M SCOTCHCAL WHITE 3M# 3630-20
- BORDER TO BE OPAQUE GREY VINYL 3325-41
- 1-1/2" SIGN PRO FRAME AND SIGN PRO FILLER, BOTH PTD. BLACK DURACRON FINISH
- H.O. DAYLIGHT FLOURESCENT ILLUMINATION
- ALLANSON BALLAST
- WHILE ON SITE PAINT POLE BLACK DURACRON FINISH
- INSTALLED AS SHOWN

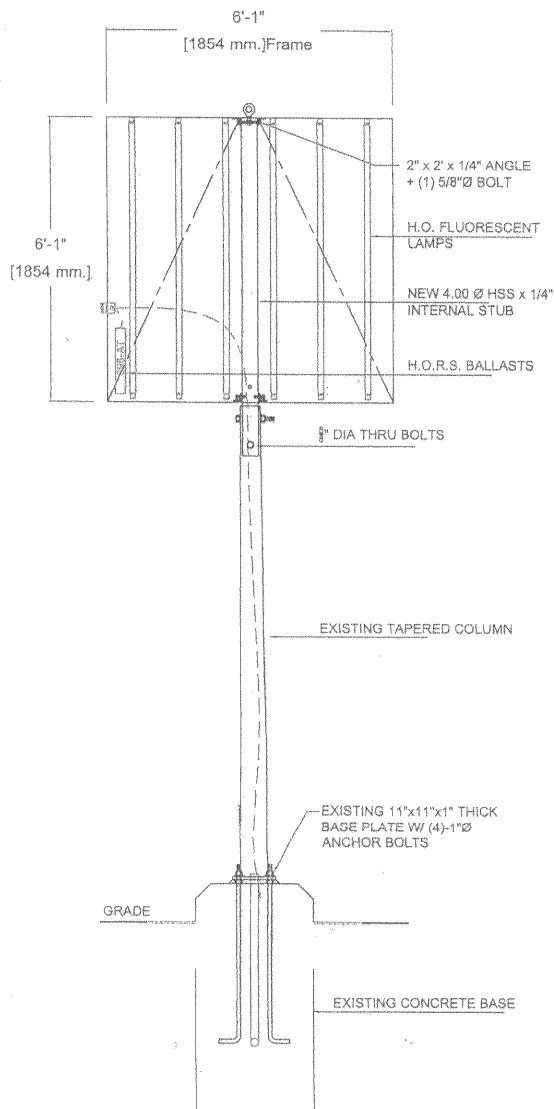


EXISTING ELEVATION

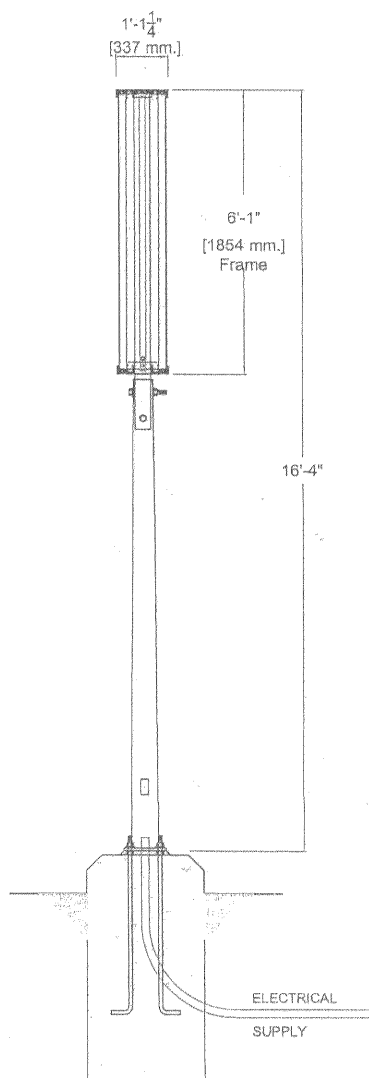


PROPOSED ELEVATION

6'-1" x 6'-1" RETROFIT



FRONT VIEW



SIDE VIEW

<p>CUSTOMER</p> <hr/> <p>ADDRESS</p> <hr/> <p>JOB No. PAVE No.</p> <hr/> <div style="height: 150px; border: 1px solid black;"></div>	<p>NOTES</p> <hr/> <div style="height: 150px; border: 1px solid black;"></div>	<p>ELECTRICAL</p> <hr/> <div style="height: 150px; border: 1px solid black;"></div>	<p style="text-align: center;">NOTICE</p> <hr/> <p style="font-size: small;">NOTE: Inform that the completion of the job shown herein is verified as the PATTONSON PAVE JOB. PATTONSON PAVE GROUP SHALL NOT BE RESPONSIBLE FOR THE WORK SHOWN HEREIN UNLESS THE WORK IS DONE BY PATTONSON PAVE GROUP OR ITS SUBSIDIARIES. THE WORK SHOWN HEREIN IS THE PROPERTY OF PATTONSON PAVE GROUP AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PATTONSON PAVE GROUP. THE PATTONSON PAVE GROUP (A DIVISION OF JIM PATTONSON INDUSTRIES LTD.)</p> <hr/> <p style="text-align: center;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">REV.</th> <th style="width: 70%;">DESCRIPTION</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td><td></td><td></td></tr> <tr><td style="text-align: center;">2</td><td></td><td></td></tr> <tr><td style="text-align: center;">3</td><td></td><td></td></tr> <tr><td style="text-align: center;">4</td><td></td><td></td></tr> </tbody> </table> <hr/> <p>NOTE: EXHIBITIVE</p> <p>DISCREPANCIES</p> <p>DRAWN BY</p> <p>SCALE</p> <p>DATE</p> <hr/> <p style="text-align: center;">CUSTOMER APPROVAL</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>NAME</p> </div> <div style="text-align: center;"> <p>DATE</p> </div> <div style="text-align: center;"> <p>SIGNATURE</p> </div> </div>	REV.	DESCRIPTION	DATE	1			2			3			4		
REV.	DESCRIPTION	DATE																
1																		
2																		
3																		
4																		



EXISTING BILLBOARD
SIGN # 2 FACING
LAKESHORE RD. E

VARIANCE REG'D FOR
GROUND SIGN

07/03/2008

EXISTING BILLBOARD SIGN # 1 FACING
LAKESHORE RD. E.



07/03/2008

420 LAKESHORE RD. E

-EXISTING SIGN LOCATED AT WEST SIDE OF
PROPERTY.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 08-01668

RE: Konica Minolta
60 Courtneypark Drive West, Unit 4 - Ward 5

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

Section 4(6)(f)	Proposed
Roof signs are specifically prohibited.	One (1) roof sign supported by the roof or structure of the building.

COMMENTS:

The proposed variance is a sign that is partly supported by the roof. The proposed sign is well designed and in keeping with the design of the building. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



June 17, 2008

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

Re: Letter of Rationale
Konica Minolta
60 Courtney Park Drive
Mississauga, ON

To Whom It May Concern,

We have been advised that new proposed sign at the Konica Minolta office is considered a roof sign as the upper part is slightly higher than the main roof and therefore requires a sign variance.

The sign is installed within a building precast feature which is slightly higher than the main roof level, and it is important that the sign is considered part of the entrance feature, and the upper part be at the same height.

We hope this proposal meets with the approval of the Planning and Development Committee.

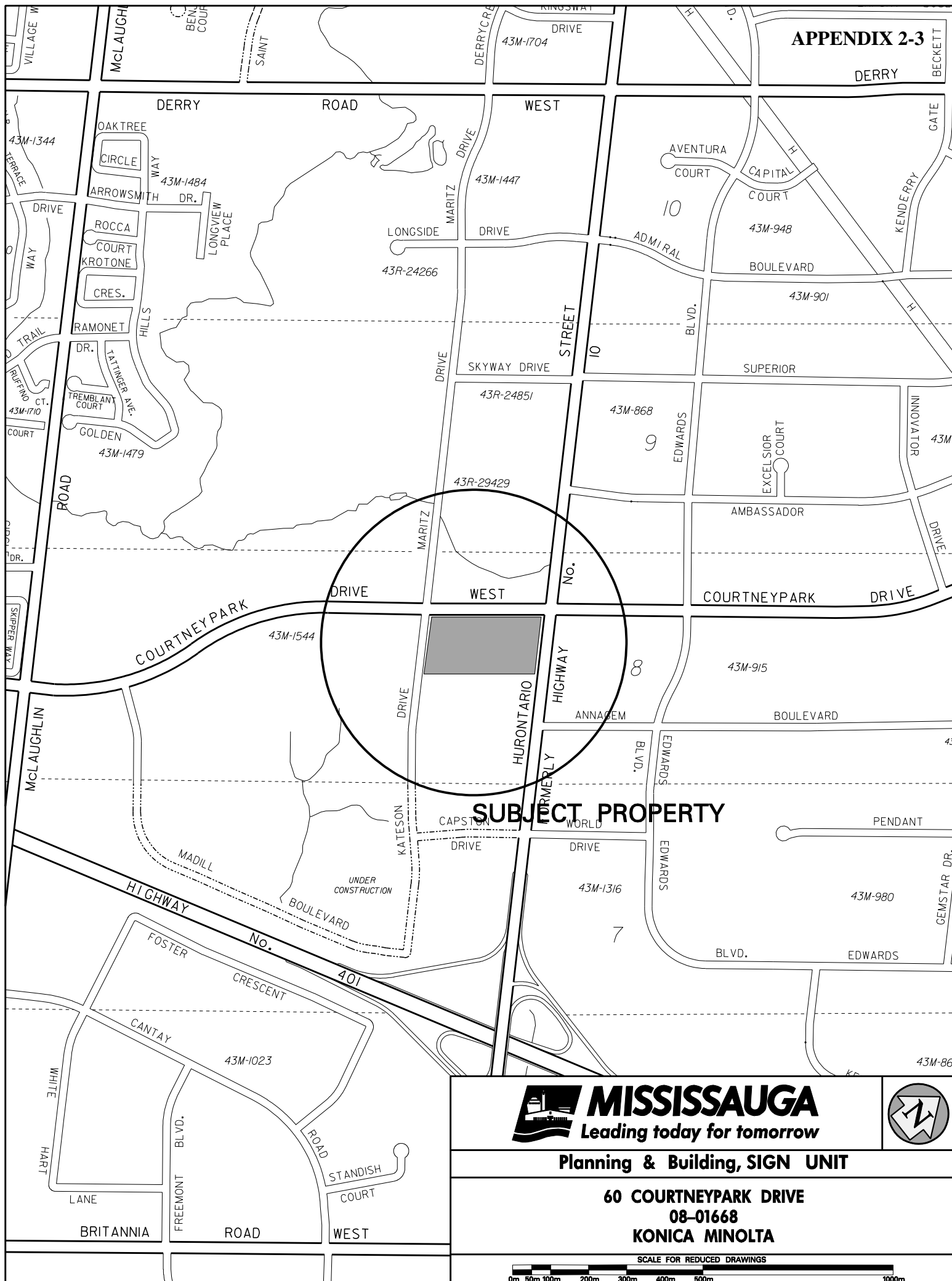
Please note that Konica Minolta has opened their new office on July 4, 2008 and temporary vinyl letters "Logo – Konica Minolta" have been installed on canopy face. These letters will be removed when new permanent sign is installed.

Yours truly,

A handwritten signature in black ink, appearing to read "John T. Jappesen".

John T. Jappesen
Account Manager

APPENDIX 2-3



SUBJECT PROPERTY



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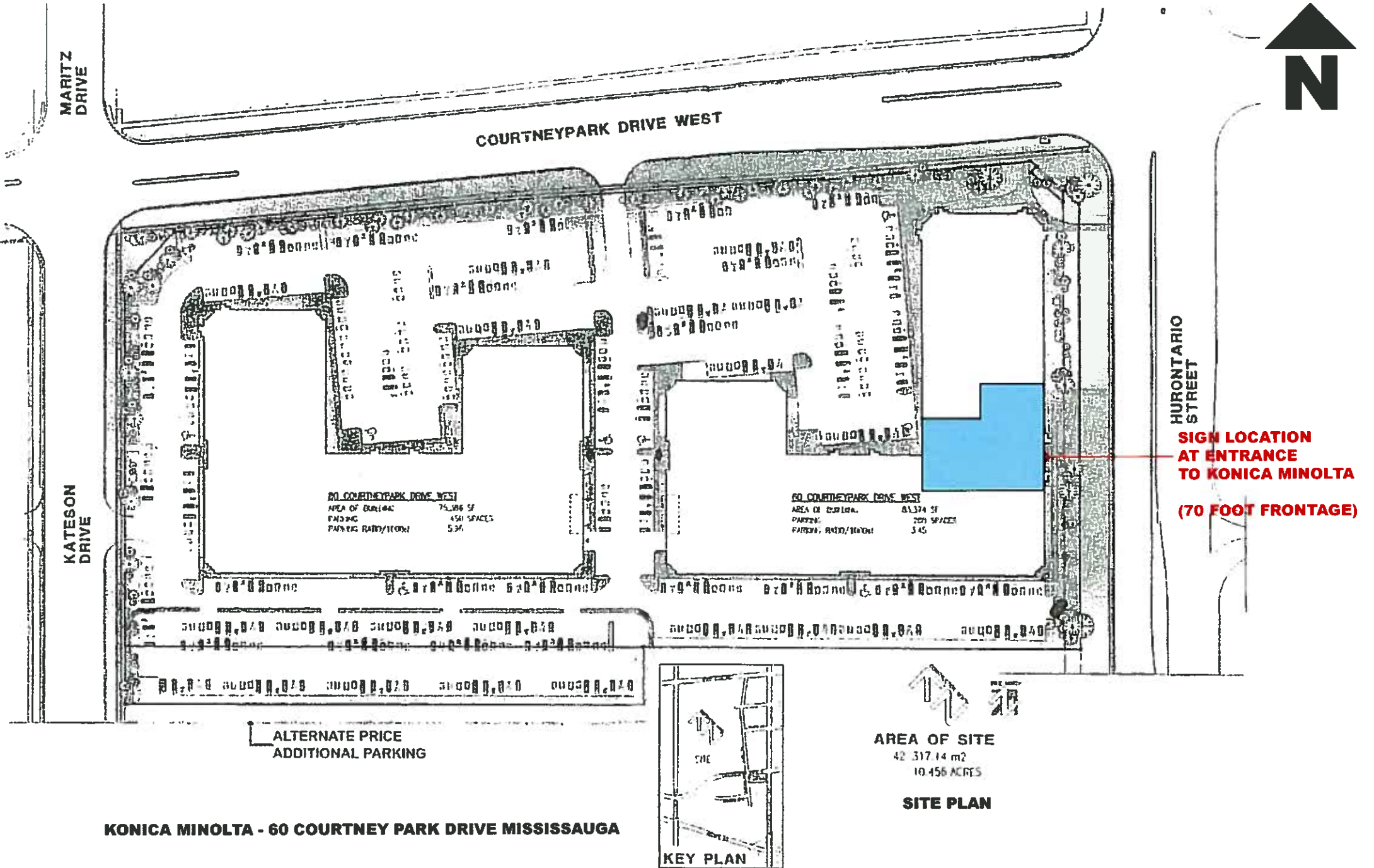


Planning & Building, SIGN UNIT

**60 COURTNEYPARK DRIVE
08-01668
KONICA MINOLTA**

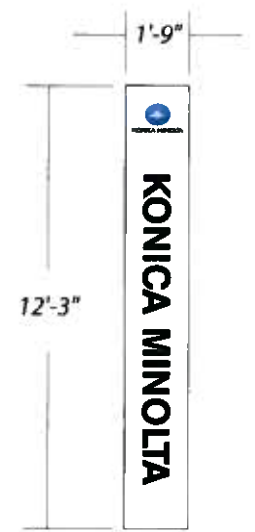
SCALE FOR REDUCED DRAWINGS







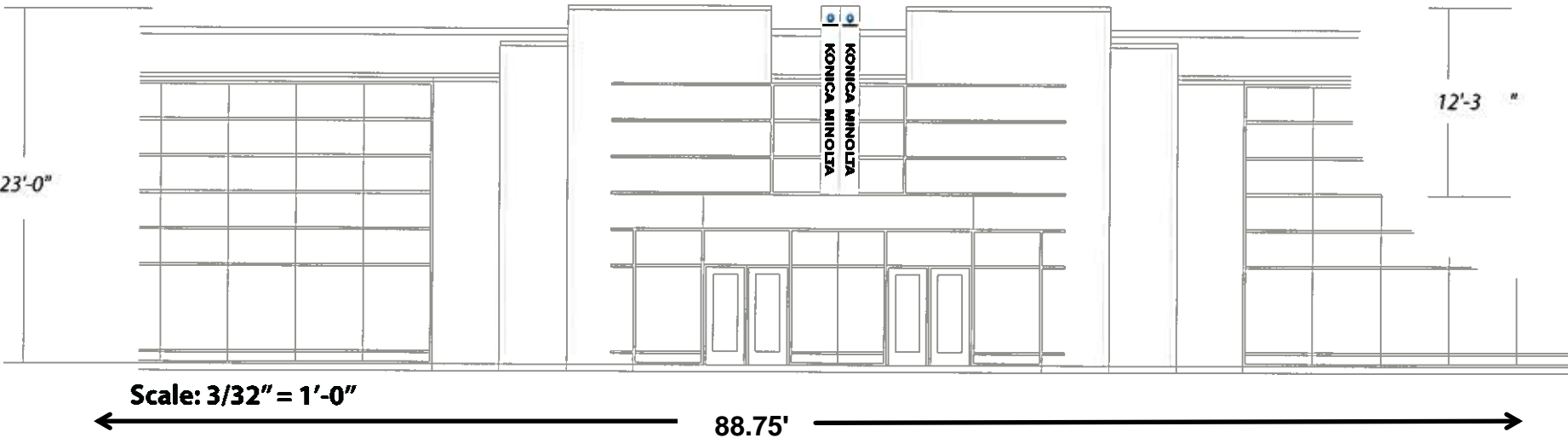
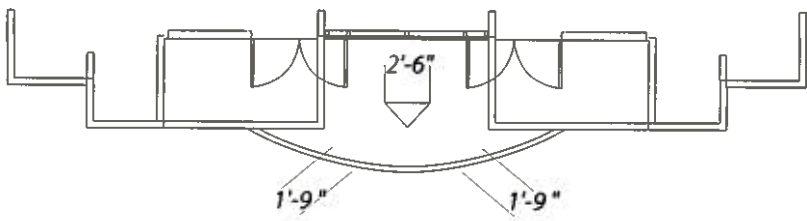
Existing



Scale: 3/16" = 1'-0"



Proposed



Scale: 3/32" = 1'-0"

Vertical Sign Fully Backlit V- Shaped Sign

- Approx. 1'-9" X 12'-3" (7:1 Ratio From Sign Manual)
- Frameless Construction
- White Flex Face Material
- Blue & Black Copy



SIGN TO BE REMOVED

 KONICA MINOLTA

07/04/2008 11:45

60 COURTNEY PK W
UNIT 4
- FRONT ELEVATION



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 08-01182

RE: Prologis Canada Inc.
255 Courtney Park Drive West - Ward 5

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

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

COMMENTS:

Prologis Canada Inc. is a very large industrial complex in an industrial subdivision. The proposed variances are for one (1) oversized directional sign to direct traffic throughout the site. The proposed sign is well designed and larger than the provisions in the Sign By-law to address the truck traffic. The Planning and Building Department therefore finds the variances acceptable from a design perspective.



May 1, 2008

Planning & Building Development
Sign Unit
300 City Centre Drive
Mississauga, ON L5B 3C1

RE: Application for Variance at ProLogis Business Park, Courtneypark Drive

We, Sign Image Inc., of Cambridge, Ontario, Canada, are writing you today on behalf of ProLogis in application of variances for 255, 300, and 450 Courtneypark Drive, Mississauga. We are the approved Sign Contractor for ProLogis and, have attached a copy of our Letter of Consent for your records.

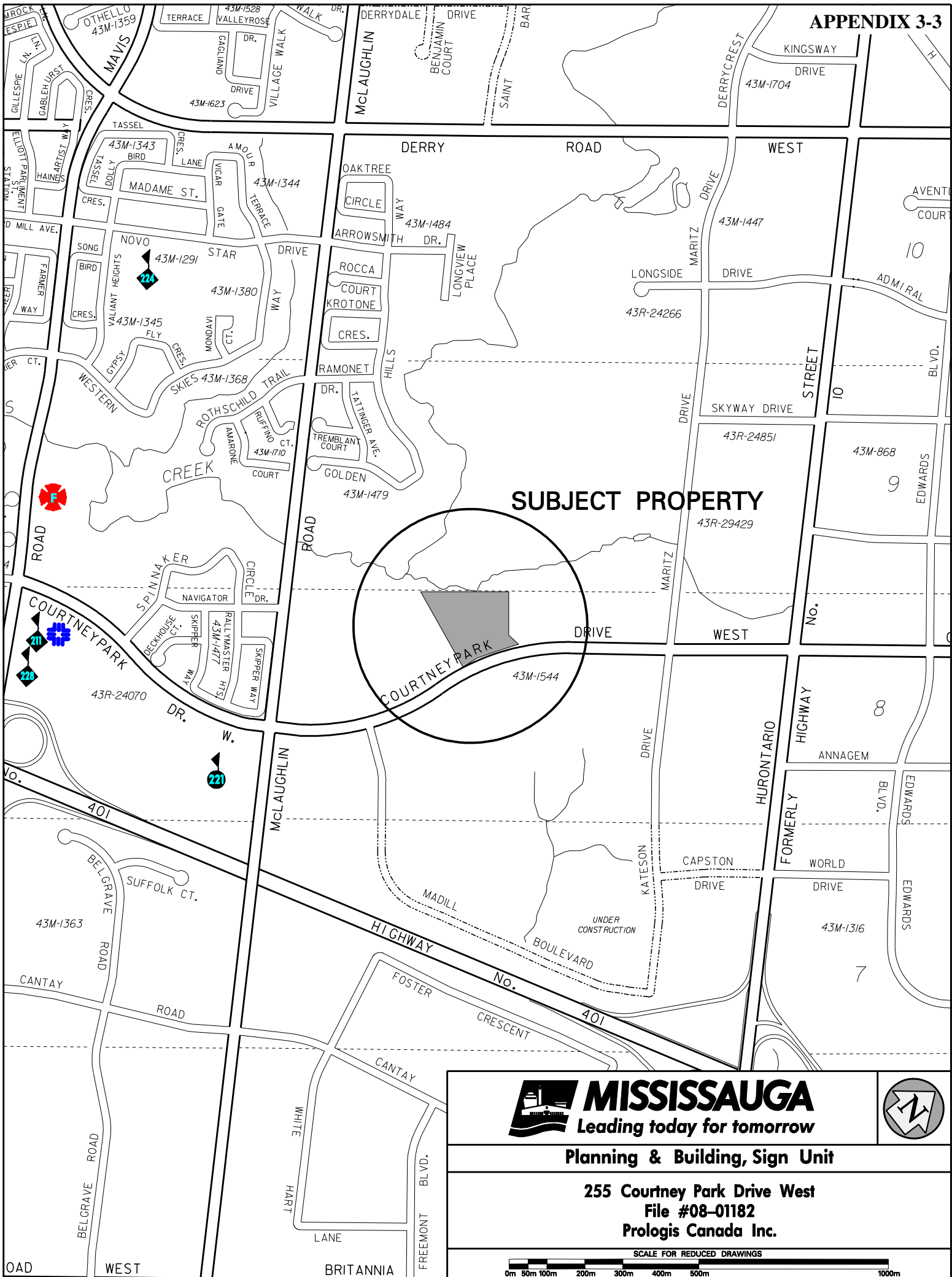
We are applying for a variance today as we would like to replicate the signs on adjacent properties in this community. We feel it is important to keep a consistent flow with matching signs throughout the neighborhood. The addresses of 200, 205 & 425 all have standardized signs and we would match these signs at 255, 300 and 450 Courtney Park. We feel this will keep all directional signs in the business park uniform while providing clear and concise directions for delivery drivers and customers alike.

