



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2009)

DATE: January 13, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 2, 2009

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 13, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications described in Appendices 1 to 6 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 08-03028
Ward 3
WAB Investments & Developments
702 Burnhamthorpe Rd. E.

To permit the following:

- (i) Ten (10) additional fascia signs located on the second storey of the building.
- (b) Sign Variance Application 08-02275
Ward 3

Royal Bank of Canada
4141 Dixie Rd. Bldg A

To permit the following:

- (i) One (1) sign supported by the roof of a building or structure.
- (c) Sign Variance Application 08-02904
Ward 5
CML Health Care
60 Courtneypark Dr. W.

To permit the following:

- (i) One (1) sign supported by the roof of a building or structure and projects above the roof.
- (d) Sign Variance Application 08-02757
Ward 5
itravel2000
2350 Matheson Blvd. E.

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the south and west elevations of an office building.
- (e) Sign Variance Application 08-02823
Ward 5
Country Style Food Services
6950 Menkes Dr.

To permit the following:

- (i) Three (3) roof signs supported by and project above the roof of the building.
- (f) Sign Variance Application 08-02489
Ward 8
Evergreen College
1140 Burnhamthorpe Rd. W.

To permit the following:

- (i) One (1) fascia sign located on the second storey of a commercial building.

BACKGROUND:

The *Municipal Act* states that Council may, upon the application of any person, authorize minor variances from the Sign By-law if in the opinion of Council the general intent and purpose of the By-law is maintained.

COMMENTS:

The Planning and Building Department has received six (6) Sign Variance Applications (see Appendices 1 to 6) for approval by Council. Each application is accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicant's proposal; the variance required; an assessment of the merits (or otherwise) of the application; and a recommendation on whether the variance should or should not be granted.

FINANCIAL IMPACT:

Not applicable.

CONCLUSION:

Council may authorize minor variances from Sign By-law 0054-2002, as amended, if in the opinion of Council, the general intent and purpose of the By-law is maintained. Sign By-law 0054-2002, as amended, was passed pursuant to the *Municipal Act*. In this respect, there is no process to appeal the decision of Council to the Ontario Municipal Board, as in a development application under the *Planning Act*.

ATTACHMENTS:

WAB Investments & Developments
Appendix 1-1 to 1-9

Royal Bank of Canada
Appendix 2-1 to 2-4

CML Health Care
Appendix 3-1 to 3-8

itravel2000

Appendix 4-1 to 4-7

Country Style Food Services

Appendix 5-1 to 5-14

Evergreen College

Appendix 6-1 to 6-7

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 13, 2009

FILE: 08-03028

RE: WAB Investments & Developments
702 Burnhamthorpe Rd. E. – Ward 3

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

Section 17	Proposed
A fascia sign shall be located no higher than the upper limit of the first storey of a building.	Ten (10) additional fascia signs located on the second storey of the building.

COMMENTS:

The building is a two storey commercial building with multiple tenants on each floor. Previously, the applicant applied for variances for fascia signs located on the second floor of the building but was deferred until a comprehensive signage design plan to coordinate all of the fascia signs on the second floor, was submitted. Recently, the commercial complex was renovated and provided the opportunity for applicant to address the signage issues. The proposed variance coordinates all of the second floor signage and is keeping with the design of the building. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

SUBJECT PROPERTY



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702 Burnhamthorpe Rd. E.
08-03028

WAB Investments & Developments Ltd.

SCALE FOR REDUCED DRAWINGS



Michael Bulatovich

A R C H I T E C T

tel: (416) 406-1531

architect@michaelbulatovich.ca

fax: (416) 406 - 5928

www.michaelbulatovich.ca

Friday, November 07, 2008

To: Whom It May Concern at the City of Mississauga

Regarding: A Rationale for a Sign Variance at 702-714 Burnhamthorpe Rd. E.

This letter is in support of an application for sign variance for the above address.

The site is currently under redevelopment and renovation. A substantial increase to the size of the existing Shoppers Drug Mart ("SDM") has been completed, and the construction of a two-story addition at the east end of the site is underway. The configuration of the entire parking area is being changed pursuant to a site plan agreement reached with the city, establishing a substantial new landscaped area at the corner, and bringing the parking areas up to current municipal standards by a number of measures, including depressing them with respect to pedestrian walking surfaces. All this has been done at considerable expense to the owners.

Before the recent construction there were eight office tenancies on the second floor. Some the tenants had attached a hodge-podge of signage on the building above the first floor level, which have been removed. The previously existing retail tenancies at grade have illuminated fascia signs below a cantilevered canopy that protects pedestrians from weather. (See preconstruction photo-montage below.)



The new addition at the east end of the project has added one retail tenancy at grade and two improved office tenancies above it. An elevator has been also been added to provide access to the second floor for persons with disabilities, and a barrier free path of travel has been established on the second floor. Interior finishes and washroom facilities are being updated, and the entire building has had sprinklers installed to bring it up to code. The overall intent has been to radically improve the property as a neighborhood amenity.

Given the expense of the above work, we have sought to improve the exposure of the second floor tenants. I have devised a fascia sign strategy which is integrated with the architecture of the renovated building. (See detail section submitted.) It calls for a continuous band of fascia signs below the roof line of the existing two-story building; where there used to be a larger, unattractive, shingled assembly. (See pre-construction photo below.)



Our proposed sign band is of a custom-designed profile that is meant to be reminiscent of a cornice as it projects outward and faces downward at the top of the wall. It visually 'finishes' the top of the wall as well as providing constrained sign exposure to the grade below. Since these signs are above the level of the second floor, a variance will be required for them.

The other signs that are part of this application are attached to the new addition at the east end of the project. The lower sign is a conventional illuminated fascia sign, and since it is below the level of the second floor, it satisfies the By-Law as far as location is concerned. It should be noted however that considerable effort has been made in the design of the addition to make sure that any fascia signs attached to the north side will be recessed behind the outermost face of the addition, so that the sides of the boxes cannot be seen, giving them a neatly fitted appearance.

The upper signs proposed for the addition at the east end of the project are above the level of the second floor and therefore, like the 'cornice' signs, do not comply with the By-Law. Like the proposed sign below servicing the new retail unit, these signs are designed to be recessed from

the front wall of the building giving them a neat, integrated appearance. They are not merely 'tacked on' to the building as an afterthought.

The rationale for permitting these signs takes into account numerous aspects of the project.

Firstly there is the height of the now existing SDM sign. The portion of the building occupied by SDM is a taller, single storey occupancy. Because of this fact, SDM's signs were placed higher on the building than can signs for the other retail tenants at grade. In fact the proposed 'cornice' fascia signs for the second story office tenants are at the same level as the SDM sign. They are individually smaller in scale, but when taken together they are integrated into the architecture of the building.

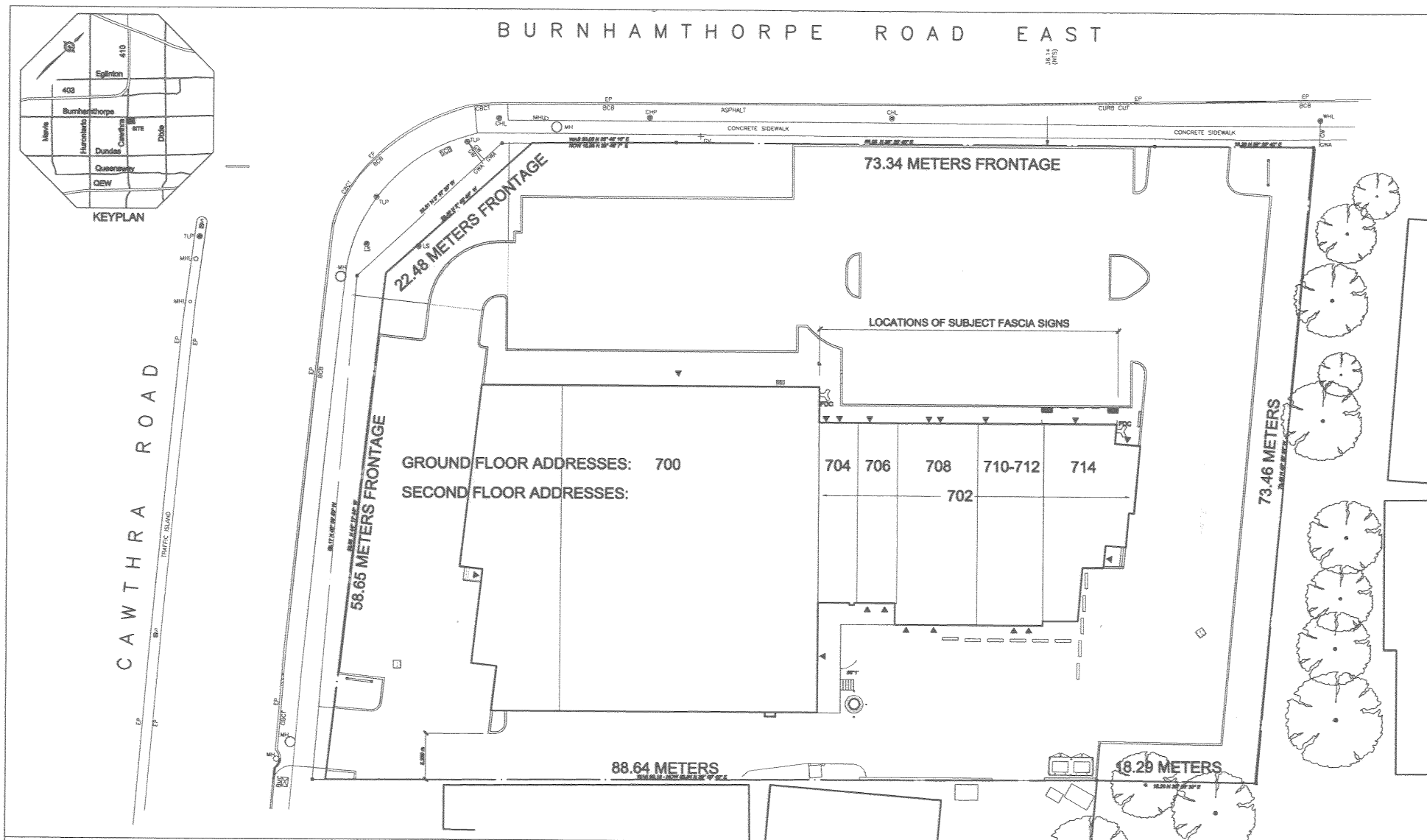
Secondly, the 'cornice' signs, which are the majority of the application, are visually 'contained' because the building projects substantially towards the street on either side of these them, shielding them from oblique view at a distance in either direction on Burnhamthorpe Road. Because of this and the fact that they are tilted downward, they address pedestrian and automobile traffic directly in front of the plaza, so the scope of their visual impact is very limited.

Thirdly and finally, the proposed buildings have been designed to neatly accommodate and integrate the fascia signage proposed. Considerable efforts have been expended to ensure that the proposed signage will be visually neat and tidy, limited in range, and commensurate with the improvements to the plaza as a local amenity.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Michael Bulatovich', with a stylized flourish at the end.

Michael Bulatovich, OAA



Michael Bulatovich
Architect

Tel.: (416) 406-1531

Fax: (416) 406-5928

The Contractor is to verify all dimensions on site before building and report any error, omissions, or discrepancies to the architect. Drawings are instruments of service and remain the property of the architect. Copyright of the drawings and the work executed therefrom are reserved by the architect. Drawings are not for construction unless signed and sealed by the architect. Drawings are not to be scaled.

Site Plan

700 Burnhamthorpe Rd. E. Mississauga, Ontario

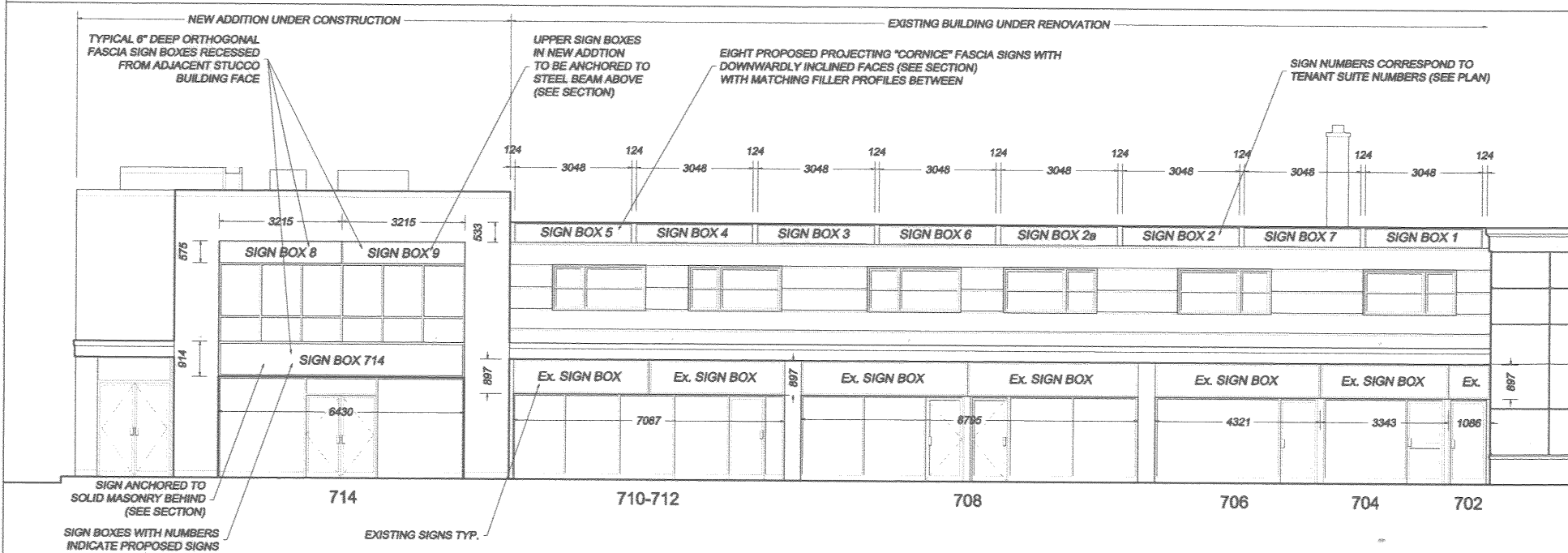
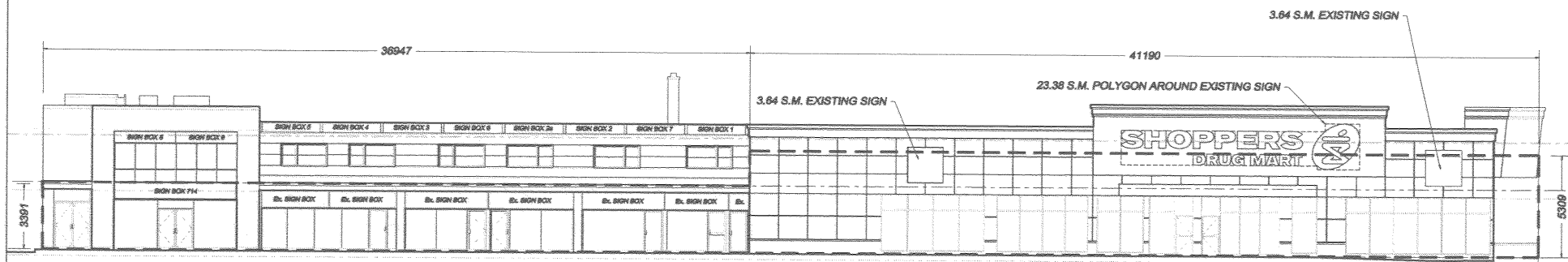
Scale: 1:400
File: Cawthra3
Plot Date: 31oct08
Project No.: 0605
Last Revised: 31oct08

Drawing No.

