



Corporate Report

Clerk's Files

Originator's
Files

BL.03-SIG (2011)

PDC FEB 11 2013

DATE: January 22, 2013

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 11, 2013

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 January 22, 2013 from the Commissioner of Planning and Building regarding Sign By-law 0054-2002, as amended, and the requested seven (7) Sign Variance Applications described in Appendices of the Report, be adopted in accordance with the following:

1. That the following Sign Variances **be granted**:
 - (a) Sign Variance Application 12-02860
Ward 4
Mississauga Civic Centre
300 City Centre Drive

To permit the following:
 - (i) Two (2) banner signs displayed on the south elevation of the building.
 - (b) Sign Variance Application 12-02583
Ward 5
Touchless Car Wash
7280 Dixie Road

To permit the following:

- (i) One (1) sign that extends above the roof line of a building.
 - (ii) One (1) fascia sign having an area of 20.01% of the building elevation facing the gas pumps.
- (c) Sign Variance Application 12-02248
Ward 5
Nanda & Associates Lawyers
2980 Drew Road

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the building.
- (d) Sign Variance Application 12-03094
Ward 5
AIMIA
2845 Matheson Blvd. East

To permit the following:

- (i) Two (2) fascia signs located on the second storey of the building.
- (e) Sign Variance Application 12-01638
Ward 6
Crown Property Management
115 Matheson Blvd. W.

To permit the following:

- (i) One (1) additional ground sign on the property.
- (f) Sign Variance Application 12-01862
Ward 8
Amica Mature Lifestyles Inc.
4620 Kimbermount Ave.

To permit the following:

- (i) One (1) banner sign installed on the 4, 5, and 6th floors of the west elevation until October 31, 2013.

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

- (a) Sign Variance Report 12-01824
Ward 11
Henkel
6200 Millcreek Drive

- (i) A third ground sign fronting Millcreek Drive.

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 the Council the general intent and purpose of the By-law is maintained.

COMMENTS:

The Planning and Building Department has received seven (7) Sign Variance Applications (see Appendices 1 to 7) 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 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:	Mississauga Civic Centre Appendix 1-1 to 1-5
	APPENDIX 2:	Touchless Car Wash Appendix 2-1 to 2-5
	APPENDIX 3:	Nanda & Associate Lawyers Appendix 3-1 to 3-7
	APPENDIX 4:	AIMIA Appendix 4-1 to 4-10
	APPENDIX 5:	Crown Property Management Appendix 5-1 to 5-6
	APPENDIX 6:	Amica Mature Lifestyles Inc. Appendix 6-1 to 6-6
	APPENDIX 7:	Henkel Appendix 7-1 to 7-9

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Darren Bryan, Supervisor, Sign Unit



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 8, 2013

FILE: 12-02860

RE: Mississauga Civic Centre
300 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
Banner signs are specifically prohibited.	Two (2) banner signs displayed on the south elevation of the building.

COMMENTS:

The proposed banner signs are designed in scale to the features of the building and are complimentary to the building façade. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

Memorandum

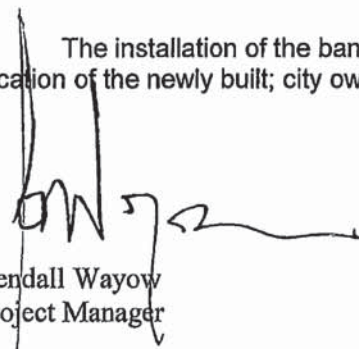
TO: Planning and Building Department, Building Division

FROM: Facilities Planning and Development, Facilities and Property Management Division

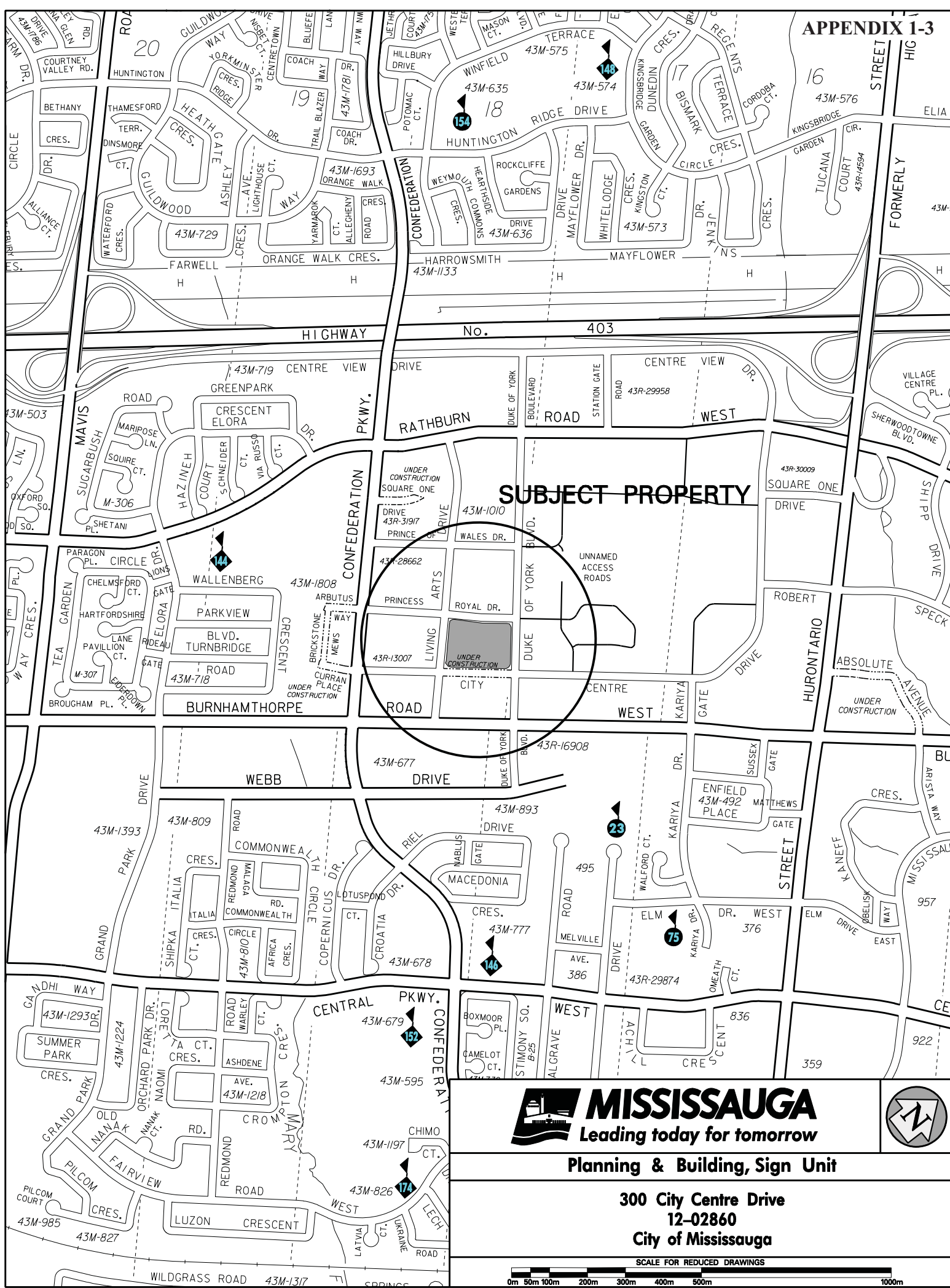
DATE: October 3, 2012

SUBJECT: SGNBLD 12 2860 VAR

The installation of the banners (2) on the South face of the Civic Centre are to identify the location of the newly built; city owned and operated C Café.