Yours truly,

Trevor Gagne – Image Consultant
Sign Image Inc.
111 DeCaro Cres.
Cambridge | ON | N3C 4N2

SIGNIMAGE.CA

111 DeCaro Cr., Cambridge | ON | N3C 4N2
T: 519.658.0002 | F: 519.658.1356
www.signimage.ca | sales@signimage.ca



SUBJECT PROPERTY

43R-29429

43M-1544

UNDER CONSTRUCTION

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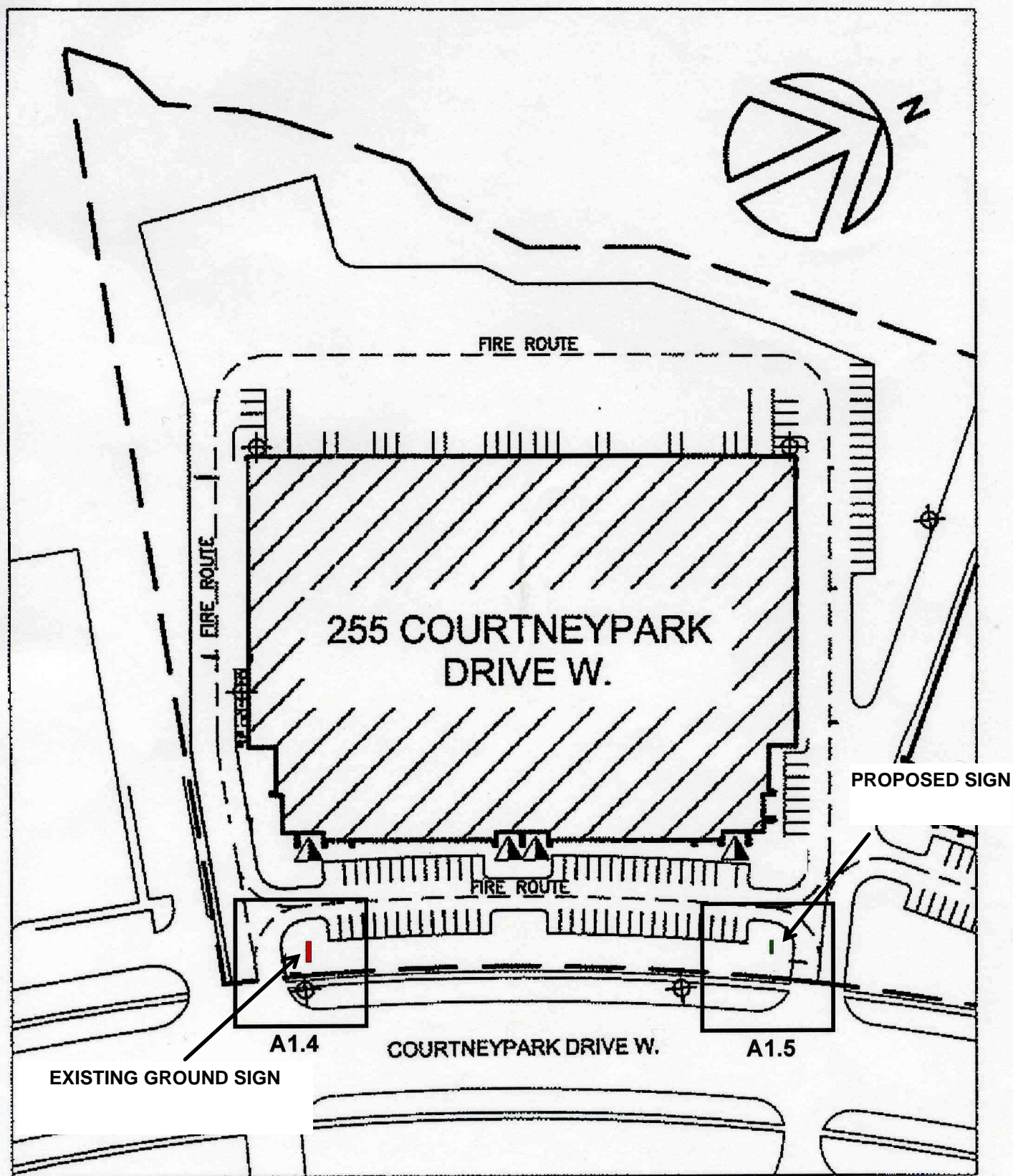
Planning & Building, Sign Unit

255 Courtney Park Drive West
File #08-01182
Prologis Canada Inc.

SCALE FOR REDUCED DRAWINGS

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

Monument & Directional Sign locations for 255 Courtneypark Drive



Frontage of property is 132 metres

255 Courtnepark Drive

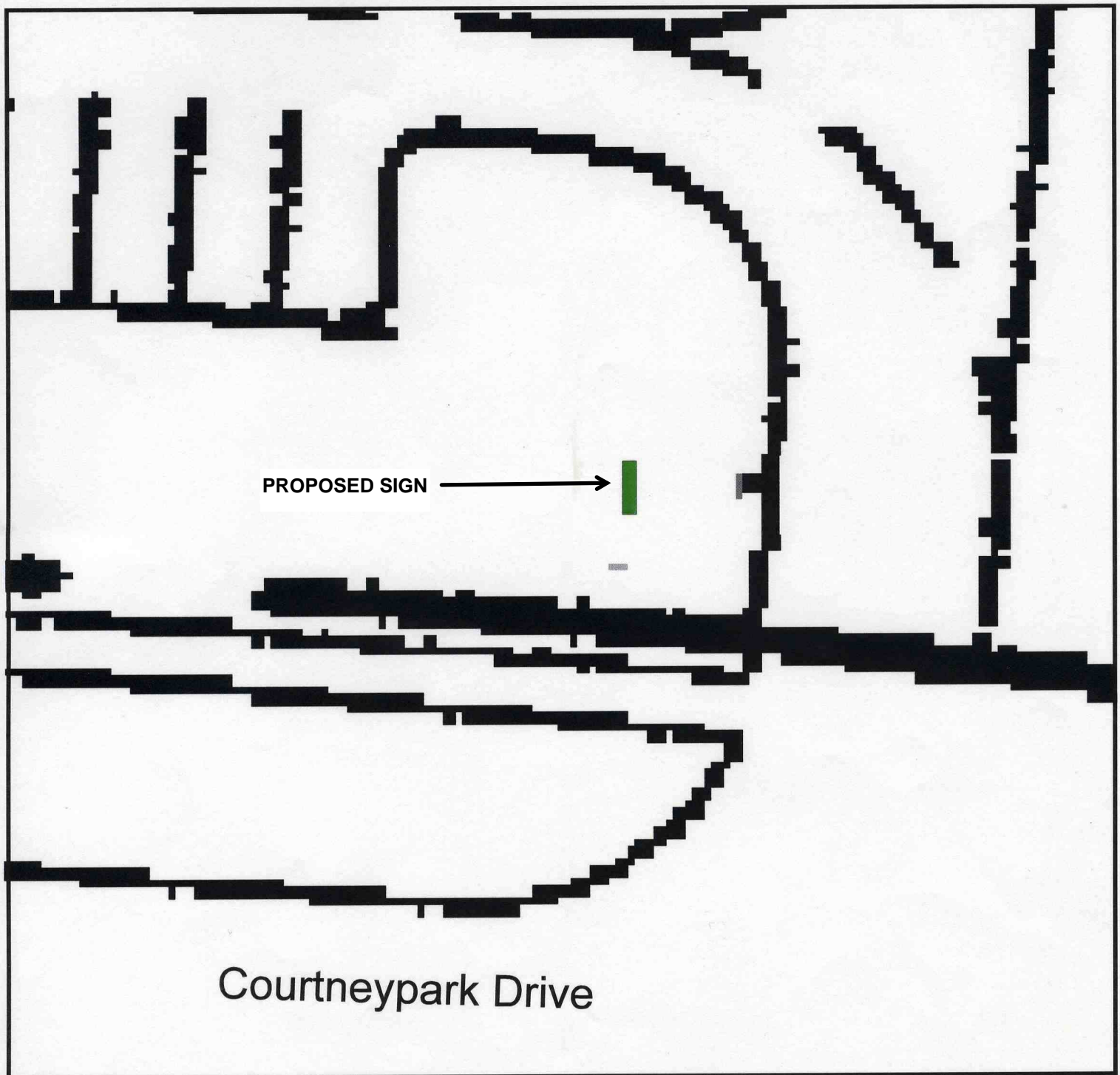
Directional sign

A1.5

Sign is 2 meters from property line

Sign is more than 3 meters away from driveway

Sign is more than 1 meter from parking lot

 Directional Sign

10 metres

8 cm

21 cm

5

2

244 cm

2

2

5

21 cm

45 cm

19 mm

F4

C4

F2

F3

C1

C3

C5

ProLogis

Front Entrance →

Visitor Parking →

Truck Entrance ↑

C6

F1

C8

Figure 1 is a schematic diagram of the experimental setup. It shows a vertical rod with several components labeled: C9 at the top, C2 and C7 along the central section, and C8 at the base. A dimension line on the right indicates a height of 152 cm. A base with a 25 cm width is shown at the bottom.

F1 Sign faces are 3mm aluminum painted all exposed surfaces.
Mechanically attached from second surface of sign faces.

F2 Cantilever rods 5cm diameter aluminum tubes coped and welded

F3 Global Element support post, 5cm dia. aluminum tube rolled as shown and welded to
40cm aluminum support post. 2 cm aluminum accent tubes are coped and welded to arch support

F4 Finial Aluminum sphere welded t top of support post.

- C1 **Logo Area Background:** Overall Full bleed retainer-less face. Matthews acrylic polyurethane paint Mp00443 (matches PMS 342C) satin finish.
- C2 **Logo Cabinet Returns/Retainer:** Matthews acrylic polyurethane paint Mp00443 (matches PMS 342C) satin finish.
- C3 **Prologis logo text:** 3m opaque white vinyl
- C4 **Globe Watermark:** Opaque 3M film to match PMS 3308C
- C5 **Spacer Reveals:** Matthews acrylic satin black polyurethane paint
- C6 **Customer Name & Directory:** Matthews acrylic polyurethane paint Mp18181 (matches PMS 3308C) satin finish. Text to be opaque 3M white vinyl.
- C7 **Face returns:** Matthews acrylic polyurethane paint Mp18181 (matches PMS 3308C) satin finish.
- C8 **Golbal element Arch/Post/Cantilever Rods:** Matthews acrylic polyurethane paint Mp18101 satin finish.
- C9 **Finial:** Matthews acrylic polyurethane paint Mp00443 (matches PMS 342C) satin finish.





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 08-01191

RE: Prologis Canada Inc.
300 Courtney Park Drive West - Ward 5

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COMMENTS:

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May 1, 2008

Planning & Building Development
Sign Unit
300 City Centre Drive
Mississauga, ON L5B 3C1

RE: Application for Variance at ProLogis Business Park, Courtneypark Drive

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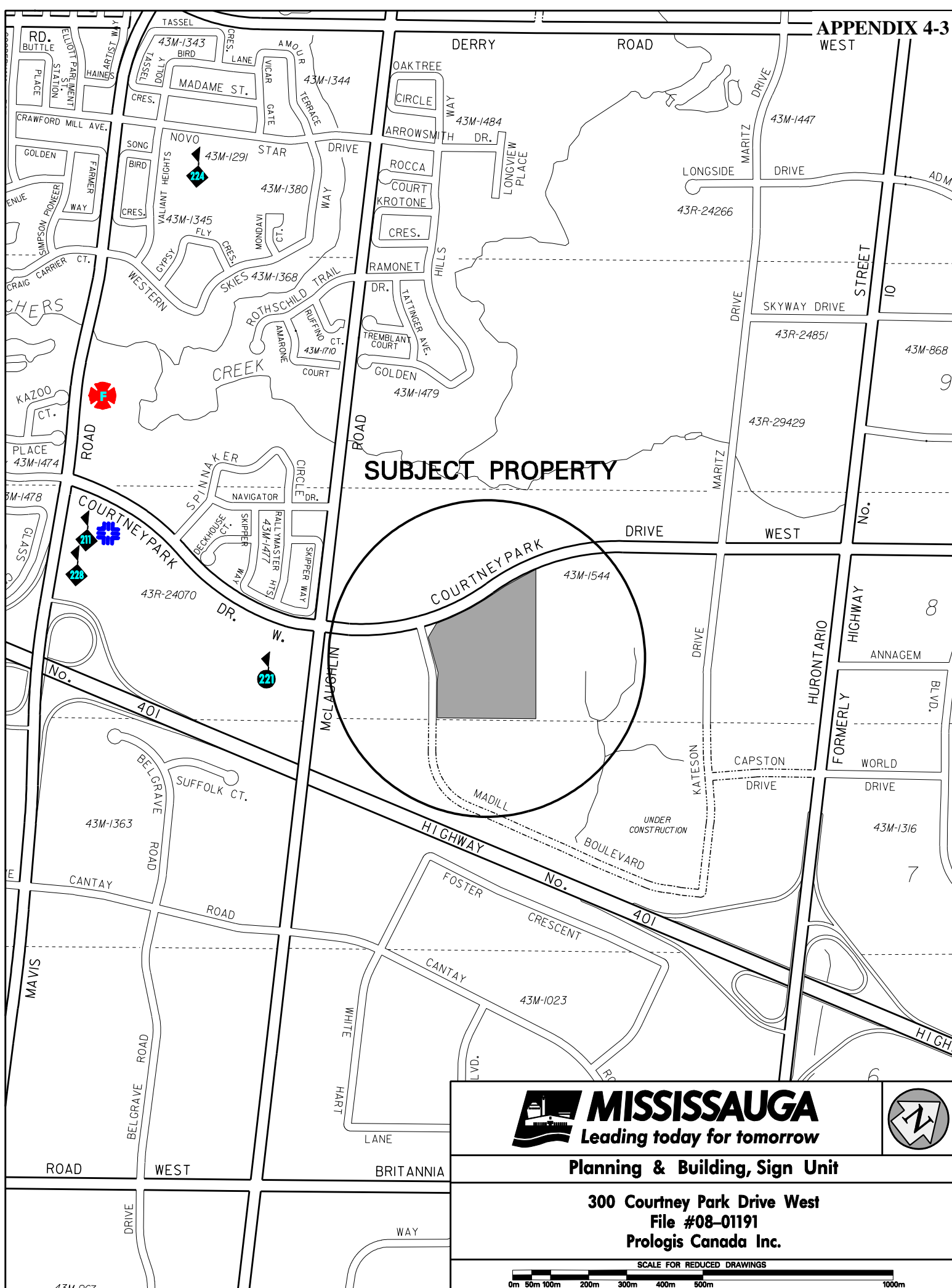
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Yours truly,

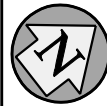
Trevor Gagne – Image Consultant
Sign Image Inc.
111 DeCaro Cres.
Cambridge | ON | N3C 4N2

SIGNIMAGE.CA

111 DeCaro Cr., Cambridge | ON | N3C 4N2
T: 519.658.0002 | F: 519.658.1356
www.signimage.ca | sales@signimage.ca



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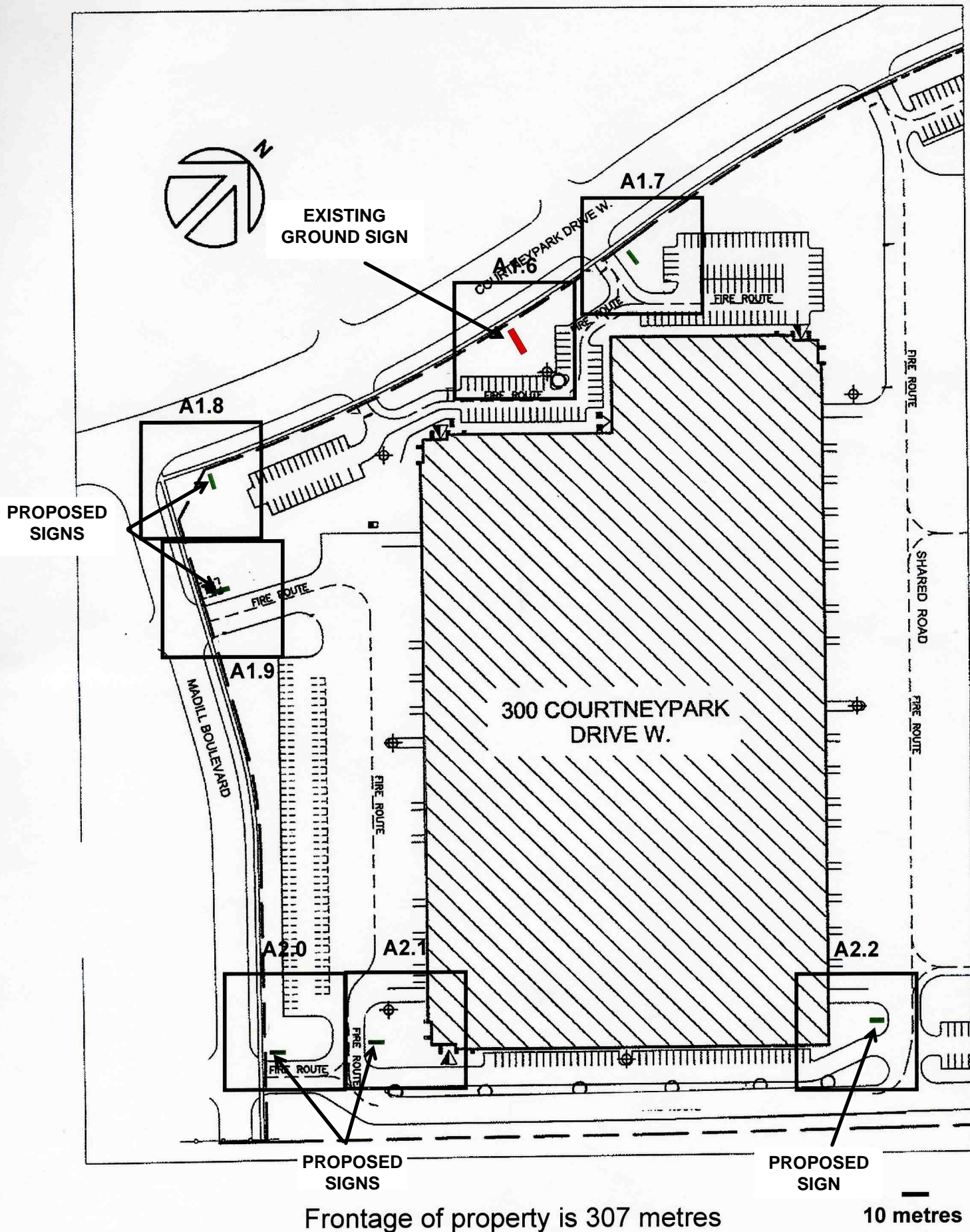


