Corporate Report

Clerk's Files

Originator's Files BL.03-SIG (2010)

PDC NOV 15 2010

DATE: October 26, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 15, 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 October 26, 2010 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested nine (9) Sign Variance Applications described in Appendix 1 to 9 to the Report, be adopted in accordance with the following:

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

   (a) Sign Variance Application 10-01450
   Ward 1
   Paul Lewis Massage Therapy
   831 North Service Rd.

   To permit the following:

   (i) One (1) ground sign with a maximum height of 1.84m (6.03 ft.).

(b) Sign Variance Application 10-01297
Ward 3
Rockwood Dental
4141 Dixie Rd.

To permit the following:

i) One (1) fascia sign located on a building elevation that is not a 'building façade'. The building elevation does not have a main entrance for the public and it does not face a street.

(c) Sign Variance Application 10-01151
Ward 8
Dollarama, South Common Mall
2150 Burnhamthorpe Rd. W.

To permit the following:

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

(d) Sign Variance Application 10-01918
Ward 9
Motel 6
2935 Argentia Rd.

To permit the following:

(i) One (1) ground sign having a maximum height of 7.87m (25.83 ft) located adjacent to the front street line.

(e) Sign Variance Application 10-01059
Ward 9
MeadowCentre Office Park
2050-2100 Derry Rd. W.

To permit the following:

(i) One (1) roof sign located at 2050 Derry Rd. W. and one (1) roof sign located at 2100 Derry Rd. W.

(ii) Two (2) additional ground signs fronting Derry Rd. W. One (1) ground sign located at the southwest corner of Derry Rd. W. and Mississauga Rd. and one (1) ground sign located at the southeast corner of Derry Rd. W. and West Credit Ave.

(iii) One (1) directional sign with a sign area of $0.93m^2$ ($10\ ft^2$) and a height of 1.39m (4.58 ft). Two (2) directional signs each with a sign area of $1.7m^2$ ($18.58\ ft^2$) and a height of 1.7m (5.58 ft)

(f) Sign Variance Application 10-02309
Ward 10
Scotia Bank
3000 Thomas St.

To permit the following:

(i) One (1) roof sign located on the north side of the building.

(ii) Two (2) fascia signs located on a performance wall.

(g) Sign Variance Application 10-00758
Ward 11
Streetsville Hyundai
6225 Mississauga Rd.

To permit the following:

(i) Two (2) fascia signs located on a performance wall.

(h) Sign Variance Application 10-01701
Ward 11
Streetsville Hyundai
3 Alpha Mills Rd.

To permit the following:

(i) One (1) ground sign fronting Alpha Mills Road with a street line frontage of approximately 6.5m (21.33 ft.).

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 10-01918
Ward 9
Motel 6
2935 Argentia Rd.

To permit the following:

i) One (1) ground sign located in the rear yard of a lot adjacent to a Provincial Highway (Highway 401).

(b) Sign Variance Application 10-02309
Ward 10
Scotia Bank
3000 Thomas St.

To permit the following:

i) Two (2) fascia signs located on the south elevation of the building approximately 15m from a residential use.

(c) Sign Variance Application 10-0758
Ward 11
Streetsville Hyundai
6225 Mississauga Rd.

To permit the following:

i) One (1) ground sign with a height of 7.92m (25.98 ft.).

(ii) One (1) ground sign fronting Mississauga Rd. in addition to an existing billboard sign.

(d) Sign Variance Application 10-05428
Ward 9
Wardrop / Kevric Century Developments
6835 Century Ave.

To permit the following:

(i) Two (2) fascia signs erected on the second storey of the south building elevation.

(ii) Three (3) fascia signs erected on the second storey of the north building elevation

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 nine (9) Sign Variance Applications (see Appendix 1 to 9) 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:

Paul Lewis Massage Therapy
Appendix 1-1 to 1-6

Rockwood Dental
Appendix 2-1 to 2-5

Dollarama, South Common Mall
Appendix 3-1 to 3-5

Motel 6
Appendix 4-1 to 4-11

MeadowCentre Office Park
Appendix 5-1 to 5-12

Scotia Bank
Appendix 6-1 to 6-7

Streetsville Hyundai
Appendix 7-1 to 7-8

Streetsville Hyundai
Appendix 8-1 to 8-6

Wardrop / Kevric Century Development
Appendix 9-1 to 9-7

Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Darren Bryan, Supervisor Sign Unit

APPENDIX 1-1

SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 26, 2010

FILE: 10-01450

RE: **Paul Lewis Massage Therapy**
831 North Service Rd. – Ward 1

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

Section 12	Proposed
Ground signs in a residential area for a business are permitted to be a maximum height of 1.2m (3.93 ft).	One (1) ground sign with a maximum height of 1.84m (6.03 ft).

COMMENTS:
The proposed ground sign is located behind a decorative fence along the street line. The additional height will permit the sign to be visible above the fence. The size of the sign face is within the permitted area. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective

Davis Interiors
33 City Centre Drive, Suite 380, Mississauga, Ontario, L5B 2N5
E-mail: rdavis@davisinteriors.ca
Tel: 289-360-1312

City of Mississauga
Sign Variance,

Regarding Sign Application # 10-1450
831 North Service Road, Mississauga, Ontario, L4Y 1A2

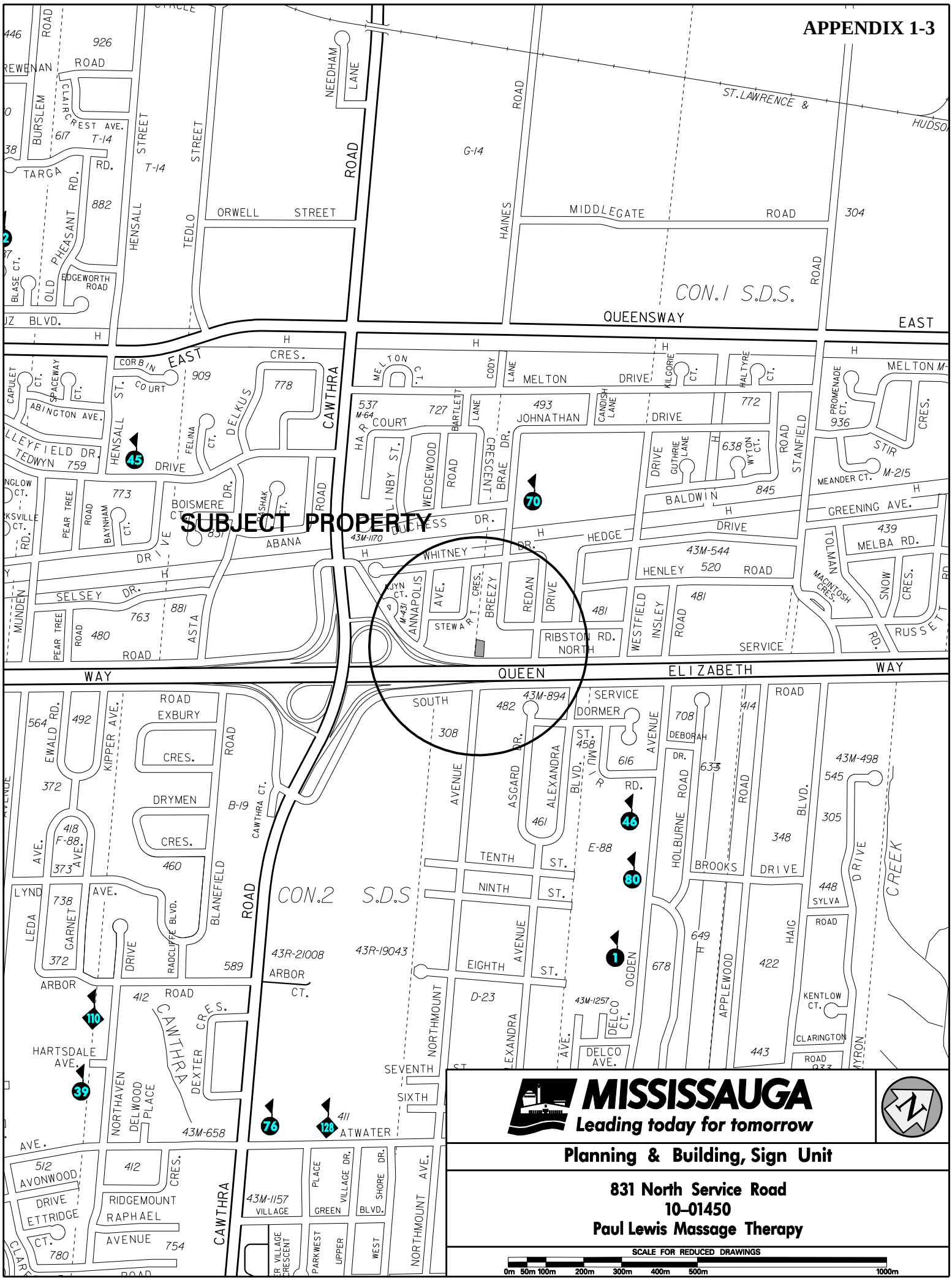
This sign variance application is in regards to by law 0054-2002 stating the permitted height of a ground sign in a residential area.
The maximum height allowed is 1.2 m
The height that we propose is 1.85m

The rationale for this variance is that, between the sidewalk and the permitted sign location, there is a decorative wrote iron fence, and landscaping that will prohibit the view of the sign. We would like to raise the height of the sign in order to be viewed over the landscaping. The sign design and style suites the landscaping, and the landscaping will soften the look of the sign. The sign will not be overpowering. Our design concept for this massage clinic is organic, relaxing, and part nature.

Sincerely,

Ruth Davis

APPENDIX 1-3


SUBJECT PROPERTY
CON.1 S.D.S.
CON.2 S.D.S
QUEENSWAY EAST
QUEEN ELIZABETH WAY
CAWTHRA ROAD
MIDDLEGATE ROAD
ORWELL STREET
HAINES ROAD
NEEDHAM LANE
ST. LAWRENCE &
HUDSON
MELTON DRIVE
HARLINBY COURT
WEDGEWOOD ROAD
JOHNATHAN DRIVE
BALDWIN DRIVE
GREENING AVE.
HEDGE DRIVE
WHITNEY DR.
HENLEY ROAD
SELSEY DR.
ABANA DR.
BOISMERE DR.
TEDWYN DRIVE
ABINGTON AVE.
CORBIN COURT
EAST CRES.
DELKUS
HENSALL
TEDLO STREET
STREET
BURSLEM
CLAIRCREST AVE.
TARGA RD.
PHEASANT RD.
OLD
EDGEWORTH ROAD
BLASE CT.
EWALD RD.
KIPPER AVE.
EXBURY ROAD
CRES.
DRYMEN
BLANEFIELD
RADCLIFFE BLVD.
LYND AVE.
LEDA
GARNET
ARBOR ROAD
ARBOR CT.
HARTSDALE AVE.
NORTHAVEN
DELWOOD PLACE
DEXTER CRES.
AVONWOOD
DRIVE
ETTRIDGE CT.
RIDGEMOUNT
RAPHAEL AVENUE
ATWATER
SIXTH
SEVENTH
EIGHTH ST.
NINTH ST.
TENTH ST.
SOUTH AVENUE
ASGARD DR.
ALEXANDRA BLVD.
SERVICE DORMER
DEBORAH DR.
HOLBURNE ROAD
BROOKS DRIVE
OGDEN
DELCO CT.
DELCO AVE.
APPLEWOOD
HAIG ROAD
SYLVA ROAD
KENTLOW CT.
CLARINGTON ROAD
MYRON DRIVE
CREEK
NORTHMOUNT AVE.
PARKWEST
UPPER
WEST
VILLAGE CRESCENT
GREEN VILLAGE DR.
SHORE DR.
BLVD.
PLACE
43M-658
43M-1157
43M-1170
43M-894
43M-544
43M-1257
43M-498
43R-21008
43R-19043
MELBA RD.
MACINTOSH CRES.
SNOW CRES.
RUSSETT RD.
MEANDER CT.
M-215
STIR
PROMENADE CT.
MELTON M-
CANDISH LANE
KILGORIE CT.
HALTYRE CT.
GUTHRIE LANE
WYTON CT.
STANFIELD ROAD
BREEZY
REDAN DRIVE
ANNAPOLIS AVE.
STEWART CRES.
RIBSTON RD. NORTH
WESTFIELD
INSLEY ROAD
SERVICE
CAPULET CT.
SPACEWAY CT.
HENSALL ST.
FELINA CT.
PEAR TREE ROAD
BAYNHAM CT.
ASTA ROAD
MUNDEN
BARTLETT LANE
CRESCENT BRAE DR.
BUCHANAN DR.
MAUVE DR.
CAWTHRA CT.
B-19
E-88
D-23
F-88
G-14
T-14
882
909
778
773
763
881
480
492
564
372
418
373
460
589
412
738
512
754
780
537
727
493
772
638
845
439
520
481
482
458
616
708
633
414
348
305
545
448
649
678
422
443
304
926
617
446
M-64
M-431
M-1257
M-658
M-1157
M-544
M-894
M-498
M-1170
M-1008
M-19043
M-21008
M-1257
M-1157
M-658

APPENDIX 1-4

LOT 149

Hedge

Centreline Hedge 0.2 West

Centreline Hedge 0.4 West

Edge Conc 0.21 West

1.40 (P4 & Meas)

LOT 10

Wood Deck

Over Hang

Edge Conc 0.12 East Fence 0.2 East

1.22 (P4 & Meas)

CON.1 S.D.S.

N 48°10'30" W (Meas) 57.97 (P2, P4 & Meas)

N 48°16'00" W (P2 & P4)

EXISTING SPACE HEALTH CLINIC

GFA 57.13M2 MAX. GFA 100M2

No. 831 1 1/2 STORY BRICK AND FRAME DWELLING

2.11 (P3 & Meas)

No. 825

2.03 (P3 & Meas)

Hedge

CONCRETE SLAB

1.80 (P4 & Meas)

ASPHALT DRIVEWAY

CONCRETE SLAB

Chain Link Fence

Edge Conc 0.09 East

Edge Conc 0.32 East

Down Spout 0.5 West

Centreline Start Hedge 0.1 West

6473.52

EXISTING CONCRETE LANDING

CONCRETE SLAB

1.22 (P4 & Meas)

Fence 0.2 East

INTERLOCKING BRICK

GARDEN

Edge Asphalt (Clear)

Edge Asphalt (Clear)

17709.41

8.44 (P4 & Meas)

ASPHALT CIRCULAR DRIVEWAY ACCOMODATES 5 PARKING SPACES

7145.54

14.62 (P4 & Meas)

GARDEN

51°05'00" E (P1 & Meas)

10, 43R-11424

SPIKE

(OU)

19177.71

PART 12, 43R-11424

Chain Link Fence

ASPHALT DRIVEWAY

Fence Post 0.1 East 0.7 South

11, 43R-11424

ASPHALT DRIVEWAY

PART 13, 43R-11424

1340.06

NEW SIGN

3280.35

3044.72

4529.39

N 38°02'30" E 21.34

NEW SOD

SET BACK 1029.22

SOD

8194.4

CM (MTO)

IB (MISS)

SIDE WALK

N 42°13'50" E (Reference Bearing) 21.67 (P1 & Meas)

PIN 13342-0984 (

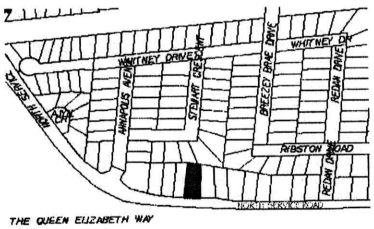
Subject to Right, Interest & Easement as in Inst. No. R0681347

Subject to Easement as in Inst. No. R0681362

N 45°01'50" W (Meas)

N 44°57'30" W (P1) 8.05 (P1 & Meas)

NORTH SERVICE ROAD

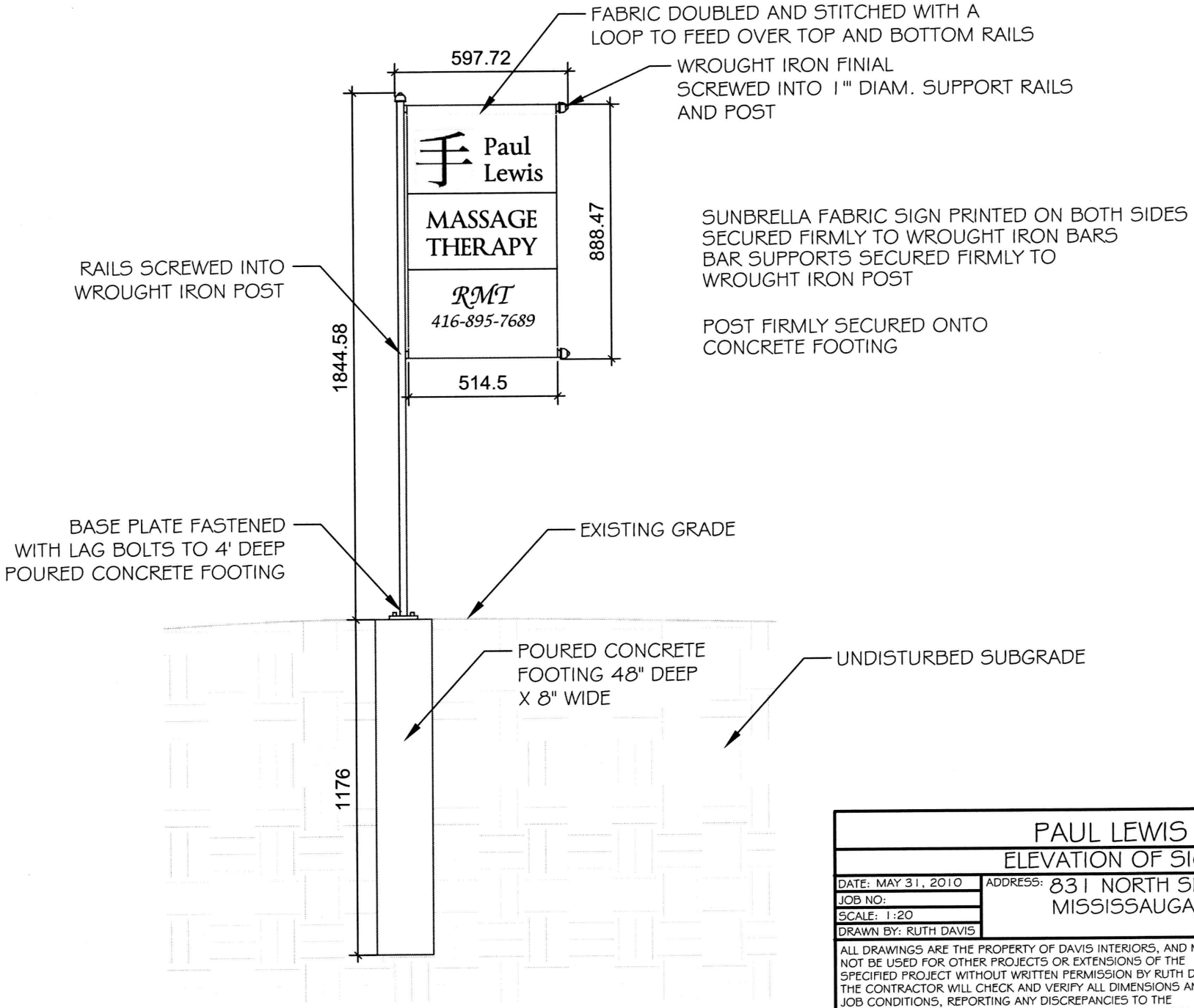


KEY PLAN

PAUL LEWIS		
SITE PLAN		
DATE: MAY 31, 2010	ADDRESS: 831 NORTH SERVICE ROAD MISSISSAUGA, ONTARIO	A1
JOB NO:		
SCALE: 1:200		
DRAWN BY: RUTH DAVIS		

ALL DRAWINGS ARE THE PROPERTY OF DAVIS INTERIORS, AND MAY NOT BE USED FOR OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT WITHOUT WRITTEN PERMISSION BY RUTH DAVIS. THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS, REPORTING ANY DISCREPANCIES TO THE DESIGNER /ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

Davis Interiors
5 - 230 Paisley Blvd. W.
Mississauga, Ontario, L5B 0C5
Tel: 416-709-6831



PAUL LEWIS		
ELEVATION OF SIGN		
DATE: MAY 31, 2010 JOB NO: SCALE: 1:20 DRAWN BY: RUTH DAVIS	ADDRESS: 831 NORTH SERVICE ROAD MISSISSAUGA, ONTARIO	A2
ALL DRAWINGS ARE THE PROPERTY OF DAVIS INTERIORS, AND MAY NOT BE USED FOR OTHER PROJECTS OR EXTENSIONS OF THE SPECIFIED PROJECT WITHOUT WRITTEN PERMISSION BY RUTH DAVIS. THE CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS, REPORTING ANY DISCREPANCIES TO THE DESIGNER /ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.	Davis Interiors 380-33 City Centre Drive Mississauga, Ontario, L5B 2N5 Tel: 416-709-6831	

APPENDIX 1-6

831 NORTH SERVICE ROAD / SEPTEMBER 14. 2010

SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 23, 2010

FILE: 10-01297

RE: **Rockwood Dental**
4141 Dixie Rd. – Ward 3

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

Section 13	Proposed
The area of a fascia sign for a commercial undertaking is not to exceed 20% of the first storey 'building façade'.	One (1) fascia sign located on a building elevation that is not a 'building façade'. The building elevation does not have a main entrance for the public and it does not face a street.

COMMENTS:

Rockwood Dental has a similar sign on the east elevation of their unit, while the proposed sign is not located on a building façade, the sign is proposed on the north elevation of the building adjacent to the common entrance to the mall and is visible by the public using this entrance.

The Planning and Building Department recommends the variance to be acceptable form a design perspective.

K:\pbdivision\WPDATA\PDC-Signs\2010 PDC Signs\10-01297\01-Report.doc Mark Toliao

Rockwood Dental
FAMILY & COSMETIC DENTISTRY

Glenn McKay D.D.S.
4141 Dixie Rd., Mississauga, ON L4W 1V5
905-624-8917
www.veneers.org

Friday, August 20, 2010

To whom it may concern:

My office is located in the Rockwood Mall. I was offered to relocate our premises five years ago. Since this relocation, which occupies an outside mall space, abutting the southeast mall entrance, we have noticed a decrease in new clientele volume.

We have an exterior entrance to the premises that faces Bough Beeches Blvd. The walkway that parallels our office location, which we desire to have the signage placed, faces another mall exterior wall that happens to be a loading dock area. This walkway is visible to passing pedestrians entering or leaving the southeast entrance of the mall. Our particular location lacks visibility and presence. The exterior sign will draw attention and continually make people more aware that we are in the mall.

We hear from new clients that they have been coming to the mall regularly and did not know that we were even in the mall.

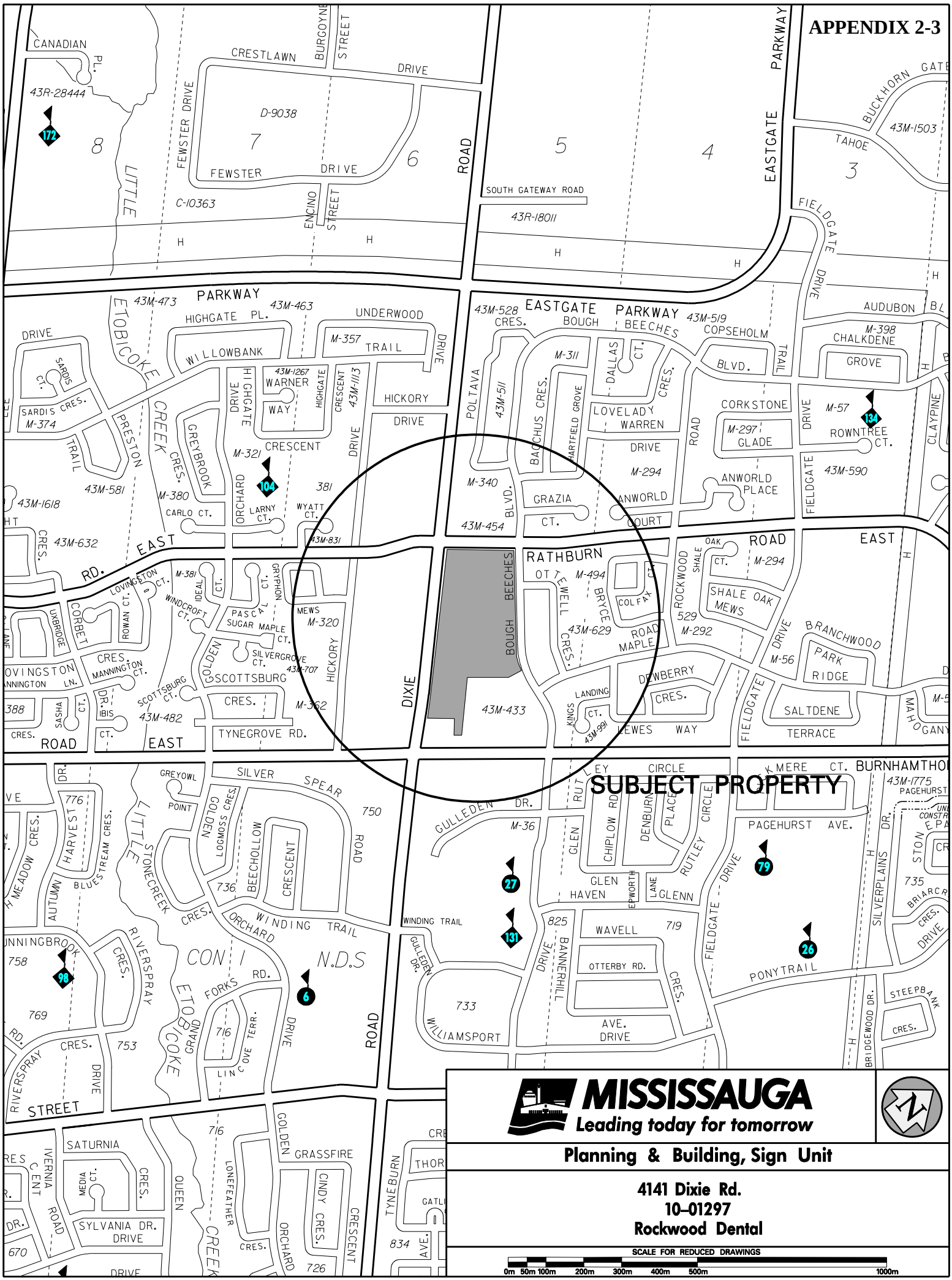
We feel that this signage will help to give us presence in the mall and to our community

There is no impact whatsoever on the other businesses.

