



# Corporate Report

Clerk's Files

Originator's  
Files

BL.03-SIG (2011)

**PDC** JUNE 13 2011

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**DATE:** May 24, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 13, 2011

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Sign By-law 0054-2002, as amended**  
**Sign Variance Applications**

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**RECOMMENDATIONS:** That the Report dated May 24, 2011 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested five (5) Sign Variance Applications described in Appendices 1 to 5 to the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 11-03957  
Ward 11  
Pride Pak  
6768 Financial Dr.

To permit the following:

- (i) One (1) fascia sign on the east elevation which is not defined as a building facade.
- (ii) Two (2) fascia signs located on a decorative wall at the west side of the building.

- (b) Sign Variance Application 11-04093  
Ward 7  
Esso  
632 Burnhamthorpe Rd. W.

To permit the following:

- i) One (1) fascia sign with a total sign area of 21.2 m<sup>2</sup> (228 ft<sup>2</sup>), 38.7% of the wall area.

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 11-04093  
Ward 7  
Esso  
632 Burnhamthorpe Rd. W.

To permit the following:

- i) Two (2) ground signs with a proposed height of 8.475 m (27.7 ft.).
- ii) Two (2) directional signs with a proposed height of 1.5 m (4.95 ft.).

- (b) Sign Variance Application 10-3468  
Ward 1  
Churchill Property Management  
1310 Dundas St. E.

- i) Twenty-four (24) fascia signs above the upper limit of the first storey.

- (c) Sign Variance Application 11-03838  
Ward 3  
Churchill Property Management  
1945 Dundas St. E.
  - i) Nineteen (19) fascia signs above the upper limit of the first storey.
- (d) Sign Variance Application 11-03823  
Ward 5  
Hilroy MWV  
7381 Bramalea Rd.
  - (i) One (1) proposed ground sign on the east road allowance of Bramalea Road.
  - (ii) One (1) proposed ground sign that is not expressly permitted by this By-Law.

**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 five (5) Sign Variance Applications (see Appendices 1 to 5) 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:**

Pride Pak

Appendix 1-1 to 1-8

Esso

Appendix 2-1 to 2-8

Churchill Property Management

Appendix 3-1 to 3-11

Churchill Property Management

Appendix 4-1 to 4-10

Hilroy MWV

Appendix 5-1 to 5-10

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Edward R. Sajecki

Commissioner of Planning and Building

*Prepared by: Darren Bryan, Supervisor Sign Unit*





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

May 24, 2011

**FILE:** 11-03957

**RE: Pride Pak**  
**6768 Financial Dr - Ward 11**

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

<b>Sections 13 and 17</b>	<b>Proposed</b>
A fascia sign must be located on a building façade.	One (1) fascia sign on the east elevation which is not a building facade. Two (2) fascia signs located on a decorative wall the west side of the building.

**COMMENTS:**

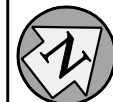
The proposed fascia sign on the east elevation faces an internal driveway. It is similar in scale and location to signs located on other buildings in the area. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

The other proposed variance is for two fascia signs located on a decorative wall which is a design feature of the building and identifies the main office entrance. The Sign By-law does not include this decorative wall as building façade. The proposed fascia signs proposed on the decorative wall are part of the overall design of the building and therefore are acceptable from a design perspective.

~~SUBJECT PROPERTY~~



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## Planning & Building, Sign UNit

**6768 Financial Dr  
File # 11-03957  
Pride Pak Canada LTD.**

### SCALE FOR REDUCED DRAWINGS



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



3495 WINTON PLACE, SUITE 280 BUILDING E  
ROCHESTER, NEW YORK 14623  
TEL: 585-427-9050 FAX: 585-427-9051

2/23/2011

300 City Centre Drive  
Planning and Building Department  
Mississauga ON  
L5B 3C1

## **Re: Sign Variance – Pride Pak – 6768 Financial Drive – Mississauga ON**

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To whom it may concern,

Please accept this letter on behalf of our clients, Pride Pak, as part of the submission requesting a sign variance for the location listed above. The client wishes to install one sign on each elevation; however the sign by-law defines “facade” as a building wall containing a main entrance for the public or a wall which faces a street. In this instance there are 4 signs total which require a variance due to placement. The signs are on the East, South elevations, as well as two signs on an architectural feature adjacent to the West elevation.

This site originally had signage on multiple elevations, and Pride Pak was hoping to keep the same level of exposure based on this. The south wall directly faces the 401, and would provide a good degree of visibility to passing motorists. The two circular signs are unique to the architectural feature shown in photo “A”, and provide way finding identification to the internal traffic on site to help locate the main entrance. The “PP” sign proposed for the East elevation would likely also be visible for the 401 and can help provide exposure for deliveries and new clients alike.

The signs proposed are not excessive in size or style, and fit well with the architectural style of the building. They wouldn’t alter the essential character of this neighborhood as it is an industrial area, nor would they jeopardize public safety due to sightline restrictions or distracting illumination styles. The sign placement and style on the channel letters is very much uniform, and helps the company maintain a modest degree of corporate branding.

I would ask for the support of council on this application to approve 4 fascia signs as proposed. The sign designs and placements are not excessive and do not substantially alter the building facades or the area as a whole. They will help provide exposure on the 401 while doubling as identification points within the site. The sign designs are both aesthetically pleasing and modest

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



3495 WINTON PLACE, SUITE 280 BUILDING E  
ROCHESTER, NEW YORK 14623  
TEL: 585-427-9050 FAX: 585-427-9051

in size in regards to the building wall sizes which they respectively are proposed on. For any questions or concerns please do not hesitate to contact the applicant.

Thank you,

A handwritten signature in black ink, appearing to read "Nathan Dart", is written over the printed name.

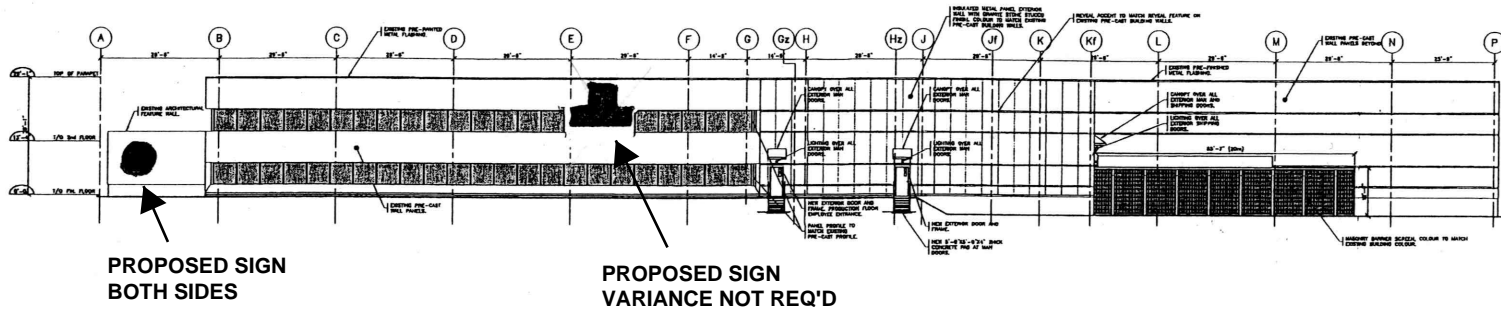
Nathan Dart – Permit Coordinator

Tel: (519) 622-4040 x 274

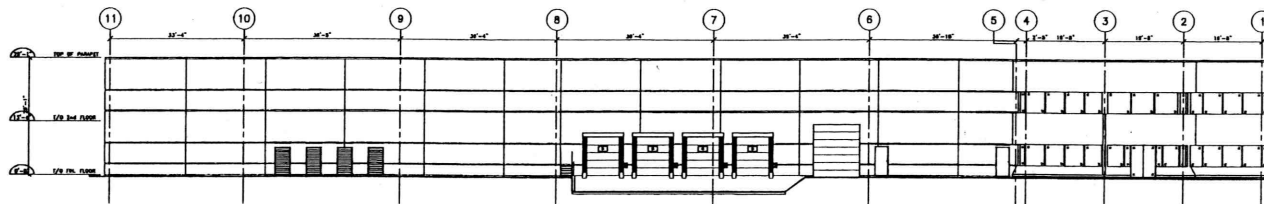
Fax: (519) 622-4031

Email – ndart@live.ca

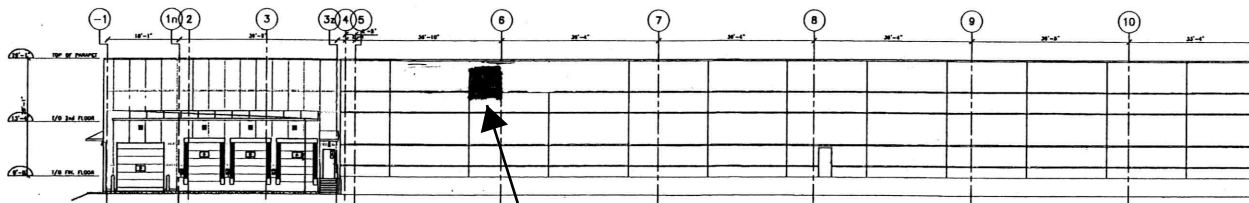




1 SOUTH BUILDING ELEVATION  
NOT TO SCALE



2 WEST BUILDING ELEVATION  
NOT TO SCALE



3 EAST BUILDING ELEVATION  
NOT TO SCALE

DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS SEALED BY A PROFESSIONAL ENGINEER. CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE OCCUPATIONAL HEALTH AND SAFETY ACT.

NOTES:

**MALLOT CRBBK ASSOCIATES INC.**  
Old Quarry Commons  
294 Mill Street East, Suite 301  
Eaton, Ontario N9B 1S0  
Tel: (519) 846-1830  
Fax: (519) 846-3833  
www.malforcreek.com

0	10.11.12	ISSUED FOR OWNER'S USE	TO
NO.	YY MM DD	REVISION	BY

DESIGN BY:	TO
DRAWN BY:	SOS
CHECKED BY:	TO
DATE:	10.11.12
SCALE:	NOT TO SCALE

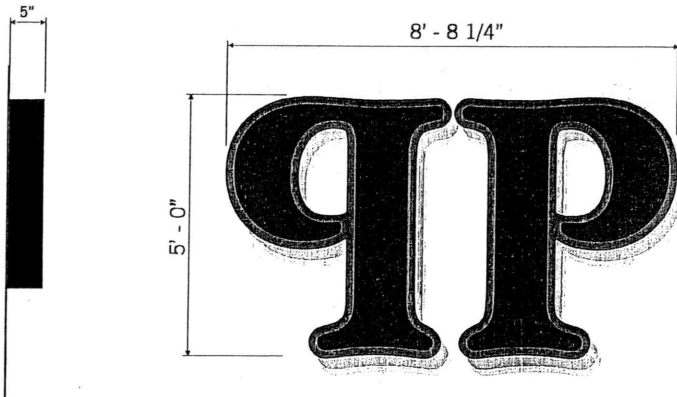
**PRIDE  PAK**

PROJECT  
NEW SHIPPING AND WASTE  
MANAGEMENT ADDITION  
8788 FINANCIAL DRIVE  
MISSISSAUGA, ONTARIO  
L5N 7J6

CONTRACT NAME  
PARTIAL BUILDING ELEVATION

PROJECT NO.	DRAWING NO.	REVISION
MCA1424	ASK-4	0

**Illuminated Channel Letters + Non Illuminated Signage**  
Scale: N.T.S.

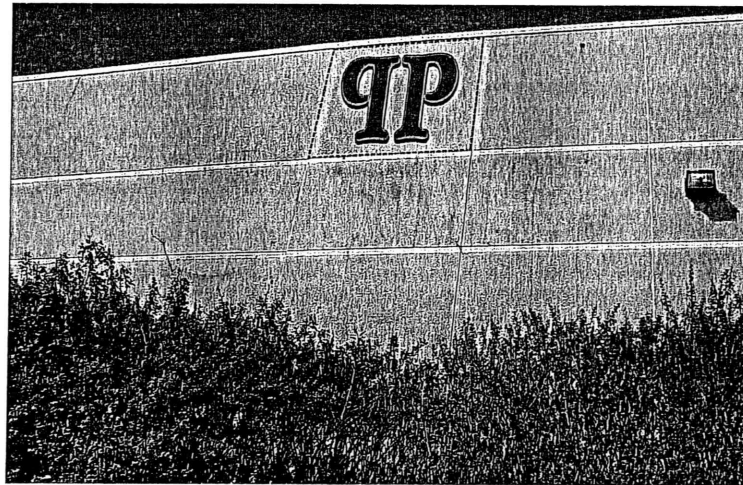


**Material Specifications**

- Aluminum constructed pre-finished raven black coil returns
- 3/16" acrylic faces with translucent vinyl applied 1st surface
- Black "F" trim
- White LED illumination

**Colours:**

Green A9683-T / gold shimmer A9249-T



Install sign centered in blocked area as indicated in red dash line

**EAST  
ELEVATION**

**SIGN AREA + 4.04m<sup>2</sup>**

Drawing No.  
**PPCL-CLL5N7J6.120C1**

Refer to No.  
**PPCL-MSL5N7J6**

**Electrical Requirements**  
**120V**

Graphic notation is representative of specific signage. Colour reference should be made to the client's approved colour reference drawing specifications. Pride Signs Ltd. is not responsible for incorrect installation caused by display and/or poor workmanship.

• Vectored artwork required.

• Final colour specifications required.

• Site check required.