Planning & Building, Sign Unit

300 Courtney Park Drive West
File #08-01191
Prologis Canada Inc.



Monument & Directional Sign locations for 300 Courtneypark Drive



300 Courtnepark Drive

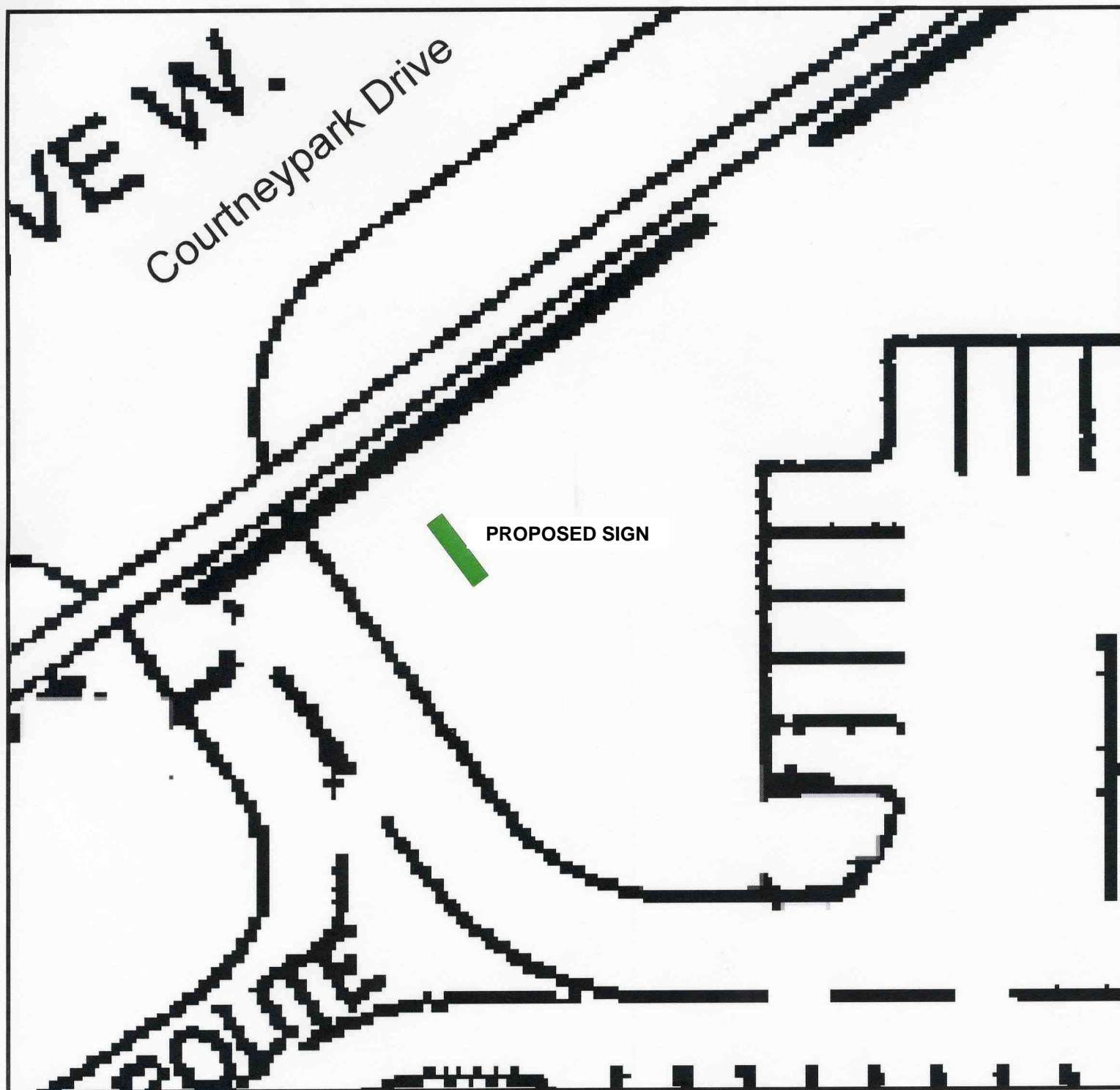
Directional sign

A1.7

Sign is 2 meters from property line

Sign is more than 3 meters away from driveway

Sign is more than 1 meter from parking lot

 Directional Sign

10 metres

300 Courtneypark Drive

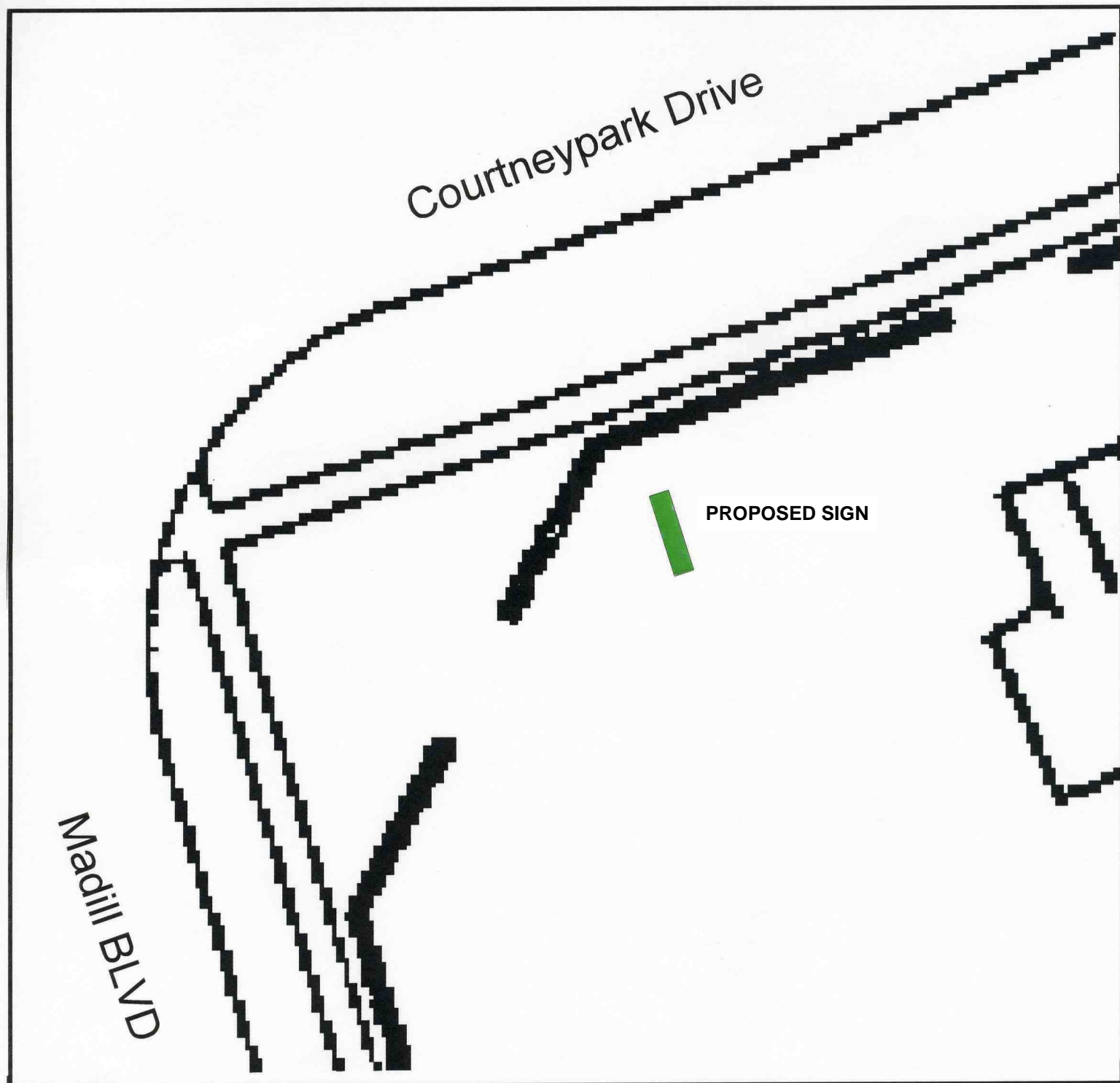
Directional sign

A1.8

Sign is 2 meters from property line

Sign is more than 3 meters away from driveway

Sign is more than 1 meter from parking lot

 Directional Sign 10 metres

300 Courtnepark Drive

Directional sign

A1.9

Sign is 2 meters from property line

Sign is more than 3 meters away from driveway

Sign is more than 1 meter from parking lot

 Directional Sign 10 metres

300 Courtnepark Drive

Directional sign

A2.0

Sign is 2 meters from property line

Sign is more than 3 meters away from driveway

Sign is more than 1 meter from parking lot

 Directional Sign

300 Courtnepark Drive

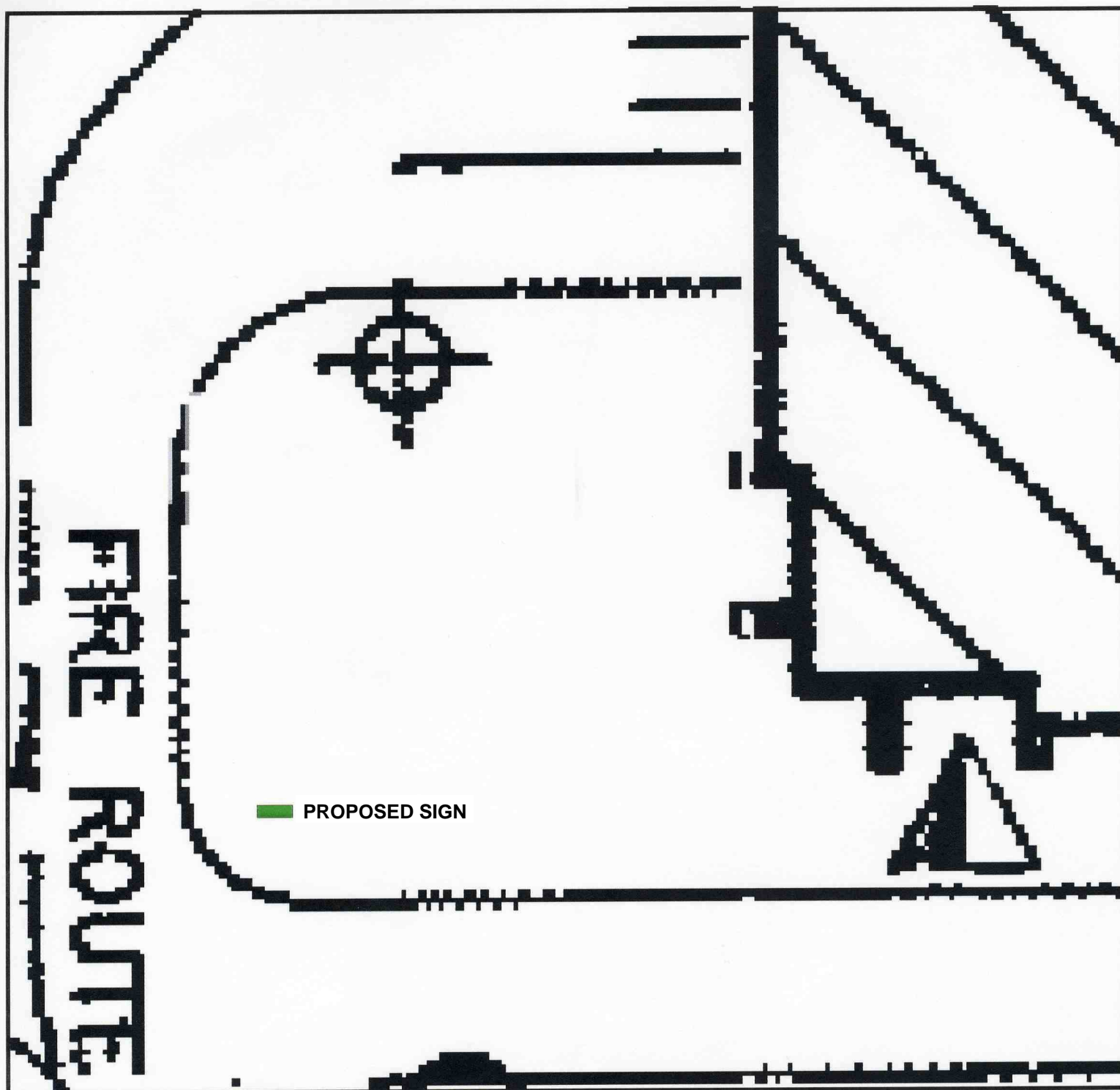
Directional sign

A2.1

Sign is 2 meters from property line

Sign is more than 3 meters away from driveway

Sign is more than 1 meter from parking lot


 Directional Sign

 10 metres

300 Courtenypark Drive

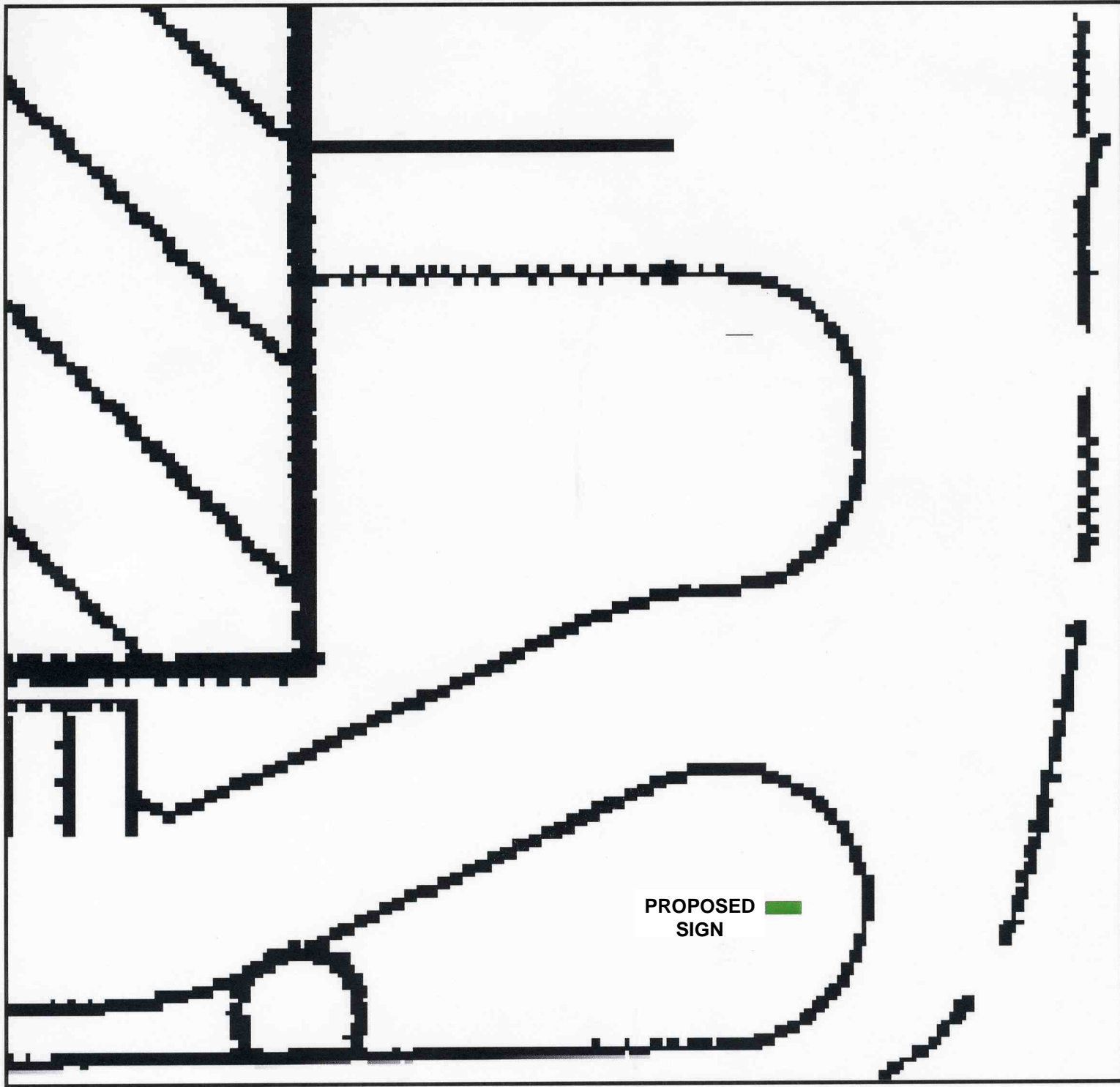
Directional sign

A2.2

Sign is 2 meters from property line

Sign is more than 3 meters away from driveway

Sign is more than 1 meter from parking lot



Directional Sign

10 metres



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 08-01188

RE: Prologis Canada Inc.
450 Courtney Park Drive West - Ward 5

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

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

COMMENTS:

Prologis Canada Inc. located in a very large complex in an industrial subdivision. The proposed variances are for four (4) oversized directional signs to direct traffic throughout the site. The proposed signs are well designed and larger than the provisions in the Sign By-law to address the truck traffic. The Planning and Building Department therefore finds the variances acceptable from a design perspective.



May 1, 2008

Planning & Building Development
Sign Unit
300 City Centre Drive
Mississauga, ON L5B 3C1

RE: Application for Variance at ProLogis Business Park, Courtneypark Drive

We, Sign Image Inc., of Cambridge, Ontario, Canada, are writing you today on behalf of ProLogis in application of variances for 255, 300, and 450 Courtneypark Drive, Mississauga. We are the approved Sign Contractor for ProLogis and, have attached a copy of our Letter of Consent for your records.

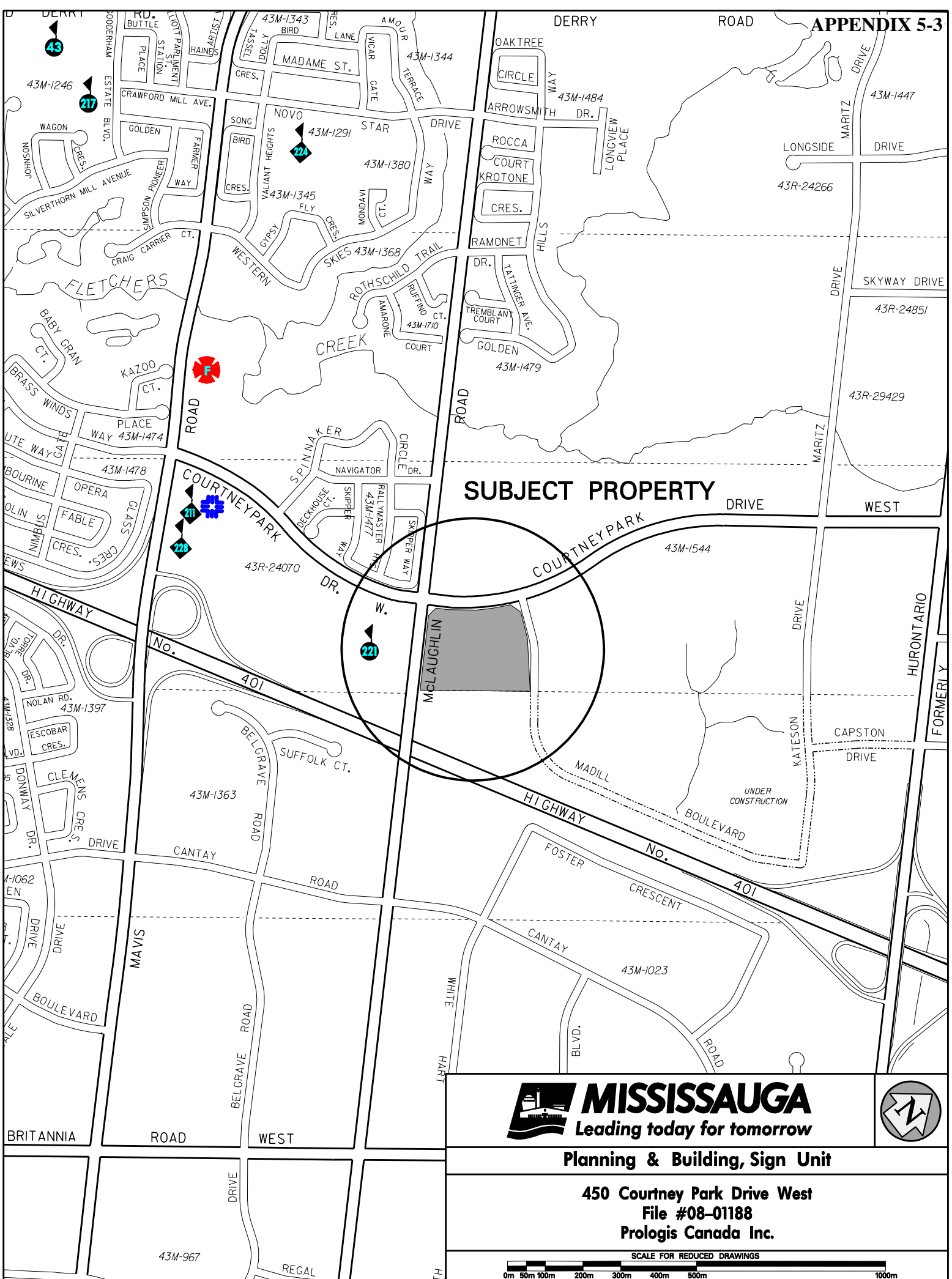
We are applying for a variance today as we would like to replicate the signs on adjacent properties in this community. We feel it is important to keep a consistent flow with matching signs throughout the neighborhood. The addresses of 200, 205 & 425 all have standardized signs and we would match these signs at 255, 300 and 450 Courtney Park. We feel this will keep all directional signs in the business park uniform while providing clear and concise directions for delivery drivers and customers alike.

Yours truly,

Trevor Gagne – Image Consultant
Sign Image Inc.
111 DeCaro Cres.
Cambridge | ON | N3C 4N2

SIGNIMAGE.CA

111 DeCaro Cr., Cambridge | ON | N3C 4N2
T: 519.658.0002 | F: 519.658.1356
www.signimage.ca | sales@signimage.ca



MISSISSAUGA
Leading today for tomorrow

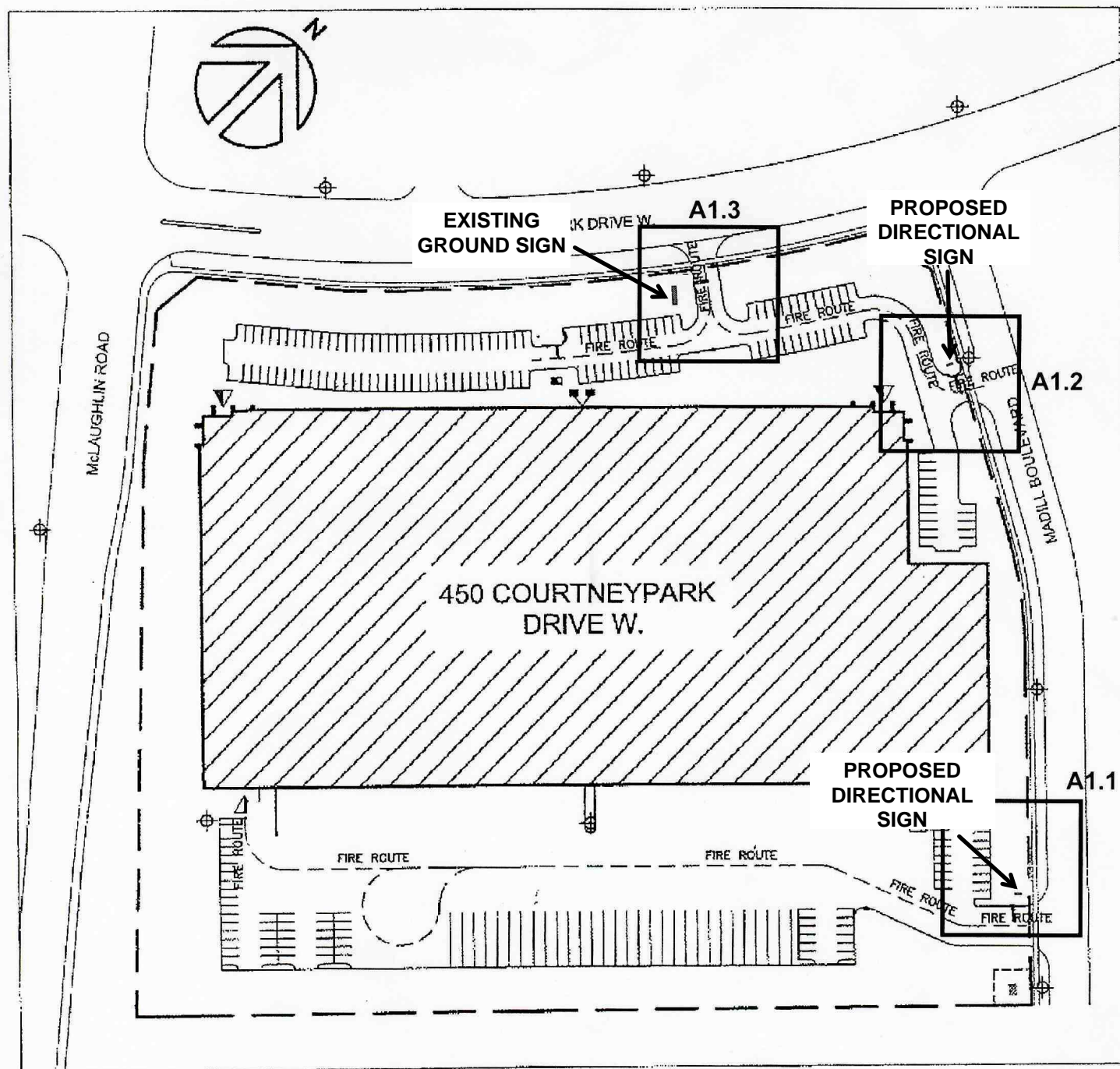


Planning & Building, Sign Unit

450 Courtney Park Drive West
File #08-01188
Prologis Canada Inc.



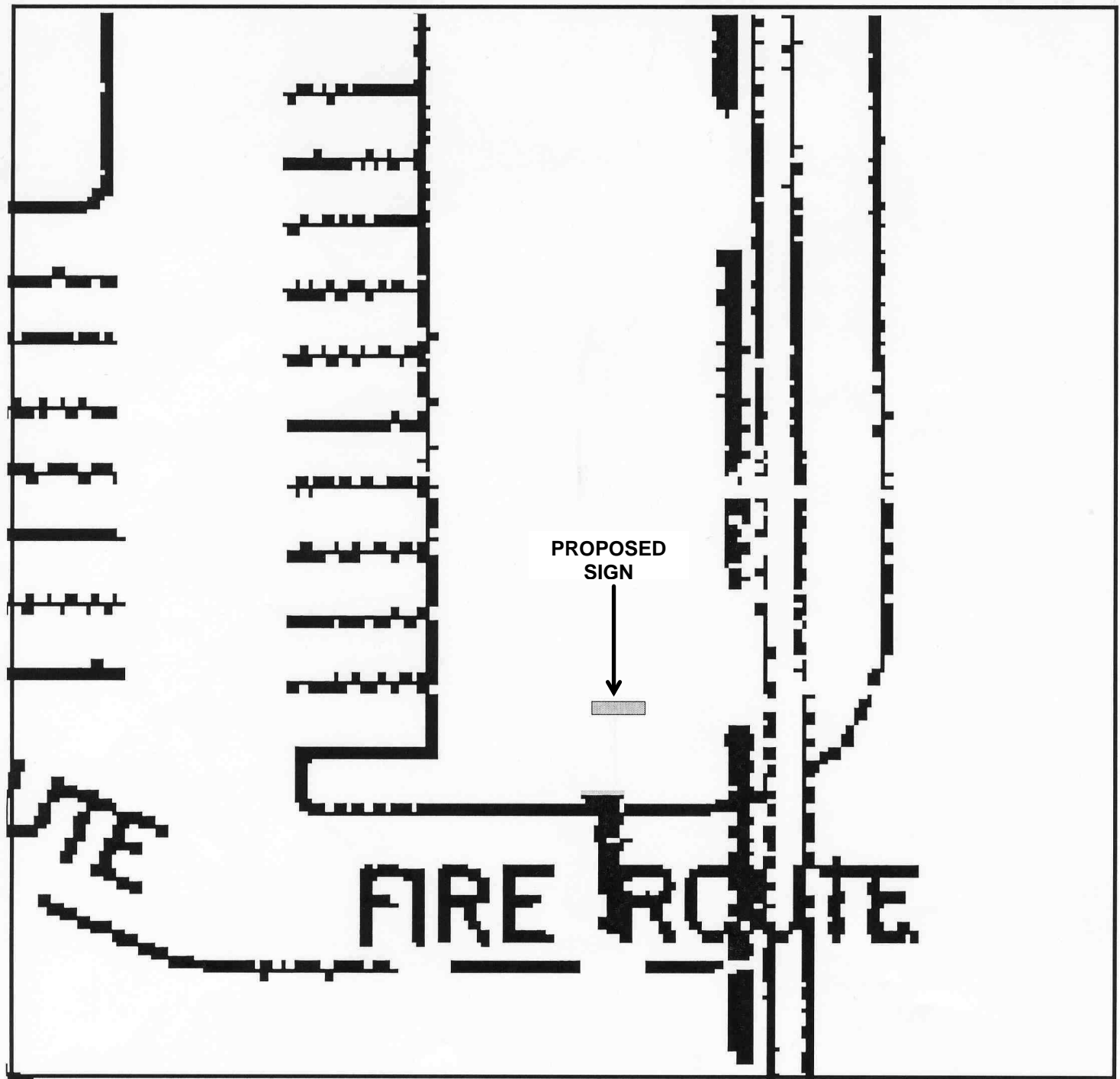
Monument & Directional Sign locations for 450 Courtneypark Drive



Frontage of property is 235 metres

450 Courtnepark Drive Directional sign A1.1

Sign is 2 meters from property line
 Sign is more than 3 meters away from driveway
 Sign is more than 1 meter from parking lot



Monument Sign

450 Courtneypark Drive

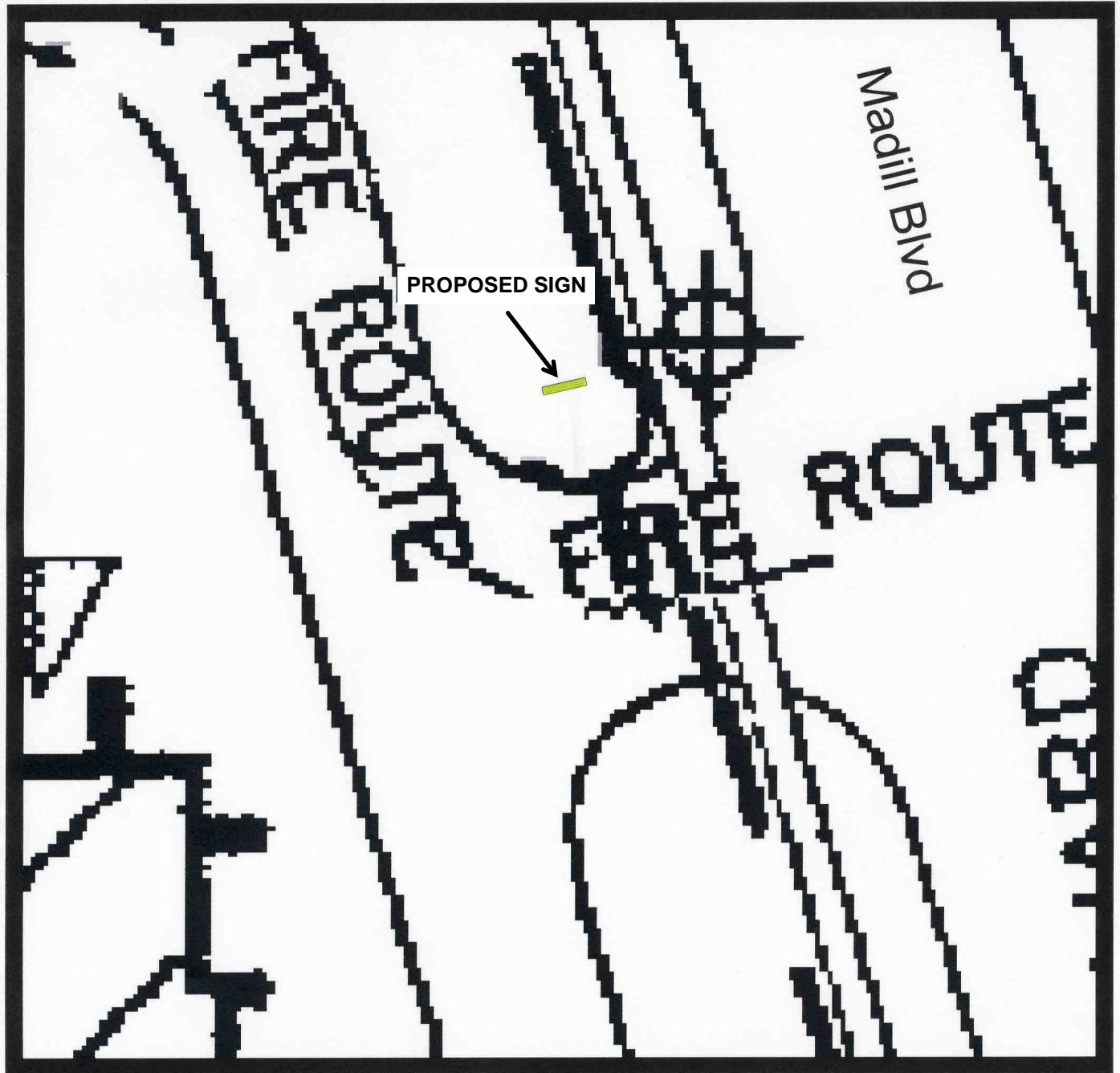
Directional sign

A1.2

Sign is 1 meters from property line

Sign is more than 3 meters away from driveway

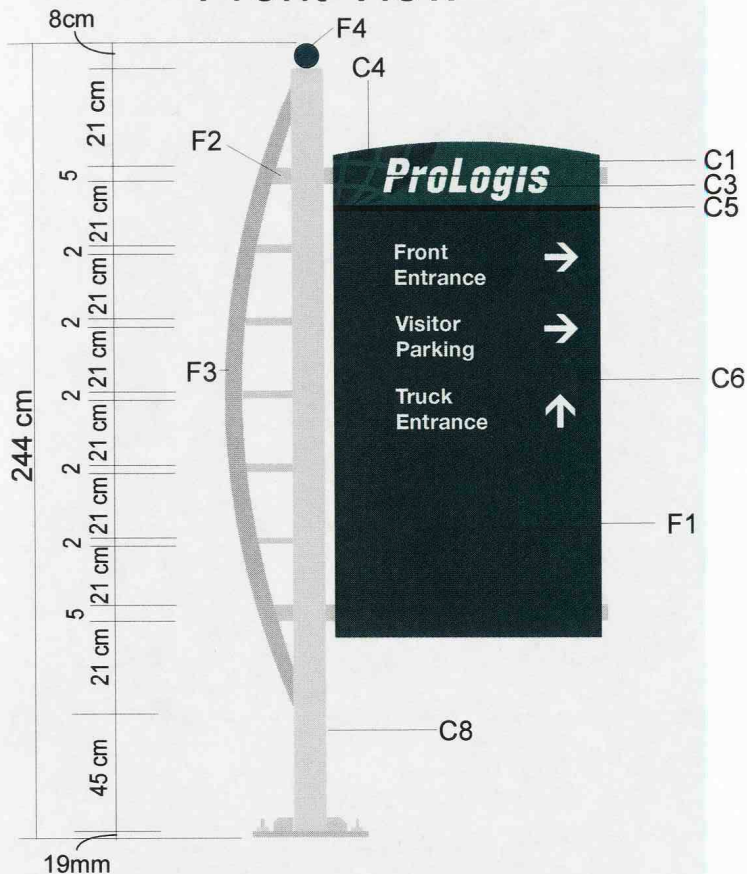
Sign is more than 1 meter from parking lot

