



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2010)

PDC APR 19 2010

DATE: March 30, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 19, 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 30, 2010, from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested two (2) Sign Variance Applications described in Appendices 1 to 2 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 09-04211
Ward 7
Khan Khokhar & Associates
3024 Hurontario Street

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the building.

- (b) Sign Variance Application 10-00165
Ward 11
Bank of Montreal
7050 Saint Barbara Boulevard

To permit the following:

- (i) One (1) fascia sign (sign E) attached to a wall which does not form part of a building.
- (ii) One (1) sign (sign A) located on the west elevation which projects above the roof of the building.

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 two (2) Sign Variance Applications (see Appendices 1 to 2) 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: Khan Khokhar & Associates
Appendix 1-1 to 1-8

Bank of Montreal
Appendix 2-1 to 2-9

Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Darren Bryan, Supervisor, Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 30, 2010

FILE: 09-04211

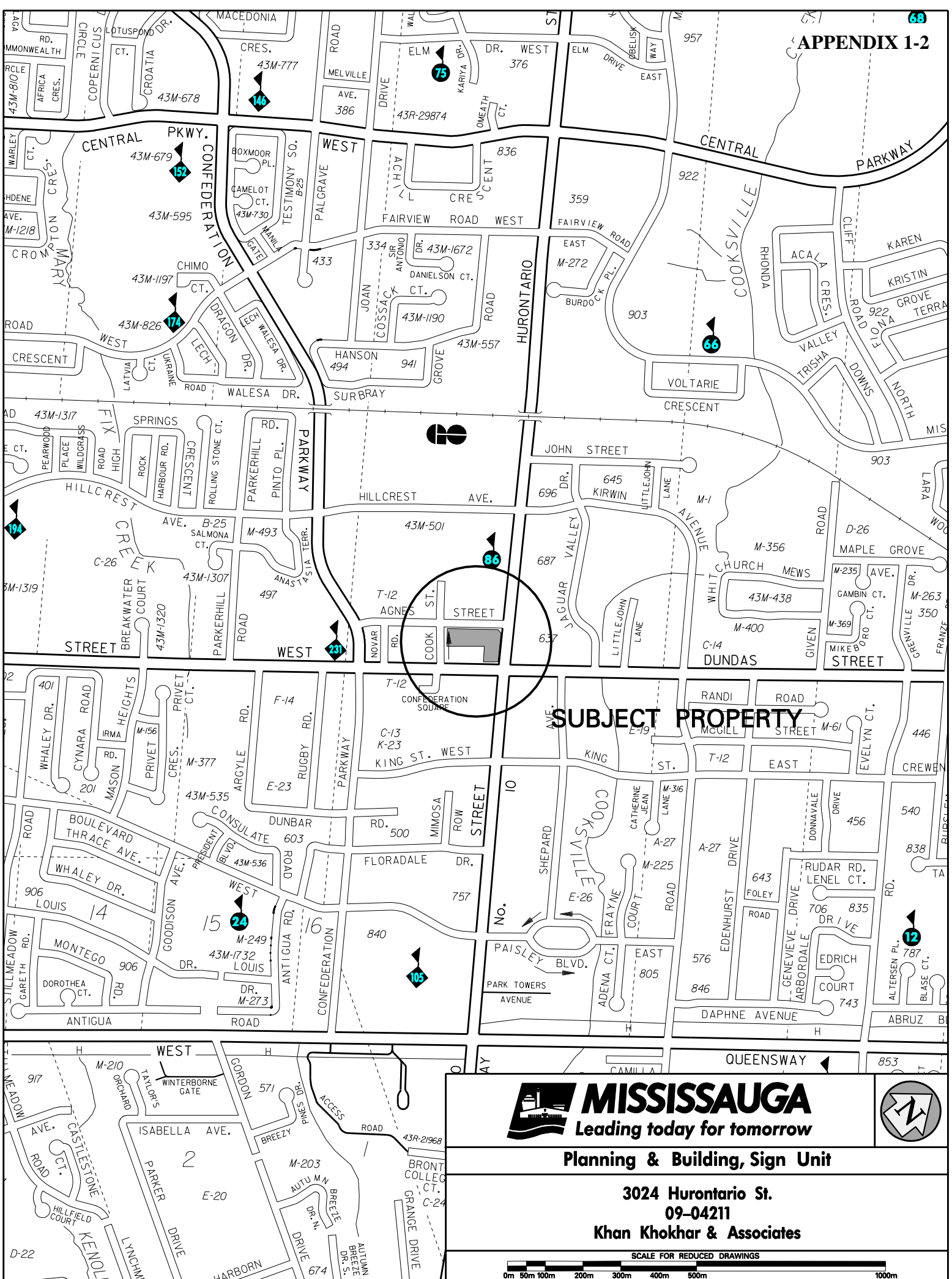
RE: Khan Khokhar & Associates
3024 Hurontario Street – Ward 7

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

Section 17(3)	Proposed
A fascia sign shall be erected no higher than the upper limits of the first storey of a building.	Two (2) fascia signs located on the second storey of the building.

COMMENTS:

The fascia signs are proposed in similar locations as other signs on the second storey of this building. Previously, a variance was granted for the signage on the second storey of this building for the Cooksville Library. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

**3024 Hurontario St.
09-04211**

Khan Khokhar & Associates

SCALE FOR REDUCED DRAWINGS

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

KHAN KHOKHAR & ASSOCIATES INC.

M. Khan Khokhar – CSIC Member: M042340
(Specializing in all Immigration Matters)

October 26, 2009

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

Dear Sir/Madam:

RE: LETTER OF RATIONALE FOR SIGN

Our office requires the permit to erect a sign outside the window of 3024 Hurontario Street, Suite 205, Mississauga, Ontario L5B 4M4 for the following purposes noted below:

- 1. To identify our office name and location to the public and to ensure that our clients find their way safely around to our office.**
- 2. To advertise and tell people who we are and what we do.**
- 3. To distinguish our office space from the other professional office spaces in the area. The other office in our building have their own signs and our office does not.**

In the light of the above we would appreciate it if you would issue the permit in-order for us to erect a sign.

