



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2009)

DATE: May 12, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 1, 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 May 12, 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 08-03121
Ward 1
Metro
1077 North Service Road

To permit the following:

- (i) A roof sign that is located above the first storey and not attached to the structure enclosing mechanical equipment.
- (b) Sign Variance Application 09-04056
Ward 3
Region of Peel
1126 Fewster Dr.

To permit the following:

- (i) One (1) ground sign located on City property.
- (c) Sign Variance Application 09-03861
Ward 8
iStor.ca Self Storage
3022 Winston Churchill Blvd.

To permit the following:

- (i) One (1) fascia sign erected on a building elevation which does not face a street or contains the main entrance to the building.
- (ii) Two (2) fascia signs located on the forth storey of the south and east elevations.

Providing the illegal billboard sign displayed on the property is removed.

- (d) Sign Variance Application 09-04072
Ward 9
Therapure-Biopharma Incorporation
2585 Meadowpine Boulevard

To permit the following:

- (i) One (1) fascia sign erected on a building elevation which does not face a street or contains the main entrance to the building.
- (ii) One (1) fascia sign erected above the upper limits of the first storey of the building.
- (e) Sign Variance Application 09-03820
Ward 9
Patheon
2100 Syntex Court

To permit the following:

- (i) One (1) directional sign with the sign area of 1.16 sq. m. (12.49 sq. ft.).
- (ii) One (1) directional sign with the height of 1.83 m. (6.00 ft.).
- (f) Sign Variance Application 09-04749
Ward 4
City of Mississauga
300 City Centre Dr.

To permit the following:

- (i) A spot light sign projected on the tower portion of the Civic Centre from June 23 to July 1, 2009 displaying text including third party advertising.

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. The 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:

Metro
Appendix 1-1 to 1-8

Region of Peel
Appendix 2-1 to 2-6

iStor.ca Self Storage
Appendix 3-1 to 3-6

Therapure-Biopharma Incorporation
Appendix 4-1 to 4-5

Patheon
Appendix 5-1 to 5-6

City of Mississauga
Appendix 6-1 to 6-4

Edward R. Sajecki
Commissioner of Planning and Building
Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

May 14, 2009

FILE: 08-03121

RE: Metro
1077 North Service Road – Ward 1

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

Section 4(6)(f)	Proposed
Roof signs are specifically prohibited unless attached to the structure enclosing the mechanical equipment on the roof of a building over three (3) storeys in height.	A roof sign that is located above the first storey and not attached to the structure enclosing mechanical equipment.

COMMENTS:

The proposed variance is for a sign located on top of the canopy above the main entrance of the store. The proposed sign replaces an existing sign (Dominion Save a Centre) which has been there for a number of years. The front elevation of the store has a glass façade which prohibits the placement of any large fascia sign directly on the building. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



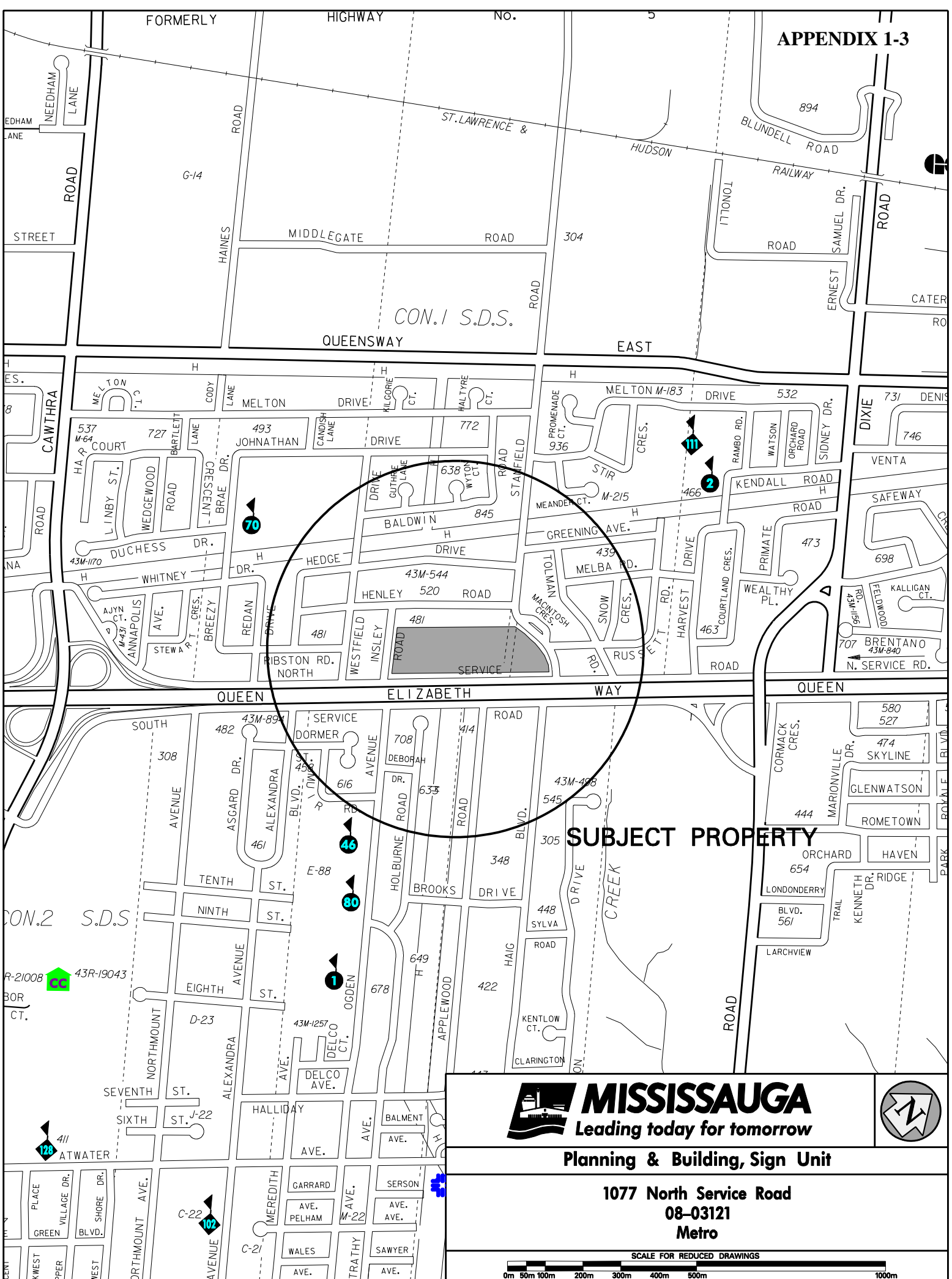
Letter of Rational

The present is our application for a sign variance of the City of Mississauga Sign By-Law 0054-2002 as amended. As a result of not conforming to Section 4 (6)(f), prohibiting the installation of roof signs described as “a sign supported entirely or partly by the roof of a building or structure and which signs projects above the roof”, we wish to apply for a variance in order to allow for the replacement of one (1) existing “D Save a Centre” sign on the Front Elevation, with a new one reading “Metro”, using the existing modified support structure, to be installed on the top section of the existing canopy, at the new proposed *Metro* store.

When we received the contract from Metro Ontario Services (formerly A&P Services), a respected company with numerous stores across Canada, to change the brand of their “D Save a Centre” sign at the location in question, we reviewed the site conditions and existing signage, and agreed that in view of the particular shape of the building’s roof, entire façade in curtain wall, and existing canopy over the entrance doors, the use of the existing sign structure was our best option. The existing sign and structure have been on the building for many years, and we are simply proposing to replace it with a smaller sign.

In addition, in order to comply with the MTO regulations for the signage of this site, we have agreed to remove the existing signs on the Rear and Side elevations, and not replacing them with new “Metro” signage. Thus making the Front elevation of the building the only possibility to advertise this business.

Thank you for the attention you will give to this request, and please do not hesitate to contact us immediately should you require additional information and/or documentation to complete our application. The resolution of the Council concerning this proposition is pivotal to our client’s decision to proceed with this store upgrading.



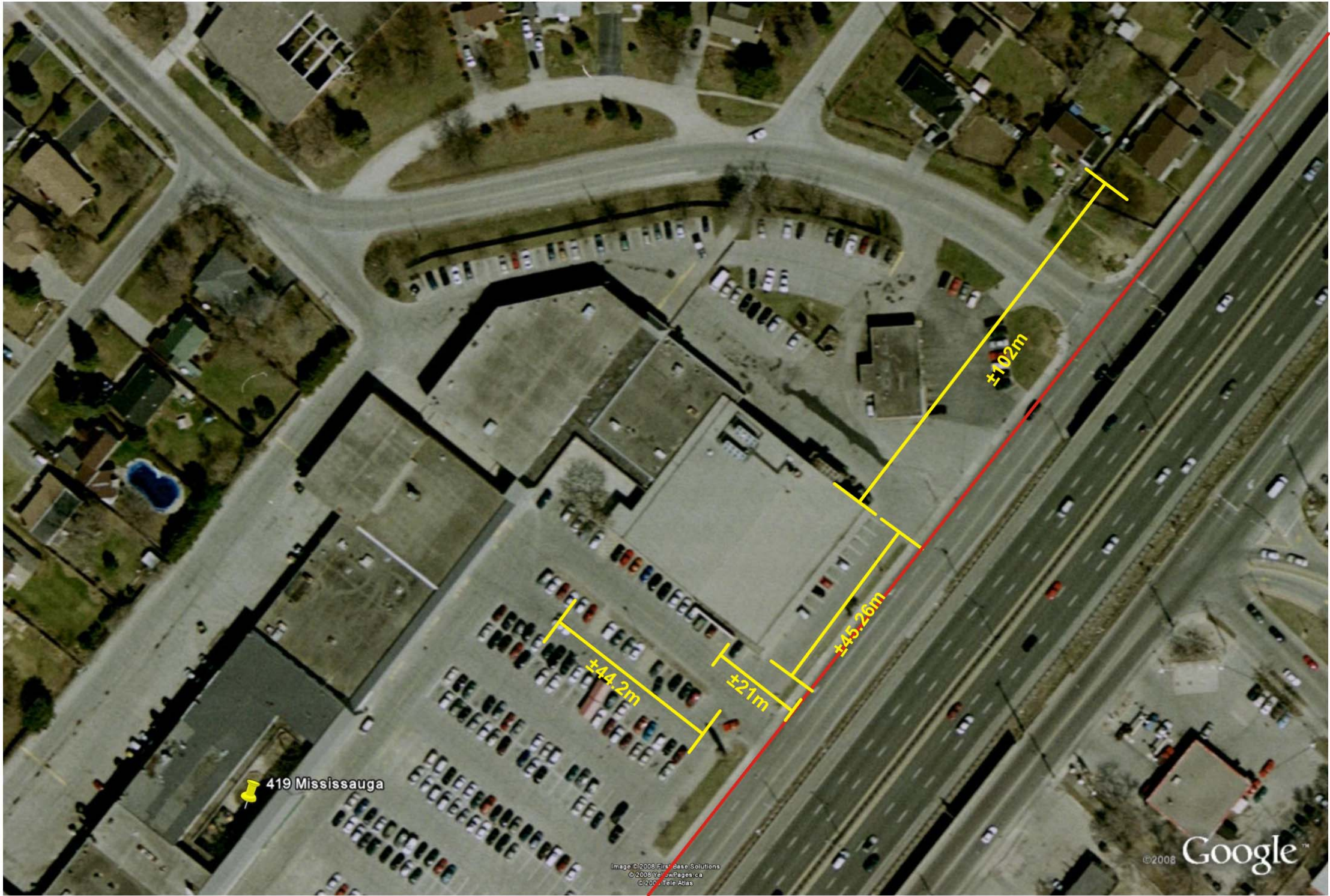
MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