• Preliminary Artwork

• Approved for Production

**CLIENT APPROVAL**

**REVISION DATES:**  
Oct. 6, 2010  
Nov. 9, 2010

B.H.  
B.H.



**PRIDE SIGNS.**

THIS ARTWORK IS THE PROPERTY OF PRIDE SIGNS INC. AND SHALL NOT BE USED BY VENDOR OR BY PARTY WITHOUT WRITTEN CONSENT FROM PRIDE SIGNS INC. ©2010

255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM



**sacface**



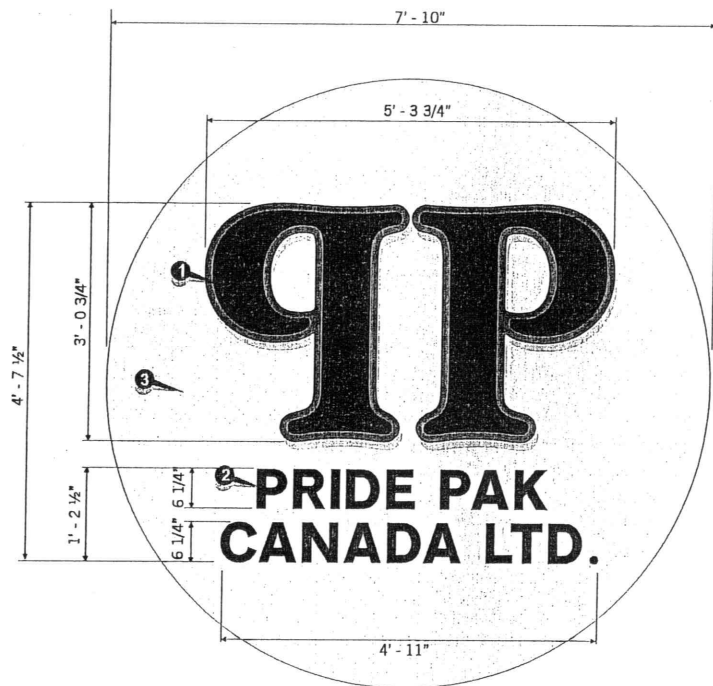
6768 Financial Drive  
Mississauga, ON

**PRIDE PAK  
CANADA LTD.**

DRAWN BY: B. Hardy  
DATE : June 2, 2010



**Non Illuminated Reverse Channel Letters and Flat Acrylic Letters - 2 Sets Required**  
 Scale: N.T.S.

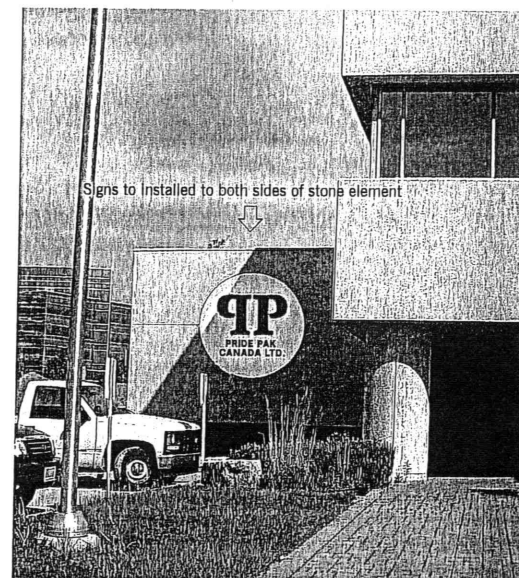


**PROPOSED SIGN  
ON DECORATIVE WALL**

**SIGN AREA = 3.37m<sup>2</sup>**

Drawing No.  
**PPCL-RCL5N7J6.000A1**  
 Refer to No:  
**PPCL-MSL5N7J6**

- 1 **Material Specifications**
  - Non illuminated reverse channel letters painted black with Green A9683-T and gold shimmer A9249-T vinyl applied to 1st surface and returns painted black
  - \*\*\*Letters mounted flush to existing refurbished backer
- 2 • Non illuminated flat cut .125" aluminum letters painted Green PMS 349c
  - \*\*\*Letters mounted flush to existing refurbished backer w/ d/s tape and silicone
- 3 • Existing aluminum backer to be repainted clear anodized



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.

• Final colour specifications required.

• Site check required.

• Preliminary Artwork

• Approved for Production

**CLIENT APPROVAL**

**REVISION DATES:**

Oct. 6, 2010

Nov. 9, 2010

B.H.

B.H.



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255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM

INTERNATIONAL  
SIGN ASSOCIATION

sacface

SP

UL

6768 Financial Drive  
Mississauga, ON

**PRIDE PAK  
CANADA LTD.**

DRAWN BY: B. Hardy  
DATE: May 27, 2010





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

May 24, 2011

**FILE:** 11-04093

**RE:** Esso  
632 Burnhamthorpe Rd. W – Ward 7

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

Section 13	Proposed
The maximum permitted sign area of a fascia sign for a car wash in a service station shall be 10% of a wall area facing gas pumps.	One (1) fascia sign (Sign K) with a total sign area of 21.2 m <sup>2</sup> (228 ft <sup>2</sup> ) – 38.7% of the wall area.
The maximum permitted height of a ground sign for a service station is 7.5m (24.6 ft).	Two (2) ground signs (Signs A) with a proposed height of 8.475m (27.7 ft).
Section 18	Proposed
The maximum permitted height of a directional sign is 1.2m (3.93 ft).	Two (2) directional signs (Signs E5 and E6) with a proposed height of 1.5m (4.95 ft).

**COMMENTS:**

**Car Wash Sign**

The requested variance is to permit one (1) fascia sign with a total sign area of 21.2 m<sup>2</sup> (228 ft<sup>2</sup>) 38.7% of the wall where the by-law permits a maximum sign area of 10% of a wall facing gas pumps.

The proposed sign is designed to compliment the architectural style of the structure. The Planning and Building Department finds the variance acceptable from a design perspective.

**Ground Sign**

The requested variance is to permit two (2) ground signs with a proposed height of 8.475m (27.7 ft) where the by-law permits the height of a ground sign for a Service Station to a maximum of 7.5m (24.6 ft).

Existing landscaping on adjacent streets is low and there are no other obstructions along the street line which would warrant the increase in height. Therefore the Planning and Building Department does not find rationale for the proposed increase in height and cannot support the variance.

**Directional Sign**

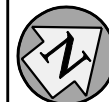
The requested variance is to permit two (2) directional signs with a proposed height of 1.5m (4.95 ft) where the by-law permits the maximum height of a directional sign is 1.2m (3.93 ft).

All landscaping within the site will be removed to accommodate the redevelopment of this site. Landscaping within the site could be designed with a compliment of low plant material maintaining visibility of the directional signs on the site; there are no other obstructions on this site which would warrant the increase in height. Therefore the Planning and Building Department does not find rationale for the proposed increase in height and cannot support the variance.

# SUBJECT PROPERTY



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## Planning & Building, Sign Unit

**632 Burnhamthorpe Rd. W.**

**11-04093**

**Esso**

### SCALE FOR REDUCED DRAWINGS





**Imperial Oil**  
**Products and Chemicals Division**  
420 Main St E, Suite #402  
Milton, On  
L9T 5G3

Brett Manes  
Construction Project Manager  
Fuels Marketing - Asset Management

Tel: (905) 636-8055  
Fax: (905) 636-8531  
Email: brett.t.manes@esso.ca

April 7, 2011

City of Mississauga  
P&B/ Planning & Building Department  
P&B/ Develop & Design Division  
300 City Centre Drive  
Mississauga, ON L5B3C1

Re: File – SGNBLD 11 4093  
632 Burnhamthorpe Rd. W, Mississauga ON  
Sign Permit Application Status Report – Site Variance Justification Letter

Attn: Mark Toliao  
Sign Plan Examiner

Mark,

A variance is required for the ground signs located at 632 Burnhamthorpe Rd W, Mississauga in accordance with By-law 0054-2002 as amended. The proposed height of the ground signs at this location are 8475mm, whereas the by-law specifies a maximum height of 7500mm. The following are justifications as to why a variance is required:

- There are three separate buildings and two separate businesses (Esso gas station with convenience store and car wash, and Mr Lube operation) located on this single property and the by-law states that only one ground sign per frontage is permitted.
- This is a relatively large property at 1.64 acres, with a very large frontage on Burnhamthorpe Rd W.
- Although zoned Commercial, this site is located in a relatively industrial area.
- Sign will not have an adverse affect at this intersection

If you have any questions please do not hesitate to give me a call.

Yours truly,

Brett Manes  
Imperial Oil Limited  
Construction Project Manager

**Imperial Oil** **Imperial**

1110 DUNDAS STREET WEST, SUITE 100, MISSISSAUGA, ONTARIO L5R 4H1

1110 DUNDAS STREET WEST, SUITE 100, MISSISSAUGA, ONTARIO L5R 4H1

**Project:** 1110 DUNDAS STREET WEST, SUITE 100, MISSISSAUGA, ONTARIO L5R 4H1

**Client:** 1110 DUNDAS STREET WEST, SUITE 100, MISSISSAUGA, ONTARIO L5R 4H1

**Site:** 1110 DUNDAS STREET WEST, SUITE 100, MISSISSAUGA, ONTARIO L5R 4H1

**Scale:** 1:1000

**Date:** 10.04.13

**Author:** AMEC

**Check:** AMEC

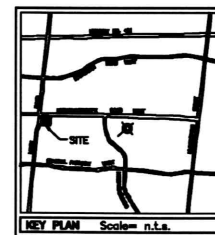
**Drawn:** AMEC

**Project No.:** 88001723-02P

**Rev. No.:** 002

**Rev. Date:** 04/05/2013

**Rev. Description:** 002



**PART OF LOT 20**  
**CONCESSION 1, NORTH OF DUNDAS STREET**  
 (GEOGRAPHIC TOWNSHIP OF TORONTO)  
**CITY OF MISSISSAUGA**  
 REGIONAL MUNICIPALITY OF PEEI

THIS PLAN IS BASED ON SURVEY PROVIDED BY CLARKE & BURNHAMTHORPE LTD., DATED JUNE 17, 2008

SITE STATISTICS:		TOTAL %
LOT AREA	= 6818.3 sq.m.	100.0 %
GROSS FLOOR AREA (C-STORY)	= 220.0 sq.m.	3.3 %
GROSS FLOOR AREA (CARWASH)	= 108.5 sq.m.	1.7 %
GROSS FLOOR AREA (LUBE SHOP)	= 190.1 sq.m.	2.8 %
TOTAL BUILDING COVERAGE PROPOSED	= 518.6 sq.m.	7.6 %
CANOPY AREA PROPOSED	= 320.0 sq.m.	4.8 %
LANDSCAPED AREA PROPOSED	= 1540.3 sq.m.	23.3 %
PAVED AREA PROPOSED	= 4238.4 sq.m.	64.1 %

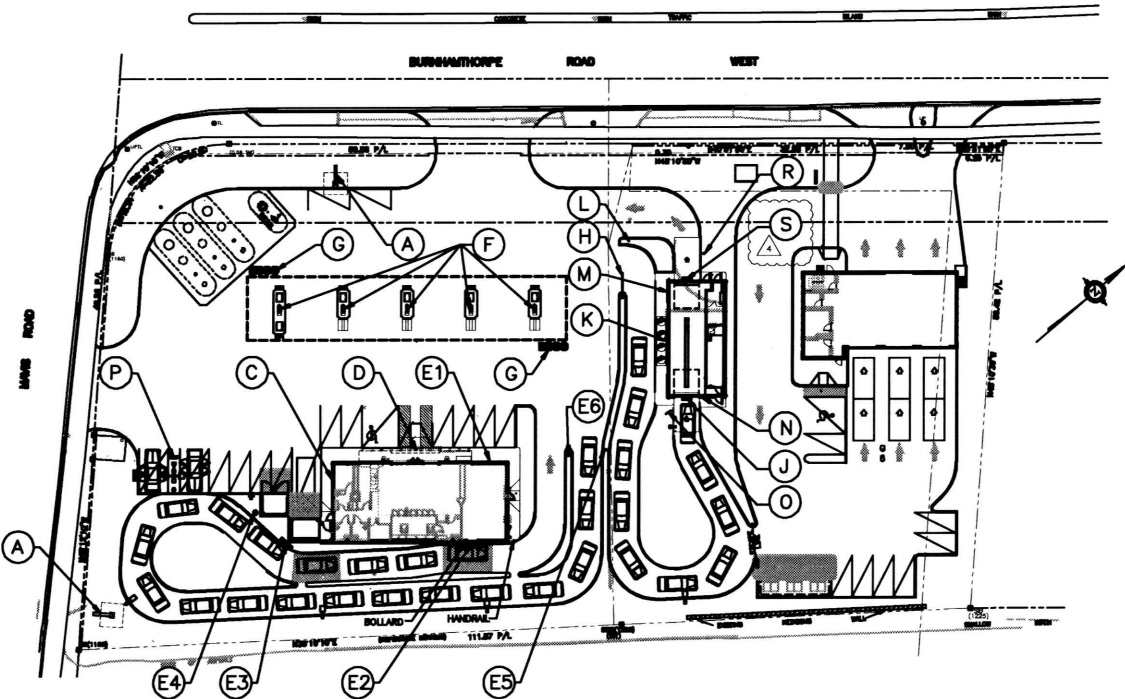
PARKING SPACES REQUIRED: ( @ 5.4 SPACES PER 100sq.m. GFA FOR C-STORY PLUS 4 SPACES FOR CAR WASH )	= 15 + 1 H/C SPACE
PARKING SPACES PROPOSED	= 12 + 1 H/C SPACE + 2 VACUUM SPACES
PARKING SPACES PROPOSED (LUBE SHOP)	= 7 + 1 H/C SPACE
CAR WASH STACKING SPACES REQUIRED	= 10
CAR WASH STACKING SPACES PROVIDED	= 10
C-STORY STACKING SPACES REQUIRED	= 12
C-STORY STACKING SPACES PROVIDED	= 20

