



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2009)

DATE: March 10, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 30, 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 March 10, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendices 1 to 5 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 08-03165
Ward 1
6385273 Canada Inc.
1440 Hurontario Street

To permit the following:

- (i) An illuminated sign with an area of 0.97 sq. m.
(10.44 sq. ft.).
- (ii) One (1) ground sign setback 0.4m (1.3 ft.) from the
property line and 2.37m (7.78 ft.) from a driveway
entrance/exit.

- (b) Sign Variance Application 09-03681
Ward 8
Amica Mature Lifestyles Inc.
4620 Kimbermount Ave.

To permit the following:

- (i) Three (3) ground signs.

- (c) Sign Variance Application 08-03527
Ward 11
Direct Mazda
2290 Battleford Road

To permit the following:

- (i) Two (2) fascia signs located on a performance wall.

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

- (a) Sign Variance Application 08-01253
Ward 7
Cracovia Square Medical Dental
160 Dundas Street East

To permit the following:

- (i) Six (6) fascia signs located on the second storey of the building.

- (b) Sign Variance Application 08-03315
Ward 7
Centre City Medical
3085 Hurontario St., Unit 204

To permit the following:

- (i) Two (2) signs located on the side of the building (south elevation) that is not a building façade.
- (ii) Three (3) fascia signs installed on the second storey of the office building.

BACKGROUND:	The <i>Municipal Act</i> 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 five (5) Sign Variance Applications (see Appendices 1 to 5) 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 <i>Municipal Act</i> . 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 <i>Planning Act</i> .
ATTACHMENTS:	<p>6385273 Canada Inc. Appendix 1-1 to 1-5</p> <p>Amica Mature Lifestyles Inc. Appendix 2-1 to 2-8</p> <p>Direct Mazda Appendix 3-1 to 3-7</p> <p>Cracovia Square Medical Dental Appendix 4-1 to 4-9</p> <p>Centre City Medical Appendix 5-1 to 5-7</p>

Edward R. Sajecki

Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 10, 2009

FILE: 08-03165

RE: 6385273 Canada Inc.
1440 Hurontario Street - Ward 1

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

Section 12	Proposed
An address sign in the Mineola Special Sign District must be non-illuminated with an area not exceeding 0.09 sq. m. (0.97 sq. ft.).	An illuminated sign with an area of 0.97 sq. m. (10.44 sq. ft.).
Section 12	Proposed
A ground sign in the Mineola Special Sign District shall have a minimum setback of 1.5m (4.92 ft.) from the street line and 3m (9.84 ft.) from a driveway entrance/exit.	A ground sign with 0.4m (1.3 ft.) setback from the property line and 2.37m (7.78 ft.) from a driveway entrance/exit.

COMMENTS:

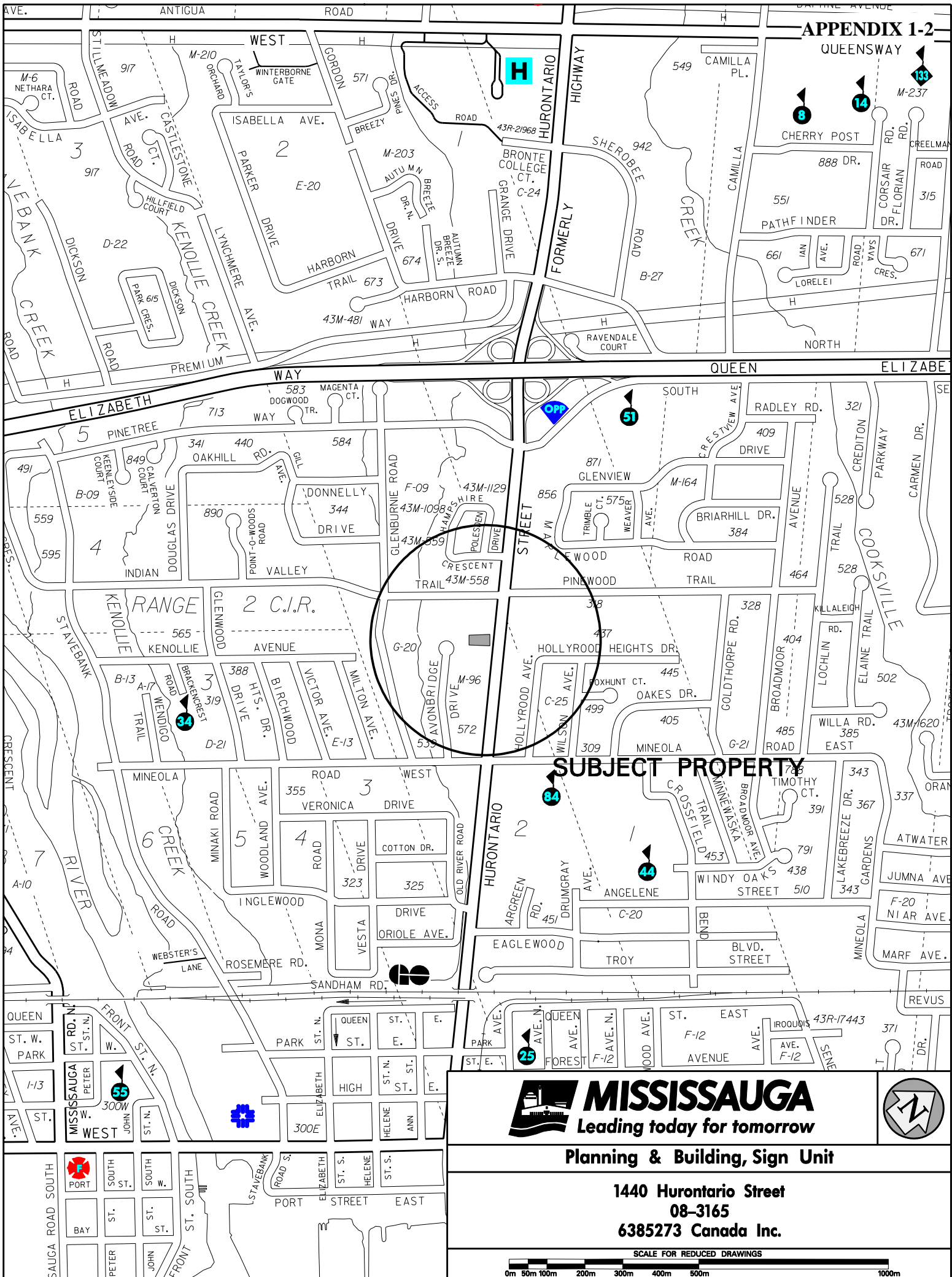
Sign By-law 0054-2002, as amended does not permit illuminated address signs. However, a number of sign variances have been approved for signs in the Mineola Special Sign District having backlit cut out lettering.

The proposed sign is well designed and only slightly over the sign area permitted. The other variance for the placement of the sign is needed to deal with the obstruction of the sightlines by a large maple tree.

The Planning and Building Department therefore finds the variances acceptable from a design perspective.

APPENDIX 1-2

QUEENSWAY



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

**1440 Hurontario Street
08-3165
6385273 Canada Inc.**

SCALE FOR REDUCED DRAWINGS



DAVID BROWN ASSOCIATES

DEVELOPMENT AND LAND USE CONSULTANTS

A division of 1321936 Ontario Inc.

November 20, 2008

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

Attn: Chris Nagy
Building Department

Dear Mr. Nagy,

Re: **Sign Permit Application**
1440 Hurontario Street
City of Mississauga

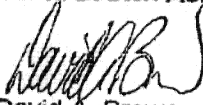
Further to the submission of our application for a building permit and sign variance application, please find attached a letter of authorization for David Brown Associates. Further, please accept this letter as our rationale for the variance request.

The site plan submitted with the application shows the location of the proposed sign. There is a large maple tree located at the north easterly corner of the property at the front property line. This tree provides a significant visual screen of the driveway and existing temporary sign for southbound traffic. A significant volume of the traffic that attends at the business located at the property approaches the site from the north. Therefore, when approaching the site it is very difficult to identify the property until you are past the large maple tree and then there is insufficient time to respond and access the site. The proposal to move the sign forward on the site will improve the sight line and enable persons attending the property to identify the location sooner and react in a safe manner with sufficient time to brake and access the site.

It is the desire of the property owner to maintain the large maple tree and allowing the sign to be moved forward on the site will ensure that can happen. In respect to the surrounding area and the character of other signs erected in the area it appears that the proposed sign will be in keeping with the established character and therefore relief being sought is minor in nature in our opinion and appropriate in this instance.

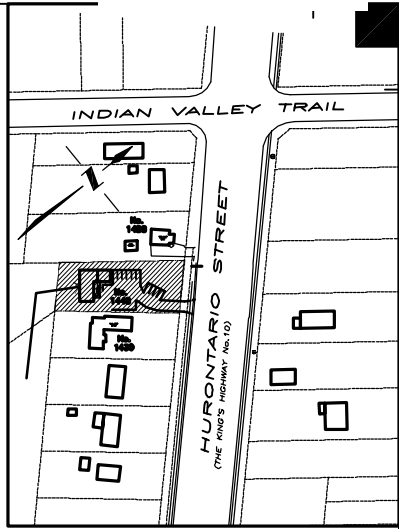
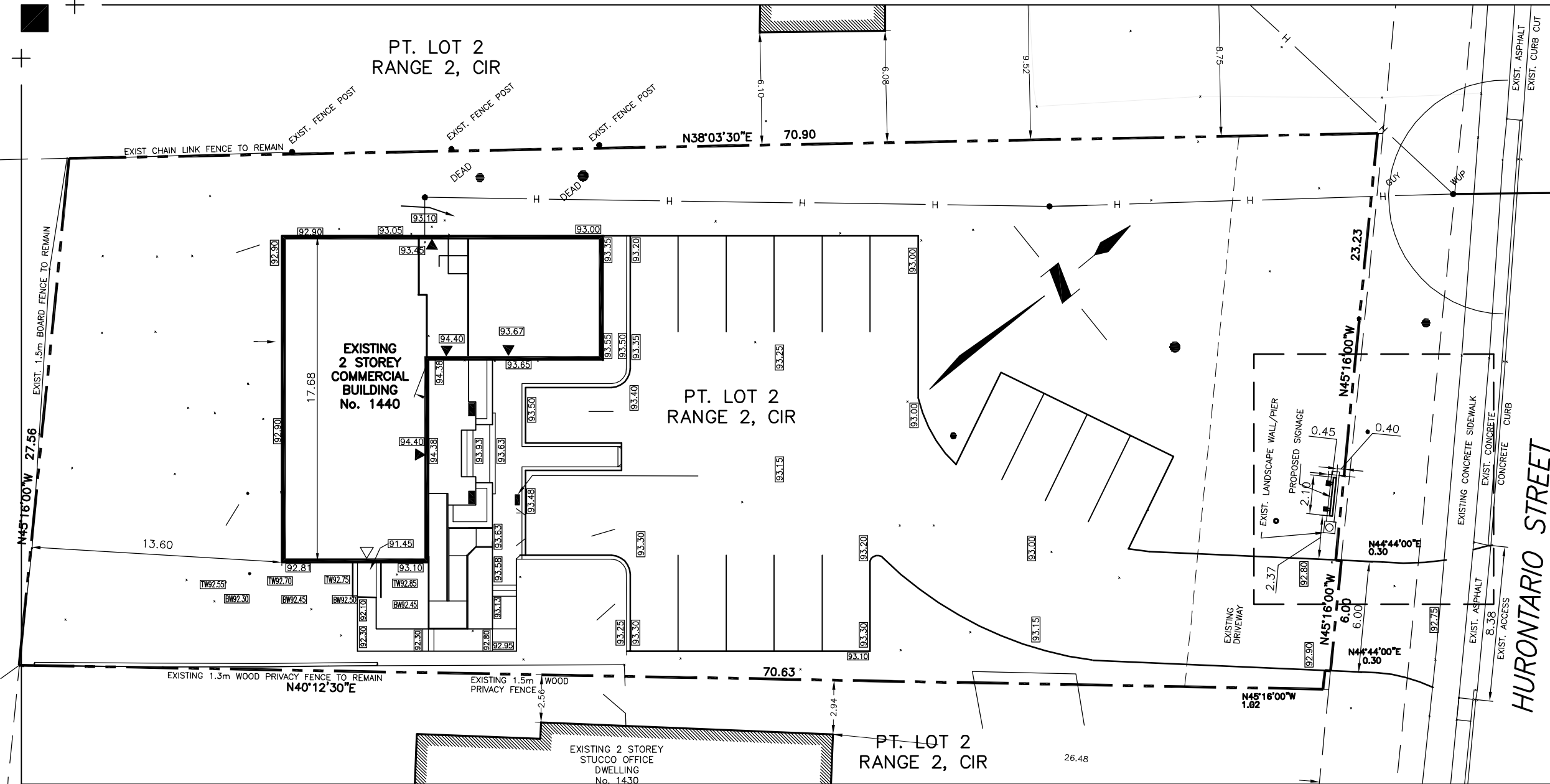
I trust that you will find everything in order and should you have any questions please do not hesitate to contact me at 905 403 0100.