**1077 North Service Road
08-03121
Metro**





Site Plan

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

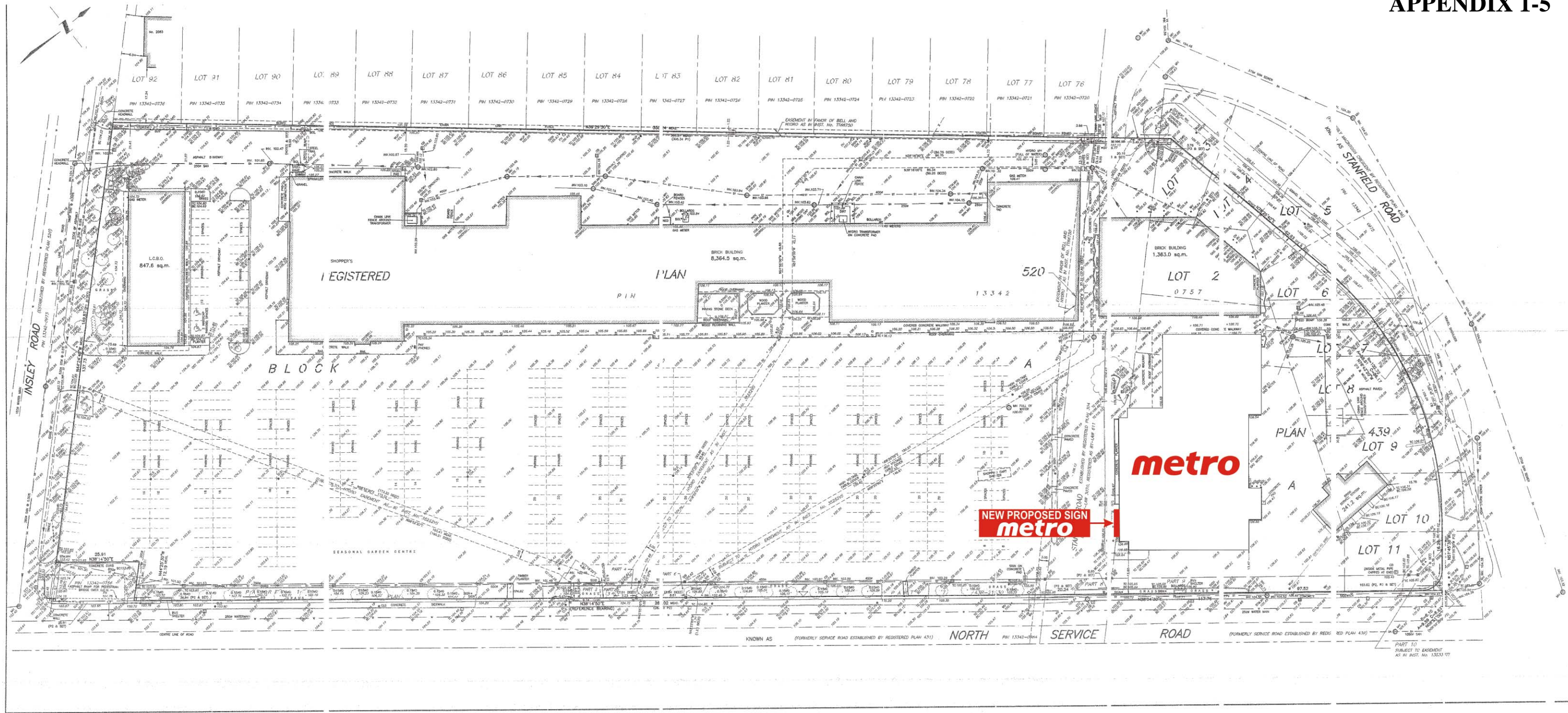
metro • #419 Mississauga



International
Néon

CLIENT METRO INC. DIV. ING. CONST.	SITE metro • #419 Mississauga	DESSIN
ADRESSE: 12225 BOUL. INDUSTRIEL	ADRESSE: 1077 NORTH SERVICE RD.	DATE: _____ REV. DATE: _____
VILLE/CITY: POINTE-AUX-TREMBLES, QUÉBEC C.P.: H1B 5M7	VILLE/CITY: Mississauga, ON C.P.: L4Y 1A6	ÉCHELLE: _____ DESSINÉ PAR: FG
TEL: _____ FAX: _____	TEL: (905) 897-7022 FAX: _____	DIR: WIP2008/A&P/Conversion 2008/Dominion TO/Mississauga #419 TO/Elev/Signage #419

1-800
906
NEON



ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY



CLIENT	METRO INC. DIV. ING. CONST.	SITE	metro • #419 Mississauga	DESSIN	
ADRESSE:	12225 BOUL. INDUSTRIEL	ADRESSE:	1077 NORTH SERVICE RD.	DATE:	REV. DATE:
VILLE/CITY:	POINTE-AUX-TREMBLES, QUÉBEC	VILLE/CITY:	Mississauga, ON	ÉCHELLE:	DESSINÉ PAR:
TEL:	FAX:	TEL:	(905) 897-7022	DIR:	WIP2008/A&P/Conversion 2008/Dominion TO/Mississauga #419 TO/Elev/Signage #419

1-800
906
NEON

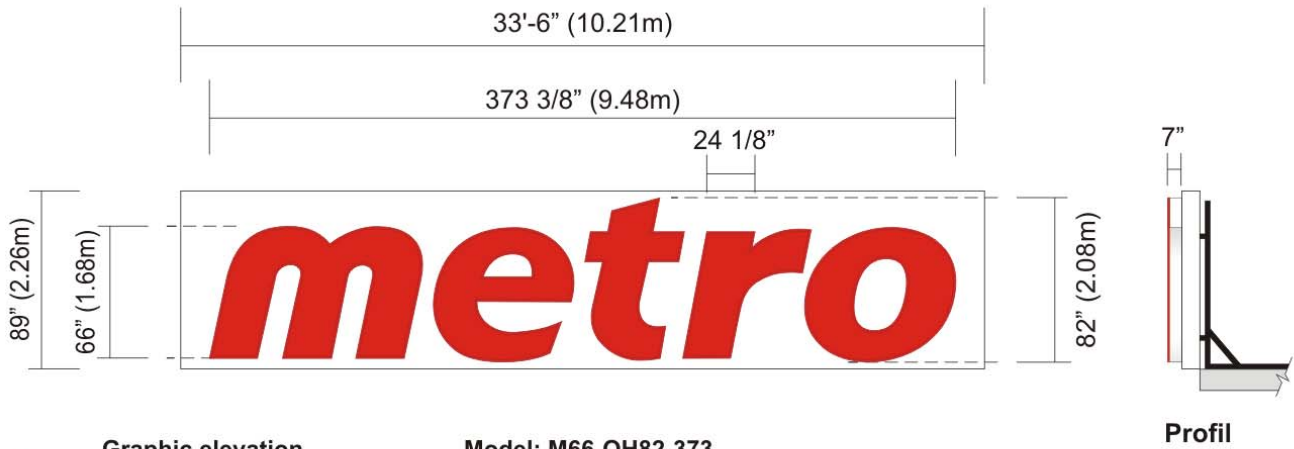


1-800
906
NEON



Front Elevation

Not to scale



A Graphic elevation Model: M66-OH82-373
NEW ILLUMINATED CHANNEL LETTERS
NEW ALUMINUM CARRIER BOX PAINTED WHITE
Scale: 1/8" = 1'-0" **1X**
Area: **248 ft² or 23.08m²**

SUBJECT TO MTO APPROVAL

City Information:

Preliminary Information:
20% of the building façade, and 15% of the building wall of the side and rear elevations of the building which does not have a main entrance for the public and faces a parking lot or driveway but does not face a residential use within 100m of this building façade.

PAGE 2 OF 11

APPROVED
22-10-08

New graphics
09-06-08

LEGEND

-  International Neon Tasks
-  General Contractor Tasks

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

metro • #419 Mississauga

	CLIENT METRO INC. DIV. ING. CONST.		SITE metro • #419 Mississauga		DESSIN		1-800 906 NEON
	ADRESSE: 12225 BOUL. INDUSTRIEL		ADRESSE: 1077 NORTH SERVICE RD.		DATE: _____ REV. DATE: _____		
	VILLE/CITY: POINTE-AUX-TREMBLES, QUÉBEC C.P.: H1B 5M7		VILLE/CITY: Mississauga, ON C.P.: L4Y 1A6		ÉCHELLE: _____ DESSINÉ PAR: FG		
	TEL: _____ FAX: _____		TEL: (905) 897-7022 FAX: _____		DIR: WIP2008/A&P/Conversion 2008/Dominion TO/Mississauga #419 TO/Elev/Signage #419		



Existing Conditions

APPROVED
22-10-08

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

metro • #419 Mississauga

	CLIENT METRO INC. DIV. ING. CONST.		SITE metro • #419 Mississauga		DESSIN	
	ADRESSE: 12225 BOUL. INDUSTRIEL		ADRESSE: 1077 NORTH SERVICE RD.		DATE: _____ REV. DATE: _____	
	VILLE/CITY: POINTE-AUX-TREMBLES, QUÉBEC C.P.: H1B 5M7		VILLE/CITY: Mississauga, ON C.P.: L4Y 1A6		ÉCHELLE: _____ DESSINÉ PAR: FG	
	TEL: _____ FAX: _____		TEL: (905) 897-7022 FAX: _____		DIR: WIP2008/A&P/Conversion 2008/Dominion TO/Mississauga #419 TO/Elev/Signage #419	
					1-800 906 NEON	



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

May 12, 2009

FILE: 09-04056

RE: Region of Peel
1126 Fewster Dr. – Ward 3

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

Section 4(6)	Proposed
Any sign not expressly permitted by this By-law is prohibited.	One (1) ground sign located on City property.

COMMENTS:

The proposed sign is located on the municipal boulevard. The applicant has already entered into an encroachment agreement with the City of Mississauga for the placement and maintenance of the sign on City property. The Planning and Building Department therefore has no objection to the approval of the variance.

March 31, 2009

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 the installation of a 5.51 metre tall, double-sided, illuminated pylon sign on public property for the Region of Peel Fewster Community Recycling Centre at 1126 Fewster Drive.

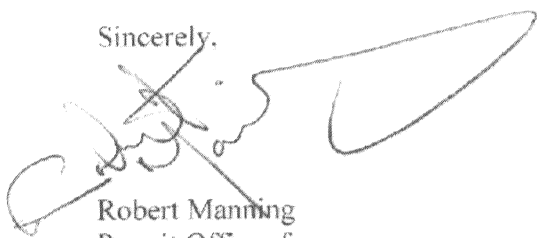
We are asking for relief from the provisions of the City of Mississauga Sign By-law 54-02 to permit a ground sign on public property. The location of the proposed sign has been approved by an Encroachment Agreement between the City of Mississauga and The Region of Peel, dated April 23, 2007. Furthermore, an Environmental Certificate has been granted for the sign by the Ontario Ministry of the Environment.

The height and size of the proposed sign complies with the provisions of the By-law for a sign on private property.

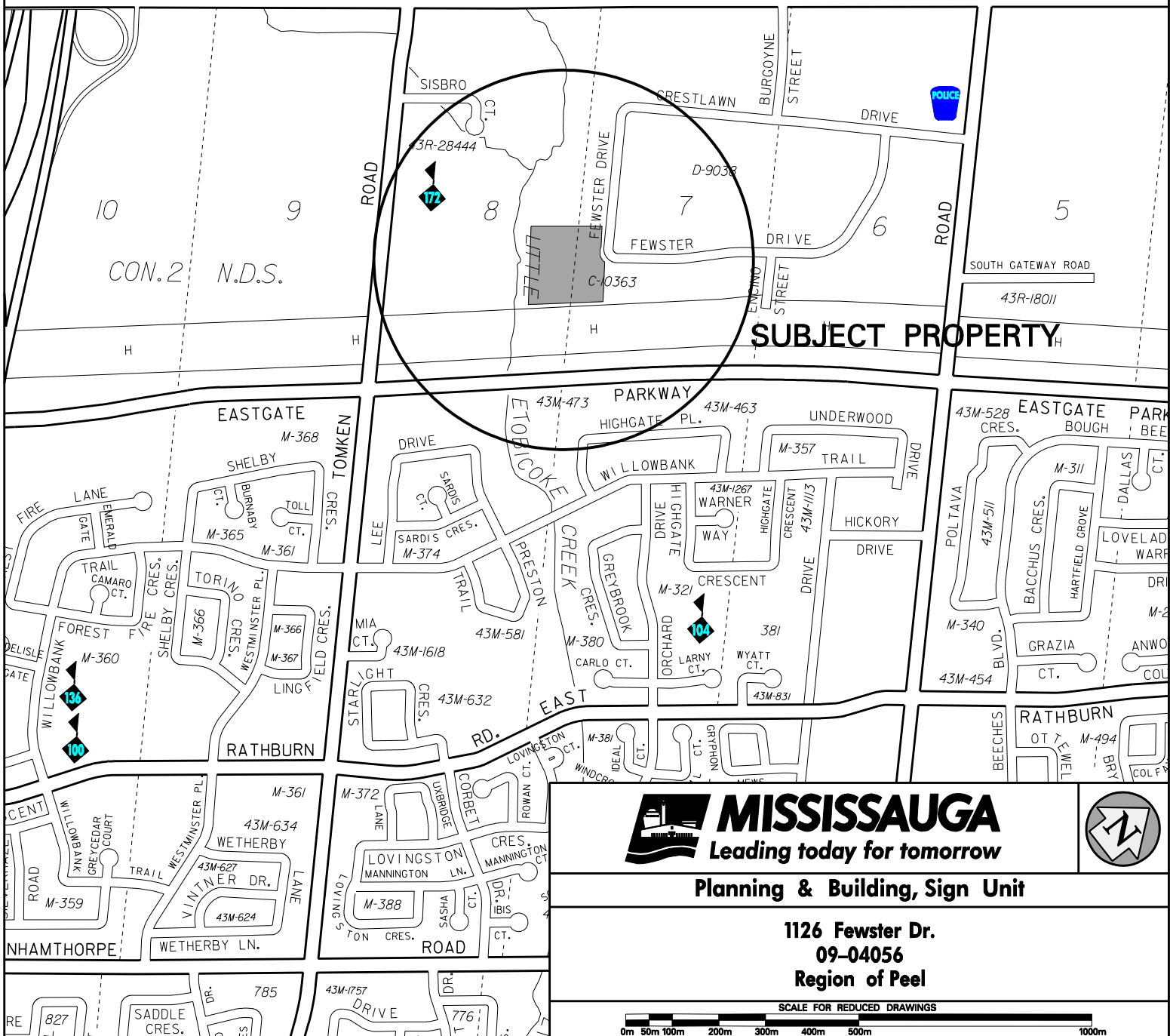
The sign identifies the Centre and the Goodwill Donation Centre and has been designed to provide an aesthetic compliment to the Centre.