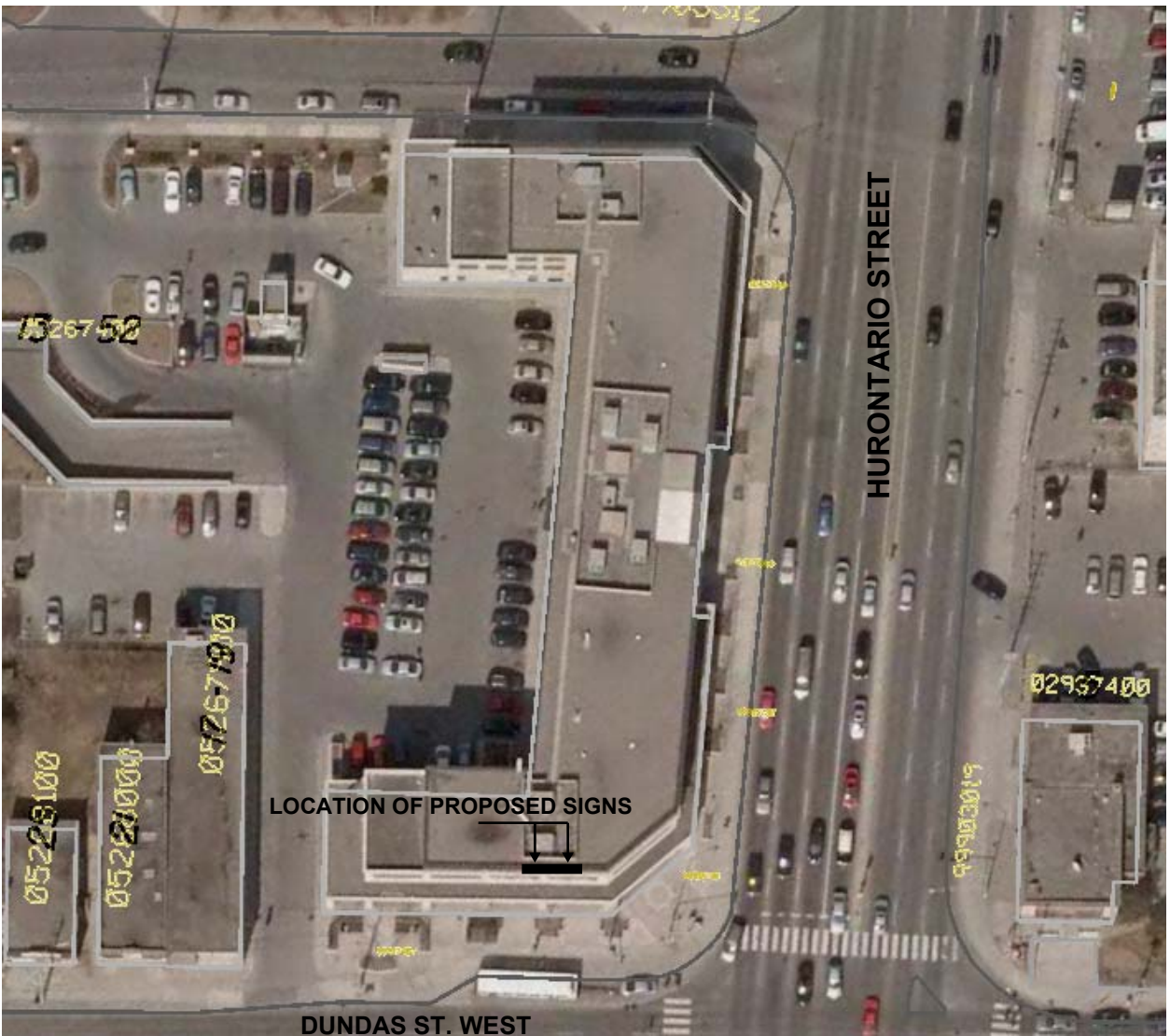
Should you have any question regarding this matter please contact the undersigned.

Yours truly,



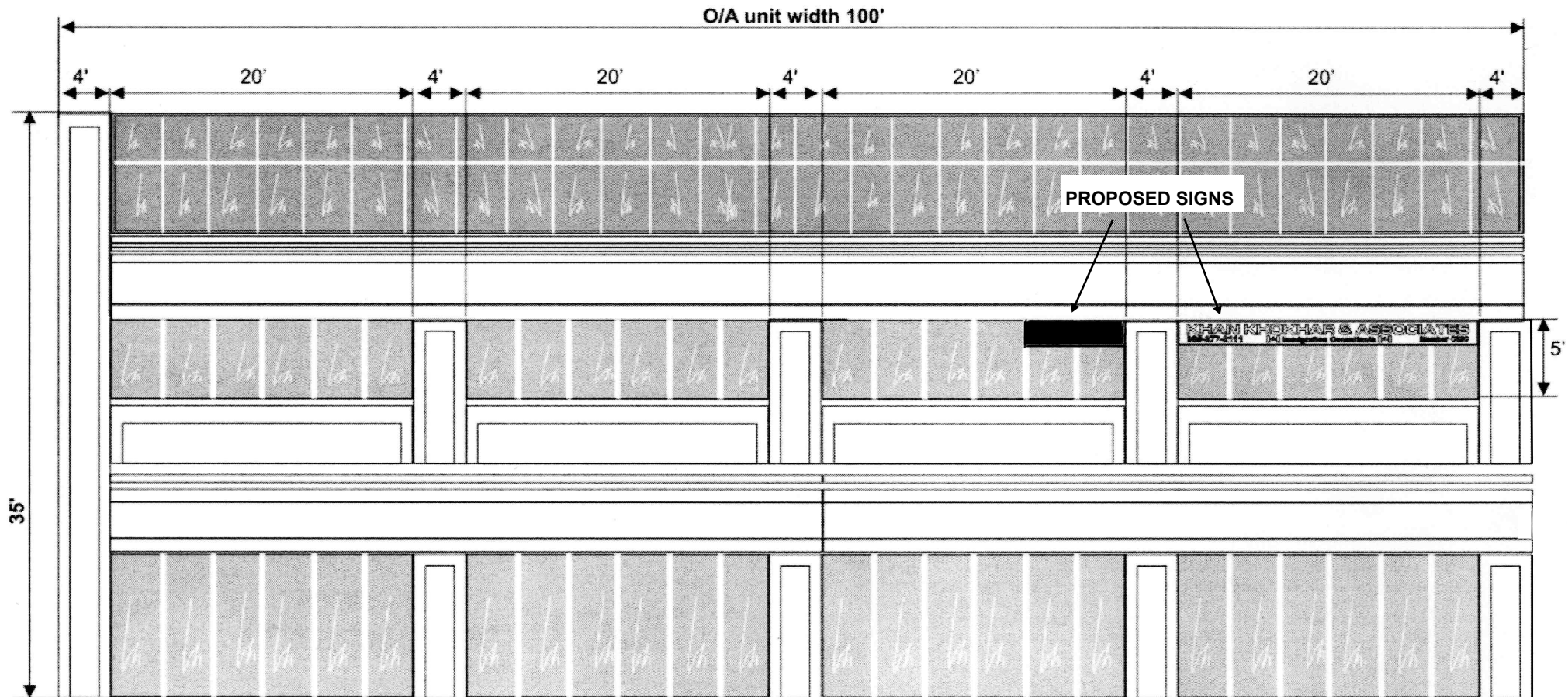
M. KHAN KHOKHAR

MKK/al
Encls.



