



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2010)

PDC MAR 1 2010

DATE: February 9, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 1, 2010

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 February 9, 2010 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested three (3) Sign Variance Applications described in Appendices 1 to 3 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 09-6235
Ward 11
Kuehne + Nagel
6200 Millcreek Drive

To permit the following:

- (i) One (1) additional ground sign fronting Millcreek Drive.

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

- (a) Sign Variance Application 06-2715.R1
Ward 5

CBS Outdoor - Billboard Sign
6333 Hurontario Street

To permit the following:

- (i) One (1) billboard sign proposed on lands zoned Development "D".
- (b) Sign Variance Application 09-06332
Ward 4
The Aspenview – PCC #191
50 Elm Drive East

To permit the following:

- (i) One (1) ground sign located as to obstruct the view of a motor vehicle driver at the municipal sidewalk.
- (ii) One (1) ground sign setback 0.20m (8 in.) from the property line.
- (iii) One (1) ground sign located 0.30m (1.0 ft.) from a driveway entrance or exit.

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 three (3) Sign Variance Applications (see Appendices 1 to 3) for approval by Council. Each application is accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicant's proposal; the variance required; an assessment of the merits (or otherwise) of the application; and a recommendation on whether the variance should or should not be granted.

FINANCIAL IMPACT:

Not applicable.

CONCLUSION:

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

ATTACHMENTS:

Kuehne + Nagel
Appendix 1-1 to 1-5

CBS Outdoor - Billboard Sign
Appendix 2-1 to 2-7

The Aspenview – PCC #191
Appendix 3-1 to 3-10

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



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 26, 2010

FILE: 09-06235

RE: Kuehne + Nagel
6200 Millcreek Drive - Ward 11

The applicant requests the following variance to Section 13, Table 3 of the Sign By-law 0054-2002, as amended.

Section 13, Table 3	Proposed
Permits one ground sign for each street line.	One (1) additional ground sign fronting Millcreek Drive.

COMMENTS:

The proposed variance is for an additional ground sign on Millcreek Drive. The proposed sign is a directional sign for the truck entrance and is designed similar to the others on site. The separation between the ground signs is quite large and will not be a detriment to the streetscape. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



KUEHNE+NAGEL

December 8, 2009

City of Mississauga
Attn: Jeffery Grech

Planning and Building Department
City of Mississauga
300 City Centre Drive
Mississauga, On
L5B 3C1

Re: **Application number: SGNBLD 09-6235, Kuehne + Nagel Ltd, 6200 Millcreek Dr**

With respect to the variance application for the proposed second directional ground sign on the Millcreek Drive frontage, we are seeking approval to permit the second sign at the Westerly limit of the property.

Our reasons are:

- 1) The first ground sign as permitted by the bylaw is to be installed adjacent to the central driveway entrance which is for the employees and visitors and services the main entrance.
- 2) The proposed second ground sign to be used for directional purposes will be installed adjacent to the Westerly driveway entrance which is to be used for the Truck Entrance and access to the rear of the building.
- 3) There is a substantial curve to the road and the two signs will not be seen in conjunction with each other.
- 4) The Length of the building is over 1,000 feet and there are two entrances due to the size of the property.
- 5) The proposed second sign is set back 5.3m from the curb of the road thereby reducing its impact on traffic on the road and serving its purpose as directional signage.

We request therefore that a variance be granted to permit the second ground sign to be used for the purpose of direction and to be located at the Westerly most entrance to the site.

Yours truly,

KUEHNE + NAGEL LTD.