Kendall Wayow
Project Manager



MISSISSAUGA

Leading today for tomorrow

Planning & Building, Sign Unit

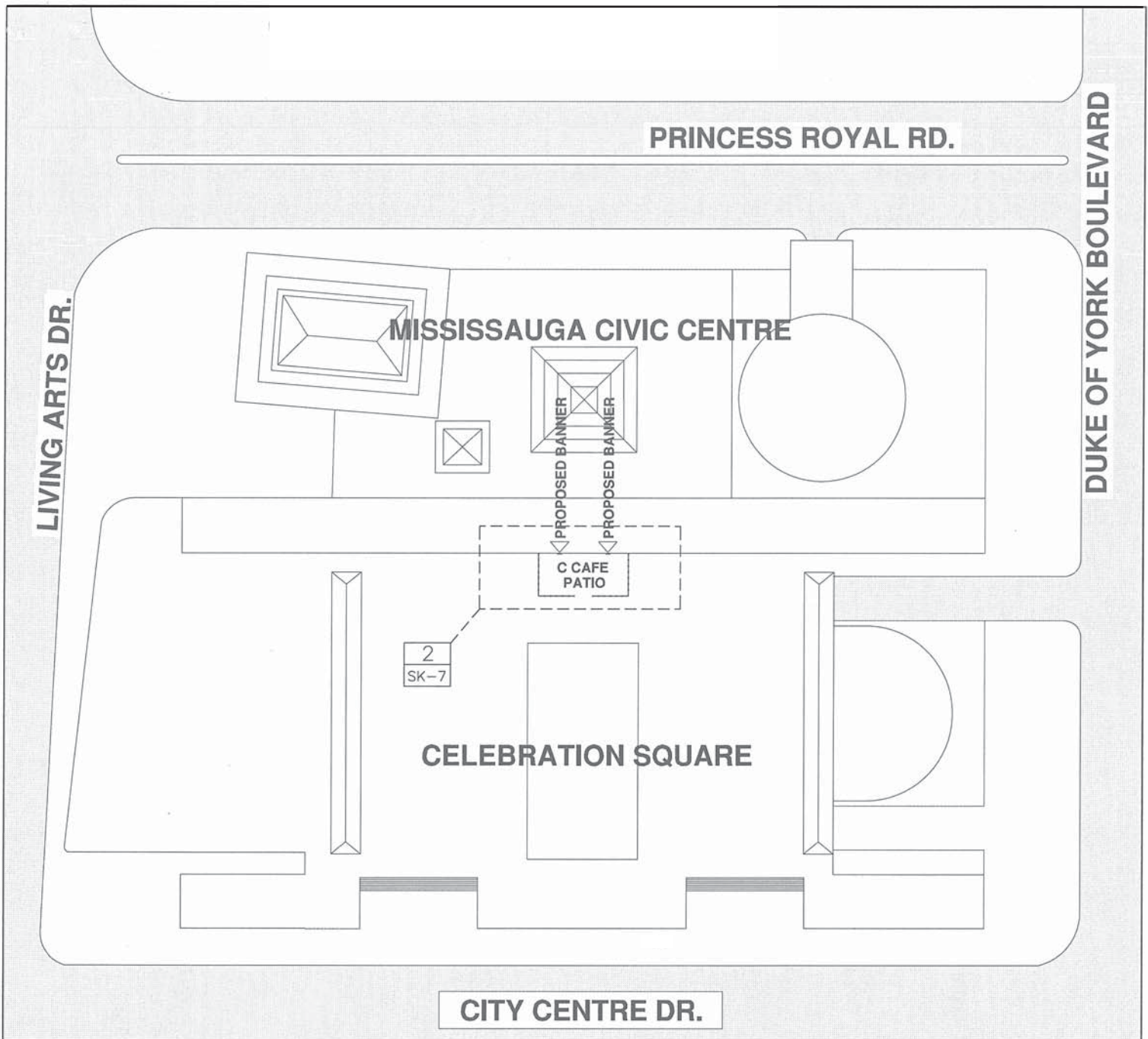
300 City Centre Drive

12-02860

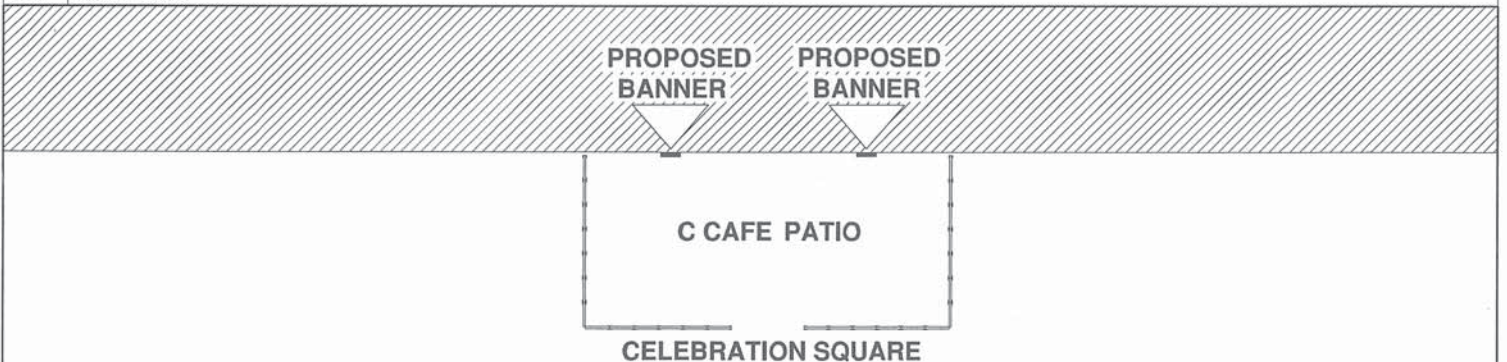
City of Mississauga

SCALE FOR REDUCED DRAWINGS

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



1 SITE PLAN - LOCATION OF PROPOSED BANNERS
SK-7 SCALE: 1/1000



2 PARTIAL SITE PLAN - LOCATION OF PROPOSED BANNERS
SK-7 SCALE: N.T.S.



DATE	NO	REVISIONS

PAPADOPOULOS & PRADHAN ARCHITECTS INC.
251 CONSUMERS ROAD, SUITE 1404
TORONTO, ONTARIO, M2J 4R3
TEL 416 490 0885 FAX 416 490 1408
E-MAIL: papaprad@on.aiaa.com

CS&P Architects
2345 YONGE STREET, SUITE 200
TORONTO, ONTARIO, M4P 2E5
TEL 416 482 5002 FAX 416 482 5040

TANCO ENGINEERING LTD.
Consulting Mechanical & Electrical Engineers
80 NASHBURN ROAD, SUITE 213
SCARBOROUGH, ONTARIO, ON, M1V 5E4
TEL 416 321 3022 FAX 416 321 2035

LMS ENGINEERING INC.
Consulting Structural Engineers
25 VALLEYWOOD DRIVE, UNIT 26
MARKHAM, ONTARIO, L3R 5L9
TEL 905 479 9525 FAX 905 479 7637

LTD CONSULTING GROUP INC.
FOOD FACILITY DESIGN AND CONSULTING
181 GROH AVENUE, SUITE 103
CAMBRIDGE, ONTARIO, N3C 1Y8
TEL 519 658 0004 FAX 519 658 0048

PROJECT
CONSTRUCTION SERVICES FOR THE
FIT-OUT OF THE CIVIC CENTRE
FOOD&BEVERAGE ESTABLISHMENT
300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO

TITLE
SITE PLAN,
LOCATION
OF
PROPOSED
BANNERS

SCALE AS NOTED
DATE 18 SEP 2012
DRAWN BY S.S.
P&P FILE 11-017

DRAWING NO.
SK-7

1
SK-6R2

EXISTING WALL FACE

BANNER ATTACHED ON SITE

10MM BUILT-UP STEEL PLATE

±3600MM AFF, BANNER EXACT HEIGHT/LOCATION TO BE DETERMINED ON SITE BY CONSULTANT

EQ-A EQ-A

10

110

75

1. 2 UNITS REQUIRED FOR EACH BANNER.
2 BANNERS REQUIRED. (4 UNITS REQUIRED IN TOTAL)
2. PAINT COLOUR BENJAMIN MOORE HC-166, KENDALL CHARCOAL
TO MATCH CELEBRATION SQUARE SPECS
3. GRIND SMOOTH ALL VISIBLE WELDS.
ALL WELDS TO BE CONTINUOUS
4. BANNER SIZE IS 4600MM X 900MM AND IS TO BE INSTALLED
±3600MM ABOVE PATIO FINISHED GRADE

Architectural section drawing of a building facade. The drawing shows a central entrance area with a banner. The banner is labeled "BANNER" and has a width of 900mm. The entrance height is 4600mm. The base height is 3600mm. The drawing includes dimensions for the banner width (900), entrance height (4600), and base height (3600). The banner is positioned above the entrance. The drawing is a technical architectural drawing with dimensions and labels.

DATE	NO	REVISIONS
16 AUGUST 2012	1	AS PER REVISED BANNER SIZE
12 SEPTEMBER 2012	2	AS PER REVISED BANNER DIRECTION

TANCO ENGINEERING LTD.
Consulting Mechanical & Electrical Engineers
80 NASHDENE ROAD, SUITE 213
SCARBOROUGH, ONTARIO, ON, M1V 5E4
TEL 416 321 3022 FAX 416 321 2035

LMS ENGINEERING INC.
Consulting Structural Engineers
25 VALLEYWOOD DRIVE, UNIT 25
MARIHAM, ONTARIO, L3R 5L5
TEL 905 479 8525 FAX 905 479 7835

<p>9 5</p>	<p>LTD CONSULTING GROUP INC. FOOD FACILITY DESIGN AND CONSULTING</p>
<p>5</p>	<p>181 GROH AVENUE, SUITE 103 CAMBRIDGE, ONTARIO, N3C 1Y2 TEL 519 858 0004 FAX 519 858 0048</p>
<p>5</p>	<p>PROJECT CONSTRUCTION SERVICES FOR THE FIT-OUT OF THE CIVIC CENTRE FOOD&BEVERAGE ESTABLISHMENT</p>
<p>5</p>	<p>300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO</p>

TITLE	BANNER SUPPORT AT SOUTH ELEVATION
SCALE	AS NOTED
DATE	08 AUG 2012
DRAWN BY	S.S.
P&P FILE	11-017

DRAWING NO.
SK-6R2

© 2000 Blackwell Science Ltd



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 8, 2013

FILE: 12-02583

RE: Touchless Car Wash
7280 Dixie Road – Ward 5

The applicant requests the following variances to sections 4(6) and 13 of Sign By-law 0054-2002, as amended.

Section 4(6)	Proposed
Signs shall not extend above the roof line of a building.	One (1) sign that extends above the roof line of a building.
Section 13, Table 1	Proposed
Fascia signs on a building containing a car wash cannot exceed 10% of the building elevation area which contains an exit or faces the gas pumps.	One (1) fascia sign having an area of 20.01% of the building elevation facing the gas pumps.

COMMENTS:

The requested variances are to permit one (1) fascia sign which extends above the roof line of a building, with a total sign area of 20.01% of the wall. The proposed sign is designed in a manner which compliments the architectural style of the structure and is consistent with the corporate design of other car wash/gas bars within Mississauga. The Planning and Building Department therefore finds the variance acceptable from a design perspective.

Application for Variance at ESSO Mississauga, Dixie / Drew Location

Letter of Rationale

The Variance is in regards to the proposed sign extending above the roof line and exceeding the allowable coverage of 10%.

We have applied for the variance since first and foremost this is standard Esso branding for the car wash building, used nationwide, including at other Mississauga locations, and the owner would like to continue branding consistency.

