



Corporate Report

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BL.03-SIG (2012)

PDC Apr 16 2012

DATE: March 27, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 16, 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 March 27, 2012 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested one (1) Sign Variance Application described in Appendix 1 of the Report, be adopted in accordance with the following:

1. That the following Sign Variance **not be granted**:

- (a) Sign Variance Application 03-11482
Ward 11
Village English
167 Queen St. S.

To permit the following:

- (i) One (1) fascia sign located on the second storey of 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 one (1) Sign Variance Application (see Appendix 1) for approval by Council. The application is accompanied by a summary page prepared by the Planning and Building Department which includes information pertaining to the site location; the 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:** Village English
Appendix 1-1 to 1-10

Edward R. Sajecki
Commissioner of Planning and Building

Prepared by: Darren Bryan, Supervisor Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

March 27, 2012

FILE: 03-11482

RE: Village English
167 Queen Street South – Ward 11

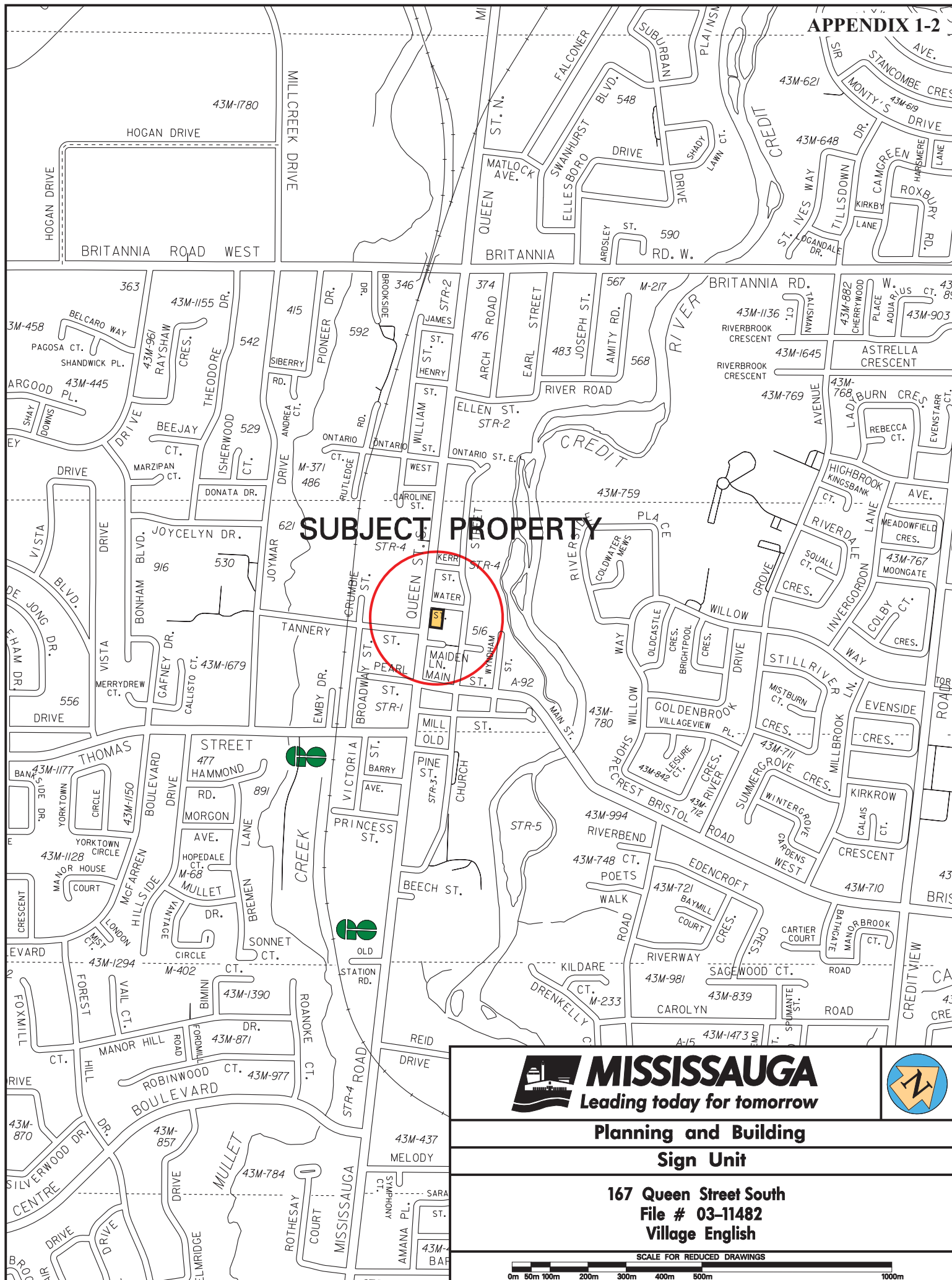
The applicant requests the following variance to section 13 of the Sign By-law 0054-2002, as amended.

