



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2012)

PDC Mar 19 2012

DATE: February 28, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: March 19, 2012

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 February 28, 2012 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 Appendix 1 and 5 of the Report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 11-06444
Ward 1
Fram Building Group
1 Hurontario St.

To permit the following:

- i) Two (2) fascia signs proposed on the south canopy of the building.

- ii) Three (3) fascia signs located on the south elevation not located on the exterior walls of the businesses.

- (b) Sign Variance Application 11-06943
Ward 4
Kingsbridge Medical Centre
20 Kingsbridge Garden Circle

To permit the following:

- i) One (1) fascia sign on the east elevation of the building attached to the canopy in front of the unit occupied by the business.

- (c) Sign Variance Application 11-06975
Ward 5
401 Dixie Auto Mall
5500 Dixie Road

To permit the following:

- (i) One (1) ground sign with a maximum height of 9.14m (30 ft.).

- (d) Sign Variance Application 11-07022
Ward 7
TransGlobe
3122 Hurontario Street

To permit the following:

- (i) One (1) address ground sign with an area of 3.59 sq. m. (38.64 sq. ft.).

- (e) Sign Variance Application 11-06918
Ward 9
McDonald's
5636 Glen Erin Drive

To permit the following:

- (i) One (1) roof sign located on the south elevation of the building.

2. That the following Sign Variances **not be granted**:

- (a) Sign Variance Application 11-07022
Ward 7
TransGlobe
3122 Hurontario Street

To permit the following:

- (i) Four (4) fascia signs on the building.

BACKGROUND:

The *Municipal Act* states that Council may, upon the application of any person, authorize minor variances from the Sign By-law if in the opinion of Council the general intent and purpose of the By-law is maintained.

COMMENTS:

The Planning and Building Department has received five (5) Sign Variance Applications (see Appendices 1 to 5) for approval by Council. The applications are each accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the applicants 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:

Fram Building Group
Appendix 1-1 to 1-9

Kingsbridge Medical Centre
Appendix 2-1 to 2-10

401 Dixie Auto Mall
Appendix 3-1 to 3-8

TransGlobe
Appendix 4-1 to 4-8

McDonald's
Appendix 5-1 to 5-6

Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 28, 2012

FILE: 11-06444

RE: Fram Building Group
1 Hurontario Street -Ward 1

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

Section 4	Proposed
Roof signs are specifically prohibited.	Two (2) fascia signs proposed on the south canopy of the building.
Section 13	Proposed
A fascia sign must be located on the exterior wall of the business.	Three (3) fascia signs located on the south elevation not located on the exterior walls of the businesses.

COMMENTS:

The requested variance for two (2) fascia signs proposed on the south canopy of the building meets the intended design of the building and is in character with similar signage currently on this building. The Planning and Building Department finds the design and placement of these signs to be appropriate for this building from a design perspective and therefore have no objection.

The variance for three (3) fascia signs are for units on the second floor and located above at the common ground level entrance to the units. The design of these signs is in character with the design of the building. The Planning and Building Department finds the design and placement of these signs to be appropriate for this building and therefore have no objection.



141 Lakeshore Road East, Top Floor
Mississauga, Ontario L5G 1E8

Tel: (416) 747-9661 • Fax: (416) 747-9899
1-800-916-FRAM (3726)

December 22, 2011

Laura Todirica
Sign Bylaw Plan Examiner
300 City Centre Drive
Mississauga, ON L5B 3C1

RE: SIGN VARIANCE APPLICATION FOR 1 HURONTARIO STREET

Ms Todirica,

The purpose of this letter is to provide rationale for a sign variance that is being requested for 1 Hurontario Street (commercial units 1, 2, 3, 219, 220, and 221). Proper and effective signage for commercial units is crucial to the success of a business, as it creates brand awareness and attracts both pedestrians and vehicular traffic to the unit.

The proposed location of the signage was determined early on in the design of the building elevation by the architects. Typically signage is located above the commercial establishment, and, on the south elevation, the canopy had the best visibility to the streetscape. Throughout the entire municipal approval process (including Site Plan and Building Permit), all architectural elevations had shown the proposed location for signage. All approvals had been obtained showing the signage atop the canopy. Therefore, with the various design and development approvals in place, the draft plan of condominium submission application (and subsequent condo registration) created "sign units" in these same locations. These can be seen on the attached plans. Through the various approval processes, no concerns had been raised regarding the compliance with the sign bylaw. If we had been aware of the non-complying design at the time of condo registration, adjustments would have been made on the plans to allow greater flexibility for signage for the commercial tenants.

With the condominium plan registered (PSCC 908), permitted locations for sign structures restrict commercial signage opportunities. For example, a fascia sign is not permitted against the building face, as per the condominium plan and rules.

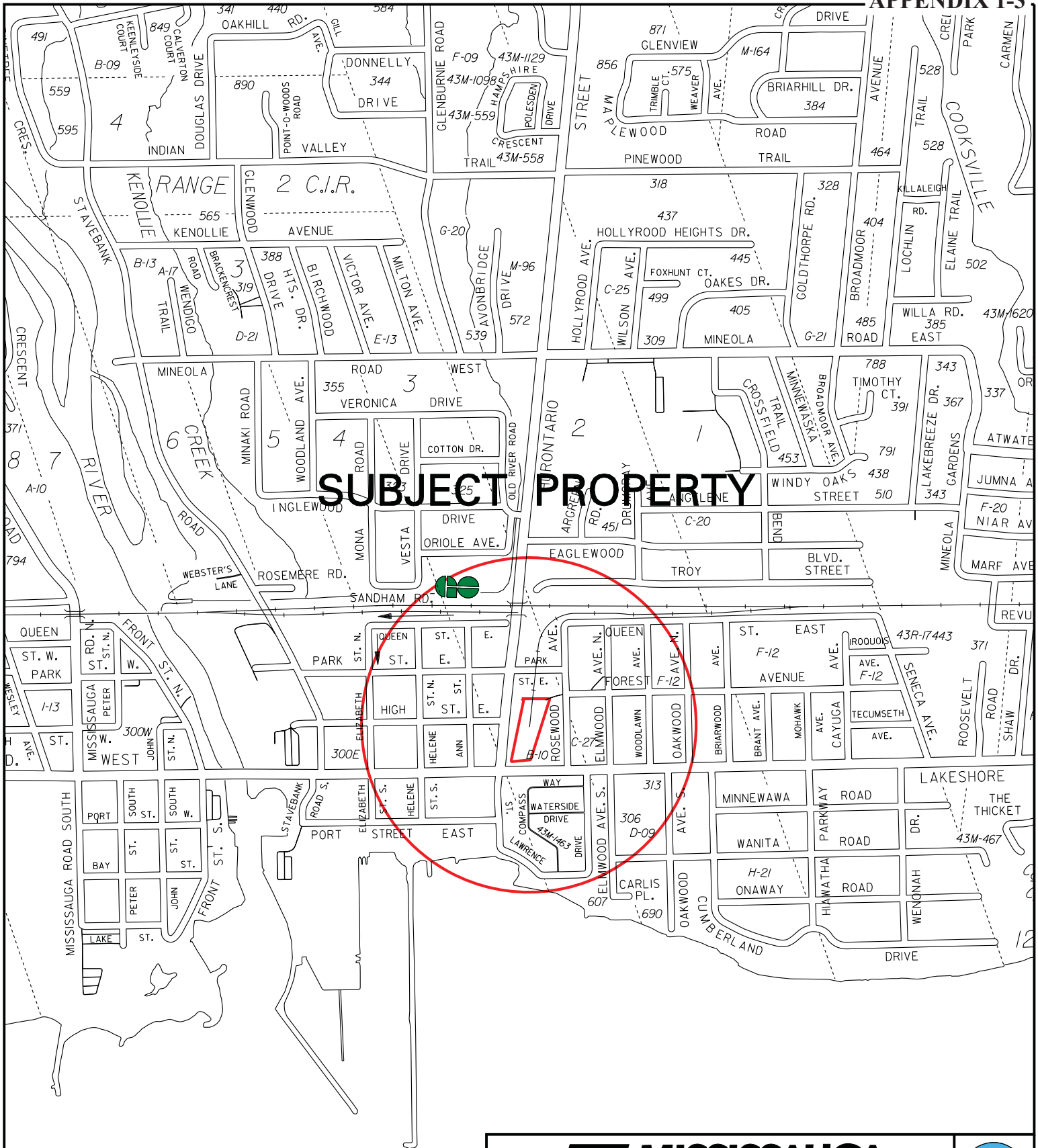
We are therefore seeking relief from the sign bylaw to permit signs on top of and below the canopy structure.

If you should have any further questions or would like to discuss, please do not hesitate to contact me anytime.

Thank you,

A handwritten signature in blue ink, appearing to read 'Christina Giannone', is written over a horizontal line.

Christina Giannone
Project Coordinator
Tel: (416) 747-9661 ext. 237
Cel: (416) 771-2538
E: cgiannone@framgroup.com



MISSISSAUGA
Leading today for tomorrow



Planning and Building

Sign Unit

1 Hurontario Street

file#11-06444

Commercial units on south elevation, Fram Building Group

SCALE FOR REDUCED DRAWINGS

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

N T A R

[illegible]

1 GROUND FLOOR PLAN
A1.0B 1:100

*All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing shall not be used for construction purposes unless countersigned by:

RALPH GIANNONE

LEGE

DENOTES DROP CEILING

NOTE:

1. REFER to interior design drawings for interior finishes and ceiling heights in public areas.
2. REFER to elect. consultants for legends and symbols
3. REFER and confirm all bulkhead locations and sizes with mechanical drawings



SP 06 270 W1
NORTH SHORE
1,25,23,33 HURONTARIO STREET
22 STOREY CONDOMINIUM BUILDING

Peel Condominium Plan

No

Part 3

Sheet _____ of _____ Sheets

1. ISSUED FOR AS-BUILT

11.05.20

Revision	Date
----------	------



Giannone Petricone Associates

Giannone Petricone Associates Inc. Architects
462 Wellington St. W. Suite 501, Toronto ON Canada M5V 1E3
Telephone: 416.591.7788 Fax: 416.591.1293 www.gpsa.com

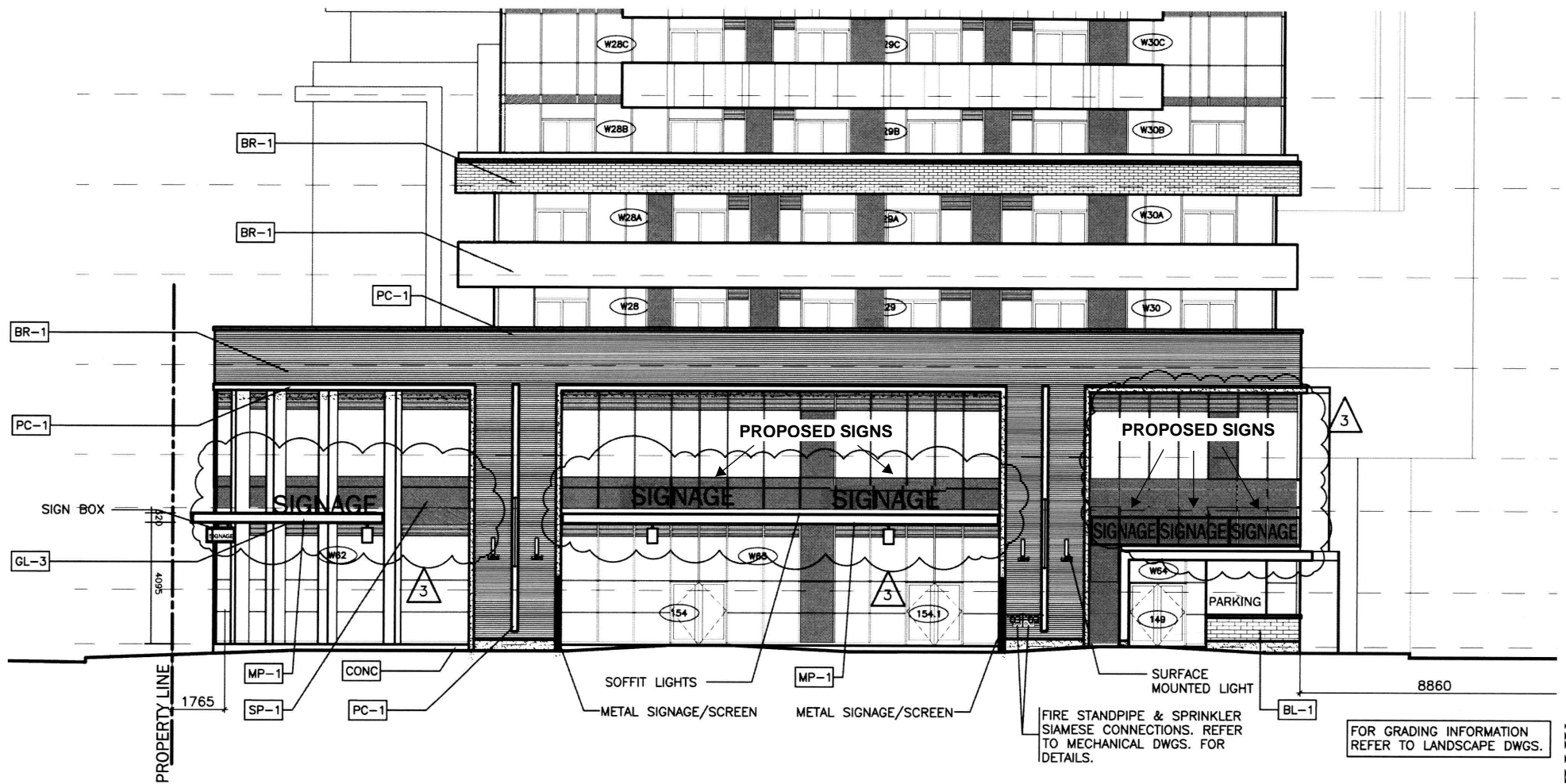
NORTH SHORE
22 STOREY CONDO
1 Hurontario Street, Mississauga, Ontario

