



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2009)

DATE: September 15, 2009

TO: Chair and Members of Planning and Development Committee
Meeting Date: October 5, 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 September 15, 2009 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested four (4) Sign Variance Applications described in Appendices 1 to 4 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 09-03783
Ward 5
Metro Distribution Centre
6175 Edwards Boulevards

To permit the following:

- (i) One (1) proposed fascia sign (sign #C) located on a building elevation that does not contain the main entrance to the building or face a street.
- (b) Sign Variance Application 09-05230
Ward 5
Bell Canada
6895 Invader Crescent

To permit the following:

- (i) One (1) illuminated fascia sign located on the top floor level of a building with a sign area of 1.48 sq m (15.96 sq ft).

- (c) Sign Variance Application 09-04577
Ward 6
Origin Evergreen Mississauga
820 Scollard Crt.

To permit the following:

- (i) One (1) banner sign located on the south elevation of the building until November 30, 2009.

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

- (a) Sign Variance Application 09-04464
Ward 6
TD Canada Trust
1151 Dundas Street West

To permit the following:

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

BACKGROUND:

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

COMMENTS:

The Planning and Building Department has received four (4) Sign Variance Applications (see Appendices 1 to 4) 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 Distribution Centre
Appendix 1-1 to 1-5

- Bell Canada
Appendix 2-1 to 2-7

- Origin Evergreen Mississauga
Appendix 3-1 to 3-6

- TD Canada Trust
Appendix 4-1 to 4-6

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

September 15, 2009

FILE: 09-03783

RE: Metro Distribution Centre
6175 Edwards Boulevards – Ward 5

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

Section 17(2)	Proposed
A fascia sign shall be attached to the building elevation that contains the main entrance to the building or faces a street.	One (1) proposed fascia sign (sign #C) located on a building elevation that does not contain the main entrance to the building or faces a street.

COMMENTS:

The proposed variance is for a fascia sign located on the rear elevation of the building. The proposed sign is to identify the entrance for the shipping/receiving department and for visitors. Although this is not considered a main entrance under the definition of the Sign By-law, it is an important entrance to the building which must be identified for their clients and the public. The Planning and Building Department therefore have no objections to the proposed variance.