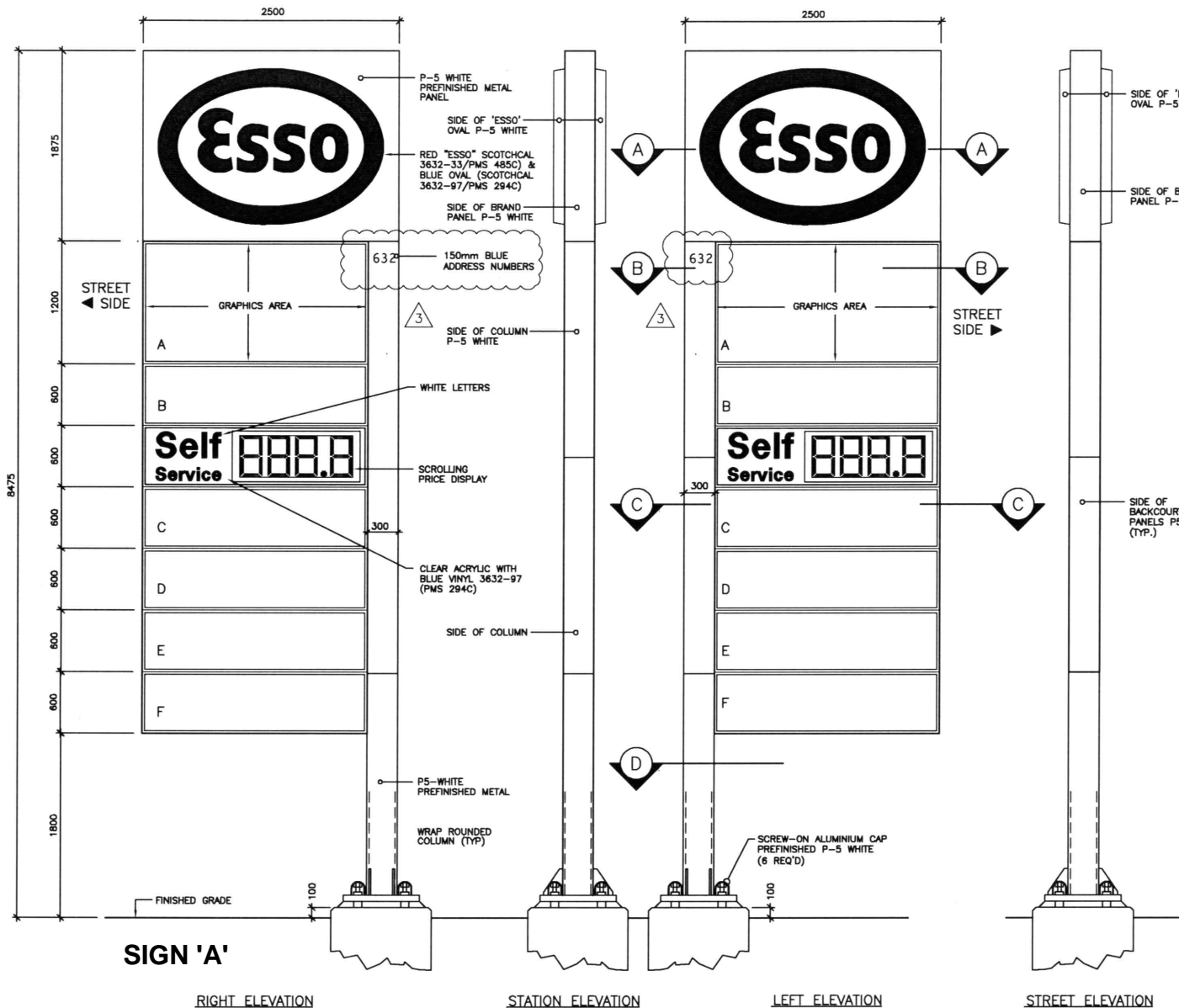
SIGN	DESCRIPTION
A	GROUND SIGNS
K	EXCESSIVE HEIGHT
E5, E6	CARWASH SIGN
	EXCESSIVE AREA
	DIRECTIONAL SIGNS
	EXCESSIVE HEIGHT



Sign	No.	DESCRIPTION	AREA m²	TOTAL m²	TOTAL FT²	ILLUMINATED
A	4	2500 M.L.D. SIGN : TYPE 'A' (AREA/SIDE)	14.23	56.8	612.6	YES
C	1	ON THE RUN BLDG. SIGN - SIDE	2.77	2.77	29.8	YES
D	1	ON THE RUN MAJOR BLDG. SIGN - FRONT	19.8	19.8	213.1	YES
E1	1	TIM HORTON'S CANV. - FRONT OF STORE	2.28	2.28	24.3	YES
E2	1	TIM HORTON'S DRIVE THRU WINDOW SIGN	2.40	2.40	25.8	YES
E3	1	TIM HORTON'S MENU BOARD	2.80	2.80	27.8	YES
E4	1	TIM HORTON'S PREMISE BOARD	1.70	1.70	25.8	YES
E5	1	TIM HORTON'S DRIVE-THRU ENTRANCE	0.86	0.86	9.3	YES
E6	1	TIM HORTON'S DRIVE-THRU EXIT/DON'T LITTER	0.86	0.86	9.3	YES
F	10	CANOPY COLUMN SIGNS (1/2 COLUMN)	.82	8.20	88.2	NO
G	2	ESSO CANOPY LOGO SIGN	1.13	2.28	24.2	YES
H	1	CARWASH BOOM SIGN	0.83	0.83	8.7	NO
J	1	CARWASH ENTRANCE SIGN	2.40	2.40	25.8	YES
K	1	CARWASH MAJOR BLDG SIGN	11.80	11.80	126.8	YES
L	1	CARWASH - FIRST INSTRUCTION SIGN	2.18	2.18	23.6	NO
M	1	CARWASH PROMO SIGN	0.83	0.83	8.9	NO
N	1	CARWASH DISCLAIMER SIGN	1.04	1.04	11.2	NO
O	1	CARWASH SECOND INSTRUCTION SIGN	1.83	1.83	17.8	NO
P	1	TIREPLATOR/VOLUME ISLAND (TPI)	0.42	0.42	4.5	NO
S	1	CARWASH THANK-YOU SIGN	2.40	2.40	25.8	NO
S	1	CARWASH EXIT SIGN	2.40	2.40	25.8	YES

2500 M.L.D. SIGN : TYPE 'A'		
MESSAGE PANEL TYPE	AREA/PANEL/SIDE	
	Sq. m.	Sq. Ft.
ESSO CANV.	4.88	50.38
ON THE RUN GRAPHICS	2.47	26.58
Partner w/DT GRAPHICS	1.18	12.70
'SELF SERVICE' PRICE PANEL	1.18	12.70
DIESEL PANEL	1.18	12.70
TOUCHLESS WASH PANEL	1.18	12.70
LOTTO 6/49/ROYAL BANK GRAPHICS	1.18	12.70
MR. LUBE	1.18	12.70
TOTAL AREA	14.23	153.11

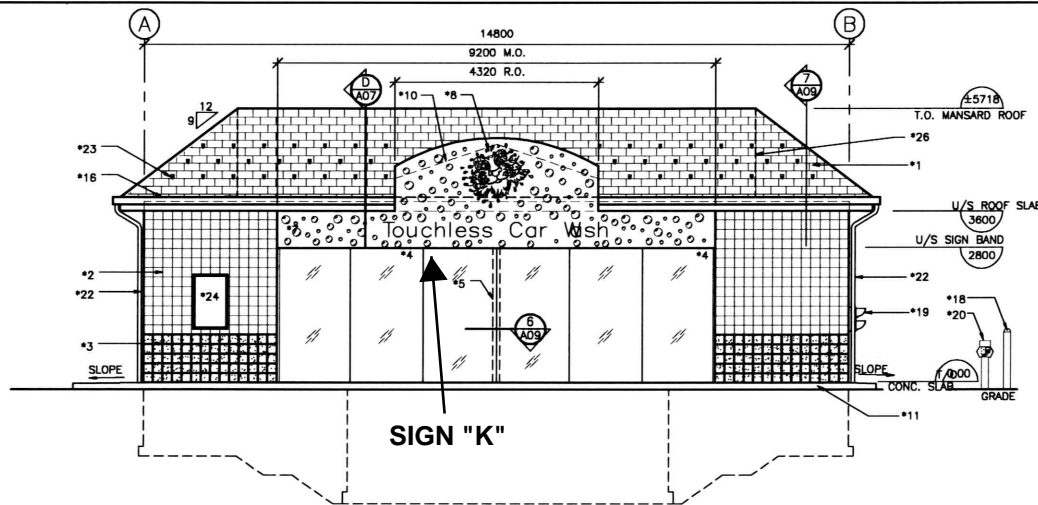




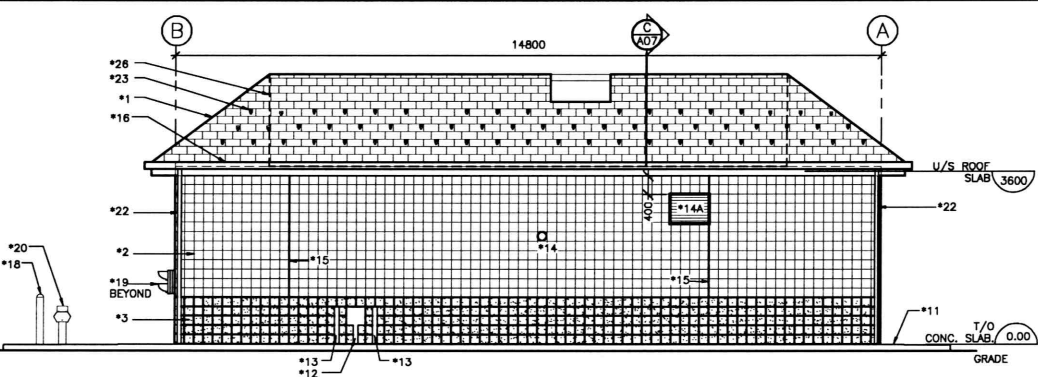
CONCEPTUAL ARTWORK ONLY - NOT TO BE USED FOR PRODUCTION UNLESS APPROVED BY I.O.L.  
(SEE APPROVED GRAPHICS ON DRAWING 609N/A01A)

**amec**  
HALIFAX, NOVA SCOTIA

<b>Imperial Oil</b> <b>Imperial</b>		<b>Project/Drawn</b> 632 BURNHAMTHORPE RD. W. & MAWIS RD., MISSISSAUGA, ONTARIO <b>Client</b> ELANORIS, SECTIONS & DETAILS <b>Scale</b> 1:20 <b>Date</b> 10/04/13 <b>By</b> AMEC <b>Check/Title</b> BM <b>Rev/No/Rev</b> 03	
<b>Revision</b>		<b>Project/Drawn</b> 88001723-13P <b>Client</b> 55A0502-13P <b>Scale</b> 1:20 <b>Date</b> 10/04/13 <b>By</b> AMEC <b>Check/Title</b> BM <b>Rev/No/Rev</b> 03	