GROUND FLOOR PLAN

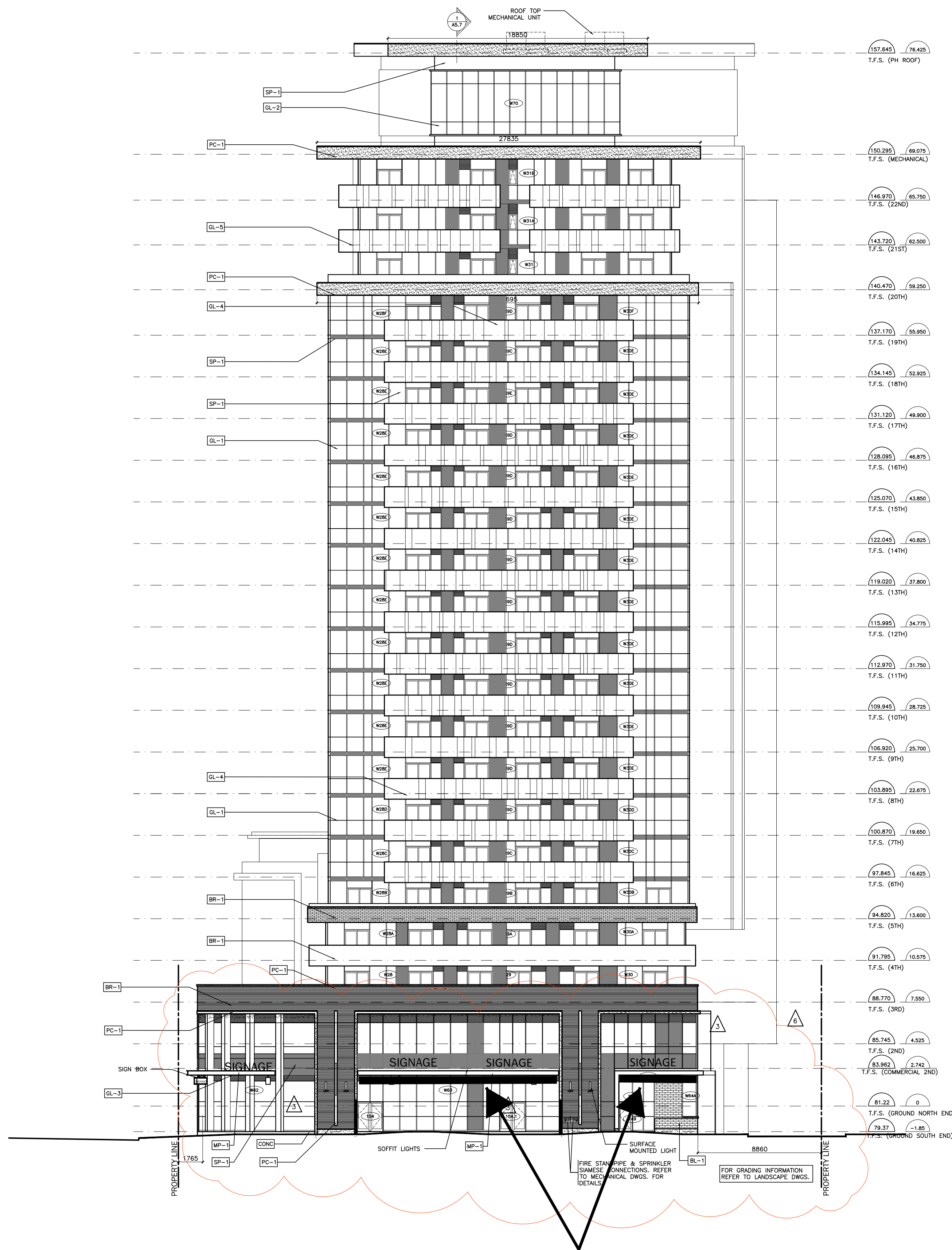
Project No.:	06111
Scale:	1:100
Date:	06.06.23
Drawn by:	LD/RK
Checked by:	LD

A1 OB

APPENDIX 1-4

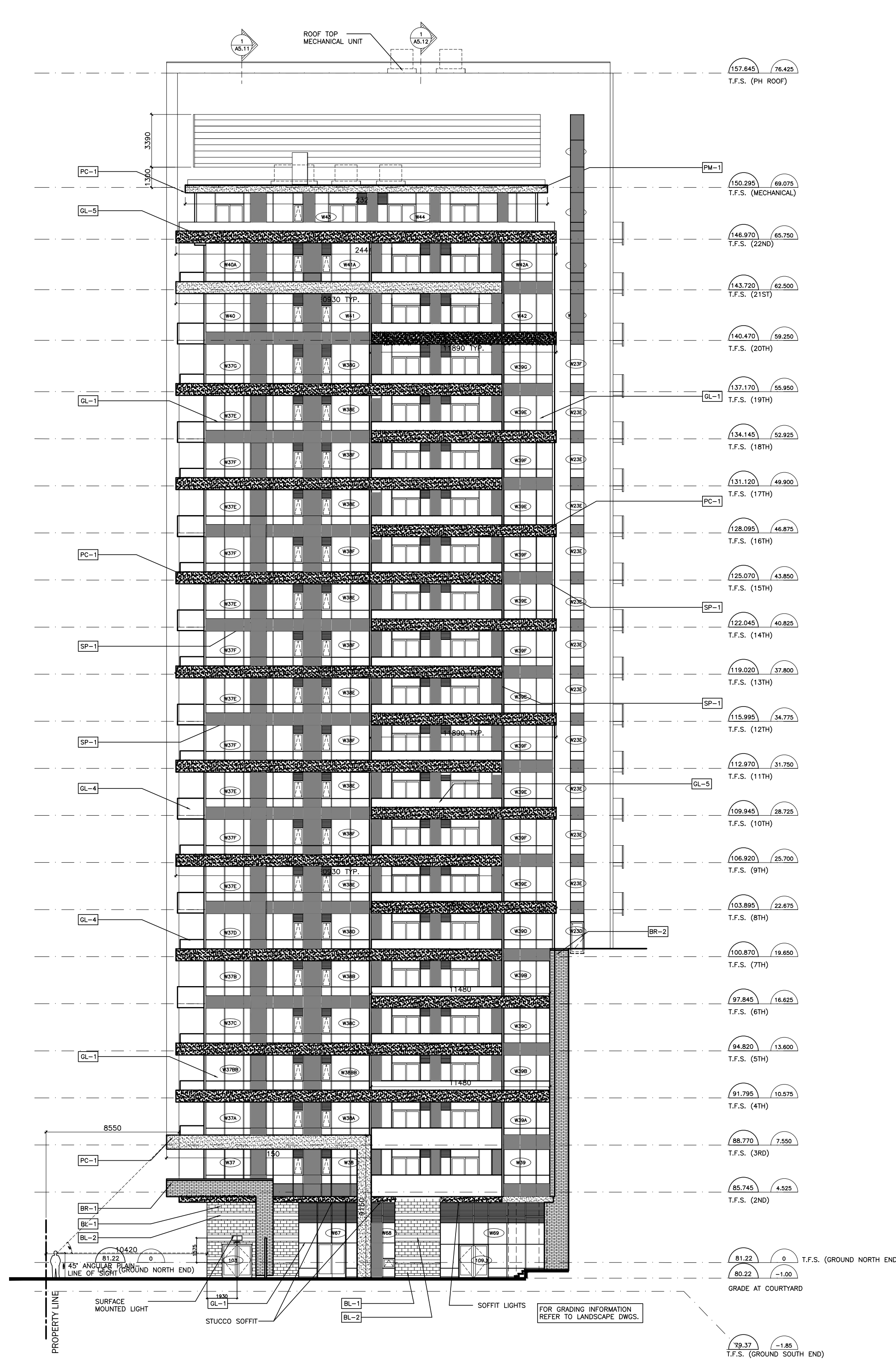


FOR GRADING INFORMATION
REFER TO LANDSCAPE DWGS.



PROPOSED SIGNS

MATERIAL LEGEND			
MATERIAL	SPECIFICATIONS		
BR-1	BRICK	METRIC NORMAN- INTERSTATE BRICK	
BR-2	BRICK	METRIC NORMAN-INTERSTATE BRICK - MONTREY	
BL-1	ARCHITECTURAL BLOCK	190mm X 590mm RICHVALE - DIAMOND BLACK GROUND	
BL-2	ARCHITECTURAL BLOCK	190mm X 590mm RICHVALE -DIAMOND BLACK BLOCK STIPPLE	
CONC	EXPOSED CONCRETE	SMOOTH FINISH	
PC-1	PRE-CAST	WHITE (PROVIDE SAMPLES)	
PC-2	PRE-CAST	DK. GREY (PROVIDE SAMPLES)	
GL-1	INSULATED WINDOW UNIT	CARDINAL LoE2-240 (DOUBLE)	
GL-2	INSULATED WINDOW UNIT	FROSTED GLASS	
GL-3	INSULATED WINDOW UNIT	BENJAMIN MOORE 2025-70 BARELY YELLOW	
GL-4	GUARD TEMPERED GLASS	CLEAR (DOUBLE)	
		CLEAR W. TRANSLUCENT STRIPED CERAMIC FRIT AS PER ARCHITECT'S PATTERN TEMPLATE	
GL-5	CLEAR TEMPERED GLASS	BALCONY RAILING	
GL-6	CLEAR TEMPERED GLASS	WIND DIFFUSING CLEAR TEMPERED GLASS PANEL	
GL-7	PINHEAD TEMPERED GLASS	PINHEAD GLASS PRIVACY SCREEN	
SP-1	SPANDREL PANEL DK.	THERMA-SPAN SMF-3/W (DK GREY WT OPACIFIER)	
SP-2	SPANDREL PANEL LT.	THERMA-SPAN SMF-1/BK (LT GREY BK OPACIFIER)	
MP-1	METAL SPANDREL PANEL	PPG/DK. GRAY/DURACRON S600/K21279 OR APPROVED EQ.	
MP-2	ALUMINUM PANEL	3MM PREFINISHED ALUM. PANEL (PIGMENTO RED)	
ST-1	STONE	Arriscraft Adair Limestone AD29 - SEPIA VEINED CUT	
ST-2	STONE	Arriscraft Adair Limestone AD09 - SEPIA ROCK FACE	
PM-1	PREFIN. METAL FLASHING	VICWEST QC-5712 LINER WHITE (W. PC-1)	
PM-2	PREFIN. METAL FLASHING	VICWEST QC-6072 (W. SP-1)	
STC-1	STUCCO	DRYVIT (xxx)	
ZC-1	ZINC	VM ZINC (PIGMENTO RED)	
	WINDOW FRAME	PPG/DK. GRAY/DURACRON S600/K21279	



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This drawing shall not be used for construction purposes unless countersigned by:

RALPH GIANNONE

PRELIMINARY

SP 06 270 W1
NORTH SHORE
1,25,23,33 HURONTARIO STREET
22 STOREY CONDOMINIUM BUILDING

PEEL STANDARD CONDOMINIUM PLAN

No _____

Part 3

Sheet 41 of 142 Sheets

1. ISSUED FOR AS-BUILT 11.05.20
Revision _____ Date _____



Giannone Petricone Associates

Giannone Petricone Associates Inc. Architects
462 Wellington St. W. Suite 501, Toronto ON Canada M5Y 1E3
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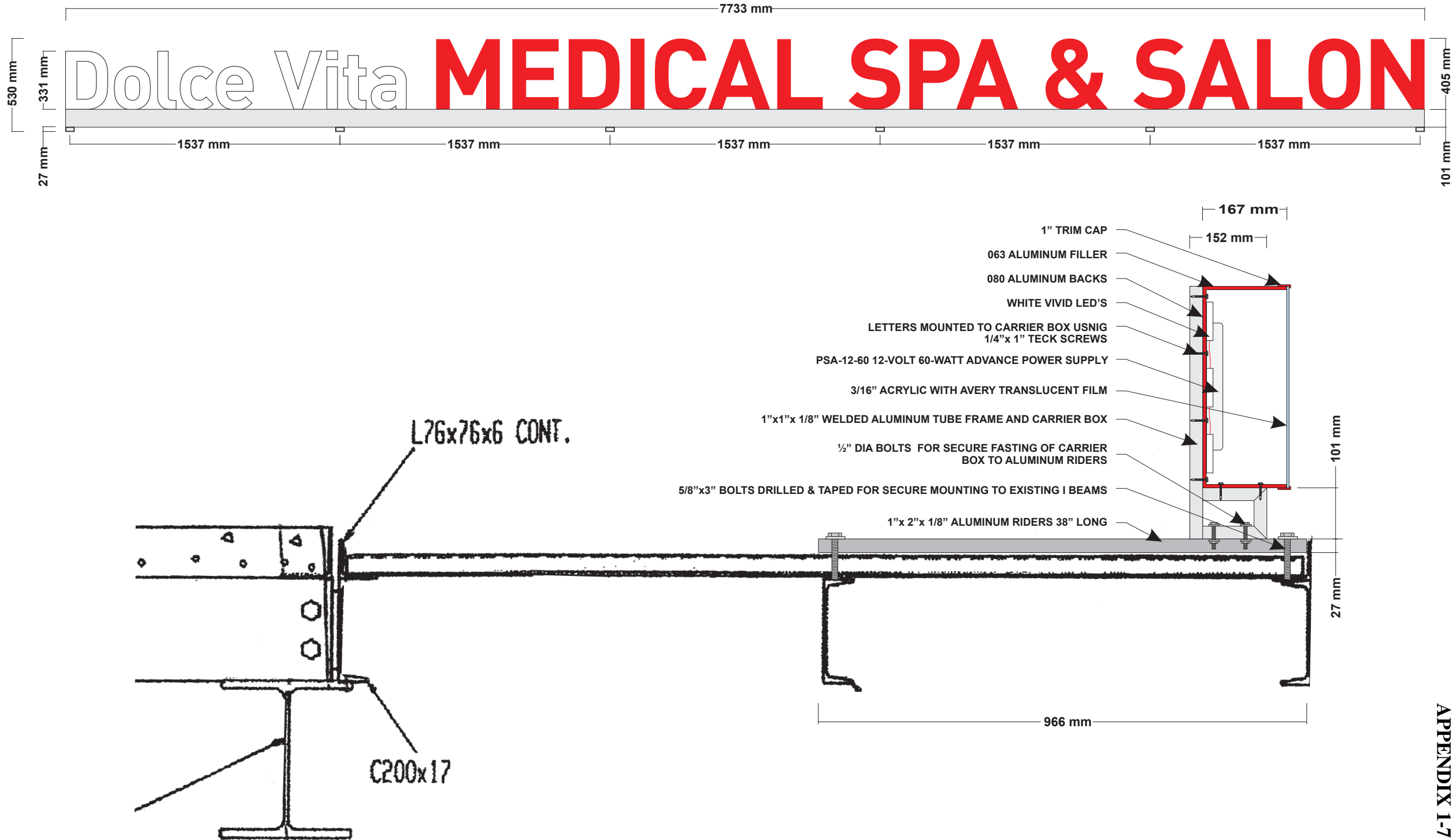
NORTH SHORE
22 STOREY CONDO
1 Hurontario Street, Mississauga, Ontario

SOUTH TOWER ELEVATION
(LAKESHORE RD)
NORTH TOWER ELEVATION
(COURTYARD)

Project No.: 06111
Scale: 1:200
Date: 06.06.23
Drawn by: LD/RK
Checked by: LD

A2.1

APPENDIX 1-6

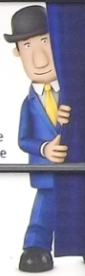


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see what we
have in store



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SALON

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SOON



1 HURONTARIO STREET
SOUTH ELEVATION



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 28, 2012

FILE: 11-06943

RE: Kingsbridge Medical Centre
20 Kingsbridge Garden Circle -Ward 4

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

Section 4	Proposed
A fascia sign shall be located on the exterior wall of the unit occupied by the business.	One (1) fascia sign on the east elevation of the building attached to the canopy in front of the unit occupied by the business.