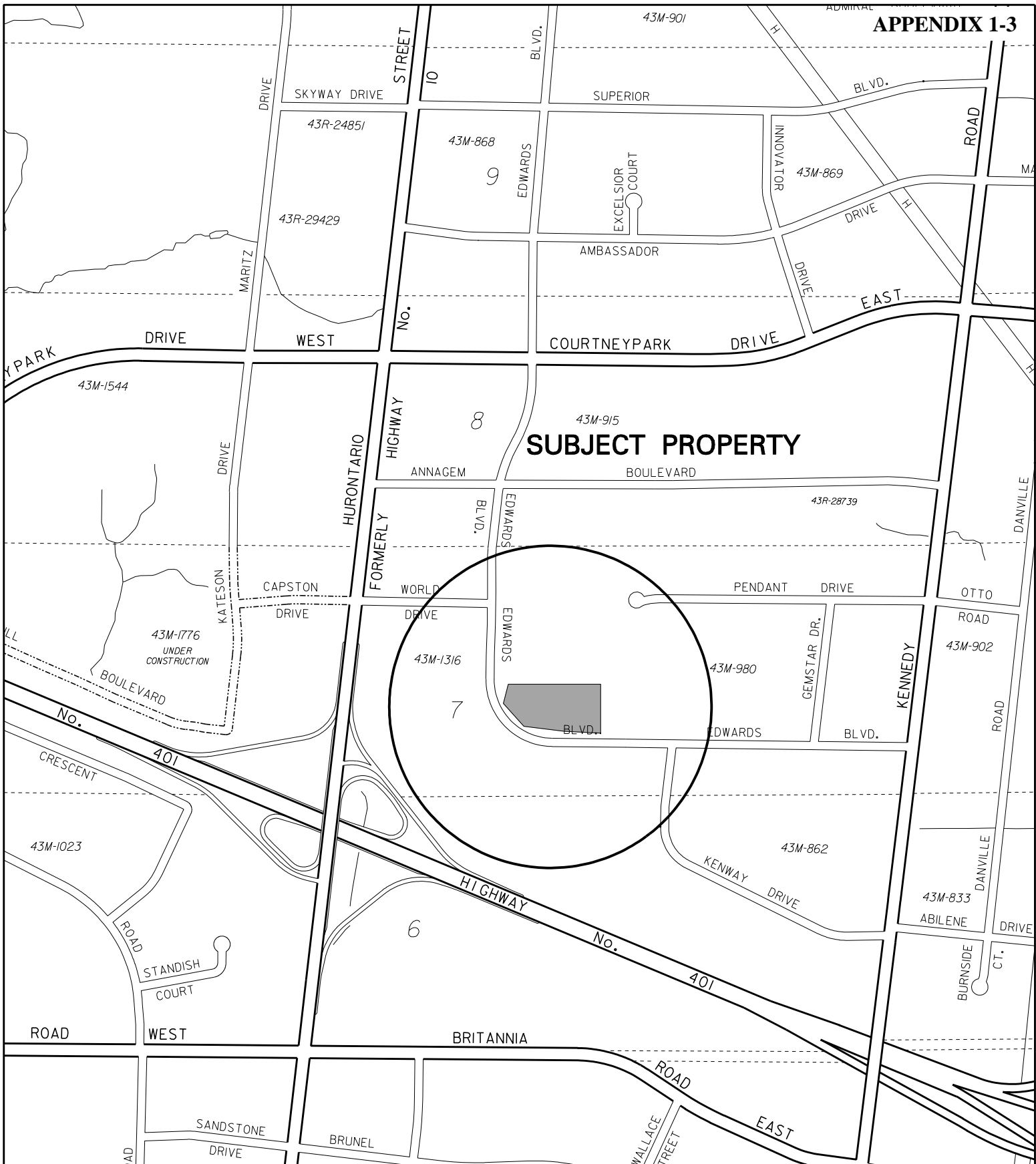


Letter of Rational

The present is our application for a sign variance of the City of Mississauga Sign By-Law 0054-2002 as amended. We are looking to amend the sign by-law to allow for the installation of one (1) "Metro" sign which does not face a street or have a main entrance. This elevation, however, is considered a major artery for this location as the majority of employees and visitors enter through this entrance.

It is our belief that our signage is aesthetically pleasing, and provides a continuous image from one side of the building to the other. Furthermore, we have maintained a conservative size sign on this elevation given the size of the building face.

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.



SUBJECT PROPERTY

43M-915
ANNAGEM BOULEVARD

43M-1316
7

EDWARDS BLVD.