Sincerely,

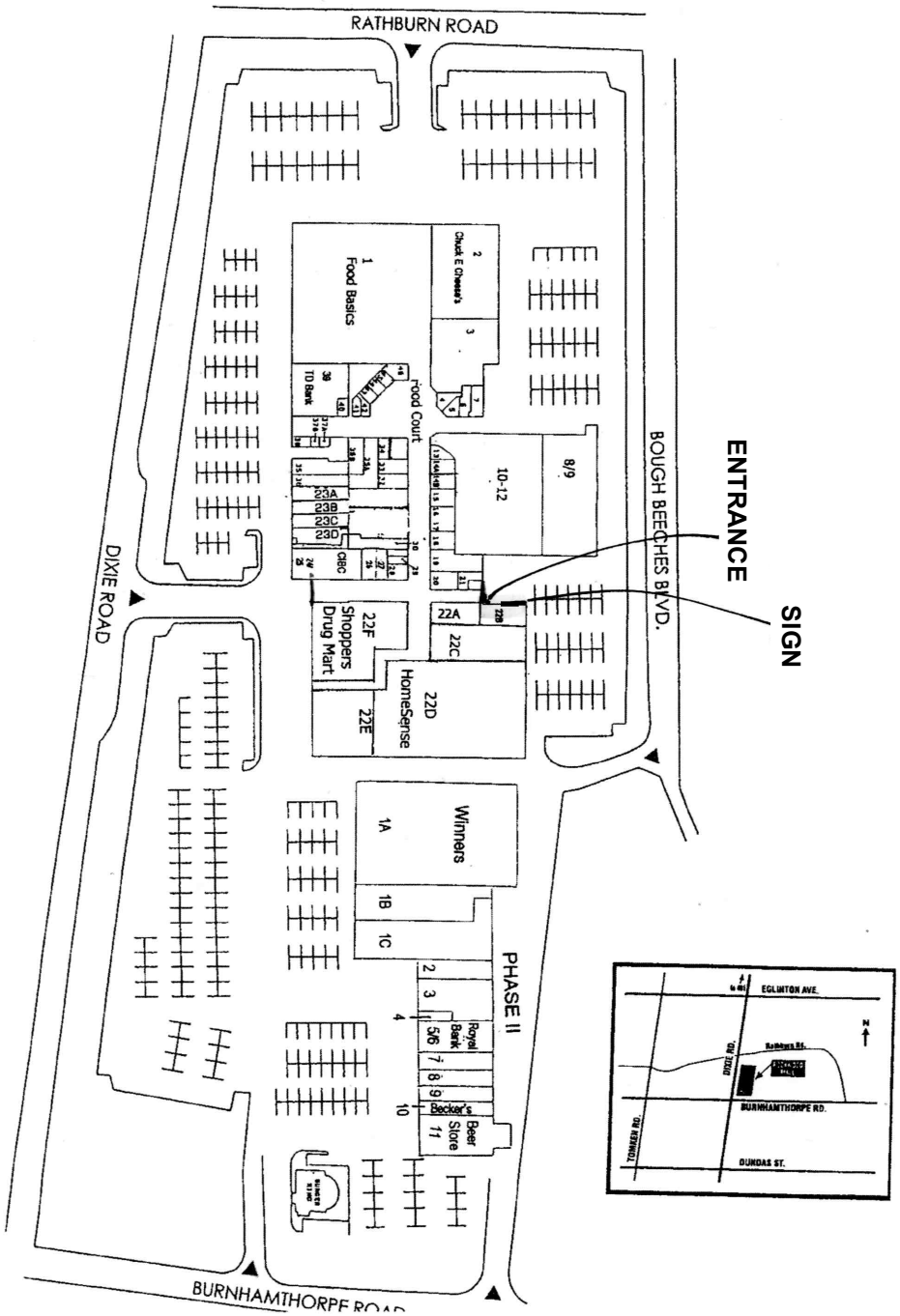
Dr. Glenn McKay
Rockwood Dental

APPENDIX 2-3


SUBJECT PROPERTY
MISSISSAUGA
Leading today for tomorrow
Planning & Building, Sign Unit
4141 Dixie Rd.
10-01297
Rockwood Dental
SCALE FOR REDUCED DRAWINGS
0m 50m 100m 200m 300m 400m 500m 1000m

ROCKWOOD MALL

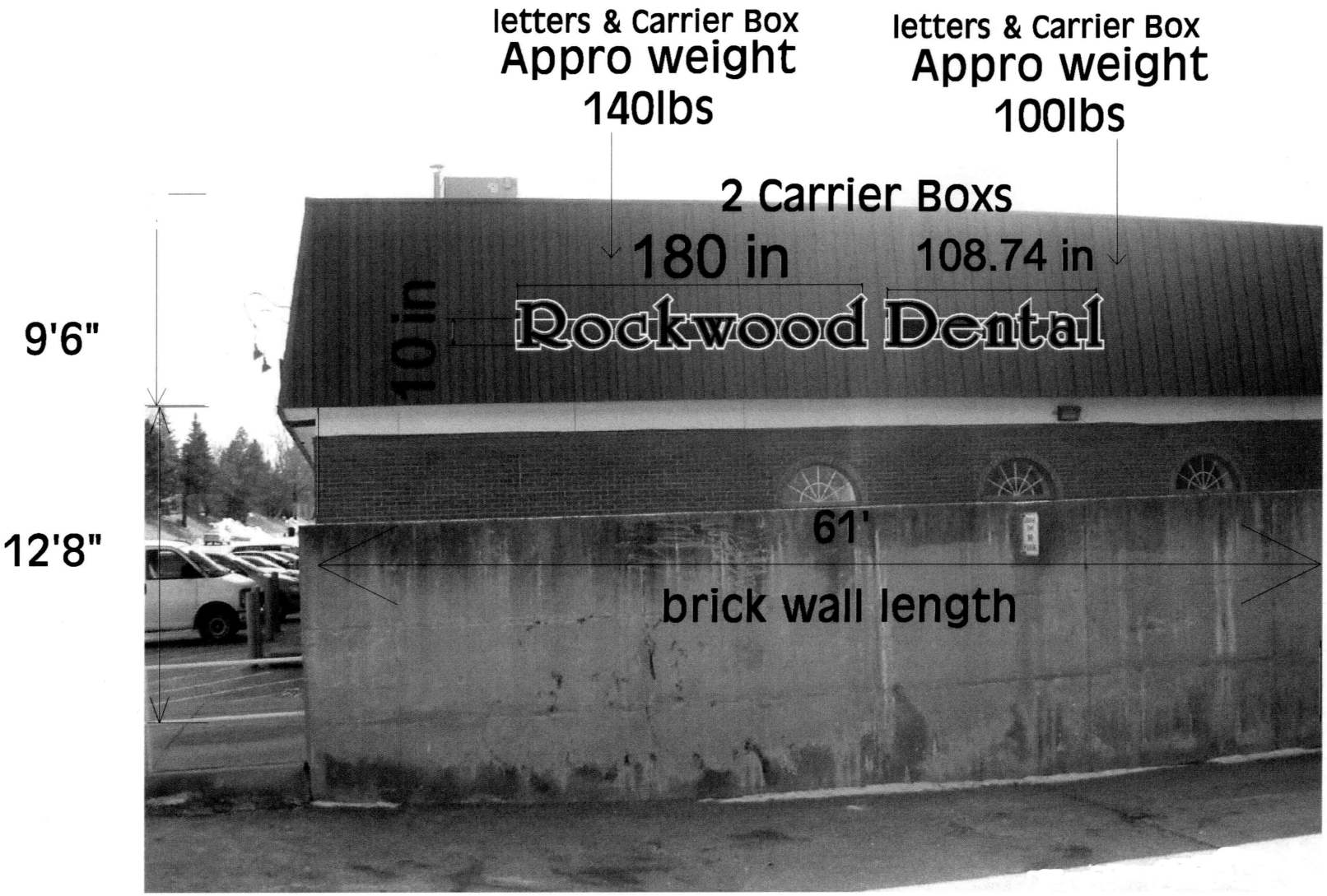
4141 Dixie Road, Mississauga, ON



PROPOSED Signage Front Entrance-Illuminated Channel Letters

APPENDIX 2-5

(NORTH Elevation)



DESIGN-A-SIGN

1380 Cardiff Boulevard, Mississauga, Ontario L5S 1P9

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Client approval constitutes acceptance of all drawings, designs, messages and languages. Client is responsible for all errors and omissions.

CLIENT:	Dr. Glenn McKay, Dentist		
PROJECT:	Outdoor Signs illuminated Channel Letters		
FILE:	Signs Permit.cdr		
DATE:	TUES April 20th, 2010	JOB #:	4652
SCALE:	As shown	PAGE:	1
DESIGNER:	GREG KALSI		

APPENDIX 3-1

SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 23, 2010

FILE: 10-01151

RE: **Dollarama, South Common Mall**
2150 Burnhamthorpe Road West – Ward 8

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:

Previously, the Planning and Development Committee approved a variance to permit a fascia sign for the Goodlife Fitness located on the front (east) elevation of this building over a similar common mall entrance.

The Dollarama sign is proposed on the same facade of the mall as the Goodlife Fitness sign which is also located above a common entrance to the mall. The Planning and Building Department therefore recommends the variance to be acceptable from a design perspective.

CALLOWAY
REAL ESTATE INVESTMENT TRUST

April 19th, 2010

Planning and Development Committee
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

Re: Dollarama South Common Mall, Sign Permit

This letter serves as rationale for a minor variance to the City of Mississauga Sign By-Law 54-02 for a Dollarama sign at South Common Mall. South Common Mall is located at the intersection of Erin Mills Parkway and Burnamthorpe Rd in the City of Mississauga. The proposed minor variance is required to permit an exterior fascia sign for Dollarama, a new tenant in the interior mall component of the centre. The signage would be located over the door at one of the main mall entrances, as the tenant's unit does not have an exterior entrance. An elevation of the proposed sign is attached to this application.

Our rationale for the variance is as follows:

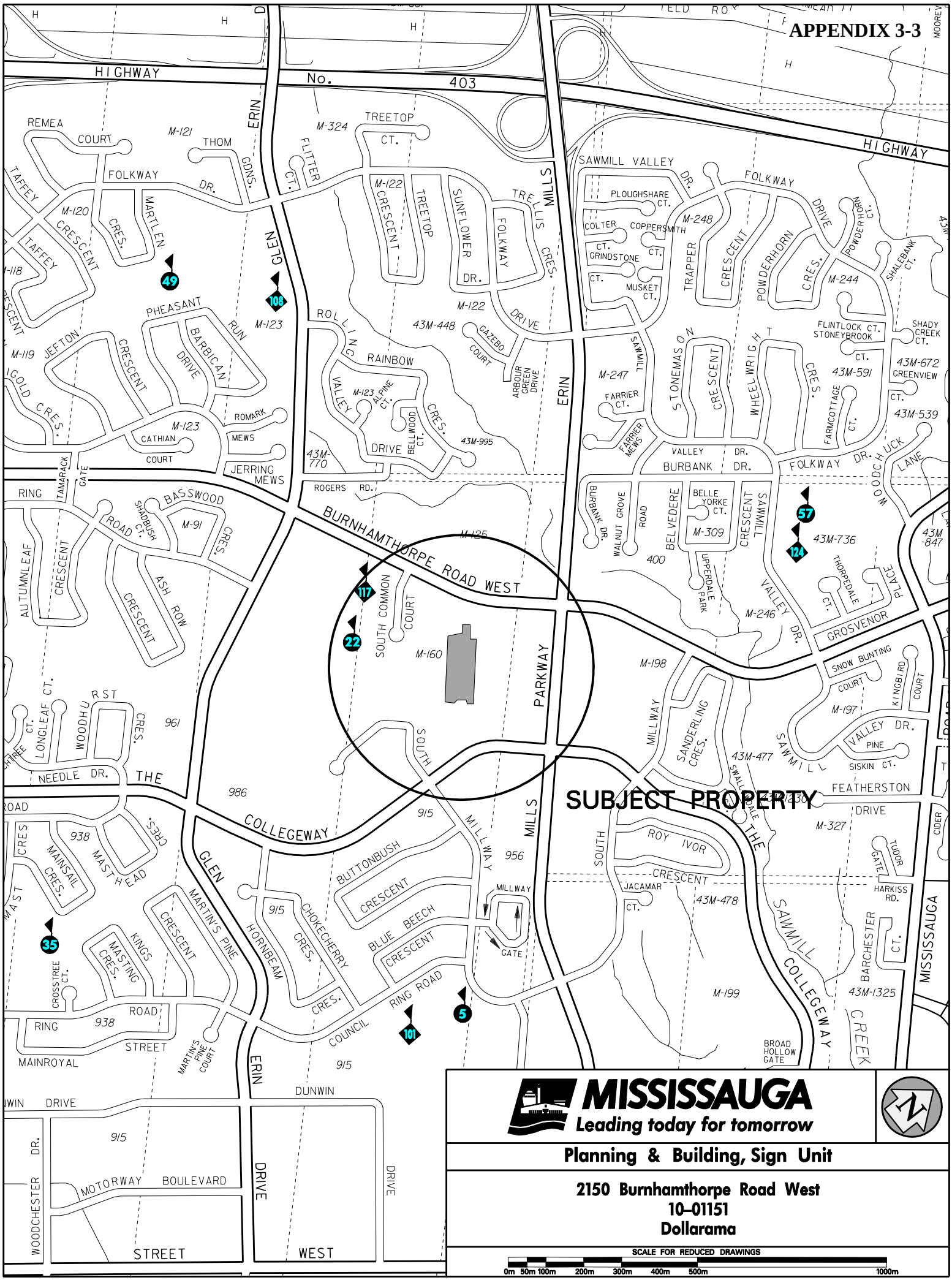
1) Dollarama is an anchor tenant for the interior mall. Its success will bring success to the tenants of the interior mall as well as creating a vibrate atmosphere within the interior mall.
2) Prime exposure for anchor tenants is a critical factor of success for the business. The proposed sign location will give Dollarama the exposure they require.
3) The proposed sign location is consistent will the remainder of the mall signage. Previous approval was granted for a Good Life Fitness sign on a similar entrance. The proposed Dollarama sign would be mirroring the GoodLife Fitness sign creating balance to the elevation of the centre.

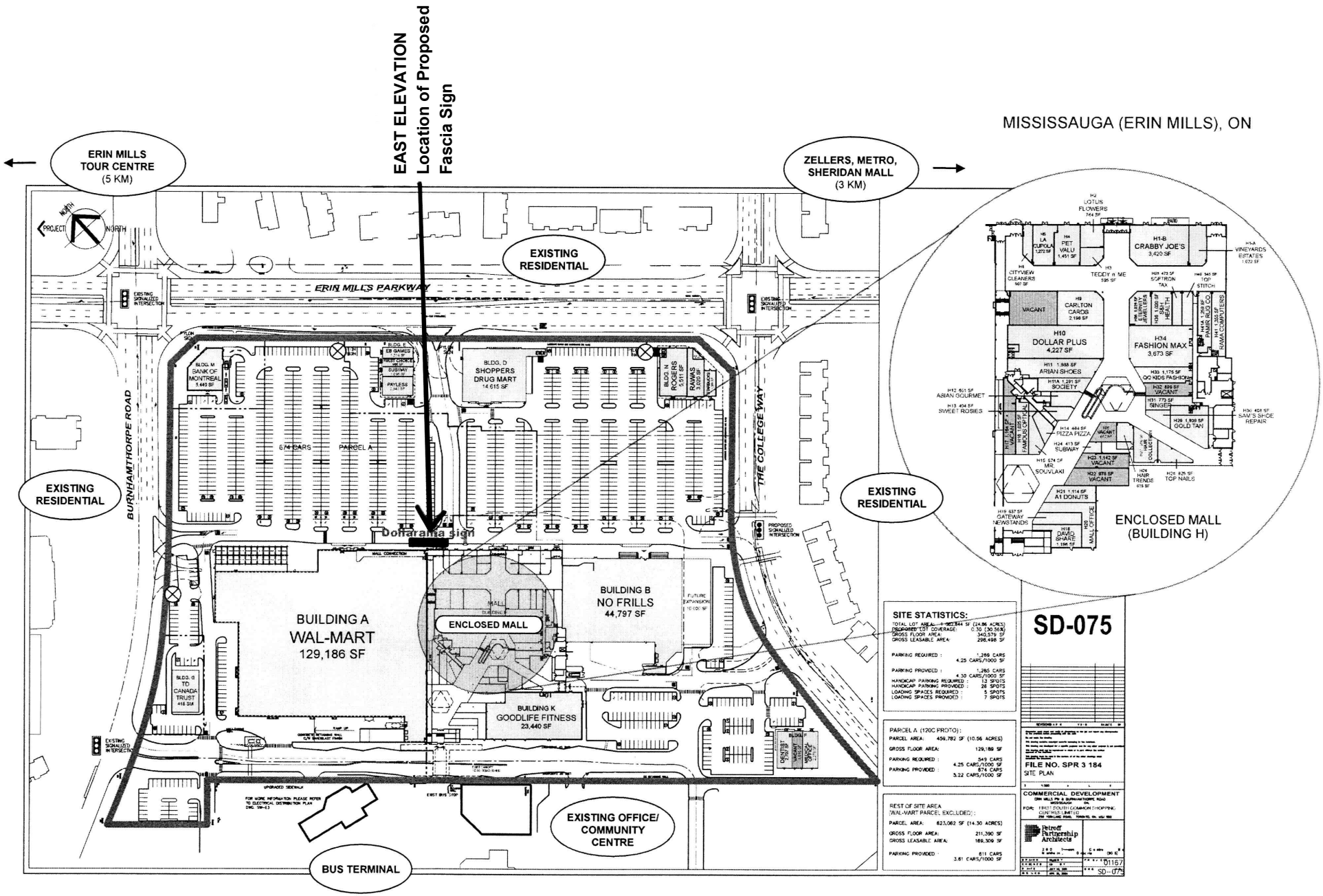
It is based on this rationale that we request the variance be granted to permit the proposed Dollarama sign.

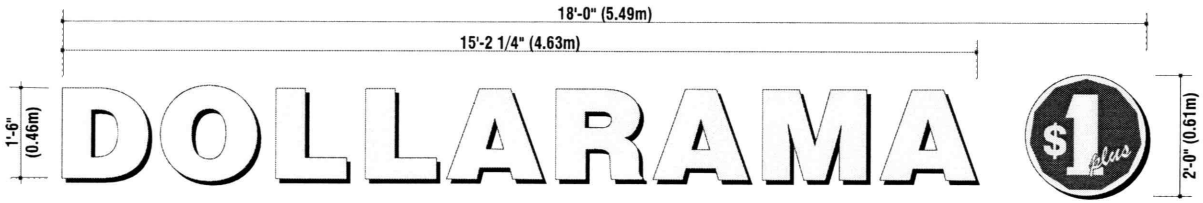
Respectfully,

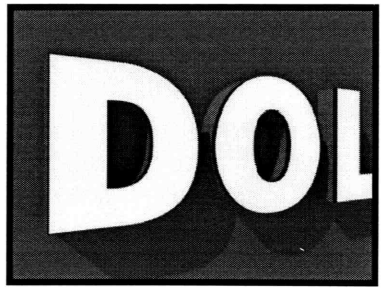
Salima Rawji
Agent on behalf of the owner – Calloway REIT (Mississauga) Inc.
(905) 760-6200 x 7958

APPENDIX 3-3


HIGHWAY No. 403
HIGHWAY
ERIN MILLS
GLEN ERIN
BURNHAMTHORPE ROAD WEST
COLLEGEWAY
SAWMILL COLLEGEWAY
MISSISSAUGA
SUBJECT PROPERTY
MISSISSAUGA
Leading today for tomorrow
Planning & Building, Sign Unit
2150 Burnhamthorpe Road West
10-01151
Dollarama
SCALE FOR REDUCED DRAWINGS
0m 50m 100m 200m 300m 400m 500m 1000m


MISSISSAUGA (ERIN MILLS), ON
EAST ELEVATION
Location of Proposed Fascia Sign
ERIN MILLS TOUR CENTRE (5 KM)
ZELLERS, METRO, SHERIDAN MALL (3 KM)
EXISTING RESIDENTIAL
ERIN MILLS PARKWAY
BURNHAMTHORPE ROAD
THE COLLEGE WAY
BUILDING A
WAL-MART
129,186 SF
BUILDING B
NO FRILLS
44,797 SF
ENCLOSED MALL
BUILDING K
GOODLIFE FITNESS
23,440 SF
BLDG. D
SHOPPERS DRUG MART
14,615 SF
BLDG. M
BANK OF MONTREAL
BLDG. G
TD CANADA TRUST
674 CARS
PARCEL A
Dollarama sign
EXISTING OFFICE/ COMMUNITY CENTRE
BUS TERMINAL
ENCLOSED MALL (BUILDING H)
SITE STATISTICS:
SD-075
FILE NO. SPR 3 184
SITE PLAN
COMMERCIAL DEVELOPMENT
Petroff Partnership Architects



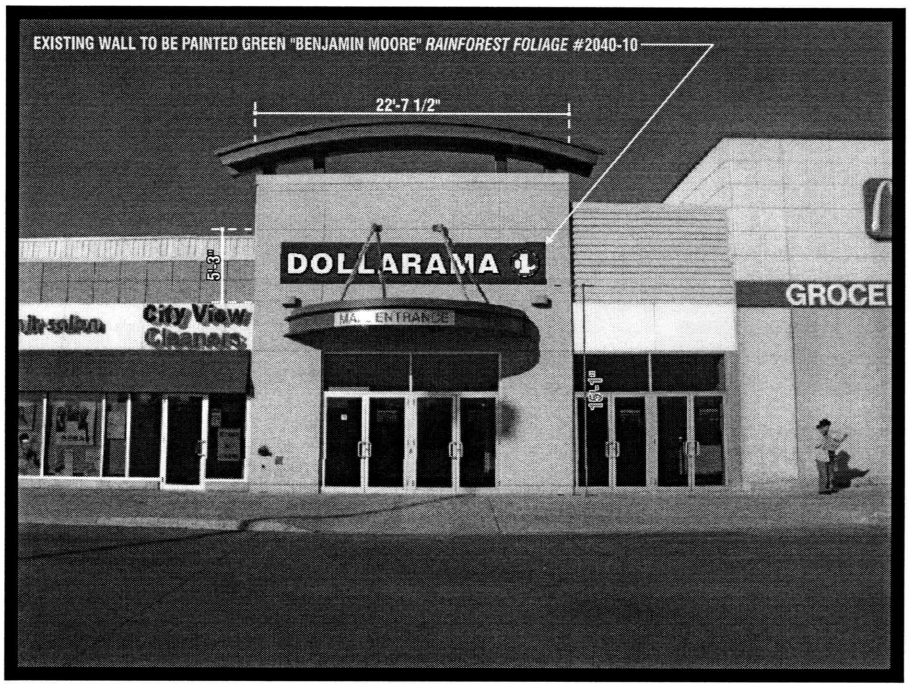


Sign Elevation
Scale: 1/2" = 1'-0"

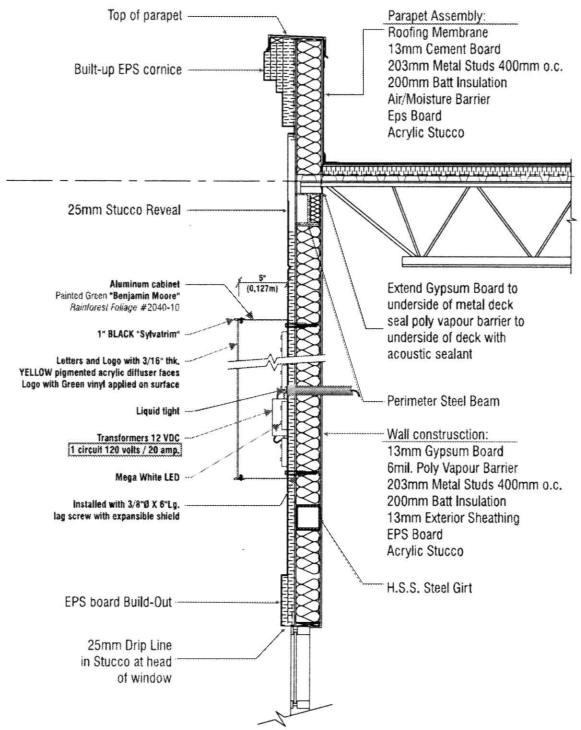
Green vinyl #3630-76 / Painted Green Dollarama

SIGN WEIGHT: 100 lbs

One (1) set of individual channel letters and
Sides of letters painted green Dollarama with 1" black "Sylvatrim"
3/16" thk. yellow pigmented acrylic diffuser faces
Logo graphic with green vinyl on first surface
Illuminated with Mega white LEDS and transformers in each letters



EAST ELEVATION



Typical Cross Section
Scale: n.t.s.

NOTE:

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2. Les couleurs illustrées sur le présent dessin peuvent être différentes des couleurs finales réalisées en atelier. Veuillez vous référer aux chartes appropriées pour les couleurs exactes.

CLIENT: DOLLARAMA

ADRESSE: South Common MALL Mississauga, ON

DATE: 05/06/2009

RÉVISIONS:
A) 16/06/2009 (D.B.)
B) 02/03/2010 (D.B.)
C) 03/03/2010 (D.B.)
D) 10/03/2010 (D.B.)
E) 29/03/2010 (D.B.)

ÉCHELLE: INDIQUÉE

REPRÉSENTANTS: PIERRE LACHANCE

DESIGNER: DANIEL BRIEN

NO. DESSIN: 004-251-R5

NO. SÉRIE: 11025

PAGE: 1/3

ENSEIGNES DOMINION
On vous en met plein la vue
9225, du Parcours, Montréal (Québec) H1J 3A8
Tél.: 514-354-6366 - Fax: 514-354-1182

MISSISSAUGA

SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 26, 2010

FILE: 10-01918

RE: **Motel 6**
2935 Argentia Rd. - Ward 9

The applicant requests the following variances to section 13 & 16 of the Sign By-law 0054-2002, as amended.

Section 13	Proposed
A ground sign shall have a maximum height of 7.5m (24.6 ft).	One (1) ground sign located adjacent to the front street line having a maximum height of 7.87m (25.83 ft).
Section 16	**Proposed**
No ground sign shall be located in the rear yard of a lot in a commercial or industrial zone located adjacent to a Provincial Highway.	One (1) ground sign located in the rear yard of a lot adjacent to a Provincial Highway (Highway 401).

COMMENTS:

Ground sign located adjacent to the front street line
This variance is to permit one ground sign located adjacent to Argentia Road having a maximum height of 7.87m (25.83 ft) where the by-law permits a ground sign with a maximum height of 7.5m (24.6 ft.).

A variance for a ground sign with a height of 7.87m (25.83 ft.) was approved under application #00-05923. At this time the applicant wishes to move the existing ground sign 64m (210 ft.) to the east to increase visibility from Winston Churchill Blvd. The Planning and Building Department finds the variance acceptable from a design perspective.

Ground sign located in the rear yard

This variance is to permit one ground sign located in the rear yard located adjacent to a Provincial Highway (Highway 401).

The intent of Section 16 of the Sign By-law 0054-2002 is limit ground signs to the portion of the lot adjacent to a public street. Ground signs are not permitted in rear or side yards that do not have frontage on a street. It is not appropriate to allow ground signs in such instances where the rear or side yard abuts an expressway. The identification of the business and visibility from the expressway is more appropriate through the use of a fascia sign. Fascia signs are currently installed in the tower element of the building and provide identification along the Highway 401 frontage.

The Planning and Building Department does not find the variance within the intent of the Sign By-law and therefore can not support the request.

255 PINEBUSH ROAD,
CAMBRIDGE , ONTARIO, CANADA N1T 1B9
TEL: 519.622.4040 FAX: 519.622.4031

PRIDESIGNS
www.pridesigns.com

2340 BRIGHTON HENRIETTA TOWN LINE ROAD,
ROCHESTER, NY U.S.A. 14623
TEL: 585.427.9050 FAX: 585.427.9051

July 6, 2010

City of Mississauga
Attn: Building Department
300 City Centre Drive
Mississauga Ontario
L5B 3C1

Re: Fieldgate Commercial – Motel 6 Sign Variance – 2935 Argentia Rd

Please accept this letter on behalf of our clients, Winston Argentia Developments Limited – 2945-2975 Argentia Rd, to obtain permission to move an existing ground sign 210' at 2935 Argentia Road to the East in order to increase visibility of the sign from Winston Churchill Blvd. The proposed location of the sign requires variances due to the fact that the sign exceeds the by-law maximum of 7.5m (24'6"). The existing sign is 7.87m (25'10") from grade, a mere 16" larger than what the by-law permits. Through extensive negotiations with our client, Motel 6 is also seeking an additional pylon sign at the rear of the property along the 401 frontage. The Mississauga sign by-law restricts signs from being placed in a rear yard along the 401, and therefore a variance is required to allow the proposed placement.

Due to the existing location of the pylon sign for Motel 6, there is not very good visibility from Winston Churchill Blvd, one of the city's main arterial roads (see photo "a" – attached). As a result of the negotiations with our client, Motel 6 has requested that we apply to move their existing sign so that it is visible from Winston Churchill Blvd. Due to the curvature of Argentia Rd in this specific area, a more suitable location from the Motel sign is on the east side of the Motel 6 entrance so that both of our clients' and the Motel sign are visible from Winston Churchill Blvd. (See attached plan and photo "b")

The Mississauga sign by-law restricts ground signs from being placed in rear yards along 401 frontages, however the MTO allows it province wide. Motel 6 is proposing a sign to be placed in the rear yard so it will be exposed to the 401 east and westbound lanes as it would maximize their exposure to the largest demographic of people possible. This section of the 401 corridor experiences considerable volume (over 400, 000 vehicles per day), and much of that volume comes in the form of commercial trucks driving long distances, as well as vehicles driving for travel or business purposes. A sign along the 401 is the ideal identifier in conjunction with Motel 6's well known branding to allow drivers who may be road wary a reputable and affordable location to stop within the city limits of Mississauga. There are many other businesses with signs along the 401 within the city of Mississauga, and the addition of a Motel 6 sign would by no means jeopardize the appearance of this corridor.