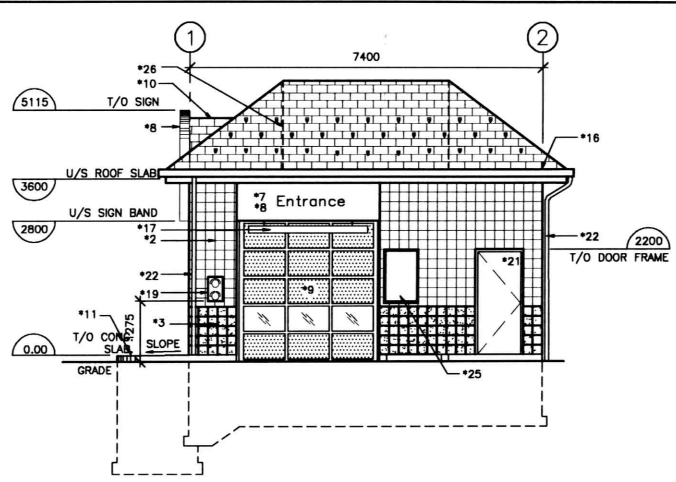
FRONT ELEVATION



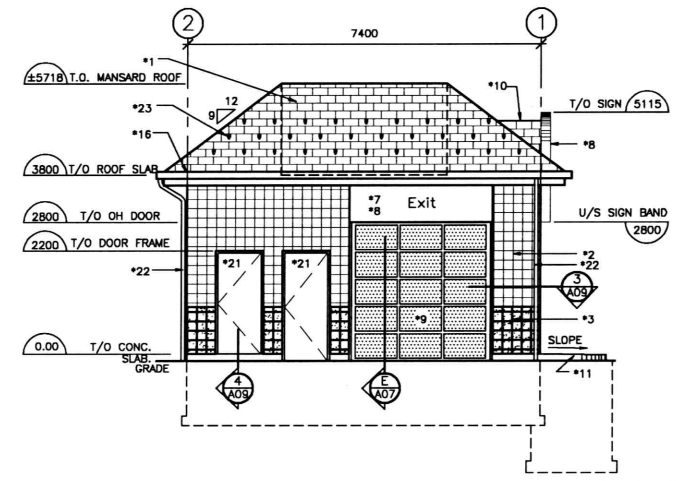
REAR ELEVATION

REFERENCE NOTES

- \*1. I/O FIBERGLASS ASPHALT SHINGLES. MARATHON 25 CHARCOAL GREY.
- \*2. 2 RIB SPLIT- FACE CONCRETE BLOCK, DAY & CAMPBELL #801-ALGONQUIN CRYSTAL OR BASALITE CONCRETE PRODUCTS, COLOUR 'CRYSTAL'. CONCAVE TOOL ALL JOINTS.
- \*3. 2 RIB SPLIT-FACE CONCRETE BLOCK, DAY & CAMPBELL #802-GEORGIAN CRYSTAL OR BASALITE CONCRETE PRODUCTS, COLOUR 'PINK'. CONCAVE TOOL ALL JOINTS.
- \*4. 13mm TEMPERED BUTT GLAZING WITH SILICONE CAULKING AT JOINTS
- \*5. STEEL COLUMN (BEHIND)
- \*6. N/A
- \*7. USE STANDARD 190mm CONCRETE BLOCKS BEHIND SIGN BOX
- \*8. INTERNALLY ILLUMINATED SIGN
- \*9. OVERHEAD DOOR (CLEAR ANODIZED ALUM. FINISH.)
- \*10. ROOF CRICKET
- \*11. CONCRETE SIDEWALK
- \*12. GAS METER AND PIPING. PAINT TO MATCH COLOUR P25
- \*13. 100 # CONCRETE FILLED METAL BOLLARDS PAINT COLOUR P25
- \*14. MECH. EXHAUST VENT FROM BOILER. REFER TO MECH DWG M07.
- \*14A. MECHANICAL AIR INTAKE LOUVER c/w GRILLES. PAINT COLOUR P24
- \*15. CONTROL JOINT
- \*16. PREFINISHED, SEAMLESS ALUMINUM GUTTER, 125X125mm, MIN 1mm THICK, COLOUR P24 - SANDALWOOD BY GENTEX
- \*17. CLEARANCE SIGN
- \*18. #150mm x 1200mm HIGH CONCRETE FILLED STEEL BOLLARD POST PAINTED SAFETY YELLOW c/w REFLECTIVE TAPE
- \*19. ENTRANCE SIGN/TRAFFIC LIGHT
- \*20. CODE BOX
- \*21. DOOR AND FRAME TO BE PAINTED TO MATCH UPPER BLOCK FINISH - COLOUR P24
- \*22. RAIN WATER LEADER COLOUR P24 - SANDALWOOD BY GENTEX
- \*23. #40 PAD STYLE SNOWGUARDS BY ALPINE SNOWGUARDS, KYNAR PAINTED ALUMINUM, CHARCOAL GRAY. LAYOUT, INSTALLATION AND FASTENERS AS PER MANUFACTURERS RECOMMENDATIONS. CONTACT: NORTHERN ROOF TILES 1-888-678-6866
- \*24. LARGE PROMO SIGN
- \*25. DISCLAIMER SIGN
- \*26. ROOFTOP MECHANICAL AREA



RIGHT (ENTRANCE) ELEVATION



LEFT (EXIT) ELEVATION

GENERAL NOTES

- 1. SLOPE ALL SIDEWALKS 25mm AWAY FROM BUILDING.
- 2. CONCRETE BLOCK TO BE LAID IN RUNNING BOND WITH MORTAR COLOUR TO MATCH MASONRY.



**Imperial Oil** **Imperial**

11. 50 12. 50 13. 50 14. 50 15. 50 16. 50 17. 50 18. 50 19. 50 20. 50 21. 50 22. 50 23. 50 24. 50 25. 50 26. 50 27. 50

Project/Client: BURNHAMTHORPE RD. W. & MAWIS RD., MISSISSAUGA, ONTARIO

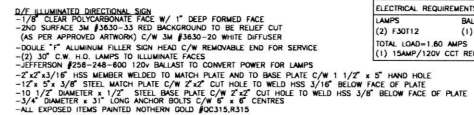
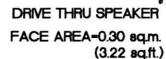
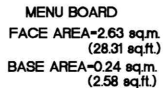
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Date: 10.04.13

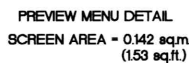
Drawn: A04

Checked: A04

Approved: A04



DRIVE THRU SIGN DETAIL

SD-E





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

May 24, 2011

**FILE:** 10-3468

**RE:** **Churchill Property Management**  
**1310 Dundas St. E. – Ward 1**

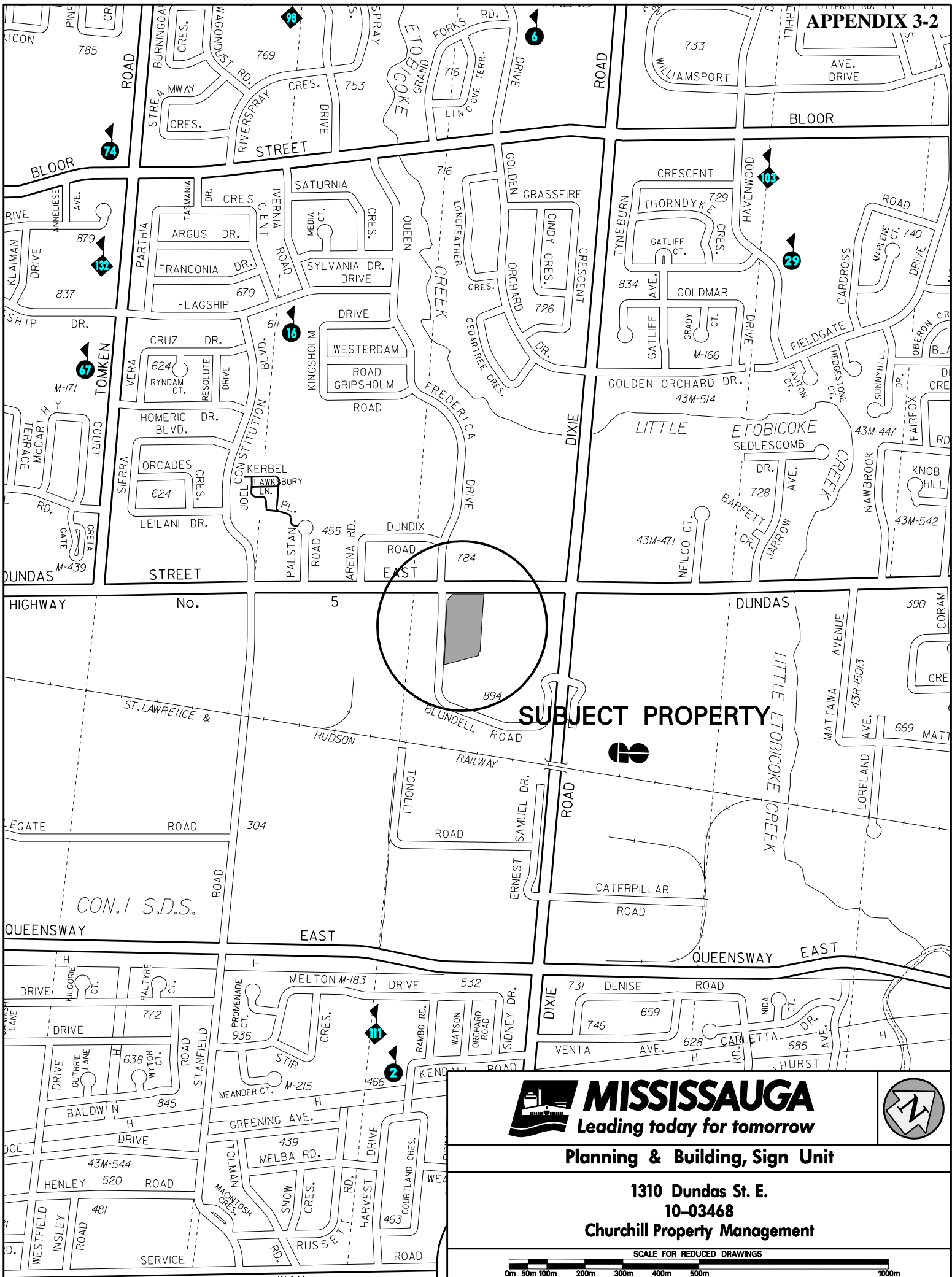
---

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

<b>Section 17 (3)</b>	<b>Proposed</b>
A fascia sign shall be erected no higher than the upper limit of the first storey of a building.	Twenty-four (24) fascia signs above the upper limit of the first storey.

**COMMENTS:**

The proposed variance is to allow 24 fascia signs located above the second storey of the two storey portion of a mixed commercial building. The number of signs proposed is greater than the number of tenants with units on this side of the second floor. Signs will be used by other tenants located elsewhere within the building. Additionally, the signs are closely spaced which results in a nearly continuous sign band and obscures the architecture of the building. Opportunities exist for the applicant to install a directory sign or a second multi-tenant ground sign along the Blundell Road frontage. The Planning and Building Department finds that the proposed variance does not have design merit and would set precedence for other two storey commercial buildings. The variance therefore cannot be supported.



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Leading today for tomorrow



**Planning & Building, Sign Unit**

**1310 Dundas St. E.  
10-03468**

**Churchill Property Management**

SCALE FOR REDUCED DRAWINGS





February 28, 2011

Dear Sir or Madam:

**Re: Signage – 1310 Dundas**

I am writing this letter to confirm that we wish to install signage on the second level of our property located at 1310 Dundas Street. Our purpose in installing this signage is to increase the exposure of our current and prospective second level office tenants.

If you require any further information, please do not hesitate to contact me at (604) 689-8500, extension 7.

Yours truly,  
CHURCHILL PROPERTY CORPORATION

A handwritten signature in blue ink, appearing to read "Kathy Tuulos", is written over the printed name.

Kathy Tuulos  
Vice President, Property Management



# NORTH ELEVATION

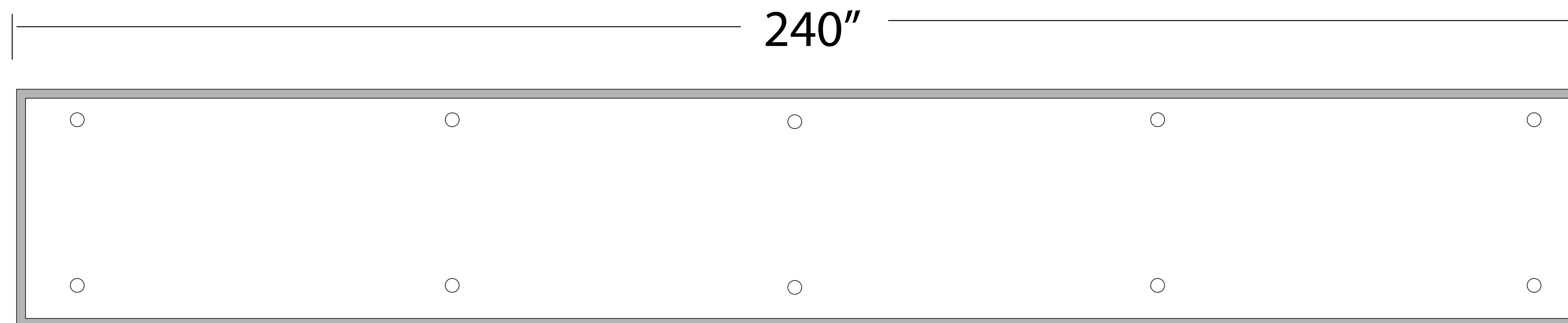
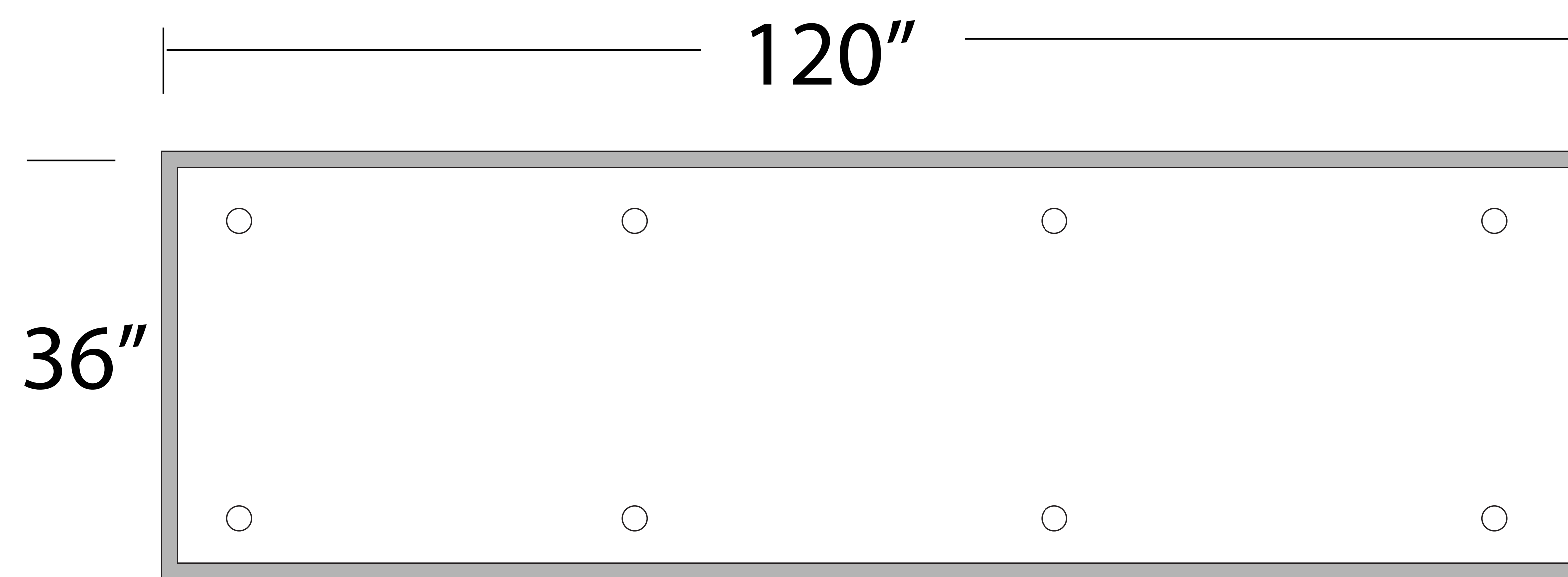
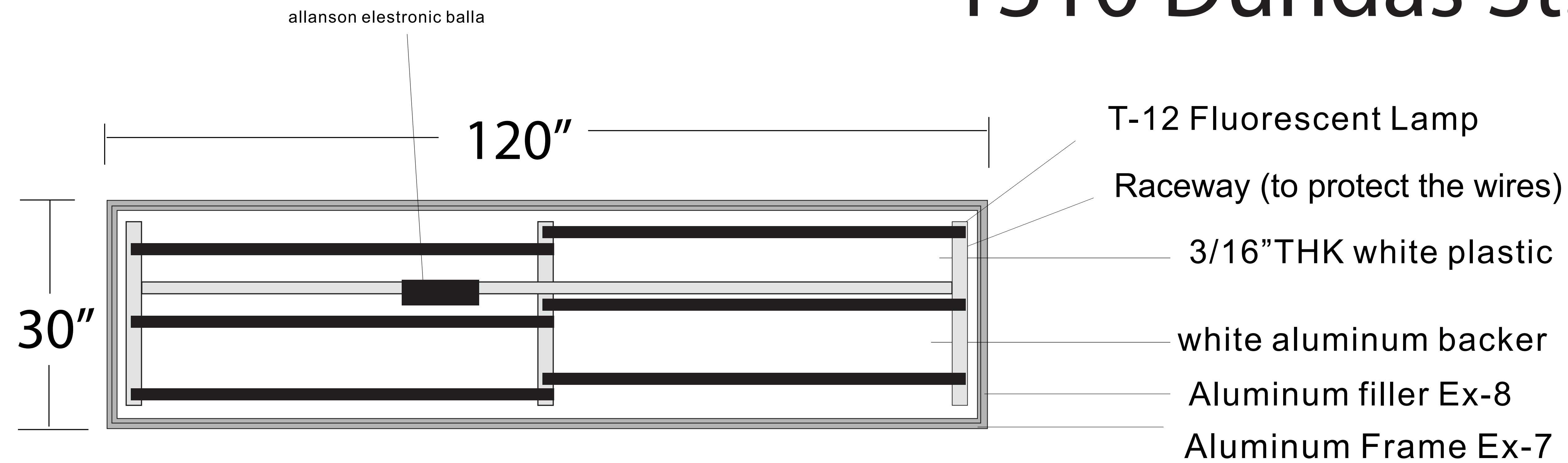