 Monument Sign

10 metres

Directional Sign External Drawings

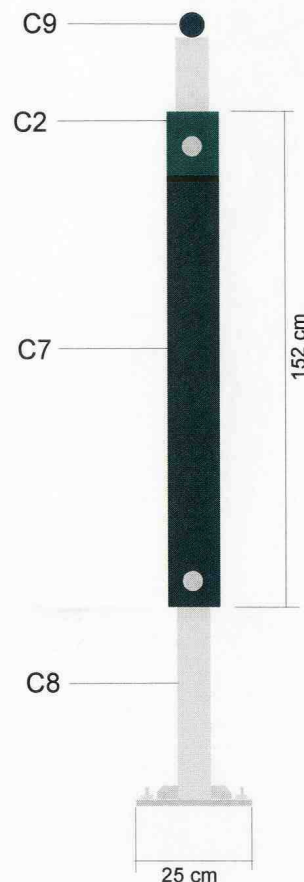
Front View



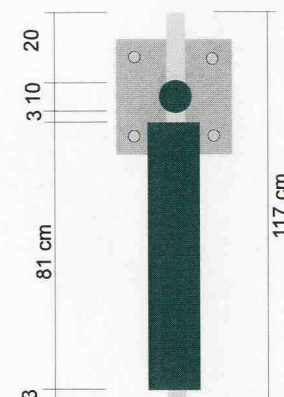
Fabrication Details

- F1 Sign faces are 3mm aluminum painted all exposed surfaces. Mechanically attached from second surface of sign faces.
- F2 Cantilever rods 5cm diameter aluminum tubes coped and welded
- F3 Global Element support post, 5cm dia. aluminum tube rolled as shown and welded to 40cm aluminum support post. 2 cm aluminum accent tubes are coped and welded to arch support
- F4 Finial Aluminum sphere welded to top of support post.

Side View



Top View



Colour Details

- C1 **Logo Area Background:** Overall Full bleed retainer-less face. Matthews acrylic polyurethane paint Mp00443 (matches PMS 342C) satin finish.
- C2 **Logo Cabinet Returns/Retainer:** Matthews acrylic polyurethane paint Mp00443 (matches PMS 342C) satin finish.
- C3 **Prologis logo text:** 3m opaque white vinyl
- C4 **Globe Watermark:** Opaque 3M film to match PMS 3308C
- C5 **Spacer Reveals:** Matthews acrylic satin black polyurethane paint
- C6 **Customer Name & Directory:** Matthews acrylic polyurethane paint Mp18181 (matches PMS 3308C) satin finish. Text to be opaque 3M white vinyl.
- C7 **Face returns:** Matthews acrylic polyurethane paint Mp18181 (matches PMS 3308C) satin finish.
- C8 **Global element Arch/Post/Cantilever Rods:** Matthews acrylic polyurethane paint Mp18101 satin finish.
- C9 **Finial:** Matthews acrylic polyurethane paint Mp00443 (matches PMS 342C) satin finish.





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 08-00420

RE: Mr. Greek Express
5985 Mavis Road, Unit 402 – Ward 5

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.	A fascia sign not located on the unit occupied by the business.

COMMENTS:

The proposed variance is for a fascia sign on the rear elevation of the building. Mr. Greek Express is not located on this building façade.

All other tenants have fascia signage on this elevation to assist the public to their business as they enter into the site from Britannia Road West. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.



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

Always One Step Forward.

March 28, 2008

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

Dear Sirs / Madam

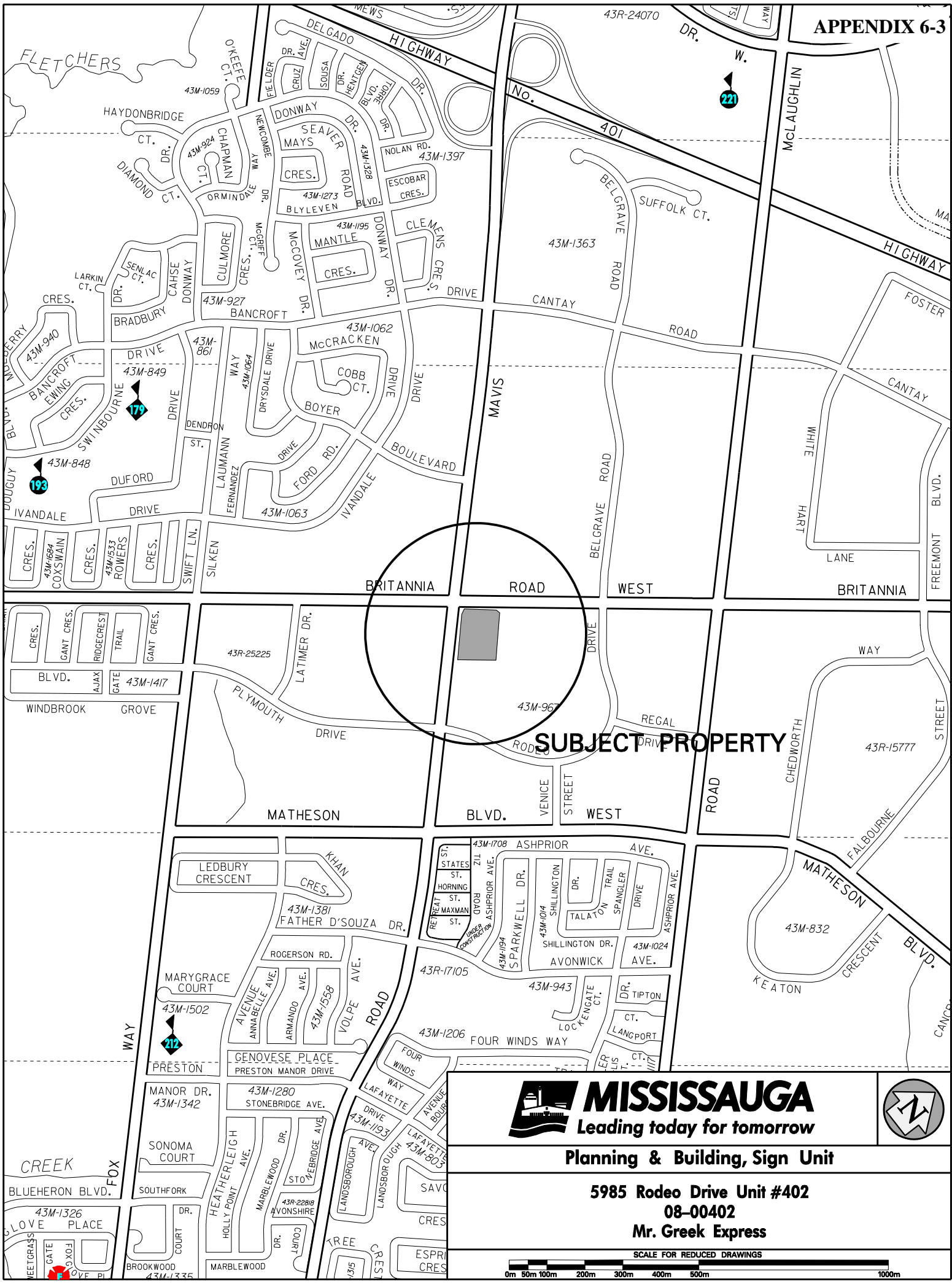
Re: Application for Sign Permit Sign Variance
 Location of Application : 5985 Mavis Road

The sign variance application should be approved for the following reasons:

1. The proposed signage is attractive and compliments the building and is not out of character for this specific development;
2. The signage is complimentary to the other building signage at this location;
3. The need for the proposed sign at the restaurant is required because the restaurant cannot be easily seen by westbound traffic. The additional proposed sign would allow the Mr. Greek business a much-needed additional level of exposure;
4. This third sign that is being applied for is consistent in terms of sign area with those being used on other restaurants in the immediate area, and
5. The sign is merely a logo which is to be used for identification purposes only and not for advertising or service messages. The sign being requested is in no way different then any other Mr. Greek signage in the City of Mississauga."

Regards
Forward Signs Inc

Philip Ho
tc



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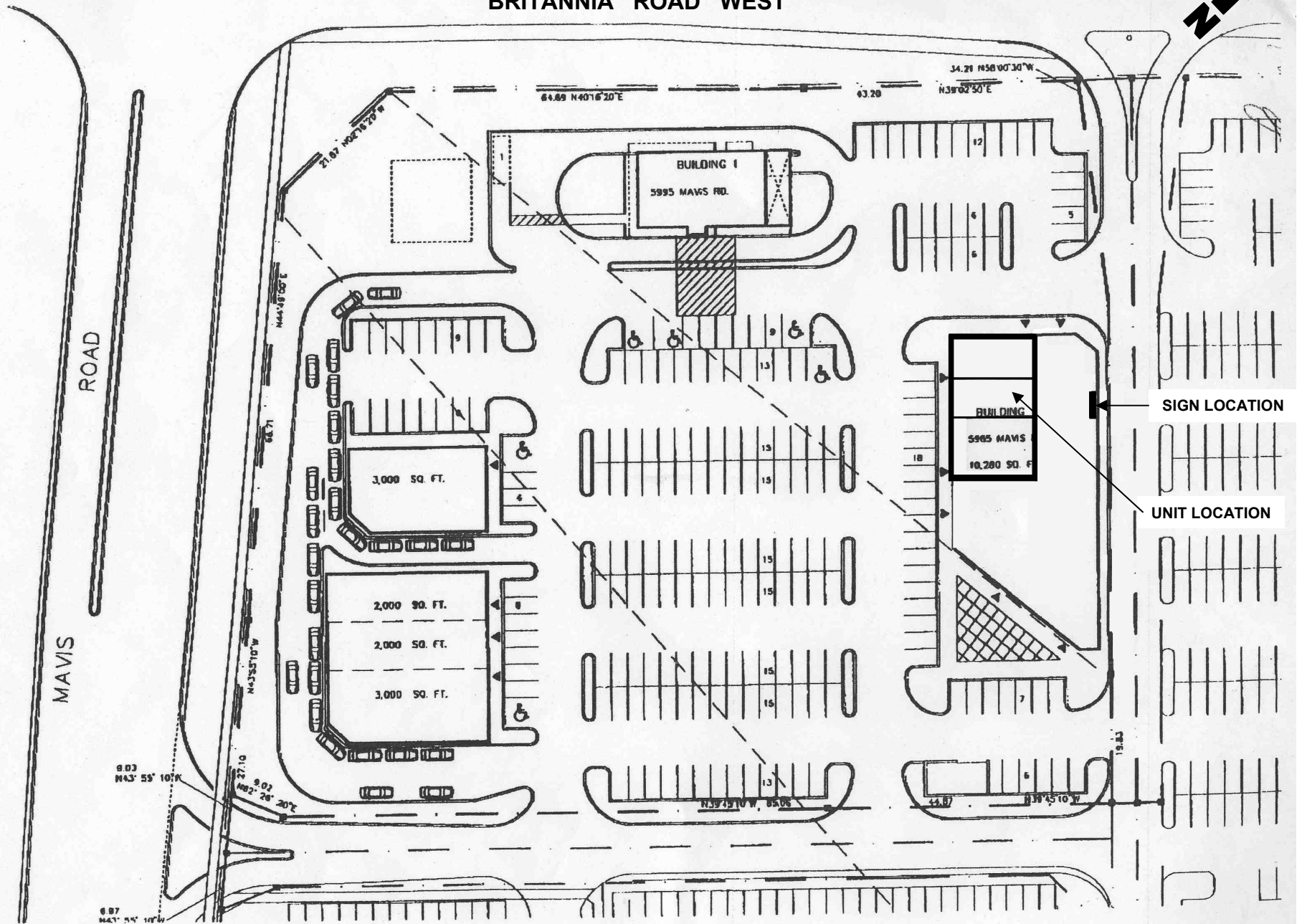


Planning & Building, Sign Unit

5985 Rodeo Drive Unit #402
08-00402
Mr. Greek Express



BRITANNIA ROAD WEST



ILLUMINATED SIGN BOX

10'-0"W X 4'-0"H (FRAME SIZE)



WHITE PLEXIGLAS W/ TRANSLUCENT VINYL GRAPHIC.
BOX & FRAME PAINTED DARK BRONZE COLOUR

- SMF 7264 BRIGHT BLUE TRANSLUCENT VINYL
- SMF 7261 DARK RED TRANSLUCENT VINYL

ALL LOGOS TO BE SUPPLIED BY CLIENT



BEFORE



VISUAL EFFECT ONLY - NOT IN SCALE

AFTER

REFER TO STRUCTURAL DRAWING BEFORE FABRICATION & INSTALLATION



FORWARD SIGNS INC.

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

CLIENT

MR. GREEK

LOCATION

5985 MAVIS ROAD - MISSISSAUGA

PROJECT

SIGN BOX

DRAWN BY

JOE

FILE NAME

SIGN BOX - G1

DATE OF DRAWING

SEPT 25, 2007

SCALE

1/2" : 1FT

SALESMAN

PHILIP / TERESA

REMARKS

CLIENT APPROVED / DATE

ART DEPT. APPROVED / DATE

ISO 9001-2000





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 08-01641

RE: No Frills Store
6465 Erin Mills Parkway - Ward 11

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

Section 17	Proposed
One (1) fascia sign shall be located on a building façade which has a main entrance for the public or faces a parking lot or driveway.	One (1) fascia sign is located on a building façade which does not have a main entrance for the public or faces a parking lot or driveway.

COMMENTS:

The proposed variance is for a fascia sign on the rear elevation of the building which has exposure to Erin Mills Parkway. The proposed sign provides identification of the business for the southbound traffic along Erin Mills Parkway. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

TURNER FLEISCHER
ARCHITECTS INC.

67 Lesmill Road
Toronto, ON
M3B 2T8
tel 416 425 2222
fax 416 425 6717
info@tfai.com
www.tfai.com

June 25, 2008
Proj 06-252

City of Mississauga,
300 City Centre Drive,
Mississauga, ONT. L5B-3C1

Attention.
Ms. L. Todirica,
Inspector – Sign Unit

Dear Ms. Todirica,

Re: Sign Variance, No Frills Supermarket – 6465 Erin Mills parkway, Mississauga.

Further to the sign variance application for Sign 10, which is located on the north end of the east wall of the No Frills Supermarket, we note that this sign will be visible for cars traveling westward along Erin Mills Parkway. The signs on the north wall will be at an oblique angle to traffic on Erin Mills and are not as effective as sign #10. This sign will improve the overall visibility of the new supermarket and will therefore improve the chances of providing a successful community service and financially viable business.

Yours truly,



David McConnell
Per: TURNER FLEISCHER ARCHITECTS Inc.

Principals

Peter Turner

B.Arch., M.C.P. [U.D.], OAA,
AAPEI, NSAA, AAA, AABC,
MAIBC, MRAIC, MCIP

Russell Fleischer

B.Arch., OAA, AANB, NSAA,
AAPEI, AAA, MRAIC

John Chow

B.Arch., OAA, AAPEI, MNAA,
AAA, AABC, MAIBC, MRAIC

Jeremy Pope

B.Arch., OAA, NSAA, AAA,
MAIBC, MRAIC

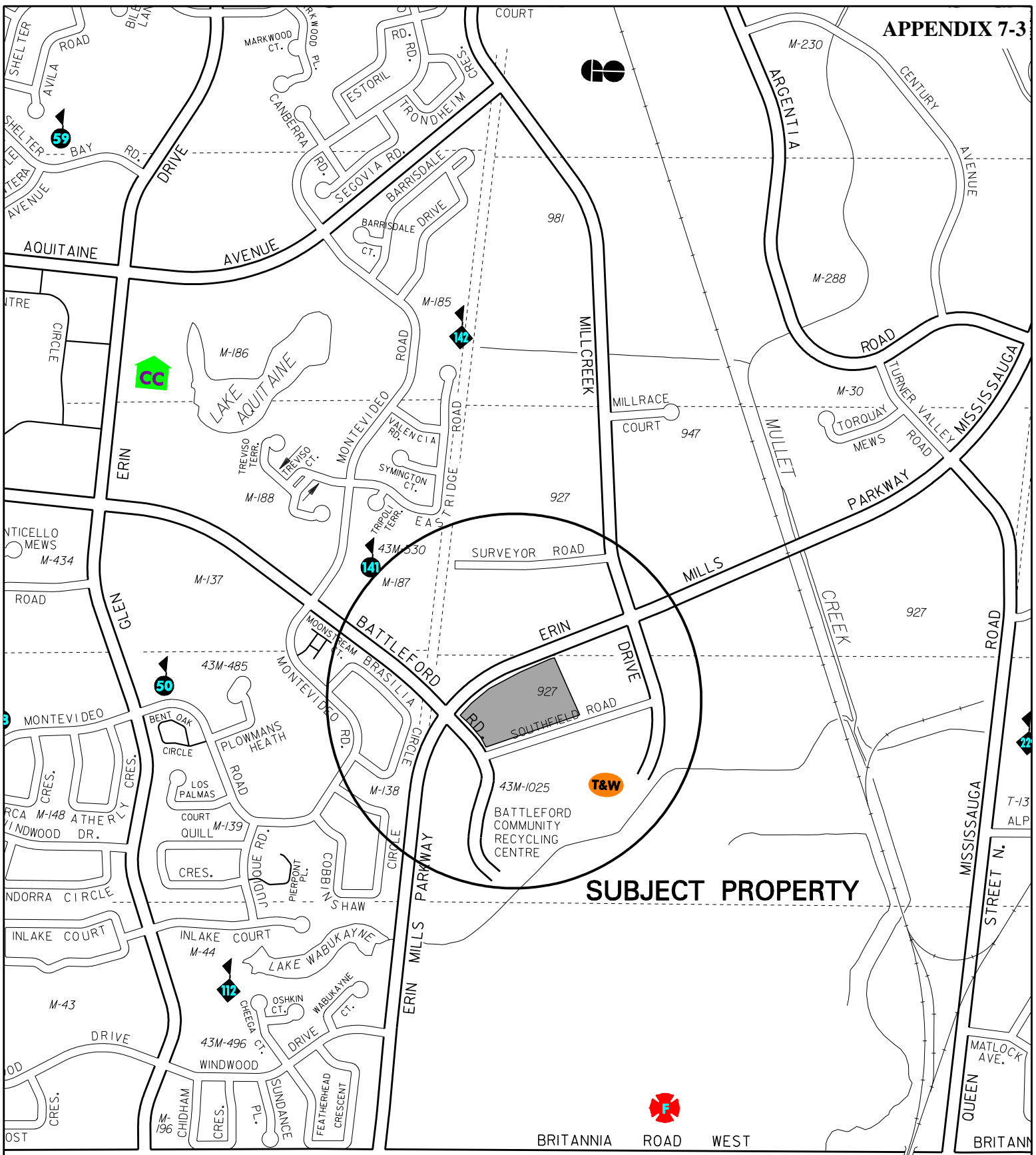
Senior Associates

Claudio Rabaglino OAA, MRAIC
Ellen Bensky Director of Finance

Associates

Gino DiVizio B.Tech., Arch. Design
Kojo La-Anyane M.Sc. [Arch.], OAA
Jason McCauley B.Tech. (Arch.) Dipl. Arch.
David McConnell A.A. Dipl., OAA, MRAIC





BRITANNIA ROAD WEST



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Planning & Building, Sign Unit

**6465 Erin Mills Parkway
File# 08-01641
No Frills Store**

SCALE FOR REDUCED DRAWINGS



APPENDIX 7-4

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be scaled. The information shown on this drawing shall be the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked for Construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

STATISTICS			
ENTIRE SITE AREA	310.12 ACRES		
EXISTING RETAIL A	27,577 S.F.	2,562 S.W.	
EXP. RETAIL A	325 S.F.	86 S.W.	
EXP. MEZZ. AREA	751 S.F.	70 S.W.	
TOTAL RETAIL A	1,175 S.F.	109 S.W.	
RETAIL B,C,D,E,F,G	86,876 S.F.	8,074 S.W.	
EXIST GROSS AREA (INCL. MEZZ.)	113,518 S.F.	10,550 S.W.	
NEW GROSS AREA (INCL. MEZZ.)	115,444 S.F.	10,729 S.W.	
PARKING REQUIRED (INCL. B.F.)	458 SPACES		
(AS PER COMM. OF ADJUSTMENT) (FILE "A" 654/98) B.F. REQUIRED	9 SPACES		
ADD. PARKING REQUIRED (INCL. B.F.)	10 SPACES		
ADD. PARKING PROVIDED (INCL. B.F.)	468 SPACES		
LOADING RATIO	16 SPACES		
BUILDING AREA COVERAGE	115,444 S.F.	10,729 S.W.	
LANDSCAPED AREA COVERAGE	87,034 S.F.	8,089 S.W.	
PAVED AREA COVERAGE	237,882 S.F.	22,108 S.W.	
	54%		

- GENERAL NOTES**
- SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0004-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
 - PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF FIGURE 1 TO SCHEDULE 1 OF BY-LAW 134-83.
 - ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
 - GRADES WILL BE MET WITHIN A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
 - ALL DAMAGED AREAS ARE TO BE REINSTATE WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.