Signage is the main identifier to pedestrian and vehicular traffic. While Motel 6 currently has a sign on site along the Argentia frontage, with the reduced visibility it is not serving its main function as an identifier to the passing public. The poor visibility and shrouded site lines to the current location of the sign could be detrimental to the viability of Motel 6 as a business, as motorists on Winston Churchill Blvd

255 PINEBUSH ROAD,
CAMBRIDGE , ONTARIO, CANADA N1T 1B9
TEL: 519.622.4040 FAX: 519.622.4031

PRIDESIGNS
www.pridesigns.com

2340 BRIGHTON HENRIETTA TOWN LINE ROAD,
ROCHESTER, NY U.S.A. 14623
TEL: 585.427.9050 FAX: 585.427.9051

could easily miss the site and drive on to the next available lodging location. Further to that point, vehicular traffic along the 401 could miss the site without appropriate identification at the rear yard as well, and drive to the next exit or out of the city limits entirely to find an appropriate lodging establishment.

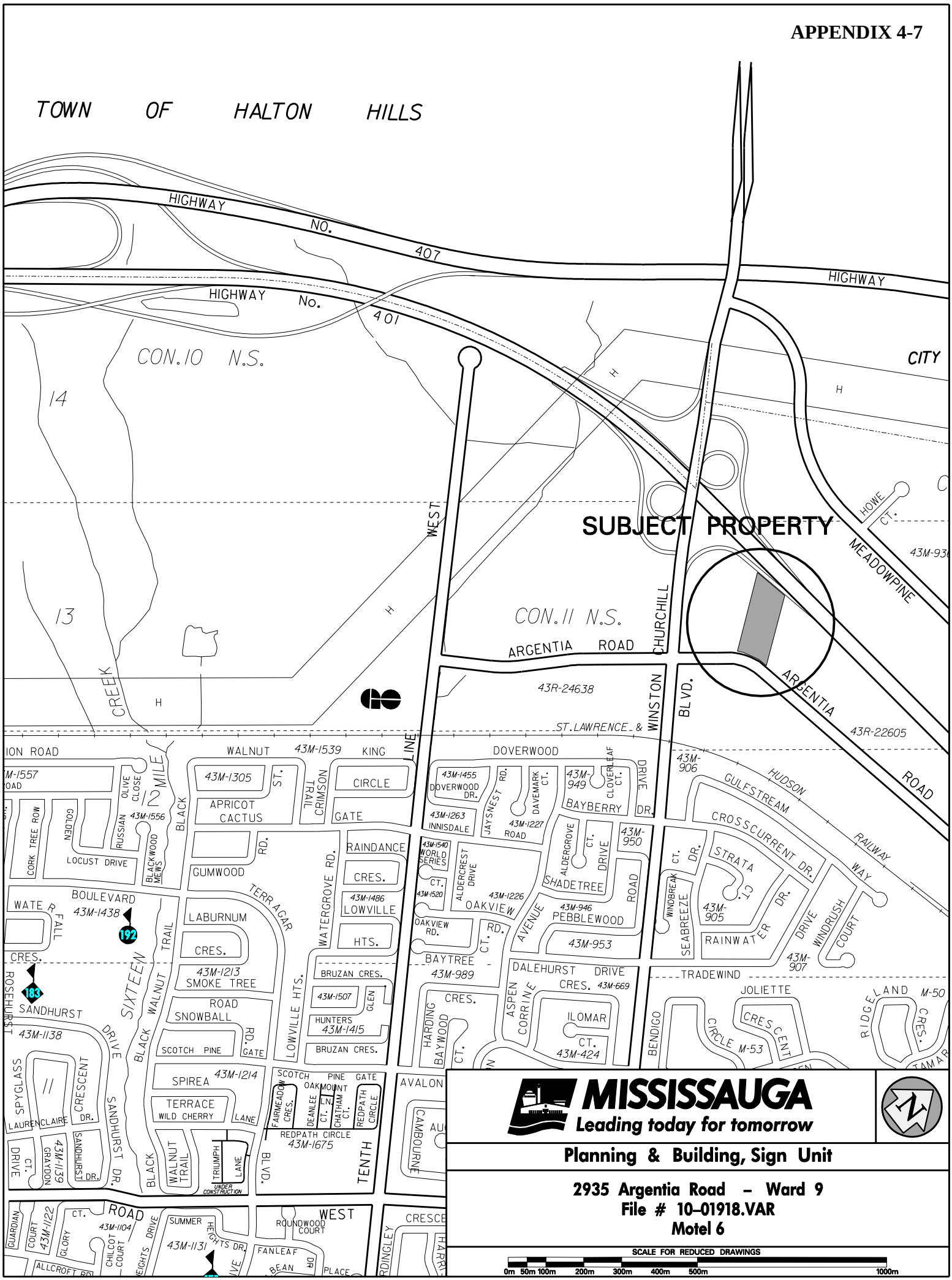
I would ask council to approve this variance for both the re-location of the sign as well as the approval to erect a new sign in the rear yard along the 401. The re-location of the sign has a very minor impact on the overall streetscape as the sign already exists, and will only be moved 210' to the East. The new location on Argentia Rd along with the newly proposed sign at the rear of the site along the 401 will better serve a local lodging establishment by allowing them to have a higher degree of visibility to the public. The increased visibility to the signage would have a positive impact on the business, as it holds drawing power to attract more people to stay at this location which is conveniently located adjacent to many other local commercial businesses that could also benefit from more overnight stays at Motel 6. For any questions or concerns regarding this application, please contact the undersigned.

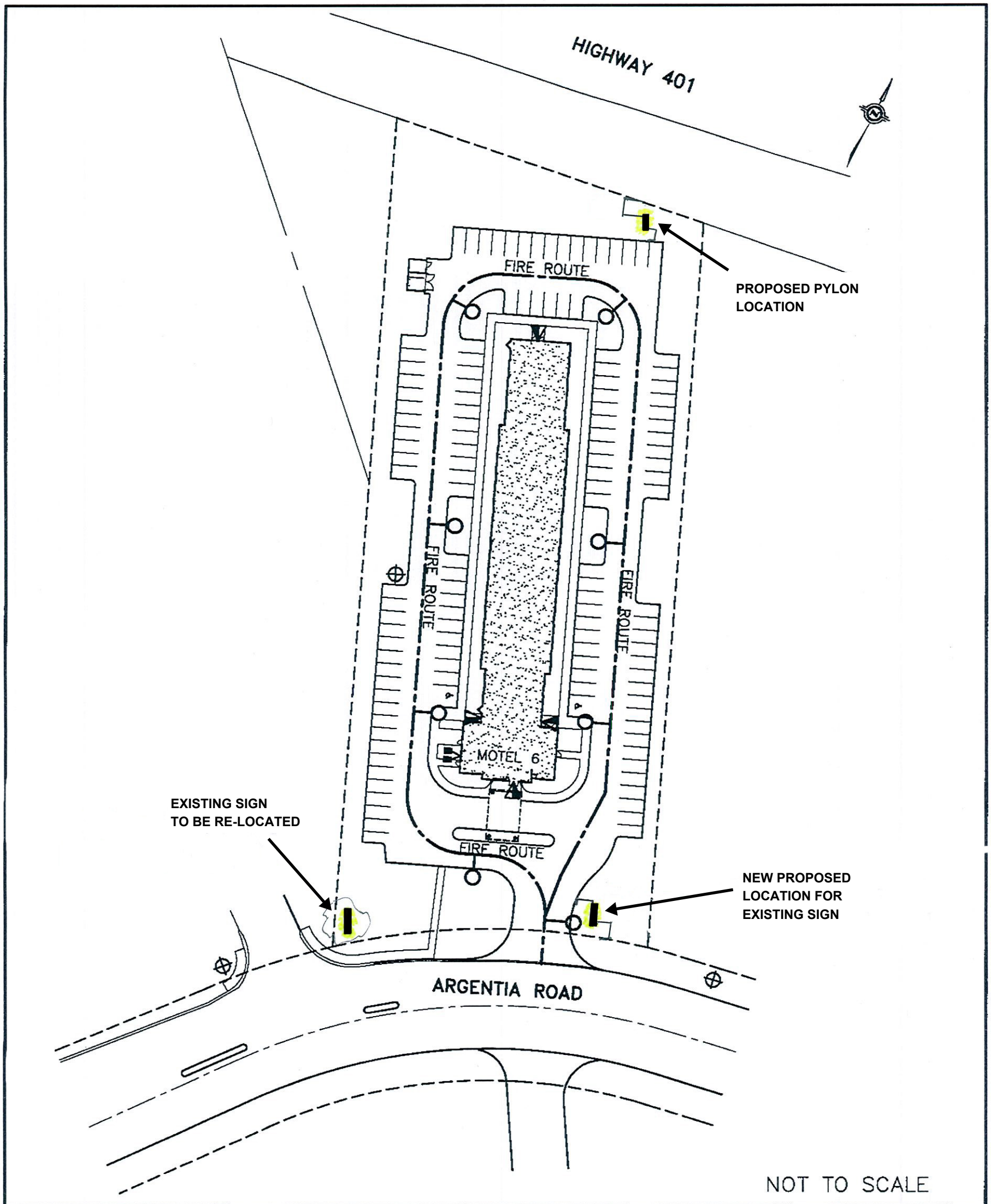
Thank you,

Nathan Dart
Pride Signs – Permit Coordinator
Tel: (519) 622-4040 x274
Fax: (519) 622-4031
Email: ndart@pridesigns.com

EXISTING VIEW FROM
WINSTON CHURCHILL BLVD.

PROPOSED VIEW FROM WINSTON CHURCHILL BLVD.


TOWN OF HALTON HILLS
HIGHWAY NO. 407
HIGHWAY
HIGHWAY No. 401
CON.10 N.S.
CON.11 N.S.
SUBJECT PROPERTY
ARGENTIA ROAD
CHURCHILL
WEST
WINSTON
BLVD.
ARGENTIA
ROAD
MEADOWPINE
HOWE CT.
CITY
43R-24638
43R-22605
ST.LAWRENCE &
HUDSON
GULFSTREAM
RAILWAY
WAY
CROSSCURRENT DR.
STRATA CT.
RAINWATER DR.
DRIVE
WINDRUSH COURT
SEABREEZE
WINDBREAK
43M-905
43M-907
43M-906
43M-949
43M-950
43M-946
43M-953
43M-1226
43M-1227
43M-1263
43M-1455
43M-1540
43M-1520
43M-1539
43M-1557
43M-1556
43M-1305
43M-1486
43M-1507
43M-1415
43M-1213
43M-1214
43M-1675
43M-1438
43M-1138
43M-1139
43M-1131
43M-1104
43M-1122
43M-669
43M-424
43M-989
43M-930
M-50
M-53
DOVERWOOD
DOVERWOOD DR.
JAYSNEST RD.
DAVEMARK CT.
CLOVERLEAF CT.
BAYBERRY DR.
INNISDALE
ALDERGROVE CT.
ALDERCREST DRIVE
SHADETREE DRIVE
ROAD
WORLD SERIES
OAKVIEW
OAKVIEW RD.
AVENUE
PEBBLEWOOD
BAYTREE CT.
DALEHURST DRIVE
CRES.
ASPEN CORRINE
ILOMAR CT.
HARDING BAYWOOD CT.
TRADEWIND
JOLIETTE CRESCENT
RIDGELAND CRES.
BENDIGO CIRCLE
WALNUT
KING
CIRCLE
GATE
CRIMSON TRAIL
APRICOT CACTUS
GUMWOOD RD.
RAINDANCE CRES.
LOWVILLE HTS.
WATERGROVE RD.
TERRAGAR BLVD.
BRUZAN CRES.
HUNTERS GLEN
SMOKE TREE ROAD
SNOWBALL RD.
SCOTCH PINE GATE
LABURNUM CRES.
SPIREA
TERRACE
WILD CHERRY LANE
WALNUT TRAIL
TRIUMPH LANE
UNDER CONSTRUCTION
FAIRMEADOW CRES.
DEANLEE CT.
OAKMOUNT LN.
CHATHAM CT.
REDPATH CIRCLE
REDPATH CIRCLE
TENTH LINE
AVALON
CAMBOURNE
SIXTEEN MILE CREEK
BLACK WALNUT TRAIL
BLACK WALNUT DRIVE
SANDHURST DR.
SANDHURST CT.
SPYGLASS CRESCENT
LAURENCLAIRE DR.
GRAYDON
ROSEHURST
BOULEVARD
WATERFALL CRES.
OLIVE CLOSE
RUSSIAN
BLACKWOOD MEWS
GOLDEN
CORK TREE ROW
LOCUST DRIVE
SUMMER HEIGHTS DR.
ROUNDWOOD COURT
FANLEAF DR
BEAN PLACE
GLORY
CHILCOT COURT
ALLCROFT RD.
GUARDIAN COURT
CRESCENT
HARDINGLEY
HARRY
ION ROAD
ROAD
CON.10 N.S.
CON.11 N.S.
14
13
H
MISSISSAUGA
Leading today for tomorrow
Planning & Building, Sign Unit
2935 Argentia Road – Ward 9
File # 10-01918.VAR
Motel 6
SCALE FOR REDUCED DRAWINGS
0m 50m 100m 200m 300m 400m 500m 1000m



LEGEND

APPROXIMATE LOCATION OF PROPERTY LINE

FIRE ROUTE SHOWN AS — NO STOPPING / NO PARKING

FIRE ROUTE SIGN ON STREETLIGHT POLE — BACK MOUNTED / END MOUNTED

FIRE ROUT SIGN ON SIGN POST — BACK MOUNTED / END MOUNTED

FIRE ROUTE SIGN ON BUILDING OR STRUCTURE — BASK MOUNTED / END MOUNTED

ENTRANCE TO BUILDING

FIRE (SIAMESE) CONNECTION

FIRE HYDRANT

ALL FR-8 SIGNS ARE TO BE EDGE MOUNTED & LETTERED BOTH SIDES.

DRAWING NUMBER: G-4

REGISTERED PROFESSIONAL ENGINEER K. CHOW PROVINCE OF ONTARIO

OCT. 26, 2009

FIRE ROUTE
MISSISSAUGA

SIGNING

COST: N/A

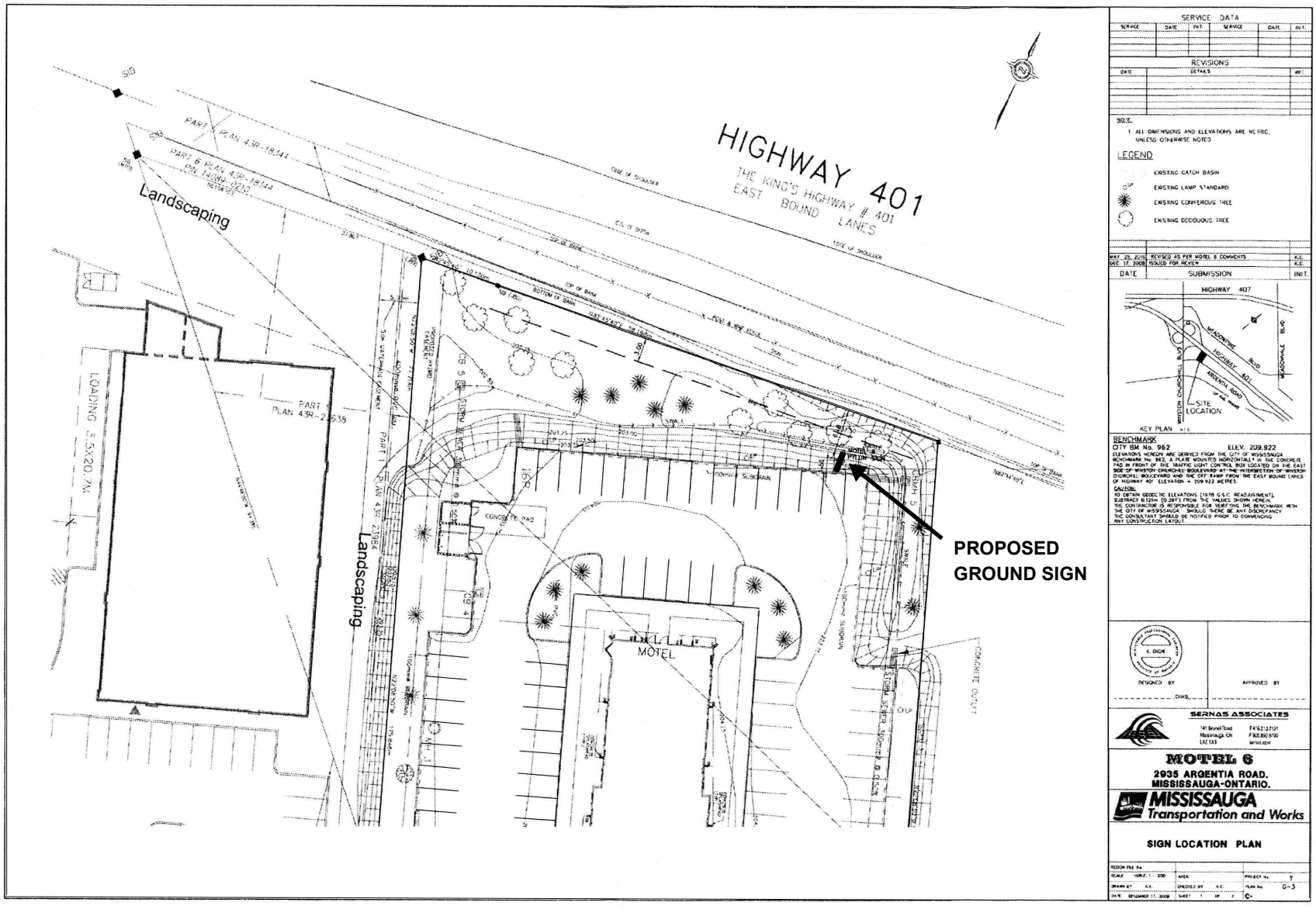
TYPE	No.	TYPE	No.
FR-1:		FR-5:	
FR-2:		FR-6:	
FR-3:		FR-7:	
FR-4:		FR-8:	8

ADVISORY

MOTEL 6
2935 ARGENTIA ROAD

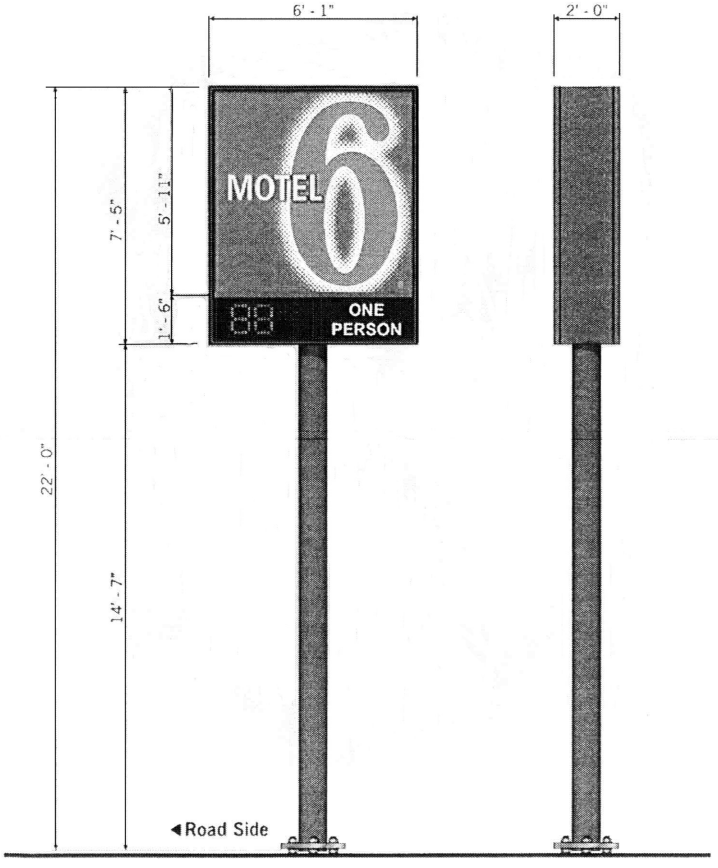
Existing Sign

2935 ARGENTIA ROAD
EXISTING GROUND SIGN
FRONTING ARGENTIA ROAD


HIGHWAY 401
THE KING'S HIGHWAY # 401
EAST BOUND LANES
Landscaping
Landscaping
LOADING 3.5X20.7M
MOTEL
PROPOSED GROUND SIGN
SERVICE DATA
REVISIONS
NOTE:
1. ALL DIMENSIONS AND ELEVATIONS ARE METRIC, UNLESS OTHERWISE NOTED
LEGEND
EXISTING CATCH BASIN
EXISTING LAMP STANDARD
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
REVISED AS PER MOTEL 6 COMMENTS
ISSUED FOR REVIEW
DATE
SUBMISSION
INIT.
HIGHWAY 407
SITE LOCATION
KEY PLAN
BENCHMARK
CITY BM No. 962
ELEV. 209.922
DESIGNED BY
APPROVED BY
SERNAS ASSOCIATES
MOTEL 6
2935 ARGENTIA ROAD,
MISSISSAUGA-ONTARIO.
MISSISSAUGA
Transportation and Works
SIGN LOCATION PLAN
G-3

SIGN AREA = 4.2m²

D/S Illuminated Pylon Sign
Total Sign Area:



Material Specifications
- Aluminum constructed filler and pts frame cover to be painted pms 2930c
- Aluminum constructed 2" h-divider to be painted pms 2930c
- Digitally printed white flex face material
- T12 illumination

"One Person"
- 3/16" acrylic face with vinyls applied to first surface
- Text to be white on a black 3m #3630-22 background

- 14.25" x 34" room rate red L.E.D display
- 10" high digit display

- 10" dia. H.S.S. steel post and base plate to be painted pms 2930c

Drawing No.
FCDL-PYL5N0A2.330A1

Electrical Requirements
347V

Graphic rendition is representative of specific signage. Colour dimensions, material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

- Vectored artwork required.
- Digital Image for printing required.
- Final colour specifications required.
- Site check required.

Preliminary Artwork

Approved for Production

CLIENT APPROVAL

REVISION DATES:
September 10, 2008 J. Lewis
January 27, 2010 J. Lewis

PRIDE SIGNS
INTERNATIONAL SIGN ASSOCIATION sacace
255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

2945-2975 Argentina Road
Mississuaga, Ontario

Fieldgate Commerical Developments Ltd.

DRAWN BY: J. Lewis
DATE: July 7, 2008

PROPOSED GROUND SIGN
FRONTAGE - HIGHWAY 401

SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 26, 2010

FILE: 10-01059

RE: **MeadowCentre Office Park**
2050-2100 Derry Rd. W. – Ward 9

The applicant requests the following variance to sections 4, 13, and 18 of the Sign By-law 0054-2002, as amended.

Section 4(6)(f)	**Proposed**
Roof signs are prohibited.	One (1) roof sign located at 2050 Derry Rd. W. and one (1) roof sign located at 2100 Derry Rd. W.
Section 13	**Proposed**
Permits a maximum one (1) ground sign per street line is permitted.	Two (2) additional ground signs fronting Derry Rd. W. One (1) ground sign located at the southwest corner of Derry Rd. W. and Mississauga Rd. and one (1) ground sign located at the southeast corner of Derry Rd. W. and West Credit Ave.
Section 18	**Proposed**
A directional sign shall have a maximum sign area of $0.75m^2$ ($8.0ft^2$) and a maximum height of 1.2m (3.9ft).	One (1) directional sign with a sign area of $0.93m^2$ ($10ft^2$) and a height of 1.39m (4.58ft). Two (2) directional signs with a sign area of $1.7m^2$ ($18.58ft^2$) and a height of 1.7m (5.58ft)

COMMENTS:

<u>Roof sign located at 2050 and 2100 Derry Road</u>
The variance is to permit two (2) roof signs on a first storey entry canopies of the multi storey buildings. The signs are well designed and identify the numbered address for each building for

the public. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.

Ground signs

The variance is to permit two (2) additional ground signs, one (1) ground sign located at the southwest corner of Derry Rd. W. and one (1) ground sign located at the southeast corner of Derry Rd. W. and West Credit Ave. There is one existing ground sign on each of these frontages adjacent to the entry point of the buildings which identify the main tenants in the buildings.

The proposed ground sign located at the southwest corner of Derry Rd. W. and Mississauga Rd. is designed and placed to act as a feature wall for the business complex.

The proposed ground sign located at the southeast corner of Derry Rd. W. and West Credit Ave. is designed as an address wall, identifying the main vehicle entry for the business complex.

These proposed signs are designed as feature walls, identifying the business complex and the main entry to the site. These signs are well spaced, do not have a negative impact on the aesthetics of the streetscape and do not duplicate information. There are several existing examples of similar sign placement within this area. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

Directional Signs

The variance is to permit one (1) directional sign with a sign area of $0.93m^2$($10ft^2$) and a height of 1.39m (4.58ft), and two (2) directional signs with a sign area of $1.7m^2$ ($18.58ft^2$) and a height of 1.7m (5.58ft).

These signs are required for vehicle movement throughout the site. The signs are well designed and in scale with the need of the information. These signs are internal to the property and do not affect the streetscape. The architectural style of these signs is consistent with other feature signs on the property. 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

June 24, 2010

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

To Whom It May Concern:

Re: Supplementary Information to Application for a Permit to Construct
Meadow West Corporate Centre – 2100 & 2050 Derry Rd., Mississauga

Our client, GWL Realty Advisors Inc., would like to put up a larger directional sign for their 2100 & 2050 Derry Road property, that will allow for easy access to visiting clients and truck deliveries.

Also, due to the orientation of each building on the property it is difficult to identify one building from the other and so they would also like to include an address on the canopy of each building for easy identification.

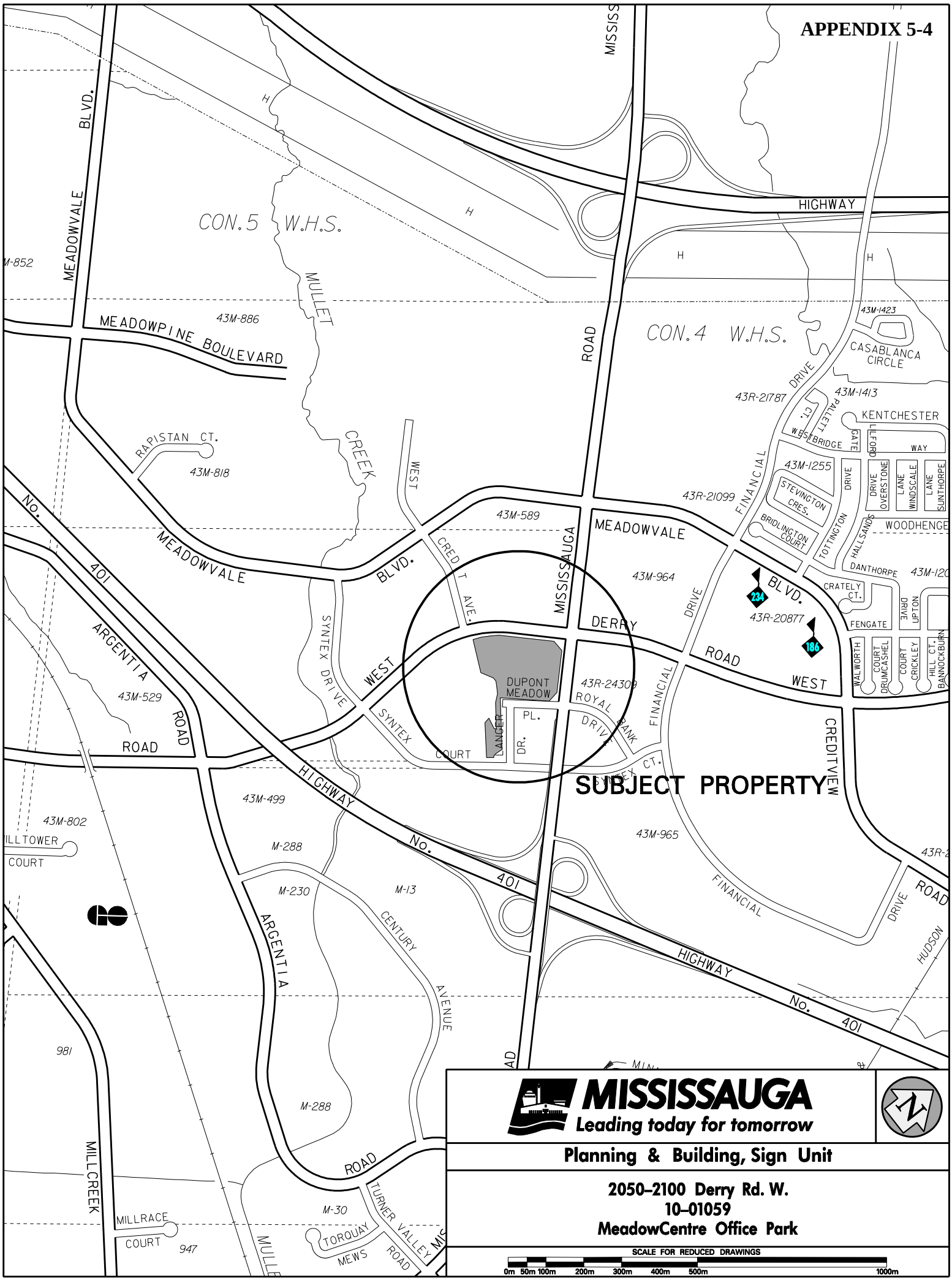
Should you require any further information please contact the undersigned.