Si-12

Issued for: Variance/Permit

348.391 sq.m. FIRST STORY BUILDING FACADE (heavy dashed line)



Michael Bulatovich
Architect

Tel.: (416) 406-1531

Fax: (416) 406-5928

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North Elevations
700 Burnhamthorpe Rd. E. Mississauga, Ontario

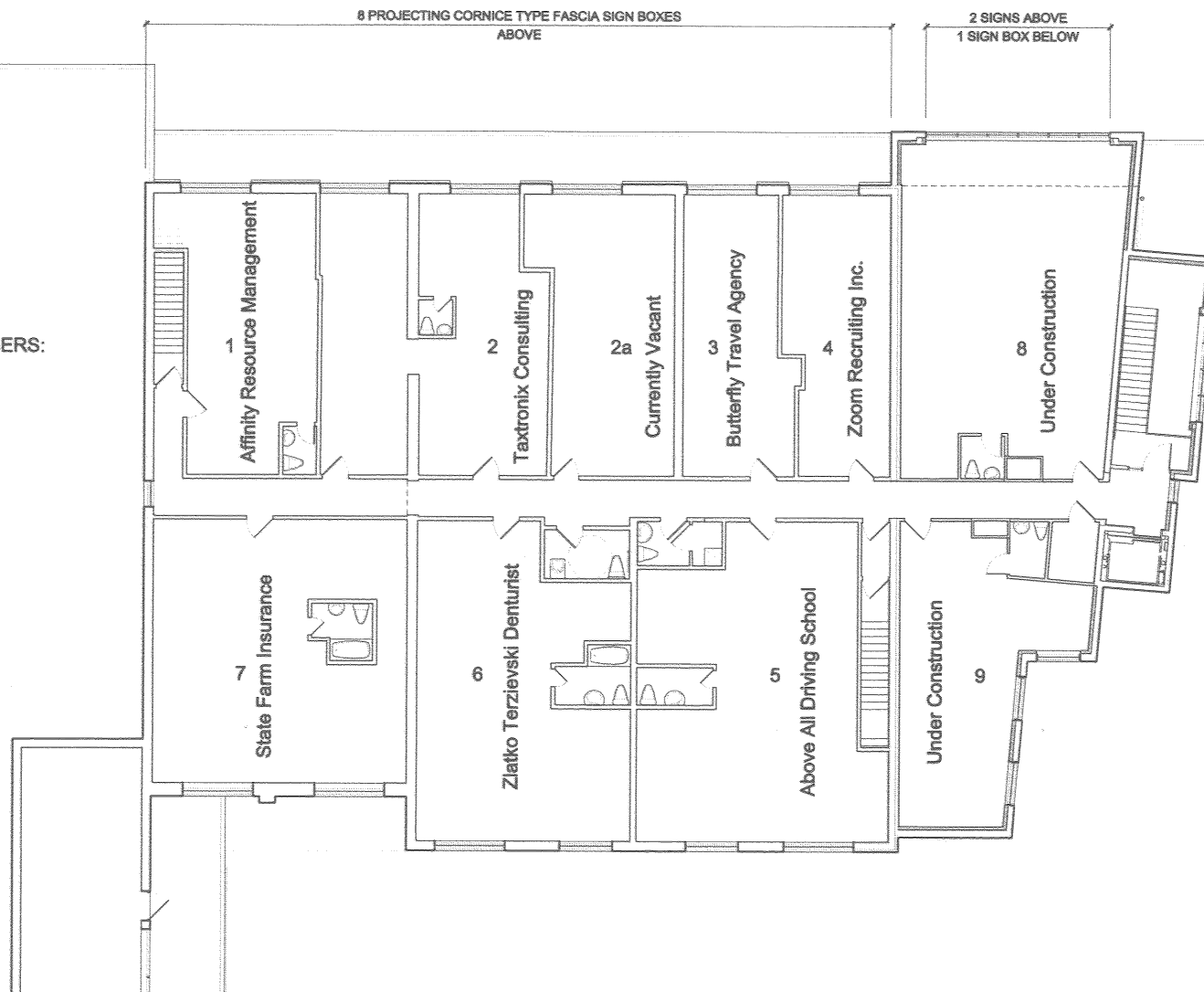
Scale: 1:200 & 1:100
File: Cawthra3
Plot Date: 31oct08
Project No.: 0605
Last Revised: 31oct08

Drawing No.

Si-13

Issued for: Variance/Permit

SUITE NUMBERS:

**Michael Bulatovich**

Architect

Tel.: (416) 406-1531

Fax: (416) 406-5928

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Second Floor Plan

700 Burnhamthorpe Rd. E. Mississauga, Ontario

Scale:

1:150

File:

Cawthra3

Plot Date:

31oct08

Project No.:

0605

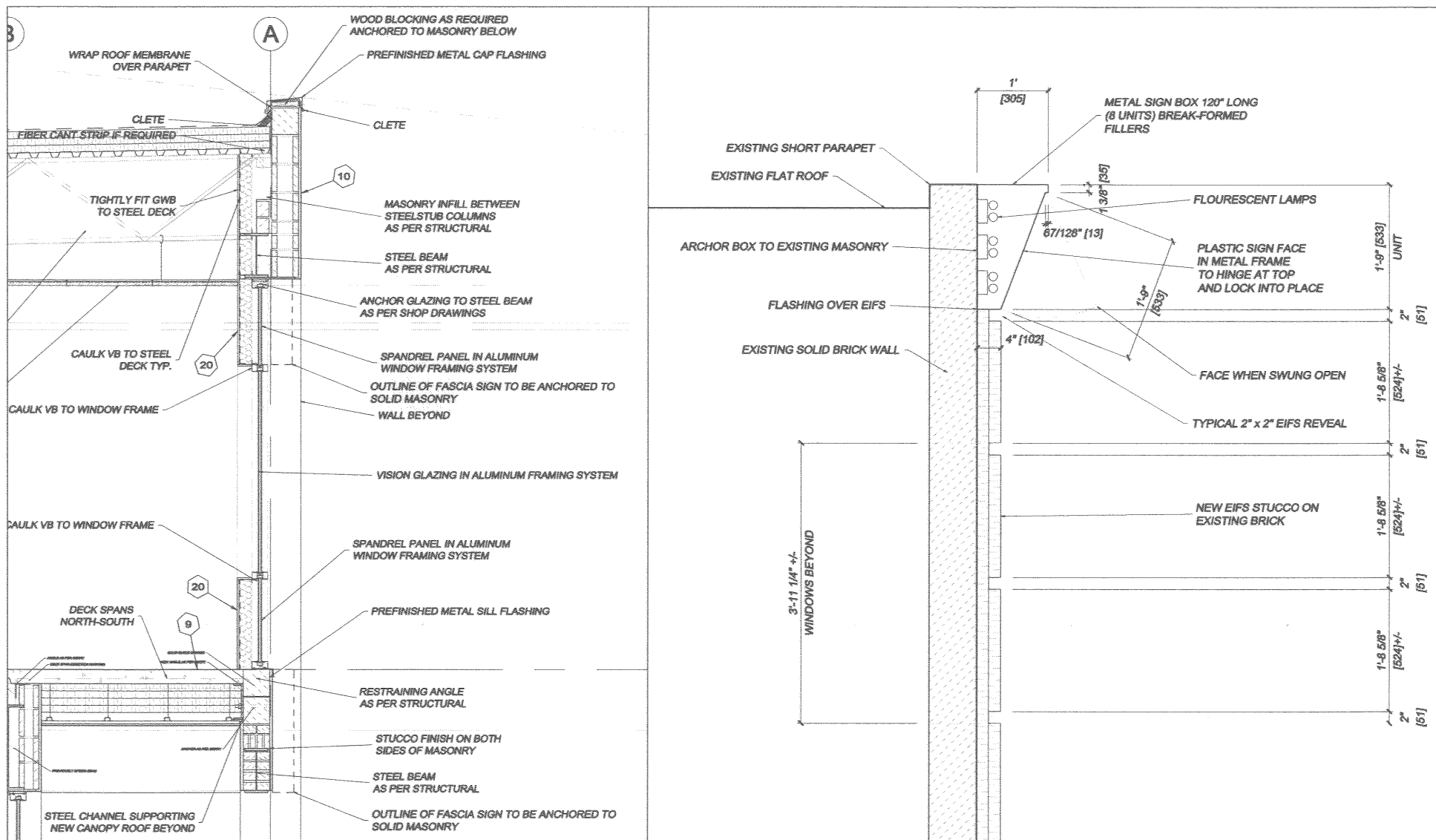
Last Revised:

31oct08

Drawing No.

Si-14

Issued for: Variance/Permit



Michael Bulatovich

Architect

Tel.: (416) 406-1531

Fax: (416) 406-5928

The Contractor is to verify all dimensions on site before building and report any error, omissions, or discrepancies to the architect. Drawings are instruments of service and remain the property of the architect. Copyright of the drawings and the work associated therefrom are reserved by the architect. Drawings are not for construction unless signed and sealed by the architect. Drawings are not to be scaled.

Facsia Sign Sections
700 Burnhamthorpe Rd. E. Mississauga, Ontario

Scale:

1:25 & 1:15

File:

Cawthra3

Plot Date:

31oct08

Project No.:

0605

Last Revised:

31oct08

Drawing No.

Si-15

Issued for: Variance/Permit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 13, 2009

FILE: 08-02275

RE: Royal Bank of Canada
4141 Dixie Rd. Bldg A – Ward 3

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

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

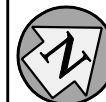
COMMENTS:

The proposed variance is for a sign on the roof of the unit occupied by Royal Bank of Canada. The applicant revised the original proposal to substantially reduce the size of the sign to respect the design of the building. The Planning and Building Department therefore finds the proposed variance acceptable from a design perspective.

SUBJECT PROPERTY



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Planning & Building, Sign Unit

4141 Dixie Road – Bldg A
08-02275

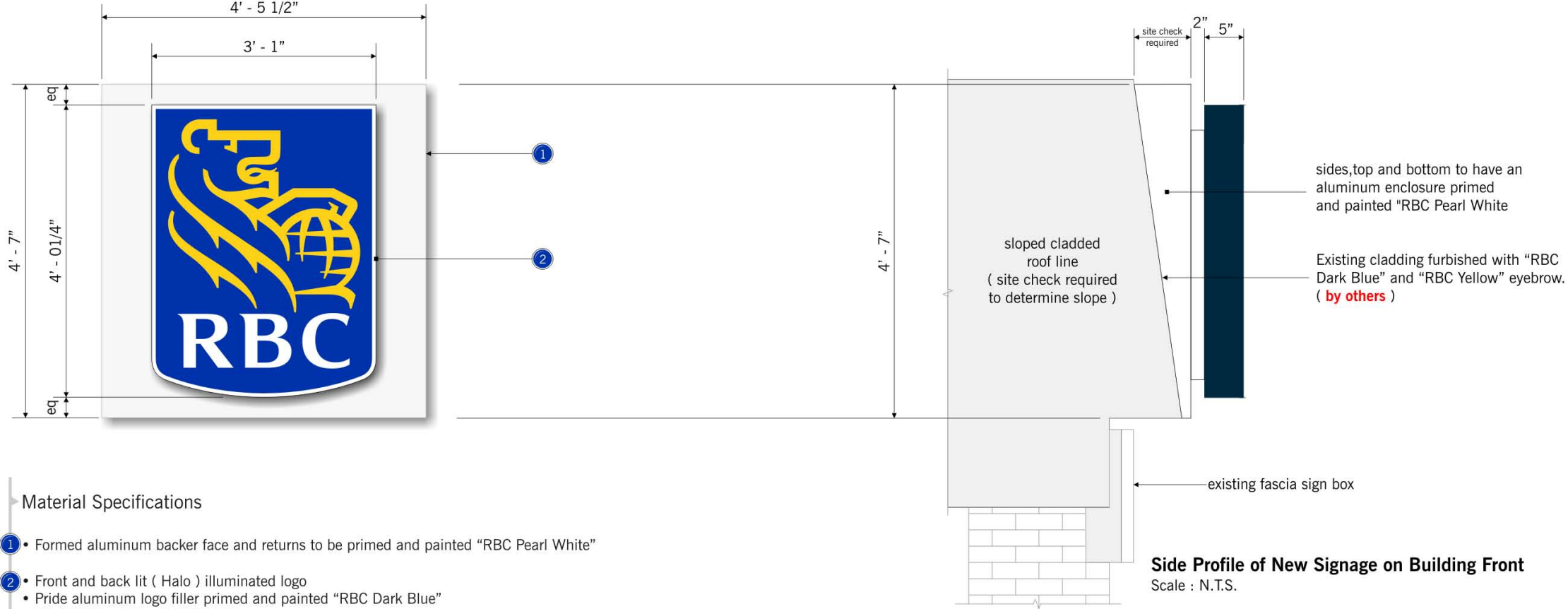
RBC – Royal Bank of Canada

SCALE FOR REDUCED DRAWINGS



Illuminated Fascia Sign c/w Backer Panel

Scale: N.T.S.



Material Specifications

- 1 • Formed aluminum backer face and returns to be primed and painted “RBC Pearl White”
 - 2 • Front and back lit (Halo) illuminated logo
 - Pride aluminum logo filler primed and painted “RBC Dark Blue”
 - 1” “RBC Dark Blue” #2050 trim cap
 - 3/16” White impact modified acrylic face with translucent vinyl graphics applied to 1st surface
 - 3/16” white lexan backs (for halo illumination)
 - Logo to be front lit and halo lit with T-8 fluorescent lamps
 - 1”x 2” aluminum tube spacers (sign back) painted “RBC Pearl White”
- RBC Logo Vinyl Colours
- Lion graphic to be “RBC Yellow” 3m VQ #10599
 - “RBC” to be white
 - Field to be “RBC Medium Blue” 3m VQ #10600 with a white keyline around perimeter

Side Profile of New Signage on Building Front

Scale : N.T.S.