3024 Hurontario Street

Application #SGNBLD 094211 VAR
Application Dt. 2009-03-11



SOUTH ELEVATION

Regency
Signs & Printing

Tel.: 905-461-9502 Cell: 416-520-0507

Fax: 905-461-9428

regency2000@rogers.com

7171 Torbram Rd., Unit 29, Mississauga, ON. L4T 3W4

CUSTOMER NAME: Mr. Khan Khokkhar

BUSINESS NAME: Khan Khokkhar & Associate

ADDRESS: 3024 Hurontario St.,

Mississauga, ON.

LOCATION:

DATE: Nov 3, 2008

Cell: 905.277.2111

CUSTOMER APPROVAL

X _____
CUSTOMER SIGNATURE

NOTE: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

DRAWING BY: DEV

AREA OF PROPOSED
SIGNS



3024 HURONTARIO ST.
SOUTH ELEVATION

01/14/2010

APPENDIX 1-6



LAW OFFICE
STEPHEN L. WINCHIE
 Barrister & Solicitor 905-277-5558

79"x19.5

KHAN KHOKHAR & ASSOCIATES
 905-277-2111 Immigration Consultants Member CSIC

235"x19.5

Regency
 Signs & Printing

Tel.: 905-461-9502 Cell: 416-520-0507

Fax: 905-461-9428

regency2000@rogers.com

7171 Torbram Rd., Unit 29, Mississauga, ON. L4T 3W4

CUSTOMER NAME Mr. Khan Khokkhar

BUSINESS NAME: Mississauga, ON.

ADDRESS: _____

LOCATION: _____

DATE: Nov 3, 2008

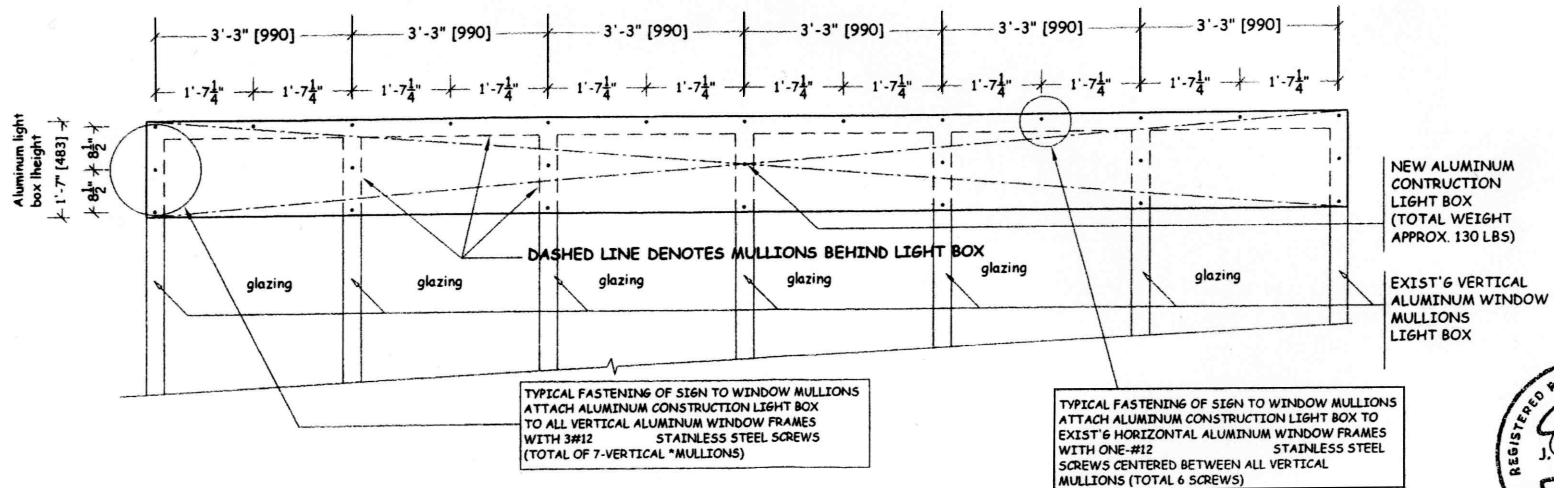
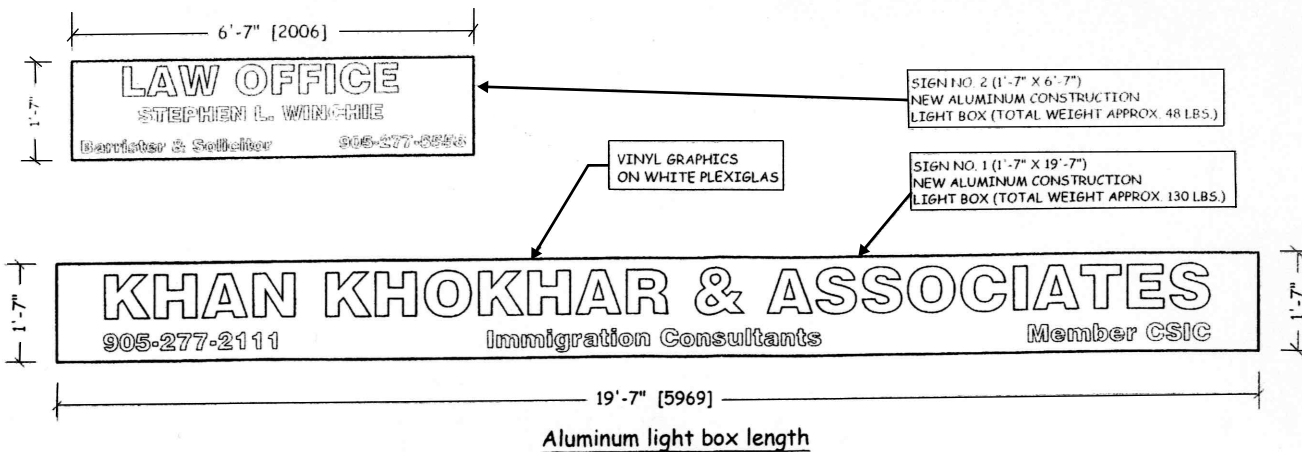
Cell: 905.277.2111

CUSTOMER APPROVAL

X _____
 CUSTOMER SIGNATURE

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

DRAWING BY: DEV



ELEVATIONS OF LIGHT BOX & INST. DETAILS

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



BpC Building Permit Consultants 25 The Esplanade P.O. Box 51 Stn. A M5W 1A2 Toronto, On. Tel. 416-203-7047 Email: joes104@bypmptice.ca		NE CONSULTING ENGINEERS LTD. 104-66 Don Valley Dr. Toronto, Ontario, M4K 2J9	PROJECT: SIGN	DATE: March 11, 2009	A1.0
			LOCATION: 3024 Hurontario St. Suite 213 Mississauga, On.	DRAW BY: JRV	
			OWNER: Mr. Khan Khokkhar	SCALE: 1/2"=1'-0"	
			DRAWING TITLE: INSTALLATION & DETAILS	PROJECT No. 003-09	



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 30, 2010

FILE: 10-00165

RE: Bank of Montreal
7050 Saint Barbara Blvd. – Ward 11

The applicant requests the following variances to section 1 and section 4 of the Sign By-law 0054-2002, as amended.