Yours truly,
ZIP SIGNS LTD.

David Adam

Dave Adam

APPENDIX 5-4

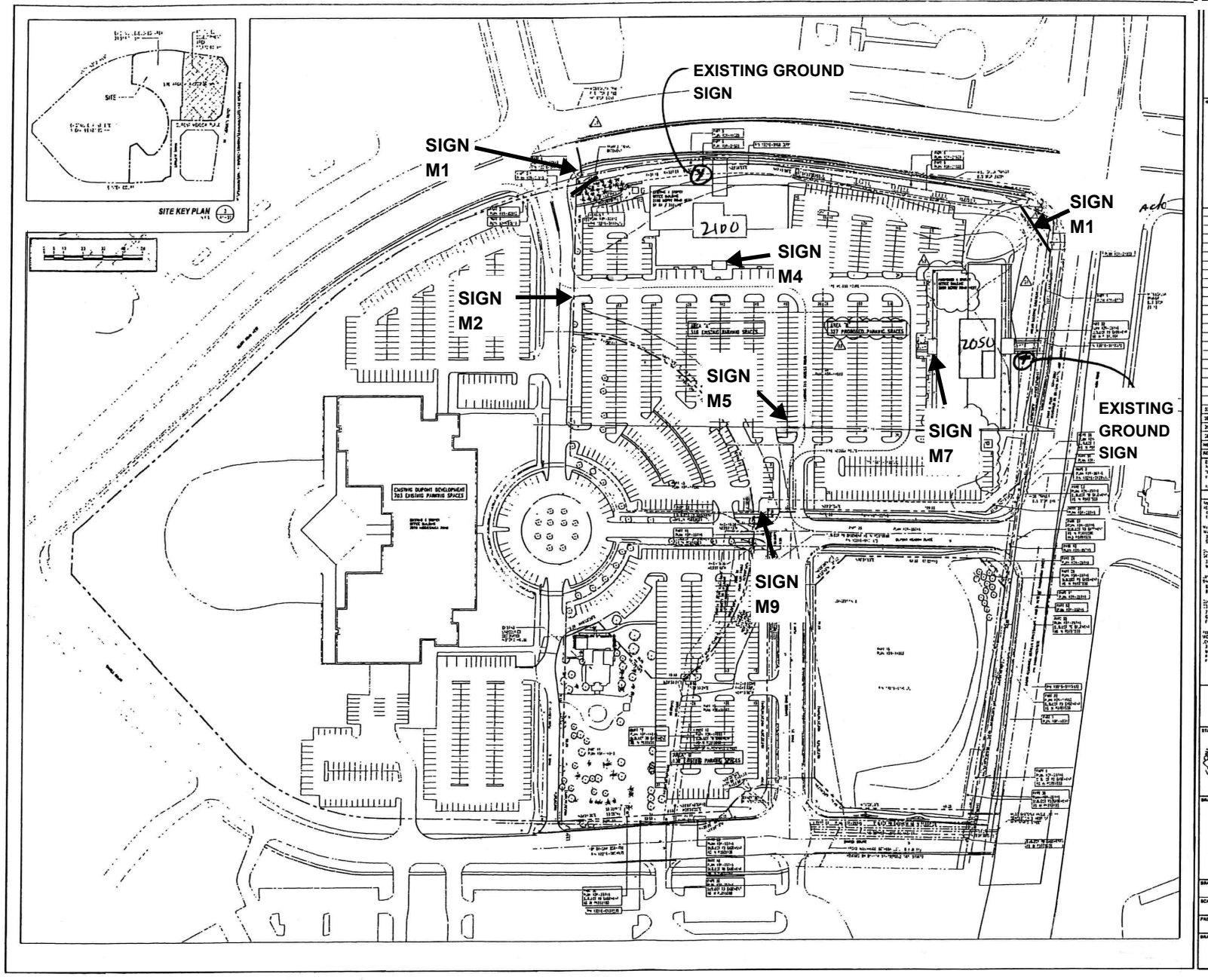


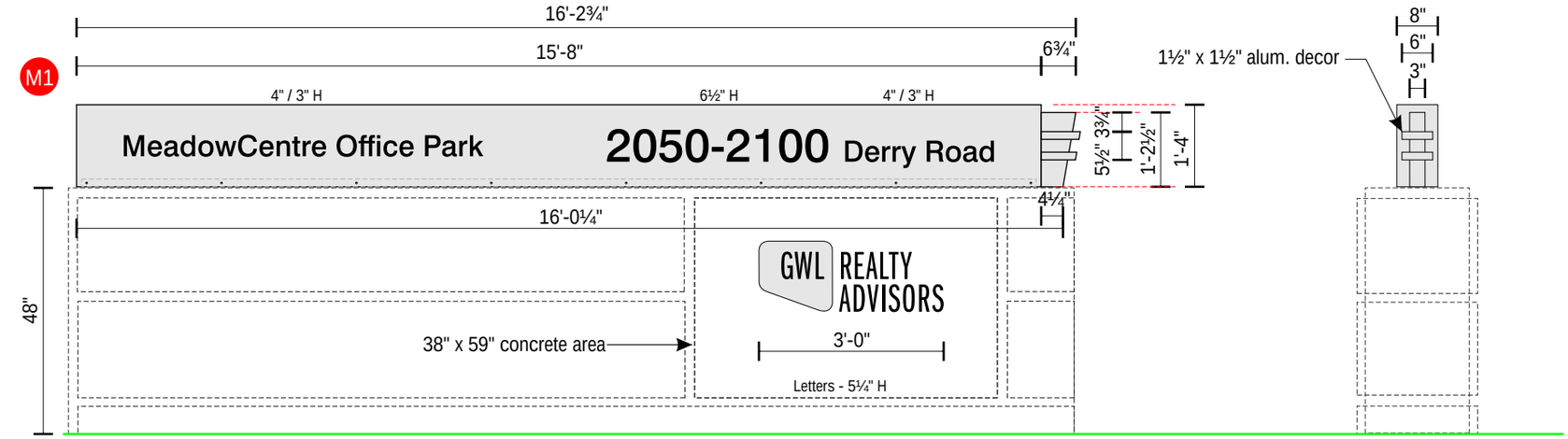
MISSISSAUGA
Leading today for tomorrow

Planning & Building, Sign Unit

2050–2100 Derry Rd. W.
10–01059
MeadowCentre Office Park

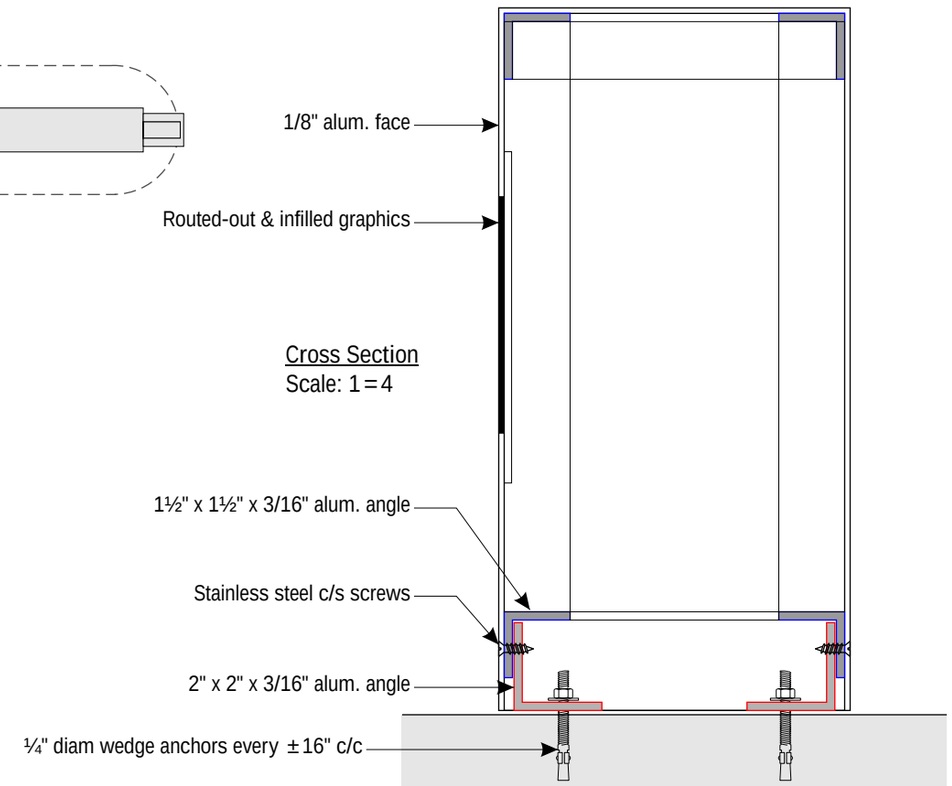
SCALE FOR REDUCED DRAWINGS
0m 50m 100m 200m 300m 400m 500m 1000m


EXISTING GROUND SIGN
SIGN M1
SIGN M1
SIGN M4
SIGN M2
SIGN M5
SIGN M7
EXISTING GROUND SIGN
SIGN M9
2100
2050
SITE KEY PLAN
REALTY ADVISORS
2050 DERRY ROAD WEST
adamson ASSOCIATES | ARCHITECTS
MASTER SITE PLAN
SP 08 / 116 W8
PROPOSED OFFICE BUILDING
2050 DERRY ROAD WEST
0806-00
A1-01
03



existing concrete base: 22"D x 196"W
No graphics on back

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



Cross Section
Scale: 1 = 4

Sign M1
(1) s/f non-illum. exterior display

Grahpics / Substrate
1/8" alum. face
Routed-out graphics & infilled black acrylic
GWL logo:
¼" routed-out alum. letters on
1/8" alum. backer
flush pin mounted to concrete base
"REALTY ADVISORS":
¼" routed-out alum. letters
flush pin mounted to concrete base

Construction
.125 alum. faces & sides, top
1½" x 1½" x 3/16" alum. angle frame
2" x 2" x 3/16" alum. angle mounting bracket

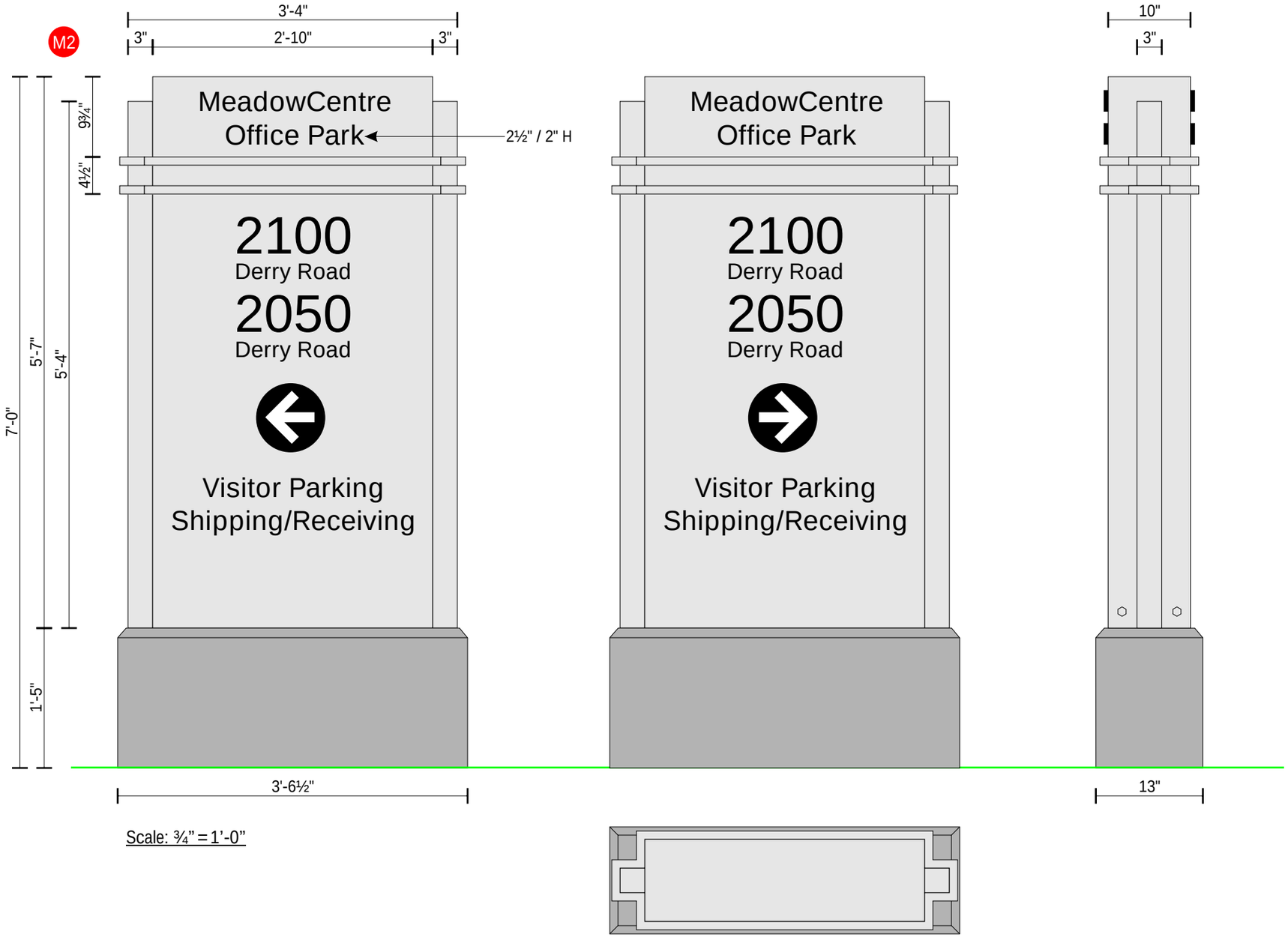
(16) #10 stainless steel c/s screws
(8 at front & 8 at back)

■ Black

www.zipsigns.com	Client	Meadow Centre Office Park	Dwg No.	SO002635	Date	March 29, 2010	☑ CONCEPTUAL NOT FOR CONSTRUCTION / ☐ SHOP READY CONSTRUCTION CAPABLE
5040 North Service Rd. Burlington, ON	Address	2050 Derry Road	Designer	FH	Rev.		
Ph. 905-332-8332 Fax 905-332-9994		Mississauga, ON	Sales	Craig Hall	Rev.		Scale: As noted / Page: 1 of

ZIPSIGNS®

This drawing is the property of Zip Signs Ltd.



Scale: ¾" = 1'-0"

Sign M2
(1) d/f non-illum. exterior display

Grahpics / Substrate
1/8" alum. faces
"MeadowCentre Office Park":
3/8" alum. cut-out, glue / pin to alum. faces
Others: 1st surface vinyl
Construction
.125 alum. face & sides, top
1½" x 1½" x 3/16" alum. angle frame
2" x 2" x 3/16" alum. angle frame
3" x 3" x 1/8" alum. tube
1" x 1" x 1/16" alum. tube
(2) 3" x 3" x ¼" steel angle mounting brackets
(4) ½" diam. steel anchors
5'-5" x 3'-6½" x 1'-1" concrete base
(4'-0" under grade)

- Black
- White
- Paint Clear Anodized

www.zipsigns.com	Client	Meadow Centre Office Park	Dwg No.	SO002635	Date	March 29, 2010	☑ CONCEPTUAL NOT FOR CONSTRUCTION / ☐ SHOP READY CONSTRUCTION CAPABLE
5040 North Service Rd. Burlington, ON	Address	2050 Derry Road	Designer	FH	Rev.		
Ph. 905-332-8332 Fax 905-332-9994		Mississauga, ON	Sales	Craig Hall	Rev.		Scale: As noted / Page: 2 of

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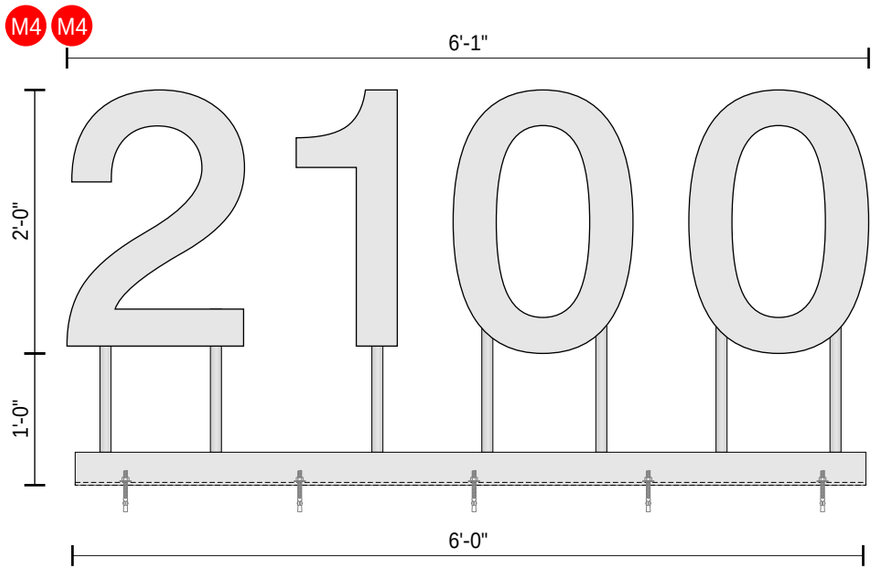

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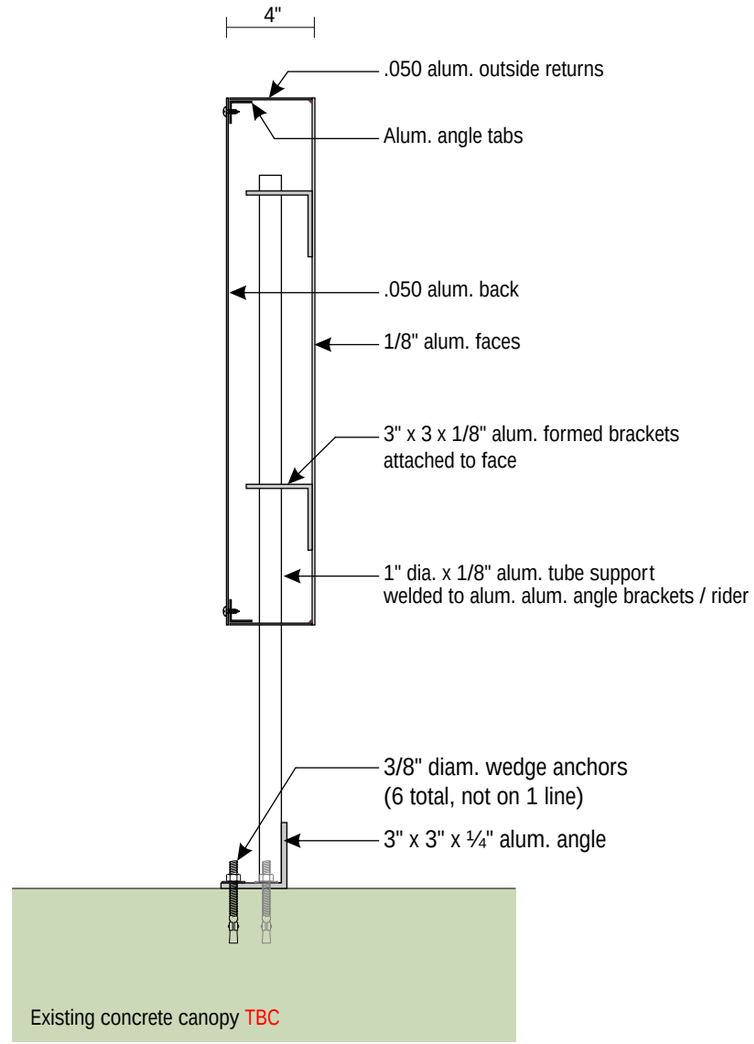

Sign M4
(2) sets of non-illum. reverse channel letters c/w support, mounted on existing canopy

Grahpics / Substrate
1/8" alum. routed-out faces
4" - .050 alum. returns
.050 alum. back
1" diam. alum. tube support
3" x 3" x ¼" alum. angle rider

Paint
letters (face, back & returns) & mounting structure Clear Anodized TBC

☐ Paint clear anodized

www.zipsigns.com	Client	Meadow Centre Office Park	Dwg No.	SO002635	Date	April 5, 2010	☑ CONCEPTUAL NOT FOR CONSTRUCTION / ☐ SHOP READY CONSTRUCTION CAPABLE
5040 North Service Rd. Burlington, ON	Address	2050 Derry Road	Designer	FH	Rev.		
Ph. 905-332-8332 Fax 905-332-9994		Mississauga, ON	Sales	Craig Hall	Rev.		Scale: As noted / Page: 5 of

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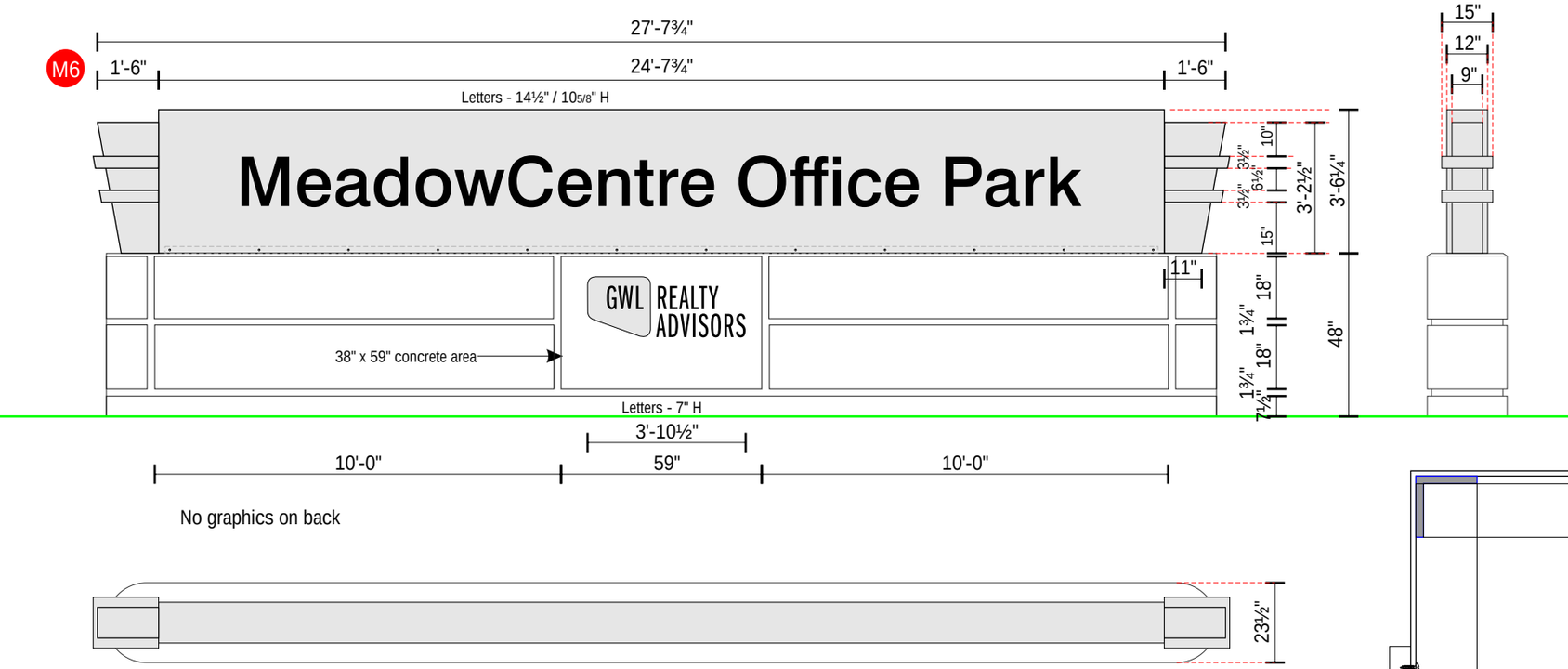
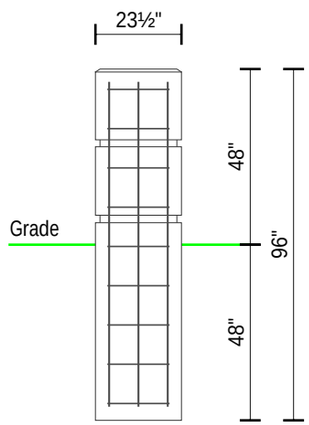


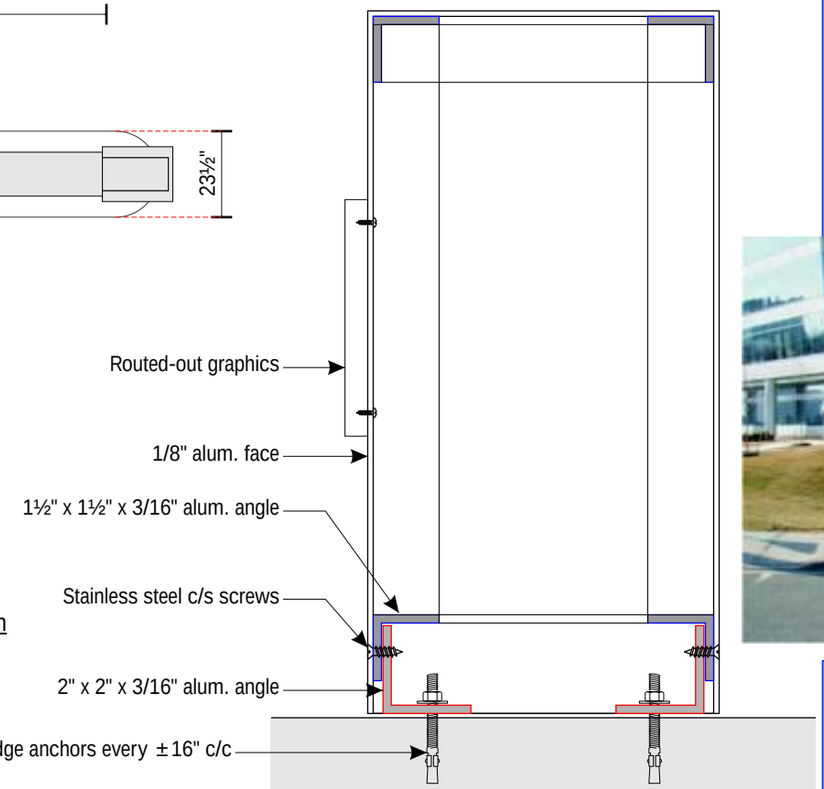
No graphics on back

Scale: ¼" = 1'-0"



Concrete base: 23.5"D x 326½"W x 48"H
1¾" W x ¾" D groove on base as shown

Concrete base
12mm re-bar & 10mm tie @ ±12'-0"



Cross Section
Scale: 1 = 4

Sign M6
(1) s/f non-illum. exterior display

Grahpics / Substrate
1/8" alum. face
½" acrylic routed-out letters
glue/pin mounted to alum. face
GWL logo:
¼" routed-out alum. letters on
1/8" alum. backer
flush pin mounted to concrete base
"REALTY ADVISORS":
¼" routed-out alum. letters
flush pin mounted to concrete base

Construction
.125 alum. faces & sides, top
1½" x 1½" x 3/16" alum. angle frame
2" x 2" x 3/16" alum. angle mounting bracket

(24) #10 stainless steel c/s screws
(12 at front & 12 at back)

■ Black

www.zipsigns.com	Client	Meadow Centre Office Park	Dwg No.	SO002635	Date	April 6, 2010	☑ CONCEPTUAL NOT FOR CONSTRUCTION / ☐ SHOP READY CONSTRUCTION CAPABLE
5040 North Service Rd. Burlington, ON	Address	2050 Derry Road	Designer	FH	Rev.		
Ph. 905-332-8332 Fax 905-332-9994		Mississauga, ON	Sales	Craig Hall	Rev.		Scale: As noted / Page: 6 of