# WEST ELEVATION

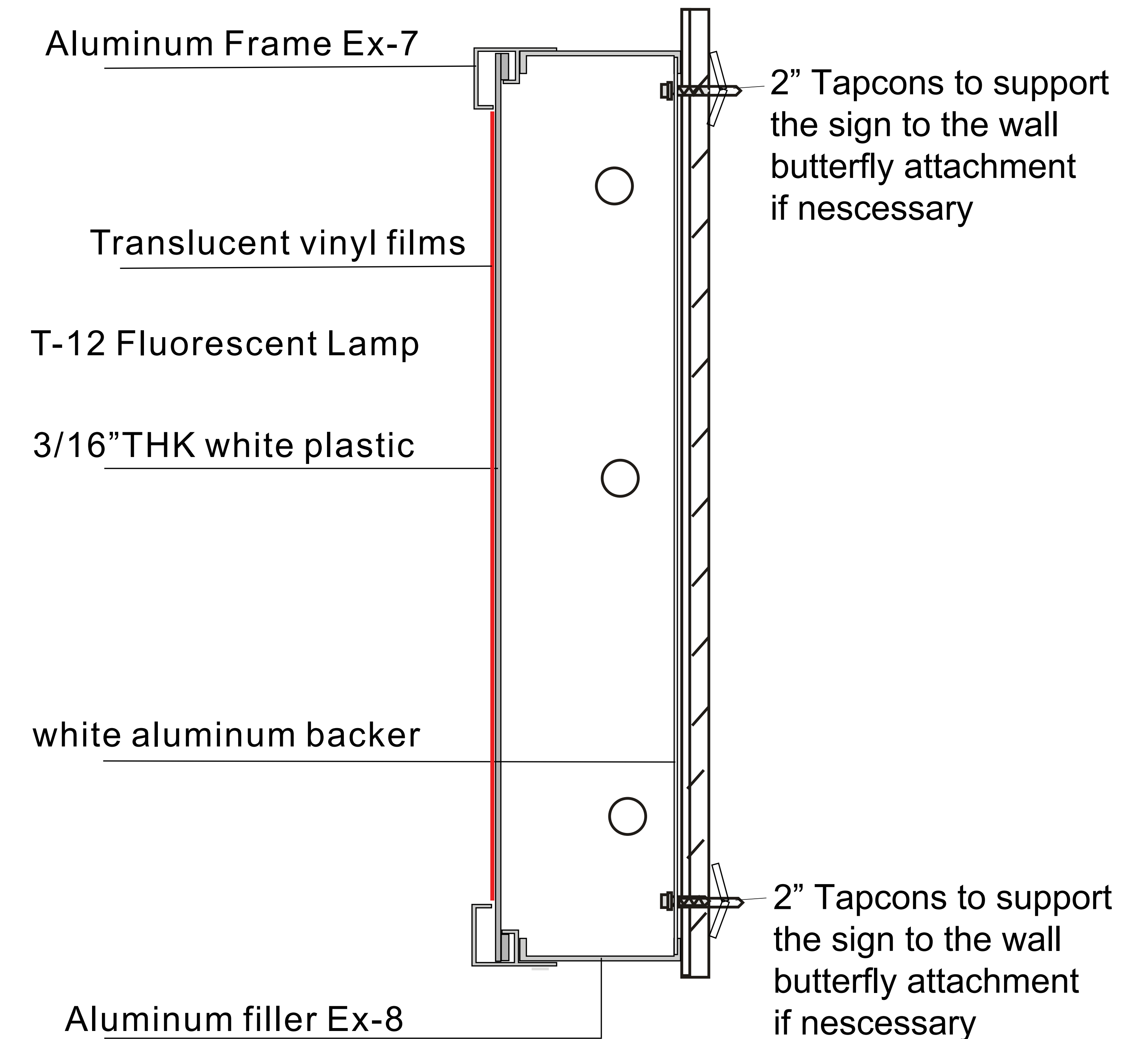
1310 Dundas Street West



# 1310 Dundas St. West



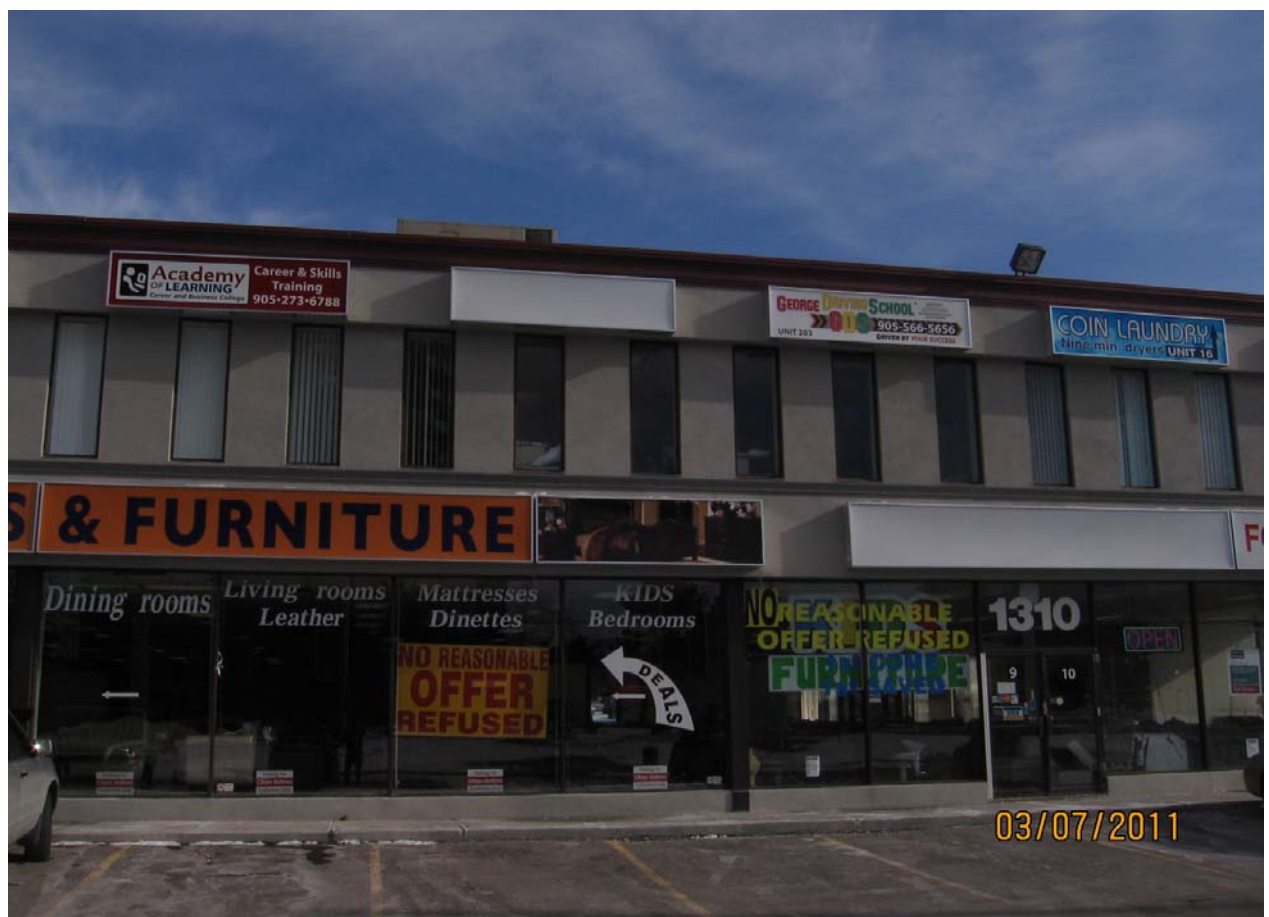
Front view



Side view

## Description of sign box:

- Single sided, illuminated sign box.
- Quality aluminum extrusion construction.
- 3/16" white acrylic.
- Allanson high output rapid start ballasts.
- High output, daylight fluorescent lamps.
- Bronze duracron or clear anodized exterior finish.
- 120 volt electrical service.
- All electrical components are CSA approved.
- Size of the boxes... various
- The weight of the box is around 99lb / 10' @ 3' high



















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

May 24, 2011

**FILE:** 11-03838

**RE:** Churchill Property Management  
1945 Dundas St. E. – Ward 3

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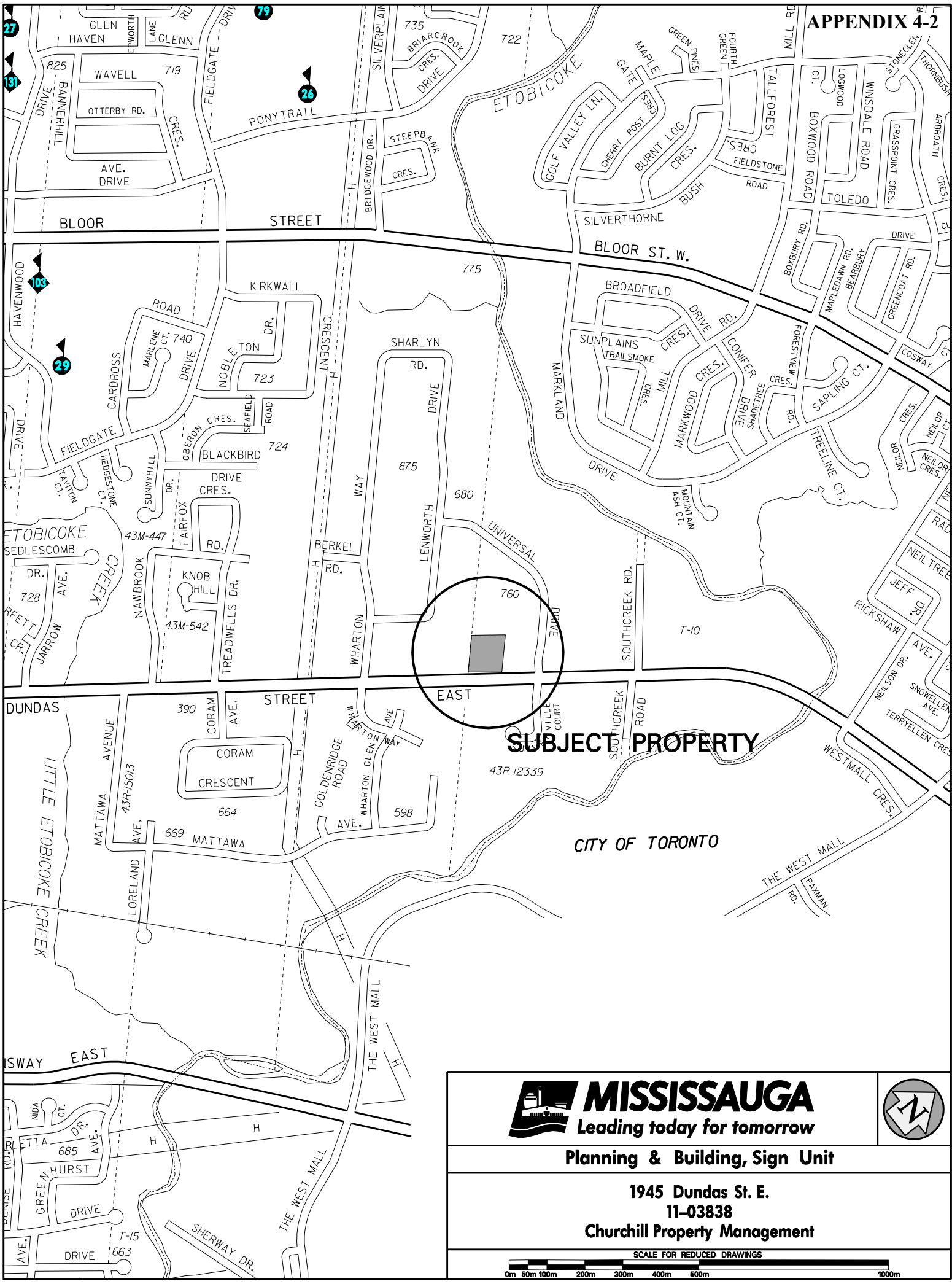
**The applicant requests the following variance to Section 17 of the Sign By-law 0054-2002, as amended.**

