



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2012)

PDC DEC 3 2012

DATE: November 13, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: December 3, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

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

RECOMMENDATION: That the report dated November 13, 2012 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested six (6) Sign Variance Applications as described in the Appendices of the report, be adopted in accordance with the following:

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

- (a) Sign Variance Application 12-01411
Ward 4
Connect Hearing
377 Burnhamthorpe Rd. E.

To permit the following:

- (i) One (1) fascia sign that is not located on the unit occupied by the business.

- (b) Sign Variance Application 12-02765
Ward 4
Target
100 City Centre Drive

To permit the following:

- (i) Four (4) fascia signs not expressly permitted by the Sign By-law.

- (c) Sign Variance Application 12-01365
Ward 5
Booster Juice
80 Courtneypark Drive East

To permit the following:

- (i) One (1) fascia sign attached to an exterior wall which is not forming part of the unit occupied by the business.

- (d) Sign Variance Application 12-02392
Ward 9
Churchill Meadows Christian Church
7755 Tenth Line West

To permit the following:

- (i) One (1) fascia sign with a sign area of 24.96 sq. m. (268.67 sq. ft.).

- (e) Sign Variance Application 12-02850
Ward 11
DuPont/Pioneer
1919 Minnesota Crt.

To permit the following:

- (i) A third (3rd) sign located between the limits of the top floor and the parapet.

- (ii) A second (2nd) ground sign on a property having only one street line.

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

- (a) Sign Variance Application 12-02248
Ward 5
Nanda & Associate Lawyers
2980 Drew Rd.

- (i) Two (2) fascia signs on the second storey of the building.

While a precedent has been established for second storey signage on this building, the proposed signage is not designed in similar scale or character to the other second storey signage and does not compliment the architectural features 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 six (6) Sign Variance Applications (see Appendices) 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:

- APPENDIX 1: Connect Hearing
Appendix 1-1 to 1-6
- APPENDIX 2: Target
Appendix 2-1 to 2-7
- APPENDIX 3: Booster Juice
Appendix 3-1 to 3-8
- APPENDIX 4: Churchill Meadows Christian Church
Appendix 4-1 to 4-5
- APPENDIX 5: DuPont/Pioneer
Appendix 5-1 to 5-8
- APPENDIX 6: Nanda & Associate Lawyers
Appendix 6-1 to 6-10

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor, Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 13, 2012

FILE: 12-01411

RE: **Connect Hearing**
377 Burnhamthorpe Rd. E. – 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 must be located on the unit occupied by the business.	One (1) fascia sign that is not located on the unit occupied by the business.

COMMENTS:

The sign is proposed to be located on the west elevation of the mall which faces the main parking area which also contains a common entrance to the mall. The location and size of the proposed fascia sign is consistent with other fascia signs located on the sign band on the west elevation of the building. The Planning and Building Department therefore finds the variance to be acceptable from a design perspective.

Permit World^{inc.}

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

May 29, 2012

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

Re: Sign Variance Application for Connect Hearing, 377 Burnhamthorpe Rd. E.

Dear Sir/Madame:

Please accept this letter as a formal request for a sign variance to allow one new fascia sign to be installed on the West elevation of the above-mentioned project.

The Central Parkway Mall is bordered by Burnhamthorpe Road East, Central Parkway East and Meadows Blvd., with the main entrance to the mall on Central Parkway East. The zoning is C2-6 Neighbourhood Shopping.

Connect Hearing would like to propose one new fascia sign for the West elevation, facing Central Parkway East. The tenant's storefront is on Meadows Blvd. (North elevation), which does not offer the same exposure as the West elevation, which is the main entrance to the mall.

The proposed sign complies with the sign by-law restrictions of 20% of the building façade of the first storey. The sign is simple and tasteful and will complement the other signage on the West elevation. Many of the signs on the West elevation belong to tenants located within the mall that do not have any exterior storefront. The proposed location of the sign would enable Connect Hearing to have greater exposure to advertise their presence in the mall and does not conflict with any existing storefront tenants.

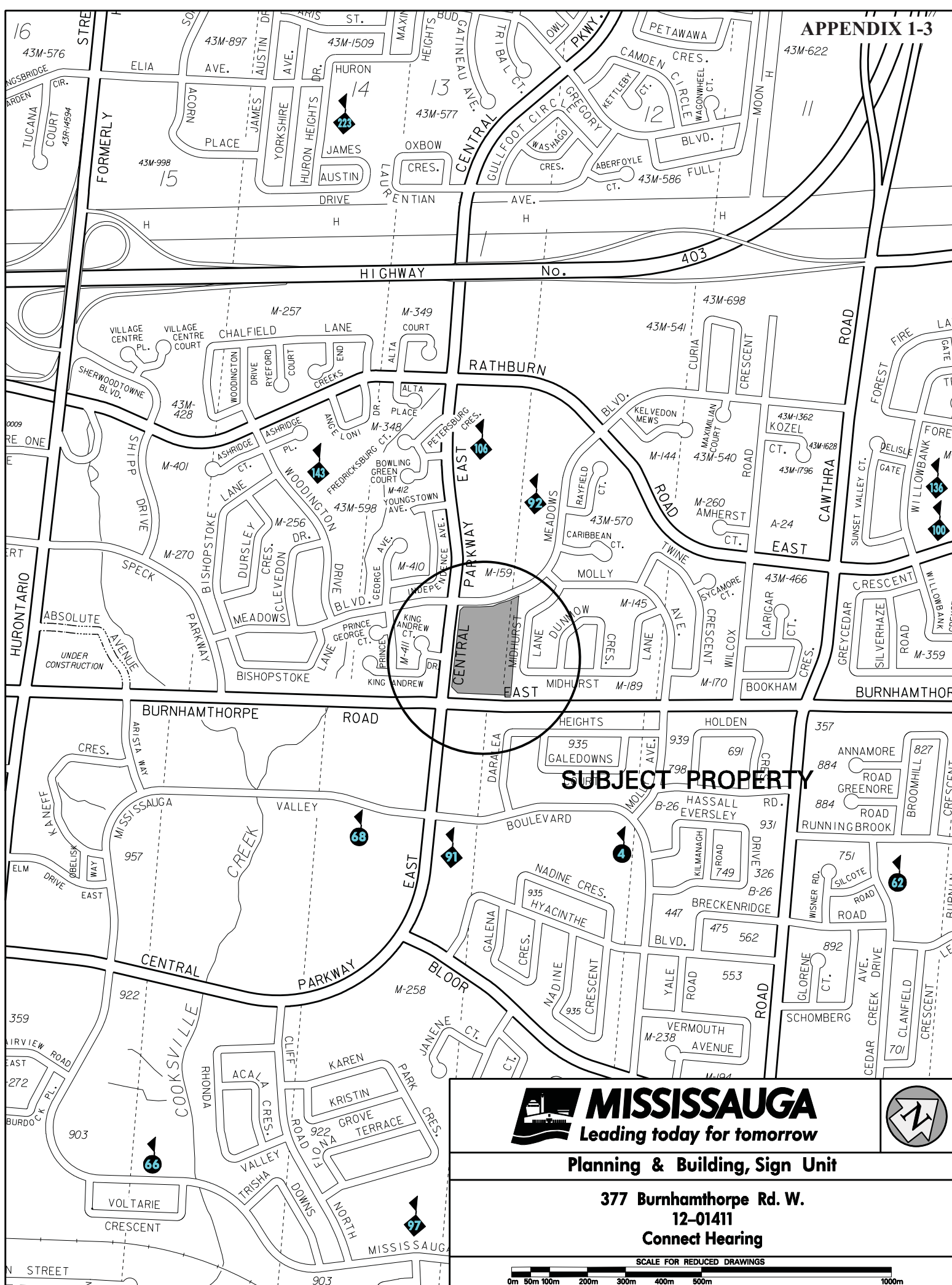
The proposed sign will not negatively impact the neighbourhood or alter the character of the area.

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

Thank you,



Leslie Smith
pm@permitworld.ca



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

**377 Burnhamthorpe Rd. W.
12-01411
Connect Hearing**

SCALE FOR REDUCED DRAWINGS

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

Diagram of a rectangular sign with dimensions and content:

- Overall width: 7'-6" (2.29m)
- Overall height: 3'-0" (0.91m)
- Text on the sign:
 - Connect
 - Hearing
 - YOUR HEARING PROFESSIONALS
- Graphic on the sign: A stylized elephant head profile inside a circle.
- Side dimension: 8 1/4" (0.21m)

SIDE VIEW
SCALE: $\frac{3}{4}" = 1'-0"$



WEST ELEVATION
SCALE: 3/16" = 1'-0"

Notes:
- XX

#	Colors: SIGN FACE
A	WHITE VINYL
B	DIGITAL PRINT GREEN (PMS 376)
C	DIGITAL PRINT DK. GREY (PMS 432)
D	PAINTED DK. GREY (PMS 432)

#	Revision(s)	By:	Date:
1	RELOCATE ON NORTH ELEV.	LP	04/23/2012

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• Tel (613) 247-7762 • Fax (613) 247-7763 • Toll Free 1-800-661-2493

Client: CONNECT HEARING (ON-14)

Site: 377 BURNHAMTHORPE DR. EAST MISSISSAUGA ON

Consultant:	ROGER GHANTOUS		
Draftsman:	LLOYD BLUNKETT	Date:	04.10.2012

Page:	1 / 3	Scale:	XX
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APPENDIX 1-6



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 13, 2012

FILE: 12-02765

RE: Target
100 City Centre Drive – Ward 4

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

Section 4	Proposed
A sign not expressly permitted by the Sign By-law is strictly prohibited.	Four (4) fascia signs not expressly permitted by the Sign By-law.

COMMENTS:

The proposed variance is for a fascia sign located on a performance wall which is a design feature of the building. Under the Sign By-law, this wall is not considered a building façade. The purpose of the performance wall is to accommodate the building signage. The proposed fascia sign in combination with the performance wall is part of the overall design of the building and therefore is acceptable from a design perspective.

Permit World^{inc.}

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

September 6, 2012

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

Re: Sign variance application for Target, 100 City Centre Drive

Dear Sir:

Please accept this letter as a formal request for a sign variance to allow 4 new signs to be installed on a blade structure which projects above roof level for the above-mentioned project.

Target is opening their new store in the previous location of Zellers at Square One. The proposed signs are the iconic white bulls eyes on the red background which clearly identify Target stores. There is no text, only the circles.

Roof signs are not permitted in the sign by-law (Section 4.6.f). The proposed signs are being requested as the other new signs provide limited viewing exposure to passing traffic. The new signs will be complimentary to the building design and would not create a negative impact on the surrounding properties.