No.	Date	Issued/Revision	By
8	MAR 31/06	REVISED DRAWING, ISSUED FOR SPA	CJ
7	FEB 15/08	UPDATED DRAWING AS PER COMMENTS	CJ
6	JAN 4/08	ISSUED FOR SPA	AB
5	DEC 14/07	ISSUED FOR PERMIT	AB
4	OCT 16/07	REVISED STOREFRONT CURB	BN
3	OCT 16/07	REVISED HC PARKING	BN
2	JUL 03/07	PARKING REQ. REVISION	CC
1	JUN 27/07	ISSUED FOR PERMIT & TENDER	CC

TURNER FLEISCHER ARCHITECTS INC.
TORONTO : 67 Leslie Road
Toronto, Ontario M3B 2T8
Tel : 416-425-2222
Fax : 416-425-6717

no frills
ERIN MILLS & BATTLEFORD

MISSISSAUGA ONTARIO

DWG. TITLE

SITE PLAN

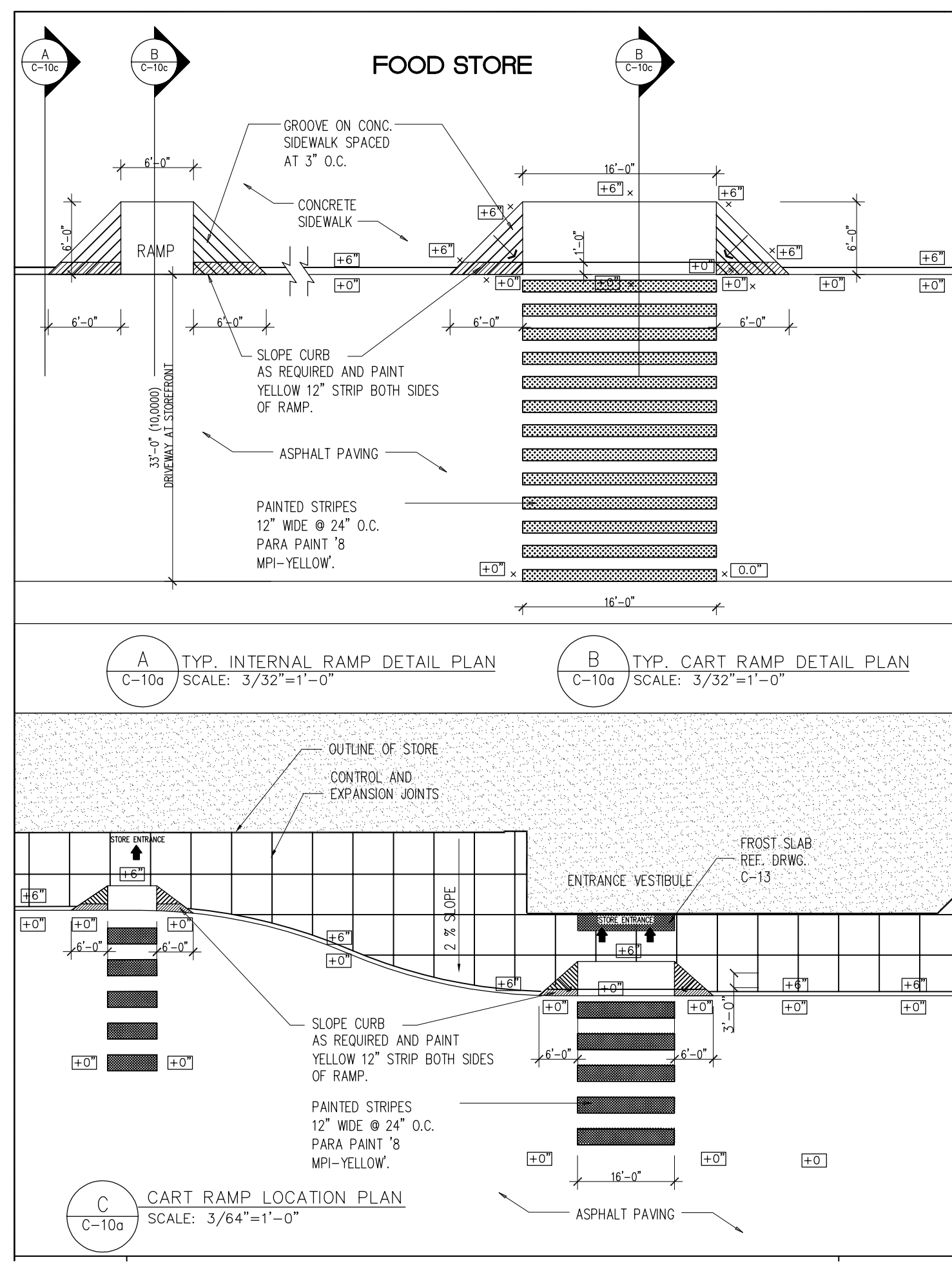
PROJECT NO. 06252 DATE: JUN 2007

DRAWN BY: CC SCALE: As Noted

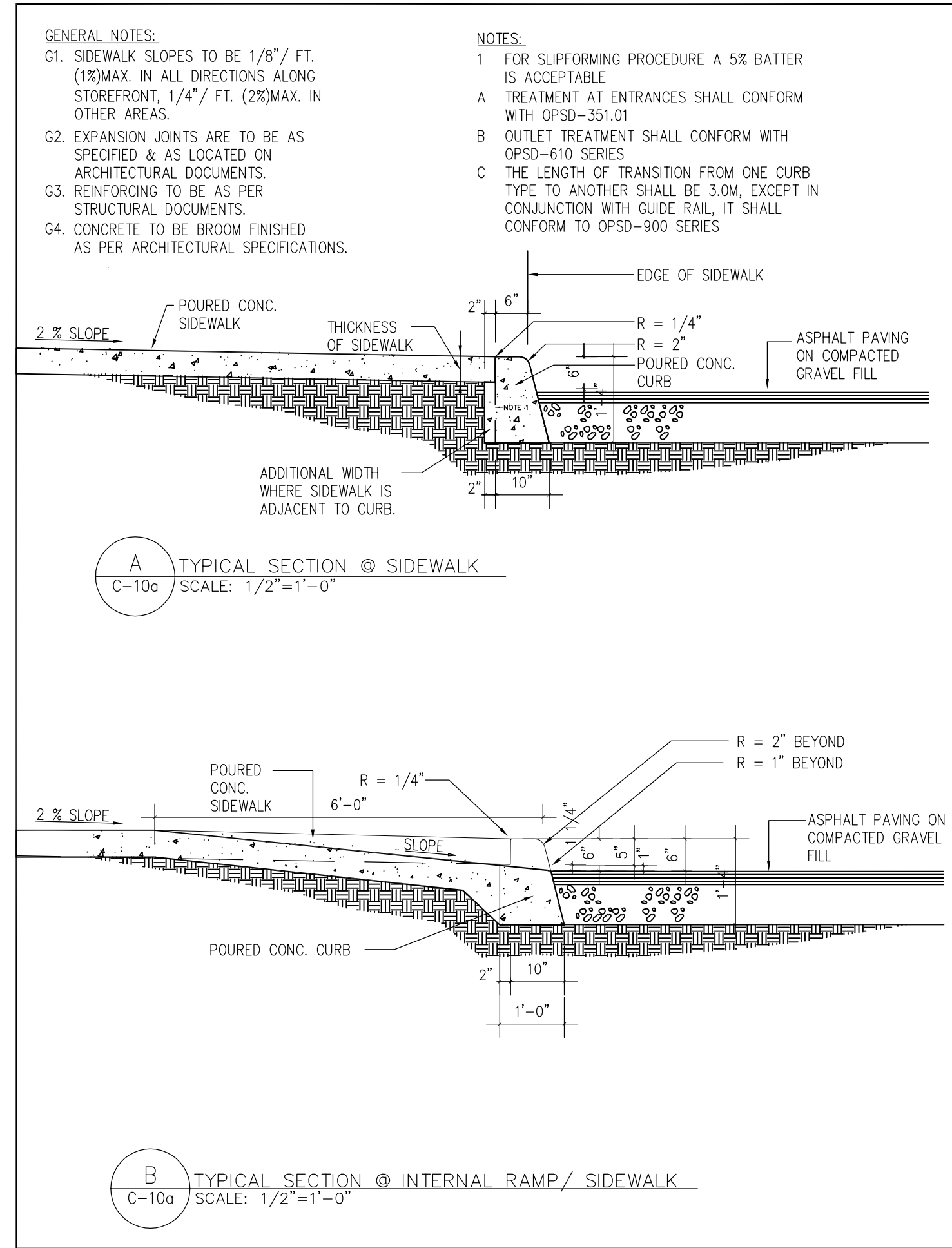
CHECKED BY: CC FILE NAME: VRETS

PLOT SCALE: 1:1

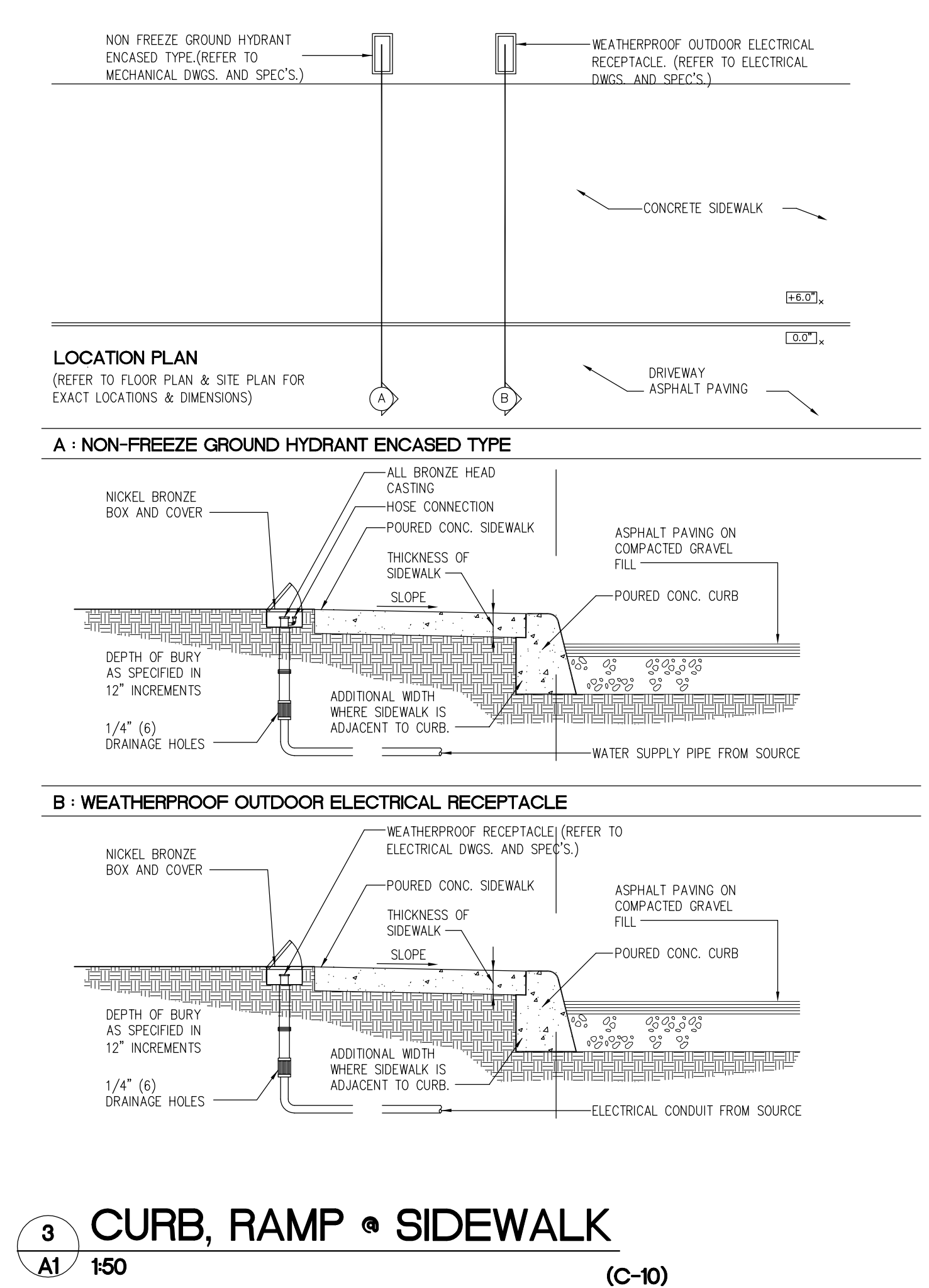
DRAWING NO. A1



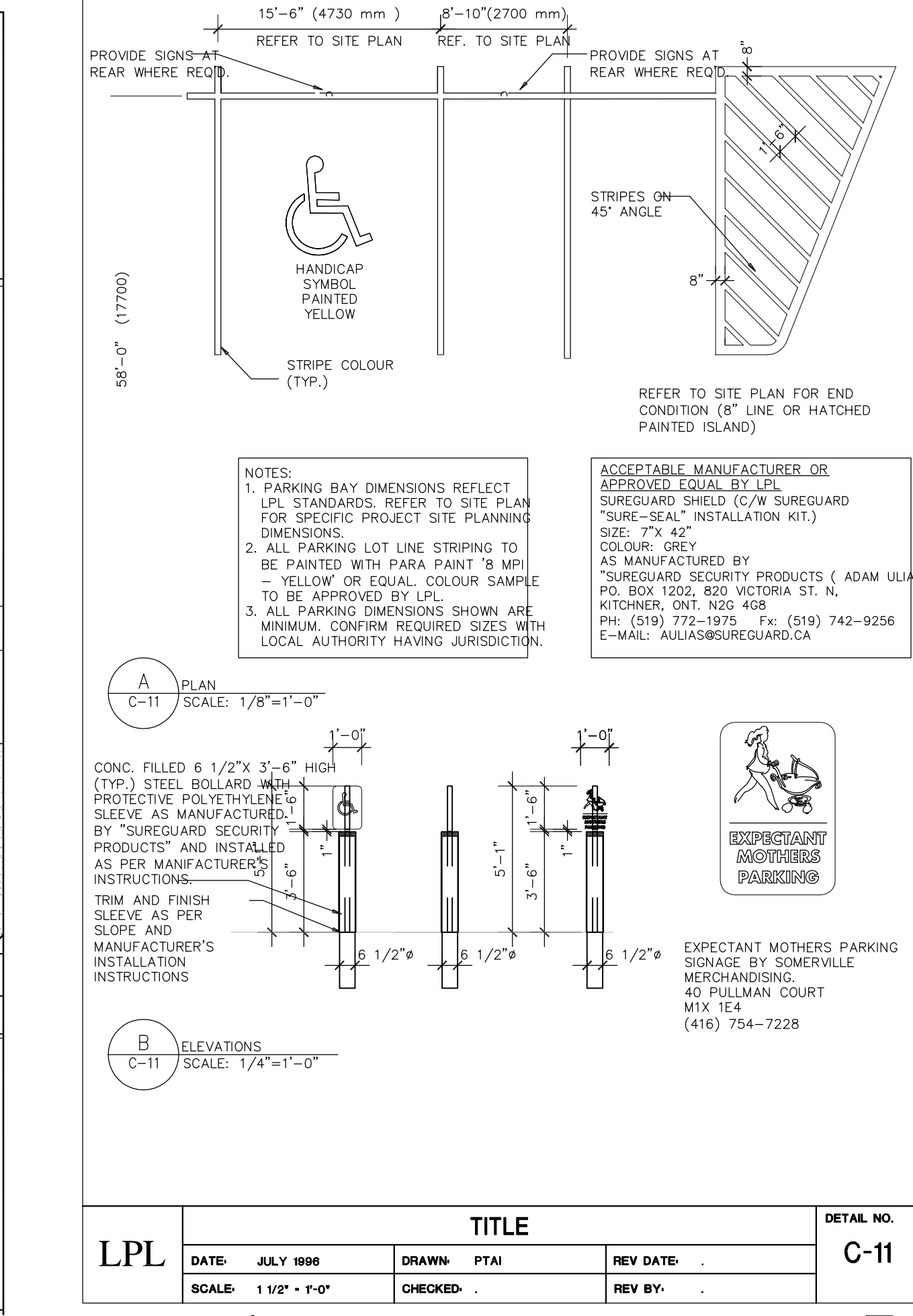
1 RAMP • SIDEWALK (C-10A)



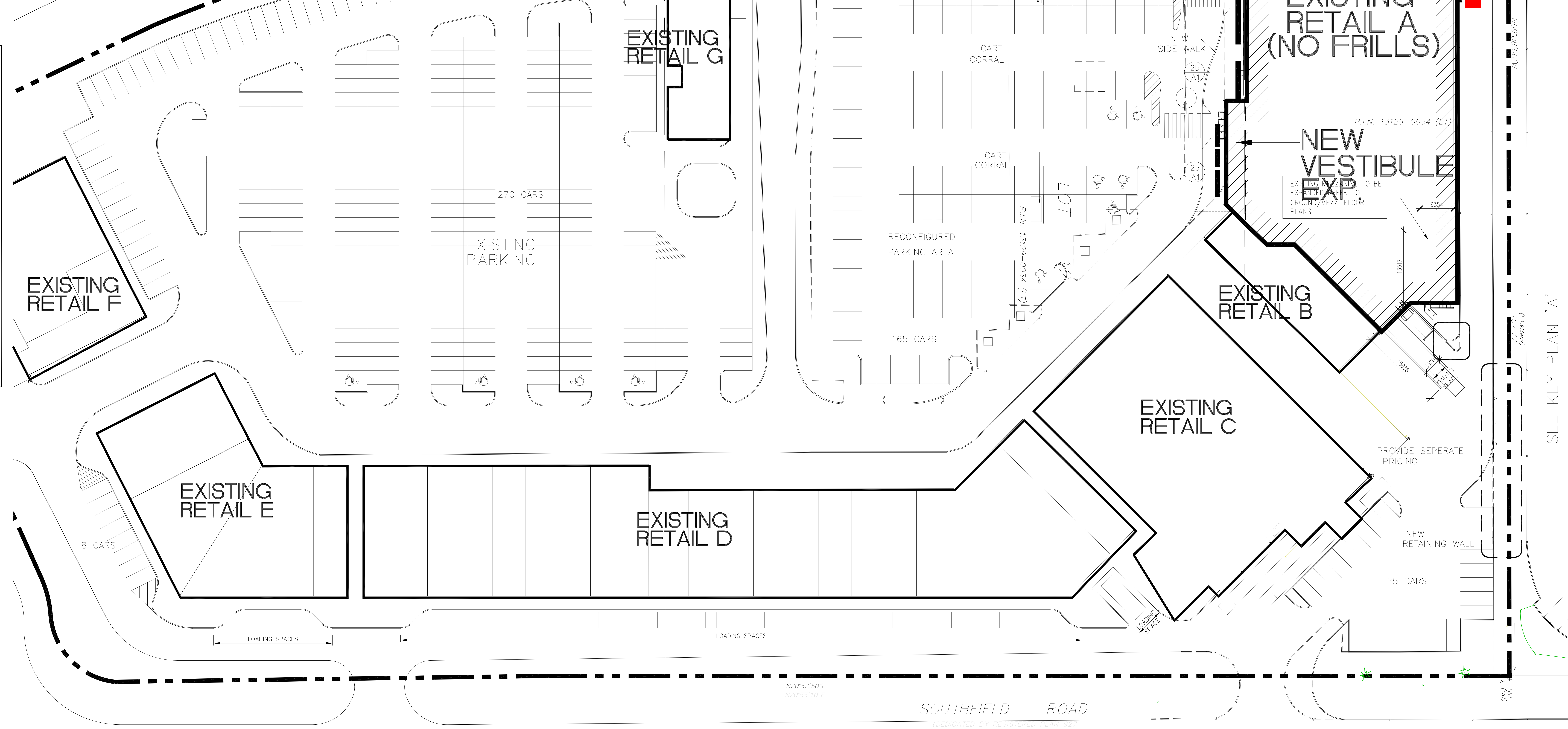
1 PRECAST CONC. CURB (C-12)



3 CURB, RAMP • SIDEWALK (C-10)



1 SITE PLAN SCALE 1:250

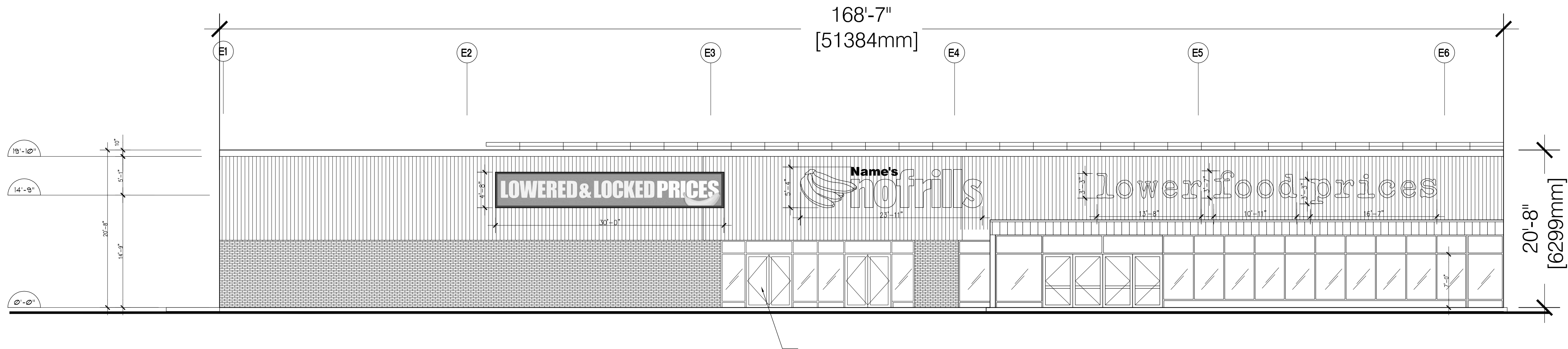


1 SITE PLAN SCALE 1:250

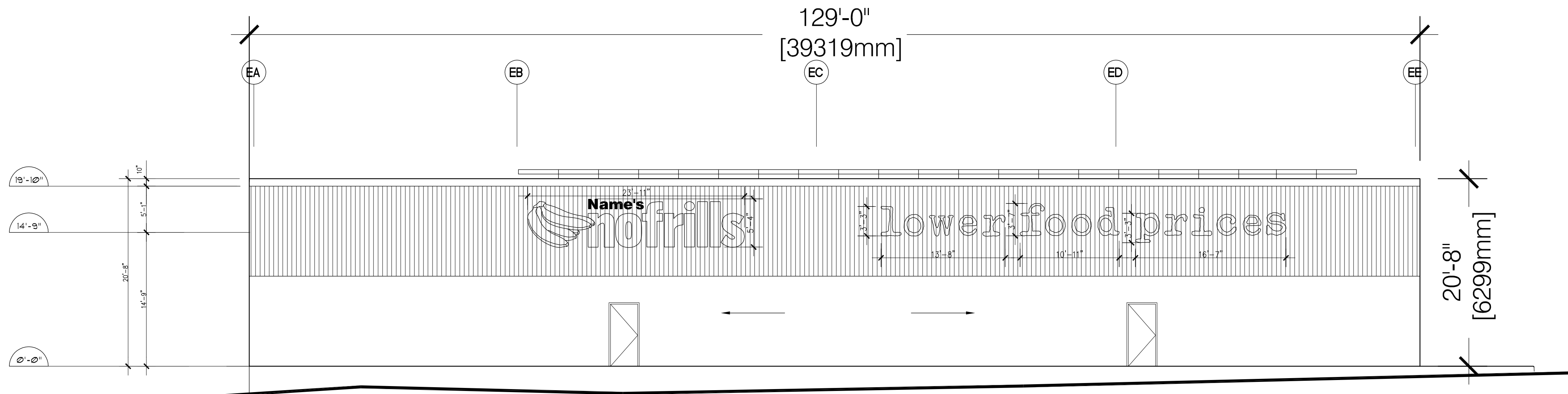
SOUTHFIELD ROAD

P.I.N. 13129-0036 (LT)

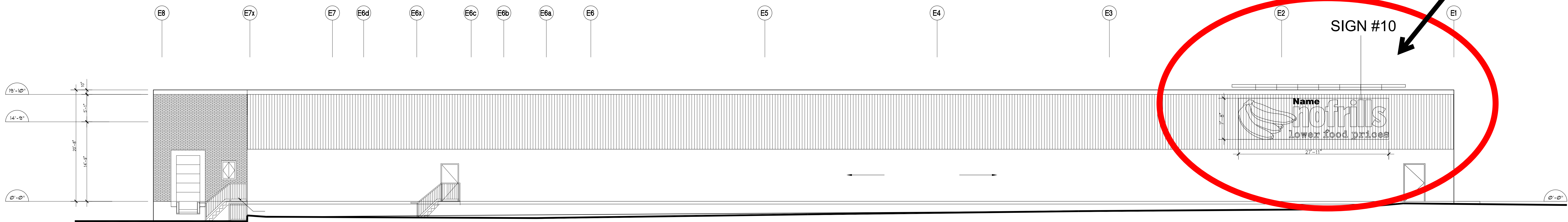
APPENDIX 7-4



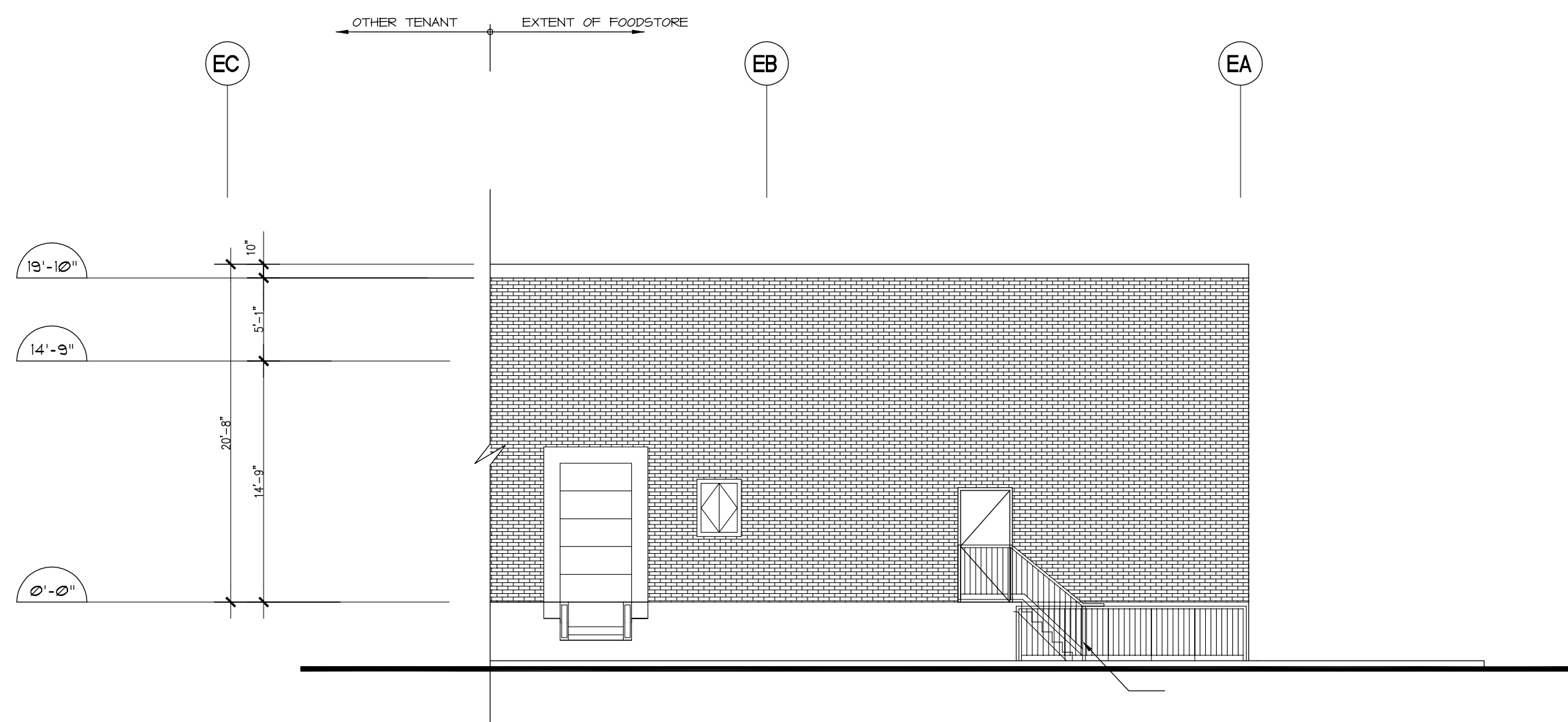
1 NORTH ELEVATION
A4 1/8" = 1'-0"



2 WEST ELEVATION (EXISTING)
A4 1/8" = 1'-0"



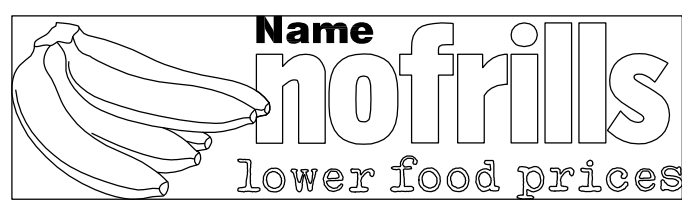
3 SOUTH ELEVATION
A4 1/8" = 1'-0"



4 EAST ELEVATION
A4 1/8" = 1'-0"

PROPOSED SIGN
LOCATION

SIGN #10



SIGN #10 - 19.80 sm
TOTAL = 19.8 sm
SOUTH FACADE AREA = 511.97 sm
511.97 x 15% = 76.80 sm

PROPOSED

1	REVISIONS	DATE	OWN	CHKD
1	REVISIONS	DATE	OWN	CHKD
LOBLAW PROPERTIES LIMITED				
TURNER FLEISCHER ARCHITECTS INC.				
67 Lesmill Road Toronto, Ontario M3B 2T8 Tel : 416-425-2222 Fax : 416-425-6717				
PROJECT: no frills ERIN MILLS & BATTLEFORD MISSISSAUGA, ON				
DWG. TITLE: EXTERIOR SIGNAGE				
DATE:	JULY 13 07	TFA JOB NO.:	06.032F	DWG. No.
SCALE:	1/8" = 1'-0"			
DRAWN:	LL			
CHECKED:	RF			
STORE NO.:	XXXX	PROJECT C.D. #:	XXXX	



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 08-01173

**RE: Penningtons / Addition Elle 14+
1970 Dundas Street East - Ward 1**

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:

Penningtons / Addition Elle 14+ is located in a multi-tenant retail complex. The proposed sign is proposed to be located on a blank wall, on an adjacent unit that has exposure to Dundas Street East. In reviewing the variance, the Planning and Building Department find the proposed sign to be purely an advertising device and would only set precedence for the other tenants of the complex to request the same. The business can be identified for those travelling along Dundas Street East through the ground sign.

