



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2011)

D8 7 ***MAR 21 2011

DATE: March 1, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 21, 2011

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 1, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application described in Appendix 1 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 10-03032
Ward 10
Lullaboo Nursery & Childcare Center Inc.
5329 Ninth Line

To permit the following:

- (i) One (1) fascia sign having a maximum area of 2.94 sq. m. (53.8 sq. ft.), provided the sign does not exceed the size of the canopy above the west entrance.

- (ii) One (1) fascia sign located above the upper limits of the first storey.
- (iii) One (1) illuminated fascia sign.
- (iv) One (1) ground sign having a sign area of 2.32 sq. m. (25 sq. ft.) per sign face.
- (v) One (1) ground sign having an overall height of 3.05 m (10.0 ft.).
- (vi) One (1) internally illuminated ground sign.

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

FINANCIAL IMPACT:

Not applicable.

CONCLUSION:

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

ATTACHMENTS: Lullaboo Nursery & Childcare Center Inc.
Appendix 1-1 to 1-7

Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 1, 2011

FILE: 10-03032

RE: **Lullaboo Nursery and Childcare Center Inc.**
 5329 Ninth Line - Ward 10

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

Section 12	Proposed
A fascia sign for a business located in a residential zone shall not exceed 0.4 sq. m. (4.3 sq. ft.) in area.	One (1) fascia sign having an area of 2.94 sq. m. (53.8 sq. ft.).
A fascia signs shall not be erected above the upper limits of the first storey.	One (1) fascia sign located above the upper limits of the first storey.
A fascia sign for a buisness in a residential zone shall be non-illuminated.	One (1) illuminated fascia sign.
The area of a ground sign shall not exceed 0.75 sq. m. (8.1 sq. ft.) per sign face.	One (1) ground sign having a sign area of 2.32 sq. m. (25 sq. ft.) per sign face.
A ground sign shall not exceed an overall height of 1.2m (3.9 ft.).	One (1) ground sign having an overall height of 3.05m (10.0 ft.).
A ground sign shall be non-illuminated or illuminated either by back lit individual cut our letters or illuminated by spotlights.	One (1) internally illuminated ground sign.

COMMENTS:

The proposed signs are for a daycare centre which fronts onto Ninth Line. Although the property is zoned residential, it appears as a commercial use. The proposed signs are within the limits of signs which would be permitted for a commercial property of this size. Therefore, Planning and Building finds the variances acceptable from a design perspective. The applicant has agreed to reduce the size of the fascia sign to a maximum height of 0.74 m (2'-5") so that it does not exceed the size of the canopy fascia.

October 18, 2010

Building and Planning Department
City of Mississauga

Dear Sir or Madame:

We would like to apply for a Variance regarding signage for our new childcare centre, **Lullaboo Nursery & Childcare Center Inc.** We are located at 5329 9th Line, north of Eglinton Ave. West and the building is owned by ourselves.

The current size of the signage allowed by the City By-Law is not beneficial for our Childcare Center as it will allow very little visibility.

We are requesting a Variance which allows us to have an illuminated ground sign measuring **10 feet tall by 5 feet wide** as well as a fascia sign measuring **39 inches by 9 feet 9 inches** to ensure that it is noticeable from the street and provides the best exposure possible for our Childcare Centre.

We sincerely appreciate your consideration in this matter.