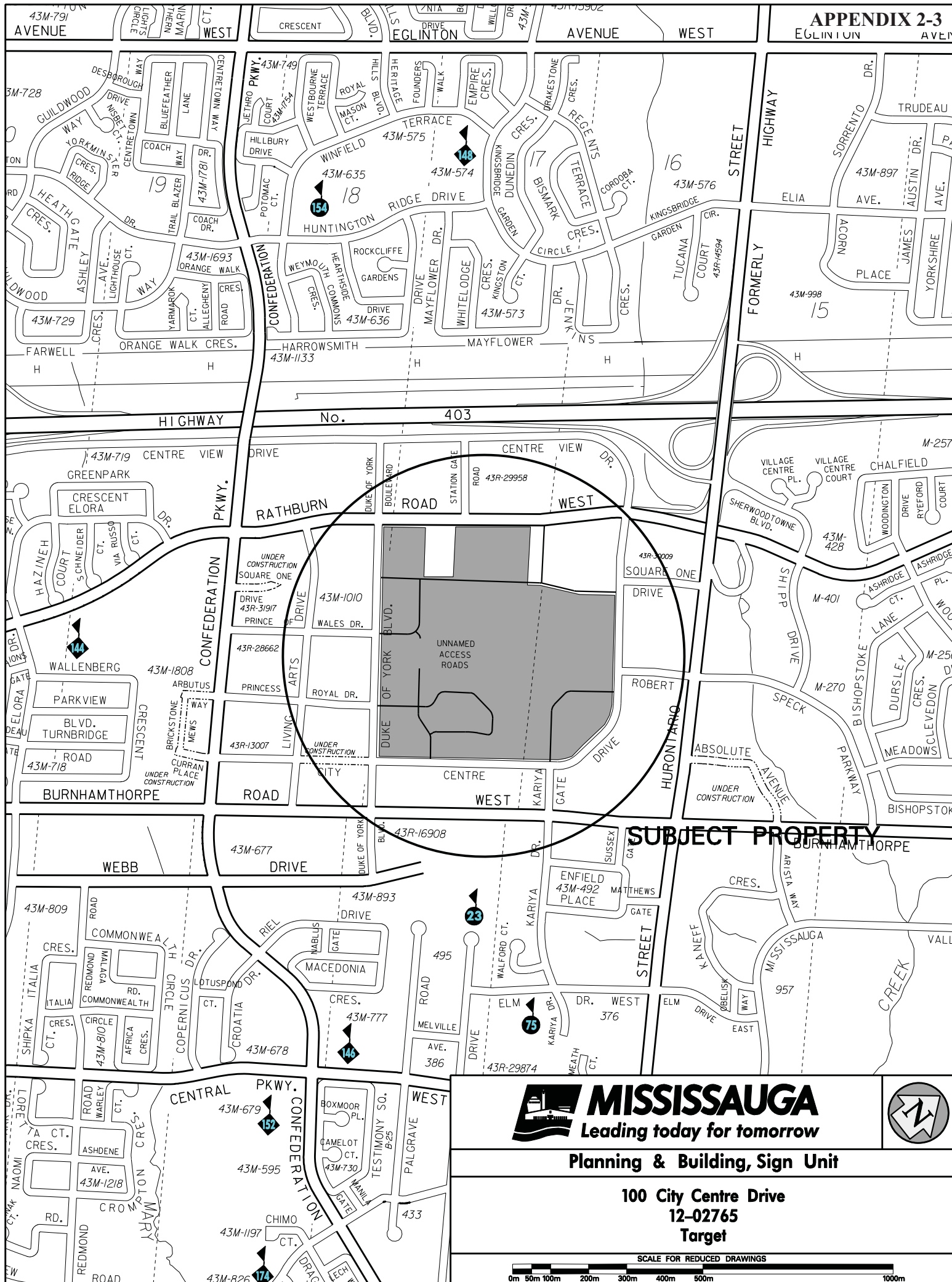
An MTO permit is being applied for and a copy of the permit will be forwarded to the city as soon as it is issued.

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

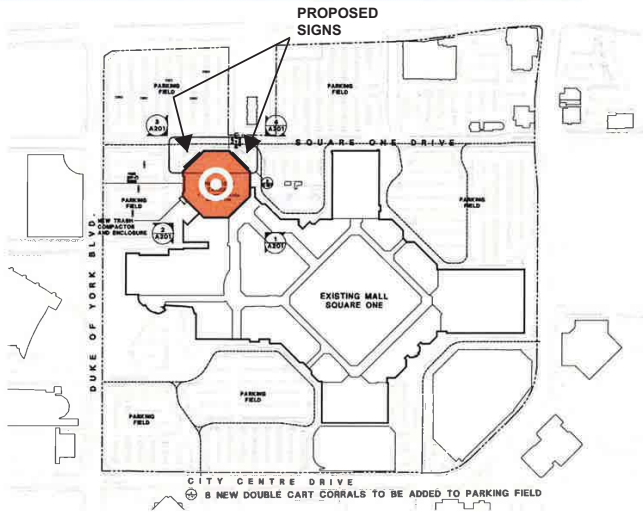


Planning & Building, Sign Unit

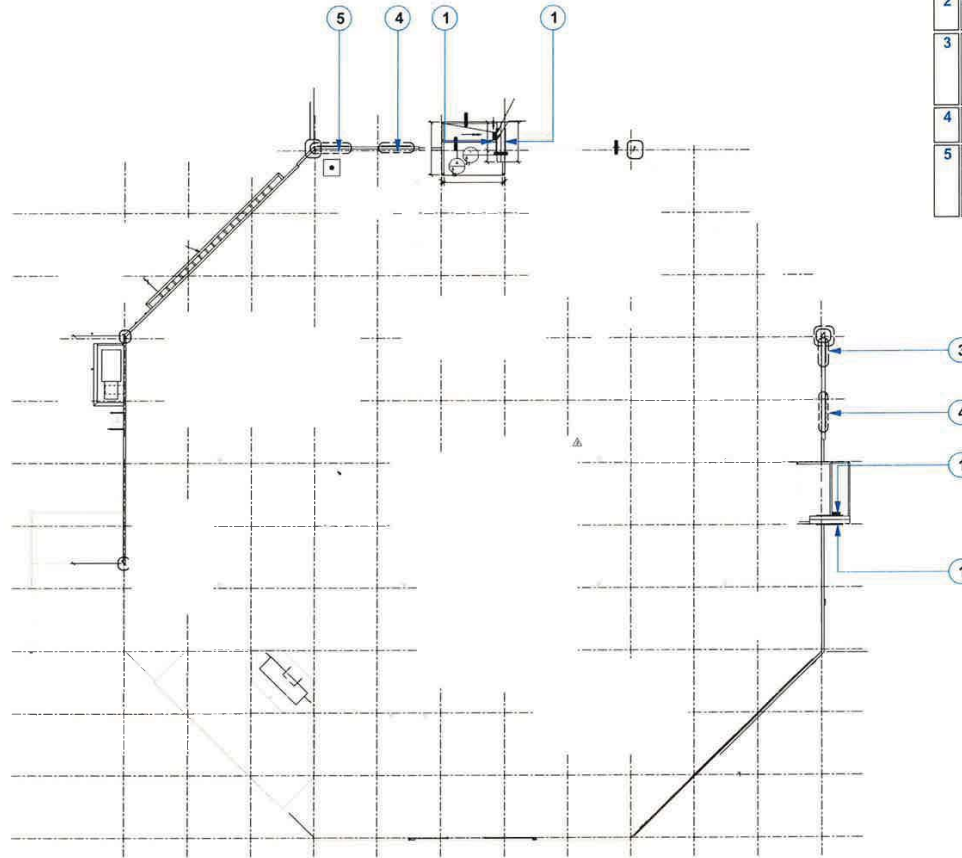
**100 City Centre Drive
12-02765
Target**

SCALE FOR REDUCED DRAWINGS





SITE PLAN



PLAN VIEW



GR-22882A

SITE PLAN/PLAN VIEW

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	12'-0" S/F ILLUMINATED BULLSEYE SIGN SEE SIGNAREA: 144.00FT² (13.38M²) PAGE 5	
2	INTERIOR MALL ENTRY SIGNS SEE (NOT SHOWN) SIGNAREA: 36.00FT² (3.34M²) PAGE 9	
3	8'-0" S/F ILLUMINATED BULLSEYE SIGN SIGNAREA: 64.00FT² (5.95M²) WITH 1'-9" CHANNEL LETTERS SEE SIGNAREA: 17.41FT² (1.62M²) PAGE 7	
4	2'-0" PHARMACY CHANNEL LETTERS SEE SIGNAREA: 37.37FT² (3.47M²) PAGE 8	
5	12'-0" S/F ILLUMINATED BULLSEYE SIGN SIGNAREA: 144.00FT² (13.38M²) WITH 2'-8" CHANNEL LETTERS SIGNAREA: 39.18FT² (3.64M²) SEE PAGE 6	

Date: / /
Customer Approval:



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Client:	TARGET STORE T-3636		
Site:	100 CITY CENTRE, MISSISSAUGA, ON		
Consultant:	GWENDOLYN REISCHMAN		
Draftsman:	CLAUDIA VOGT	Date:	05.28.2012
Page:	1/9	Scale:	N.T.S.

[illegible]

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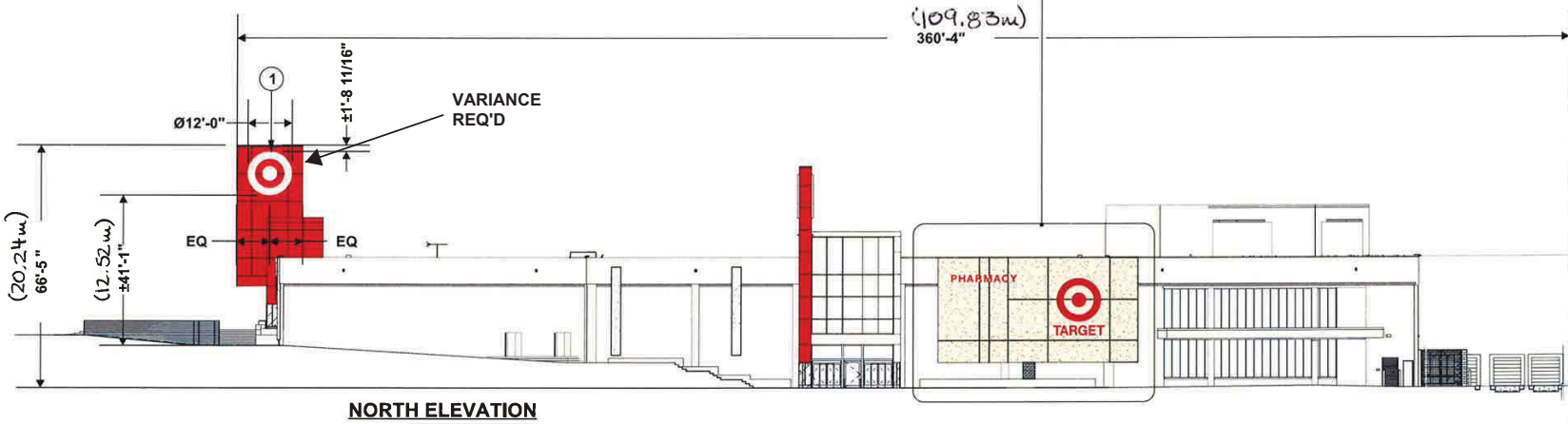
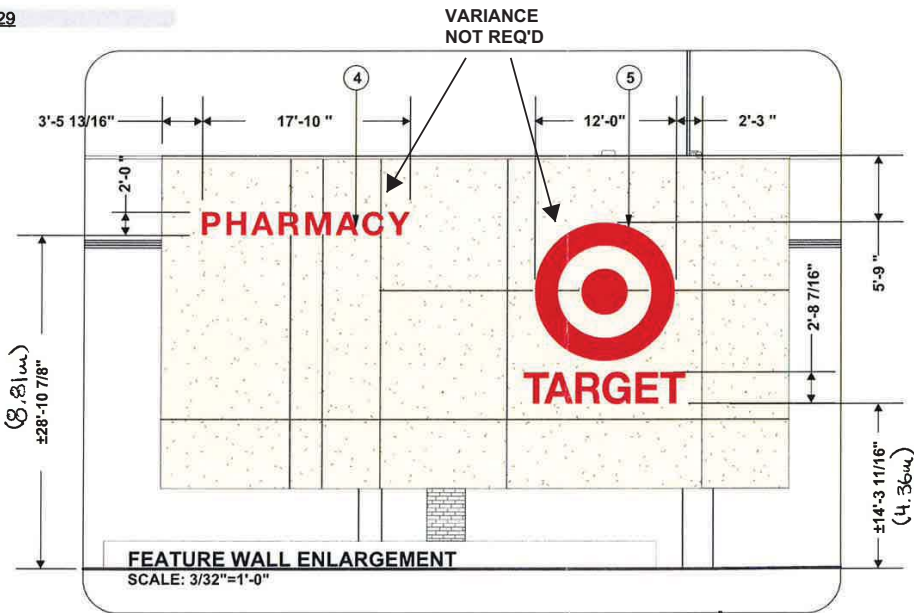


