



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2010)

PDC APR 6 2010

DATE: March 16, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 6, 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 March 16, 2010 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 Appendix 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 10-00036
Ward 4
Scotiabank
34 Eglinton Avenue West

To permit the following:

- (i) One (1) additional ground sign fronting Eglinton Avenue West.

- (b) Sign Variance Application 09-07086
Ward 6
Dollarama
1151 Dundas Street West

To permit the following:

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

Provided the sign has an overall height of 1.07m (3.5 ft.) and aligned with the adjacent TD Bank sign.

- (c) Sign Variance Application 09-07039
Ward 6
Origin Evergreen Mississauga
820 Scollard Court

To permit the following:

- (i) One (1) banner sign located on the south elevation of the building to remain until May 31, 2010.

- (d) Sign Variance Application 09-06038
Ward 8
The Credit Valley Hospital
2200 Eglinton Avenue West

To permit the following:

- (i) Five (5) directional signs.

- (e) Sign Variance Application 09-06977
Ward 8
Laurie Williamson Motors
3045 Glen Erin Drive

To permit the following:

- (i) One (1) additional ground sign fronting Glen Erin Dr.
- (f) Sign Variance Application 09-06747
Ward 10
EcoMedia
Third Party Advertising
5602-5606 Tenth Line West

To permit the following:

- (i) Eight (8) horizontal litter/recycling stations indicated in Appendix 6 of the Report.

The granted variances are subject to compliance with other provisions of the Sign By-law.

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

- (a) Sign Variance Application 09-06747
Ward 10
EcoMedia
Third Party Advertising
5602-5606 Tenth Line West

To permit the following:

- (i) Three (3) horizontal litter/recycling stations indicated in Appendix 6 of the Report.
- (ii) Four (4) vertical litter/recycling stations indicated in Appendix 6 of the Report.

BACKGROUND:	The <i>Municipal Act</i> states that Council may, upon the application of any person, authorize minor variances from the Sign By-law if in the opinion of Council the general intent and purpose of the By-law is maintained.
COMMENTS:	The Planning and Building Department has received six (6) Sign Variance Applications (see Appendix 1 to 6) for approval by Council. Each application is accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicant's proposal; the variance required; an assessment of the merits (or otherwise) of the application; and a recommendation on whether the variance should or should not be granted.
FINANCIAL IMPACT:	Not applicable.
CONCLUSION:	Council may authorize minor variances from Sign By-law 0054-2002, as amended, if in the opinion of Council, the general intent and purpose of the By-law is maintained. Sign By-law 0054-2002, as amended, was passed pursuant to the <i>Municipal Act</i> . In this respect, there is no process to appeal the decision of Council to the Ontario Municipal Board, as in a development application under the <i>Planning Act</i> .
ATTACHMENTS:	Scotiabank Appendix 1-1 to 1-5 Dollarama Appendix 2-1 to 2-7 Origin Evergreen Mississauga Appendix 3-1 to 3-7 The Credit Valley Hospital Appendix 4-1 to 4-10

Laurie Williamson Motors

Appendix 5-1 to 5-5

EcoMedia

Appendix 6-1 to 6-22

Edward R. Sajecki

Commissioner of Planning and Building

Prepared by: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 16, 2010

FILE: 10-00036

RE: Scotiabank
34 Eglinton Avenue West – Ward 4

The applicant requests the following variance to sections 13 and 16 of the Sign By-law 0054-2002, as amended.

Section 13	Proposed
One ground sign is permitted per street line.	One (1) additional ground sign fronting Eglinton Avenue West.

COMMENTS:

The proposed variance is for a second ground sign fronting Eglinton Avenue West. The proposed sign will be located approximately 125m (410 ft.) from the proposed sign. Tree planting around the Scotiabank partly obscures their fascia signs, thus the need for the proposed ground sign. The proposed sign is modest in size and does not have a negative impact on the aesthetics of the street. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



Zip Signs Ltd.
5040 North Service Road
Burlington, Ontario L7L 5R5

January 8, 2010

City of Mississauga
Planning and Buildnig Department
300 City Centre Drive
Mississauga, ON
L5 3C1

To Whom It May Concern:

**Re: Supplementary Information to Application for a Permit to Construct
Scotiabank – 34 Eglinton Avenue West, Mississauga**

Our client, Scotiabank, is situated on the southwest corner of Eglinton Avenue & Hurontario Street. They are looking to increase their exposure for this branch location because the grounds have a garden walkway with trees that block the visibility of the bank.

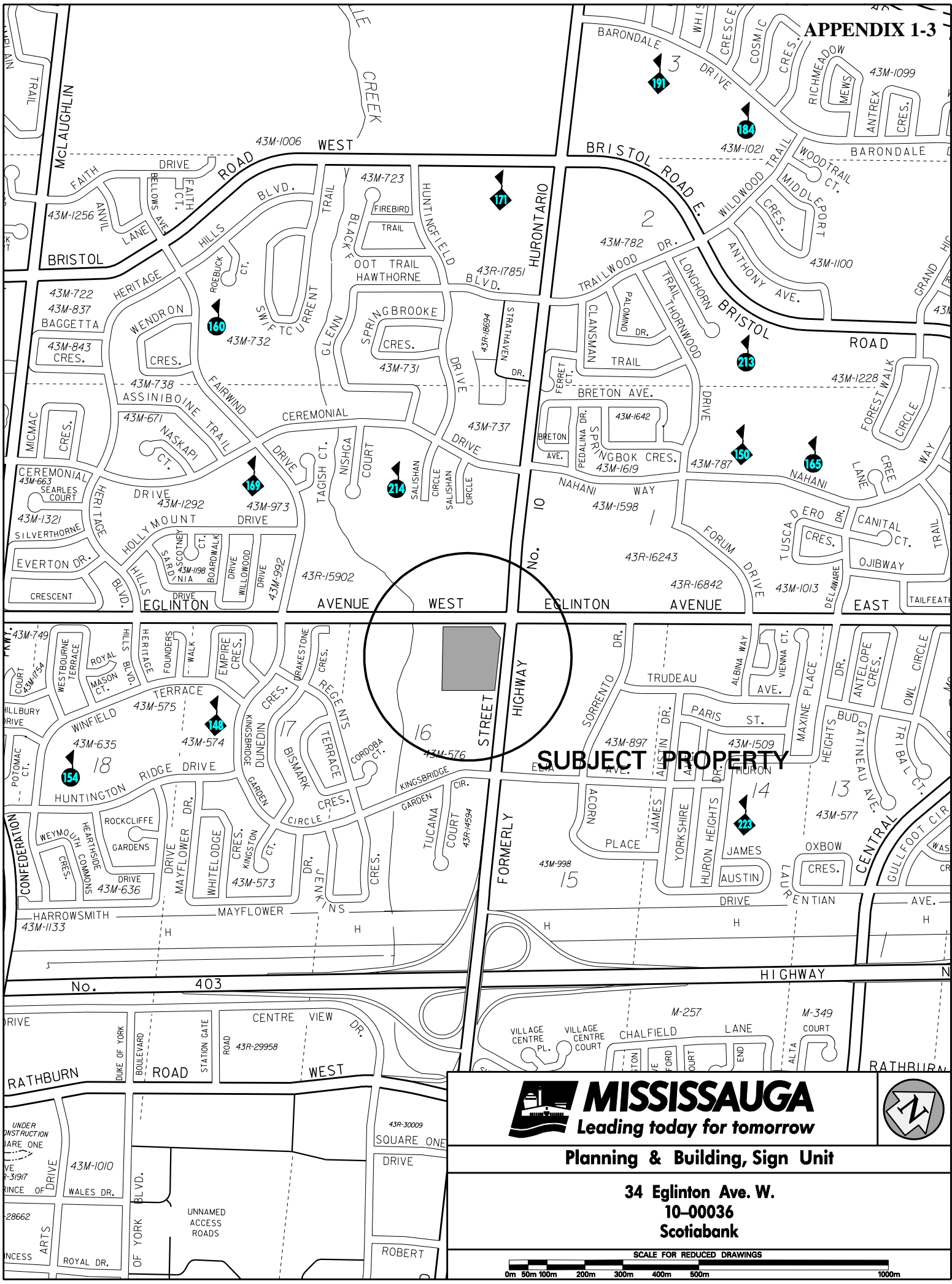
The landlord has approved the position of the proposed cube sign on the property.

Should you require any further information please contact the undersigned.

Yours truly,
ZIP SIGNS LTD.

A handwritten signature in black ink, appearing to read "Dave Adam", is written over the company name.

Dave Adam



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Leading today for tomorrow



Planning & Building, Sign Unit

**34 Eglinton Ave. W.
10-00036
Scotiabank**

SCALE FOR REDUCED DRAWINGS



Client	Scotiabank
Address	34 Eglinton Avenue West
	Mississauga, ON

Dwg No.	18382B
Designer	FB
Sales	Don Kilgallen

Date	January 11, 2008
Rev.	
Rev.	

☐
CONCEPTUAL
NOT FOR CONSTRUCTION

☒
SHOP READY
CONSTRUCTION CAPABLE

Scale: NTS

Page: 2 of

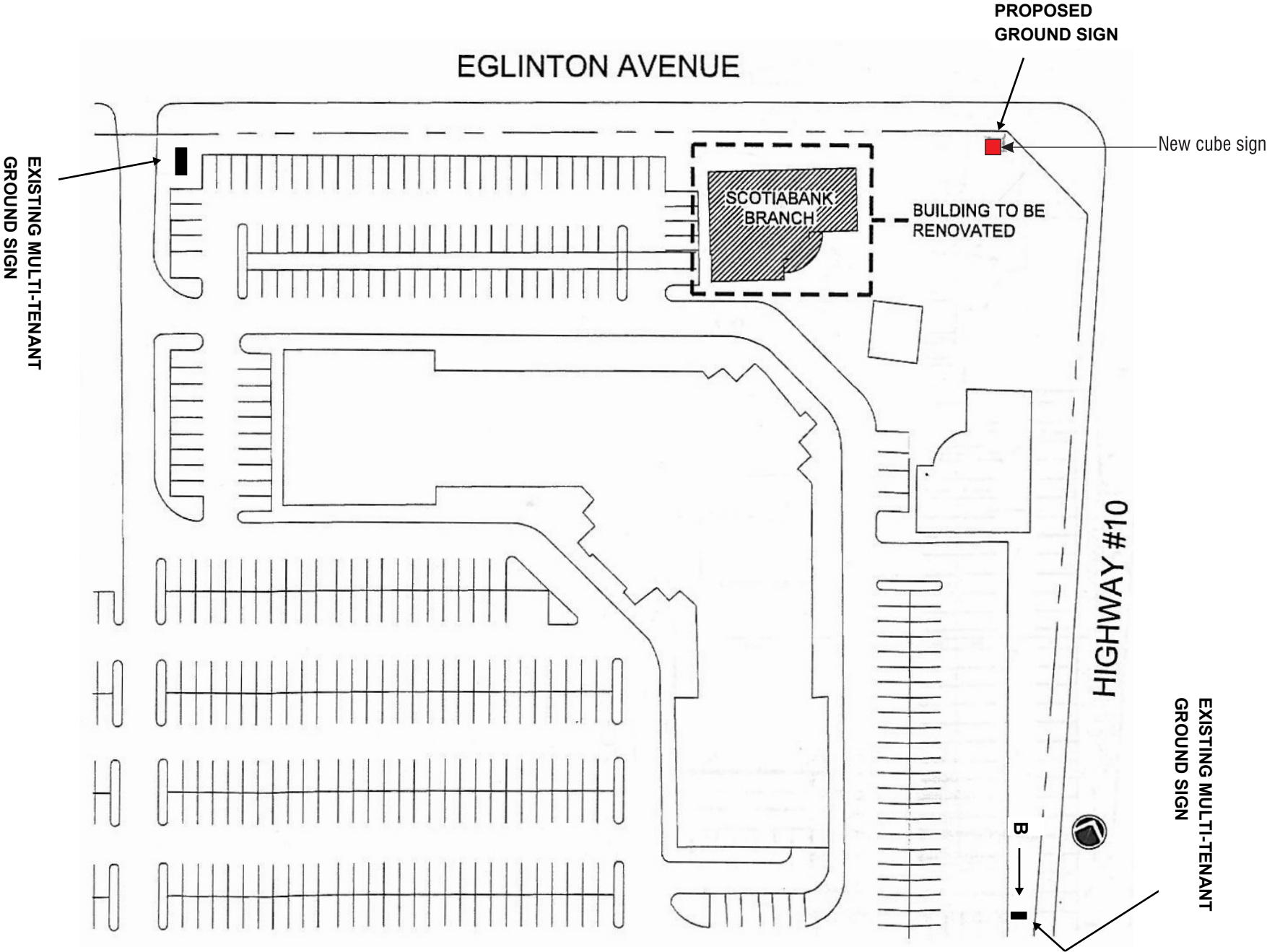
www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

APPENDIX 1-4



This drawing is the property of Zip Signs Ltd.

Hwy 10 & Eglinton, ON 18382



Client	Scotiabank
Address	34 Eglinton Avenue West
	Mississauga, ON

Dwg No.	18382B
Designer	FB
Sales	Don Kilgallen

Date	January 11, 2008
Rev.	January 15, 2010
Rev.	

<input type="checkbox"/> CONCEPTUAL NOT FOR CONSTRUCTION	<input checked="" type="checkbox"/> SHOP READY CONSTRUCTION CAPABLE
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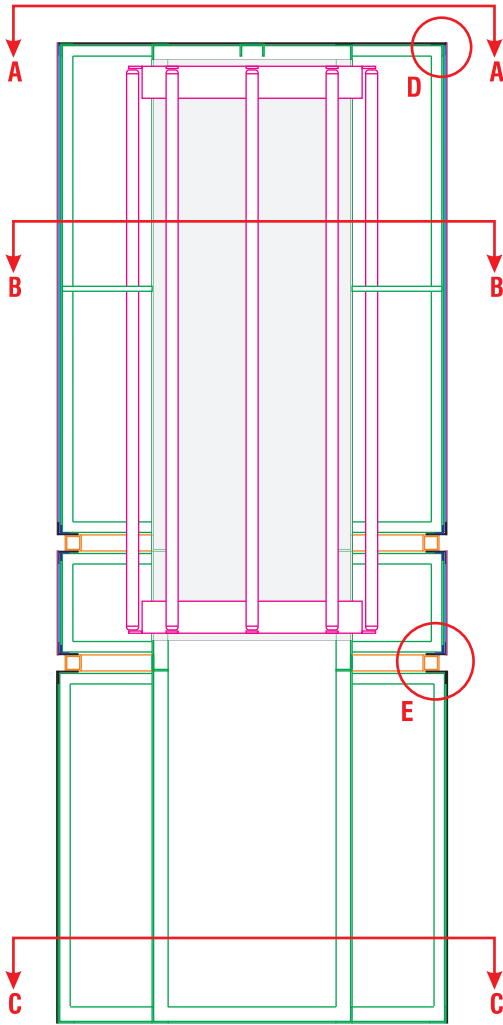
www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994



This drawing is the property of Zip Signs Ltd.

