



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2009)

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**DATE:** August 18, 2009

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: September 8, 2009

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Sign By-law 0054-2002, as amended**  
**Sign Variance Applications**

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**RECOMMENDATIONS:** That the Report dated August 18, 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 09-05018  
Ward 5  
Hyundai  
5515 Ambler Drive

To permit the following:

- (i) Two (2) fascia signs located on a architectural feature of the building not defined as a building façade.

- (b) Sign Variance Application 09-01136  
Ward 5  
Starbucks Coffee  
5067 Dixie Road

To permit the following:

- (i) One (1) pre-menu board for a commercial undertaking located at a service station.

- (c) Sign Variance Application 09-05271  
Ward 7  
Tridel Dorsay  
330 Burnhamthorpe Road West

To permit the following:

- (i) Two (2) banner signs located on the ground floor until December 2010.

- (d) 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 above the upper limits of the first storey on the north and south elevations.

- (e) Sign Variance Application 09-04775  
Ward 9  
Bouclair Home  
2670 Erin Centre Boulevard

To permit the following:

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

<b>BACKGROUND:</b>	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.
<b>COMMENTS:</b>	The Planning and Building Department has received five (5) Sign Variance Applications (see Appendices 1 to 5) 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.
<b>FINANCIAL IMPACT:</b>	Not applicable.
<b>CONCLUSION:</b>	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> .
<b>ATTACHMENTS:</b>	Hyundai Appendix 1-1 to 1-5  Starbucks Coffee Appendix 2-1 to 2-6  Tridel Dorsay Appendix 3-1 to 3-8  Cracovia Square Medical Dental Appendix 4-1 to 4-10

Bouclair Home  
Appendix 5-1 to 5-5

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Darren Bryan, Supervisor Sign Unit*





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 18, 2009

**FILE:** 09-05018

**RE: Hyundai**  
**5515 Ambler Drive – Ward 5**

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

<b>Section 13</b>	<b>Proposed</b>
A fascia sign must be located on a building façade.	Two (2) fascia signs located on an architectural feature of the building not defined as a building façade.

**COMMENTS:**

The proposed variance is to permit two fascia signs on an architectural feature of the building. The architectural feature was designed to accommodate signage and is an integral part of the building design. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



Hyundai Auto Canada Corp.  
75 Frontenac Drive, Markham ON, Canada, L3R 6H2  
TEL: 905-477-0202 FAX: 905-477-0187  
www.hyundaicanada.com

RE: Future Hyundai

To whom it may concern:

Please accept this letter of rationale for the sign proposal for Future Hyundai. The signs as proposed represent Hyundai Auto Canada's National Sign Program for all dealers across Canada. The layout and elements are critical for brand recognition and consistency. The Identifier is a key component for dealership recognition and visibility.

Your consideration in this matter is greatly appreciated.

If there is anything more we can provide for you, please contact me at 905-948-6826

Best Regards,

HYUNDAI AUTO CANADA CORP.

By:

A handwritten signature in black ink, appearing to read 'S. Munro'.

Stephen Munro  
Manager, National Dealer Development

ROAD

D

SHERIDAN  
CRES.

401

M-326

GORVAN  
DRIVE

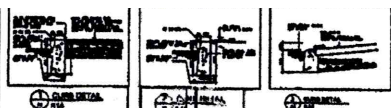
EGLINTON AVENUE EAST

928



**5515 Ambler Drive**  
**File# 09-05018**  
**Hyundai**

A horizontal scale bar with alternating black and white segments. Below the bar, numerical labels indicate distances in meters: 0m, 50m, 100m, 200m, 300m, 400m, 500m, and 1000m.



**NOTE:**  
 SERVICE PROVIDED BY THE AIR DEVELOPMENT  
 PLANS IS FOR INFORMATION PURPOSES ONLY.  
 ALL SHOWS WILL BE SUBJECT TO THE DISCRETION  
 OF SHOW SPECIALISTS AND ALL ARTISTS AND A  
 SEPARATE SHOW APPLICATION WILL BE REQUIRED  
 THROUGH THE GULF COAST SHOWS.

**NOTE:** The Applicant is responsible for providing that your jurisdiction's building, if required, is maintained in accordance with all provisions of the building and construction in the location and condition as approved by the Planning and Building Department. His material building equipment, soil, etc.) may be subjected without the necessary. Failure to maintain the building as originally approved or the storage of materials subject to the building will be cause for the failure of the building. The applicant is responsible for the maintenance of all site areas.

**WE PROTECT YOUR INFORMATION**  
(our description below)  
FOR THE PROTECTION OF THE PROPERTY

**TREE PROTECTION FRAMED HOARDING**

WIRED WOODEN SLATS FENCE OR PLASTIC SAFETY FENCING SUPPORTED BY IRON 'T' STAKES AT 2.0 M ON CENTRE AND SUPPORTED WITH A WOODEN FRAME OF 143 SLATS ACROSS THE TOP.

**GENERAL NOTES:**

It is hereby certified that the preceding ordinance is of substance in the development plan as approved by the City of Minneapolis under the number APR 22-161-173.  
Architect's or Engineer's Signature and Professional Seal

[illegible]

## SITE STATISTICS

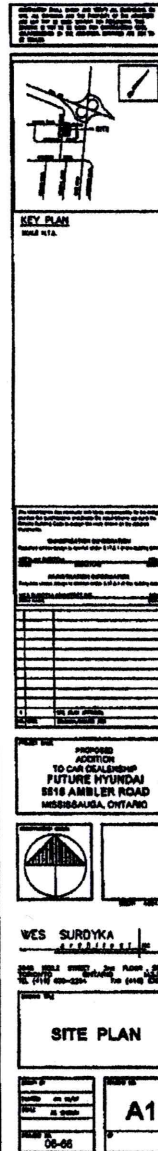
107 AREA	57,371.0 sqm (sq ft)
BLDG. COVERAGES	
SMITHS BLDG.	744.0 sqm
NEW ASHTON	686.0 sqm
TOTAL	1,430.0 sqm
BUILDING S.F.A.:	
EXISTING BLDG.	
GROUND FLOOR	344.0 sqm
NEW ASHTON	
TOTAL	686.0 sqm
TOTAL GROUND S.F.A.	1,044.0 sqm
DEDUCTIONS (see 20-22 subtotals)	
TOTAL	17.0 sqm
NET GROUND S.F.A.	1,027.0 sqm
20-22 subtotals	100.0 sqm
PARKING SPOTS	
540 on-site parking	54.0 spaces
PARKING PROVIDED	117 spaces
NET PARKING SPOTS	1,000 spaces
NET PARKING PROVIDED	2 spaces
LOADING DOCK SPOTS	2 spaces
LOADING PROVIDED	2 spaces

EXISTING  
SITE -  
M2 ZONING

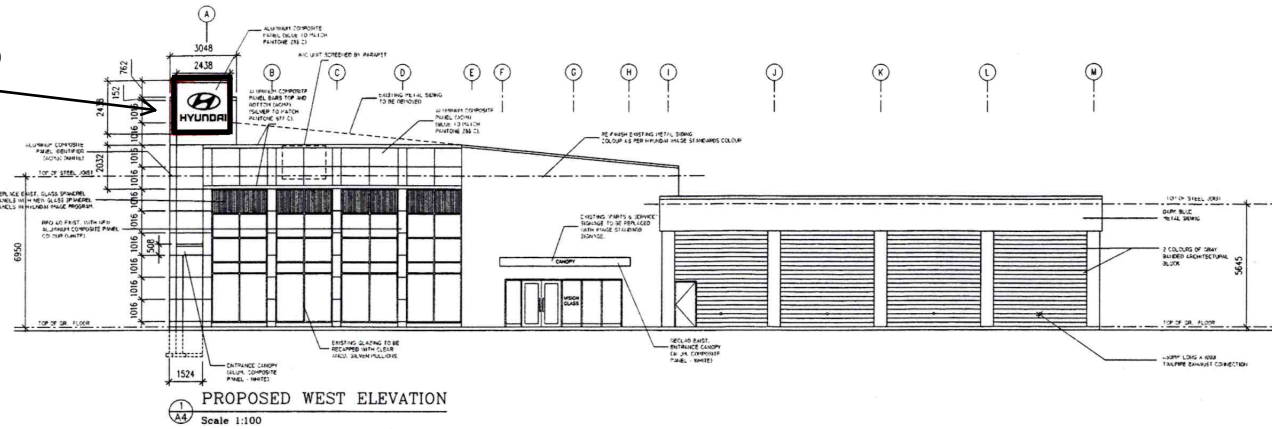
INDUSTRIAL  
USE

### SITE PLAN

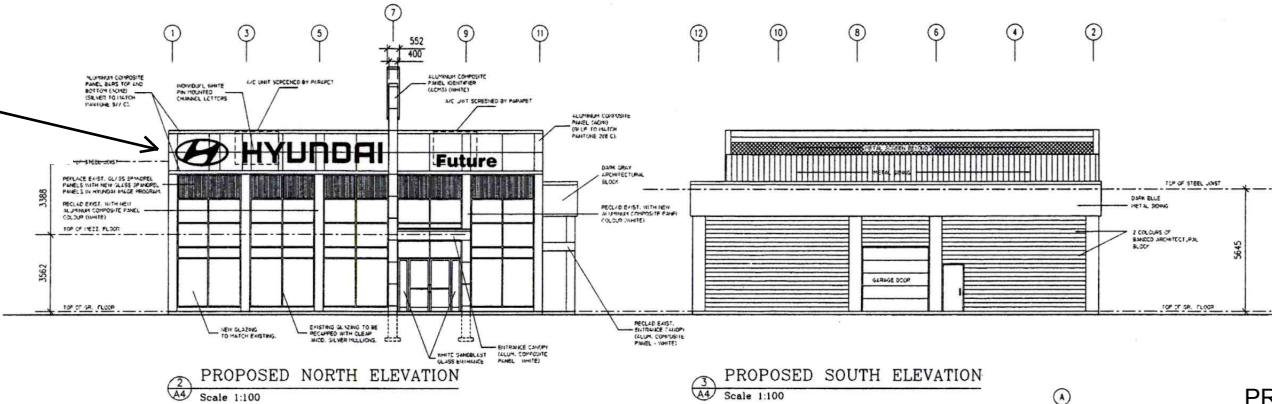
SCALE 1300



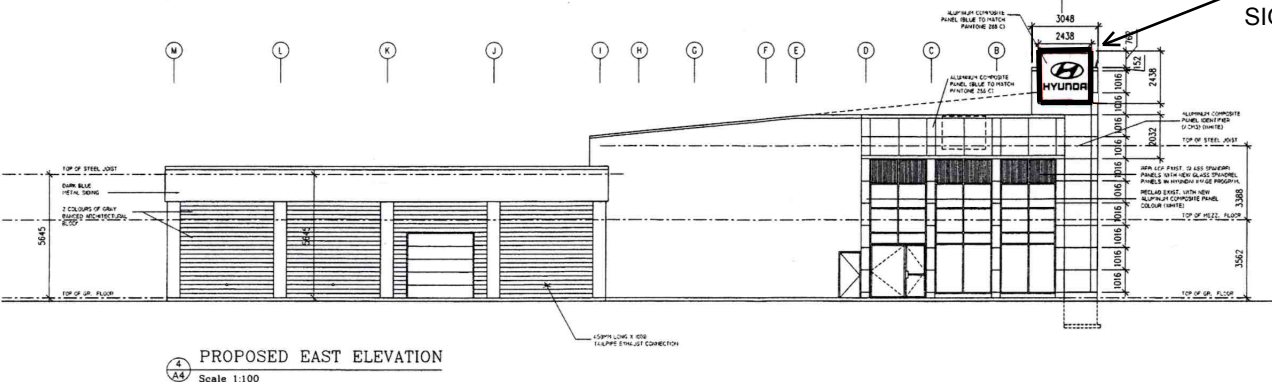
PROPOSED  
SIGN



NOT  
INCLUDED



PROPOSED  
SIGN



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED WITHOUT HIS PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE REPRODUCED.