Section 1	Proposed
A fascia sign shall be attached to a wall forming part of a building.	One (1) fascia sign (sign E) attached to a wall which does not form part of a building.
Section 4	Proposed
Signs projecting above the roof line of a building are defined as roof signs. Roof signs are specifically prohibited.	One (1) sign (Sign A) on the west elevation which projects above the roof of a building.

COMMENTS:

Sign E is proposed on an architecture feature of the building which is part of the canopy design over drive thru ATM area. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.

Sign A, proposed on the west elevation of the building, projects approximately 0.4m (1.33 ft.) above the roofline of the building, but is consistent in height with the other fascias signs on the building. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.





MHBC

*Planning, Urban Design
& Landscape Architecture*

7050 Weston Road, Suite #230
Woodbridge, Ontario L4L 8G7

T: (905) 761.5588
F: (905) 761.5589

Ian F. MacNaughton
MA, FCIP, RPP

Bernard P. Hermesen
MUDS, BES, MCIP, RPP

Paul R. Britton
BES, MCIP, RPP

W. Brent Clarkson
MA, MCIP, RPP

James D. Parkin
BES, MCIP, RPP

Carol M. Wiebe
BES

Kris Menzies
BES, BEd, MCIP, RPP

David M. McKay
Msc, MICP, RPP

Brian A. Zeman
BES, MCIP, RPP

Offices in:

- Kitchener
- Vaughan
- London
- Kingston
- Barrie

City, Town and Rural Planning

Municipal Plans and Studies

Land Development

Urban Design /
Community Planning

Landscape Architecture

Natural Resource
and Aggregate Planning

Expert Evidence
and Mediation

Project Management

February 16, 2010

Supervisor, Sign Unit
City of Mississauga
300 City Centre Drive
Mississauga, ON
L5B 3C1

Dear Sir or Madam;

**RE: APPLICATION FOR SIGN VARIANCE
BMO BRANCH BUILDING
7050 ST. BARBARA BOULEVARD
MHBC FILE: 06132AL**

On behalf of our client, Bank of Montreal (BMO), we are pleased to submit the attached application for Sign Variance to permit the installation of three fascia signs on the property located at 7050 St. Barbara Boulevard. In support of this application, please find enclosed the following:

1. Authorization from Bank of Montreal, allowing MHBC Planning to act as agent on their behalf;
2. Authorization from the landowner, allowing MHBC Planning to act as agent on their behalf;
3. Four (4) 8.5" x 11" copies of the Site Plan;
4. Four (4) 8.5" x 11" copies of the sign detail drawings;
5. Four (4) building renderings; and
6. Four (4) sets of photographs.

Purpose

The purpose of this application is to allow for three new fascia signs on the north, east and west elevations of the bank branch that is now under construction at this address. The proposed signs do not comply with the provisions of Sign By-law 54-02.

The proposed fascia signs on the west and north elevation (Signs 'A' and 'B' respectively) are 1.07 metres above the roof line. Section 4.6(f) of the Sign By-law prohibits roof signs except where attached to a rooftop mechanical enclosure structure. The by-law defines a roof sign as "a sign supported entirely or partly by the roof of a building or structure and which sign projects above the roof." As the proposed sign projects above the roof by 1.07 metres, the staff of the City's Sign Unit have interpreted the sign to be a roof sign, and therefore not in compliance with Section 4.6(f).

The proposed fascia sign on the east elevation (Sign 'E') is located on the exterior of an architectural tower feature, above the roofline of the bank branch it is attached to. The sign is 2.86 metres above the roof line of the bank branch. There are no provisions in the Sign By-law for tower signs, therefore Sign E is not in compliance with the Sign By-law.

In addition, Section 17.3 of the Sign By-law requires that “a fascia sign shall be erected no higher than the upper limit of the first storey of a building...” Sign A, Sign B and Sign E exceed the upper limit of the first storey of the building.

Requested Sign Variance

As the proposed signs do not comply with Sign By-law 54-02, we request that the following variance be granted:

Notwithstanding Sections 4.6(f) and 17.3 of Sign By-law 54-02, the following shall be permitted on a bank branch located at 7050 St. Barbara Boulevard:

- One (1) sign located on the west elevation (Sign A), to be permitted to exceed the upper limit of the first storey of the building by 1.07 metres. The proposed sign shall be considered a fascia sign for the purposes of the Sign By-law and shall be subject to all other provisions for fascia signs.
- One (1) sign located on the north elevation (Sign B), to be permitted to exceed the upper limit of the first storey of the building by 1.07 metres. The proposed sign shall be considered a fascia sign for the purposes of the Sign By-law and shall be subject to all other provisions for fascia signs.
- One (1) sign located on the architectural tower of the east elevation (Sign E), to be permitted up to the upper limit of said architectural tower feature. The proposed sign shall be considered a fascia sign for the purposes of the Sign By-law and shall be subject to all other provisions for fascia signs.

Justification

1. The proposed variance maintains the intent of the Sign By-law:

The purpose of the Sign By-law is to regulate signage within the City for greater visual cohesion and to limit excesses in signage. The proposed signage has been designed to be integrated with the building façade for greater architectural harmony. To best achieve this in the context of contemporary design, articulation of the façade is required. The integrated signage assists with this articulation, and does not produce a stark contrast between the signage and the façade. In addition, the proposed signage does not exceed the sign area regulations of Section 13 of the Sign By-law. As such, the proposed signage scheme makes for a greater visual cohesion with the building and does not generate an excess of signage. The proposed variance to permit this signage therefore maintains the intent of the Sign By-law.

2. The proposed variance is appropriate and desirable for the subject building and the subject site:

The proposed variance would permit three signs above the roofline of the building. The proposed signage has been designed to be integrated with the building and parapet design so as to present a modern architectural finish for the branch. The architectural tower feature provides a point of interest on the building and is intended to screen the drive-through ATM. The signage proposed for the tower gives it a focal point, and provides presence for the branch. Due to the tower's nature, it is taller than the building it is connected to. Therefore to optimize the use of the tower and its height, the signage is located at a point that is higher than the roof line.

The principles of integrated design and defined presence are well established in contemporary commercial development. There are many examples in Mississauga, including recent commercial development in the Eglington and Winston Churchill area, Winston Churchill & Argentia, and the

Heartland Centre at Mavis & Matheson. The proposed development is located within a contemporary commercial centre, therefore the architecture and design of the BMO building, including the signage, has been designed to be consistent with these trends. The signage is therefore suited to the building and site on which it is located, and consistent with contemporary commercial architecture. As such it is appropriate and desirable for the building and the site.