Hwy 10 & Eglinton, ON

18382



Sign A

Supply 1 new exterior 4 sided cube sign

Graphics / Substrate

White 3630-20 vinyl graphics
Vinyl network logo graphics
3M Red 3632-33 vinyl background
Vinyls applied to 2nd surface of
Clear lexan faces

Illumination

12 - 72" H/O fluorescent lamps @ 9" o/c
2 - 672 ballasts, 8.0amps @ 120v

Construction

1 1/2" - .080 aluminum retainers, notch back
at corners to allow faces to slide out
1 1/2" - .080 removable brake formed vertical
aluminum corner angle covers
.080 aluminum top
.080 brake formed aluminum retainers
between top & bottom faces
2" interior aluminum angle main frame with
white .050 aluminum skin light reflector
1 1/2" interior aluminum angle frame
2"sq aluminum tube reveals
.125 aluminum cladding at bottom, make one
side removable with counter sunk screws
1/2" x 48" threaded rod anchor bolts - 8 req'd

Paint

All exposed metal painted Red 4419

Base

36"Ø x 5'-6" re-inforced augured concrete
base

- ☐ 3M White 3630-20 Vinyl
- ☒ 3M Red 3632-33 Vinyl
- ☒ Red 4419 (3632-33)



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 16, 2010

FILE: 09-07086

RE: Dollarama
1151 Dundas Street West – Ward 6

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

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

COMMENTS:

Although the Planning and Building Department recommended against a proposed variance to permit a fascia sign for the TD Bank to be located on the south facing wall of the mall, the Planning and Development Committee approved the variance (Appendix 1-7).

The Dollarama sign is also proposed along the same facade of the mall as the TD Bank sign. Since the TD Bank sign was already approved, the two sign should be coordinated. The proposed variance would therefore be found acceptable if the sign is reduced to 1.07m (3.5 ft.) in height and aligned with the TD Bank sign.

PAULA DALE LIMITED

C/o Westdale Mall Management

1151 Dundas Street West, Mississauga, Ontario, L5C 1C6, Tel: 905-270-0330, Fax: 905-270-5500

December 22, 2009

Planning & Development Committee
City of Mississauga
300 City Centre Drive
Mississauga On L5B 3C1

Re: Dollarama – Westdale Mall – Sign permit

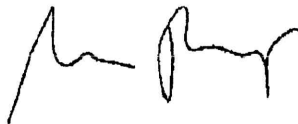
With respect to the variance application for the proposed wall sign for Dollarama the Landlord is authorizing the Tenant to get permission to install the sign above the existing sign band on the elevation proposed which is not on the Tenant's unit frontage. The proposed sign would be located near and be similar in style to the previously approved TD Bank signage.

Our reasons are:

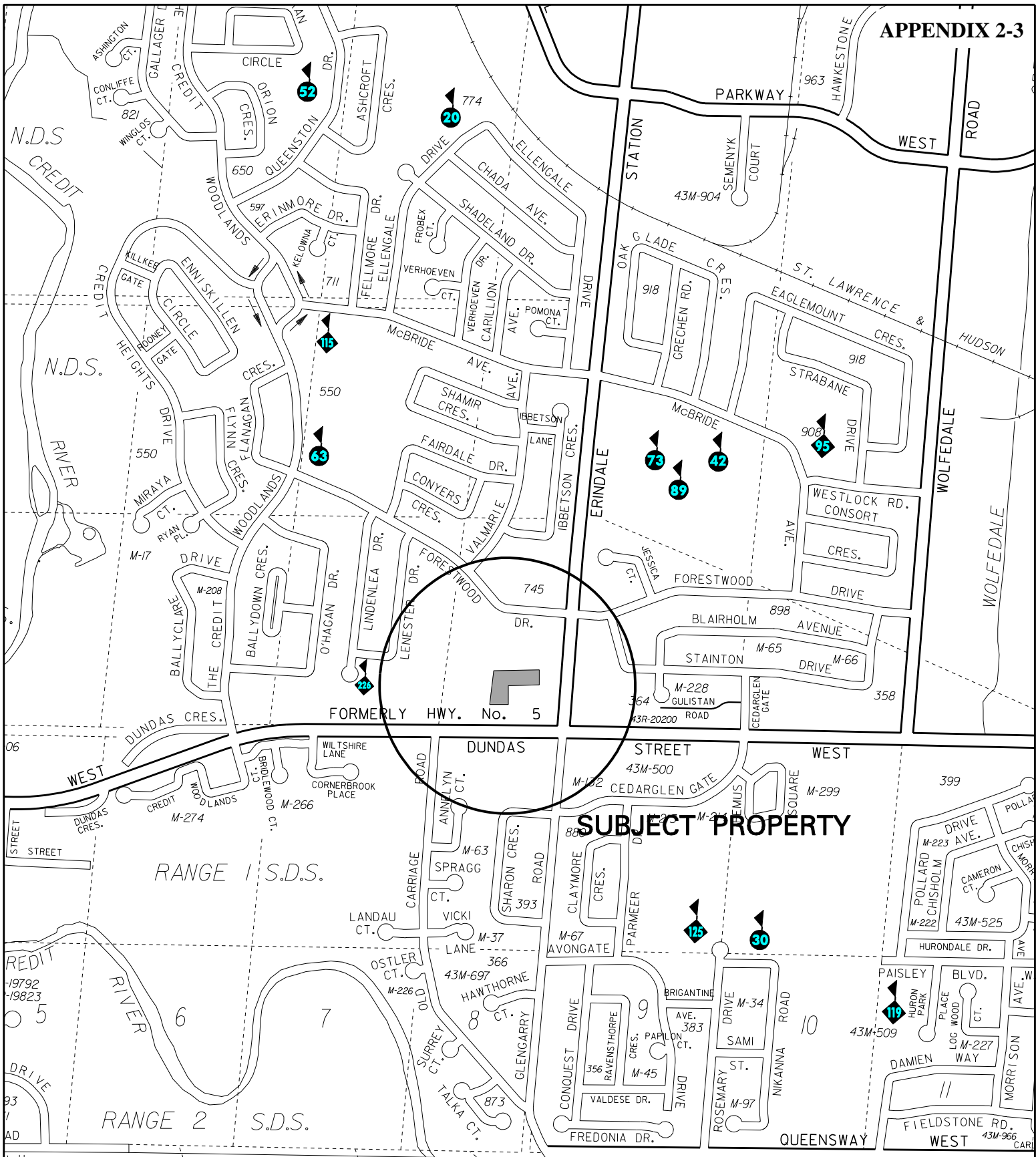
- 1) Most of the tenants in the mall do not occupy a visible unit from the street, which makes it difficult for the public to be aware of their presence.
- 2) Westdale Mall had always utilized two sign bands to be able to accommodate all the tenants. The only reason why the top band is currently vacant is due to the need to update the outdated box signs which used to be there.
- 3) As per our letter dated Oct 2 2009 for the TD Bank variance, there are three major tenants lined up to be on the top sign band with newly designed signage. Namely, Bank of Montreal, TD Bank and Dollarama.

We request therefore that a variance be granted to permit the proposed sign for Dollarama as they are an anchor tenant in our plaza.

Thank you,



Anna Prokop
General Manager



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Planning & Building, Sign Unit

1151 Dundas Street West
09-07086
Dollarama

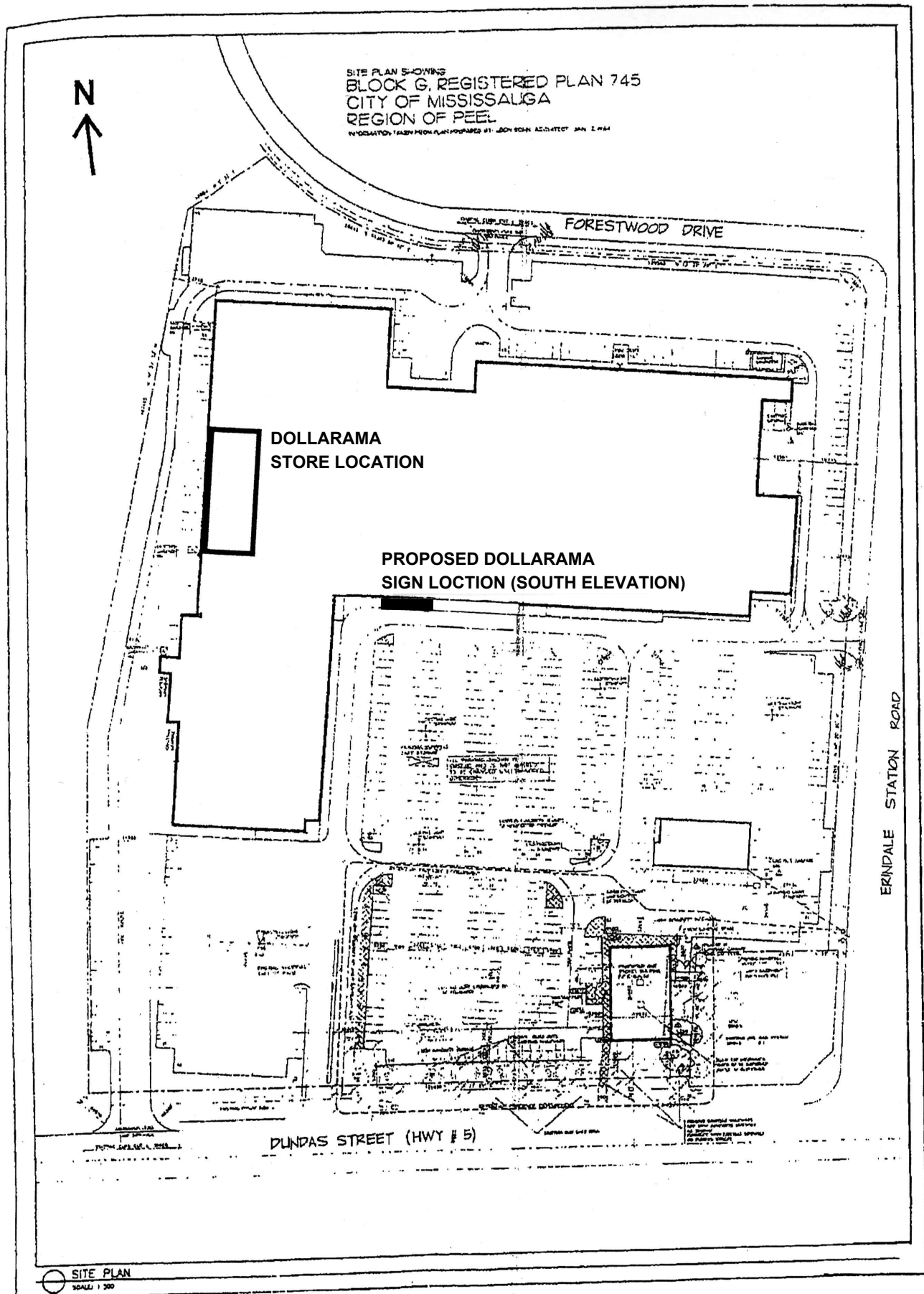


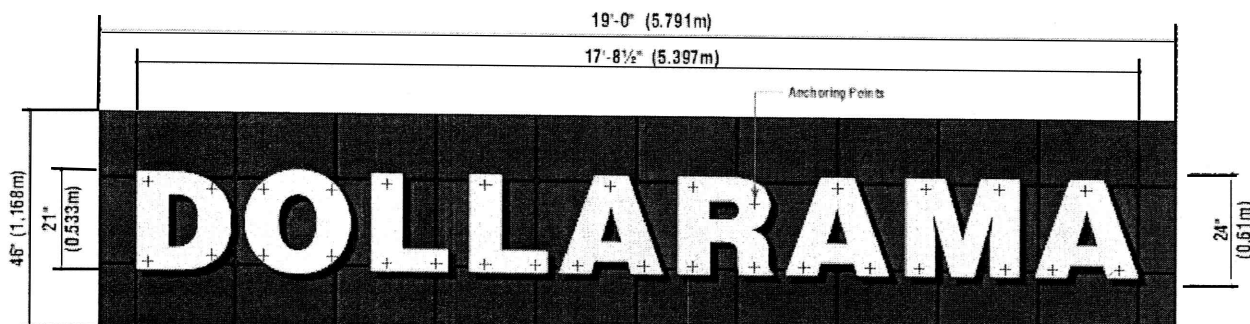
DEC-04-2009 16:05

westdale mall

9052705500

P.004





Sign Elevation Option 3

Scale: 1/2" = 1'-0"

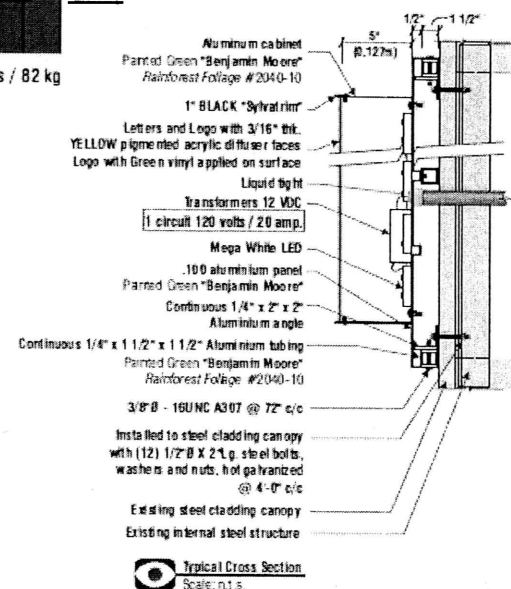
One (1) set of individual channel letters on an aluminum Panel painted green DOLLARAMA, installed on wall.
Sides of letters painted green DOLLARAMA with 1" black "Sylvarim"
3/16" thick, yellow pigmented acrylic diffuser faces
Illuminated with Mega white LEDs and transformers in each letter

LETTERS AREA

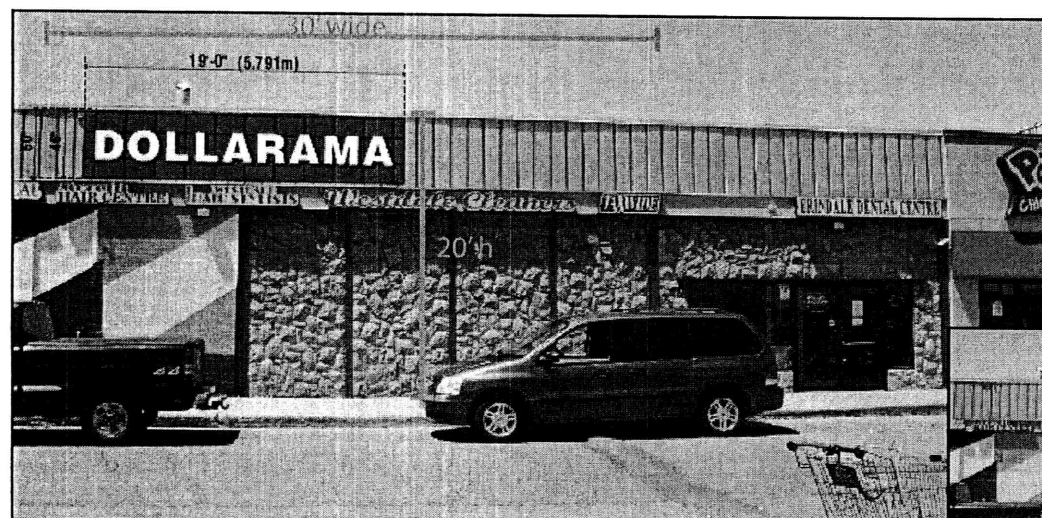
1'-9" x 17'-8 1/2" = 31 s.f. / 2.88 m²

Yellow vinyl #3630-015

SIGN WEIGHT: 180 lbs / 82 kg



Typical Cross Section
Scale: N.T.S.



Location Option 3

Scale: N.T.S.



NOTE:
1. DOMINION SIGNS retains sole title to all copyright of the attached work and reserves exclusive right to produce or copy the said work, wholly or in part, in any material format.

2. Colors illustrated in this drawing may differ from those produced in our workshop. Please refer to the company and log charts for exact shades.

CUSTOMER:
DOLLARAMA

ADDRESS:
1151 Dundas (West) at the Mall
Mississauga, ON

DATE:
06/10/2009

REVISIONS:
07/13/2009
07/14/2009
08/03/2009
12/07/2009 Location M.D.