1	21 JAN / 08	PROPOSED
2	02 FEB / 08	INTERIOR ALTERATION PERMIT
3	03 MAR / 08	EX. APPROVAL
4	04 APR / 08	AS PER REVIEW
5	05 MAY / 08	SITE PLAN APPROVAL
6	06 JUN / 08	REVISIONS/REVISED FOR

PROJECT NAME:  
**CAR DEALERSHIP  
FUTURE HYUNDAI  
5515 AMBLER DRIVE  
MISSISSAUGA, ONTARIO**

CONSTRUCTION NORTH

**WES SURDYKA**  
ARCHITECT

**PROPOSED  
ELEVATIONS**

DRAWN BY: 21 JAN / 08  
PLOTTED: 02 OCT / 07 / 08  
SCALE: AS SHOWN  
DATE: 06-06  
PROJECT NO: 06-66

APPENDIX 1-5





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 18, 2009

**FILE:** 08-01136

**RE:** Starbucks Coffee  
5067 Dixie Road-Ward 5

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

<b>Section 13</b>	<b>Proposed</b>
A pre-menu board is not permitted for a commercial undertaking located a service station.	One (1) pre-menu board for a commercial undertaking located at a service station.

**COMMENTS:**

The previous application did not comply with the Ontario Building Code and therefore could not be approved. The applicant has since revised the application in conformity with the setback requirements of the Ontario Building Code.

This service station is part of a multi-tenant commercial complex with a full drive through lane for Starbucks Coffee. With a full drive through lane, a pre-menu board can easily be accommodated without adding to the visual clutter of the site. The Planning and Building Department therefore find the variance acceptable from a design perspective.

September 24, 2008

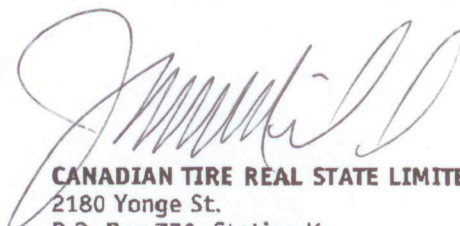
The City of Mississauga  
Planning & Building Department  
300 City Centre Drive  
Mississauga, ON L5B 3C1  
Phone: (905) 896-5619  
Fax: (905) 896-5638

Planning Staff,

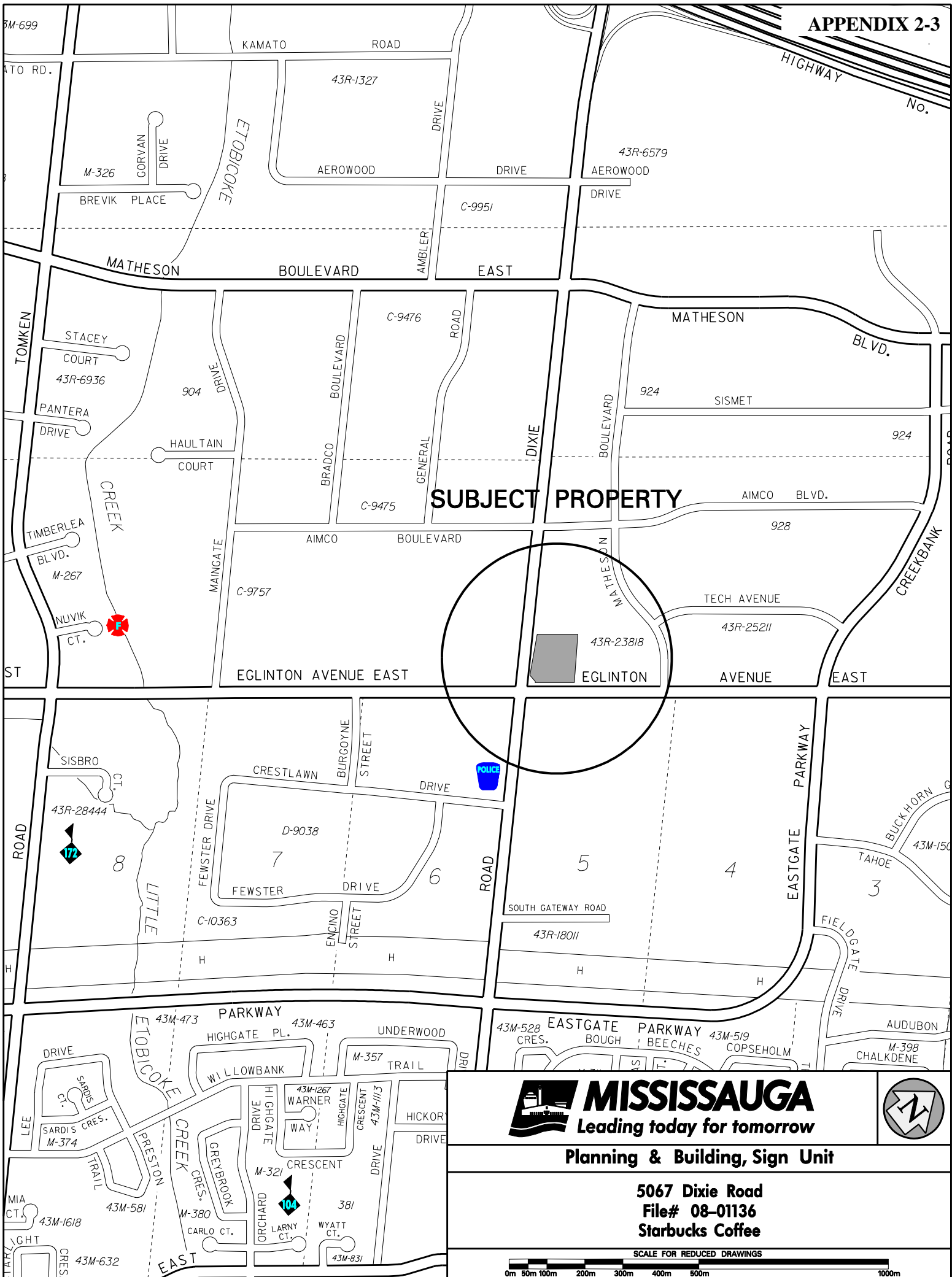
I the undersigned, as a representative of the owner of the property known municipally as 5067 Dixie Road, hereby authorize the firm of Daniel Johnson Architect Inc. to act as Agent with respect to the application for Sign Variance/ Permit on 5067 Dixie Road in Mississauga, ON. Daniel Johnson Architect Inc. has been retained by Starbucks Coffee, which is the tenant of an end cap unit.

A sign variance was requested for the Pre-Menu Board, which is located on the North rear side of this property. Starbucks provide Drive-Thru services; therefore a Pre-Menu board is required in order to reduce waiting times for customers and to increase visibility to vehicular traffic. By having a pre-menu board, traffic circulation can be improved and better services can be provided. Based on these reasons, we hope that the provided documentation can be sufficient to support a recommendation in favour of approving the requested Sign Variance.

Sincerely,  
**JOHN MIROSLAVIC**



**CANADIAN TIRE REAL STATE LIMITED**  
2180 Yonge St.  
P.O. Box 770, Station K,  
Toronto, ON M4P 2V8  
P: 416-480-3880  
F: 416-480-3990





STARBUCKS COFFEE COMPANY  
5067 Dixie Road, Mississauga, ON  
Sign Variance / Pre-Menu Board

GENERAL INFORMATION:

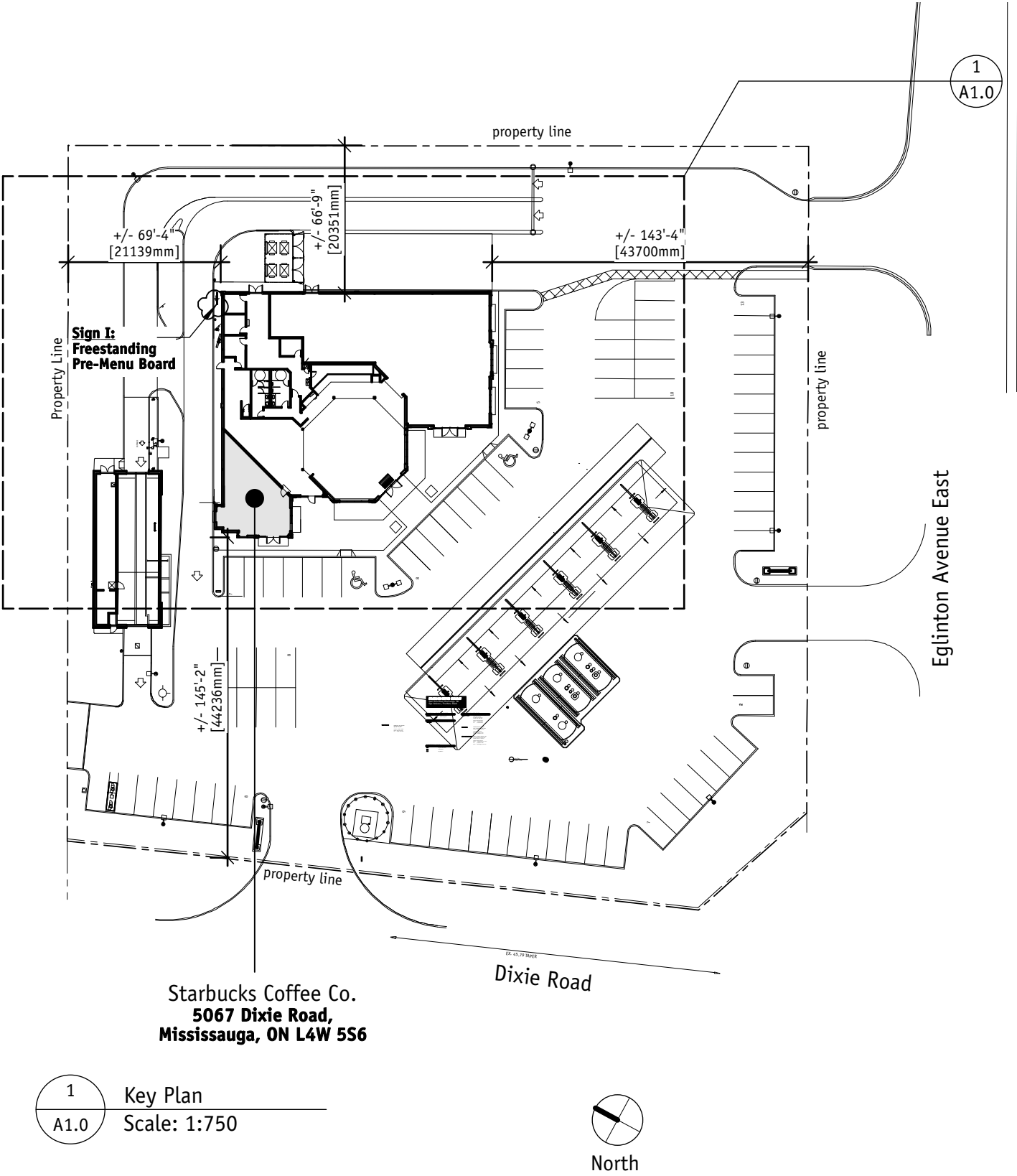
ADDRESS	5067 Dixie Road, Mississauga, ON
RELATED FILES :	
PERMIT NO.	BP - 06 - 303 - VAR

DRAWING LIST:

A0.0	Project Information
A1.0	Context Plan
A2.0	Sign Details

PROJECT CONTACTS:

PROPERTY OWNER	Canadian Tire Real State Limited 2180 Yonge Street, P.O. Box 770, Station K, Toronto, ON M4P 2V8  Contact: John Miroslavic Phone (416) 480-3880 Fax (416) 480-3990
SIGN OWNER	STARBUCKS COFFEE CANADA 5140 Yonge Street, Suite 1205 Toronto, Ontario M2N 6L7  Contact: David Martin Phone (416) 227-4073 Fax (416) 585-2775
SIGN PERMIT APPLICANT	DANIEL JOHNSON ARCHITECT INC. 100 - 90 Richmond Street East Toronto, Ontario M5C 1P1  Contact: Karina Olivares Phone (416) 920-0040 ext. 231 Fax (416) 920-4499 Email kolivares@j-n-arch.com



This drawing is the property of the Architect and may not be used or reproduced without expressed approval.

The Contractor shall verify all levels and dimensions on site and report all discrepancies to the Architect before beginning work.

Do not scale the drawings. Use figured dimensions only.

The Contractor shall be responsible for any changes made to the drawings without the Architect's approval.

Architect

Daniel Johnson  
Architect Inc.