Section 13	Proposed
Permits fascia signs to be located on the building face of the first storey for each occupancy.	One fascia sign located on the second storey of the building.

COMMENTS:

The proposed fascia sign is located above the first storey and is for a second storey tenant. There have been several Notices of Contravention issued for a number of illegal signs on the subject property.

Opportunities exist for the property owner to install a directory sign along the Queen Street frontage to list second floor tenants. The Planning and Building Department finds that the proposed variance does not have any design merit and would set precedence for other two storey commercial buildings. The variance therefore cannot be supported.





January 5, 2004

Mr. Michael Pebesma
Planning & Building Department
City of Mississauga
300 City Centre Drive
Mississauga, Ontario
L5B 3C1

Re: Letter of Rationale for 2nd Floor sign at 167 Queen St. South

Dear Mr. Pebesma,

Further to your request for a Letter of Rationale to accompany the application by Village English for a fascia sign permit, I am writing to address the issue of how permission to install such a sign would affect our business, the building, and the area.

When I first viewed the space we are now occupying, I discussed at length with the landlord the issue of what signage would be allowed and he informed me that, as far as he was concerned, any sign on the upper part of the building was fine with him as long as it didn't interfere with those of the first-floor tenants. Wanting to confirm this, I called and spoke to someone in your office who asked me for the address of my company's proposed new location and then proceeded to inform me that sign permits had already been obtained and it was not necessary for me to apply for one. It was only several months after we moved into the building that I was informed by your office that the sign we had erected required a permit, because the sign permissions for the building that the officer had referred to applied only to first-floor tenants. Needless to say, I was quite disappointed that a sign that I'd spent more than \$3000 making and installing might be disallowed.

The location and size of the unit we ended up taking, and the exposure from having a sign on the corner of that unit in my hometown of Streetsville, was the primary factor for choosing that particular space. I had an excellent standing offer from our previous landlord for another space, the only drawback of which was that there would be no chance of walk-in traffic. Based on this important shortcoming, I decided to expend \$1500 per month more for a space that would offer us this. When I learned through your office of the by-law setting strict limits on second-floor fascia signs, I was rather stunned, and wondered how any second floor businesses in the area were supposed to flourish. With no sign directory on 167 Queen St. South, I failed to see how any second-floor tenant could reasonably hope to establish even its existence in the building, let alone actually promote itself. In case there was a problem with the other tenants in our building, I made sure to speak personally to each of the first-floor tenants and found that there were no objections whatsoever to our sign as it was installed.

I realize that, in considering a variance to the by-law, the city must carefully consider how any permission in exception to the by-law might affect the application of the by-law



Village English Ltd.