SCALE:
AS SHOWN

DESIGNER:
PIERRE LACHANCE

REVIEWER:
ROSALIE HAMELIN

DRAWING #: 004-257-R4

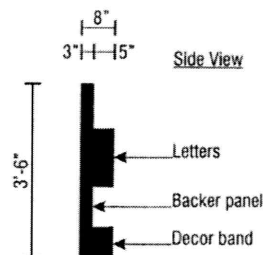
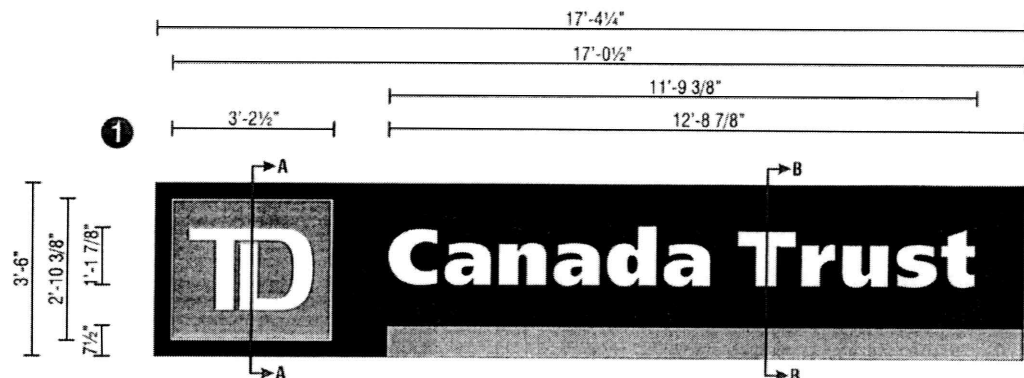
QUOTE #: 21 044

PRICE: 3/3

DOMINION SIGNS
FEAST YOUR EYES
MONTREAL - TORONTO
TEL: 1-800-847-5546 - FAX: (416) 494-1147



1151 DUNDAS ST. W. (SOUTH ELEVATION)



LOCATION OF PROPOSED
FASCIA SIGN



Sign 1

Supply 1 new s/f exterior thru-wall illuminated display on background panel

Graphics / Substrate

Light Green 3632-5830 vinyl on 1st surface of White 2447 plexi faces

Illumination

White LED's

Power supplies placed behind TD shield

Construction

1" Dark Green vinyl trim retainer for logo & letters

1" x 1" aluminum angle retainer for band, face side painted Light Green 447-D-6, return side painted Dark Green PMS 5535

5" - .050 aluminum returns

.080 aluminum backs

Paint

All exterior exposed metal painted Dark Green

PMS 5535 except for face side of 1"

aluminum angle retainer on band

Interior painted White

Background Panel

.125 aluminum face

3" aluminum angle filler mounted on

1 1/2" concealed aluminum angle frame

Face & filler painted Dark Green PMS 5535

Notes

1) All fasteners to be stainless steel

2) 120v service provided by client's electrician

☐ White 2447 Plexi

☒ Light Green 3632-5830 Vinyl

☒ Light Green 447-D-6 (40% matte)

☒ Dark Green PMS 5535 (40% matte)

www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client TD Canada Trust
Address 1151 Dundas Street West
Mississauga, ON

Dwg No. 26166
Designer FB
Sales Steve O'Brien

Date September 26, 2008
Rev. December 12, 2008
Rev. October 6, 2008

☒ CONCEPTUAL
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☐ SHOP READY
CONSTRUCTION CAPABLE

Scale: 3/8" = 1'-0" Page: 1 of

ZIP SIGNS

This drawing is the property of Zip Signs Ltd.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 16, 2010

FILE: 09-07039

RE: Origin Evergreen Mississauga
820 Scollard Court - Ward 6

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

Section 4(6)	Proposed
A banner sign is specifically prohibited.	One (1) banner sign located on the south elevation of the building to remain until May 31, 2010.

COMMENTS:

Previously the applicant was granted an approval for a variance to maintain this banner on the building until November 30, 2009 (see Appendix 2-7). There were concerns with the size of the sign and that the applicant received a Notice of Contravention for the illegal installation of the sign, dating back to February 9, 2009.

The applicant has requested a variance for a further extension to May 31, 2010 and has noted in their letter of rationale that they will not request any further extensions to this date. As this time period is very short, the Planning and Building Department have no objections to this variance request.



City of Mississauga
 Planning and Building Department – Sign Unit
 300 City Centre Drive
 Mississauga, Ontario L5B 3C1

December 17, 2009

Attention: Mr. Jeff Grech – Inspector, Sign Unit

Re: Letter of Rationale – Application For Sign Variance ID # SIGN 09 4577 VAR

Dear Mr. Grech,

On Evergreen Mississauga CCRC Ltd. has recently opened a rental retirement community on the north-west corner of Mavis and Eglinton (Part of Block 139, Registered Plan M-975, located and known as 820 Scollard Court, zoned RA4-44, Residential). Origin Evergreen Inc. is the operator of this community.
<http://www.origin.ca/evergreen/index.html>

Although this property is designated Residential Zoning, as a full-service rental retirement complex, there are a number of components that include additional uses. Kindly note that a Committee of Adjustment ruling on September 11, 2008 granted the property certain Minor Variances that permitted additional uses.

On April 24 2009 we applied for a Sign Variance to permit a banner to be displayed on the side of our building. We requested to have this banner up until the end of November 2009. A variance to the Sign By-Law was granted. Thank you. The slow down in the real estate market has impeded our sales progress. We hope the City will grant us an extension until the end of May 2010. We will not ask for any more extensions beyond this date.

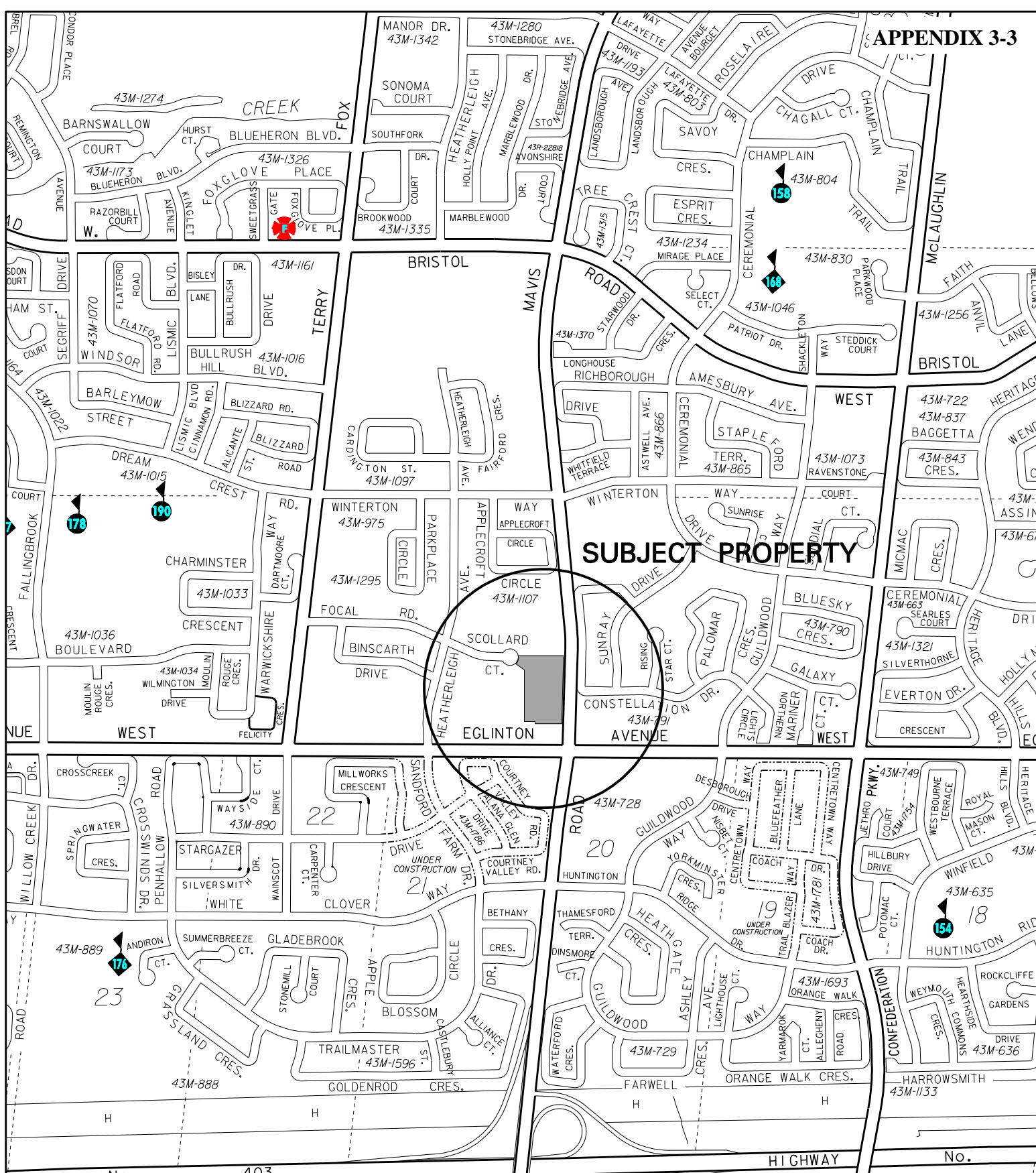
In conclusion, we are presently all enduring a particularly difficult economic climate and we at Origin Evergreen are not immune to these challenges. Our sales and leasing have been severely impacted and appropriate signage is a tremendous assistance to helping us stay competitive. Our signage requests are clearly not offensive in any way. We are desperately seeking your support to help us navigate this difficult period in our business' life span. We want to always be a strong part of the Mississauga business community and granting us an extension to this variance will certainly go a long way to helping us get a good start.

Thank you very much for your support. Please do not hesitate to contact me directly if you wish to discuss any issue raised herein.

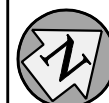
Kind Regards,

A handwritten signature in black ink, appearing to read "Mike Brcko".

Mike Brcko
 Development Manager
 Origin Evergreen Inc.
mbrcko@origin.ca
 cell: 416-500-3321



MISSISSAUGA
Leading today for tomorrow



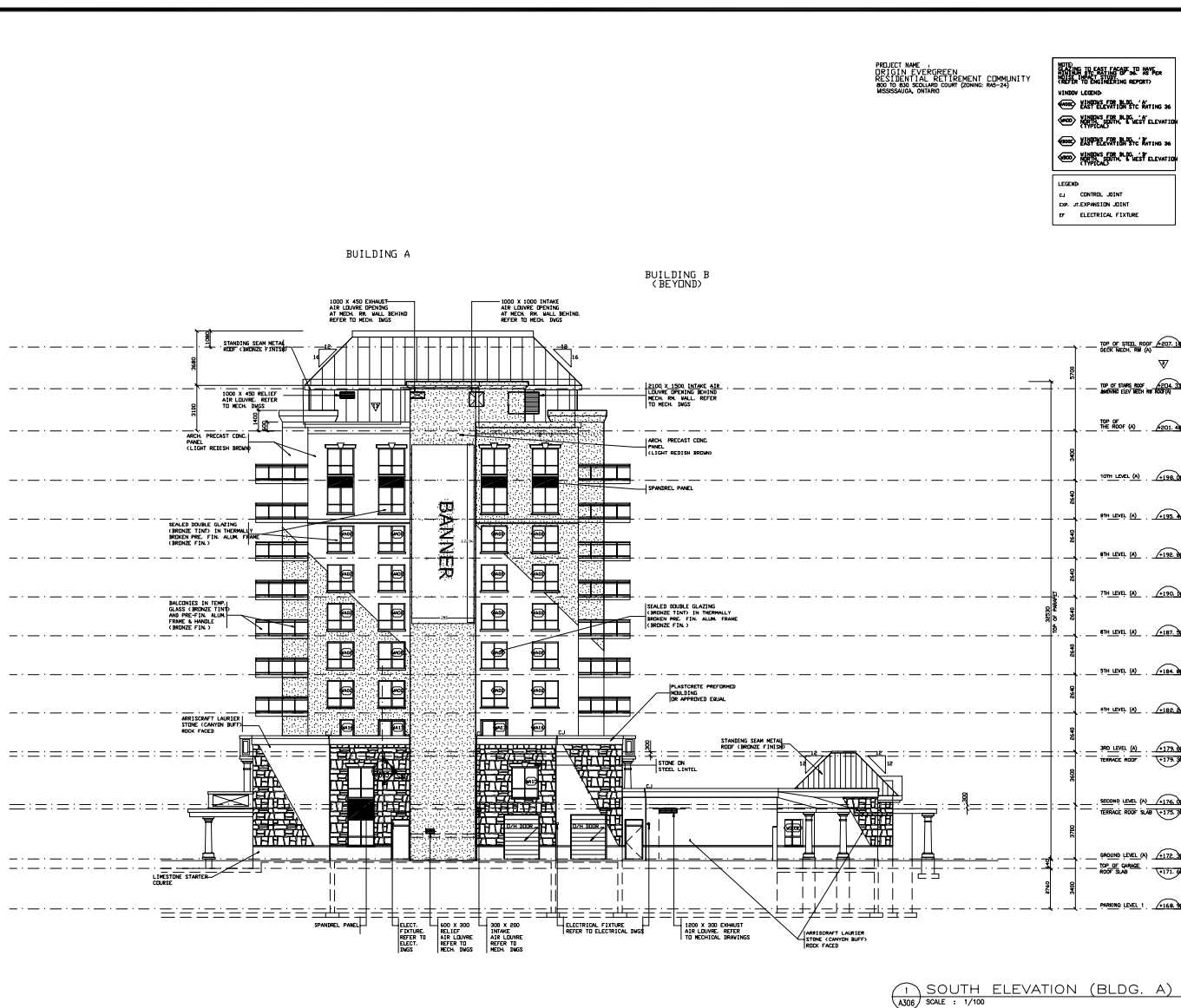
Planning & Building, Sign Unit

820 Scollard Crt – Ward 6
File # 09-04577

Origin Evergreen Mississauga

SCALE FOR REDUCED DRAWINGS





DATE	ISSUED FOR
MAR 08 86	CLIENT APPROVAL
APR 17 86	PROGRESS SET
MAY 05 86	PROGRESS SET
JUN 02 86	BUILDING PERMIT SUBMISSION
AUG 08 86	TENDER
NOV 31 86	AIDENDUM #1
JAN 31 87	AIDENDUM #2/CONSTRUCTION
APR 04 87	AIDENDUM #3
APR 13 87	BUILDING PERMIT RESUBMISSION

NOTE: BALCONY DESIGN IS TO CONFORM TO THE STANDARDS LISTED IN THE DESIGN REFERENCE NOTE: "BALCONIES IN MEDIUM AND HIGH DENSITY RESIDENTIAL DEVELOPMENT."



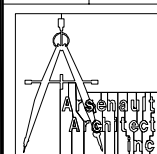
SP 05/265 W6

✓	NOV 08 07	SITE INSTRUCTION #54
✓	JAN 31 07	FOR ADDENDUM #2/CONSTRUCTION
✓	NOV 30 06	ISSUED FOR ADDENDUM #1
No	Date	Revisions

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME, REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

ALL DRAWINGS, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED TO HIM ON COMPLETION OF WORK.

LATEST APPROVED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.



Tel. (416) 255-4378 5584 Dundas Street West
Fax (416) 255-4351 Toronto, Ontario, M9W 1C4

ARCHITECT | D. ARSENAULT

JOE CAPTAIN	1	N. CARVALHO
-------------	---	-------------

DRAWN BY: Y.M.

DATE OF PLOT	MAR 10 1988
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DATE OF FILE: 1 MAR 10, 2008
 00117

SCALE : 1:100

EVERGREEN, MISSISSAUGA, G.P.