90 Richmond Street East  
Suite 100, Toronto, ON  
M5C 1P1

Ph 416-920-0040  
Fx 416-920-4499  
djohnson@j-n-arch.com

01	08.09.08	For Sign Variance
02	08.12.08	For Sign Variance-Rev
03	17.02.09	For Sign Variance-Rev sign face of sign

Project

Starbucks Coffee  
Dixie & Eglinton  
Proposed Signage

5067 Dixie Road, Mississauga, ON L4W 5S6

Drawing

Project Information / Key Plan

Scale:

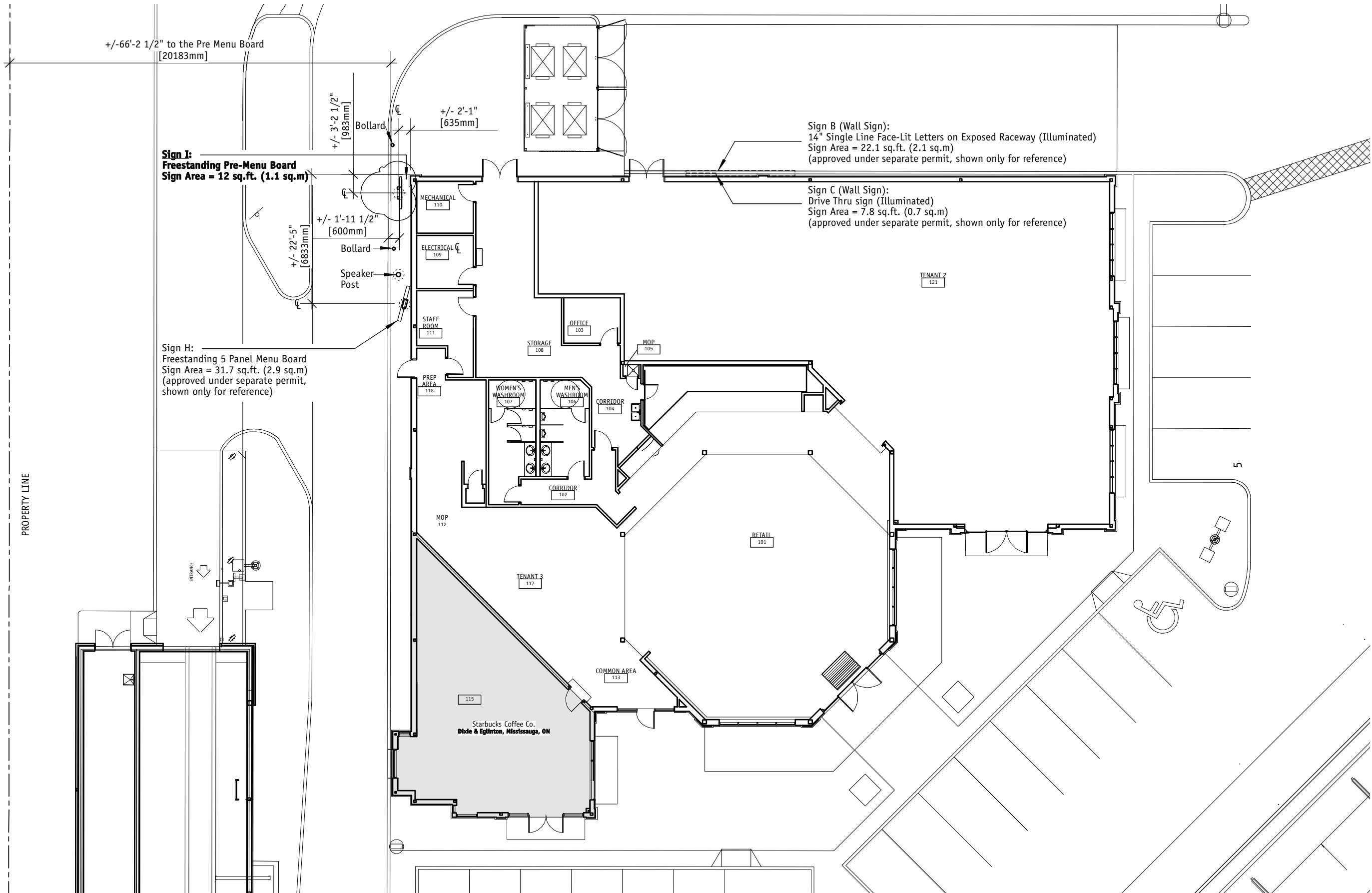
Sep 2008

Drawn by: KO

Reviewed by: DJ

Project No.: 2005-056

A0.0



This drawing is the property of the Architect and may not be used or reproduced without expressed approval.

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Architect

Daniel Johnson  
Architect Inc.

90 Richmond Street East  
Suite 100, Toronto, ON  
M5C 1P1

Ph 416-920-0040  
Fx 416-920-4499  
djohnson@j-n-arch.com

01	08.09.08	For Sign Variance
02	08.12.08	For Sign Variance-Rev
03	17.02.09	For Sign Variance-Rev sign face of sign

Project

Starbucks Coffee  
Dixie & Eglinton  
Proposed Signage  
5067 Dixie Road, Mississauga, ON L4W 5S6

Drawing

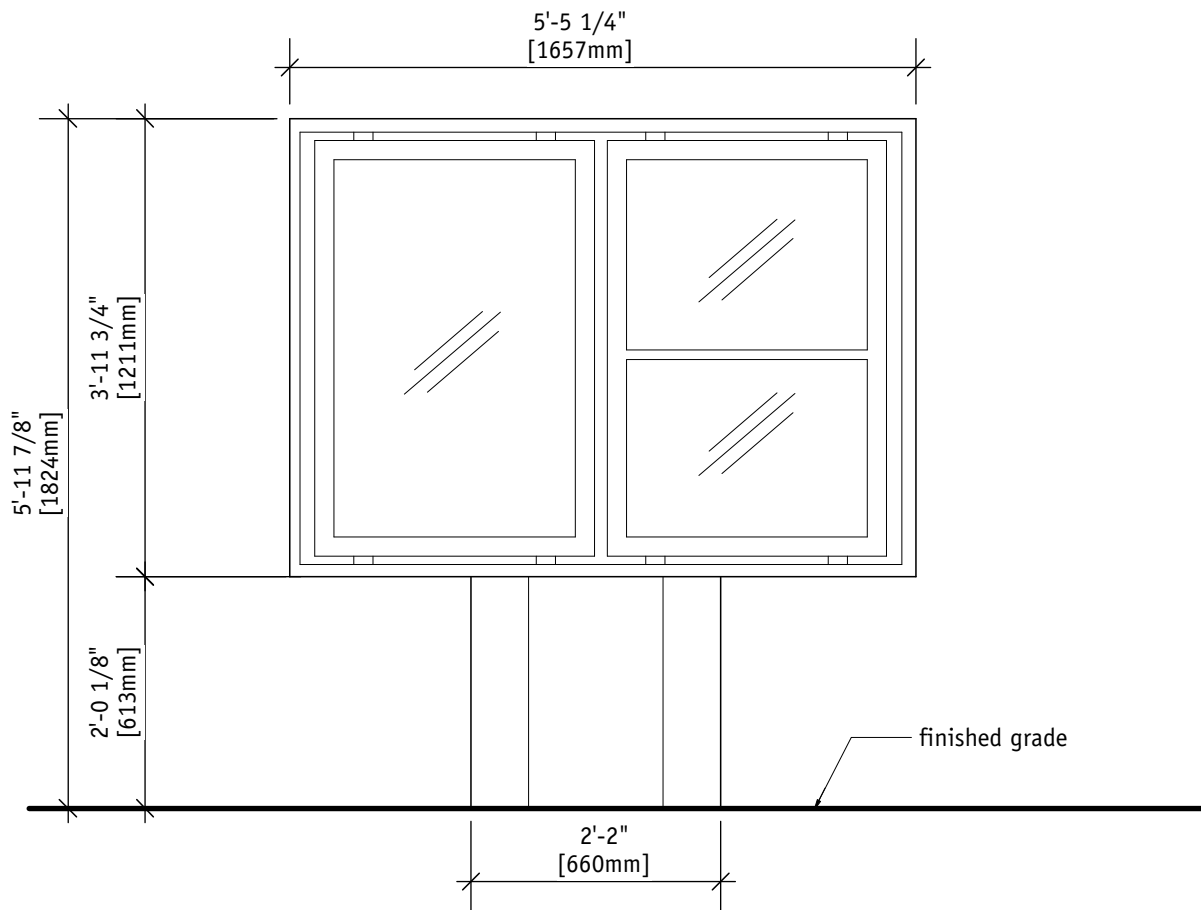
Partial Site Plan

Scale:  
Drawn by: KO  
Reviewed by: DJ  
Project No.: 2005-056

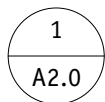
Sep 2008

A1.0

APPENDIX 2-5



sign area = 21.64 sq.ft. [2.01 sq.mt]



Pre-Menu Board

Scale: 1:20



**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 18, 2009

**FILE:** 09-05271

**RE:** Tridel Dorsay  
330 Burnhamthorpe Road West - Ward 7

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

<b>Section 4(6)(d)</b>	<b>Proposed</b>
Banner signs are specifically prohibited.	Two (2) banner signs located on the ground floor of a new condominium to be displayed until December 2010.

**COMMENTS:**

The proposed variance is for two banner signs to market the residential development. The banners are proposed to remain until December, 2010. As the banners are temporary, the Planning and Building Department have no concerns with the proposed variance.



Ultra Ovation at City Centre Inc.

4800 Dufferin Street  
Toronto, Ontario M3H 5S9  
Telephone: 416-736-8353  
Fax: 416-661-8923  
Internet: [www.deltera.com](http://www.deltera.com)

July 7, 2009

DELIVERED BY HAND

Mr. Daren Bryan  
Supervisor, Sign Unit  
Planning and Building Department  
300 City Centre Drive, 9<sup>th</sup> Floor  
Mississauga, Ontario L5B 3C1

Dear Mr. Bryan:

**Re: Ovation at City Centre Inc.  
Ultra Ovation – 330 Burnhamthorpe Road West  
Sign By-Law 54-2002, as amended – Banner Signs**

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We are requesting the Planning and Development Committees' relief of Section 11 of Sign By-Law 54-2002, as amended for the installation of two (2) banner signs to be erected at the aforementioned site.

The property is currently under construction for a 32 storey residential tower. The proposed banners will be situated overtop the main building entrance fronting onto Burnthorpe Road. The proposed signs are vinyl and will be affixed to the exterior glazing.

Upon further review of our marketing strategy, we feel that it is beneficial to have the signage erected on the building for marketing purposes. The banner signs will serve as a directional tool, for the purpose of advertising our product to the public. At this time, we anticipate maintaining the proposed signage until December 2010.

I trust this information provided is satisfactory. If you require anything further please contact me at 416-661-9290 ext. 332.