COMMENTS:

The proposed sign is located on the portion of the canopy directly in front of the tenant's unit. The canopy is not considered as part of the unit. The location along the edge of the canopy is consistent with the signage for all the other ground floor tenants. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.



January 17, 2012

RE: Letter for Sign Variance for Kingsbridge Medical Centre
Permit Application#: SGN BLD 11 6943

To whom it may concern,

We recently applied for a sign permit for our customer, Dr. Chen, at 20 Kingsbridge Garden Circle. After applying for the permit we learned that our location of the sign had prevented us from obtaining a simple sign permit. Due to the fact that this building's design has a major setback to the tenant's storefront, a variance is needed. We hope that by applying for the sign variance, you will make an exception for my tenant to install a sign that is aesthetically consistent with the existing signs that are presently there. By approving this variance the proposed sign would be in its "logical" location, in keeping with other existing signage in the same visual and positional line.

I do hope that you will favourably consider my request.

Looking forward to hearing from you regarding this matter.

Sincerely,

A handwritten signature in cursive script that reads 'Betty Foo'.

Betty Foo
Owner/Office Manager

15 September 2011

Dr. Richard Y.Y. Chen
KINGSBRIDGE MEDICAL CENTRE
20 Kingsbridge Garden Circle
Mississauga, On.
L5R 3K7

Subject PROPOSED SIGN

Dear Dr. Chen,

In response to your request, we are giving you permission to install your sign just above the East entrance to your suite subject to all applicable laws, rules and regulations of the City of Mississauga.

It is understood that you will secure the necessary permit at your own expense and install it in such a way that it will not compromise the structural integrity of any portion of the building. Also, the building envelope integrity should be protected.

Kindly furnish us with a copy of the drawings and the sign permit.

Thank you very much.

Sincerely,



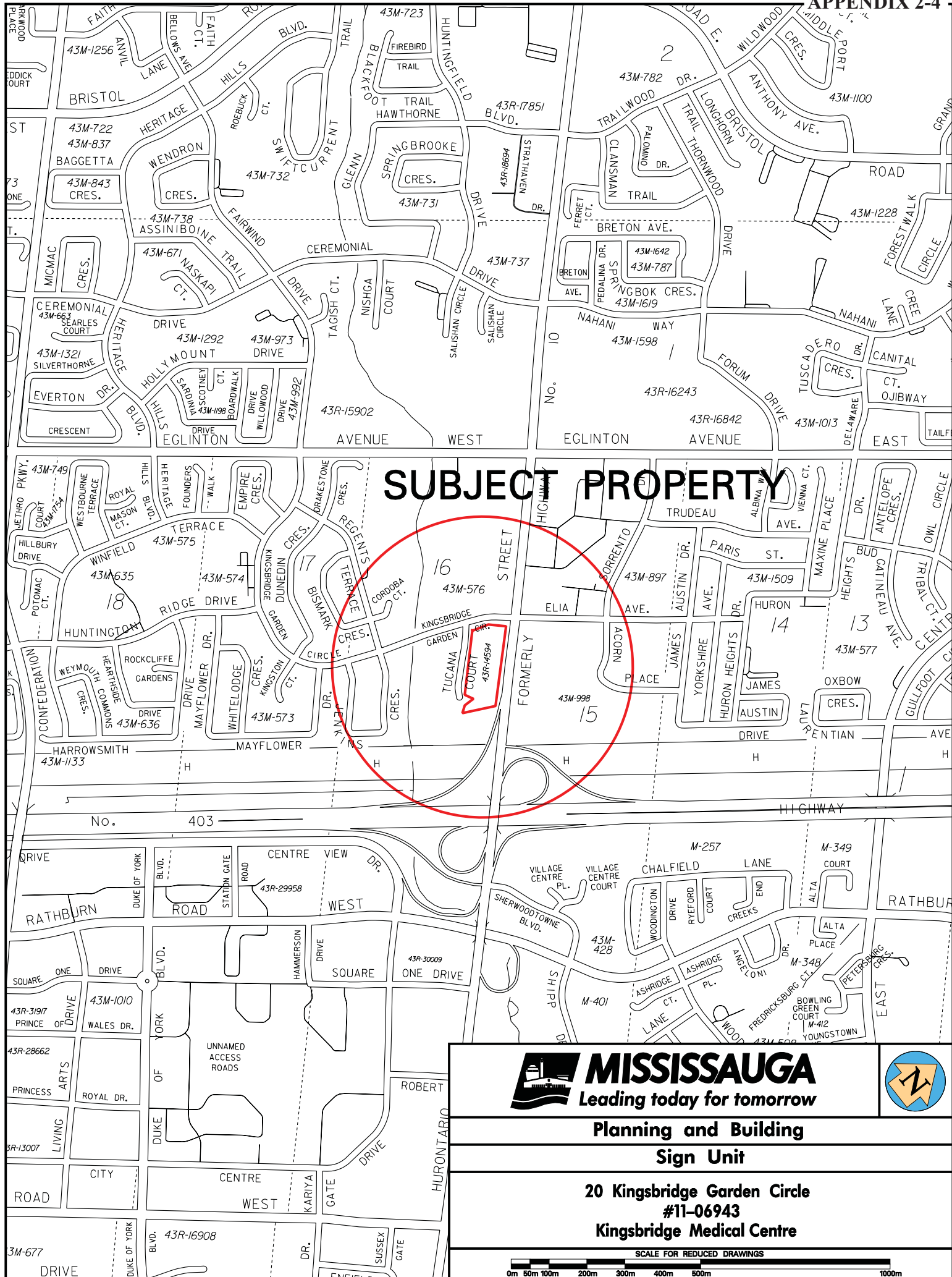
GERARDO A. DE LA ROSA, P. Eng.
Senior Manager
Real Estate Services
Lisgar Development Ltd.
Property Managers for 1106822 Ontario Ltd.

No. 1691 P.
100/100 P 001/001

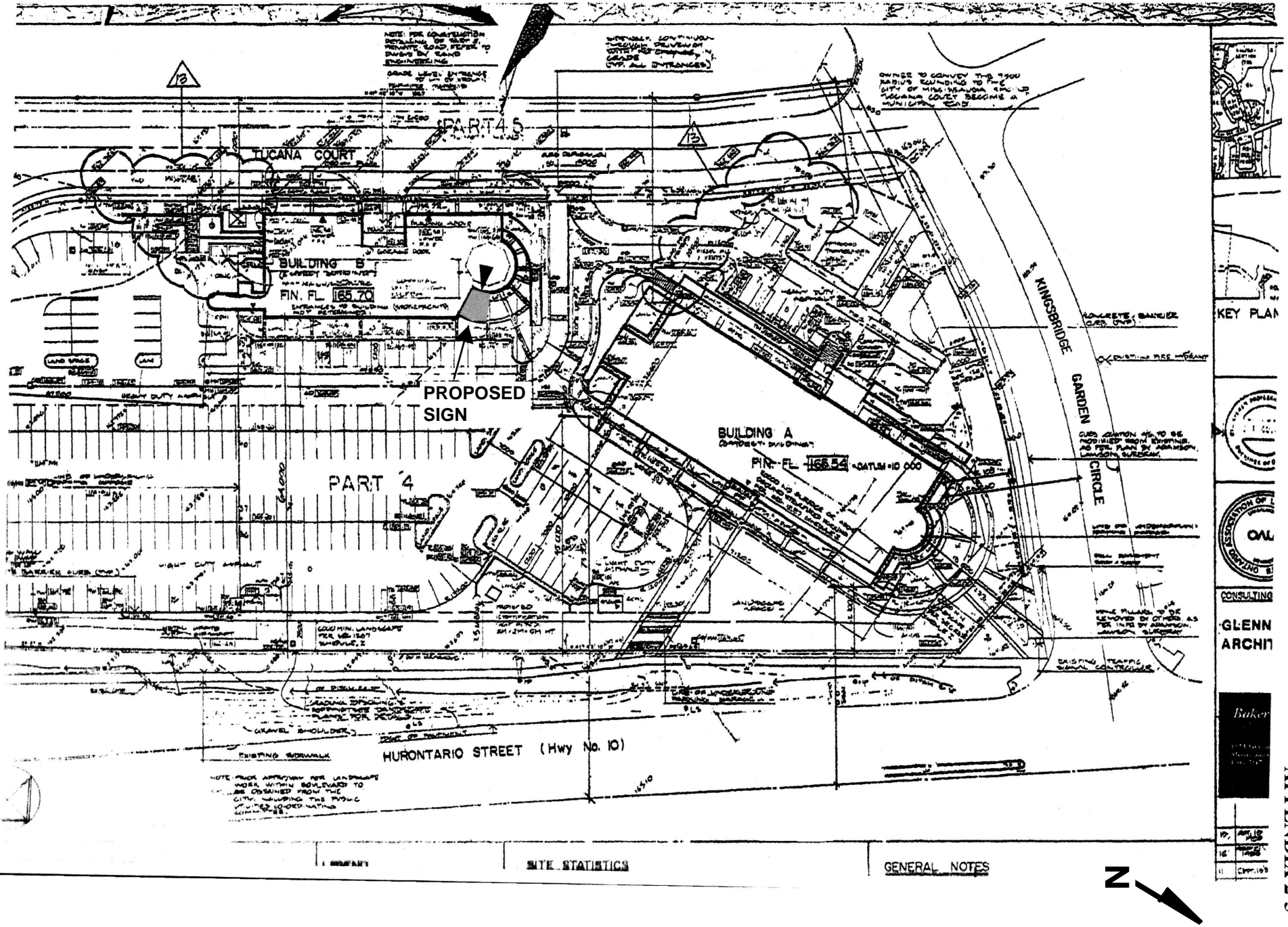
KINGSBRIDGE

Lisgar Development

11/02/2011 15:02 90588907102
Sep. 15, 2011 2:24PM



Kingsbridge Medical Centre



PROPOSED CHANNEL LETTERS
& SHAPE BOX SIGN ALL ILLUMINATED



ELEVATION

the SIGN FACTORY
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Specializing in Vinyl Cut and Full Colour Graphics