167 Queen St. South, Suite # 8, Streetsville, Ontario Canada L5M 1L2

Tel: (905) 542-7056 Fax: (905) 542-1238

E-mail: info@village-english.com Web: www.village-english.com

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in similar situations. Being a lifelong resident of Streetsville, and having looked around pretty extensively since this whole matter came to light, I find it difficult to pick out a building in the Streetsville area in anything like the same situation as 167 Queen St. South. With the exception of the building across the street (168 Queen), the two-story buildings along Queen Street that make up the Village of Streetsville and have retail operations on the first floor have residential units on the second story. In the case of 168 Queen, the building has no northern or southern exposure that would allow second-floor signs, whereas 167 Queen, our building, has both northern and southern exposure to traffic along Queen. In other words, I am quite sure that if our variance were permitted, no similar applications or challenges on the same grounds would be received.

I understand that another important consideration in weighing the possibility of a variance is public safety. With our application, I have provided a series of drawings that should leave no doubt that the Village English fascia sign has been fastened professionally, safely, and securely.

With the above factors in mind, I feel strongly that the City of Mississauga should approve a sign variance for the Village English sign at 167 Queen St. South. The business brings people and money into our community who would not otherwise be here, and its livelihood would suffer significantly if we were not able to benefit from the exposure that our current fascia sign gives us.

Please feel free to contact me at your convenience if you have any questions about this correspondence.

Yours truly,

Greg Nisbet
President
Village English Ltd.



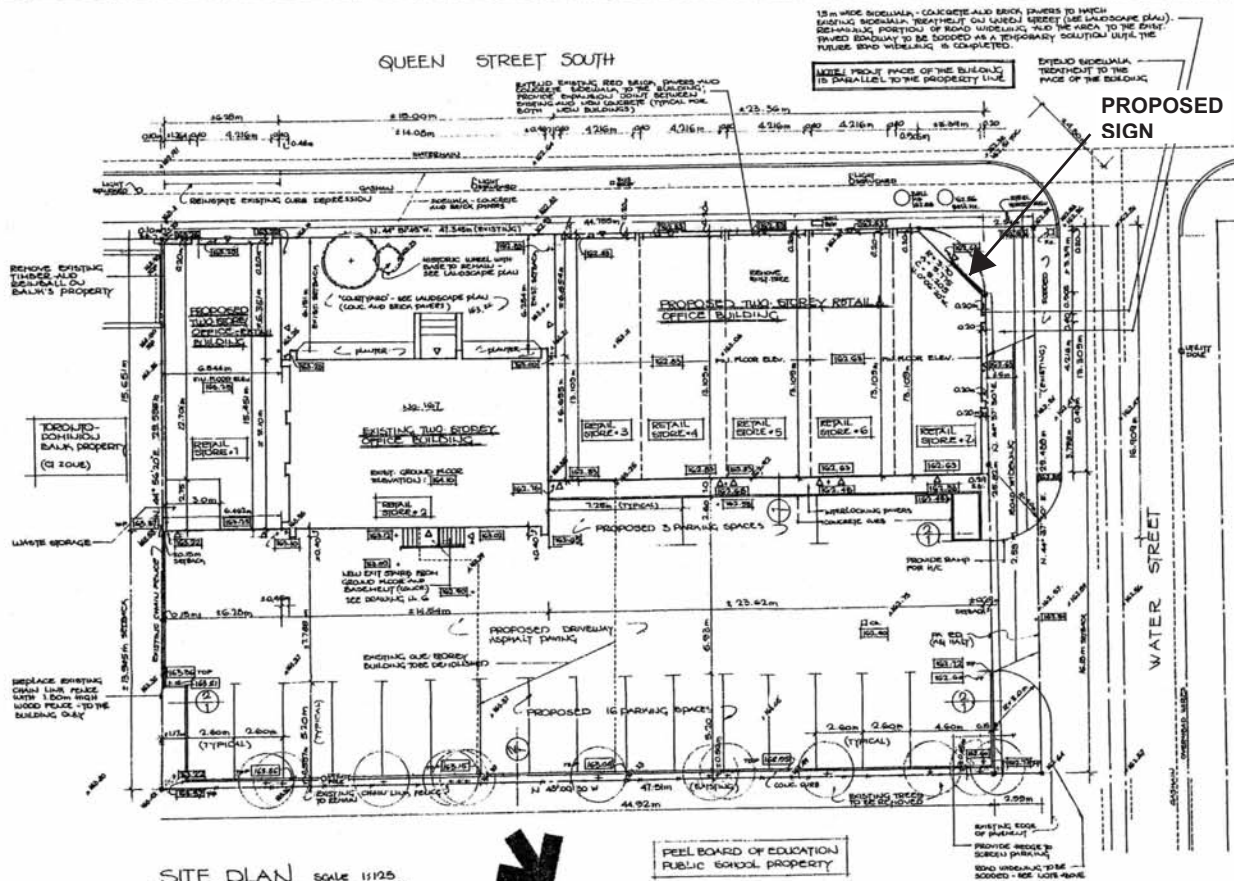
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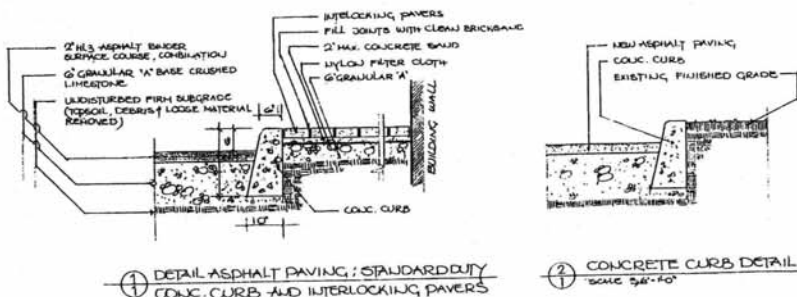
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SITE PLAN SCALE 1/125