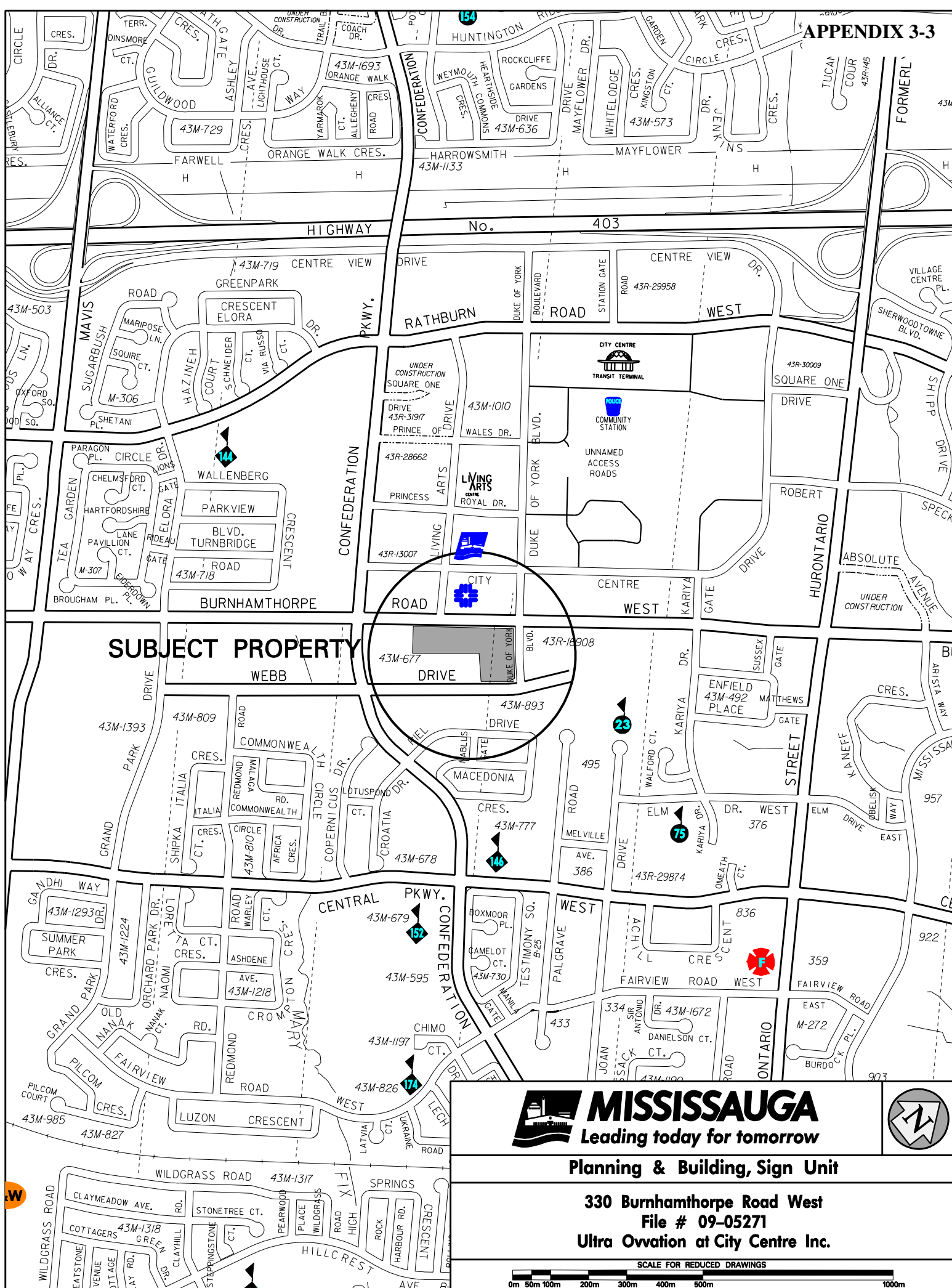
Thank you in advance for your cooperation.

Yours truly,

**ULTRA OVATION AT CITY CENTRE INC.**

A handwritten signature in black ink, appearing to read "Gouled Osman", written over a faint, larger signature.

Gouled Osman



**SUBJECT PROPERTY**

**MISSISSAUGA**  
Leading today for tomorrow

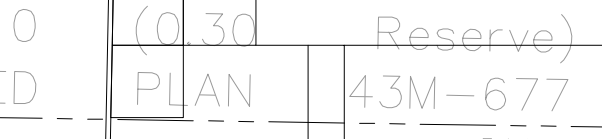
**Planning & Building, Sign Unit**

**330 Burnhamthorpe Road West**  
**File # 09-05271**  
**Ultra Ovation at City Centre Inc.**





BURNHAMTHORPE ROAD



10	19-Nov-07	Issued for Balcony Railing Tender
09	09-Aug-07	Issued to Site Office
08	25-Jul-07	Issued for Drywall, Masonry, Caulking, Hardware and Miscellaneous Metals Tender
07	31-May-07	Issued for Mechanical and Electrical Tender
06	15-May-07	Issued for Precast Tender
05	10-May-07	Issued for Window Tender
04	27-Mar-07	Issued for Elevator Tender
03	16-Feb-07	Issued for Forming Tender
02	15-Feb-07	Issued for Permit
01	15-Dec-06	Issued for Shoring & Excavation Tender
01	Pathway	Issued for Paving



**QUALIFICATION INFORMATION**  
Required unless design is exempt under 2.17.5.1 of the building code

**REGISTRATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the building code

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ORSAT DEVELOPMENT CORP  
ULTRA OVATION  
330 BURNHAMTHORPE ROAD

SITE PLAN 

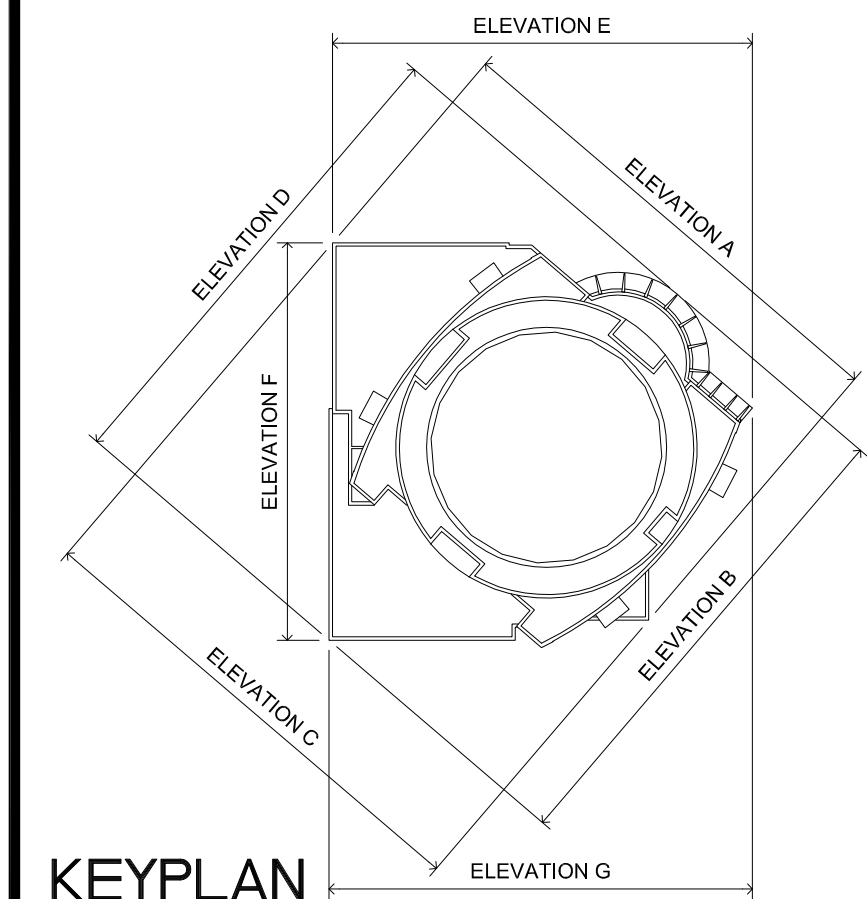
IN BY	SN	CHECKED BY




A



This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be used for any other purpose. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing (refer to the appropriate consultant's drawings before proceeding with the work). The contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from this work.



- LEGEND:
- ① PRECAST CONCRETE PANEL
  - ② DOUBLE GLAZED SEALED UNITS ON ALUMINUM WINDOW FRAMING SYSTEM  
COLOR: BLUE ECLIPSE GLASS, SILVER ANODIZED ALUMINUM FRAME
  - ③ SPANDREL GLASS PANEL, C/W INSULATION & METAL BACK PAN ON ALUMINUM WINDOW FRAMING SYSTEM  
COLOR: BLUE ECLIPSE GLASS, SILVER ANODIZED ALUMINUM FRAME
  - ④ METAL SPANDREL PANEL, C/W INSULATION & METAL BACK PAN ON ALUMINUM WINDOW FRAMING SYSTEM  
COLOR: GREY ECLIPSE, ALUMINUM FRAME TO MATCH GLASS
  - ⑤ DOUBLE GLAZED SEALED UNITS ON ALUMINUM WINDOW FRAMING SYSTEM  
COLOR: GREY ECLIPSE, ALUMINUM FRAME TO MATCH GLASS
  - ⑥ SPANDREL GLASS PANEL, C/W INSULATION & METAL BACK PAN ON ALUMINUM WINDOW FRAMING SYSTEM  
COLOR: GREY ECLIPSE, ALUMINUM FRAME TO MATCH GLASS
  - ⑦ METAL SPANDREL PANEL, C/W INSULATION & METAL BACK PAN ON ALUMINUM WINDOW FRAMING SYSTEM  
COLOR: GREY ECLIPSE, ALUMINUM FRAME TO MATCH PANEL
  - ⑧ CONTINUOUS SAFETY GLASS GLAZING ON ALUMINUM FRAME  
COLOR: BLUE ECLIPSE GLASS, SILVER ANODIZED ALUMINUM FRAME
  - ⑨ CONTINUOUS SAFETY GLASS GLAZING ON ALUMINUM FRAME  
COLOR: GREY ECLIPSE, ALUMINUM FRAME TO MATCH GLASS
  - ⑩ DOUBLE GLAZED SEALED UNITS ON ALUMINUM CURTAIN WALL FRAMING SYSTEM  
COLOR: BLUE ECLIPSE GLASS, SILVER ANODIZED ALUMINUM FRAME
  - ⑪ SPANDREL GLASS PANEL, C/W INSULATION & METAL BACK PAN ON ALUMINUM CURTAIN WALL FRAMING SYSTEM  
COLOR: BLUE ECLIPSE GLASS, SILVER ANODIZED ALUMINUM FRAME
  - ⑫ DOUBLE GLAZED SEALED UNITS ON ALUMINUM CURTAIN WALL FRAMING SYSTEM  
COLOR: GREY ECLIPSE, ALUMINUM FRAME TO MATCH GLASS
  - ⑬ SPANDREL GLASS PANEL, C/W INSULATION & METAL BACK PAN ON ALUMINUM CURTAIN WALL FRAMING SYSTEM  
COLOR: GREY ECLIPSE, ALUMINUM FRAME TO MATCH GLASS
  - ⑭ STUCCO FINISH (EPS) ON CONCRETE / MASONRY WALL
  - ⑮ GLASS FINIS

- GENERAL NOTES:
- SHADE AREA INDICATES EXTENT OF GLAZED WINDOW/BALCONY RAILING AREA UNLESS OTHERWISE NOTED.
  - PRECAST CONTRACTOR TO PROVIDE ALL STRUCTURAL SUPPORT REQUIRED FOR ALL PRECAST BUILDINGS AND SPANDREL PANELS. THE STRUCTURAL SUPPORT IS TO BE INCLUDED WITH THEIR SCOPE OF WORK FOR BOTH MATERIALS AND INSTALLATION.
  - WINDOWS AND GLAZES TO COMPLY WITH U.B.C. 3.7.2.2 & 4.1.3.0. REFER TO GENERAL NOTES ON DRAWING 4002.