HIGHWAY
No. 401

BRITANNIA



MISSISSAUGA
Leading today for tomorrow

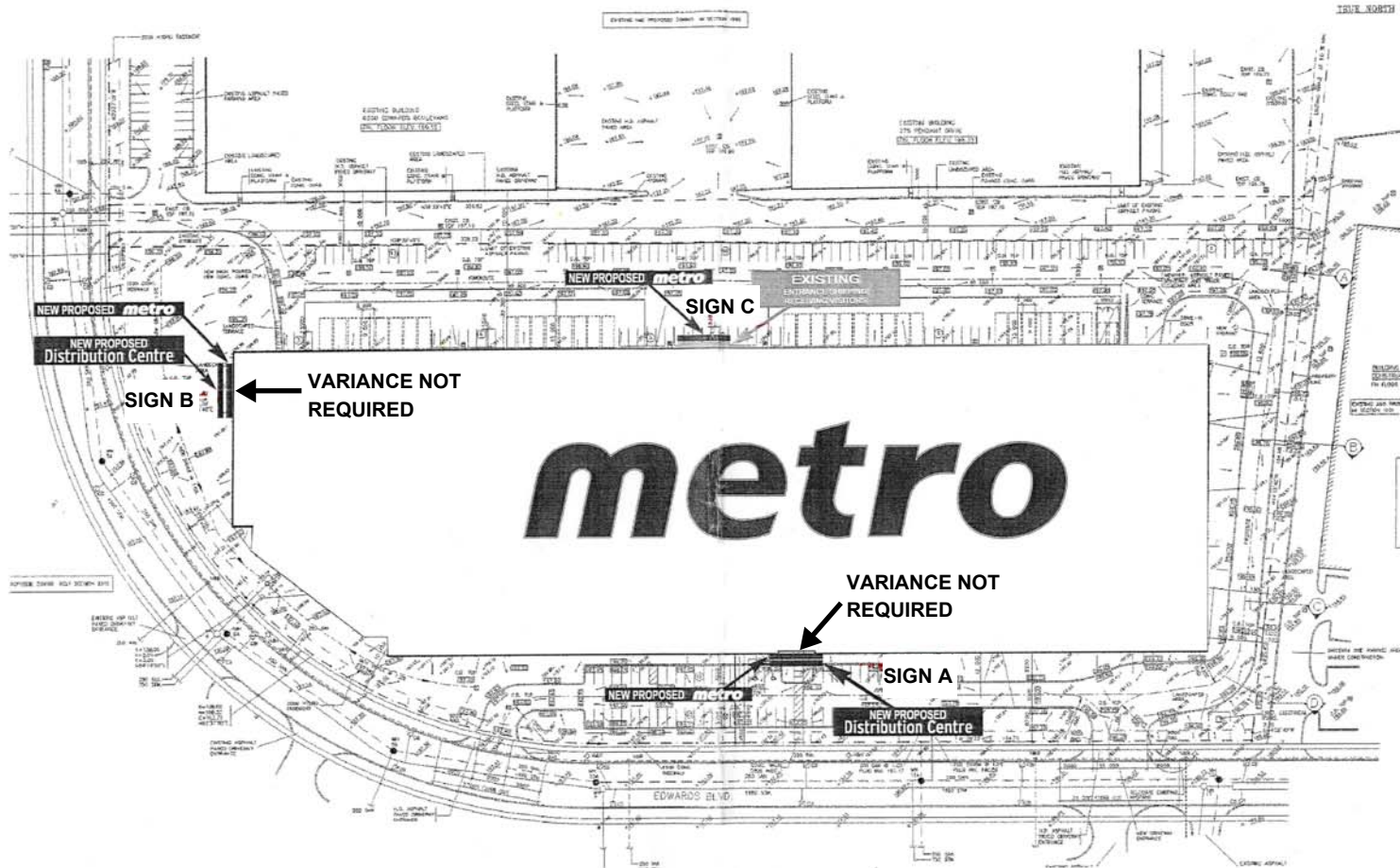


Planning & Building, Sign Unit

6175 Edwards Boulevard
File# 09-03783
Metro Distribution Centre

SCALE FOR REDUCED DRAWINGS





Site Plan

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

metro • Edwards Blvd -Mississauga 9/9



CLIENT METRO INC. DIV. ING. CONST.

ADRESSE: 12225 BOUL. INDUSTRIEL
 VILLE/CITY: POINTE-AUX-TREMBLES, QUÉBEC C.P.: H1B 5M7
 TEL: _____ FAX: _____

SITE metro • Edwards Blvd - Mississauga

ADRESSE: 6175 EDWARDS BLVD
 VILLE/CITY: MISSISSAUGA, ON C.P.: _____
 TEL: _____ FAX: _____

DESSIN

DATE: _____ REV. DATE: _____
 ÉCHELLE: _____ DESSINÉ PAR: _____
 DIR: 897038-AMP/Comercio, 238/Factos/Edwards Blvd, Mississauga/Élec. Service/Edwards Blvd, Mississauga - SITE P.01