Yours Truly,
David Brown Associates


David A. Brown

attachment

1900 Dundas Street West, Suite 245, Mississauga, ON L5K 1P9
Phone: 905 403 0100, Fax: 905 822 9349 e-mail: davidbrown@on.aibn.com



LOCATION PLAN nts

DO NOT SCALE DRAWINGS

- NOTE:
- 1) Contractor to check all dimensions, specifications, etc. on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
 - 2) These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
 - 3) All works to be in accordance with the ONTARIO BUILDING CODE.

no.	date	revision	comment
1	NOV 13 08	ISSUED FOR COA	

project:

PROPOSED SIGNAGE for
1440 HURONTARIO ST.
PT. LOT 2, RANGE 2 CIR
REG. PLAN 43R-19532
City of Mississauga, Region of Peel

owner:

6385273 CANADA INC.

1440 HURONTARIO STREET
MISSISSAUGA, ONT. L5G 3H4
ph.905-271-9100 FAX 905-271-9108

drawing:

Site plan

scale: AS NOTED

date: NOV 2008

dwn by: FV

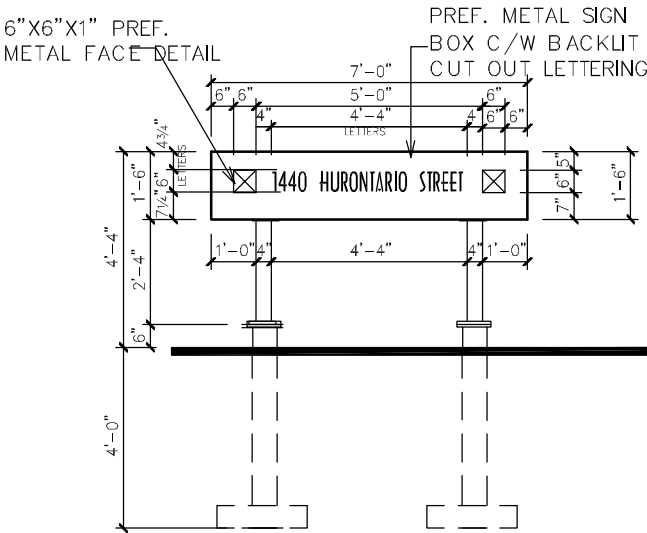
proj. no.: 1440HUR02



COLORS - BOX AND POSTS - GREY GREEN
- LETTERING - TRANSLUCENT (OPAL)

SIGNAGE DETAILS 1:50

SITE PLAN 1:250

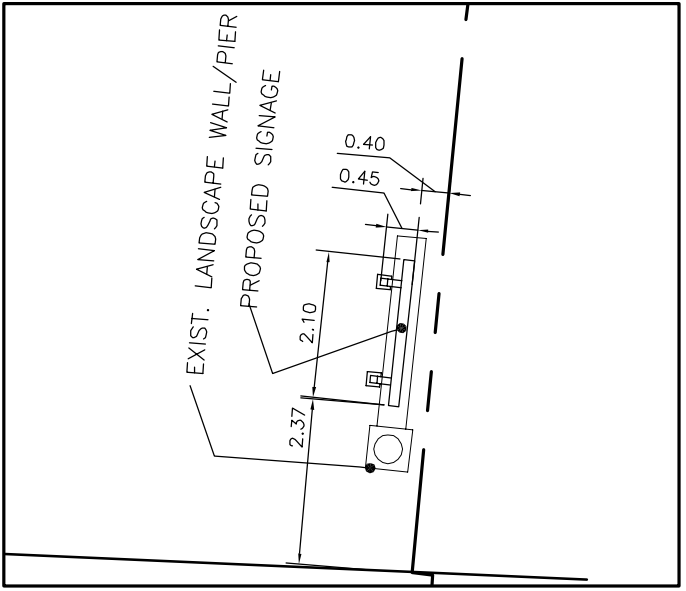


4"X4" HSS ALUM. SUPPORT
POSTS C/W 8"X8"X3/4"
ALUM. BASE PLATES C/W 2-
5/8" ALUM. BOLTS

NOTE: SIGN DIMENSIONS AND LIGHTING
SPECS TO BE CONSTRUCTED TO MEET
MINEOLA DISTRICT SIGN BY-LAW
REQUIREMENTS (0054-2002)

MAXIMUM SIGN AREA - 12.05 SF (1.12
sm) MAXIMUM MESSAGE AREA - 3.98 sf
(.37 sm)

6"X6" HSS ALUM. SUPPORT
PIERS C/W 8"X8"X3/4"
ALUM. PLATES BOLTED TO
24"X24"X6" CONC. FOOTING
MIN. 48" BELOW GRADE

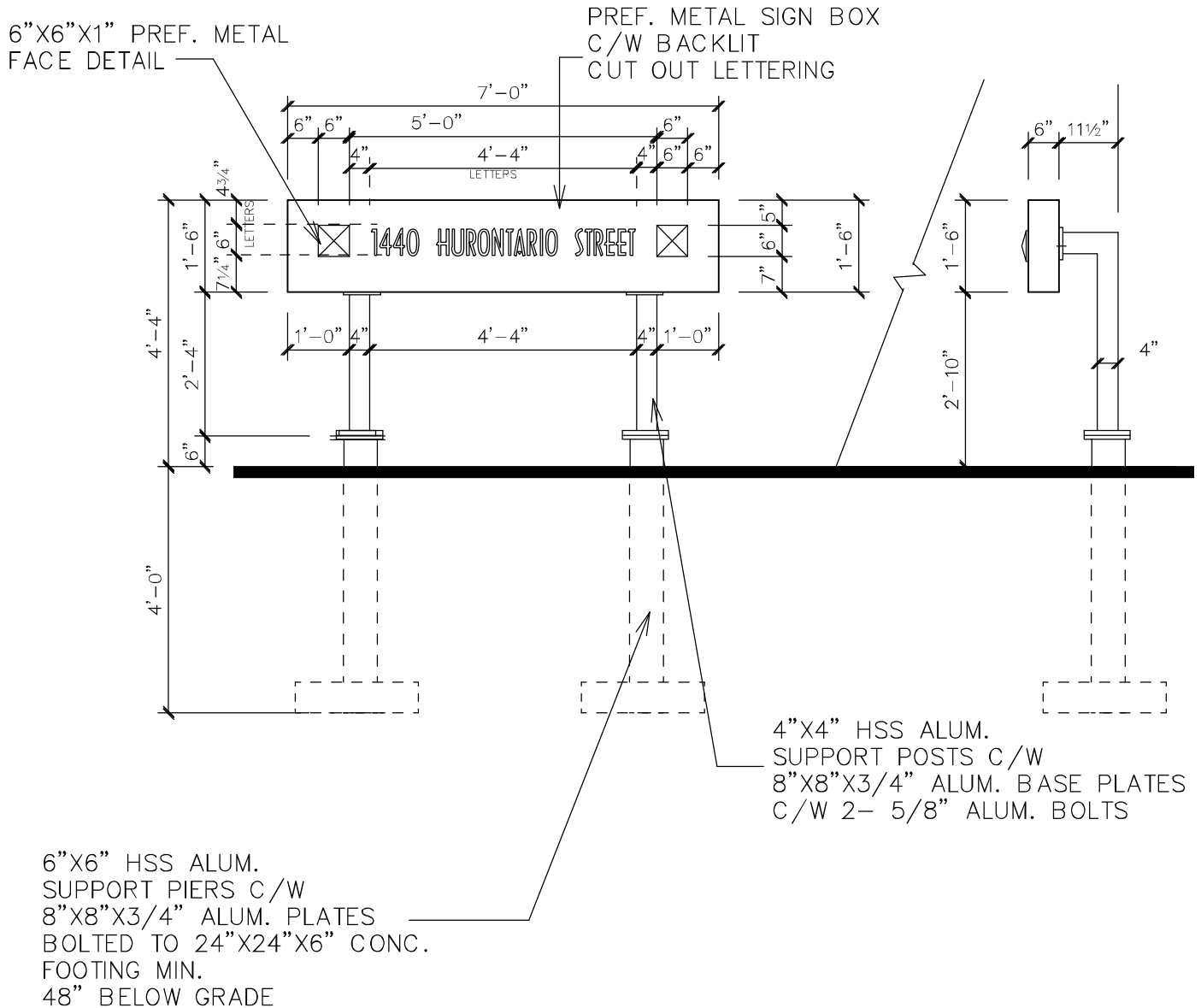


ENLARGEMENT PLAN nts

DAVID W. SMALL DESIGNS INC.

1440 HURONTARIO ST. □ SUITE 200 □ MISSISSAUGA □ ONTARIO □ L5G 3H4 □ PHONE : 905 271 9100

COLORS — BOX AND POSTS — GREY GREEN
— LETTERING — TRANSLUCENT (OPAL)



NOTE: SIGN DIMENSIONS AND LIGHTING SPECS TO
BE CONSTRUCTED TO MEET MINEOLA DISTRICT
SIGN BY-LAW REQUIREMENTS (0054-2002)

MAXIMUM SIGN AREA — 12.05 SF (1.12 sm)
MAXIMUM MESSAGE AREA — 3.98 sf (.37 sm)

Street Signage - DETAILS A1

1440 Hurontario Street, Mississauga

3/8" = 1'-0"

October 28, 2008



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 10, 2009

FILE: 09-03681

RE: Amica Mature Lifestyles Inc.
4620 Kimbermount Ave. – Ward 8

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

Section 12	Proposed
An apartment house is permitted to have one (1) ground sign.	Three (3) ground signs.

COMMENTS:

The Sign By-law only permits one ground sign for a senior's retirement residence property. However, this complex is located on a corner property (Eglinton Avenue West and Winston Churchill Boulevard) and requires identification of the business from both streets. As the ground signs are smaller than the height permitted in the Sign By-law, a third sign placed at the corner of the property, has been requested due to large frontage along Eglinton Avenue West. The signs are well designed and they blend well into the landscape of the property. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



A horizontal scale bar with alternating black and white segments. Below the bar, numerical labels are provided at 50m intervals: 0m, 50m, 100m, 200m, 300m, 400m, 500m, and 1000m.



AMICA™
Mature Lifestyles

January 26, 2009

Mr. Mark Toliao
City of Mississauga
Sign Unit – Planning and Building Division
9th Floor
300 City Centre Drive
Mississauga, ON
L5B 3C1

Dear Mr. Toliao:

I understand from John Hooper, General Manager of Amica at Erin Mills, that you need to know why Amica needs the signage that is in place for the property. We require the signage because it both advertises who we are, a senior's retirement residence, and also where we are located.

This letter will also serve as our written consent that we allow the signs to be located on our property.

As one of the directors of Amica (Erin Mills) Corporation, I can be considered one of the property owners for your purposes.

If you require any additional information, please do not hesitate to contact me at (604) 630-3473.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Allen'.

Douglas G. Allen
Chief Financial Officer



DA/ef

Copy: J. Hooper, G.M., Amica at Erin Mills

SIGN B

-SIGN C

SIGN A

 DENOTES ELECTRICAL RECEPTACLE FOR HOLIDAY LIGHTING ETC.
 DENOTES LOW VOLTAGE LANDSCAPE LIGHTING
 GARDEN WALLS TO BE UNLOCK ROUGH IPSA STONE
 RETAINING WALLS TO BE UNLOCK ROUGH IPSA STONE



SIGN #3 ONE (1) NEW D/F ILLUMINATED FREESTANDING DISPLAY
WINSTON CHURCHILL 1/2" = 1'-0"