905-281-0870

720 Burnhamthorpe Rd. W
Unit # 18
Mississauga, ON L5C 3G1

Site Plan

Project

Customer

Drawing Title

Revision	
Date	Dec 29, 2011

Drawn by	K.H.
Scale	As Shown
Date	Dec02, 2011
Drawing No.	SIGNFAC-01

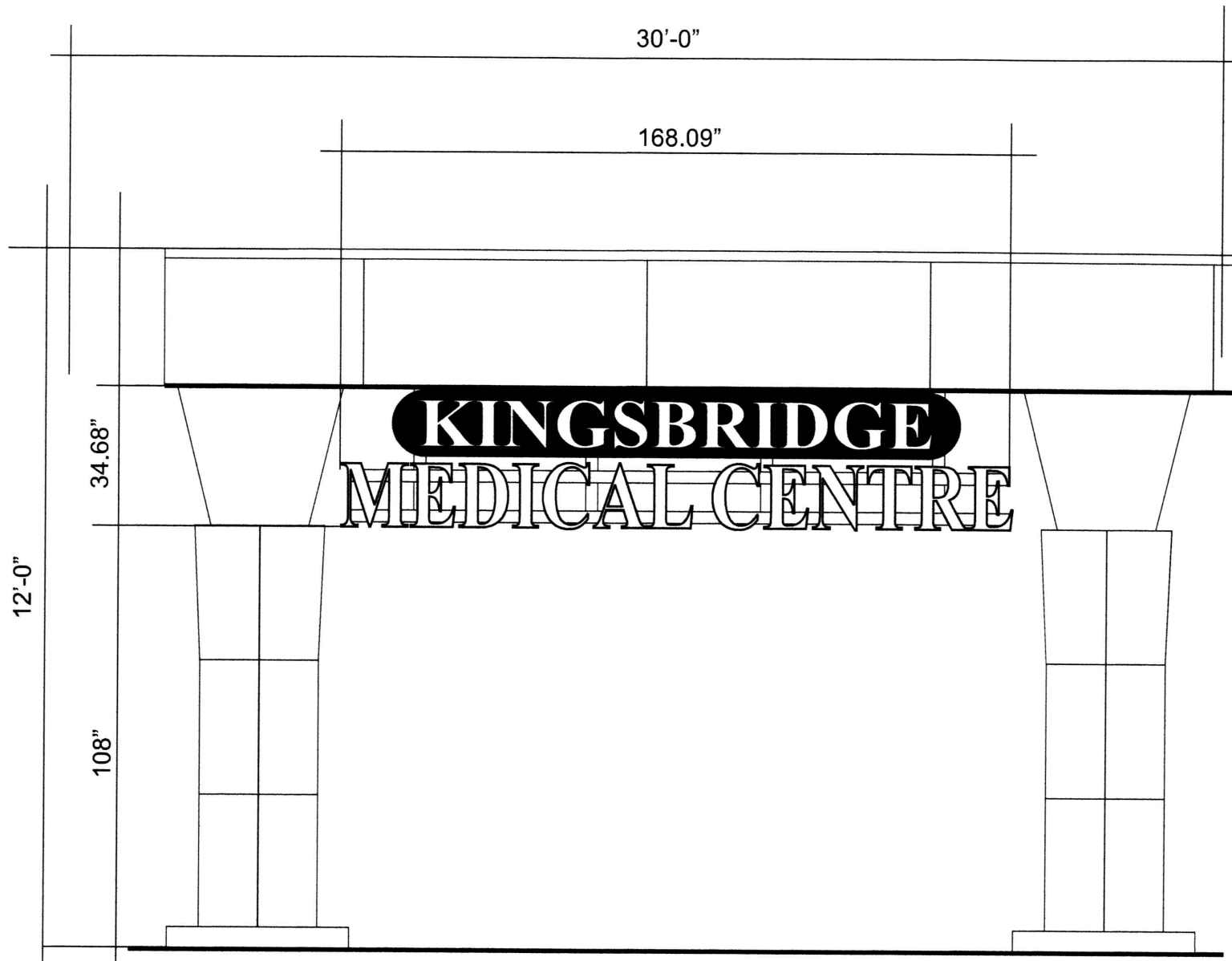


LOCATION OF
PROPOSED FASCIA
SIGN

01/20/2012

25 KINGSBRIDGE GARDEN CIRCLE
EAST ELEVATION

APPENDIX 2-7



905-281-0870

720 Burnhamthorpe Rd. W
Unit # 18
Mississauga, ON L5C 3G1

Site Plan

Project

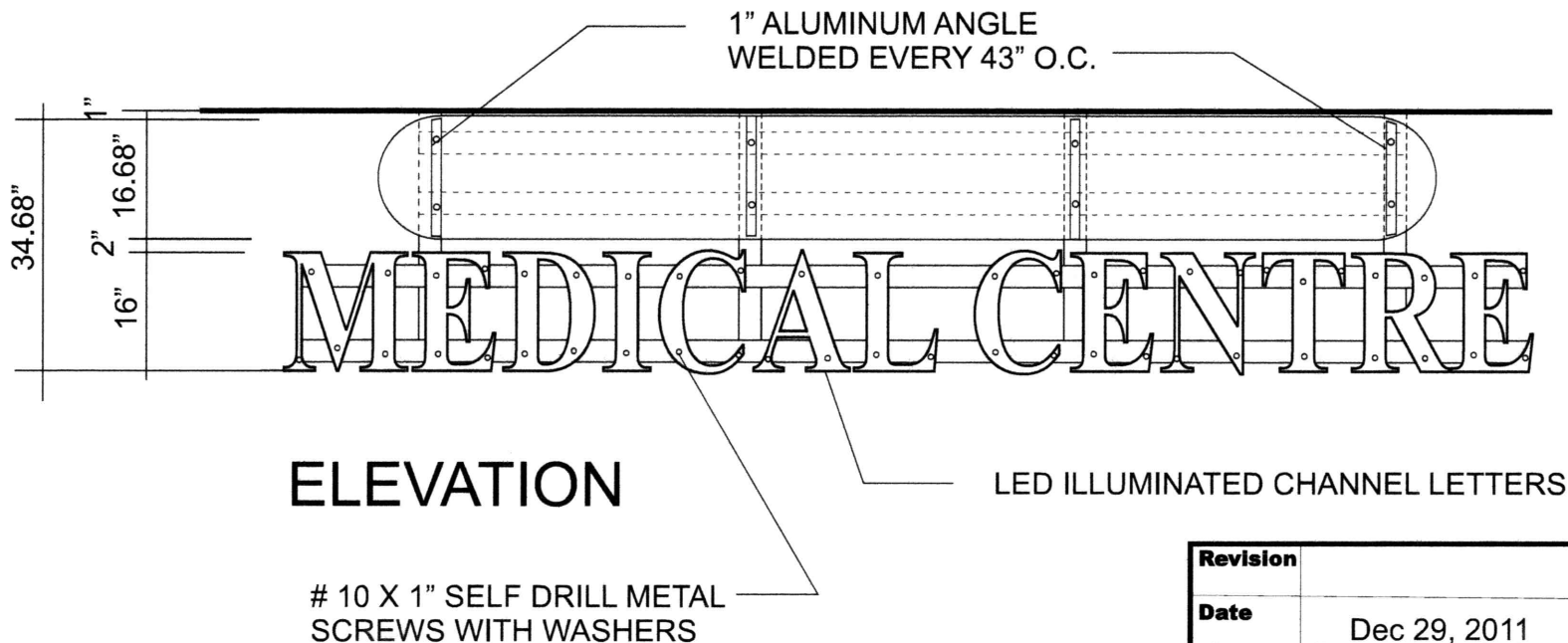
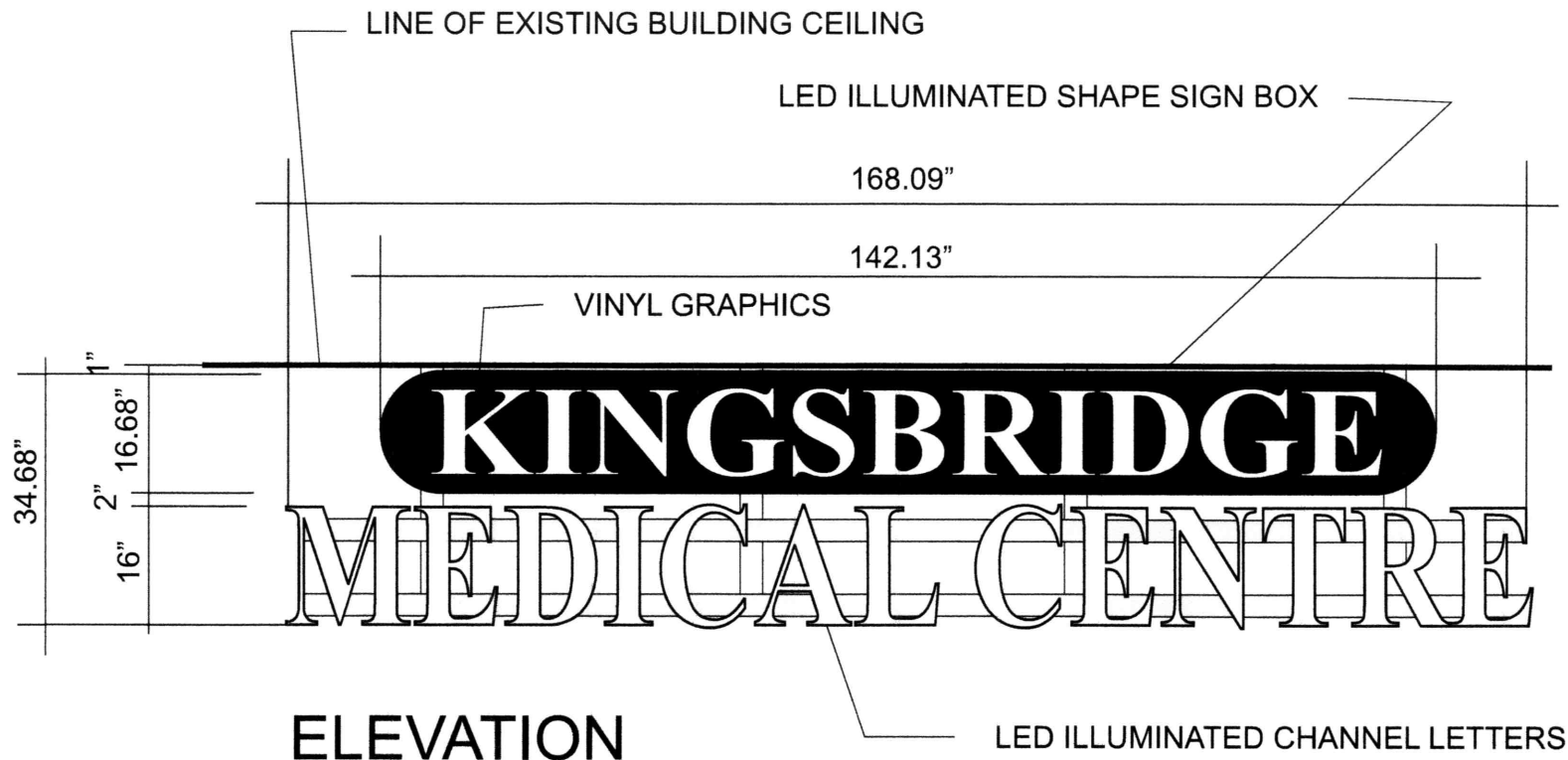
Customer

Drawing Title

Drawn by	K.H.
Scale	As Shown
Date	Dec02, 2011
Drawing No.	SIGNFAC-05

Unit width 30'-0" height 12'-0" = 300 sq. ft
allowable 20 % = 60 sq. ft
sign area = 40.46 sq. ft
or 3.75 sq. meter

Revision	
Date	Dec 29, 2011



the SIGN FACTORY SINCE 1995
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905-281-0870

720 Burnhamthorpe Rd. W
Unit # 18
Mississauga, ON L5C 3G1

Site Plan

Project

Customer

Drawing Title

Drawn by	K.H.
Scale	As Shown
Date	Dec02, 2011
Drawing No.	SIGNFAC-04

Revision	
Date	Dec 29, 2011

Total weight of shape box led
sign = 56 lbs
total weight of channel letters
sign = 65 lbs
weight of "C" channel aluminum
extrusion = 40 lbs
total weight for this sign = 161 lbs max

ILLUMINATED SHAPE BOX
SIGN WITH GRAPHICS

FOR ILLUSTRATION
ONLY

ILLUMINATED CHANNEL
LETTERS

LINE OF EXISTING
BUILDING CEILING

3/8" X 4" LAG & SHIELD
AS REQUIRED

EXISTING CONCRETE
CEILING

EXISTING 1/4"
aluminum CLADING

2"X3"X1/4" ALUMINUM
ANGLE SECURED TO
METAL CEILING

1" ALUMINUM ANGLE
WELDED
EVERY 43" O.C.

10 X 1" SELF DRILL METAL
SCREWS WITH WASHERS

3"X1.5"X1/8" ALUMINUM "U"
CHANNEL FRAME

SECTION / ATTACHMENT DETAIL



905-281-0870

720 Burnhamthorpe Rd. W
Unit # 18
Mississauga, ON L5C 3G1

Site Plan

Project

Customer

Drawing Title

Drawn by	K.H.
Scale	As Shown
Date	Dec02, 2011
Drawing No.	SIGNFAC-06

Revision	
Date	Dec 29, 2011



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 28, 2012

FILE: 11-06975

RE: 401 Dixie Auto Mall
5500 Dixie Road - Ward 5

The applicant requests the following variance to section 13, Table 3 of the Sign By-law 0054-2002, as amended.

Section 13	Proposed
A ground sign for a commercial undertaking is permitted to be a maximum of 7.5m (24.61 ft.) in height.	One (1) ground sign with a maximum height of 9.14m (30 ft.).

COMMENTS:

The proposed ground sign is replacing an existing multi-tenant sign in the same location. The excess height of the proposed sign is warranted as the property at this portion of the site is significantly lower grade than the adjacent road. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.



GREGORYSIGNS
& engraving Ltd.

137 Buttermilk Avenue
Vaughan, Ontario
Canada L4K 3X5

t - 905 532 0602
f - 905 532 0607
tf - 877 663 0876

December 9, 2011

City of Mississauga Sign Variance committee

RE: Sign variance application for 401/Dixie Automall main pylon sign located at 5500 Dixie Road.

To whom it may concern,

We are proposing to replace the existing pylon sign with a new pylon sign to be installed onto the existing concrete base. We are asking for your consideration for our variance request of a 9.14m sign height above grade whereas the sign bylaw has a maximum height permitted of 7.5m. The height of the existing pylon sign above grade is 8.48m.

The proposed height is required due to the location of the sign in relation to the Dixie Road street level. The Dixie Road street level is approximately 3.45m above grade around the pylon sign and so visibility of the sign to traffic is compromised. The sign is required to advertise the individual dealerships on the property and has been professionally designed to upgrade the property and streetscape and recently renovated dealership facades within the automall.

The sign will not adversely affect neighboring properties and public safety.

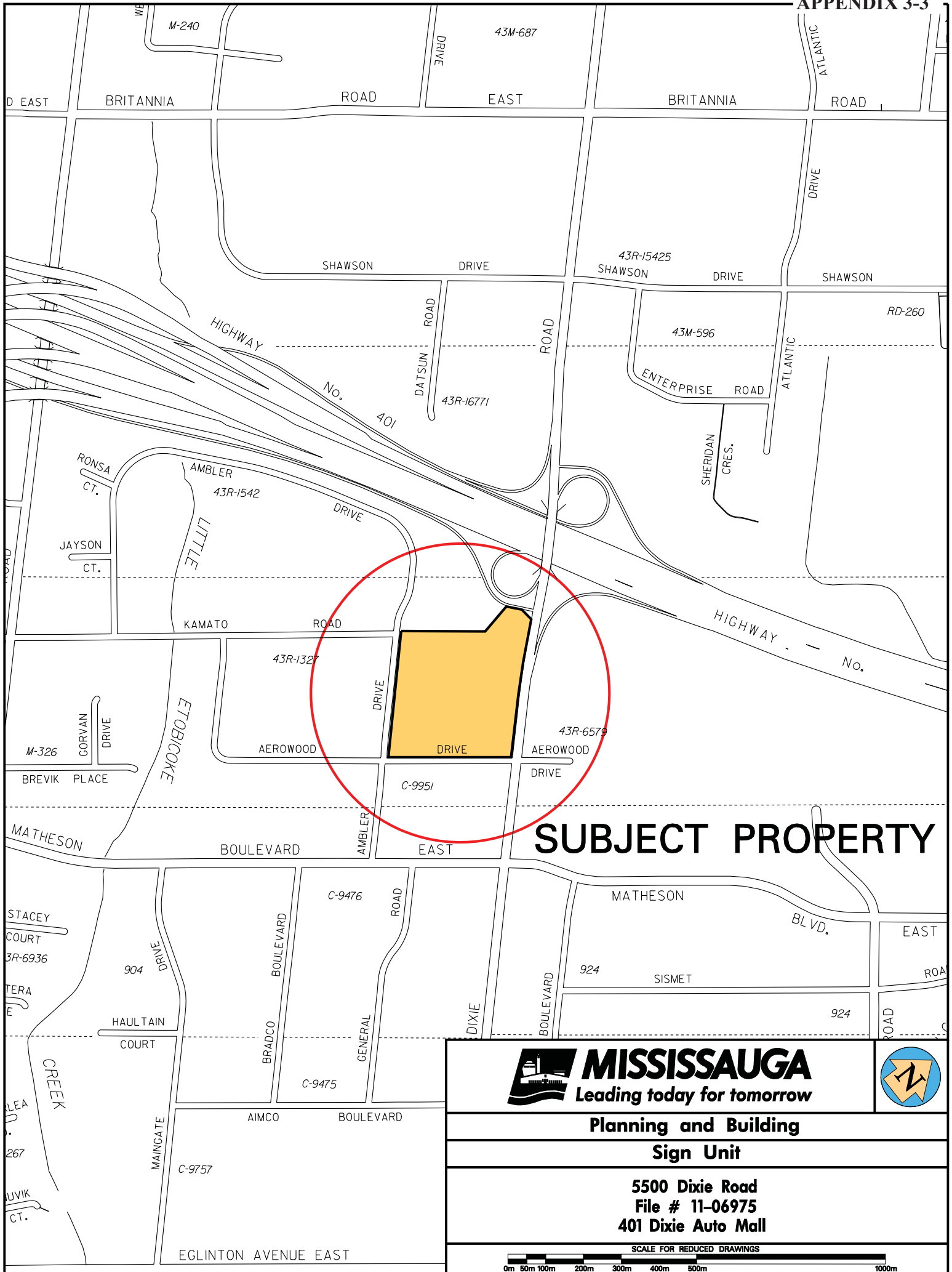
We thank you for your consideration.