Branch Front Elevation

Scale: N.T.S.

RBC -FA003232.140A1

Dixie & Burnhamthorpe

Master File

RBC_-MS003232

Vinyl & Colour Specifications

Translucent Vinyl:

RBC Medium Blue 3m VQ #10600

RBC Yellow 3m VQ #10599

Acrylic

3/16” White

3/16” Clear

Paint

“RBC Dark Blue”

“RBC Pearl White”

• Site check required.

Preliminary Artwork

Approved for Production

CLIENT APPROVAL

REVISION DATES:

June 23, 2008

July 3, 2008

August 20, 2008

December 4, 2008

December 9, 2008

December 10, 2008

T. Dodge

T. Dodge

B. Guse

T. Dodge

T. Dodge

T. Dodge

DRAWN BY: T. Dodge

DATE: June 11, 2008

4141 Dixie Road
Mississauga, Ontario



PRIDE SIGNS

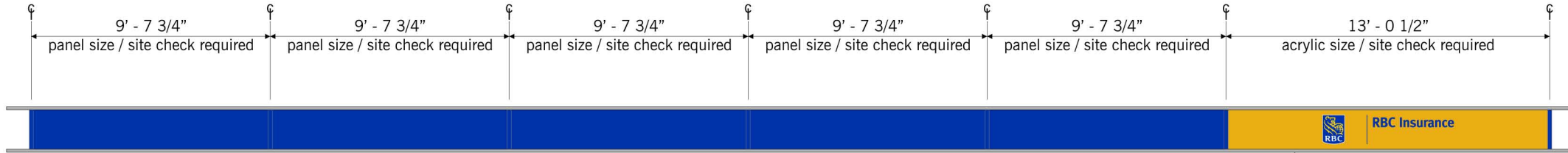
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280 HOLIDAY INN DRIVE CAMBRIDGE ONTARIO CANADA TEL: 519.220.0505 FAX: 519.220.0606 WWW.PRIDESIGNS.COM



Illuminated Directional Sign

Scale: 1" = 1' - 0"



Material Specifications

- 3/16" white acrylic faces with translucent vinyl graphics applied to 1st surface
- Note:
- Hanging strip information required

Graphics Colours:

1st 5 Acrylic Faces

- To have "RBC Medium Blue" 3m VQ #10600 applied to 1st surface

RBC Insurance Face

Logo

- Lion graphic to be "RBC Yellow" 3m VQ #10599
- "RBC" to be white
- Field to be "RBC Medium Blue" 3m VQ #10600 with a white keyline around perimeter
- Vertical Line Rule and "RBC Insurance"
- "RBC Medium Blue" 3m VQ #10600

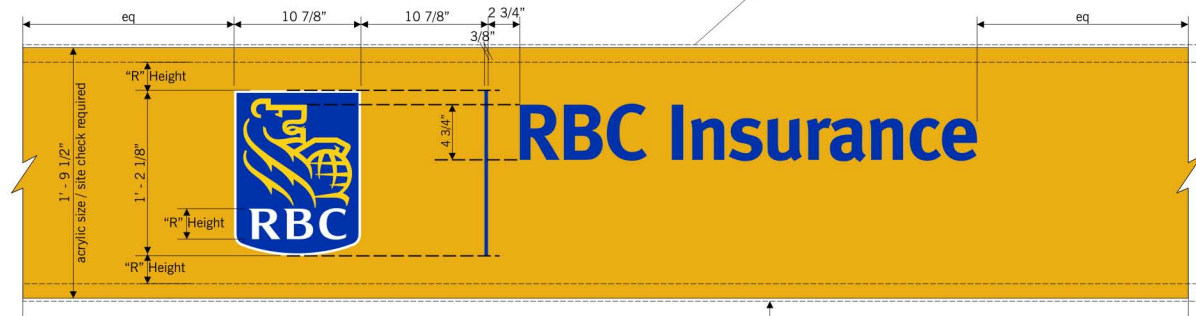
Background

- "RBC Insurance Yellow" 3m #3630-3805



Divider Bar Detail (7 Required)

- Pride aluminum divider bars primed and painted "RBC Medium Blue"



position of existing frame



Branch Front Elevation

Scale: N.T.S.

RBC -RF003232.000A1

Dixie & Burnhamthorpe

Master File

RBC -MS003232

Vinyl & Colour Specifications

Translucent Vinyl:

- RBC Medium Blue 3m VQ #10600
- RBC Yellow 3m VQ #10599
- RBC Insurance Yellow 3m #3630-3805

Acrylic

- 3/16" White

Paint

- "RBC Medium Blue" (pms #286c)

- Site check required.

- Preliminary Artwork
- Approved for Production

CLIENT APPROVAL

REVISION DATES:

- June 23, 2008
- July 3, 2008
- August 20, 2008
- December 4, 2008
- December 9, 2008
- December 10, 2008

- T. Dodge
- T. Dodge
- B. Guse
- T. Dodge
- T. Dodge
- T. Dodge

DRAWN BY: T. Dodge
DATE: June 11, 2008

4141 Dixie Road
Mississauga, Ontario



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 13, 2009

FILE: 08-02904

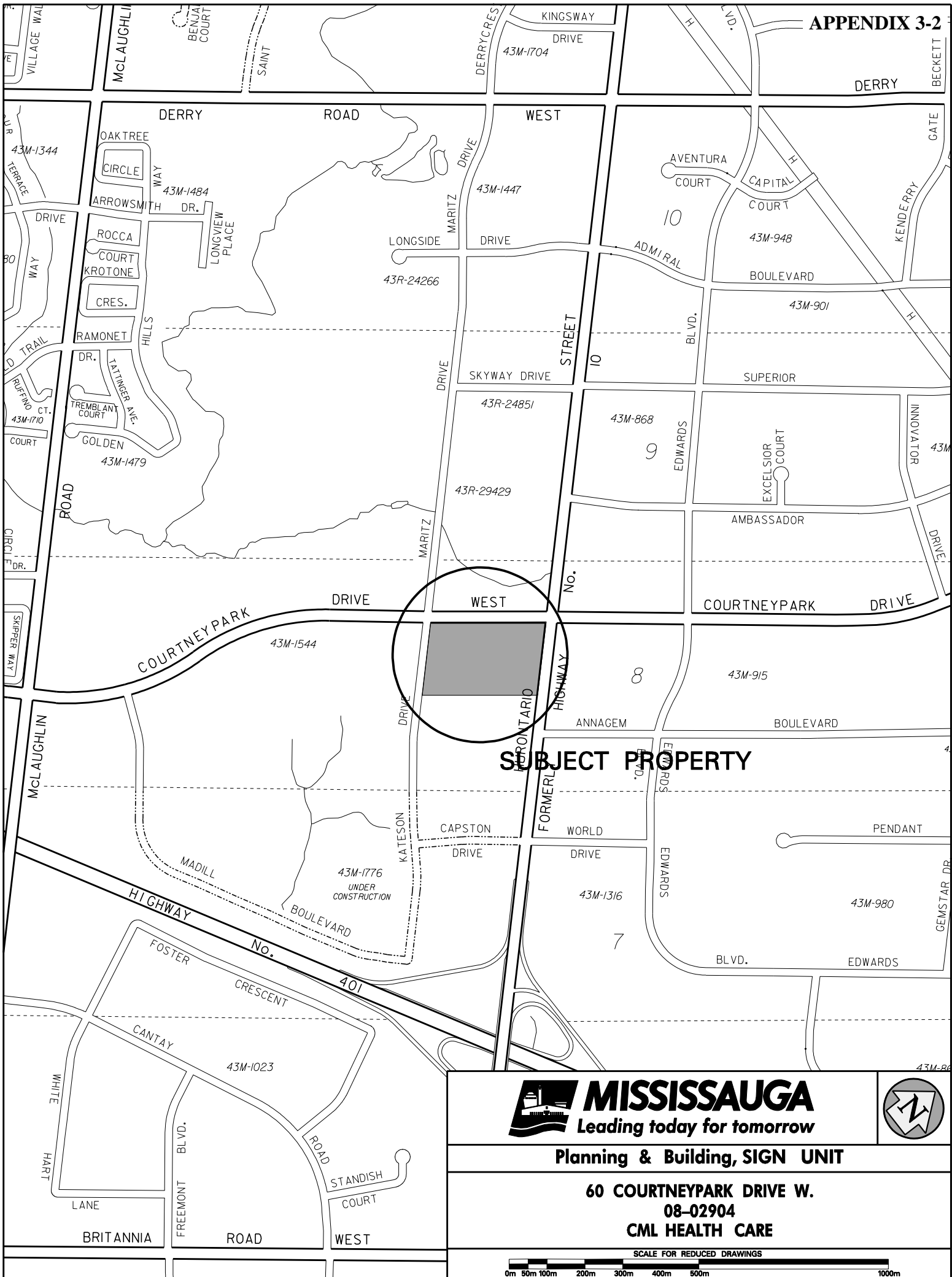
RE: CML Health Care
60 Courtney Park Dr. W. – Ward 5

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) sign supported by the roof of a building or structure and projects above the roof.

COMMENTS:

The proposed variance is for a sign located on the roof above the entrance to the building. The roof and entrance was designed as a feature of the building. The Planning and Building Department finds the proposed sign in keeping with the design of the building and therefore acceptable from a design perspective.



SUBJECT PROPERTY



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Planning & Building, SIGN UNIT

**60 COURTNEYPARK DRIVE W.
08-02904
CML HEALTH CARE**

SCALE FOR REDUCED DRAWINGS





Care. Confidence. Comfort.

November 20, 2008

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

To Whom It May Concern:

Re: CML Health, 60 Courtneypark Dr W, Mississauga

We are applying for a sign variance to permit the installation of a set of illuminated channel letters on a background panel to be installed above our main entrance to our head offices. We understand that the proposed signage does not comply with the sign bylaw as it is considered a roof sign.

The nature of this building limits the location and type of signage that can be installed due to its architecture being primarily glass. We believe that the proposed signage and location are the only reasonable method of identification that is in keeping with the nature of the building. Other tenants in the building have already installed similar signage in similar locations in the complex.

The proposed sign location is above our main entrance yet due to the existing canopy, we cannot install it flush to the wall therefore we are proposing to install it flush with the front of the canopy but above the canopy. It is still supported by the wall behind and also by the top of the canopy.

We do not see this as a roof sign as it is not on the roof of the building but above the entrance canopy and does not project above the roof line of the building.

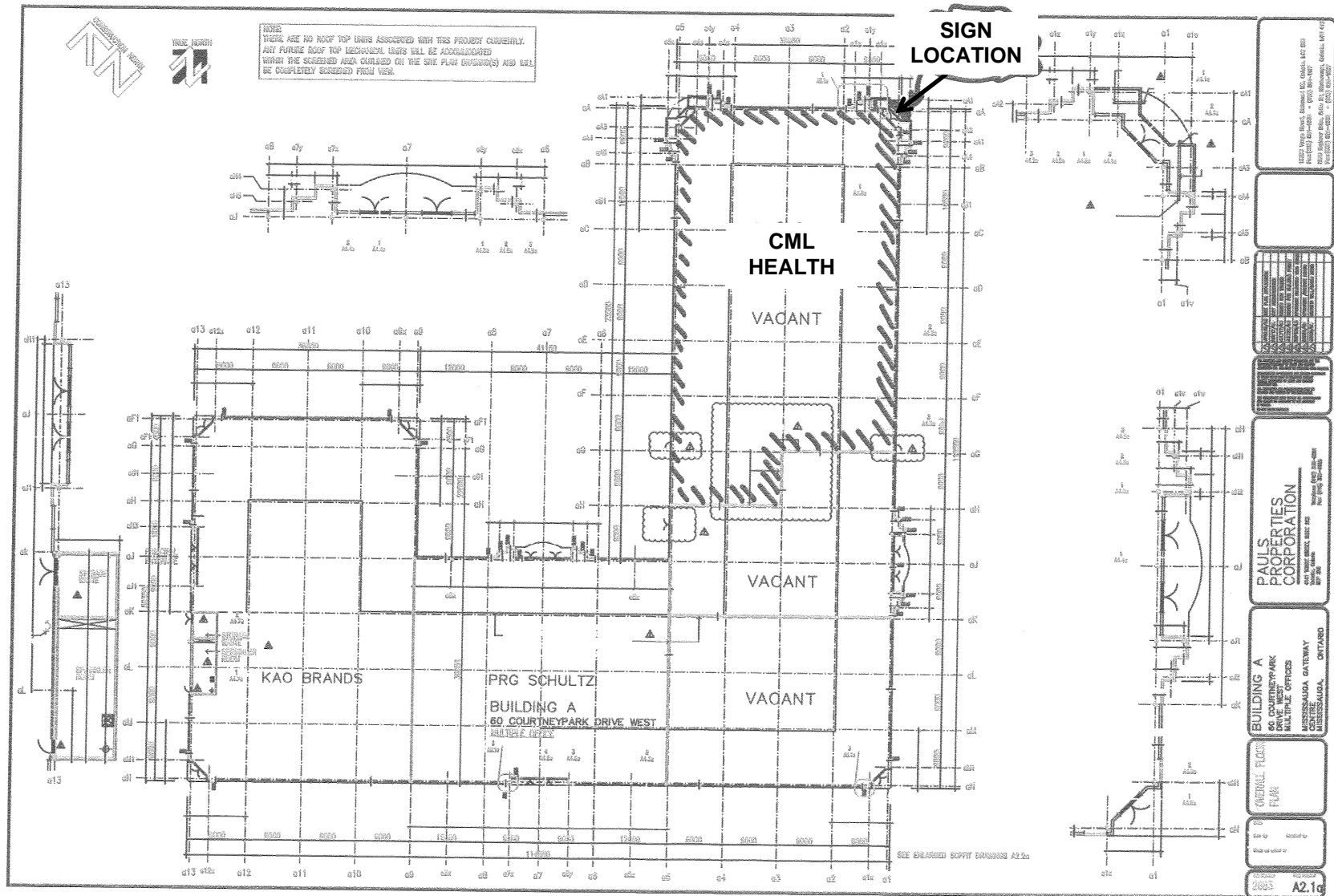
We believe that this proposal is in keeping with the nature of the building and is a minor variance to the sign bylaw.

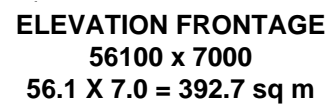
Regards,

A handwritten signature in dark ink, appearing to be "K. J. [unclear]", written over a horizontal line.