The Planning and Building Department does not find the variance to be within the intent of the Sign By-law nor find it to have design merit and therefore can not support the application.



9 Browning Court, Bolton, ON L7E 1G8
Phone: 905-857-3566 Fax: 905-857-2866

May 12, 2008

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

Subject: Rationale for the request to install sign on Rear Elevation (other tenant's space)

Reference: Pennington's / Addition Elle, 1970 Dundas Street, Mississauga

The purpose for this memo is to provide justification for requesting a Sign on the rear elevation of the above referenced property.

The rationale is as follows:

- The Pennington's/Addition Elle store is located within an "L" shaped strip mall. The location of the Pennington's/Addition Elle is at the vertex of the "L" shaped mall significantly limiting the visibility of the storefront signage from the main Road - Dundas Street. In addition the mall is built lower than the main Road which also further reduces the visibility of the storefront signage.
- The proposed sign on the back wall of the tenant which is closes to Dundas Street allows visibility from Dundas Street traffic traveling east.
- The Landlord has granted permission to allow the signage.

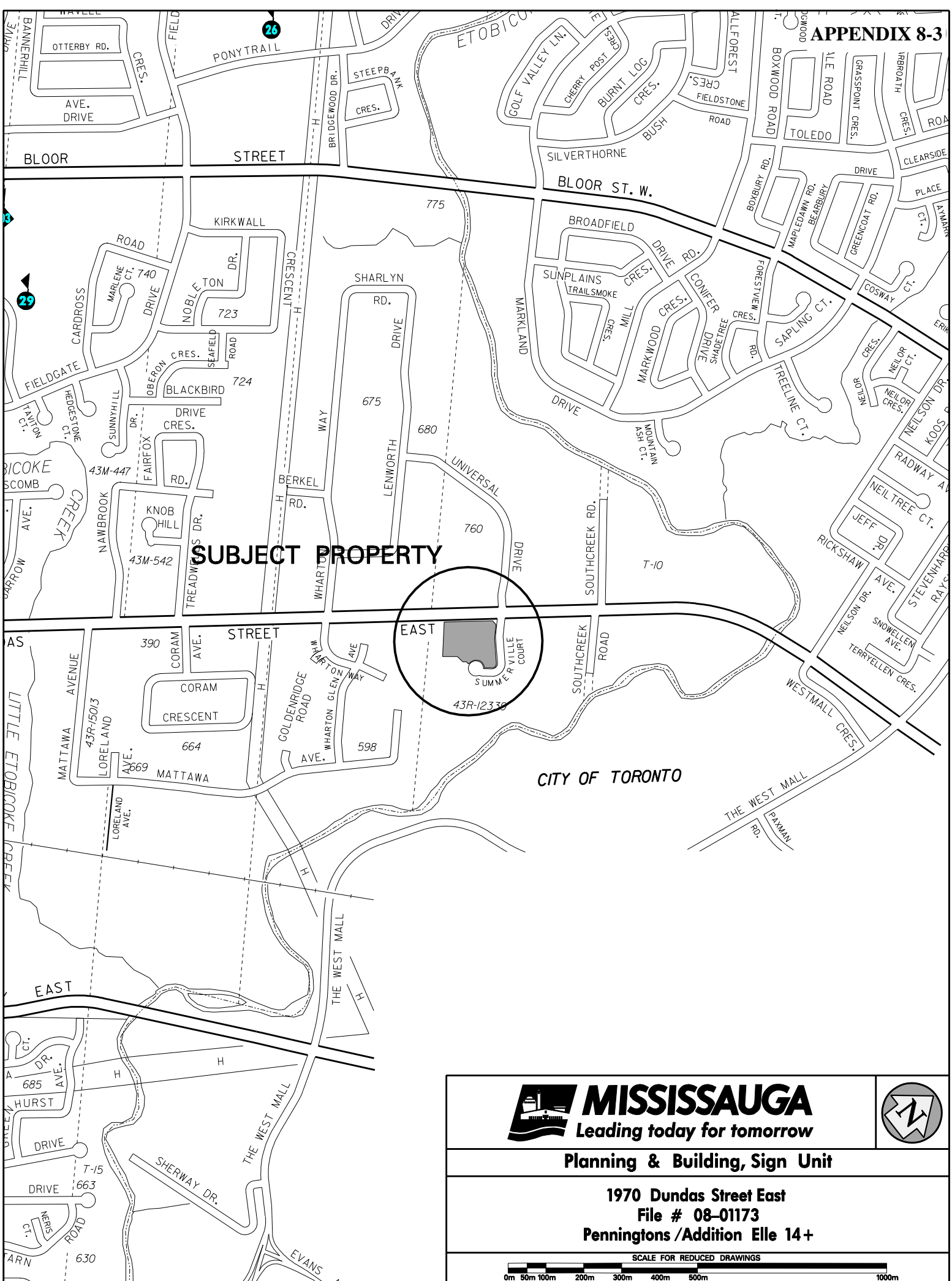
We appreciate consideration of the above when reviewing the Variance for the rear elevation sign.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in cursive script, appearing to read "G. Reid".

Gloria Reid
Twilight Signs & Neon
9 Browning Court,
Bolton, ON L7E 1G8



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

1970 Dundas Street East

File # 08-01173

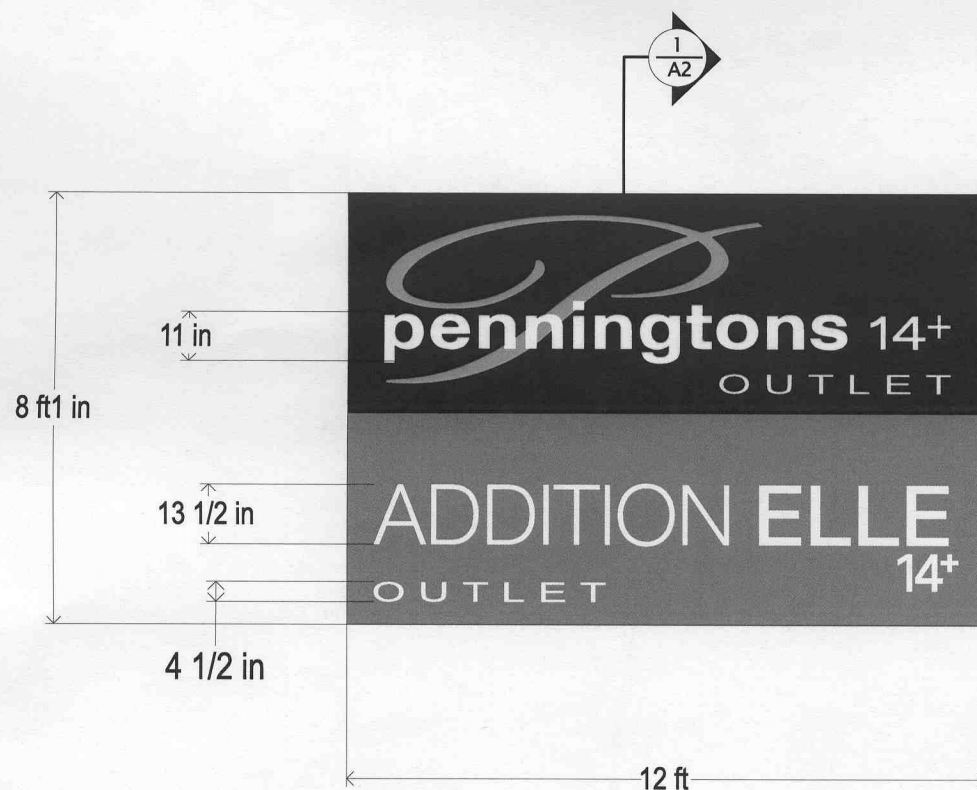
Penningtons /Addition Elle 14+

SCALE FOR REDUCED DRAWINGS



The site plan shows a building complex with the following features:

- Units:** UNIT 1, UNIT 2, UNIT 3, UNIT 4, UNIT 5, UNIT 6, and UNIT 7 are labeled within the building footprint.
- Building A:** A large central building labeled "BUILDING 'A'".
- Parking:** Multiple parking areas are shown, including a large lot on the right and several smaller lots along the perimeter.
- Proposed Sign:** An arrow points to a location on the left side of the building, labeled "PROPOSED SIGN".
- Other Labels:** "Garage Rm", "ELECTRICAL RM", "TRASH CHUTE", "STAIR", "BED RM", "BATH", "KITCHEN", "LIVING RM", "DINING RM", "PROMENADE", "PROMENADE - SIDE", "S216", "S217", "S218", "S219", "S220", "S221", "S222", "S223", "S224", "S225", "S226", "S227", "S228", "S229", "S230", "S231", "S232", "S233", "S234", "S235", "S236", "S237", "S238", "S239", "S240", "S241", "S242", "S243", "S244", "S245", "S246", "S247", "S248", "S249", "S250", "S251", "S252", "S253", "S254", "S255", "S256", "S257", "S258", "S259", "S260", "S261", "S262", "S263", "S264", "S265", "S266", "S267", "S268", "S269", "S270", "S271", "S272", "S273", "S274", "S275", "S276", "S277", "S278", "S279", "S280", "S281", "S282", "S283", "S284", "S285", "S286", "S287", "S288", "S289", "S290", "S291", "S292", "S293", "S294", "S295", "S296", "S297", "S298", "S299", "S300", "S301", "S302", "S303", "S304", "S305", "S306", "S307", "S308", "S309", "S310", "S311", "S312", "S313", "S314", "S315", "S316", "S317", "S318", "S319", "S320", "S321", "S322", "S323", "S324", "S325", "S326", "S327", "S328", "S329", "S330", "S331", "S332", "S333", "S334", "S335", "S336", "S337", "S338", "S339", "S340", "S341", "S342", "S343", "S344", "S345", "S346", "S347", "S348", "S349", "S350", "S351", "S352", "S353", "S354", "S355", "S356", "S357", "S358", "S359", "S360", "S361", "S362", "S363", "S364", "S365", "S366", "S367", "S368", "S369", "S370", "S371", "S372", "S373", "S374", "S375", "S376", "S377", "S378", "S379", "S380", "S381", "S382", "S383", "S384", "S385", "S386", "S387", "S388", "S389", "S390", "S391", "S392", "S393", "S394", "S395", "S396", "S397", "S398", "S399", "S400", "S401", "S402", "S403", "S404", "S405", "S406", "S407", "S408", "S409", "S410", "S411", "S412", "S413", "S414", "S415", "S416", "S417", "S418", "S419", "S420", "S421", "S422", "S423", "S424", "S425", "S426", "S427", "S428", "S429", "S430", "S431", "S432", "S433", "S434", "S435", "S436", "S437", "S438", "S439", "S440", "S441", "S442", "S443", "S444", "S445", 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1
A5

GRAPHICS ELEVATION
SCALE: 1:1

- 3M 3630-36 BLUE (PMS#281C)
- 3M 3630-317 EVENING BLUE
- 3M 3630-61 SLATE GRAY VINYL

NOTE:

- EX2 FILLER PAINTED INSIDE WHITE OUTSIDE TO MATCH PMS#281C
- 2105 RETRO-FIT FLEX FACE FRAME WITH #2122 RETRO-FIT FRAME COVER PAINTED TO MATCH PMS#281C (to be determined)
- 24Ga SHEET METAL BACK PAINTED INSIDE WHITE
- DIGITAL PRINT FLEX FACE
- ILLUMINATED BY DAYLIGHT FLOURESENT LAMPS

SIGN WEIGHT: 298 LBS



AN INDUSTRY LEADER WITH A DIFFERENCE

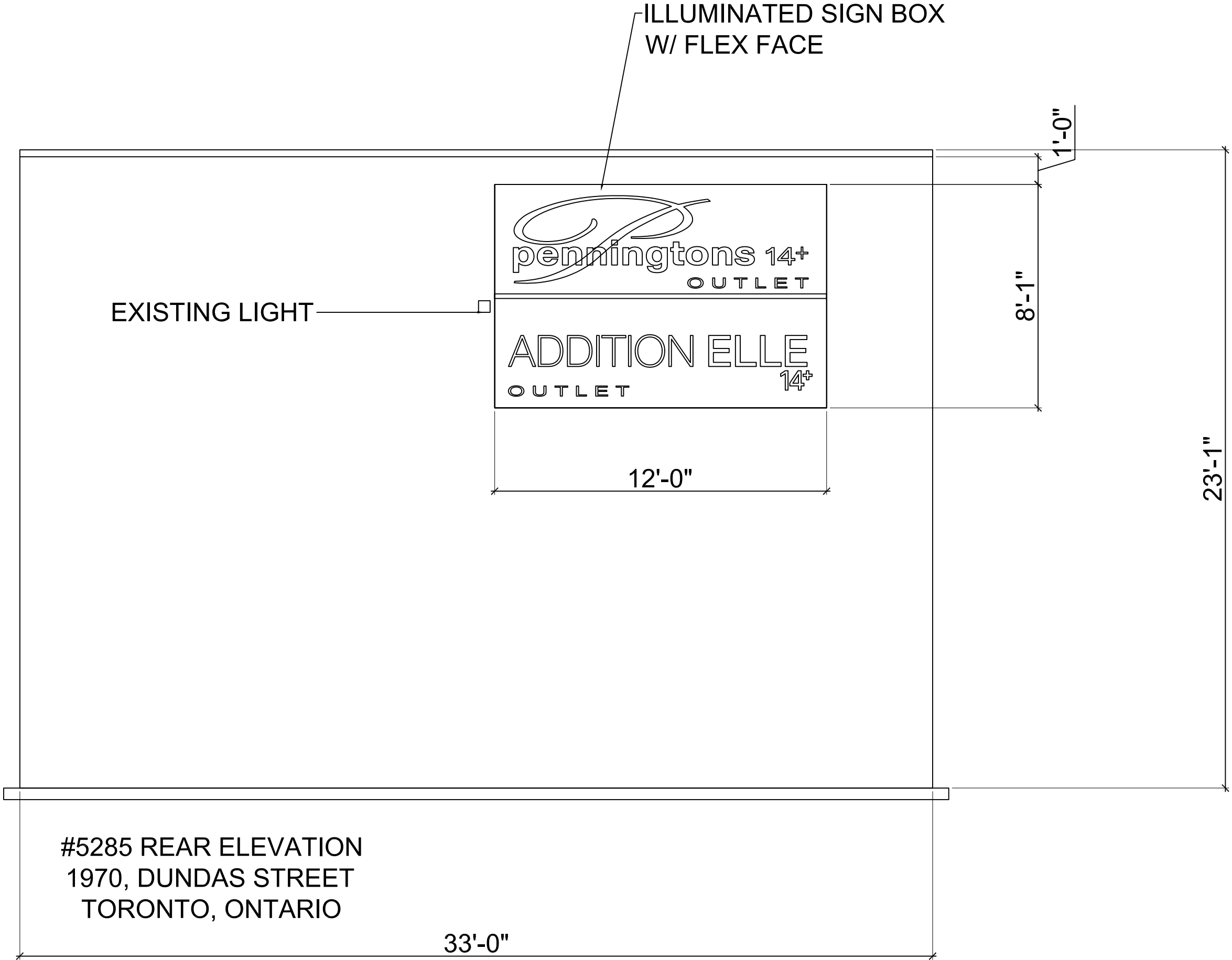
ADDITION ELLE/PENNINGTONS- DUNDAS- BACK -(1) SET

WO: # 07-1463
Project: ADDITION ELLE/PENNINGTONS
Title: ARTWORK
Drawing No.: 1233-08-A1

Scale: AS SHOWN
File Name.: ARTWORK.CDL
Drawn By: KH
Date: MAR. 7, 08

Revision No.: R01
Date of approval:

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9 Browning Court, Unit 1, Bolton, Ontario L7E 1G8
Tel: (905)857-3566 Fax: (905)857-2866





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 08-01066

RE: Rockwest Property Inc.
4120 Dixie Road - Ward 3

The applicant requests the following variance to section 13, table 3 of the Sign By-law 0054-2002, as amended.

Section 13, Table 3	Proposed
Permits one (1) ground sign for each street line.	One (1) additional ground sign fronting Dixie Road.

COMMENTS:

The variance is for a second ground sign along Dixie Road for a retail commercial plaza. Currently, the plaza has one large ground sign (see Appendix 9-7). The intent of sign provisions in the Sign By-law for multi-tenant complexes is to identify the complex through the ground sign and the tenants through the building fascia signs. The ground signs provisions were designed to accommodate some of their main anchor tenants but not all tenants of a complex.

An additional ground sign along Dixie Road will add visual clutter along the street and would set precedents for other commercial complexes throughout the City to request the same. The Planning and Building Department does not find the proposal to be within the intent of the Sign By-law and therefore can support the variance application.

Bernatt Architect Ltd.

40 Wynford Drive Suite 312 Toronto Ontario M3C 1J5
Telephone (416) 449-8845 Facsimile (416) 449-0103
Email: sbernatt@bellnet.ca

April 22, 2008

TO WHOM IT MAY CONCERN AT THE
CITY OF MISSISSAUGA

RE: PROPOSED ADDITIONAL PYLON GROUND SIGN AT
ROCKWEST PLAZA
4120 DIXIE ROAD, MISSISSAUGA

LETTER OF RATIONALE

We request permission to erect an additional Pylon Sign for the following reasons:

1. Our small local tenants have made this request to us primarily because of a need to try to attract more business.

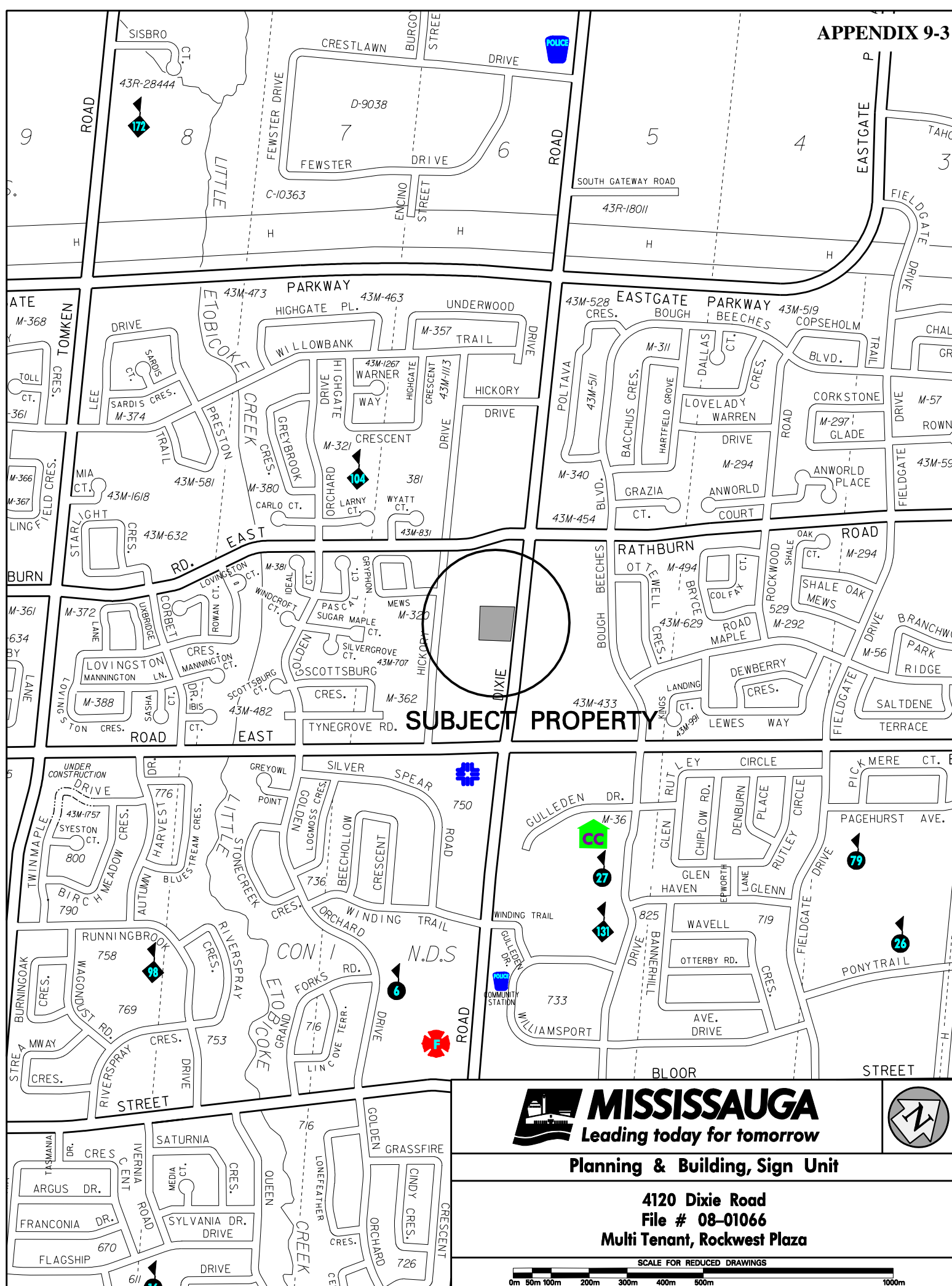
The explanation given is that it is becoming more and more difficult for them to stay in business because of fierce competition with the large box stores which are opening up all around.