Your's Truly

David Grose
National Sales Manager



www.gregorysigns.com



MISSISSAUGA
Leading today for tomorrow



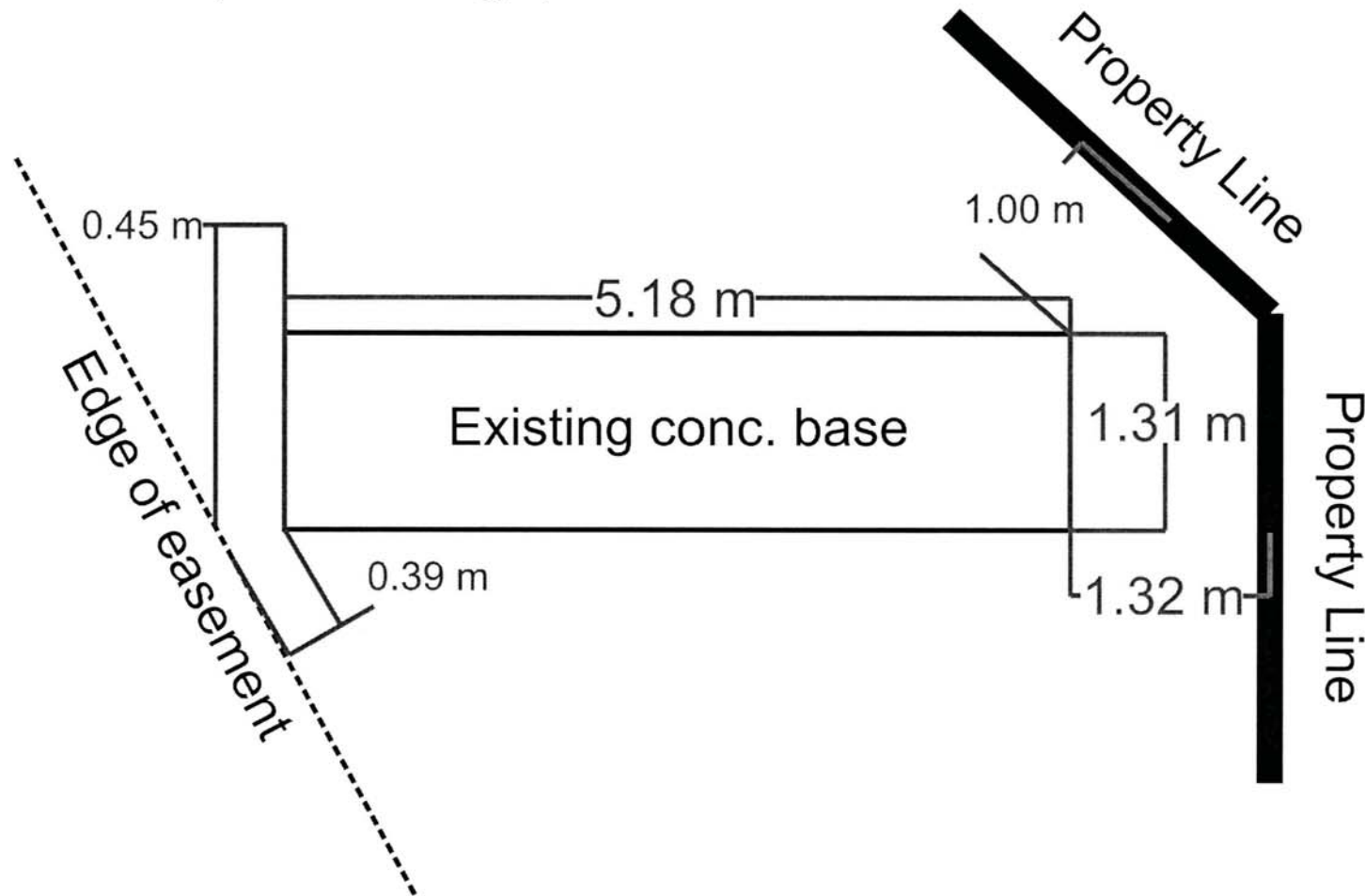
**Planning and Building
Sign Unit**

**5500 Dixie Road
File # 11-06975
401 Dixie Auto Mall**

SCALE FOR REDUCED DRAWINGS

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

401/Dixie Automall main pylon existing concrete base location.
As per legal survey, site plan and on site measurements.
5500 Dixie Road, Mississauga, ON.

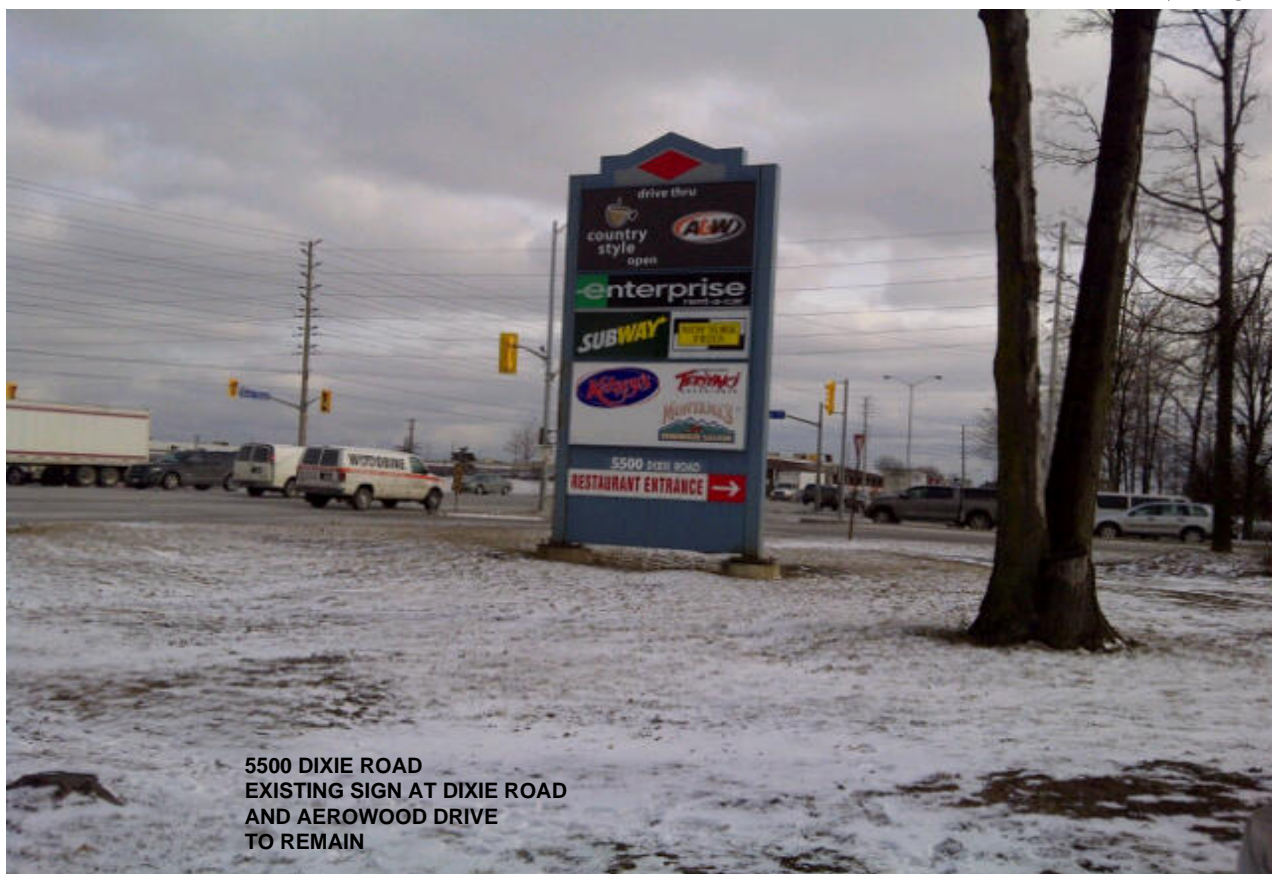


EXISTING SIGN

EXISTING SIGN TO BE
REPLACED WITH
PROPOSED
SIGN ON SAME BASE.

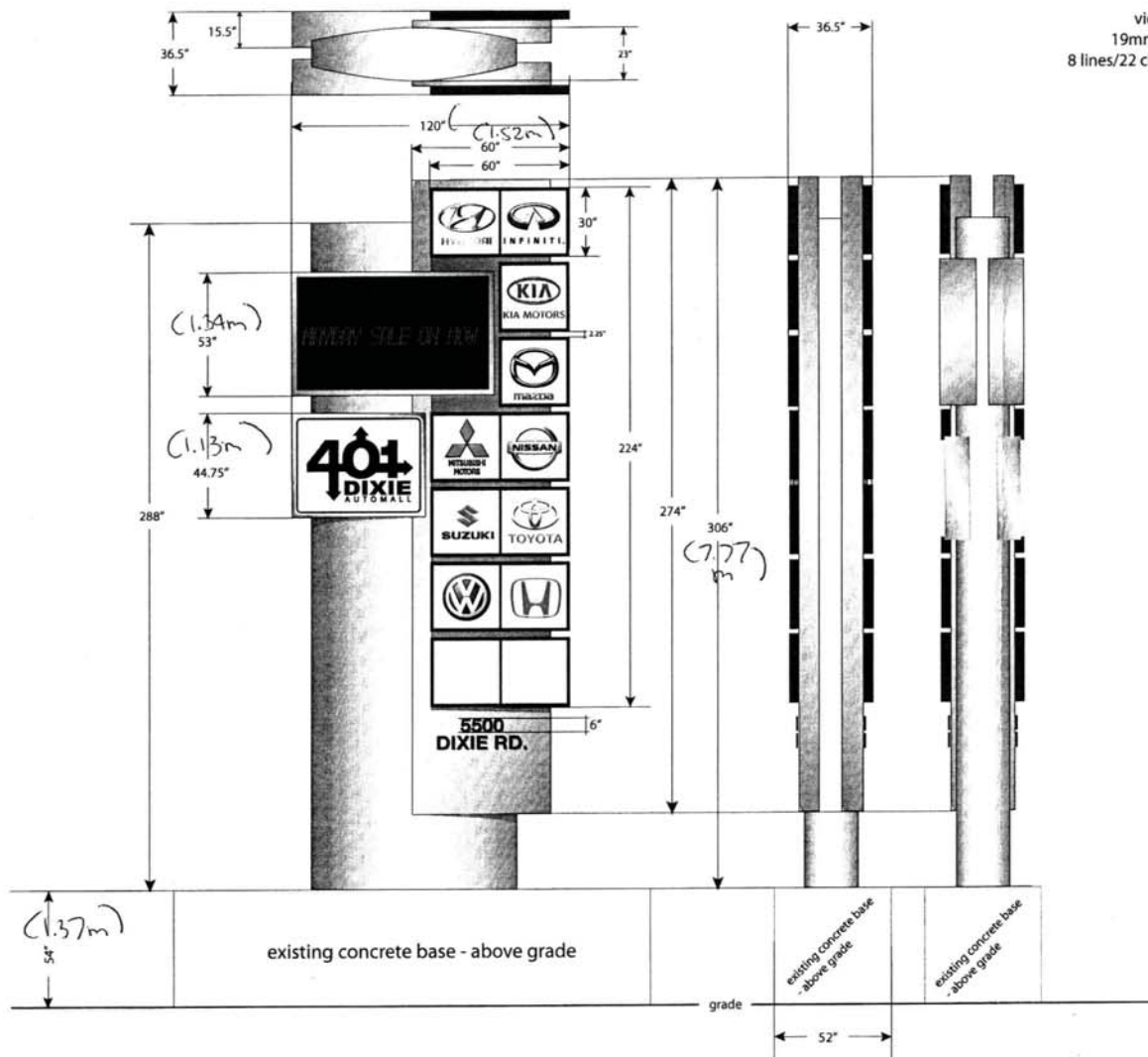


401/Dixie Automall existing main pylon sign at 5500 Dixie Road



PROPOSED SIGN

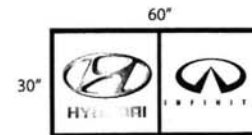
401- dixie auto mall - main pylon - option - 25' 6" (306") overall height *above base*



viewing area - 48" x 84"
19mm/5" character height
8 lines/22 characters perline @5" 53"
each unit is 8" deep



RED LED MESSAGE CENTRE
side one - facing 401 (NORTH)
can display static images/text for
3 minutes minimum and must change
in 1 second to next image/text.
side two - facing south can change and animate
at any rate.
each side can be programmed separately to display
any message independently.



independent illuminated sign boxes
- black returns and frames
- logos and text must be provided
by client(s)

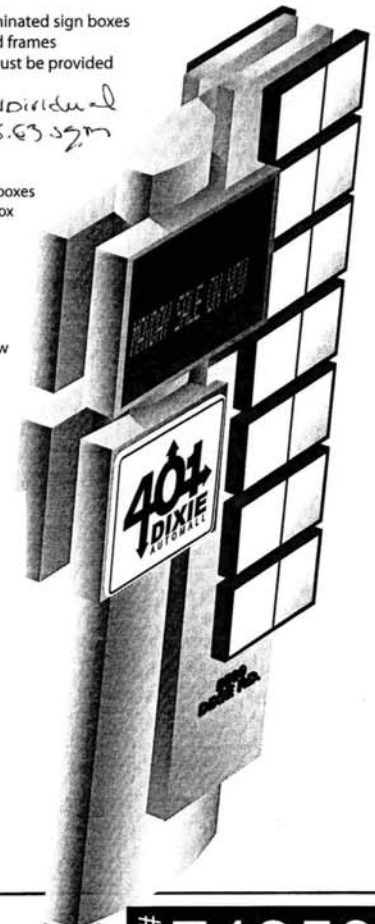
Area of Individual Eyes = 8.63 sqm



 independent illuminated sign boxes

- brushed aluminum painted box
- cut out - pushed thru 1/4" white plexi
- yellow vinyl closest match to PMS 3955 yellow
- 2500-525 arlonbright yellow vinyl or 3630-115 Light Lemon Yellow 3M vinyl
- black opaque vinyl 3M 3630-22
- edges remain white plexi

**TOTAL AREA OF
SIGN BOXES
= 13.22 sq. m**



GREGORY
& engraving Ltd.