Gary Boettger

Manager Vendor Contracts and Property Administration

Kuehne + Nagel Ltd.
nagel.com

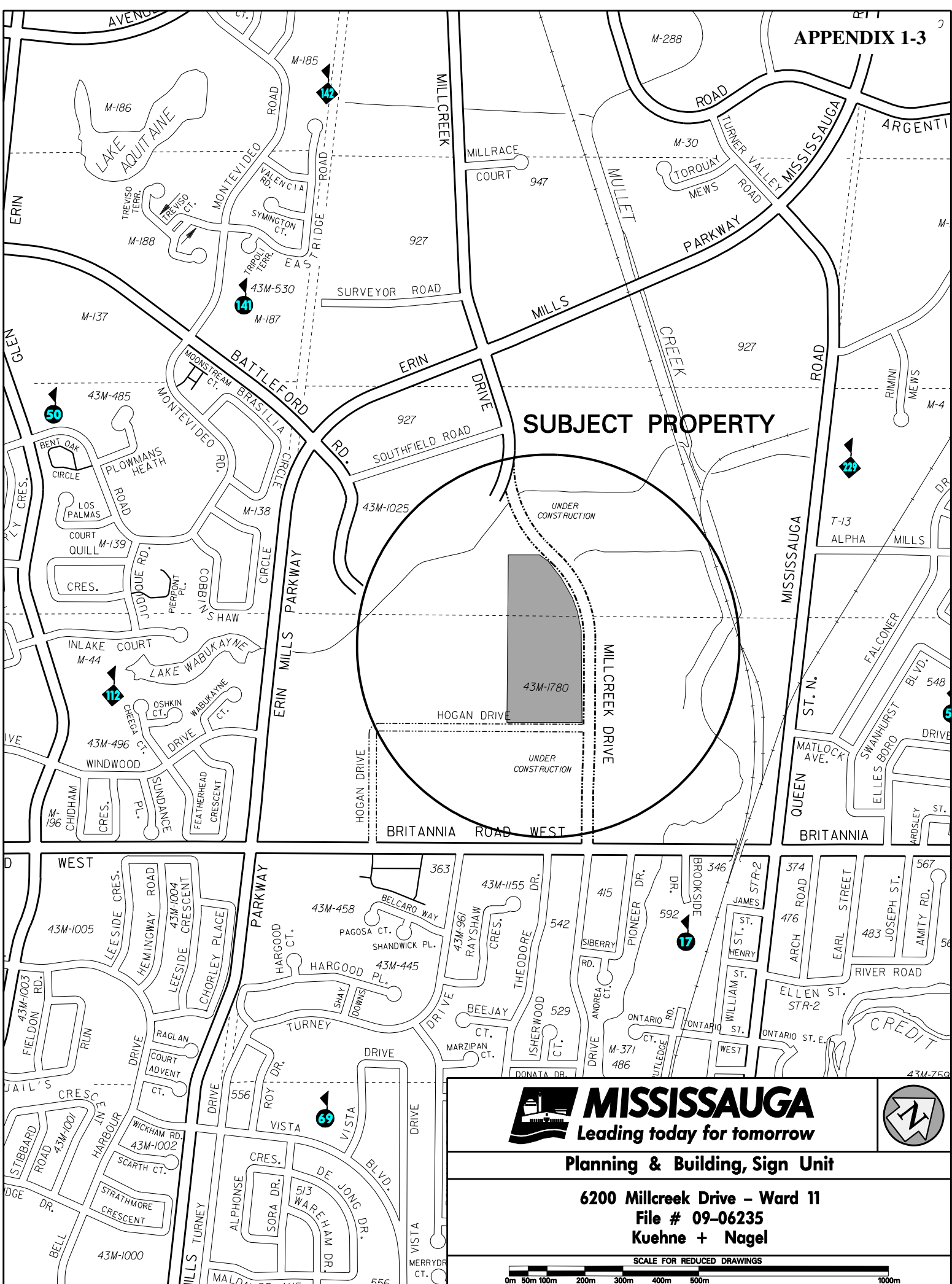
Logistics National Head Office

6335 Edwards Blvd.,
Mississauga, ON L5T 2W7

Tel: (905) 870-8001

Fax: (905) 565-7007

www.kuehne-



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Leading today for tomorrow

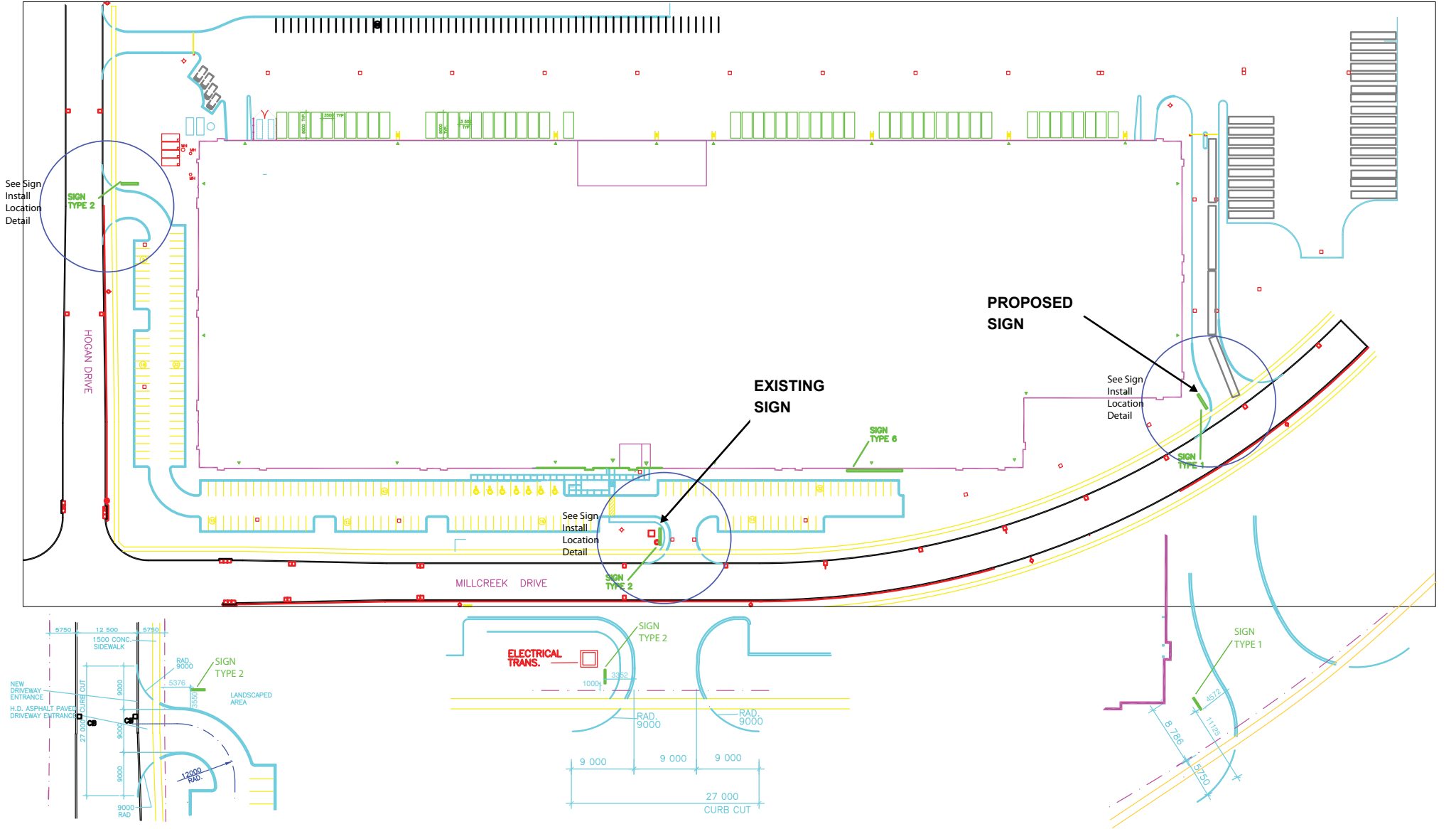


Planning & Building, Sign Unit

6200 Millcreek Drive - Ward 11
File # 09-06235
Kuehne + Nagel

SCALE FOR REDUCED DRAWINGS





SIGN TYPE 1
DOUBLE SIDED
TO BE RELOCATED FROM 7048 BECKETT
WHITE LETTERING ON BLUE BACKGROUND
RED LETTERING ON WHITE BACKGROUND
POSTS TO BE SET IN CONCRETE
INSTALL LOCATION:
NORTH DRIVEWAY OFF MILLCREEK, SOUTH SIDE OF DRIVEWAY
QUANTITY = 1



6200 MILLCREEK DR.
SUPPORT / RESERVES / CUSTOMER SERVICE / VIDEOS
REPORT TO 8008 44
PRIVATE PROPERTY - NO TRESPASSING - SITE UNDER VIDEO SURVEILLANCE

SIGN TYPE 2
DOUBLE SIDED
TO BE RELOCATED FROM 7048 BECKETT
WHITE LETTERING ON BLUE BACKGROUND
RED LETTERING ON WHITE BACKGROUND
POSTS TO BE SET IN CONCRETE
INSTALL LOCATION:
EAST ENTRANCE OFF HOGAN DRIVE, WEST SIDE OF DRIVEWAY
SOUTH ENTRANCE OFF MILLCREEK, SOUTH SIDE OF DRIVEWAY
QUANTITY = 2

