



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2011)

PDC SEP 20 2011

DATE: August 30, 2011

TO: Chair and Members of Planning and Development Committee
Meeting Date: September 20, 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 August 30, 2011, 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 1-9 of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 10-02253
Ward 4
Daniels CCW Corporation - Chicago Condominium
4175 Confederation Parkway

To permit the following:

- (i) One (1) fascia sign that projects 2.13 m (7.0 ft) out from the exterior wall of the building.

- (b) Sign Variance Application 11-03823
Ward 5
Hilroy MWV
7381 Bramalea Road

To permit the following:

- (i) One (1) proposed ground sign with a setback of 0m (0 ft.) from the property line fronting Bramalea Road.

- (c) Sign Variance Application 10-02097
Ward 5
Kuehne+Nagel
55 Standish Court

To permit the following:

- (i) Two (2) fascia signs located on the structure enclosing the mechanical equipment on the portion of the building which is 5 storeys in height.

- (d) Sign Variance Application 10-2131
Ward 5
Kuehne+Nagel
55 Standish Court

To permit the following:

- (i) Two (2) fascia signs located on the north elevation of a parking garage.

- (e) Sign Variance Application 11-03836
Ward 6
Subway

5979 Terry Fox Way

To permit the following:

- (i) Increase the sign face area of two (2) existing ground signs to 16.48 sq. m. (177.44 sq. ft.) per sign face.

- (f) Sign Variance Application 11-03922
Ward 8
Lifetime Athletic
3055 Pepper Mill Court

To permit the following:

- (i) One (1) fascia sign erected above the roofline and located on a building canopy.

- (ii) Nineteen (19) illuminated fascia signs located on the top floor of the building.

- (g) Sign Variance Application 11-05036
Ward 8
Lifetime Athletic
4250 Winston Churchill Blvd.

To permit the following:

- (i) One (1) ground sign located on the adjacent property to the business advertised.

Subject to the inclusion of the municipal address on the sign and the removal of the existing billboard sign from the property.

- (h) Sign Variance Application 11-04333
Ward 10
Viva Retirement Communities
5575 Bonnie St.

To permit the following:

- (i) Two (2) ground signs that include the name of the development.
- (i) Sign Variance Application 11-04605
Ward 10
Viva Retirement Communities
5575 Bonnie St.

To permit the following:

- (i) One (1) banner sign located on the east elevation of the building.

On the condition that the banner sign is only to remain for a period of one year (until September 2012).

The granted variances are subject to compliance with other provisions of the Sign 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 (9) Sign Variance Application(s) (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: Daniels CCW Corporation - Chicago Condominium
Appendix (1-1 to 1-7)

Hilroy MWV
Appendix (2-1 to 2-6)

Kuehne+Nagel
Appendix (3-1 to 3-6)

Kuehne+Nagel
Appendix (4-1 to 4-5)

Subway
Appendix (5-1 to 5-6)

Lifetime Athletic
Appendix (6-1 to 6-13)

Lifetime Athletic
Appendix (7-1 to 7-8)

Viva Retirement Communities
Appendix (8-1 to 8-6)

Viva Retirement Communities
Appendix (9-1 to 9-6)

Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Darren Bryan Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 30, 2011

FILE: 10-02253

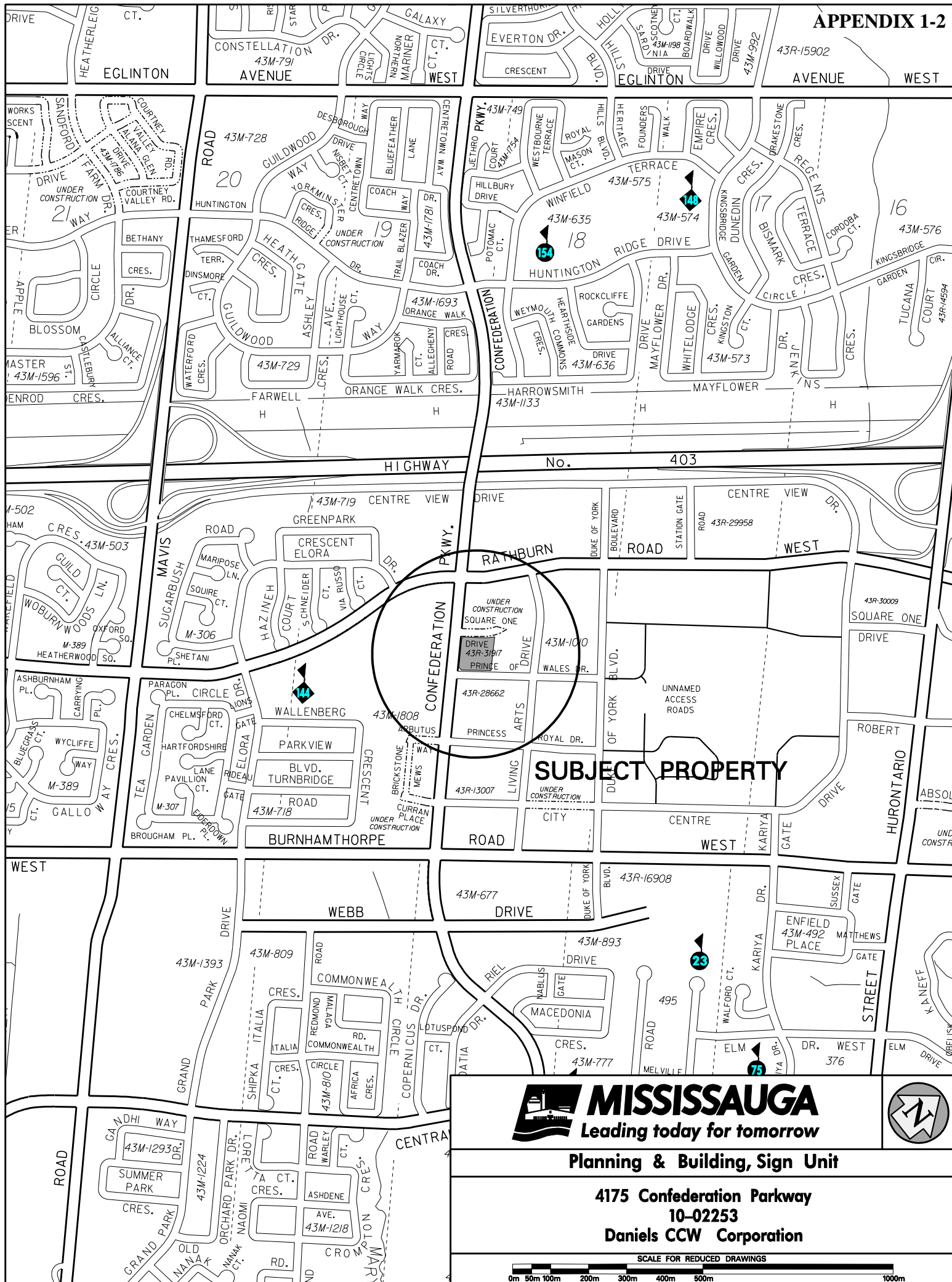
RE: Daniels CCW Corporation - Chicago Condominium
4175 Confederation Parkway – Ward 4

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

Section 17	Proposed
A fascia sign is permitted to project out from a building wall not more than 60 cm (1.97 ft).	One (1) fascia signs that project out from the building wall 2.13 m (7.0 ft).

COMMENTS:

The variance is to permit a canopy sign that project from the building wall 2.13 m (7.0 ft). The proposed location of the canopy area is recessed from the remainder of the building; the projection would bring the canopy edge inline with the wall of the building. Planning and Building has no objection to the requested variance.



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

**4175 Confederation Parkway
10-02253
Daniels CCW Corporation**

SCALE FOR REDUCED DRAWINGS

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

WN

Daniels CCW Corporation
 Suite 3400 – 20 Queen Street West
 Toronto, ON M5H 3R3
 Tele: (416) 598-2129
 Fax: (416) 979-0415

Memorandum

To: Darren Bryan, Supervisor, Sign Unit
 Planning and Building Department

From: Ed Warankie

Date: June 1, 2011

Subject: Submission of Canopy Detail for Chicago Tower Retail Unit #2
 4175 Confederation Parkway
 Chicago Tower
 Southeast corner of Square One Drive and Confederation Parkway
 File: SIGN 10-2253 VAR


PLANNING & BUILDING RECEIVED			
JUN - 2 2011			
Division	Action	Info	File
Commissioner			
Building			
Design			
Engineering			
Environment			
Finance			
Health			
Human Resources			
Information Technology			
Legal			
Operations			
Public Works			
Security			
Transportation			
Utilities			

Further to our meeting with staff on January 11, 2011 Kirkor Architects and Daniels have reviewed our preferred treatment of the proposed awning fascia sign for Retail Unit #2 in the context of staff's suggestion that this retail exposure and intersection relationship could warrant a larger projection than the 0.91 m (3 ft.) that we originally proposed.

As a result of this review, please accept this correspondence as out formal request to amend our Sign Permit/Variance application to allow for a 2.13 m (7 ft.) projection on both Confederation Parkway and Square One Drive. In support of this amendment I have attached two (2) copies of the north and west elevations and two (2) copies of the partial ground floor plan illustrating the proposed projection.

Kindly review this matter with your colleagues and please advise me if this approach is acceptable in-principle to staff and subsequently when you will be able to schedule this item for General Committee and Council.

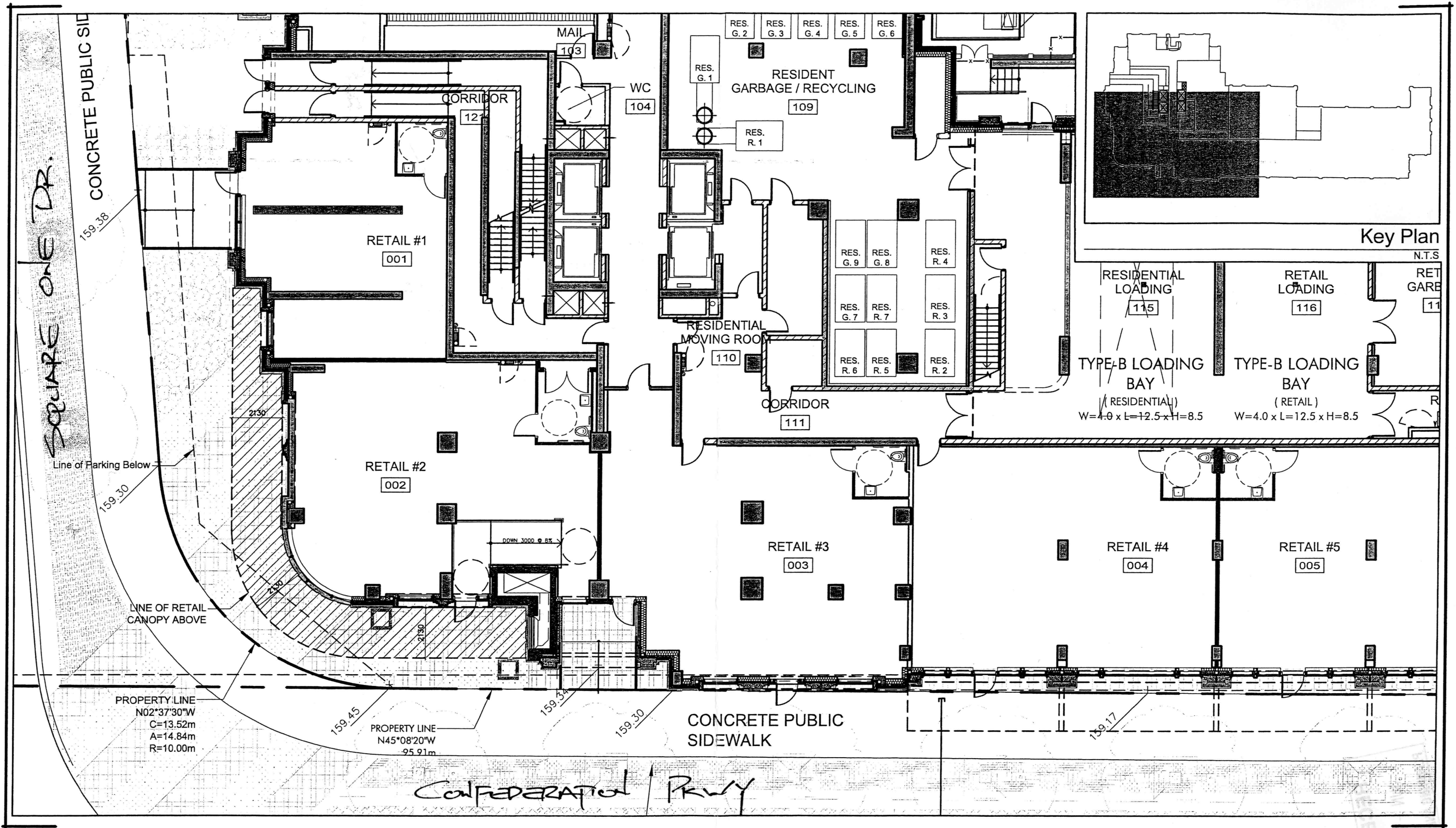
Yours truly,

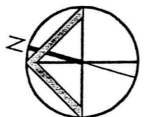


Edward J. Warankie
 Director of Development

cc. Mr. Brent Whitby, Kirkor Architects

BUILDING DIVISION		
BUILDING	DEPT. FILE	
DATE REC'D	JUN 01 2011	
Route To:	Rec'd by	Date



	File No.	Project	Drawing Title	Scale	
	05-125	Daniels CCW Corp.	Chicago	1 : 150	
	Date	Mississauga City Centre West	Ground Floor Plan Partial Ground Floor Retail Plan North West Side	Drawn By	Checked by
	May 30, 2011	383 & 385 Prince of Wales Dr. Mississauga, ON.		AD	BW

KIRKOR | architects & planners
20 Martin Ross Avenue, Toronto, ON M3J 2K8
T: (416) 665-6060
F: (416) 665-1234
www.kirkorarchitects.com



File No.		Project	Drawing Title	Scale	
	05-125	Daniels CCW Corp. Chicago Mississauga City Centre West 383 & 385 Prince of Wales Dr. Mississauga, ON.	Elevation Partial West Elevation for Retail Canopy	1 : 50	
	Date			Drawn By	Checked by
	May 30, 2011			AD	BW

KIRKOR architects & planners
20 Martin Ross Avenue, Toronto, ON M3J 2K8
T: (416) 665-6060
F: (416) 665-1234
www.kirkorarchitects.com



	File No.	Project	Drawing Title	Scale		<div><div><div>KIRKOR</div><div>architects & planners</div></div><div>20 Martin Ross Avenue, Toronto, ON M3J 2K8 T: (416) 665-6060 F: (416) 665-1234 www.kirkorarchitects.com</div></div>
	05-125	Daniels CCW Corp. Chicago Mississauga City Centre West 383 & 385 Prince of Wales Dr. Mississauga, ON.	Elevation Partial North Elevation for Retail Canopy	1 : 75		
	Date			Drawn By	Checked by	
	May 30, 2011			AD	BW	

The image shows the exterior of a restaurant named Dominick's Cucina. The building has a brick facade. A dark brown awning covers the entrance area. On the awning, the restaurant's name is written in a red, cursive font. Below the name, three pieces of information are displayed in a red, sans-serif font: 'Pizza, Pasta & More', the phone number '630-293-0725', and 'Catering - All Occasions'. There are three large windows with dark frames below the awning. A black horizontal pipe with three white globe lights runs across the brick wall above the awning.