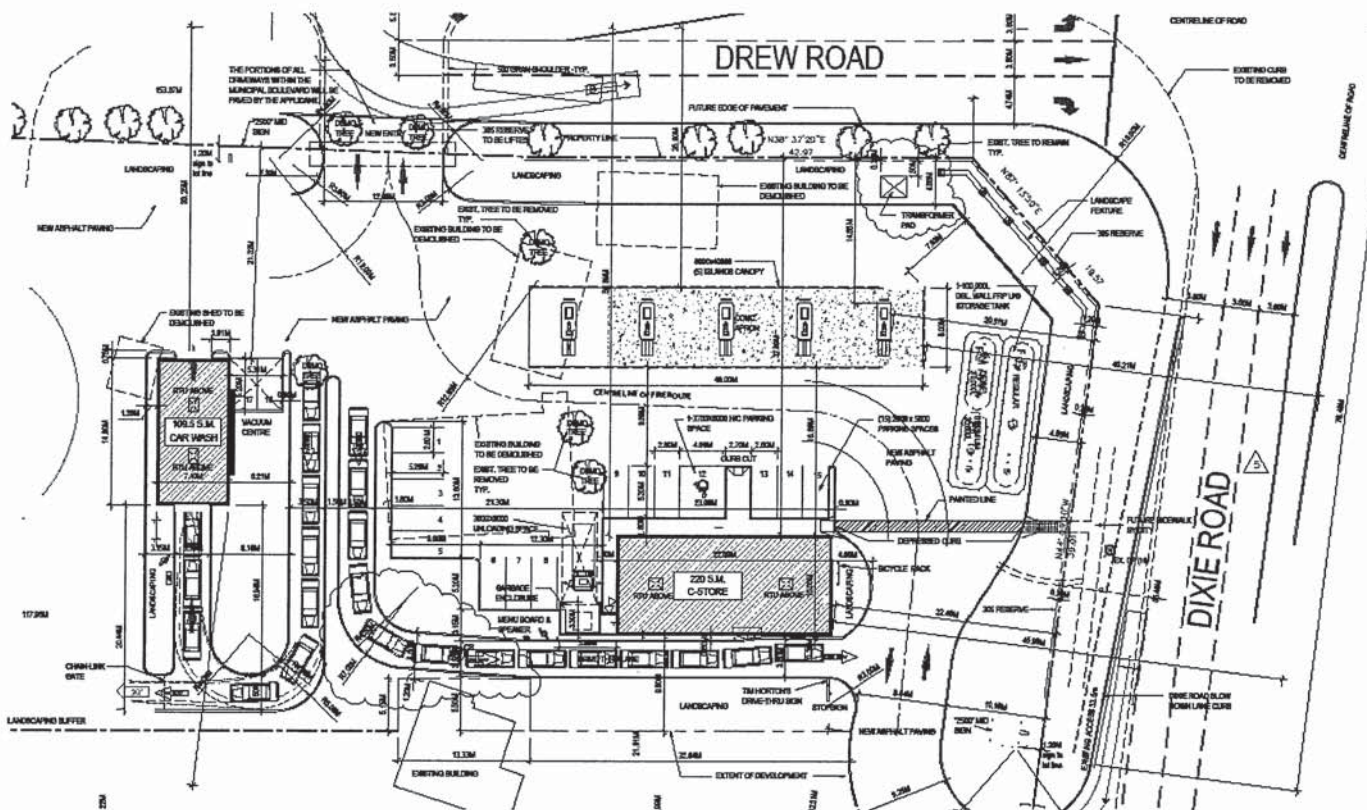
The Car wash unit's entrance/exit is positioned north/south, with this wall facing east towards the canopy & convenience store. It is necessary to have signage on this wall indicating the unit.

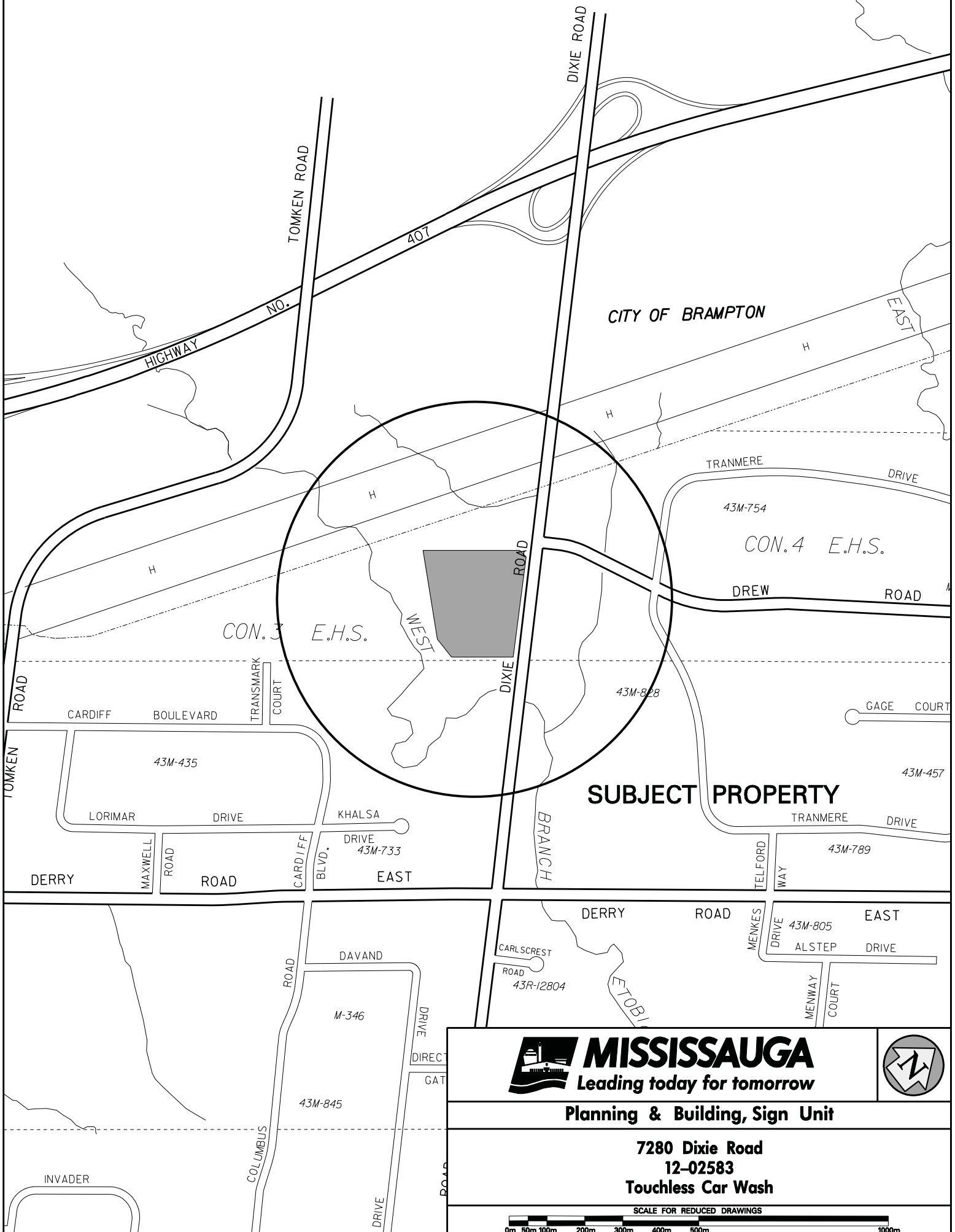
This site in particular is very large and as you can see in the site plan, the car wash unit is off to the side and away from the general bulk of traffic (retail canopy & convenience store). For this reason it is a relatively large sign (exceeding the 10% of wall space), and located partially above the roof line as to be easily visible to the gas station traffic.

We hope this justifies the proposed sign. Please let me know if there is anything else I can provide.

Thank you,

Tristan Munro (Authorised agent for Erik Jain, ESSO 7280 Dixie Rd.)





MISSISSAUGA
Leading today for tomorrow

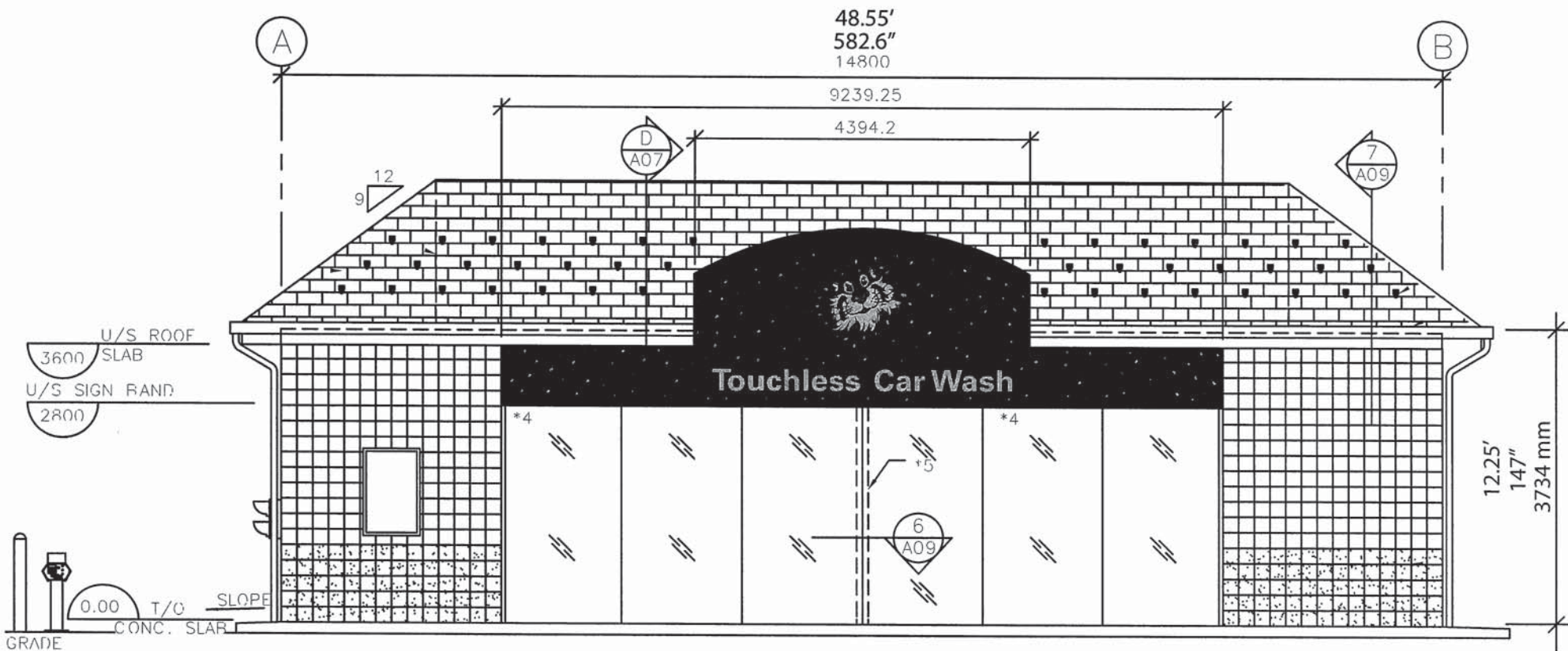


Planning & Building, Sign Unit

**7280 Dixie Road
12-02583
Touchless Car Wash**

SCALE FOR REDUCED DRAWINGS

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



FRONT ELEVATION



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 8, 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 located on the second storey of the building.