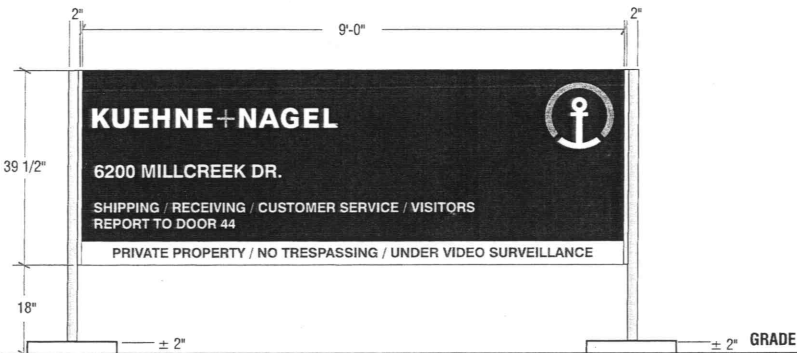


6200 MILLCREEK DR.
EMPLOYEE PARKING ONLY
PRIVATE PROPERTY - NO TRESPASSING - SITE UNDER VIDEO SURVEILLANCE

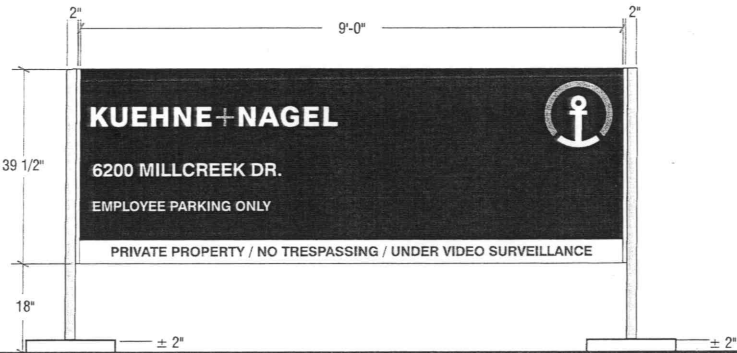
NEW D/S NON-ILLUMINATED GROUND SIGN

ALL OPAQUE VINYL GRAPHICS APPLIED TO
THE FIRST SURFACE OF PAINTED ALUMINUM FACES
GRAPHICS APPLIED TO [2] SIDES

SIGN TYPE 1 (1 REQUIRED)



SIGN TYPE 2 (2 REQUIRED)



SIGN FIX LTD
Installation Professionals
825 Garyray Drive
Toronto ON M9L 1R2

Customer: KUEHNE + NAGEL
Address: 6200 MILLCREEK DRIVE, TORONTO ON
Designer: SDH
Acct. Rep:

Drawing No: KUEHNE + NAGEL_01
Scale: 1/2" = 1'-0"
Sheet: 2
Date: SEPT. 14/09

REVISION / ECH:
R1-SEPT. 17/09-REVISE SUB-COPY & LOWER
CONCRETE BASES

Approval:

Date:



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 26, 2010

FILE: 06-02715.R1

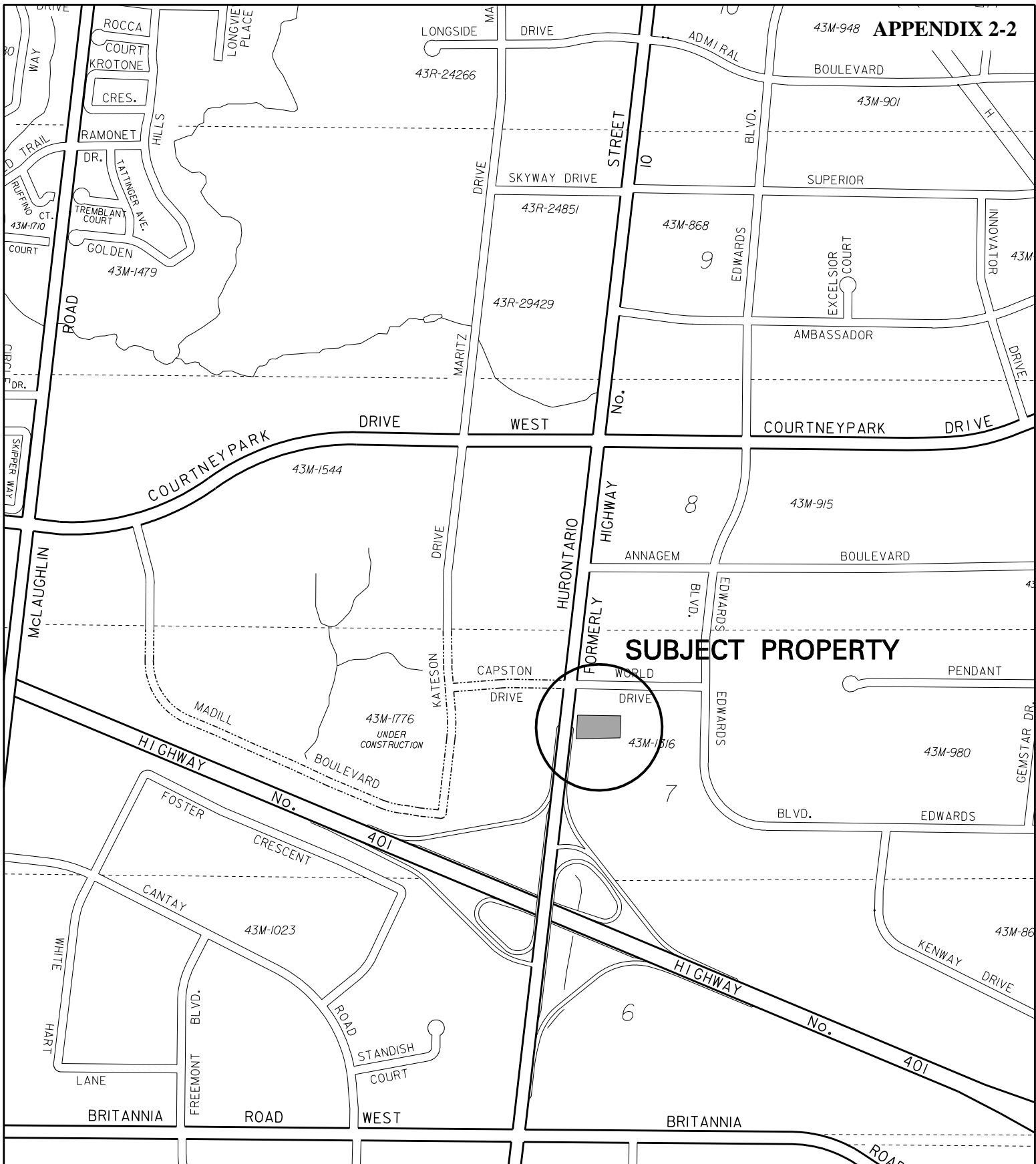
RE: CBS Outdoor -Billboard Sign
6333 Hurontario Street - Ward 5

The applicant requests the following variance to section 11 of the Sign By-law 0054-2002, as amended.

Section 11	Proposed
A billboard sign is not permitted on lands zoned Development "D".	One (1) billboard sign proposed on lands zoned Development "D".