Dominick's Cucina

Pizza, Pasta & More

630-293-0725

Catering - All Occasions



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 30, 2011

FILE: 11-03823

RE: Hilroy MWV
7381 Bramalea Road-Ward 5

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

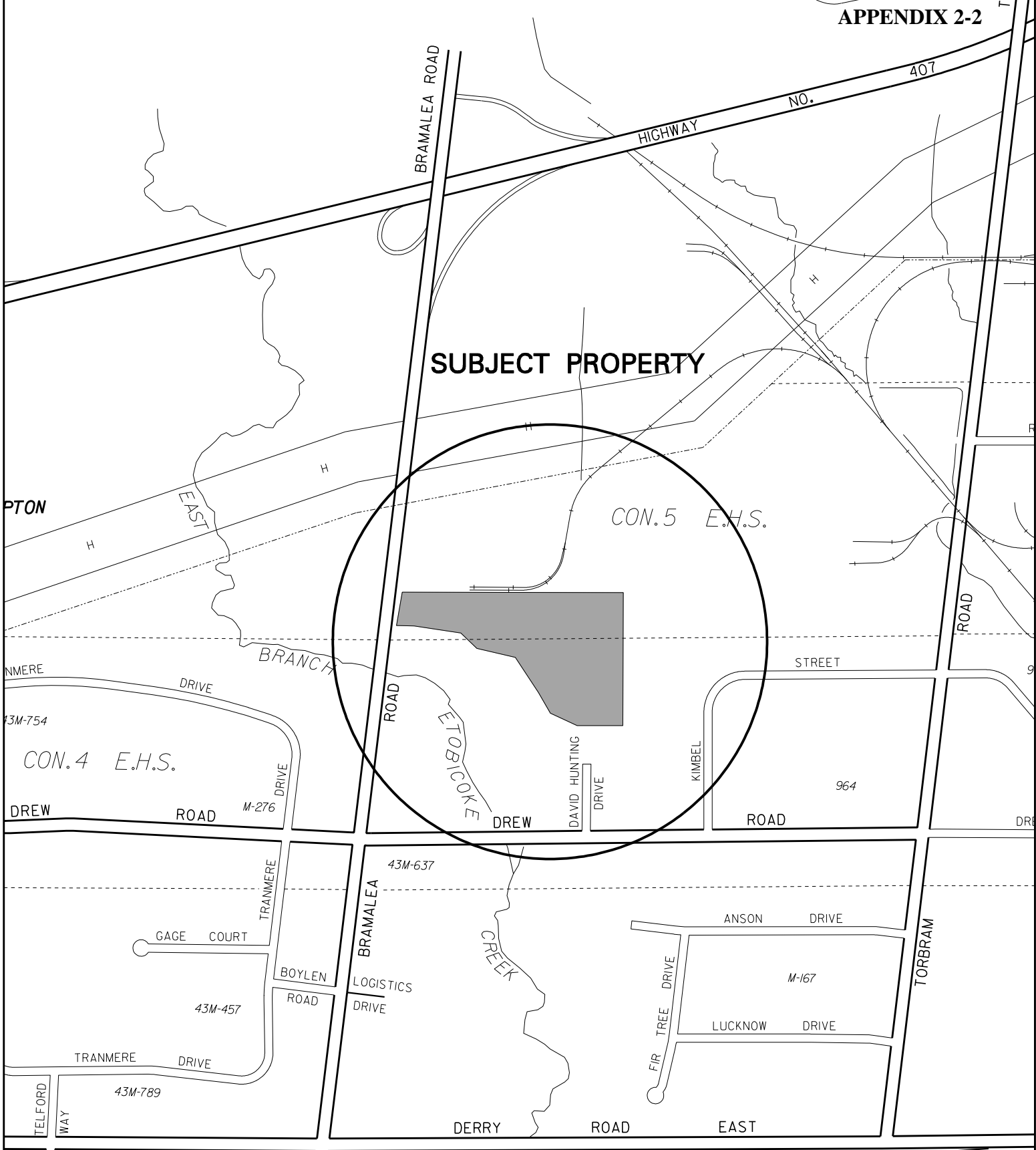
Section 13	Proposed
A ground sign must be setback a minimum of 1.0m (3.28 ft.) from the property line.	One (1) proposed ground sign with a setback of 0m (0 ft.) from the property line fronting Bramalea Road.

COMMENTS:

This sign variance was deferred to a future Planning and Development Committee meeting by Council on June 22, 2011.

This original variance proposed a 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 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.

The applicant met on site with the Planning and Building Department and mutually agreed that the proposed ground sign can be located with a zero (0) setback from the property line and still have the visibility that the business desired. The Planning and Building Department therefore finds the variance acceptable.



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

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



Excellent
SIGNS & DISPLAYS INC.

2736 Dingman Drive
London, Ontario N6N 1G4

ELECTRICAL ADVERTISING

Neon & Plastic Signs

Phone: (519) 681-5492
Fax: (519) 681-3856
Toll Free: 1-800-613-4443
excellentsigns@excellentsigns.com

June 29, 2011

Darren Bryan, CBCO
Supervisor, Sign Unit
Planning and Building Department
CITY OF MISSISSAUGA,
2nd floor
300 City Centre Drive,
MISSISSAUGA, ON L5B 3C1

Dear Mr. Bryan,

**RE: applic # SGNBLD 11 3823 VAR – Hilroy MWV
7381 Bramalea Road**

We wish to amend the above mentioned variance application for a zero foot setback in lieu of a full encroachment onto the boulevard.

We are also providing revised site plan drawings disclosing the zero foot setback.

If you have any questions, please do not hesitate to contact us.

Yours truly,
EXCELLENT SIGNS & DISPLAYS (1983) INC.



Stephen Stewart, C.A.
President

DESIGN ▾ SALES ▾ FABRICATION ▾ INSTALLATION ▾ SERVICE

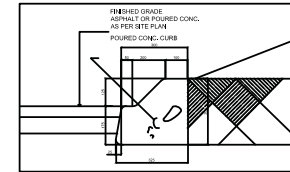
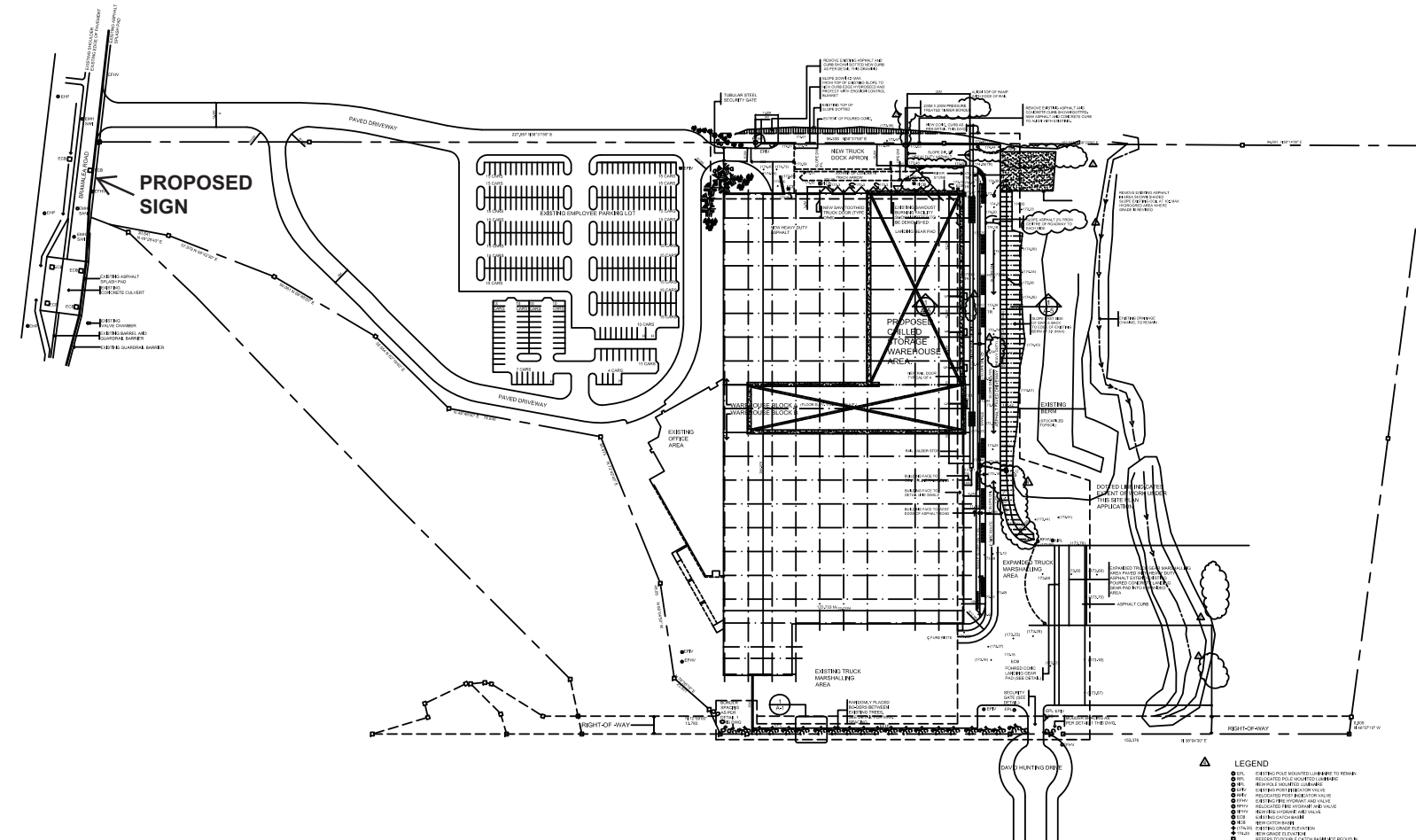
30
YEARS

site data

ZONING M2
LEGAL DESCRIPTION
PART OF THE WEST HALF OF LOT 12
CONCESSION EAST OF MAISON TRIO STREET
CITY OF
REGIONAL MUNICIPALITY OF PEELE

SITE AREA 26,996.2 M²
BUILDING AREA 2,229.8 M²
EXISTING OFFICE 26,226.8 M²
EXISTING TOTAL 150.47 M²
ADDITIONAL LOADING DOOR 26,234.17 M²
PAVED AREA 25,258.6 M²
ADDITIONAL PAVED AREA 1,265.66 M²

LANDSCAPED AREA 2,376.33 M²
PARKING REQUIRED 210 CARS
PARKING PROVIDED 315 CARS
LOADING DOCKING 15 SPACES
ADDITIONAL LOADING 7 SPACES
TOTAL LOADING 22 SPACES



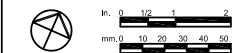
1 curb detail
SCALE 1:50

SANKEY ASSOCIATES



CONSULTANTS
PRIME AND MECHANICAL/ELECTRICAL CONSULTANTS
HULANES & ASSOCIATES LTD.
1107 LESLIE STREET
DON MILLS, ONTARIO

STRUCTURAL CONSULTANTS
CARBONNERS & WALLACE LTD.
88 EGLINTON AVE. W. SUITE 303
TORONTO, ONTARIO



NO.	SYMBOL	DESCRIPTION	DATE
1	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
2	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
3	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
4	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
5	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
6	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
7	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
8	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
9	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
10	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92

NO.	SYMBOL	DESCRIPTION	DATE
1	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
2	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
3	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
4	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
5	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
6	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
7	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
8	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
9	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
10	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92

STEELCASE-NESTLE
WAREHOUSE
7381 BRAMALEA ROAD
MISSISSAUGA ONT.

SITE PLAN

NO.	SYMBOL	DESCRIPTION	DATE
1	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
2	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
3	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
4	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
5	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
6	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
7	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
8	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
9	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92
10	▲	REVISION TO CONSULTANT'S DRAWING	01/01/92

7381 BRAMALEA ROAD

ϕ m sign to property line
 7.8m road curb to sign
 23.3m sign to driveway

sign location

BRAMALEA ROAD

EXISTING DRIVEWAY

N38°31'30"E (P1)

8.59

N38°51'55"E (P1)

N38°30'50"E (REFERENCE BEARING)

91.08 (P, P1&M)

SSIB

SIB

42.84 (M)

42.90 (P)

N44°54'00"W

N44°52'00"W

IB

SIB

30.50 (P&M)

N49°37'30"E (M)

N49°32'30"E (P)

IB

(OU)

N59°37'50"E (M)

N59°39'35"E (P)

57.98 (P&M)

IB (OU)

N68°45'20"E

N68°46'00"E

EXISTING DRIVEWAY

60.09 (M)

60.06 (P)

SIB

N82°16'

N82°17'36"

MWV

EXTERIOR ROAD SIGNS

D/S ILLUMINATED PYLON SIGN

INKJET PRINTED GRADIENT SHAPE BEGINS FROM 100% PMS 11 BLUE 288C 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

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

FACE VIEW

SIDE VIEW

4.9m
1.2m 2.4m 1.2m

4.6m

Hilroy

MWV

7381 Bramalea Rd
Shipping/Receiving via Drew Rd

D/S ILLUMINATED GRAYNO SIGN WITH FRAMELESS LOOK WHITE FLEX FACES AND FIRST SURFACE VINYL AND INKJET PRINTED VINYL GRAPHICS / ILLUMINATED WITH 16.0 FLUORESCENT LAMPS AS REQUIRED

FLEX FACE WHITE BACKGROUND

"HILROY" INKJET PRINTED TO MATCH 288C 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

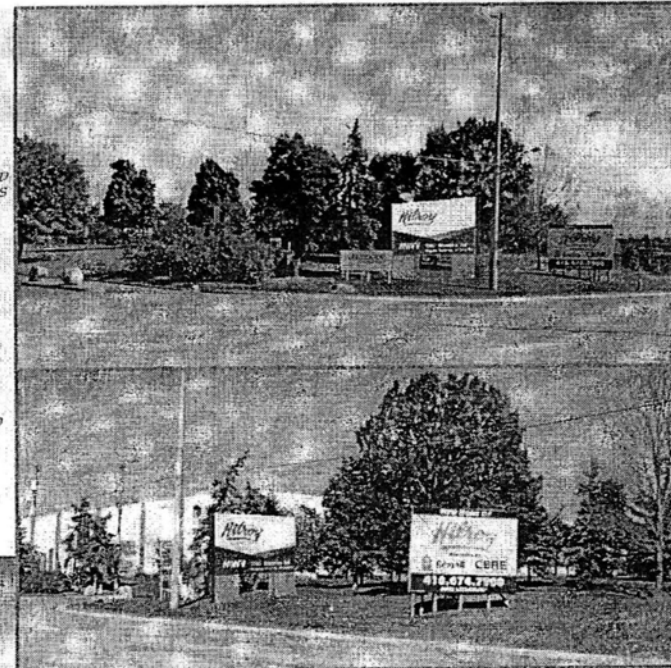
1/8" FABRICATED ALUMINUM POST COVERS PRINTED TO MATCH PMS 000X GRAY 10 / 7'X7'X1/4" H.S.S. POSTS WITH 16"X16"X1/4" WELDED BASEPLATES / (4) 1/4" ANCHOR BOLTS 4'-0" DEEP / (2) CONCRETE BASES 4'-0" X 4'-0" X 5'-0" DEEP

FILLER PRINTED TO MATCH PMS 2955C BLUE

PRINTED TO MATCH PMS 000X GRAY 10

17cm
SCALE: 1/4" = 1'-0"

ALL GRAPHICS AND COLOURS TO BE CONFIRMED



ALL DRAWINGS REMAIN THE PROPERTY OF EXCELLENT PRINTS & DISPLAYS INC.



2736 CIPRIAN DR., LONDON, ONT. N6H 1G4
PHONE: 1-819-881-5332 / FAX: 1-819-881-3898

EO / WD #

CUSTOMER: HILROY
ADDRESS: 7381 BRAMALEA ROAD,
MISSISSAUGA, ONTARIO
SIGN TYPE: ILLUMINATED PYLON SIGN

DESIGN NO: F263 SK04
ACC. SPEC: STEPHEN STEWART
DESIGNER: ANDY BOECKER

SCALE: AS SHOWN DATE: DECEMBER 8 / 2010

REVISION #2: DECEMBER 15 / 2010

CHECKED BY:

APPROVED BY CUSTOMER:

DATE:



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 30, 2011

FILE: 10-02097

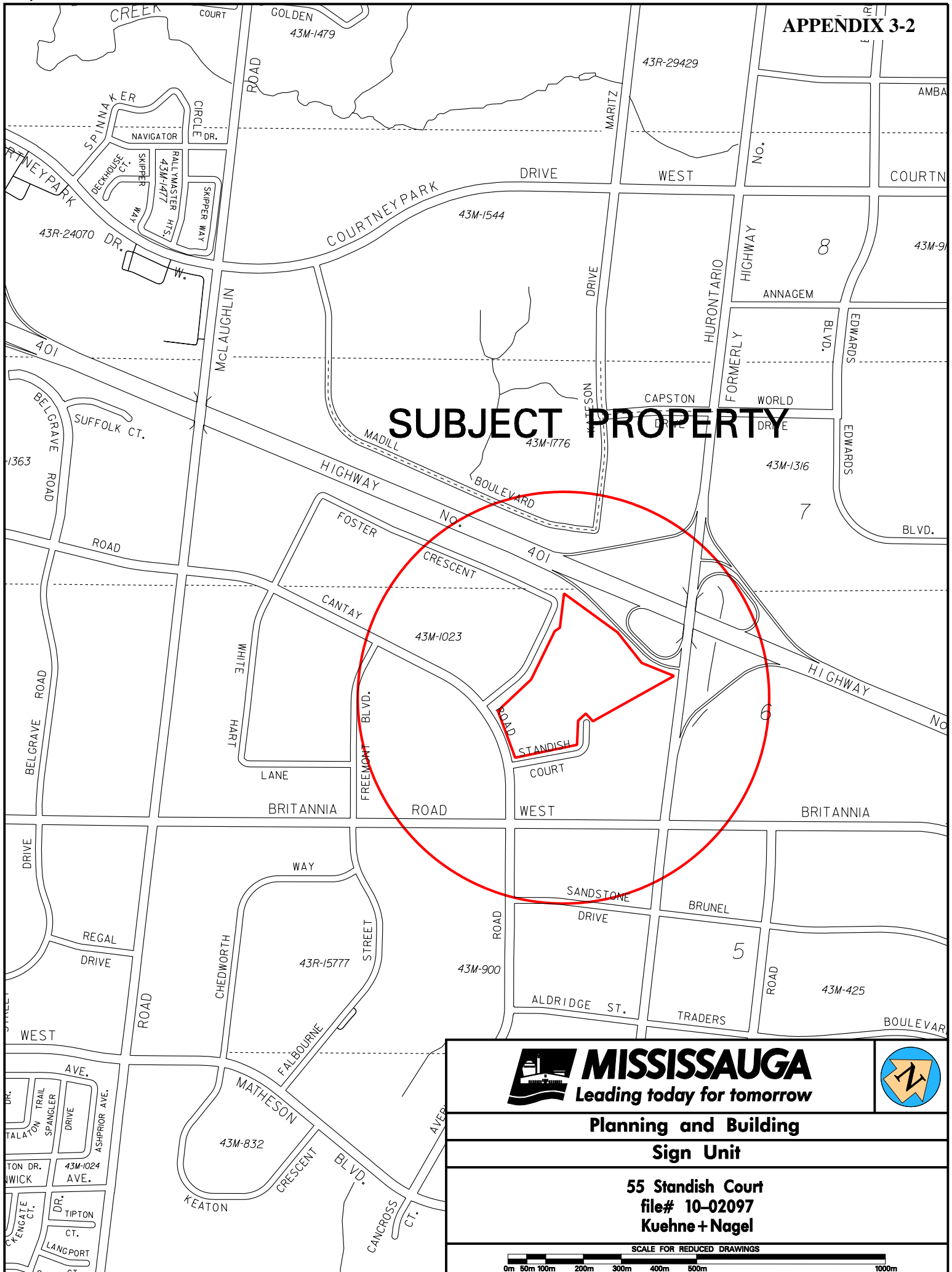
RE: Kuehne+Nagel
55 Standish Court -Ward 5

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

Section 13	Proposed
Permits two (2) fascia signs, on an office building exceeding three storeys in height, which are located between the limits of the top floor and parapet or roof level or located on the structure enclosing the mechanical equipment on the roof, both in total, not greater in area than 2% of the building face on which the sign is located.	Two (2) fascia signs located on the structure enclosing the mechanical equipment on the portion of the building which is 5 storeys in height. Four (4) fascia signs are currently located on the 12th storey of the office tower.