Client:	TARGET STORE T-3636		
Site:	100 CITY CENTRE, MISSISSAUGA, ON		
Consultant:	GWENDOLYN REISCHMAN		
Draftsman:	CLAUDIA VOGT	Date:	05.28.2012
Page:	2/9	Scale:	1/32" = 1'-0"

GR-22882A

EXTERIOR ELEVATION

Installation:	<input checked="" type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
#	Descriptions:	
1	12'-0" S/F ILLUMINATED BULLSEYE SIGN SEE SIGNAREA: 144.00FT² (13.38M²) PAGE 5	
4	2'-0" PHARMACY CHANNEL LETTERS SEE SIGNAREA: 37.37FT² (3.47M²) PAGE 8	
5	12'-0" S/F ILLUMINATED BULLSEYE SIGN WITH 2'-8" CHANNEL LETTERS SEE PAGE 6	



Date: / /
Customer Approval:

This sign is intended to be installed in accordance with the requirements of Article 10.04 of the National Electrical Code and/or other applicable codes. The installer shall provide proper grounding and bonding of the sign.

Pattison Sign Group Illuminated sign system (luminaire, housing and LED light). These signs contain Mercury Vapor. Dispose of these signs according to Local, Provincial, State, or Federal Laws.

ISO 9001:2008 Certified Enterprise



Client:	TARGET STORE T-3636
Site:	100 CITY CENTRE, MISSISSAUGA, ON
Consultant:	GWENDOLYN REISCHMAN
Draftsman:	CLAUDIA VOGT
Date:	05.28.2012
Page:	4/9
Scale:	1/32" = 1'-0"



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 13, 2012

FILE: 12-01365

RE: Booster Juice
80 Courtneypark Drive East – Ward 5

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

Section 17	Proposed
A fascia sign shall be attached to the building façade used to calculate the maximum sign area of the sign.	One (1) fascia sign attached to an exterior wall which is not forming a part of the unit occupied by the business.

COMMENTS:

The unit occupied by the business does not fully extend to the rear wall of the building. The Sign By-law does not permit businesses to have fascia signs on exterior walls of units which they do not occupy. However, the proposed sign is consistent with the other fascia signs on this building elevation.

The Planning and Building Department have no objection to the requested variance from a design perspective.



Always One Step Forward.

To whom it may concern:

On behalf of our client, Booster Juice, Forward Signs Inc. will be applying for a sign variance to the City of Mississauga for their exterior signage at 80 Courtney Drive East Unit K6 L5T 2Y3

The proposed signage is to fill in the empty space in between Mucho Burrito and World Shawerma King facing Annagem Blvd. The proposed signage is in the shape of Booster Juice's signature sign, which will be illuminated by simple LEDs mounted on top of the existing structure.

The nature of the variance of this sign permit is that this sign will be located on a third party property which is a part of Mucho Burrito.

The primary impetus for the proposed signage is to attract clients from a distance for people coming along the east parking lot to know where Booster Juice is located. For people entering the mall from the east entrance, it is very hard to locate Booster Juice without the sign; the proposed signage will greatly assist in building identification during the day and night.

We will look forward to answering your questions and providing any clarification required by your office should you require further details regarding our proposal. Please feel free to contact the account holder of this project; Helen Liang at 416-291-4477 ext.: 292 to address any further concerns that you may have.

Best Regards,

Helen Liang
Project Coordinator

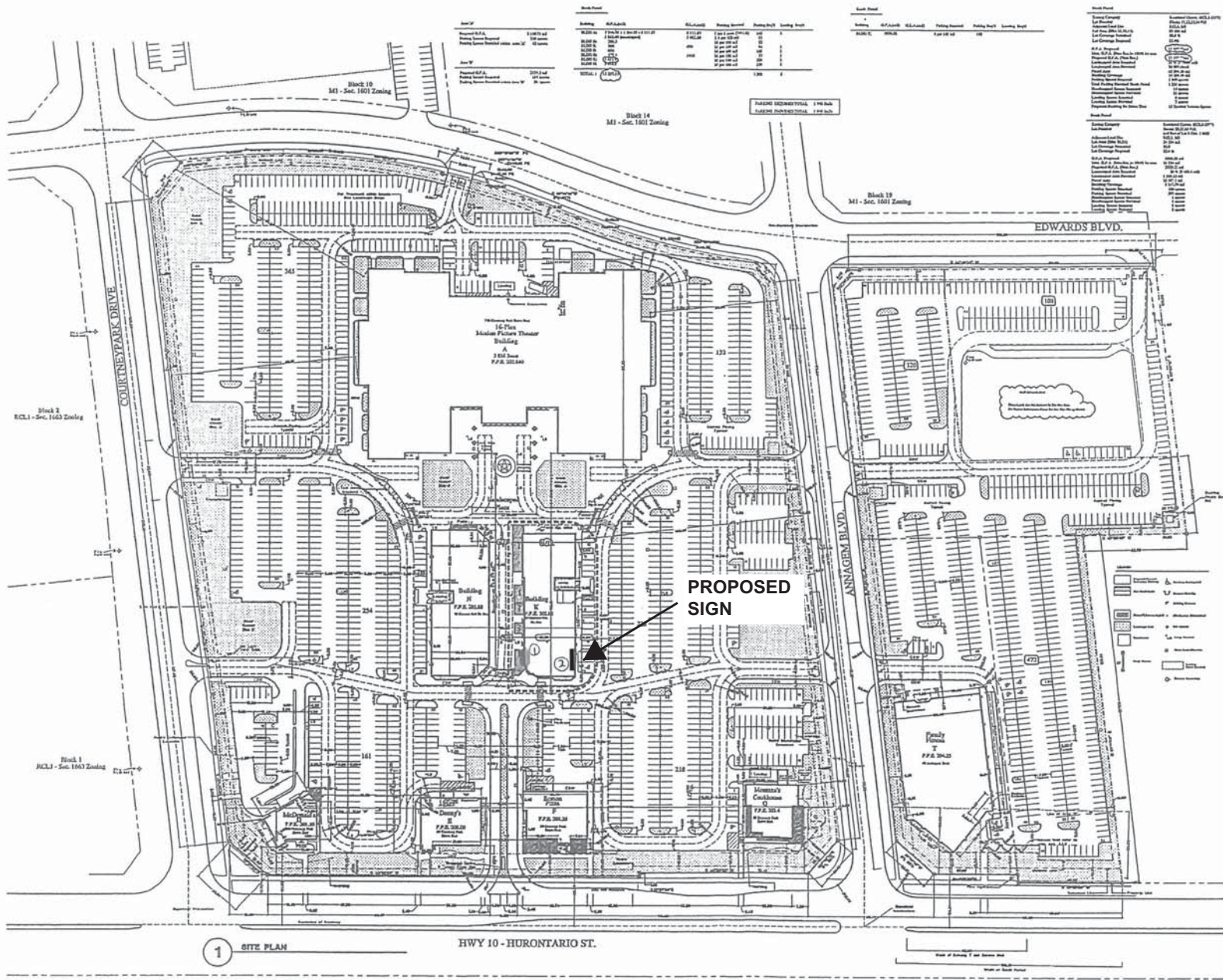


60 Emblem Ct. Toronto, ON M1S 1B1
t: 416-291-4477 *292; 1-888-291-4477 | f: 416-291-4678 |
e: helenl@forwardsign.com | w: www.forwardsign.com

Always One Step Forward.

WEST





Block 14
M1 - Sec. 1801 Zoning

Building	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Setback (ft.)	Other
Building A	1,000,000	1,000,000	100	100	
Building B	1,000,000	1,000,000	100	100	
Building C	1,000,000	1,000,000	100	100	
Building D	1,000,000	1,000,000	100	100	
Building E	1,000,000	1,000,000	100	100	
Building F	1,000,000	1,000,000	100	100	
Building G	1,000,000	1,000,000	100	100	
Building H	1,000,000	1,000,000	100	100	
Building I	1,000,000	1,000,000	100	100	
Building J	1,000,000	1,000,000	100	100	
Building K	1,000,000	1,000,000	100	100	
Building L	1,000,000	1,000,000	100	100	
Building M	1,000,000	1,000,000	100	100	
Building N	1,000,000	1,000,000	100	100	
Building O	1,000,000	1,000,000	100	100	
Building P	1,000,000	1,000,000	100	100	
Building Q	1,000,000	1,000,000	100	100	
Building R	1,000,000	1,000,000	100	100	
Building S	1,000,000	1,000,000	100	100	
Building T	1,000,000	1,000,000	100	100	
Building U	1,000,000	1,000,000	100	100	
Building V	1,000,000	1,000,000	100	100	
Building W	1,000,000	1,000,000	100	100	
Building X	1,000,000	1,000,000	100	100	
Building Y	1,000,000	1,000,000	100	100	
Building Z	1,000,000	1,000,000	100	100	

Block 19
M1 - Sec. 1801 Zoning

Building	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Setback (ft.)	Other
Building A	1,000,000	1,000,000	100	100	
Building B	1,000,000	1,000,000	100	100	
Building C	1,000,000	1,000,000	100	100	
Building D	1,000,000	1,000,000	100	100	
Building E	1,000,000	1,000,000	100	100	
Building F	1,000,000	1,000,000	100	100	
Building G	1,000,000	1,000,000	100	100	
Building H	1,000,000	1,000,000	100	100	
Building I	1,000,000	1,000,000	100	100	
Building J	1,000,000	1,000,000	100	100	
Building K	1,000,000	1,000,000	100	100	
Building L	1,000,000	1,000,000	100	100	
Building M	1,000,000	1,000,000	100	100	
Building N	1,000,000	1,000,000	100	100	
Building O	1,000,000	1,000,000	100	100	
Building P	1,000,000	1,000,000	100	100	
Building Q	1,000,000	1,000,000	100	100	
Building R	1,000,000	1,000,000	100	100	
Building S	1,000,000	1,000,000	100	100	
Building T	1,000,000	1,000,000	100	100	
Building U	1,000,000	1,000,000	100	100	
Building V	1,000,000	1,000,000	100	100	
Building W	1,000,000	1,000,000	100	100	
Building X	1,000,000	1,000,000	100	100	
Building Y	1,000,000	1,000,000	100	100	
Building Z	1,000,000	1,000,000	100	100	