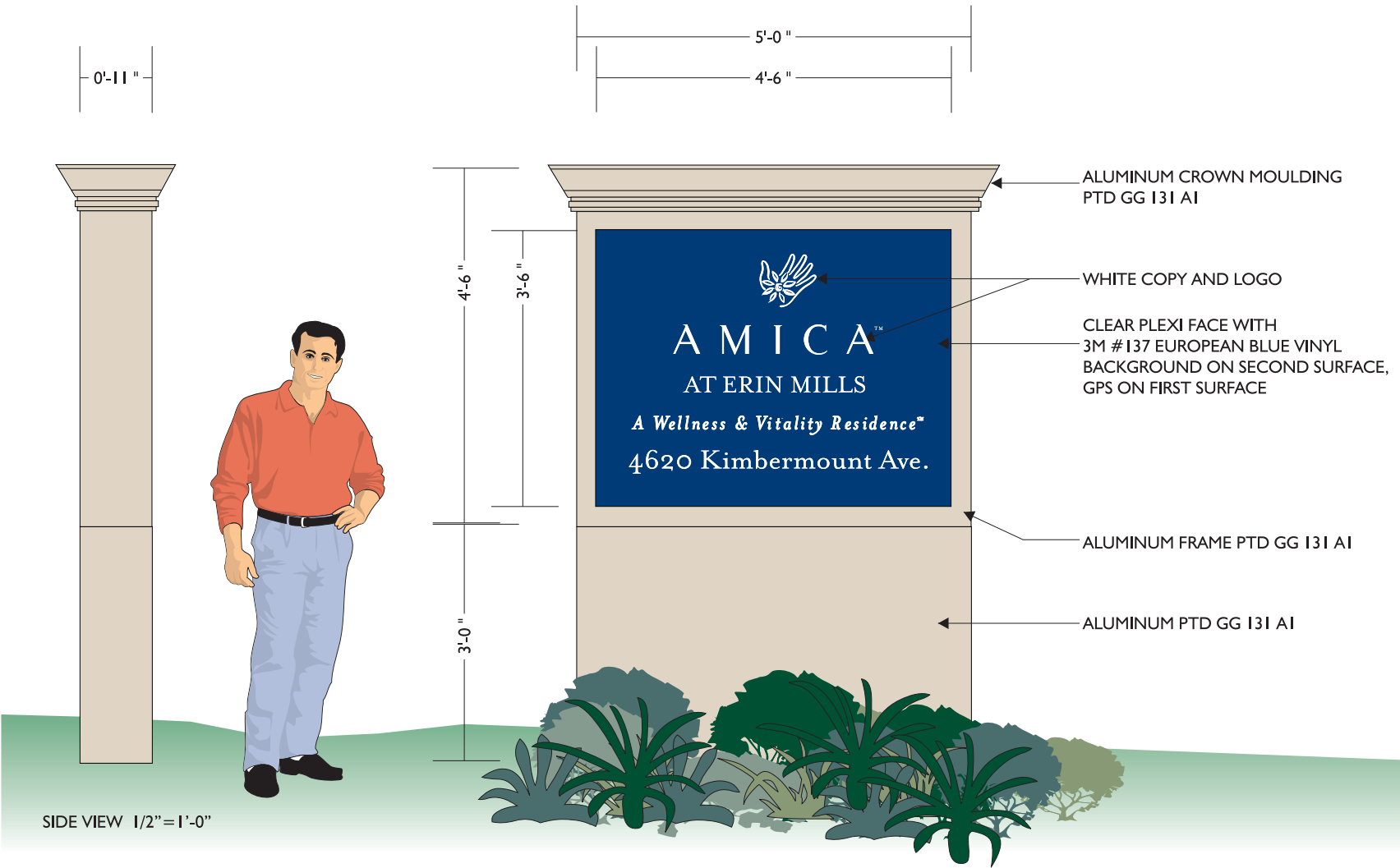
SIGN A



IMPERIAL SIGN
(604) 464-1211 (FAX) 941-8496

This drawing is for the communication of design intent only and specifies size, colour, materials & location only. It is not to be used for fabrication. Written consent must be obtained for any use or application of this design beyond the presentation, as the rights to same belong to Imperial Sign. The colours shown in this presentation may vary slightly from those used in the fabrication of your display, follow specifications only.

WIDTH	DESIGN #	SHEET No.	DATE OF PRINT	FILE NAME	CLIENT NAME
AS NOTED	01-8935	3 OF FIVE	01/10/24	J-LM/CORP/AMICA/MISSISSAUGA/D/F ERIN MILLS-S-3	AMICA
HEIGHT	SCALE	DESIGN BY	DATE OF DWG.	FONTS	CLIENT APPROVAL
AS NOTED	1/2" = 1'-0"	D. J.	01/10/03		
NOTE: THIS DESIGN WAS CREATED ON 8.5 X 14" PAPER & MAY HAVE BEEN CONDENSED BY YOUR FAX MACHINE (HORIZONTAL DIMENSIONS NO LONGER TO SCALE)					REVISIONS



SIGN #1 ONE (1) NEW S/F ILLUMINATED FREESTANDING DISPLAY
MOUNT IN EXISTING PLANTER AT LEFT OF ENTRANCE 1/2" = 1'-0"

SIGN B



IMPERIAL SIGN
(604) 464-1211 (FAX) 941-8496

This drawing is for the communication of design intent only and specifies size, colour, materials & location only. It is not to be used for fabrication. Written consent must be obtained for any use or application of this design beyond the presentation, as the rights to same belong to Imperial Sign. The colours shown in this presentation may vary slightly from those used in the fabrication of your display, follow specifications only.

WIDTH	DESIGN #	SHEET No.	DATE OF PRINT	FILE NAME	CLIENT NAME
AS NOTED	01-8935	I OF FIVE	01/10/24	J-LM/CORP/AMICA/MISSISSAUGA/ S/F ERIN MILLS-S-I	AMICA
HEIGHT	SCALE	DESIGN BY	DATE OF DWG.	FOUNTS	CLIENT APPROVAL
AS NOTED	1/2" = 1'-0"	D. J.	01/10/03		
NOTE: THIS DESIGN WAS CREATED ON 8.5 X 14" PAPER & MAY HAVE BEEN CONDENSED BY YOUR FAX MACHINE (HORIZONTAL DIMENSIONS NO LONGER TO SCALE)					REVISIONS



SIGN #2 ONE (1) NEW S/F ILLUMINATED FREESTANDING DISPLAY
EGLINTON AVE 1/2" = 1'-0"

SIGN C



IMPERIAL SIGN
(604) 464-1211 (FAX) 941-8496

This drawing is for the communication of design intent only and specifies size, colour, materials & location only. It is not to be used for fabrication. Written consent must be obtained for any use or application of this design beyond the presentation, as the rights to same belong to Imperial Sign. The colours shown in this presentation may vary slightly from those used in the fabrication of your display, follow specifications only.

WIDTH	DESIGN #	SHEET No.	DATE OF PRINT	FILE NAME	CLIENT NAME
AS NOTED	01-8935	2 OF FIVE	01/10/24	J-LM/CORP/AMICA/MISSISSAUGA/S/F ERIN MILLS-S-2	AMICA
HEIGHT	SCALE	DESIGN BY	DATE OF DWG.	CLIENT APPROVAL	
AS NOTED	1/2" = 1'-0"	D. J.	01/10/03		
NOTE: THIS DESIGN WAS CREATED ON 8.5 X 14" PAPER & MAY HAVE BEEN CONDENSED BY YOUR FAX MACHINE (HORIZONTAL DIMENSIONS NO LONGER TO SCALE)					REVISIONS



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 10, 2009

FILE: 08-03527

RE: Direct Mazda
2290 Battleford Road - Ward 11

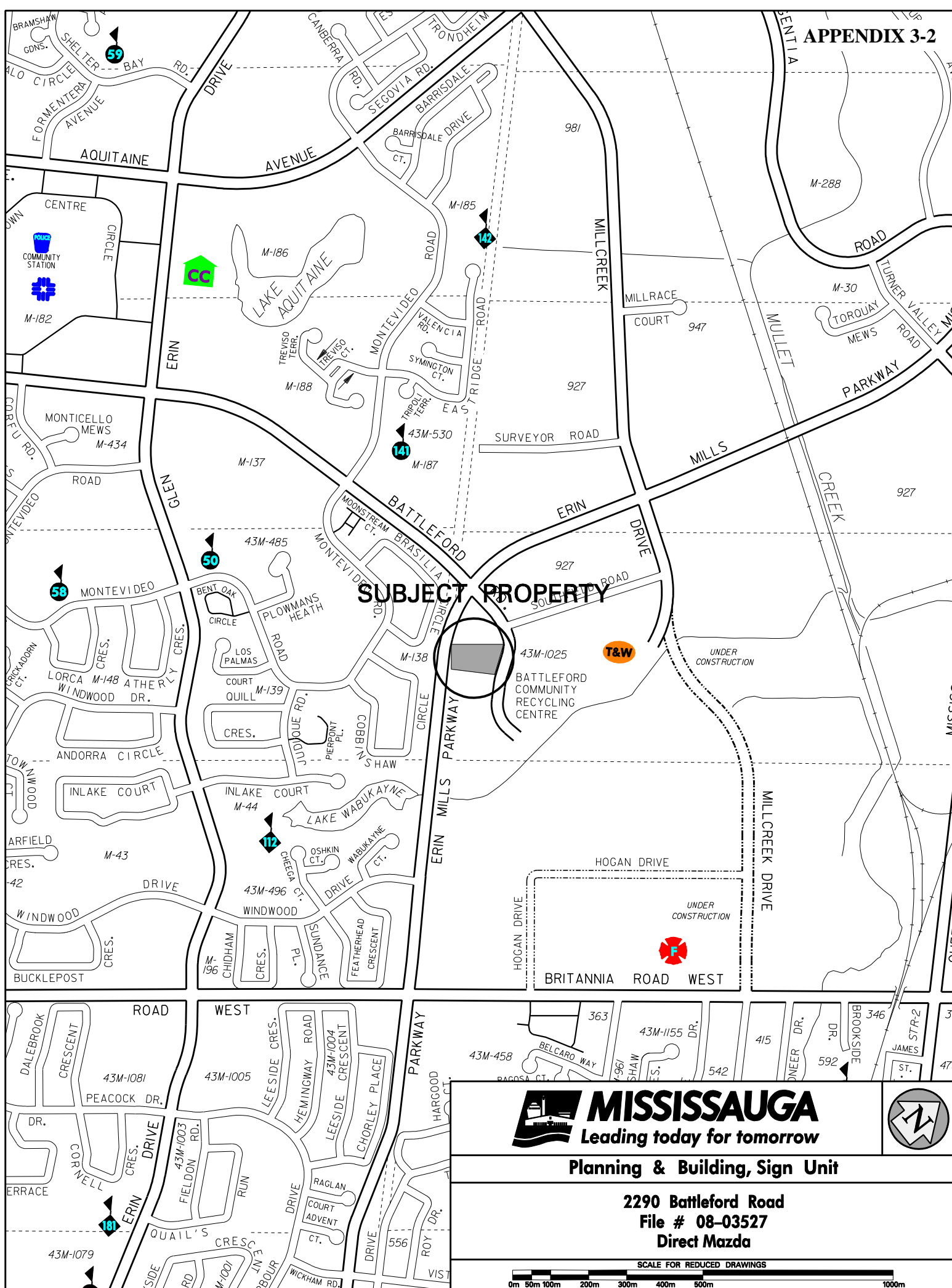
The applicant requests the following variance to section 13 of the Sign By-law 0054-2002, as amended.

Section 13	Proposed
A fascia sign must be located a building façade.	Two (2) fascia sign located on a performance wall.

COMMENTS:

The proposed variance is for two fascia signs on a performance wall which is design feature of the building. Under the Sign By-law, a performance wall is not considered a building façade.

The purpose of the performance wall is to accommodate the building signage. The proposed fascia signs in combination with the performance wall, are part of the overall design of the building and therefore is acceptable from a design perspective.



MISSISSAUGA
Leading today for tomorrow

Planning & Building, Sign Unit

2290 Battleford Road
File # 08-03527
Direct Mazda

SCALE FOR REDUCED DRAWINGS

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

December 16, 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 two 2.38 square metre (25.61 sq. ft.) fascia signs (Mazda and logo) on the north and south elevations of a "performance wall" at 2290 Battleford Road.

We are asking for relief from the provisions of the Mississauga Sign By-law 54-02 which restricts fascia signs to the building facade. The property in question is on the west side of Battleford Road, east of Erin Mills Parkway and north of Britannia Road.

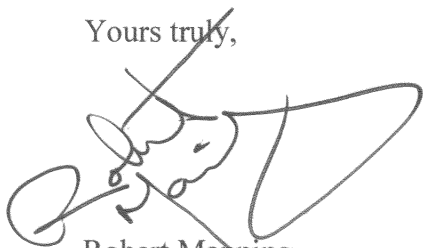
The proposed signs are moderate in size (2.38 m²) each and are to be located at the top of a "performance wall" which is a designed structural wall element that is a main feature of the aesthetic design of the building facade.

The signs will be visible to traffic on Battleford Road.

The signs complement the signage package for the Mazda dealership and are not out of character for the area.

We are respectfully asking for your consideration in this matter.