COMMENTS:

The two proposed fascia signs consist of the business name and their logo. The proposed location is on the mechanical enclosure of the lower 5 storey portion of the building, which appears as a separate structure from the 12 storey office tower portion. The signs are well designed and have design merit. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.





City of Mississauga
Att: Laura Todirica
Planning and Building Department
City of Mississauga
300 City Centre Drive
Mississauga, On
L5B 3C1

Re: Application number: SGNBLD 10-2097, Kuehne & Nagel, 55 Standish

With respect to the variance application for the proposed wall sign on the Foster street frontage, we are seeking approval to permit the sign at the upper storey of the first step back of the building elevation.

Our reasons are:

- 1) Kuehne+Nagel are a major tenant in the building and this is the entrance for Kuehne+Nagel.
- 2) The proposed sign is not out of keeping in size as those existing on the building.
- 3) It is an upper storey sign thus appropriate as a building identification sign.
- 4) The building elevation width is over 102m wide and therefore the signage does not overpower the elevation of the building.
- 5) There is substantial separation from any other sign on the building and thus does not cause clutter.

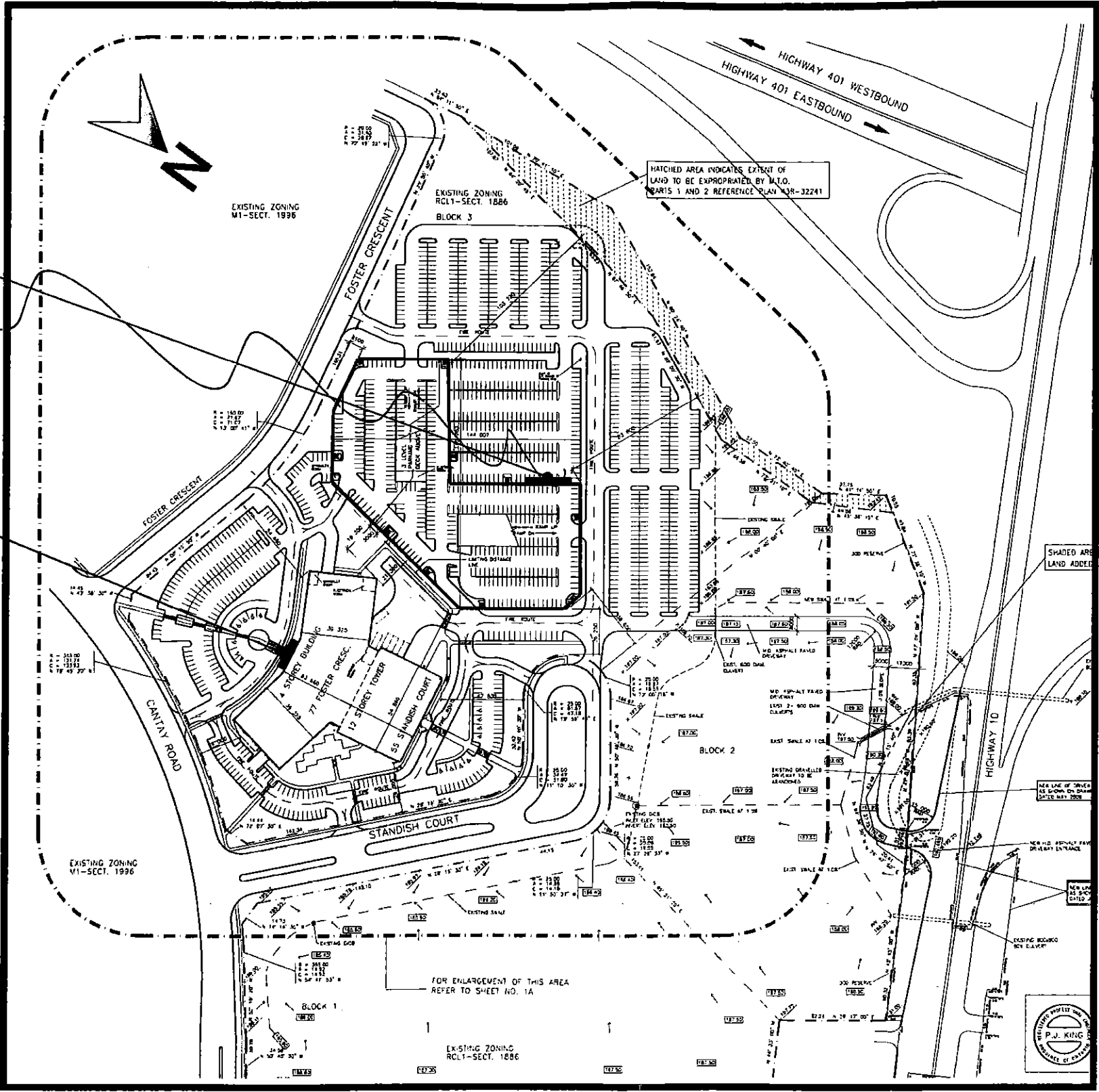
We request therefore that a variance be granted to permit the installation of the proposed wall sign on the Foster Street frontage.

Many thanks,

Marco Pippo
Account Manager
416.740.7333 ext. 32
647.291.4749



825 Garyray Drive | Toronto, Ontario | M9L 1R2 | www.signfixltd.com



SIGN B
NORTH ELEVATION

SEPARATE
APPLICATION

SIGN A
WEST ELEVATION

NOTES:

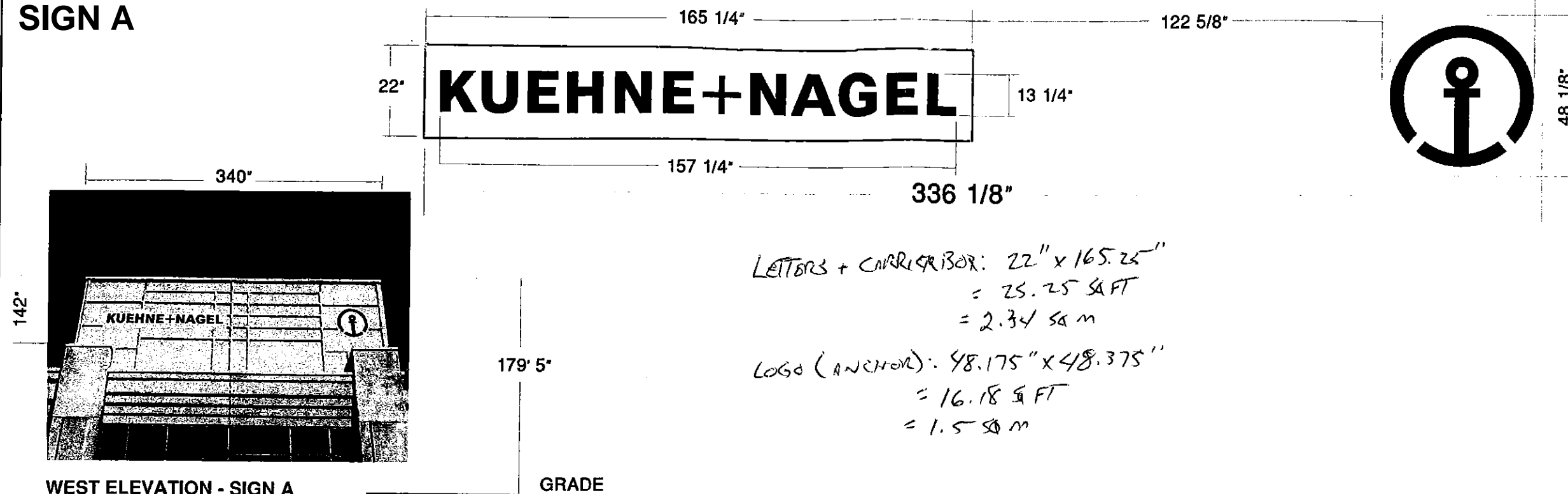
CLIENT:
KUEHNE+NAGEL
77 FOSTER CRES.
MISSISSAUGA

DWG. No:
DATE: JUNE 12, 2010
DRAWN BY: K.R. Scale: NTS
CHECKED BY: PG 1-A /4
Signs By:

SIGN FIX LTD
Installation Professionals
825 Garyray Drive
Toronto ON M9L 1R2

REVERSE CHANNEL HALO LITE LED LETTERS ON A CARRIER BOX

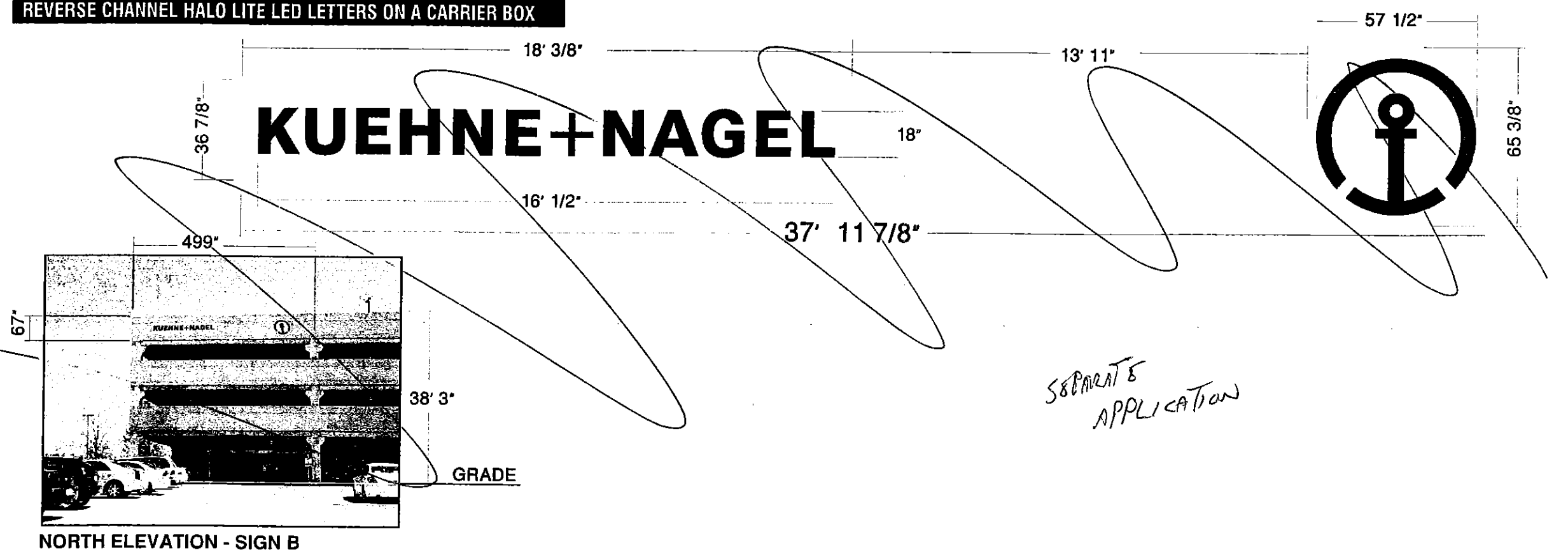
SIGN A



LETTERS + CARRIER BOX: 22" x 165.25"
= 25.25 SQ FT
= 2.34 SQ M

LOGO (ANCHOR): 48.175" x 48.375"
= 16.18 SQ FT
= 1.5 SQ M

REVERSE CHANNEL HALO LITE LED LETTERS ON A CARRIER BOX



SEPARATE
APPLICATION

NOTES:

Box.01

CLIENT:

KUEHNE+NAGEL
77 FOSTER CRES.
MISSISSAUGA

DWG. No:

DATE: JUNE 12, 2010

DRAWN BY: K.R. Scale: NTS

CHECKED BY: PG 1/4

Signs By:

SIGN FIX LTD
Installation Professionals
825 Garyray Drive
Toronto ON M9L 1R2

55 Standish Court; 10-02097





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 30, 2011

FILE: 10-02131

RE: Kuehne+Nagel
55 Standish Court -Ward 5

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

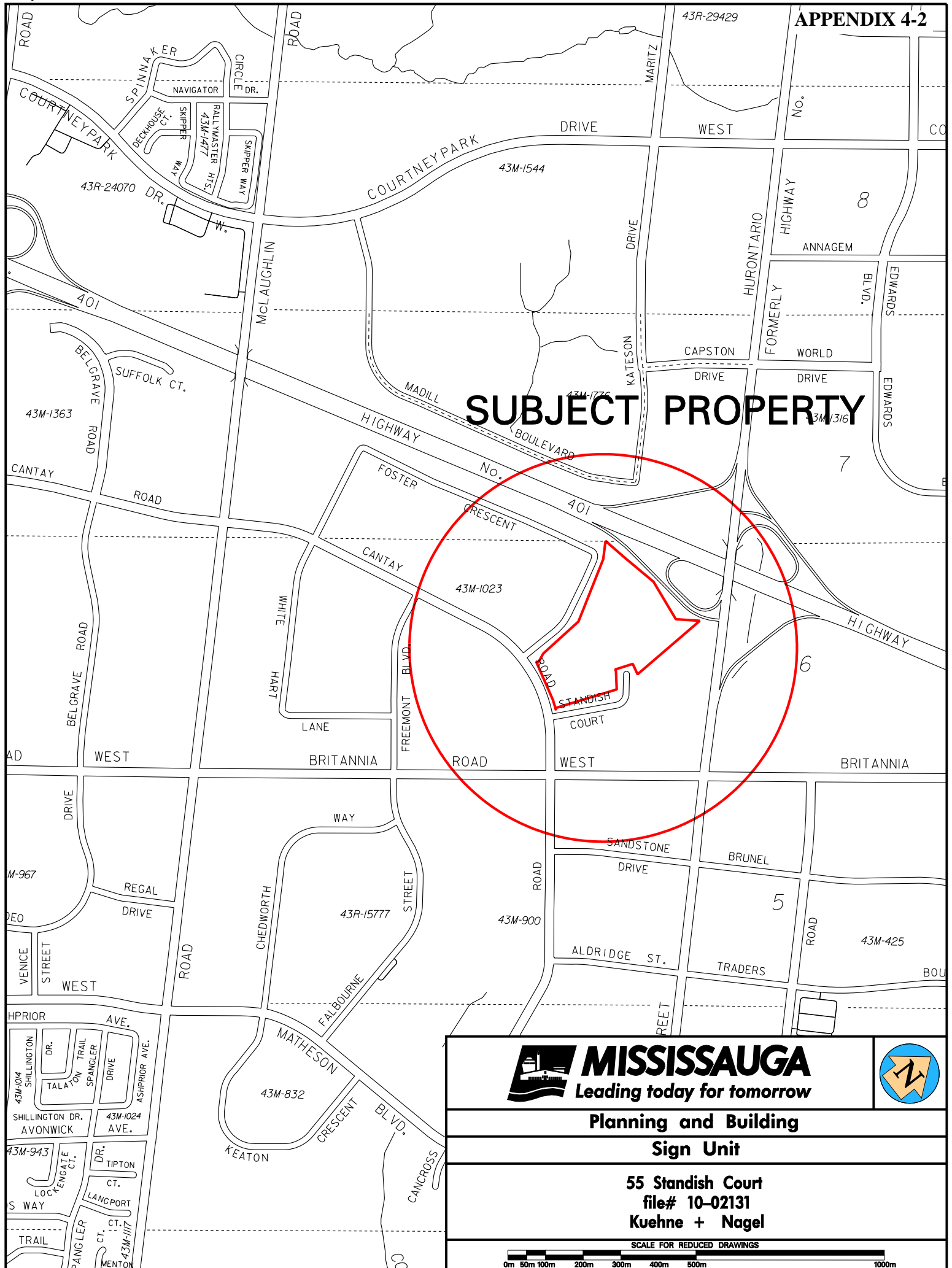
Section 4(6)	Proposed
A sign not expressly permitted is prohibited.	Two (2) fascia signs located on the north elevation of a parking garage advertising a business.