Block 19
M1 - Sec. 1801 Zoning

Building	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Setback (ft.)	Other
Building A	1,000,000	1,000,000	100	100	
Building B	1,000,000	1,000,000	100	100	
Building C	1,000,000	1,000,000	100	100	
Building D	1,000,000	1,000,000	100	100	
Building E	1,000,000	1,000,000	100	100	
Building F	1,000,000	1,000,000	100	100	
Building G	1,000,000	1,000,000	100	100	
Building H	1,000,000	1,000,000	100	100	
Building I	1,000,000	1,000,000	100	100	
Building J	1,000,000	1,000,000	100	100	
Building K	1,000,000	1,000,000	100	100	
Building L	1,000,000	1,000,000	100	100	
Building M	1,000,000	1,000,000	100	100	
Building N	1,000,000	1,000,000	100	100	
Building O	1,000,000	1,000,000	100	100	
Building P	1,000,000	1,000,000	100	100	
Building Q	1,000,000	1,000,000	100	100	
Building R	1,000,000	1,000,000	100	100	
Building S	1,000,000	1,000,000	100	100	
Building T	1,000,000	1,000,000	100	100	
Building U	1,000,000	1,000,000	100	100	
Building V	1,000,000	1,000,000	100	100	
Building W	1,000,000	1,000,000	100	100	
Building X	1,000,000	1,000,000	100	100	
Building Y	1,000,000	1,000,000	100	100	
Building Z	1,000,000	1,000,000	100	100	

Revisions

Revision	Date	Description
1	Oct 20 2004	Issued For Permit
2	Nov 3 2004	Issued For Tender
3	Nov 10 2004	Revised For Permit
4	Nov 12 2004	Issued For Tender
5	Jan 6 2005	Issued For Construction

Project
Building "X"
50 Courtyard Park Drive East
Mississauga, Ontario

Sheet Title

Site Plan

Scale: 1:1000
Project No. 0411
Drawn: JLF
Checked: JLF
Title: JLF
Sheet No.

Project
Building "X"
50 Courtyard Park Drive East
Mississauga, Ontario

Sheet Title

Site Plan

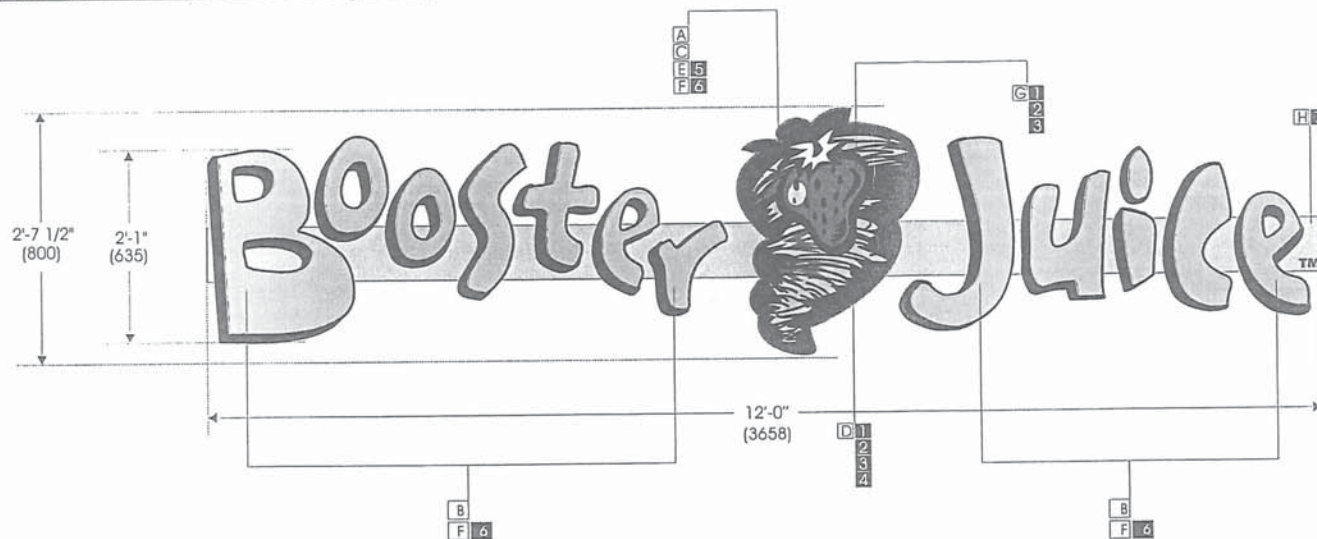
Scale: 1:1000
Project No. 0411
Drawn: JLF
Checked: JLF
Title: JLF
Sheet No.

APPENDIX 3-4

AS BUILT

DATE

Item 1 - Retrofit and Reface Logo only



PROPOSED
SIGN

#	DESCRIPTION
A	Reface Form Box
B	Retrofit from neon to LED
C	Return (existing colour, do not repaint)
D	Translucent Polycarbonate
E	Painted Trim Cap
F	LED
G	1/2" Clear Plexiglas Cut Out Logo w/ Semi-Frosted Edge
H	Existing Carrier Box with painted finish

#	COLOUR
1	3M 3630-22 BLACK
2	3M 3630-78 VIVID ROSE Translucent Vinyl
3	3M 3630-68 ROSE MALLUVE Translucent Vinyl
4	3M 3630-128 PLUM PURPLE Translucent Vinyl
5	YTS 12818 PURPLE
6	WHITE
7	B.M. CC-120 Stone House
8	
9	

- ☒ All sizes to be confirmed upon site check.
- ☒ All colours to be confirmed by client.
- ☐ Client will pin point exact position at site.
- ☐ This drawing is for concept only, not for quotation & production.
- ☐ This is the final free of charge revision, the next change is subject to a service fee of \$50.00 per change.
- ☐ This change is subject to a service fee of \$50.00 per change.
- ☒ Refer to structural drawing before fabrication & installation.



FORWARD SIGNS INC.

60 Emblem Court, Scarborough
Ontario M1S 1B1
Tel: 416.291.4477
Fax: 416.291.4678
E-mail: info@forwardsign.com

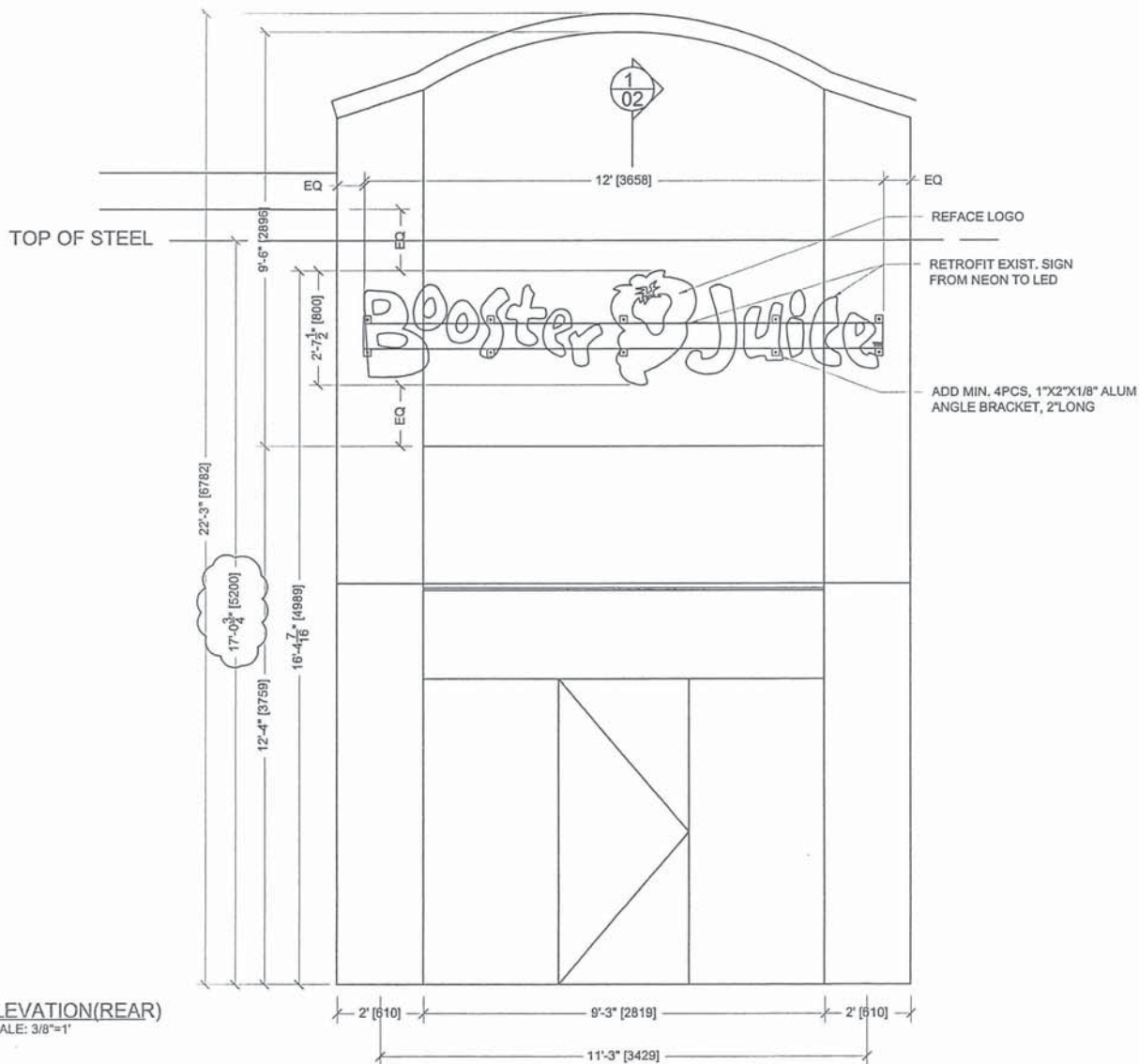
CLIENT	Booster Juice
LOCATION	80 Courtney Park Dr. W.-Mississauga
PROJECT	Reface & Retrofit neon to LED
DRAWN BY	Anthony
FILE NAME	REFACE & RETROFIT-G-C2-F
DATE OF DRAWING	Apr. 25, 2012
SCALE	1/4" = 1FT
SALESPERSON	Kevin
REMARKS	

CLIENT APPROVED / DATE

ART DEPT. APPROVED / DATE



ITEM 1 CHANNEL LETTER
(RETROFIT)



1
01 ELEVATION(REAR)
SCALE: 3/8"=1'

ELECTRICAL REQUIREMENT:

120 VOLT. 400W
347

WEIGHT OF SIGN

160 LB

NOTE

FOR AN OUTDOOR SIGN, MAKE 1/8" DRAIN HOLES AT BOTTOM OF A SIGN.



FORWARD SIGNS INC.

80 Emblem Court, Scarborough,
Ontario, M1S 1B1
Tel: (416) 291-4477
Fax: (416) 291-4678
E-mail: info@forwardsign.com

CLIENT

BOOSTER JUICE

LOCATION

80 COURTNEY PARK DR. W, MISS.

PROJECT

CHANNEL LETTER

DRAWN BY

SEAN

FILE NAME

CHANNEL LETTER-S2 ELEV

DATE OF DRAWING

MAY 18, 2012

SCALE

AS NOTED

SALESMAN

KEVIN

REMARKS

CLIENT APPROVED / DATE

ART DEPT. APPROVED / DATE

DRAWING NO.

01





80 COURTNEYPARK DRIVE EAST
SEPT. 26 / 2012

SOUTH ELEVATION



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 13, 2012

FILE: 12-02392

RE: **Churchill Meadows Christian Church**
7755 Tenth Line West – Ward 9

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

Section 12	Proposed
A fascia sign is permitted a maximum sign area of 5.0 m sq. (53.82 ft. sq.)	One (1) fascia sign with a sign area of 24.96 m sq. (268.67 ft. sq.)