COMMENTS:

At the Planning and Development Committee meeting on December 3, 2012, this sign variance application was deferred.

A meeting was arranged with the office of Councillor Bonnie Crombie, the Planning and Building Department, the applicant – Nanda & Associates Lawyers and the representatives from the condominium corporation, to discuss the second floor signage for the entire complex. The City requested the second floor signage to respect the design of the building and to be consistent in size and form, similar to the first floor signage on this complex. All parties came to an agreement in the principle on the second floor signage design standards.

The sign variance application for the Nanda & Associate Lawyer has been revised in accordance to the agreed upon second floor signage design standards for the complex. The Planning and Building Department therefore find the variance acceptable.



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.

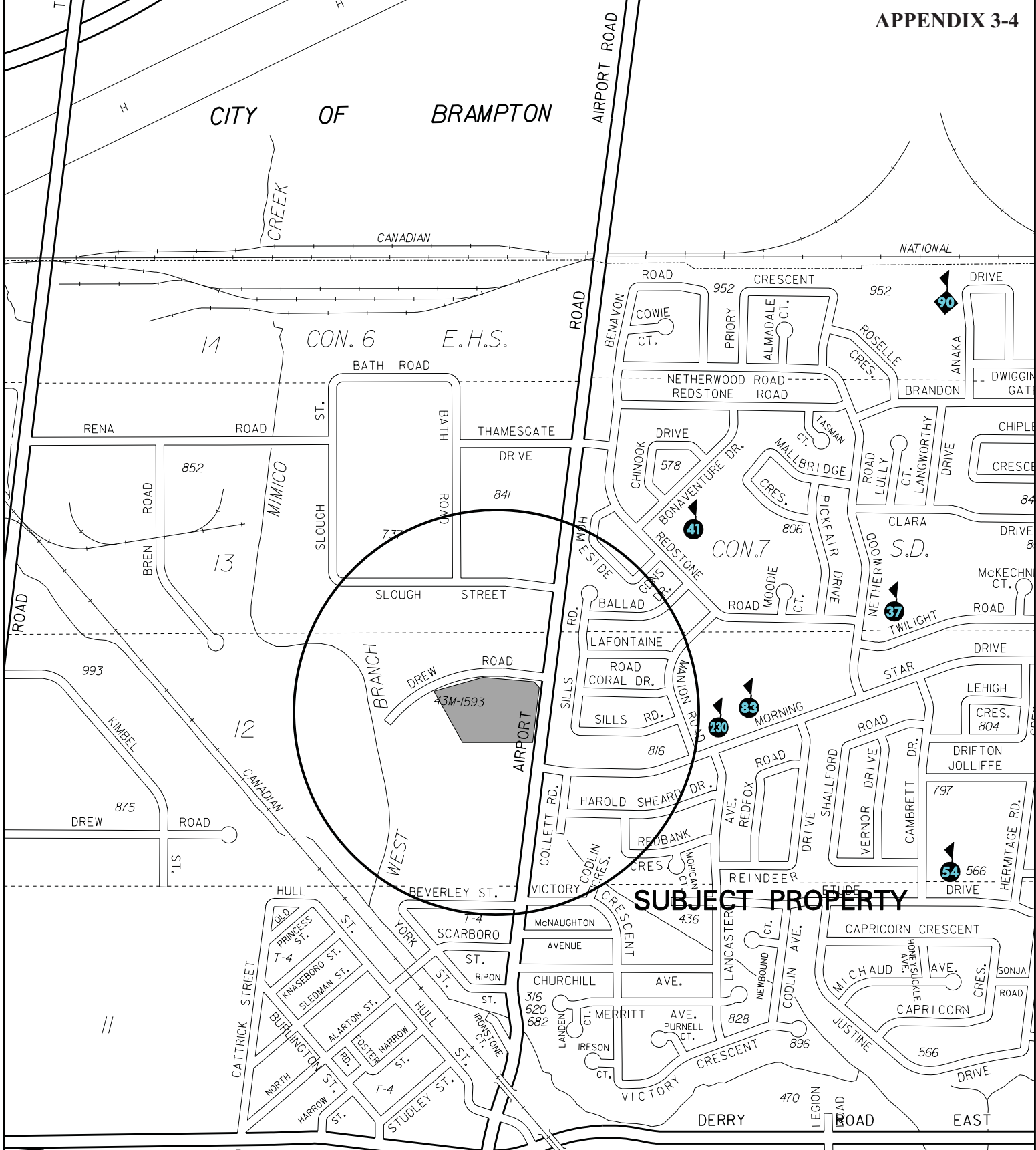
We request that the City take our situation, our goals, our reputation and our demonstrated loyalty to the Malton area into consideration and grant our application for a variance from the performance standards of the sign by-law, which we need to thrive at our new location. The Facia Sign is important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



SUBJECT PROPERTY



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

2980 Drew Road
12-02248
Nanda & Associate Lawyers



A-1

DESIGNED BY B.T.	AS NOTED	DATE OCT. 2009
CHECKED BY F.B.		
SCALE		
PROJECT NUMBER		

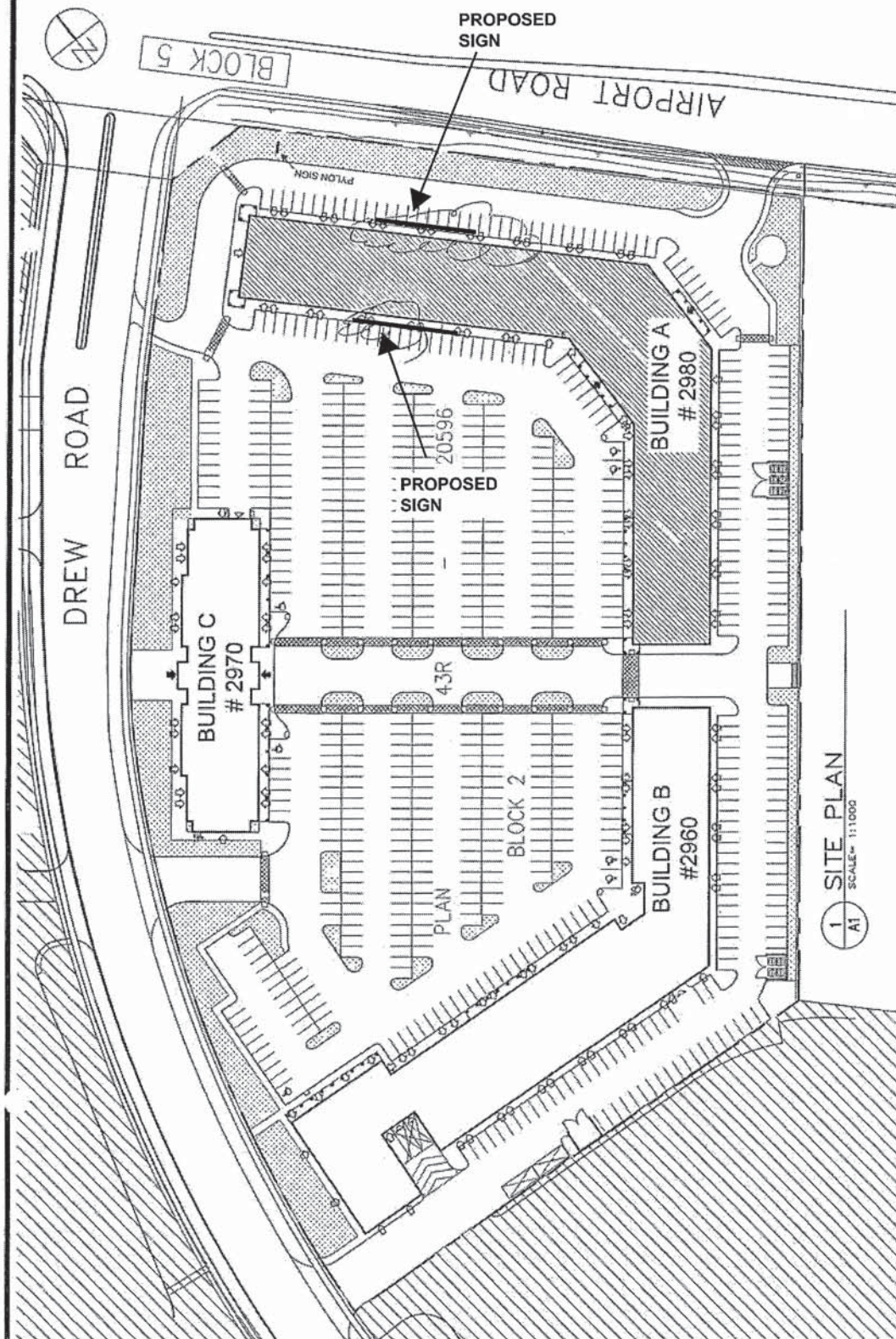
PROPOSED 2500 DREW ROAD, BLDG. A MISSISSAUGA, ON	SITE PLAN/ KEY PLAN
DATE	
PROJECT NUMBER	