COMMENTS:

The development is a large office complex with a multi - level parking structure. The two proposed fascia signs consist of the business name and logo located on the top level of the garage structure facing Highway 401.

There are four (4) existing fascia signs (one facing each direction) on the upper portion of the 12 storey office tower for various major tenants.

The development is large enough that the additional signs on the building do not create signage clutter along Highway 401. The proposed fascia signs are integrated into the design of the parking garage. The Planning and Building Department therefore finds the variance acceptable from a design perspective, however any future requests for fascia signage on the parking garage will be denied.



**Planning and Building
Sign Unit**

**55 Standish Court
file# 10-02131
Kuehne + Nagel**

SCALE FOR REDUCED DRAWINGS





City of Mississauga
 Att: Laura Todirica
 Planning and Building Department
 City of Mississauga
 300 City Centre Drive
 Mississauga, On
 L5B 3C1

Re: Application number: SGNBLD 10-2131, Kuehne & Nagel, 55 Standish

With respect to the variance application for the proposed wall sign on the North elevation Parking Garage facade, we are seeking approval to permit the sign at the upper storey of the Parking Garage facing towards the 401.

Our reasons are:

- 1) Kuehne+Nagel are a major tenant in the building and would like to have exposure to the 401.
- 2) The North wall of the main building already has a sign for SAMSUNG.
- 3) The alternative location is on the parking garage instead of the main building tower.
- 4) The parking garage is integral to the building and not a separate building and thus the wall of the parking garage is part of the main building wall.
- 5) There is substantial separation from any other sign on the building and thus does not cause clutter.

We request therefore that a variance be granted to permit the installation of the proposed wall sign on the North elevation of the Parking Garage wall.

Many thanks,

Marco Pippo
Account Manager
416.740.7333 ext. 32
 647.291.4749

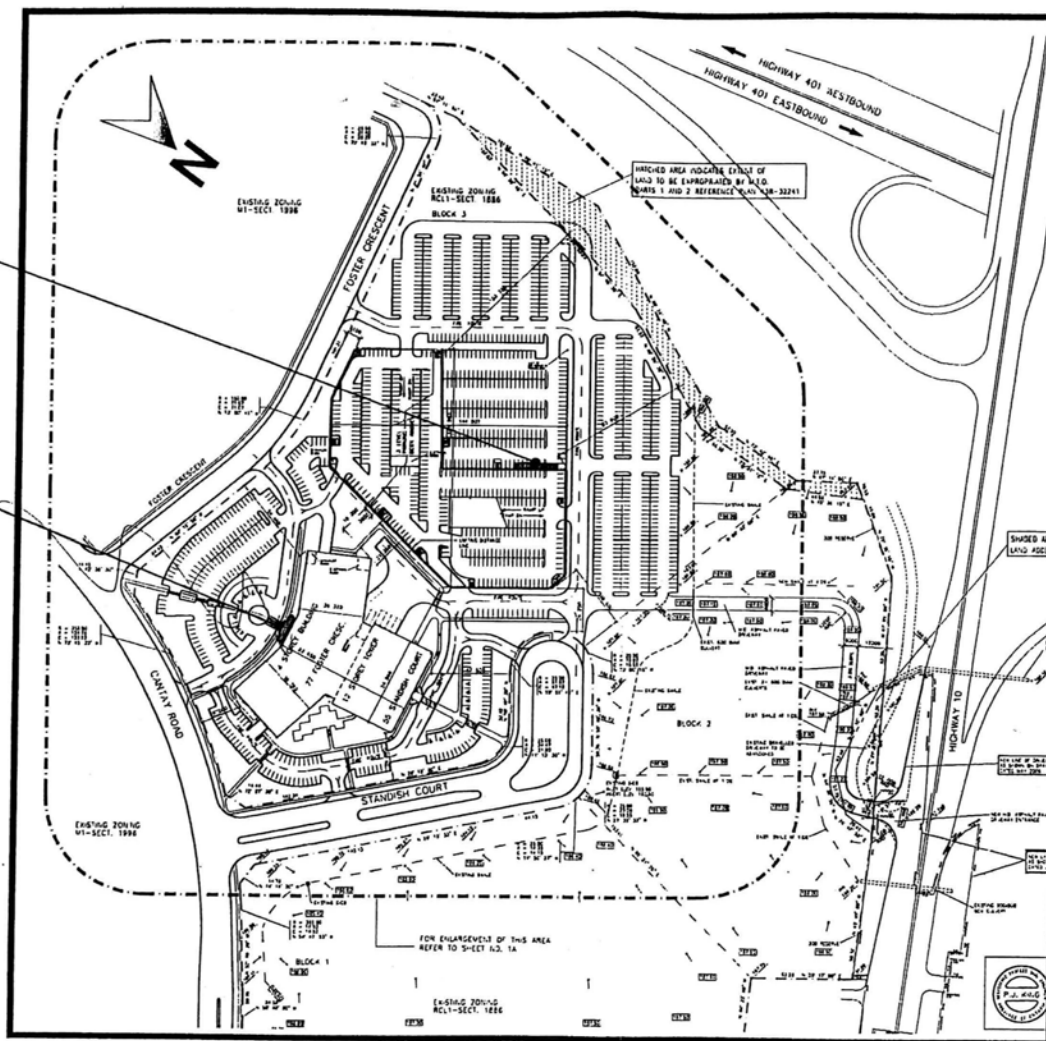


825 Garyray Drive | Toronto, Ontario | M9L 1R2 | www.signfixltd.com

SIGN B
NORTH ELEVATION

SIGN A
WEST ELEVATION

*SEPARATE
APPLICATION*



NOTES:

10.2131

CLIENT:

KUEHNE+NAGEL
77 FOSTER CRES.
MISSISSAUGA

DWG. No:

DATE: JUNE 12, 2010

DRAWN BY: K.R. Scale: NTS

CHECKED BY: PG 1-A / 4

Signs By:

SIGN FIX LTD
Installation Professionals
825 Genyway Drive
Toronto ON M9L 1R2

Architectural drawing of a building facade showing a large sign. The sign is a light blue rectangle with rounded corners, featuring the word "VOID" in large, bold, black, sans-serif capital letters. Above the sign, the text "KUEHNE+NAGEL" is visible in a smaller, blue, sans-serif font. To the right of the sign, there is a circular logo with a blue anchor inside a white circle, surrounded by a blue ring. The drawing includes various dimensions: the sign is 165 1/4" wide and 122 5/8" high. The building facade is 340" wide and 142" high. The sign is mounted on a carrier box. The drawing is labeled "WEST ELEVATION - SIGN A" and "GRADE".

[illegible]

REVERSE CHANNEL HALO LITE LED LETTERS ON A CARRIER BOX

18' 3/8"

36' 7/8"

13' 11"

18"

16' 1/2"

37' 11 7/8"

57 1/2"

65 3/8"

499"

67"

38' 3"

GRADE

NORTH ELEVATION - SIGN B

SIGN FIX  LTD
Installation Professionals
825 Garyray Drive
Toronto ON M9L 1R2



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 30, 2011

FILE: 11-03836

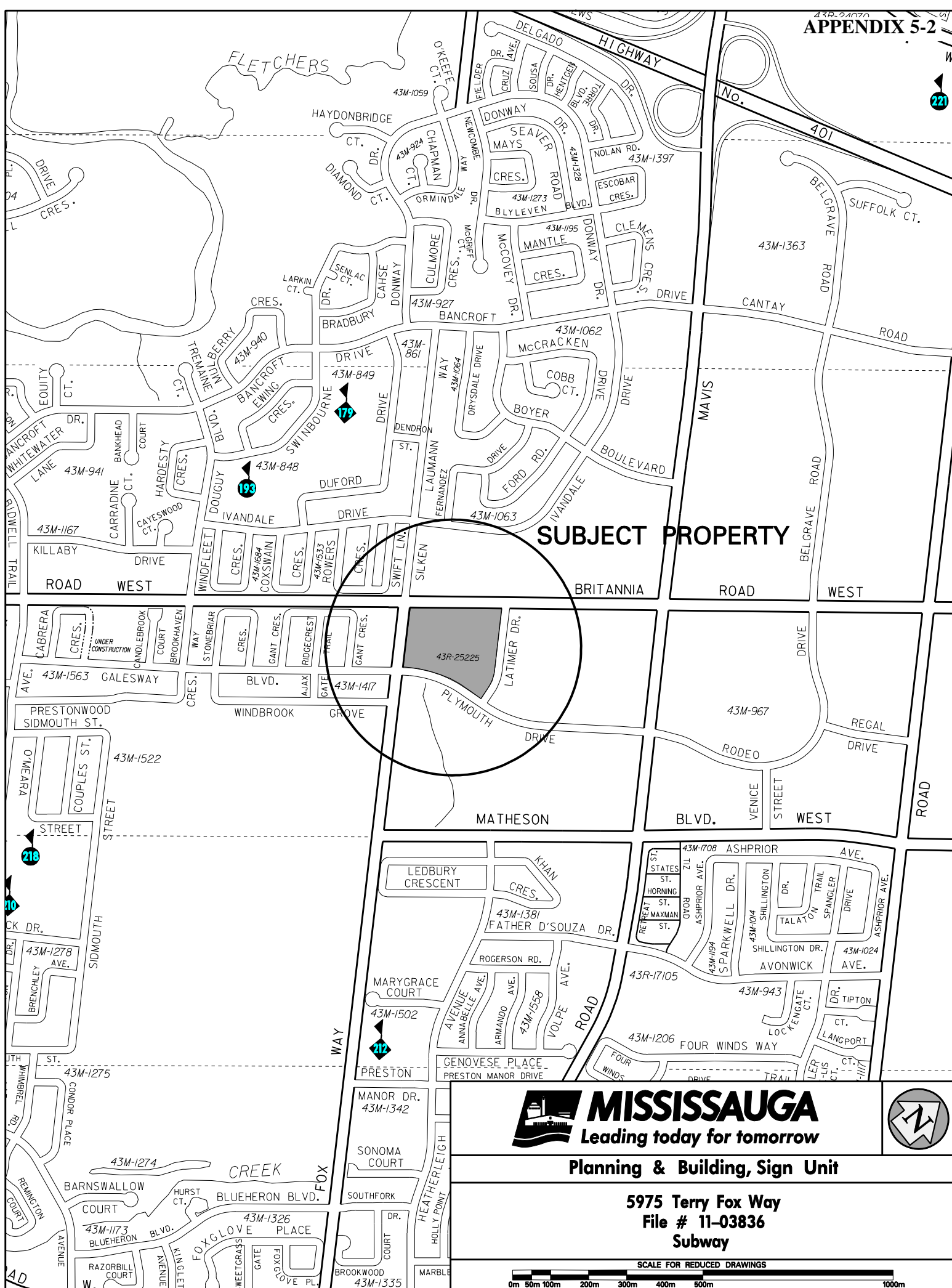
RE: Subway
5975 Terry Fox Way - Ward 6

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

Section 13	Proposed
The area of a ground sign shall not exceed 15 sq. m. (161.46 sq. ft.) per sign face.	Increasing the sign area of two (2) existing ground signs making the overall sign area of each sign 16.48 sq. m. (177.44 sq. ft.) per sign face.

COMMENTS:

The proposed sign is designed in the same architectural style, and is proportional to the existing sign. The Planning and Building Department finds the variance acceptable from a design perspective.



SUBJECT PROPERTY



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

**5975 Terry Fox Way
File # 11-03836
Subway**

SCALE FOR REDUCED DRAWINGS

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

11-3836

— May 12/11.



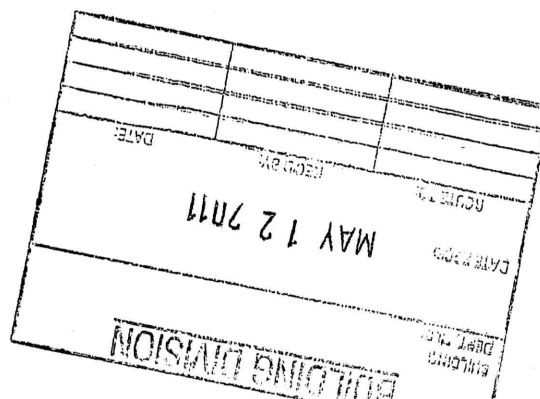
40 Bradwick Dr. Unit #16-17
Concord, ON
L4K 1K9
(905) 532-1490

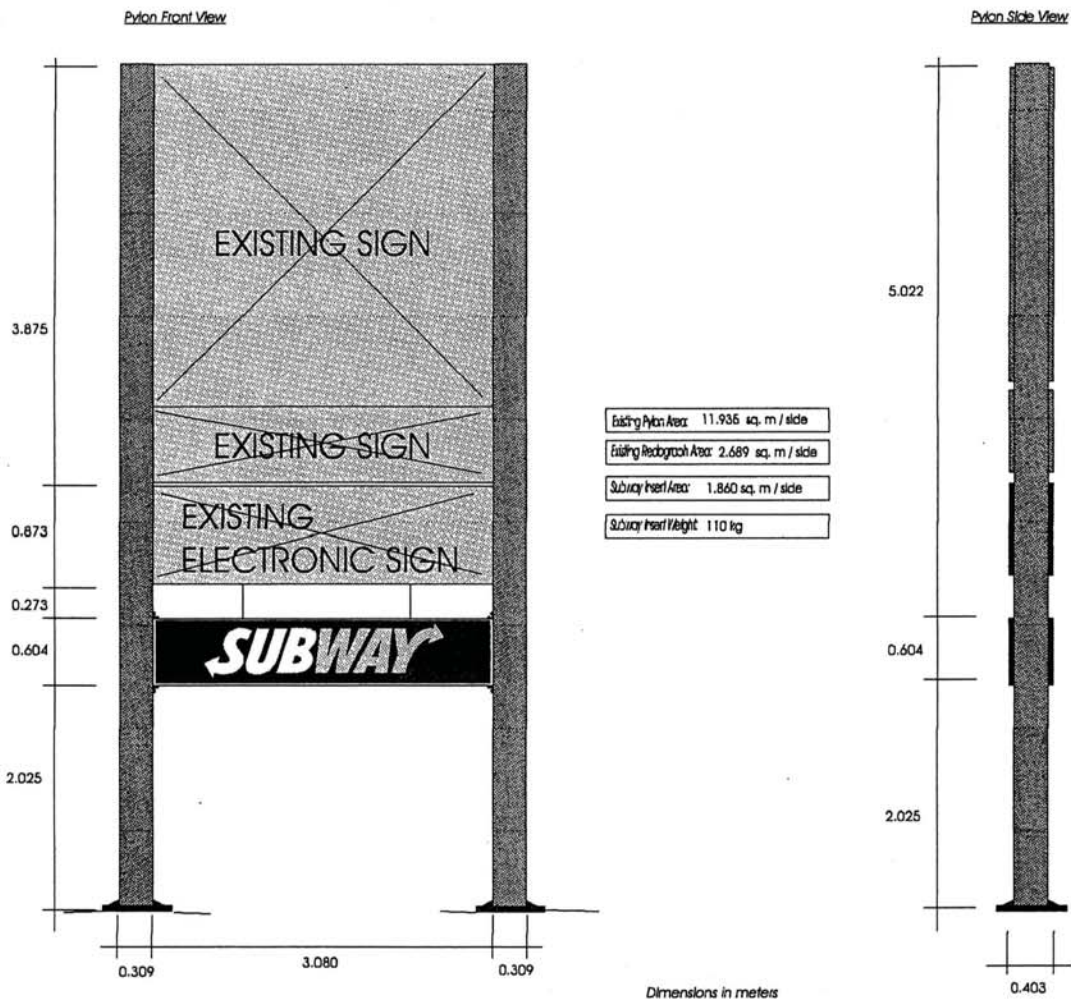
Rationale for the Variance


Currently, Subway's primary signage at this location is a 2 metre Contour Box on the front of the main building facing Terry Fox Dr. In an effort to increase Subway's traffic, we are applying for additional signage on the two pylons to make subway visible from either direction at the main intersection of Britannia rd and Terry Fox Way, as well as Plymouth Dr.