COMMENTS:

Currently, the City is undertaking a Major Transit/Redevelopment Study for the Hurontario Street Corridor where the proposed billboard sign is located. One of the objectives of the study is to develop Hurontario Street, as a 21st Century Main Street. As such, the Planning and Building Department finds the proposed billboard sign unacceptable as it will have a detrimental affect on the vision for the corridor as an urban and pedestrian oriented street.



Planning & Building, Sign Unit

**6333 Hurontario Street
File # 06-02715.R1
Third Party Billboard Sign**



October 13, 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 Section II to permit a 200 square foot (18.58 sq. m.) Billboard sign at 6333 Hurontario Street

We are asking for relief from the provisions of the Mississauga Sign By-law 54-02 Section II which does not allow a billboard sign on a property zoned Residential.

The proposed billboard sign will be single-faced (facing north as to be not visible from Highway 401), 200 square feet (18.58 sq m.) in area and 25 feet in height.

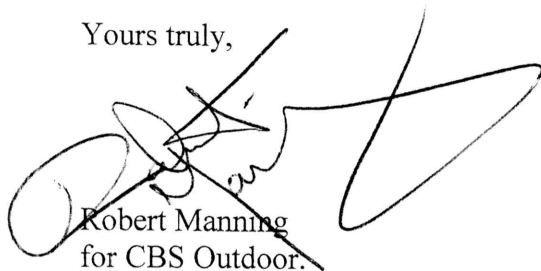
The sign will be visible to southbound traffic on Hurontario Street.

There are no other billboard signs within the 92 m separation requirement.

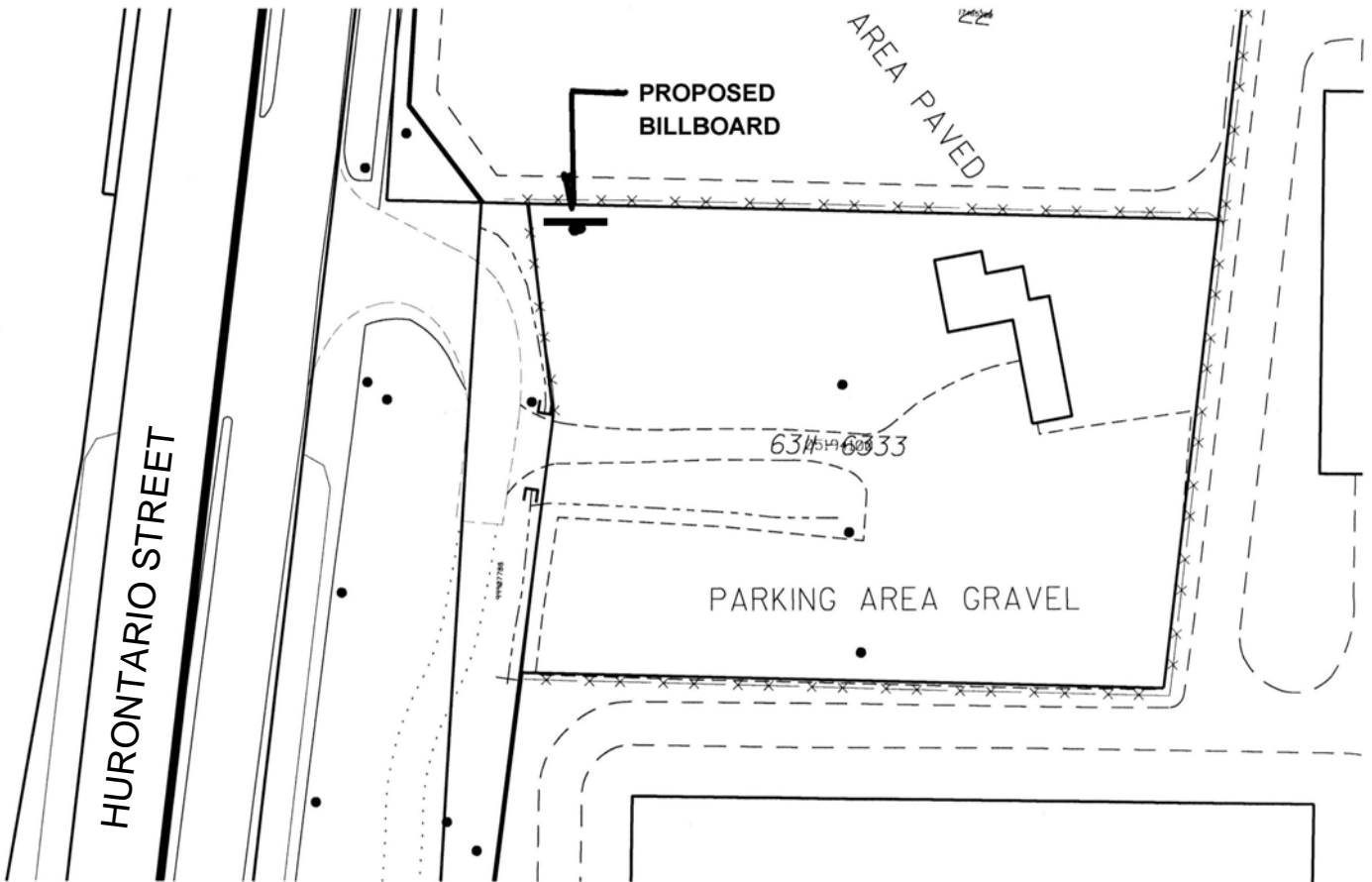
The sign will not be out of character for the area and due to a road widening in front of the property will be set back a considerable distance from Hurontario Street and will not impact on the streetscape.

We are respectfully asking for your consideration in this matter.

Yours truly,



Robert Manning
for CBS Outdoor.