COMMENTS:

The proposed fascia sign is to be located on the north side of the building facing Highway 401. The sign is proportional to the size of the building and sized for visibility from the highway. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



September 20, 2012

Mr. Kelwin Hui
 Planning and Building Department
 City of Mississauga
 300 City Centre Drive
 Mississauga, ON
 L5B 3C1

Reference Application # 2392
WEBID - BDDGV6HU

RATIONALE FOR OUR VARIANCE APPLICATION

Dear Mr. Hui,

Thank you for notifying us of the need to state the rationale for the variance application we have submitted with regards to our fascia sign permit with the above mentioned reference number and web id.

We needed to apply for a fascia sign with the specified size as we have noted in our earlier submission in order to ensure the safety of motorists passing in the 401 Highway who would like to read the sign.

Given that the normal driving speed there will be at least 90 kph, a smaller sign might cause an accident as drivers might be enticed to slow down to read the information about the church.

Our requested size for the fascia was recommended by our architect and was arrived at in consultation with MTO to ensure that the visibility and readability of the sign will not have a negative or dangerous impact to the busy motorists traversing in the highway. The size is also within the range of fascia signs you will normally see at the 401.

We trust that this will sufficiently answer the question on why we needed a variance approval for our fascia sign.

We hope for your favorable response.

Humbly remaining,

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

Edmund Lucido
 Executive Pastor

SCALE FOR REDUCED DRAWINGS

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

TENTH LINE WEST

SIGN
LOCATION



Hwy 401

PROPOSED BUILDING
TWO-STOREY
CHURCH BUILDING

EXISTING
TWO-STOREY
RURAL RESIDENCE

TRUCKWAY
STRIPED WALKS ROAD



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 13, 2012

FILE: 12-02850

RE: DuPont / Pioneer
1919 Minnesota Crt. – Ward 11

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

Section 13, Table 1	Proposed
Permits two (2) additional fascia signs between the limits of the top floor and the parapet.	A third sign located between the limits of the top floor and the parapet.
Section 13, Table 3	Proposed
Permits one (1) ground sign per street line.	A second ground sign on a property having only one street line.

COMMENTS:

The proposed fascia sign faces Minnesota Court and is not located on the same façade in which the two existing fascia signs are placed. Since each of these fascia signs can not be seen at the same time, the Planning and Building Department therefore has no concerns with the proposed variance.

The existing ground sign on the property is located within the site at the main entrance to the building which is a substantial distance from the street line. The proposed multi-tenant ground sign will be located at the street line to identify the entrance to the subject site. The size of the proposed ground sign is within the permitted provisions of the Sign By-law. The Planning and Building Department therefore finds the variance acceptable from a design perspective.



Zip Signs Ltd.
5040 North Service Road
Burlington, Ontario L7L 5R5

August 23, 2011

City of Mississauga
300 City Centre Drive
Mississauga, ON. L5B 3C1

Subject: Sign Variance Rationale
Object: Dupont 1919 Minnesota Court Mississauga ON

To Whom It May Concern;

We respectfully ask that you consider our application for variance of the Sign Bylaw to allow a second Ground sign to be installed on the same property and location as the existing ground sign. The existing ground sign is in front of the building identifying Duponts head office and the new pylon sign which is for the tenant identification in the building would be approximately 160 metres away at the entrance from the street and at least 1.5m from the property line. The additional wall sign faces south and would be the only sign visible to identify the occupants of the building coming north on Erin Mills Parkway.

This proposal is consistent with the installation of permitted ground sign on other properties in the area and would allow for less confusion for traffic driving around the traffic circle and it will not interfere with pedestrian traffic or obstruct public visibility of the surrounding area. We respectfully request that Dupont be permitted to maintain the existing setback of 1.5m from the property line in order to maintain adequate visibility of their world recognized company and the tenants within the property.

Consistent with neighbouring buildings, our proposal does not alter in any way the essential character of the area nor would it adversely affect adjacent properties. Being a sign type that is permitted in the sign district where the premises is located, the installation would be done in compliance with the Ontario Building Code, whereby public safety would be guaranteed.

We are confident that our proposal satisfies the public interest as well as preserving the character of the Commercial and office district. We thank you for the attention you are giving our application and consideration for the success of this proposal, and we remain available should you require additional information and/or documents to complete this application.

Best regards,

A handwritten signature in cursive script that reads "Dave Adam".

Dave Adam
Permit Consultant
Zip Signs Ltd.

Ph 905-332-8332 Toll Free 800-291-0166
Fx 905-332-9994

www.zipsigns.com
info@zipsigns.com

Creating Signs of Excellence Since 1971



MISSISSAUGA
Leading today for tomorrow



Planning and Building

Sign Unit

1919 Minnesota Crt – Ward 11

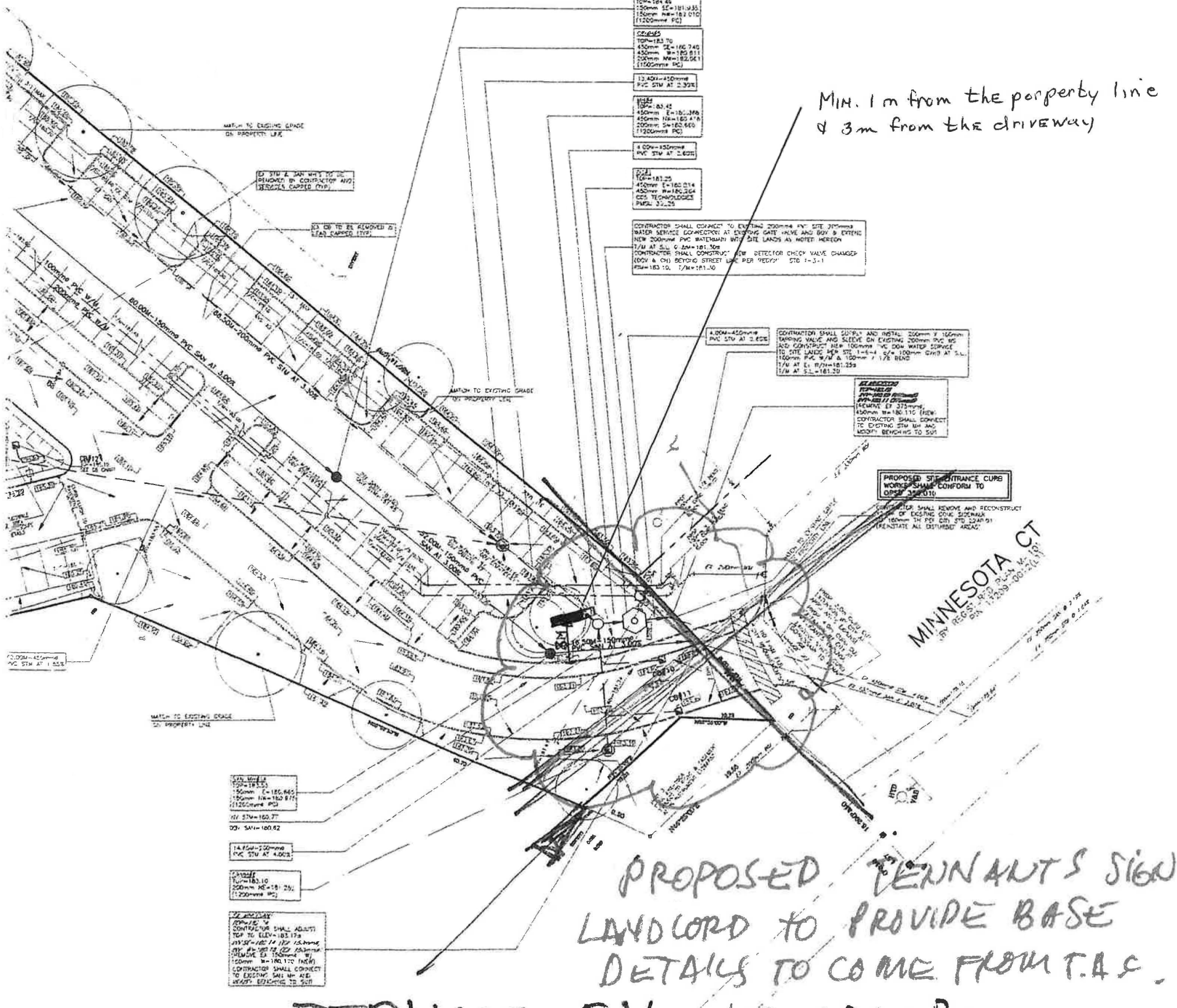
File # 12-02850

DuPont/Pioneer

SCALE FOR REDUCED DRAWINGS



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EXISTING SITE SERVICES SHALL BE ABANDONED
ALL ABOVE GRADE SERVICE AND SITE CATCHBASINS
AND MANHOLES SHALL BE REMOVED AND SERVICES
CAPPED. WHERE NEW SERVICE TRENCHES CUT THE
EXISTING SITE SERVICES, THE OPEN ENDS OF THE
EXISTING SERVICES SHALL BE CAPPED IN ACCORDANCE
WITH MUNICIPAL STANDARDS.

EXISTING SITE SERVICE CONNECTIONS, INCLUDING
STREET LINE MANHOLES, AND VALVES, SHALL BE
RE-USED TO SUPPORT THE NEW SITE DEVELOPMENT,
TO THE SATISFACTION OF THE REGION & CITY

SUMMARY OF SITE WATERMAIN STATS		
SIZE	LENGTH - (m)	DEPTH - (m)
100mm	272.00m	1.00m
150mm	8.00m	1.00m
300mm	270.00m	1.00m

I HEREBY CERTIFY THAT THE PROPOSED GRADING BUILDING TYPE AND
APPURTENANCE DRAINAGE AND STORM WATER MANAGEMENT WORKS COMPLY
WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS
IN CONFORMANCE WITH THOSE OF THE ADJACENT LANDS FOR DRAINAGE AND
RELATIVE ELEVATIONS

REGISTERED PROFESSIONAL ENGINEER
V. A. PISCIONE
PROVINCE OF ONTARIO

DATE: 18. 2011

NO.	DATE	DESCRIPTION
1	MAR 18, 2011	ISSUED FOR PERMIT REVIEW
2	FEB 21/11	ADDRESS CITY SPA COMMENTS AND REVISIONS TO PERMIT REVIEW
3	FEB 17/11	ADDRESS REGIONAL CITY AND MTO SPA COMMENTS
4	FEB 9/11	PLAN REVISED PER ARCHITECT
5	DEC 17/10	ADDRESS OF CITY SPA COMMENTS
6	NOV 11/10	ISSUED FOR SITE PLAN APPLICATION
7	NOV 11/10	TABLE SURFACE LIFT ADDED PER CLIENT REVIEW

REVISIONS

MUNICIPALITY
CITY OF MISSISSAUGA

CITY REFERENCE: SP, 10, 101, 101

DESIGNED BY
V. A. PISCIONE

DATE: 18. 2011

CLIENT
Maple Reinders

MAPLE REINDERS
CONSTRUCTORS LIMITED
3880 ARGENTIA ROAD
MISSISSAUGA, ONTARIO L4N 5M4
TEL: 905-621-4844 FAX: 905-621-4822

PROJECT
3883281 CANADA INC.
c/o CARTTERA PRIVATE EQUITIES INC.
FIVE STOREY OFFICE BUILDING
1919 MINNESOTA COURT
PART OF LOT 2, REGISTERED PLAN M-10