Thank You

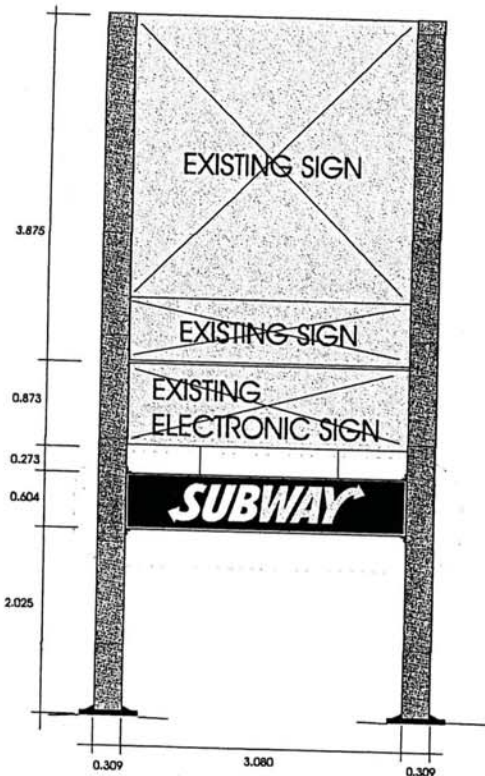
Natalie Dixon
Metro Signs & Graphics
C/O Subway 5975 Terry Fox way



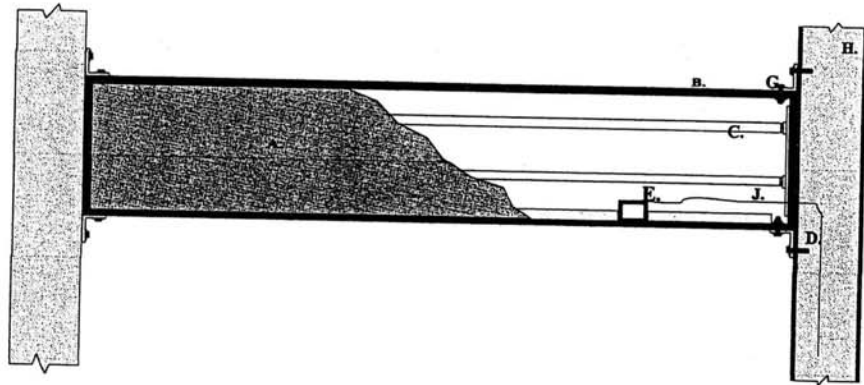


METRO SIGNS  40 Bradwick Dr. #16 Concord, L4K-1K9 Tel: 905-532-1490	Client: SUBWAY	SCALE: DWG- #206
	Address: 865 Britannia Rd. West	DATE: March 15, 2011
	Contact: Richard	

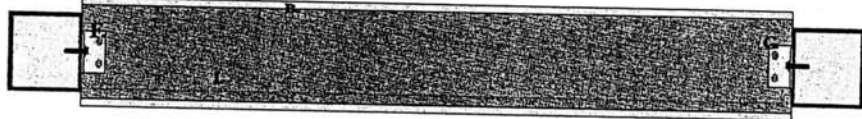
Pylon Front View



Pylon Insert Installation



Bottom View



...LEGEND...

- | | |
|--|--|
| A. 3/16" thick acrylic sign face in frame | G. 1/2" steel bolts with washers 8 total |
| B. Ex7 face frame | H. Existing Hollow steel tubing frame |
| C. Fluorescent tubes with tombstone sockets mounted to electrical raceway boxes. (Total tubes 4) | L. Sign Box .80 aluminum extrusion |
| D. 1/2" x 3" steel bolt to secure sign to frame 4 total | J. 120 volt power supply |
| Frame is Pre drill tapped for bolt | |
| E. Allanson sign ballast 120v | |
| F. 5" x 4" x 1/4" thick steel L brackets to connect box to frame / 4 total | |

METRO SIGNS & GRAPHICS

40 Bradwick Dr. #16 Concord, MA 01733 Tel: 905-532-1490

Client: **SUBWAY**

Address: 865 Britannia Rd. West

Contact: Richard

SCALE: DWG- #210

DATE: March 15, 2011



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 30, 2011

FILE: 11-03922

RE: Lifetime Athletic
3055 Pepper Mill Court – Ward 8

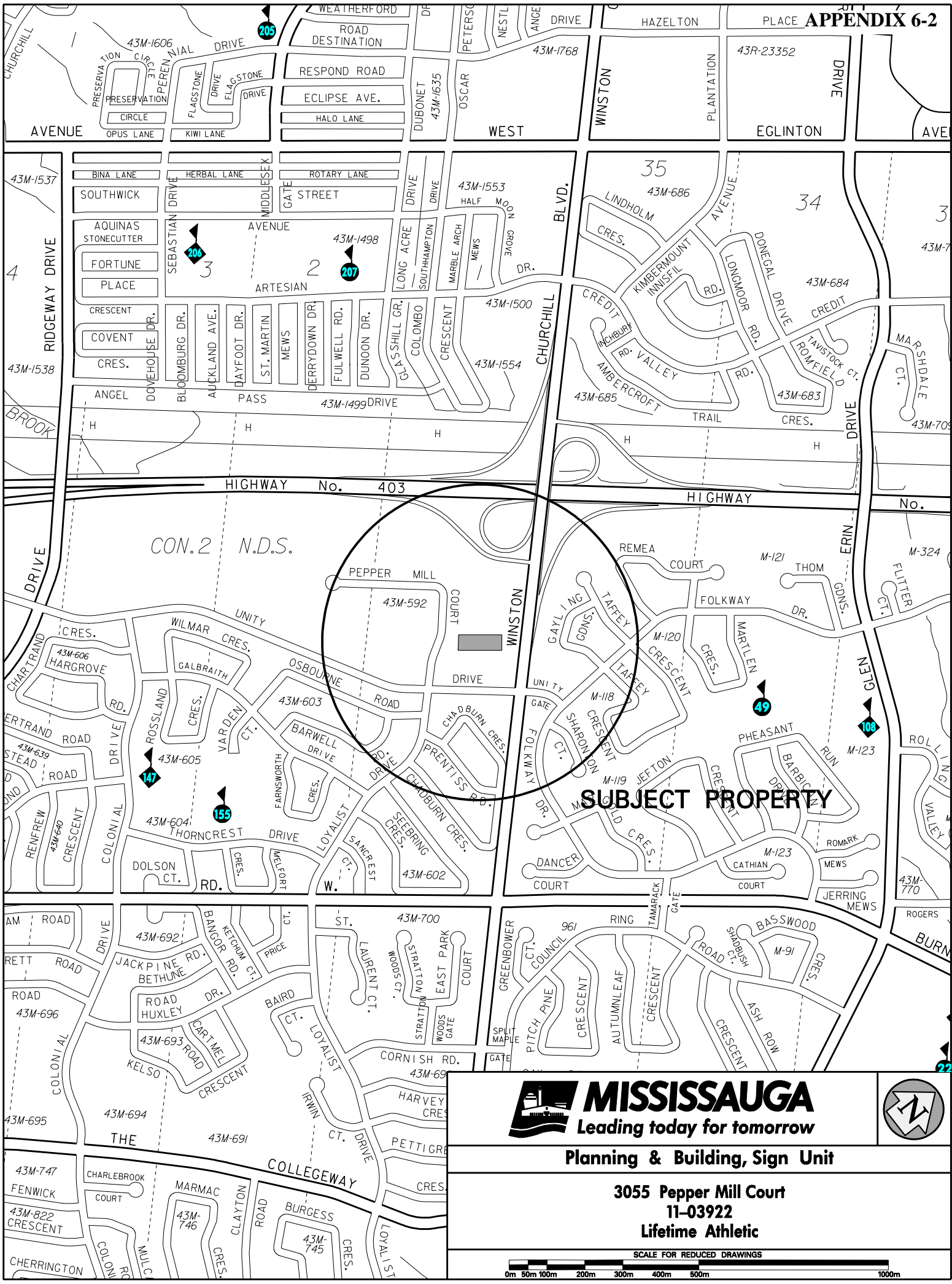
The applicant requests the following variances to sections 4, 13 and 17 of the Sign By-law 0054-2002, as amended.

Section 4 and 17	Proposed
A roof sign is not permitted. A fascia sign must be located on a building façade.	One (1) fascia sign erected above the roofline and located on a building canopy.
Section 13	Proposed
A fascia sign shall be erected no higher than the upper limits of the first storey.	Nineteen (19) illuminated fascia signs located on the top floor of the building.

COMMENTS:

In response to the requested variance for one (1) fascia sign above roofline and located on a canopy structure; we find the proposed sign is designed in a scale and manner which compliments the architectural style of the structure. The Planning and Building Department therefore has no objections to the requested variance.

In response to the requested variance for four (4) illuminated “Lifetime Athletic” and Fifteen (15) illuminated “medallion” signs to be located above the first storey of the building, we find the proposed signs are designed in a scale and manner which compliment the architectural style of the structure. The Planning and Building Department therefore has no objections to the requested variance.



 **MISSISSAUGA**
Leading today for tomorrow



Planning & Building, Sign Unit

3055 Pepper Mill Court
11-03922
Lifetime Athletic



Permit World inc.

57 William St. W., Waterloo, ON N2L 1J6 519-585-1201 519-208-7008 (fax)

May 31, 2011

City Hall
Planning & Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON
L5B 3C1

Re: Sign variance application for Lifetime Athletic, 3055 Pepper Mill Court.

Dear Sir:

Please accept this letter as a formal request for a sign variance to allow twenty new illuminated fascia signs for the above-mentioned project.

Lifetime Athletic is proposing a total combined sign area on four elevations to 97.46 m2.

This property is zoned E2. The variance is being requested as the proposed signs will be installed above the first storey on each of the four elevations and one sign at the first storey on the west elevation. This last sign does not have a main entrance for the public and does not face a parking lot or driveway.

This is a new building and the proposed signs are complimentary to the architecture and the surrounding properties. The signs are a mixture of channel letters identifying the name of the business and medallions featuring graphics depicting the types of training facilities provided.

We are respectfully requesting your support in this matter. If you require additional information or have any questions, feel free to contact the undersigned.

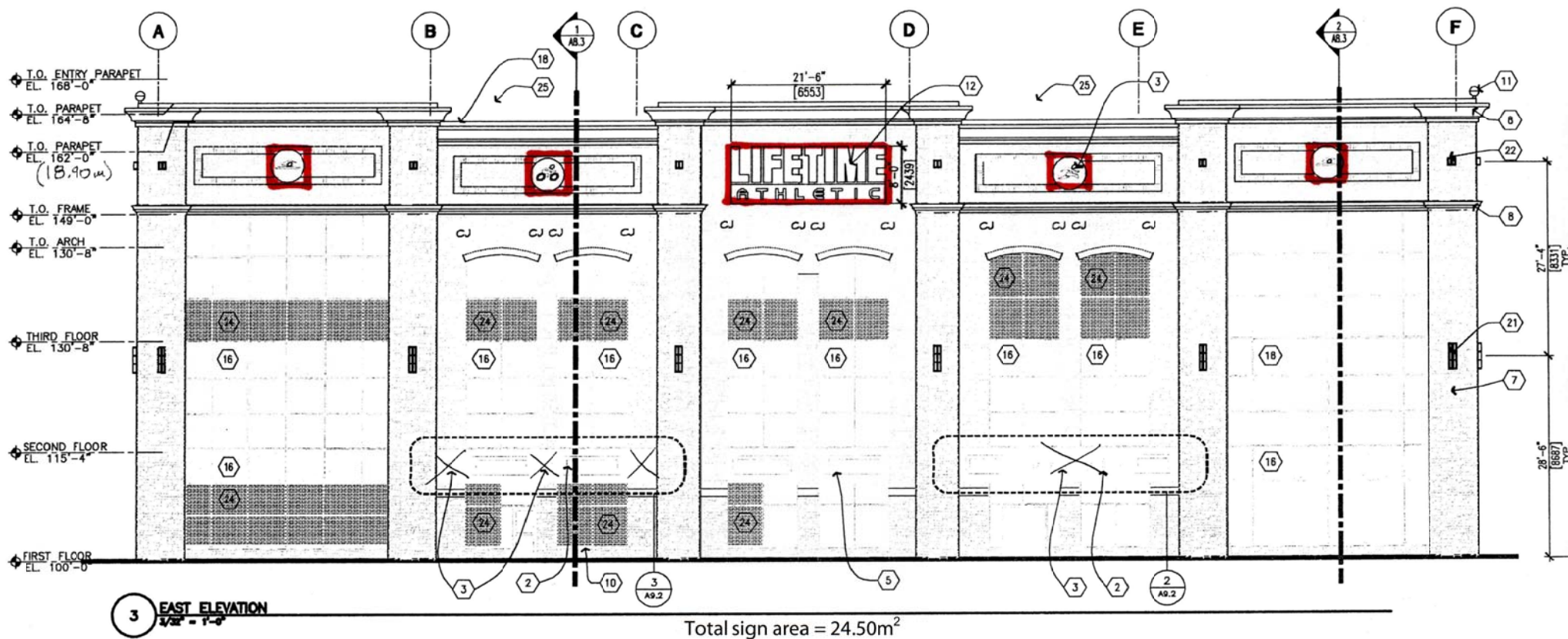
Thank you,

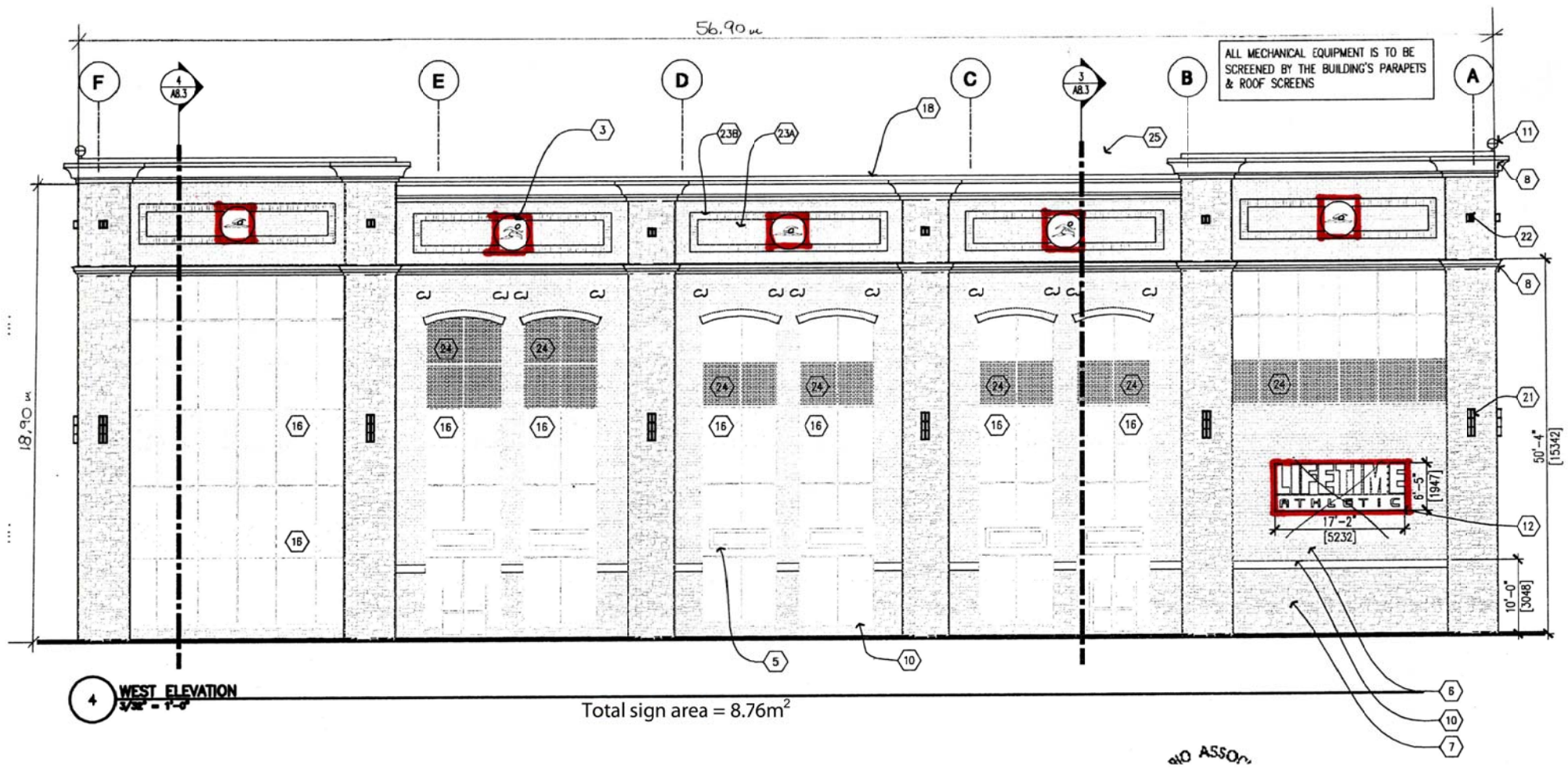


Gilda Collins
admin@permitworld.ca

KELWIN
-SIGN-

11-3921

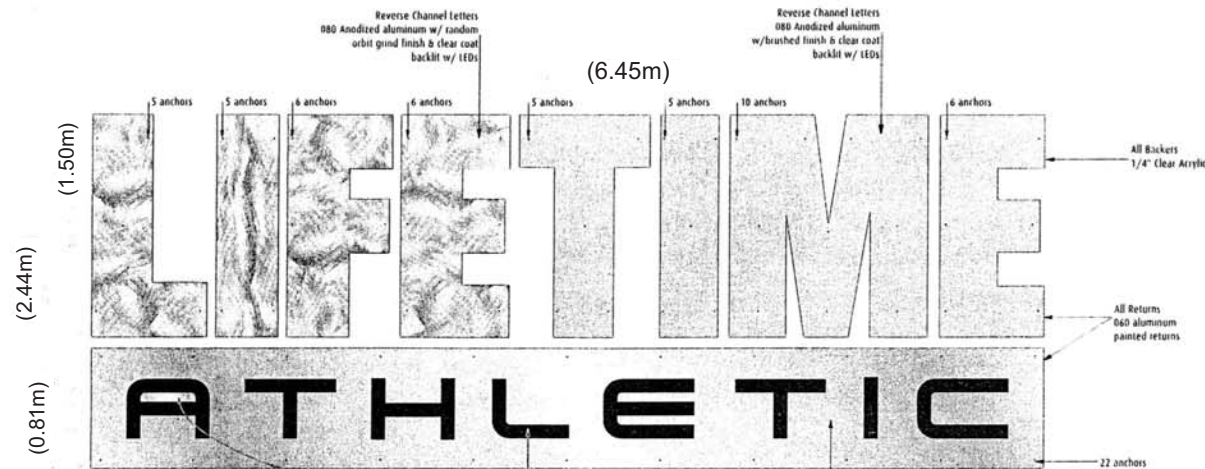




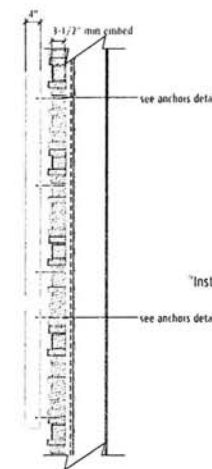
Area = 15.74m²

1. Building ID North Elevation

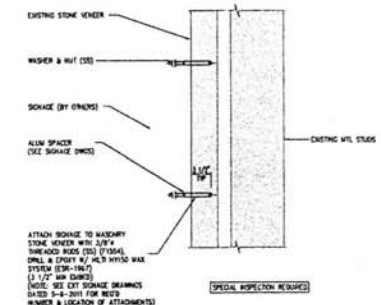
- Mounting and electrical by others



Sign Layout - North Elevation
scale: 3/8" = 1'