PEEL BOARD OF EDUCATION
PUBLIC SCHOOL PROPERTY

- LEGEND:
- ENTRY AND EXIT
 - EXISTING ELEVATIONS
 - PROPOSED ELEVATIONS



- INTERLOCKING PAVERS.
- SUBMIT SAMPLES OF INTERLOCKING PAVERS FOR APPROVAL USE OF 6" OF GRANULAR 'A' COMPACTED TO 20% STD.
- REDUCE SAND CUSHION AS REQUIRED AT DRAINS.
- HYLOW PAPER CLOTH SHALL BE TYPE MANUFACTURED BY LUDLOW PAPER CO., ST. CATHERINE.

PROPOSED SIGN

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.
- AT THE ENTRANCE TO THE SITE THE MAINLINE CURB AND SIDEWALK SHALL BE CONTINUOUS THROUGH THE DRIVEWAY AND A CURB DEPRESSION SHALL BE PROVIDED FOR THE "UPRANCE".
- THE TOPS OF ANY CURBS BORDERING THE DRIVEWAY SHALL BE FLUSH WITH THE MAINLINE SIDEWALK AND ROAD CURB.
- ALL SURFACE DRAINAGE WILL BE SELF CONTAINED COLLECTED AND DISCHARGED AT A LOCATION TO BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF FIGURE 170 TO SCHEDULE 1 OF BY-LAW 54-00.
- PROVIDE BARBERS POSE ACCESS FOR RETAIL ON THE GROUND FLOOR (REVELLED THRESHOLD AND RAMP WITH MAX 1:12 SLOPE AT ENTRANCES) ON QUEEN STREET'S AND WATER STREET'S.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED TO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- ALL ROOF TOP UNITS SHALL BE SCREENED FROM VIEW.
- THERE WILL BE NO RETAINING WALLS.
- THERE WILL BE LANDSCAPING WITHIN THE MUNICIPAL BOULEVARD ON WATER STREET - SEE NOTE ABOVE.
- ALL ROOF AND FOUNDATION DRAINS WILL BE DIRECTLY CONNECTED TO THE MUNICIPAL SEWER.
- SEMI-ANNUAL CONTROLS AS PER CITY STANDARD WILL BE IMPLEMENTED DURING CONSTRUCTION.
- THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE DEPOSITED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN HOARDING WILL BE CAUSE FOR THE TREE PRESERVATION LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF ALL SITE WORK. SHOULD THE INSTALLATION OF BELOW GROUND SERVICES REQUIRES HOARDING TO BE REMOVED PLANNING AND BUILDING DEPT. ARE TO BE CONSULTED PRIOR TO THE COMMENCEMENT OF SUCH WORK. SHOULD AN ALTERNATE SERVICE ROUTE NOT BE POSSIBLE, STATE WILL INSPECT AND DOCUMENT THE CONDITION OF THE VEGETATION AND SERVICING UTILIZATION IN ORDER TO MINIMIZE DAMAGE TO THE VEGETATION.
- SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 50-00 AS AMENDED AND A SEPARATE APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.