11	05-Sep-08	Revision Notice No. 02	SN
12	06-Dec-07	Revision Notice No. 01	SN
13	19-Nov-07	Issued for Bakery Building Tender	SN
14	10-Aug-07	Issued for Site Office	SN
15	25-Jul-07	Issued for Drywall, Masonry, Coating, Hardware and Miscellaneous Metal Tender	SN
16	31-May-07	Issued for Mechanical and Electrical Tender	SN
17	15-May-07	Issued for Precast Tender	SN
18	10-May-07	Issued for Window Tender	SN
19	07-May-07	Issued for Elevator Tender	SN
20	16-Feb-07	Issued for Forming Tender	SN
21	15-Feb-07	Issued for Permit	SN
22	08-Dec-06	Issued/Revision	By

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



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
Required unless design is exempt under 2.17.2.1 of the building code

NAME: JOHN CHOW  
SIGNATURE: [Signature]  
BCINBCON: 0781

**REGISTRATION INFORMATION**  
Required unless design is exempt under 2.17.4.1 of the building code

TURNER FLEISCHER ARCHITECTS INC.  
FIRM NAME: [Firm Name]  
BCINBCON: 3222

PROJECT: **ULTRA OVATION AT CITY CENTER**  
DORSAY DEVELOPMENT CORP.  
ULTRA OVATION  
330 BURNHAMTHORPE ROAD  
MISSISSAUGA

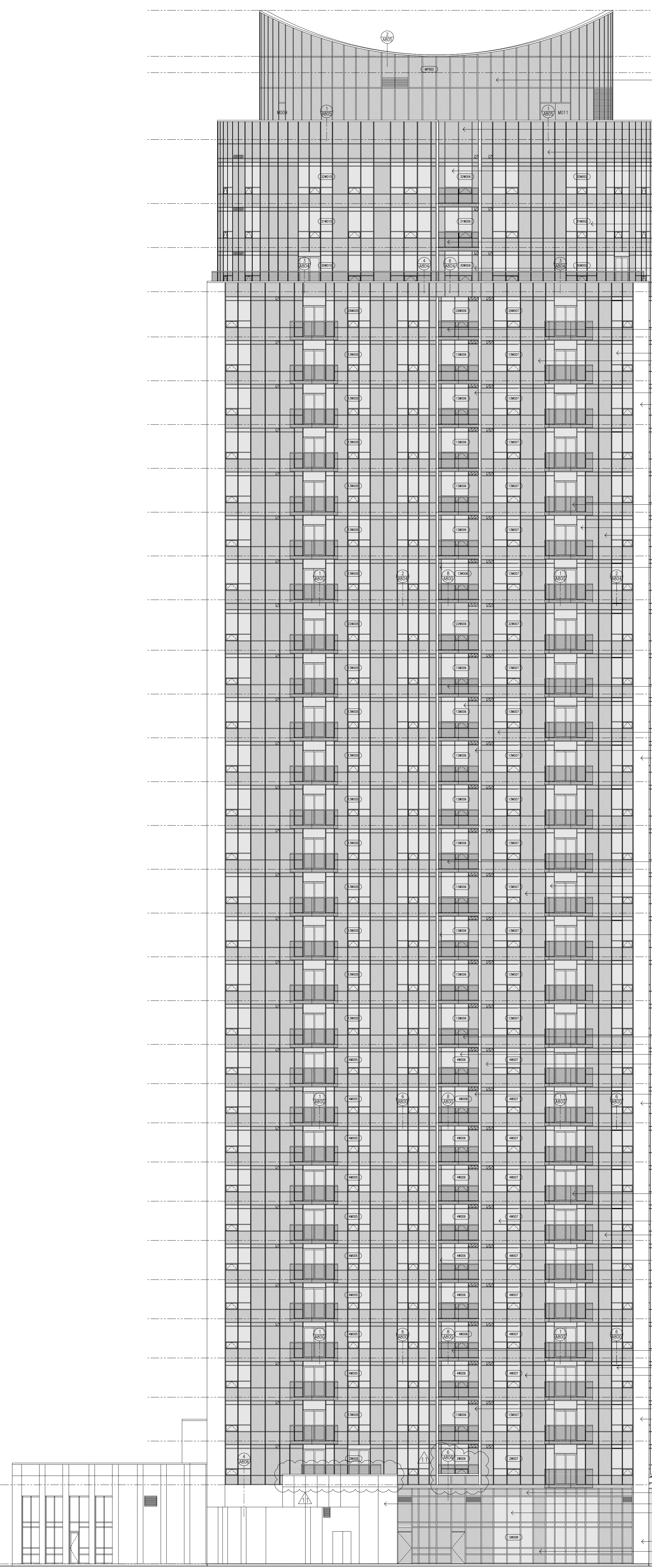
DWG. TITLE: **NORTHEAST AND SOUTH ELEVATIONS**

PROJECT NO: 04-198  
SCALE: [Scale]  
DRAWN BY: SN  
CHECKED BY: [Name]

DATE: ---  
FILE: A-300.dwg  
DRAWING NO: [Number]

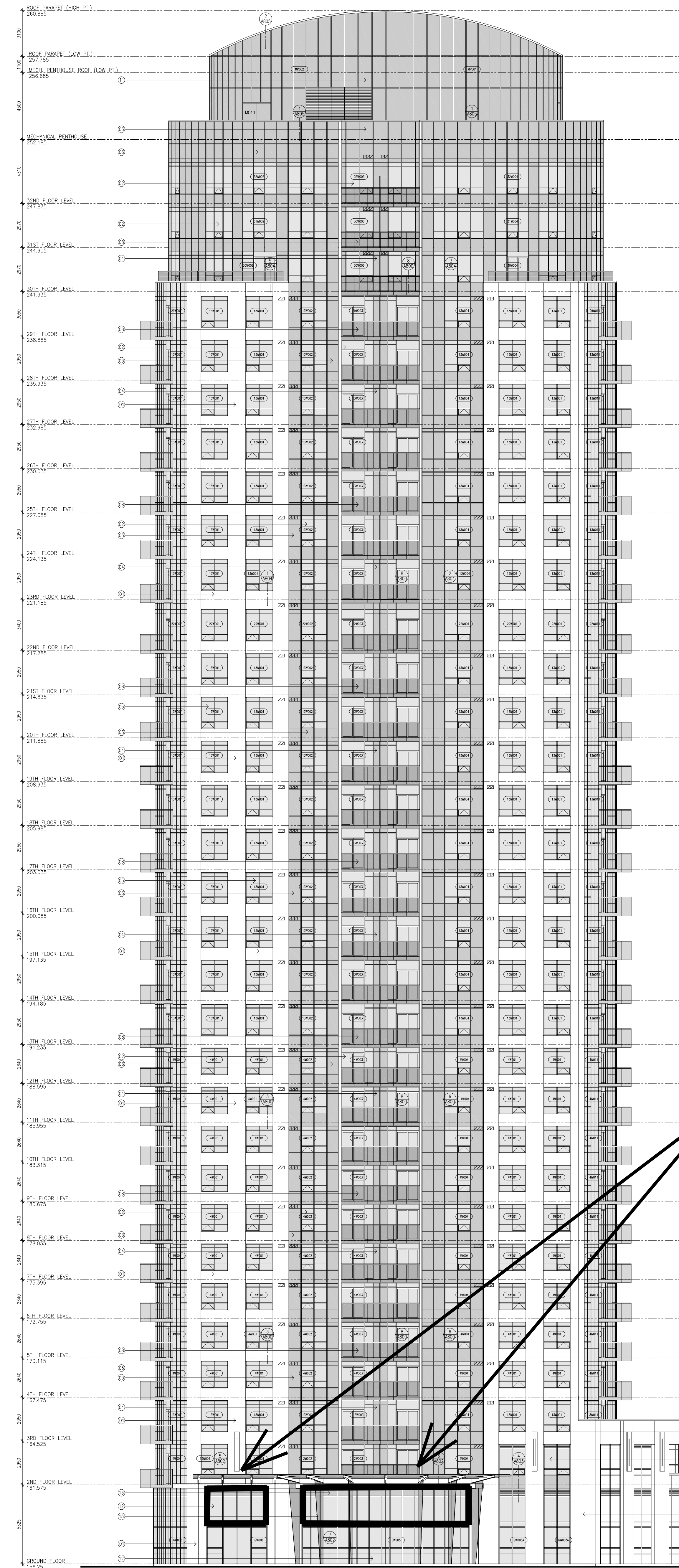
APPENDIX 3-5  
A31

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿



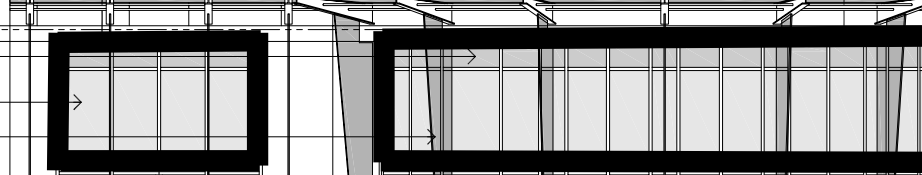
2 ELEVATION B - SOUTHEAST  
SCALE: 1:150

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿



1 ELEVATION A - NORTHEAST  
SCALE: 1:150

LOCATION OF PROPOSED FASCIA SIGNS







LOCATION OF PROPOSED  
FASCIA SIGNS

1  
A300

# ELEVATION A - NORTHEAST

SCALE 1:150

4100 (13'-5")



2648 (8'-8")

NORTH - ULTRA OVATION WINDOW BANNER - SCALE 1/4" = 1'

13126 (43'-0")



2648 (8'-8")

NORTH - ULTRA OVATION WINDOW BANNER - SCALE 1/4" = 1'



PROPOSED ELEVATION  
330 BURNHAMTHORPE RD. WEST





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 18, 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.**

<b>Section 13</b>	<b>Proposed</b>
Fascia signs shall be located no higher than the upper limits of the first storey of a building.	Six (6) fascia signs located on the second storey of the building.

**COMMENTS:**

On March 30, 2009, the Planning and Development Committee recommended that this sign variance application be referred back to Planning and Building Department for further consultation with the applicant.

The Planning and Building Department met with the applicant to discuss the coordination of the signs with the design of the building. In this regard, the applicant revised their proposal which was reviewed and found to be acceptable by staff. The Planning and Building Department therefore finds the variance acceptable 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.

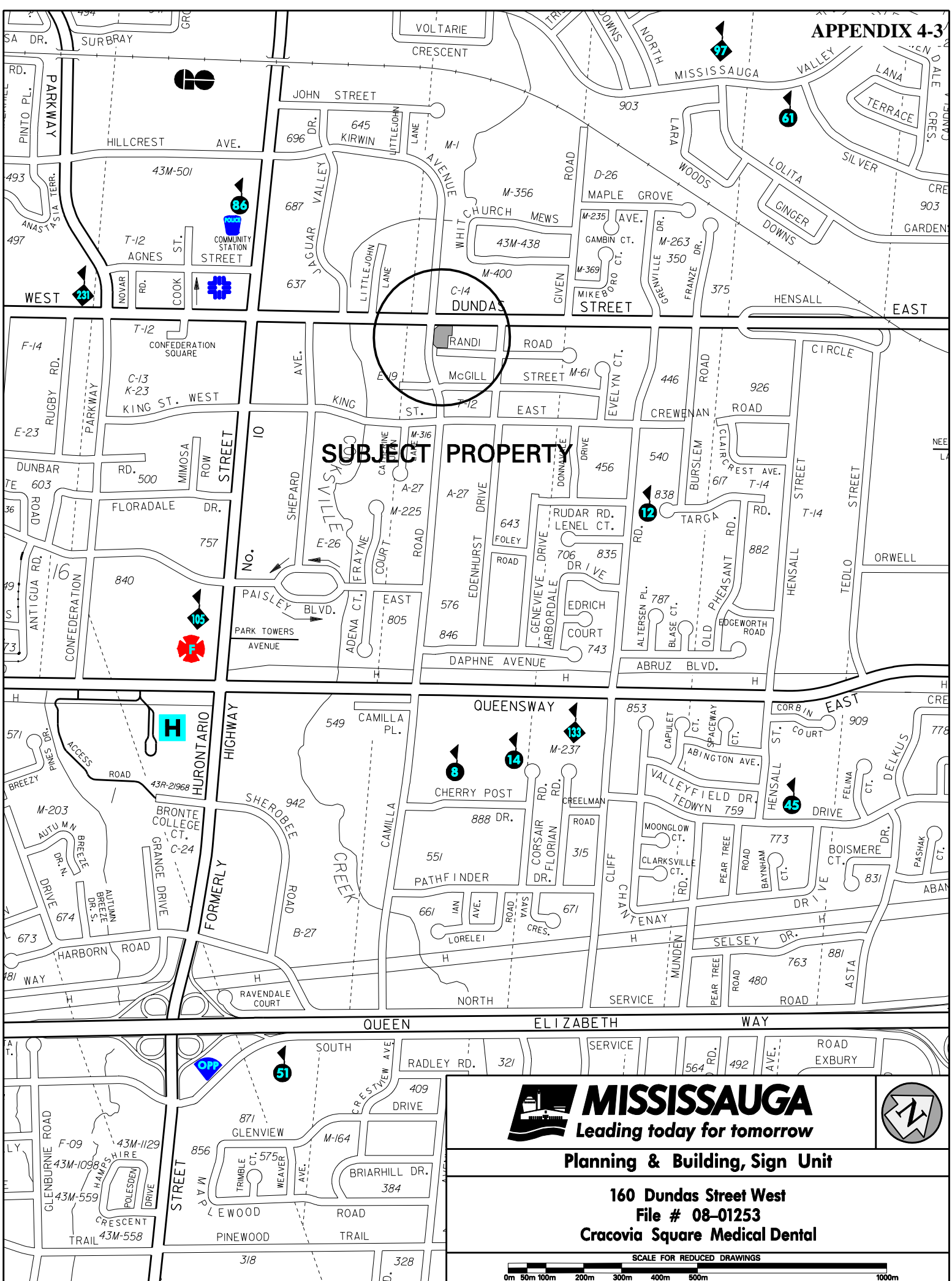
Sunset Neon is acting on behalf of property owner Cracovia Square Inc. (Cracovia), for this variance application. Cracovia's authorization letter, naming Sunset Neon as the applicant, is included with the support documents submitted with the variance application.