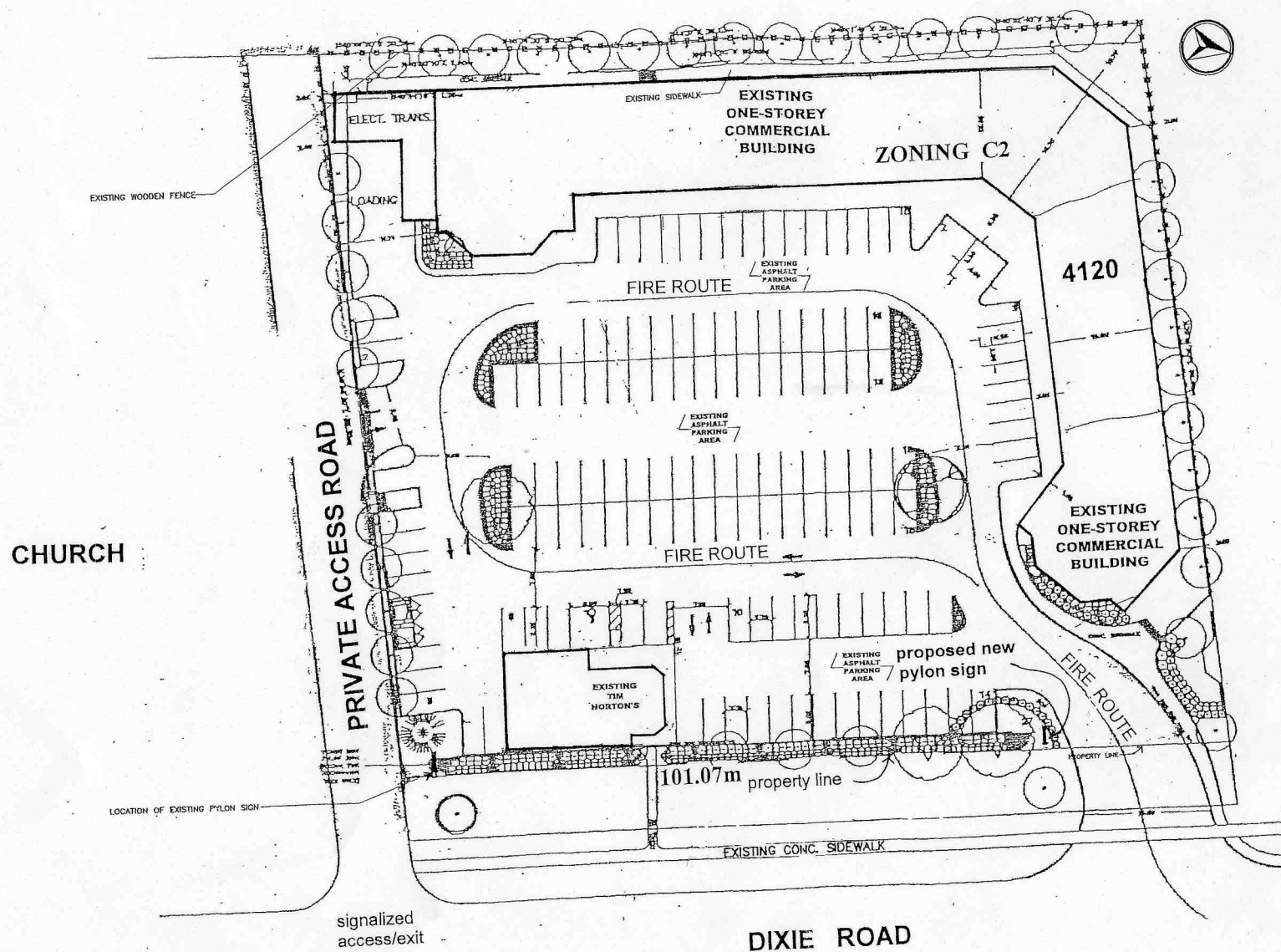
2. The stores in this plaza are not nationwide chain stores, rather local "mom and pop" stores trying to survive in the local community.
3. They feel that more exposure of their shops to drive by traffic via another pylon sign will increase their business.

Sincerely yours,



Stephen Bernatt, B.Arch., Dip.Arch.Tech., O.A.A.

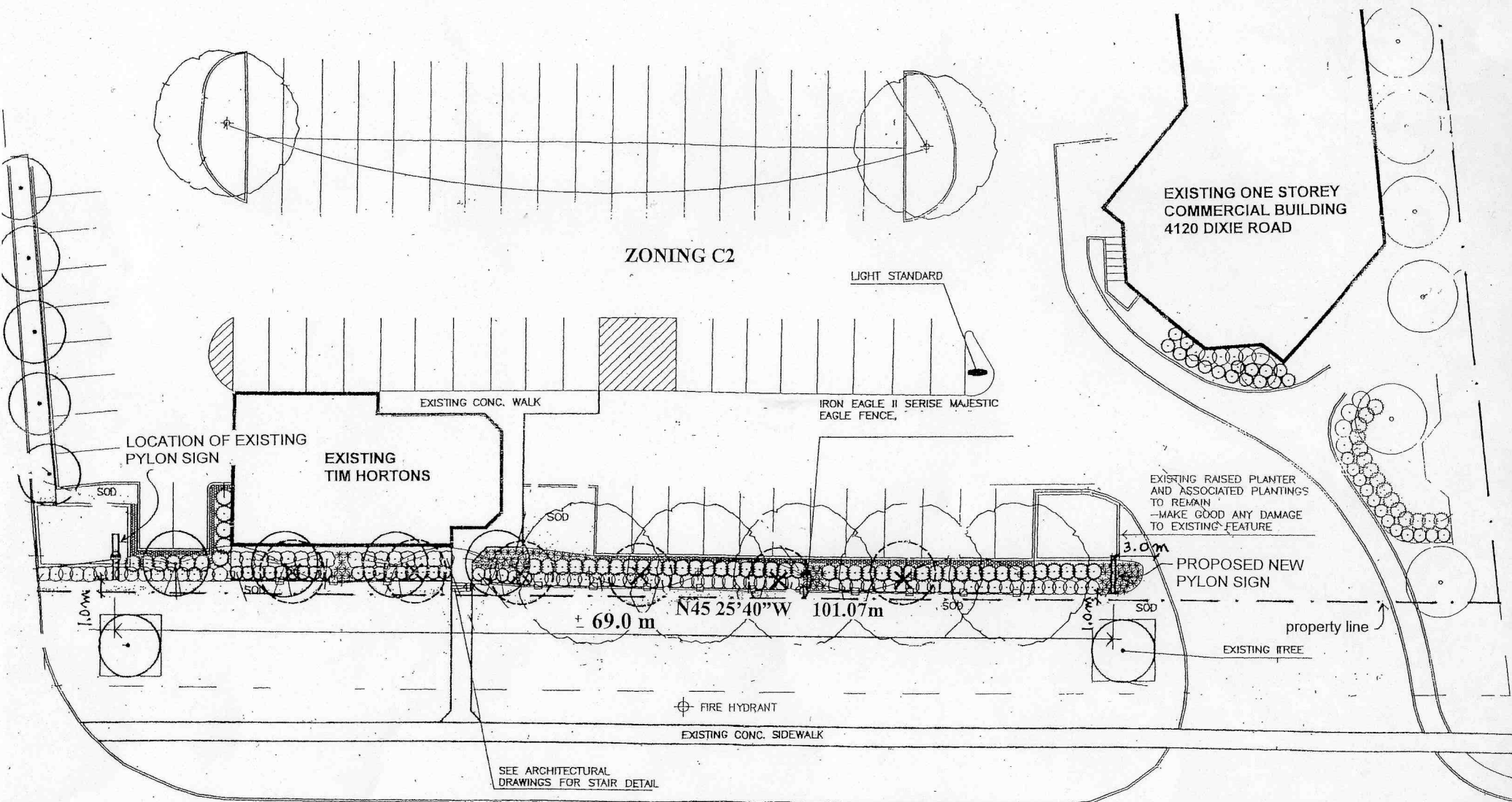




SITE PLAN n.t.s.

PROPOSED NEW PYLON SIGN
 ROCKWEST PLAZA
 4120 Dixie Road, Mississauga

BERNATT ARCHITECT LTD.
 40 Wynford Drive, Ste. 312
 Toronto, Ontario M3C 1J5
 Tel. 416-449-8845 fax. 416-449-0103
 Email: sbernatt@bellnet.ca



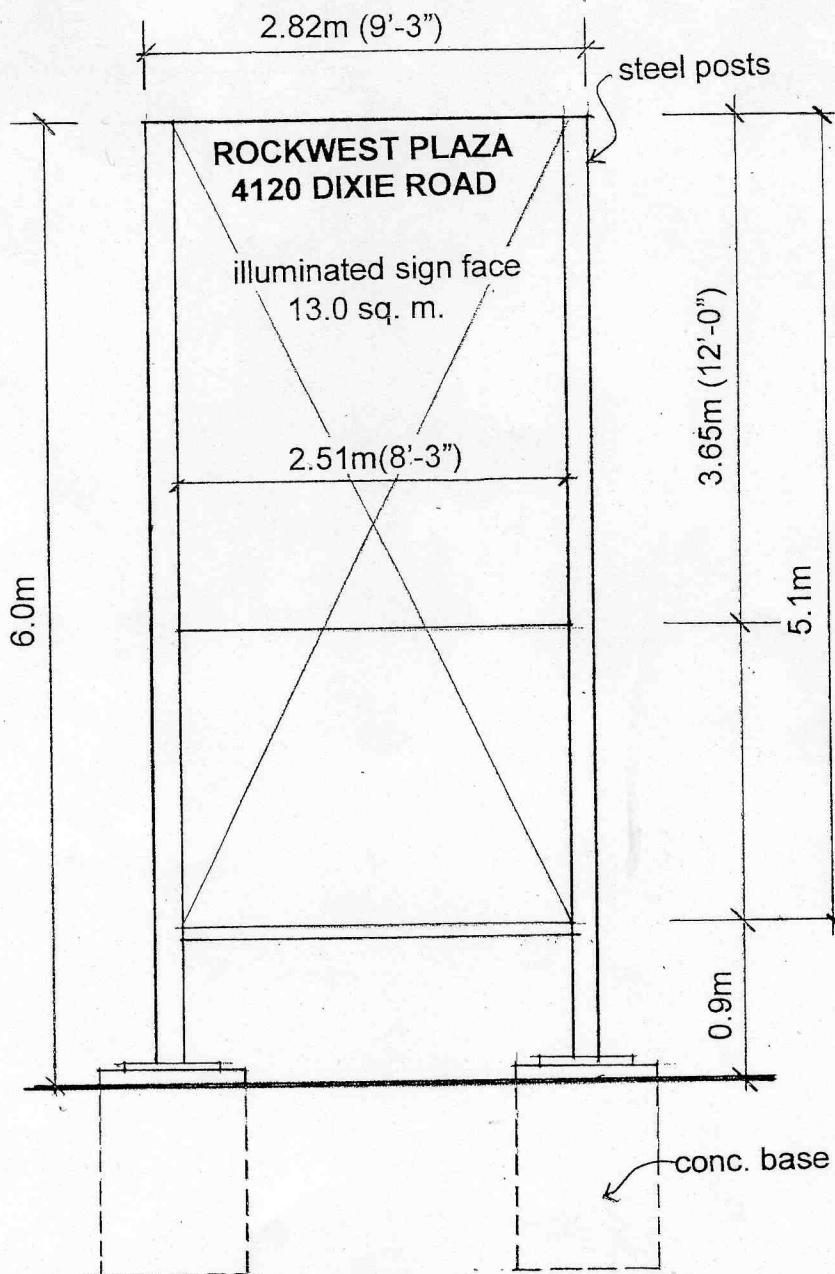
PART SITE PLAN
AT DIXIE ROAD
Scale: 1:250

DIXIE ROAD

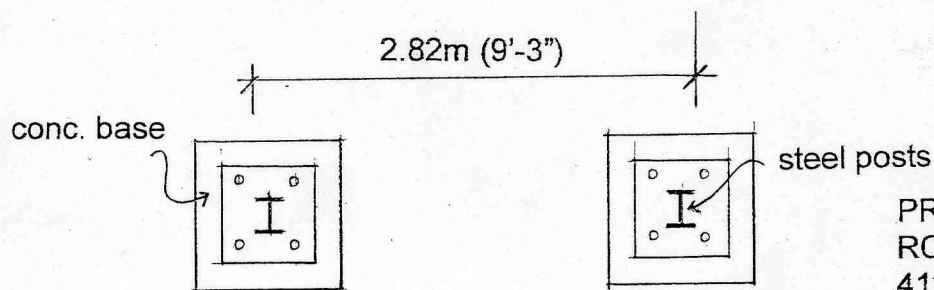
PROPOSED NEW PYLON SIGN **CODE NO.**
ROCKWEST PLAZA **08-1066 V1**
4120 Dixie Road, Mississauga

BERNATT ARCHITECT LTD.
40 Wynford Drive, Ste. 312
Toronto, Ontario M3C 1J5
Tel. 416-449-8845 fax. 416-449-0103

REV. May 30/08
April 11 2008



ELEVATION
Scale $\frac{1}{4}" = 1' - 0"$



PLAN
Scale $\frac{1}{4}" = 1' - 0"$



PROPOSED NEW PYLON SIGN
ROCKWEST PLAZA
4120 Dixie Road, Mississauga

BERNATT ARCHITECT LTD.
40 Wynford Drive, Ste. 312
Toronto, Ontario M3C 1J5
Tel. 416-449-8845 fax. 416-449-0103
Email: sbernatt@bellnet.ca

4120 DIXIE ROAD
EXISTING GROUND SIGN LOCATED AT SOUTH END OF PROPERTY

APPENDIX 9-7



17/06/2008

4120 DIXIE ROAD - NORTH ENTRANCE





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 07-07782

RE: Ready Import Limited – Mississauga Honda
432 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 (1) ground sign shall have a maximum sign area of 3.5 m ² (37.64 sq. ft.).	One (1) additional ground sign having a sign area of 18.58 m ² (200 sq. ft.).
Section 13	Proposed
One (1) ground sign shall have a maximum height of 3.0m (9.84 ft.).	One (1) proposed ground sign having a height of 10.66m (35 ft.).

COMMENTS:

The property is located in the Cooksville Special District which has specific sign provisions for the area. The specific sign provisions of the Sign By-law were designed to address the future main street character of Cooksville.

Mississauga Honda occupies two properties on Hensall Circle but were developed as one development. Currently, the site has one (1) ground sign which was granted for a variance on February 13, 2008, to increase the height and sign area.

The proposed variance is for an additional ground sign for the site that is designed similar to a billboard sign. It is oversized and does not fit in the context of the area. The Planning and Building Department therefore can not support the variance from a design perspective.



READY IMPORT LIMITED
230 Dundas St. E., Mississauga, Ontario L5A 1W9
Tel: (905) 896-3500 • Fax: (905) 896-0759
Toll Free: 1 (877) 523-3500
www.readyhonda.com • E-mail: ready@readyhonda.com

Honda



City of Mississauga
Attention: Ms. Laura Todorico

(Sent Via Fax)

July 16, 2007.

To Whom It May Concern:

Re: Billboard Sign at 432 Hensall Circle, Mississauga, Ontario L5A 1X7

We kindly request that the billboard sign to be placed there to be 35 feet high instead of 25' high.

The reasons for this request are as follows:

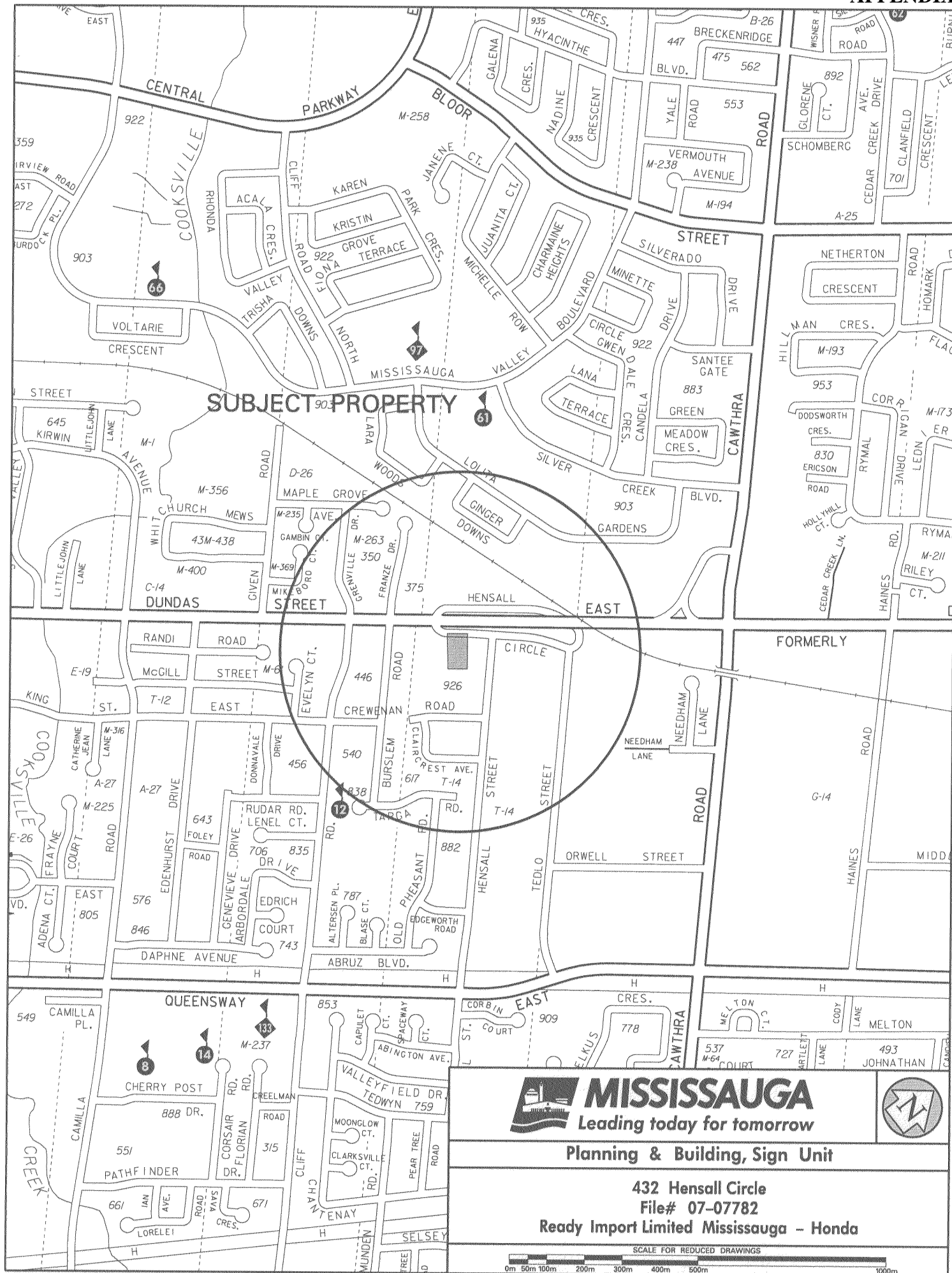
- (a) This sign is like an identification sign. People will not know that there is a business there, unless they see this sign, thus the 35' height is crucial.
- (b) The Dundas/Cawthra bridge hides the property from view when traveling westbound on Dundas. The taller sign would be vital in attracting business to this location. Otherwise, people will drive right by the property.
- (c) The property is located on Hensall Circle and thus is recessed from the main street (Dundas Street East). We need to attract traffic traveling eastbound on Dundas and the 35' height would accomplish that.

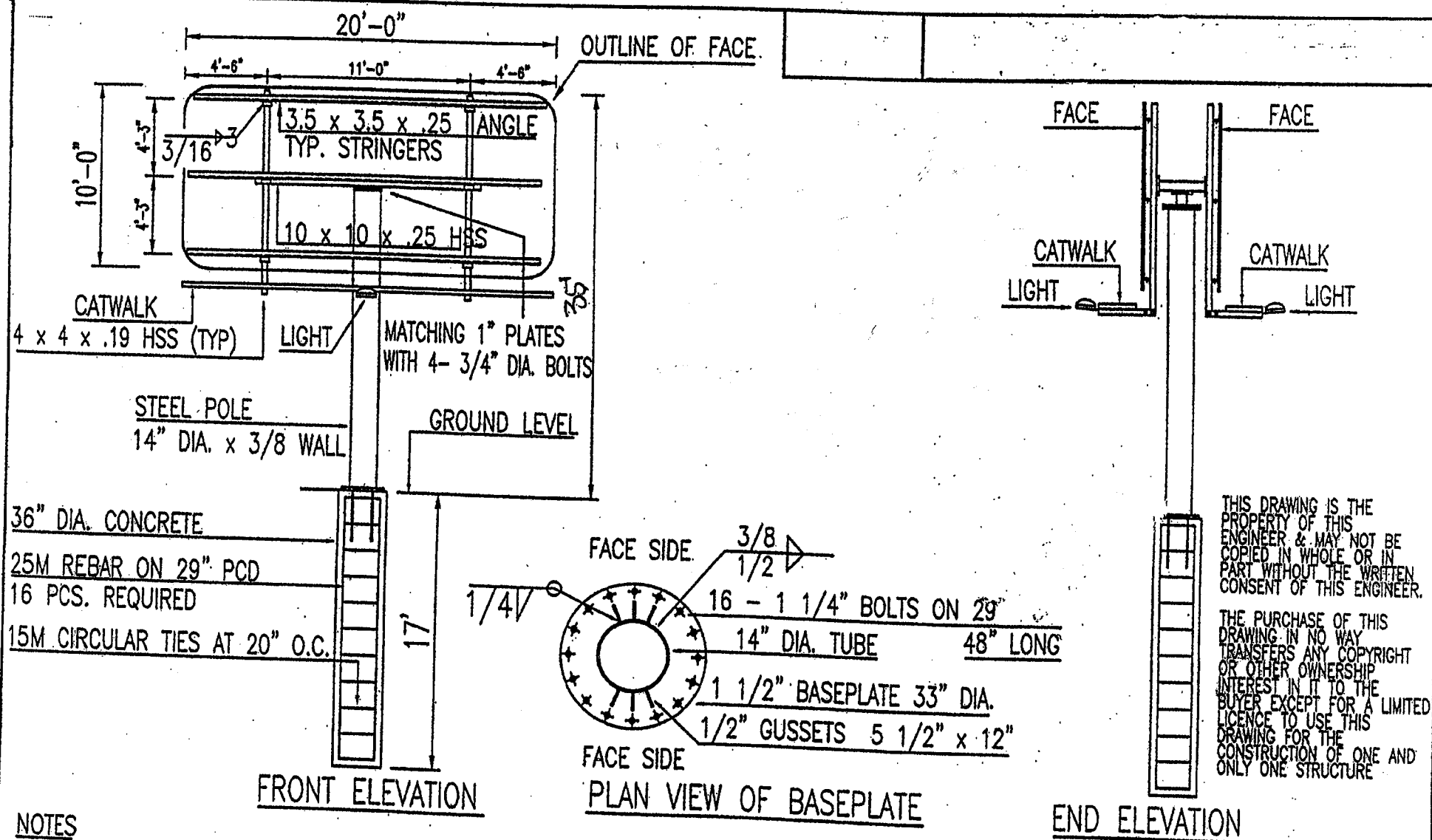
Please grant this request and allow our new billboard to stand 35' high.

Yours Truly,

A handwritten signature in cursive script, appearing to read "R. Redinger".

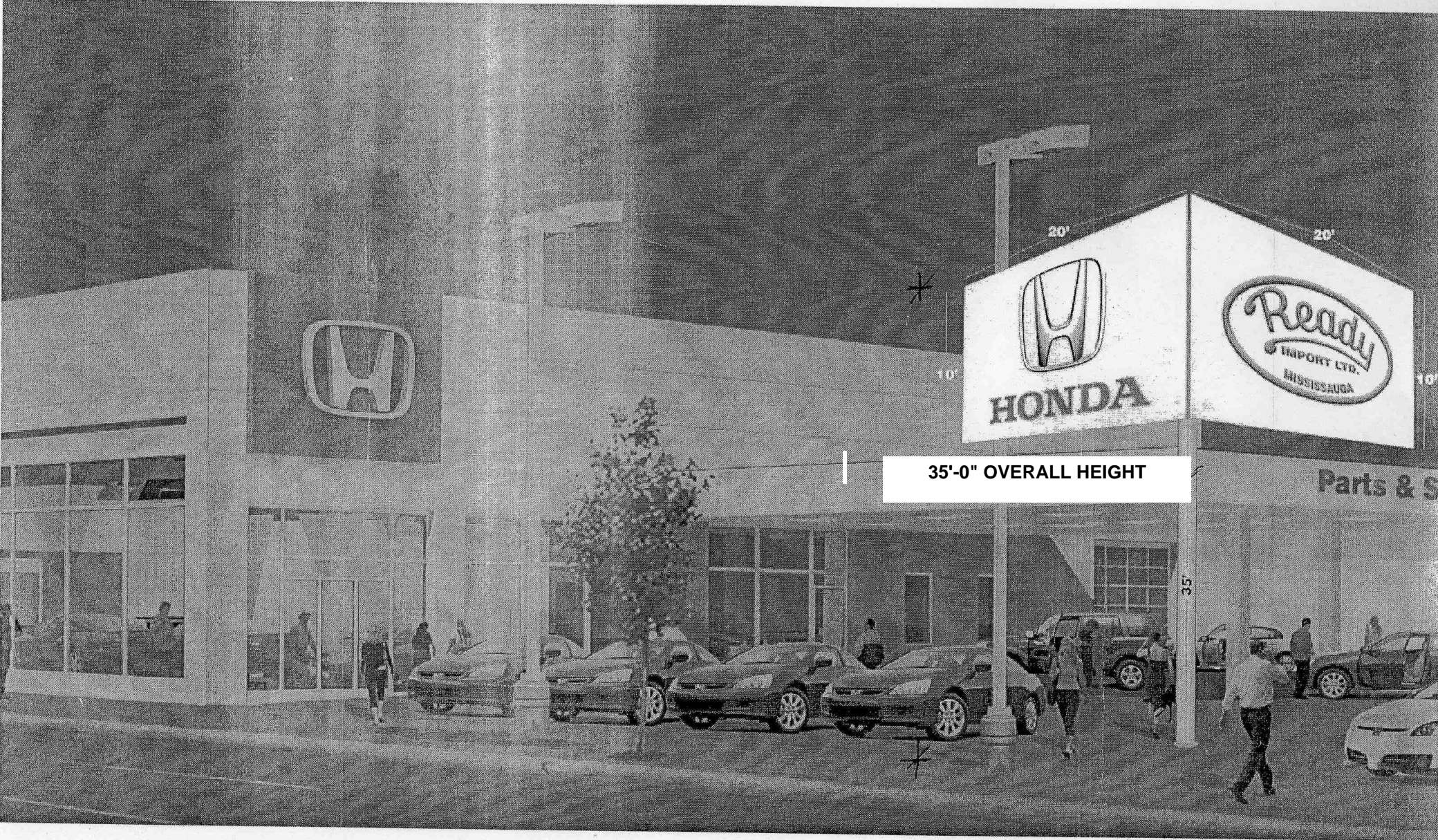
R.S. (Bob) Redinger
President





NOTES

1. STEEL REBAR DEFORMED 400 MPa.
2. STEEL HSS50 KSI YIELD
3. STEEL TUBE50 KSI YIELD
4. STEEL STRUCTURAL C.S.A. G40.21-44W
5. ANCHOR BOLTS 44 KSI YIELD
6. WELDING C.S.A. W59- 1989 & W47.1
7. FOOTING DESIGNED FOR NORMAL SOIL CONDITIONS WITH LATERAL BEARING PRR. OF 150 LB/SQ/FT./ FT.DEPTH.
8. DESIGN IS 25 PSF WIND PRR. FOR SPRINGWATER. ($q=.31\text{KPa}$)
9. BOLTSASTM A325 OR EQUAL.
10. CONCRETE STRENGTH 30MPa AT 28 DAYS 5% AIR INSTALL TO CAN/CSA A23.1 & A23.2 - M90
11. DESIGN IS TO ONTARIO BUILDING CODE REQUIREMENTS.