ZIPSIGNS®

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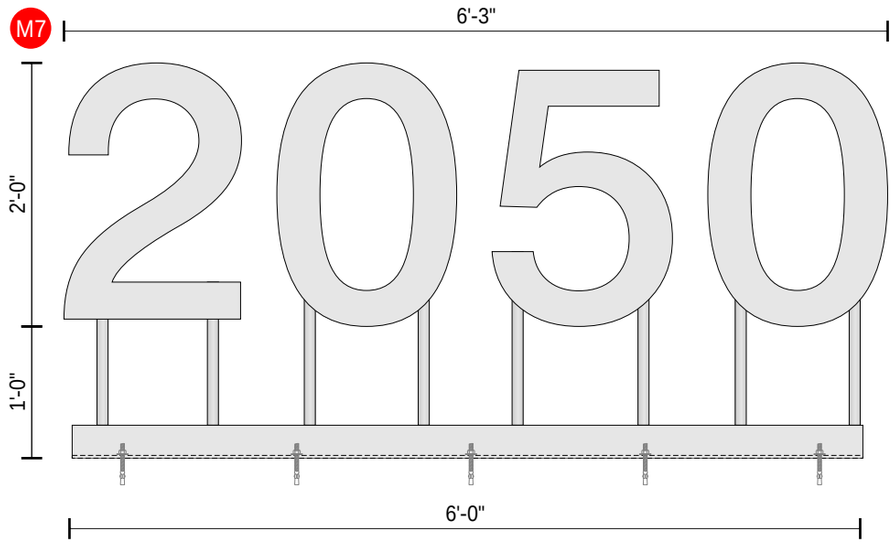
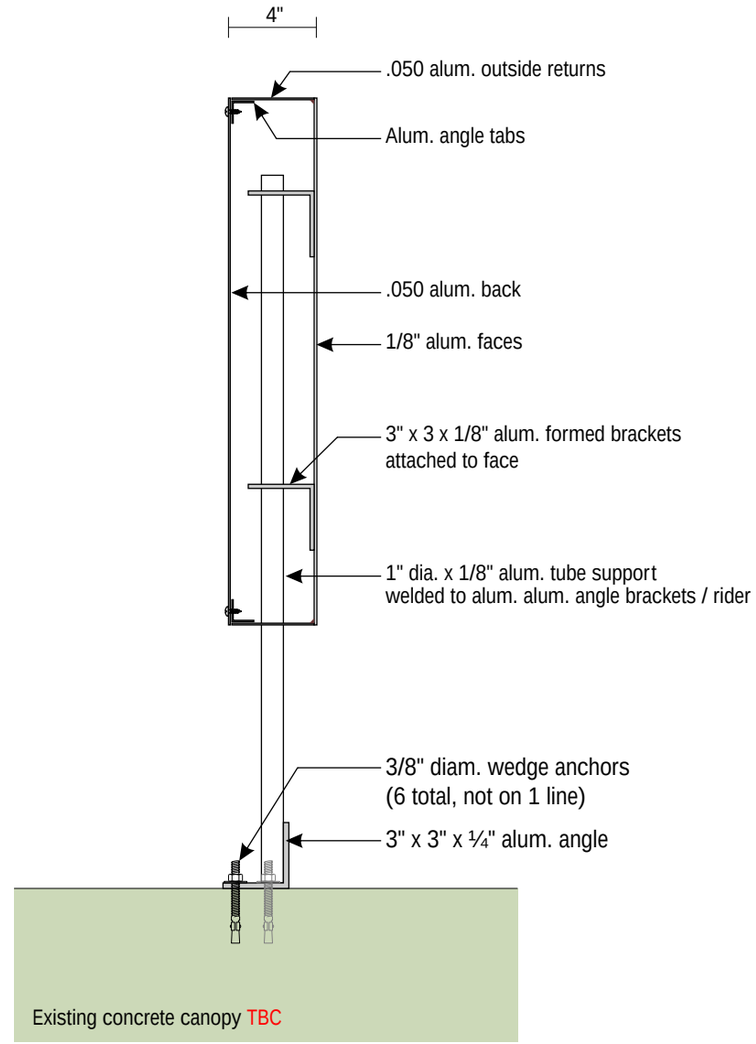


Scale: ¾" = 1'-0"



Sign M7
(2) sets of non-illum. reverse channel letters c/w support, mounted on existing canopy

Grahpics / Substrate
1/8" alum. routed-out faces
4" - .050 alum. returns
.050 alum. back
1" diam. alum. tube support
3" x 3" x ¼" alum. angle rider

Paint
letters (face, back & returns) & mounting structure Clear Anodized TBC

☐ Paint clear anodized

www.zipsigns.com	Client	Meadow Centre Office Park	Dwg No.	SO002635	Date	April 5, 2010	☑ CONCEPTUAL NOT FOR CONSTRUCTION / ☐ SHOP READY CONSTRUCTION CAPABLE
5040 North Service Rd. Burlington, ON	Address	2050 Derry Road	Designer	FH	Rev.		
Ph. 905-332-8332 Fax 905-332-9994		Mississauga, ON	Sales	Craig Hall	Rev.		Scale: As noted / Page: 7 of

ZIPSIGNS®

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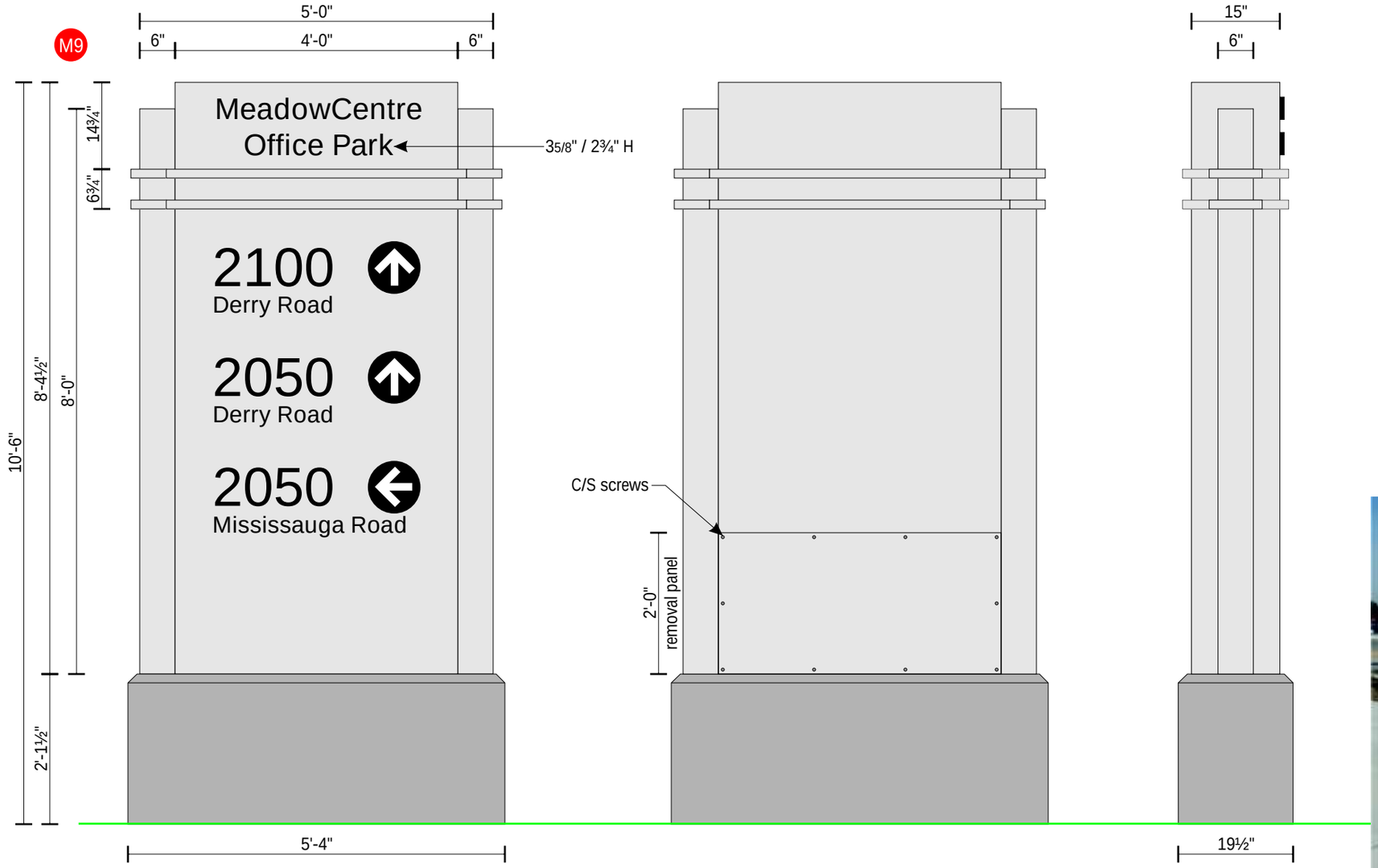
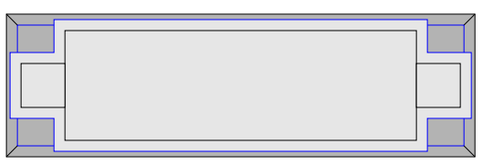


Scale: ½" = 1'-0"



Sign M9
(1) s/f non-illum. exterior display
Grahpics / Substrate
1/8" alum. faces
"MeadowCentre Office Park":
½" alum. cut-out, glue / pin to alum. faces
Others: 1st surface vinyl
Construction
.125 alum. face & sides, top
1½" x 1½" x 3/16" alum. angle frame
3" x 3" x ¼" alum. angle frame
6" x 6" alum. tube
1½" x 1½" x 1/8" alum. tube

(8) ½" diam. steel anchors
7'-7½" x 5'-4" x 1'-7½" concrete base
(5'-6" under grade)

- ■ Black
- □ White
- □ Paint Clear Anodized

www.zipsigns.com	Client	Meadow Centre Office Park	Dwg No.	SO002635	Date	March 29, 2010	☑ CONCEPTUAL NOT FOR CONSTRUCTION / ☐ SHOP READY CONSTRUCTION CAPABLE
5040 North Service Rd. Burlington, ON	Address	2050 Derry Road	Designer	FH	Rev.		
Ph. 905-332-8332 Fax 905-332-9994		Mississauga, ON	Sales	Craig Hall	Rev.		Scale: As noted / Page: 9 of

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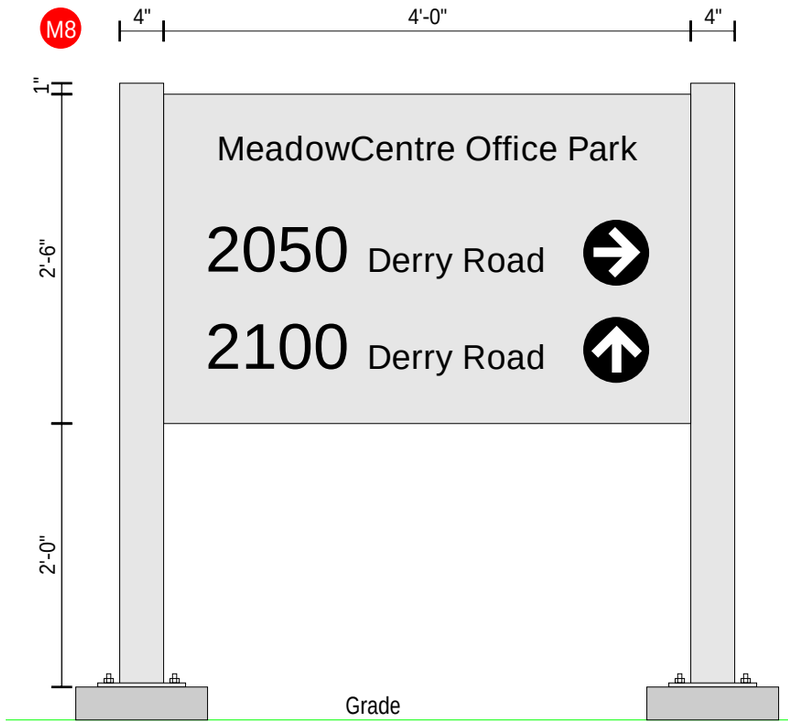

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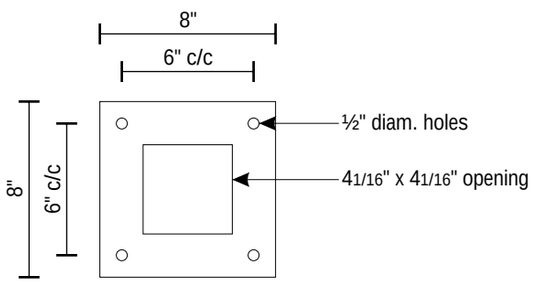
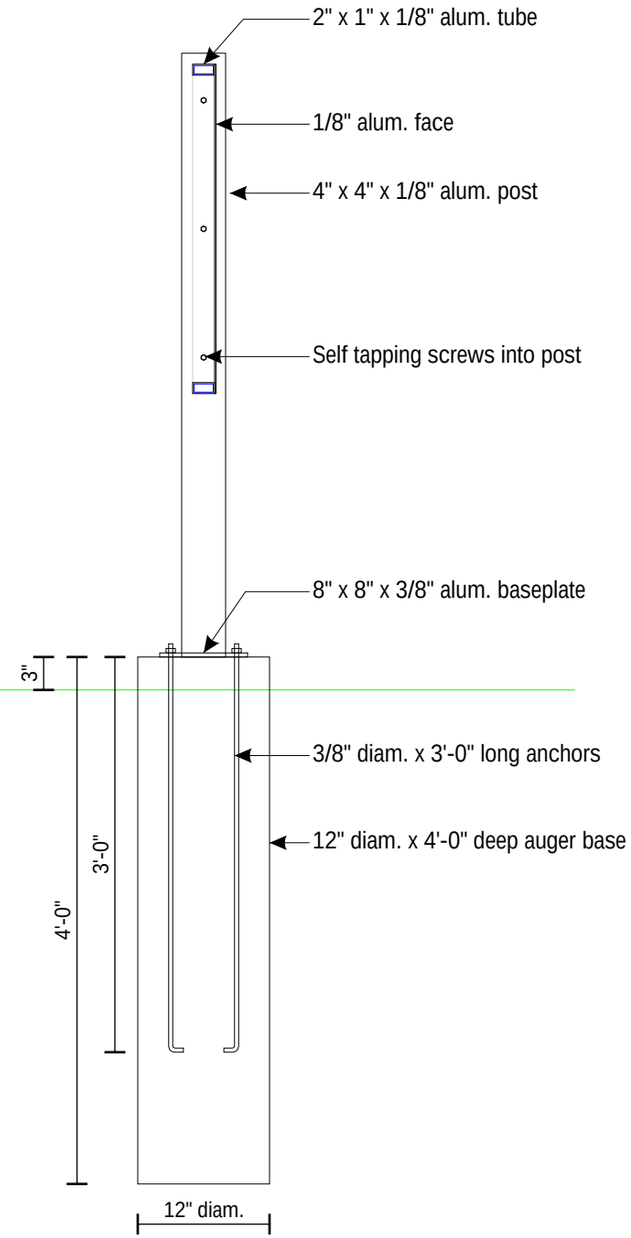


3/8" alum. baseplate
Scale: 1½" = 1'-0"



Sign M8
(1) s/f non-illum. exterior sign

Grahpics / Substrate
1/8" alum. face
1st surface vinyl graphics

Construction
1/8" alum. face
2" x 1" x 1/8" alum. tube (returns)
No back
(2) 4" x 4" x 1/8" alum. posts
(2) 8" x 8" x 3/8" alum. baseplate
(8) 3/8" diam. x 3'-0" long anchors
(2) 12" diam. x 4'-0" deep auger base

Paint
All exposed metal Clear Anodized

☐ Paint clear anodized
■ Black

www.zipsigns.com	Client	Meadow Centre Office Park	Dwg No.	SO002635	Date	April 5, 2010	☑ CONCEPTUAL NOT FOR CONSTRUCTION / ☐ SHOP READY CONSTRUCTION CAPABLE
5040 North Service Rd. Burlington, ON	Address	2050 Derry Road	Designer	FH	Rev.		
Ph. 905-332-8332 Fax 905-332-9994		Mississauga, ON	Sales	Craig Hall	Rev.		Scale: As noted / Page: 8 of

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SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 26, 2010

FILE: 10-02309

RE: **Scotia Bank**
3000 Thomas Street - Ward 10

The applicant requests the following variances to section 4, 13, 17 of the Sign By-law 0054-2002, as amended.

Section 4(6)(f)	**Proposed**
Prohibits roof signs.	One (1) roof sign located on the north side of the building.
Section 13	**Proposed**
Prohibits a fascia sign located on a building façade which is less than 100m from a residential use.	Two (2) fascia signs located on the south elevation of the building approximately 15m from a residential use.
Section 17	**Proposed**
A fascia sign must be located on a building façade.	Two (2) fascia signs located on a performance wall.

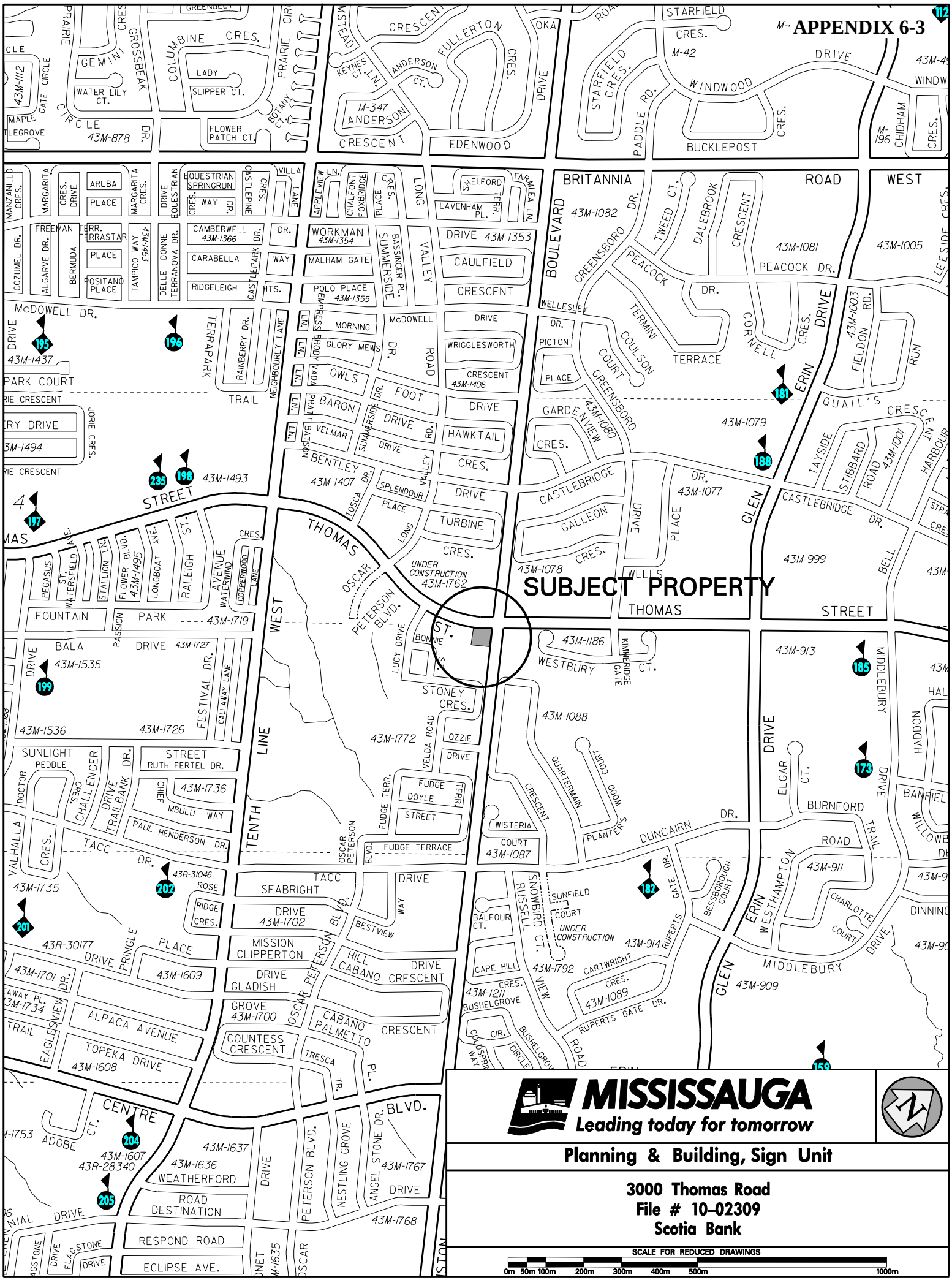
COMMENTS:

Roof Sign
The variance is to permit one (1) roof sign on the entry canopy of the single storey building. The sign is well designed and identifies the tenant of the building. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.

Fascia Sign – Performance Wall
The proposed variance is for two (2) fascia signs located on a performance wall which is a design feature of the building. Under the Sign By-law, a performance wall is not considered a building façade. The purpose of the performance wall is to accommodate the building signage. The proposed fascia signs in combination with the performance wall are part of the overall design of the building and therefore are acceptable from a design perspective.

Fascia Sign – South Elevation

The proposed variance is for a fascia sign located on a wall less than 100m (328 ft.) from a residential use. The proposed sign faces the rear yard of a residential dwelling and will be at the approximate height of second floor windows of the houses, at a distance of approximately 23m. (75.5 ft.). The proposed location will create an undesirable situation for the adjacent residential properties and as such the Planning and Building Department can not support the variance.


APPENDIX 6-3
SUBJECT PROPERTY
UNDER CONSTRUCTION
MISSISSAUGA
Leading today for tomorrow
Planning & Building, Sign Unit
3000 Thomas Road
File # 10-02309
Scotia Bank
SCALE FOR REDUCED DRAWINGS
0m 50m 100m 200m 300m 400m 500m 1000m

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

September 7, 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
Application No. SGNBLD 10 2309
Scotiabank – Winston Churchill & Thomas Street, Mississauga

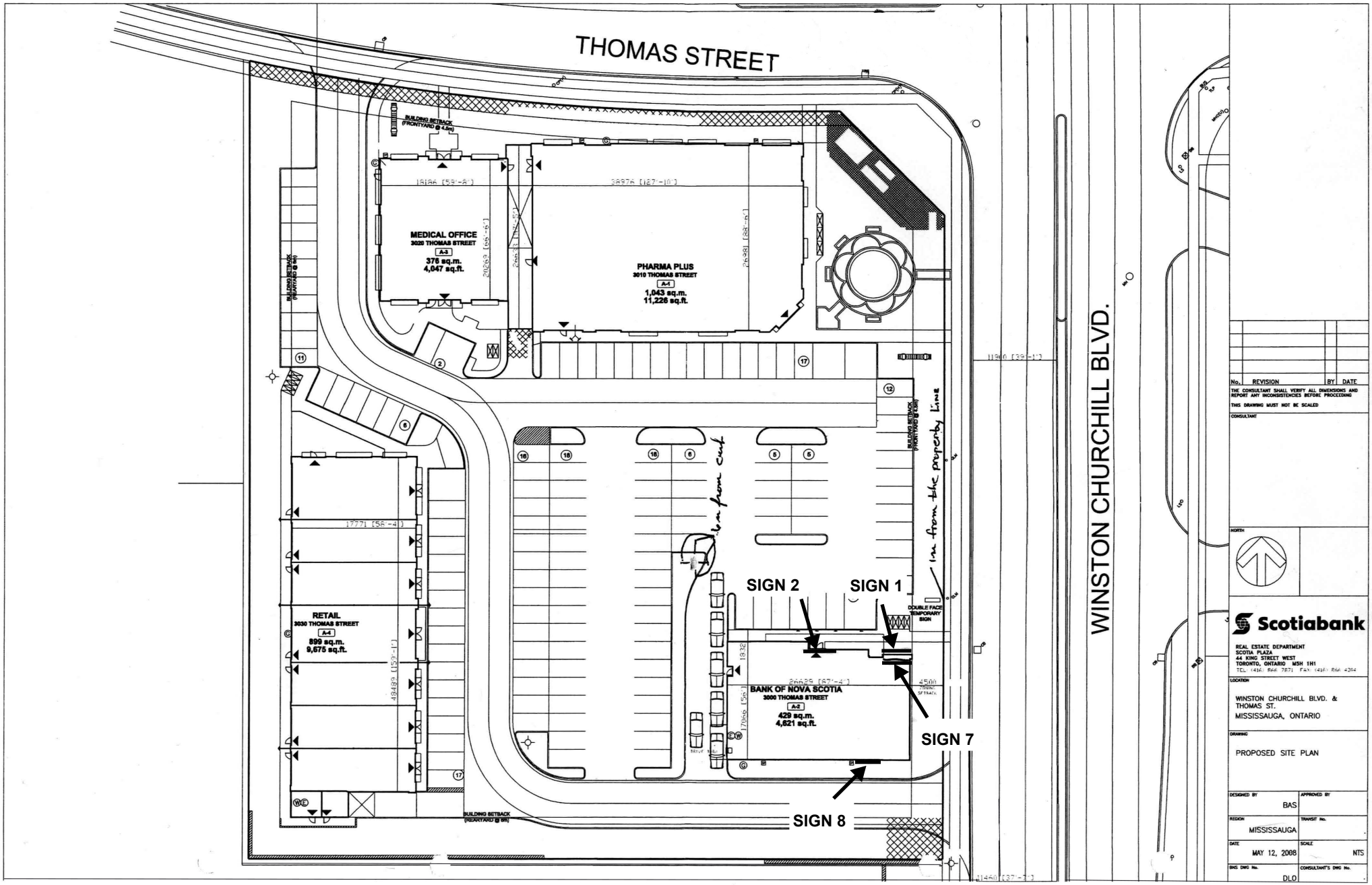
Our client, Scotiabank, is opening a new branch on the corner of Winston Churchill Blvd and Thomas Street. In keeping with their National Signage Program, we are requesting approval to mount two (2) flying "S" logos on the architectural feature which projects above the first floor, as well as permission to mount their company name and logo on the canopy structure area over the entrance, so as to maintain the same "standard" sign layout used all across Canada.

Should you require any further information please contact the undersigned.

Yours truly,
ZIP SIGNS LTD.