1-800
 906
 NEON



Left Side Elevation

No Scale

Remove existing signs and block holes with caulking

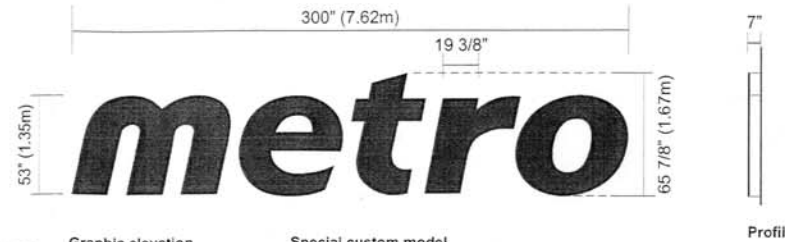


Existing Conditions

Existing Cutout Letters to Remain

G.C. responsibility: Clean wall, paint and repair as required

SIGN C



C Graphic elevation Special custom model
NEW ILLUMINATED CHANNEL LETTERS 1X

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

Area: 137.24 ft² or 12.75 m²

Profil

Approved
17-11-08

LEGEND	
	International Neon Tasks
	General Contractor Tasks

ALL SIGNAGE DIMENSIONS SUBJECT TO CITY APPROVAL AND SITE SURVEY

metro • Edwards Blvd -Mississauga ⁴/₉

	CLIENT METRO INC. DIV. ING. CONST. ADRESSE: 12225 BOUL. INDUSTRIEL VILLE/CITY: POINTE-AUX-TREMBLES, QUÉBEC C.P.: H1B 5M7 TEL: _____ FAX: _____	SITE metro • Edwards Blvd - Mississauga ADRESSE: 6175 EDWARDS BLVD VILLE/CITY: MISSISSAUGA, ON C.P.: _____ TEL: _____ FAX: _____	DESSIN DATE: _____ REV. DATE: _____ ÉCHELLE: _____ DESSINÉ PAR: FG DIR: 102018 ASP Conception 2018 Pointe-Aux-Trembles Québec Ed. Service Edwards Blvd Mississauga - RI	1-800 906 NEON
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SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

September 15, 2009

FILE: 09-05230

RE: Bell Canada
6895 Invader Crescent – Ward 5

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

Section 12	Proposed
A non-illuminated fascia sign shall be erected no higher than the upper limit of the first storey of a building with a maximum sign area of 0.4 sq. m. (4.3 sq. ft.).	One (1) illuminated fascia sign located on the top floor level of a building with a sign area of 1.48 sq. m. (15.96 sq. ft.).

COMMENTS:

The proposed variance is for fascia sign located on the top floor level of a three storey building, located on lands zoned U (Utilities). In lands zoned U, only a non-illuminated fascia sign can be erected and be no higher than the upper limit of the first storey of a building with a maximum sign area of 0.4 sq. m. (4.3 sq. ft.). In this regard, these signage provisions of the Sign By-law were designed for a low utility type of facility or building and not a three storey building.

The proposed fascia sign is well placed on the building and is in keeping with the design of the building. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

Permit World

57 William St. W., Waterloo, ON N2L 1J6, 519-635-2114 519-208-7008 (fax)

July 17, 2009

City Hall
Planning & Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON
L5B 3C1
Attn: Laura Todirica

Re: Sign variance application for Bell Canada, 6895 Invader Cres., Mississauga.

Dear Laura:

Please kindly accept our request for a sign variance to allow one fascia sign for the above-mentioned project.

This property is zoned U and one non-illuminated sign is permitted on the 1st floor level with max. sign area = 0.4 sq.m.

The proposed sign is illuminated and to be located on the top floor level with the sign area = 1.48 sq.m.

This property is located in the industrial area and the use of the building is commercial office.

The proposed sign is complimentary to the building design and use/location of the property. It will not negatively impact surrounding properties and is intended for business identification only.