35'-0" OVERALL HEIGHT

PROPOSED



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 12, 2008

FILE: 08-00401

RE: ICICI Bank
3024 Hurontario Street - Ward 7

The applicant requests the following variance to section 13 - Table 1 of the Sign By-law 0054-2002, as amended.

Section 13 Table 1	Proposed
Fascia signs must be located on the first storey of the building facade.	One (1) fascia sign located on the third storey of the building facade.
Fascia signs 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 requested variance is for a proposed fascia sign located on the third floor of a commercial complex in the Cooksville. The business occupies a unit on the ground floor. The commercial complex is located at a very prominent corner of the City and sets an example for the future development of the Cooksville area. A previous variance allowed for signage to be placed on the second floor of the building. However, the third floor façade is glass and adding signage to this level will add visual clutter and will not be in keeping with the design of the building.

We note that the proposed sign is not on their unit and is deemed purely as an advertising device for maximum exposure to the area. The business does have a ground level unit with a fascia sign facing Hurontario Street.

The Planning and Building Department therefore can not support the variance from a design perspective nor finds the proposed variance to be within the intent of the Sign By-law.

March 12, 2008

City of Mississauga
Ontario

To Whom It May Concern:

**Subject: Exterior Wall Signage on 3rd Floor
3024 Hurontario Street, Mississauga, ON L5B 4M4**

ICICI Bank Canada is the new tenant of Unit G12, 3024 Hurontario Street, Mississauga, ON L5B 4M4. We are writing to seek your approval for the required permit for us to install a backlit sign on the top level of the outside wall on the 3rd floor, above our unit.

The rationale for us to do this is because it is the first branch that we had opened in the area, visibility to the community is extremely important for us to promote our business. Concurrently, we have obtained approval of the same from the landlord.

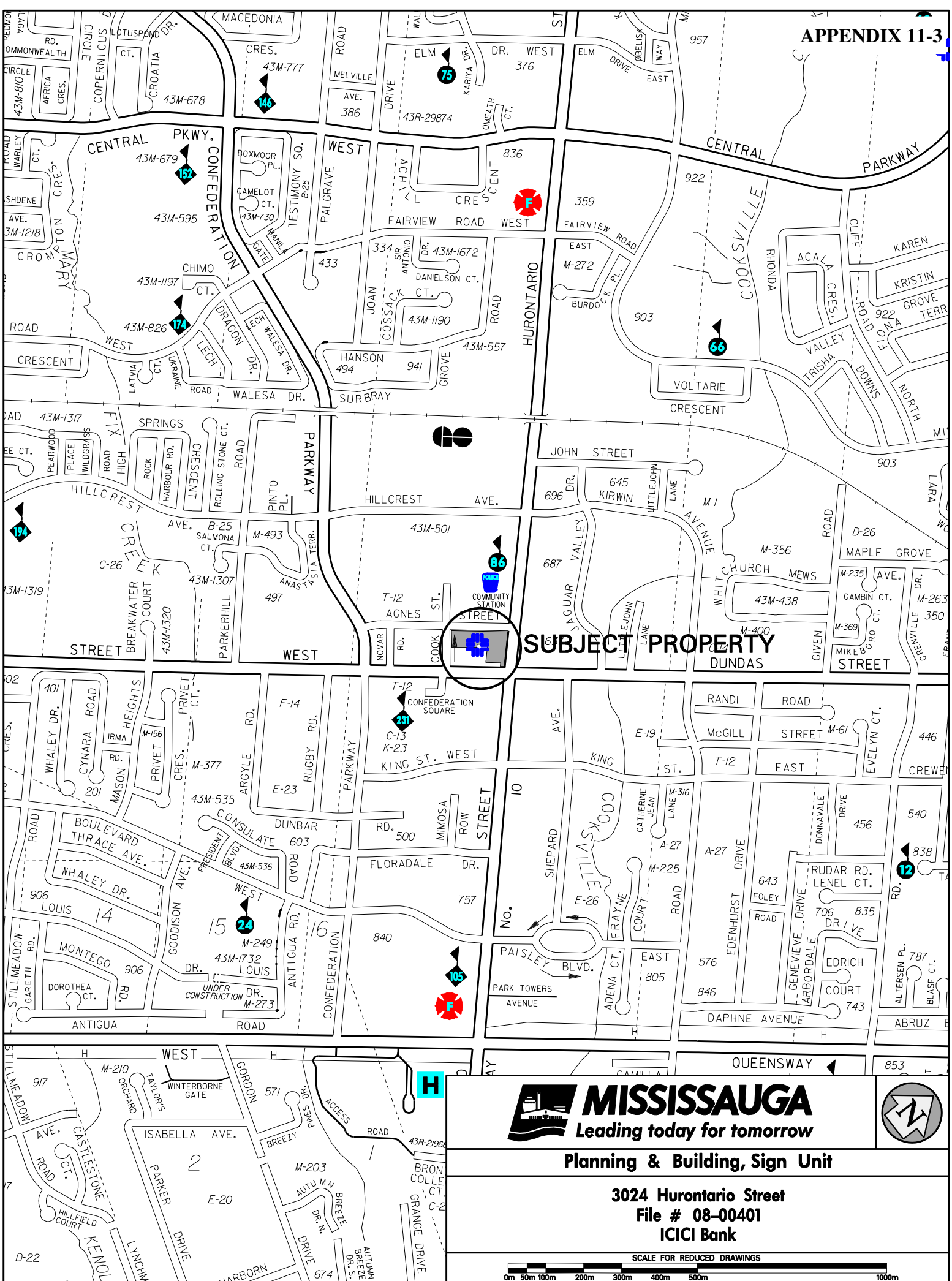
Should you require any other information, please feel free to contact the undersigned at (416) 601-2609.

Your early and favorable response is much appreciated.

Yours truly,



Rajesh Ramakrishnan
Vice President, Retail Banking and Operations



MISSISSAUGA
Leading today for tomorrow

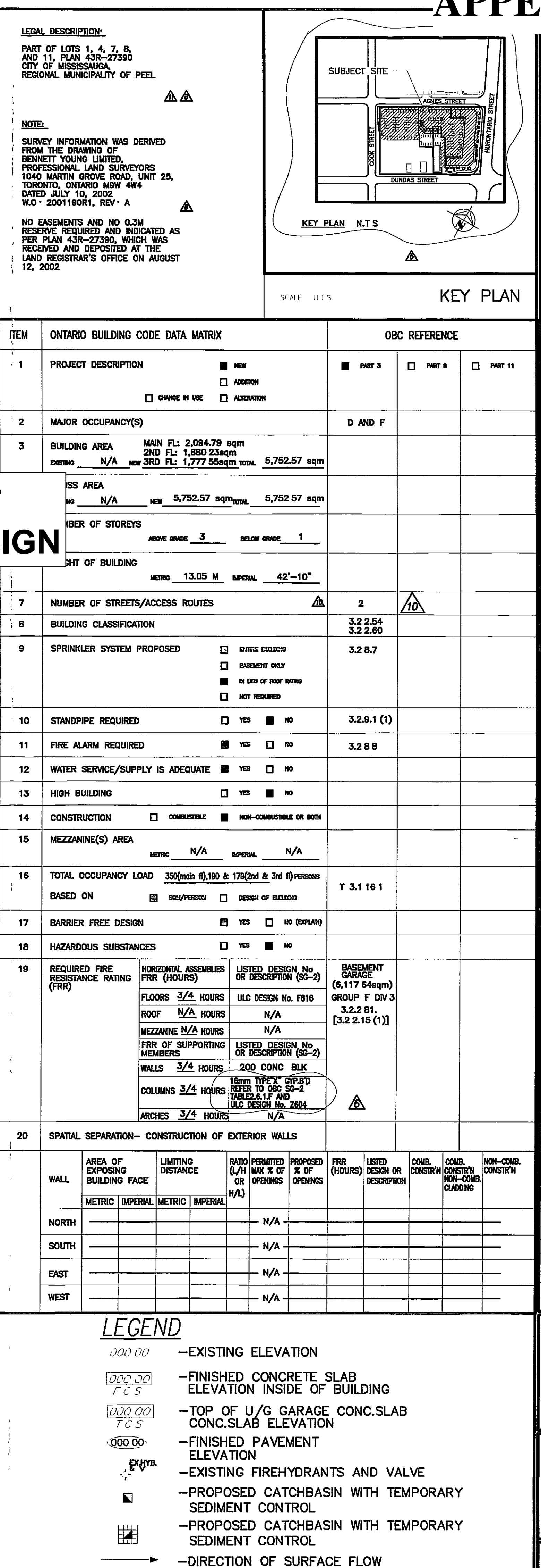


Planning & Building, Sign Unit

3024 Hurontario Street
File # 08-00401
ICICI Bank

SCALE FOR REDUCED DRAWINGS





COMMERCIAL SITE
LOT AREA = 8,906.05 m²

PROPOSED BUILDING AREAS

- **GROSS FLOOR AREAS (G.F.A.)**
 - STAIRS, ELEVATORS, MECHANICAL, STORAGE
 - ROCK WALLS, EXTERIOR WALLS, EXTERIOR FINISH AREAS
 - GROUND FLOOR = 2016.05 m²
 - SECOND FLOOR = 1764.85 m²
 - THIRD FLOOR = 1652.17 m²
 - TOTAL G.F.A. = 5433.07 m²**
- **GROSS LEASABLE AREAS (G.L.A.)**
 - STAIRS, ELEVATORS, MECHANICAL, STORAGE
 - ROCK WALLS, EXTERIOR WALLS, EXTERIOR FINISH AREAS
 - GROUND FLOOR = 2034.70 m²
 - SECOND FLOOR = 1880.25 m²
 - THIRD FLOOR = 1777.65 m²
 - TOTAL G.L.A. = 5792.60 m²**

PROPOSED SITE PARKING = 159
 (159 SPACES / 5 HUNDRED PARKING SPACES) UNDERGROUND PARKING = 159

TOTAL = 324

PARKING REQUIREMENTS

GROUND FLOOR (REAL AREAS) 113 SPACES REQUIRED (4 SPACES/1000M²) BASED ON G.L.A.
 110 SPACES REQUIRED (4 SPACES/1000M²) BASED ON G.F.A.

TOTAL NO OF PARKING SPACES REQUIRED = 223 SPACES

NO. OF PARKING SPACES = 2.65 x 5.30
 = 14.075
ANGLE = 90°

LOADING BAYS = 2 BAYS (5.9 m x 10.4m)

BUILDING COVERAGE = 2,109.29 SQM 23.67 %
OPEN SPACE = 1,452.01 SQM 16.30 %
HARD SURFACED PAVED AREA = 5,294.01 SQM 59.73 %
TOTAL SURFACED = 9,305.00 SQM 100.00 %

PROJECT MORSAL DEVELOPMENTS LTD. 157 North Avenue West, Singapore	
PROJECT R O P O S E C OFFICE + COMMERCIAL BUILDING BUILDINGS & INFRASTRUCTURE	
40A HARTINGROAD ST MUSEUMS & GALLERY	
CONCRETE WHITE PLAN - PHASE 1	
FILE NAME: FILE # APPROPRIATE TO: P 01/0117 / QZ 00/045 W7	
DRAWN BY: FT	DATE: MAY 2007



Job No.
69363

Vantage #: ICICI0001
Date: 8/11/07
Design #: 07-1272
Scale: 1/2"=1'-0"
Sales: P.Brown
Designer: C.Kostecki

Rev. #: R2
Date: 02-JAN-08



Front elevation - before

- ☐ Vector Artwork Required
- ☐ High Resolution Image Required
- ☐ Final Colours Required
- ☐ Site Check Required
- ☐ Conceptual Artwork
- ☐ Approved for Production

Electrical Requirements
☐ 120V ☐ 347V
☐ Other _____

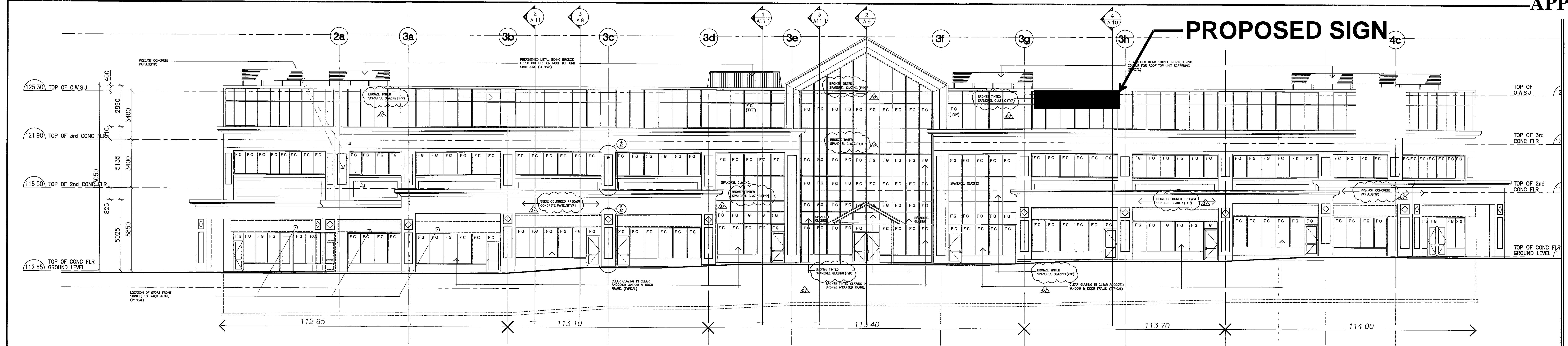
* Voltage needs to be specified prior to customer approval
Customer Approval
Date _____

Specifications:

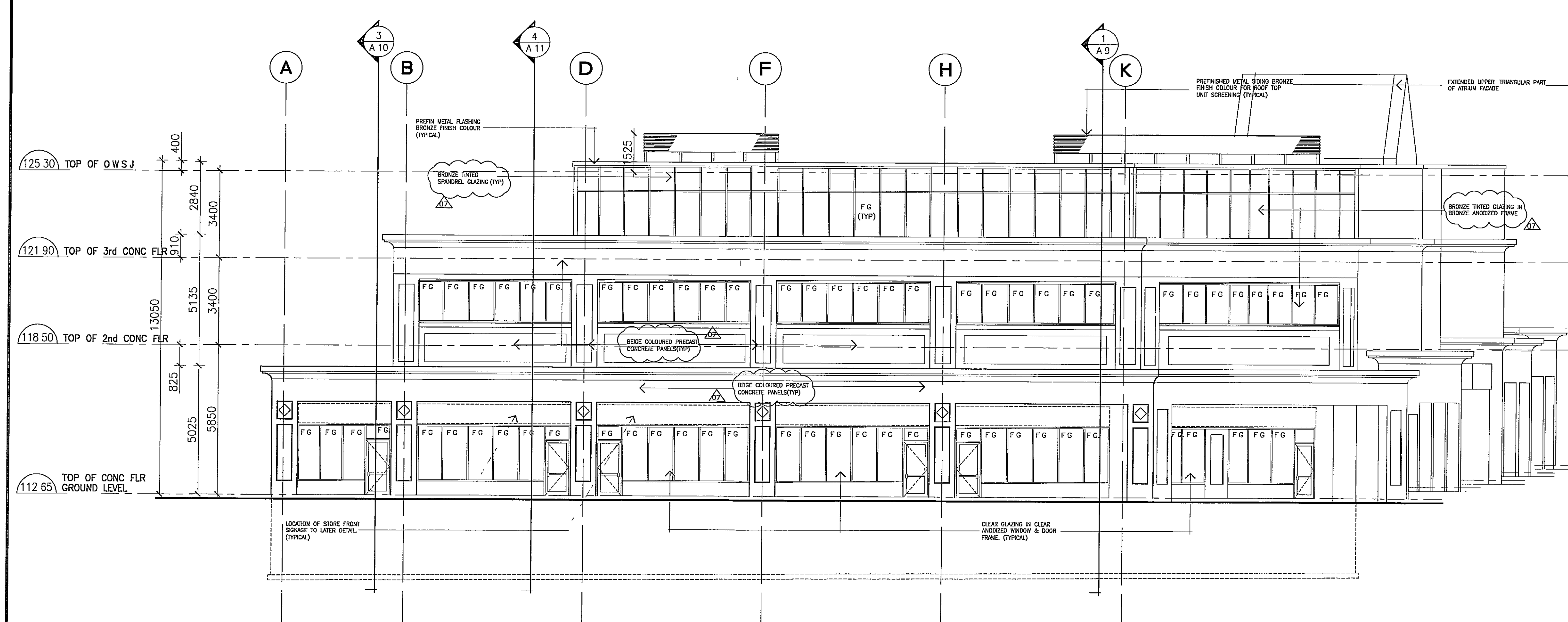
One (1) new fascia sign illuminated display

Colours:

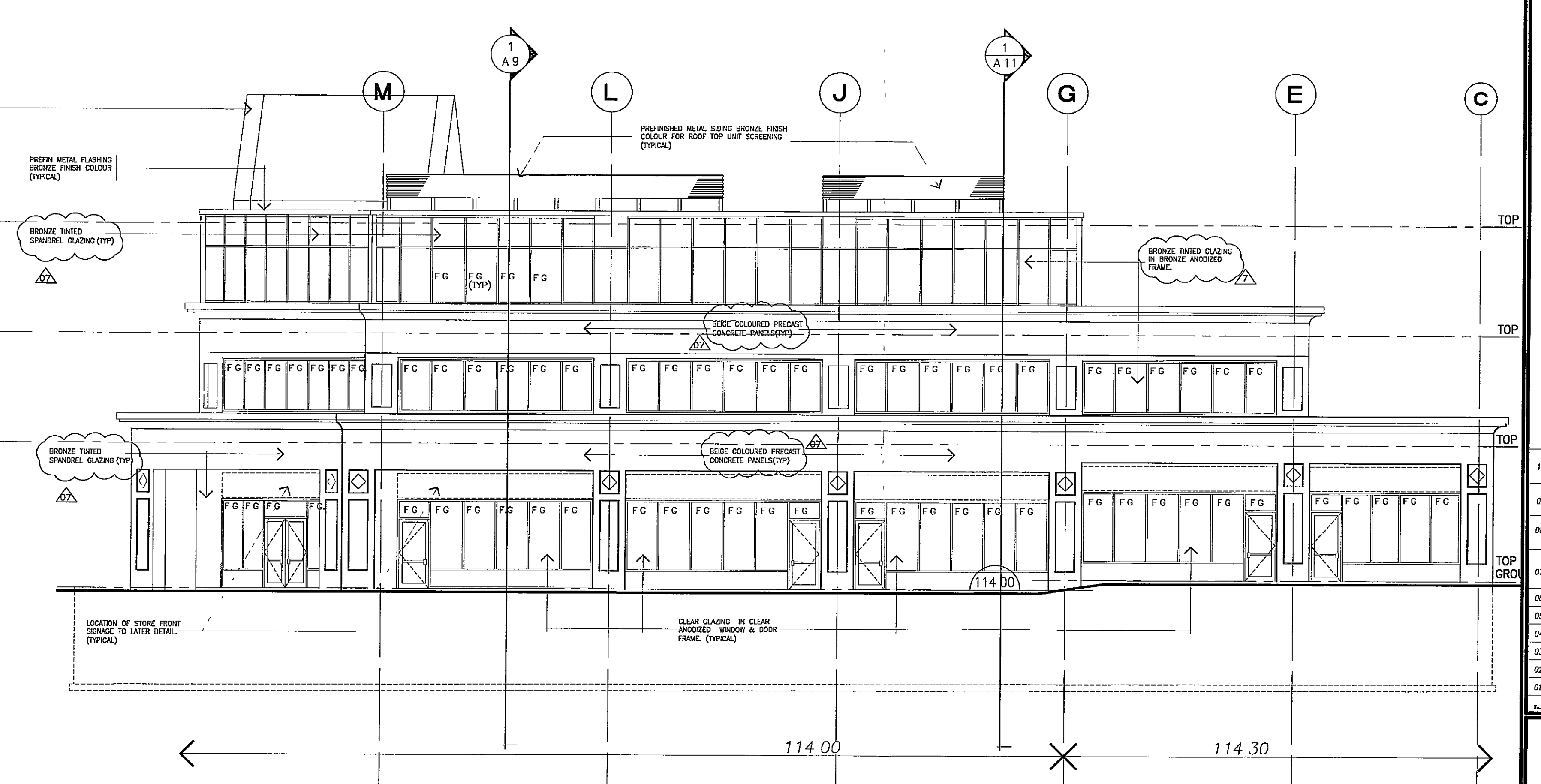
- White acrylic face with 3M vinyl graphics
- logo and gradient background section to be digital image
- Cabinet and retainer to match signs on building
- Installed as shown
- Survey required



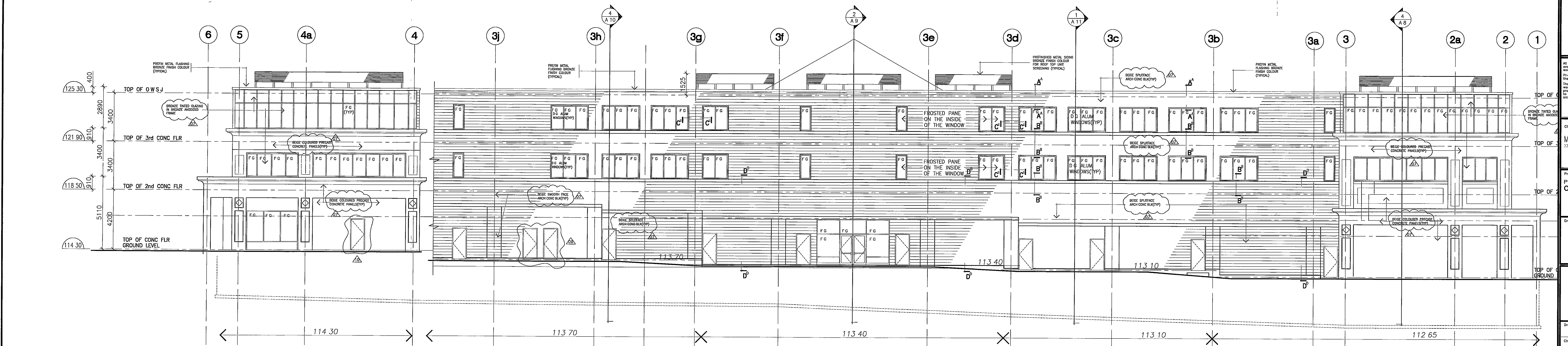
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

WEST ELEVATION

TRUMBLY & HARTON INC.
FEB 26 2003

10	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF
11	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF
12	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF
13	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF
14	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF
15	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF
16	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF
17	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF
18	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF
19	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF
20	10/24/01	DOORS ADDED AT WEST ELEVATION BETWEEN	FF

R+H Flooring & Hsu Limited
Consulting Engineers

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2557 F.W. Avenue West, Toronto, Ontario

PROPOSED
OFFICE + COMMERCIAL BUILDING
(SHEETS 1-14)

ELEVATIONS

Drawn FT Date MAY 2002
Checked FF Scale 1:100
File No 01601-1 Drawing No
Project No 2111-C

A.7