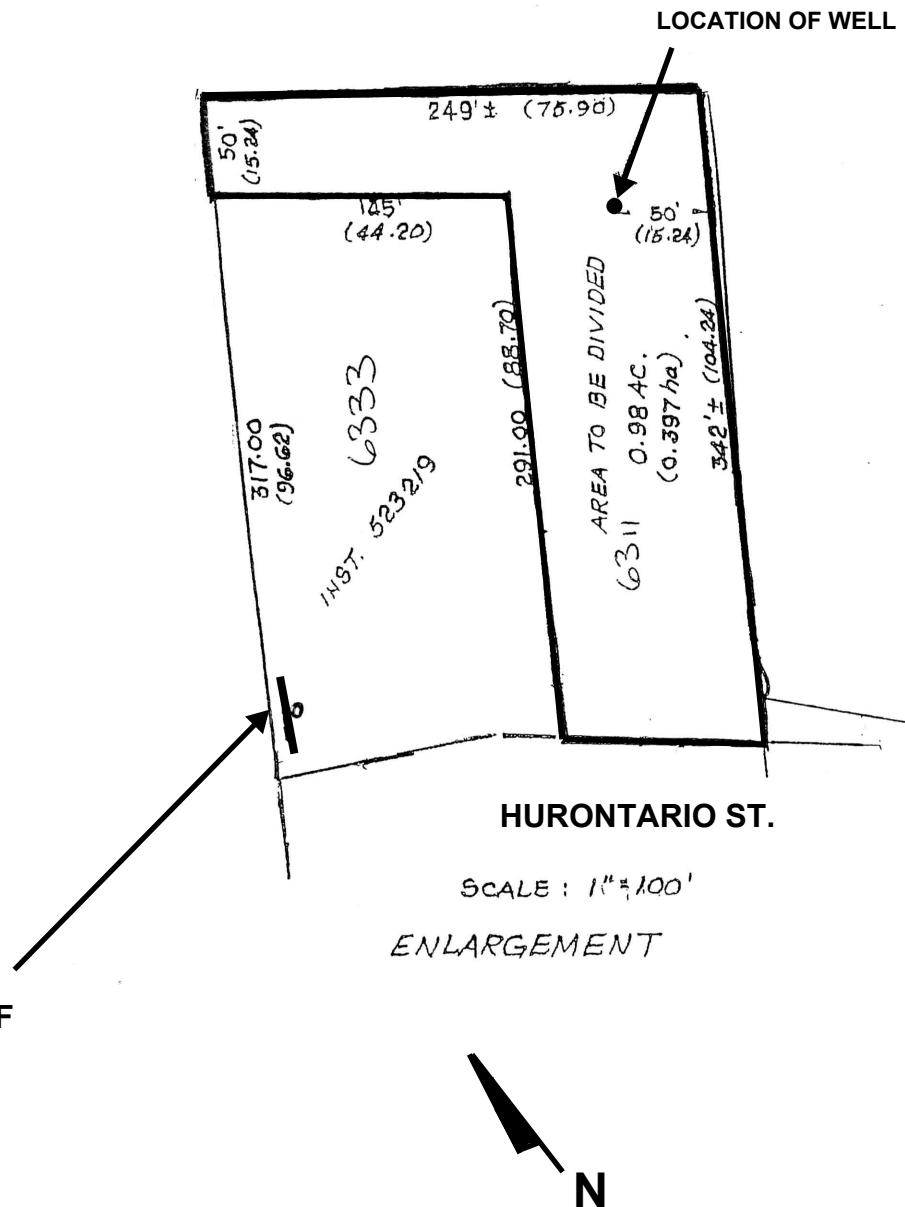


PLAN OF PROPOS DIVISION
PART OF THE W $\frac{1}{2}$ OF LOT 7, CON. 1, E.H.S.
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
SCALE : AS NOTED

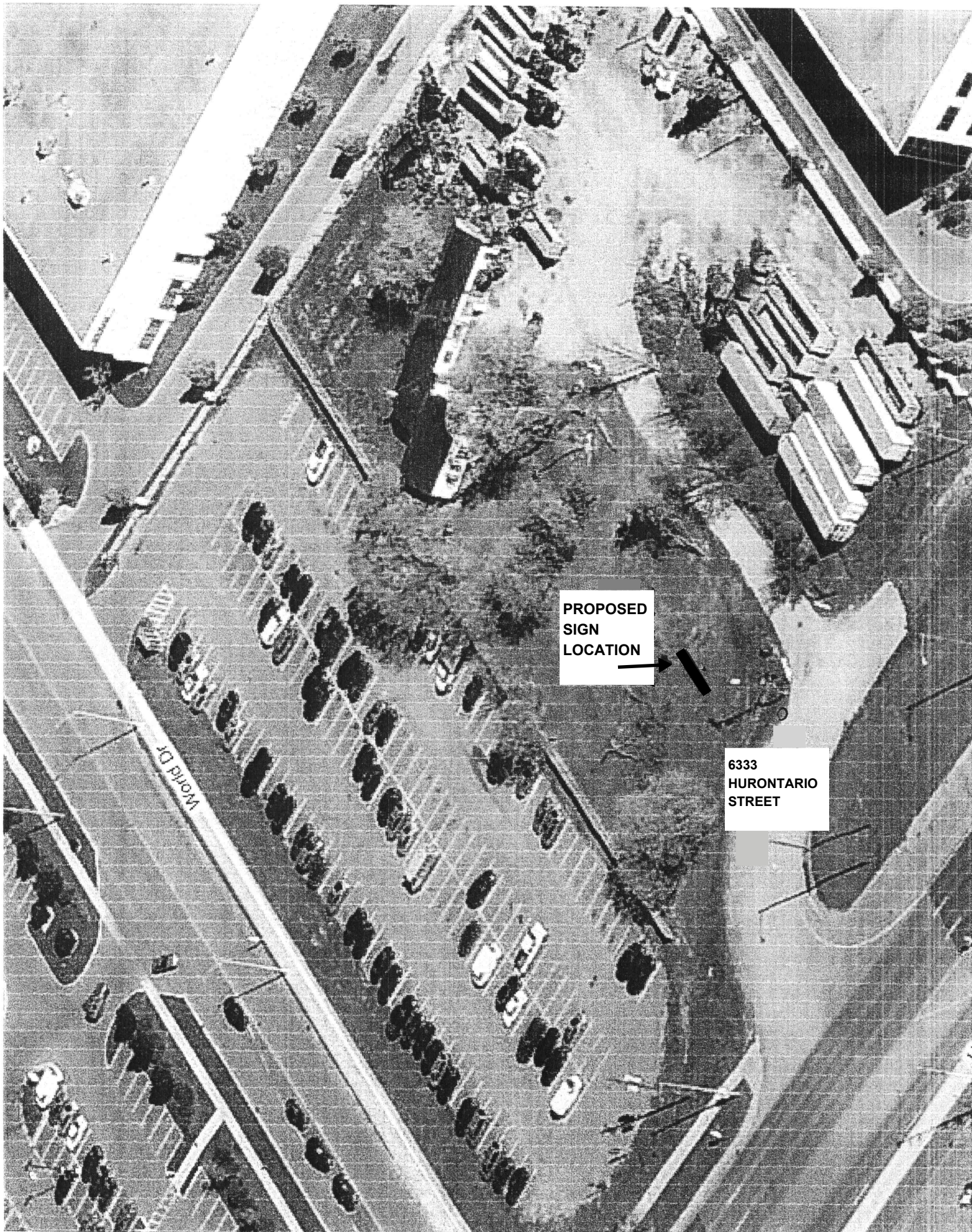
6333 HURONTARIO STREET
SUPPLY AND INSTALL