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.

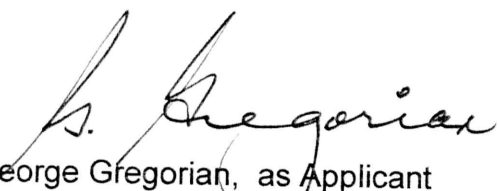
The delay from notification from Mississauga that the sign/building permit was not approved, to submitting this variance application, was due to negotiations between the Tenants and Cracovia related to what signage would be allowed on the building. A notification to place the sign/building application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

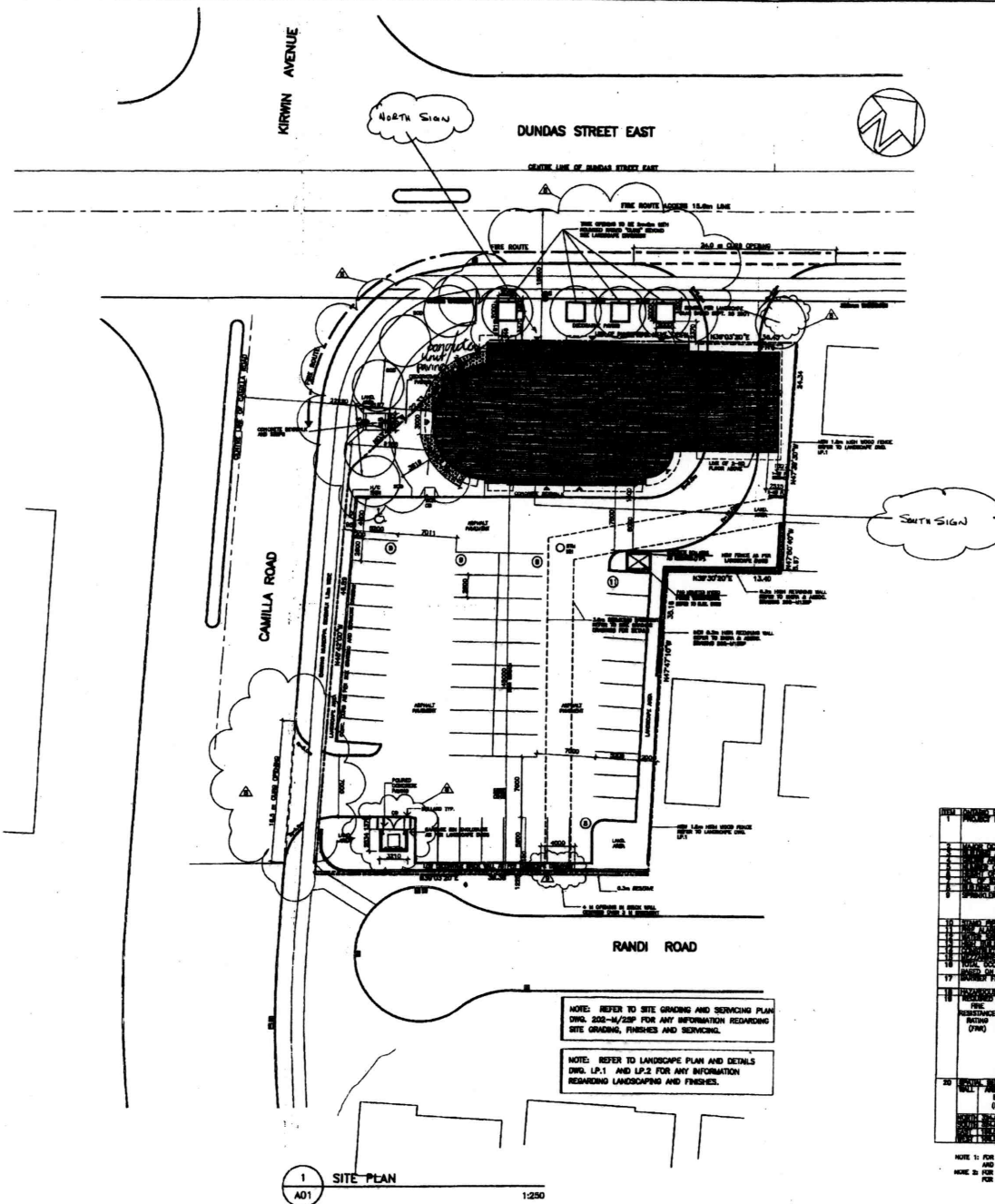
Businesses depend on advertising to flourish and become successful. Therefore we respectfully request that his variance be approved.

Thank you,

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

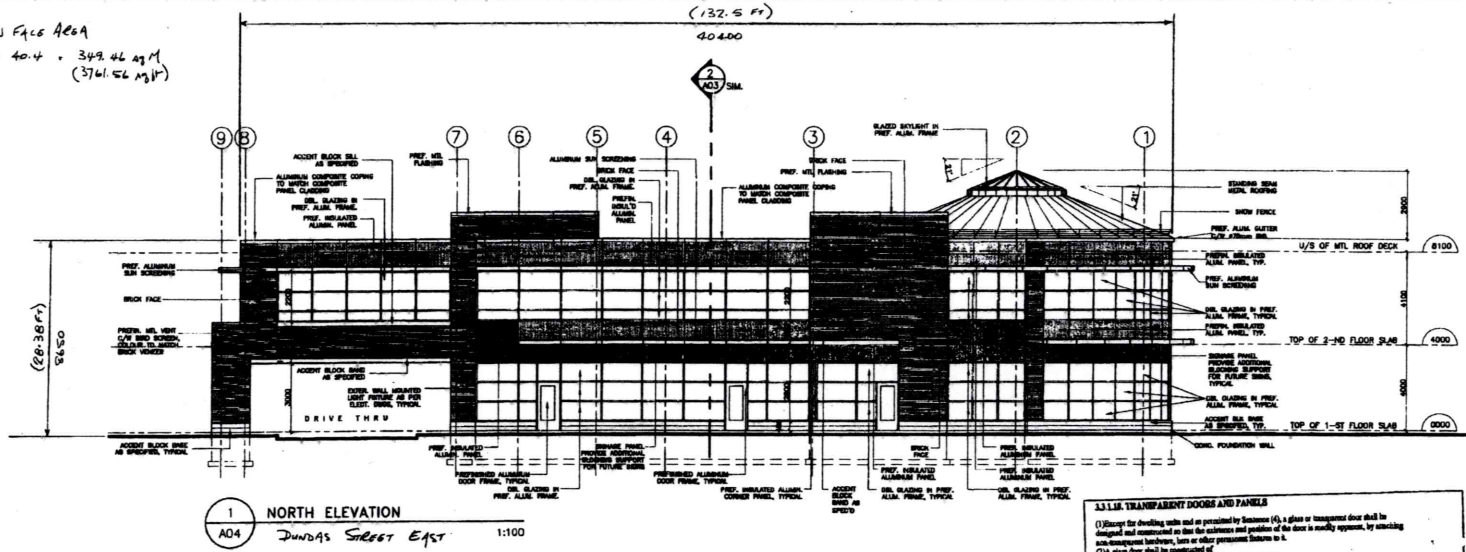
George Gregorian, as Applicant  
On behalf of Cracovia Square Inc. and Sunset Neon Ltd.



[illegible]



CRACOW FACS A604  
 8.65 x 40.4 = 349.46 sqm  
 (3761.56 sq ft)



**3.3.1.16. TRANSPARENT DOORS AND PANELS**

(1) Except for dwelling units and as permitted by Sentence (4), a glass or transparent door shall be designed and constructed to meet the minimum and maximum dimensions of the door in relation to its use in a dwelling unit, by meeting the minimum dimensions, less or other provisions herein to it.

GIA glass door shall be constructed of:

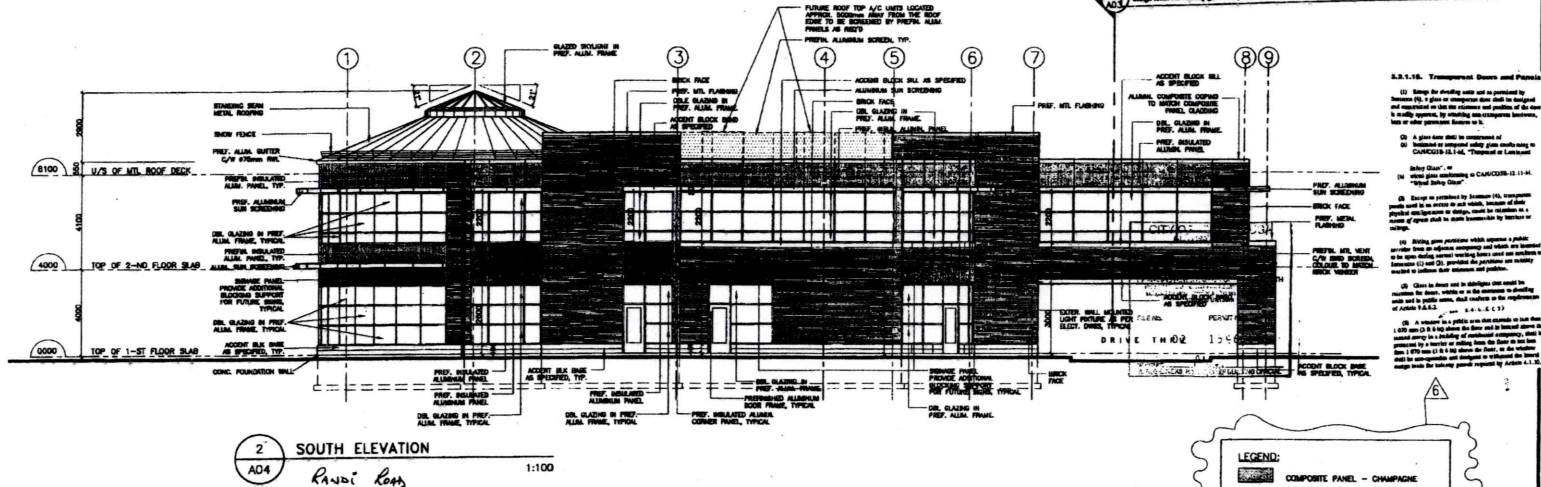
- (a) laminated glass in accordance with CANCORS-12.1.14, "Tempered or Laminated Safety Glass" or
- (b) laminated glass in accordance with CANCORS-12.1.14, "Tempered or Laminated Safety Glass" or

(2) Except as permitted by Sentence (4), transparent panels used in an access to exit which, because of their physical configuration or design, could be mistaken as a source of egress shall be made inaccessible by barriers or walls.

(3) Glass partitions which separate a public corridor from an adjacent occupancy and which are intended to be open during normal working hours and not otherwise in Sentence (1) and (2), provided the partitions are so constructed as to indicate their existence and position.

(4) Glass doors and partitions which could be mistaken for doors, within or at the entrance to dwelling units and in public areas, shall conform to the requirements of Article 3.3.1.15.

(5) A glass door in a public area that extends to less than 1070mm (35 ft) above the floor and is located above the ground level in a building of residential occupancy, shall be provided by a barrier or walling that the door is not more than 1070mm (35 ft) above the floor, or the barrier shall be non-removable and designed to withstand the impact loads for balcony panels required by Article 4.1.1.1.



**LEGEND:**

- COMPOSITE PANEL - CHAMPAGNE
- COMPOSITE PANEL - GREY
- FACE BRICK - "Dorchester White"
- ACCENT BLOCK BAND - "Pearl White Tapestry"

THE DESIGN AND CONSTRUCTION OF THIS BUILDING SHALL COMPLY WITH ANY AND BUILDING CODES AS APPLICABLE

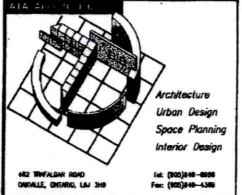
NO	DATE	REMARKS
6	DEC 16/02	CITY OF MISS. REVISIONS
5	MAY 14/02	REV'D AS PER CITY OF MISS. BLDG DEPARTMENT COMMENTS
4	APR 16/02	ISSUED FOR TENDER
3	FEB 22/02	REVISED FOR PERMIT
2	JAN 26/02	FINAL REVISED
1	JUNE 26/01	SITE PLAN RESUBMIT



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.