3. The proposed variances were not required to permit similar signage on other BMO bank branches within the City:

Sign permits were issued for BMO bank branches at Matheson & Mavis (5800 Mavis Road) and at Eglinton & Plantation (2825 Eglinton Avenue West). These branches were completed recently and exhibit a very similar signage scheme. Both feature signage on tower features, and signage located above the level of the roofline. Photos of both of these branches have been included which illustrate their signage schemes. The proposed variance would recognize this existing trend for this site.

4. The proposed variance is minor in nature:

Although Signs A and B are 1.07 metres above the roof line, they only extend 0.4 metres above the roof parapet. The signs are also to be integrated with the design of the building facade. This leaves the roof line relatively flush, but still articulated to avoid blandness. As such, from a visual standpoint and in terms of the intent of the Sign By-law, the variance for Signs A and B represents only a minor adjustment.

The variance for Sign E on the tower would permit only one sign at this height. The height of the tower (7.87 metres) suits a higher sign. When considered against the roof of the building, the tower sign extends 2.85 m above the roofline, but when considered as an architectural feature, the sign is integrated with the tower and does not extend beyond the upper limit of the tower. We consider the tower an architectural feature and an identifying marker for the bank branch, and as such is exceptional relative to the main building façade. Given the height of the tower feature, and that there are no provisions in the by-law for tower signs, it is a minor request to allow signage at this height on this feature.

In addition, the proposed signage area is well within the Sign By-law permissions. The following table illustrates this relative to Section 13 of the By-law:


Elevation	Façade Area	Permitted Signage	Proposed Signage	% of Elevation
North	108.23 sm	21.65 sm (20%)	21.55 sm	19.9%
West	141.49 sm	49.52 sm (35%)	21.46 sm	15.2%
South	103.77 sm	20.75 sm (20%)	7.71 sm	7.4%
East	149.57 sm	52.35 sm (35%)	16.63 sm	11.1%
Total	503.06 sm	144.27 sm (29%)	67.35 sm	13.4%

Conclusions

Based on the above analysis, we believe that the proposed sign variance maintains the intent of Sign By-law 54-02, is appropriate for the site, and is minor in nature. Please accept this application and call if you have any further questions.

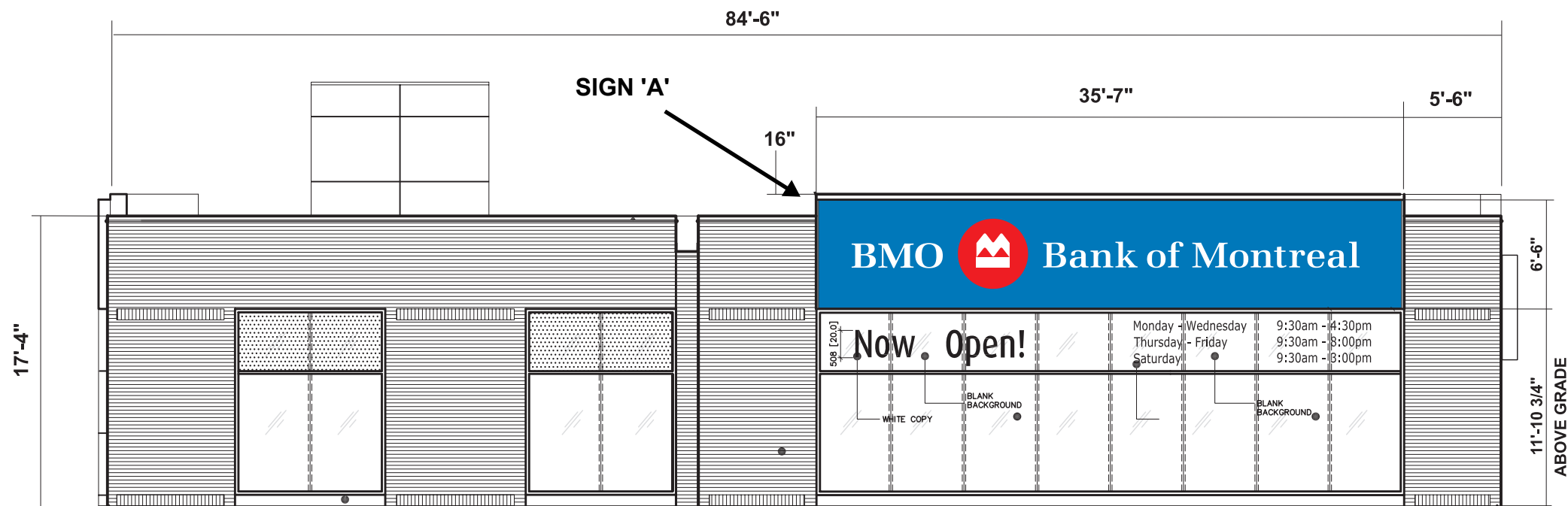
Thank you,

Yours truly,
MHBC PLANNING

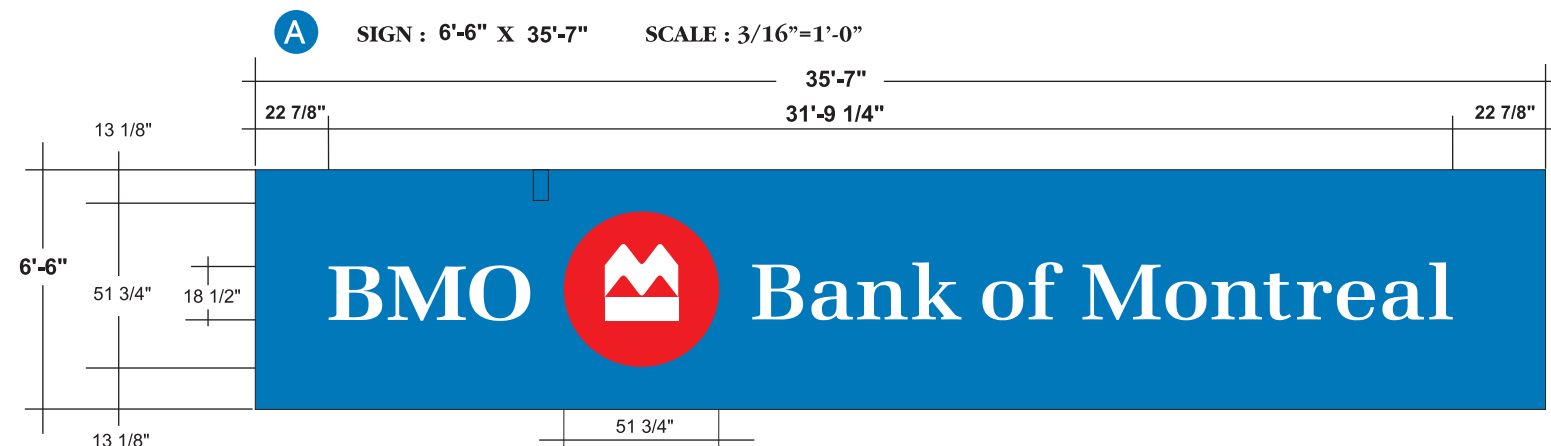
A handwritten signature in black ink, appearing to read 'Ryan Moore', written over the printed name.