Dave Adam

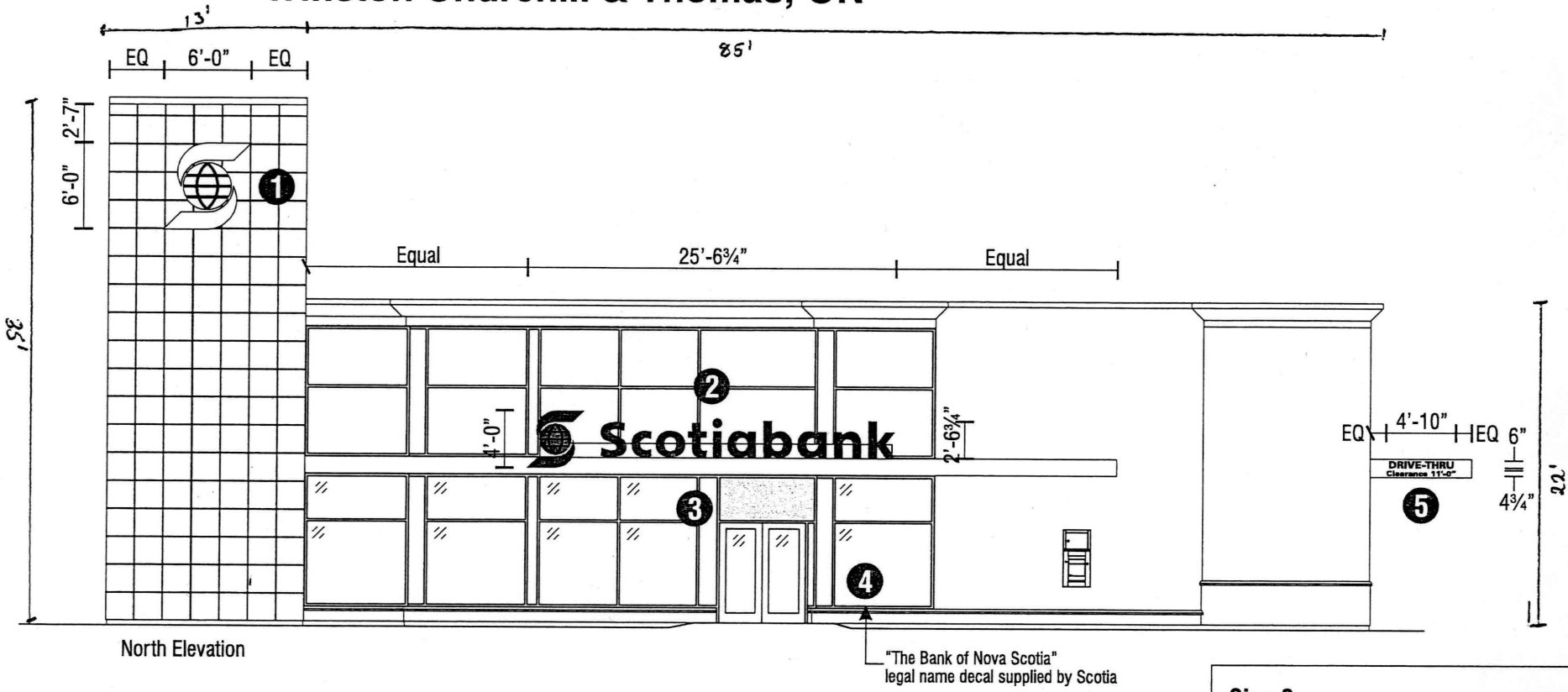
phone: 905-332-8332 fax: 905-332-9994 toll free: 800-291-0166 e-mail: info@zipsigns.com web site: www.zipsigns.com


THOMAS STREET
WINSTON CHURCHILL BLVD.
MEDICAL OFFICE
3020 THOMAS STREET
A-3
376 sq.m.
4,047 sq.ft.
PHARMA PLUS
3010 THOMAS STREET
A-1
1,043 sq.m.
11,226 sq.ft.
RETAIL
3030 THOMAS STREET
A-4
899 sq.m.
9,675 sq.ft.
BANK OF NOVA SCOTIA
3000 THOMAS STREET
A-2
429 sq.m.
4,621 sq.ft.
SIGN 1
SIGN 2
SIGN 7
SIGN 8
1m from curb
1m from the property line
DOUBLE FACE TEMPORARY SIGN
BUILDING SETBACK (FRONTYARD @ 4.5m)
BUILDING SETBACK (REARYARD @ 6m)
Scotiabank
REAL ESTATE DEPARTMENT
SCOTIA PLAZA
44 KING STREET WEST
TORONTO, ONTARIO M5H 1H1
LOCATION
WINSTON CHURCHILL BLVD. & THOMAS ST.
MISSISSAUGA, ONTARIO
DRAWING
PROPOSED SITE PLAN
DESIGNED BY
BAS
APPROVED BY
REGION
MISSISSAUGA
TRANSIT No.
DATE
MAY 12, 2008
SCALE
NTS
BNS DWG No.
DLO
CONSULTANT'S DWG No.
No.
REVISION
BY
DATE
THE CONSULTANT SHALL VERIFY ALL DIMENSIONS AND REPORT ANY INCONSISTENCIES BEFORE PROCEEDING
THIS DRAWING MUST NOT BE SCALED
CONSULTANT
NORTH

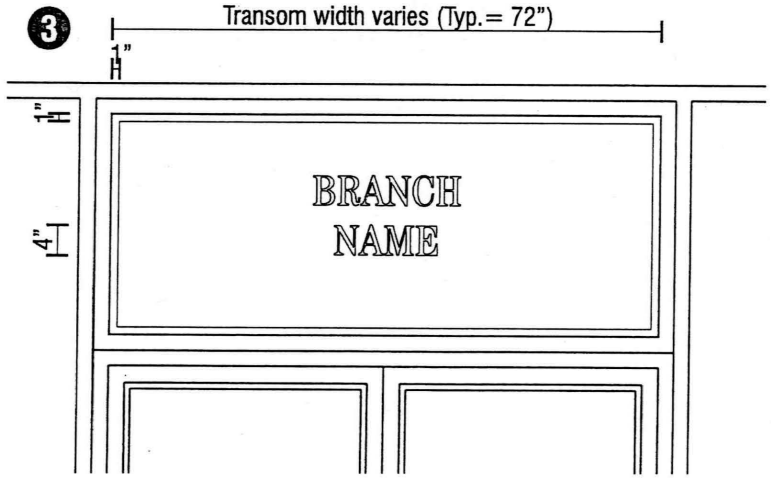
Client	Scotiabank	Dwg No.	SO004245B	Date	May 26, 2010	☑ CONCEPTUAL NOT FOR CONSTRUCTION	☐ SHOP READY CONSTRUCTION CAPABLE
Address	Winston Churchill & Thomas	Designer	FB	Rev.		Scale: 3/32"=1'-0"	Page: 1 of
	Mississauga, ON	Sales	Don Kilgallen	SALES REP. SIGN OFF			

www.zipsigns.com
5040 North Service Rd. Burlington,O
Ph. 905-332-8332 Fax 905-332-999

Winston Churchill & Thomas, ON



North Elevation

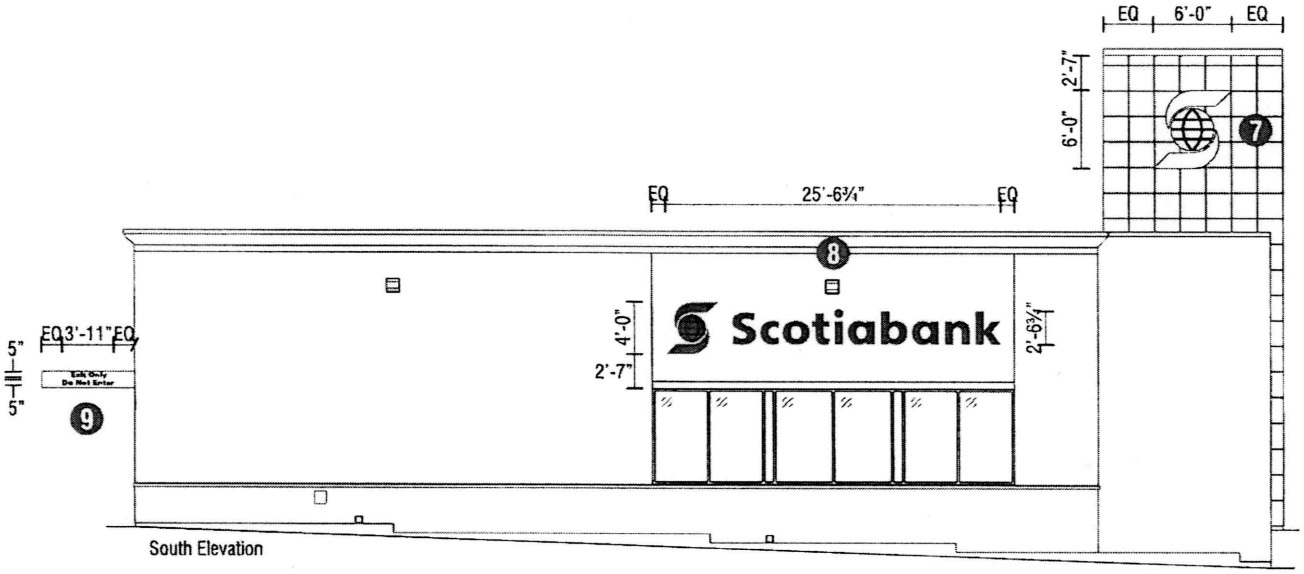


Sign 3
Supply new vinyl graphics for transom window
Graphics / Substrate
Graphics cut out of vinyl background panel
White 3M 3630-20 vinyl background
1" clear (glass) border / perimeter
Supply on pre-mask - Apply to 2nd surface

Sign 5
Supply 1 set exterior s/f non-illuminated letters
Graphics / Substrate
Letters cut from ½" plexi with Reflective Black 480-85 vinyl on faces, sides painted Black
Pin mount to existing fascia

Client	Scotiabank	Dwg No.	SO004245B	Date	May 26, 2010	☑ CONCEPTUAL NOT FOR CONSTRUCTION	☐ SHOP READY CONSTRUCTION CAPABLE	www.zipsigns.com	ZIPSIGNS
Address	Winston Churchill & Thomas	Designer	FB	Rev.				5040 North Service Rd. Burlington, ON	This drawing is the property of Zip Signs Ltd.
	Mississauga, ON	Sales	Don Kilgallen	SALES REP SIGN OFF		Scale: 3/32" = 1'-0"	Page: 3 of	Ph. 905-332-8332 Fax 905-332-9994	

Winston Churchill & Thomas, ON



South Elevation

Sign 7
Supply 1 new exterior s/f illuminated logo
Graphics / Substrate
Black 3630-22 vinyl grid
Apply vinyls to 1st surface
White 2447 plexi faces
Illumination
White Sloan LED's, 120v power supply placed in globe, conduit between sections, installed at back
Construction
.080 x 1" x 1½" aluminum angle retainers
5" - .050 aluminum returns
.080 aluminum backs

Sign 8
Supply 1 set exterior s/f thru wall illuminated channel letters
Graphics / Substrate
Red 3632-33 vinyl
Black 3630-22 vinyl grid
Apply vinyls to 1st surface
White 2447 plexi faces
Illumination
Red LED's
Power supplies placed behind wall
Note: Keep electrical leads at bottom of letters
Conduit between sections of logo, installed at back
Construction
1" Black vinyl trim retainers
5" - .050 aluminum returns
.080 aluminum backs
Paint
Letter exteriors painted Black, interiors painted White

Sign 9
Supply 1 set exterior s/f non-illuminated letters
Graphics / Substrate
Letters cut from ½" plexi with Reflective Black 480-85 vinyl on faces, sides painted Black
Pin mount to existing fascia

- ☐ White 2447 Plexi
- ■ Red 3632-33 Vinyl
- ■ Black 3630-22 Vinyl
- ■ Black

SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 26, 2010

FILE: 10-00758

RE: **Streetsville Hyundai**
6225 Mississauga Road - Ward 11

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

Section 13	Proposed
A fascia sign must be located on a building façade.	Two (2) fascia signs located on a performance wall.
A ground sign is permitted a maximum height of 7.5m (24.6 ft.).	One (1) ground sign with a height of 7.92m (25.98 ft.).
Permits one (1) ground sign for each street line.	One (1) ground sign fronting Mississauga Road in addition to an existing billboard sign.

COMMENTS:

The proposed variance is for two fascia signs located on a performance wall which is a design feature of the building. Under the Sign By-law, a performance wall is not considered a building façade. The purpose of the performance wall is to accommodate the building signage. The proposed fascia signs in combination with the performance wall, are part of the overall design of the building and therefore are acceptable from a design perspective.

The proposed ground sign exceeds the maximum permitted height. Although, the variance is very slight, there is no design merit or visual obstruction which would justify the increase in height. The Planning and Building Department finds that the proposed variance has no design merit and therefore cannot support the variance.

The applicant has requested a variance to allow the erection of a ground sign and to retain the existing billboard sign on the subject property. To reduce the signage clutter along the street of the City, the Sign By-law does not permit billboard signs on sites with ground signs. The

proposed variance is not within the general intent of the Sign By-law nor has the applicant provide any justification to retain the billboard sign on his property. The Planning and Building Department therefore cannot support the variance.

K:\pbdivision\WPDATA\PDC-Signs\2010 PDC Signs\10-00758\01- REPORT.doc

HYUNDAI

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

February 4, 2010

RE: Streetsville Hyundai

To whom it may concern:

Please accept this letter of rationale for the sign proposal for Streetsville Hyundai. The signs as proposed represent Hyundai Auto Canada's National Sign Program for all dealers across Canada. The layout and elements are critical for brand recognition and consistency. The Identifier and pylon are key components for dealership recognition and visibility. The ground sign provides additional brand recognition for customers entering off Alpha Mills Road.

Your consideration in this matter is greatly appreciated.

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

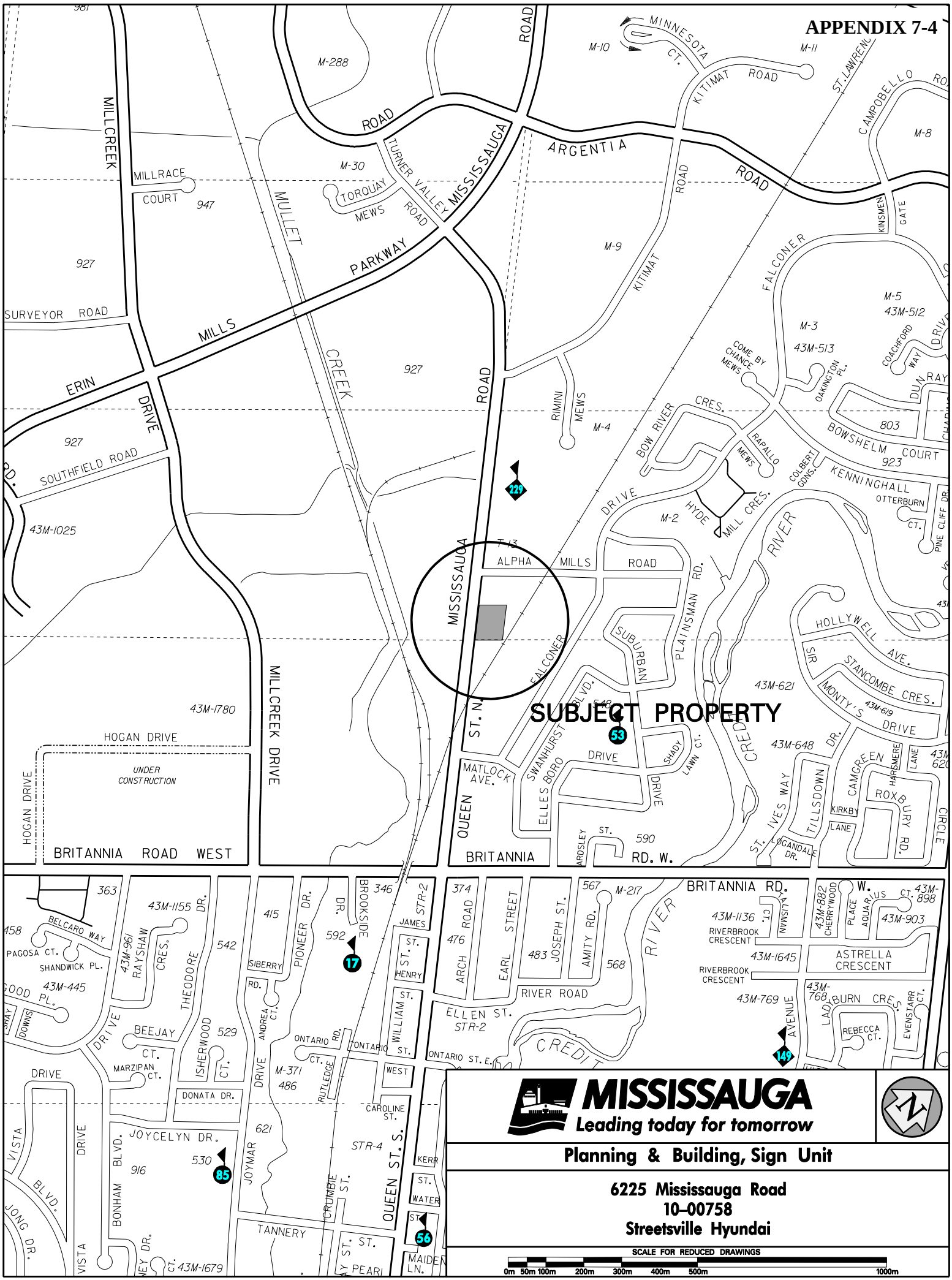
Sincerely,

HYUNDAI AUTO CANADA

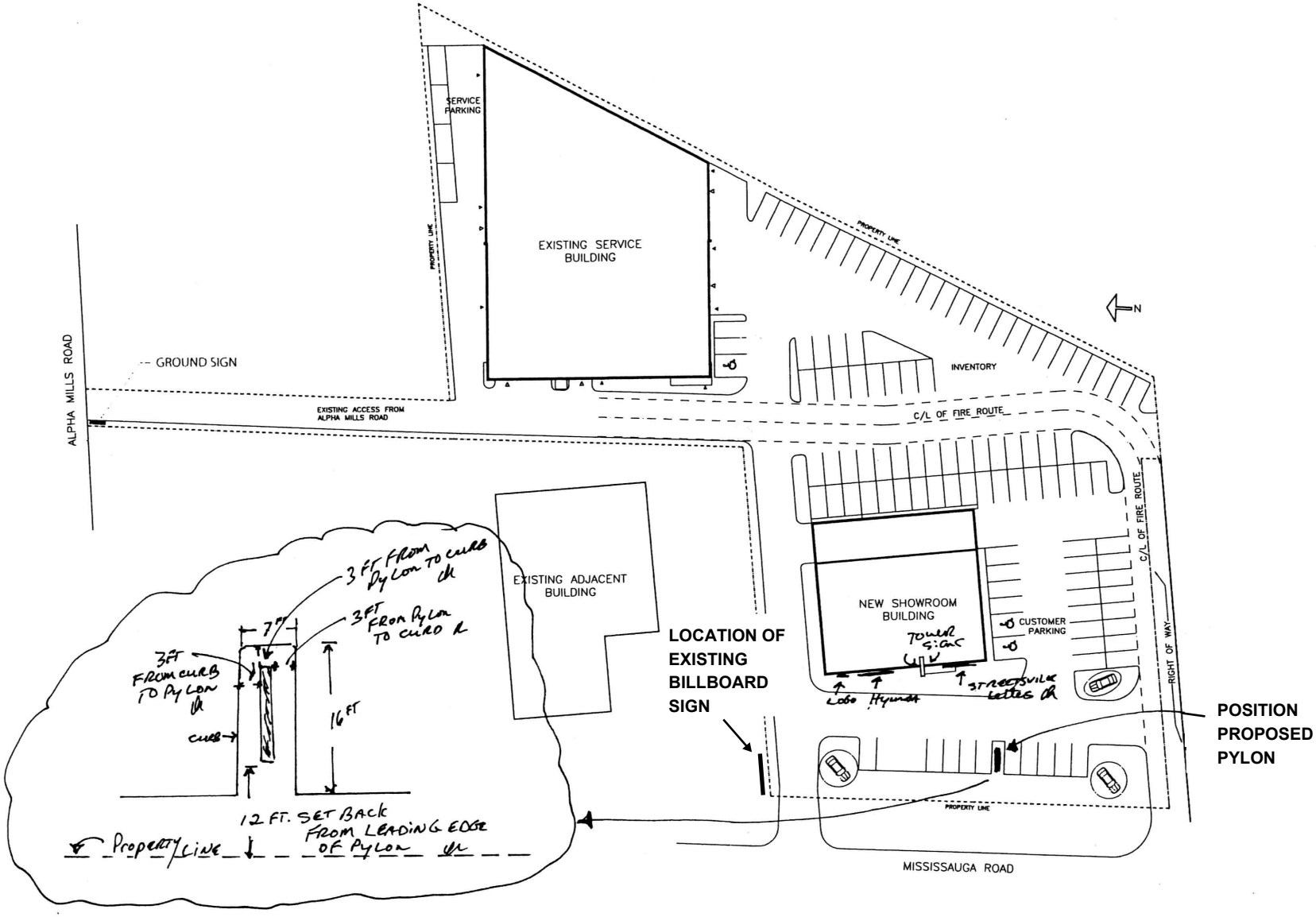
Per:

Ken Hearn
Manager, National Dealer Development

APPENDIX 7-4


SUBJECT PROPERTY
MISSISSAUGA
Leading today for tomorrow
Planning & Building, Sign Unit
6225 Mississauga Road
10–00758
Streetsville Hyundai
SCALE FOR REDUCED DRAWINGS
0m 50m 100m 200m 300m 400m 500m 1000m
MILLCREEK
MILLS
PARKWAY
ARGENTIA
ROAD
MISSISSAUGA
ERIN
DRIVE
SOUTHFIELD ROAD
SURVEYOR ROAD
MILLRACE COURT
TORQUAY MEWS
TURNER VALLEY ROAD
MULLET CREEK
MINNESOTA CT.
KITIMAT ROAD
ST. LAWRENCE
CAMPOBELLO ROAD
FALCONER
KINSMEN GATE
COME BY CHANCE MEWS
OAKINGTON PL.
COACHFORD WAY
DUNRAY
BOWSHELM COURT
KENNINGHALL
OTTERBURN CT.
PINE CLIFF DR.
BOW RIVER CRES.
RAPALLO MEWS
COLBERT GDNS.
HYDE MILL CRES.
RIMINI MEWS
ALPHA MILLS ROAD
PLAINSMAN RD.
SUBURBAN DRIVE
FALCONER
HOLLYWELL AVE.
SIR STANCOMBE CRES.
MONTY'S DRIVE
SWANHURST BLVD.
ELLESBORO DRIVE
SHADY LAWN CT.
MATLOCK AVE.
QUEEN ST. N.
BRITANNIA RD. W.
ST. IVES WAY
TILLSDOWN DR.
CAMGREEN
HARSMERE LANE
ROXBURY RD.
KIRKBY LANE
LOGANDALE DR.
CIRCLE
HOGAN DRIVE
UNDER CONSTRUCTION
BRITANNIA ROAD WEST
MILLCREEK DRIVE
BELCARO WAY
PAGOSA CT.
SHANDWICK PL.
RAYSHAW CRES.
THEODORE DR.
BEEJAY CT.
MARZIPAN CT.
ISHERWOOD CT.
DONATA DR.
JOYCELYN DR.
BONHAM BLVD.
VISTA BLVD.
JOYMAR DRIVE
SIBERRY RD.
PIONEER DR.
BROOKSIDE DR.
ANDREA CT.
ONTARIO RD.
RUTLEDGE CT.
JAMES ST.
HENRY ST.
WILLIAM ST.
ONTARIO ST. E.
CAROLINE ST.
CRUMBIE ST.
QUEEN ST. S.
TANNERY
PEARL ST.
MAIDEN LN.
KERR ST.
WATER ST.
ARCH ROAD
EARL STREET
JOSEPH ST.
AMITY RD.
RIVER ROAD
ELLEN ST.
CREDIT RIVER
RIVERBROOK CRESCENT
ASTRELLA CRESCENT
LADYBURN CRES.
REBECCA CT.
EVENSTARR CT.
AVENUE
TALISMAN CT.
CHERRYWOOD
PLACE
AQUARIUS CT.
M-288
M-10
M-11
M-8
M-30
M-9
M-5
M-3
M-4
M-2
M-217
M-371
M-1025
M-1780
M-1136
M-1645
M-1679
M-1155
M-961
M-445
M-621
M-619
M-648
M-882
M-898
M-903
M-1679
947
927
803
923
548
590
567
568
483
476
374
346
415
542
529
486
621
530
916
363
458
53
17
85
56
149
229

APPENDIX 7-5



Job No.

Vantage #:	PSG0000
Date:	01/05/10
Design #:	HY-03-240
Scale:	NTS
Sales:	R. Stewart
Designer:	DPReyes

Rev. #:
Date:

☐ 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 _____

PAGE 2 of 2

HYUNDAI

Streetsville Hyundai

6215 Mississauga Road
Mississauga, ON
L5N 1A4

PATTISON SIGN GROUP
A Division of Jim Pattison Industries Ltd.

3050 Harvester Road, Suite 101
Burlington, Ontario, Canada L7N 3J1
www.pattisonsign.com

Tel (905) 637-4114
Fax (905) 637-3443
Toll Free 1-800-995-9979

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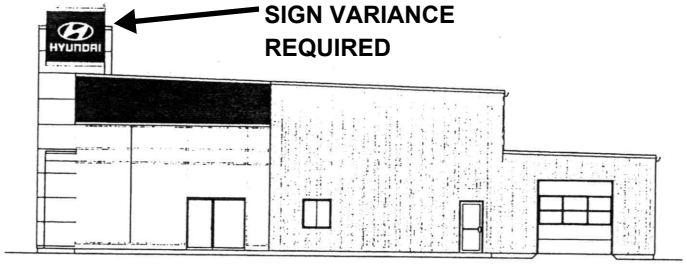
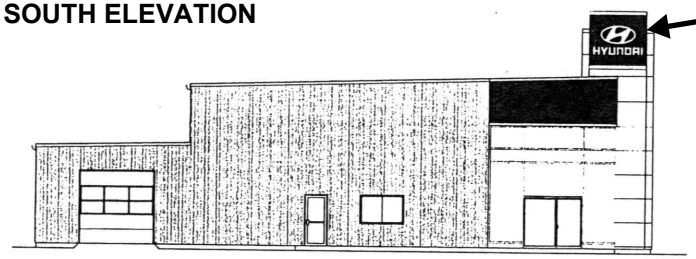


PROPOSED
SIGN VARIANCE
REQUIRED

SOUTH ELEVATION

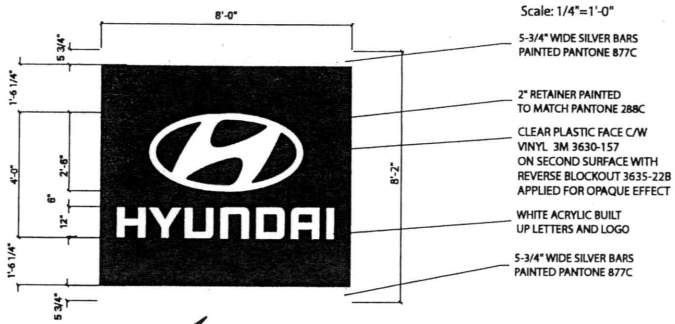


PROPOSED
SIGN VARIANCE
REQUIRED

NORTH ELEVATION

HY Identifier

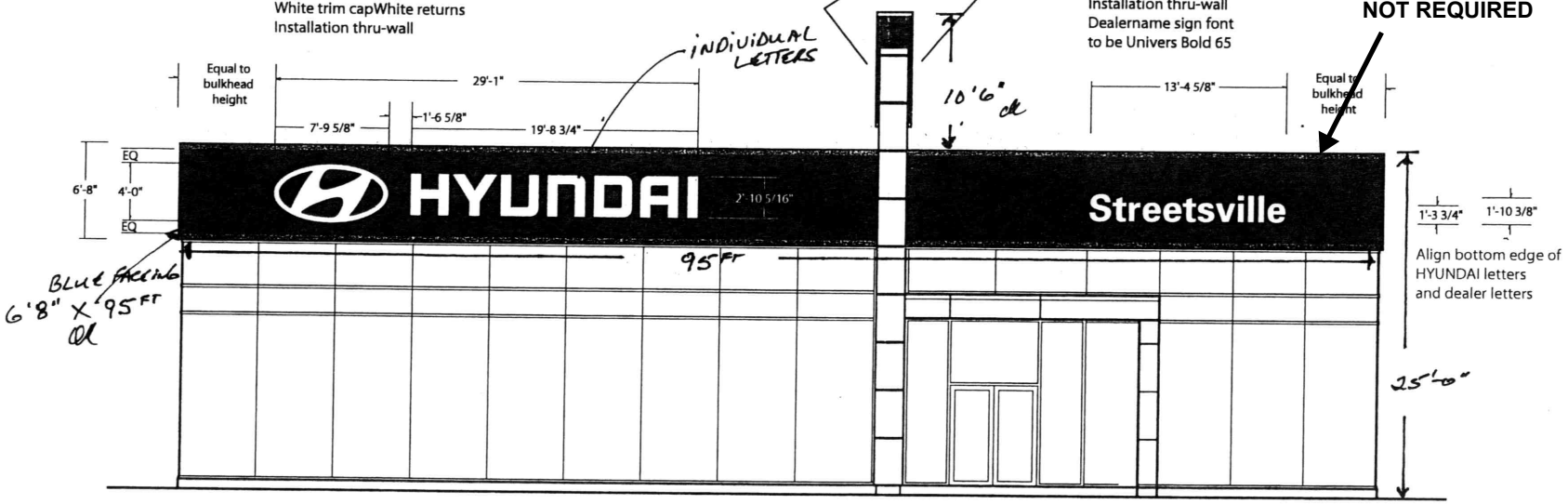
Single Face
Internally illuminated Identifier
logo & type face as per Hyundai C.I. standard
(H.O. fluorescent illumination)
Two units required for installation on tower
filler cap required for area projecting above tower



Individual white LED illuminated letters & logo
White pigmented acrylic faces
White trim capWhite returns
Installation thru-wall

Individual white LED illuminated letters
White pigmented acrylic faces
White trim cap
White returns
Installation thru-wall
Dealername sign font
to be Univers Bold 65

VARIANCE
NOT REQUIRED



HY BBM 36 / HY DNL 22

Job No. 94728

Vantage #:	PSG0000
Date:	12/07/09
Design #:	HY-03-240
Scale:	1/8"=1'-0"
Sales:	R. Stewart
Designer:	DPReyes

Rev. #:
Date:

☐ 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

PAGE 1 of 1

HYUNDAI

Streetsville Hyundai

6215 Mississauga Road
Mississauga, ON
L5N 1A4

PATTISON SIGN GROUP
A Division of The Pattison Industries Ltd.