Side Layout-
Wall Detail
scale: 3/8" = 1'



Anchors Detail



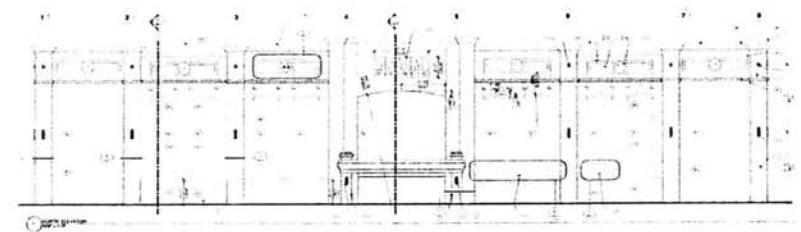
Letter Weights



Plan View - North Elevation



Bldg - North Elevation - Blow-up



Bldg - North Elevation



Minneapolis, Minnesota
Milwaukee, Wisconsin
Seattle, Washington
Portland, Oregon
asi@signage.com

Scale: Noted
Date: 05.06.11
Drawn By: JCW
File Name: LTA_Miss_OC_#1

DRAWING REVISIONS
Revision 1: 05.26.11
Revision 2: 05.27.11
Revision 3:

Revision 4:
Revision 5:
Revision 6:

These drawings convey confidential proprietary rights of ASI and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly reserved. These drawings are submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes liability and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person without the prior written consent of ASI. It is further agreed that any and all rights reserved herein to the design will not be incorporated into other projects.

Client: LifeTime Athletic
Project: LifeTime Athletic
Location: Mississauga, Ontario, Canada
FWO Number:



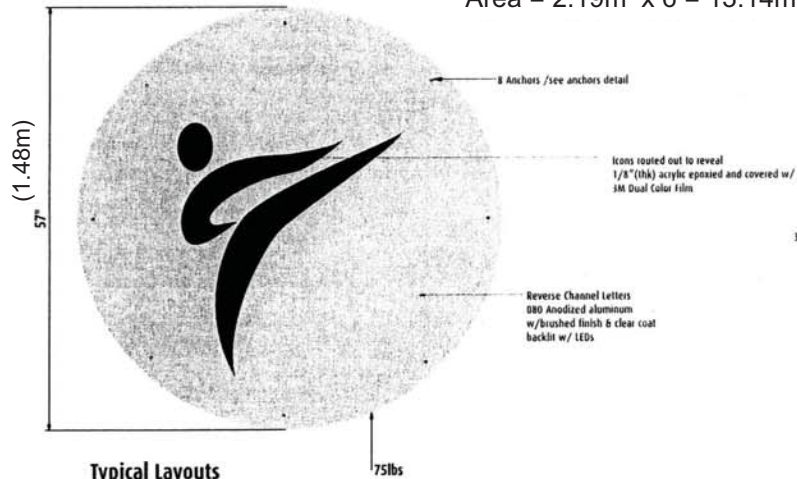
Sheet
1



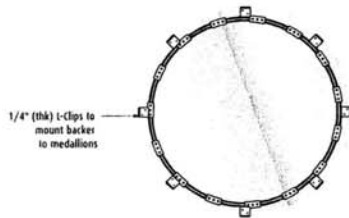
Medallion Layouts

scale: 3/16" = 1'

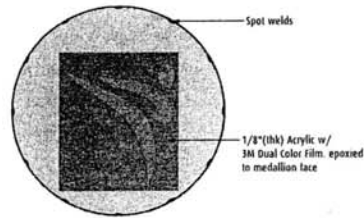
$$\text{Area} = 2.19\text{m}^2 \times 6 = 13.14\text{m}^2 \text{ total}$$



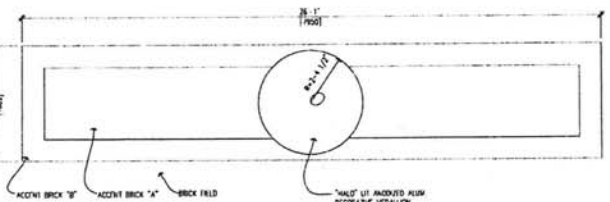
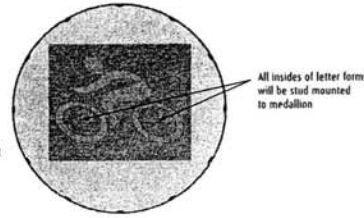
Typical Layouts
scale: 3/4" = 1'



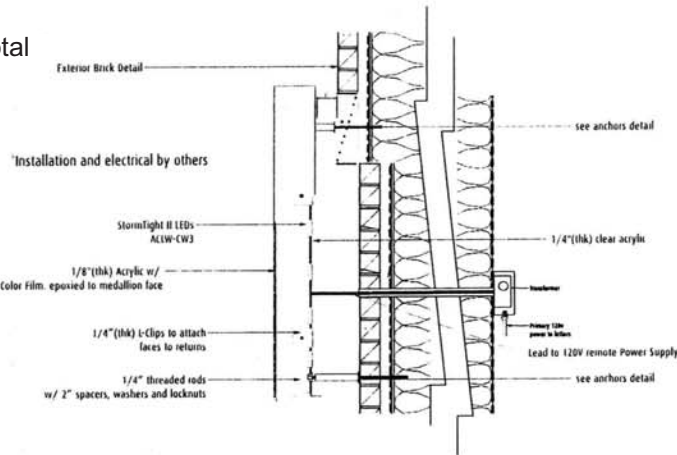
LED & Backer Detail
scale: 3/8" = 1'



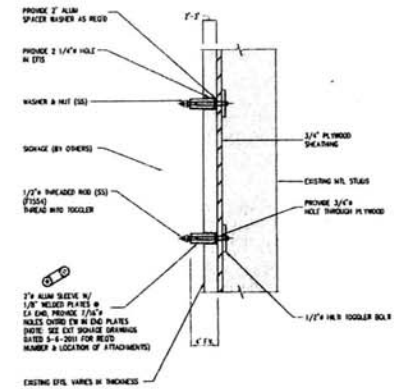
Interior Medallion Detail
scale: 3/8" = 1'



Bldg Medallion - North Elevation



Typical Medallion Side Detail
scale: 1/4" = 1'



Anchors Detail

North elevation = 6 medallions
East elevation = 4 medallions
West elevation = 5 medallions

Building Medallions All Elevations

- Mounting and electrical by others



Minneapolis, Minnesota
Milwaukee, Wisconsin
Seattle, Washington
Portland, Oregon

Signage Innovations

asignage.com

Scale: Noted

Date: 05.06.11

Drawn By: JCW

File Name: LTA_Miss_OC_#7

DRAWING REVISIONS

Revision 1: 05.27.11

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

These drawings involve confidential proprietary rights of ASI and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly reserved. These drawings are submitted under a confidential relationship for a specified purpose and the recipient, by accepting this document, assumes liability and agrees (s) that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except to meet the purpose for which it was delivered and (b) that any special features pertain to this design will not be incorporated into other projects.

Client: LifeTime Athletic

Project: LifeTime Athletic

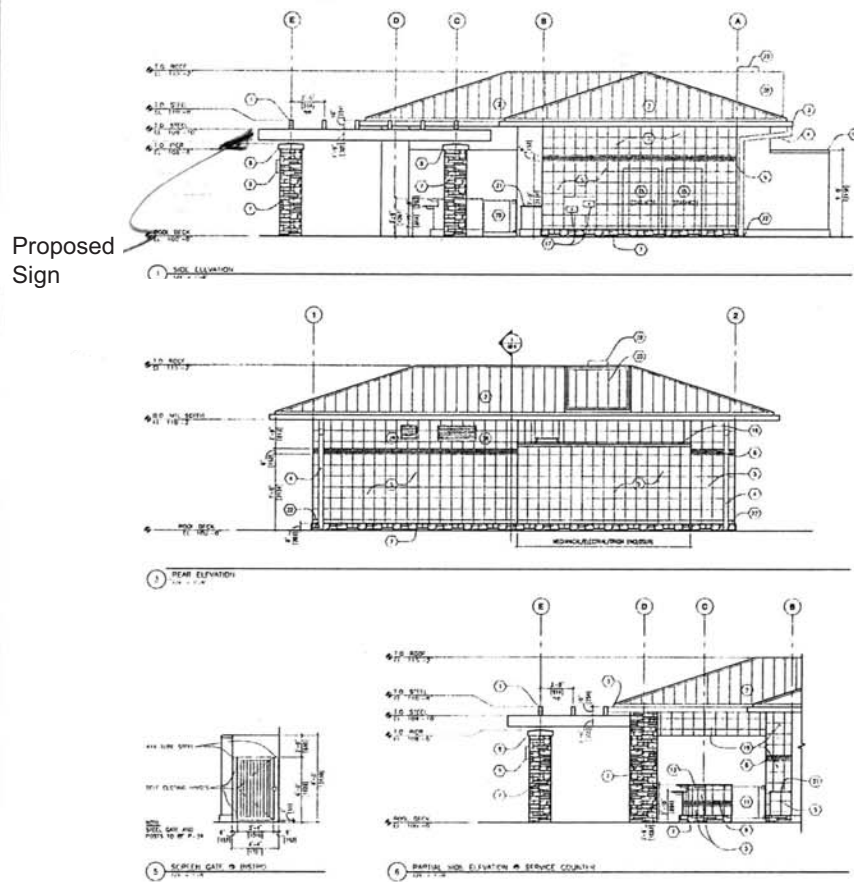
Location: Mississauga, Ontario, Canada

FWO Number: "

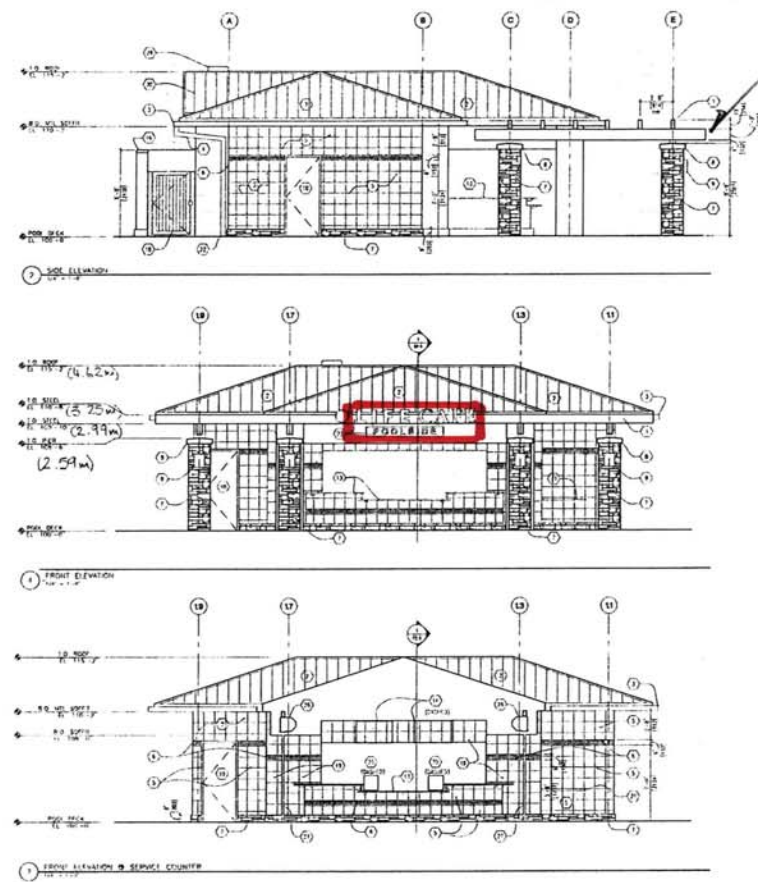


Sheet

7



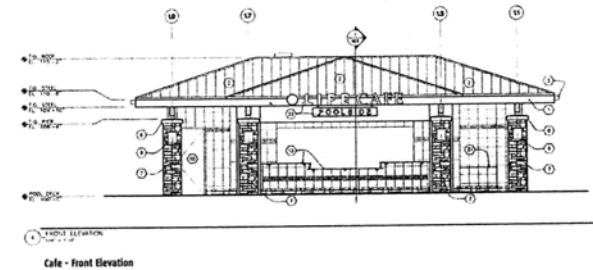
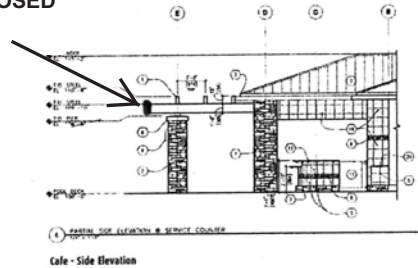
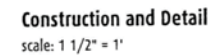
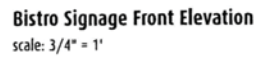
Proposed
Sign



Proposed
Sign

GENERAL NOTES	KEY NOTES
1. REFER TO UNDERPINNING FOR CHAIRS AND WORKSTATIONS LOCATIONS IN ALL SECTIONS	1) BEST OFFICE (P. 10)
2. PROVIDE SEAT AT EACH CHAIR/STATION - SEE DESCRIPTION	2) BEST OFFICE WITH ACCT. SUPPORT
3. PROVIDE SEATING, STOPS AT THE END OF EACH ROW MUST BE ADJUSTABLE - SEATS TO BE ADJUSTED AT THE END	3) CHAIR
4. PROVIDE SEATING AND STOPS TO BE 12" H	4) COMFORT
5. REFER TO THE CHAIRS AND WORKSTATIONS REQUIREMENTS SECTION FOR DETAILS TO MATCH THE CHAIRS AND WORKSTATIONS FROM OTHER SECTIONS	5) CHAIRS (P. 10) (P. 11)
6. PROVIDE A SEAT STOP AT THE END OF EACH ROW AND STOPS MUST BE ADJUSTABLE TO MATCH SEATING	6) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	7) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	8) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	9) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	10) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	11) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	12) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	13) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	14) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	15) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	16) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	17) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	18) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	19) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	20) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	21) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	22) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	23) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	24) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	25) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	26) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	27) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	28) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	29) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	30) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	31) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	32) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	33) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	34) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	35) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	36) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	37) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	38) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	39) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	40) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	41) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	42) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	43) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	44) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	45) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	46) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	47) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	48) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	49) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	50) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	51) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	52) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	53) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	54) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	55) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	56) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	57) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	58) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	59) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	60) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	61) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	62) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	63) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	64) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	65) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	66) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	67) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	68) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	69) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	70) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	71) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	72) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	73) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	74) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	75) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	76) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	77) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	78) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	79) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	80) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	81) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	82) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	83) CHAIRS (P. 10) (P. 11) (P. 12) (P. 13)
	84) CHAIRS (P. 10)

- Mounting and electrical by others





SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 30, 2011

FILE: 11-05036

RE: Lifetime Athletic
4250 Winston Churchill Blvd. – Ward 8

The applicant requests the following variances to sections 6(10) and 13 of the Sign By-law 0054-2002, as amended.

Section 6(10)	Proposed
Signs must be located on the property on which the business is located.	One (1) ground sign located on the adjacent property to the business advertised.
Section 13	Proposed
A billboard sign for each property where there is no ground sign.	One (1) ground sign to be located on a property with an existing billboard sign.

COMMENTS:

The ground sign is proposed on an adjacent property to the business which is being used as parking for the business which also has an existing billboard sign erected on the property. The design of the proposed ground sign is acceptable, however the municipal address must be included. Maintaining the existing billboard sign in addition to the proposed ground sign is not within the intent of the Sign By-law and will set an undesirable precedent for other properties throughout the City.