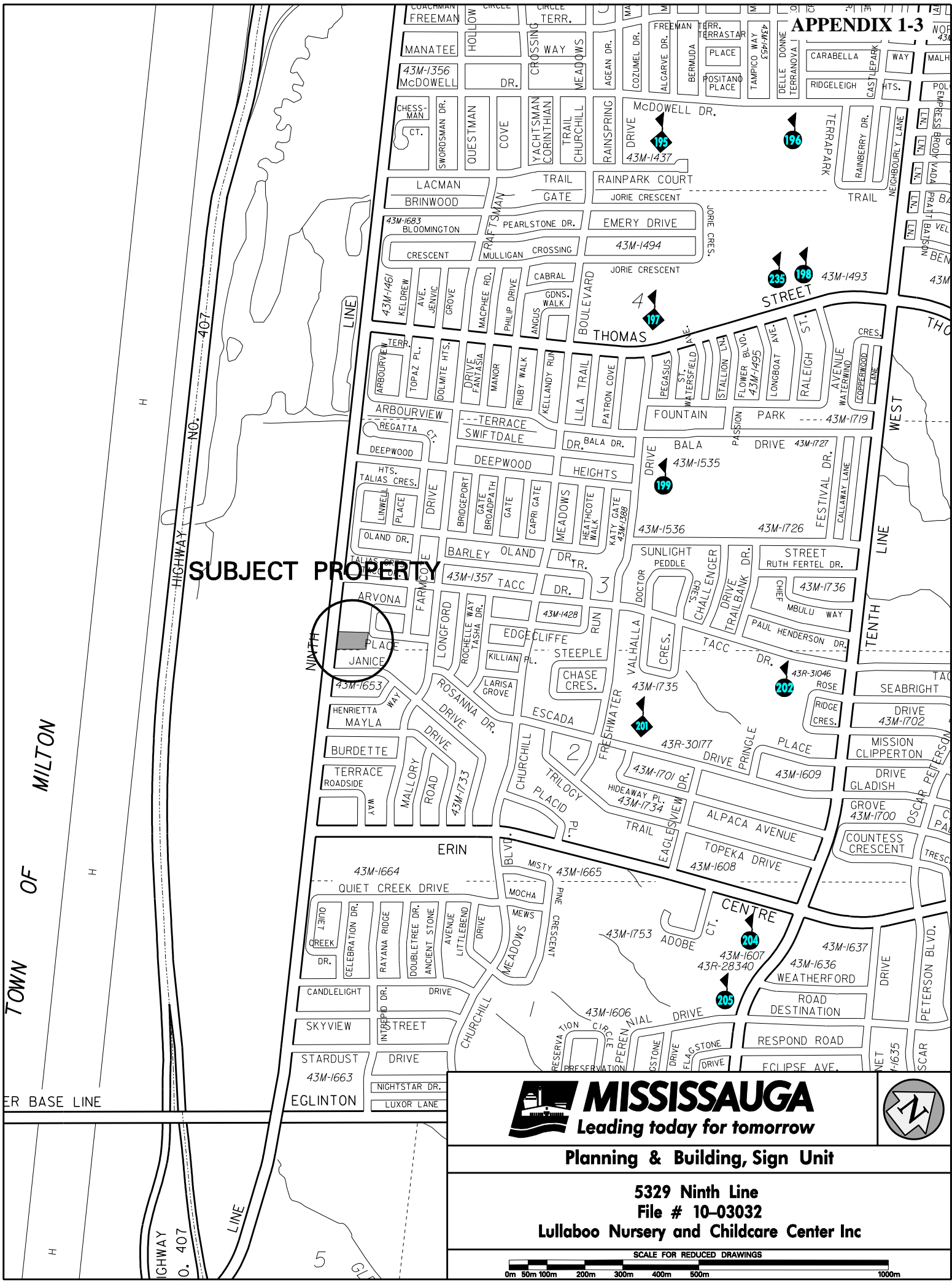
Irini Mikhael
P.Eng, PMP
Lullaboo Nursery & Childcare Center Inc.
t. 647.822.2077