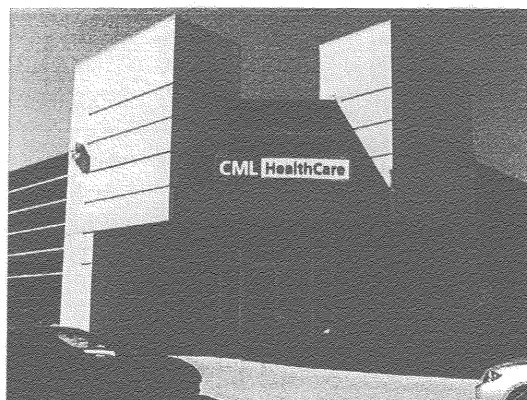
Chief Operating Officer
CML HealthCare



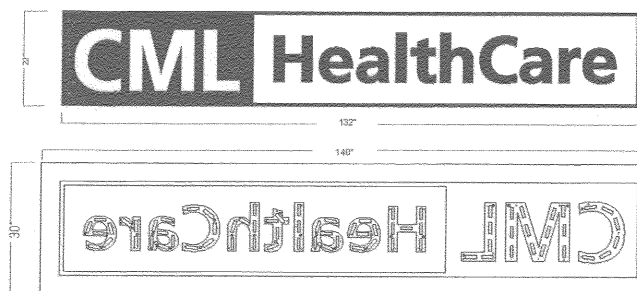




Proposed Exterior Head Office Signage - 21.3"H x 132"W Illuminated Signbox



ARTIST'S CONCEPT



CHANNEL LETTERS , MOUNTED ON CURVED PANEL
 FRONT PANEL 22" X 132" X 3.5" RETURN
 BACK PANEL 4" OVERSIZE FOR HALO PERIMETER LIGHTING

MOUNT PANELS ON A FRAME STRUCTURE, MOUNT
 STRUCTURE ON ROOF

" CML " WHITE CAN, WHITE TRIM CAP, WHITE FACE
 LIT BY WHITE LED'S

" HEALTH CARE " BLUE CAN TO MATCH PMS 288
 FACE BLUE VINYL AVERY 9584-T NIGHT SKY BLUE
 LIT BY BLUE LED'S

FRONT PANEL .080 ALUMINUM, PAINTED AS SHOWN
 BACK PANEL .080 ALUMINUM PANTED WHITE

STRUCTURE: 2" GALVANIZED STEEL TUBING, WELD ALL JOINTS/ BOLTED
 WHERE APPLICABLE

SIGN WEIGHT: 200LBS

$$30" \times 140" = 29.17 \phi \\ = 2.7 \text{ sq m}$$

CML HealthCare

Date: Oct 2, 2008

Job Number: X80288

Location: Head Office, Mississauga ON

Scale:

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY SIGNS OF CHANGE INC. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PREPARED FOR YOU BY SIGNS OF CHANGE INC. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IS IT TO BE USED, REPRODUCED OR EXHIBITED IN ANY FASHION.

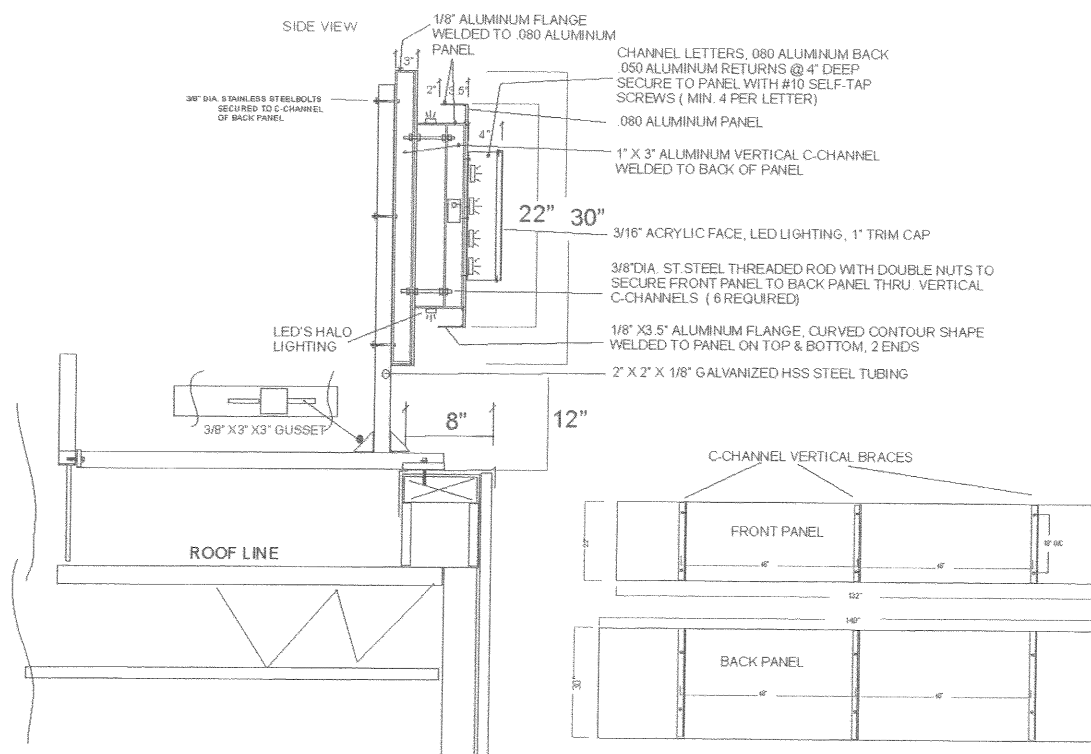
I HAVE CAREFULLY REVIEWED AND HEREBY ACCEPT THE DRAWING(S) AS SHOWN. I REALIZE THAT ANY CHANGES TO THESE DESIGNS MADE BEFORE OR AFTER PRODUCTION MAY ALTER THE CONTRACT PRICE. ALL CHANGES MUST BE IN WRITING AND APPROVED BY BOTH PARTIES PRIOR TO PRODUCTION.

Signature: _____

Customer Signature: _____



Signs of Change Inc.
 314 Main Street
 Schomberg ON L0G 1T0
 Tel: 905 939 1102
 Fax: 905 939 1066
www.signsofchange.com



CML HealthCare

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Date: Oct 2, 2009

Job Number: K80088

Location: Head Office, Mississauga, ON

Scale:

I HAVE CAREFULLY REVIEWED AND HEREBY ACCEPT THE DRAWING(S) AS SHOWN. I REALIZE THAT ANY CHANGES TO THESE DESIGNS MADE BEFORE OR AFTER PRODUCTION MAY ALTER THE CONTRACT PRICE. ALL CHANGES MUST BE IN WRITING AND APPROVED BY BOTH PARTIES PRIOR TO PRODUCTION.

Signature:



Signs of Change Inc.
314 Main Street
Schomberg, ON L0G 1T0
Tel: 905 939 1102
Fax: 905 939 1066
www.signsofchange.com



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 13, 2009

FILE: 08-02757

RE: itravel2000
2350 Matheson Blvd. E. - Ward 5

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

Section 17	Proposed
A fascia sign shall be located no higher than the upper limits of the first storey of a building.	Two (2) fascia signs located on the second storey of the south and west elevations of an office building.

COMMENTS:

The proposed fascia signs replace the previous tenant signs. The intent of Sign By-law 0054-2002, as amended was to control fascia signage on a multi tenant office building. In this case, ittravel2000 is the major tenant of the building and there will be no other fascia signage permitted on the building. The location and design of the signs are in keeping with the design of the building and therefore acceptable from a design perspective.

3

2

43M-793

43M-533

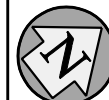
43M-584

OAK CT.

CITY OF TORONTO



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Leading today for tomorrow



Planning & Building, Sign Unit

2350 Matheson Boulevard East
File# 08-02757
ITravel 2000

SCALE FOR REDUCED DRAWINGS



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

October 21, 2008

Application Number: SGNBLD 8 2757
2350 Matheson BLVD East
Plan M793PT BLK 5 RP 43R188000 Parts 1,2
FASCIA SIGN (2) FASCIA SIGN – ITRAVEL 2000

Re: Application for Sign Variance

We are requesting approval of ittravel2000 Sign Variance Application for our new building located on 2350 Matheson Blvd East. We have the following reasons why we strongly believe that our application should be approved;

- 1) Our "itravel2000" sign is a business identification sign, and our business cannot be identified if we install it on the 1st floor because its view will be blocked by trees (see attached pictures). We have many customers who frequently visit our premises to book a flight or pick up tickets from a flight they booked over the telephone. Customers and prospects need to easily identify/find our building.
- 2) We are trying to keep uniformity with signs in the neighbourhood. Our previous tenant "Hershey" had their sign installed on the 2nd floor and there are numerous two floor buildings in the neighbourhood that have their signs installed on the 2nd floor ceiling.
- 3) The signs on the second floor ceiling are not going to block windows or any fire escape routes.

We appreciate your consideration to have our Variance Application approved.

Best regards,



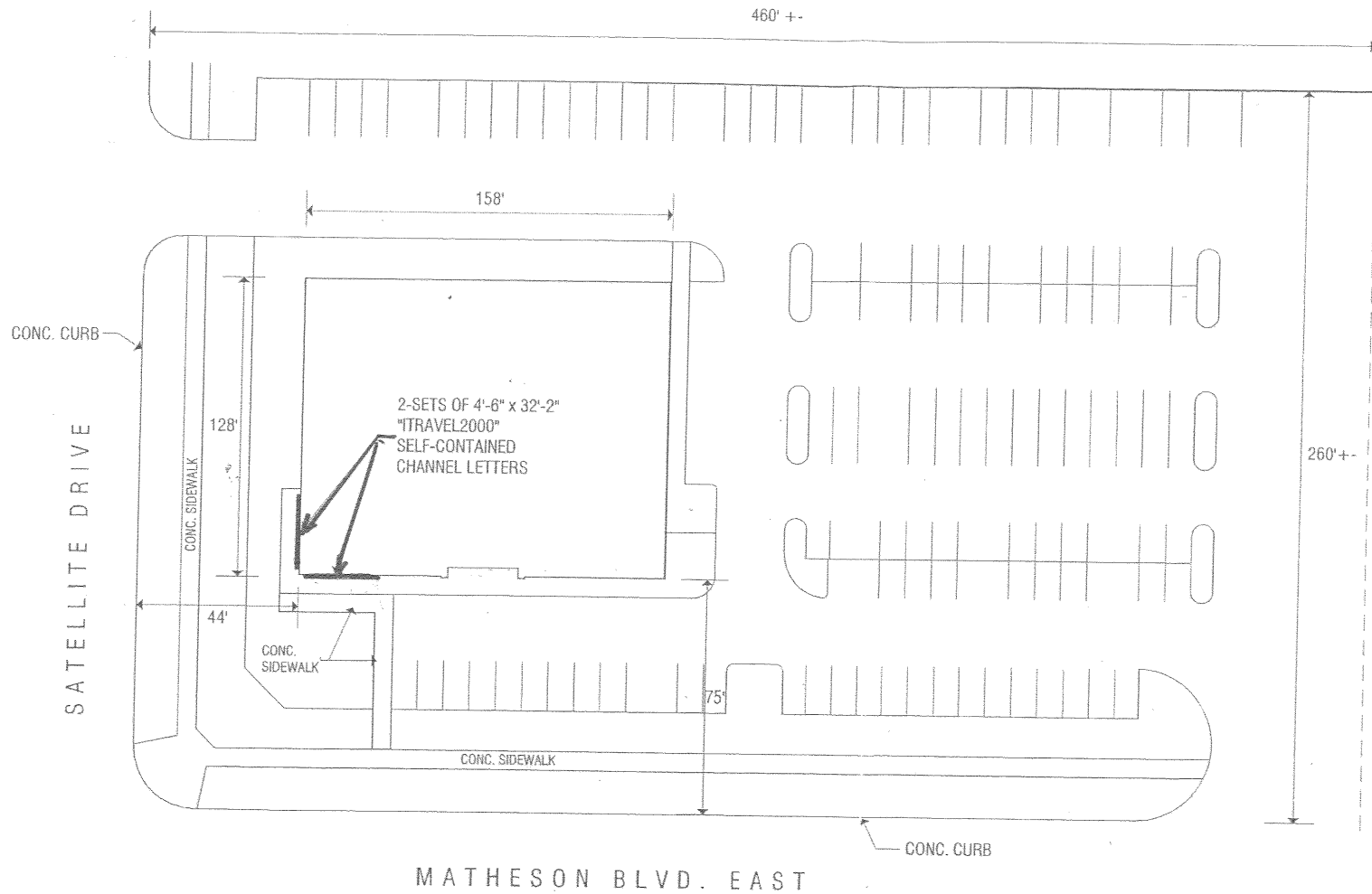
Jack Fraser
Chief Financial Officer

2350 MATHESON BLVD E, PICTURE PROVIDED BY ITRAVEL 2000



2350 MATHESON BLVD E, PICTURE PROVIDED BY ITRAVEL 2000





SITE PLAN

JOB NAME:

ITRAVEL2000

JOB LOCATION:

2350 MATHESON BLVD.
MISSISSAUGA, ON.

PROJECT:

ILLUMINATED
CHANNEL LETTERS

DRAWING TITLE:

SITE PLAN

DESIGNER:

T. FERRARO

DATE DRAWN:

SEPTEMBER 24, 2008

DATE REVISED:

SCALE:

☒ APPROVED BY:

CUSTOMER:

DATE:

APPROVED AS PER LAYOUT /
SPECIFICATIONS INDICATED
ON THIS DOCUMENT

gsg
GRANT SIGN GROUP
202 CULLEN RD. TORONTO, ON M9W 4H2
TEL: 416-503-1900

NOTICE:
ALL ARTWORK SHOWN IS THE SOLE PROPERTY OF GRANT SIGNS
AND MAY NOT BE USED IN ANY FORM WITHOUT PERMISSION.



SOUTH ELEVATION (MATHESON BLVD. E.)

1- SET OF 4'-6" HIGH SELF CONTAINED "ITRAVEL2000" CHANNEL LETTERS

COLOURS:

WHITE AND YELLOW FACES WITH BLACK TRIMCAP AND RETURNS

MAX. WEIGHT OF EACH LETTER
DOES NOT EXCEED 25 LBS
MAX. FOOTAGE OF SIGN IS 144 SQ. FT.