<b>Section 17(3)</b>	<b>Proposed</b>
A fascia sign shall be erected no higher than the upper limit of the first storey of a building.	Nineteen (19) fascia signs above the upper limit of the first storey.

**COMMENTS:**

The proposed variance is to allow nineteen (19) fascia signs located above the second storey of the two storey portion of a mixed commercial building. The number of signs proposed is greater than the number of tenants with units on this side of the second floor. Signs will be used by other tenants located elsewhere within the building. Additionally, the signs are closely spaced which results in a nearly continuous sign band and obscures the architecture of the building.

Opportunities exist for the applicant to install a pylon sign or a directory sign to serve tenants which do not have street frontage. The Planning and Building Department finds that the proposed variance does not have design merit and would set precedence for other two storey commercial buildings. The variance therefore cannot be supported.



**SUBJECT PROPERTY**

CITY OF TORONTO



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**Planning & Building, Sign Unit**

**1945 Dundas St. E.  
11-03838  
Churchill Property Management**





February 22, 2011

Dear Sir or Madam:

**Re: Signage – 1945 Dundas**

I am writing this letter to confirm that we wish to install signage on the second level of our property located at 1945 Dundas Street. Our purpose in installing this signage is to increase the exposure of our current and prospective second level office tenants.

If you require any further information, please do not hesitate to contact me at (604) 689-8500, extension 7.

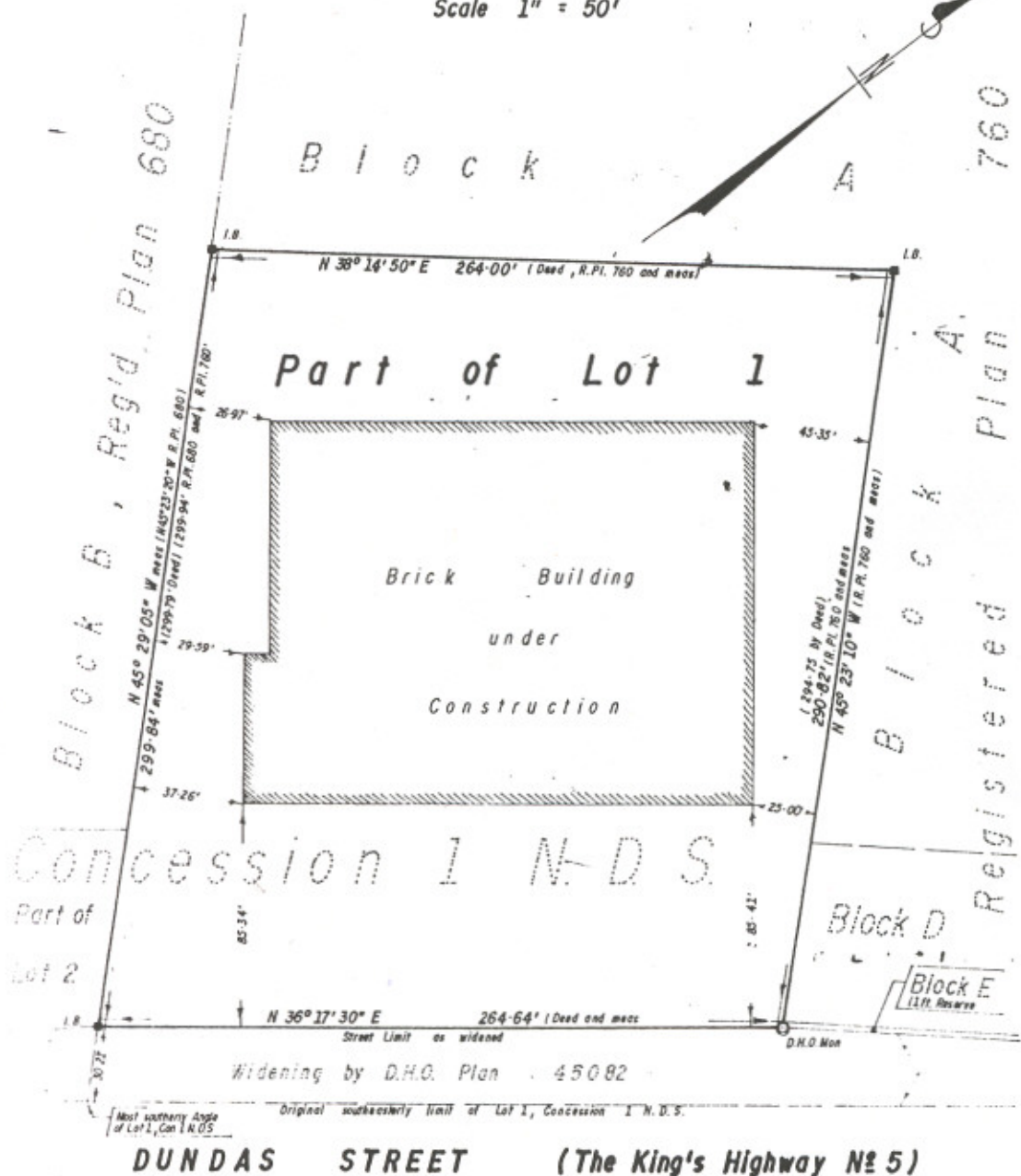
Yours truly,  
CHURCHILL PROPERTY CORPORATION

Kathy Tuulos  
Vice President, Property Management

Plan showing  
**Part of Lot 1**  
**Concession 1 North of Dundas Street**

City of Mississauga in the Regional Municipality of Peel

Scale 1" = 50'



**PAUL JAYSON COMPANY LIMITED**

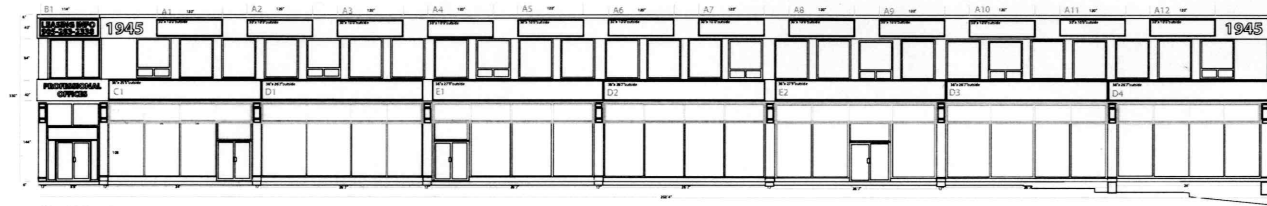
Ontario Land Surveyor

377 Woodsworth Road, Willowdale, Ontario  
 447-8718

February 23 1976

*Paul Jayson*  
 Paul Jayson, Ontario Land Surveyor

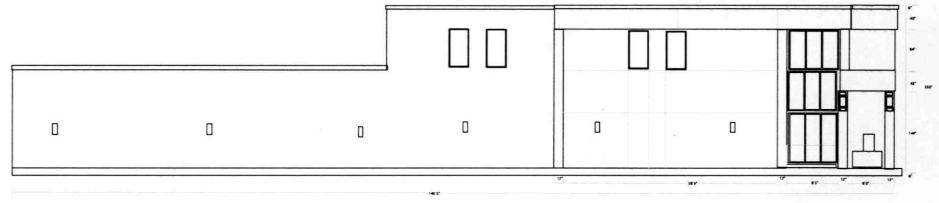
# 1945 Dundas Street East



South Elevation



East Elevation



West Elevation

**The Marketing Company**  
Marketing for Builders and Architects  
1-888-340-8184 704-797-8855  
www.marketingcompany.ca

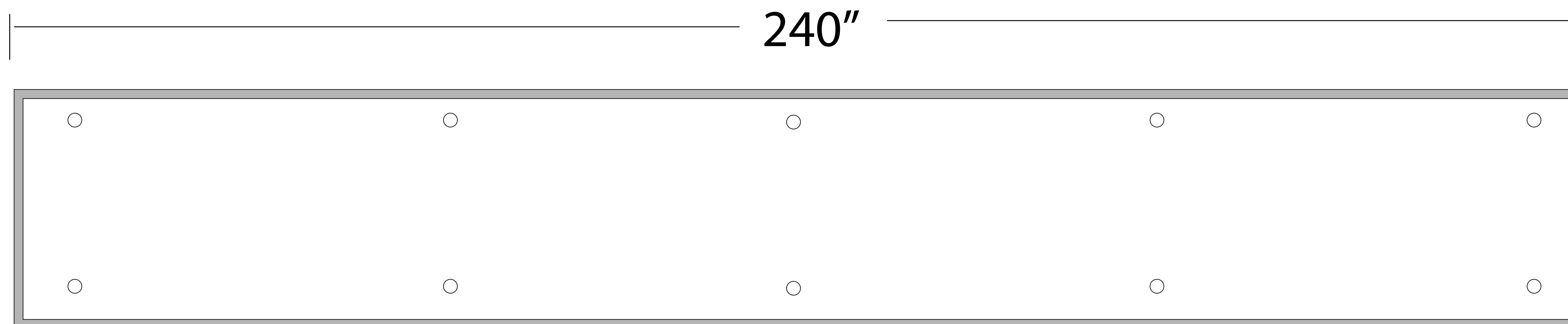
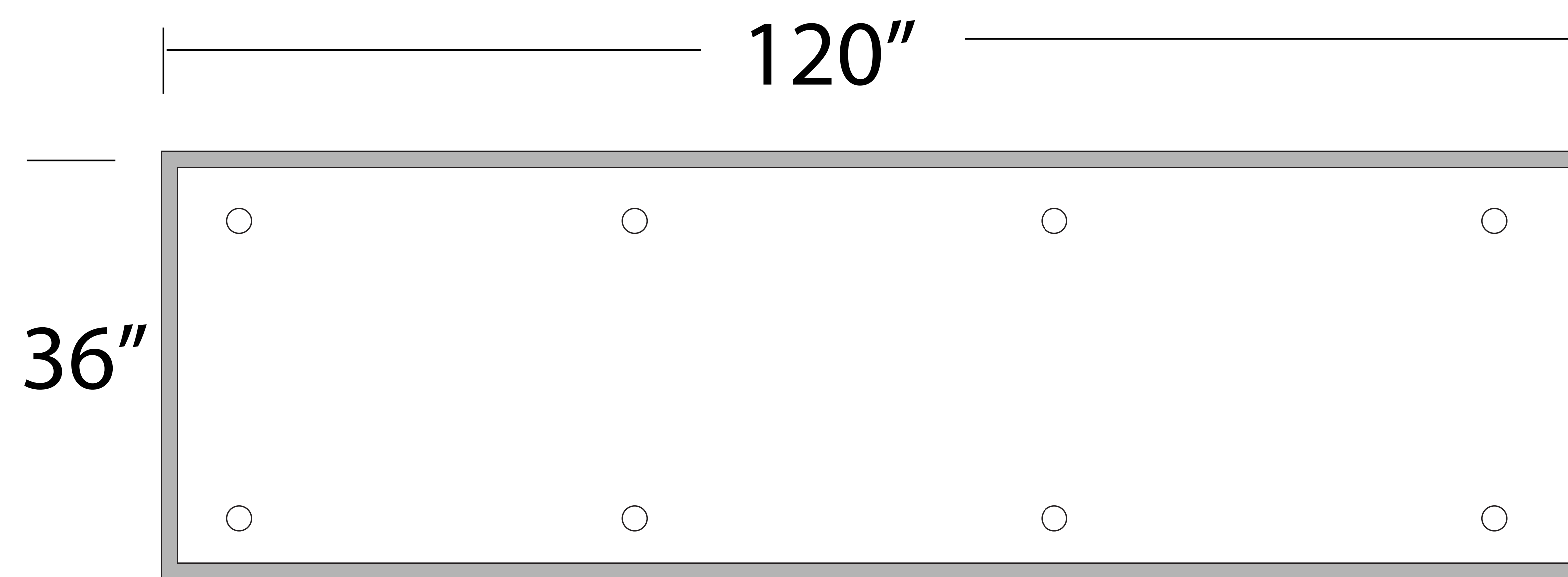
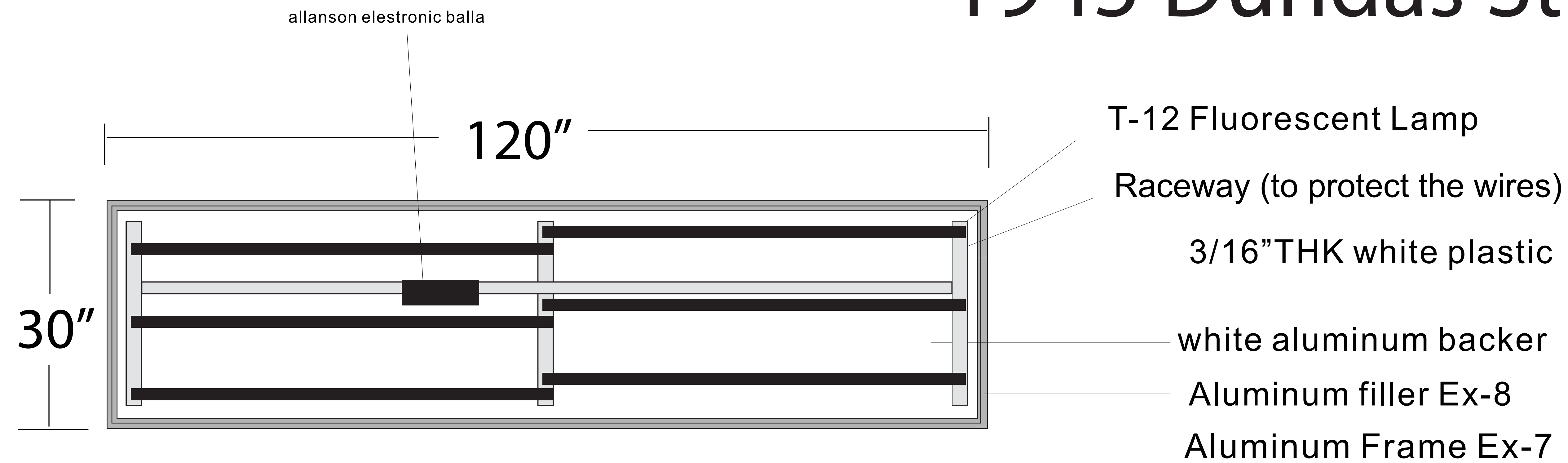
**Churchill**  
PROPERTY CORPORATION