BUILDING FLOOR AREAS

SOUTH BUILDING	204.60 m ²	(2 STOREY)
NORTH BUILDING	607.48 m ²	(2 STOREY)
EXISTING BUILDING	200.00 m ²	(3 STOREY)
TOTAL	1,012.08 m ²	

BUILDING CLASSIFICATION

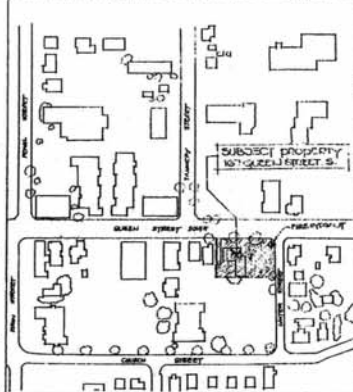
SOUTH BUILDING	GROUP E UP TO 2 STOREYS MEANS ONE STREET O.C. 3.2, 2.61
NORTH BUILDING	GROUP E UP TO 2 STOREYS MEANS TWO STOREYS O.C. 3.2, 2.61
EXISTING BUILDING	GROUP D UP TO 2 STOREYS MEANS ONE STREET O.C. 3.2, 2.61

I HEREBY CERTIFY THAT THE PROPOSED BUILDING TYPE AND APPURTENANT DAMAGE WORKS COMPLY WITH SOAKED SOIL REPAIRING DESIGN AND THAT THE PROPOSED GRADING IS IN CONFORMITY WITH THOSE OF THE ADJACENT LANDS FOR DRAINAGE AND RELATIVE ELEVATIONS.

PROPERTY OWNER / ENGINEER: SASHA MILOV, ARCHITECT AND PLANNERS
ADDRESS: 167 QUEEN STREET SOUTH, STREETSVILLE, MISSISSAUGA

I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER: SP 91/500 WG

ARCHITECT'S NAME: SASHA MILOV
ARCHITECT'S REGISTRATION: (PROFESSIONAL SEAL)



KEY PLAN WTS.

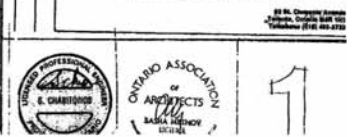
SITE STATISTICS:

LOT AREA	1,401.15 m ²
LESS ROAD WIDENING	79.24 m ²
LOT AREA REMAINING	1,321.91 m ²
EXISTING BUILDING TO REMAIN	150.40 m ²
EXISTING BUILDING G.F.A.	247.15 m ²
BASEMENT	102.00 m ²
GROUND FLOOR	140.40 m ²
SECOND FLOOR	100.40 m ²
TOTAL	342.80 m ²
EXCLUSIONS	
BASEMENT	102.00 m ²
GROUND FLOOR	140.40 m ²
SECOND FLOOR	100.40 m ²
TOTAL	342.80 m ²
PROPOSED GROUND FLOOR RETAIL (LANDSCAPE SCENES)	403.78 m ²
TOTAL COVERAGE (RETAIL + PROPOSED)	40.42%
PROPOSED G.F.A. RETAIL	403.78 m ²
EXCLUSIONS:	
BASEMENT	102.00 m ²
GROUND FLOOR	140.40 m ²
SECOND FLOOR	100.40 m ²
TOTAL	342.80 m ²
PROPOSED G.F.A. COMMERCIAL	342.80 m ²
EXCLUSIONS:	
BASEMENT	102.00 m ²
GROUND FLOOR	140.40 m ²
SECOND FLOOR	100.40 m ²
TOTAL	342.80 m ²
TOTAL PROPOSED G.F.A.	646.58 m ²
TOTAL G.F.A.	646.58 m ²
TOTAL P.S.T.	0.39%
PAVED AREA	646.58 m ²
LANDSCAPED AREA	150.34 m ²
PARKING PROVIDED (MIN. 18%)	19 SPACES
PARKING REQUIRED FOR PROPOSED BLDG'S	25 SPACES
PARKING REQUIRED FOR FIRST OR SECOND BLDG	2 SPACES
(4.25 m x 5.2 m) PER SPOT	
TOTAL REQUIRED	27 SPACES
LOADING SPACE REQUIRED	0
LOADING SPACE PROVIDED	0