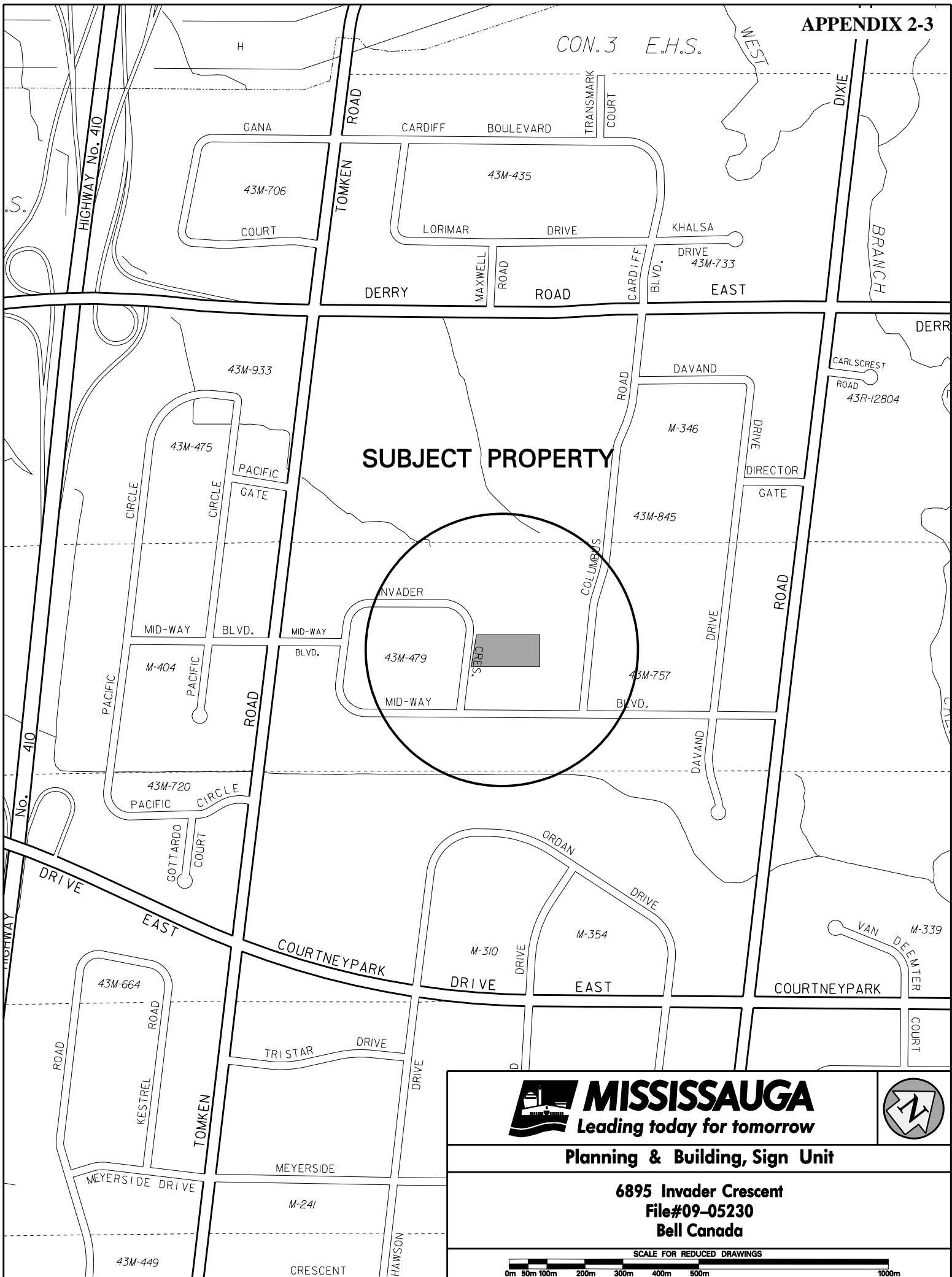
We are respectfully requesting your support in this matter. If you require additional information or have any questions, feel free to contact the undersigned.

Thank you,



Svetlana Levant, A.Sc.T
permits@permitworld.ca

CON. 3 E.H.S.