2345 YONGE ST., SUITE 700

TORONTO M4P 2E5 TEL: 416 324

PROJECT NAME :
ORIGIN EVERGREEN

RESIDENTIAL RETIREMENT
800 TO 810 SULLY COURT (ZONING)

MISSISSAUGA, ONTARIO

BUILDING (A)

BUILDING (A)
SOUTH ELEVATION

PROJECT NO.:	DRAWING NO.
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05-125 A-3

05	125	71	0
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PATH NO. E01

Origin Evergreen Retirement Community

Banner Size: 14 ft. x 40 ft.

**Nobody
offers you
more
retirement
value!**

**Condos &
Full-Service
Rentals**

905-502-8882



www.originevergreen.ca

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

September 15, 2009

FILE: 09-04577**RE:** Origin Evergreen Mississauga
820 Scollard Crt - Ward 6

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

Section 4(6)	Proposed
A banner sign is specifically prohibited.	One (1) banner sign located on the south elevation of the building.

COMMENTS:

The proposed variance is for an existing banner sign to remain on the building until November 30, 2009. The banner sign is to help market their retirement complex. Although the size of the banner sign is of concern, the Planning and Building Department will allow the banner to remain. As the owner has already received a Notice of Contravention for the illegal installation of the banner sign on February 9, 2009, the Planning and Building Department recommends that no further extensions be granted beyond November 30, 2009.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 16, 2010

FILE: 09-06038

RE: The Credit Valley Hospital
2200 Eglinton Avenue West – Ward 8

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.	Five (5) directional signs.

COMMENTS:

The proposed variance is for five (5) directional signs for The Credit Valley Hospital which is located on a property zoned “I” Institutional. The Sign By-law classifies this zone as a Residential and Open Space zone which does include provisions for directional signs.

The directional signs are required for the vehicular movement throughout the hospital site. The signs are well designed and in scale with the need of this information. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



CREDIT VALLEY
THE CREDIT VALLEY HOSPITAL

January 8, 2010

Mr. Kelwin Hui
City of Mississauga
Planning and Building Department
300 City Centre Drive
Mississauga, ON L5B 3C1

BUILDING DIVISION		
BUILDING DEPT. FILE:		
DATE REC'D JAN 12 2010		
ROUTE TO:	REC'D BY:	DATE:

**Re: Credit Valley Hospital Directional Signage
Permit Application # SGNBLD 09 0638**

Sign Types:

- G1-EX-01 – Prohibitory Entrance Sign
- B2-EX-02 – Primary Directional Sign
- B5-EX-03 – Secondary Directional Sign
- B5-EX-04 – Secondary Directional Sign
- B4-EX-03 – Secondary Directional Sign

Dear Kelwin:

Please note the following request for the City of Mississauga to grant the required sign variance as submitted and described by Steel Art Signs in Permit Application # **SGNBLD 09 0638**

In April 2004, a sign variance (SIGN 04 052) was granted to The Credit Valley Hospital for the installation of signs along Erin Mills Parkway and future signs along Eglinton Avenue and Credit Valley Road. The sign variance was granted pending 5 conditions as outlined by the City:

1. That any existing ground signs located on this property be removed prior to the installation of the proposed signs.
2. That the closest portion of the sign structures be set back from the existing Erin Mills Parkway property line as approved by the City at the aforementioned locations
3. That the dimensions of the signs are in accordance with the submitted drawings

lifetime^{OF}care
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2200 Eglinton Avenue West, Mississauga, ON L5M 2N1 905.813.2200 www.cvh.on.ca

4. That no further ground signs be permitted along the Erin Mills Parkway property frontages as applicable
5. That any other requirements of the City are met

Due to the recent expansion of The Credit Valley Hospital, there is now a requirement for additional vehicular directional signage to be installed on/located along Eglinton Avenue West and Credit Valley Road. As the active wayfinding consultant on this project, Entro Communications has recommended that the same sign types be used at these new locations as those previously approved in 2004. In order to maintain proper visibility and consistency, it is important that the information on the signs in question be legible and come forward enough for the viewer to have enough time to make a safe decision and determine appropriate maneuvering. As a result, the sign sizes, and letter sizes proposed in the variance application are standard sizes deemed to be appropriate for the existing viewing distances, vehicle speeds and site conditions at Credit Valley Hospital. Signage quantities have been kept to a minimum and have followed the same recommendations as previously outlined by the City of Mississauga.

As a result, the proposed new signage as outlined in the submitted application, follow the previously approved sign design in terms of size, illumination, text size placements and assembly.

Thank you in advance for your consideration of this request.

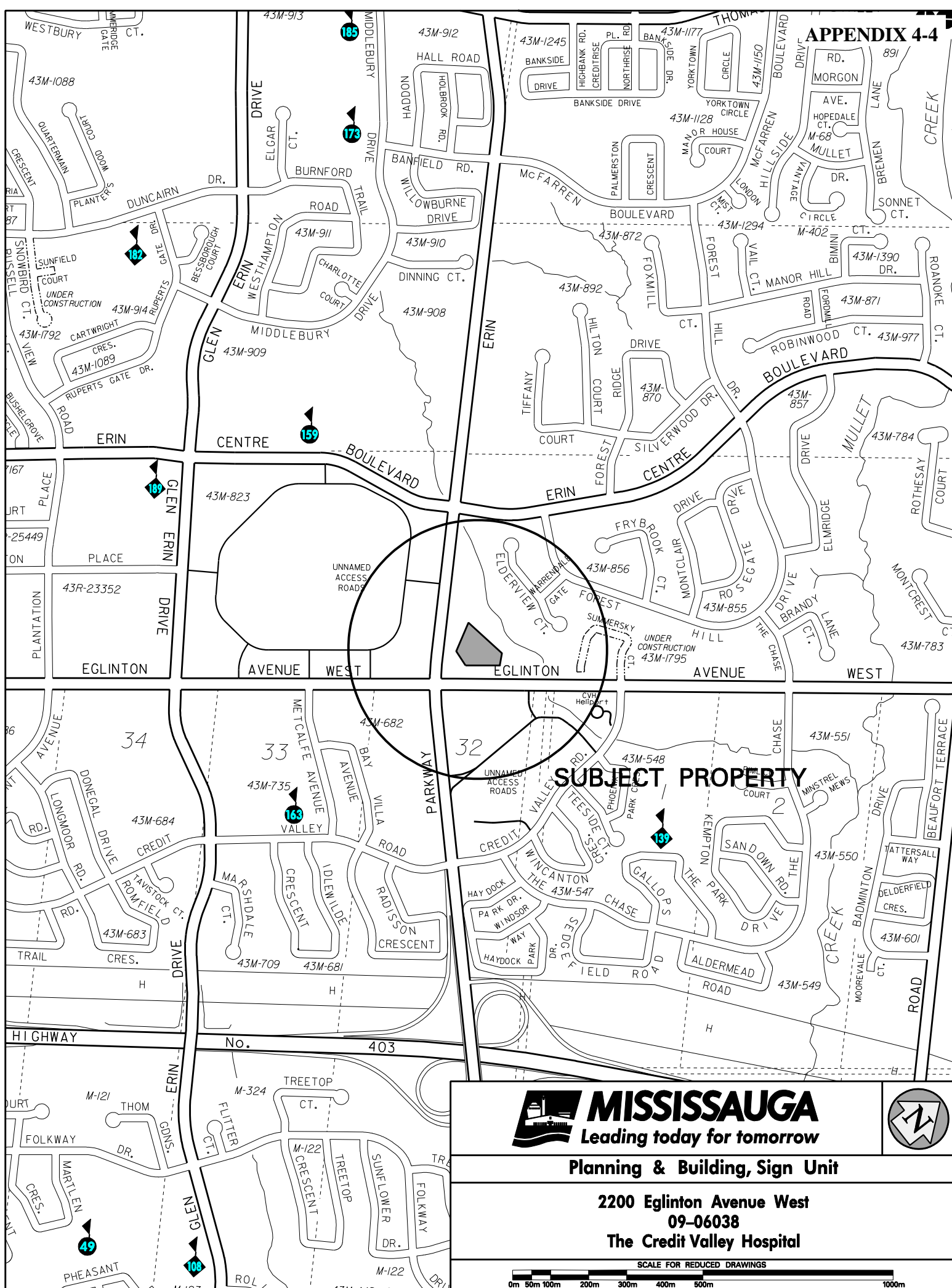
Yours truly,



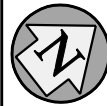
Ron Noble, FCCHSE, FACHE, MBA, CMA, CMC, ICD.D
Vice President
905 813 2433
rnoble@cvh.on.ca

RN/km

APPENDIX 4-4



MISSISSAUGA
Leading today for tomorrow



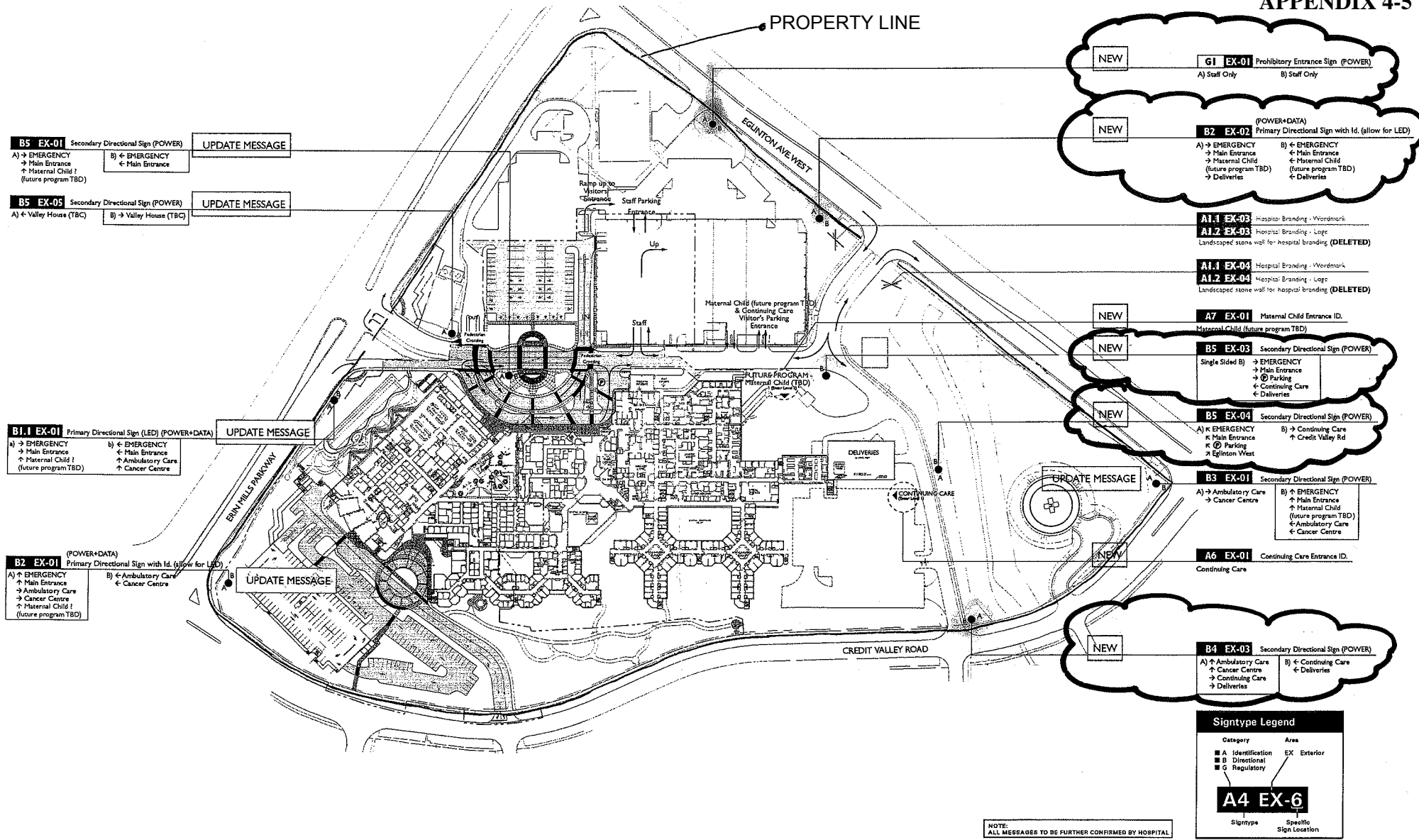
Planning & Building, Sign Unit

**2200 Eglinton Avenue West
09-06038**

The Credit Valley Hospital

SCALE FOR REDUCED DRAWINGS

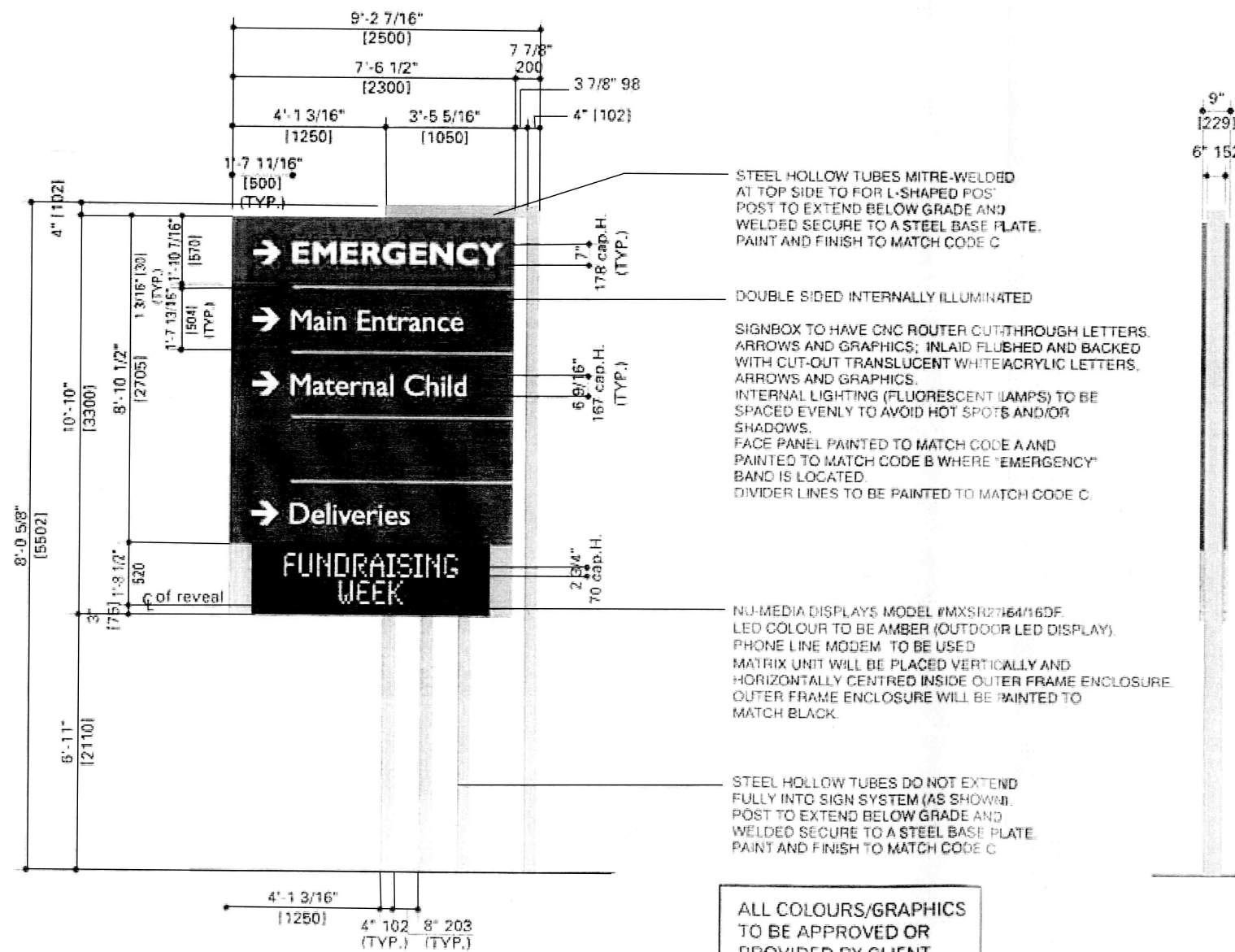




* REFER TO LOCATION PLANS (SW 001) FOR MESSAGE SCHEDULE
ALL MESSAGES TO BE FURTHER CONFIRMED BY HOSPITAL
FABRICATOR TO VERIFY CONSTRUCTION DETAILS ON SITE IN ORDER
TO SELECT ADEQUATE METHOD TO REPLACE FACE PANELS AS
REQUIRED.
NEW FACE PANELS TO BE REMOVABLE TO ACCOMMODATE FUTURE
CHANGE OF MESSAGE.