DRAWING TITLE
SITE GRADING AND SERVICING PLAN

DRAWING NO.
10166 G-1

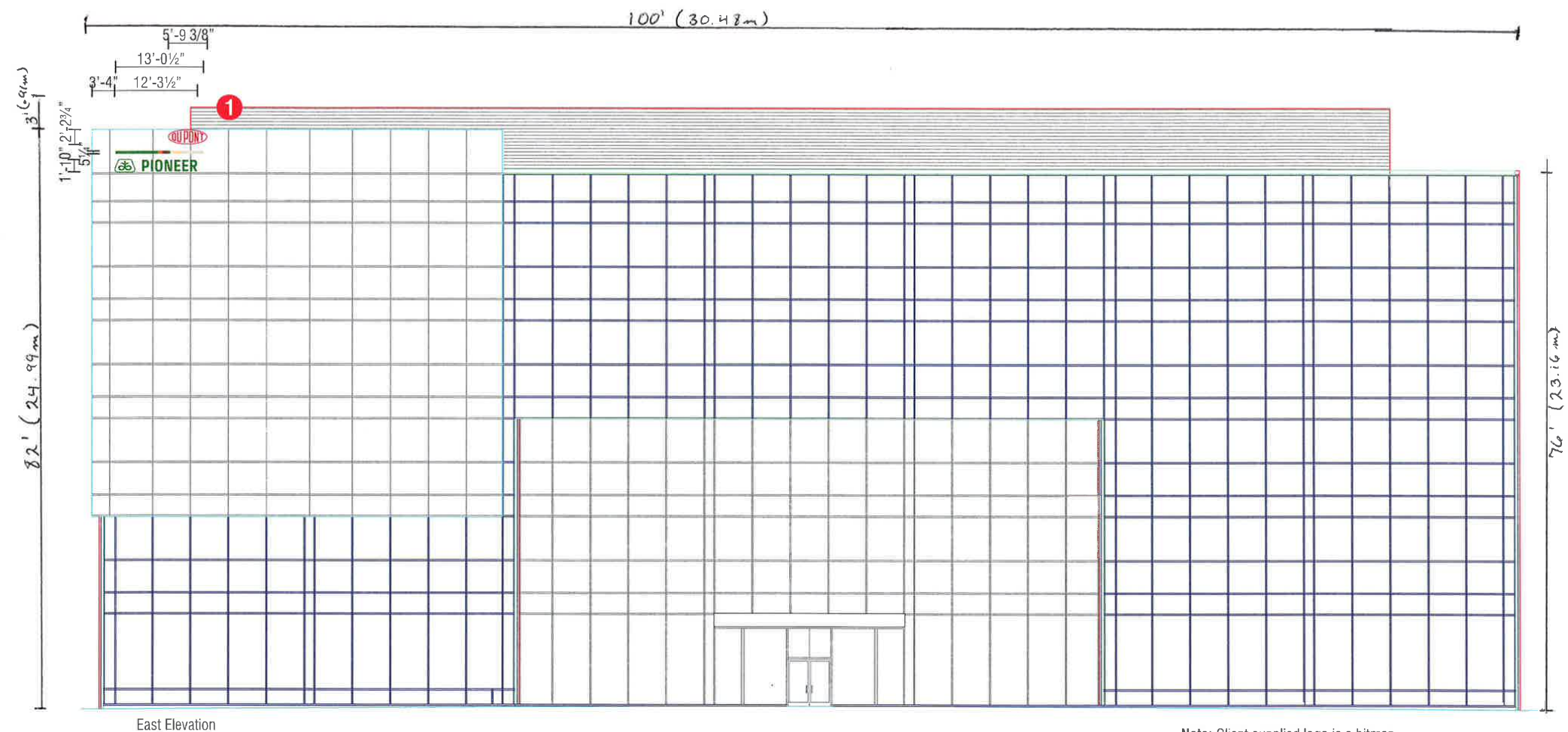
DATE: NOVEMBER 5, 2010

SCALE: 1" = 20'

DRAWN BY: H.S. & M.

DATE: 10-10-2010

OFFICE: 10166 G-1.DWG



Note: Client supplied logo is a bitmap.
We require electronic file in .eps format,
graphics in vector lines and curves

S:\D\Dupont

www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client	Dupont
Address	1919 Minnesota Court Mississauga, ON

Dwg No.	S0010626
Designer	FB
Sales	Glenn Freeman

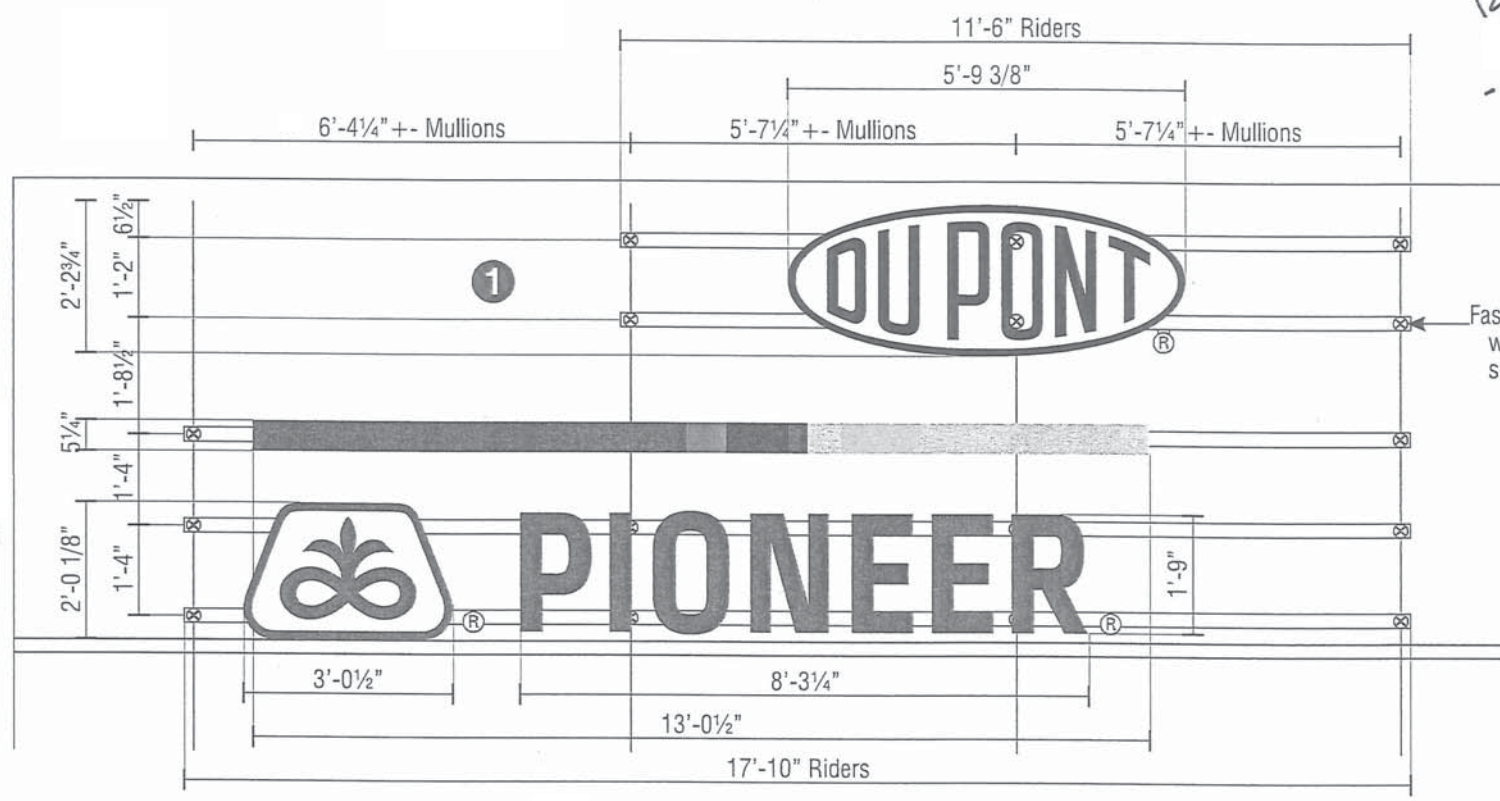
Date	February 22, 2012
Rev.	4th: June 27, 2012
SALES REP SIGN OFF	

<input checked="" type="checkbox"/> CONCEPTUAL NOT FOR CONSTRUCTION	<input type="checkbox"/> SHOP READY CONSTRUCTION CAPABLE
Scale: 1/16" = 1'-0" Page: 1 of	

ZIP SIGNS
This drawing is the property of Zip Signs Ltd.

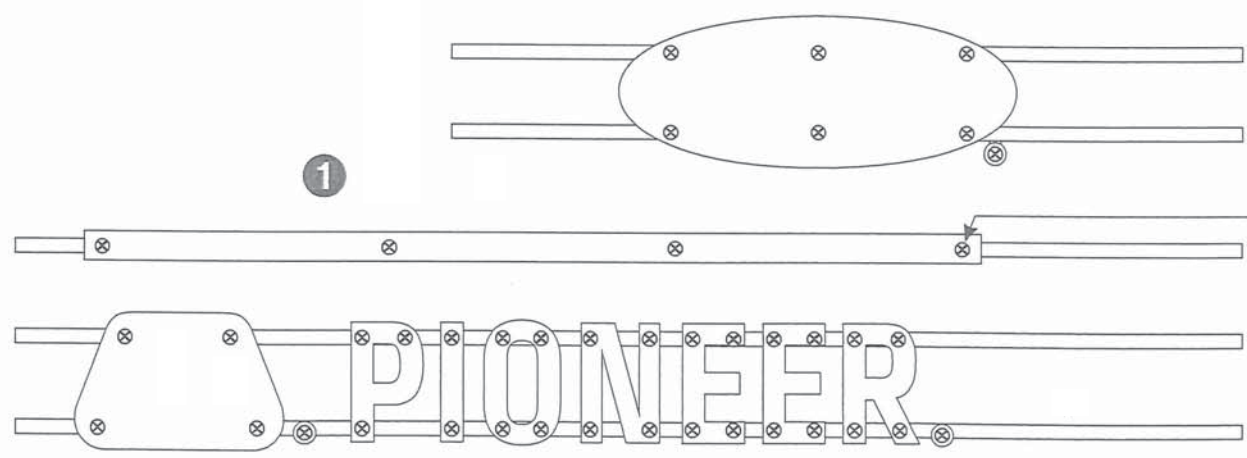
142.674
- 18

1'-0"
+1



Fastening points for wall angle to mullion support plates

1



Fastening points for letters to aluminum angle rider

S:\D\Dupont

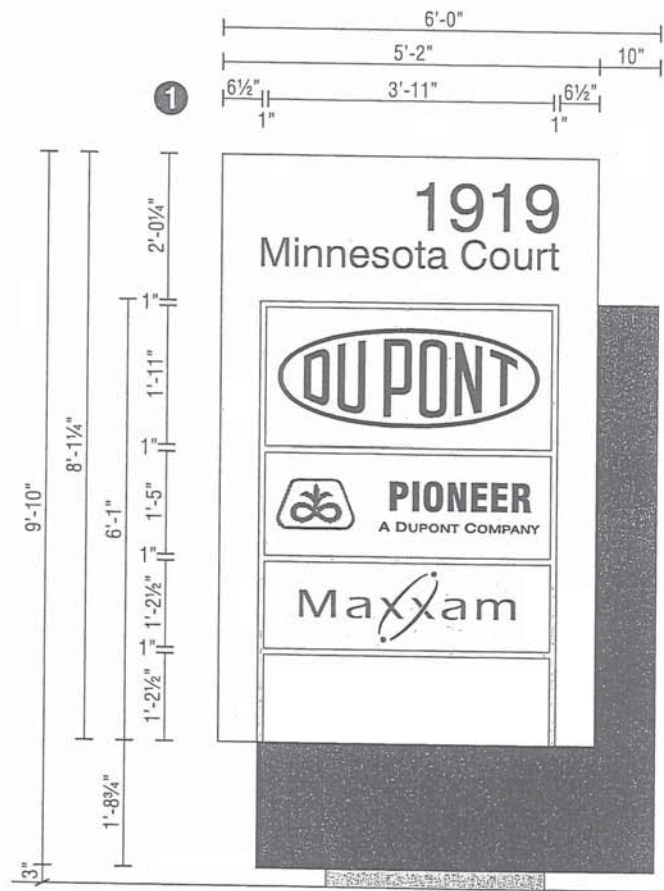
www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client	Dupont
Address	1919 Minnesota Court
	Mississauga, ON