137 Buttermilk Ave. Vaughan, Ontario, L4K 3X5
Phone: (905) 532 0602
Fax: (905) 532 0607
Toll Free: 1 877 663 0876

Client:	Dilawari Group of Companies
Location:	c/o 401 Dixie Volkswagen 5500 Dixie Rd. Mississauga, ON
Project:	EXTERIOR PYLON SIGNAGE

SIGN TYPE: _____
DRAWING DETAILS: _____

LOCATION DETAILS:

Sales: DAVID GROSE

Designer: JT

Project date: SEPT 16 - 2011

Approved:



#74253

www.gregorysigns.com



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 28, 2012

FILE: 11-07022

RE: TransGlobe
3122 Hurontario Street – Ward 7

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

Section 12	Proposed
Fascia signs are not permitted on residential high rise buildings.	Four (4) fascia on the building.
Permits an address ground sign with an area not to exceed 1.5 m sq. (16.15 sq. ft.) in area.	One (1) address ground sign with an area of 3.59 m sq. (38.64 sq. ft.).

COMMENTS:

- 1) Fascia signs are not permitted on this residential building. An address sign is permitted to be erected on the building provided it does not exceed 0.4 sq. m. (4.3 sq. ft.) in area and located on the first storey of the building.

The proposed variance is for four (4) fascia signs which are excessive in size and include advertising. In addition, two (2) of the fascia signs are illuminated canopy signs. The variance does not have any design merit nor is it within the intent of the Sign By-law. The Planning and Building Department therefore can support the request.

- 2) The proposed variance for the 3.59 m sq. (38.64 sq. ft.) address ground sign is well designed and sized appropriately considering the commercial character of the area. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.

Permit World^{inc.}

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

December 14, 2011

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

Re: Sign variance application for Transglobe, 3122 Hurontario St.

Dear Sir:

Please accept this letter as a formal request for a sign variance to allow 5 existing signs to remain at the above-mentioned location.

This building is located in the special sign district where only a ground sign with 1.8m in height and 1.12 sq.m in area is permitted.

The existing sign package consists of:

- 1 non-illuminated ground sign with 3.11m in height and 3.6 sq.m in area (2.59 sq.m is taken up by the address and rental contact information and 1 sq.m by the unit availability)
- 2 non-illuminated wall signs 1.4 sq.m in area each and erected on the 2nd storey
- 2 illuminated awnings 2.8 sq.m in area each and erected on the 1st storey at the entrances

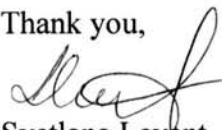
These signs are identifying multi-storey apartment building and have been in place for a number of years. All signs are facing streets.

This property is located at the corner of Hurontario St. and Hillcrest Rd. This is a busy commercial corner without a residential component. The existing signage has not created any negative impact on the area and provided passing motorist with the pertinent information on the building vacancy and/or rental contacts.

The signs are consistent with the national branding policy of the property management company which allows the owners to identify their buildings in the consistent manner and offer the brand recognition by the public across Canada.

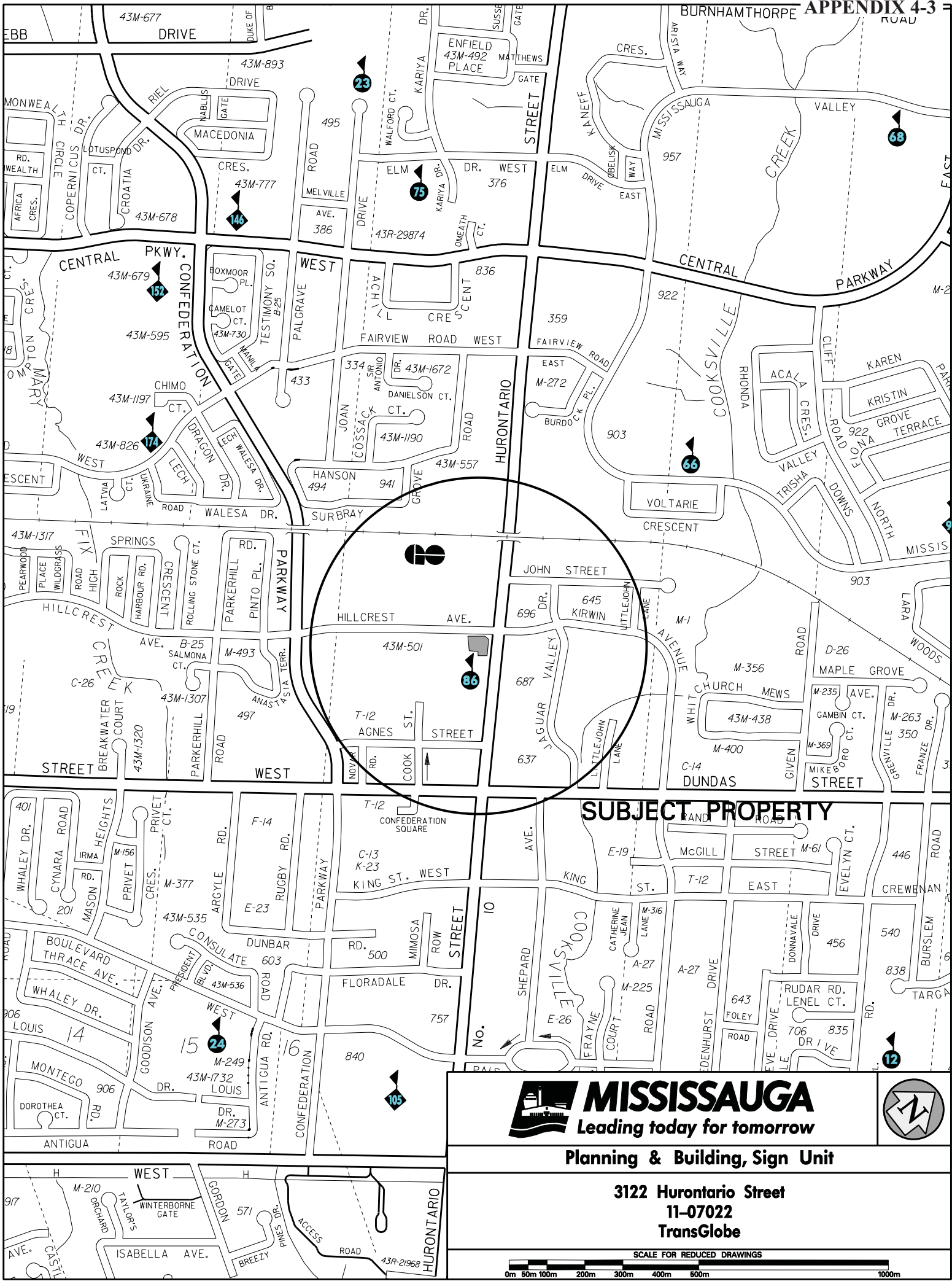
We are respectfully requesting your support in this matter. If you require additional information or have any questions, feel free to contact the undersigned.

Thank you,



Svetlana Levant

permits@permitworld.ca



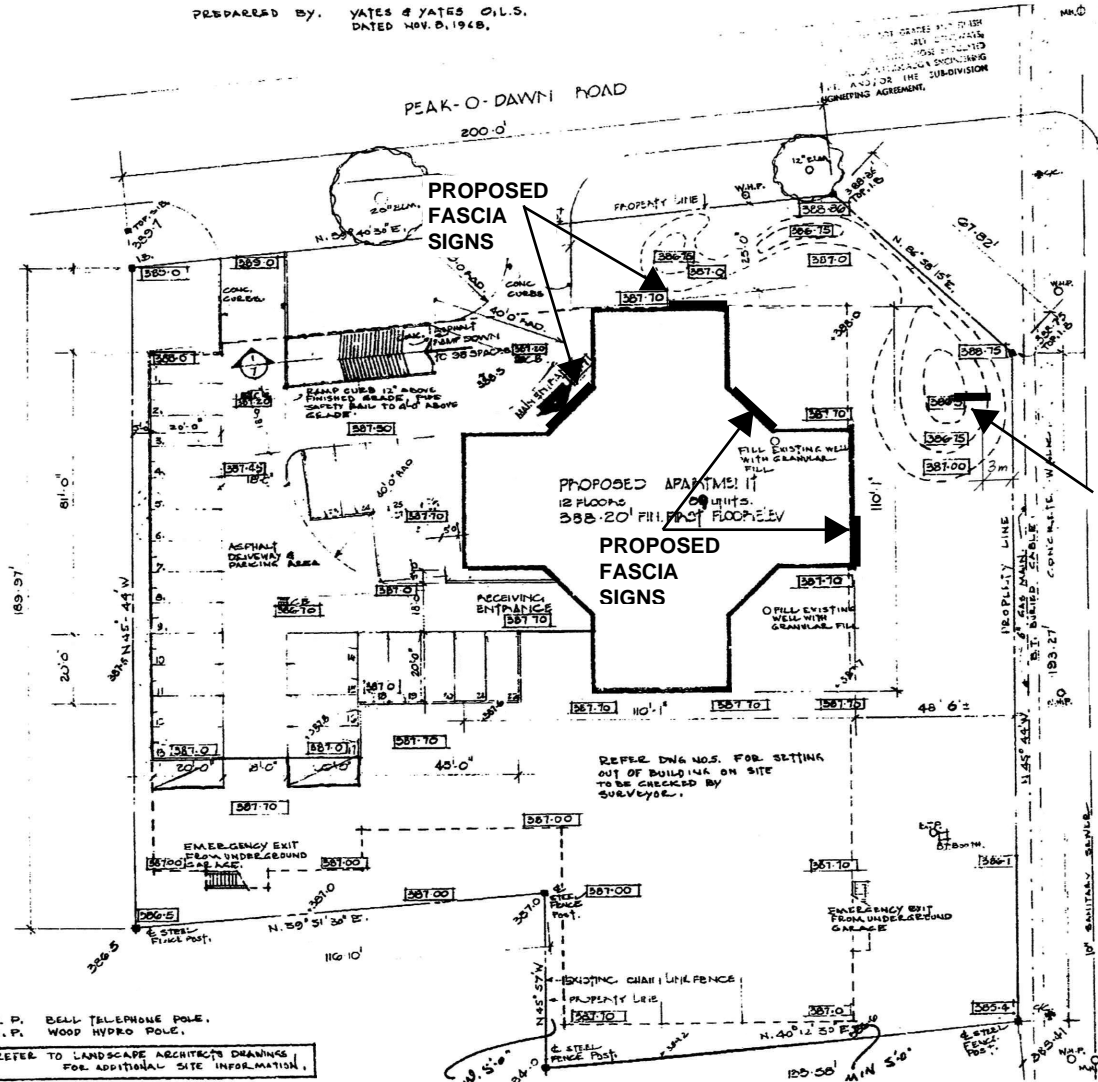
MISSISSAUGA
Leading today for tomorrow

Planning & Building, Sign Unit

3122 Hurontario Street
11-07022
TransGlobe



PREPARED BY: YATES & YATES O.I.S.
DATED NOV. 8, 1948.

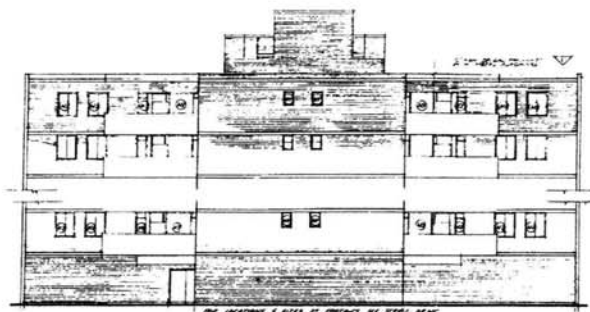


PROPOSED
GROUND
SIGN

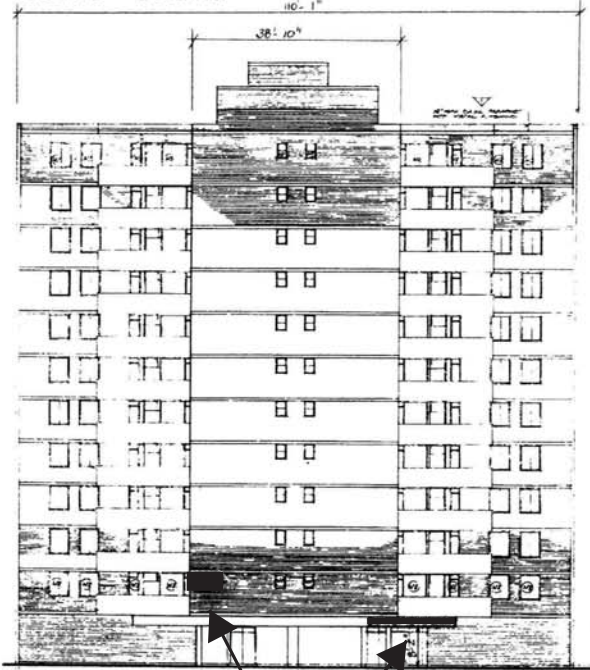
F5 LAUNDRY ROOM	12' x 12'
F6 WASHROOM	12' x 12'
F7 VESTIBULE	12' x 12'
F8 FOYER	12' x 12'
F9 CORRIDOR	12' x 12'
F10 INCINERATOR GARBAGE ROOM	12' x 12'
F11 FURNITURE RECEIVING	12' x 12'
F12 METER ROOM	12' x 12'
F13 ELECT. / BELL PHONE	12' x 12'
F14 TRANSFORMER	12' x 12'
F15 PATIO	12' x 12'

P1 MECH. ROOM	12' x 12'
P2 ELEV. MECH. ROOM	12' x 12'
P3 ROOF GARDEN	12' x 12'