CONTRACT DOCUMENTS ARE THE PROPERTY OF THE CONSULTANTS AND SHALL NOT BE USED OR REPRODUCED WITHOUT AUTHORIZATION. DOCUMENTS ARE TO BE RETURNED UPON COMPLETION OF THE PROJECT.

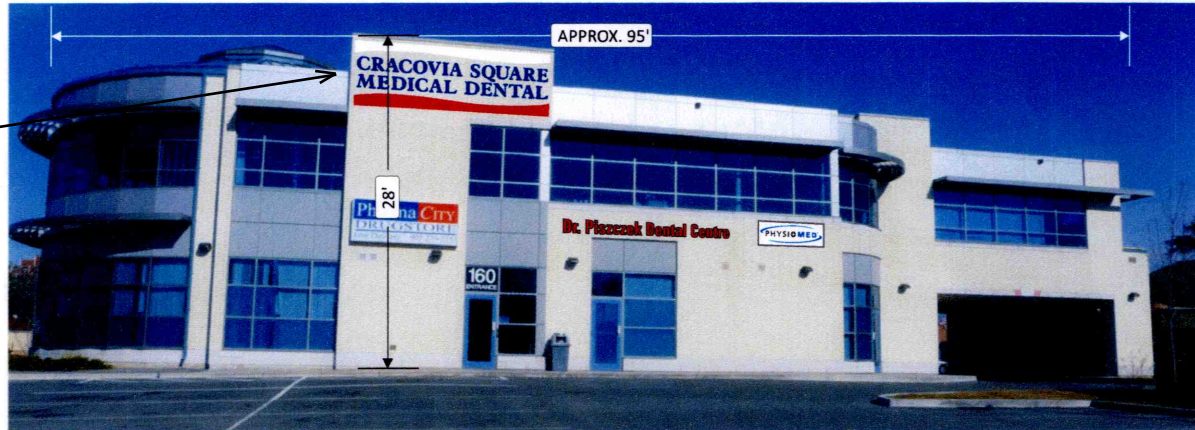
NOTE: DRAWINGS ARE NOT TO BE SCALED.



**CRACOW SQUARE**  
 160 DUNDAS ST. E.  
 MISSISSAUGA, ONT

ELEVATIONS	REVISIONS
	RN/AQ/RP
	AS SHOWN
	DEC 12/01
	LP
	01245
<b>A 04</b>	

EXISTING  
SIGN



FRONT ELEVATION

- (1) Set of 16" LED channel letters on a carrier box.
- (1) 3'-0" x 8'-1" illuminated sign box.

REAR ELEVATION



EXISTING  
SIGN

Scale: 1/16"=1'  
(For Approx. Size  
& Location Only)

- (1) 3'-0" x 8'-1" illuminated sign box.
- (1) 4'-0" x 6'-1" illuminated sign box.

Revisions:	05.21.09	05.22.09			

Approved By:

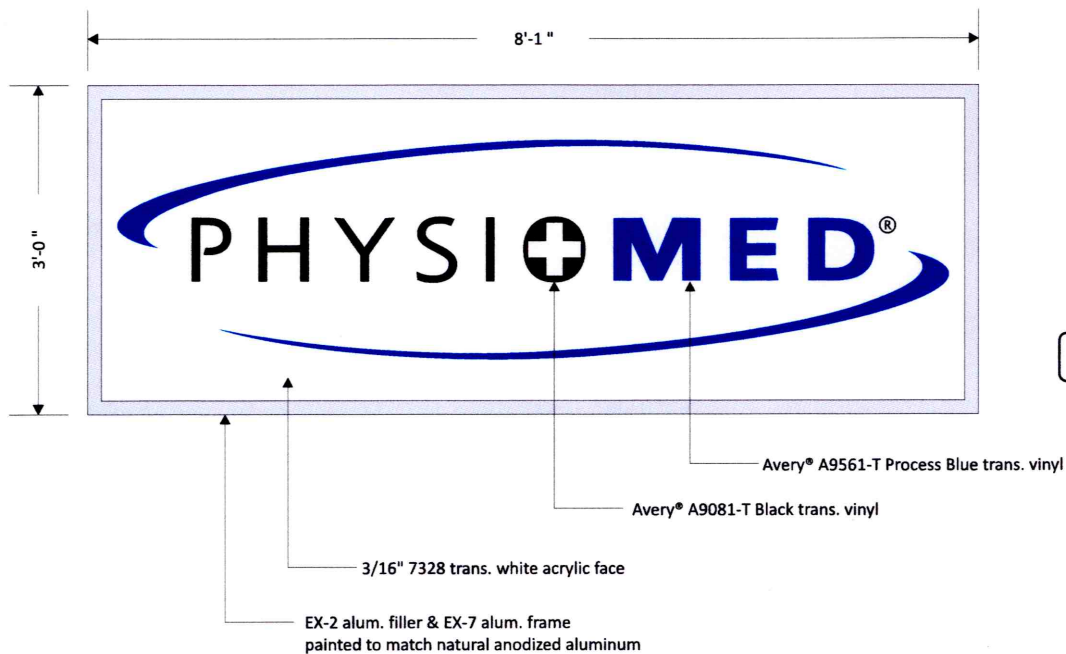


ph.905.639.1832 • fx.905.639.7132  
image@sunsetneon.com

Cracovia Square  
Elevation Drawing  
160 Dundas Street East  
Mississauga, Ontario







Scale: 3/4"=1'  
Qty. 2

Revisions: 05.21.09

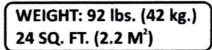

Approved By:



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

Cracovia Square  
PhysioMed Fascia Sign Boxes  
160 Dundas Street East  
Mississauga, Ontario



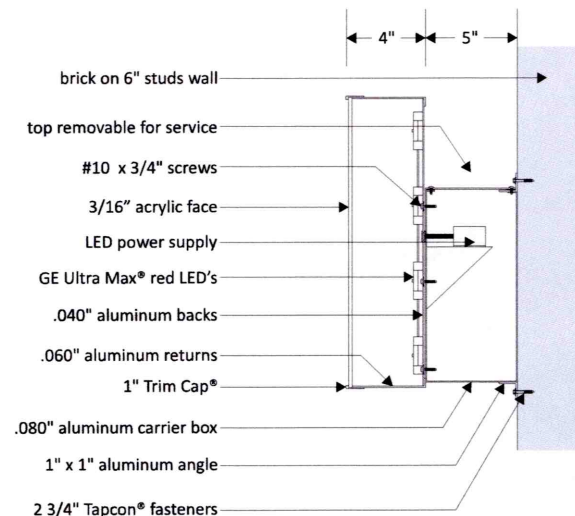


Revisions: *					



**Cracovia Square  
Dental Clinic Fascia Sign Box  
160 Dundas Street East  
Mississauga, Ontario**





Revisions: *					



**Cracovia Square  
Dental Centre Channel Letters  
160 Dundas Street East  
Mississauga, Ontario**





**SIGN VARIANCE APPLICATION REPORT**  
**Planning and Building Department**

August 18, 2009

**FILE:** 09-04775

**RE: Bouclair Home**  
**2670 Erin Centre Blvd. – Ward 9**

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

<b>Section 13</b>	<b>Proposed</b>
A fascia sign must be located on the unit occupied by the business	One (1) fascia sign not located on the unit occupied by the business.

**COMMENTS:**

The proposed variance is for a fascia sign to be located on the side of the plaza facing the internal roadway of Erin Mills Town Centre.

The proposed sign is a similar design to the existing sign for HomeSense on the same building façade. Both HomeSense and Bouclair Home are major tenants of the plaza but are not clearly visible from the internal roadway. These signs would benefit the public trying to locate these businesses. The Planning and Building Department therefore find the variance acceptable from a design perspective.

Please note that the sign variance application for the HomeSense fascia sign was previously approved by the Planning and Development Committee.

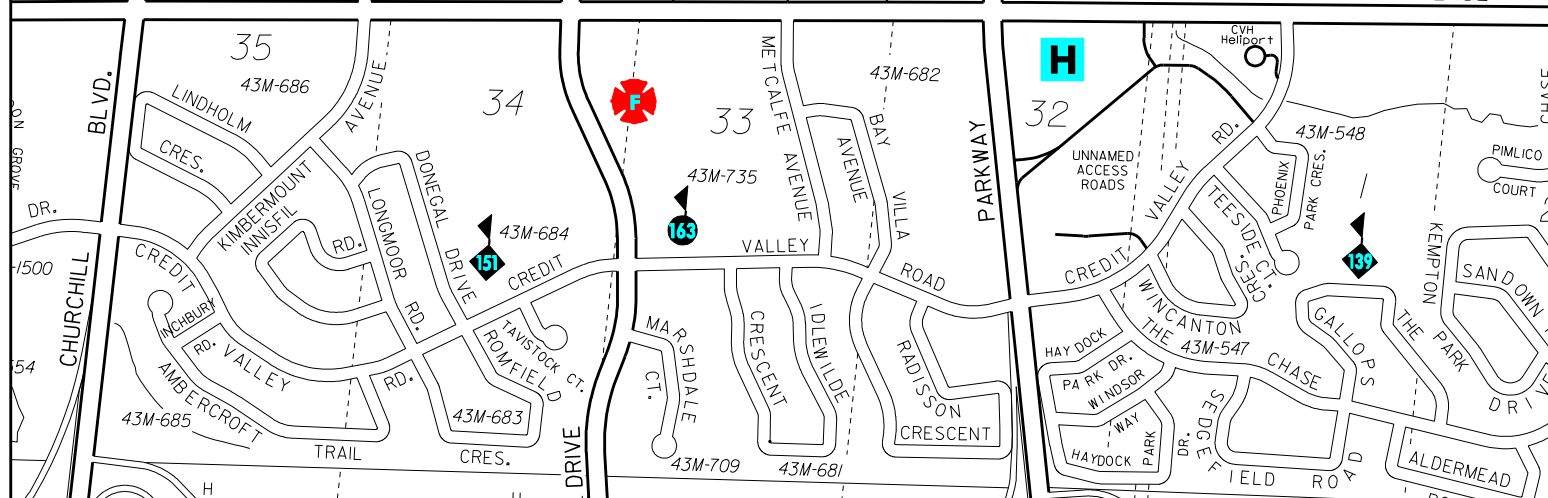
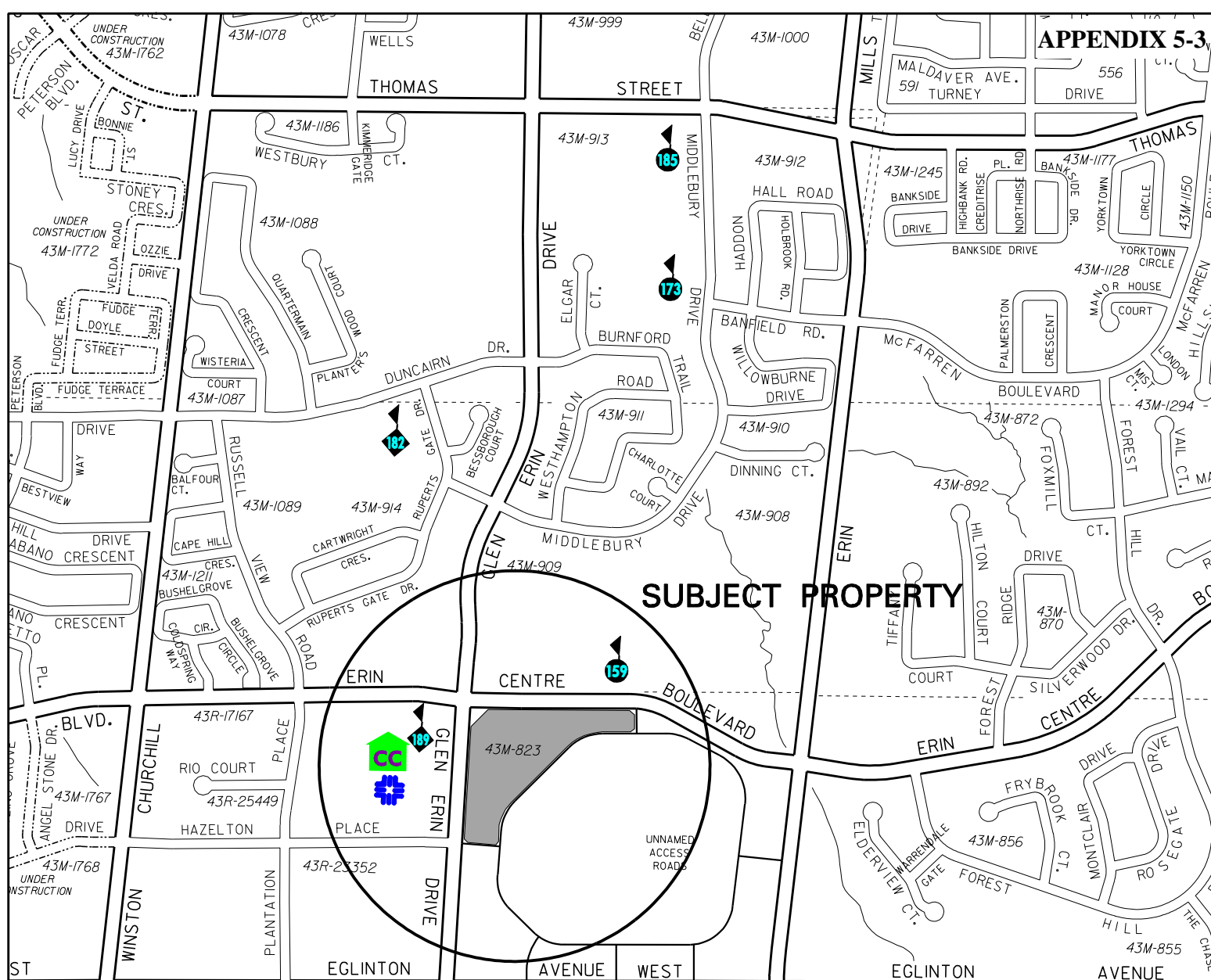