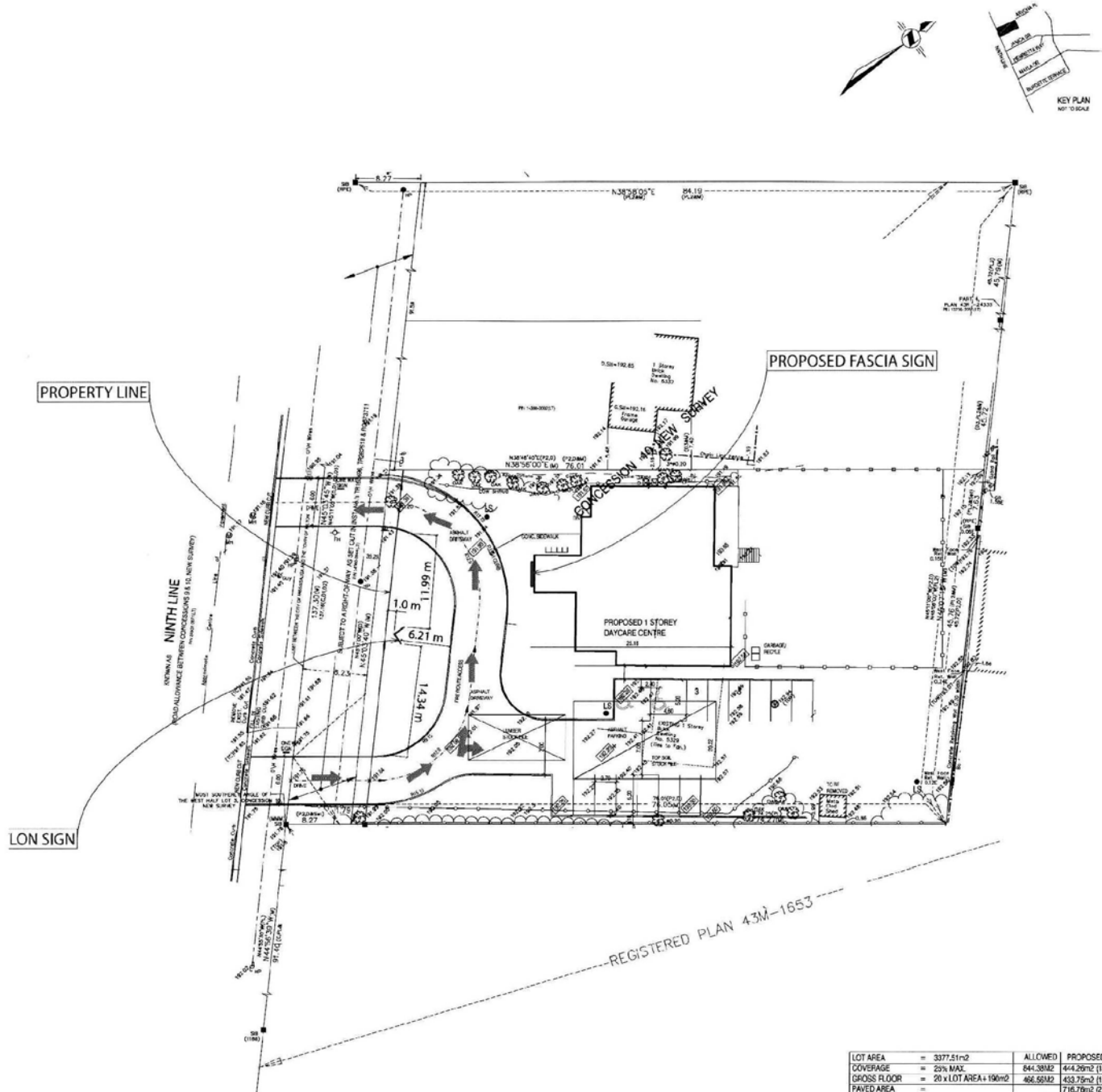
SUBJECT PROPERTY



Planning & Building, Sign Unit

5329 Ninth Line
File # 10-03032
Lullaboo Nursery and Childcare Center Inc





STORM CONNECTION

SANITARY CONNECTION

TRANSFORMER

HYDRANT

STREET LIGHT

DOWNSPOUT LOCATION

WATER CONNECTION

HYDRO CONNECTION

CABLE TV PEDESTAL

BELL PEDESTAL

ENTRANCE DOOR LOCATION

SHOWR DOOR LOCATION

ENGINEERED FILL LOT

DOUBLE CATCH BASIN

CATCH BASIN

AIR CONDITIONING UNIT

WELL AND CATCHER

COMMUNITY WAREBOX

SANITARY MANHOLE

STORM MANHOLE

GAS METER LOCATION

HYDRO METER LOCATION

PROPOSED GRADE

EXISTING GRADE

EXTERIOR LIGHTING

ON-ROAD SIGN

KEY PLAN

NOT TO SCALE

OCT. 29, 2009

LULABOON NURSERY & CHILDCARE CENTRE

180 ELGIN MILLS ROAD WEST

RICHMOND HILL ONT.

L4C 4W2

647 822 2077

SITE PLAN APPLICATION NUMBER

SP 09 102510

DATE: 2009/10/29

PETER DEL GROSSO

ARCHITECTURAL TECHNOLOGIST

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a design professional.

Peter Del Grosso 20557

NAME SIGNATURE

REGISTRATION INFORMATION

PETER DEL GROSSO 27238

NAME

SITE PLAN

PROPOSED DAYCARE CENTRE

6320 HWY 14 LINE, MISSISSAUGA

SP 09 102510

DATE: 1/29

LOT AREA	=	3377.51m ²	ALLOWED	PROPOSED
COVERAGE	=	25% MAX.	644.38m ²	444.26m ² (13%)
GROSS FLOOR	=	20 x LOT AREA + 190m ²	466.56m ²	433.75m ² (12.8%)
PAVED AREA	=			716.70m ² (21.2%)
LANDSCAPED AREA	=			2216.49m ² (65.6%)
PARKING	=	2.5 PER 100m ²	11	12
FRONT YARD AREA	=	1026.67m ²		



FRONT ELEVATION

Scale: N.T.S

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**Quality, Service and
Dependability**

Customer:
LULLABOO

Project:
**LED-ILLUMINATED CHANNEL
LETTERS C/W ILLUMINATED
FORMED RUNNER-CAN.**

Site:
**5329 9th LINE
MISSISSAUGA, ON**

Sales:
JEFF CHOMOLOK

Designer:
DAN MOULDEY

Scale: **N.T.S** Date: **08/10/10**

Filename:

Drawing No. **LULL10-0201** Page No. **1 of 1**

☒ **APPROVED FOR PRODU**
Date: _____
Name: _____
Approval: _____

APPENDIX 1-5



PYLON ELEVATION

Scale: NTS

SIGN AREA = 2.25m²



PERPENDICULAR VIEW FROM THE ROAD

LESCAR SIGNS Ltd.