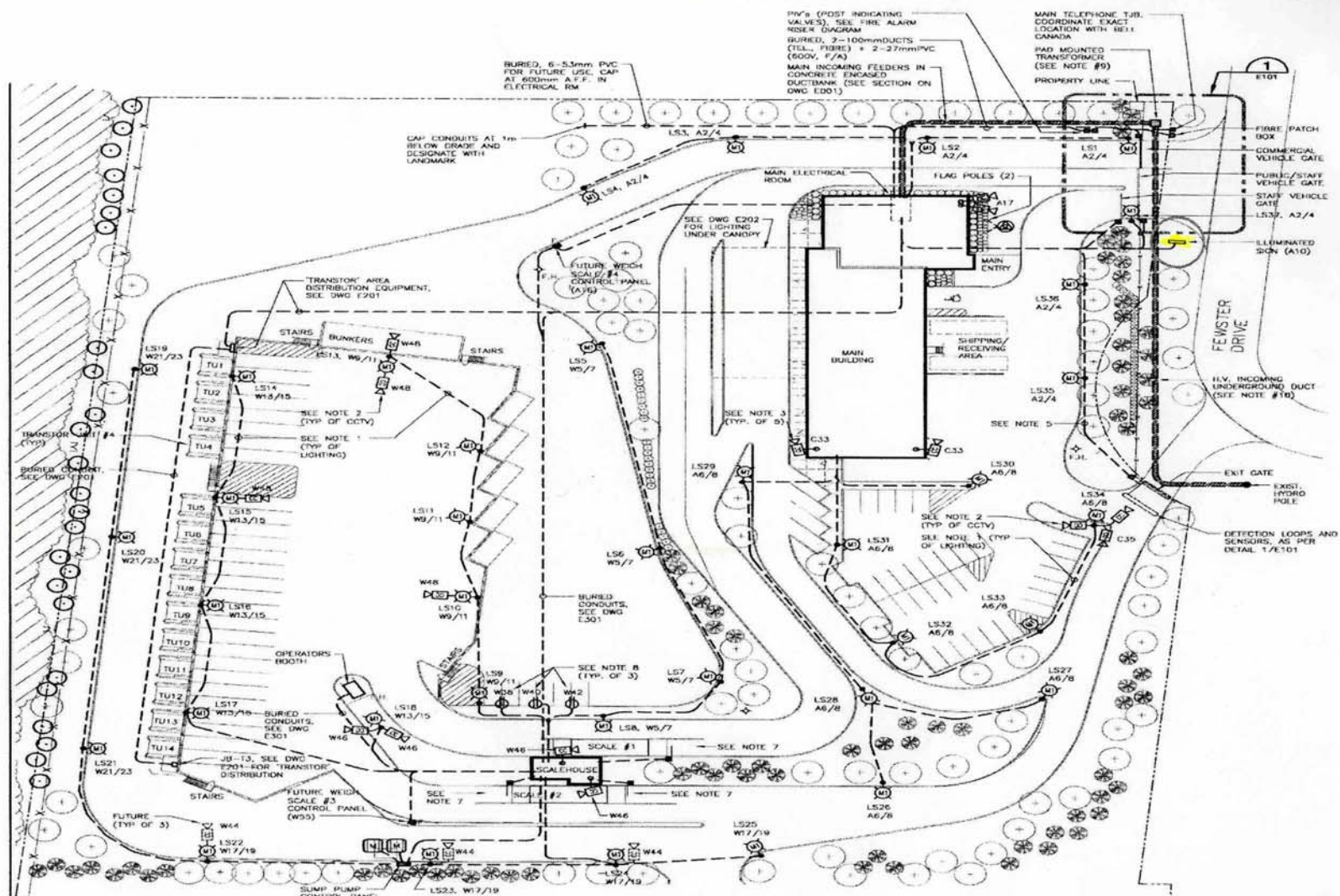
We are respectfully asking for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Manning', is written over a horizontal line. The signature is stylized and somewhat cursive.

Robert Manning
Permit Officer for
Gregory Signs Limited
on behalf of The Region of Peel





Smart Pro Image Consulting
stepanova@smartproimage.com
Tel. 905 747 0046

JOB # 71855

CLIENT

REGION OF PEEL

LOCATION

1126 Fewster Dr. Mississauga, ON

PROJECT TITLE

Eliminated Pylon

SIGN TYPE(S)

DRAWN BY

John Tomabon

DATE

August - 16 - 08

SCALE

NTS

STRUCTURAL DRAWING NUMBER

A3

APPROVED BY

DATE

LEGAL

The ownership and copyright of the attached is vested in Leon Penchuk, and any reproduction in whole or part without the written consent of Leon Penchuk, is a violation of the said Copyright Act.

DOUBLE SIDED ILLUMINATED PYLON SIGN



PEEL REGION COLOURS

PANTONE # - 301C
VINYL MATCH - 2500-2930 BLUE

PANTONE # - 7454C
CLOSEST MATCH
3630-317



pantone process cyan
CLOSEST VINYL MATCH - 2500-57 OLYMPIC BLUE

black vinyl

ILLUMINATED
READER
BOARD

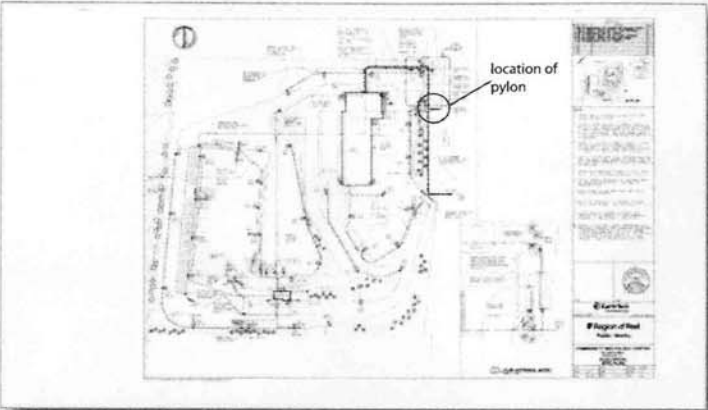
POLY CARBONATE
LOCKABLE DOOR

6" LETTER HEIGHT
EIGHT LINES
OF COPY

1 set of black solid letters
- red numbers
- qty-300

WHITE
VINYL

PLEASE REFER TO STRUCTURAL DRAWINGS FOR SIZES



Smart Pro Image Consulting
stepanova@smartproimage.com
Tel. 905 747 0046

JOB # 71855
CLIENT
REGION OF PEEL
LOCATION
1126 Fewster Dr. Mississauga, ON


PROJECT TITLE
Illuminated Pylon
DESIGN (YR/RS)
DESIGN BY
John Tombak

DATE
August - 16 - 08
SCALE
NTS
STRUCTURAL DRAWING NUMBER
A3

APPROVED BY
DATE

LEGAL
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IMAGE CONSULTING
Smart Pro Image Consulting
steve@smartproimage.com
Tel. 855.747.3548



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

May 12, 2009

FILE: 09-03861

RE: iStor.ca Self Storage
 3022 Winston Churchill Blvd. - Ward 8

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

Section 17(2)	Proposed
A fascia sign shall be erected on a building elevation which faces a street or contains the main entrance to the building.	One (1) fascia erected on a building elevation which does not face a street or contains the main entrance to the building.
Section 17(3)	Proposed
A fascia sign shall be erected no higher than the upper limit of the first storey of a building.	Two (2) fascia signs located on the forth storey of the south and east elevations.

COMMENTS:

The building is a storage rental facility. The outside of the building appear to be a large one storey industrial building but internally has four storeys. The proposed variances are for one fascia sign located on the side (south) elevation and a second sign located on the front (east) elevation, both above the first storey of the building.

The proposed signs are well placed on the building and in keeping with design of each façade. However, we note that there is an illegal changing copy billboard sign on this site. The billboard company has been charged and found guilty on October 30, 2008. To date, the contravention still exists on this property. The Planning and Building Department therefore find the variance acceptable from a design perspective, subject to the removal of the illegal billboard sign.

steel art --- signs

37 Esna Park Drive.
Markham, Ontario
L3R 1C9

Fax # (905) 474-0976
Phone # (905) 474-1678 ext. 643

Date: March 17, 2009

Dear Council Members,

This letter is a request for relief from the Mississauga By-Law for the property located at 3022 Winston Churchill Blvd.

Our customer, "iStor Self Storage" requests approval to have their proposed fascia signs manufactured and erected for the North & East elevations on this property as a part of identifying their place of business for visibility to the general public.

The proposed signs for both elevations are calculated to be 39.39m² (North elevation = 13.38m², East elevation = 26.01m²) and are proposed to be erected on the upper most storey of their 4-storey building to which no other signs exists.

With this in mind, the fascia signs proposed to be erected as per attached drawings and site plan and with consideration to the 4-storey building size, the proposed signs are minimal in proportion to the building façade. Moreover, as this property is for the use of business means, the proposed signs would be solely for the purpose of identification and visibility for business from the general public.

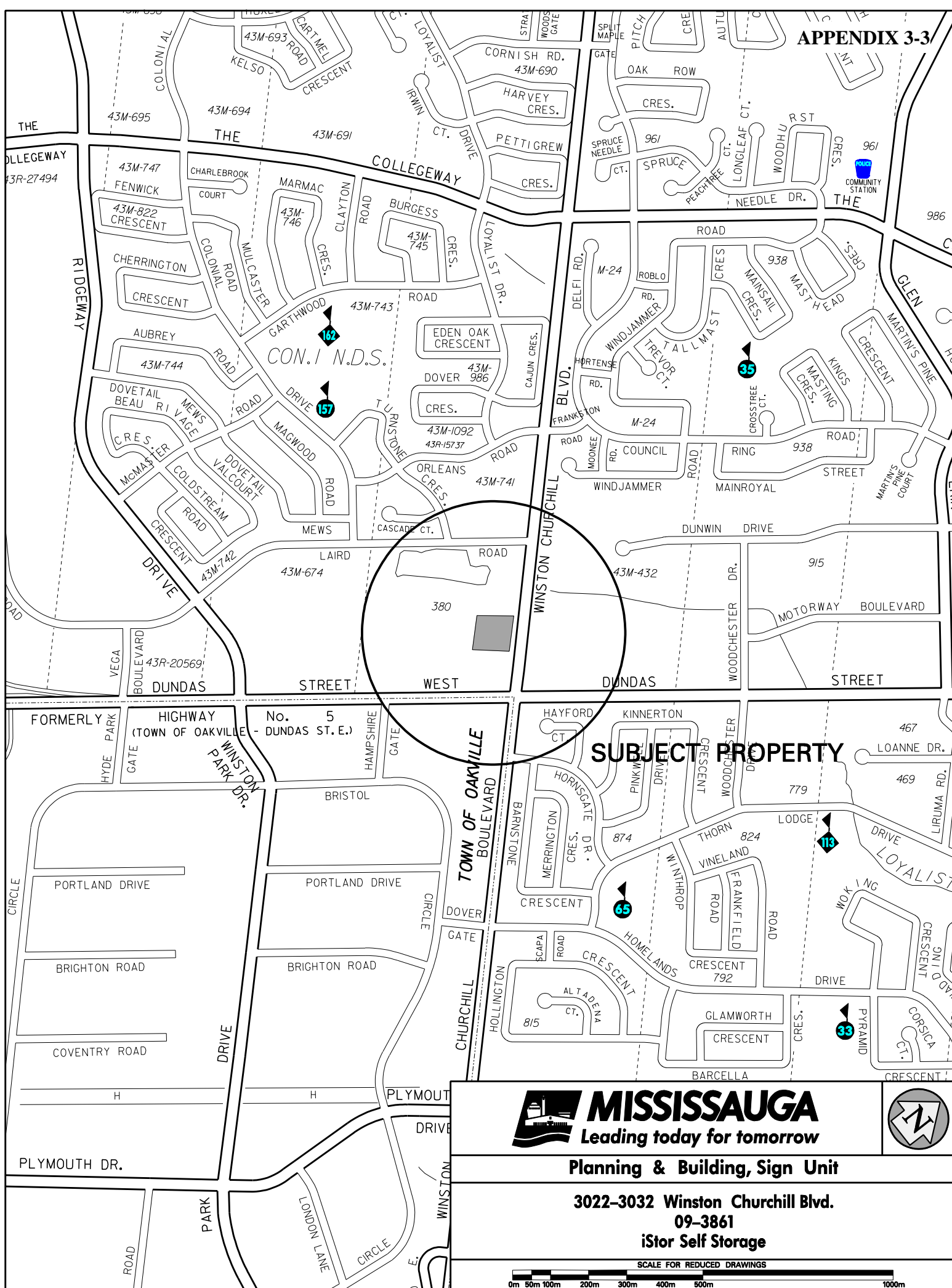
Furthermore, if the size of the signs is decreased or lowered to be erected elsewhere, they would appear very small or have no visibility in this comparison and thus, the general public would be unaware of its existence.

In conclusion, on behalf of our customer, we inquire for your support to our clients' proposal to have their signs manufactured & erected as per the size & locations proposed for this property.

A request to be on your next Council Committee meeting at your earliest to resolve the matter would be most appreciated.