FEB 19/2018 REVISED: AS PER CITY DEPT 4 COMMENTS

167 QUEEN STREET SOUTH STREETSVILLE
PROPOSED RETAIL AND OFFICE
BUILDING(S)

Sasha Milov, Architect and Planners

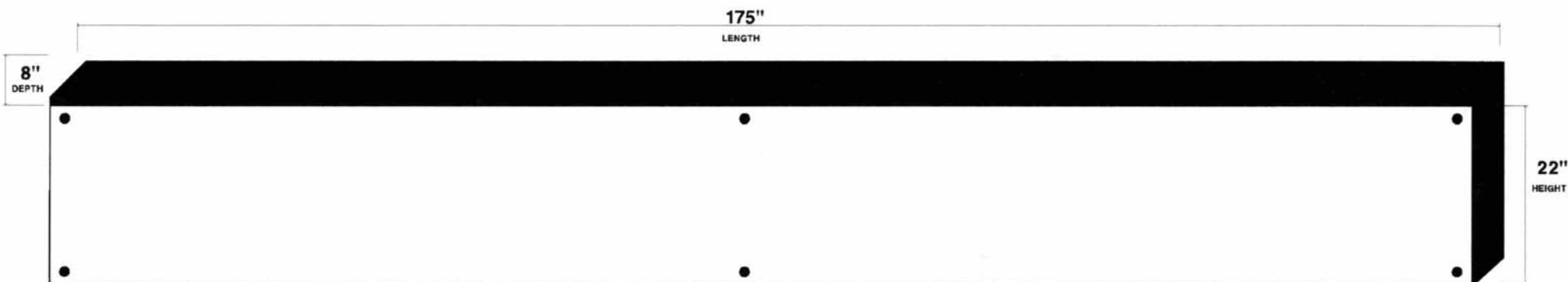


Vinly graphics on the plexi glass face



VILLAGE ENGLISH

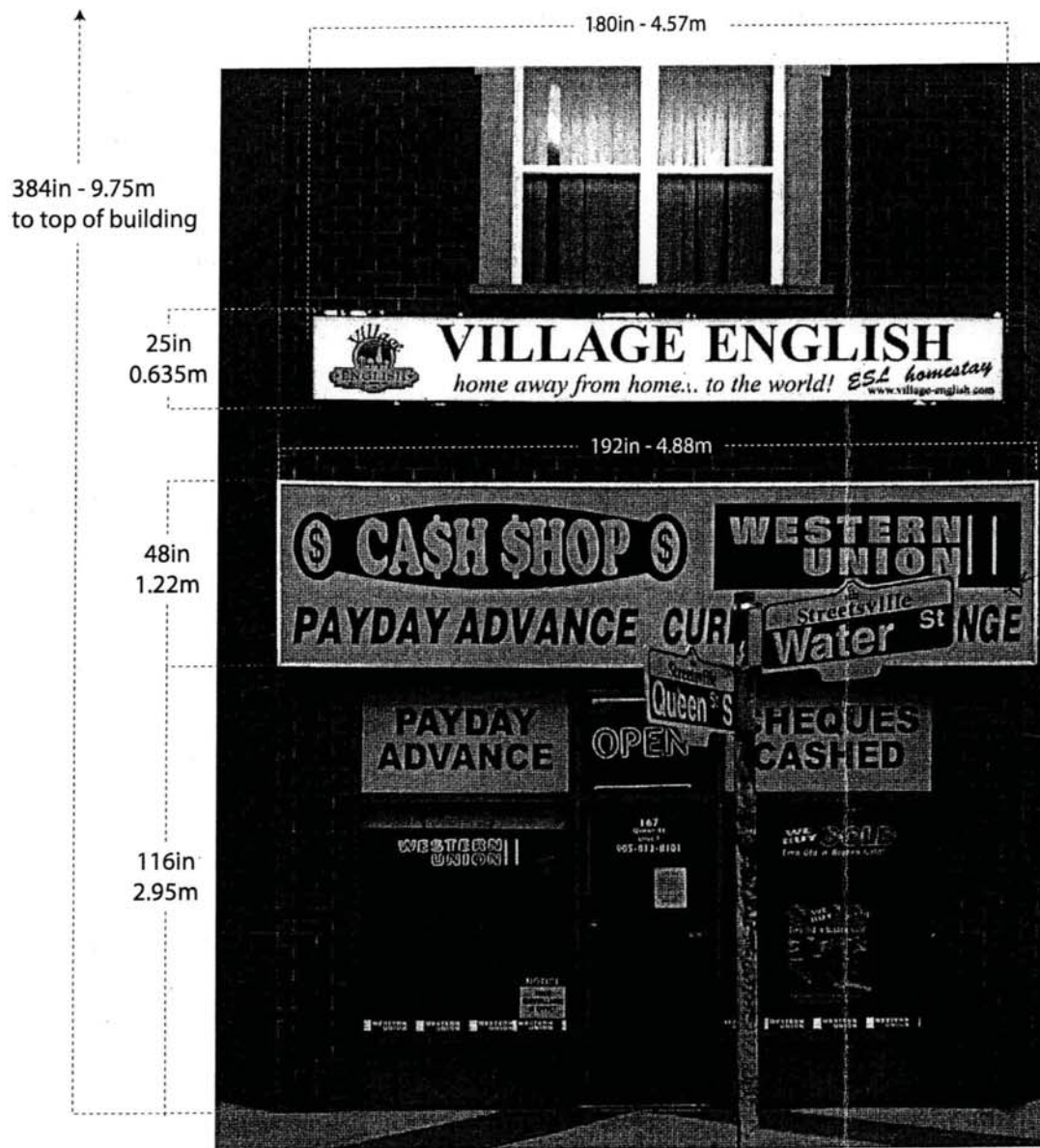
home away from home... to the world! **ESL** *homestay*
www.village-english.com



16 FT FROM THE GROUND ON A BRICK WALL
Illuminated Sign Box will weigh 90lbs
made of aluminum with plexi glass face
EX12 extrusion to hold plexiglass face.



Qty (6) 3/8" lag bolts and lead shield
— 2 1/2' in length



Illuminated Sign Box on Brick

SUBJECT OF
THIS APPLICATION

PERMIT OBTAINED
2-2649
fluorescent
lights

3/16in
Acrylic face
with vinyl
graphics

Illuminated
Sign Box

3in x 3/8in Lag bolts
with lead shields
& washers every 3ft

Brick
Wall

Building face - 512 sq. ft. - 47.57 sq. m
Sign 1 - 31.25 sq. ft. - 2.9 sq. m
Sign 2 - 64 sq. ft. - 5.95 sq. m
Total sign area - 95.25 sq. ft. - 8.85 sq. m
Total sign area - 18.6% of building face