Planning & Design



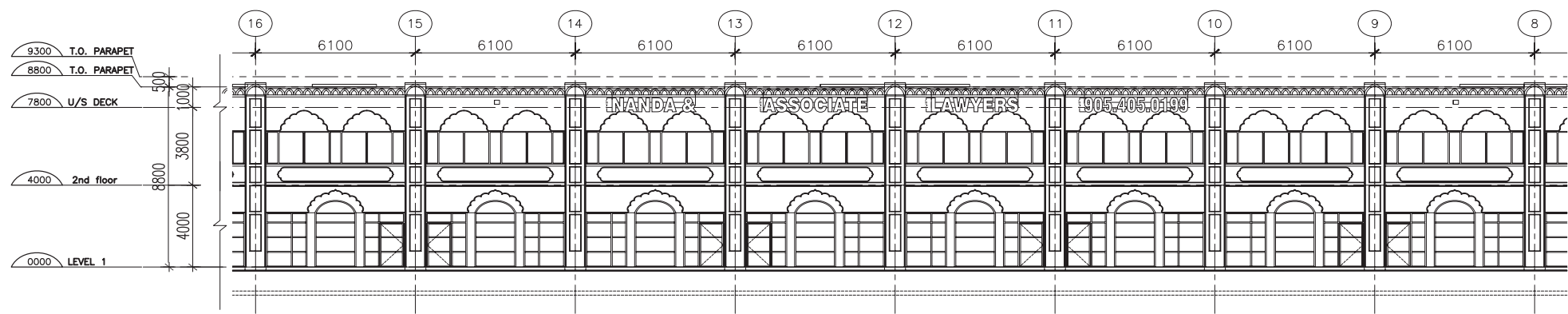
ARCA
202-A Oakdale Road, Suite 2
North York, Ontario, M3N 2S5
(416) 745-2940

NO.	DESCRIPTION	DATE	BY
1	REVISIONS		
2			
3			
4			
5			



1 SITE PLAN
A1 SCALE= 1:1000

EAST ELEVATION



EAST ELEVATION

Total Area
A+B+C+D = 8.0 sqm

Area A
1.77 sqm

Area B
2.20 sqm

Area C
1.84 sqm

Area D
2.19 sqm

10'-5"
NANDA &

13'-0"
ASSOCIATE

10'-10"
LAWYERS

12'-11"
905.405.0199

KING PRINTING & SIGNS INC.

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

2960 Drew Road, Unit # 148, Mississauga, ON L4T 0A5

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

Approved By:

Name:
Signature:

Date: Dec, 5, 2012

Designed By: Karamjit Jhass

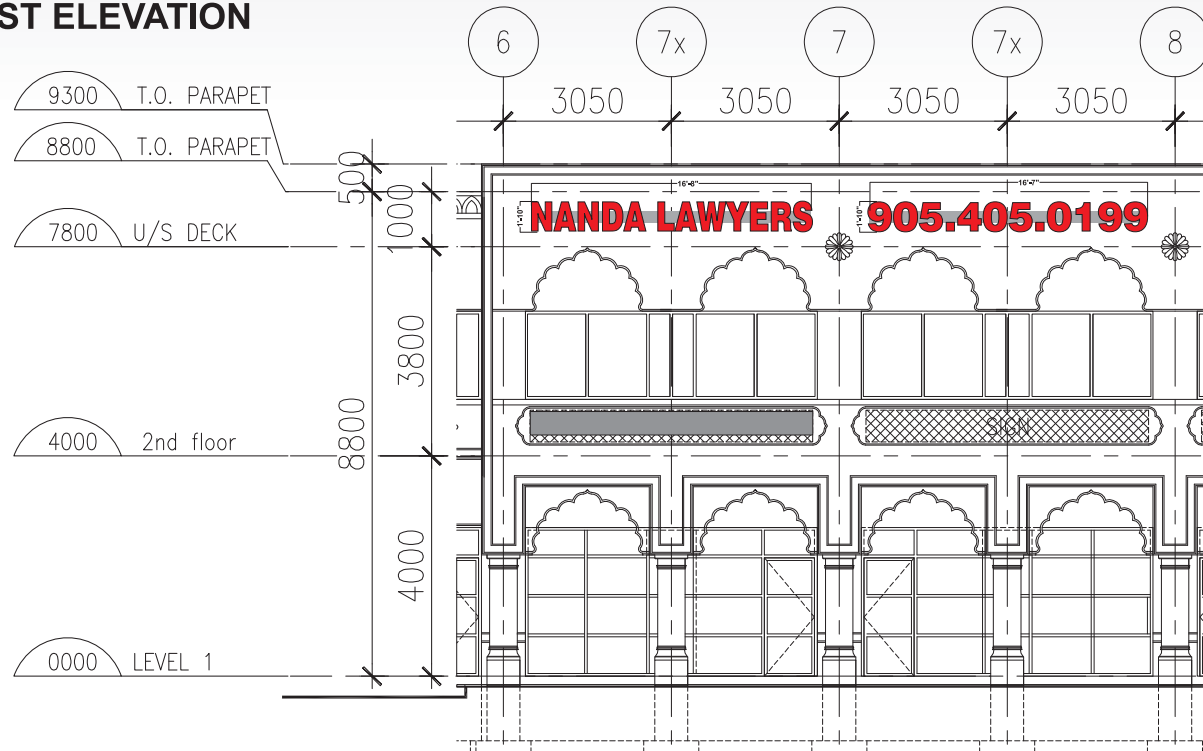
☐ CONCEPTUAL
Not For Construction
☐ SHOP READY
Construction Capable

Filler _____ L.E.D. _____ TEC LED _____
Acrylic _____ Vinyl (1) _____
Trim _____ (2) _____
Power Supply _____ (3) _____

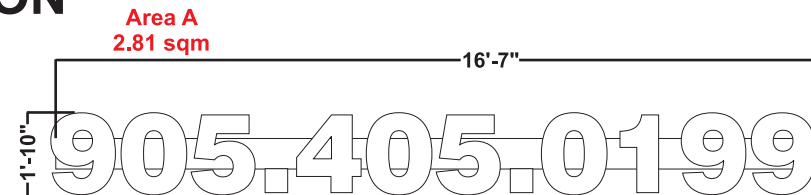
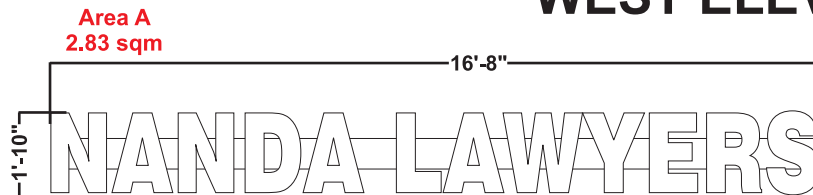
Others

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 Road, Unit # 148, Mississauga, ON L4T 0A5

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

Approved By:

Name:
Signature:

Date: Dec, 5, 2012

Designed By: Karamjit Jhass

☐ CONCEPTUAL
Not For Construction
☐ SHOP READY
Construction Capable

Filler _____ **L.E.D.** _____ **TEC LED** _____
Acrylic _____ **Vinyl (1)** _____
Trim _____ **(2)** _____
Power Supply _____ **(3)** _____

Others

110V Electric/Final Hook Up provided by Client



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 8, 2013

FILE: 12-03094

RE: AIMIA
2845 Matheson Blvd. East - Ward 5

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

Section 13	Proposed
A fascia sign shall not be erected above the upper limit of the first storey.	Two (2) fascia signs erected on the second storey of the building.

COMMENTS:

The proposed fascia signs are replacing two existing signs which were approved under a previous variance in 2003. The proposed signs will be in the same location as the existing signs and their size is in proportion to the building on which they are located. The Planning and Building Department therefore 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)

October 15, 2012

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

Re: Sign variance application for Aimia, 2845 Matheson Blvd. E., Mississauga

Dear Sir:

Please accept this letter as a formal request for a sign variance to allow 2 illuminated wall signs at the above-mentioned location.

A variance is required as these signs are proposed on the upper storey of a 2 storey building; whereas the by-law only permits them at the first floor level (Section 13. Table 1 (office) of the sign by-law).

Proposed signs will occupy less than 2% of the storey on which they are proposed.

The proposed signs will replace existing ones in the same location. Original signage was approved through a variance in 2003 (permit # 03-8229 VAR).

New wall signs will be more conservative in nature and will maintain existing sign conditions at this location.

Second storey placement offers enhanced visibility and identification of this business to passing motorists. The sign design is complementary to the building façade and the neighbourhood which consists of multiple office buildings.