With Regards,

Sylvia Liao



MISSISSAUGA
Leading today for tomorrow



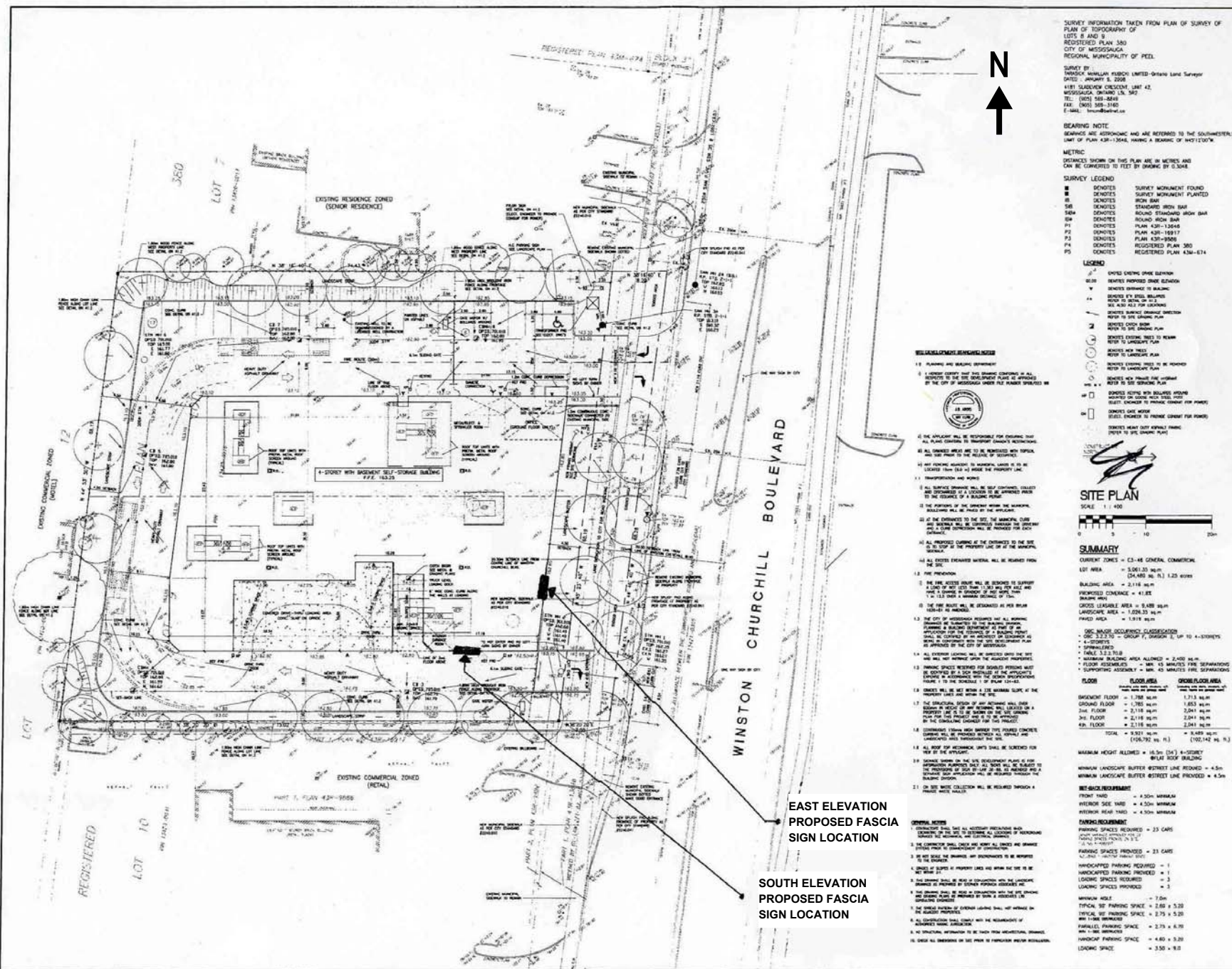
Planning & Building, Sign Unit

**3022-3032 Winston Churchill Blvd.
09-3861**

iStor Self Storage

SCALE FOR REDUCED DRAWINGS





SURVEY BY:
TARASCH MULLAN RUSCH LIMITED—Ontario Land Surveyors
DATED: JANUARY 5, 2008
4181 SLADEVIEW CRESCENT, UNIT 42,
MISSISSAUGA, ONTARIO L5L 5B2
TEL: (905) 569-8848
FAX: (905) 569-3140
E-MAIL: tmr@tmr-ltd.ca










BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHWESTERN
LIMIT OF PLAIN 438-1354E, HAVING A BEARING OF N42°12'00"W


METRIC
[DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808]


SURVEY LEGEND


■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
—	DENOTES	IRON BAR
—	DENOTES	STANDARD IRON BAR
—	DENOTES	ROUND STANDARD IRON BAR
—	DENOTES	ROUND IRON BAR
P1	DENOTES	PLAN 43R-13666
P2	DENOTES	PLAN 43R-16917
P3	DENOTES	PLAN 43R-18509
P4	DENOTES	REGISTERED PLAN 580
P5	DENOTES	REGISTERED PLAN 583-474


LEGEND

	UNITS LIVING OFFSE ELECTION
	DEMOTES PROPOSED STATE ELECTION
	DEMOTES CHANGED TO BALDING
	DEMOTES 1/2 MILE RADIUS OF 1/2 MILE ALL FOR LOCATIONS
	DEMOTES CURRENT CHANGING ELECTION REFER TO SITE CHANGING PLAN
	DEMOTES CATCH BASIN REFER TO SITE CHANGING PLAN
	DEMOTES EXISTING NEEDS TO REPAIR REFER TO LANDSCAPE PLAN
	DEMOTES NEW TREES REFER TO LANDSCAPE PLAN
	DEMOTES EXISTING NEEDS TO BE REMOVED REFER TO LANDSCAPE PLAN

 DENOTES NEW POWER FILE VERSION
 RATED TO SIZE SERVING PLAN

 DENOTES HOOKING WITH GOODER HOOKS ATTACHED
 MOUNTED ON GOODER HOOK STEEL POST
 (SELECT, ENGINEER TO PROVIDE CORRECTION FOR POWER)

 DENOTES GATE HOOK
 (SELECT, ENGINEER TO PROVIDE CORRECTION FOR POWER)

 DENOTES HEAVY DUTY (KNOWLEDGE REQUIRED)

SITE PLAN
SCALE 1 : 400

A site plan showing a building layout. The plan includes a scale bar at the bottom indicating distances from 0 to 20 meters. The building footprint is shown with internal walls and a central courtyard area.

SUMMARY
CURRENT ZONES = C3-48 GENERAL COMMERCIAL
LOT AREA = 5,061.35 sq.m
(54,480 sq. ft.) 1.23 acres
BUILDING AREA = 2,118 sq.m
PROPOSED COVERAGE = 41.8%
(BUILDING AREA)

CROSS HATCHABLE AREA = 9,849 sq.m
LANDSCAPE AREA = 1,026.33 sq.m
PAVED AREA = 1,918 sq.m

ORC MAJOR OCCUPANCY CLASSIFICATION

- ORC 3.2.2.70 - GROUP F, DRAGON 2, UP TO 4-STORIES
- 4-STORIES
- SPINNLED
- TABLE 3.2.2.70.B
- MAXIMUM BUILDING AREA ALLOWED = 2,400 sq.m

	FLOOR	FLOOR AREA (including walls, stairs, corridors, etc. dead loads and grouting area)	CRACK FLOOR AREA (including walls, stairs, corridors, etc. dead loads and grouting area)
BASEMENT FLOOR	= 1,788 sq.ft.	1,713 sq.ft.	
GROUND FLOOR	= 1,785 sq.ft.	1,653 sq.ft.	
1st. FLOOR	= 2,116 sq.ft.	2,041 sq.ft.	
2nd. FLOOR	= 2,116 sq.ft.	2,041 sq.ft.	

4th FLOOR	• 2,116 sq.m	2,041 sq.m
TOTAL	• 9,921 sq.m (106,792 sq. ft.)	• 9,489 sq.m (102,142 sq. ft.)
MAXIMUM HEIGHT ALLOWED • 16.5m (54') 4-STORY @FLAT ROOF BUILDING		
MINIMUM LANDSCAPE BUFFER @STREET LINE REQUIRED • 4.5m		
MINIMUM LANDSCAPE BUFFER @STREET LINE PROVIDED • 4.5m		

NET-GROSS REQUIREMENT
FRONT YARD = 4.50m MINIMUM
INTERIOR SIDE YARD = 4.50m MINIMUM
INTERIOR REAR YARD = 4.50m MINIMUM

PAVING REQUIREMENT
PARKING SPACES REQUIRED = 23 CARS

PARKING SPACES PROVIDED = 21 CARS
HANDICAPPED PARKING REQUIRED = 1
HANDICAPPED PARKING PROVIDED = 1
LOADING SPACES REQUIRED = 3
LOADING SPACES PROVIDED = 3

MINIMUM WHEEL	= 7.0m
TYPICAL 90° PARKING SPACE	= 2.60 x 5.20
TYPICAL 90° PARKING SPACE WITH 1-2000 OBSTRUCTED	= 2.75 x 5.20
PARALLEL PARKING SPACE WITH 1-2000 OBSTRUCTED	= 2.75 x 6.70
HANDICAP PARKING SPACE	= 4.60 x 9.20
LOADING SPACE	= 3.50 x 8.0

CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS MUST BE CHECKED WITH THE LATEST ISSUE OF ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS LABELED ISSUED FOR CONSTRUCTION.

DO NOT SCALE THE DRAWINGS.

NO.	REVISIONS	DATE
1	ADDENDUM #1	APR 18/08
2	UPDATED AS PER SPA SUBMISSION MAY 1/08	MAY 13/08

LEGAL DESCRIPTION OF PROPERTY:
 PLAN OF CONDOMINIUM OF
 LOTS 8 AND 9
 REGISTERED PLAN 398
 CITY OF MISSISSAUGA

APPLICANT:
JONES & WILSON INC.
15 LEE ROAD
TORONTO, ONTARIO
M5V 1A7

OWNER:
M-442 BARNARD LANE,
FLOOR 34-170 CONWAY WEST
SPRINGFIELD, ILLINOIS

FAX: (416) 291-0191
 TEL: (416) 291-0181
 CONTACT: ERNEST LOON
 1000 SHEPPARD AVE. E. SUITE 100
 SCARBOROUGH, ONT. M1B 4Y7
 CANADA
 WWW: WWW.ERNESTLOON.COM

UNCLASSIFIED PREVIOUS EDITION FILE NO. A-438/97

11

11

QTY	FOR CONCRETE TYPE	APR. 11/08
QTY	UPGRADED FOR BLDG PERMIT	MAY 13/08
1	FOR PRNG	APR. 9/08
QTY	FOR BUILDING PERMIT	MAY 2/08
QTY	REQUIRED FOR SPA	MAY 2/08
QTY	FOR BLDG PERMIT	MAY 2/08

TO	ISSUED	DATE



A **ATKINS + VAN GROLL, INC.**
CONSULTING ENGINEERS

Vivian Page
Toronto, Ontario M6H 1A7
(416) 593-7888 / Fax (416) 593-7888
info@vivianpage.com

i Stor

SELF STORAGE

SITE PLAN
(SEE PG. 202, 445)

750441	750442
BL/AC	BT-BT100
2-27-28	2500000 2-2

A1.1

JUNE 13, 2008	2 - 24
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Graphics Layout

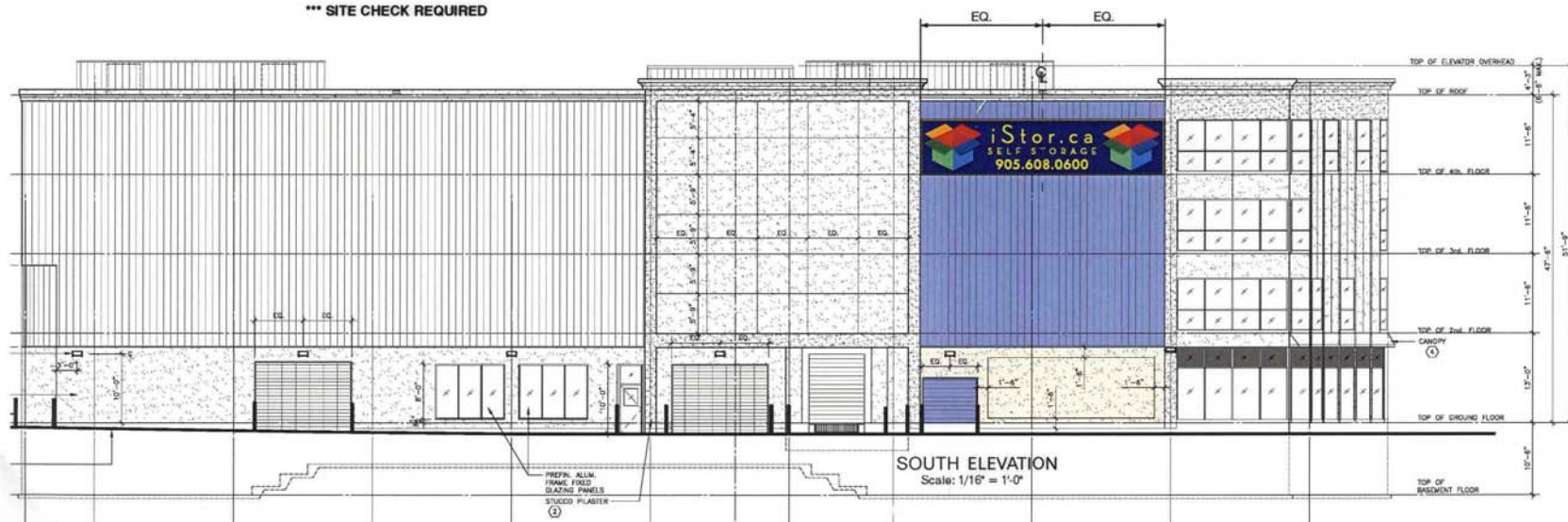
Scale: 1/4" = 1'-0"

SUPPLY AND INSTALL:

ONE (1) S/F ILLUMINATED FASCIA SIGN (EXTERIOR)

- FLEXIBLE VINYL FACE W/ FIRST SURFACE APPLIED
- 3M VINYL TRANSLUCENT GRAPHICS
- LOGO TO BE A DIGITAL IMAGE
- COPY TO BE LIGHT LEMON YELLOW 3M VINYL # 3630-115
- BACKGROUND TO BE EUROPEAN BLUE 3M VINYL #3630-137
- ARTWORK AND COLOURS TO BE SUPPLIED BY CLIENT
- SA F50 EXTRUDED ALUM RETAINER PAINTED TO MATCH YELLOW PMS 3965 C
- SA SF190 EXTRUDED ALUM FILLER PAINTED TO MATCH YELLOW PMS 3965 C
- H.O. FLUORESCENT ILLUMINATION
- INSTALLED ON BUILDING IN POSITION AS SHOWN