### Letter of Rational

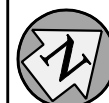
The present is our application for a sign variance of the City of Mississauga Sign By-Law 0054-2002 as amended. The purpose of our request is for the purpose of installing a sign on the side elevation of the property, on a side of the building which does not directly belong to the Bouclair Home unit.

On the same property, the "Homesense" store has been granted permission to install a sign on the same elevation, a wall belonging to the Dollarama unit. The landlord has granted Bouclair Home permission to add a sign to increase visibility, all of this in the interest of providing Bouclair with the best possible chance at a successful business. We are attaching a few pictures of the elevation in question including the Homesense sign showing that our proposal is aesthetically pleasing in relation to the existing conditions.

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



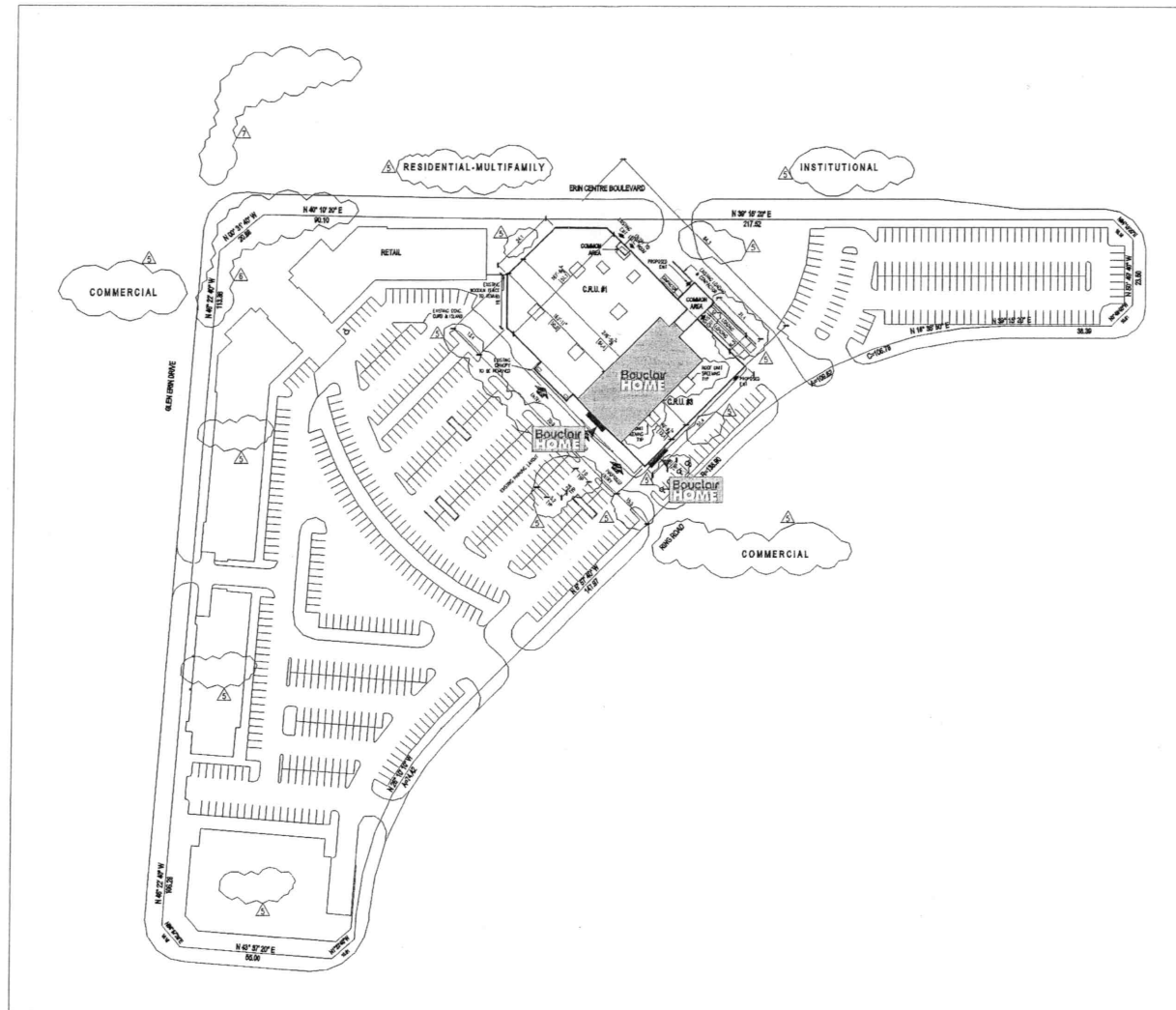
## Planning & Building, Sign Unit

**2670 Erin Cente Blvd.  
File # 09-04775  
Bouclair Home**

**SCALE FOR REDUCED DRAWINGS**







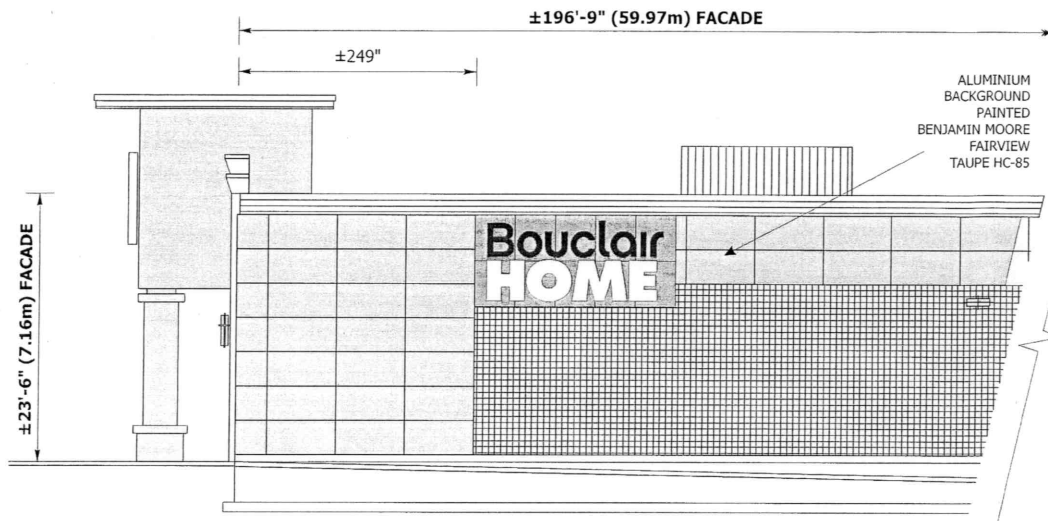
**ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY**



# International Néon

<b>CLIENT</b>	<b>BOUCLAIR</b>	<b>SITE</b>	<b>Bouclair HOME • Erin Centre Blvd</b>	<b>DESSIN</b>
ADRESSE: 152, RUE ALSTON		ADRESSE: 2670 ERNI CENTER BLVD		DATE: _____ REVDATE: _____
VILLE/CITY: POINTE-CLAIRE, QUÉBEC C.P.: H9R 6B4		VILLE/CITY: MISSISSAUGA, ON C.P.: _____		ÉCHELLE: _____ DESSINÉ PAR: _____
TEL: (514) 426-0115 FAX: (514) 426-4473		TEL: _____ FAX: _____		DIR: Wip2008\Bouclair NT 08\Erin Centre (Mississauga)\Elev\SIGNAGE

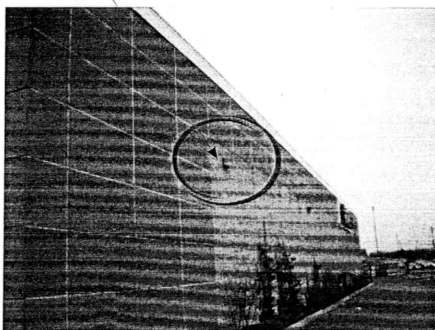
**1-800  
906  
NEON**



#### EAST ELEVATION (PROPOSED)

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

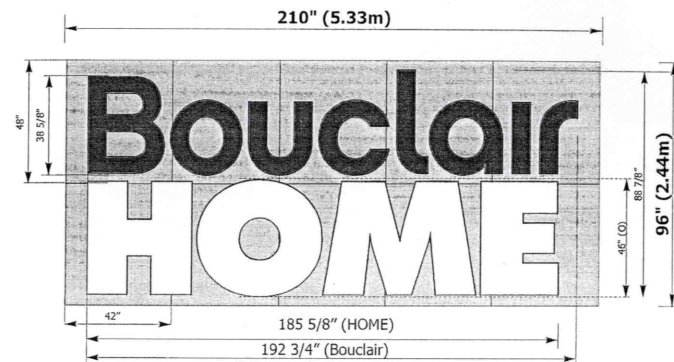
G.C. responsibility:  
Remove existing light.  
Clean and repair wall as required



EXISTING



Scale: N.T.S.



#### NEW ILLUMINATED CHANNEL LETTERS ON ALUMINUM BACKING

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

Area: 140 ft<sup>2</sup> or 13.01 m<sup>2</sup>

Weight: 50 to 75 lbs per letter

DETAILS "BOUCLAIR"	
DESCRIPTION:	ILLUMINATED CHANNEL (LED's)
SIDE:	RED
L-TYPE MOLDING:	RED 5/8"
FACE:	3/16" RED ACRYLIC (ROHM & HASS)
DETAILS "HOME"	
DESCRIPTION:	ILLUMINATED CHANNEL (LED's)
SIDE:	WHITE
L-TYPE MOLDING:	RED 3/4"
FACE:	3/16" WHITE FLAT ACRYLIC
COLORS	
PMS 186C	WHITE

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY



CLIENT **BOUCLAIR**  
 ADRESSE: 152, RUE ALSTON  
 VILLE/CITY: POINTE-CLAIRE, QUÉBEC C.P.: H9R 6B4  
 TEL: (514) 426-0115 FAX: (514) 426-4473

SITE **Bouclair HOME • Erin Centre Blvd**  
 ADRESSE: 2670 ERNI CENTER BLVD  
 VILLE/CITY: MISSISSAUGA, ON C.P.:  
 TEL: FAX:

DESSIN  
 DATE: REVDATE:  
 ÉCHELLE: DESSINÉ PAR:  
 DIR: Wip2008\BOUclair NI 08\Erin Centre (Mississauga)\Elev\SIGNAGE

1-800  
906  
NEON

**Bouclair HOME • Erin Centre Blvd**