JOB APPENDIX 4-6

ITRAVEL2000

JOB LOCATION:

2350 MATHESON BLVD.
MISSISSAUGA, ON.

PROJECT:

ILLUMINATED
CHANNEL LETTERS

DRAWING TITLE:

ELEVATIONS

DESIGNER:

T. FERRARO

DATE DRAWN:

SEPTEMBER 24, 2008

DATE REVISED:

SCALE:

☒ APPROVED BY:

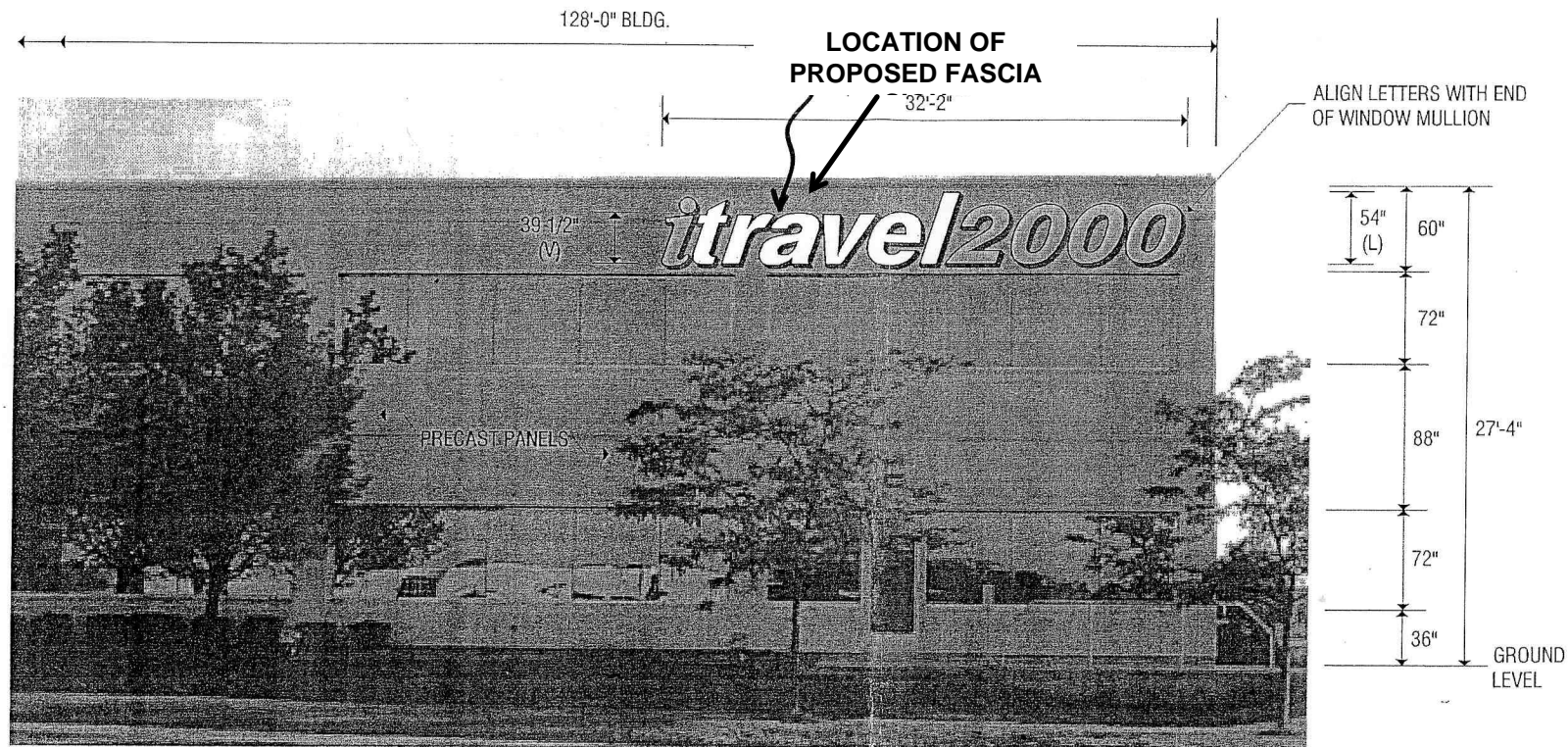
CUSTOMER:

DATE:

APPROVED AS PER LAYOUT /
SPECIFICATIONS INDICATED
ON THIS DOCUMENT

gsg
GRANT SIGN GROUP
500 CARLINGVIEW DR. TORONTO, ON M9W 5K2
TEL: 416-223-0953

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WEST ELEVATION (SATELLITE DR.)

1- SET OF 4'-6" HIGH SELF CONTAINED "ITRAVEL2000" CHANNEL LETTERS

COLOURS:

WHITE AND YELLOW FACES WITH BLACK TRIMCAP AND RETURNS

MAX. WEIGHT OF EACH LETTER
DOES NOT EXCEED 25 LBS

MAX. FOOTAGE OF SIGN IS 144 SQ. FT.

JOB APPENDIX 4-7

ITRAVEL2000

JOB LOCATION:

2350 MATHESON BLVD.
MISSISSAUGA, ON.

PROJECT:

ILLUMINATED
CHANNEL LETTERS

DRAWING TITLE:

ELEVATIONS

DESIGNER:

T. FERRARO

DATE DRAWN:

SEPTEMBER 24, 2008

DATE REVISED:

SCALE:

☒ APPROVED BY:

CUSTOMER:

DATE:

APPROVED AS PER LAYOUT /
SPECIFICATIONS INDICATED
ON THIS DOCUMENT

gsg
GRANT SIGN GROUP
353 CAMPLANDVIEW DR. TORONTO, ON M9W 3K4
TEL: 416-273-8800

NOTICE:
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SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 13, 2009

FILE: 08-02823

RE: Country Style
6950 Menkes Dr. - Ward 5

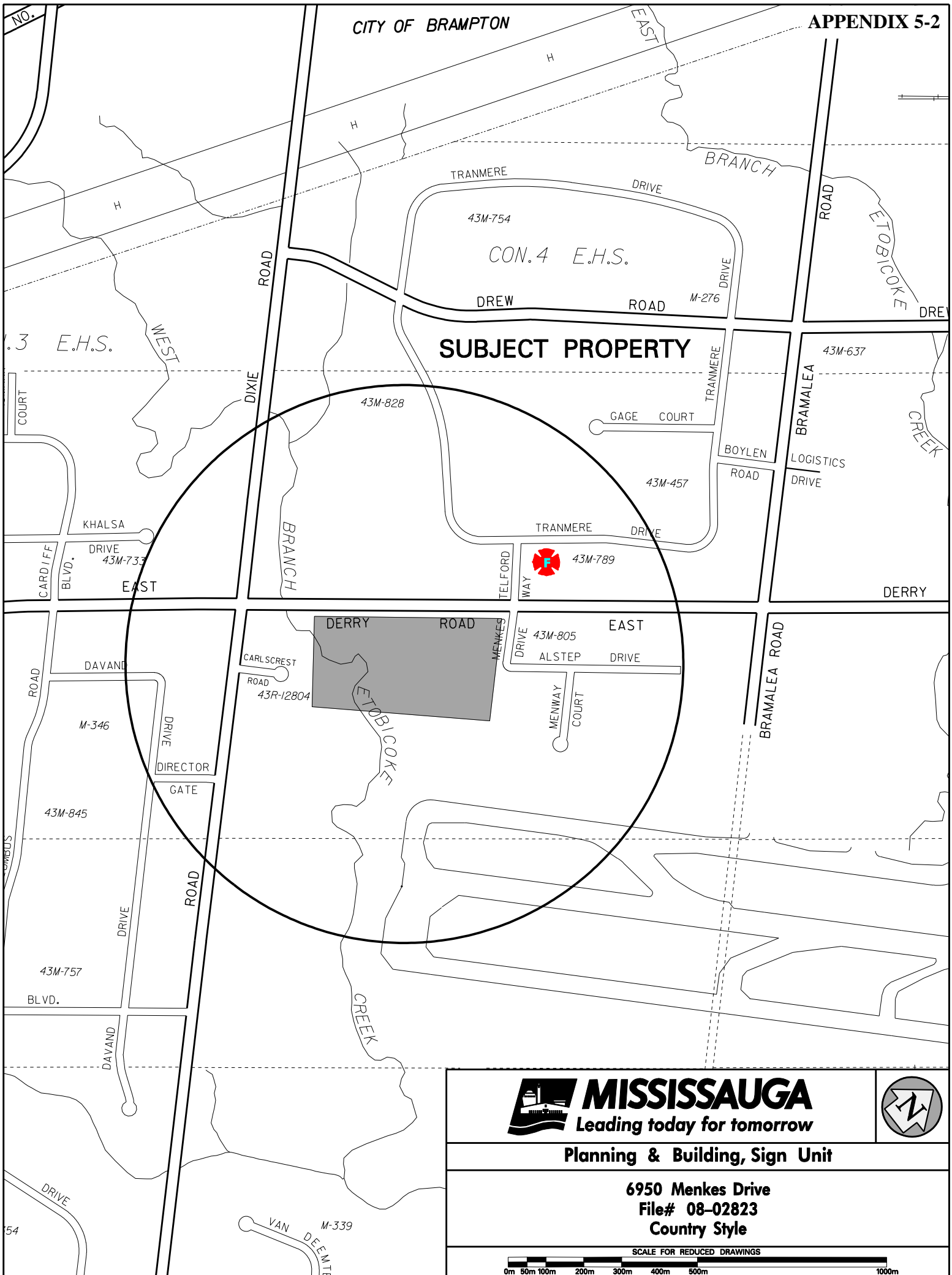
The applicant requests the following variance to section 4(6) of the Sign By-law 0054-2002, as amended.

Section 4(6)	Proposed
Roof signs are prohibited.	Three (3) signs roof signs supported by and project above the roof of the building.

COMMENTS:

The proposed variance is for fascia signs which replace the existing signage on the building. The purpose of the change is to accommodate the new image and marketing campaign by Country Style Food Services. The building design does not permit adequate space for the sign below the roofline.

An inspection performed on November 3, 2008 revealed that the signs have been installed without any City approvals. In this regard, the review of the variance becomes limited. The proposed variance handles the integration of the sign and the slope of the roof but can be improved if the existing roof is painted a similar colour as the sign which will unify the look of the building. The Planning and Building Department therefore finds the variance acceptable subject to the painting of the roof.



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

**6950 Menkes Drive
File# 08-02823
Country Style**

SCALE FOR REDUCED DRAWINGS



A·tec Signs

A division of Erik Jeppesen Holdings Ltd.

40 Bramsteele Road
 Brampton, ON L6W 3L8
www.atecsigns.ca

Tel. 905.451.9720
 U.S. 800.463.1079
 Fax. 905.451.5132

October 29, 2008



City of Mississauga
 Planning & Building Department
 300 City Centre Drive, 9th Floor
 Mississauga, ON L5B 3C1
 Ph: 905-615-4046
 Fax: 905-896-5638

Re: LETTER OF RATIONAL

Country Style # 484
 6950 Menkes Dr
 Mississauga, ON
 Permit #08-2823

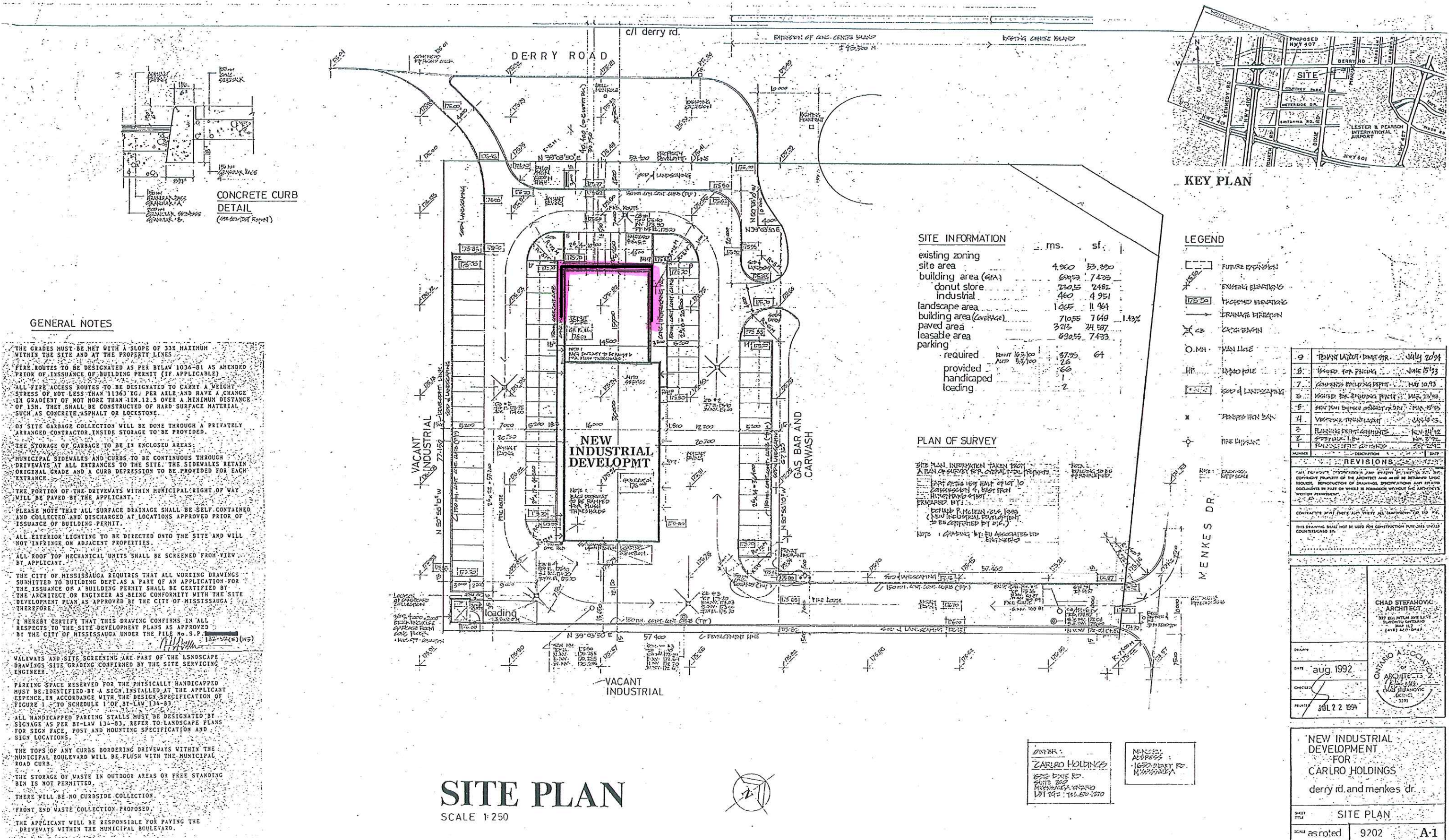
Dear Laura:

On Oct 6th, 2008 I applied for a sign permit application for Country Style Food Services, for the above mentioned location. Upon, the examiners review, my sign permit application, does not comply with the municipal zoning by-laws; as the awnings are considered roof signs. A sign variance is required. Country Style Food Services has advised A Tec Signs to proceed with the variance application submission. As Country Style Food Services, would like exposure on the North, East & West Elevations.

Sincerely,

Stephanie South
 Sales
 A Tec Signs
 40 Bramsteele Road
 Brampton, ON L6W 3L8
 Ph: 905-451-9720 ext. 112
 Fax: 905-451-5132
 Email: ssouth@atecsigns.ca
 Web: www.atecsigns.ca

APPENDIX 5-4



APPENDIX 5-5

Proposed



Existing



Proposed



Existing



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A division of Erik Jeppesen Holdings Ltd.