Advent Property Management

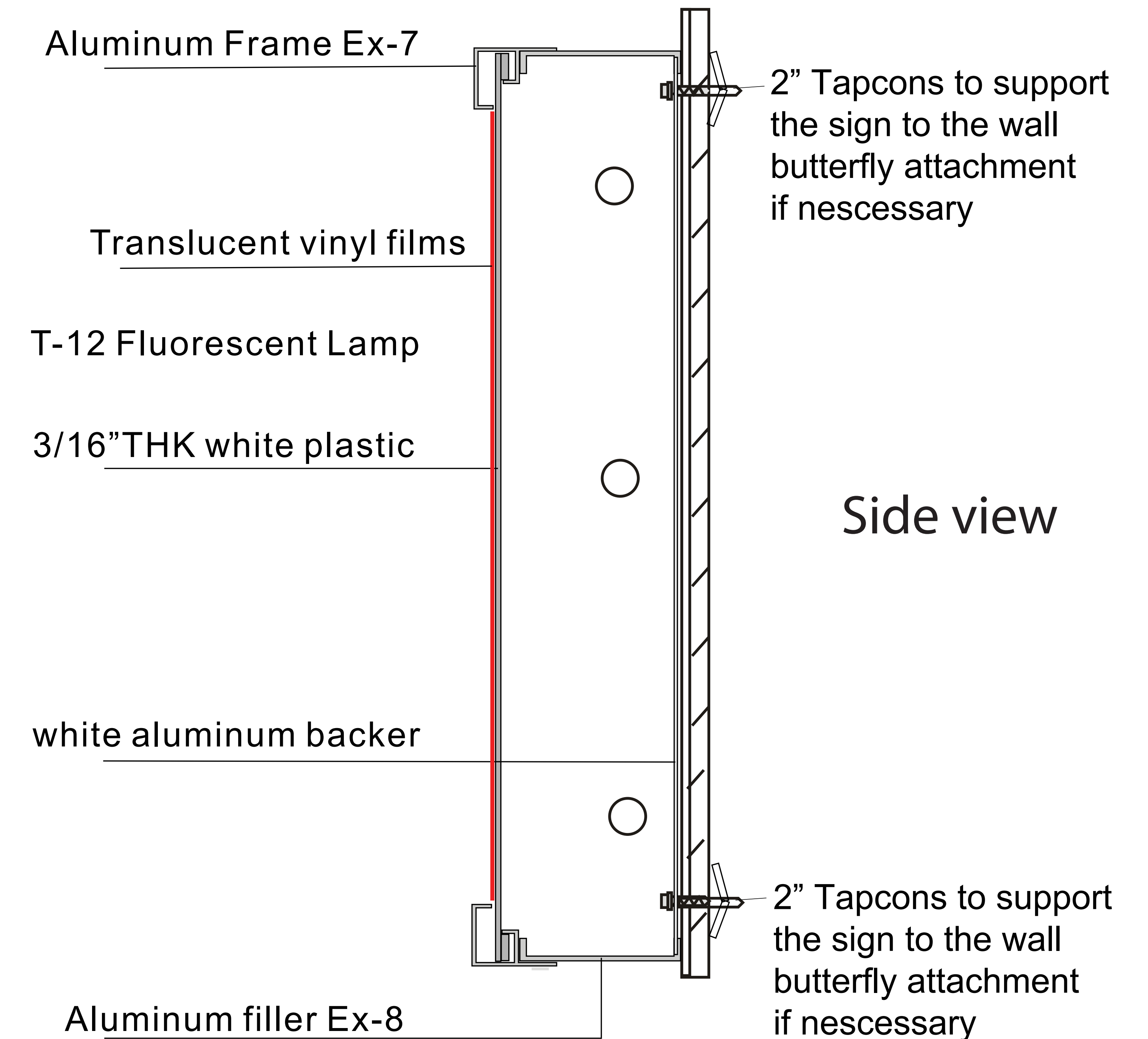
**Signz n' Designz**  
Sign Solutions for the Building Industry



# 1945 Dundas St. West



Front view



## Description of sign box:

- Single sided, illuminated sign box.
- Quality aluminum extrusion construction.
- 3/16" white acrylic.
- Allanson high output rapid start ballasts.
- High output, daylight fluorescent lamps.
- Bronze duracron or clear anodized exterior finish.
- 120 volt electrical service.
- All electrical components are CSA approved.
- Size of the boxes... various
- The weight of the boxes are below...

3' x 10' - 99lb

3' x 20' - 200lb

3' x 24' - 225lb











**1945 DUNDAS ST. E.  
WEST ELEVATION**





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

May 24, 2011

**FILE:** 11-03823

**RE: Hilroy MWV**  
**7381 Bramalea Road-Ward 5**

---

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

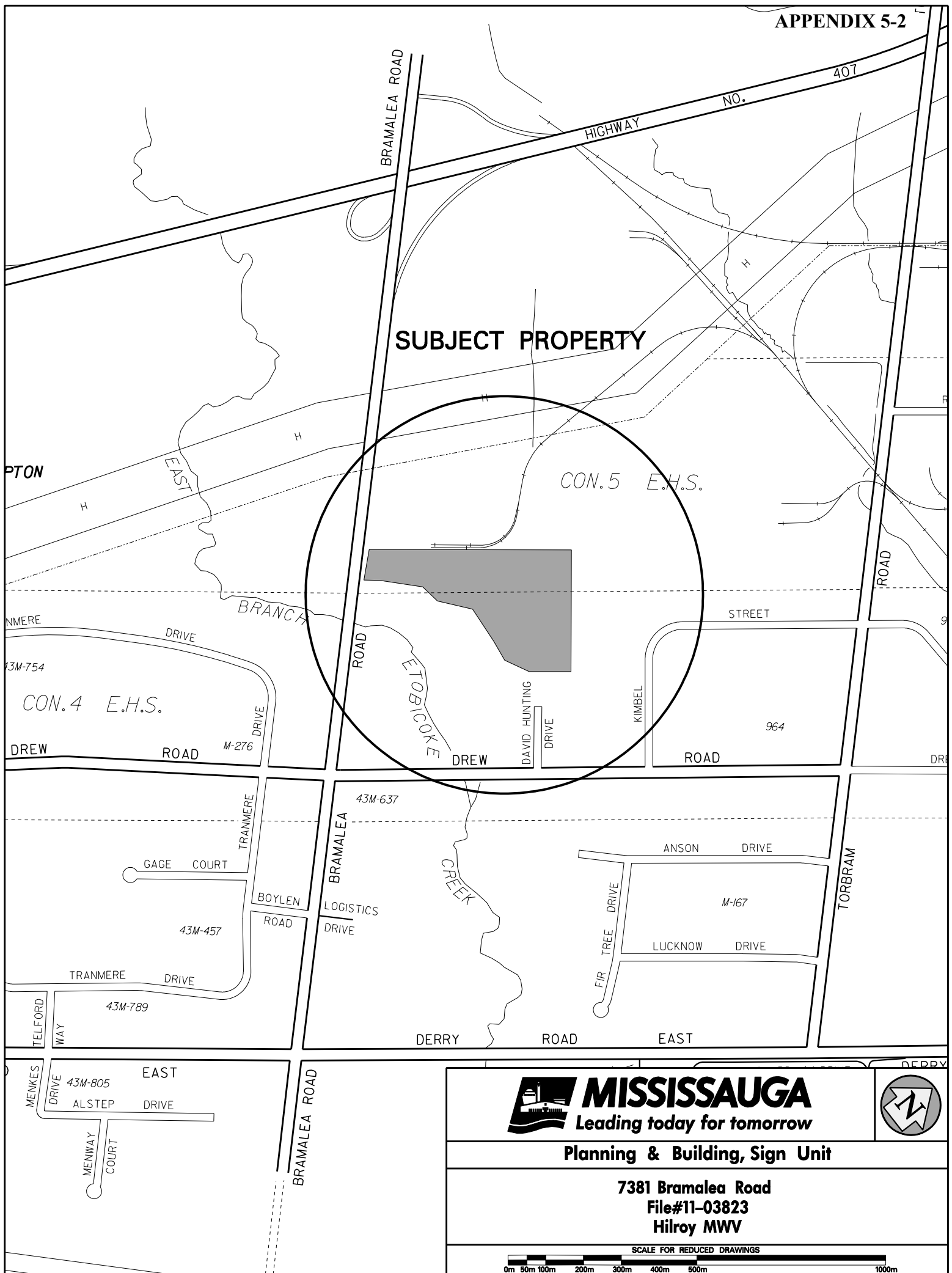
<b>Section 4(4)</b>	<b>Proposed</b>
Except for an official sign or sign expressly permitted in the By-law, no sign is permitted on a city road allowance.	One (1) proposed ground sign on the east road allowance of Bramalea Road.
<b>Section 4(6)</b>	<b>Proposed</b>
Any sign not expressly permitted by this By-Law is prohibited.	One (1) proposed ground sign that is not expressly permitted by this By-Law.

**COMMENTS:**

This variance is to permit one (1) proposed ground sign on the east road allowance of Bramalea Road, where except for an official sign or sign expressly permitted in the By-law, no sign is permitted on a city road allowance.

The intent of Section 4 of the Sign By-law 0054-2002 is to limit ground signs in the road allowance to official signs or signs expressly permitted in the By-law. Signs not expressly permitted in the By-law are not common within the Bramalea Road allowance, approval in this instance would set an unwanted precedent. Based on site observations, a sign could be placed on the private lot allowing visibility of the sign from Bramalea Rd.

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



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**Planning & Building, Sign Unit**

**7381 Bramalea Road  
File#11-03823  
Hilroy MWV**







7381 Bramalea Rd.  
Mississauga, Ontario  
L5S 1C4

February 4, 2011

Letter of Rationale

I am writing this letter as a formal request for a variance to the current Mississauga By-Law 54-02 in regards to signage. The current By-Law states that a ground sign must be 1 metre in from the property line. Our property line is set back approximately 10 metres from Bramalea Road. By adhering to the current by-law our permanent pylon sign would not be visible to the public. We are requesting permission for placing our sign closer to Bramalea Road for better visibility.

Your consideration for this request is greatly appreciated.

Regards,

A handwritten signature in black ink, appearing to read "Paul West", written over a horizontal line.