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Quality, Service and
Dependability

Customer:

LULLABOO

Project:

ILLUMINATED PYLON SIGN
C/W VINYL GRAPHICS

Site:

MISSISSAUGA, ON

Sales:

JEFF CHOMOLOK

Designer:

DAN MOULDEY

Scale:

Date:

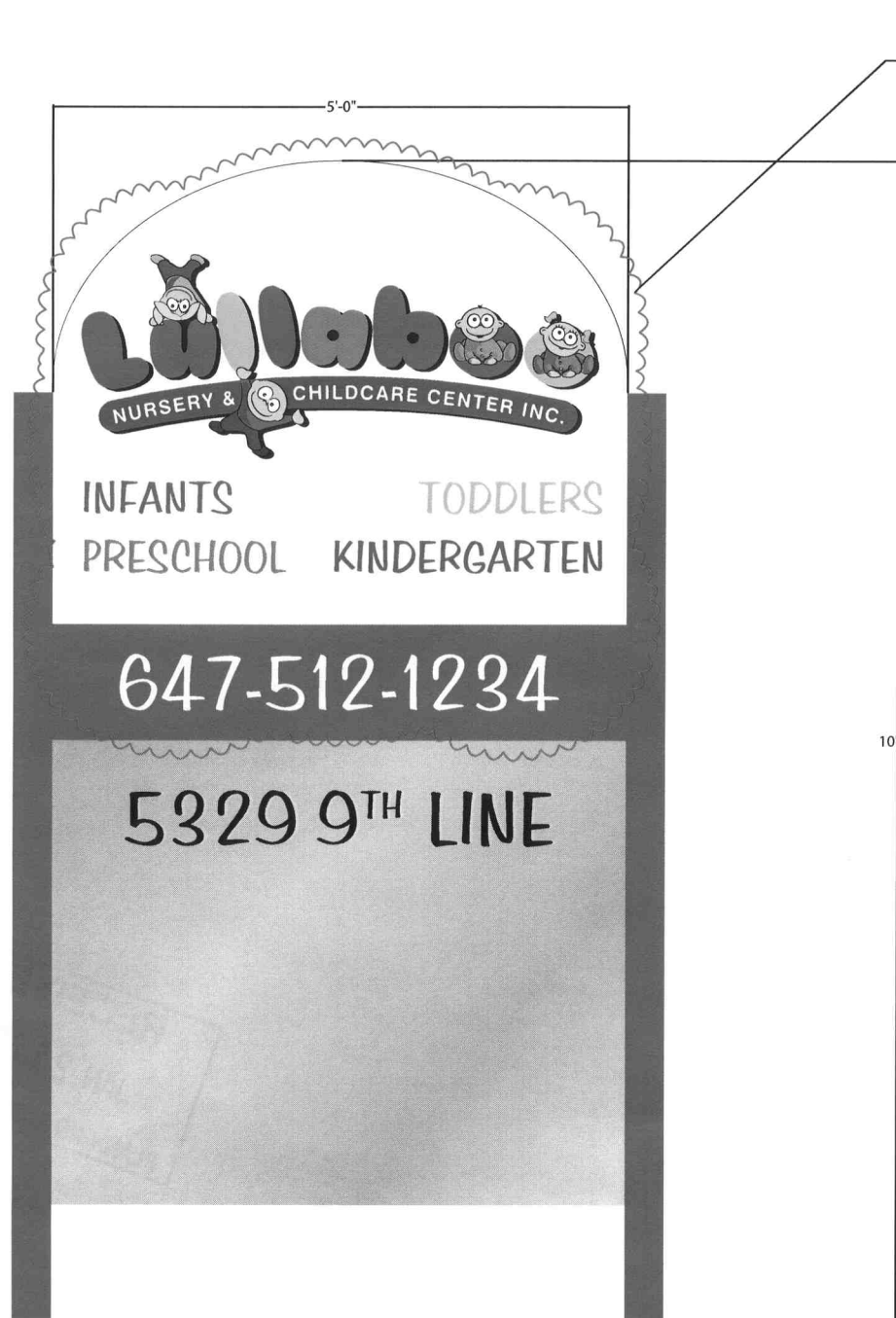
08/11/10

Drawing:

LULL10-0201

Page:

1 of 1



ILLUMINATED SECTION OF GROUND SIGN
ALL ELSE TO BE NON-ILLUMINATED