The Planning and Building Department finds the proposed ground sign acceptable subject to the inclusion of the municipal address and the removal of the existing billboard sign.

**MISSISSAUGA**

Leading today for tomorrow

Planning & Building, Sign Unit

4250 Winston Churchill Blvd.

11-05036

Lifetime Athletic

SCALE FOR REDUCED DRAWINGS



Permit World inc.

57 William St. W., Waterloo, ON N2L 1J6 519-585-1201 519-208-7008 (fax)

May 31, 2011

City Hall
Planning & Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON
L5B 3C1

Re: Sign variance application for Lifetime Athletic, 4250 Winston Churchill

Dear Sir:

Please accept this letter as a formal request for a sign variance to allow one third-party advertising, illuminated, single-sided ground sign for the above-mentioned project.

Lifetime Athletic is proposing a total sign area on the ground sign of 5.25 m².

This property is zoned E2. The variance is being requested as the proposed ground sign is located on the adjacent property which will serve as the parking lot for Lifetime Athletic. Both the property where Lifetime Athletic is located (3055 Pepper Mill Court) and the property where the proposed ground sign will be located (4250 Winston Churchill) have the same owner. The proposed ground sign is considered third party due to the different addresses of the two properties, even though they are side-by-side and there will be no physical separation.

The ground sign is complimentary to the Lifetime Athletic building and is designed to architecturally blend with that property in a sophisticated, cohesive manner.

We are respectfully requesting your support in this matter. If you require additional information or have any questions, feel free to contact the undersigned.

Thank you,

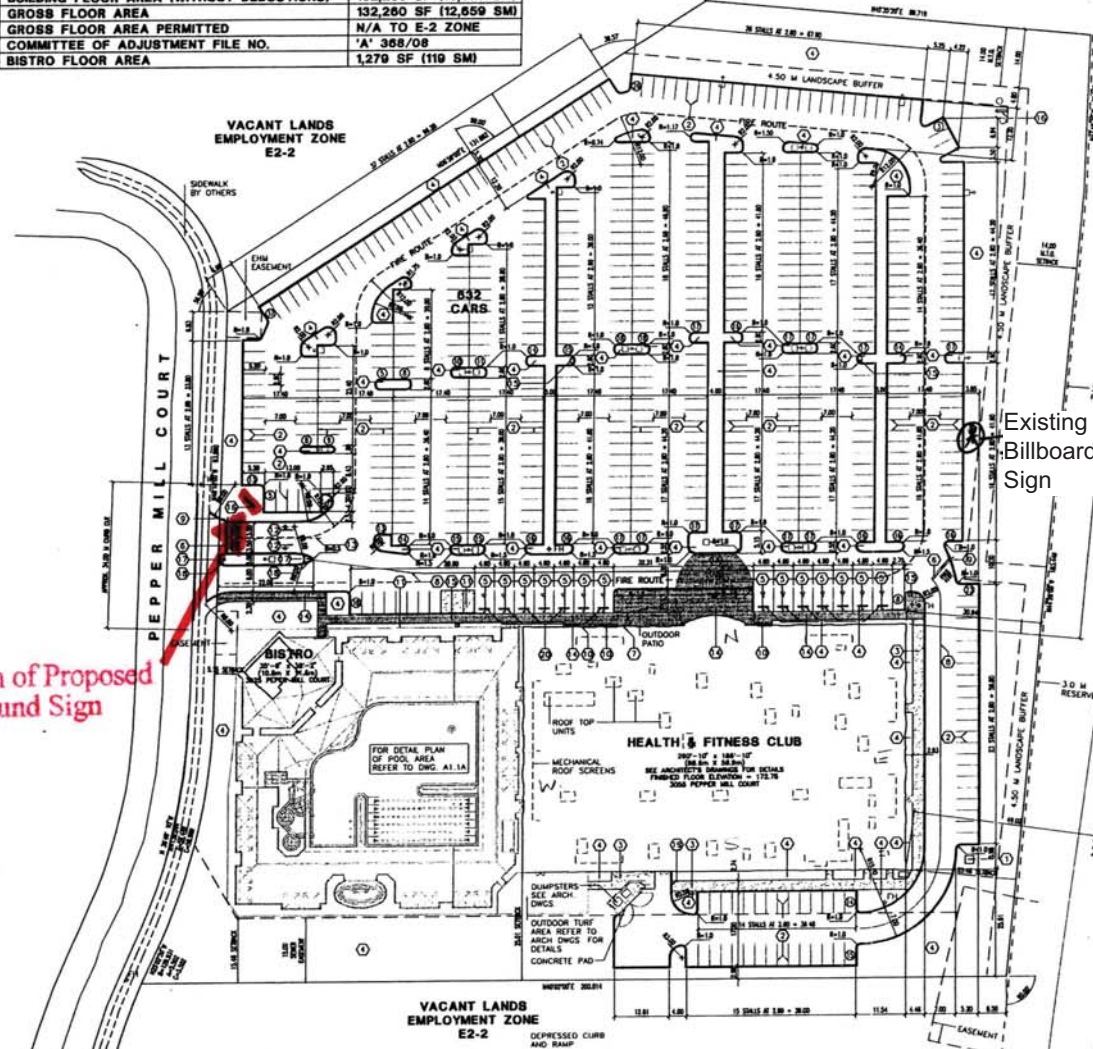


Gilda Collins
admin@permitworld.ca

SUMMARY OF SITE STATISTICS

SITE AREA	9.87 ACRES (3.99 HA)
BUILDING FLOOR AREA (WITHOUT DEDUCTIONS)	162,266 SF (15,075 SM)
GROSS FLOOR AREA	132,260 SF (12,659 SM)
GROSS FLOOR AREA PERMITTED	N/A TO E-2 ZONE
COMMITTEE OF ADJUSTMENT FILE NO.	'A' 368/08
BISTRO FLOOR AREA	1,270 SF (119 SM)

VACANT LANDS EMPLOYMENT ZONE E2-2



Location of Proposed
Ground Sign

CITY OF MISSISSAUGA NOTES

- THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION, PLANNING AND BUILDING DEPARTMENT AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE CITY DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.
- ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
- THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.
- ALL DAMAGED AREAS ARE TO BE RESTORED WITH TOPSOIL AND SOO PRIOR TO RELEASE OF SECURITIES.
- SCENES SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY.
- ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0034-2002, AS AMENDED, AND A SEPARATE SITE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.
- ANY FENCING ADJACENT TO MUNICIPAL LANDS TO BE LOCATED 15 CM (6.0 IN.) INSIDE THE PROPERTY LINE.
- FIRE ROUTE WILL BE DESIGNATED AS PER BY-LAW 1038-B1. THE FIRE ROUTE WILL BE DESIGNED TO SUPPORT A LOAD OF 11,363 KG PER AXLE AND HAVE A CHANGE IN GRADE OF NOT MORE THAN 1 IN 12.5 OVER A MAXIMUM DISTANCE OF 15 M.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- GRADES WILL BE MET WITHIN 33% MAXIMUM SLOPE TO THE PROPERTY LINES AND WITHIN THE SITE.
- PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT APPLICANT'S EXPENSE IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF FIGURE 1 TO SCHEDULE 1 OF BY-LAW 134-01.
- CONTINUOUS 1.5 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPE AREAS THROUGHOUT THE SITE.
- THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.8 M IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- THE GEOTECHNICAL AND ENVIRONMENTAL SUITABILITY OF ANY FILL WILL BE ASSESSED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION AND CONFIRM IN WRITING TO THE CITY OF MISSISSAUGA.
- THE GEOTECHNICAL ENGINEER WILL PROVIDE WRITTEN CONFIRMATION DURING CONSTRUCTION TO THE CITY OF MISSISSAUGA THAT TOPSOIL HAS BEEN REMOVED FROM THE SITE OR STOCKPILED FOR LANDSCAPE PURPOSES ONLY.
- THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDINGS 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.) WILL BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORMING OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL WORKS.
- ANY ABOVE GROUND UTILITIES WITHIN 1.5 METERS OF A PROPOSED ACCESS ARE TO BE RELOCATED AT THE APPLICANT'S EXPENSE.
- THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD IS TO BE PAVED BY THE APPLICANT.
- ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE RESTORED AT THE APPLICANT'S EXPENSE.

MUNICIPAL ADDRESS

BISTRO - 3025 PEPPER MILL ROAD
BUILDING - 3025 PEPPER MILL ROAD
MISSISSAUGA, ONTARIO

LEGAL DESCRIPTION:

BLOCKS 20 AND 21, PLAN 43M392, LOCATED IN THE SOUTHWEST CORNER OF HIGHWAY 403 AND WINSTON CHURCHILL BLVD., MISSISSAUGA, ONTARIO

DEVELOPMENT TYPE: COMMERCIAL

ZONING CATEGORY: EMPLOYMENT ZONE E2-2

GROSS FLOOR AREA:

(AS DEFINED IN BY-LAW 0225-2007)

1ST FLOOR	50,840 SF	4,723 SM
2ND FLOOR	35,687 SF	3,408 SM
3RD FLOOR	48,733 SF	4,527 SM
TOTAL	136,260 SF	12,658 SM

LANDSCAPED AREA: 11,000 SM

PAVED AREA: 19,300 SM

PARKING STATISTICS

	AREA	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
GROSS FLOOR AREA	12,659 SM			
SALOON	232 SM	4.0/100 SM	11	11
MESSAGE THERAPY	108 SM	6.5/100 SM	3	3
NET ACTIVE RECREATIONAL USE	12,301 SM	4.5/100 SM	534	614
			572	632

HANDICAPPED SPACES REQUIRED: 12
HANDICAPPED SPACES PROVIDED: 14



Copyright Reserved

This document and drawings are the property of Stantec Consulting Ltd. and shall not be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Stantec Consulting Ltd.

Key Plan



- TRANSFORMER AND PAD
- NO PARKING STRIPPING (NYP)
- CONCRETE SIDEWALK (BY BUILDING CONTRACTOR)
- LANDSCAPED ISLAND/AREA (TYP)
- HANDICAP PAVEMENT MARKING AND SIGN (BC-6 TYP)
- STOP SIGN
- SHADE CONNECTION
- 115mm SINGLE SOLID YELLOW LINE AS PER MUNICIPAL STANDARDS
- STOP SIGN (W-11)
- BIKEWAY SIGN (W-11)
- BIKEWAY SIGN (W-11)
- CONCRETE PAD (HANDICAPPED PARKING)
- DIRECTIONAL FLOW ARROWS
- 115mm SINGLE BROKEN WHITE LINE AS PER MUNICIPAL STANDARDS
- UNIT PAVERS
- 81mm x 81mm CONCRETE PAD
- MONUMENT SIGN (SEE ARCH DWGS.)
- WARNING SIGN (W-24)
- WARNING SIGN (W-123)
- DECEASED CURB AND RAMP
- PAVE CAST CONCRETE BUMPERS

- FIRE HYDRANT
- NEW CONCRETE CURB
- NEW LANDSCAPED ISLAND (CONCRETE CURB)
- PROPERTY LINE
- LIGHT STANDARDS
- UNIT PAVERS
- CONCRETE

E. ISSUED FOR THE PLAN APPROVAL	18	18	08/12/10
F. ISSUED FOR BUILDING PERMIT	18	18	08/20/10
G. ISSUED FOR THE PLAN APPROVAL	18	18	08/20/10
H. ISSUED TO ISSUE COMPLETION FOR CLERK WORK	18	18	08/20/10
I. ISSUED TO ISSUE COMPLETION FOR CLERK WORK	18	18	08/20/10
J. ISSUED FOR THE PLAN APPROVAL	18	18	08/20/10
Issued	By	Appr	17/04/20

File Name: C:\P\18082108.DWG Date: 08/20/10

Permit Fee: 1. HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE CITY DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER SP08/108 W8

ENGINEER'S SIGNATURE

Client/Proprietor/Developer

2903 Corporate Plaza

Chatham, ON N3J 5Y1

PHONE: (905) 947-0000

FAX: (905) 946-8794

Sign: 18082108.ppt 1/28/2010

City of Mississauga File: SP 08/159 W8

COMMERCIAL DEVELOPMENT

SITE PLAN

Project No: 18082108

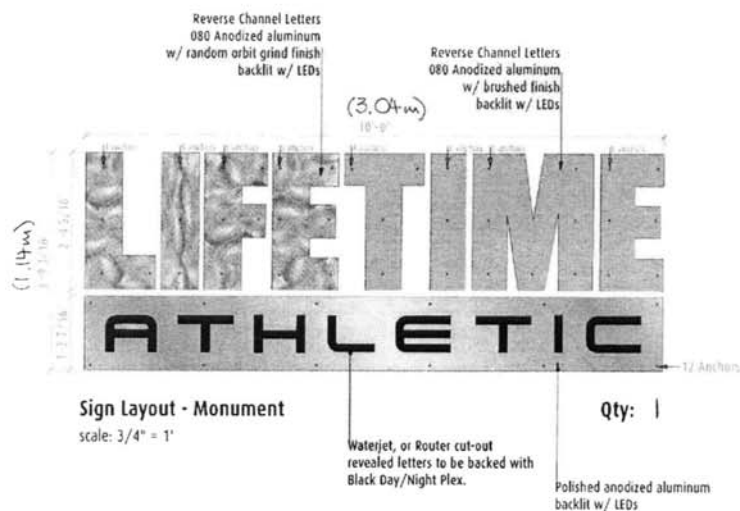
Scale: 1:500

Sheet: 0

Drawing No: SW1

SITE AREA	9.87 ACRES (3.99 HA)
BUILDING FLOOR AREA (WITHOUT DEDUCTIONS)	162,266 SF (15,075 SM)
GROSS FLOOR AREA	132,260 SF (12,659 SM)
GROSS FLOOR AREA PERMITTED	N/A TO E-2 ZONE
COMMITTEE OF ADJUSTMENT FILE NO.	'A' 368/08
BISTRO FLOOR AREA	1,279 SF (119 SM)

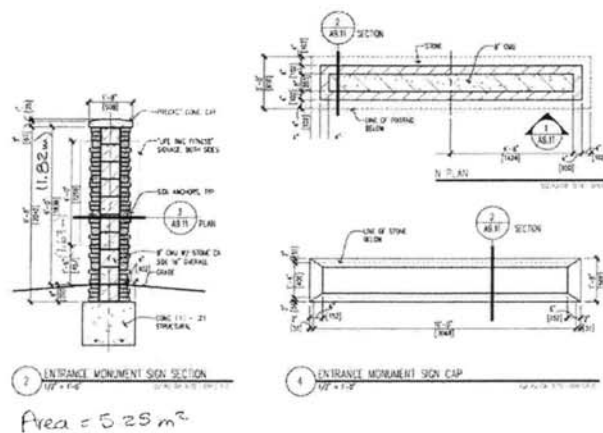




Location of Proposed
Ground Sign

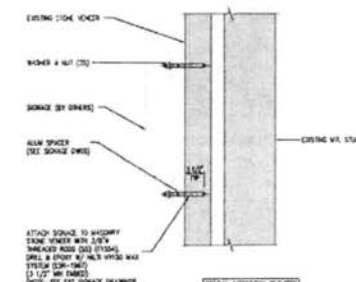


Monument Illustration Detail

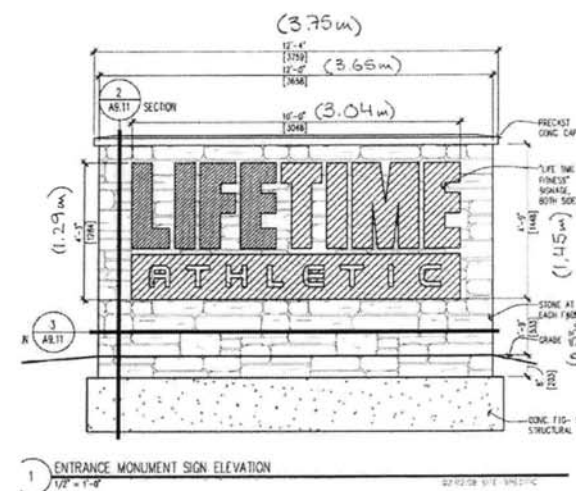


Monument Sign

- Mounting and electrical by others



Anchors Detail



Minneapolis, Minnesota
Milwaukee, Wisconsin
Seattle, Washington
Portland, Oregon
astsignage.com

Scale: Noted

Date: 05.06.11

Drawn By: JCW

File Name: LTA_Miss_OC_#10

DRAWING REVISIONS

Revision 1: 05.27.11

Revision 2:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

These drawings are the confidential property of asi and all design, manufacturing, reproduction, use and sale rights regarding the same are exclusively reserved. These drawings are submitted under a confidential relationship for a specific purpose and the recipient, by accepting this document, assumes liability and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner to any person except as noted the purpose for which it was delivered and that any copyright violation or failure to the design will not be recognized nor other person.