No.	SIZE	TYPE	MATERIAL	SHAPE	GLASS
1	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
2	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
3	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
4	2'-0" x 3'-0" x 1'-0"	B	WOOD	P	-
5	2'-0" x 3'-0" x 1'-0"	B	WOOD	P	-
6	2'-0" x 3'-0" x 1'-0"	C	WOOD	P	-
7	2'-0" x 3'-0" x 1'-0"	D	WOOD	P	-
8	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
9	2'-0" x 3'-0" x 1'-0"	C	WOOD	P	-
10	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
11	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
12	2'-0" x 3'-0" x 1'-0"	E	WOOD	P	-
13	2'-0" x 3'-0" x 1'-0"	E	WOOD	P	-
14	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
15	2'-0" x 3'-0" x 1'-0"	F	WOOD	P	-
16	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
17	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
18	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
19	2'-0" x 3'-0" x 1'-0"	A	WOOD	P	-
20	2'-0" x 3'-0" x 1'-0"	G	-	P	-

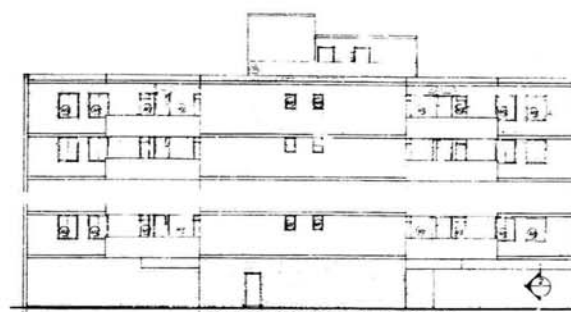


SOUTH ELEVATION

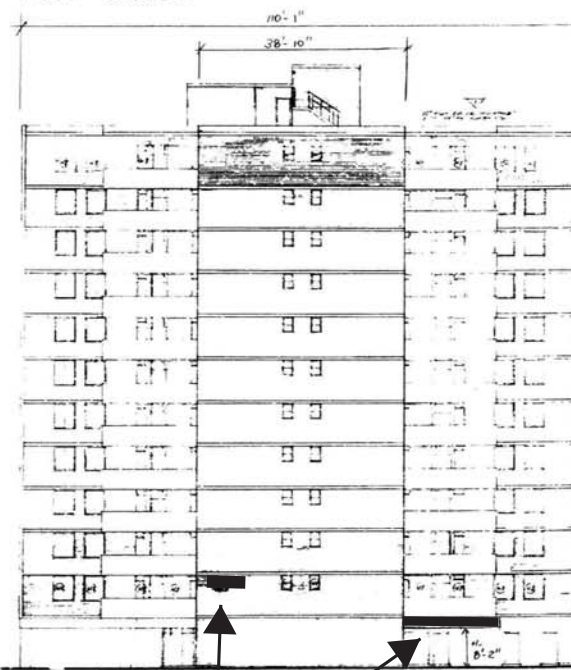


NORTH ELEVATION

LOCATION OF PROPOSED
FASCIA SIGNS



EAST ELEVATION



WEST ELEVATION

LOCATION OF PROPOSED
FASCIA SIGNS

DOCUMENTS RELEASED IN RESPONSE TO A REQUEST
UNDER THE MUNICIPALITY OF INFORMATION
AND PROTECTION ACT / PRIVACY ACT
R.S.A. 1980 C.M.6.
COPYRIGHT ACT R.S.C. 1985 C-42 APPLIES TO THE
USE AND REPRODUCTION OF THESE DOCUMENTS.

2100 HANCOCK ST
EDMONT
PROJECT # 88-0007

TOWN OF MONTREAL
1000 AVENUE DU PARC
BUREAU D'ARCHITECTURE
PROJET # 88-0007

NO.	REVISION	DATE
TEAK-DOWN APTS FOR LANETBUILDING CORP		PROJECT NO. 109
ELEVATIONS		6

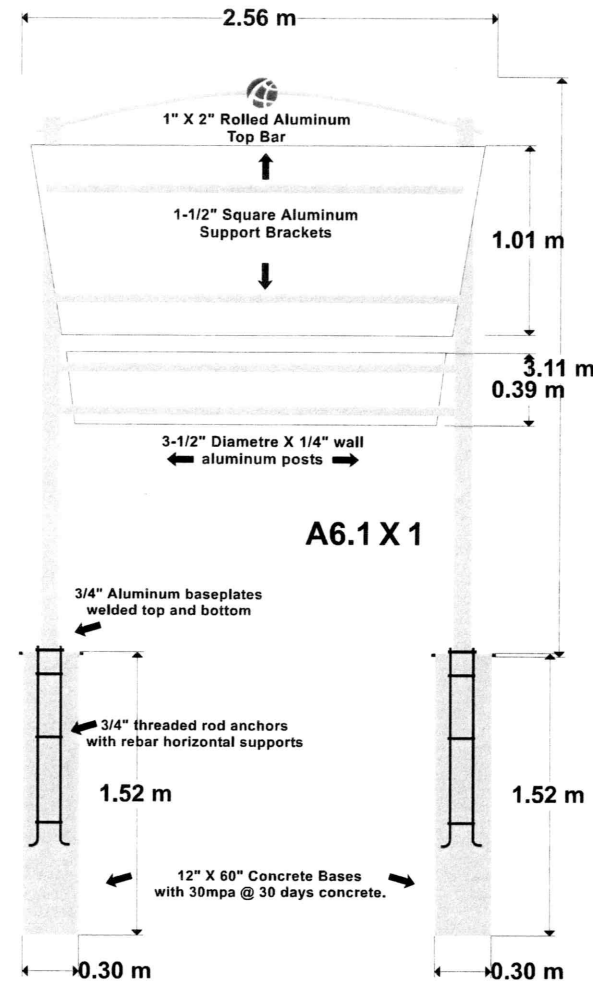
Area = 3.6 m²/side

3122 Hurontario Street, Mississauga

Primary Building Identification Sign A6.1 Pylon Sign



Side View
1/8" Aluminum Faces
Powder-Coated to match
pantone 300c blue

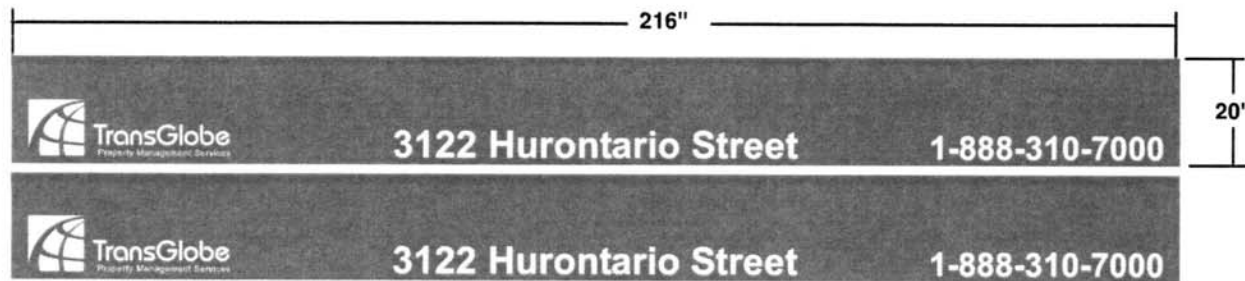
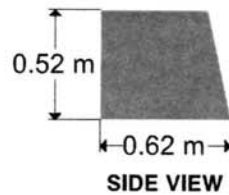


Transglobe Mississauga - 3122 Hurontario Street

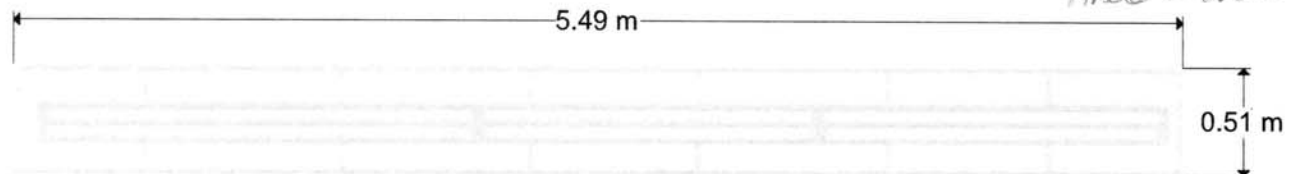
Drawn By: T.H. 07/18/07

Fine Lines Sign Co. Inc.

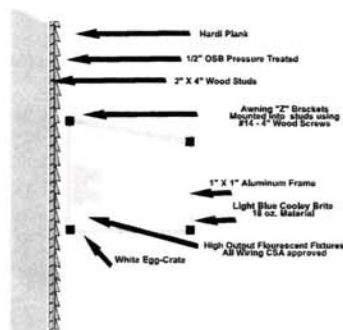
3122 Hurontario Street, Mississauga



Illuminated Canopies



SIDE VIEW



Illuminated Entrance Canopy is manufactured using 1" square aluminum tubing welded at all intersections. Canopy is then stretched using "Cooley-Brite" 18 oz eradicable vinyl material. Canopy is secured to wall using 4" Awning "Z" Brackets on top with # 14 4" Wood Screws. CSA approved construction

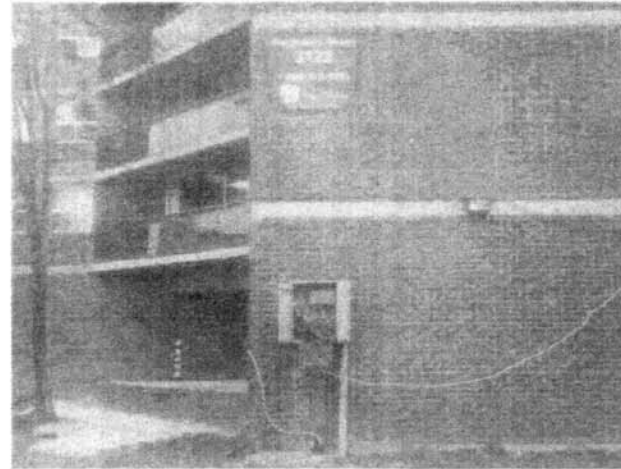
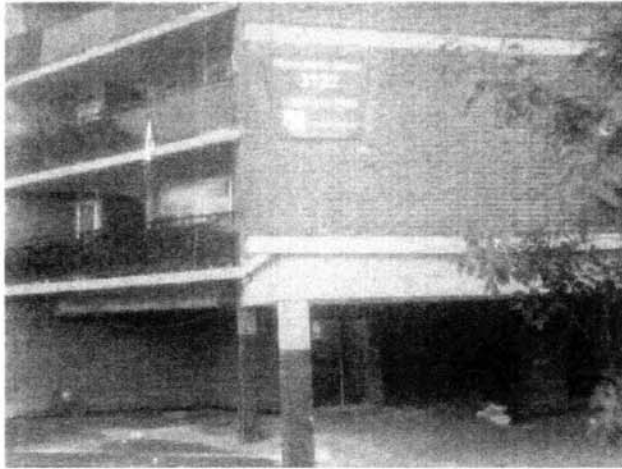
weight \approx 245 lbs / ea

Transglobe Mississauga - 3122 Hurontario Street

Drawn By: T.H. 07/18/07

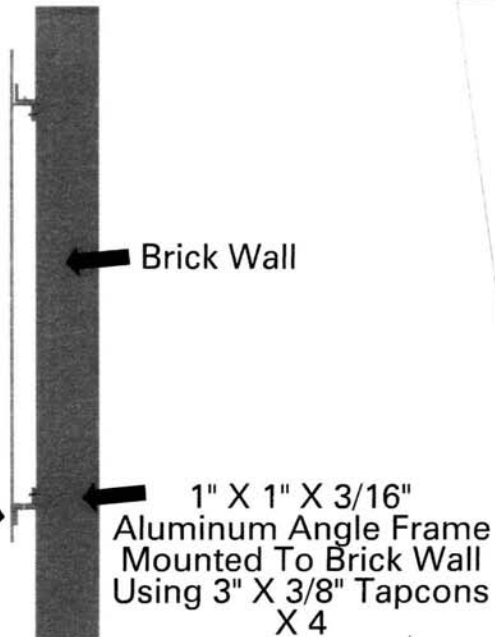
Fine Lines Sign Co. Inc.

3122 Hurontario Wall Signs

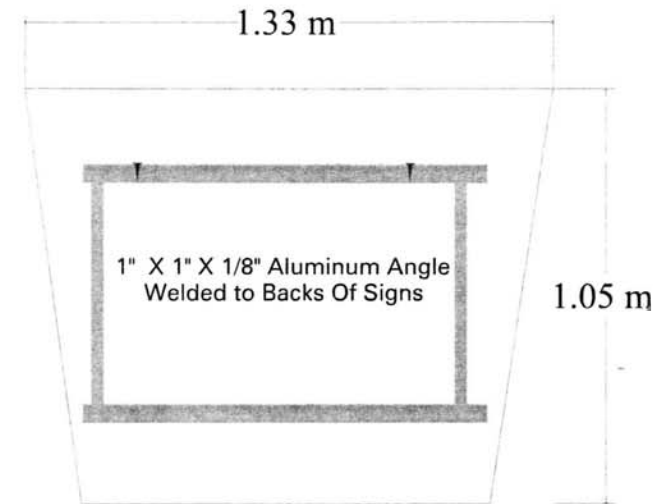


X 2 Signs

1" X 1" X 1/8" Aluminum Angle
Welded to Backs Of Signs



weight ≈ 45 lbs/ea



Area = 1.4 m² ea



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

February 28, 2012

FILE: 11-06918

RE: McDonald's
5636 Glen Erin Drive - Ward 9

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

Section 4(6)	Proposed
Roof signs are prohibited.	One (1) roof sign located on the south elevation of the building.

COMMENTS:

The variance is to permit one (1) roof sign on the south elevation of the tenant's unit. The roof, on which the sign is located, is constructed as a parapet to screen the mechanical equipment on the roof. The proposed sign fits well within the design of the building and faces the drive-thru, parking area and Thomas Street. In this regard, the Planning and Building Department finds the variance acceptable from a design perspective.

Permit World^{inc.}

57 William St. W., Waterloo, ON N2L 1J6 519-635-2114 519-208-7008 (fax)

December 1, 2011

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

*Attn: Mark Toliao***Re: Sign variance application for McDonald's, 5636 Glen Erin Drive**

Dear Mark:

Please accept this letter as a formal request for a sign variance to allow 1 new sign to be installed on the roof for the above-mentioned project.

The existing restaurant is located at the junction of Thomas Street and Glen Erin Drive and is one of two tenants in a separate building with a larger plaza located behind the restaurant. McDonald's is in the midst of a national rebranding program and the renovations to this restaurant are part of that process. The building exterior is being modernized and all the existing signs will be removed, including the sign band, and replaced with the new, upscale designs which are generally smaller, less obtrusive and more subtle than the original signs.