10' x 20' BILLBOARD SIGN
SINGLE FACE, FACING NORTH

- 1: NO BILLBOARD SIGN IS
WITHIN 92 meters
- 2: NO RESIDENTIAL ZONE
WITHIN 92 meters
- 3: SIGN HEIGHT IS NOT
TO EXCEED 25 FT.
- 4: SIGN SHALL BE 25 FT.
FROM PROPERTY LINE

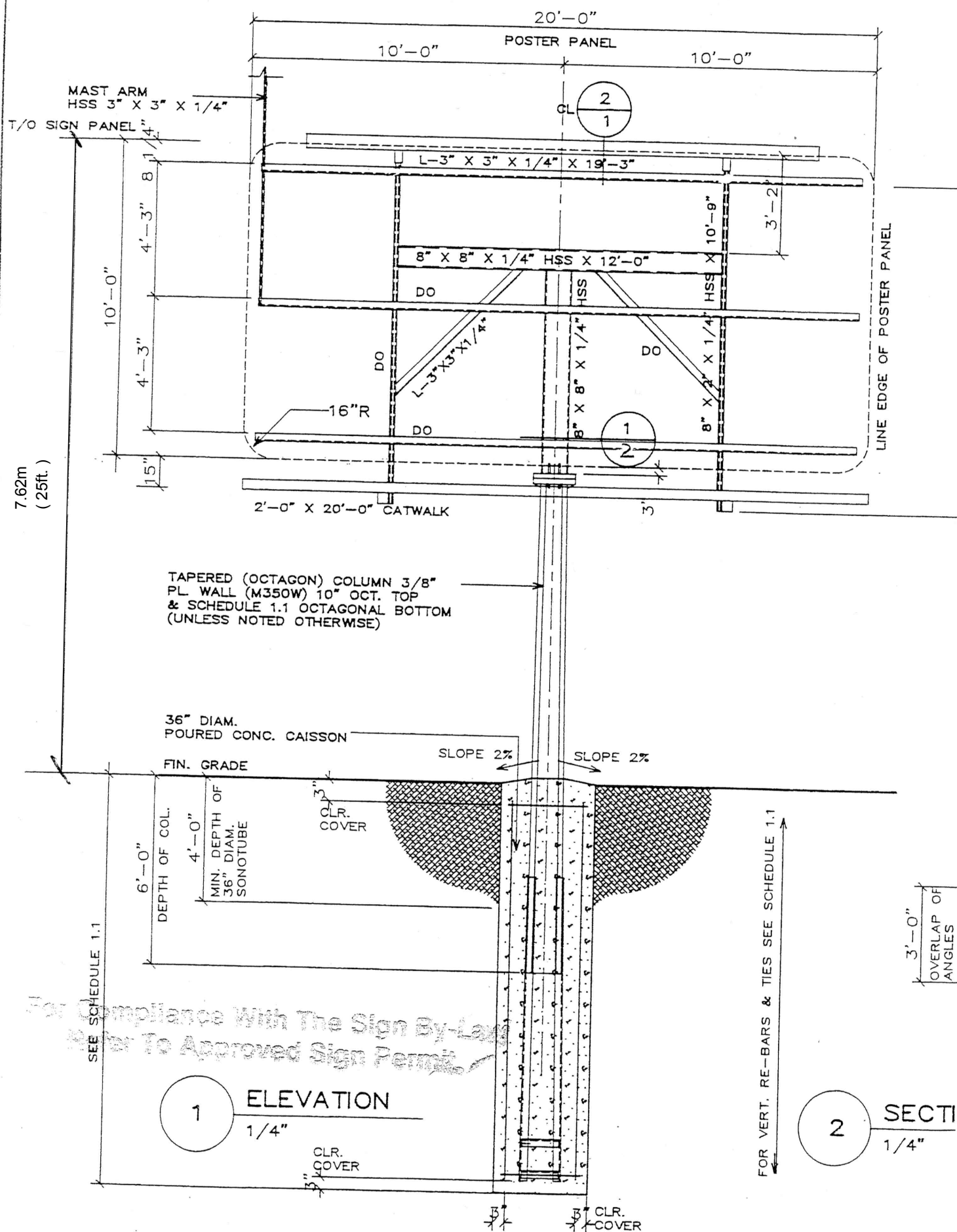


* PROPOSED RELOCATION OF
BILLBOARD SIGN - 10 X 20
SINGLE FACE GROUND SIGN



PROPOSED
SIGN
LOCATION

6333
HURONTARIO
STREET





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 9, 2010

FILE: 09-06332

RE: The Aspenview – PCC #191
50 Elm Dr. E. – Ward 4

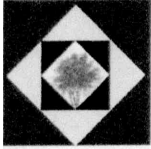
The applicant requests the following variance to sections 4(6), 12 and 16 of the Sign By-law 0054-2002, as amended.

Section 4(6)	Proposed
A sign shall not be located so as to obstruct the view of any pedestrian or motor vehicle driver so as to cause an unsafe condition.	One (1) ground sign located as to obstruct the view of a motor vehicle driver at the municipal sidewalk exiting from the property.
Section 12	Proposed
A ground sign shall be setback a minimum of 1.0m (3.28 ft.) from the property line.	One (1) ground sign setback 0.20m (8 in.) from the property line.
Section 16	Proposed
A ground sign shall not be located within 3.0m of a driveway entrance or exit.	One (1) ground sign located 0.30m (1.0 ft.) from a driveway entrance or exit.

COMMENTS

The Planning and Building Department received a complaint on August 31, 2009 from an area resident expressing concern that an existing ground sign obstructed the view of drivers when exiting the property. A research of City records revealed no record of a permit, but based on the condition of the sign, it is estimated that the sign has been erected for many years. As a result of investigating the complaint, a Notice of Contravention was issued to the Condominium Corporation.

The Planning and Building Department is not aware of any incidents as a result of the placement of this sign, however recommends that the sign be removed or relocated, as a precautionary measure for the safety of the pedestrians along the municipal sidewalk



The Aspenvue

Peel Condominium Corporation No. 191

50 Elm Drive East, Mississauga, Ontario L5A 3X2

T: 905.276.6137 F: 905.276.6382

October 15, 2009

Councilor Frank Dale
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Dear Councilor,

RE: Letter of Rational

Recently, a non-owner resident notified the City of Mississauga of a potential hazard with our front entry sign that is located at the bottom of our driveway. After an inspection by Kelwin Hui, we received a letter advising us to remove the sign.

The Board of Directors of PCC 191 and I have discussed the situation at length and certainly understand the liability issues surrounding this sign. We would like to comply with your request to make this area a safer place for pedestrians and are hoping that we can work together to come up with a mutually suitable solution.