SUBJECT PROPERTY

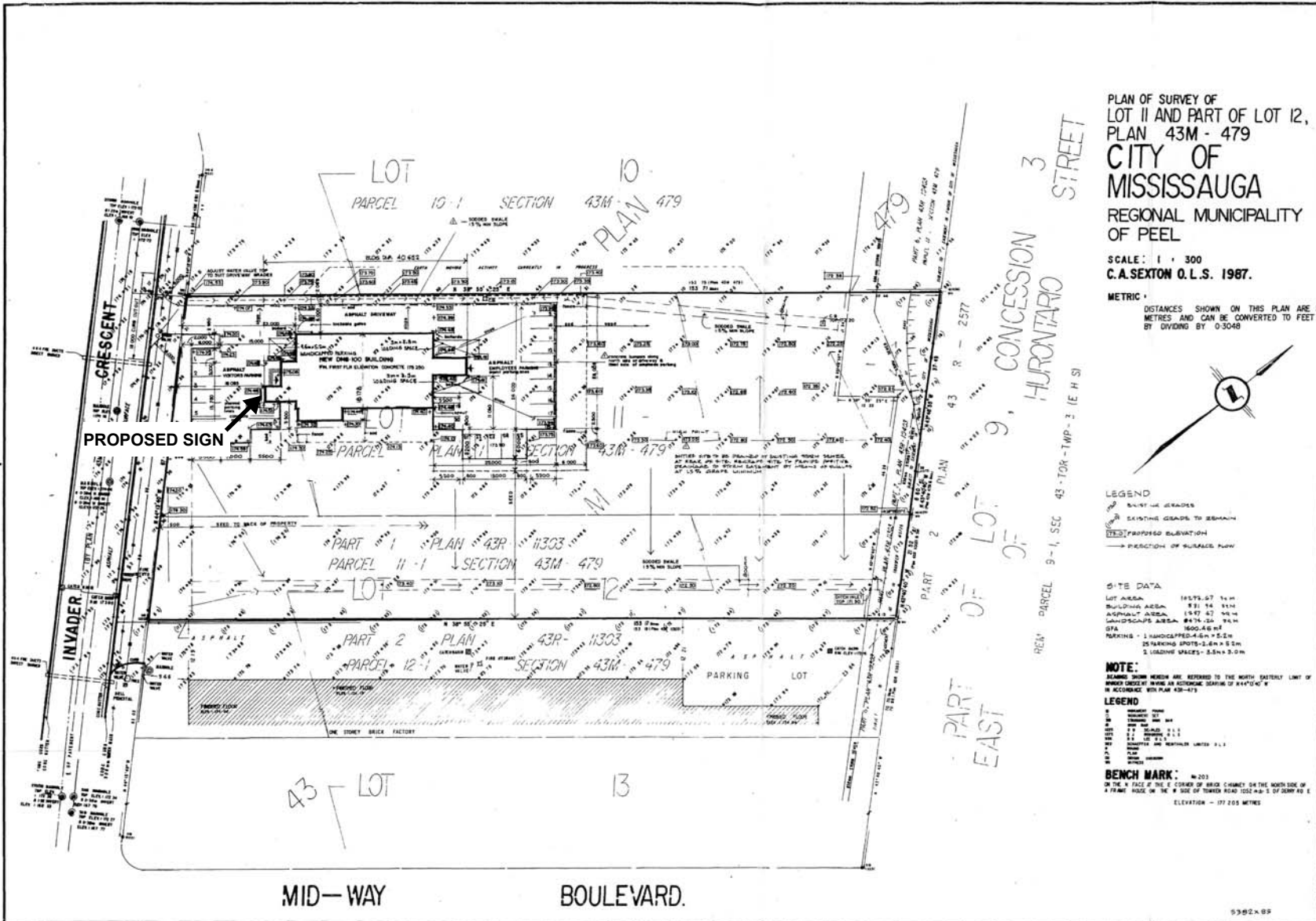
6895 INVADER CRES.



Planning & Building, Sign Unit

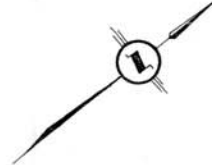
6895 Invader Crescent
File#09-05230
Bell Canada





PLAN OF SURVEY OF
 LOT 11 AND PART OF LOT 12,
 PLAN 43M - 479
CITY OF MISSISSAUGA
 REGIONAL MUNICIPALITY OF PEEL
 SCALE: 1 : 300
 C.A.SEXTON O.L.S. 1987.