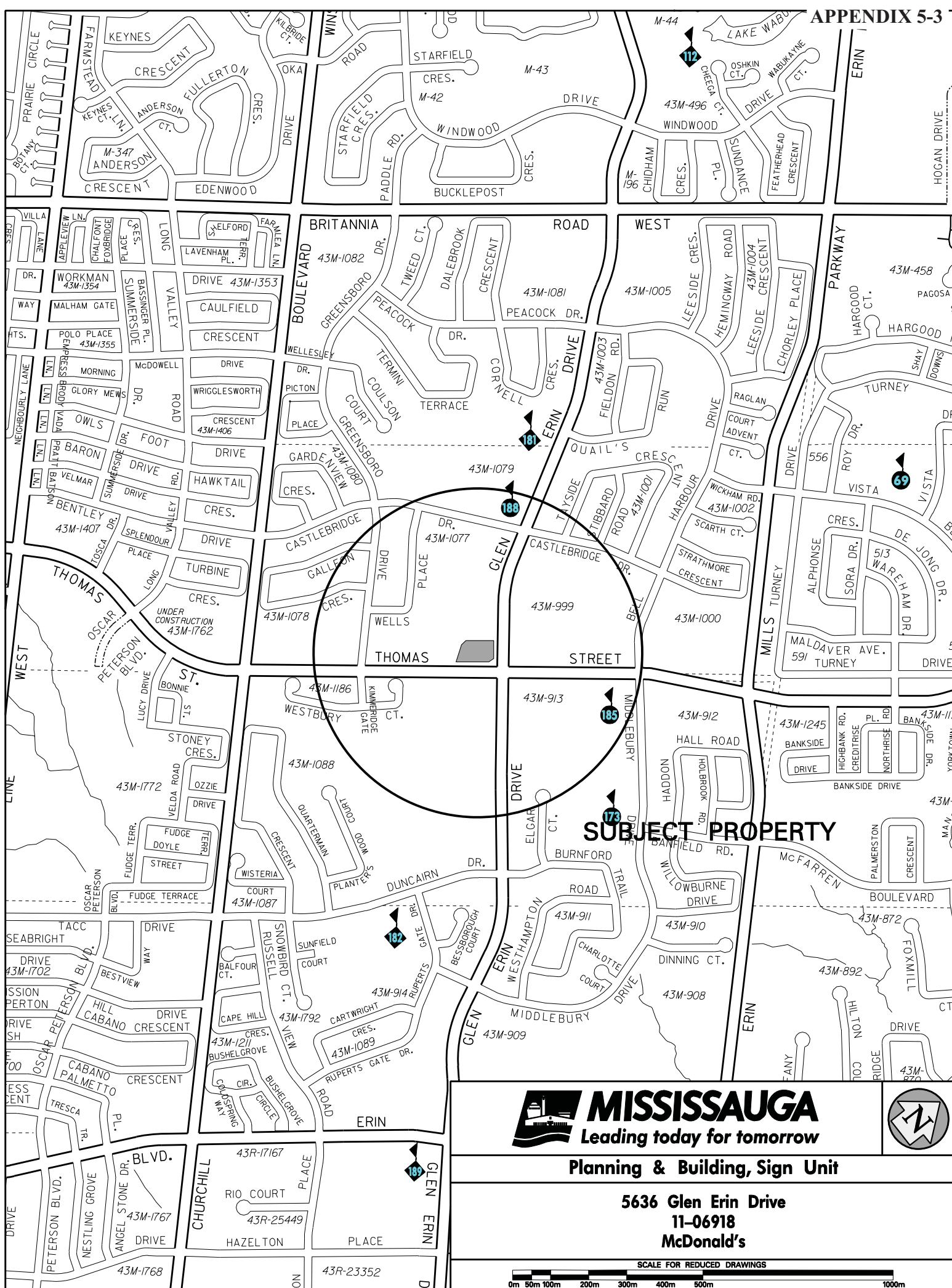
McDonald's would like to propose one new sign for the east elevation, facing Thomas Street. This sign is considered a roof sign as it is proposed for the sloped portion of the roof of the building. Roof signs are not permitted in the sign by-law (Section 4.6.f). The proposed sign is being requested as the other new signs provide limited viewing exposure to passing traffic. In addition, there is a significant amount of landscaping around the edge of the property which hinders visibility to the building. Placement of the proposed sign on the sloped portion of the roof offers greater visibility to the business and visually could be interpreted as a wall sign. The new sign will not project above the top of the roof and will be complimentary to the building design. This would not create a negative impact on the surrounding properties.

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



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

**5636 Glen Erin Drive
11-06918
McDonald's**

SCALE FOR REDUCED DRAWINGS

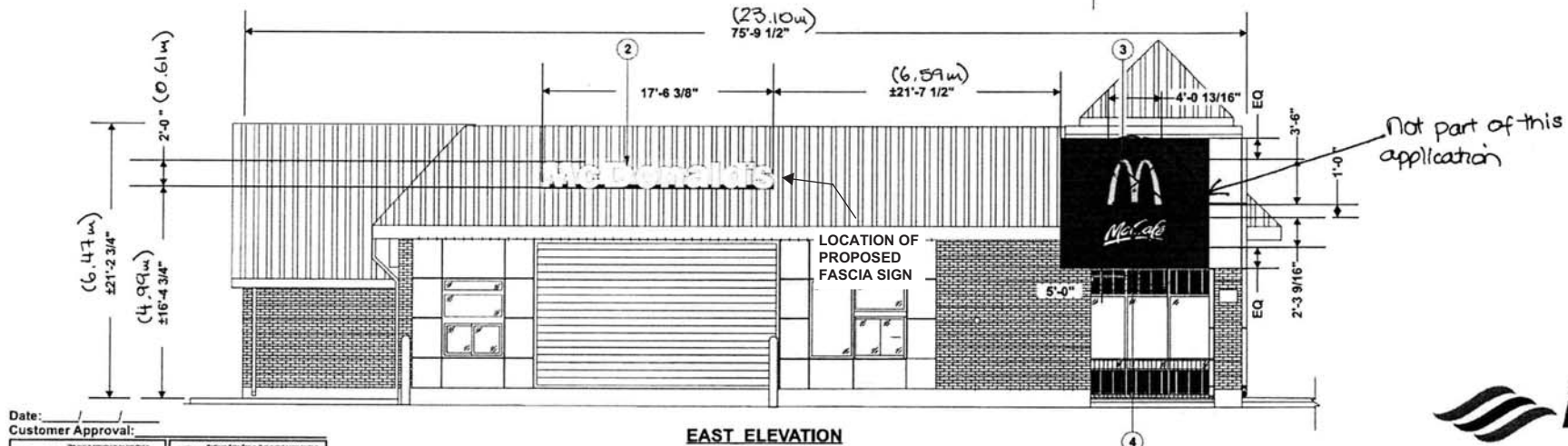
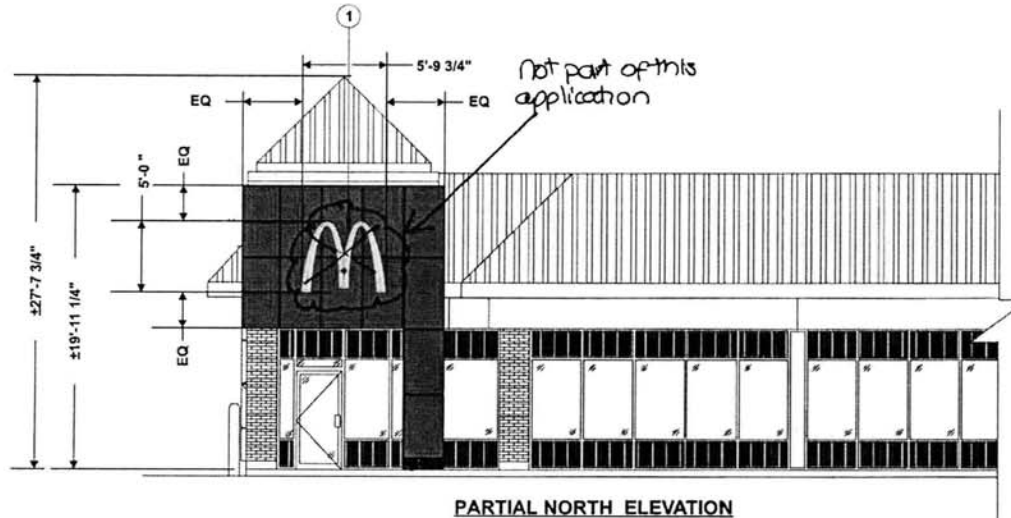


SF-016412A

EXTERIOR ELEVATIONS

Installation: <input type="checkbox"/> Interior: <input checked="" type="checkbox"/> Exterior:	
#	Descriptions:
1	60" ILLUMINATED ARCHES LOGO SIGN MCD1S7E7010 SQUARE FOOTAGE: 20.05 FT ²
2	24" ILLUMINATED MCDO CHANNEL LETTERS ON RACEWAY SEE MCD1C4D7081 SQUARE FOOTAGE: 36.87 FT ²
3	42" ILLUMINATED ARCHES LOGO SIGN MCD1S7E7008 SQUARE FOOTAGE: 14.23 FT ²
4	SMALL ILLUMINATED MCCAPE SIGNATURE SIGN-SEE MGD1L90701Z (BROWN PMS 4695) SQUARE FOOTAGE: 11.64 FT ²

Notes:
- ADDITIONAL WALL SUPPORT/BACKING BEHIND SIGN AREA SUPPLIED BY OTHERS



Date: _____
Customer Approval: _____



ISO 9001:2008 Certified Enterprise



Tel (506) 735-5506 • Fax (506) 737-1740 • Toll Free 1-800-561-9788
Client: MC DONALD'S S/S 20703
Site: 5636 GLEN ERIN DR. MISSISSAUGA, ON
Consultant: SHAHIN FARAJI
Draftsman: CLAUDIA VOGT Date: 10.24.2011
Page: 2/3 Scale: 1/8" = 1'-0"

www.pattisonsign.com

Sign 2
East elevation

MCD1C4D7081

ILLUMINATED CHANNEL LETTERS

Installation:	Interior:	<input checked="" type="checkbox"/> Exterior:			
Electrical specifications:					
Volts:	120	Amps:	2.34	Circs:	1
#	Descriptions:				
1	0.040 PRE-PAINTED ALUMINUM COIL CLEAR SATIN ANODIZED (SILVER)				
2	0.051 PRE-PAINTED ALUMINUM BACKING B/W				
3	1" WHITE JEWELITE RETAINER				
4	3/16" TK. FLAT WHITE ACRYLIC FACES #7328				
5	FABRICATED RACEWAY 0.063 ALUMINUM				
6	7/8" SNAP IN BUSHING				
7	ILLUMINATED WITH WHITE PERMILIGHT LEDS				
8	LED POWER SUPPLY (INSIDE RACEWAY)				
9	ON/OFF TOGGLE WEATHER PROOF SWITCH				
10	ELECTRICAL JUNCTION BOX				
11	12" X 2" X 1/8" FLAT BAR				
*	ASSEMBLES SCREWS				
*	TYP. ANCHORS FOR WALL TYPES				

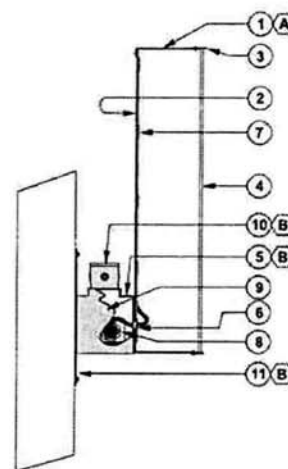
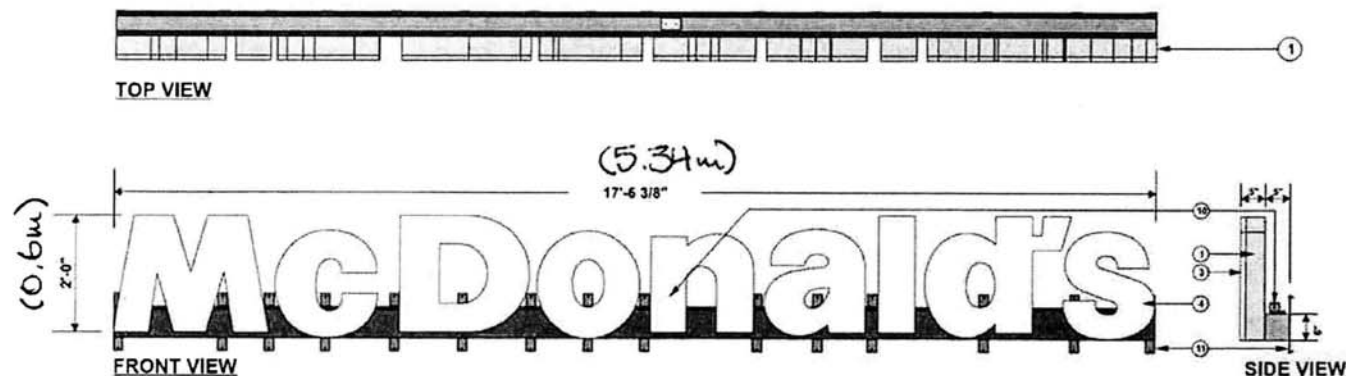
Notes:	
- SEE TECHNICAL DRAWING FOR ATTACHMENT METHOD	
- 3/4" PLYWOOD BACKING IN WALL SUPPLIED BY OTHERS	

#	Colors:
A	PAINTED 838
B	PAINTED OBSIDIAN GLASS GONN 13.000

Area = 3.3 m²
Weight = ± 176 lbs

Revision(s)	By:	Date:
Δ REVISED STRUCTURE AS CONSTRUCTED	ACH	12.13.2010
Δ REVISED AS PER TECHNICAL	ACH	04.06.2011
Δ ADDED COLOR "B"	BP	04.08.2011
Δ ADDED COLOR "B" ON ITEM 11	ACH	04.12.2011
Δ REVISED FOR SETTING	JR	06.02.2011

ENSEIGNES PATTISON SIGN GROUP	
Tel: (506) 735-5506 Fax: (877) 737-1734 Toll Free 1-800-561-9796	
Client:	MCDONALD'S
Site:	VARIOUS
Draftsman:	CV & BP
Checked By:	JJ
Page:	1/3
Scale:	1/2" = 1'-0"



SECTION
SCALE: N.T.S.

Customer Approval:	Date:
PRODUCTION INFORMATION - 11.16.12.2011	
F51MCD1 (McDonald's Channel Permitt) (SEKISU/MCD1C4D7081 MCD 2'-0" Raceway)	
Descriptions:	Plate #:
PLASTIC	MCD1C4D7081
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

ISO 9001:2008 Certified Enterprise

www.pattisonsign.com