Paul West  
Vice President, Operations  
(905)364 2603

# MWV

## EXTERIOR ROAD SIGNS

### D/S ILLUMINATED PYLON SIGN

INKJET PRINTED GRADIENT SHAPE BLENDS FROM 100% PMS LT BLUE 298C TO 100% PMS 2955C BLUE / FINE LINE WORK IS PRINTED AS PMS 2955C  
SHAPE IS PRINTED TIGHT TO SOLID 100% PMS 2955C BLOCK BELOW WITH NO OUTLINES, GAP OR BORDER

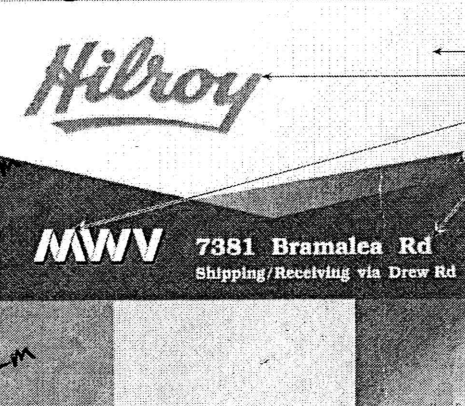
#### FACE VIEW

#### NEW D/S ILLUMINATED PYLON SIGN [ 1 ] SIGN REQUIRED

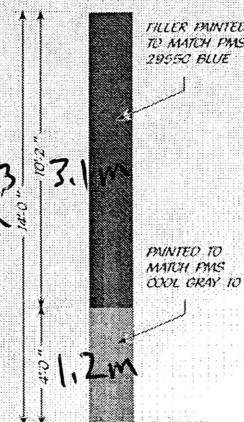
#### SIDE VIEW

4.9m  
16'0" 8'0" 4'0"  
1.2m 2.4m 1.2m

4.6m  
18"

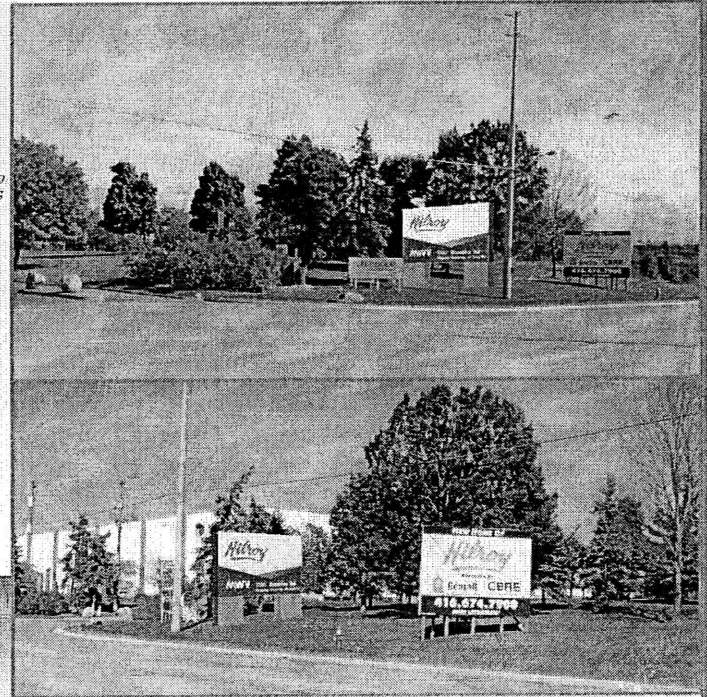


D/S ILLUMINATED GROUND SIGN WITH FRAMELESS LOOK WHITE FLEX FACES AND FIRST SURFACE VINYL AND INKJET PRINTED VINYL GRAPHICS / ILLUMINATED WITH H/O FLUORESCENT LAMPS AS REQUIRED  
FLEX FACE WHITE BACKGROUND  
"HILROY" INKJET PRINTED TO MATCH 298C LIGHT BLUE  
INKJET PRINTED LOGO SEE DETAILS ABOVE  
INKJET PRINTED GRADIENT SEE DETAILS ABOVE  
WHITE COPY ON INKJET PRINTED TO MATCH PMS 2955C BLUE BACKGROUND  
1/8" FABRICATED ALUMINUM POST COVERS PAINTED TO MATCH PMS OXID GRAY 10 / 7"x7"x1/4" H.S.S. POSTS WITH 16"x16"x1 1/4" WELDED BASEPLATES / (4) 1/4" ANCHOR BOLTS 4'-0" DEEP / (2) CONCRETE BASES 4'-0" L x 4'-0" W x 5'-0" DEEP



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

ALL GRAPHICS AND COLOURS TO BE CONFIRMED



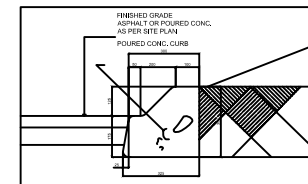
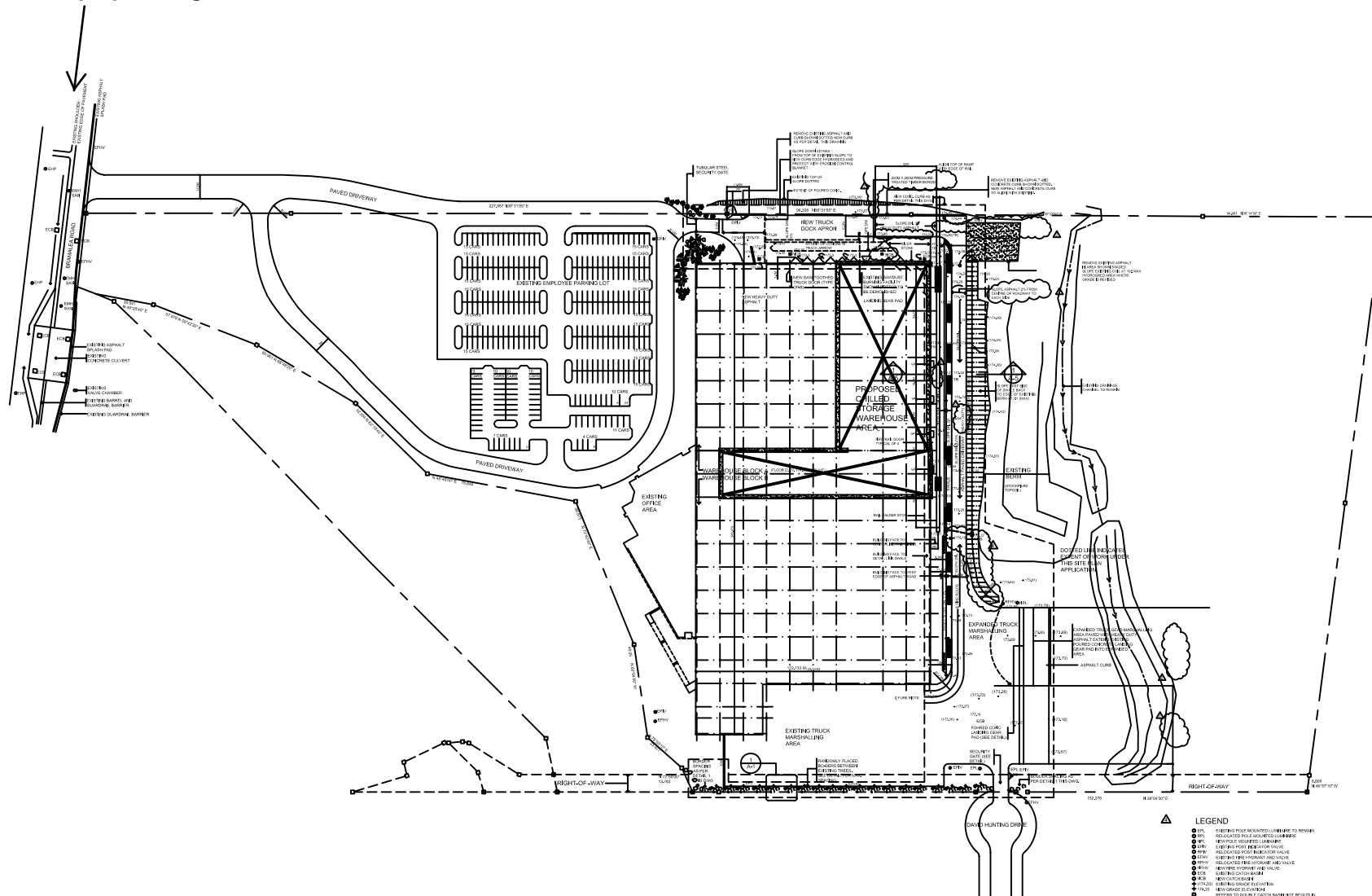
ALL ARTWORK REMAINS THE PROPERTY OF EXCELLENT SIGNS & DISPLAYS INC.

<b>Excellent SIGNS AND DISPLAYS INC.</b> <b>40 YEARS</b> 2736 DINGMAN DR., LONDON, ONT. N6N 1G4 PHONE: 1-519-681-5492 / FAX: 1-519-681-3856	CUSTOMER: HILROY ADDRESS: 7381 BRAMALEA ROAD, MISSISSAUGA, ONTARIO SIGN TYPE: ILLUMINATED PYLON SIGN	DESIGN NO: F283 SK04 ACC. EXEC.: STEPHEN STEWART DESIGNER: ANDY BOECKER	SCALE: AS SHOWN DATE: DECEMBER 8 / 2010 REVISION #2: DECEMBER 15 / 2010 CHECKED BY:
RD. / W.O. #			APPROVED BY CUSTOMER : DATE :

<b>site data</b>		
ZONING M2		
LEGAL DESCRIPTION		
PART OF THE WEST HALF OF LOT 12		
CONCESSION: EAST OF HURON TRD STREET		
CITY OF		
REGIONAL MUNICIPALITY OF PEEL		
SITE AREA		
BUILDING AREA	EXISTING WAREHOUSE	26,996.2 M <sup>2</sup>
	EXISTING OFFICE	2,226.6 M <sup>2</sup>
	EXISTING TOTAL	29,222.8 M <sup>2</sup>
	ADDITIONAL LOADING DOOR	150.47 M <sup>2</sup>
	GRAND TOTAL	29,373.3 M <sup>2</sup>
PAVED AREA	EXISTING ASPHALT AND	25,256.0 M <sup>2</sup>
	CRUSHED STONE	
ADDITIONAL PAVED AREA	ASPHALT AND	1,285.86 M <sup>2</sup>
	POURED CONCRETE	

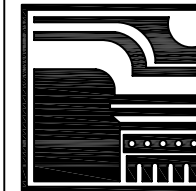
LANDSCAPED AREA		2,376.83 M <sup>2</sup>
PARKING REQUIRED	CARS	
LOADING EXISTING	ACES	
ADDITIONAL LOADING	ACES	
TOTAL LOADING	ACES	

## Location of proposed sign



1 curb detail  
SCALE 1/2"

## SANKEY ASSOCIATES

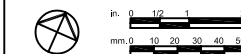


ARCHITECTURE INTERIOR DESIGN PLANNING LANDSCAPE DESIGN

CONSULTANTS  
PRIME AND MECHANICAL/ELECTRICAL CONSULTANTS  
H.C. ANDERSON & ASSOCIATES LTD.  
107 LESLIE STREET  
DONMILLS, ONTARIO

### STRUCTURAL CONSULTANTS

CARRUTHERS & WALLACE LTD.  
50 EDGEMONT AVE. W. SUITE 500  
TORONTO, ONTARIO



### revisions

no.	by	description	date
1.	W.R.B.	ISSUED FOR SUBMITTAL	OCT 1992
2.	W.R.B.	REVISIONS TO CORRECT THE SUBMITTAL	OCT 1992
3.	W.R.B.	REVISIONS TO CORRECT THE SUBMITTAL	OCT 1992
4.	W.R.B.	REVISIONS TO CORRECT THE SUBMITTAL	OCT 1992
5.	W.R.B.	REVISIONS TO CORRECT THE SUBMITTAL	OCT 1992
6.	W.R.B.	REVISIONS TO CORRECT THE SUBMITTAL	OCT 1992
7.	W.R.B.	REVISIONS TO CORRECT THE SUBMITTAL	OCT 1992
8.	W.R.B.	REVISIONS TO CORRECT THE SUBMITTAL	OCT 1992
9.	W.R.B.	REVISIONS TO CORRECT THE SUBMITTAL	OCT 1992
10.	W.R.B.	REVISIONS TO CORRECT THE SUBMITTAL	OCT 1992

ISSUED FOR	OCT 1992
SITE PLAN APPLICATION	OCT 1992
SITE WORK TENDER	OCT 26 1992
ADDITIONAL NO.	2 NOV 4 1992
SITE PLAN APPROVAL REV.	NOV 12 1992
INTERIOR CONCRETE BLOCK AND	
STANDARD BOARD PARTITIONING	NOV 15 1992

## STEELCASE-NESTLE WAREHOUSE

7381 BRAMALEA ROAD  
MISSISSAUGA ONT.

### drawing SITE PLAN

scale	1/250 metric
drawn	W.R.B.
checked	

project no.	02-161
date	OCTOBER 6, 1992
drawing no.	A-1







sign location

16'9" road curb  
to sign

79' sign to driveway

21'5" sign to  
property line

BRAMALEA ROAD

EXISTING DRIVE WAY

N38°51'50"E(P1)

8.59

N38°51'55"E(P1)

N38°30'50"E (REFERENCE BEARING)

91.08 (P,P1&M)

SSIB

42.84 (M)  
42.90 (P)

property  
line

N44°54'00"W  
N44°52'00"W

IB

30.50 (P&M)

N49°37'30"E (M)

N49°32'30"E (P)

IBφ (OU)

N59°37'50"E (M)

N59°39'35"E (P)

57.98 (P&M)

IBφ (OU)

N68°45'20"E

N68°46'00"E

EXISTING DRIVE WAY

60.09 (M)  
60.06 (P)

SIB

N82°18'20"E

N82°17'30"E

52.55

7381 Bramalea Rd.





7381 BRAMALEA ROAD  
LOOKING NORTH





7381 BRAMALEA ROAD  
LOOKING SOUTH

02/23/2011

APPENDIX 5-9