Top view

Side A
B2/EX02

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

ALL COLOURS/GRAPHICS
TO BE APPROVED OR
PROVIDED BY CLIENT

*** SITE CHECK REQUIRED

steel art
signs

e⁺ www.studart.com

Client

Bondfield Construction

The Credit Valley Hospital
2200 Eglinton Ave. West
Mississauga ON

Location

Project Title

Exterior Wayfinding Program - Phase 2

SignType(s)

Primary Directional Sign

Scale	Date
as noted	07.22.2009

Drawn	Approved
JG	/

Drawing No.	Revision
TH 09066-F-1	1

Revision Notes


No.	Description	Date
1	update specs	08.13.2000

Approvals:

Approved By:

Date:

COLOURS / FINISHES
• FINISH/PAINT

 Code A
To match PMS 5487C

 Code B
To match PMS 186C

Code C
Sikkens 311D6

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Side B
B2/EX02

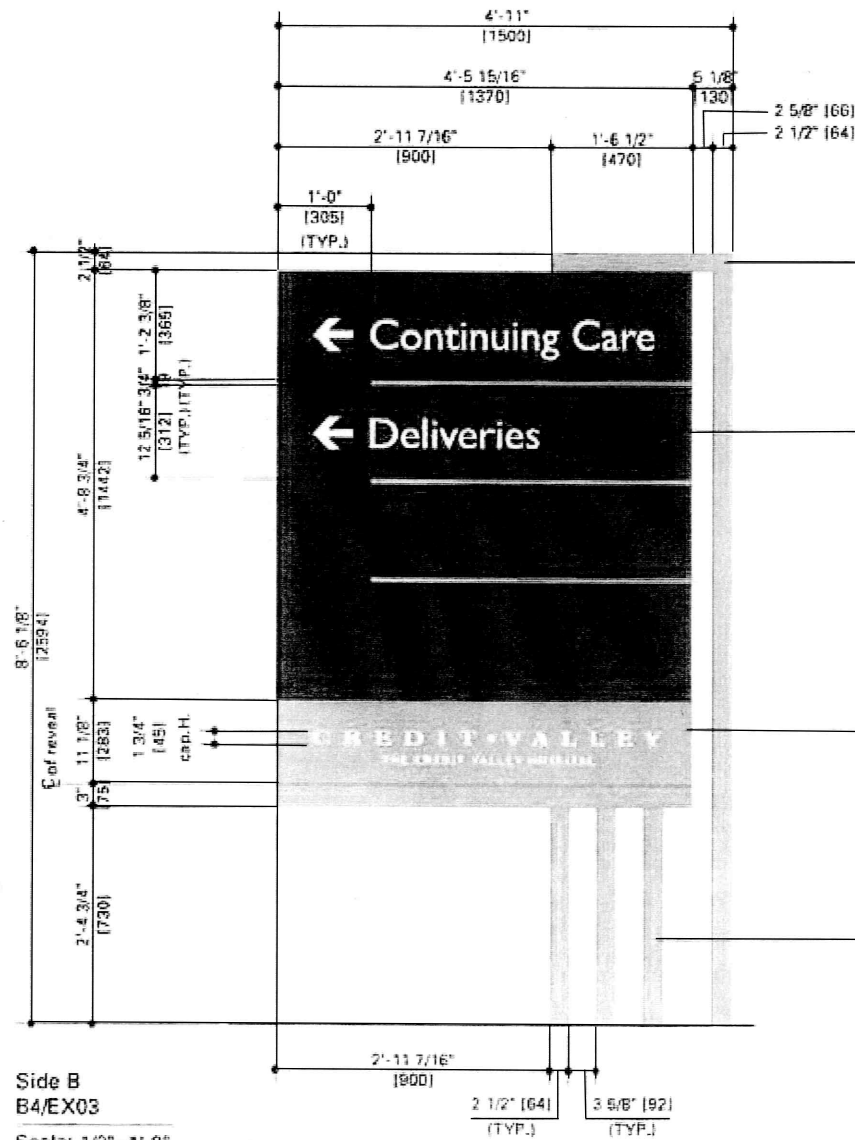
SIGN TYPE
B4 EX-03

REQUIREMENTS: B4 EX-03 = NEW SIGN

* REFER TO LOCATION PLANS (SW 001) FOR MESSAGE SCHEDULE
ALL MESSAGES TO BE FURTHER CONFIRMED BY HOSPITAL
FACE PANELS TO BE REMOVABLE TO ACCOMMODATE FUTURE
CHANGE OF MESSAGE.



Top view



Side B
B4/EX03

Scale: 1/2"=1'-0"

ALL COLOURS/GRAPHICS
TO BE APPROVED OR
PROVIDED BY CLIENT

*** SITE CHECK REQUIRED

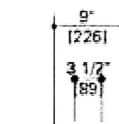
NOTE:

- FABRICATOR TO BE RESPONSIBLE FOR:
- PROVIDING ENGINEER STAMPED SHOP DRAWINGS FOR APPROVAL
- SIGN PERMIT/VARIANCE IF REQUIRED
- CONCRETE FOOTING AS REQUIRED

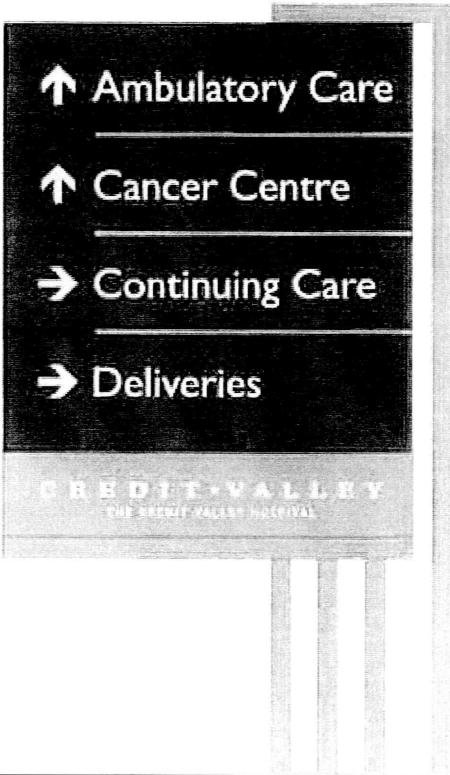
347 VOLTS ELECTRICAL SUPPLY BY HOSPITAL
FINAL ELECTRICAL HOOK UP BY SIGN FABRICATOR
AUTOMATIC PHOTOCELL TO BE INCORPORATED TO ALL
ILLUMINATED EXTERIOR SIGNS BY SIGN FABRICATOR

ALL STEEL AND/OR ALUMINUM PARTS TO BE PREPARED
WITH WASH PRIMER AND PAINTED WITH GRIP-GUARD;
ALL METAL EDGES ARE TO BE CLEAR OF BURRS AND
SMOOTH AND PAINTED IF NECESSARY.
ALL RETURNS OF PANELS ARE TO BE PAINTED BY PORTIONS
TO MATCH FRONT COLOUR COMBINATIONS ACCORDINGLY
EXCEPT FOR DIVIDER LINES.

FINAL LOCATION TO BE VERIFIED & CONFIRMED
ON SITE WITH CONSULTANT AND MAIN CONTRACTOR



Side view



Side A
B4/EX03

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signs

37 Esna
Park Drive
Markham
Ontario
L3R 1C9
905.474.1676
905.474.0515
www.steelart.com

Client

Bondfield Construction

Location

The Credit Valley Hospital
2200 Eglinton Ave. West
Mississauga ON

Project Title

Exterior Wayfinding Program - Phase 2

SignType(s)

Secondary Directional Sign

Scale Date
as noted 07.22.2009

Drawn Approved
JG /

Drawing No. Revision
TH 09065-H-1 1

Revision Notes

No. Description Date
1 - update specs 08.13.2009

Approvals:

Approved By:

Date:

COLOURS / FINISHES
• FINISH/PAINT

Code A
To match PMS 5487C
Code C
Sikkens 311D6

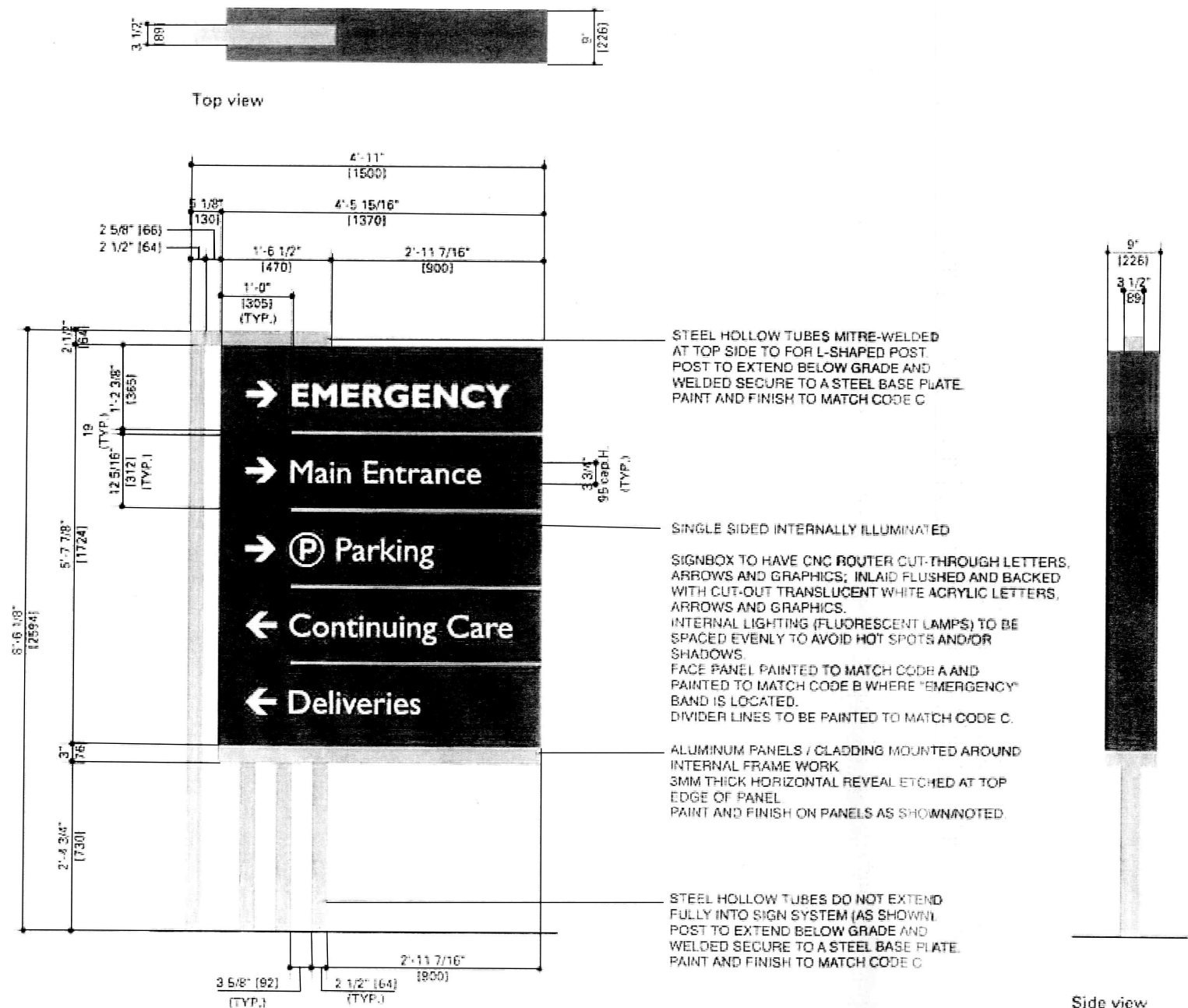
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SIGN TYPE
B5 EX-02

REQUIREMENTS B5 EX-02 - NEW SIGN

REFER TO LOCATION PLANS (SW 091) FOR MESSAGE SCHEDULE
ALL MESSAGES TO BE FURTHER CONFIRMED BY HOSPITAL
FABRICATOR TO VERIFY CONSTRUCTION DETAILS ON SITE IN ORDER
TO SELECT ADEQUATE METHOD TO REPLACE FACE PANELS AS
REQUIRED
NEW FACE PANELS TO BE REMOVABLE TO ACCOMMODATE FUTURE
CHANGE OF MESSAGE



Side B
B5/EX02
Scale: 1/2"=1'-0"

ALL COLOURS/GRAPHICS
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PROVIDED BY CLIENT

NOTE:

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 - SIGN PERMIT/VARIANCE IF REQUIRED
 - CONCRETE FOOTING AS REQUIRED

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EXCEPT FOR DIVIDER LINES.

FINAL LOCATION TO BE VERIFIED + CONFIRMED
ON SITE WITH CONSULTANT AND MAIN CONTRACTOR

steel art
signs
37 Esna
Park Drive
Markham
Ontario
L3R 1C9
905.474.1678
905.474.0515
www.steelart.com

Client
Bondfield Construction

Location
The Credit Valley Hospital
2200 Eglinton Ave. West
Mississauga ON
Project Title
Exterior Wayfinding Program - Phase 2

SignType(s)
Secondary Directional Sign

Scale
as noted
Date
07.22.2009

Drawn
JG
Approved
/

Drawing No.
TH 09066-1-1
Revision
1

Revision Notes
No. Description Date
1 - update specs 08.13.2009

Approvals:
Approved By:
Date:

COLOURS / FINISHES

FINISH/PAINT

- Code A
To match PMS 5487C
- Code B
To match PMS 186C
- Code C
Sikkens 311D6

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*** SITE CHECK REQUIRED

SIGN TYPE
B5 EX-03

REQUIREMENTS B5 EX-03 - NEW SIGN

REFER TO LOCATION PLANS (SW 001) FOR MESSAGE SCHEDULE
ALL MESSAGES TO BE FURTHER CONFIRMED BY HOSPITAL.
FABRICATOR TO VERIFY CONSTRUCTION DETAILS ON SITE IN ORDER
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CHANGE OF MESSAGE.