*** SITE CHECK REQUIRED



steel art
signs

37 Esau
Park Drive
Markham
Ontario
L3R 1C1
905.474.1671
905.474.0511
www.steelart.com

Cite

Steelite:
i Stor Self Storage

Location

3022 - 3032 Winston Churchill Blvd.
Mississauga
ON

Project Title

Corporate Branding

Sign Type

S/F Illuminated Fascia Sign

Scale Date
1/4" = 1'-0" 08.14.2008

Drawn Approved
I.A. /

Drawing No. Revision
KM 08141-C-5 5

Revision Note

No.	Description	Date
1	lighten background yellow - select colours	09.12.0X
2	change background to blue	09.19.20X
3	add building colours	10.01.20X
4	change frames to yellow	10.17.20X
5	replace graphics with client supplied artwork - increase 'self storage' stroke thickness & centre	01.12.20X

Approvals:

Approved By:

Date:

COLOURS / FINISHES

TRANSLUCENT VINYL

LIGHT LEMON YELLOW 3M # 3620-115

EUROPEAN BLUE 3M # 3630-137

FINISH/PAINT

PAINT TO MATCH
YELLOW PMS 3965C

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steel art
signs

37 Esna
Park Drive
Markham
Ontario
L3R 1C9
905.474.1078
905.474.0515
www.steelart.com

Client

Steelrite:
I Stor Self Storage

Location

3022 - 3032 Winston Churchill Blvd.
Mississauga
ON

Project Title

Corporate Branding

Sign Type(s)

S/F Illuminated Fascia Sign

Scale Date

1/4" = 1'-0" 08.14.2008

Drawn Approved

I.A. /

Drawing No. Revision

KM 08141-B-6 6

Revision Notes

No.	Description	Date
1	- lighten background yellow - select colours	09.12.2008
2	- change background to blue	09.19.2008
3	- move sign location	10.01.2008
4	- change frames to yellow	10.17.2008
5	- replace graphics with client supplied artwork - adjust graphics	01.08.2009
6	- increase 'self storage' stroke thickness & centre	01.12.2009

Approvals:

K:

Approved By:

K:

Date:

COLOURS / FINISHES

• TRANSLUCENT
VINYL

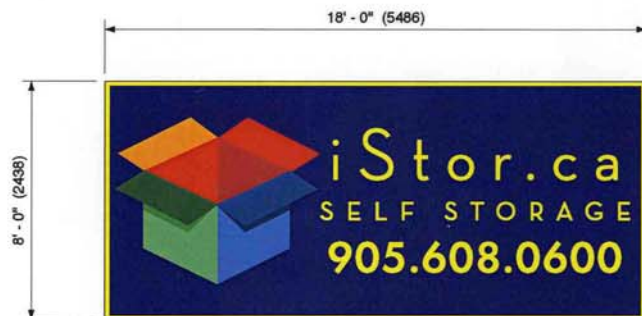
LIGHT LEMON YELLOW 3M # 3630-115

EUROPEAN BLUE 3M # 3630-137

• FINISH/PAINT

PAINT TO MATCH
YELLOW PMS 3965C

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Graphics Layout

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

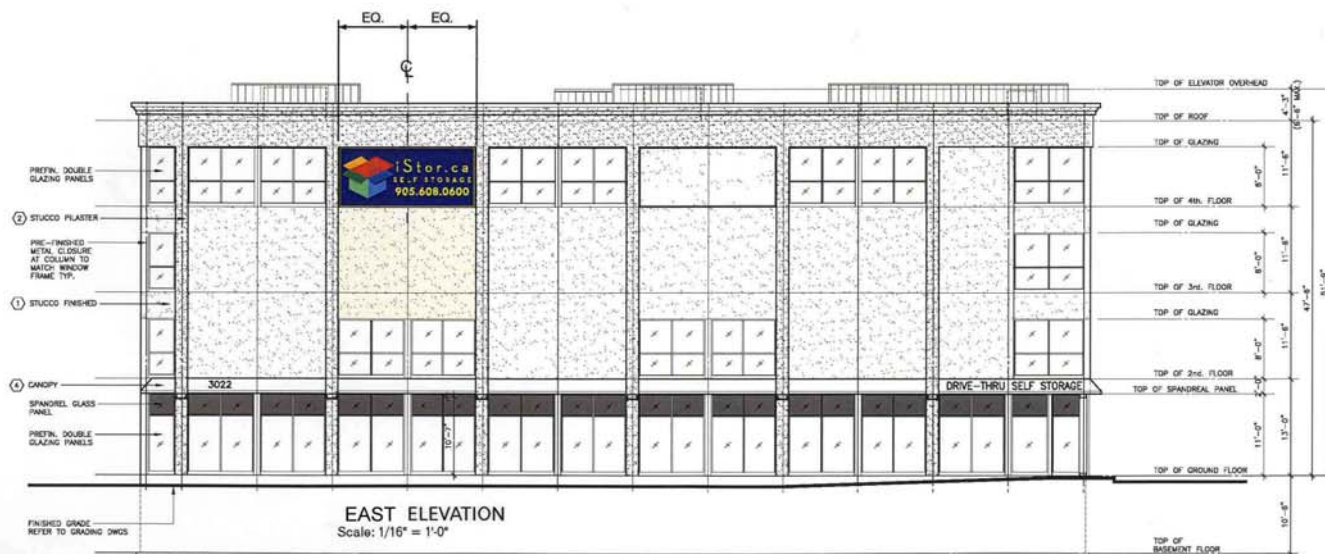
SUPPLY AND INSTALL:

ONE (1) S/F ILLUMINATED FASCIA SIGN (EXTERIOR)

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- H.O. FLUORESCENT ILLUMINATION
- INSTALLED ON BUILDING IN POSITION AS SHOWN

*** SITE CHECK REQUIRED

ARTWORK / COLOURS TO BE
APPROVED OR SUPPLIED BY CLIENT



EAST ELEVATION

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



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

May 12, 2009

FILE: 09-04072

RE: Therapure-Biopharma Incorporation
2585 Meadowpine Boulevard – Ward 9

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

Section 13	Proposed
A fascia sign shall be erected on a building elevation which faces a street or contains the main entrance to the building.	One (1) fascia sign erected on a building elevation which does not face a street or contains the main entrance to the building.
Section 17	Proposed
A fascia sign shall be erected no higher than the upper limit of the first storey of a building.	One (1) fascia sign erected above the upper limits of the first storey of the building.

COMMENTS:

The Planning and Building Department has reviewed the proposed variance to Sign By-law 0054-2002, as amended. We have no concerns with the proposed variance in relation to design issues. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



March 6, 2009

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

RE: City of Mississauga Application 4072

Letter of Rational for Variance to Sign By-Law 0054-2002 as amended. A variance is required for section 17.(3) of the Sign By-law which permits 1 fascia sign erected no higher than the upper limit of the first storey of a building.

To whom it may concern,

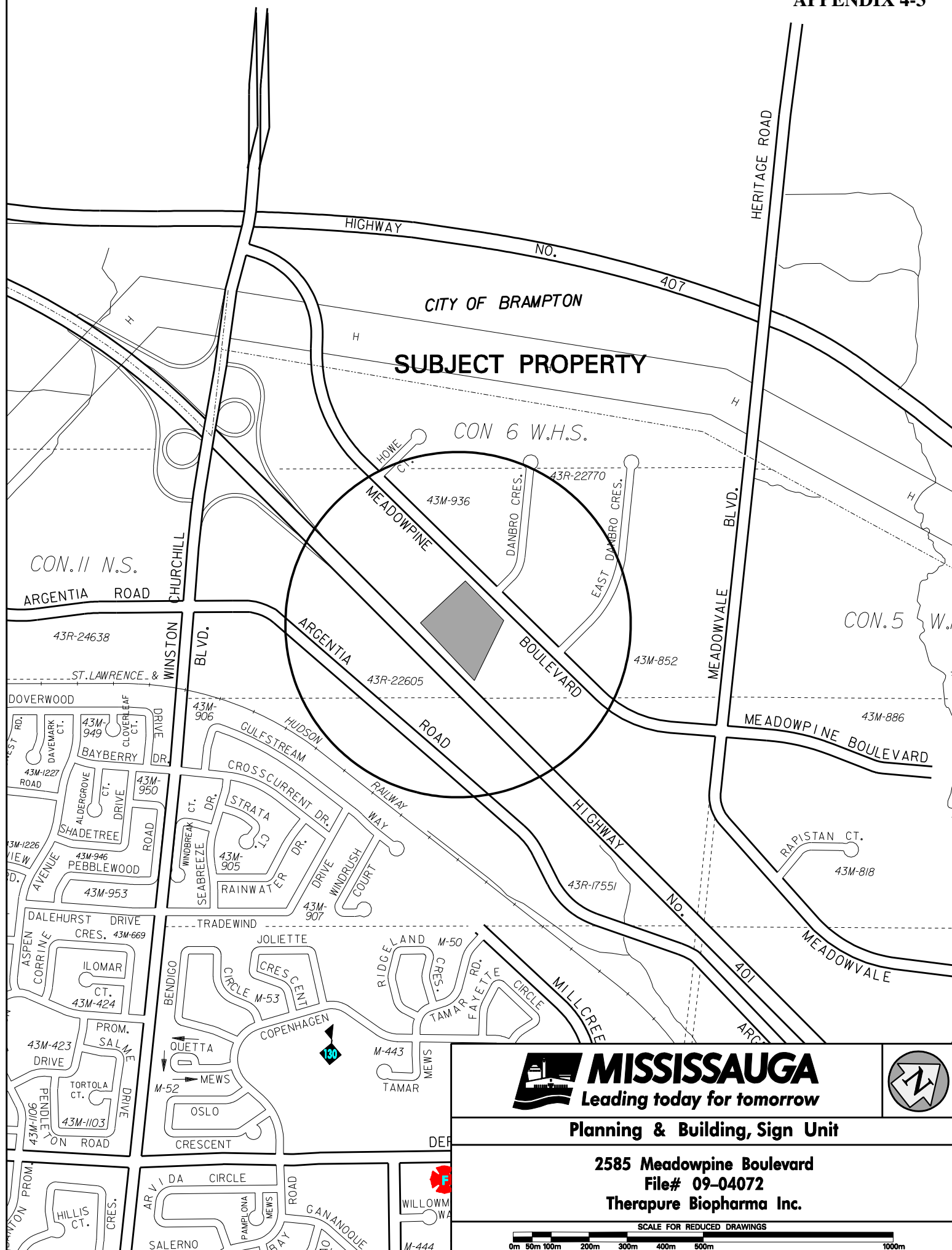
A variance is requested to the above referenced Sign By-Law in order that signage be visible from a greater distance than if installation was limited to first storey height. Installation at the proposed height will also avoid having the sign blocked by trees. Furthermore, this request is consistent with nature of former building signage/branding.

Should you have any questions regarding this request, please contact me at your earliest convenience.

Owner of Property: Therapure Biopharma Inc.

ASO:


Dirk Alkema



THESE DESIGN DOCUMENTS ARE PREPARED BY THE PARTY WITH WHOM THE DESIGN HAS ENTERED INTO A CONTRACT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT. THE PROFESSIONAL HAS NOT ENTERED INTO A CONTRACT. CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS. REPORT ANY DISCREPANCIES TO CONSULTANT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

No.	Date	Revision	By
1	14JUL00	SITE PLAN APPLICATION REV #1	DBL
2	23AUG00	SITE PLAN APPLICATION REV #2	DBL
3	14MAR01	BUILDING PERMIT (COMP) REV#5	DBL
4	29AUG01	GENERAL REVISIONS	DBL
5	22OCT01	GENERAL REVISIONS	DBL

THE REVISIONS TO THIS RECORD DRAWING REFLECTING THE SIGNIFICANT CHANGE IN THE WORK MADE DURING CONSTRUCTION ARE BASED ON DATA FURNISHED BY THE GENERAL CONTRACTOR TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE GENERAL CONTRACTOR.

THE ISSUE OF THIS RECORD DRAWING IS A REPRESENTATION BY THE ARCHITECT THAT THE CONSTRUCTION, ENLARGEMENT OR ALTERATION OF THE BUILDING IS IN GENERAL AS OPPOSED TO PRECISE CONFORMITY WITH THE DESIGN PREPARED AND PROVIDED BY THE ARCHITECT, BUT IS NOT A REPRESENTATION THAT THE CONSTRUCTION, ENLARGEMENT OR ALTERATION OF THE BUILDING IS IN CONFORMITY WITH A DESIGN THAT HAS BEEN PREPARED OR PROVIDED BY OTHERS.

18	24MAY02	RECORD DRAWING	DBL
17	04MAR02	RECORD DRAWING	DBL
16	29AUG01	SITE PLAN APPROVAL/RE-SUBMIT	DBL
15	29AUG01	ACOUSTICAL CERTIFICATION	DBL
14	20MAR01	BUILDING PERMIT (RESUBMIT)	DBL
13	19FEB01	BUILDING PERMIT (COMPLETION)	DBL
12	26JAN01	PROGRESS SET	DBL
11	15JAN01	PROGRESS SET	DBL
10	08JAN01	INFORMATION/REVIEW	DBL
9	29NOV00	BUILDING PERMIT	DBL
8	07NOV00	BUILDING PERMIT	DBL
7	18OCT00	PERMIT COORDINATION	DBL
6	20SEP00	INFORMATION FOR BUILDING DEPT	DBL
5	15SEP00	BUILDING PERMIT	DBL
4	23AUG00	SITE PLAN APPLICATION REV #2	DBL
3	14JUL00	BUILDING PERMIT	DBL
2	14JUL00	SITE PLAN APPLICATION REV #1	DBL
1	01JUN00	SITE PLAN APPLICATION	DBL

No. Date Issued For By

Revision Date: Post Date: 26MAR2001

KEY PLAN

InterNorth

InterNorth Construction Company Limited
2580 Matheson Boulevard East
Mississauga, Ontario
L4W 4J1
Telephone: (905) 625-7120
Fax: (905) 625-1841



HEMOSOL INC.