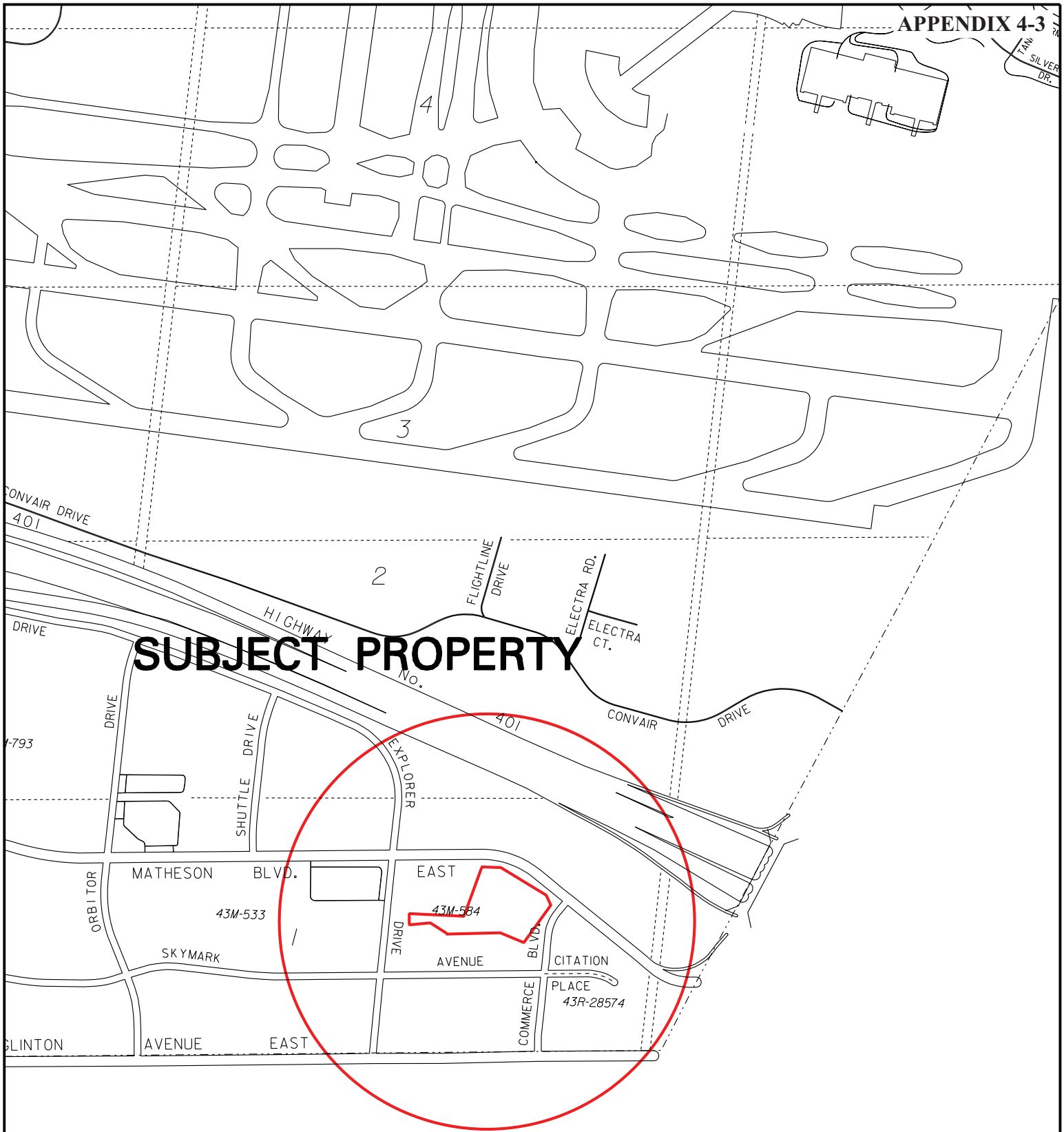
MTO clearance has been obtained and included in our submission.

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

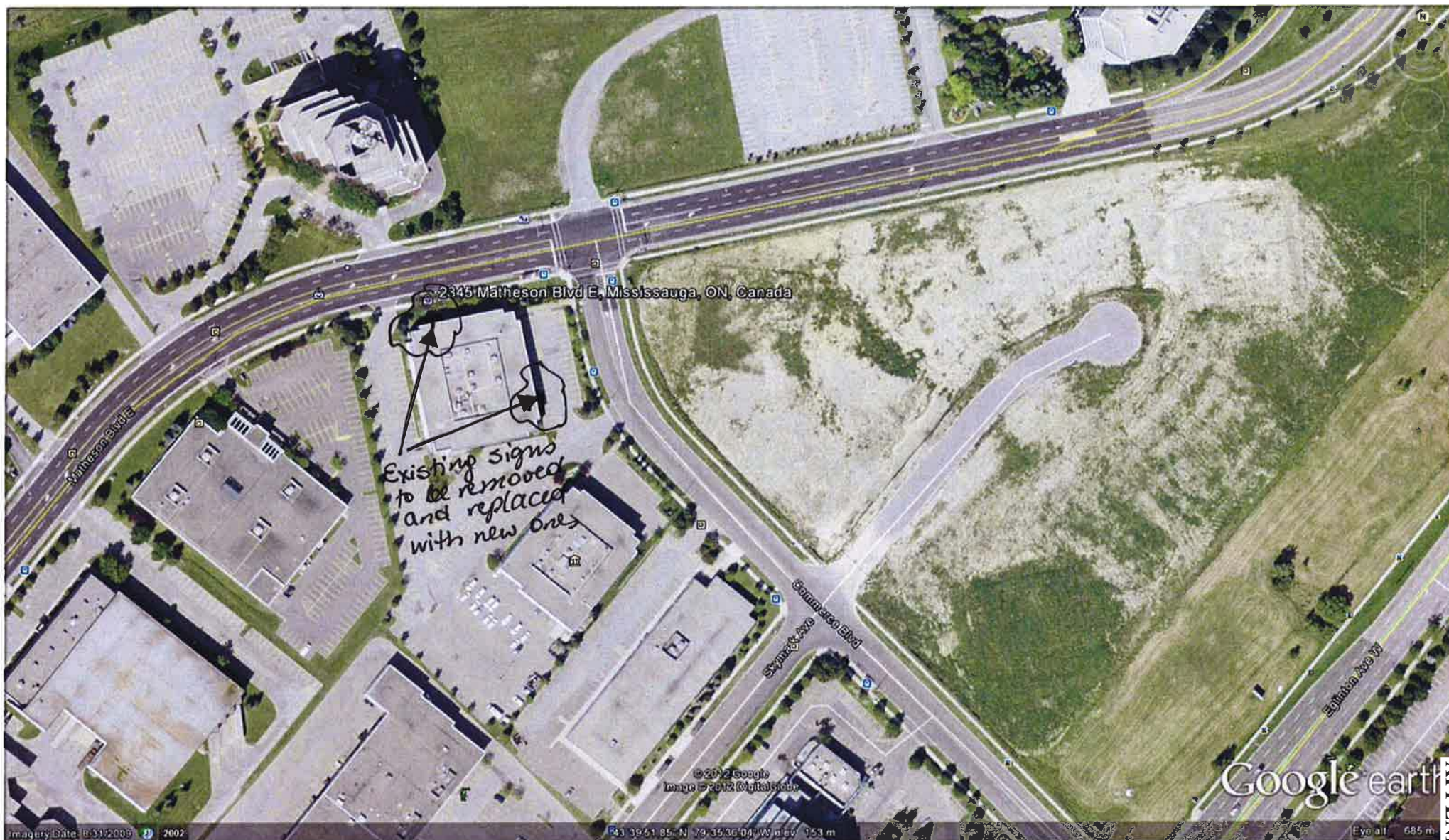


**Planning and Building
Sign Unit**

**2845 Matheson Blvd . East
12-03094
Aimia**

SCALE FOR REDUCED DRAWINGS

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





$$\text{Wall area} = 49\text{m} \times 4.42\text{m} = 216.58\text{m}^2$$

$$\text{Proposed sign area} = 3.65\text{m}^2 \text{ or } 1.7\%$$

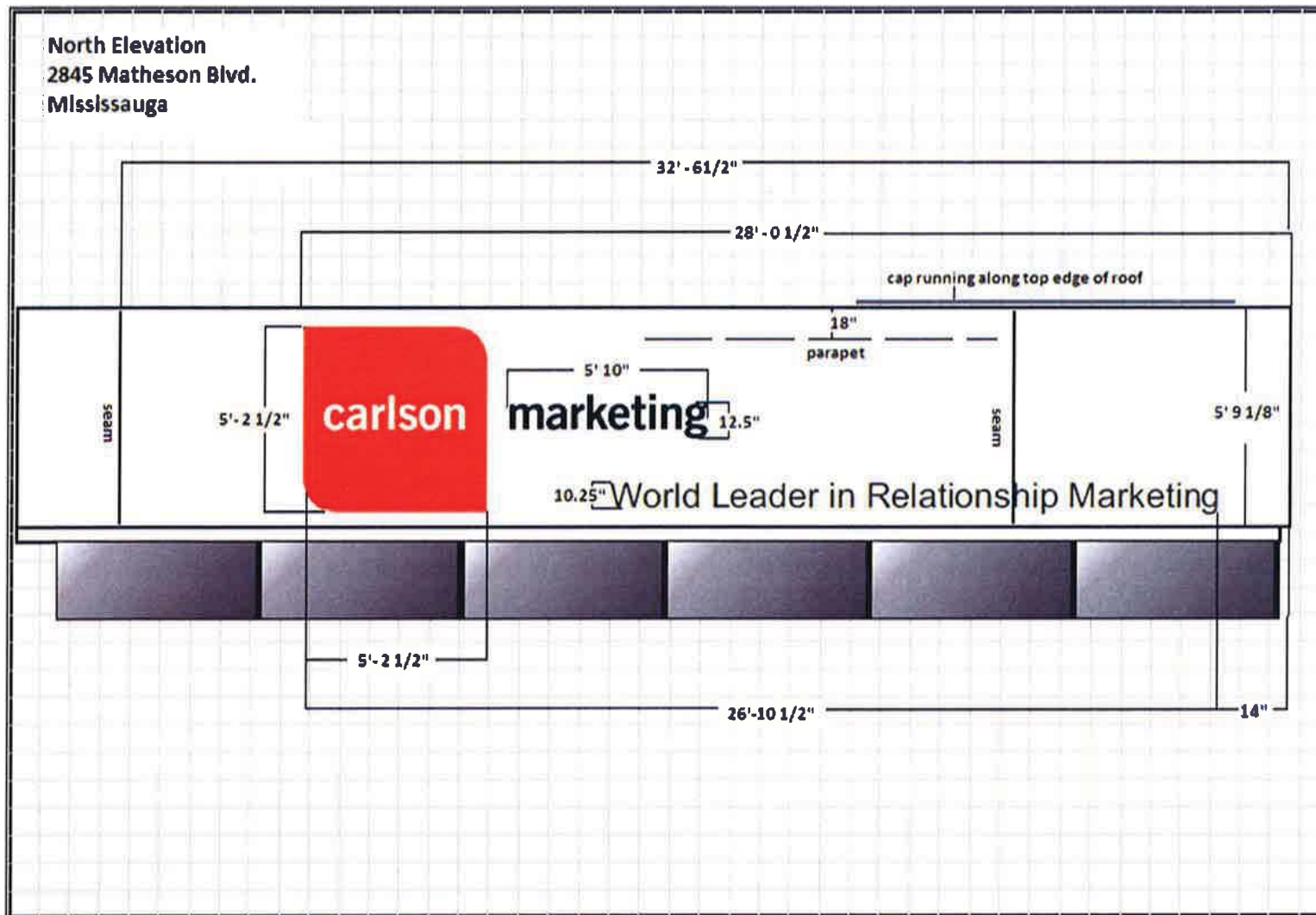
- Existing sign approved under 03-8229 VAR.