3050 Harvester Road, Suite 101
Burlington, Ontario, Canada L7N 3J1
www.pattisonsign.com

Tel (905) 637-4114
Fax (905) 637-3443
Toll Free 1-800-995-9979

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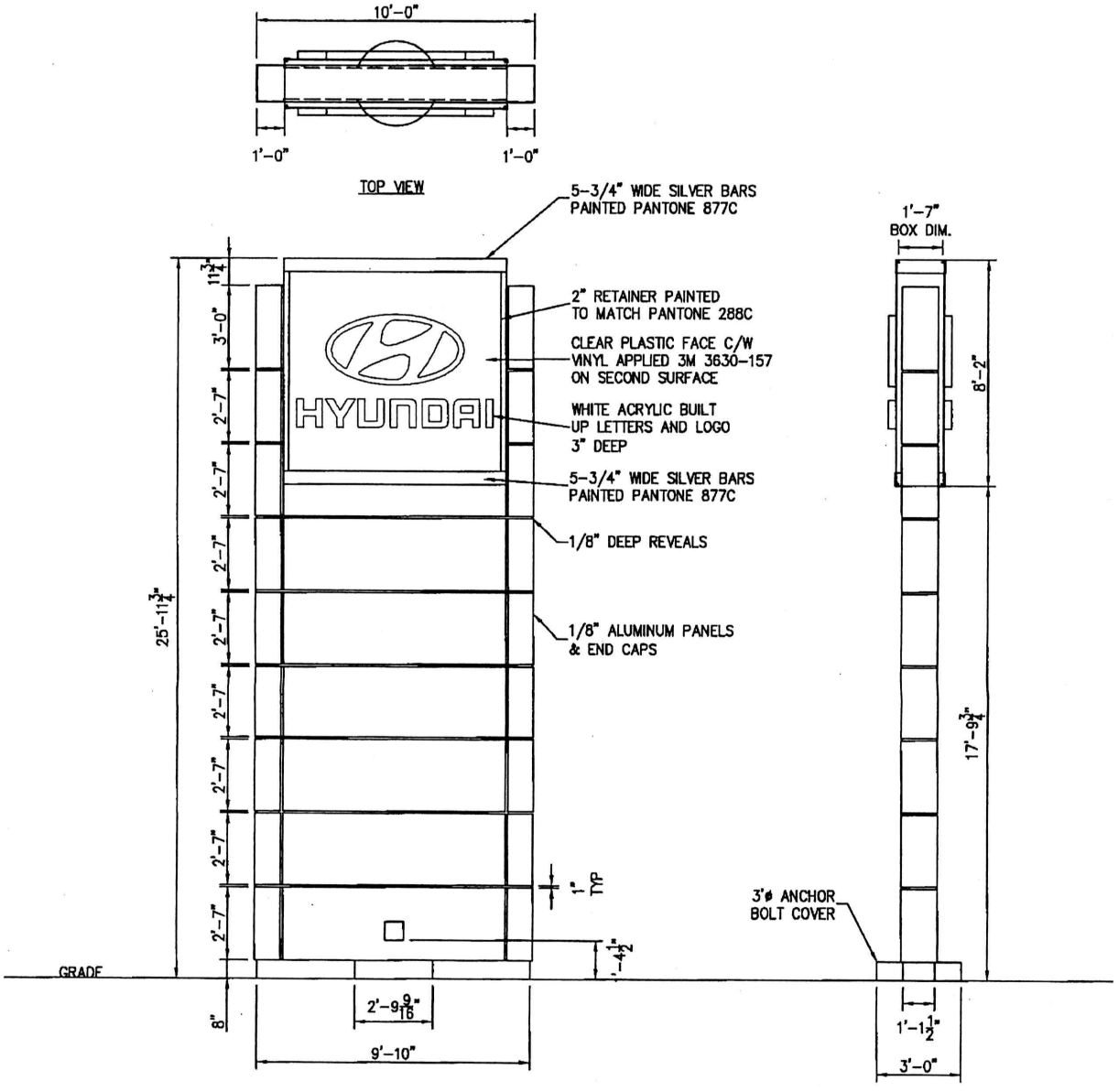
HY25



HY25

NOTES:

ELECTRICAL

Pattison Sign Group Illuminated signs contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

NOTICE

PATTISON SIGN GROUP (A DIVISION OF JIM PATTISON INDUSTRIES LTD.)

REVISIONS

REV.	DESCRIPTION	DATE

ASSY. DESIGNER RS
DRAWN BY S. Ignatova
SCALE 1/4" = 1'-0"
DATE Jan 18 10
CLIENT Streetsville Hyundai
ADDRESS 6215 Mississauga Road Mississauga, Ont
JOB No. 74565
CAD.No.

PATTISON SIGN GROUP
A DIVISION OF JIM PATTISON INDUSTRIES LTD.
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8
TORONTO 416-759-1111

6225 MISSISSAUGA ROAD
EXISTING BILLBOARD SIGN

SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 23, 2010

FILE: 10-01701

RE: **Streetsville Hyundai**
3 Alpha Mills Road - Ward 11

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

Section 13	Proposed
One (1) ground sign is permitted for each street line with the minimum frontage of 25m (82.02 ft)	One (1) ground fronting Alpha Mills Road with a street line frontage of approx. 6.5m (21.33 ft).

COMMENTS:

The ground sign acts as a directional sign for vehicular movement into the site and to the service facility. The sign is 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.

HYUNDAI

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

February 4, 2010

RE: Streetsville Hyundai

To whom it may concern:

Please accept this letter of rationale for the sign proposal for Streetsville Hyundai. The signs as proposed represent Hyundai Auto Canada's National Sign Program for all dealers across Canada. The layout and elements are critical for brand recognition and consistency. The Identifier and pylon are key components for dealership recognition and visibility. The ground sign provides additional brand recognition for customers entering off Alpha Mills Road.

Your consideration in this matter is greatly appreciated.

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

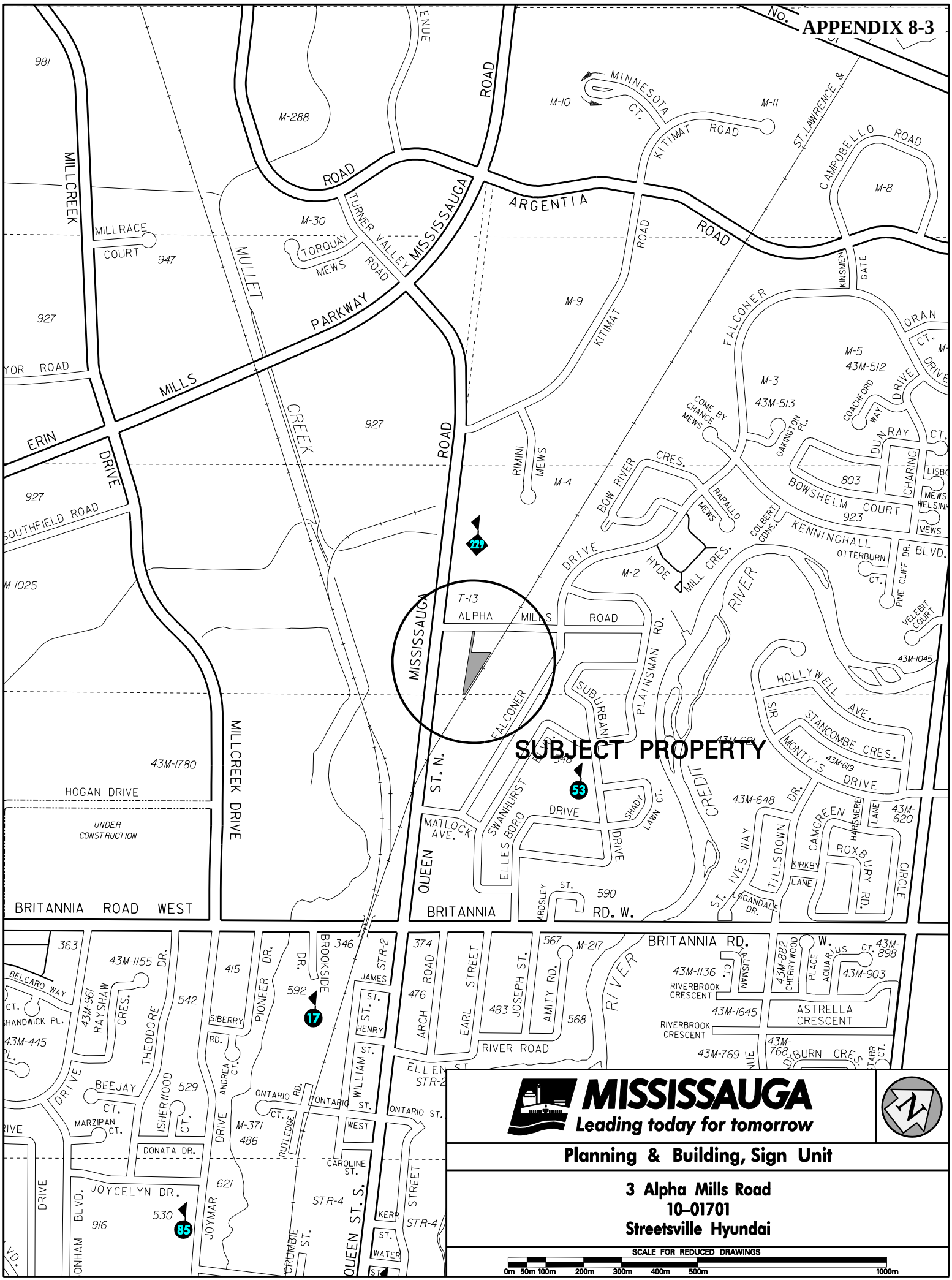
Sincerely,

HYUNDAI AUTO CANADA

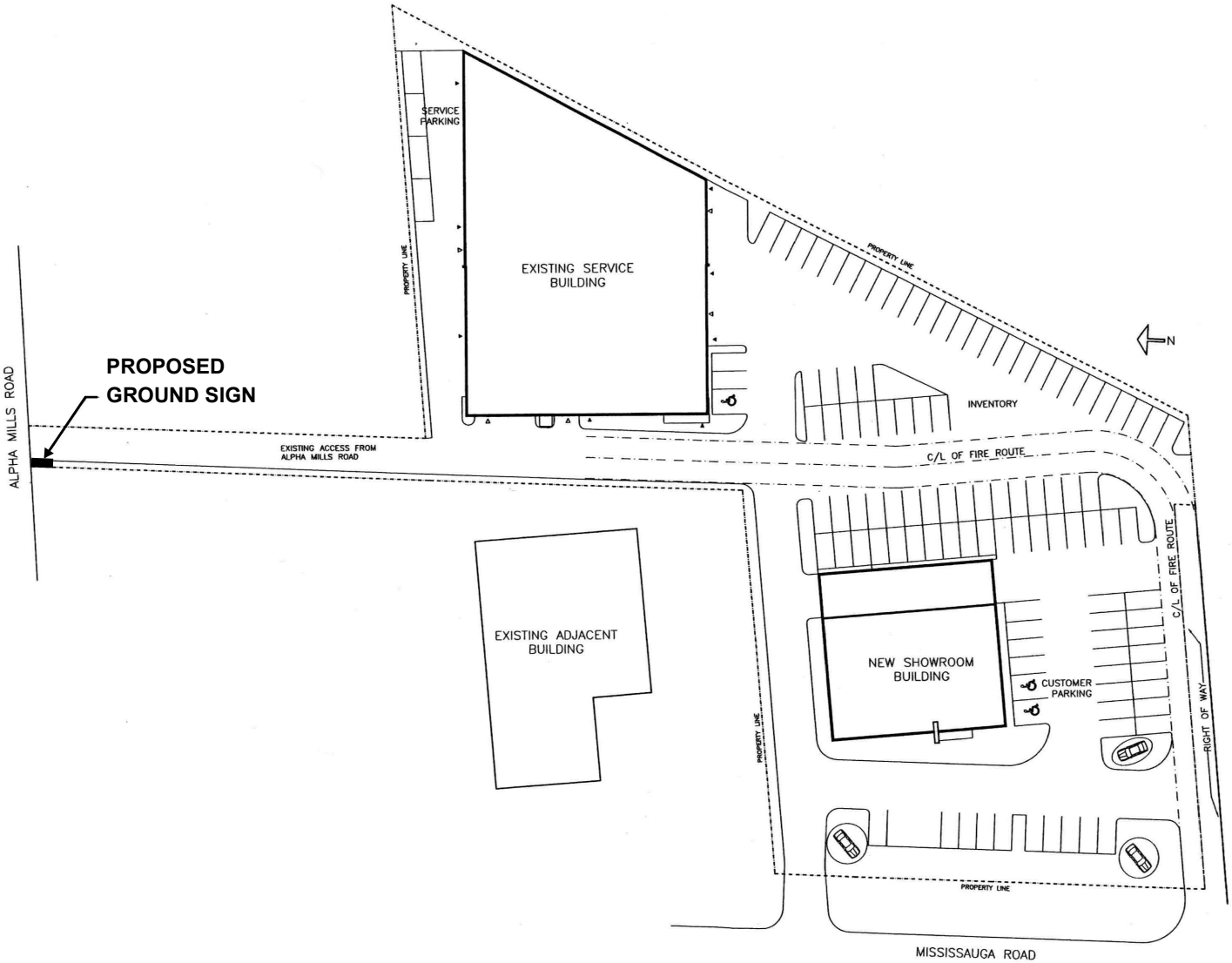
Per:

Ken Hearn
Manager, National Dealer Development

APPENDIX 8-3


SUBJECT PROPERTY
MISSISSAUGA
Leading today for tomorrow
Planning & Building, Sign Unit
3 Alpha Mills Road
10-01701
Streetsville Hyundai
SCALE FOR REDUCED DRAWINGS
0m 50m 100m 200m 300m 400m 500m 1000m
MILLCREEK DRIVE
MILLCREEK PARKWAY
MULLET CREEK
MILLS ROAD
ERIN DRIVE
SOUTHFIELD ROAD
HOGAN DRIVE
UNDER CONSTRUCTION
BRITANNIA ROAD WEST
BRITANNIA RD. W.
QUEEN ST. N.
QUEEN ST. S.
ARGENTIA ROAD
KITIMAT ROAD
FALCONER DRIVE
ALPHA MILLS ROAD
PLAINSMAN RD.
SUBURBAN DRIVE
SWANHURST BLVD.
ELLESBORO DRIVE
MATLOCK AVE.
SHADY LANE CT.
HYDE PARK DRIVE
MILL CRES.
BOW RIVER CRES.
BOWSHELM COURT
KENNINGHALL BLVD.
HOLLYWELL AVE.
STANCOMBE CRES.
MONTY'S DRIVE
CAMGREEN DR.
ROXBURY RD.
TILLSDOWN DR.
ST. IVES WAY
LOGANDALE DR.
ARDSLEY ST.
RIVER ROAD
ELLEN ST.
ONTARIO ST.
BEELAY CT.
JOYCELYN DR.
JOYMAR DRIVE
RIVERBROOK CRESCENT
ASTRELLA CRESCENT
BELCARO WAY
RAYSHAW CRES.
THEODORE DRIVE
SIBERRY RD.
PIONEER DR.
BROOKSIDE DR.
JAMES ST.
HENRY ST.
WILLIAM ST.
ARCH ROAD
EARL STREET
JOSEPH ST.
AMITY RD.
MINNESOTA CT.
CAMPOBELLO ROAD
ST. LAWRENCE & HUDSON GATE
TURNER VALLEY
TOROQUAY MEWS
MILLRACE COURT
RIMINI MEWS
COME BY CHANCE MEWS
OAKINGTON PL.
COACHFORD WAY
DUNRAY DRIVE
CHARING CT.
PINE CLIFF DR.
VELEBIT COURT
OTTERBURN CT.
COLBERT GDNS.
RAPALLO MEWS
HELSINKI MEWS
LISBON MEWS
ORAN DRIVE
KINSMEN CT.
RUTLEDGE CT.
CAROLINE ST.
KERR ST.
WATER ST.
DONATA DR.
MARZIPAN CT.
ISHERWOOD CT.
ANDREA CT.
981
927
947
803
923
590
529
530
916
621
486
542
415
363
346
374
476
483
567
568
592
M-288
M-30
M-9
M-10
M-11
M-8
M-5
43M-512
M-3
43M-513
M-4
M-2
T-13
M-1025
43M-1780
43M-1155
43M-961
43M-445
43M-882
43M-898
43M-903
43M-1136
43M-1645
43M-769
43M-768
43M-648
43M-619
43M-1045
43M-620
M-217
M-371
229
53
17
85

APPENDIX 8-4



Vantage #:	PSG0000
Date:	01/05/10
Design #:	HY-03-240
Scale:	NTS
Sales:	R. Stewart
Designer:	DPReyes

Rev. #:
Date:

☐ 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 _____

PAGE 2 of 2

HYUNDAI

Streetsville Hyundai

6215 Mississauga Road
Mississauga, ON
L5N 1A4

PATTISON SIGN GROUP
A Division of Jim Pattison Industries Ltd.

3050 Harvester Road, Suite 101
Burlington, Ontario, Canada L7N 3J1
www.pattisonsign.com

Tel (905) 637-4114
Fax (905) 637-3443
Toll Free 1-800-995-9979

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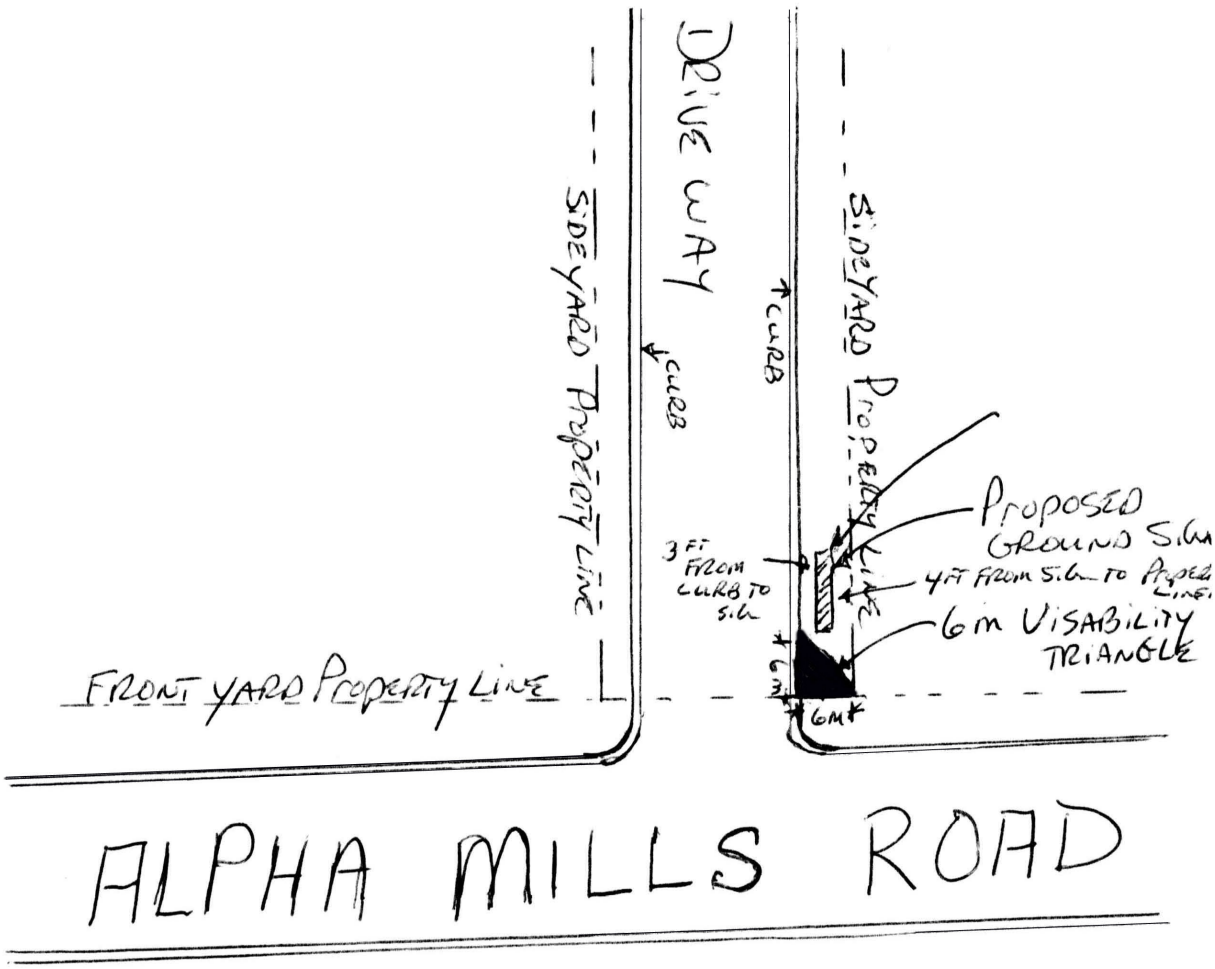
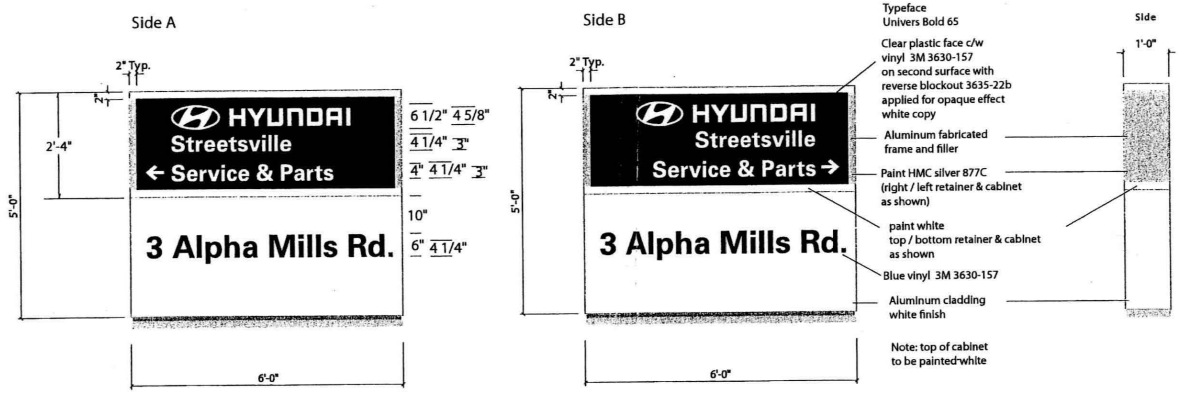


HYUNDAI
3 ALPA MILLS ROAD
MISSISSAUGA



One (1) Illuminated Ground Sign

Job No.

Vantage #:	PSG0000
Date:	01/05/10
Design #:	HY-03-240
Scale:	3/8"=1'-0"
Sales:	R. Stewart
Designer:	DPReyes

Rev. #:
Date:

☐ 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 _____

PAGE 1 of 2

HYUNDAI

Streetsville Hyundai

6215 Mississauga Road
Mississauga, ON
L5N 1A4

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SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

October 26, 2010

FILE: 09-05428

RE: **Wardrop / Kevric Century Developments**
6835 Century Ave. - Ward 9

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

Section 17	Proposed
Fascia signs must not be erected higher than the upper limits of the first storey of a building.	Two (2) fascia signs erected on the second storey of the south building elevation.
Fascia signs must not be erected higher than the upper limits of the first storey of a building.	Three (3) fascia signs erected on the second storey of the north building elevation.

COMMENTS:

The proposed signs are proposed on a two storey office building. On an office building over three storeys in height, two fascia signs would be permitted between the limits of the upper floor and the parapet. However, other two storey industrial buildings in the area have fascia signs located between the limits of the second storey and the roof. The signs are located on opposite elevations, one facing the internal road and the other facing the highway. There is also an existing multi-tenant ground sign located on the south street frontage. The proposed variances would be acceptable if they were to reduce the number of signs to one facia sign per elevation facing a street or highway which will be in keeping with other properties in the area.

GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

PARTNERS:
GLEN SCHNARR, MCIP, RPP
GLEN BROLL, MCIP, RPP
COLIN CHUNG, MCIP, RPP

ASSOCIATES:
CARL BRAWLEY, MCIP, RPP
JEFF R. DUNCAN, CPT, ACST(A)

July 13, 2010 Our File: 723-001

City of Mississauga
Planning and Building Department, Building Division
300 City Centre Drive, 9th Floor
Mississauga, Ontario
L5B 3C1

Attention: Mr. Darren Bryan, Sign Unit Supervisor

RE: Sign Permit and Variance Application
6835 Century Avenue (Code No. 09-5428)
City of Mississauga, Region of Peel

We have been authorized by our Clients, Kevric 6835 Century (Mississauga) Developments Inc., to submit this request for a Sign Variance Application 09-5428, which was submitted on July 14, 2009.

The site, approximately 4.35 acres (1.76 hectares) in size, has an existing building with a frontage on Century Avenue. Approximately 50% of the subject building is currently occupied by Office Uses and the remainder of the building is also being marketed for Office Uses. However, since the site is currently zoned "Employment in Nodes (E1)" which permits various uses, the building could potentially include a mix of uses.

The Sign Variance was submitted to permit five (5) fascia signs on the second floor of the subject building. Specifically, the South Elevation (Century Avenue Frontage) will consist of two (2) Tenant Signs with a total area of 18.54m^2 (9.27m^2 each); this comprises approximately 3.01% of the Building Face. In addition, the North Elevation (Highway 401 Frontage) will consist of three (3) Tenant Signs, with a total area of 25.78m^2; this comprises approximately 5.74% of the Building Face.

The proposed Sign Variances are appropriate for the subject site since the site is currently zoned "Employment in Nodes". In addition, the site is designated "Business Employment" and within the "Node" in the Meadowvale Business Park District. The purpose of the increased number of signs and size is to ensure that each tenant has their own signage to ensure sufficient exposure. Also, the percentage of the Building Face that the proposed signage occupies is low compared to the 15% permitted for multi-occupant industrial establishments. In addition, please note that a Permit was received from the Ministry of Transportation, which will expire on June 26, 2011, to permit the three (3) signs on the Highway 401 Frontage.

10 KINGSBRIDGE GARDEN CIRCLE
SUITE 700
MISSISSAUGA, ONTARIO
L5R 3K6
TEL (905) 568-8888
FAX (905) 568-8894
WEBSITE www.gsai.ca

GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

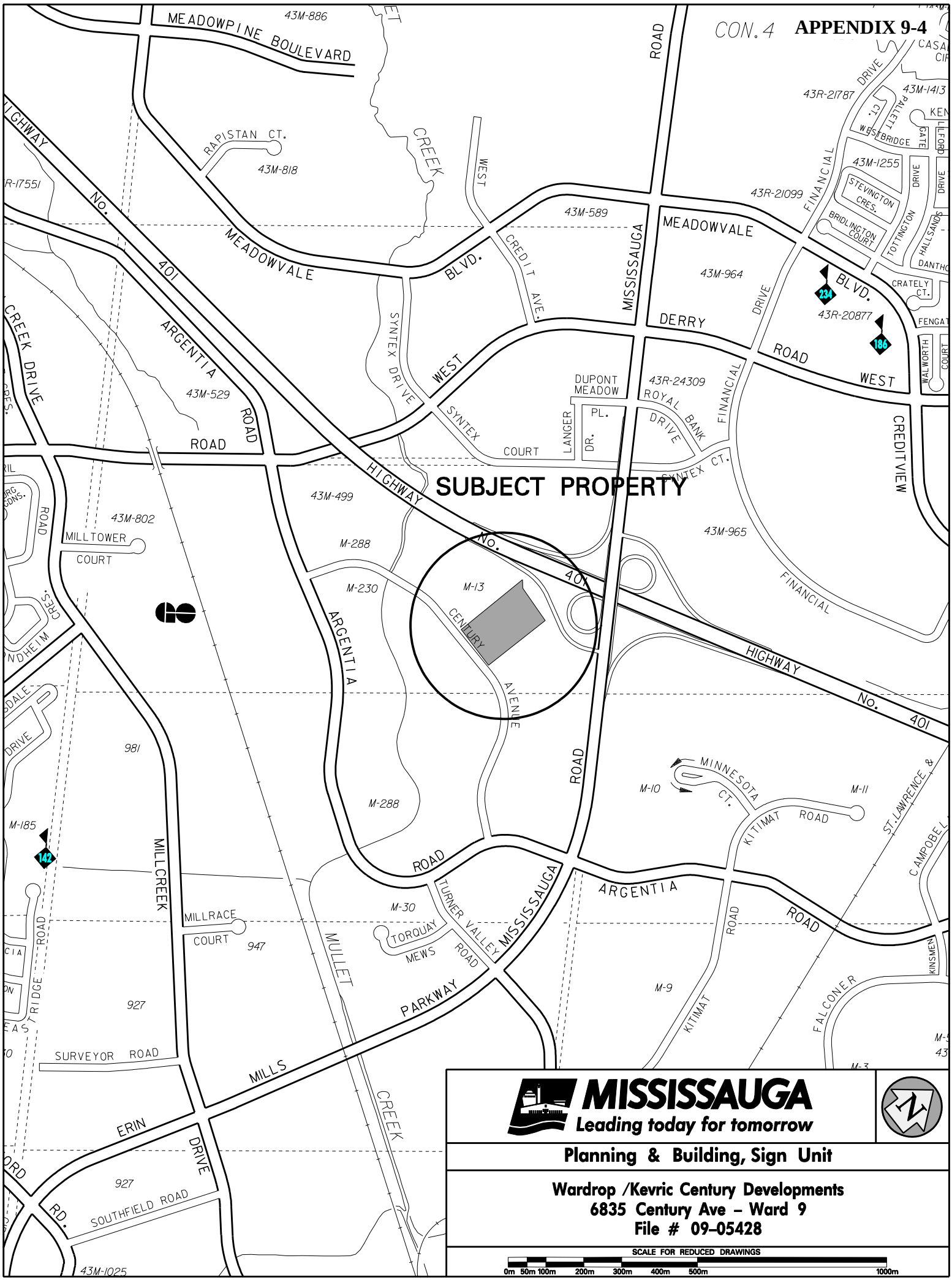
Please find enclosed the originally signed Appointment and Authorization of Agent Form and a cheque made payable to the City of Mississauga in the amount of $415.00 for the Sign Variance Application fee.