Levine Lauzon
ARCHITECTS

180 Leslie Road, Suite 18, Toronto, Ontario M8H 2T5
Tel: (416) 447-1038 Fax: (416) 447-7025
INFO@LEVINELAUZON.COM

Project Title

HEMOSOL
HEMOLINK
MANUFACTURING
FACILITY

2585 MEADOWPINE BLVD, MISSISSAUGA, ON

Sheet Title

SITE PLAN, SITE INFORMATION,
AND KEY PLAN
SP 00/247 W9

Drawn

DI

Checked

DBL

Scale

1:400

Date

05MAY2000

CAD Filename:
\\H0000-010_A001.DWG

Project Number

00-010

Drawing Number

A-001

SURVEY INFORMATION

THE SURVEY AND TOPOGRAPHICAL INFORMATION FOUND ON THIS SITE PLAN WAS PROVIDED BY BENNETT YOUNG LIMITED PROFESSIONAL LAND SURVEYORS. THE SURVEY WAS COMPLETED ON THE 9TH DAY OF MAY 2000, FOR BLOCKS 1 AND 2 REGISTERED PLAN 43M-936 CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF P.E.E.L.

SITE PLAN DRAWING NOTES

CONFORMITY TO SITE PLAN:

I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER SP 00/247 W9 LEVINE LAUZON ARCHITECTS, DAVID B. LAUZON, B.TECH, B. ARCH, OMA, MRAC

BUILDING PERMIT ISSUANCE:

THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION, PLANNING, AND BUILDING DEPARTMENT 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 PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.

EXTERIOR LIGHTING:

ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

GRADING:

GRADES WILL BE MET WITHIN 3.3% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

DISABLED PERSONS PARKING:

PARKING SPACE(S) RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH DESIGN SPECIFICATIONS OF FIGURE 1 TO SCHEDULE 1 OF BY-LAW 134-83.

CONCRETE CURBING:

CONTINUOUS 150mm HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.

ROOF TOP MECHANICAL:

ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.

RETAINING WALLS:

THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6m IN HEIGHT OR ANY WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.

EXISTING TREE PRESERVATION:

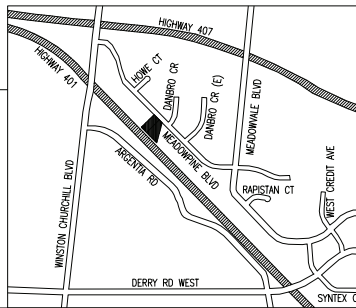
THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDINGS AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS.

OWNERS SIGNATURE:

WASTE COLLECTION:

ON-SITE WASTE COLLECTION WILL BE REQUIRED THROUGH A PRIVATE WASTE HAULER.

- AT THE ENTRANCES TO THE SITE THE MUNICIPAL SIDEWALK AND CURB WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL SURFACE DRAINAGE WILL BE SELF-CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL SIDEWALK AND ROAD CURB WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
- THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL SIDEWALK WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.
- ON-SITE WASTE COLLECTION WILL BE DONE THROUGH A PRIVATELY ARRANGED CONTRACTOR.
- THE STORAGE OF WASTE IN OUTDOOR AREAS OR FREE STANDING BIN(S) IS NOT PERMITTED.
- THERE WILL BE NO CURBSIDE WASTE COLLECTION.
- THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING 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 MISSISSAUGA.
- ALL FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE RELOCATED 300mm INSIDE THE PROPERTY LINE.
- THE FIRE ROUTE WILL BE DESIGNATED AS PER BY-LAW 1036-81 AS AMENDED.
- THE FIRE DEPARTMENT ACCESS ROUTE SHALL BE DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 kg. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.
- THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.
- SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 38-88, AS AMENDED AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
- *PRIOR TO FINAL INSPECTION OF THE BUILDINGS ON ALL BLOCKS, A CONSULTANT SHALL CERTIFY THAT THE OFFICE AND RETAIL AREAS OF THE BUILDINGS HAVE DOUBLE GLAZED NON-OPENING WINDOWS, CENTRAL AIR-CONDITIONING SYSTEM AND A SUSPENDED ACOUSTICAL TYPE CEILING.



KEY PLAN

SCALE: N.T.S.

GENERAL BUILDING INFORMATION

BUILDING	OFFICE/LABS	BUILDING 1 WAREHOUSE	BUILDING 2 MANUFACTURING CHROMATOGRAPHY
NO. OF STOREYS	2	1 WITH MEZZANINE	1 WITH MEZZANINE
SPRINKLERED	YES	YES	YES
FACING NO. OF STREETS	1	1	F-2
O.B.C. GROUP/DIVISION	D & F-2	F-2	F-1
O.B.C. REFERENCE	3.2.2.54 & 3.2.2.69	3.2.2.69	3.2.2.66

LEGAL DESCRIPTION AND ZONING

BLOCKS 1 & 2, MEADOWPINE BOULEVARD, BY REGISTERED PLAN 43M-936, PART OF LOTS 13 & 14, CONCESSION 6, WEST OF HURONTARIO STREET, MISSISSAUGA, ONTARIO. ZONING DESIGNATION W1 SECTION 1642.

SITE AREA AND COVERAGE

EXISTING LOT AREA (BLOCKS 1 & 2) = 29,570.89 SQ. M (318,298.40 SQ. FT.)
WTO LAND DEDUCTION = 3,094.82 SQ. M (33,312.35 SQ. FT.)
NEW LOT AREA (BLOCKS 1 & 2) = 26,476.07 SQ. M (284,986.10 SQ. FT.)

	AREA-SQ. M	AREA-SQ. FT	COVERAGE-%
PROPOSED BUILDING FOOT PRINT	6,680.80 SQ. M	71,991.53 SQ. FT	25.53%
PROPOSED PAVED AREA	6,941.45 SQ. M	74,717.12 SQ. FT	26.22%
PROPOSED WALKWAY/PATIO	496.58 SQ. M	5,345.17 SQ. FT	1.88%
PROPOSED LANDSCAPING	12,357.24 SQ. M	133,012.20 SQ. FT	46.67%

BUILDING AREA

(* EXCLUDED FROM GFA AS PER ZONING BY-LAW 5500, LATEST EDITION)

	AREA-SQ. M	AREA-SQ. FT
BASEMENT AREA	1,466.48 SQ. M	15,785.04 SQ. FT
GROUND FLOOR OFFICE AREA	1,956.83 SQ. M	21,063.19 SQ. FT
GROUND FLOOR WAREHOUSE AREA	2,053.39 SQ. M	22,102.50 SQ. FT
GROUND FLOOR PRODUCTION AREA	2,386.31 SQ. M	25,686.01 SQ. FT
SECOND FLOOR LAB/OFFICE AREA	2,330.97 SQ. M	25,090.40 SQ. FT
SECOND FLOOR WAREHOUSE MEZZ AREA	573.45 SQ. M	6,172.53 SQ. FT
MECHANICAL PENTHOUSE AREA	1,416.25 SQ. M	15,244.39 SQ. FT
TOTAL BUILDING AREA	12,183.68 SQ. M	131,144.05 SQ. FT

GROSS FLOOR AREA

	AREA-SQ. M	AREA-SQ. FT
GROSS FLOOR AREA - BASEMENT	1,466.48 SQ. M	15,785.04 SQ. FT
- BASEMENT DEDUCTIONS	346.50 SQ. M	3,729.69 SQ. FT
GFA - BASEMENT	1,119.98 SQ. M	12,055.35 SQ. FT
GROSS FLOOR AREA - 1st FLOOR	6,941.45 SQ. M	74,717.12 SQ. FT
- FIRST FLOOR DEDUCTIONS	863.53 SQ. M	9,294.99 SQ. FT
GFA - 1st FLOOR	5,533.00 SQ. M	59,556.70 SQ. FT
GROSS FLOOR AREA & MEZZ - 2nd FLOOR	2,904.42 SQ. M	31,262.83 SQ. FT
- 2nd FLOOR & MEZZ DEDUCTIONS	244.46 SQ. M	2,631.31 SQ. FT
GFA - 2nd FLOOR & MEZZANINE	2,659.96 SQ. M	28,631.62 SQ. FT
GROSS FLOOR AREA - PENTHOUSE	1,416.25 SQ. M	15,244.39 SQ. FT
- PENTHOUSE DEDUCTIONS	1,416.25 SQ. M	15,244.39 SQ. FT
GFA - PENTHOUSE	0.00 SQ. M	0.00 SQ. FT
GROSS FLOOR AREA EXCLUDED FROM GFA	2,870.74 SQ. M	30,900.39 SQ. FT
TOTAL BUILDING AREA	12,183.68 SQ. M	131,144.05 SQ. FT
TOTAL GFA DEDUCTIONS	2,870.74 SQ. M	30,900.39 SQ. FT
TOTAL GFA	9,312.94 SQ. M	100,243.66 SQ. FT

PARKING REQUIREMENTS

INDUSTRIAL/MANUFACTURING SINGLE OCCUPANCY BUILDING (265-94)
2,325 SQ.M / 100 SQ.M * 1.6 SPACES = 37.2 SPACES *
6,987.94 SQ.M / 100 SQ.M * 1.1 SPACES = 76.9 SPACES *
TOTAL REQUIRED = 37.2 + 76.9 = 114.1 = 115
TOTAL PROVIDED = 137 SPACES (42 HCP SPACES) = 139 SPACES
* PARKING REQUIREMENTS AS PER CITY OF MISSISSAUGA ZONING BY-LAW 285-94

TRUCK LOADING REQUIREMENTS

TOTAL REQUIRED	= 2 SPACES
TOTAL PROVIDED	= 5 SPACES

TOTAL OCCUPANT LOAD

TOTAL OCCUPANT LOAD = 200 PEOPLE

TRUCK LOADING REQUIREMENTS

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TOTAL PROVIDED	= 5 SPACES

TOTAL OCCUPANT LOAD

TOTAL OCCUPANT LOAD = 200 PEOPLE

LEGEND:			
P1	REGISTERED PLAN 43M-936	P&W	POST & WIRE FENCE
FH	FIRE HYDRANT	CLF	CHAIN LINK FENCE
MH	MANHOLE	(meas)	MEASURED
CB	CATCH BASIN	BH	BORE HOLE
WV	WATER VALVE	LS	LIGHT STANDARD
VC	VALVE CHAMBER	---	WATERMAIN
DHO	DEPARTMENT OF HIGHWAYS, ONTARIO		HEAVY DUTY ASPHALT

LOCATION OF PROPOSED FASCIA SIGN

THE KING'S HIGHWAY No. 401
(DESIGNATED AS A CONTROLLED ACCESS HIGHWAY BY ONT. REG. 62/58)
(INST. No. T1110856, MTD. PLAN P-3108-22)
PIN 14089-0277 (LT)

PART 2, PLAN 43R-16182
SUBJECT TO EASEMENT IN FAVOUR OF
TRANS-CANADA PIPELINES LIMITED
AS SET OUT IN INST. No. T1154986

PART 2, PLAN 43R-17227
SUBJECT TO EASEMENT
IN INST. No. LT 1082621

PART 9
PLAN 43R-21661
PIN 14089-0235 (LT)

PART 3,
PLAN 43R-17227

PART 1, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 2, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 3, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 4, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 5, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 6, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 7, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 8, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 9, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 10, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 11, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 12, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 13, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