Wall area at 2nd storey = $55.5\text{m} \times 4.42\text{m} = 245.31\text{m}^2$
 Proposed sign area = 3.65m^2 or 1.5%

- Existing sign approved under 03-8229 VAR.

Existing wall sign



Notes:
Face - decorative stone over precast
4" high x 9" deep cap running along top
horizontal parapet 18" down from top
of roof



CLIENT: RESOURCES INTERGATED LTD.

WO#: 1-12 537

PROJECT: carlson marketing

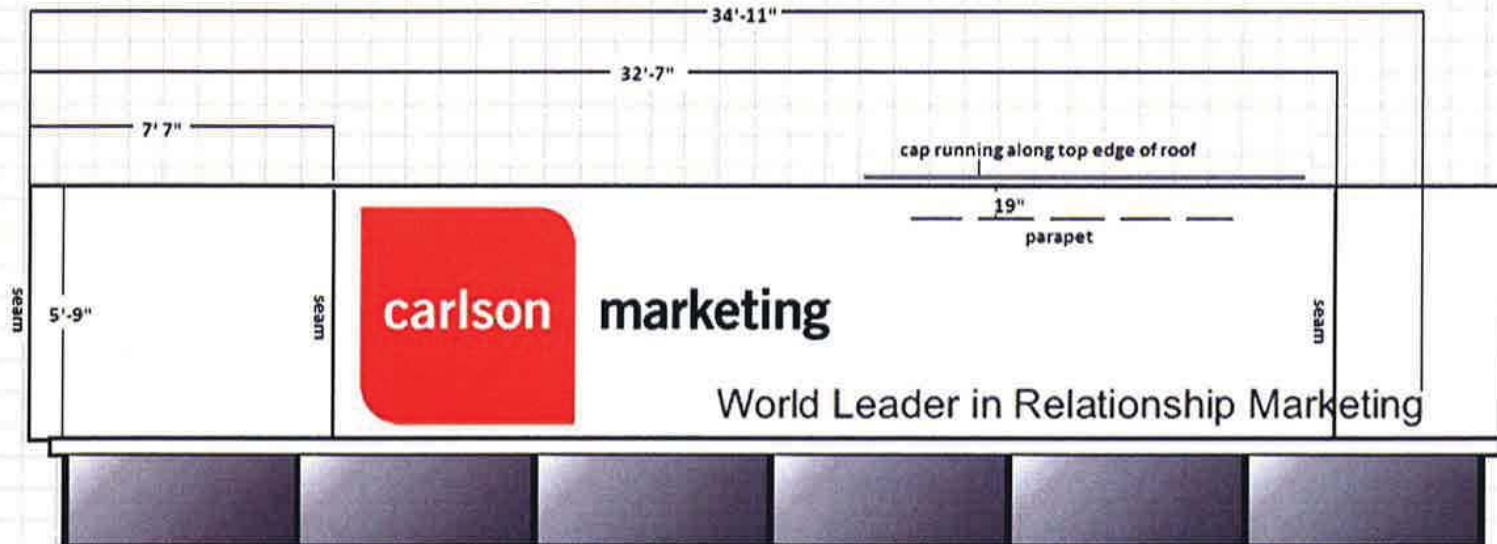
DATE: AUG 16, 2012

LOCATION: 2845 MATHESON BLVD., MISSISSAUGA, ON

PG: 1 OF 2

Existing wall sign

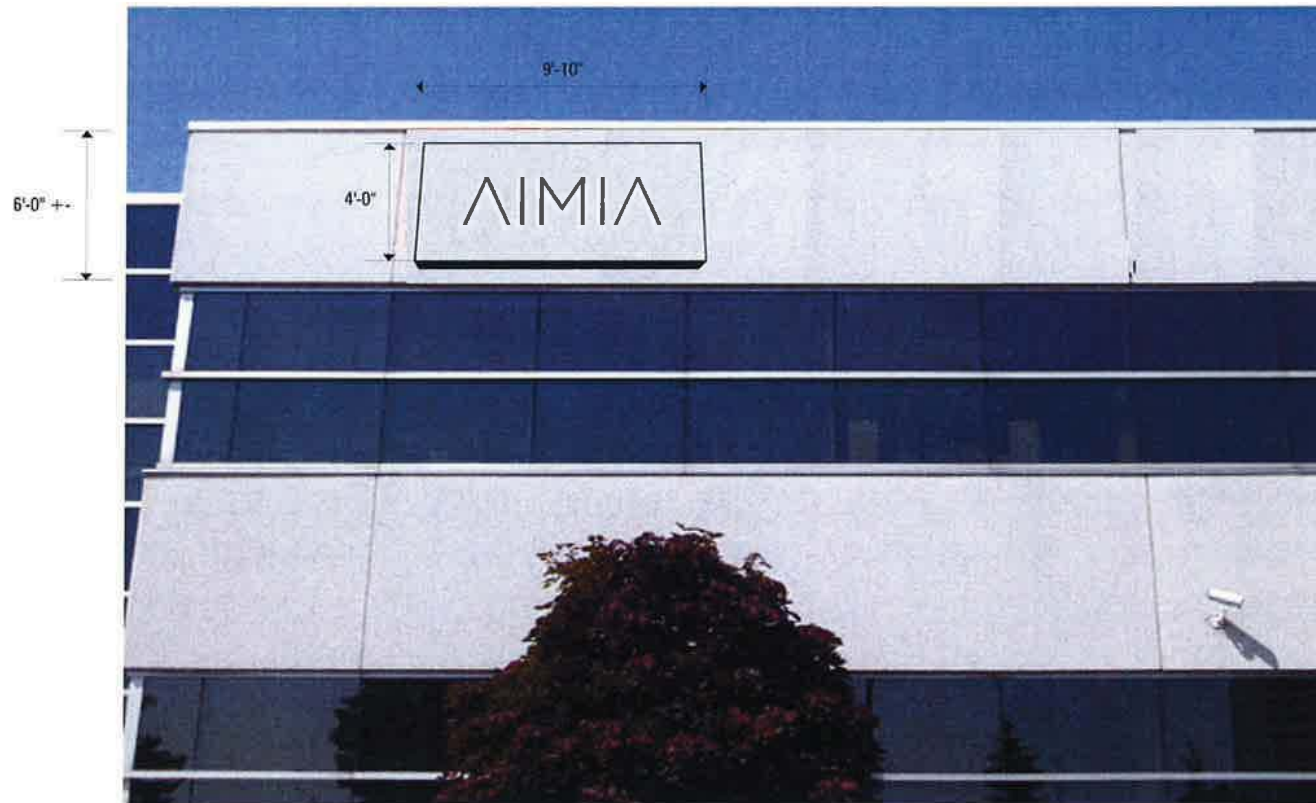
East Elevation
2845 Matheson Blvd
Mississauga, ON



Notes:
Size of Logo box and lettering same size
and layout as North Elevation
Parapet 19" from top of roof
4"high x 9" deep cap running along top

$$\text{Area} = 39.3 \text{ ft}^2 (3.65 \text{ m}^2) \text{ ea}$$

1- NORTH ELEV.
1- EAST ELEV.



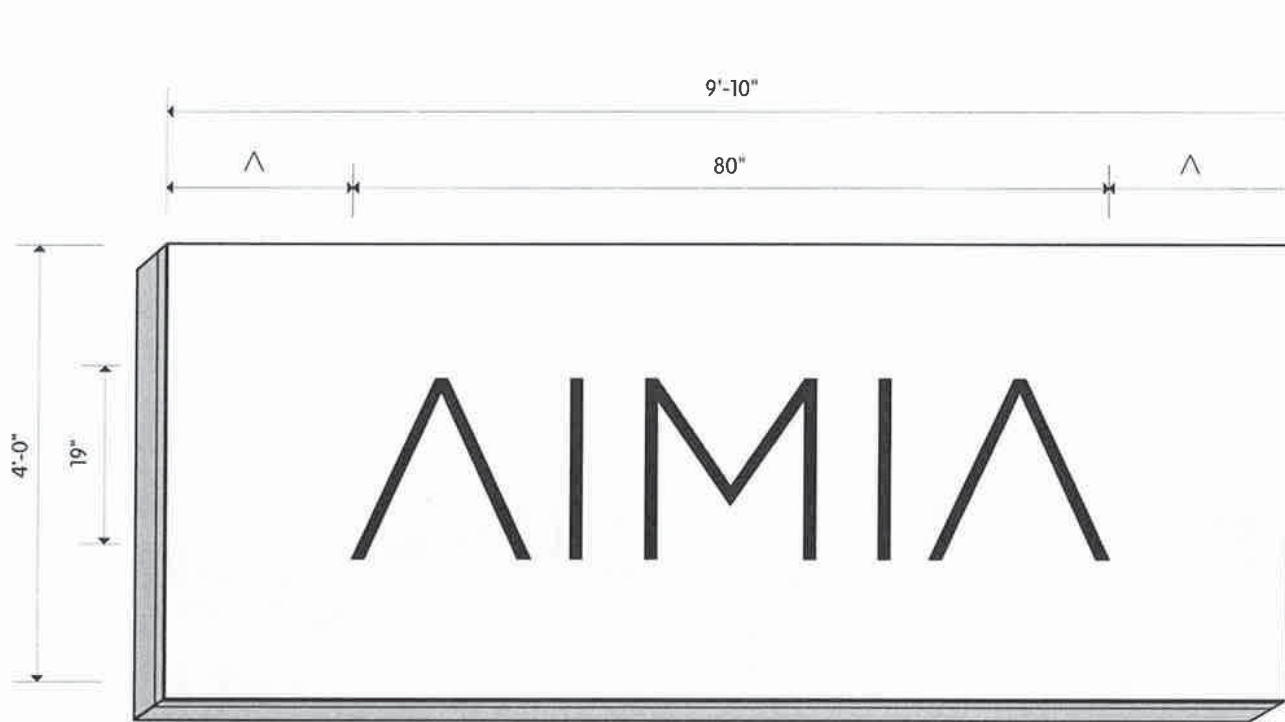
ELEVATION
(sample)