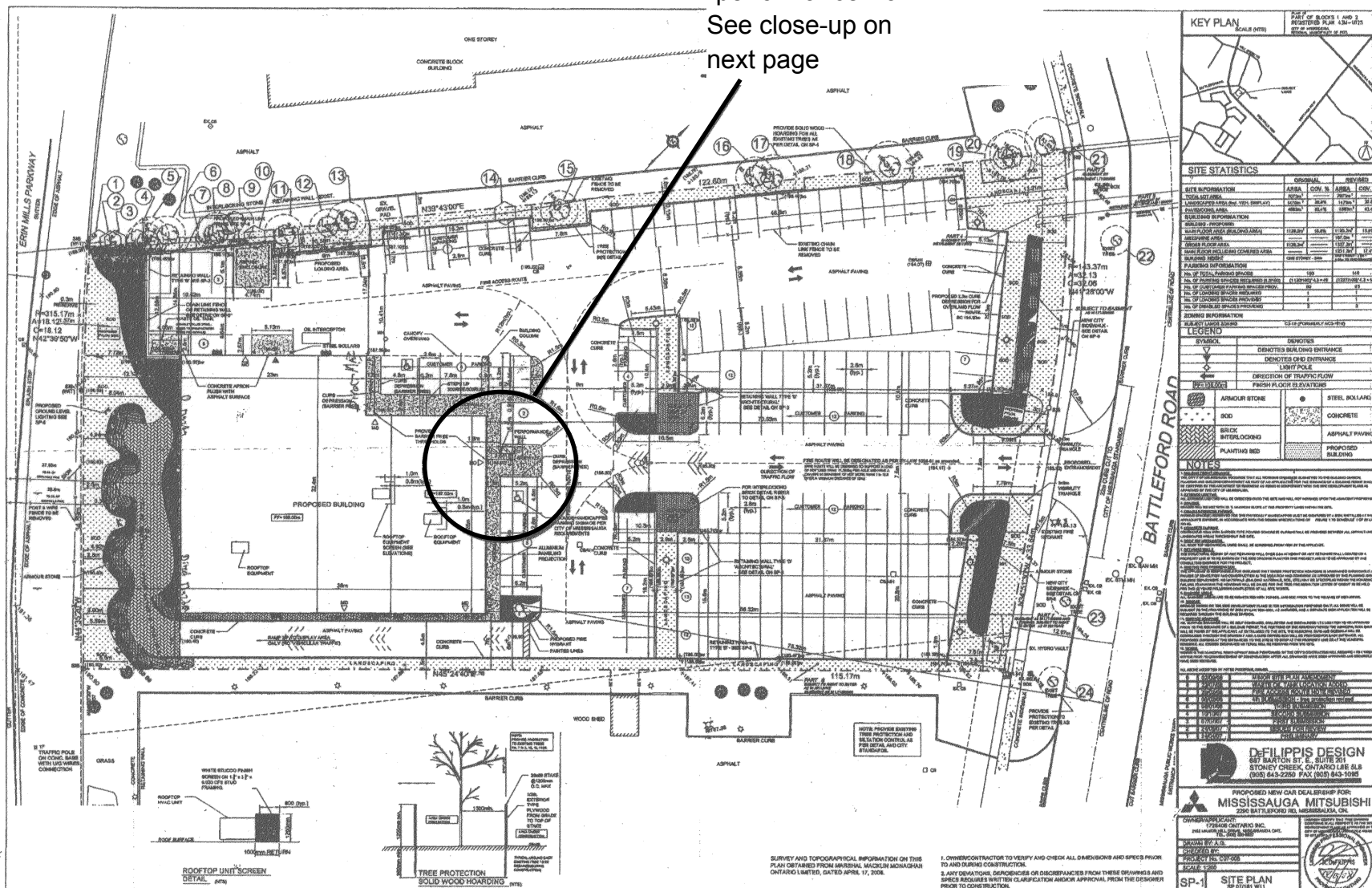
Yours truly,

A handwritten signature in black ink, appearing to read 'Robert Manning', with a large, sweeping flourish extending to the right.

Robert Manning
Permit Co-ordinator – Provincial Sign Systems
on behalf of Direct Mazda

APPENDIX 3-4

Signs located on
"performance wall"
See close-up on
next page





DIRECT MAZDA - ELEVATION RENDERING

DWG# G08D0550 REV: 2

PAGE 2 OF 2

DWG FILE NAME:

DIRECT_MAZDA_ELEVATION_RENDERING

PROJECT NAME:



LOCATION:

DIRECT MAZDA

COLORS:

MAZDA BLUE 337

NOTES:

PLANT MANAGER:

PRODUCTION COORDINATOR:

PRODUCTION MANAGER:

SALESPERSON/COORDINATOR:

DALE COTTON

CUSTOMER APPROVAL:

DESIGN HEAD APPROVAL:

DRAWN & REVIEWED BY:

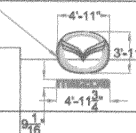
T.T

DATE: OCT 27/08 SCALE: N.T.S.



375 Frankcom St. Ajax, Ont. L1S 1R4
TEL: (905) 428-1791 FAX: (905) 428-1790

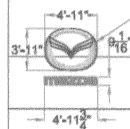
47in LED ILLUMINATED
MAZDA LOGO
9in LED ILLUMINATED
MAZDA WORDMARK
PLACEMENT TBD BY CLIENT



SOUTH ELEVATION

NOTE: PLACEMENT DIMENSIONS TBD BY CLIENT

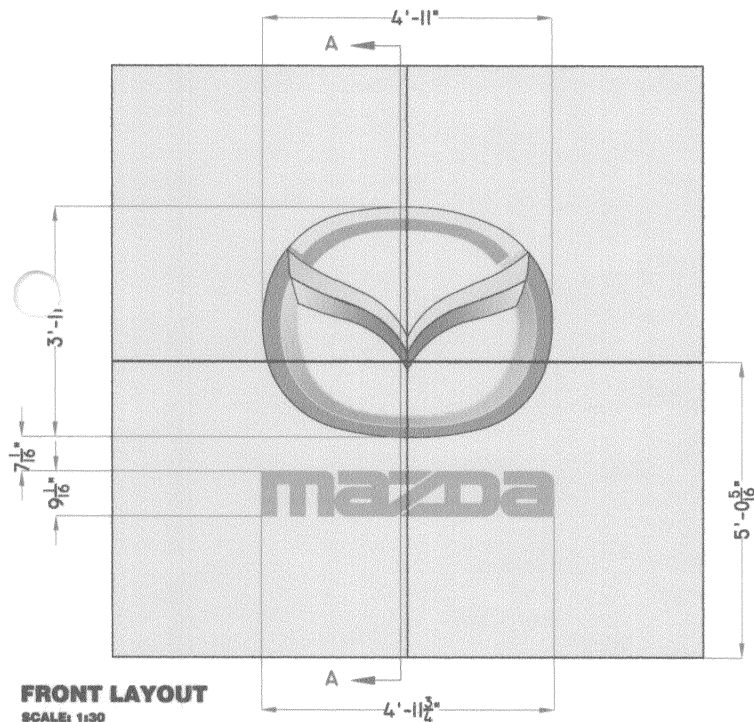
47in LED ILLUMINATED
MAZDA LOGO
9in LED ILLUMINATED
MAZDA WORDMARK (2'x2' ACCESS DOOR REQUIRED)
PLACEMENT TBD BY CLIENT



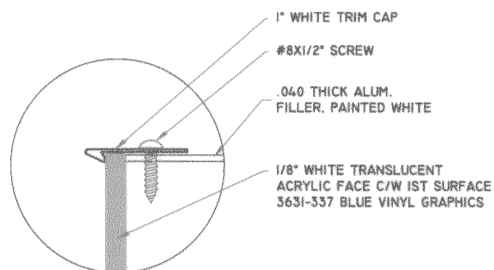
NORTH ELEVATION

THIS WORK HAS BEEN DESIGNED FOR CONSTRUCTION BY AND IS THE SOLE PROPERTY OF, PROVINCIAL SIGN SYSTEMS. ANY REFERENCE OR CREDIT FOR THIS WORK MUST RECEIVE PRIOR WRITTEN APPROVAL.

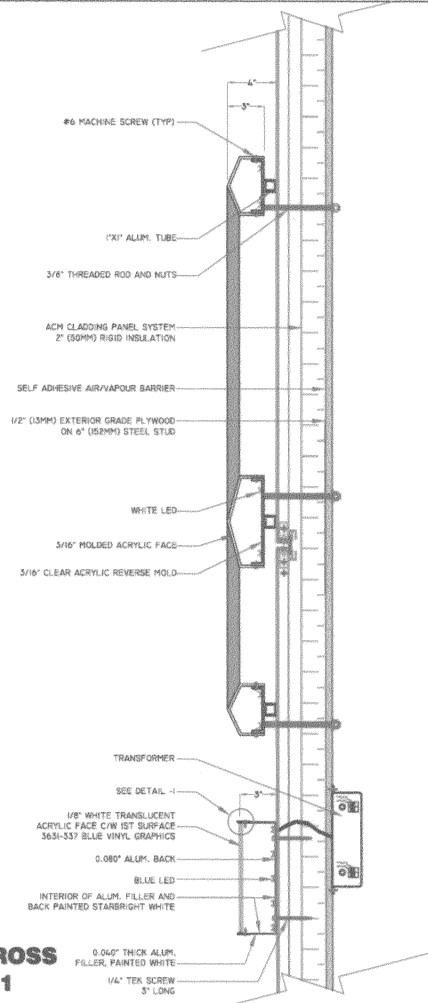
MAZDA PW47 47IN LED LOGO AND 9IN LED WORDMARK



DETAIL 1
SCALE: N.T.S.



TYPICAL CROSS SECTION 1-1
SCALE: N.T.S.



ESTIMATED WEIGHT OF SIGNAGE
APPROX. WEIGHT OF SIGNAGE: 60LBS

DWG# G05D0553 REV: 4

PAGE 1 OF 2

DWG FILE NAME:

MAZDA_PW47-47IN_LED_LOGO_AND_9IN_LED_WORDMARK

PROJECT NAME:



LOCATION:

VARIOUS

COLORS:

337 MAZDA BLUE

NOTES:

TEXT FONT:
HELVETICA MEDIUM

ALL ELECTRICAL TAILS MUST GO THROUGH THE TOP OF THE LETTERS AND LOGO.

PLANT MANAGER:

PRODUCTION COORDINATOR:

PRODUCTION MANAGER:

SALESPERSON/COORDINATOR:

CUSTOMER APPROVAL:

DESIGN HEAD APPROVAL:

DRAWN & REVIEWED BY:

T.P.

DATE: OCT 25, 05



375 Frankcom St. Ajax, Ont. L1S 1R4
TEL: (905) 428-1791 FAX: (905) 428-1790

4	INDICATED LEAD LENGTH TO BE 20'-0"	2	T.T	JAN 8/08
3	REVISED LED LAYOUT	2	T.P.	SEPT 19,06
1	ADDED A JUMP IN THE LED LAYOUT	2	T.P.	SEPT 13,06
REV	DESCRIPTION	PAGE #	NAME	DATE

THIS WORK HAS BEEN DESIGNED FOR CONSTRUCTION BY AND IS THE SOLE PROPERTY OF, PROVINCIAL SIGN SYSTEMS. ANY REFERENCE OR CREDIT FOR THIS WORK MUST RECEIVE PRIOR WRITTEN APPROVAL.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 10, 2009

FILE: 08-01253

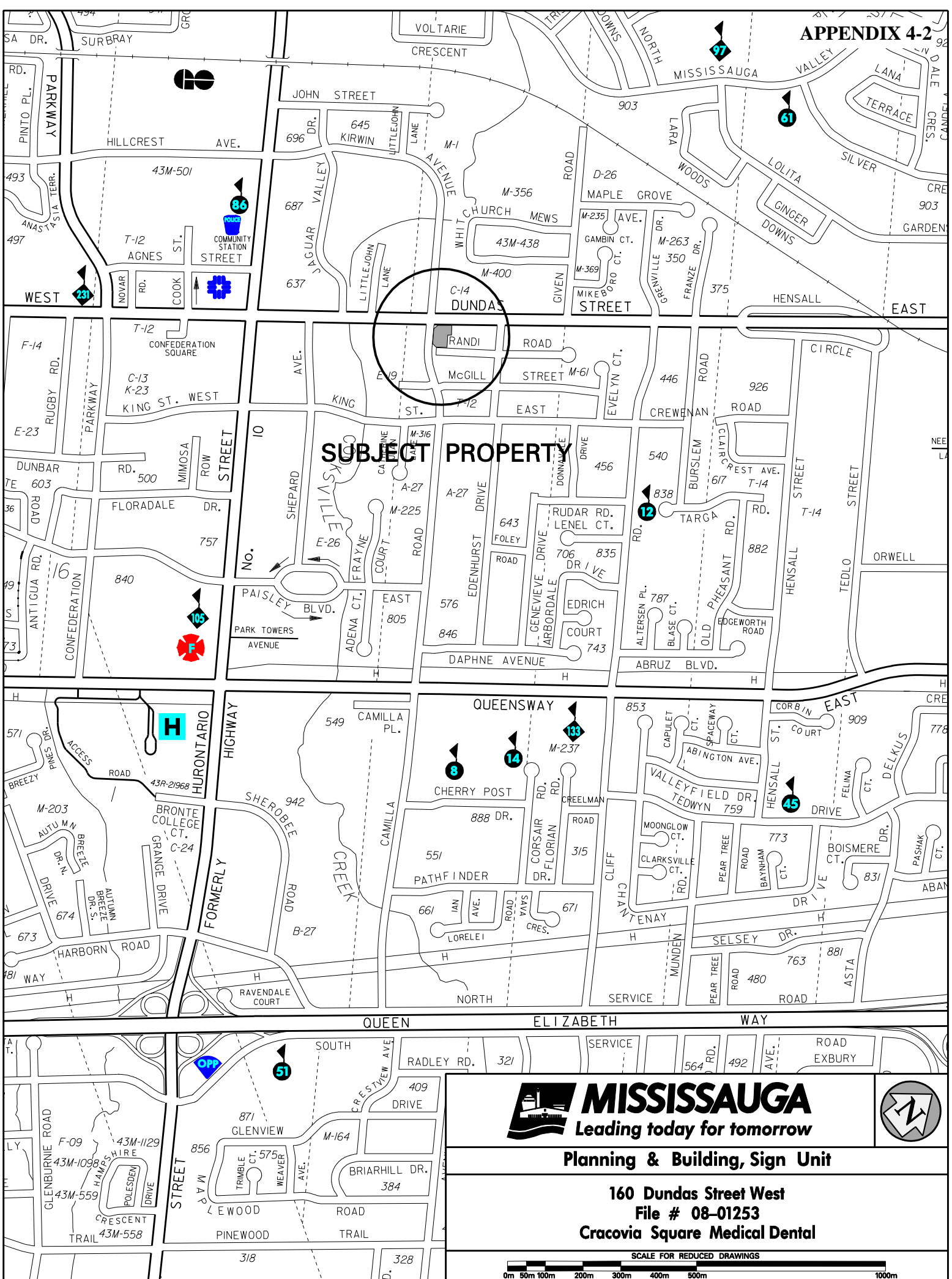
RE: Cracovia Square Medical Dental
160 Dundas Street East - Ward 7

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

Section 13	Proposed
Fascia signs shall be located no higher than the upper limits of the first storey of a building.	Six fascia signs located on the second storey of the building.