Ryan Moore, M.Pl., LEED ® AP

cc: Blair Apple (BMO)
David McKay (MHBC)



WEST ELEVATION



SPECIFICATIONS:

MANUFACTURE SINGLE-SIDED ILLUMINATED FLEX FACE SIGN
SIGNPRO BSH SRT FLEX FACE FRAME and BSHF-W850 SINGLE FILLER
(DEGREASE, PRIME and PAINT Downing Products H5340 BLUE)
3M PANAFLEX 945 WHITE with 3M TRANSLUCENT VINYL 1st SURFACE
COLOURS: BACKGROUND - 3M 3632-8308 BLUE ; LOGO - Vq11057 RED BACKGROUND
with VISABLE WHITE LOGO ; COPY - VISABLE WHITE
GPS PROTECTIVE COVERING IN VINYL

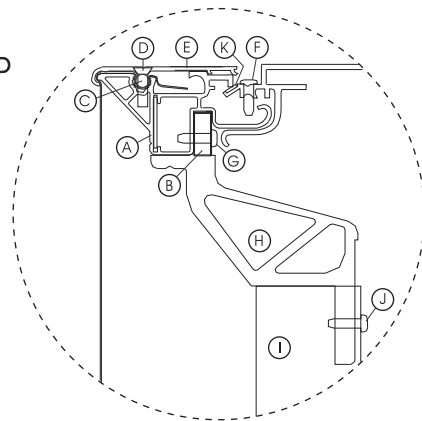
DHO Fluorescent Lamp Illumination ; Rapid Start Ballasts ; on-off switches as per CSA

42-F72T12 D/HO LAMPS
7-672AT BALLAST 120V @ 4.20 AMPS
TOTAL 120V 29.40 AMPS LOAD
3-15 AMPS CIRCUIT REQUIRED
3-ON/OFF SWITCH

LAMPING BASED ON 7 BANKS AND 7 ROWS LAYOUT, WITH 4" OVERLAP
SIGNS ARE BOLTED THROUGH SUPPORT BRACES AND MOUNTED TO BUILDING - HOISTING CLIPS REQUIRED
LAMP SIZES MAY NEED ADJUSTMENT AS PER SURVEYED SIGN BOX MEASUREMENT

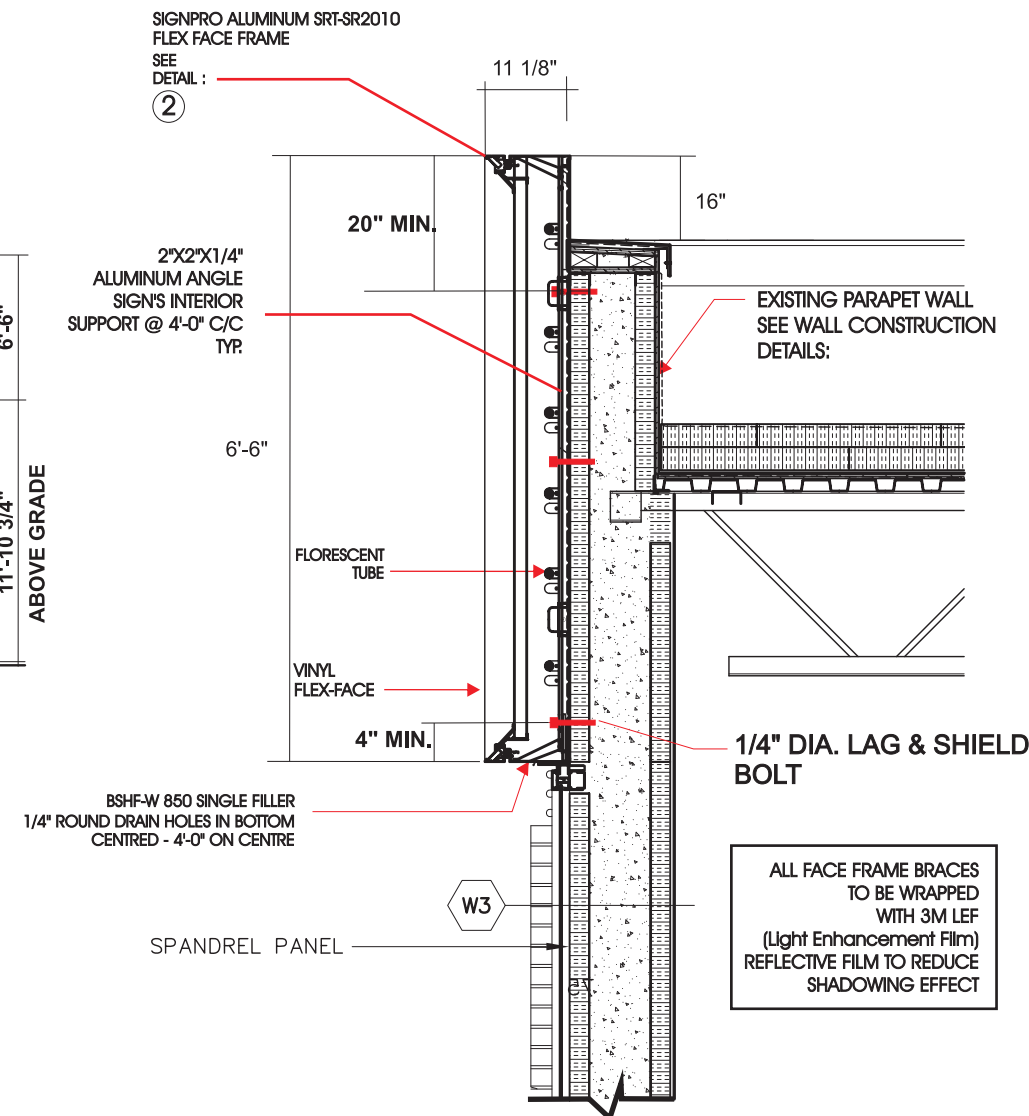
AREA OF THE SIGNAGE = 231 SQFT.
WEIGHT OF THE SIGNAGE = 717 LBS
OF FASTENER = 27

② ENLARGED DETAIL : SIGNPRO SRT-SR2010 FRAME
(NOT TO SCALE)



GENERAL NOTE:

ALL DIMENSIONS TO BE SITE VERIFIED



SECTION VIEW

WALL CONSTRUCTION DETAILS:
REFERENCES FROM KEARNS MANCINI ARCHITECT LTD.
DRAWING NO.1-A303 WALL SECTION E

TYPICAL SIGN PARAPET
282mm DEEP ILLUM. SIGN
65mm ICF INSULATION
152mm REINFORCED
CONCRETE
c/w PLASTIC FORM TIES
65mm ICF INSULATION
13mm EXT. F.R. PLYWOOD
ROOF MEMBRANE
PREFIN. METAL FLASHING