Client: Lifetime Athletic

Project: Lifetime Athletic

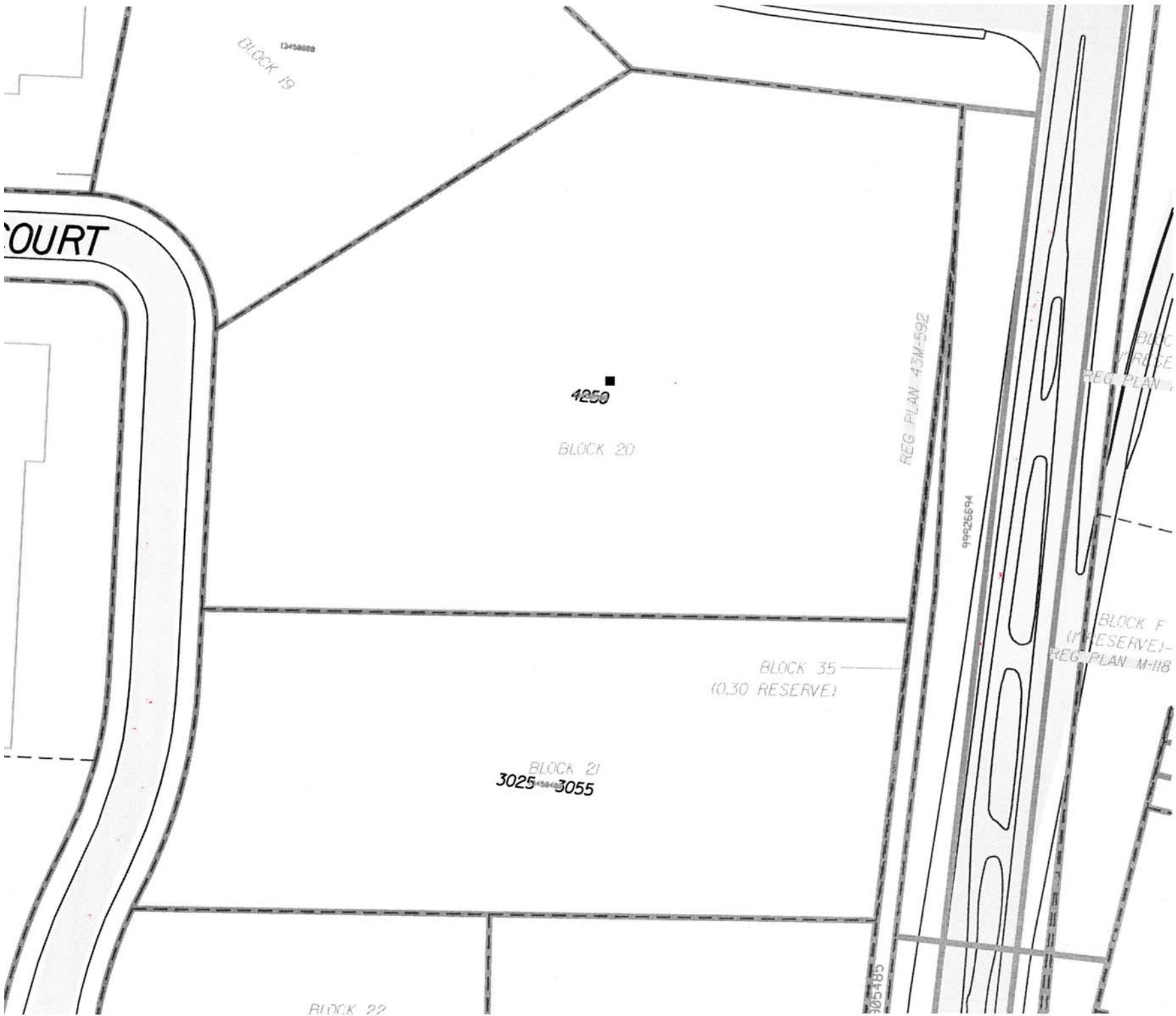
Location: Mississauga, Ontario, Canada

FWO Number: *



Sheet
10







SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 30, 2011

FILE: 11-04333

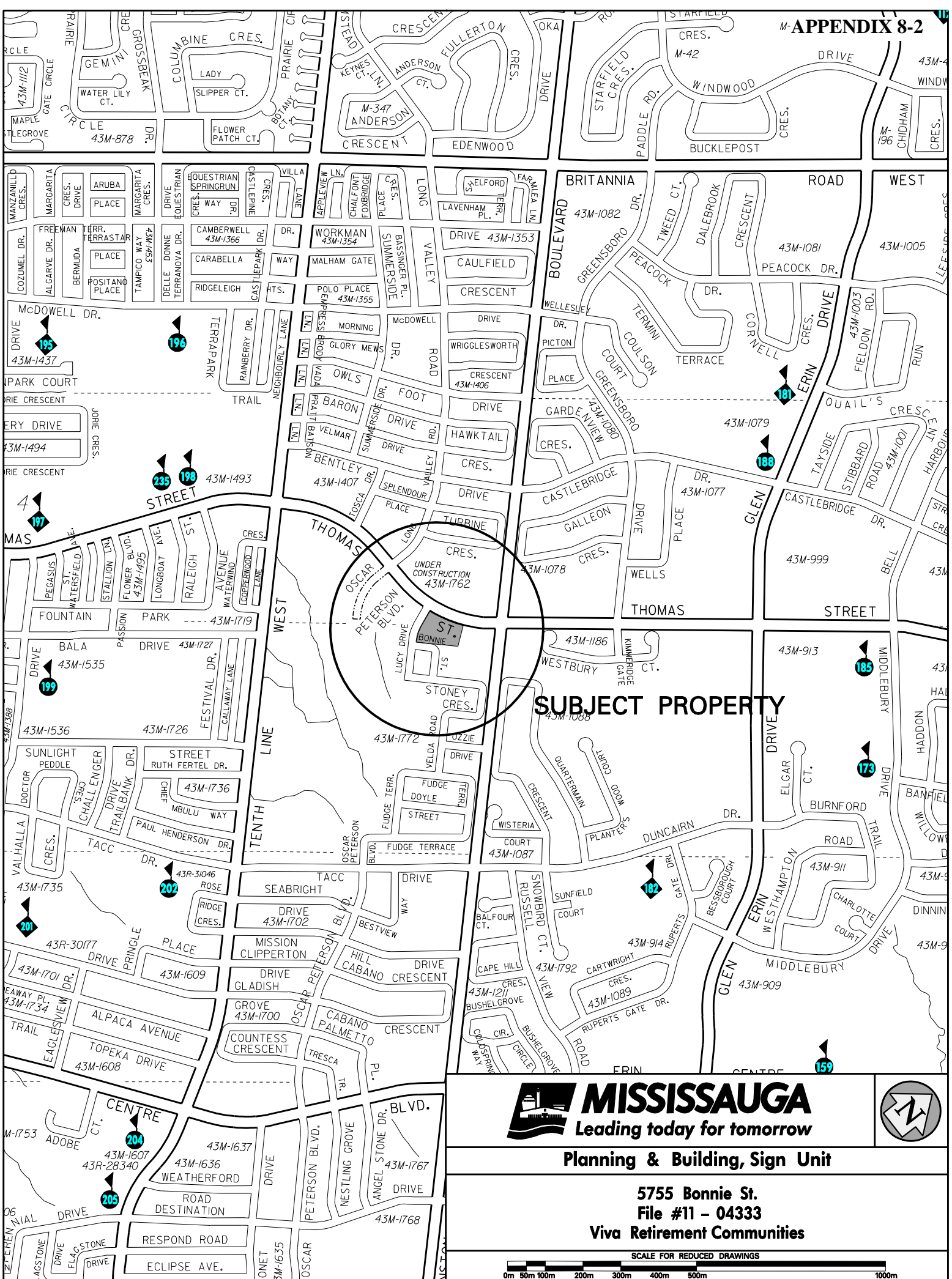
RE: Viva Retirement Communities
5575 Bonnie St. - Ward 10

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

Section 12	Proposed
A ground sign in a residential zone shall be an address sign.	Two (2) ground signs that include the name of the development.

COMMENTS:

The two proposed ground sign identify the retirement community which occupies the subject property. One is located at the vehicle entrance and one at the front of the building. The signs are located on landscape walls which are part of the fencing for the site and are well designed. The Planning and Building Department therefore finds the variances acceptable from a design perspective.



MISSISSAUGA
Leading today for tomorrow

Planning & Building, Sign Unit

5755 Bonnie St.
File #11 - 04333
Viva Retirement Communities

SCALE FOR REDUCED DRAWINGS

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



To whom it may concern,

VIVA Churchill LP, the owner of VIVA Mississauga Retirement Community, is applying for an exception to by-law(s) _____ for our new retirement community at 5575 Bonnie Street in Mississauga, Ontario.

VIVA believes that having clear, well-designed signage is particularly important for our residents. As senior citizens, our residents benefit from the guidance and reminders that way-finding and clear identification of their home can provide. We are also requesting this signage so that emergency vehicles are able to quickly identify our building and eliminate any lost time trying to locate our facility.

Below, please find a list of specific signs we require, along with the key reasons for their necessity:

SIGN	LOCATION	REASON(S)
VIVA Mississauga logo & "ENTRANCE →"	Mounted on pier wall at the corner of Thomas St. & Lucy Dr.	1) Identify property for residents, employees, visitors, and suppliers 2) Direct residents, employees, visitors, and suppliers to VIVA's parking lot entrance
VIVA Mississauga logo	Mounted on pier wall at parking lot entrance	1) Identify entrance to parking lot 2) Welcome residents, employees, visitors, suppliers
"VIVA"	Front entrance canopy	1) Identify front entrance of property for residents, employees, visitors, and suppliers 2) Complement architectural detail of exterior design

We ask that the City of Mississauga consider the unique needs of our senior residents, and grant our request for the signs listed above.

With thanks in advance.

Danny Joseph

5575 Bonnie Street, Mississauga, Ontario | Phone: 905-566-4500 | www.vivalife.ca

SIGN A



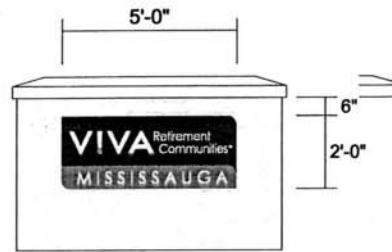
Corner Pier Wall Signage

Specifications:

VIVA Illuminated Fascia
Aluminum cabinet
White acrylic faces
3M vinyl graphics face applied
3630-167 Bright Blue / 3630-44 Orange
White LED illumination
Reflector lense for downward
lighting on bottom of fascia
Trim-cap retainers & returns painted
to match blue & orange vinyl

Entrance ->
Aluminum Cut-Out Letters & Arrow
Painted black and pin-mounted to wall

SIGN B



Main Entrance Left Side Wall Signage

Specifications:

VIVA Non-Illuminated Panel
1/8" Aluminum panel
Face & edge of aluminum
painted to match Blue PMS 3005 & Orange PMS 144

Graphics Treatment
Water-jet cut 1/4" aluminum letters
painted white & dot painted Orange PMS 144
"TM" - 3635-208 white vinyl
Pin-mounted flat to panel

* Externally flood-lit by others



Main Entrance Right Side Wall Signage

Specifications:

Address
Aluminum Cut-Out Letters
Painted black and pin-mounted to wall

* Externally flood-lit by others

Color Legend:

- 3630-167 Bright Blue vinyl
- 3630-44 Orange
- 3635-208 white vinyl or white paint
- Black paint
- Blue PMS 3005
- Orange PMS 144

Job No.

Vantage #: VIVA0001
Date: 10-Nov-10
Design #: 10-2210
Scale: 1/4"=1'-0"
Sales: A. Morton
Designer: R. Ferrara

Rev. #: R1 (PL)
Date: 1-Feb-11

- ☐ 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 _____

VIVA Retirement Communities
MISSISSAUGA
5575 Bonnie Street
Mississauga, ON.

PATTISON SIGN GROUP
A Division of Jim Pattison Industries Ltd.

555 Ellesmere Road
Toronto, Ontario, Canada M1R 4E8
www.pattisonsign.com

Tel (416) 759-1111
Fax (416) 759-4965
Toll Free 1-800-268-6536

The artistic works depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without prior written consent.



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.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

August 30, 2011

FILE: 11-04605

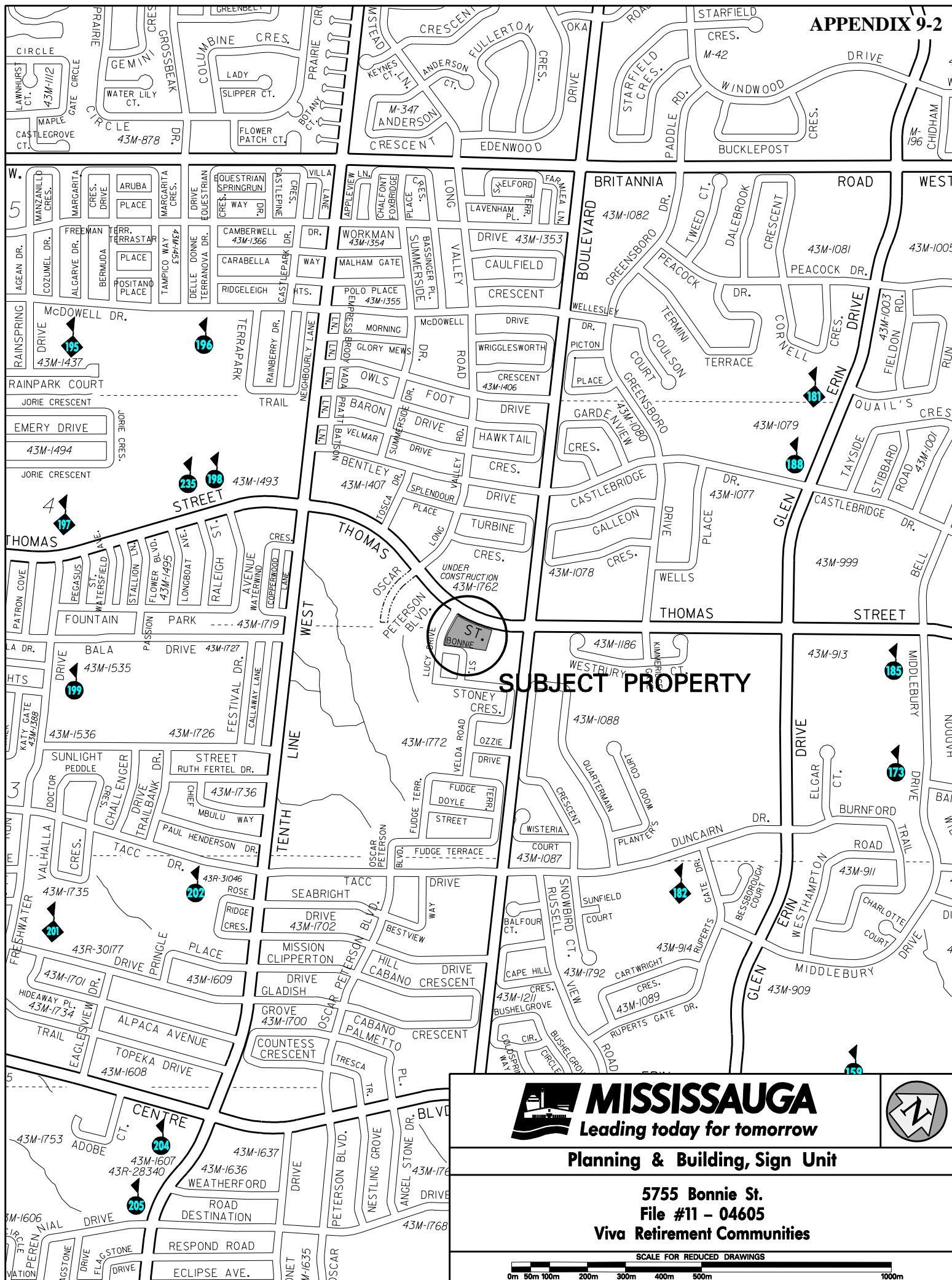
RE: Viva Retirement Communities
5575 Bonnie St. - Ward 10

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

Section 4(6)	Proposed
Banner signs are specifically prohibited.	One (1) banner sign located on the east elevation of the building.

COMMENTS:

The proposed banner sign is requested to help market the newly built retirement community. The Planning and Building Department recommends that the variance be granted on the condition that the banner sign is only to remain for a period of one year (until September 2012).





Jeff Grech
Sign Inspector
City of Mississauga

Mr. Grech,

V!VA Churchill LP, the owner of V!VA Mississauga Retirement Community, is applying for a variance to the City of Mississauga by-law(s) regarding our request for a temporary exterior banner for our new retirement community at 5575 Bonnie Street in Mississauga, Ontario.

V!VA believes that having clear, well-designed signage informing our potential customers of our opening and availability is very important. As senior citizens, our customers greatly benefit from the guidance and reminders that large and clear signage of a potential new home can provide.

Should this variance be accepted, we'll be granting permission to the following company to proceed with installation of our requested banner:

Davies Signs
25944 Poplar Hill Rd.
R.R. #1 Ailsa -Craig ON N0M 1A0
Toll Free: (800) 684-5319
Local: (519) 232-4718

We ask that the City of Mississauga consider the unique needs of our senior customers, and grant our request for the sign listed above.

With thanks in advance.

Danny Joseph
Director of Marketing & Sales
V!VA Retirement Communities

ASPHALT SHINGLE
(HARVARD SLATE
IKO OR EQUIVALENT)