COMMENTS:

In 2007, the Cracovia Square building received a Mississauga Urban Design Award of Merit for Innovation. The proposed signs are quite large and combined together, dominate the building façade. The applicant should remove the proposed tenant signs and place them on their own unit, if permitted by the Sign By-law. Alternative design solution for these signs may be necessary to be inkeeping with the design of the building. The building identification sign can remain as proposed, if the tenant signs are relocated. The Planning and Building Department can not support the sign variance application from a design perspective.



Rationale for Sign Variance Application

Date: December 18, 2008

Reference: Mississauga Sign/Variance Code No: 08-1253 (May 12, 2008)

Property: 160 Dundas Street, East
Mississauga, Ontario, L5A 1W4

Owner: Jerzy (George) Piszczek, Cracovia Square Inc.

Sunset Neon is acting on behalf of property owner Cracovia Square Inc. (Cracovia), for this variance application. Cracovia's authorization letter, naming Sunset Neon as the applicant, is included with the support documents submitted with the variance application.

The property is a three-storey building that is designed as a "medical centre". The original sign & building permit application (08-1253) was for a sign identifying the building as "Cracovia Square Medical Dental". The proposed location of the sign was at the third floor level on both the north (front) and south (rear) elevations. That application was denied and Cracovia has elected to proceed with a variance application.

Since Cracovia's original permit application was submitted, the Tenants requested signage be installed to identify and support their respective businesses. Signage for Whole Life Chiropractor and Cracovia Dental are included as part of the variance application. The proposed location of their signs will be below the building identity sign on both the front and rear elevations.

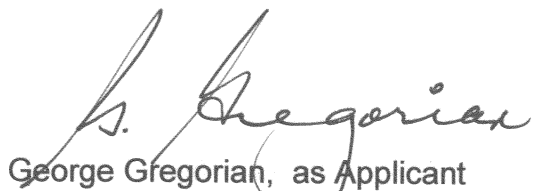
The other tenant, ParmaCity, received sign permit 08-2454 from Mississauga and that sign is installed. It is not part of this sign variance application. However, the support documents show the location of the ParmaCity sign.

The delay from notification from Mississauga that the sign/building permit was not approved, to submitting this variance application, was due to negotiations between the Tenants and Cracovia related to what signage would be allowed on the building. A notification to place the sign/building application on "hold" was submitted to Mississauga on Sept 12, 2008.

The purpose of the signs is to identify the building and the function of the occupants. Limiting the size and location of the signs would not meet Cracovia's intent nor provide needed support to Cracovia's tenants.

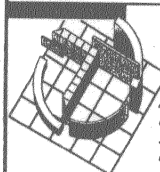
Businesses depend on advertising to flourish and become successful. Therefore we respectfully request that his variance be approved.

Thank you,

A handwritten signature in cursive script, appearing to read "G. Gregorian". The signature is written in dark ink and is positioned above the printed name.

George Gregorian, as Applicant
On behalf of Cracovia Square Inc. and Sunset Neon Ltd.

NOTE: DRAWINGS ARE NOT TO BE SCALED



GRACOVIA SQUARE
160 DUNDAS ST.E
MISSISSAUGA, ONT

	RN
	AS SHOWN
	APRIL 30/01
	LP


A 01

[illegible]

STX PLAN MODEL

SITE AREA
 EXISTING LOT AREA
 LOT COVERAGE PROPOSED
 LOT COVERAGE PERMITTED
 TOTAL LANDSCAPE AREA
 PERCENTAGE OF LANDSCAPE PLANT AREA

 SECOND LEVEL FLOOR AREA
 SECOND FLOOR AREA
 TOTAL GROSS FLOOR AREA
 TOTAL GROSS FLOOR AREA AFTER OBSTRUCTIONS
 TOTAL GROSS FLOOR AREA RECEIVED (S.E. PG/10000-2)
 TOTAL No. OF PARKING SPACES PROPOSED
 MINIMUM REQUIRED PARKING SPACES

SEE PLAN ATTACHED	
GEORGE DAVIS	FRONT
CLUB DEPRESSION	
BUILDING ENTRANCES	9
RESIDENTS UNIT	RE
LANDSCAPE AREA	LA

INDEX PLATE LISTINGS

NOTE: THE TOPS OF ANY BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL
BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL ROAD AND SIDEWALK.

NOTE: THE CITY OF MINNEAPOLIS REQUIRES THAT ALL BUILDING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MINNEAPOLIS.

PARADE SPACES RESERVED FOR DISABLED PERSONS MUST BE IDENTIFIED BY A SIGN
INSTALLED AT THE APPLICANT'S EXPENSE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS
OF PART 1 TO CHAPTER 1 OF BY-LAW 124-83

FIRE PROTECTIVE SHALL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN

THIS SITE IS SUBJECT TO THE CONDITIONS FOR SITE PLAN APPROVAL AND THE ISSUANCE OF BUILDING PERMITS NOTED IN SCHEDULE "C" OF THE DEVELOPMENT AGREEMENT FOR REFERENCE AFR-017000.

Client:	CINCINNATI SQUARE INC. 2149 SOUTH DAVE DR. MIDDLETOWN, OHIO 44645	Applicant:	MR. ARCHIBUT D.D. 458 TRAVLER RD. DANVILLE, OHIO
---------	--	------------	--

TEL: 020-820-0835
FAX: 020-820-0835

1. HENRY GUNTER DAY THE SECOND COMMENCING AT 11:00 A.M.

TO THE R&D DEVELOPMENT PLANS AS APPROVED BY THE
MANAGEMENT UNDER FILE NUMBER SP-21/195 BT

ALEXANDRE TEMPOURLE

ITEM NO.	PLANTING	THICKNESS	COLOR	COAT NAME	DATE	BY	REMARKS	PAGE 3	PAGE 4	PAGE 5	PAGE 6	PAGE 7	PAGE 8	PAGE 9	PAGE 10	PAGE 11	PAGE 12	PAGE 13	PAGE 14	PAGE 15	PAGE 16	PAGE 17	PAGE 18	PAGE 19	PAGE 20	PAGE 21	PAGE 22	PAGE 23	PAGE 24	PAGE 25	PAGE 26	PAGE 27	PAGE 28	PAGE 29	PAGE 30	PAGE 31	PAGE 32	PAGE 33	PAGE 34	PAGE 35	PAGE 36	PAGE 37	PAGE 38	PAGE 39	PAGE 40	PAGE 41	PAGE 42	PAGE 43	PAGE 44	PAGE 45	PAGE 46	PAGE 47	PAGE 48	PAGE 49	PAGE 50	PAGE 51	PAGE 52	PAGE 53	PAGE 54	PAGE 55	PAGE 56	PAGE 57	PAGE 58	PAGE 59	PAGE 60	PAGE 61	PAGE 62	PAGE 63	PAGE 64	PAGE 65	PAGE 66	PAGE 67	PAGE 68	PAGE 69	PAGE 70	PAGE 71	PAGE 72	PAGE 73	PAGE 74	PAGE 75	PAGE 76	PAGE 77	PAGE 78	PAGE 79	PAGE 80	PAGE 81	PAGE 82	PAGE 83	PAGE 84	PAGE 85	PAGE 86	PAGE 87	PAGE 88	PAGE 89	PAGE 90	PAGE 91	PAGE 92	PAGE 93	PAGE 94	PAGE 95	PAGE 96	PAGE 97	PAGE 98	PAGE 99	PAGE 100	PAGE 101	PAGE 102	PAGE 103	PAGE 104	PAGE 105	PAGE 106	PAGE 107	PAGE 108	PAGE 109	PAGE 110	PAGE 111	PAGE 112	PAGE 113	PAGE 114	PAGE 115	PAGE 116	PAGE 117	PAGE 118	PAGE 119	PAGE 120	PAGE 121	PAGE 122	PAGE 123	PAGE 124	PAGE 125	PAGE 126	PAGE 127	PAGE 128	PAGE 129	PAGE 130	PAGE 131	PAGE 132	PAGE 133	PAGE 134	PAGE 135	PAGE 136	PAGE 137	PAGE 138	PAGE 139	PAGE 140	PAGE 141	PAGE 142	PAGE 143	PAGE 144	PAGE 145	PAGE 146	PAGE 147	PAGE 148	PAGE 149	PAGE 150	PAGE 151	PAGE 152	PAGE 153	PAGE 154	PAGE 155	PAGE 156	PAGE 157	PAGE 158	PAGE 159	PAGE 160	PAGE 161	PAGE 162	PAGE 163	PAGE 164	PAGE 165	PAGE 166	PAGE 167	PAGE 168	PAGE 169	PAGE 170	PAGE 171	PAGE 172	PAGE 173	PAGE 174	PAGE 175	PAGE 176	PAGE 177	PAGE 178	PAGE 179	PAGE 180	PAGE 181	PAGE 182	PAGE 183	PAGE 184	PAGE 185	PAGE 186	PAGE 187	PAGE 188	PAGE 189	PAGE 190	PAGE 191	PAGE 192	PAGE 193	PAGE 194	PAGE 195	PAGE 196	PAGE 197	PAGE 198	PAGE 199	PAGE 200	PAGE 201	PAGE 202	PAGE 203	PAGE 204	PAGE 205	PAGE 206	PAGE 207	PAGE 208	PAGE 209	PAGE 210	PAGE 211	PAGE 212	PAGE 213	PAGE 214	PAGE 215	PAGE 216	PAGE 217	PAGE 218	PAGE 219	PAGE 220	PAGE 221	PAGE 222	PAGE 223	PAGE 224	PAGE 225	PAGE 226	PAGE 227	PAGE 228	PAGE 229	PAGE 230	PAGE 231	PAGE 232	PAGE 233	PAGE 234	PAGE 235	PAGE 236	PAGE 237	PAGE 238	PAGE 239	PAGE 240	PAGE 241	PAGE 242	PAGE 243	PAGE 244	PAGE 245	PAGE 246	PAGE 247	PAGE 248	PAGE 249	PAGE 250	PAGE 251	PAGE 252	PAGE 253	PAGE 254	PAGE 255	PAGE 256	PAGE 257	PAGE 258	PAGE 259	PAGE 260	PAGE 261	PAGE 262	PAGE 263	PAGE 264	PAGE 265	PAGE 266	PAGE 267	PAGE 268	PAGE 269	PAGE 270	PAGE 271	PAGE 272	PAGE 273	PAGE 274	PAGE 275	PAGE 276	PAGE 277	PAGE 278	PAGE 279	PAGE 280	PAGE 281	PAGE 282	PAGE 283	PAGE 284	PAGE 285	PAGE 286	PAGE 287	PAGE 288	PAGE 289	PAGE 290	PAGE 291	PAGE 292	PAGE 293	PAGE 294	PAGE 295	PAGE 296	PAGE 297	PAGE 298	PAGE 299	PAGE 300	PAGE 301	PAGE 302	PAGE 303	PAGE 304	PAGE 305	PAGE 306	PAGE 307	PAGE 308	PAGE 309	PAGE 310	PAGE 311	PAGE 312	PAGE 313	PAGE 314	PAGE 315	PAGE 316	PAGE 317	PAGE 318	PAGE 319	PAGE 320	PAGE 321	PAGE 322	PAGE 323	PAGE 324	PAGE 325	PAGE 326	PAGE 327	PAGE 328	PAGE 329	PAGE 330	PAGE 331	PAGE 332	PAGE 333	PAGE 334	PAGE 335	PAGE 336	PAGE 337	PAGE 338	PAGE 339	PAGE 340	PAGE 341	PAGE 342	PAGE 343	PAGE 344	PAGE 345	PAGE 346	PAGE 347	PAGE 348	PAGE 349	PAGE 350	PAGE 351	PAGE 352	PAGE 353	PAGE 354	PAGE 355	PAGE 356	PAGE 357	PAGE 358	PAGE 359	PAGE 360	PAGE 361	PAGE 362	PAGE 363	PAGE 364	PAGE 365	PAGE 366	PAGE 367	PAGE 368	PAGE 369	PAGE 370	PAGE 371	PAGE 372	PAGE 373	PAGE 374	PAGE 375	PAGE 376	PAGE 377	PAGE 378	PAGE 379	PAGE 380	PAGE 381	PAGE 382	PAGE 383	PAGE 384	PAGE 385	PAGE 386	PAGE 387	PAGE 388	PAGE 389	PAGE 390	PAGE 391	PAGE 392	PAGE 393	PAGE 394	PAGE 395	PAGE 396	PAGE 397	PAGE 398	PAGE 399	PAGE 400	PAGE 401	PAGE 402	PAGE 403	PAGE 404	PAGE 405	PAGE 406	PAGE 407	PAGE 408	PAGE 409	PAGE 410	PAGE 411	PAGE 412	PAGE 413	PAGE 414	PAGE 415																																																					
1	PLANTING	THICKNESS	COLOR	COAT NAME	DATE	BY	REMARKS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		