NOTE:

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FINAL LOCATION TO BE VERIFIED + CONFIRMED
ON SITE WITH CONSULTANT AND MAIN CONTRACTOR

steel art
signs
37 E588
Park Drive
Markham
Ontario
L3R 1C9
905.474.1678
905.474.0515
www.steelart.com

Client

Bondfield Construction

Location

The Credit Valley Hospital
2200 Eglinton Ave. West
Mississauga ON

Project Title

Exterior Wayfinding Program - Phase 2

SignType(s)

Secondary Directional Sign

Scale Date
as noted 07.22.2009

Drawn Approved
JG /

Drawing No. Revision
TH 09066-J-1 1

Revision Notes

No. Description Date
1 - update specs 08.13.2009

Approvals:

Approved By:

Date:

COLOURS / FINISHES
FINISH/PAINT

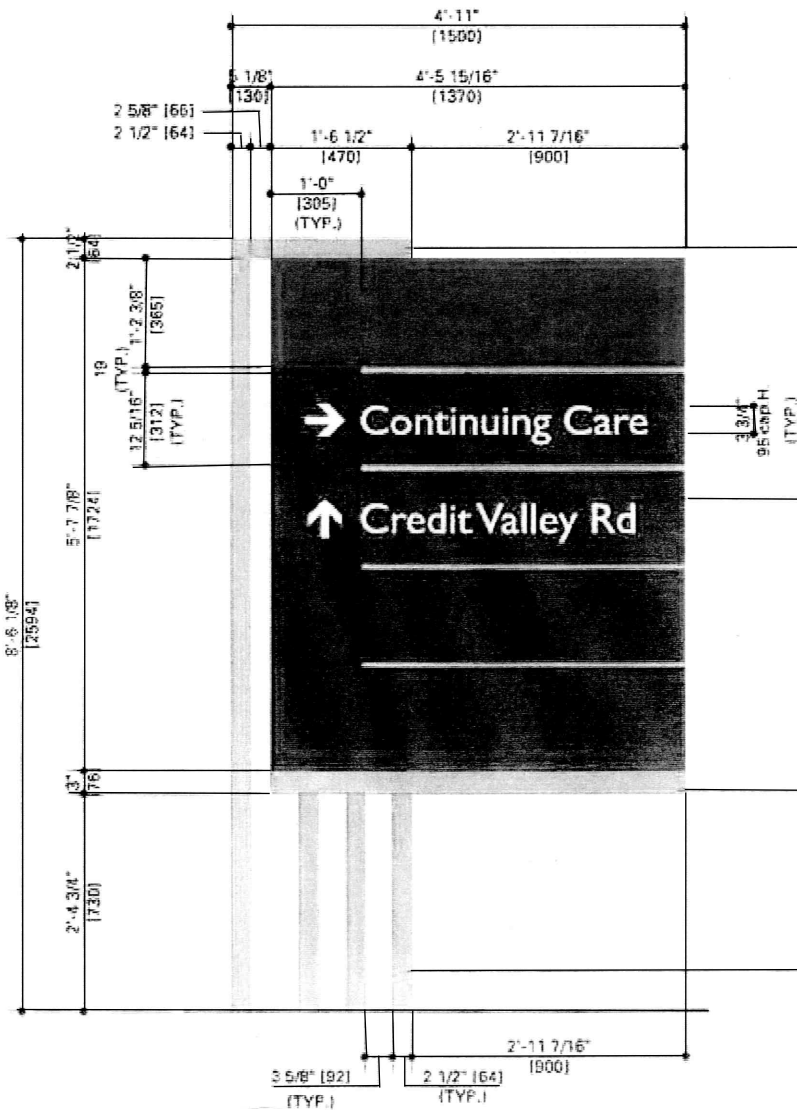
- Code A
To match PMS 5487C
- Code B
To match PMS 186C
- Code C
Sikkens 311D6

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Top view



Side B
B5/EX03
Scale: 1/2" = 1'-0"

STEEL HOLLOW TUBES MITRE-WELDED
AT TOP SIDE TO FOR L-SHAPED POST.
POST TO EXTEND BELOW GRADE AND
WELDED SECURE TO A STEEL BASE PLATE.
PAINT AND FINISH TO MATCH CODE C.

DOUBLE SIDED INTERNALLY ILLUMINATED
SIGNBOX TO HAVE CNC ROUTER CUT-THROUGH LETTERS,
ARROWS AND GRAPHICS; INLAID FLUSHED AND BACKED
WITH CUT-OUT TRANSLUCENT WHITE ACRYLIC LETTERS,
ARROWS AND GRAPHICS.
INTERNAL LIGHTING (FLUORESCENT LAMPS) TO BE
SPACED EVENLY TO AVOID HOT SPOTS AND/OR
SHADOWS.
FACE PANEL PAINTED TO MATCH CODE A AND
PAINTED TO MATCH CODE B WHERE "EMERGENCY"
BAND IS LOCATED.
DIVIDER LINES TO BE PAINTED TO MATCH CODE C.

ALUMINUM PANELS / CLADDING MOUNTED AROUND
INTERNAL FRAME WORK.
3MM THICK HORIZONTAL REVEAL ETCHED AT TOP
EDGE OF PANEL.
PAINT AND FINISH ON PANELS AS SHOWN/NOTED.

STEEL HOLLOW TUBES DO NOT EXTEND
FULLY INTO SIGN SYSTEM (AS SHOWN).
POST TO EXTEND BELOW GRADE AND
WELDED SECURE TO A STEEL BASE PLATE.
PAINT AND FINISH TO MATCH CODE C.

ALL COLOURS/GRAPHICS
TO BE APPROVED OR
PROVIDED BY CLIENT

*** SITE CHECK REQUIRED



Side view



Side A
B5/EX04

SIGN TYPE

G1 EX-01

REQUIREMENTS: G1 EX-01* = NEW SIGN

* REFER TO LOCATION PLANS (SW 001) FOR MESSAGE SCHEDULE
ALL MESSAGES TO BE FURTHER CONFIRMED BY HOSPITAL
FACE PANELS TO BE REMOVABLE TO ACCOMMODATE FUTURE
CHANGE OF MESSAGE.
SEE DRAWINGS NO. SW 208.2 TO SW 208.6 FOR SIMILARITY
OF CONSTRUCTION DETAILS.

NOTE

FABRICATOR TO BE RESPONSIBLE FOR:
- PROVIDING ENGINEER STAMPED SHOP DRAWINGS
FOR APPROVAL
- SIGN PERMIT/VARIANCE IF REQUIRED
- CONCRETE FOOTING AS REQUIRED

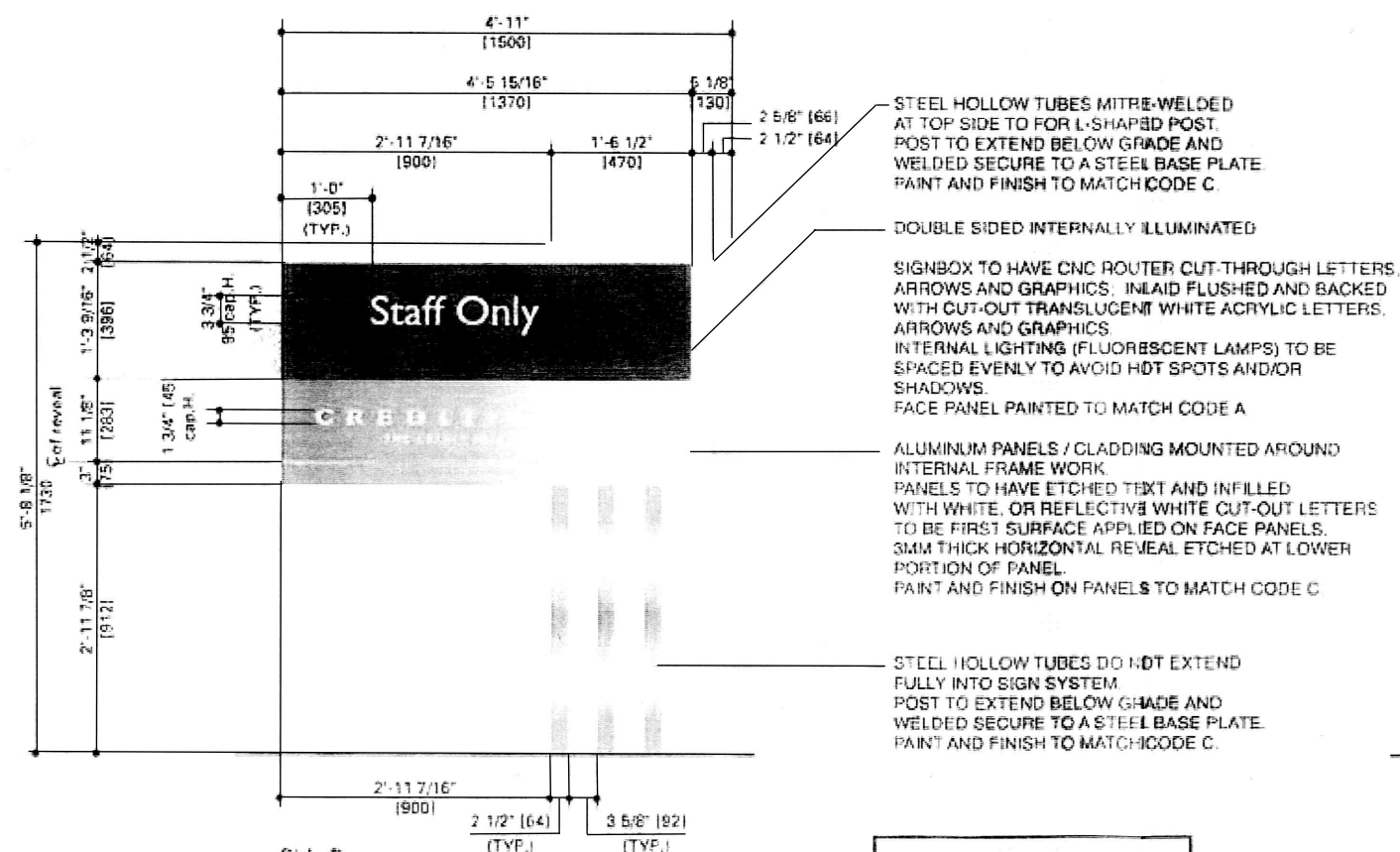
347 VOLTS ELECTRICAL SUPPLY BY HOSPITAL
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FINAL LOCATION TO BE VERIFIED & CONFIRMED
ON SITE WITH CONSULTANT AND MAIN CONTRACTOR



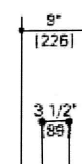
Top view

Side B
G1/EX01

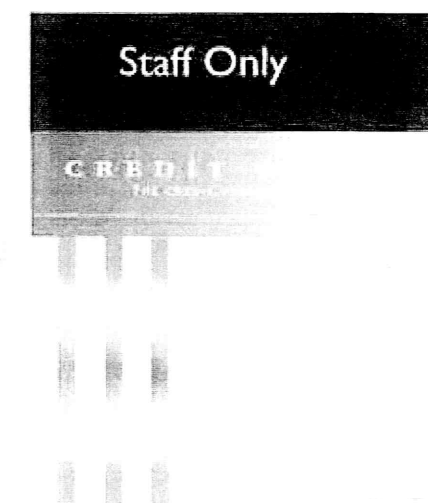
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ALL COLOURS/GRAPHICS
TO BE APPROVED OR
PROVIDED BY CLIENT

*** SITE CHECK REQUIRED



Side view

Side A
G1/EX01steel art
signs

37 Esna
Park Drive
Markham
Ontario
L3R 1C9
905.474.1678
905.474.0515
www.steelart.com

Client

Bondfield Construction

Location

The Credit Valley Hospital
2200 Eglinton Ave. West
Mississauga ON

Project Title

Exterior Wayfinding Program - Phase 2

SignType(s)

Prohibitory Entrance Sign - Staff Only

Scale Date
as noted 07.22.2009

Drawn Approved
JG

Drawing No Revision
TH 09066-K-1

Revision Notes

No. Description Date
1 update specs 08.13.2009

Approvals:

X.
Approved By:

X.
Date:

COLOURS / FINISHES

• FINISH/PAINT

- Code A
To match PMS 5487C
- Code C
Sikkens 311D6

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SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 16, 2010

FILE: 09-06977

RE: Laurie Williamson Motors
3045 Glen Erin Drive – Ward 8

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

Section 13	Proposed
One ground sign is permitted per street line.	One (1) additional ground sign fronting Glen Erin Dr.

COMMENTS:

The variance is to permit a second ground sign fronting Glen Erin Drive. The previous car dealership, Laurie Williamson GM, had two ground signs along Glen Erin. The owner, Laurie Williamson, is no longer involved with General Motors but maintains the dealership business. The applicant wishes to install two new ground signs that are identical in shape and size as the previous GM signs. In this regard, the Planning and Building Department have no concerns with the variance.



3045 GLEN ERIN DRIVE
MISSISSAUGA, ONTARIO
L5L 1J8

TEL: (905) 607-4000

FAX: (905) 607-4002

January 15, 2010

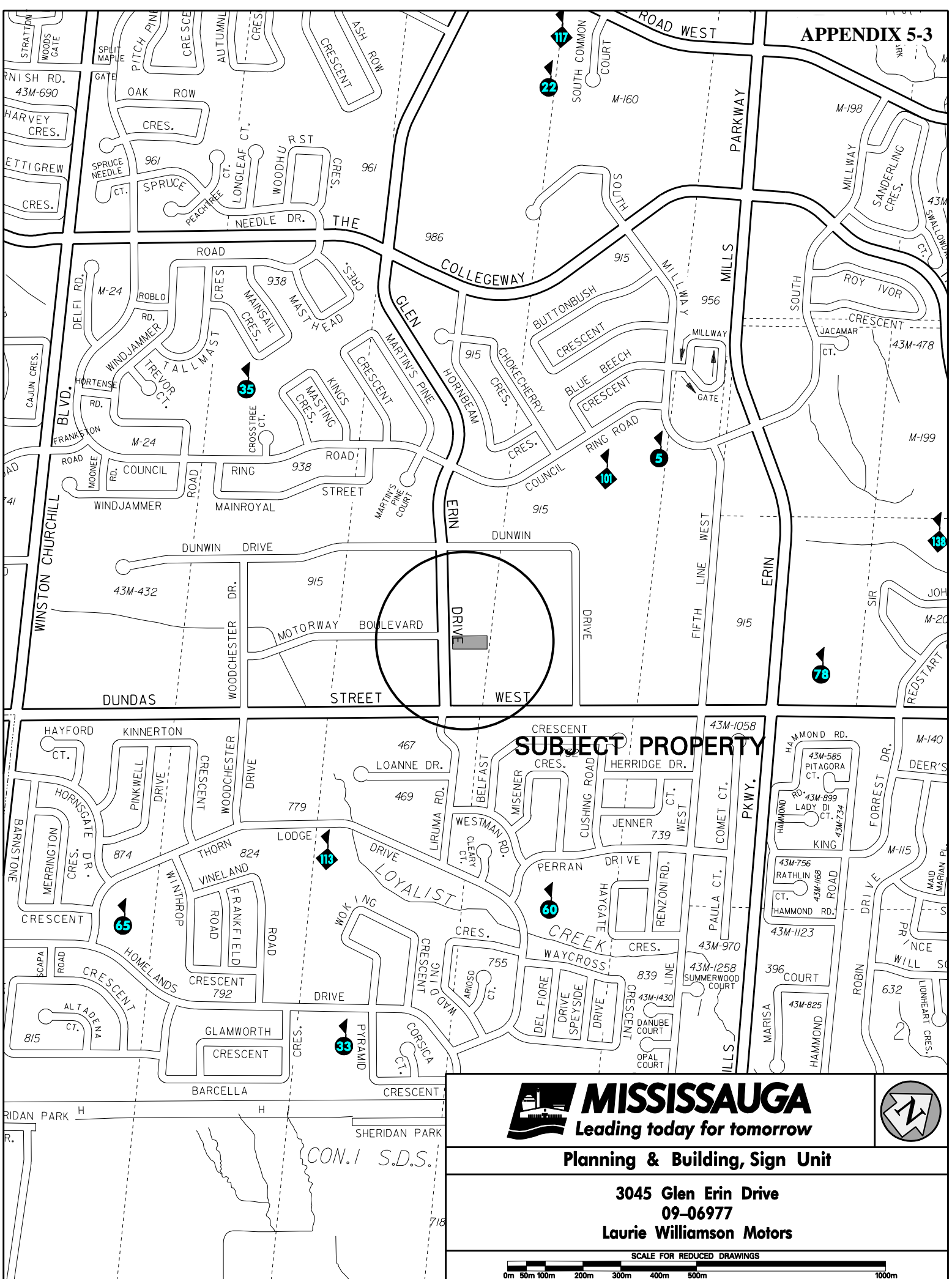
To Whom It May Concern:

Laurie Williamson, having lost it's General Motors franchise must replace it's original signs as soon as possible. The two signs in question have been approved and existing since 1992 and the replacements are identical in size and shape. Paying more than 100,000 a year in property taxes makes me wonder why this should take so long to process.