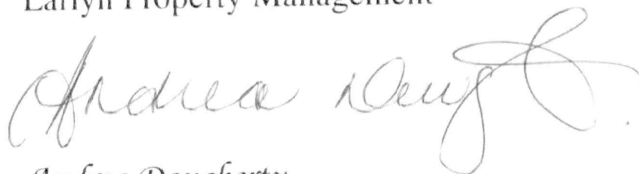
After speaking with you, I understand that a possible solution may be to add a stop sign and speed bump to the bottom of our driveway and leave the sign in its exact location (where it has been for 31 years). Another possible solution may be to raise the sign to allow for more viewing space underneath the sign and between the legs, but again, leaving it in the same location. We, PCC 191, would be pleased with either of these solutions as they would certainly fit our budget as well as address the safety issues at hand.

Please find included; the original site plan showing the property line, another survey done by Tarasick McMillan Kubicki Ltd in 2008, pictures of our sign

from various angles entering and exiting the driveway and pictures of the other side of our driveway showing our limited space.

Your consideration in working with us to remedy this situation is greatly appreciated. Please contact the undersigned with any questions or concerns.

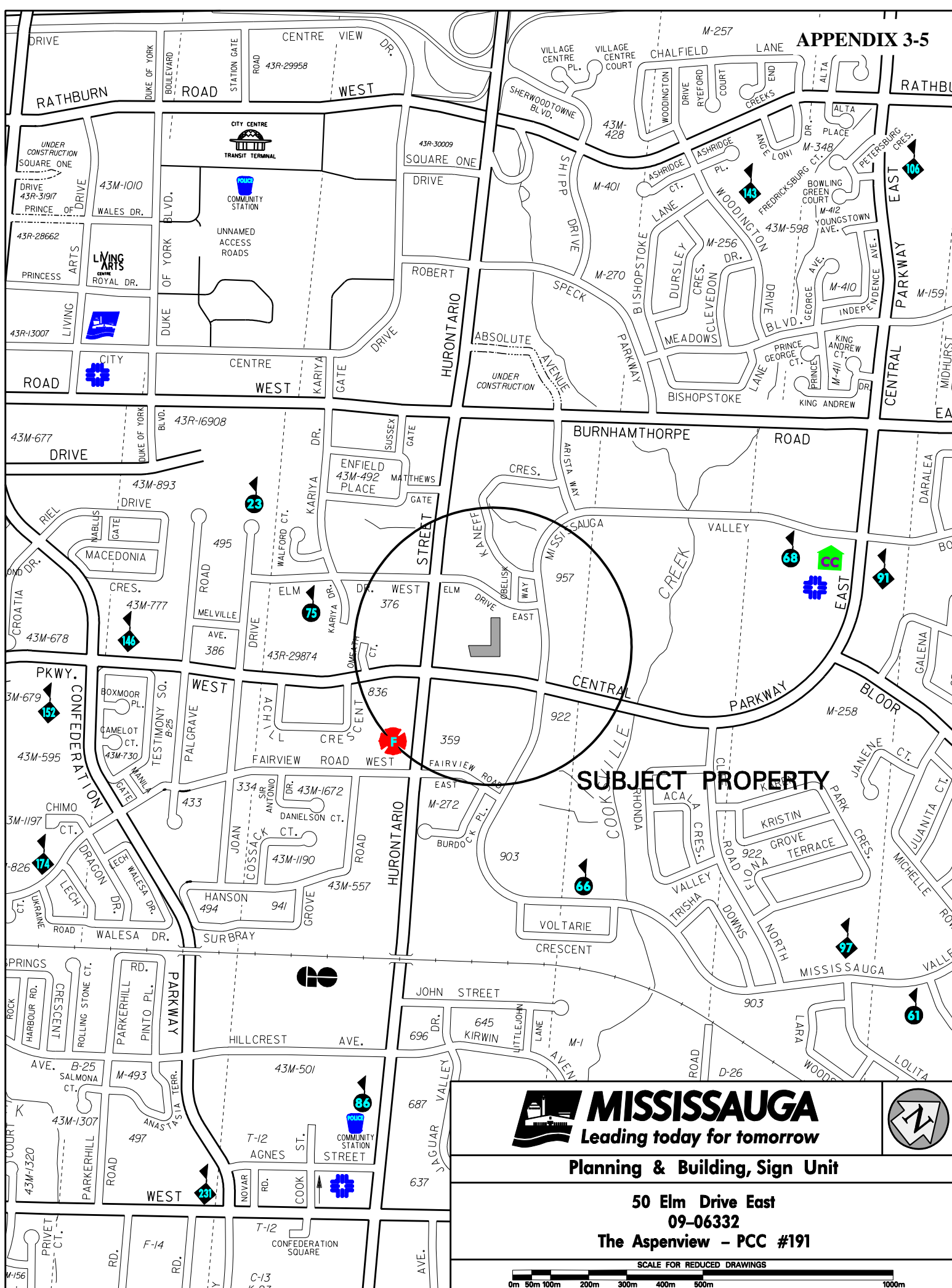
Yours truly,
Larlyn Property Management

A handwritten signature in cursive script, appearing to read "Andrea Dougherty".