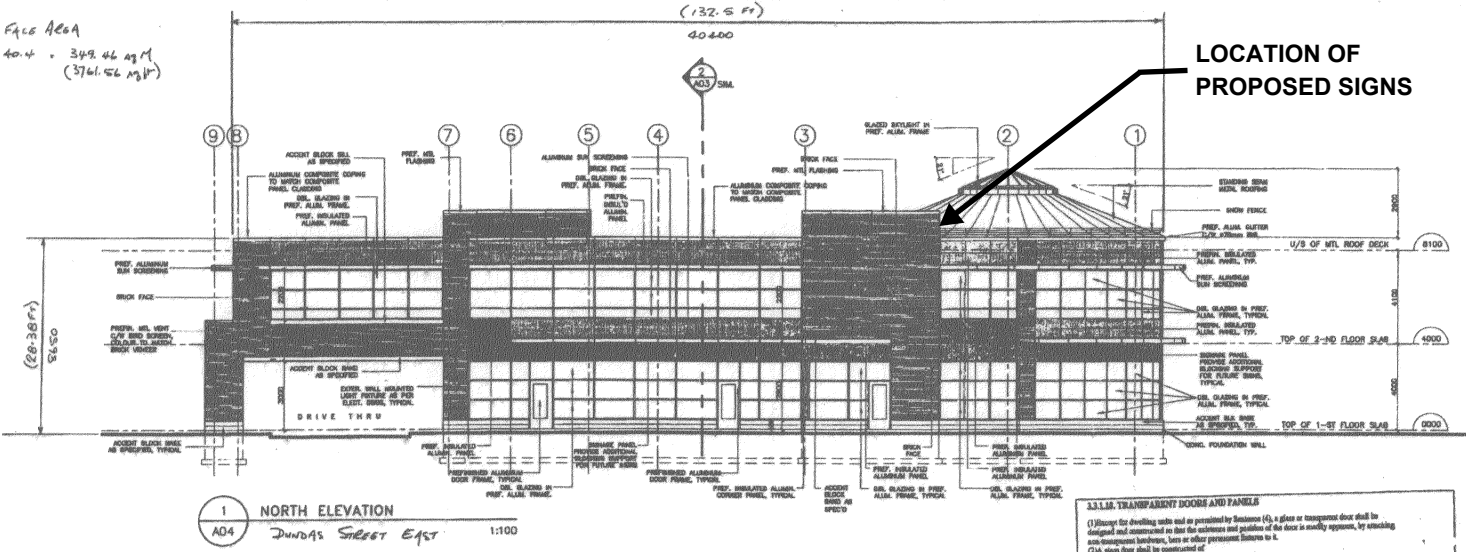
NOTE 1: FOR EAST ELEVATION, 4.80 m2 OF GLAZING (2.48) IS AT 2.5 m FROM THE PROPERTY LINE AND 37.84 m2 OF GLAZING (11.38) IS AT 12.80 m FROM THE PROPERTY LINE.
NOTE 2: FOR 1st FLOOR - APPLY TWO LAYERS OF 12.5mm TYPE "X" GYP. BOARD
FOR 2ND FLOOR - APPLY 1 LAYER OF 12.5mm TYPE "X" GYP. BOARD

E:\00245\DRAWINGS\01245A01.DWG OCTOBER 16, 2002

1 SITE PLAN
AD1

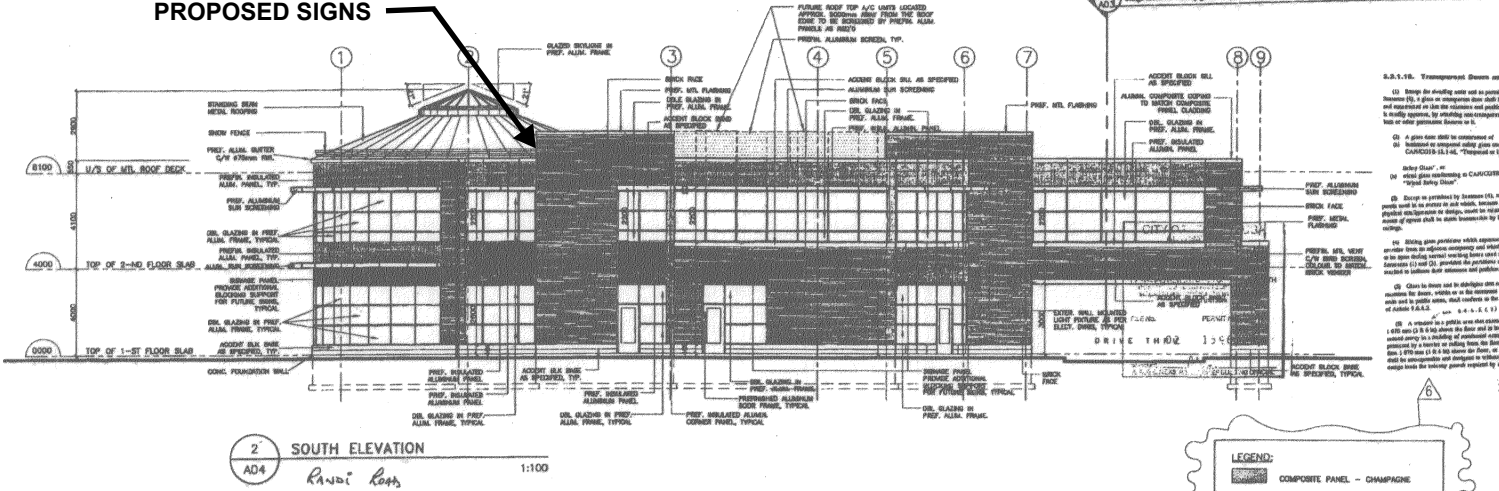
1:250

Elevation File A404
8.65 x 40.4 = 349.46 sq ft
(3761.56 sq ft)



LOCATION OF PROPOSED SIGNS

LOCATION OF PROPOSED SIGNS



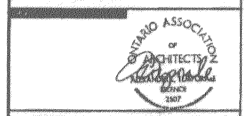
3.3.1.1. TRANSPARENT DOORS AND PANELS
(1) Glass for dwelling units and as permitted by Section 4.6, a glass or transparent door shall be designed and constructed so that the existence and position of the door is readily apparent, by including non-transparent hardware, bars or other permanent features to it.
(2) A glass door shall be constructed of laminated or tempered safety glass conforming to CANOCSB-12.1-06, "Tempered or Laminated Safety Glass" or
laminated glass conforming to CANOCSB-12.1-04, "Tempered or Laminated Safety Glass".
(3) Glass as permitted by Section 4.6, transparent panels used in an access or exit which, because of their physical configuration or design, could be mistaken as a means of egress shall be made unrecognizable by hardware or other permanent features to it.
(4) Glass panels which require a public corridor from an adjacent occupancy and which are intended to be open during normal working hours and not covered in Section 4.6 and (5), provided the panels are readily visible to the public and are not intended to be used as a means of egress shall be designed to be readily apparent, by including non-transparent hardware, bars or other permanent features to it.
(6) Glass in doors and in windows shall be designed to be readily apparent, by including non-transparent hardware, bars or other permanent features to it.
(7) A window in a public area that extends to less than 10' from the floor and is located above the ground floor in a building of residential occupancy, shall be provided by a barrier or railing that has a height of not less than 10' from the floor, or the window shall be non-removable and designed to withstand the impact design loads the balcony guardrail required by Section 4.1.1.1.

3.3.1.1. Transparent Doors and Panels
(1) Glass for dwelling units and as permitted by Section 4.6, a glass or transparent door shall be designed and constructed so that the existence and position of the door is readily apparent, by including non-transparent hardware, bars or other permanent features to it.
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LEGEND:

[Pattern]	COMPOSITE PANEL - CHAMPAGNE
[Pattern]	COMPOSITE PANEL - GREY
[Pattern]	FACE BRICK - "Dorchester White"
[Pattern]	ACCENT BLOCK BRICK - "Pearl White Tapestry"

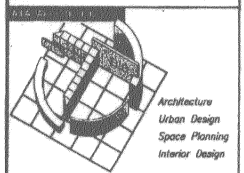
THE DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH CANADIAN BUILDING CODES AND AMENDMENTS



CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR'S COMMENTS ARE THE PROPERTY OF THE CONSULTANT AND SHALL NOT BE LOANED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

NOTE: DRAWINGS ARE NOT TO BE SCALED.



402 WYNDHAM ROAD
ONARIO, ONTARIO, L4Y 3A9
Tel: (905) 880-0888
Fax: (905) 880-4380

CRAOVIA SQUARE
160 DUNDAS ST. E.
MISSISSAUGA, ONT

ELEVATIONS

RN/AO/RP
AS SHOWN
DEC 12/01
LP
01245

A 04

Shop Drawing

Drawn By: Carlos Meléndez

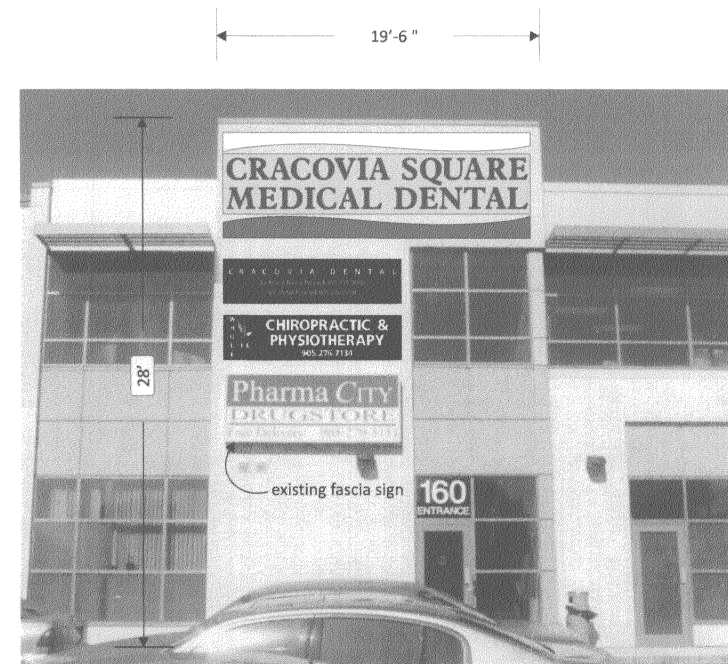
November 17, 2008

Page 1 of 6



Front Elevation

NORTH ELEVATION



Rear Elevation

SOUTH ELEVATION

Scale: 1/8"=1'
Qty. 1 each

Revisions:	11.20.08					

Approved By:



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

Cracovia Dental
Proposed Views



Shop Drawing

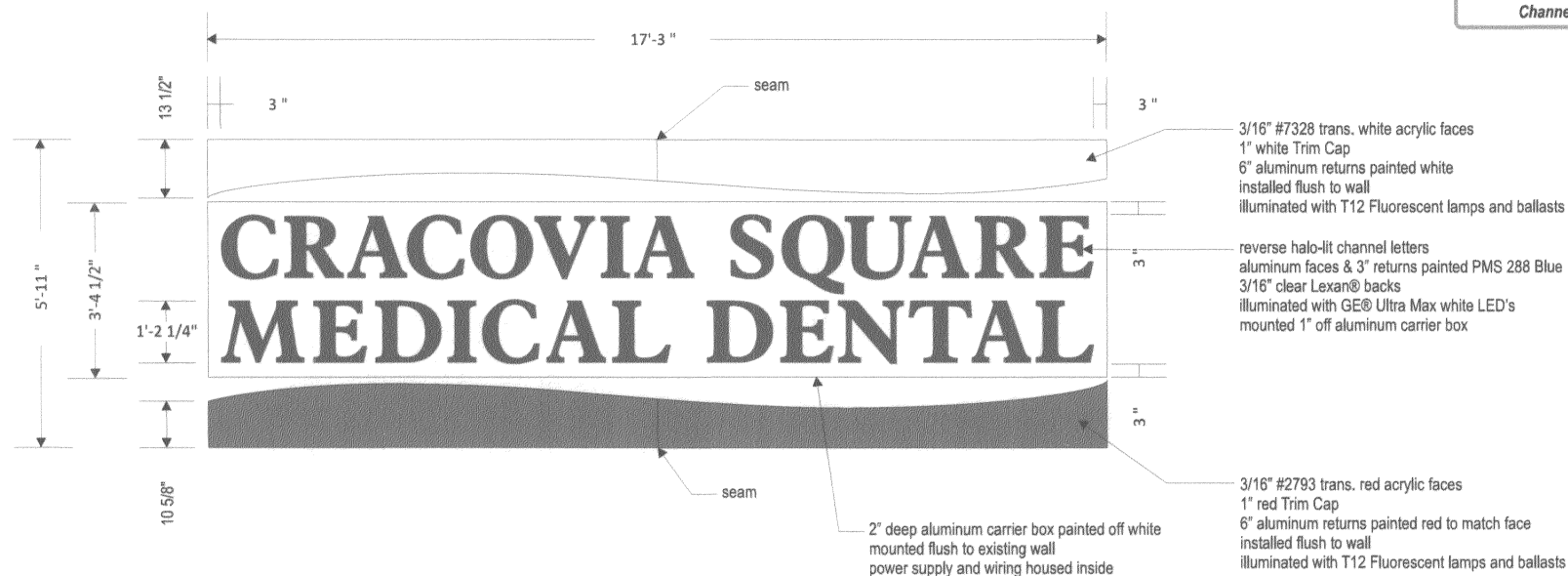
Drawn By: Don Crandall

April 8, 2008

Page 2 of 6

NOTE: Power available to sign is 347 volt.