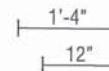
Dwg No.	S0010626
Designer	FB
Sales	Glenn Freeman

Date	February 22, 2012
Rev.	5th: July 25, 2012
SALES REP SIGN OFF	

<input checked="" type="checkbox"/> CONCEPTUAL NOT FOR CONSTRUCTION	<input type="checkbox"/> SHOP READ CONSTRUCTION CAPITAL
Scale: 3/8" = 1'-0"	Page: 2 of



Note: Pioneer logo is for presentation purposes only, client to supply corporate logo in .eps format, vector lines & curves



Sign 1

Supply 1 new s/f exterior non-illuminated ground sign

Graphics / Substrate

Address routed from 3/4" clear plexi, painted Black
Dupont, Pioneer & Maxxam logos routed from 3/8" clear plexi painted Red, Green, Black, Burgundy & Dark Blue as shown

Construction

.125 aluminum faces
1" aluminum reveals around faces
.050 aluminum returns & back
.125 aluminum enclosure
1 1/2" internal aluminum angle frame
4" sq x 1/4" wall HSS pole
1/2" x 8" x 8" steel plate
5/8"Ø x 36" anchor bolts, 4 req'd

Base

36"Ø x 75" re-inforced augured concrete base

Paint

Exposed metal painted Brushed Aluminum & Dark Grey as shown

- Black
- Red
- Green
- Burgundy
- Dark Blue
- Brushed Aluminum Paint
- Dark Grey Paint

S:\D\Dupont\S0007974

www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client Dupont
Address 1919 Minnesota Court
Mississauga, ON

Dwg No. S0007974
Designer FB
Sales Glenn Freeman

Date March 28, 2012
Rev. 2nd: July 5, 2012
SALES REP. SIGN OFF

☒ CONCEPTUAL NOT FOR CONSTRUCTION
☐ SHOP READY CONSTRUCTION CAPABLE
Scale: 1/2" = 1'-0" Page: 1 of

ZIP SIGNS

This drawing is the property of Zip Signs Ltd.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

November 13, 2012

FILE: 12-02248

RE: Nanda & Associate Lawyers
2980 Drew Rd. – Ward 5

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

Section 17	Proposed
A fascia sign shall be erected no higher than the upper limit of the first storey of a building.	Two (2) fascia signs on the second storey of the building.

COMMENTS:

While a precedent has been established for second storey signage on this building, the proposed signage is not designed in similar scale or character to the other second floor signage on the building. As it does not compliment the architectural features of the building, the Planning and Building Department cannot support the requested variance from a design perspective.



JAGMOHAN SINGH NANDA / LLB
 GLEN ANDREW COOK / LLB
 SABRINA HUSSAIN / BENG LLB
 ARTHUR L. TAN / JD LLM
 Barristers, Solicitors & Notary Publics

PLEASE REPLY TO:
 SABRINA HUSSAIN
 Telephone: 905-405-0199, Ext. 232
 Direct Fax: 905-405-0119
 E-Mail: sabrina@nanda.ca

August 29, 2012

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

Dear Sirs:

Re: Sign - Minor Variance - 2980 Drew Road, Mississauga for Fascia Sign

We are writing to request the City of Mississauga ("the City") grant our application for a variance from the performance standards of the sign by-law and allow our firm Nanda & Associate Lawyers, P.C. to Fascia Sign at plaza located at 2980 Drew Road, Mississauga.

Nanda & Associate Lawyers, P.C. is a four lawyer law firm established by Mr. Jagmohan Singh Nanda in 2003 and located in Malton at 7071 Airport Road, Maxtel Plaza since that time. We provide necessary legal services: residential and commercial real estate, family law, civil litigation, wills and estates, personal injury, immigration and corporate commercial to Malton and Mississauga area residents. We currently employ nine people and are one of the biggest law firms in the Malton area. We are looking to expand to a twenty person organization and have purchased approximately 5500 square feet of office space at 2980 Drew Road in order to facilitate our expansion. We require a Fascia Sign to notify customers of our relocation and to increase traffic and business to our firm in order to sustain our expansion and employment goals.

Our application for a variance from the performance standards of the sign by-law should be granted because:

- 1) We need a Fascia Sign visible from Airport Road to notify our current customers of our new location so that we can keep providing quality service to area residents.
- 2) We need a Fascia Sign visible from Airport Road to increase awareness of our firm and its location and bring in new customers.

- 3) We need a Fascia Sign visible from Airport Road to increase traffic to our location and thereby increase firm revenue which will create more employment opportunities and pay for increased expense of maintaining 5500 square feet of office space including property taxes.

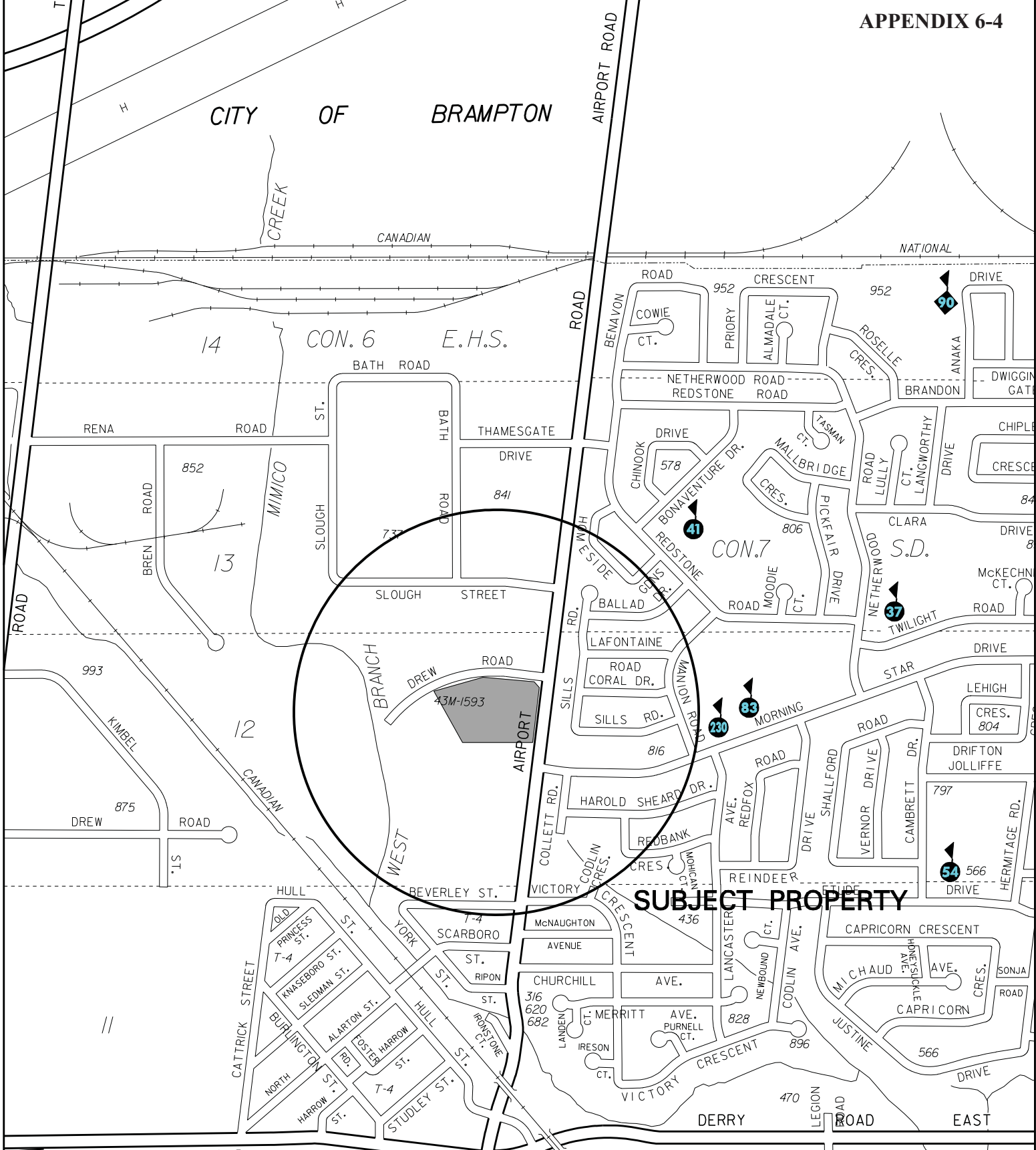
We request that the City take our situation, our goals, our reputation and our demonstrated loyalty to the Malton area into consideration and grant our application for a variance from the performance standards of the sign by-law, which we need to thrive at our new location. The Facia Sign is important for our business and the City should support us in our goals as increasing firm revenue is beneficial to the City as well as to our firm.

Yours truly,
NANDA & ASSOCIATE LAWYERS, P.C.

A handwritten signature in black ink, appearing to read 'Sabrina Hussain', with a stylized flourish at the end.