Sincerely

Laurie Williamson
President
Laurie Williamson Motors Ltd.

cc Mayor Hazel Mac Callion
cc Ed Sajecki Commissioner of Planning City of Mississauga
cc John Rogers Consultant



MISSISSAUGA
Leading today for tomorrow

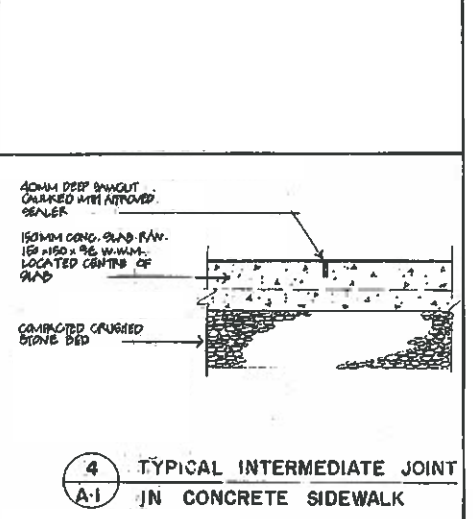
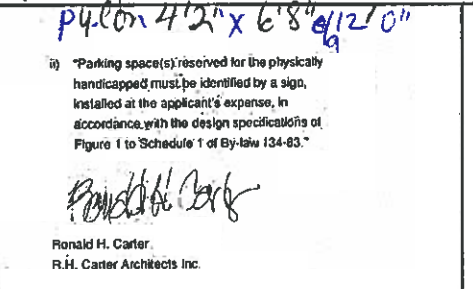
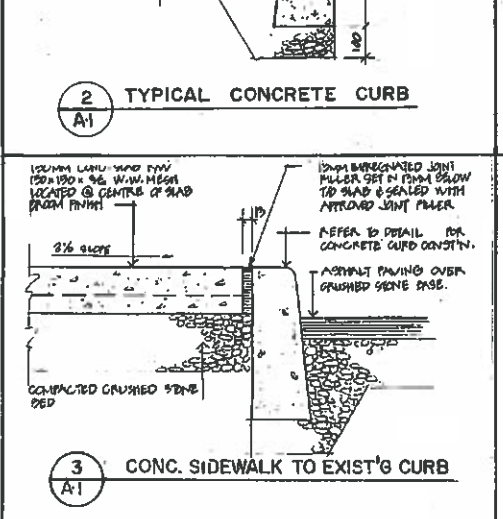
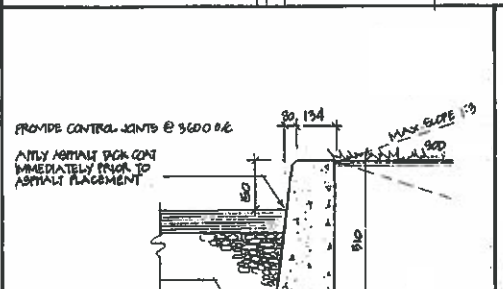
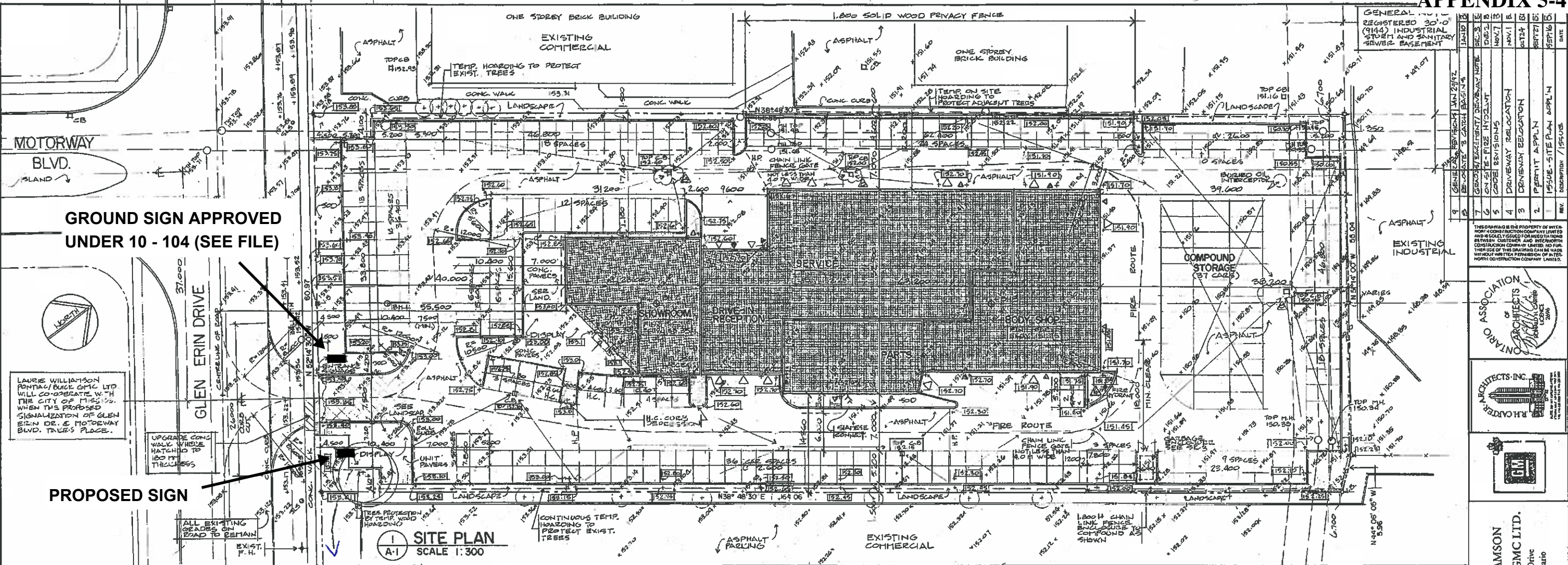
Planning & Building, Sign Unit

3045 Glen Erin Drive
09-06977

Laurie Williamson Motors

SCALE FOR REDUCED DRAWINGS





NOTES:

- The driveway grade will be compatible with the existing sidewalk and a curb depression will be provided for each entrance.
- Driveways on the municipal right-of-way shall be paved by the applicant.
- At the entrances to the site, the municipal curb and sidewalk will be continuous through the driveway.
- All surface drainage shall be self-contained, collected and discharge at a location to be approved prior to issuance of building permit.
- City of Mississauga requires that the working drawings submitted to the building department as part of an application for the issuance of a building permit, shall be certified by the Architect as being in conformity with the site development plan as approved by the City of Mississauga.
- Parking stall size - 2.6 x 5.2' Provided - 191 stalls
- 32 tandem
- Handicap Stalls - 4.6 x 5.2' Provided - 2 stalls
Total Conforming - 193
- Drive Aisle - 7.0
- The tops of any curbs bordering driveways within the municipal boulevard will be flushed with the municipal sidewalk and road curb.
- There will be no retaining walls required on this site.
- The structural design of any retaining wall over 0.60 metres in height or any retaining 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.

a) Planning and Building Department - Development West Division

i) "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 S.P. 172-71 (W)"

LEGEND

- EXIST. GRADES
- FINISHED GRADES
- BUILDING (NEW)
- ASPHALT PAVING
- HEAVY DUTY ASPHALT
- SODDED AREA
- CONCRETE PAVEMENT
- CONCRETE CURB
- MAN HOLE
- CATCH BASIN
- FIRE HYDRANT
- BORE HOLE
- LAMP STANDARD
- OVER HEAD DOOR
- MAN DOOR

NOTE: FOR PLANTING LAYOUT SEE LANDSCAPE PLANS

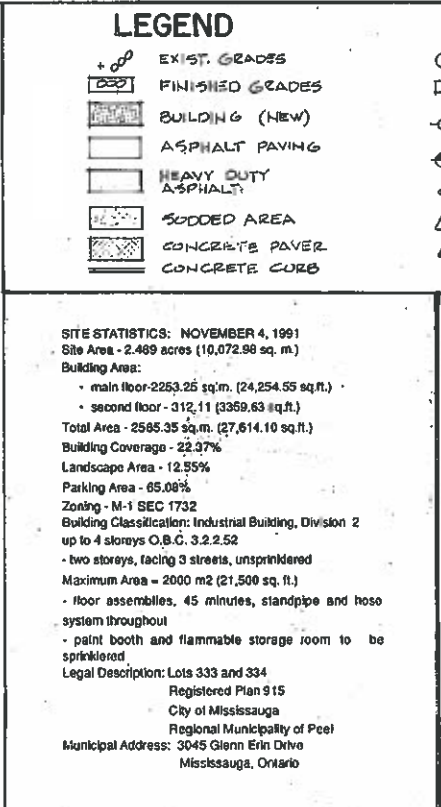
PARKING PROVIDED

- CONFORMING - 191 SPACES
- TANDEM - 32 SPACES
- CAPACITY - 223 SPACES (INC. 2 H.C.)

SITE STATISTICS: NOVEMBER 4, 1991

- Site Area - 2.489 acres (10,072.98 sq. m.)
- Building Area:
 - main floor - 2253.25 sq.m. (24,254.55 sq.ft.)
 - second floor - 312.11 (3359.63 sq.ft.)
- Total Area - 2565.35 sq.m. (27,614.10 sq.ft.)
- Building Coverage - 22.37%
- Landscape Area - 12.55%
- Parking Area - 65.08%
- Zoning - M-1 SEC 1732
- Building Classification: Industrial Building, Division 2 up to 4 stories O.B.C. 3.2.2.52
- two storeys, facing 3 streets, unsprinklered
- Maximum Area - 2000 m² (21,500 sq. ft.)
- floor assemblies, 45 minutes, standpipe and hose system throughout
- paint booth and flammable storage room to be sprinklered

Legal Description: Lots 333 and 334 Registered Plan S15 City of Mississauga Regional Municipality of Peel Municipal Address: 3045 Glen Erin Drive Mississauga, Ontario



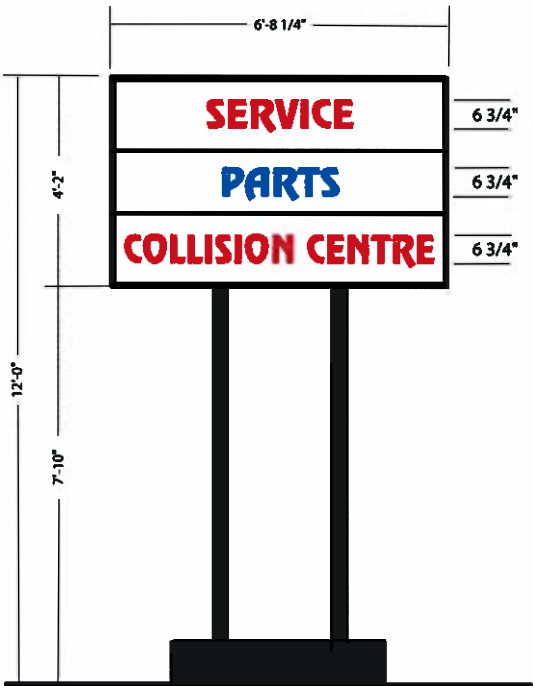
Laurie Williamson
PONTIAC BUICK GMC LTD.
3045 Glen Erin Drive
Mississauga, Ontario

Intemorth
Intemorth Construction Company Limited
4200 Dixie Road
Mississauga, Ontario
L4W 1N2
Telephone (416) 625-7120

SITE PLAN

DATE: _____
DRAWN BY: _____
SCALE: _____
DWG. No.: _____
PROJECT No.: _____

A-1 91-37



PROPOSED SIGN

Specifications:

Supply & install one (1) d/f illuminated pylon sign
Aluminum construction
White acrylic faces w/ 3M vinyl graphics face applied
H.O. Daylight fluorescent illumination
Painted sign cabinet, poles & base cover
Reuse existing GM P38 base

Colours:

- ☐ White acrylic faces
- ☒ "SERVICE" & "BODY SHOP" - 3630-33 Red
- ☒ "PARTS" - 3630-157 Blue
- ☒ Dividing lines - 3630-22 Black
- ☒ Sign cabinet, poles & base cover ptd. black

Job No.

Vantage #:
Date: 28-OCT-09
Design #: 09-1450
Scale: 3/8"=1'-0"
Sales: N, FRY
Designer: J. FOSTER

Rev. #: R3
Date: 3 FEB 10

☐ Vector Artwork Required
☐ High Resolution image Required
☐ Final Colours Required

☐ Conceptual artwork only

Electrical Requirements
☒ 120V ☐ 347V
☐ Other _____

* Voltage needs to be specified prior to customer approval
Customer Approval
Date



555 Ellesmere Road
Toronto, Ontario, Canada M1R 4E8
www.pattisonsign.com
Tel (416) 259-1111
Fax (416) 759-4965
Toll Free 1-800-268-6536

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SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 16, 2010

FILE: 09-06747

RE: EcoMedia
Third Party Advertising
5602-5606 Tenth Line West - Ward 10

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

Section 4(6)	Proposed
Any sign (advertising device) not expressly permitted is prohibited.	Sixteen (16) signs (advertising devices) displayed on the property.

COMMENTS:

On October 29, 2009 the Sign Unit received a complaint regarding the installation of numerous signs on the property advertising EcoMedia. As a result of the investigation, notices were issued to obtain permits or remove the signs.

The applicant is proposing the following:

- 1) Twelve (12) horizontal litter/recycling stations “Silverboxes” (Appendix 6-13) displaying third party advertising with an area of approximately 1.11 sq. m. (12 sq. ft.) on the front and back of the station.
- 2) Four (4) vertical litter/recycling stations “EcoBoxes” (Appendix 6-14) displaying third party advertising with an area of approximately 1.95 sq. m. (21 sq. ft.) on each side of the station.

The proposed litter/recycling stations are located internal to the site and provide waste collection. The Planning and Building Department have reviewed the locations to ensure the stations will

not create safety concerns with vehicular traffic, at pedestrian crossings and to ensure accessibility routes are not compromised. In addition, stations provided for the purpose of advertising and not primarily for waste collection were not acceptable.

In this regard, The Planning and Building Department support the variance request with the exception of the signs at the following locations:

- Location 1 (Appendix 6-15)
- Location 3 (Appendices 6-16 and 6-17)
- Location 7 (Appendix 6-18)
- Location 10 (Appendix 6-19)
- Location 12 (Appendices 6-20 and 6-21)
- Location 13 (Appendix 6-22)
- Location 14 (Appendix 6-23)

CHURCHILL MEADOWS
COMMERCIAL INC.

600 Applewood Cr scent, Vaughan, Ontario L4K 4B4

November 18th, 2009TEL: (905) 760-7300
FAX: (905) 669-9600

Sign By-Law Officer
City of Mississauga
Mississauga, ON

Dear Sir/Madam,

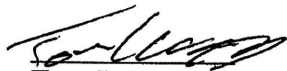
Churchill Meadows Commercial Inc. recently installed a Public Space Recycling program supplied by a Toronto based company, EcoMedia Direct Inc. at the Brittany Glen Plaza located at Tenth Line and Thomas in Mississauga. Based on the installation of our new recycling units we will be able to help divert waste from landfill on a full time basis at our property.

Churchill Meadows Commercial Inc. is committed to doing its part for the environment wherever possible, and since it's delivery in October 2009, we have had a tremendous amount of positive feedback both from the retailers on our site as well as the shoppers who visit their businesses daily.