Weight: Channel Letters - (27) x 3 lbs. = 81 lbs.
Carrier box = 175 lbs.
Channel Shapes = 70 lbs. ea.



Scale: 3/8"=1'
Qty. 2 Sets

Revisions: 04.18.08

Approved By:



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

Cracovia Square
Channel Letters
160 Dundas Street East
Mississauga, Ontario

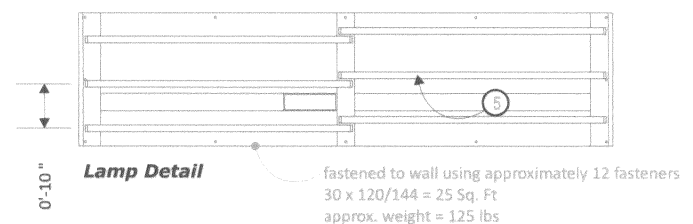
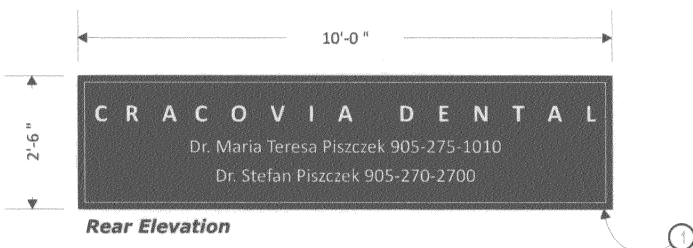
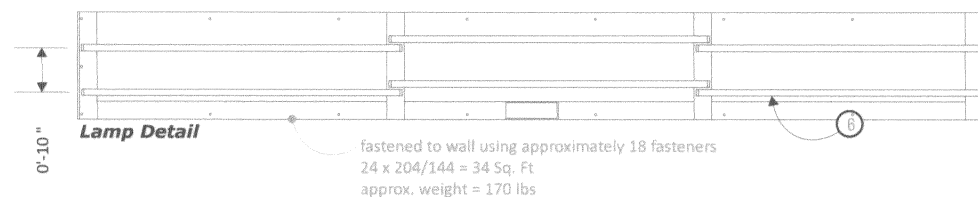
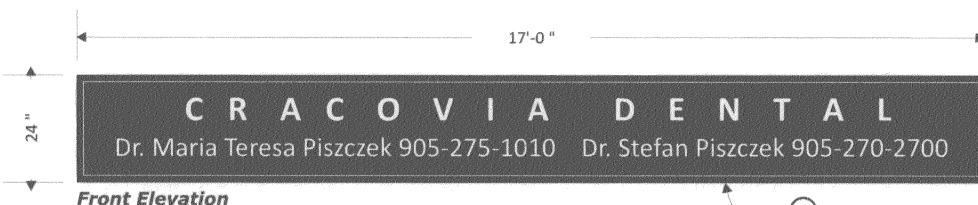


Shop Drawing

Drawn By: Carlos Meléndez

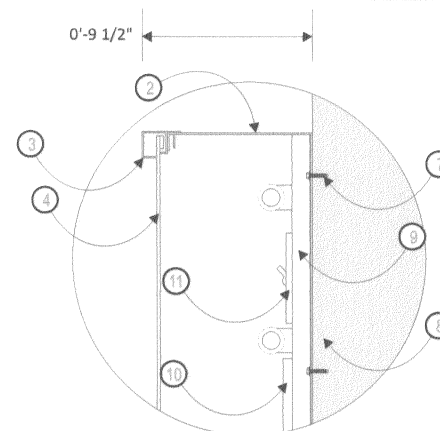
November 17, 2008

Page 5 of 6



Scale: 3/8"=1'
Qty. 1 each

NOTE: This sign is 347 volt.



- (1) aluminum sign box
EX-7 frame painted black
EX-8 filler painted black
3/16" 7328 trans. white acrylic face
c/w Avery® A6090-T Black trans. vinyl
mounted flush to brick wall using
Tapcon® screws
- (2) EX-8 Extruded Aluminum Sign Filler
- (3) EX-7 Extruded Aluminum Sign Frame
- (4) 3/16" trans. white acrylic
- (5) (6)F60 T12/HO Fluorescent lamps
(1)FRAEB1268 electronic ballast
- (6) (4)F72 T12/HO Fluorescent lamps
(2)F64 T12/HO Fluorescent lamps
(1)FRAEB1268 electronic ballast
- (7) 1/4" x 2" Tapcon® screws
- (8) existing wall (brick on 6" studs)
- (9) raceway
- (10) ballast
- (11) switch on/off

Revisions:	11.20.08	12.02.08							

Approved By:



Cracovia Dental
Fascia Signs





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 10, 2009

FILE: 08-03315

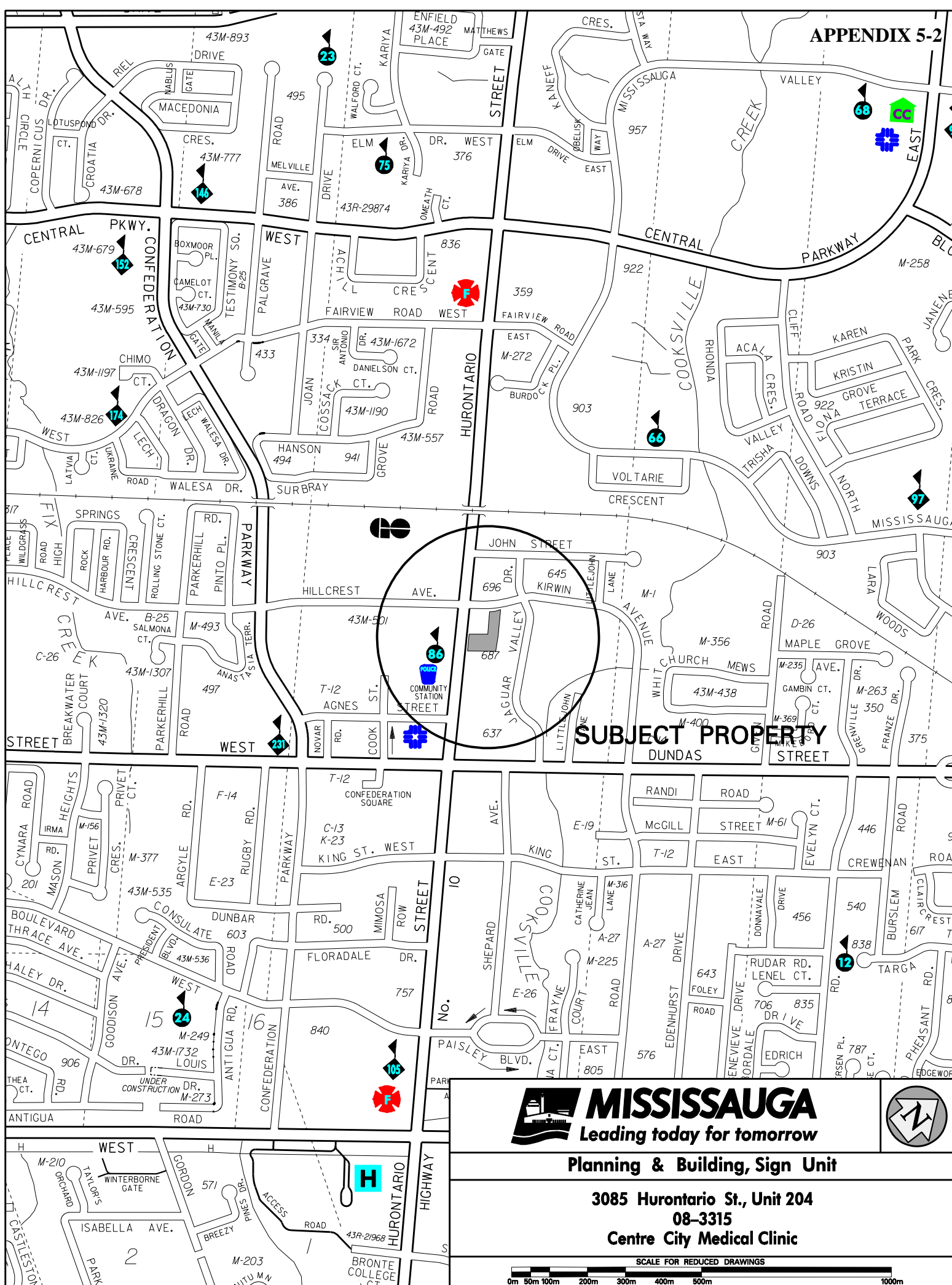
RE: Centre City Medical
3085 Hurontario St., Unit 204 – Ward 7

The applicant requests the following variance to section 13 and section 17 of the Sign By-law 0054-2002, as amended.

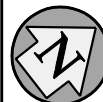
Section 13	Proposed
A fascia sign in the Cooksville Special Sign District is permitted a maximum sign area equal to 15% of the building facade of the first storey for each occupancy.	Two (2) signs located on the side of the building (south elevation) that is not a building façade.
Section 17	Proposed
A fascia sign shall be located no higher than the upper limit of the first storey of a building.	Three (3) fascia signs installed on the second storey of the office building.

COMMENTS:

The proposed signs are located on a complex which has numerous illegal signs placed on the building. In order to properly assess this variance application, the Planning and Building Department would require a comprehensive signage plan for the entire complex to deal with all of the illegal signs and to develop some type of signage order to the building. The Planning and Building Department therefore can not support the sign variance application at this time.



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

3085 Hurontario St., Unit 204

08-3315

Centre City Medical Clinic

SCALE FOR REDUCED DRAWINGS

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

EQB Ltd.

June 6, 2008

City of Mississauga, Building Division
300 City Centre Drive
Mississauga, Ontario L5B 3C1
Tel: 905-615-4046
Fax: 905-896-5638

RE: Letter of Rationale:
Second Floor Signage, Dr. Santhakumar
3085 Hurontario Street, Unit 204

Dear Sirs/Madame:

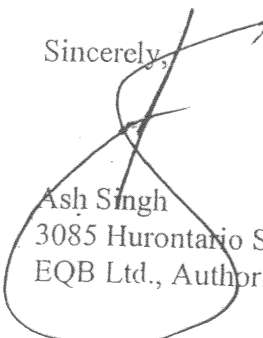
Equity Builders Inc. has a strong interest to have signage at Dr. Santhakumar's offices. The three signs will improve the overall business for Dr. Santhakumar and therefore generating more traffic to our location. This type of signage also encourages long term Landlord and Tenant relationship where everyone is able develop lasting business contacts without the worry of frequent unit turnovers and business uncertainty.

It is important for a family physician to have visibility to the public and people have to recognize and find the offices easily. The signs requested would provide the public with an ease of identifying and locating his practice and have proven to bring in new clients to his place of business.

With the application of a sign variance and building/sign permit, all the requirements of the city of Mississauga will be met.

Should you require additional information, please contact the undersigned.