Sabrina Hussain
Barrister, Solicitor & Notary Public

CITY OF BRAMPTON



MISSISSAUGA
Leading today for tomorrow



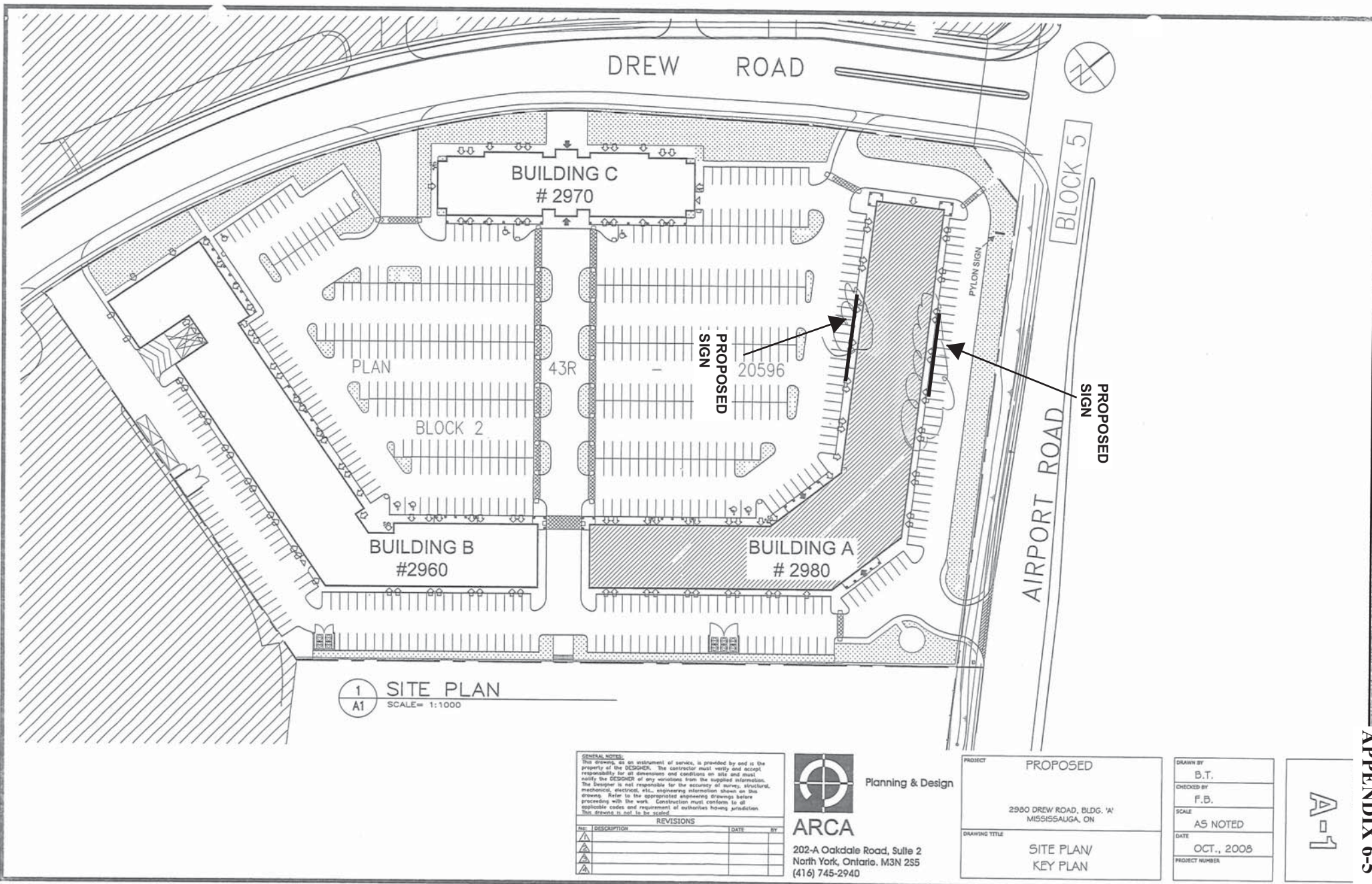
Planning & Building, Sign Unit

**2980 Drew Road
12-02248**

Nanda & Associate Lawyers

SCALE FOR REDUCED DRAWINGS





1 SITE PLAN
A1 SCALE= 1:1000

GENERAL NOTES:
 This drawing, as an instrument of service, is provided by and is the property of the DESIGNER. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify the DESIGNER of any variations from the supplied information. The Designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.

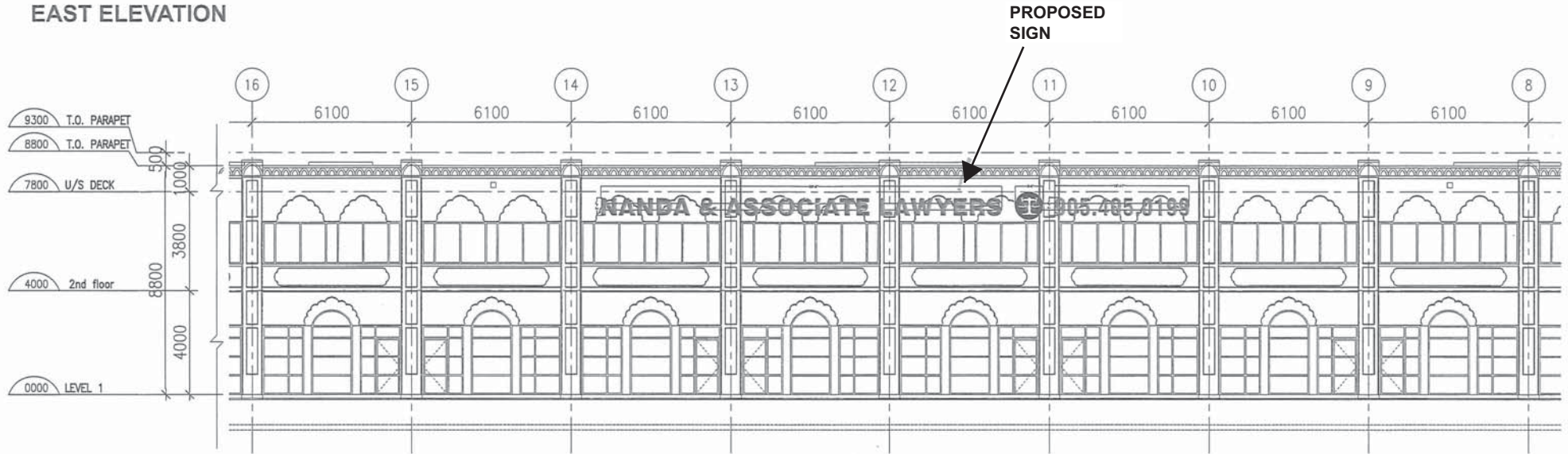
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1			
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3			
4			

ARCA
 Planning & Design
 202-A Oakdale Road, Suite 2
 North York, Ontario, M3N 2S5
 (416) 745-2940

PROJECT	PROPOSED
	2980 DREW ROAD, BLDG. 'A' MISSISSAUGA, ON
DRAWING TITLE	SITE PLAN/ KEY PLAN

DRAWN BY	B.T.
CHECKED BY	F.B.
SCALE	AS NOTED
DATE	OCT., 2008
PROJECT NUMBER	

EAST ELEVATION



EAST ELEVATION



KING PRINTING & SIGNS INC.
 Tel.: (905) 673-9229 • Fax: (905) 672-8338
 www.kpsign.com • info@kpsign.com
 2960 Drew Rd. Unit 148, Mississauga ON L4T 0A5

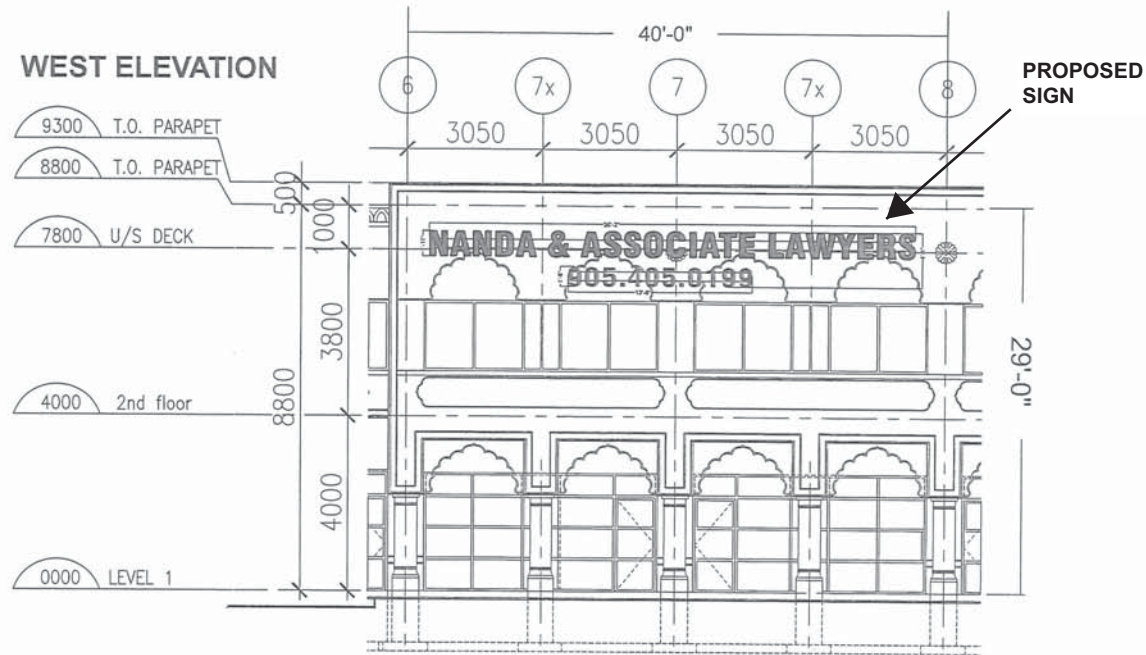
Client: Nanda Law Office 715
 Address: 2960 Drew Rd. Unit # 222, 224,
 226, 228 (Airport Side) &
 223 (Plaza Side) Mississauga, ON.

Approved By:
 Name:
 Signature:

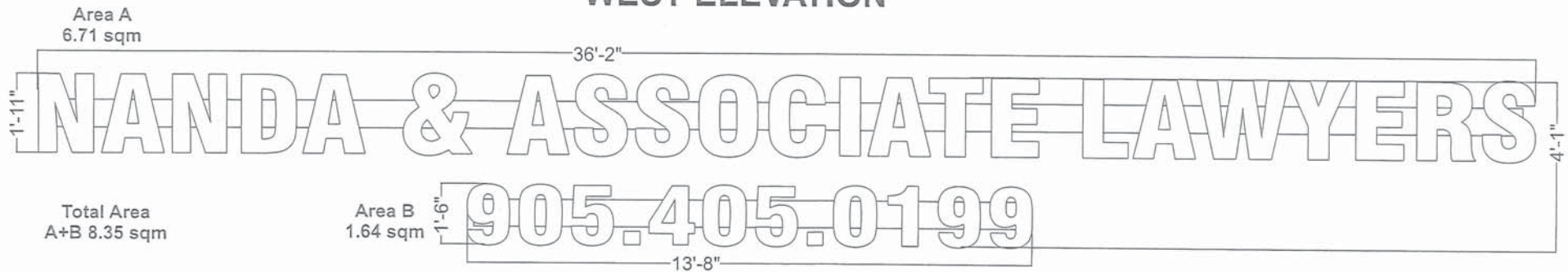
Date: July 10th 2012
 Designed By: Karamjit Jhass

Filler: ☐ CONCRETE
☐ Acrylic
☐ T. ☐ STOP REAR
☐ Construction Suitable
 12.2248
 110V Electric/Final Hook Up provided by Client

WEST ELEVATION



WEST ELEVATION



KING PRINTING & SIGNS INC.

Tel.: (905) 673-9229 • Fax: (905) 672-8338
www.kpsign.com • info@kpsign.com

2960 Drew Rd. Unit 148, Mississauga ON L4T 0A5

Client: Nanda Law Office 2191
Address: 2980 Drew Rd. Unit # 222, 224,
226, 228 (Airport Side) &
223 (Plaza Side) Mississauga, ON.

Approved By:

Name:

Signature:

Date:

July 10th 2012

Designed By:

Karamjit Jhass

☐ CONCEPTUAL
Not For Construction

☐ SHOP READY
Construction Capable

Filler

Acrylic

Trim

Power Supply

L.E.D. TEC LED

Vinyl (1)

(2)

(3)

Others

110V Electric/Final Hook Up provided by CI





2980 DREW ROAD
SEPT. 20, 2012
EXISTING SIGNS