2400 Dundas St. West Unit 6-116
Mississauga, Ontario L5K 2R8
T 905.607.1211 F 905.607.5544
www.coopertechsigns.com

ARIDO Industry Ally

Client	Cash Shop - Corner	Project	Fascia Sign
Date	October 28, 2011	Version	D1

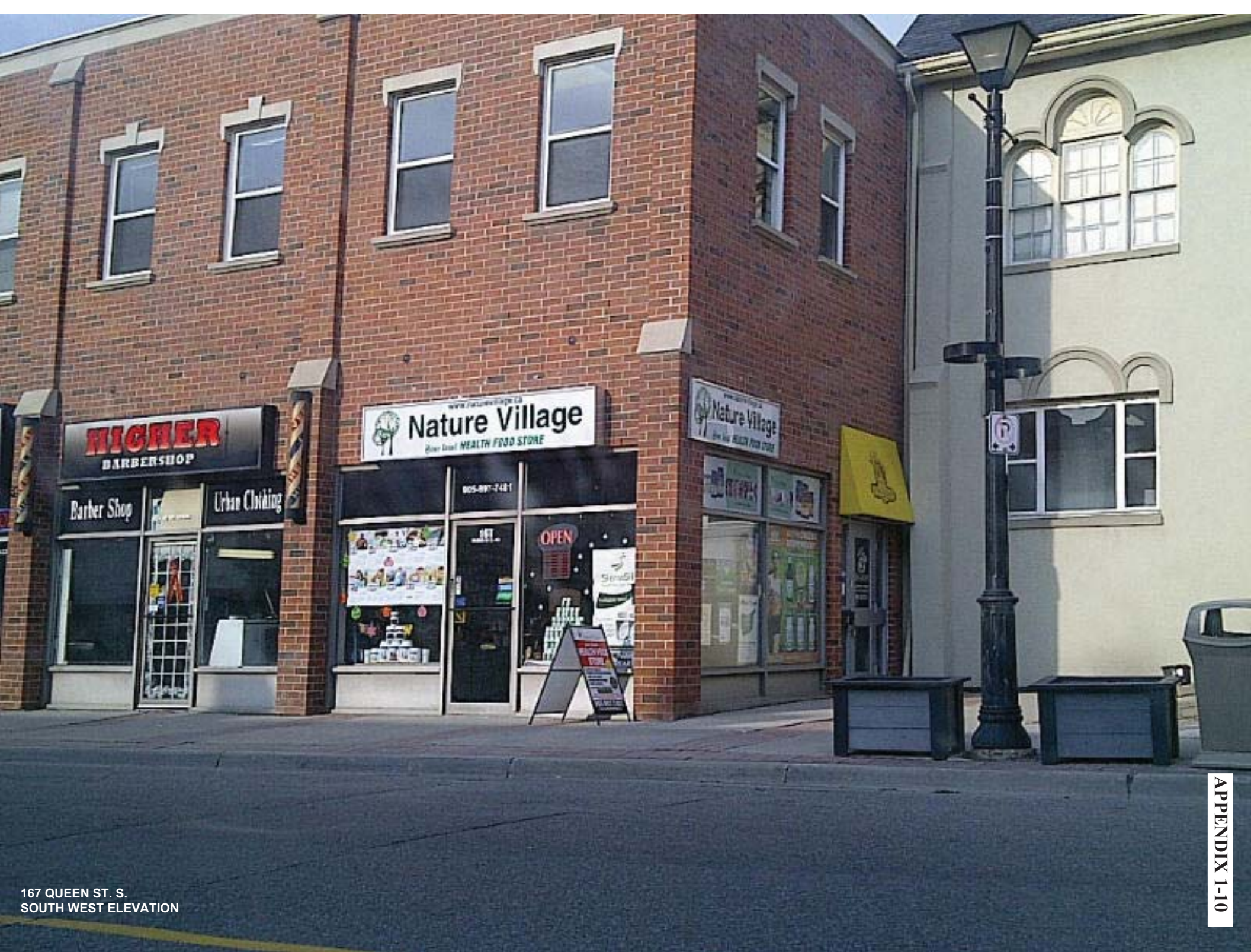




167 QUEEN ST. S
NORTHWEST ELEVATION



167 QUEEN ST. S.
WEST ELEVATION



167 QUEEN ST. S.
SOUTH WEST ELEVATION