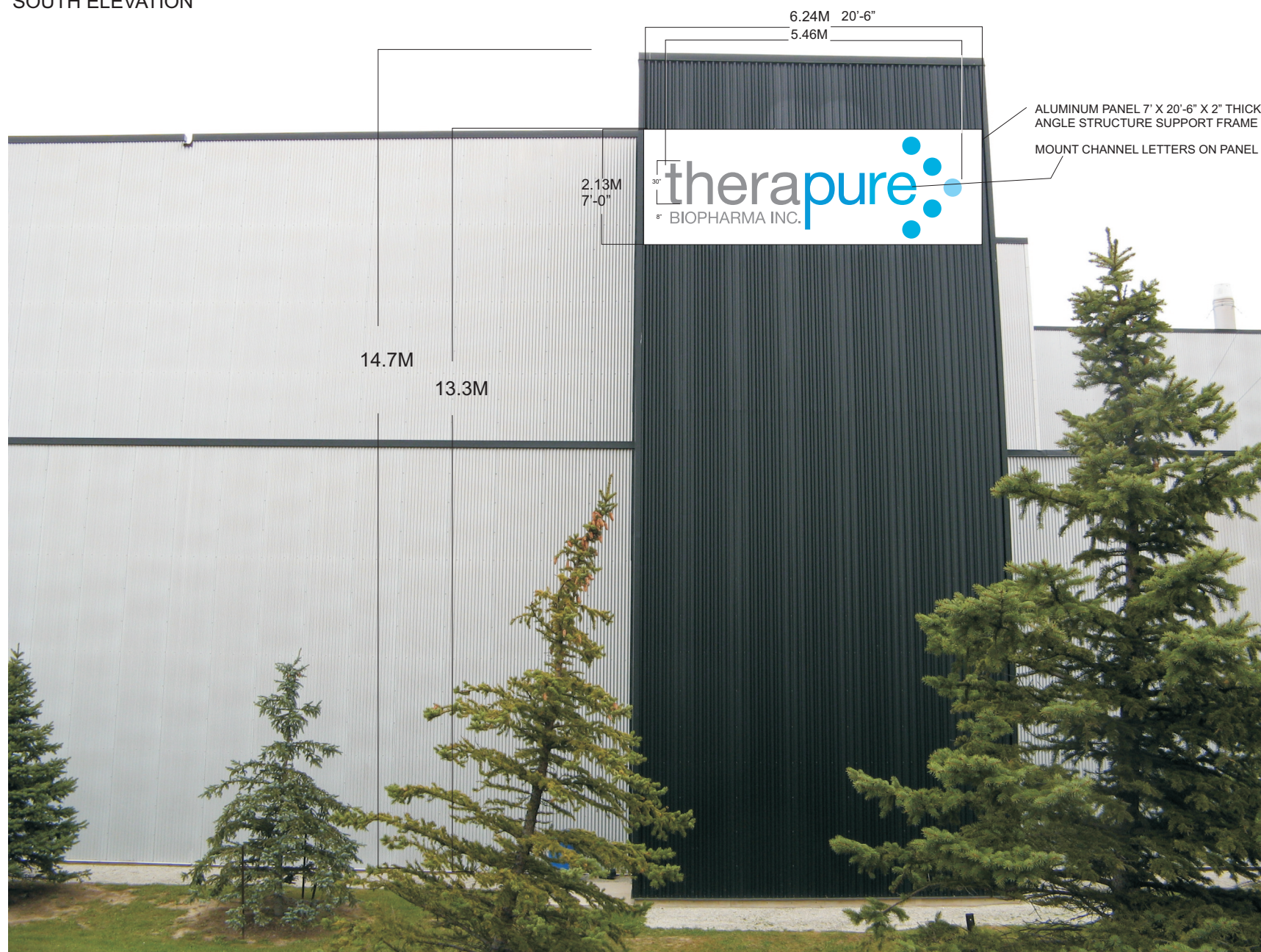
PART 14, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 15, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 16, PLAN 43R-17228
SUBJECT TO EASEMENT
IN INST. No. LT 1241703

PART 17, PLAN 43R-1722

SOUTH ELEVATION





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

May 12, 2009

FILE: 09-03820

RE: Patheon
2100 Syntex Court - Ward 9

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

Section 18(1)	Proposed
A directional sign shall have a maximum sign area of 0.75 sq. m. (8.07 sq. ft.).	One directional sign with the sign area of 1.16 sq. m. (12.49 sq. ft.).
A directional sign shall have a maximum height of 1.2 m (3.93 ft.)	One directional sign with the height of 1.83 m (6.00 ft.).

COMMENTS:

The variances are for a slightly larger directional sign to address the truck traffic for their site. The proposed sign is deemed appropriate for the functionality of the site and therefore acceptable from a design perspective.



2100 Syntex Court
Mississauga, ON L5N 7K9 Canada

Phone 905 821 4001
Fax 905 812 6709

Patheon.com

February 2, 2009

Mr. Sam Cini
Signage & Lighting Systems Inc.
3-19 Rutherford Road South
Brampton, Ontario
L6W 3J3

Subject: Sole Owner of facility at 2100 Syntex Court, Mississauga Ontario

Dear Mr. Cini:

This is to advise you that Patheon have given Signage & Lighting Systems Inc. the power of attorney to apply for Sign Variance for Truck Entrance Sign with the city of Mississauga at Patheon's Mississauga site located at 2100 Syntex Court, Mississauga, Ontario. In addition, we are the only tenant and manufacturer at this above mentioned location.

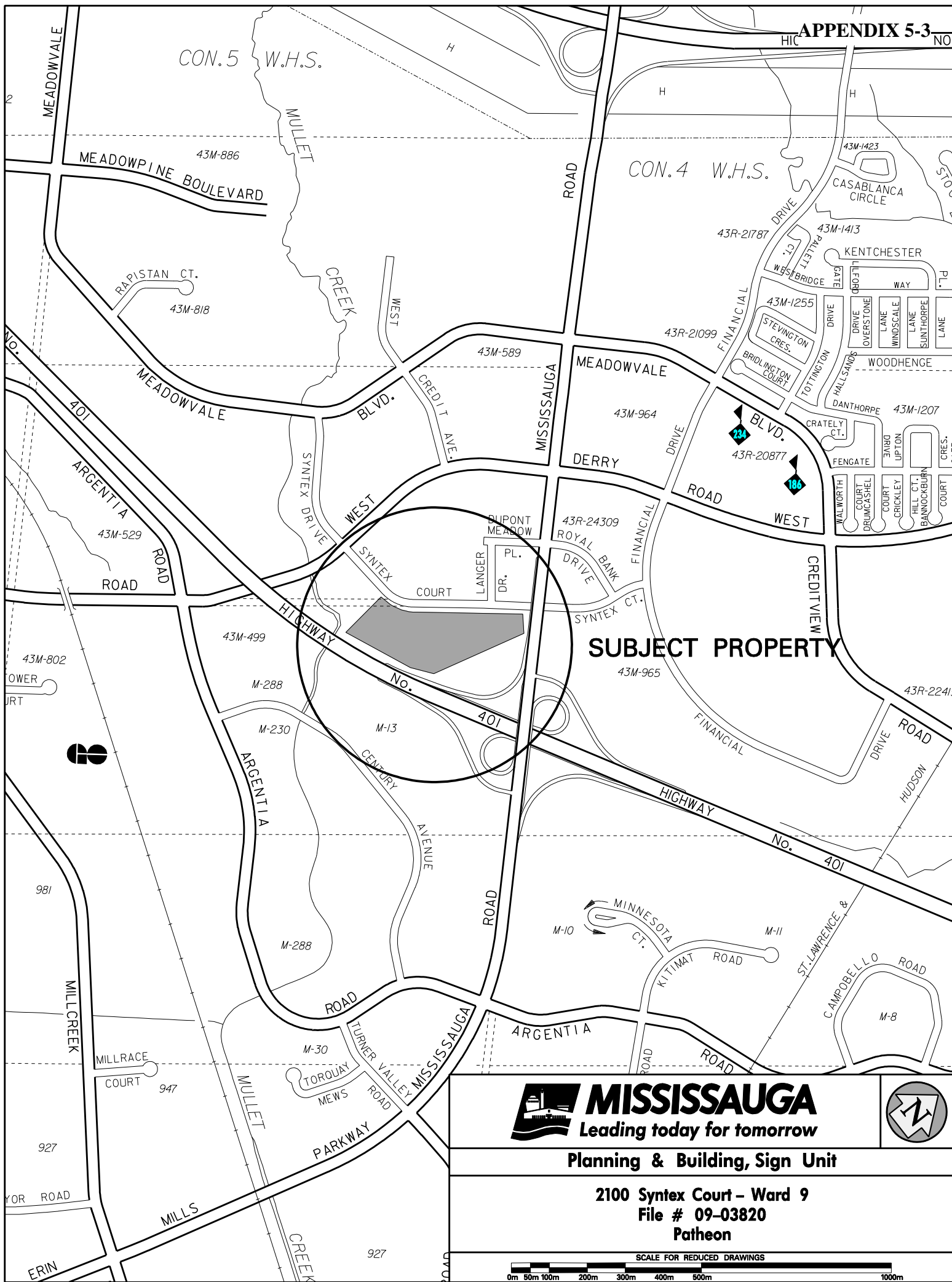
Here is the rationale to the application for Sign Variance for Truck Entrance Sign:

- A) The current allowable sign dimensions are too small (8 square ft). The proposed sign will be approximately 10 sq ft.
- B) We are requesting 6ft height from the base so that it is convenient for truck drivers to recognize the sign from a distance.
- C) We are requested a Patheon logo on the sign to implement consistency with our other signs.

Note, this is an industrial establishment and Patheon Inc. is the only tenant at 2100 Syntex Court.

Sincerely yours,

Ronald K. Ng, P. Eng
Director of Engineering & Maintenance
TRO - Patheon



MISSISSAUGA
Leading today for tomorrow

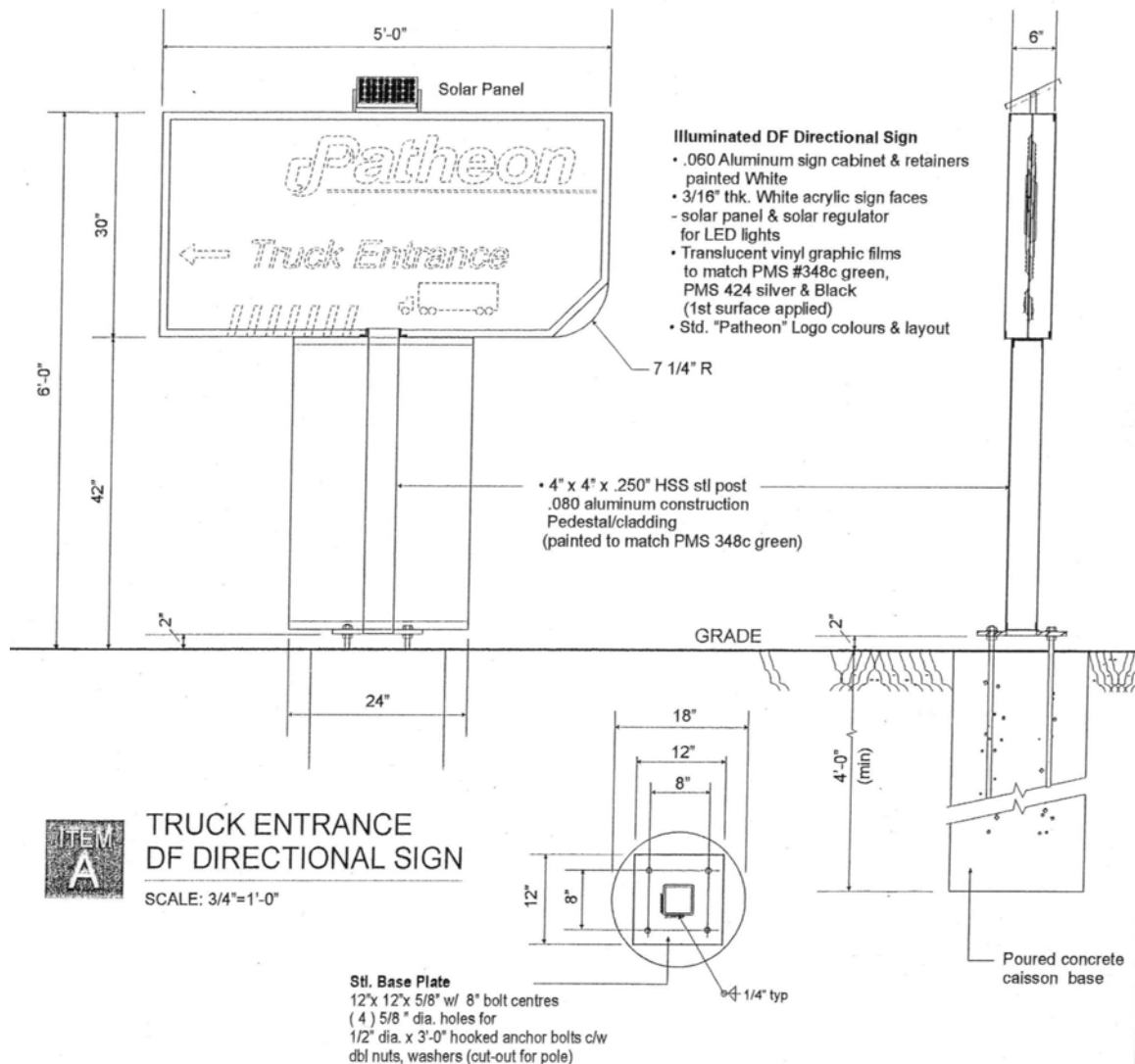


Planning & Building, Sign Unit

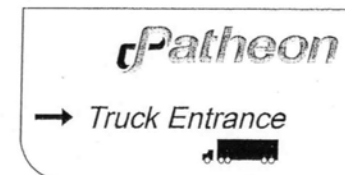
2100 Syntex Court – Ward 9
File # 09-03820
Patheon

SCALE FOR REDUCED DRAWINGS





Graphics' layout - Side A



Graphics' layout - Side B



3 -19 RUTHERFORD RD S
BRAMPTON, ON
L6W 3J3

Tel: 905) 405-9555
Fax: (905) 452-9061

PROJECT TITLE

Patheon

2100 SYNTAX COURT
MISSISSAUGA, ON

DRAWING TITLE



TRUCK ENTRANCE
DF DIRECTIONAL SIGN
(SOLAR POWER LED
ILLUMINATED)

ELEVATION, CONSTRUCTION DET.
& GRAPHICS' LAYOUT

ACCOUNT MGR.: SAMCINI

DRAWN BY:  MNP

CHECKED BY: SC

DATE: 12 11 08

SCALE: AS NOTED

FILENAME:

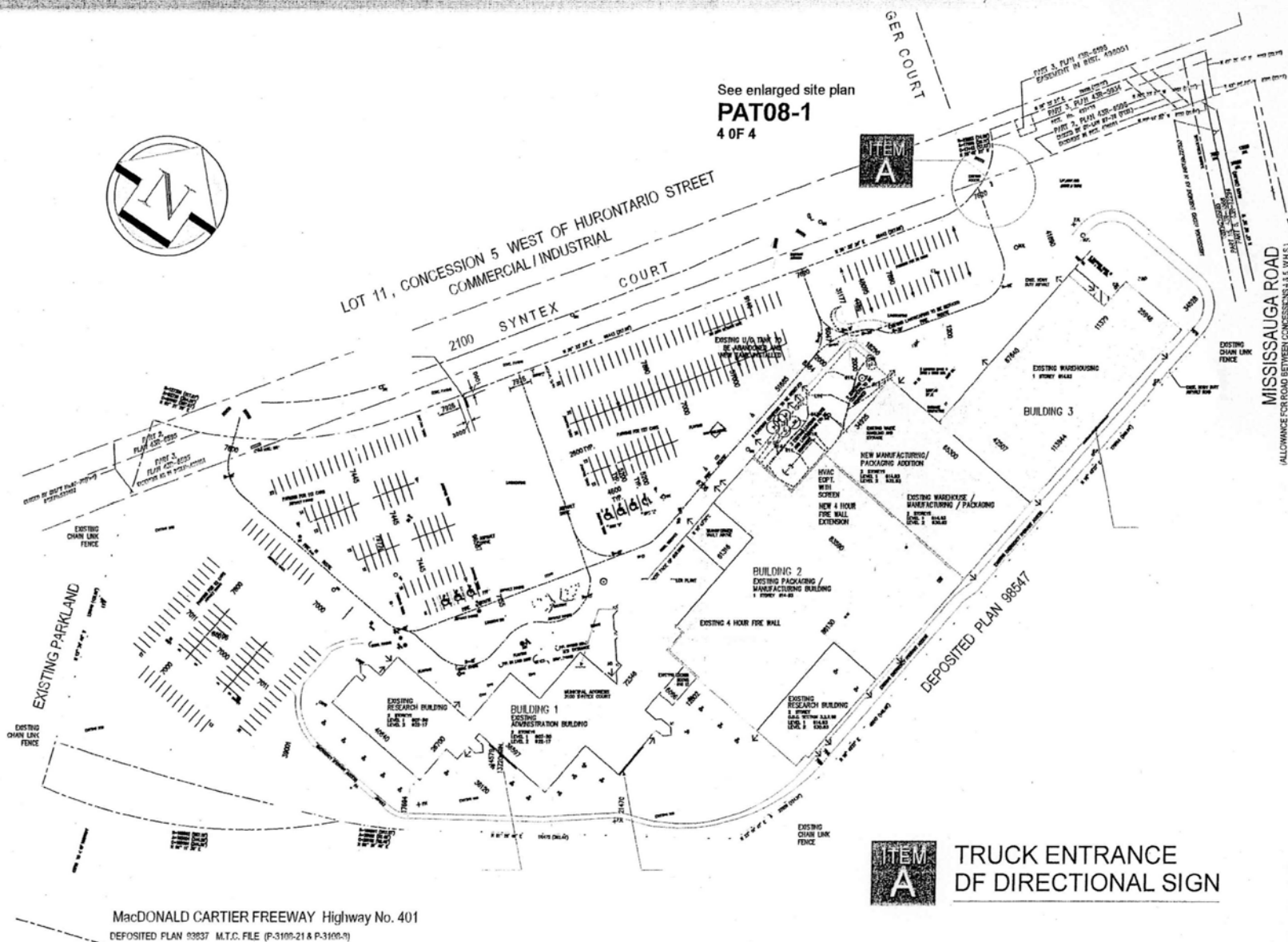
PATHEON 2100 SYNTEX COURT
MISSISSAUGA 20081211X

DRAWING NO.

PAT08-1

PAGE NO.

2 OF 4



3 -19 RUTHERFORD RD S
BRAMPTON, ON
L6W 3J3

Tel: (905) 405-9555
Fax: (905) 452-9061

PROJECT TITLE

Patheon

2100 SYNTAX COURT
MISSISSAUGA, ON

DRAWING TITLE

ITEM A TRUCK ENTRANCE
DF DIRECTIONAL SIGN
(SOLAR POWER LED
ILLUMINATED)

SITE PLAN

ACCOUNT MGR.: **SAMCINI**

DRAWN BY: **MNP**

CHECKED BY: **SC**

DATE: 12 11 08

SCALE: NTS

FILENAME:

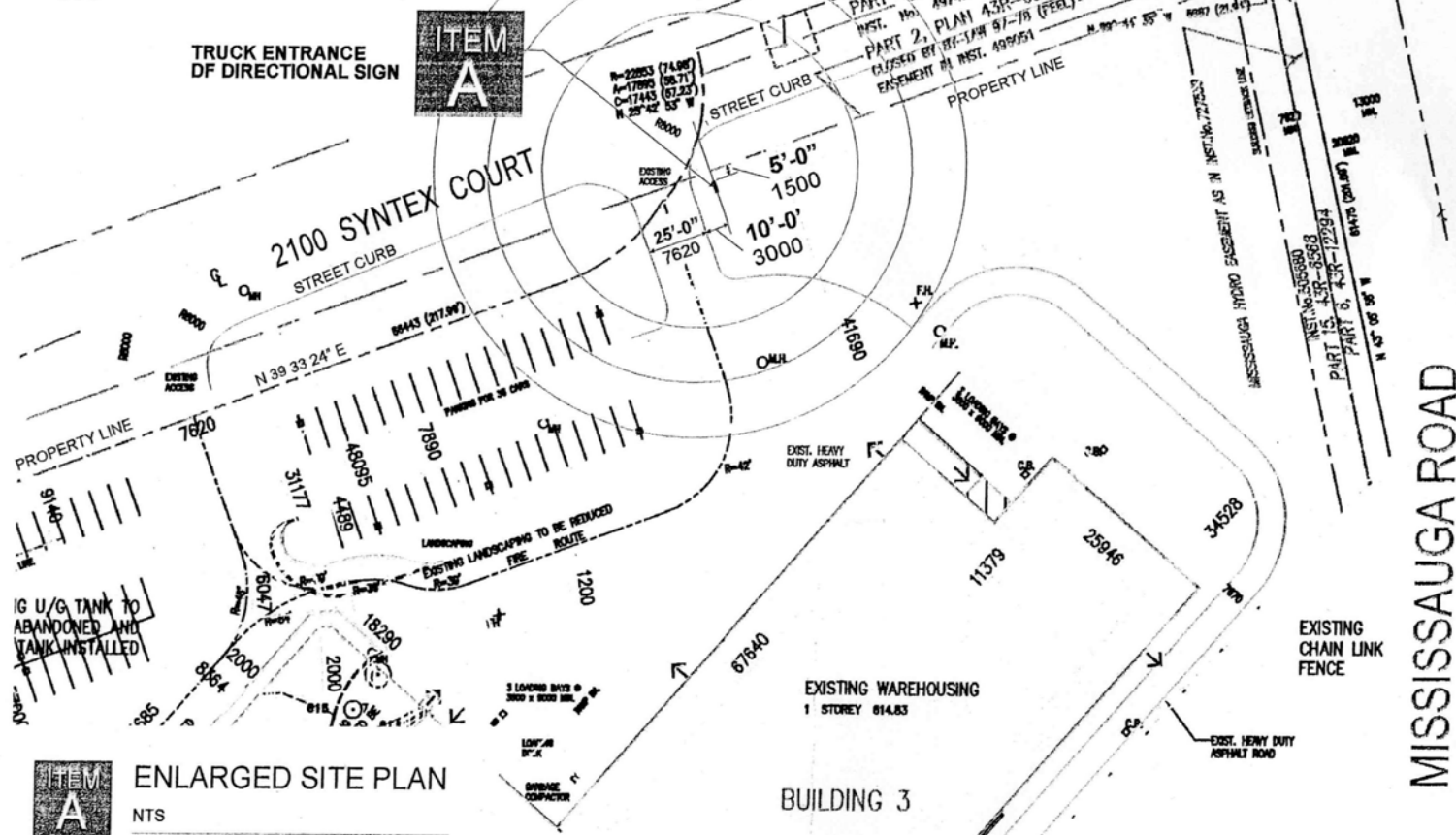
**PATHEON 2100 SYNTAX COURT
MISSISSAUGA 20081211X**

DRAWING NO.

PAT08-1

PAGE NO.

3 OF 4



3 -19 RUTHERFORD RD S
BRAMPTON, ON
L6W 3J3

Tel: 905) 405-9555
Fax: (905) 452-9061

PROJECT TITLE

Patheon

2100 SYNTAX COURT
MISSISSAUGA, ON

DRAWING TITLE



TRUCK ENTRANCE
DF DIRECTIONAL SIGN
(SOLAR POWER LED
ILLUMINATED)

ENLARGED SITE PLAN

ACCOUNT MGR.: **SAMCINI**

DRAWN BY:  MNP

CHECKED BY: SC

DATE: 12 11 08

SCALE: NTS

FILENAME:

PATHEON 2100 SYNTEX COURT
MISSISSAUGA 20081211X

DRAWING NO.

PAGE NO.

PAT08-1

4 OF 4



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

May 12, 2009

FILE: 09-04749

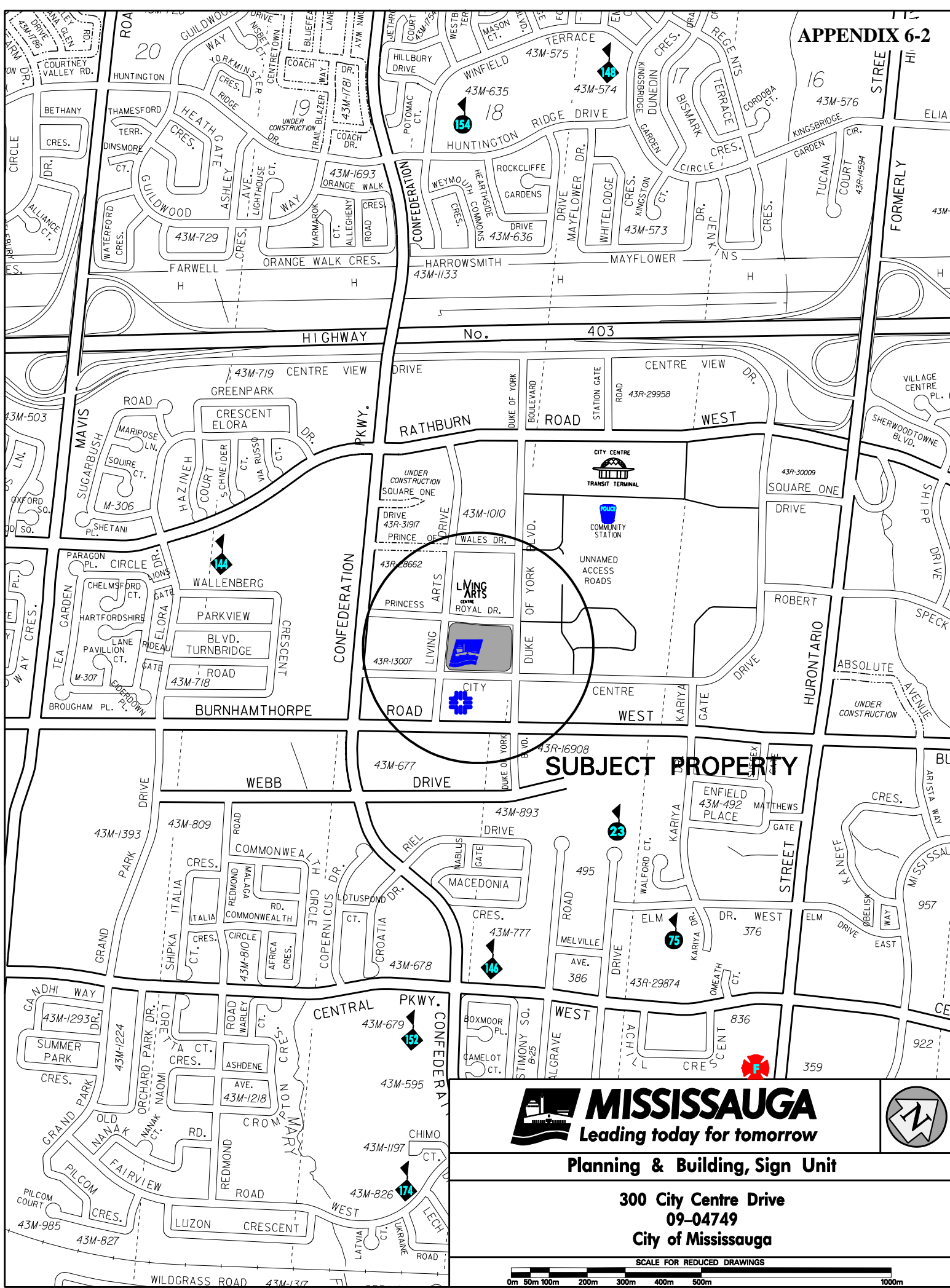
RE: City of Mississauga
300 City Centre Drive – Ward 4

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

Section 4(6)	Proposed
Any sign not expressly permitted by this By-law is prohibited.	A spot light sign projected on the tower portion of the Civic Centre from June 23 to July 1, 2009 displaying text including third party advertising.

COMMENTS:

The proposed variance is for a spot light projected sign which advertises “*Canada Day*” on the tower portion of the Civic Centre. Included as part of the sign, is recognition of the corporate sponsor for the event “*Metro*”. Since the City supports Canada Day which includes several other municipal concessions like free transit service and the closing of roads for the event, the Planning and Building Department will support the variance. However, we suggest the removal of the corporate sponsor slogan “*Food at its best*” and possibly replace with “*Thank you*”.



MISSISSAUGA
Leading today for tomorrow


Planning & Building, Sign Unit

300 City Centre Drive
09-04749
City of Mississauga

SCALE FOR REDUCED DRAWINGS

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

MISSISSAUGA

**canada
day** 

Fireworks presented by

metro

Food at its best.