40 Bramsteele Road
Brampton, ON L6W 3L8
www.atecsigns.ca

Tel. 905.451.9720
TF. 800.463.1079
Fax. 905.451.5132



LOCATION: 1615 Derry Road East, Mississauga

TITLE: Awning Proposal

CUSTOMER: Country Style Store# 484

FILE: 484 - Derry Road.cdr

PAGE 2

REP: E. Jeppesen

SCALE - NTS

DATE: Sept 22 2008

VERSION: 1.0

DRAWN BY S. Harvey

NO.

01

REVISION DATE

Sept 29 2008

NO.

REVISION DATE

DWG#

SP2

Proposed



Existing



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Brampton, ON L6W 3L8
www.atecsigns.ca

Tel. 905.451.9720
TF. 800.463.1079
Fax. 905.451.5132



LOCATION: 1615 Derry Road East, Mississauga			NO.	REVISION DATE	NO.	REVISION DATE	DWG# SP3
TITLE: Awning Proposal	PAGE 3	DATE: Sept 22 2008	01	Sept 29 2008			
CUSTOMER: Country Style Store# 484	REP: E. Jeppesen	VERSION: 1.0					
FILE: 484 - Derry Road.cdr	SCALE - NTS	DRAWN BY S. Harvey					



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Customer: Country Style Store# 484

Date: OCT 24/08

Sales: N/A

Rev 3:

w/o:

Job Description: Derry Road, Mississauga

Scale: 1/4"=1'-0"

Design: N/A

Rev 2:

dwg no: ELEVATION-01

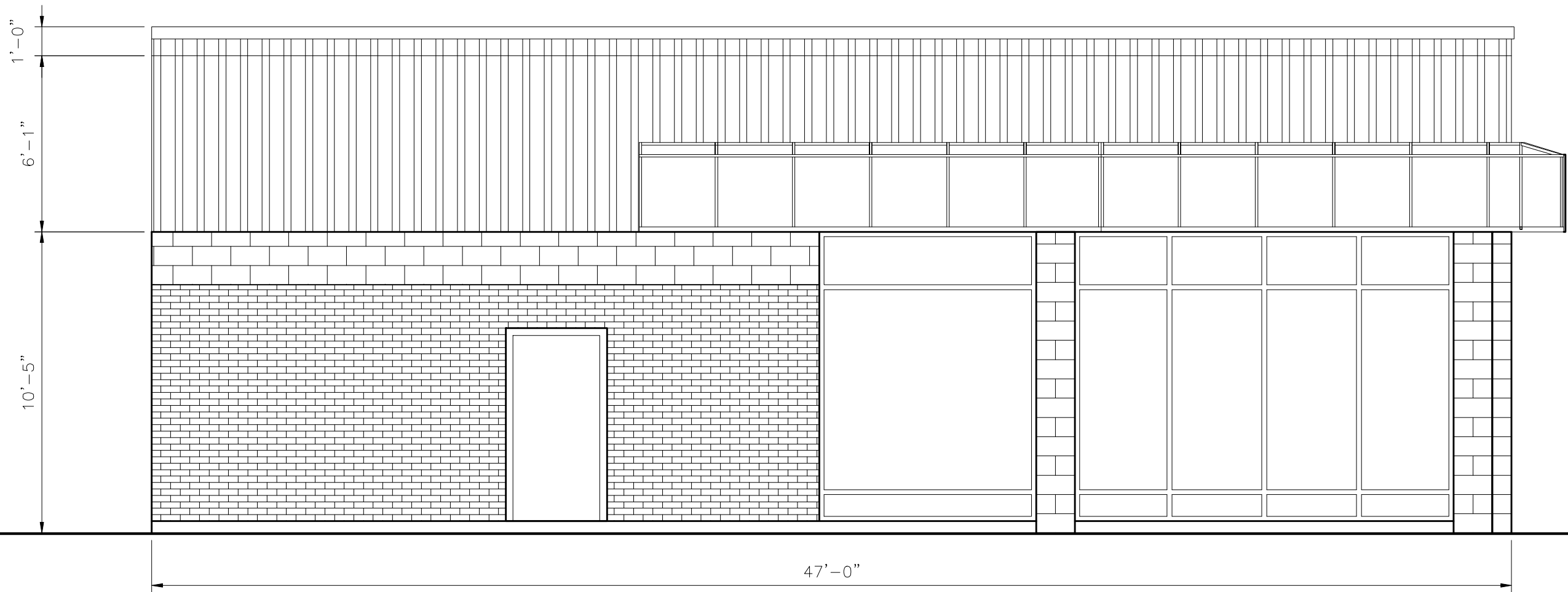
Customer Approval:

Date:

Eng: S.Harvey

Rev 1:

sheet of



EAST ELEVATION

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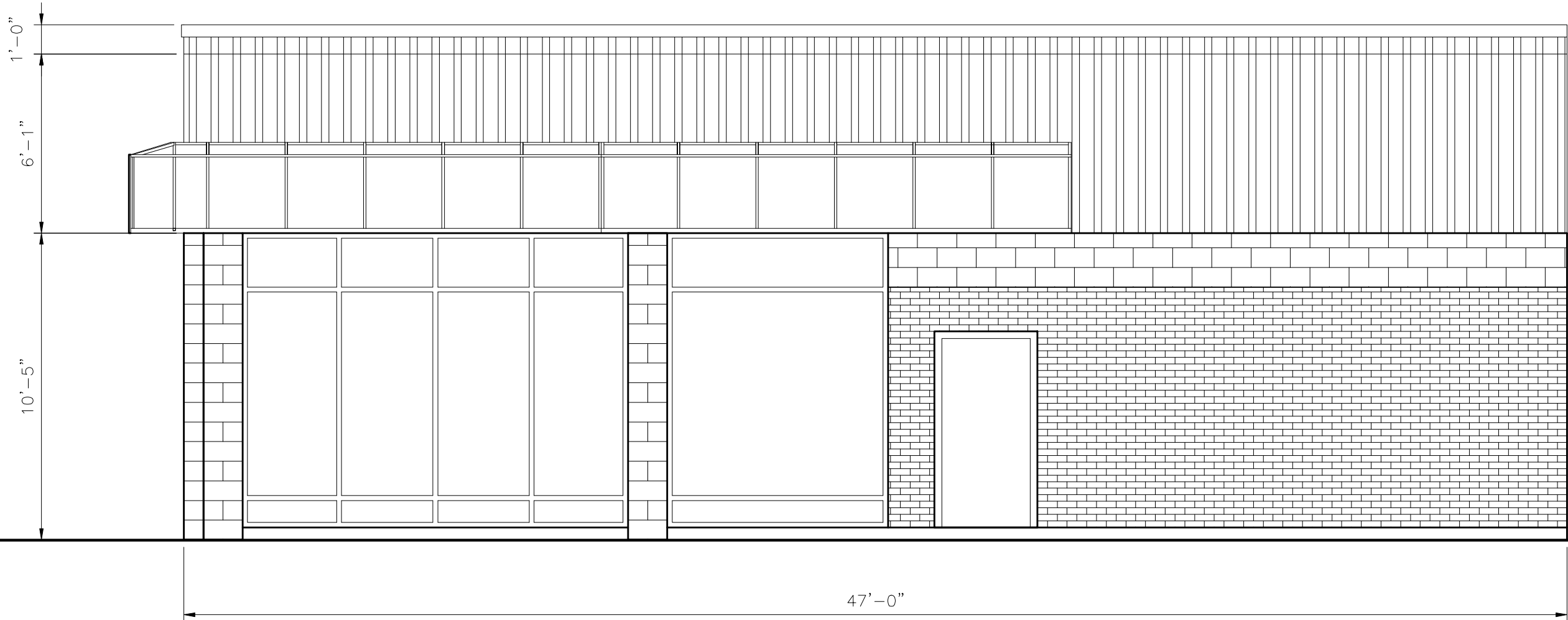


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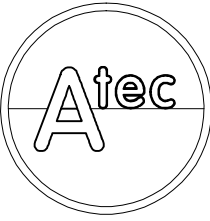
40 Bramsteele Rd., Brampton, ON, Canada, L6W 3L8, (905) 451-9720, 1-800-4631079, Fax: (905) 451-5132, Email: shurst@atecsigns.ca

Customer: Country Style Store# 484	Date: OCT 24/08	Sales: N/A	Rev 3:	w/o:
Job Description: Derry Road, Mississauga	Scale: 1/4"=1'-0"	Design: N/A	Rev 2:	dwg no: ELEVATION -03
Customer Approval:	Date:	Eng: S.Harvey	Rev 1:	sheet of

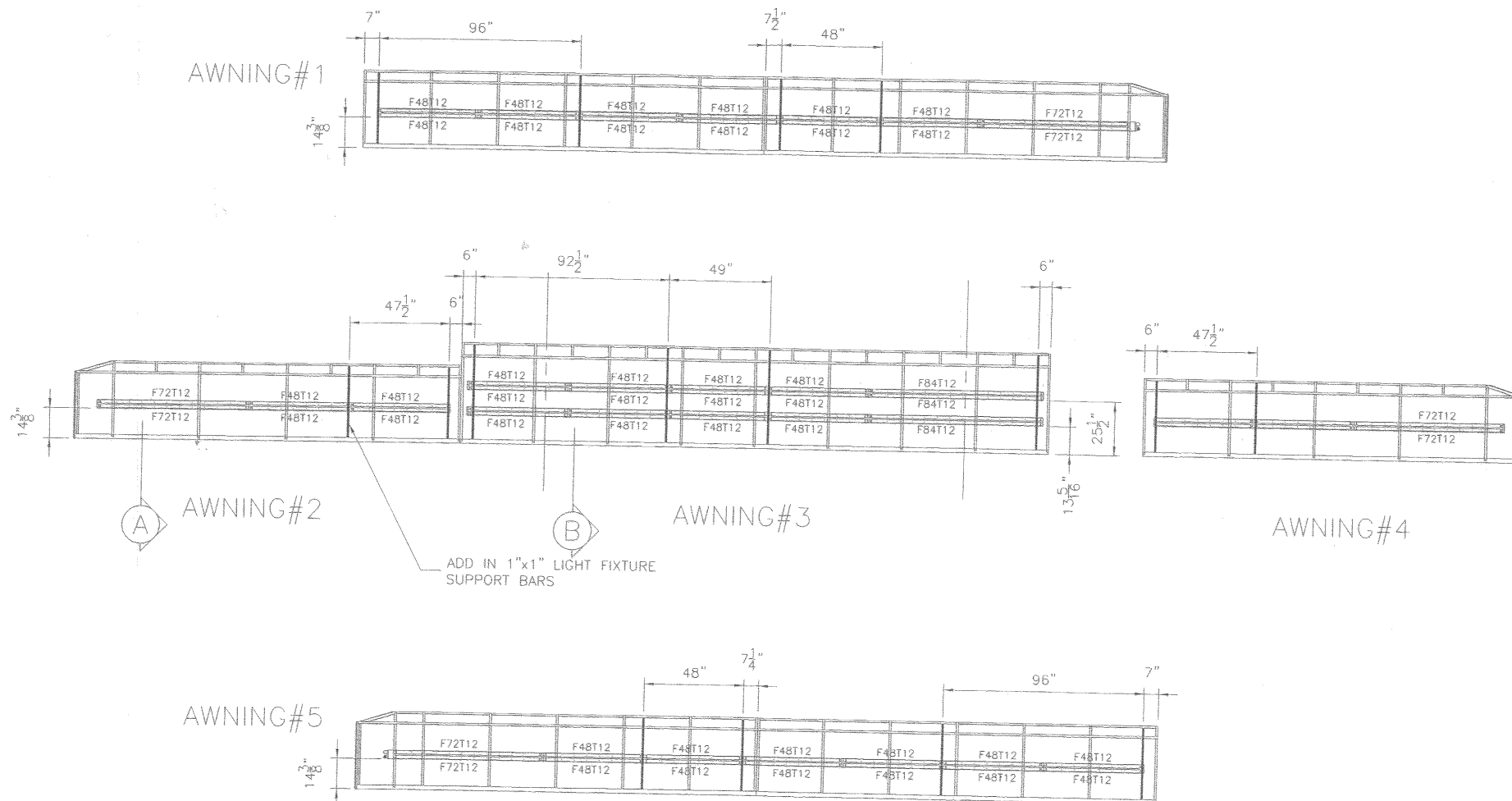


WEST ELEVATION

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Customer: Country Style Store# 484	Date: OCT 24/08	Sales: N/A	Rev 3:	w/o:	
Job Description: Derry Road, Mississauga	Scale: 1/4"=1'-0"	Design: N/A	Rev 2:	dwg no: ELEVATION-02	
Customer Approval:	Date:	Eng: S.Harvey	Rev 1:	sheet	of



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Customer: Country Style Store# 484

Date: Sept 23 2008

Sales: N/A

Rev 3:

Job Description: Derry Road, Mississauga

Scale: 1/4"=1'-0"

Design: N/A

Rev 2:

Customer Approval:

Date:

Eng: S. Harvey

Rev 1: Sept 25 2008

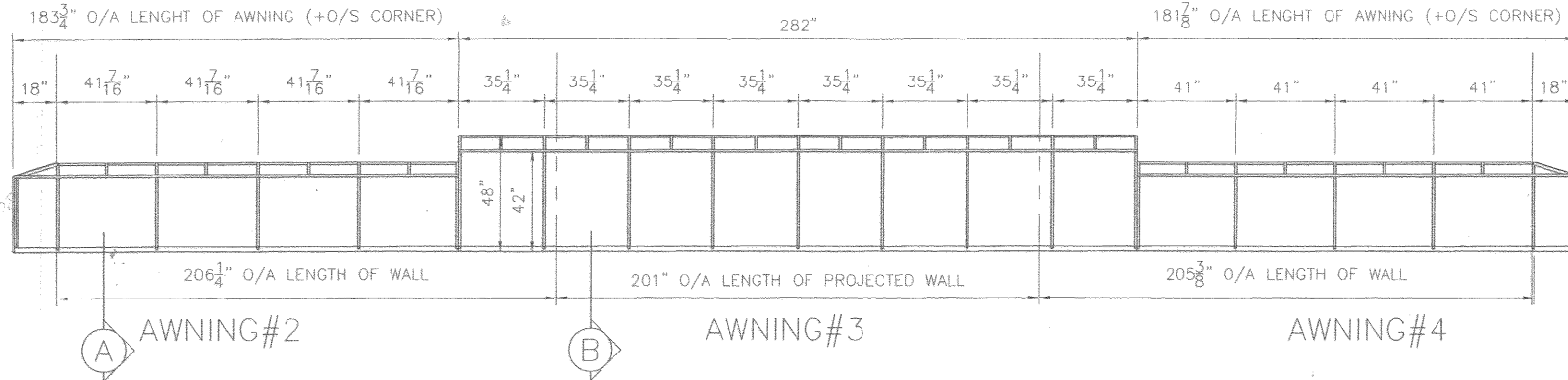
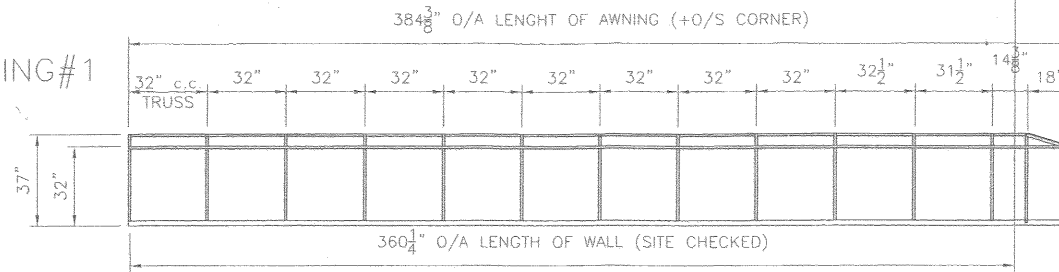
w/o:

dwg no: Awning Details-03

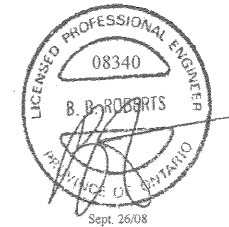
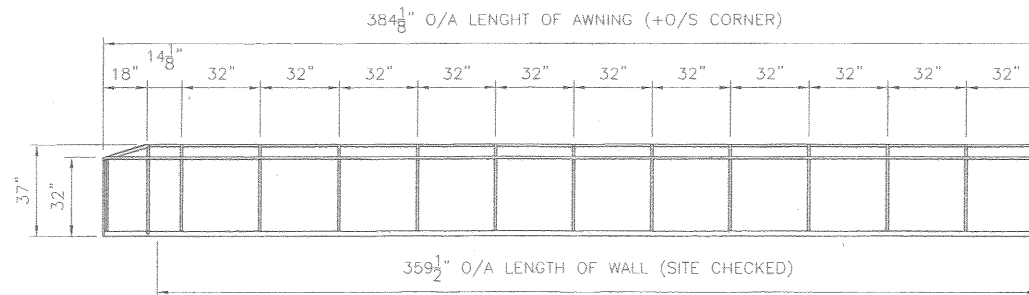
sheet of



AWNING#1



AWNING#5



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Customer: Country Style Store# 484

Date: Sept 23 2008

Sales: N/A

Rev 3:

w/o:

Job Description: Derry Road, Mississauga

Scale: 1/4"=1'-0"

Design: N/A

Rev 2:

dwg no: Awning Details-02

Customer Approval:

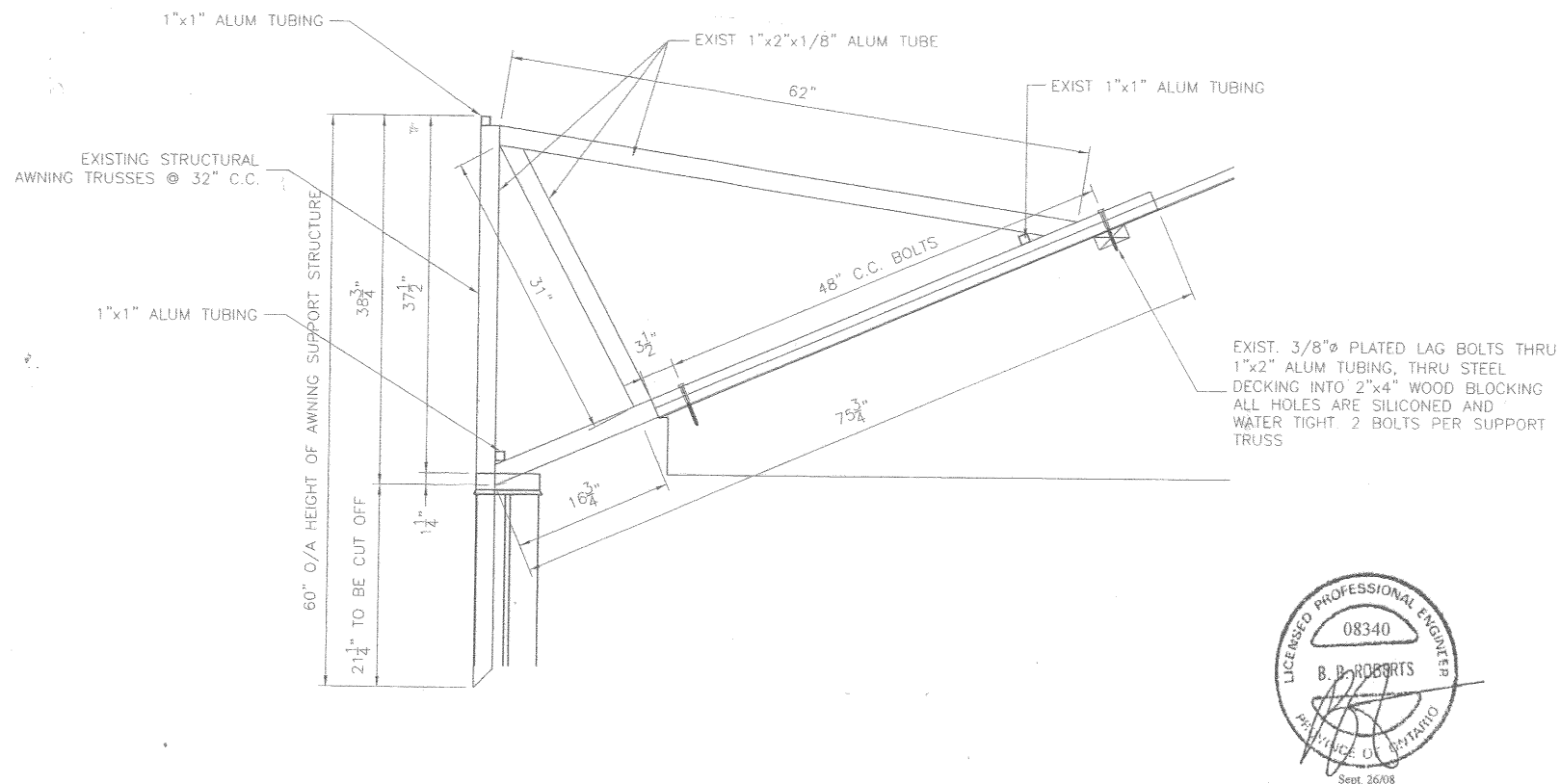
Date:

Eng: S.Harvey

Rev 1: Sept 25 2008

sheet of

EXISTING AWNING SUPPORT TRUSSES



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Customer: Country Style Store# 484

Date: Sept 25 2008

Sales: N/A

Rev 3:

w/o:

Job Description: Derry Road, Mississauga

Scale: 1"=1'-0"

Design: N/A

Rev 2:

dwg no: Awning Support Struct-01

Customer Approval:

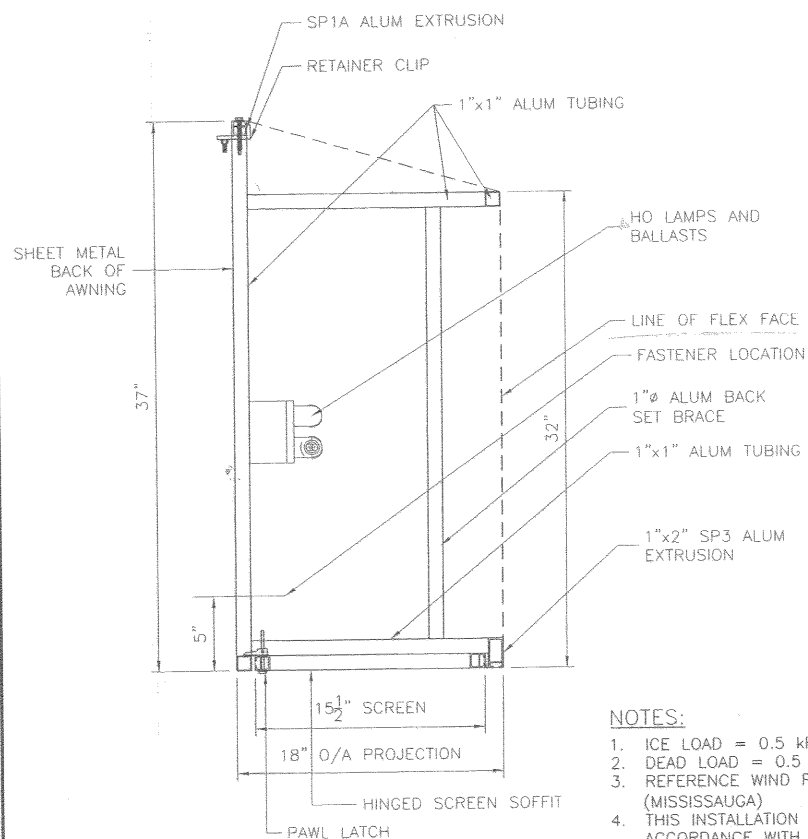
Date:

Eng: S.Harvey

Rev 1:

sheet of

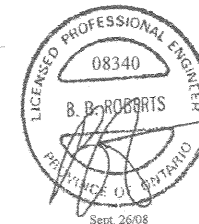
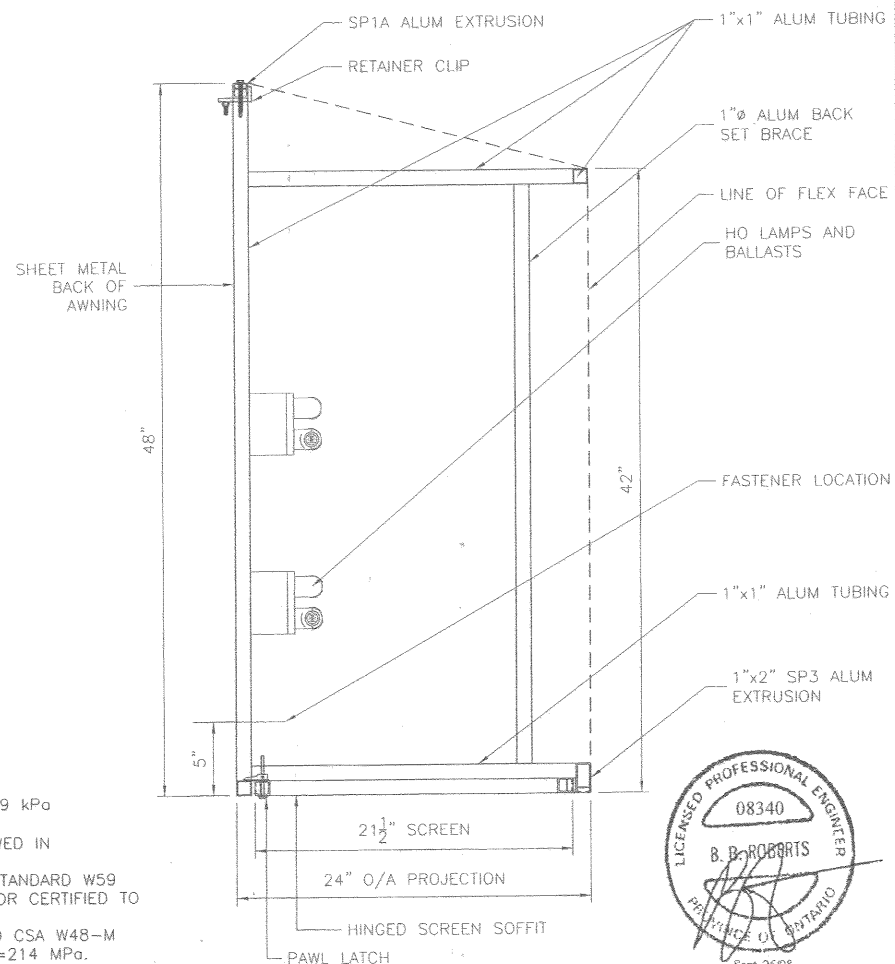
SECTION A - FILLER AWNING



NOTES:

1. ICE LOAD = 0.5 kPa
2. DEAD LOAD = 0.5 kPa
3. REFERENCE WIND PRESSURE = 0.49 kPa (MISSISSAUGA)
4. THIS INSTALLATION HAS BEEN REVIEWED IN ACCORDANCE WITH 2006 OBC.
5. WELDING SHALL CONFORM TO CSA STANDARD W59 AND BE PERFORMED BY A FABRICATOR CERTIFIED TO CSA W47.1
6. WELDING MATERIALS TO CONFORM TO CSA W48-M
7. ALUMINUM TO BE MIN. 6063 T6, $F_y=214$ MPa.