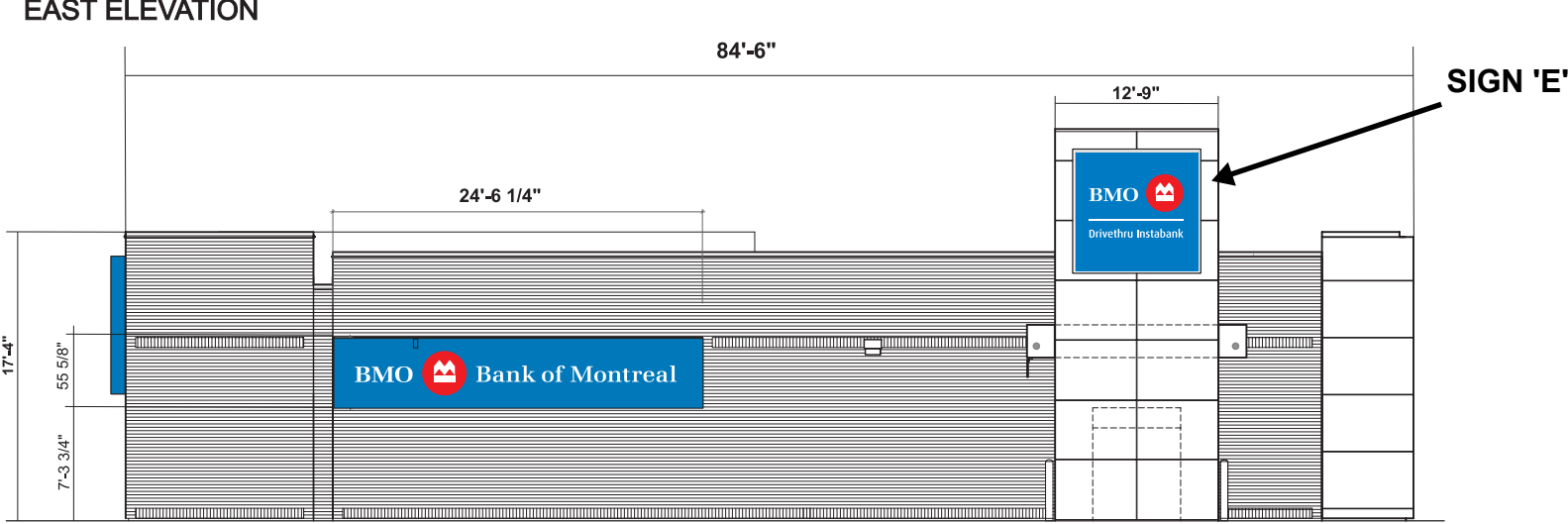
THIS DRAWING IS THE PROPERTY OF
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ANY USE OR REPRODUCTION OF ANY
PORTION OF THIS DRAWING WITHOUT
THE WRITTEN PERMISSION OF DAY NITE
SIGNS CANADA INC. WILL RESULT IN
CHARGES TO THE CUSTOMER TO RECOVER
ARTWORK & DESIGN COSTS.

daynite
SIGN EXCELLENCE

DAY NITE NEON SIGNS LTD. 6701 Rexwood Road., Mississauga O.N. L4V 1M7
PH : (905) 671-8092 FAX : (905) 671-1575 www.daynitesigns.com

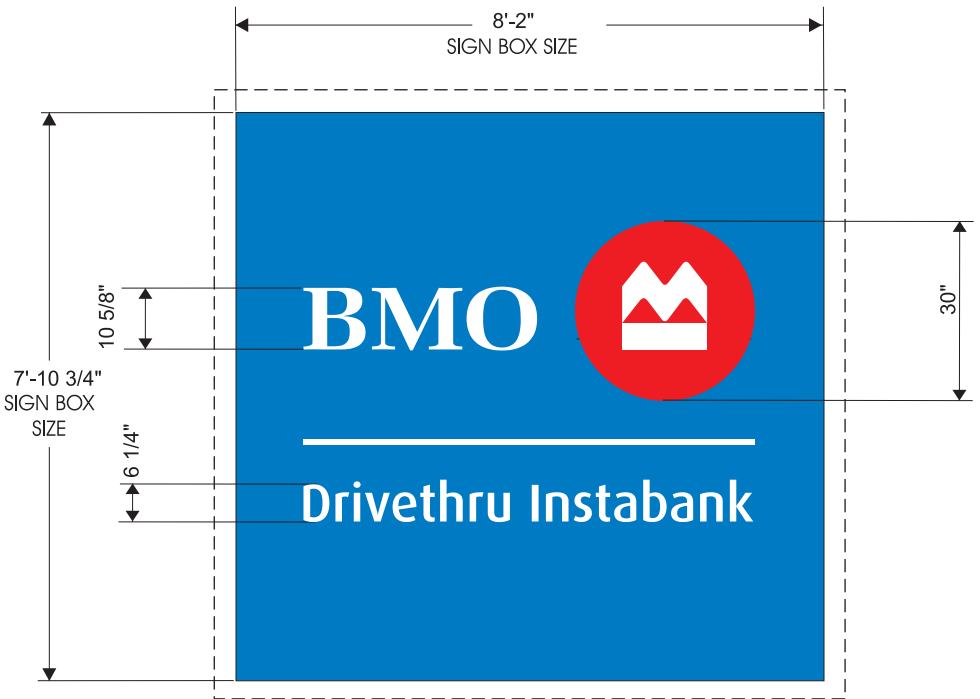
CUSTOMER : BMO	DRAWN BY : M.MAUNG	DATE : 02 11 10	NOTES :
LOCATION : BMO 7050 SAINT BARBARA BLVD. MISSISSAUGA, ON	SCALE : Noted	SIZE : B 11"x17"	PAGE (1)
APPROVED :	DATE :	DWG. #	09BMOFS176C-R4
FILE DESCRIPTION : SIGNAGE PACKAGE			

EAST ELEVATION

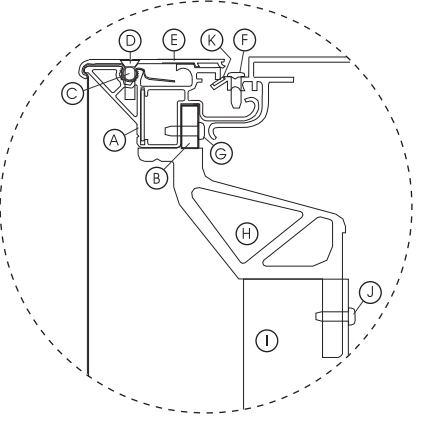


E SIGN : 7'-10 3/4" X 8'-2"

SCALE : 3/8"=1'-0"



② ENLARGED DETAIL : SIGNPRO SRT-SR2010 FRAME
(NOT TO SCALE)