Andrea Dougherty
Property Manager for PCC 191

cc: Board of Directors for PCC 191





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Leading today for tomorrow



Planning & Building, Sign Unit

**50 Elm Drive East
09-06332**

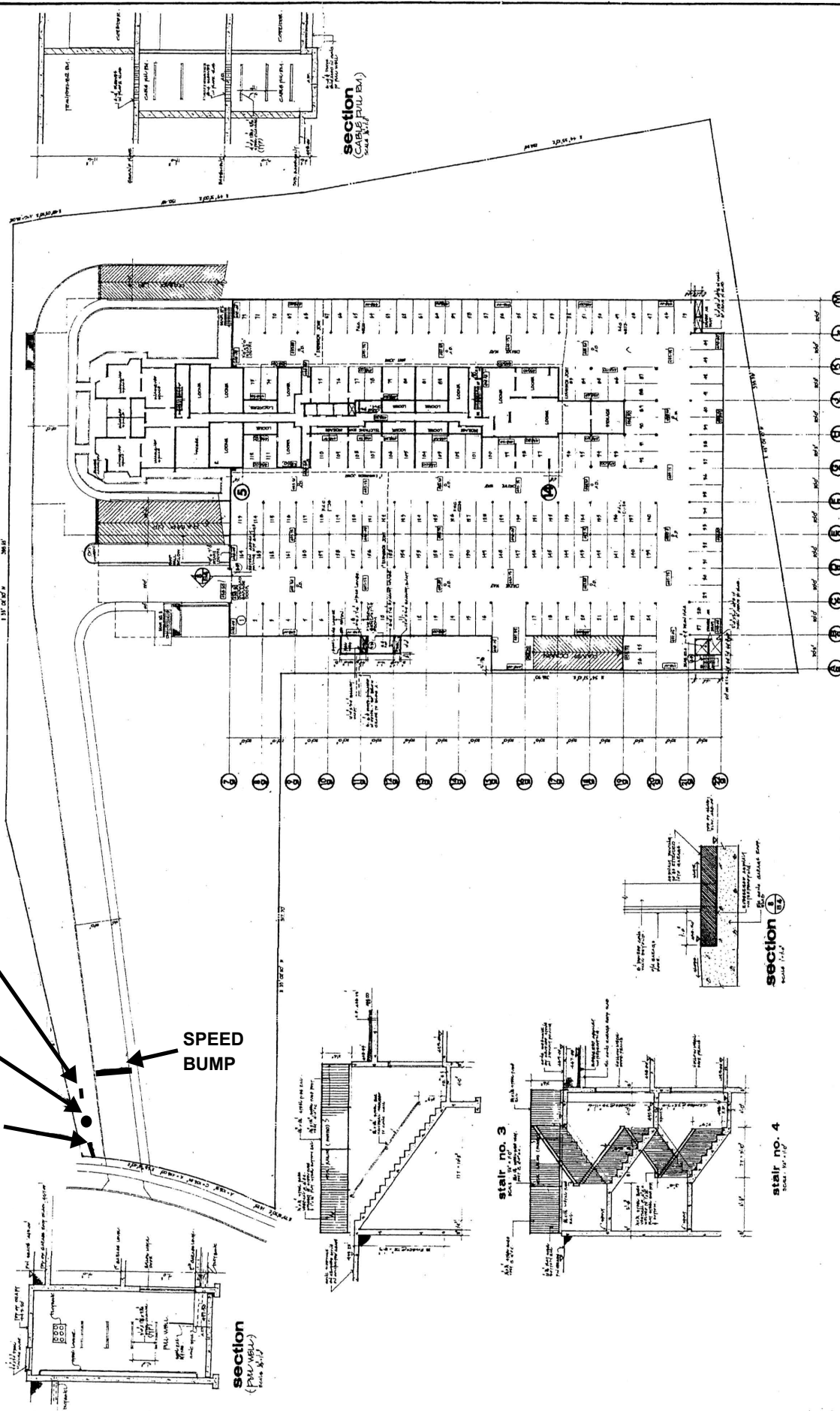
The Aspenview - PCC #191

SCALE FOR REDUCED DRAWINGS

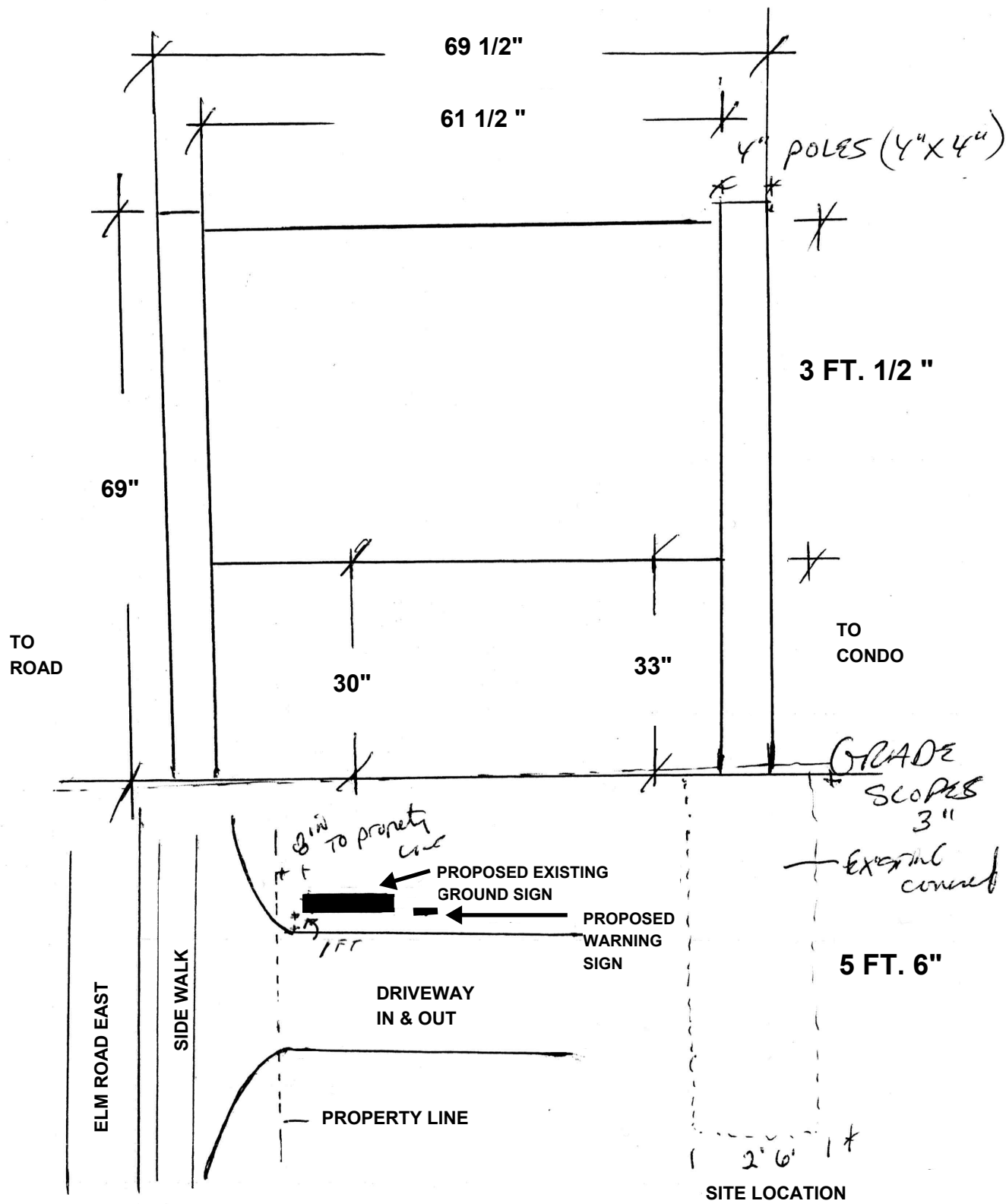


B

BLDG



<p>ASPEN DEVELOPMENT</p>		<p>block 11</p>
<p>site 2 plan 1st garage level</p>		<p>7/20/11</p>
<p>DATE: 7/20/11</p>		<p>BY: [signature]</p>
<p>SCALE: 1/4" = 1'-0"</p>		<p>PROJECT: [signature]</p>
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SITE LOCATION



50 ELM DRIVE EAST

08/31/2009



50 ELM DRIVE EAST

08/31/2009



PROPOSED 0.6m
WIDE YELLOW
PAINTED LINE

08/31/2009