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



LEGEND

- EXISTING GRADES TO REMAIN
- PROPOSED ELEVATION
- DIRECTION OF SURFACE FLOW

SITE DATA

LOT AREA 18579.07 sq m
 BUILDING AREA 831.14 sq m
 ASPHALT AREA 1597.47 sq m
 LANDSCAPE AREA 8478.25 sq m
 STA 1600.48 m
 MARKING - 1 HANDICAPPED - 4.6m x 2.5m
 25 MARKING SPOTS - 2.5m x 0.5m
 2 LOADING SPACES - 5.8m x 5.0m

NOTE:

BEARING SHOWN HEREIN ARE REFERRED TO THE NORTH EXTERMINAL LIMIT OF INVADER CRESCENT INVING AN AZIMUTHIC BEARING OF 84°10'40" W IN ACCORDANCE WITH PLAN 43M-479

LEGEND

- BENCH MARK

BENCH MARK: #203
 ON THE N FACE OF THE E CORNER OF BRICK CHIMNEY ON THE NORTH SIDE OF A FENCE, 100.00 ON THE N SIDE OF TORONTO ROAD (ELEVATION 3.07) OF DOWNSIDE E ELEVATION - 177.205 METRES

SECTION OR DETAIL NUMBER
 REFERENCE DRAWING NUMBER

GENERAL NOTES:

LOCATION PLAN - NOT TO SCALE

DATE	DEPARTMENT	CREATED BY	APPROVED BY
07/27/87	ARCHITECTURAL	MS	MS
	ENGINEERING		
	ELECTRICAL		
	SECURITY		
	URBAN		

CONSTRUCTION NORTH

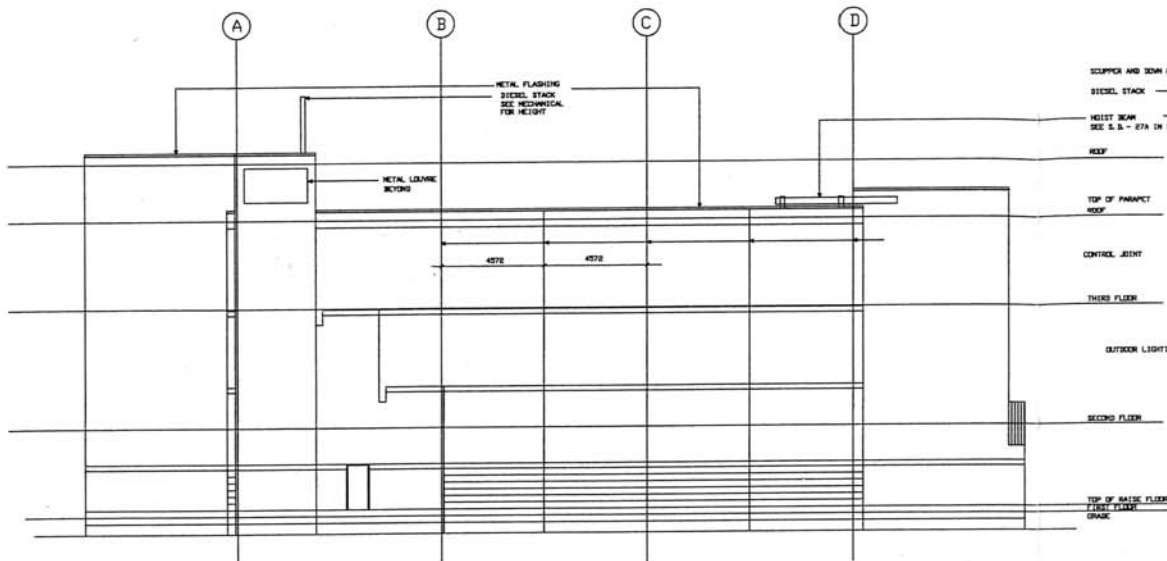
Bell
 Real Estate

NEW DMS 100 BUILDING
 6895 INVADER CRESCENT
 MISSISSAUGA, ONTARIO

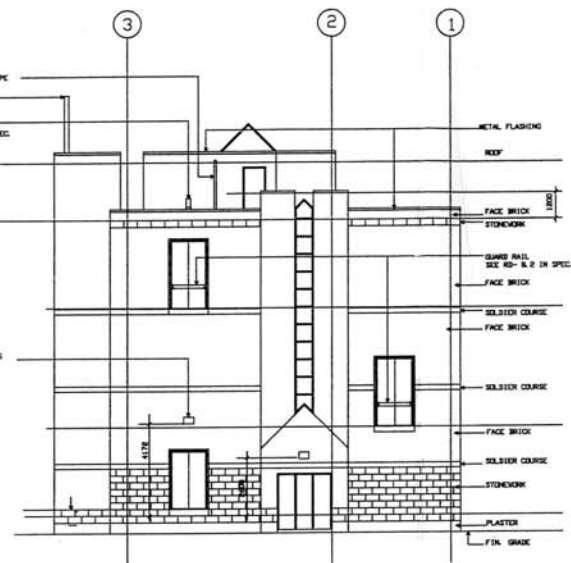
PLOT PLAN

SCALE 1 : 300	FOR OFFICE MICROFILM REPRODUCTION
DRAWN BY V.E.	CADD NO. 1776, 1986
DATE JULY 1987	ISSUED BY
<i>Sexton</i>	DATE
M.S. GRAHAM	NO. 87048-A1
DATE 08/05/87	

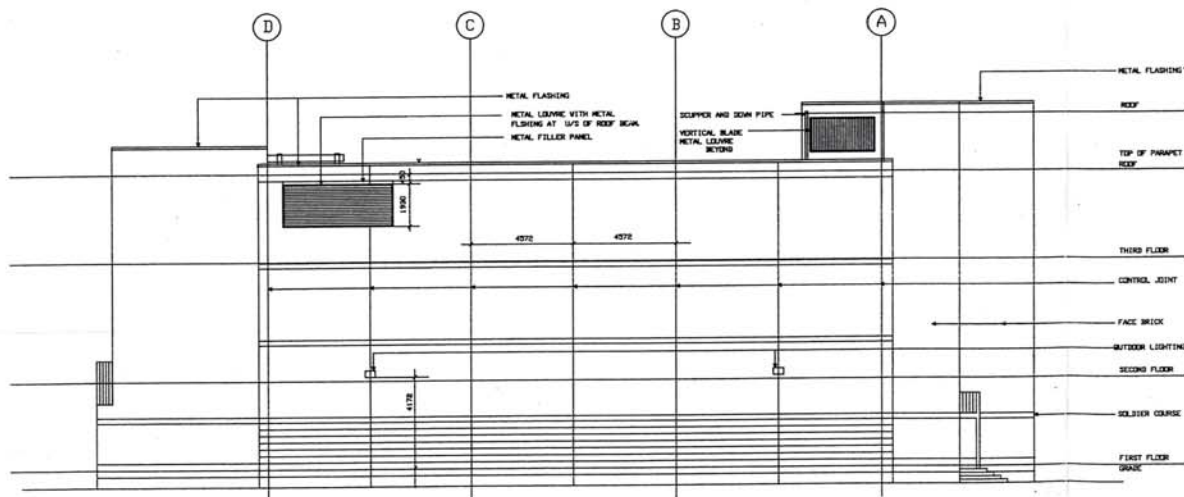
554049



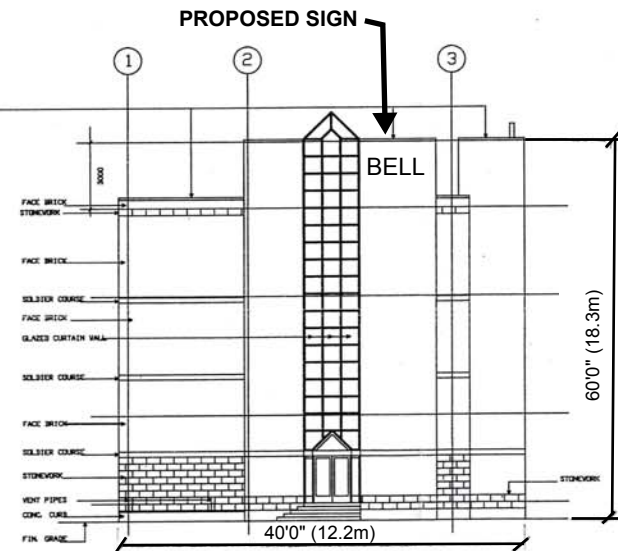
SOUTH ELEVATION SCALE 1/4" = 1'-0"



EAST ELEVATION SCALE 1/4" = 1'-0"



NORTH ELEVATION SCALE 1/4" = 1'-0"



WEST ELEVATION SCALE 1/4" = 1'-0"