These new Public Space Recycling products feature advertising panels on which advertising is placed which helps offset the cost of the capital investment in these products, the ongoing expense of maintaining these Recycling products and to some extent helps mitigate the cost of pick up and separate streaming of recyclables from waste. As you may be aware, the aftermarket value of recyclables suffered a serious collapse in 2008 / 2009 and as a result the cost of managing recyclables outside the waste stream has risen considerably.

We believe that our Public Space Recycling Program with Advertising is a sustainable business model which will mitigate our operating expenses and assure an economically viable and beneficial long term solution to the City of Mississauga residents and businesses who shop and work at our property.

Sincerely,



Tom Lucas

Manager, Commercial Properties



Leading today for tomorrow

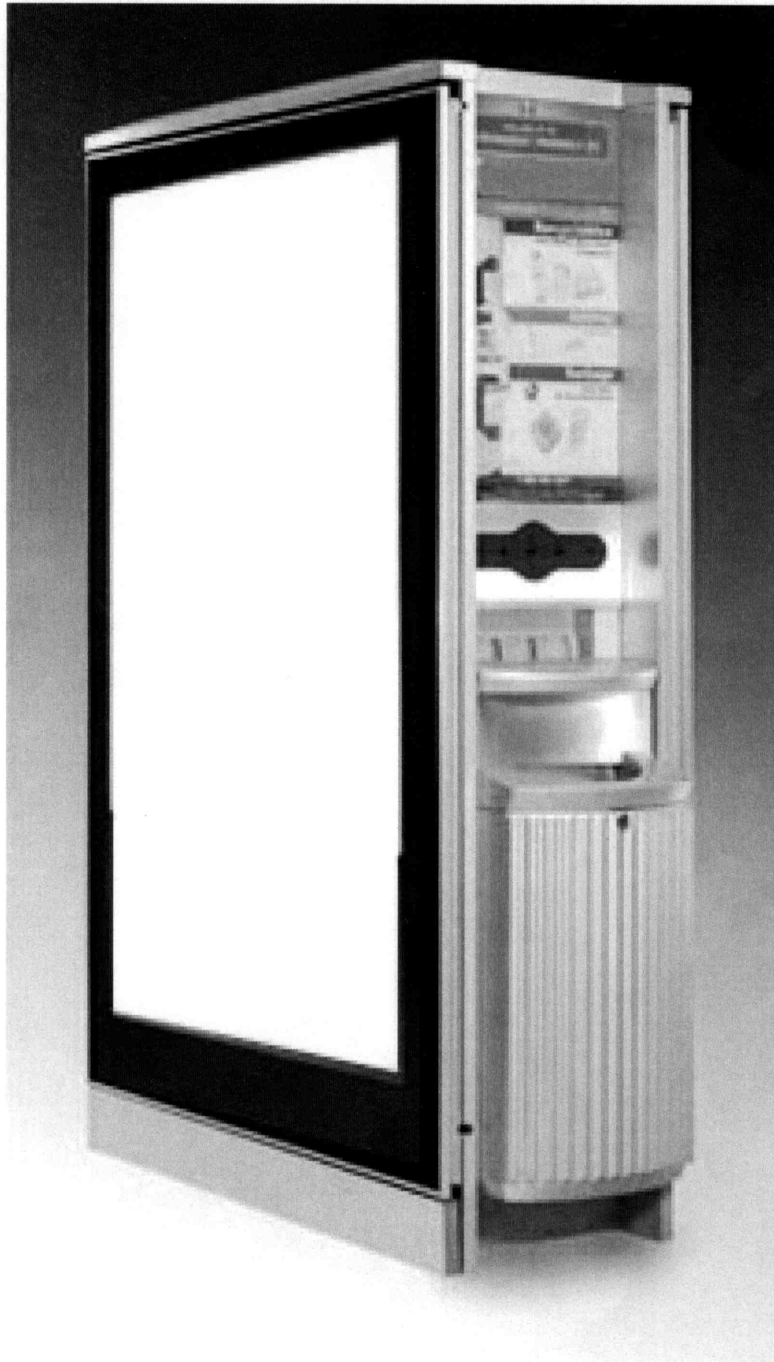
5606 Tenth Line West
File #09-06747

Eco Media – Third Party Advertising





EcoBox

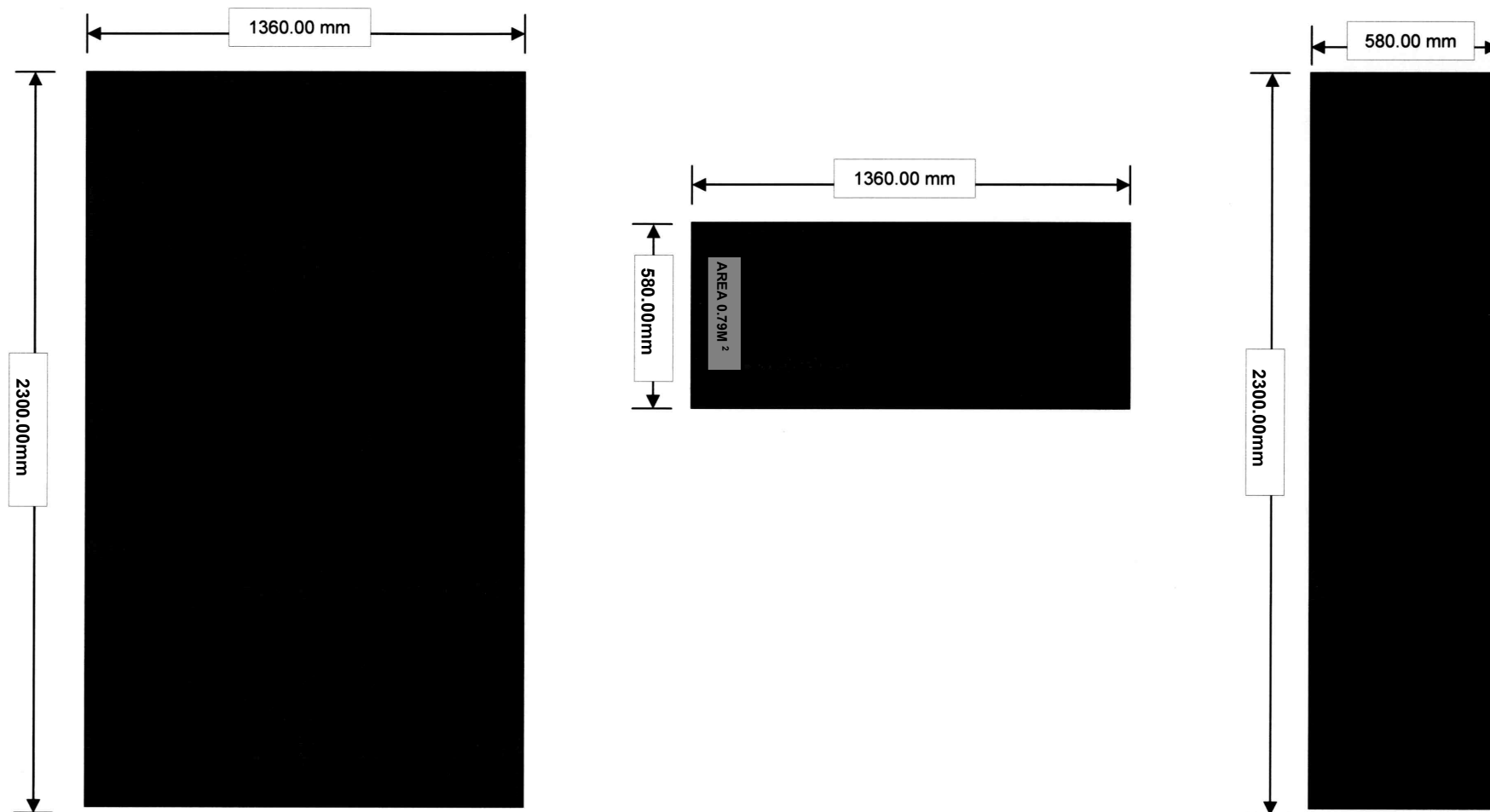


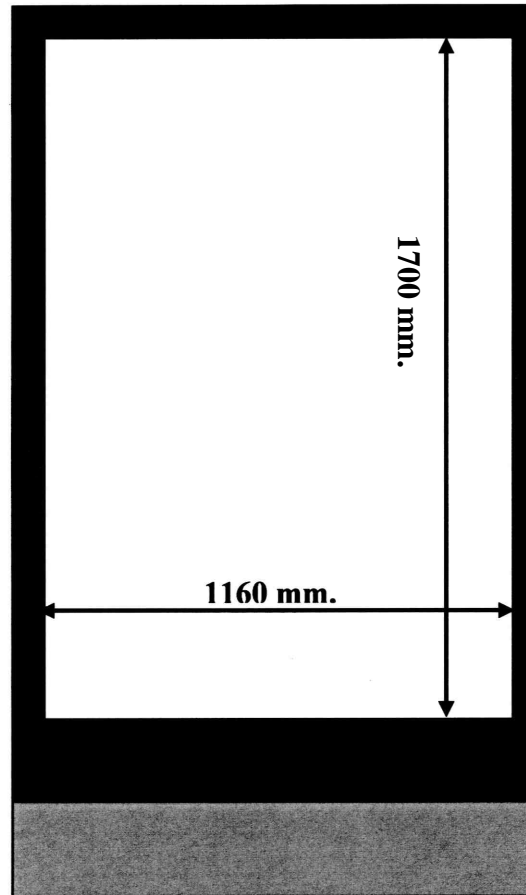


LOCATION 7

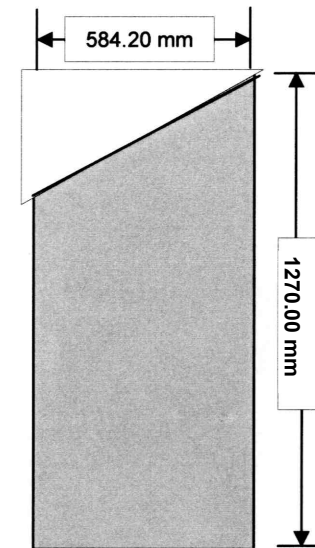
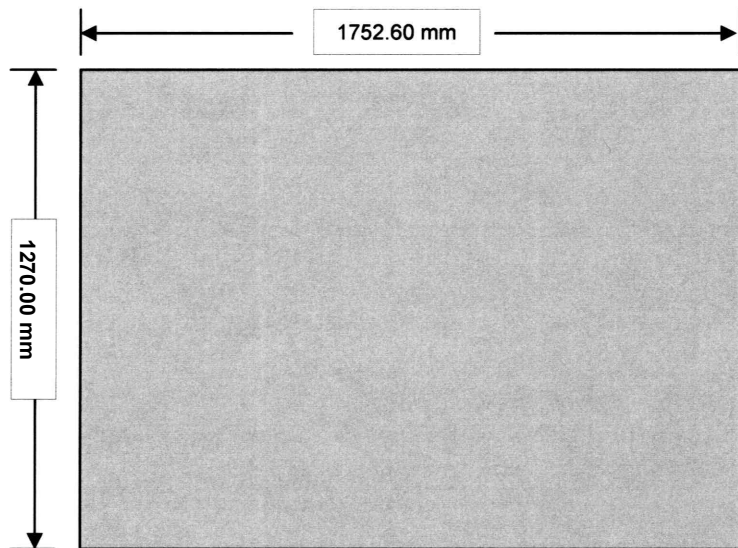
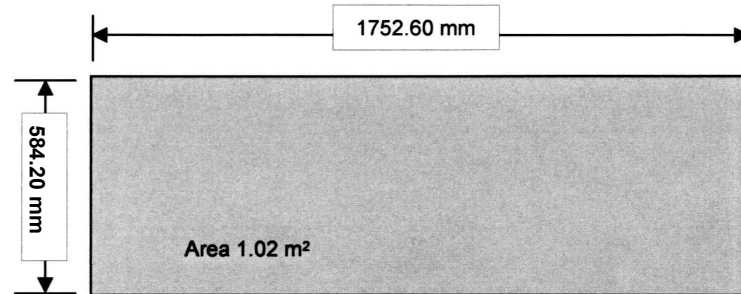


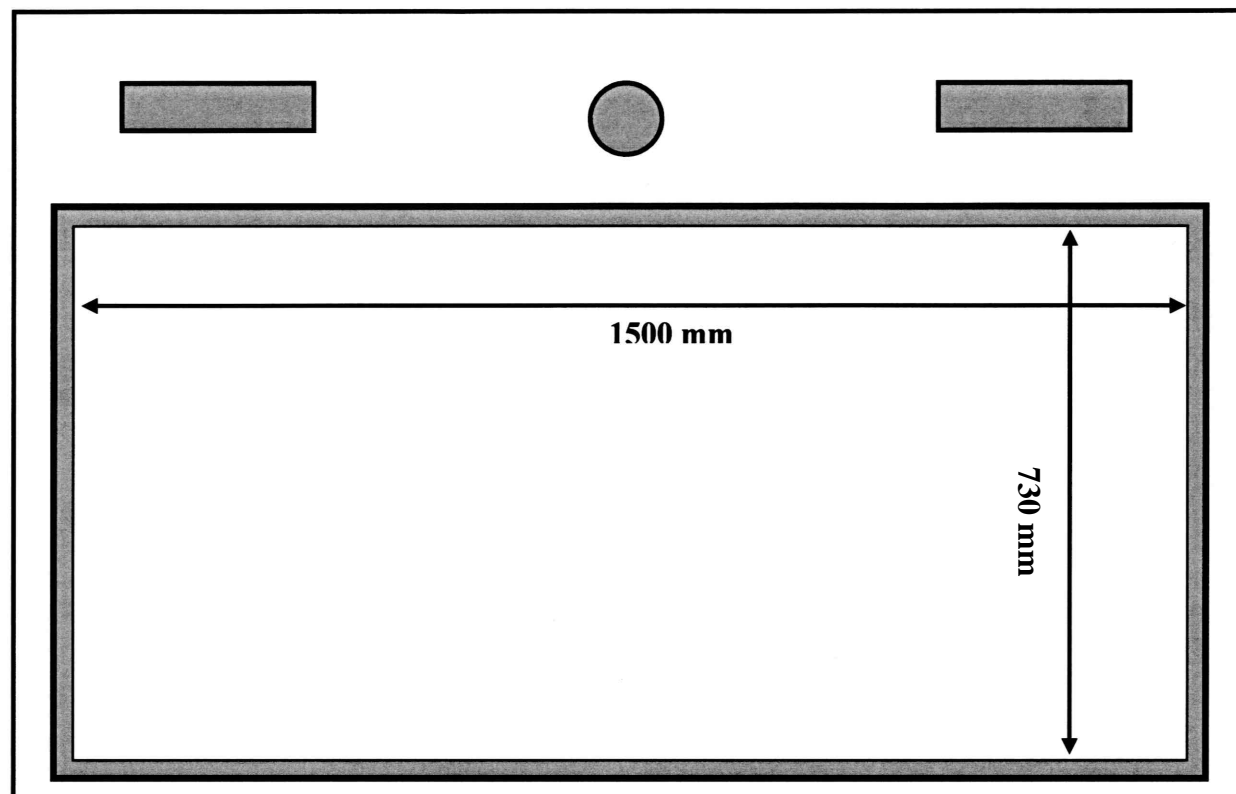
EcoBox Footprint



ECOBIX GRANDE ARTWORK SPECIFICATIONS

SilverBox Footprint



SILVERBOX ARTWORK SPECIFICATIONS





DRIVE - THRU LANE

NOT INSTALLED



LOCATION 3









FOR ADVERTISING OPPORTUNITIES
PLEASE CONTACT:
1 888 592 2227

ADVERTISING OPPORTUNITIES
CYCLABLES
PLACE HERE



DRIVE-THRU LANE

LOCATION 12

PARKING





LOCATION 14