- ① SR2010 TENSIONING FRAME
- ② SR'024 CORNER BRACKET
- ③ SR'025 VINYL TENSIONING ROD
- ④ SR'026 S.S. COUNTER SUNK .75 x.187 SCREW
- ⑤ SR1010 FRAMELESS COVER
- ⑥ SR1026 #8x3/4" S.S. COUNTER SUNK COVER SCREW
- ⑦ 2106A S.S. #10 x .75 SCREW
- ⑧ VA0006 FRAME BRACE BRACKET
- ⑨ 1968 FRAME BRACE 1" x 2" @ 48" on Center
- ⑩ 2107 SOCKET TYPE #8 x .312 SCREW
- ⑪ NEOPRENE GASKET

WALL CONSTRUCTION DETAILS:
REFERENCES FROM KEARNS MANCINI ARCHITECT LTD.
DRAWING NO. 1-A305 - TYPICAL EXTERIOR WALL DETAILS:

GENERAL NOTE:

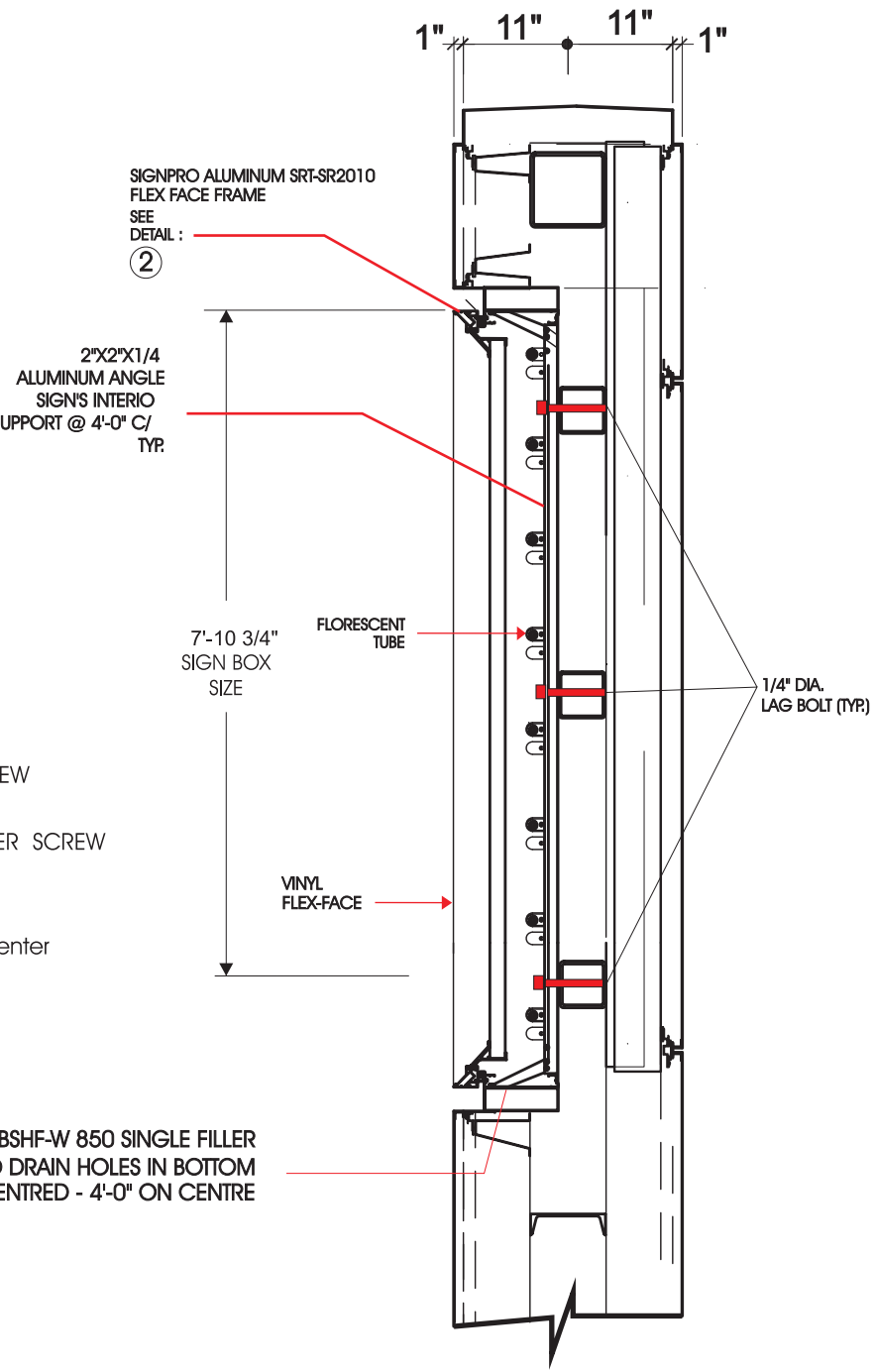
ALL DIMENSIONS TO BE SITE VERIFIED

SPECIFICATIONS:
MANUFACTURE ONE SINGLE-SIDED ILLUMINATED FLEX FACE SIGN
SIGNPRO SRT 2010 FLEX FACE FRAME , BSHF-W- 850 FILLER, PANAFLEX 945 FACE
(Paint Signbox and Frame Downing Products H5340 Blue)
ALL GRAPHICS 3M TRANSLUCENT VINYL 1ST SURFACE

COLOURS:
BACKGROUND - 3M 3632-8308 BLUE
LOGO - VQ 11057 RED BACKGROUND with 3630-20 WHITE LOGO
COPY - 3630-20 WHITE
GPS PROTECTIVE COVERING APPLIED

DHO Fluorescent Lamp Illumination ; Rapid Start Ballasts ; on-off switches as per CSA
8-F96T12 D/HO LAMPS
2-496AT BALLAST 120V @ 3.30 AMPS
TOTAL 120V 6.60 AMPS LOAD
1-15 AMPS CIRCUIT REQUIRED
1-ON/OFF SWITCH

AREA OF THE SIGNAGE = 65 SQFT.
WEIGHT OF THE SIGNAGE = 252 LBS
OF FASTENER = 9



SECTION VIEW

BSHF-W 850 SINGLE FILLER
1/4" ROUND DRAIN HOLES IN BOTTOM
CENTRED - 4'-0" ON CENTRE

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ARTWORK & DESIGN COSTS.

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SIGN EXCELLENCE

DAY NITE NEON SIGNS LTD. 6701 Rexwood Road., Mississauga O.N. L4V 1M7
PH : (905) 671-8092 FAX : (905) 671-1575 www.daynitesigns.com

CUSTOMER : BMO	DRAWN BY : M.MAUNG	DATE : 02 11 10	NOTES :
LOCATION : BMO 7050 SAINT BARBARA BLVD. MISSISSAUGA, ON	SCALE : Noted	SIZE : B 11"x17"	PAGE (5)
FILE DESCRIPTION : SIGNAGE PACKAGE	APPROVED :	DATE :	DWG. # 09BMOFS176C-R4