Sincerely,



Ash Singh
3085 Hurontario Street Joint Venture
EQB Ltd., Authorized Agent

PROPOSED
FACIAL SIGNS

Permit/ Sign Variance

Location:

3085 Hurontario St.
Mississauga, ON,
L5A 4E4

Designer:

Decorative Signs

Saeed Akhavan
276 Elgin Mills Rd. W.
Richmond Hill, ON.
L4C 4M2
Cell: 416- 473-5565

Date:

JAN.06/2009

Page: 1 of 4

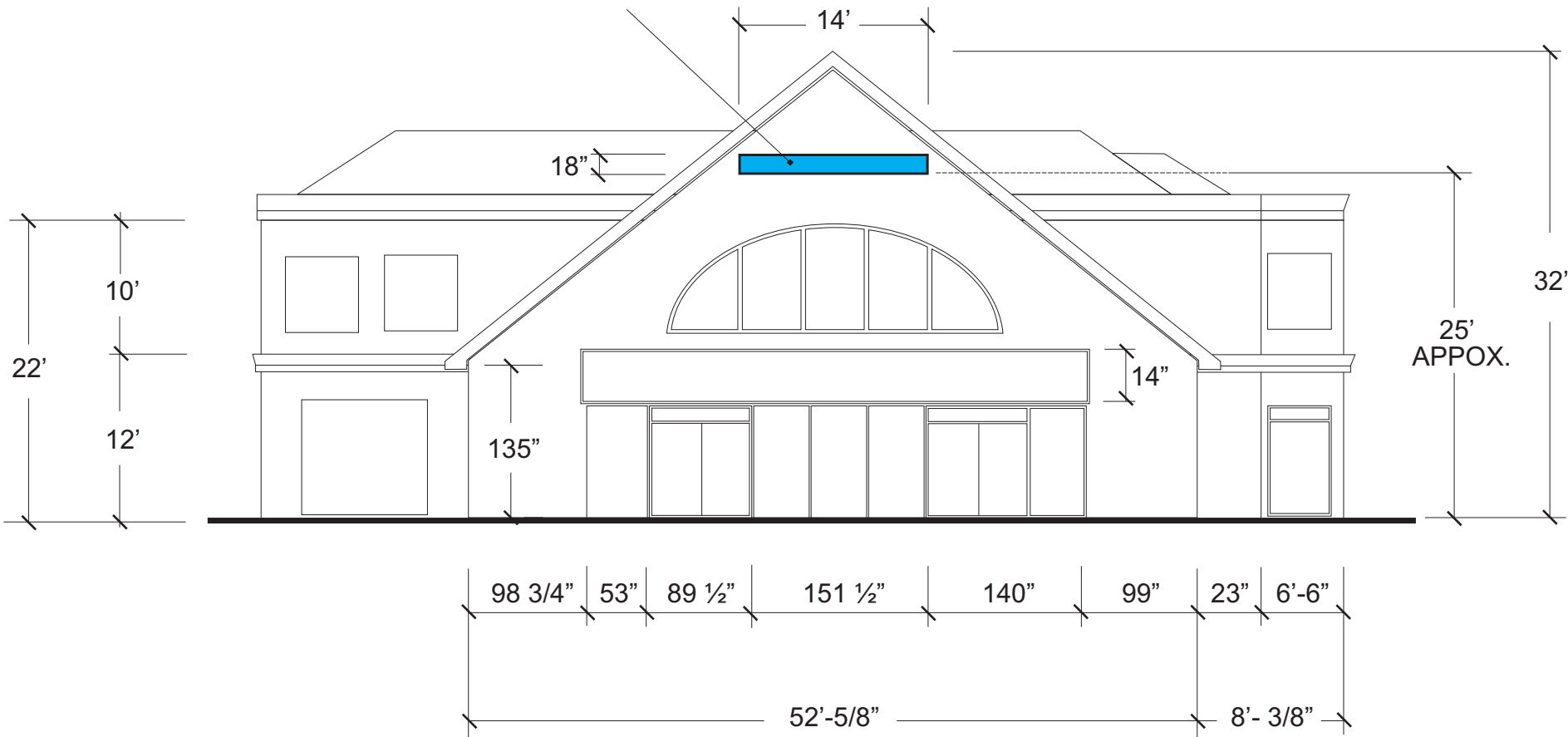
ELEVATIONS



276 Elgin Mills Rd. West
Richmond Hills, ON, L4C 4M2
Tel: (416) 473-5565

①

EXISTING FACIAL SIGN



FRONT ELEVATION

PROPOSED
FACIAL SIGNS

Permit/ Sign Variance

Location:

3085 Hurontario St.
Mississauga, ON,
L5A 4E4

Designer:

Decorative Signs

Saeed Akhavan
276 Elgin Mills Rd. W.
Richmond Hill, ON.
L4C 4M2
Cell: 416- 473-5565

Date:

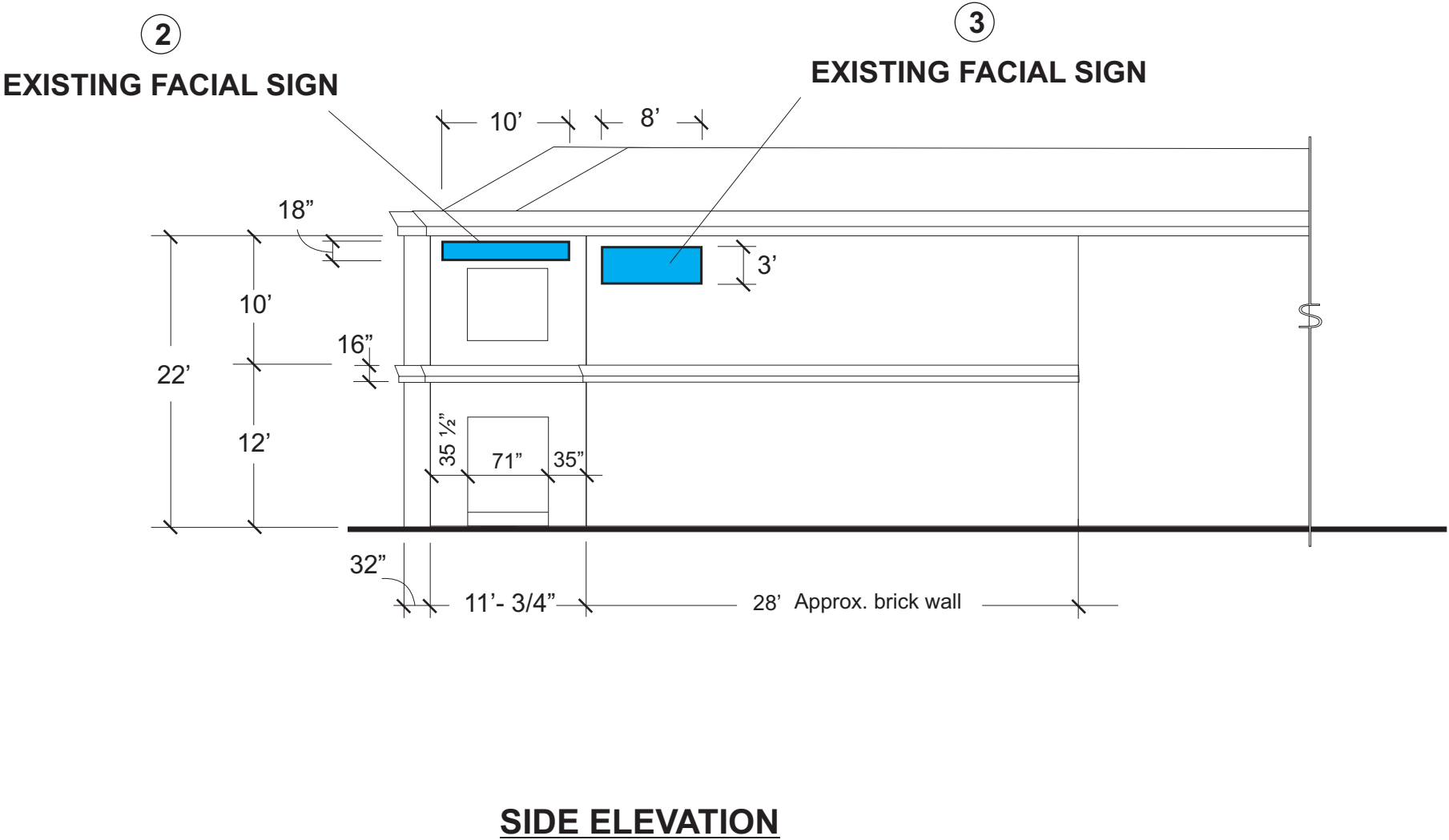
JAN.06/2009

Page: 1 of 4

ELEVATIONS



276 Elgin Mills Rd. West
Richmond Hills, ON, L4C 4M2
Tel: (416) 473-5565



PROPOSED
FACIAL SIGNS

Permit/ Sign Variance

Location:
3085 Hurontario St.
Mississauga, ON,
L5A 4E4

Designer:
Decorative Signs
Saeed Akhavan
276 Elgin Mills Rd. W.
Richmond Hill, ON.
L4C 4M2
Cell: 416- 473-5565

Date:
Dec.02/08

Page: 2 of 4
PICTURE VIEW



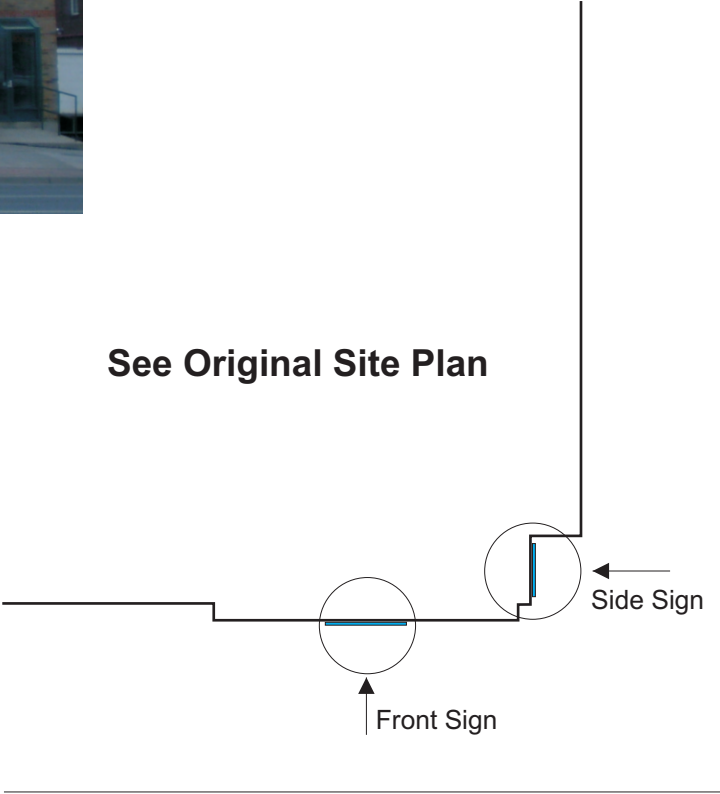
276 Elgin Mills Rd. West
Richmond Hills, ON, L4C 4M2
Tel: (416) 473-5565



EXISTING
FACIAL SIGN

FRONT ELEVATION AT 3085 Hurontario St.

See Original Site Plan



Hurontario St.

EXISTING
FACIAL SIGN



SIDE ELEVATION AT 3085 Hurontario St.

PROPOSED
FACIAL SIGNS

Permit/ Sign Variance

Location:

3085 Hurontario St.
Mississauga, ON,
L5A 4E4

Designer:

Decorative Signs

Saeed Akhavan
276 Elgin Mills Rd. W.
Richmond Hill, ON.
L4C 4M2
Cell: 416- 473-5565

Date:

Dec.02/08

Page: 3 of 4

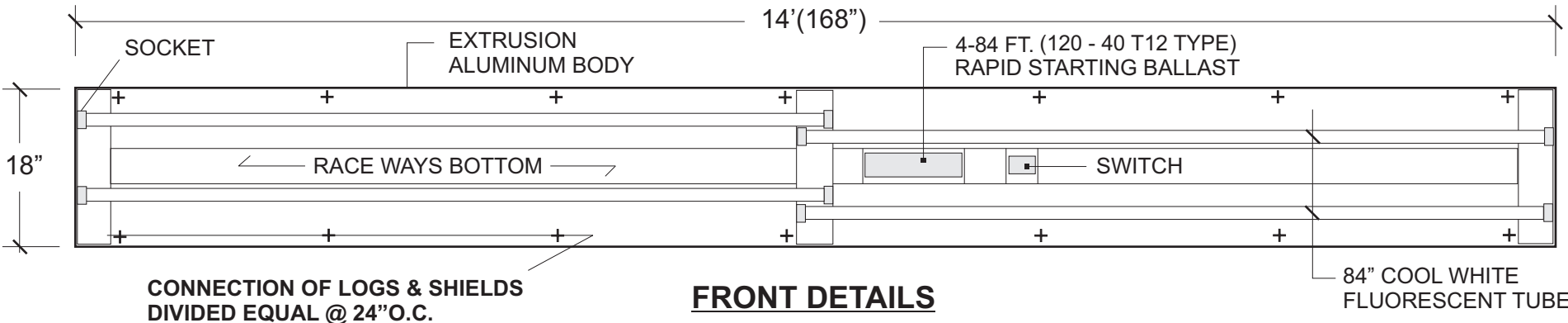
FRONT DETAILS



276 Elgin Mills Rd. West
Richmond Hills, ON, L4C 4M2
Tel: (416) 473-5565

CENTRE CITY MEDICAL CLINIC
DR. V. SANTHAKUMAR & ASSOCIATES
(905) 273-6895

VINYL GRAPHICS ON 3/16" ACRYLIC FACE



CENTRE CITY PHYSIC & REHAB
DR. V. SANTHAKUMAR & ASSOCIATES
FAMILY PHYSICIAN
(905) 273-6895

VINYL GRAPHICS ON 3/16" ACRYLIC FACE

PLASTIC FACE
3/16" ACRYLIC