SECTION B - LOGO AWNING



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Customer: Country Style Store# 484

Date: Sept 23 2008

Sales: N/A

Rev 3:

w/o:

Job Description: Derry Road, Mississauga

Scale: 1"=1'-0"

Design: N/A

Rev 2:

dwg no: Awning Sections

Customer Approval:

Date:

Eng: S.Harvey

Rev 1: Sept 25 2008

sheet of



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 13, 2009

FILE: 08-02489

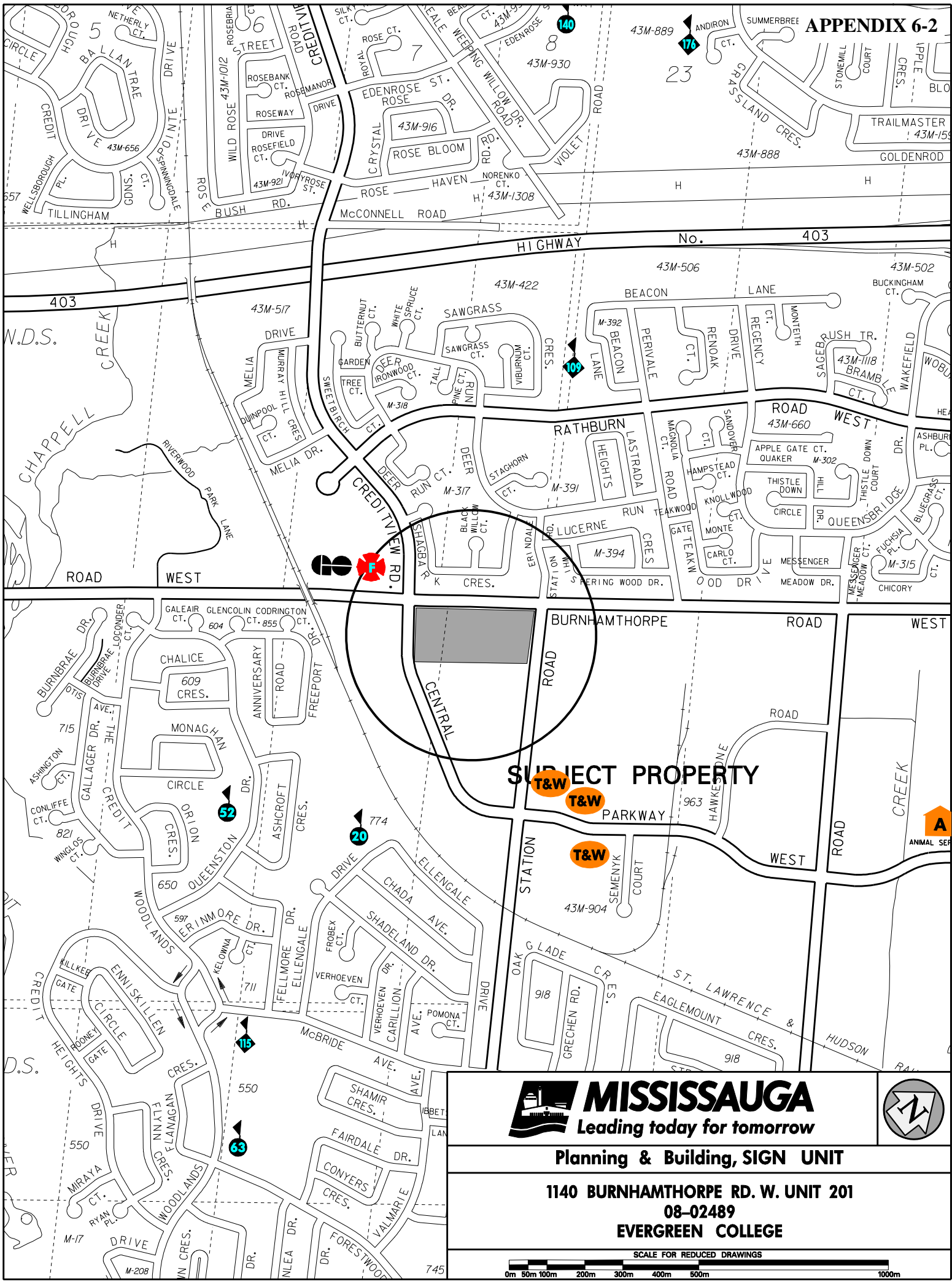
RE: Evergreen College
1140 Burnhamthorpe Rd. W. – Ward 8

The applicant requests the following variance to Section 17(3) of the Sign By-law 0054-2002, as amended.

Section 17(3)	Proposed
A fascia sign shall not be located above the upper limits of the first storey of the building.	One (1) fascia sign located on the second storey of a commercial building.

COMMENTS:

The proposed variance is for a fascia sign located above the second floor of a two storey building. A variance was granted to the previous tenant of the unit for a similar sign as proposed. The design and location of the sign is in keeping with the building design and therefore acceptable from a design perspective.



SUBJECT PROPERTY

T&W
T&W
T&W

MISSISSAUGA
Leading today for tomorrow

Planning & Building, SIGN UNIT

1140 BURNHAMTHORPE RD. W. UNIT 201
08-02489
EVERGREEN COLLEGE



September 2, 2008

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 57.5 square foot (5.3 m²) fascia sign on the second storey elevation of 1140 Burnhamthorpe Road West

We are asking for relief from the provisions of the Mississauga Sign By-law 54-02 which restricts fascia signage to the first storey building facade of a building. The property in question is on the south side of Burnhamthorpe Road West just west of Erindale Station Road.

The proposed fascia sign will identify Evergreen College which occupies the second floor of the building. The building itself is located between two adjacent buildings and is set back further from the street than these buildings. This causes restricted visibility of the building for traffic on Burnhamthorpe Road.

The sign itself is moderate in size – much smaller than existing first storey signage on the building and simply identifies the College and phone number.

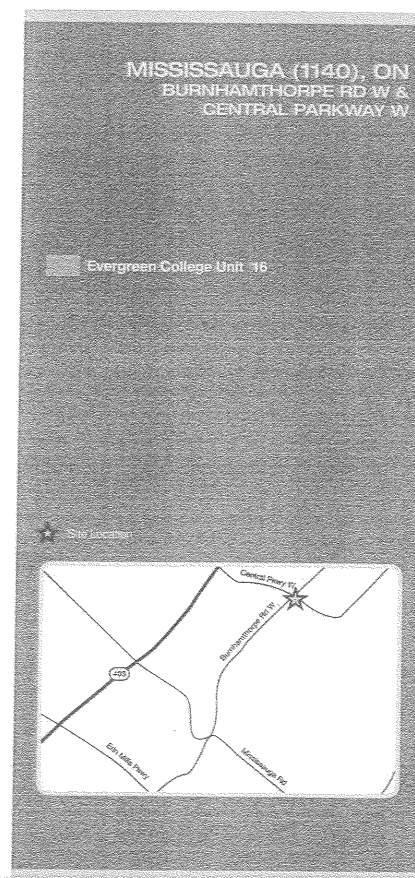
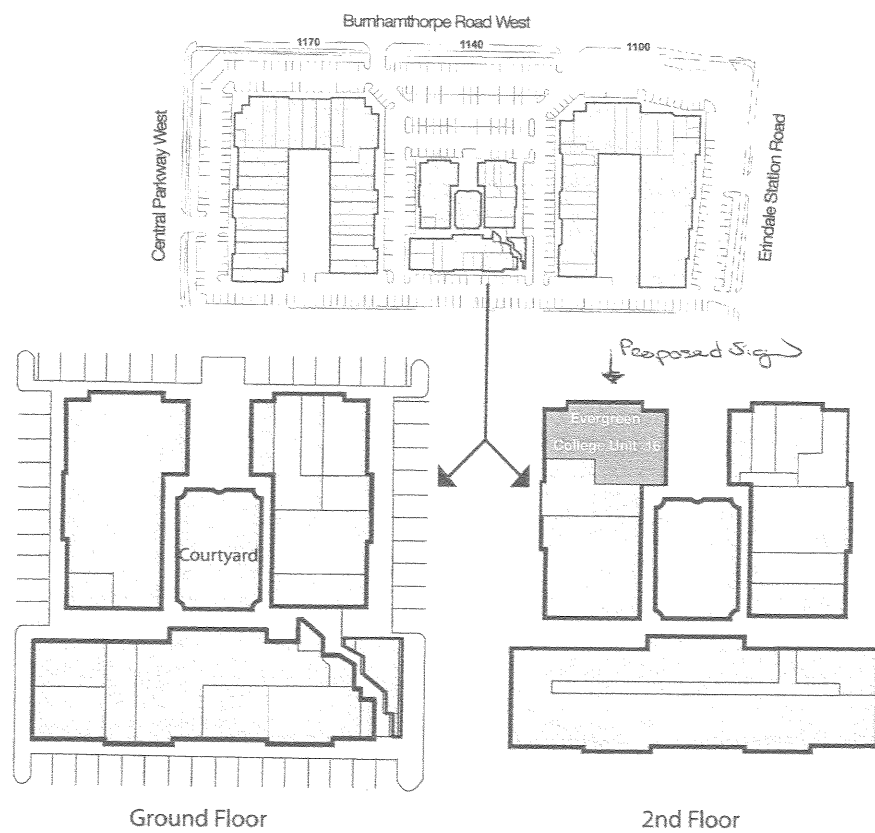
The proposed sign is not out of character for the area and is needed to identify the College and assist traffic to locate same.

We are respectfully asking for your consideration in this matter.

Yours truly,



Robert Manning
Permit Manager
Gregory Signs Limited
for Evergreen College and 1100 Burnhamthorpe Property Inc.



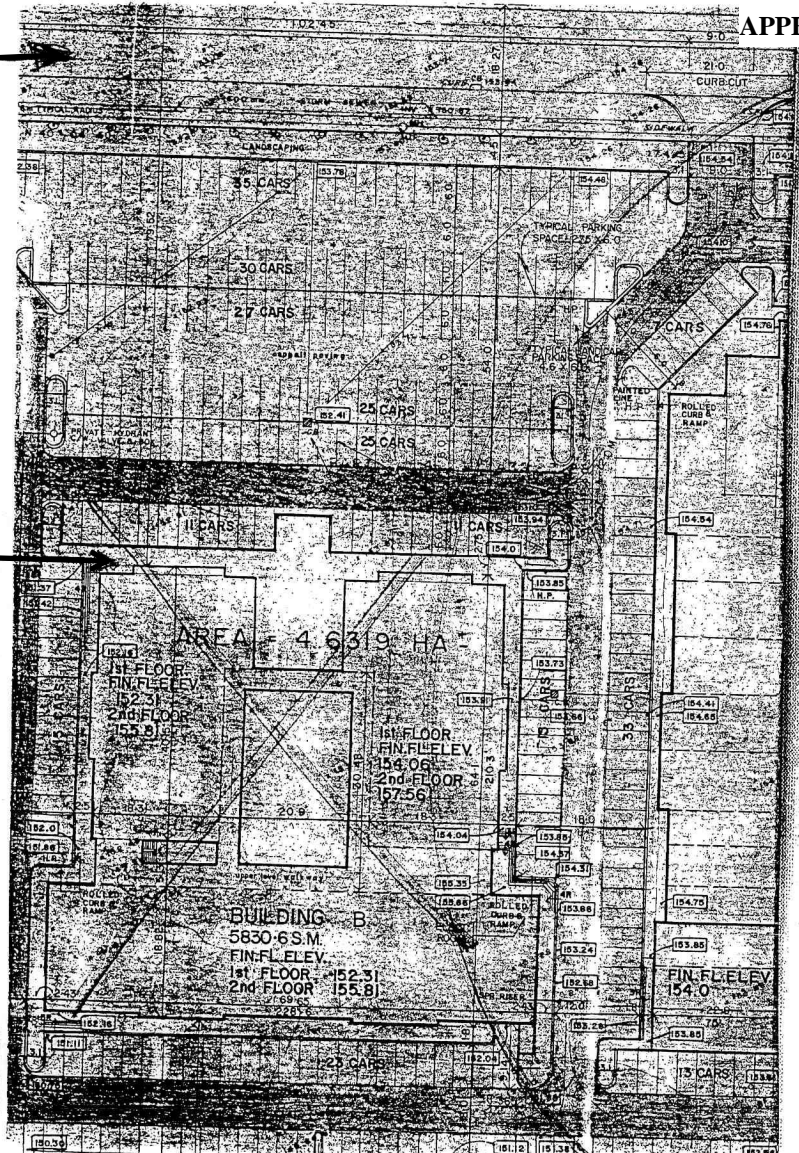
BURNHAMTHORPE
RD. W

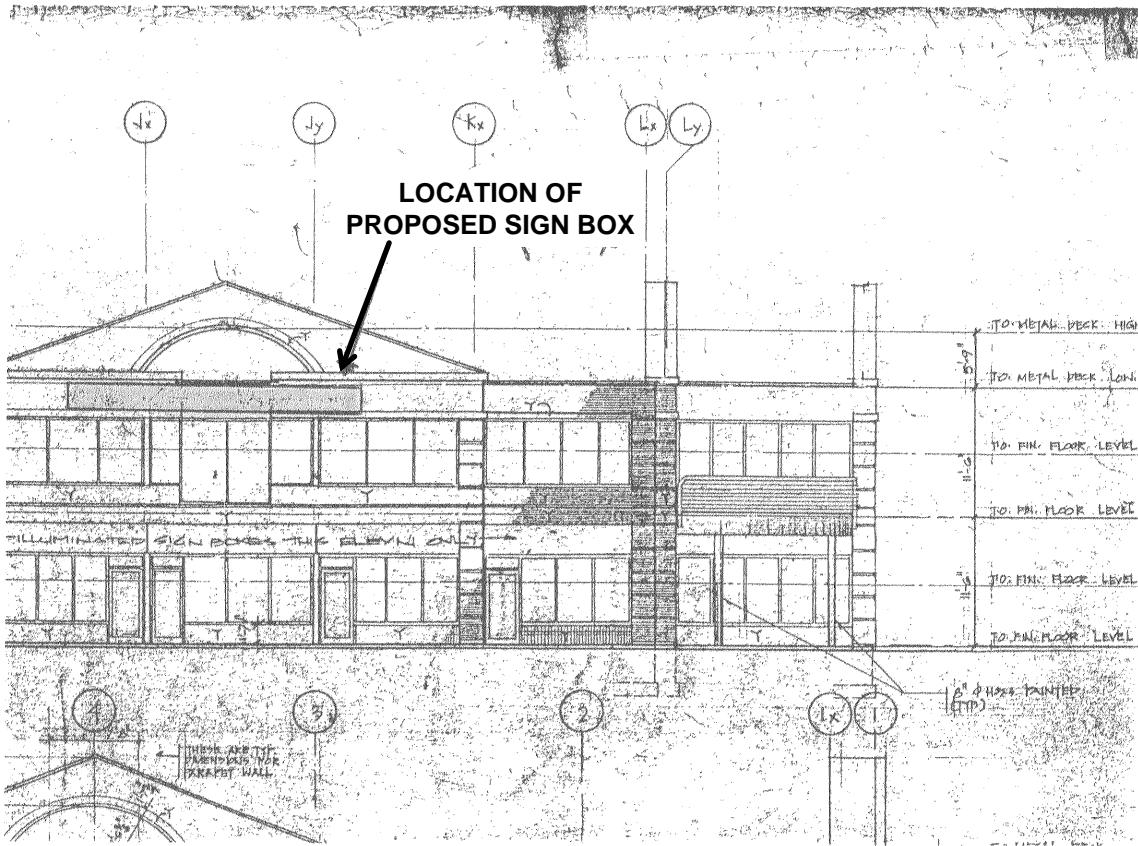


PROPOSED
SIGN



1140 BURNHAMTHORPE RD.
W





NORTH ELEVATION

(x's represent new phone number)

23
(.58m)

JOE # 071799
GREGORY SIGNS
117 Burnside Ave. Vaughan, Ontario, L4N 2Y5
Phone: (905) 822-0421 Fax: (905) 912-0427
Cell: 1-877-912-0870 email: joe@gregsigns.ca

DETAIL



**SIGN AREA = 57.5 sq ft
(5.3m²)**

CLIENT	
Evergreen College	
LOCATION	
1140 Burnhamtspe Rd. West	
PROPERTY TYPE	
Outdoor Sign	
SIGN TYPE/USE	
Burnished sign box	
SCALE	DATE
	July 3, 2008
DRAWN BY	
Angel Vago	
SALES	
Sara Krasinsky	

REVISION NOTE		
NO.	DESCRIPTION	DATE
1	Revised colour	July 8, 2008

<p>1-12 lamps illuminated</p>

clum / oaytic / vinyl

Quantity	1 box
----------	-------

by Evergreen / Gregory Sigs

by Gregory Sigafo

SIZE CHECK PENDING

bota@gregcnsigns.com



APPROVED BY

DATE

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