If you have any questions or comments, please contact our office at your earliest convenience.

Yours Very Truly,

GLEN SCHNARR & ASSOCIATES INC.

Glen Broll, M.C.I.P, R.P.P
Partner
GB/ve


APPENDIX 9-4
CON. 4
SUBJECT PROPERTY
MEADOWPINE BOULEVARD
43M-886
RAPISTAN CT.
43M-818
CREEK
WEST
MEADOWVALE
BLVD.
CREDIT AVE.
43M-589
MISSISSAUGA
ROAD
43M-964
DERRY
ROAD
WEST
43R-21787
43M-1413
43M-1255
43R-21099
FINANCIAL
DRIVE
STEVINGTON CRES.
BRIDLINGTON COURT
TOTTINGTON
HALLSANDS
CRATELY CT.
43R-20877
234
186
WALWORTH
COURT
CREDITVIEW
43M-529
ARGENTIA
ROAD
CREEK DRIVE
SYNTEX DRIVE
SYNTEX
COURT
DUPONT MEADOW
LANGER
DR.
PL.
43R-24309
ROYAL BANK
DRIVE
SYNTEX CT.
43M-965
FINANCIAL
HIGHWAY
No. 401
43M-499
M-288
M-230
M-13
CENTURY
AVENUE
43M-802
MILLTOWER
COURT
ARGENTIA
ROAD
981
M-288
M-10
MINNESOTA
CT.
M-11
KITIMAT
ROAD
ST. LAWRENCE &
CAMPOBELLO
M-185
142
MILLCREEK
MILLRACE
COURT
947
M-30
TORQUAY
MEWS
ROAD
TURNER VALLEY
MISSISSAUGA
ARGENTIA
ROAD
KINSMEN
M-9
KITIMAT
ROAD
FALCONER
927
SURVEYOR ROAD
MULLET
CREEK
MILLS
PARKWAY
ERIN
DRIVE
927
SOUTHFIELD ROAD
RD.
43M-1025
MISSISSAUGA
Leading today for tomorrow
Planning & Building, Sign Unit
Wardrop /Kevric Century Developments
6835 Century Ave – Ward 9
File # 09-05428
SCALE FOR REDUCED DRAWINGS
0m 50m 100m 200m 300m 400m 500m 1000m

MUNICIPAL SITE DEVELOPMENT NOTES

1.0 DEVELOPMENT AND DESIGN DIVISION
PLANNING AND BUILDING DEPARTMENT

1.1 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 SPR 07/21 WO

ONTARIO ASSOCIATION OF ARCHITECTS

1.2 THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS BE SUBMITTED TO THE BUILDING DIVISION, PLANNING & BUILDING DEPARTMENT AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY AN ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA

1.3 ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES

1.4 PARKING SPACES RESERVED FOR DISABLED PERSONS MUST BE IDENTIFIED BY A SIGN INSTALLED AT THE APPLICANT'S EXPENSE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS FIGURE 1
TO THE SCHEDULE 1 OF BYLAW 1341-83
REFER TO DRAWING L-1 FOR DETAIL OF SIGN

1.5 GRADES WILL BE NET WITHIN A 3.33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE

1.6 THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 800mm 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 THIS PROJECT.

1.7 CONTINUOUS 150mm HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE

1.8 ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FOR VIEW BY THE APPLICANT

1.9 THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL THE PLANS CONFORM TO TRANSPORT CANADA RESTRICTIONS

1.10 THE PROPOSED BUILDING IS IN COMPLIANCE WITH THE REGISTERED ZONING REGULATIONS UNDER THE AERONAUTICS ACT. FOR L.B PEARSON AIRPORT AS IT RELATES TO BUILDING HEIGHTS. (REFER TO LETTER)

1.11 SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION

1.12 OWNER/APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORKS"

OWNERS SIGNATURE _____

1.13 ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES

2.0 FIRE AND EMERGENCY SERVICES

2.1 FIRE AND EMERGENCY SERVICES ACCESS ROUTES SHALL BE DESIGNATED AS PER BYLAW 1036-81 AS AMENDED

2.2 ALL FIRE AND EMERGENCY SERVICES ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE OR LOCKSTONE AND SUCH AS TO SUPPORT A LOAD OF NOT LESS THAN 11.363 KG PER AXLE AND HAVE A CHANGE OF GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15.0 M

2.3 THE FIRE ROUTE WILL BE DESIGNATED AS PER BYLAW 1036-81 AS AMENDED

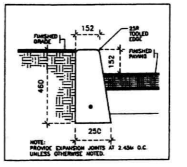
3.0 TRANSPORTATION AND WORKS DEPARTMENT

3.1 ALL SURFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

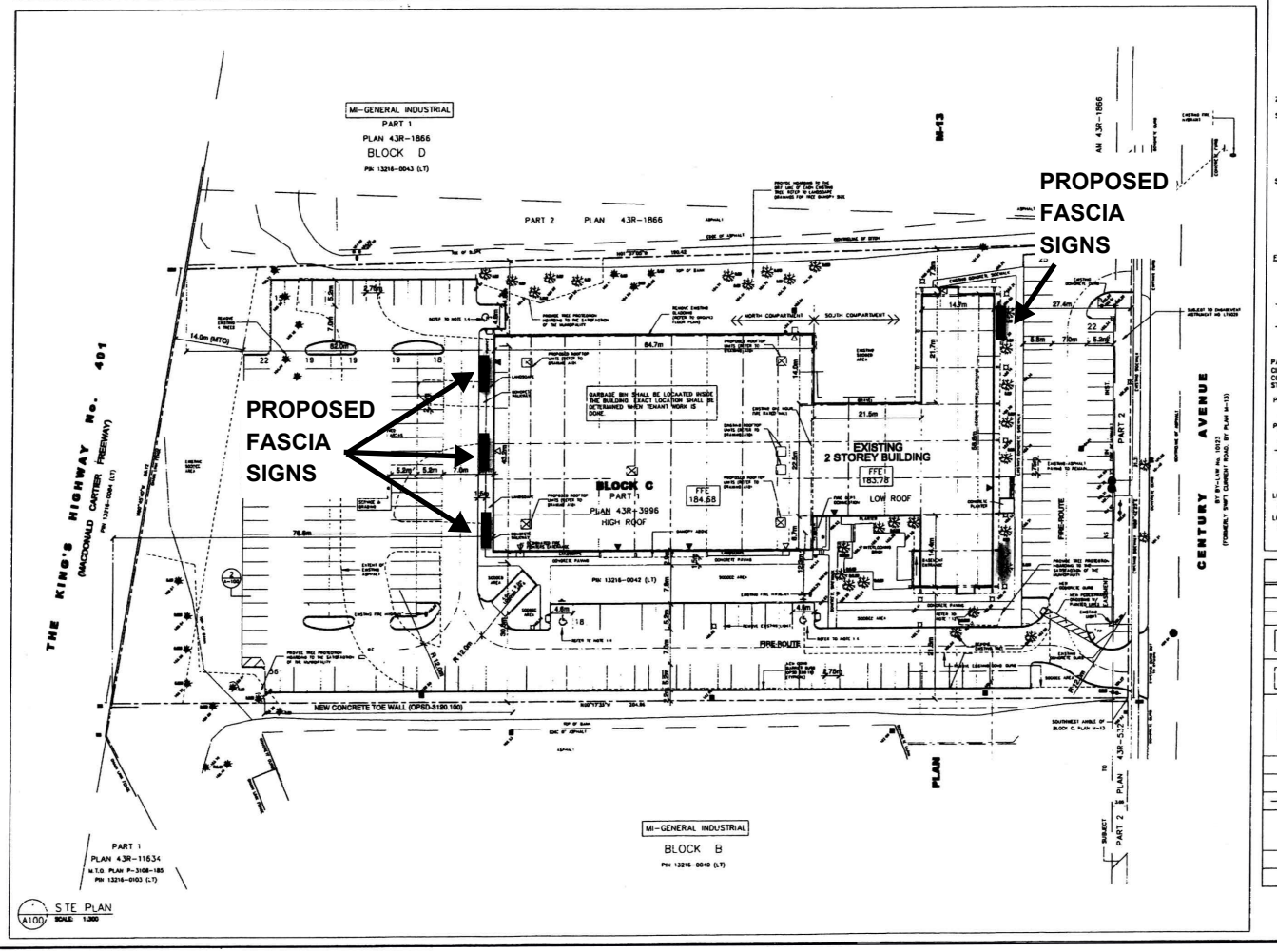
3.3 ANY EXCESS MATERIAL IS TO BE REMOVED FROM THE SITE

3.4 THE PORTION OF THE DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE APPLICANT

3.5 AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND THE SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY. THE DRIVEWAY GRADE WILL BE COMPATIBLE WITH THE EXISTING OR FUTURE SIDEWALK AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.



2 A100 CONCRETE CURB DETAIL
SCALE: 1:10



A100 SITE PLAN
SCALE: 1:300

Client
GIFFELS DESIGN-BUILD INC/
CONTACT: PEARCE FALLUS
TEL (416)798-5505 ex 5110

Site
SANDVICK CANADA INC.
6835 CENTURY AVENUE
MISSISSAUGA ONTARIO, L5N 2L1

CONTACT: DAVID THOMPSON

CLASSIFICATION OF EXISTING BUILDING & PROPOSED OCCUPANCY

OBC 2006 TABLE 11.2.1.1.A. CONSTRUCTION INDEX: 4

FIRE RESISTANCE RATINGS - FLOORS OVER BASEMENT 45 MIN, OTHER FLOORS 0 HR, ROOF 0 HR.
NON-COMBUSTIBLE CONSTRUCTION; SPRINKLERED

OBC 2006 TABLE 11.2.1.1.J HAZARD INDEX: 4
OFFICES (BUSINESS) LARGE
FACING MULTIPLE STREETS - HAZARD INDEX CREDIT OF 1

SURVEY REFERENCES & LEGAL DESCRIPTION:

1. LEGAL - INFORMATION TO FOLLOW
2. SKETCH TO ILLUSTRATE TOPOGRAPHIC DETAILS ON PART OF BLOCK C
PLAN M-13
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

BENNETT YOUNG LIMITED
PROFESSIONAL LAND SURVEYORS
JANUARY 4, 2007
W.O. 200829171

ZONING DESIGNATION: INDUSTRIAL M1

SETBACKS	BY-LAW	EXISTING
FRONT YARD - SOUTH:	9.0m	27.4m
REAR YARD - NORTH:	14.0m	82.0m
SIDE YARD - EAST	7.5m	7.8m
SIDE YARD - WEST	7.5m	21.3m

SITE & BUILDING STATISTICS

SITE AREA	12,595.3 sq.m	4.34 acres
EXISTING BUILDING AREA	4,149.6 sq.m	10 REMAIN UNCHANGED
PROPOSED COVERAGE W/ NEW CANOPY	33.0%	
PROPOSED PAVED AREA:	7,027.6 sq.m	
PROPOSED LANDSCAPE AREA:	2,218.3 sq.m	

FLOOR AREAS

BASEMENT	215.7 sq.m	
GROUND FLOOR:	4,149.6 sq.m	
SECOND FLOOR (SOUTH):	1,353.2 sq.m	
SECOND FLOOR (NORTH):	586.2 sq.m	
TOTAL FLOOR AREA	6,304.7 sq.m	67,855 s.f.
DEDUCTABLE AREA	590.6 sq.m	
TOTAL GROSS FLOOR AREA	5,714.1 sq.m	61,497 s.f.

PARKING & LOADING SPACES
CITY OF MISSISSAUGA SCHEDULE "A" TO SECTION 22C COMMERCIAL AND INDUSTRIAL PARKING AND LOADING STANDARDS

PARKING SPACES REQUIRED
3.2 SPACES PER 100 sm GFA
5,714.1 sm GFA x 3.2 / 100 sm GFA — 183 SPACES

PARKING SPACES PROVIDED

TYPICAL PARKING SPACE	2.75m x 5.3m	231 SPACES
H/C PARKING SPACE	4.8m x 5.3m	3 SPACES
TOTAL		234 SPACES

234 SPACES FOR 5,714.1 sm GFA
= APPROX 4.1 SPACES PER 100 sm GFA

LOADING SPACES REQUIRED
1.0 SPACES 2,350 - 11,600 sm GFA — 1 SPACE

LOADING SPACES PROVIDED
2.7 W x 8.0 L x 4.25 H — 1 SPACE

SYMBOL LEGEND

	MAN DOOR LOCATIONS
	MAIN ENTRANCE
	FIRE HYDRANT AND VALVE
	NEW LIGHT DUTY ASPHALT PAVING
	NEW HEAVY DUTY ASPHALT PAVING
	H/C RAMP COMPLETE W/ CURB DEPRESSION
CB	NEW CATCH BASIN
LS	EXISTING LIGHT STANDARD
	FIRE ROUTE
	H/C PARKING SPACE
FP	EXISTING FLAG POLE
	H/C SIGN

Rev	Date	Note
1	JAN 31.2007	ISSUED FOR SPA SUBMISSION
2	APR 11.2007	ISSUED FOR REVIEW
3	APR 23.2007	REVISIONS IN SPA
4	APR 23.2007	REVISIONS IN SPA
5	APR 30.2007	REVISIONS IN SPA
6	MAY 16.2007	REVISIONS IN SPA
7	MAY 17.2007	REVISIONS IN SPA
8	MAY 23.2007	REVISIONS IN SPA
9	JUNE 12.2007	REVISIONS IN SPA
10	JUN 28.2007	ISSUED FOR COMPETITION

KEY PLAN

Giffels
30 International Blvd.
Toronto (Rexdale), Ontario
M9W 6P8

Giffels Design-Build Inc.
Tel. (416) 798-5500
Fax. (416) 798-5031

VGA Vecchiarelli Gagliardi Architects Inc.
2011 Jane Street, Jane St. Holdings, ON L6L 2X2
(905) 670-8800 (905) 670-9007
www.vgaca.com

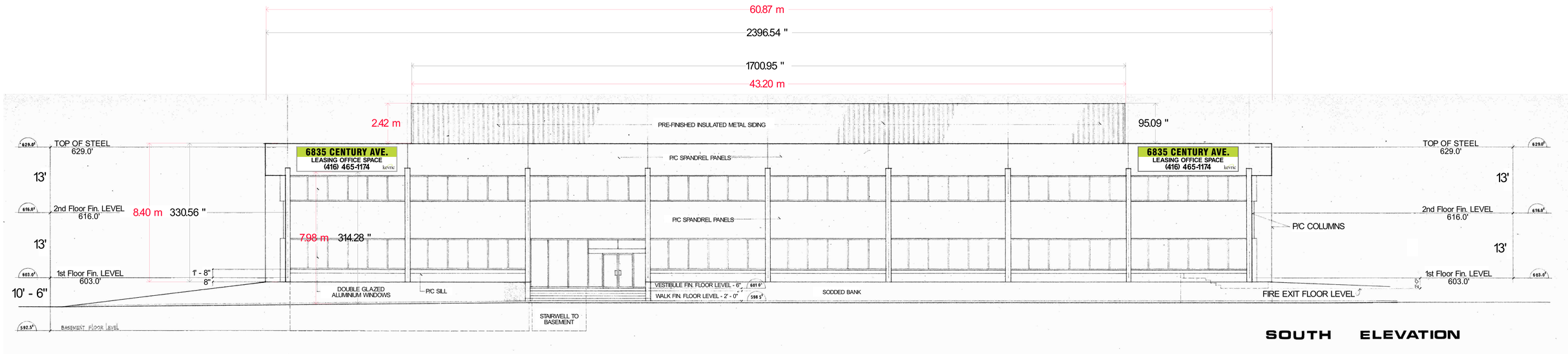
SANDVICK CANADA INC.
6835 CENTURY AVENUE
MISSISSAUGA ONTARIO

PROPOSED SPECULATIVE OFFICE RENOVATION
6835 CENTURY AVE.
MISSISSAUGA ONTARIO

Drawing Title: PROPOSED SITE PLAN
SITE PLAN REF. APPLICATION NO. SPR 07/021 WO

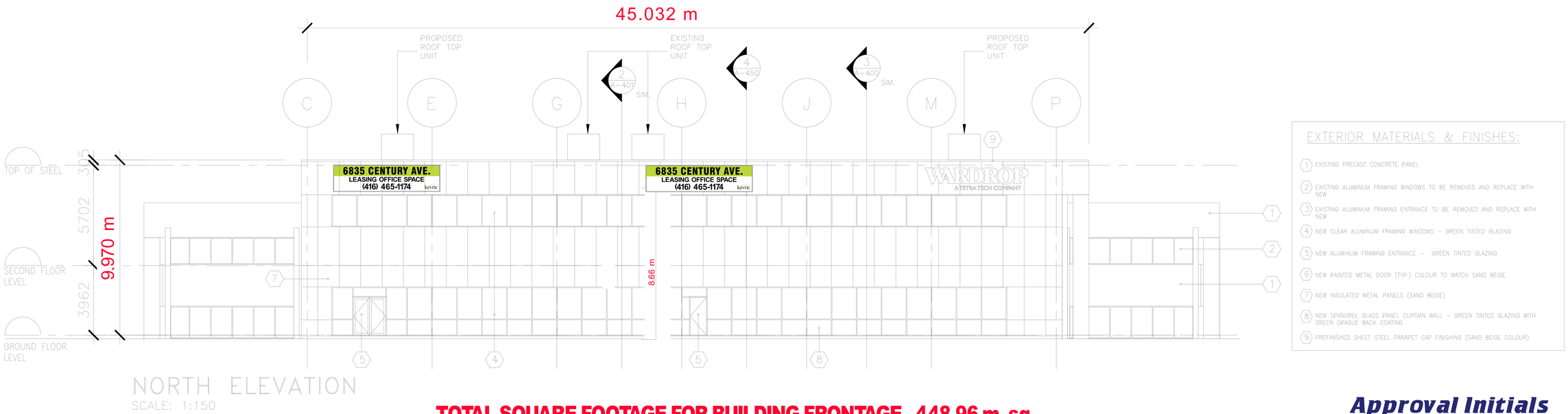
Drawn By: DW/RTA | Checked By: ET | Date Created: JUNE12.07 | Prepared for: EC7628
Date Plotted: | Scale: 1:300

Drawing No. A-100 | Revision No. 1



TOTAL SQUARE FOOTAGE FOR BUILDING FRONTAGE - 615.84 m. sq.

TOTAL SQUARE FOOTAGE FOR SIGNAGE - 18.54 m. sq.



TOTAL SQUARE FOOTAGE FOR BUILDING FRONTAGE - 448.96 m. sq.

TOTAL SQUARE FOOTAGE FOR SIGNAGE - 25.78 m. sq.

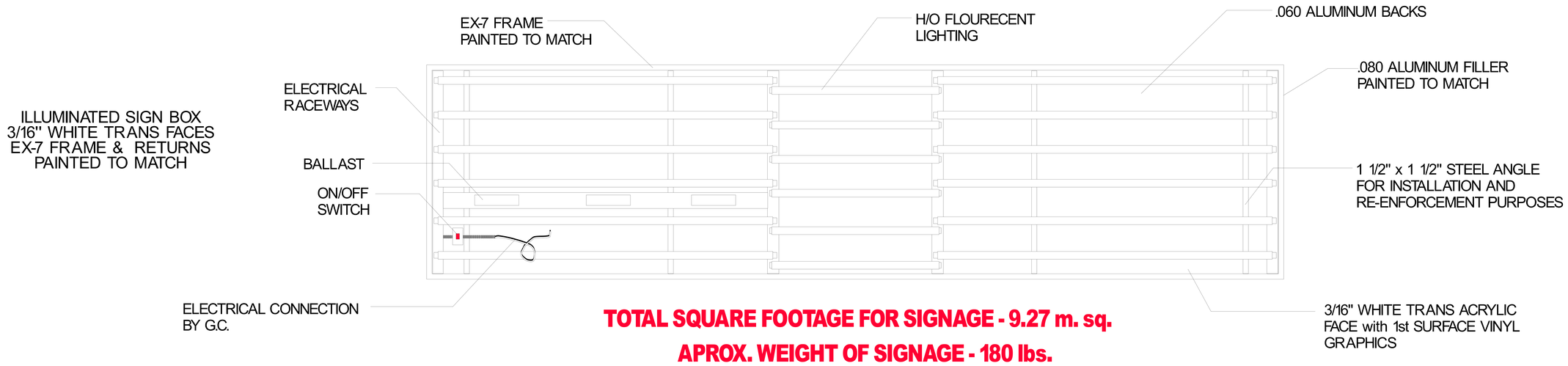
Approval Initials

Please initial, date and fax an approved copy as soon as possible.
Thank You. 905-420-6919

CUSTOMER: **KEVRIC**	CONTACT: Mike Zenker	AVERY DENNISON 3M 3M MCS Warranty APPROVED
	PHONE: 416-645-1174	REVISION:
ORDER #	DATE: 26-05-2009	
E-MAIL: m.zenker@kevric.ca	REP: Julie Blanchard	
FILE:	DESIGNER: Rich Soujah	

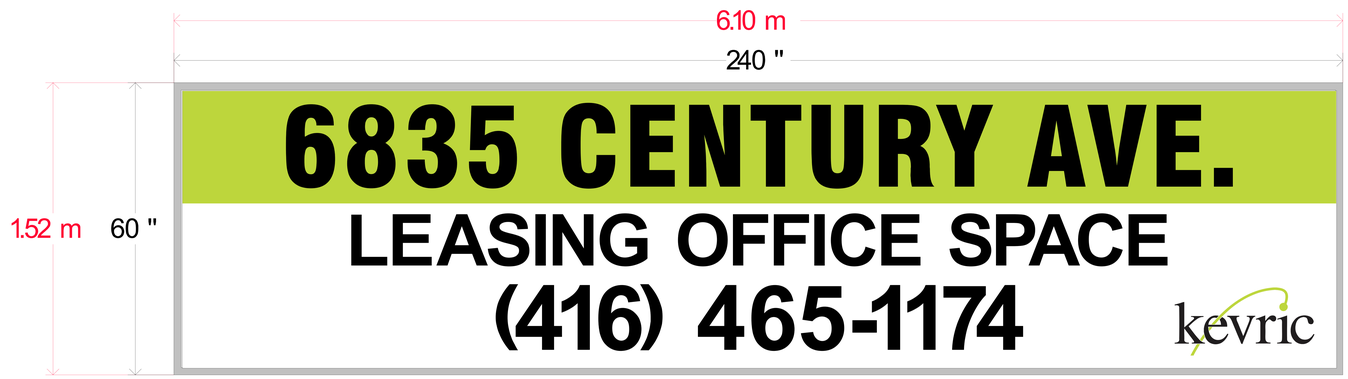
Kwik SIGNS
905.420.0504
1.888.746.KWIK
Fax 905.420.6919
955 Brock Rd. S, Unit 1, Pickering, Ontario, L1W 2X9

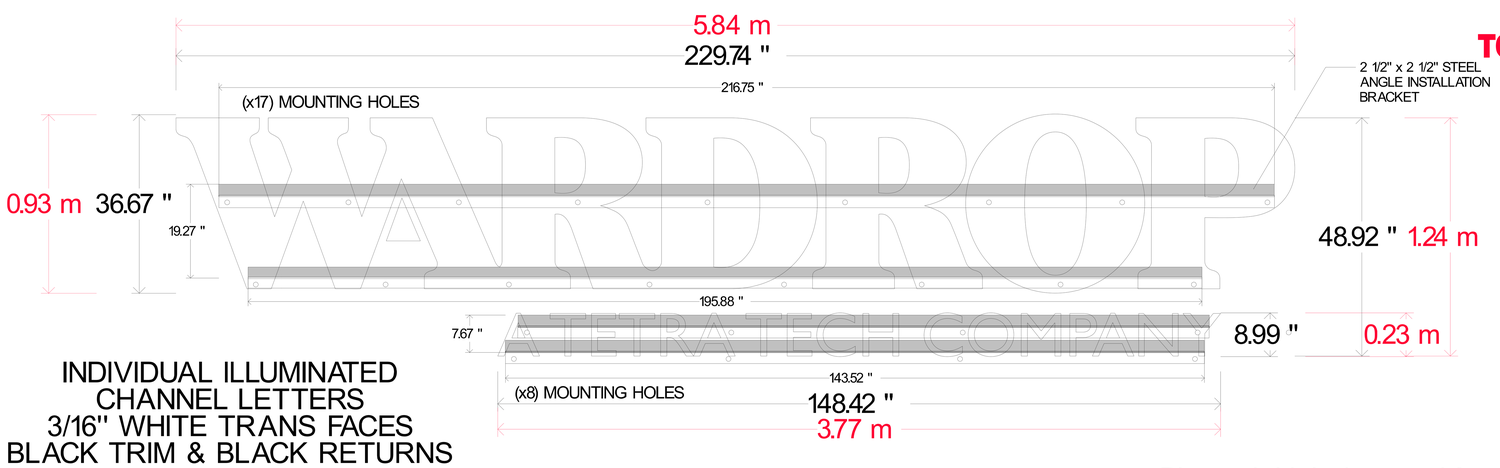
INFORMATION CONTAINED IN THE DRAWING , INCLUDING GRAPHIC LAYOUT AND TECHNICAL DETAIL REMAINS THE PROPERTY OF Kwik SIGNS AND CANNOT BE USED WITHOUT WRITTEN CONSENT.



TOTAL SQUARE FOOTAGE FOR SIGNAGE - 9.27 m. sq.

APROX. WEIGHT OF SIGNAGE - 180 lbs.





TOTAL SQUARE FOOTAGE FOR SIGNAGE - 7.24 m. sq.

APROX. WEIGHT OF SIGNAGE - 175 lbs.

INDIVIDUAL ILLUMINATED
CHANNEL LETTERS
3/16" WHITE TRANS FACES
BLACK TRIM & BLACK RETURNS

EXISTING
34 7/8" HIGH CHANNEL LETTERS
BLACK RETURNS
BLACK TRIM CAP
WHITE ACRYLIC FACES
to be INSTALLED ON
NEW LOCATION

Approval Initials

Please initial, date and fax an approved copy as soon as possible.
Thank You. 905-420-6919

CUSTOMER: **KEVRIC**	CONTACT:	Mike Zenker	AVERY DENNISON 3M 3M MCS Warranty APPROVED
	PHONE:	416-645-1174	
	DATE:	26-05-2009	REVISION:
ORDER #	REP:	Julie Blanchard	
E-MAIL: m.zenker@kevric.ca	DESIGNER:	Rich Soujah	
FILE:			

Kwik SIGNS
905.420.0504
1.888.746.KWIK
Fax 905.420.6919
955 Brock Rd. S, Unit 1, Pickering, Ontario, L1W 2X9

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