(1) 4'-0" H. X 9'-10" L. Aluminum Formed Signbox And Face
With Routed Out Letters With 1/2" Acrylic Push-Thru .
With Black Vinyl Applied To Face Of Letters
Paint Box And Face Silver

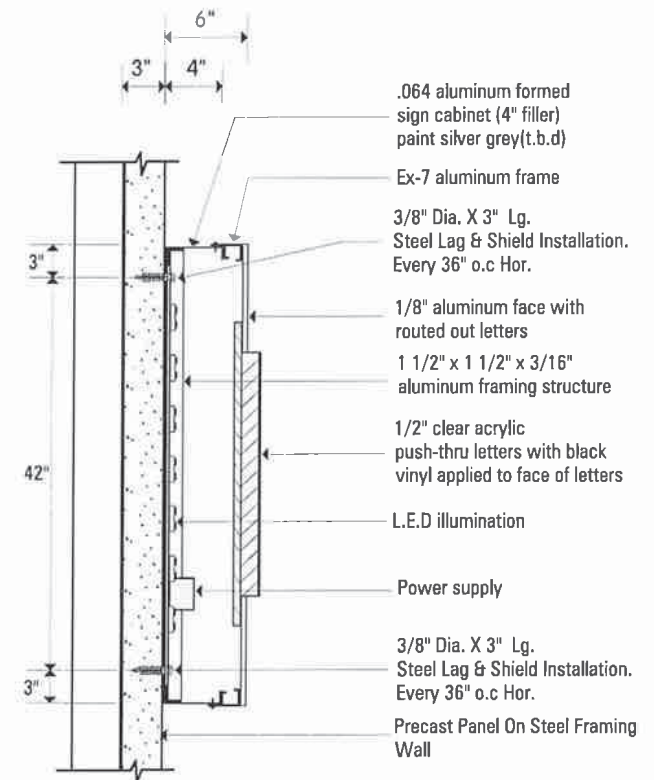
WEIGHT OF SIGN: 120 LBS. / 54.4 KG.
SIGN AREA: 39.6 SQ.FT / 3.67 SQ. M.

JOB NAME:	AIMIA	ILLUMINATED PUSH-THRU LETTERS - BOX SIGN	DATE DRAWN:	SEPT. 6, 2012	DESIGNER:	T. FERRARO	<div><input checked="" type="checkbox"/> APPROVED BY:</div> <div>CUSTOMER: _____ DATE: _____</div> <div>APPROVED AS PER LAYOUT / SPECIFICATIONS INDICATED ON THIS DOCUMENT</div>
JOB LOCATION:		DRAWING TITLE:	ELEVATION	DATE REVISED:	OCTOBER 15, 2012	SCALE:	






FRONT VIEW



CROSS SECTION

(1) 4'-0" H. X 9'-10" L. Aluminum Formed Signbox And Face With Routed Out Letters With 1/2" Acrylic Push-Thru . With Black Vinyl Applied To Face Of Letters Paint Box And Face Silver

WEIGHT OF SIGN: 120 LBS. / 54.4 KG.
SIGN AREA: 39.6 SQ.FT / 3.67 SQ. M.

JOB NAME: AIMIA	ILLUMINATED PUSH-THRU LETTERS - BOX SIGN	DATE DRAWN: SEPT. 6, 2012	DESIGNER: T. FERRARO	<div><input checked="" type="checkbox"/> APPROVED BY: CUSTOMER: _____ DATE: _____ APPROVED: AS PER LAYOUT / SPECIFICATIONS INDICATED ON THIS DOCUMENT</div>	<div> solutions for the sign industry</div>
JOB LOCATION:	DRAWING TITLE: SECTION	DATE REVISED: OCTOBER 15, 2012	SCALE:		



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 8, 2013

FILE: 12-01638

RE: Crown Property Management
115 Matheson Blvd. W. – Ward 6

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 is prohibited.	One (1) additional ground sign on the property.

COMMENTS:

The variance is to permit one (1) additional ground sign located internal to the site. The subject property has three separate multi-tenant buildings. There are currently two existing multi-tenant ground signs along the Matheson Boulevard West frontage.

The proposed ground sign located internal to the site, adjacent to the entrance to this tenant's building.

The sign does not have a negative impact on the aesthetics of the street and therefore the Planning and Building Department finds the variance acceptable from a design perspective.

Permit Application #: SGNBLD 12 1638
Ground Sign
115 Matheson Blvd.

Letter of Rationale
Prepared by: Centre Core Signs

Due to the new entrance and walkway to Royal LePage's new office on the main level the existing ground sign creates confusion.

We are proposing to put a new ground sign on the other side of the main walkway to the main entrance of the building with the Global Star companies identification.

We can then put Royal LePage identification in the existing ground sign which is located next to the walkway that leads to there entrance.



Leading today for tomorrow

Crown Property Management

SCALE FOR REDUCED DRAWINGS



SETBACK TO PARKING 14 FEET
SETBACK TO DRIVEWAY 20 METERS
SETBACK TO PROPERTY LINE 27 METERS

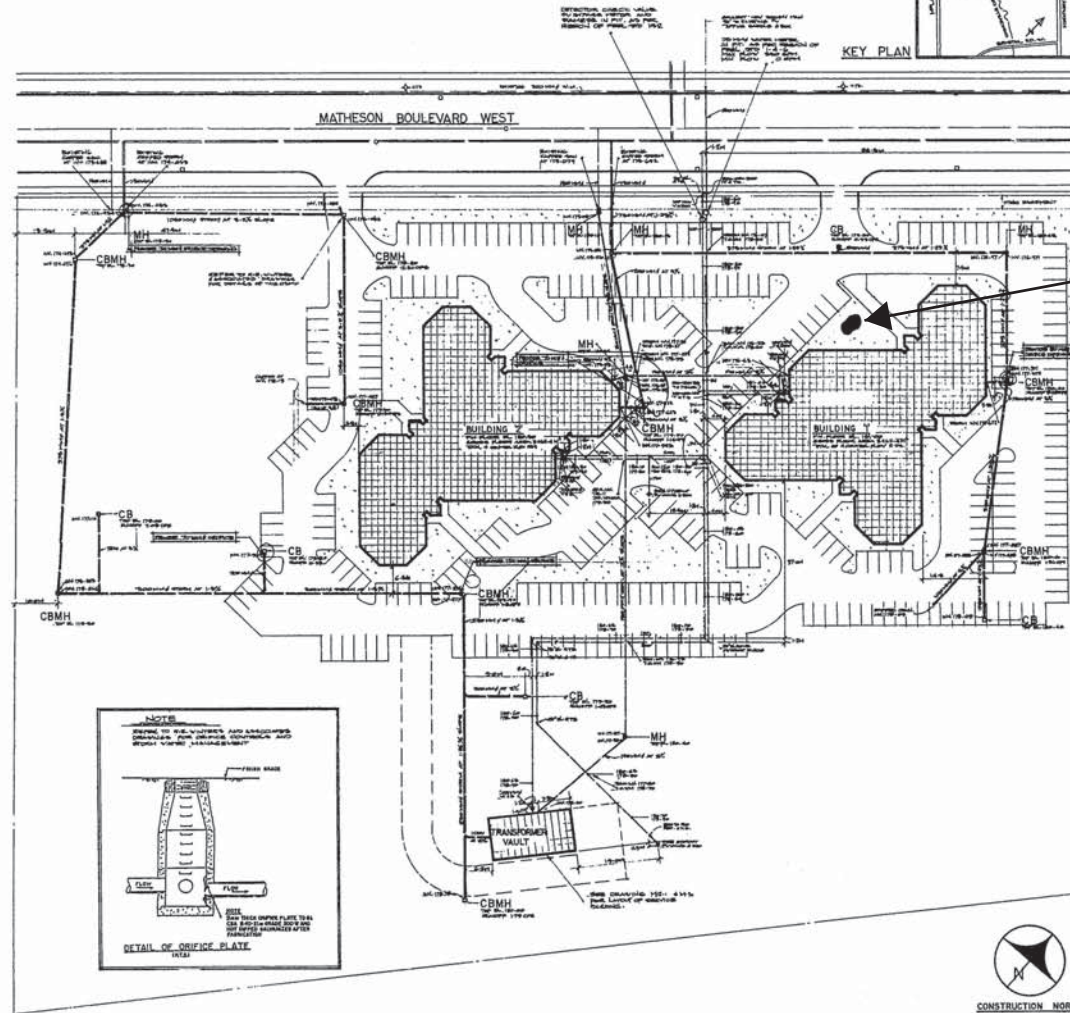
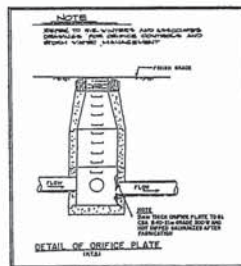


REVISIONS

4 JAN 21/68 WASHINGTON FIELD
 03 JAN 41/68 WASHINGTON FIELD
 JAN 1970 AS FOR BUREAU OF INVESTIGATION
 (CONTINUED) AT FIELD OFFICE
 JULY 1970 WASHINGTON FIELD
 JANUARY 11/68 WASHINGTON FIELD

- [illegible]

LEGEND

[illegible]

**PROPOSED
SIGN**



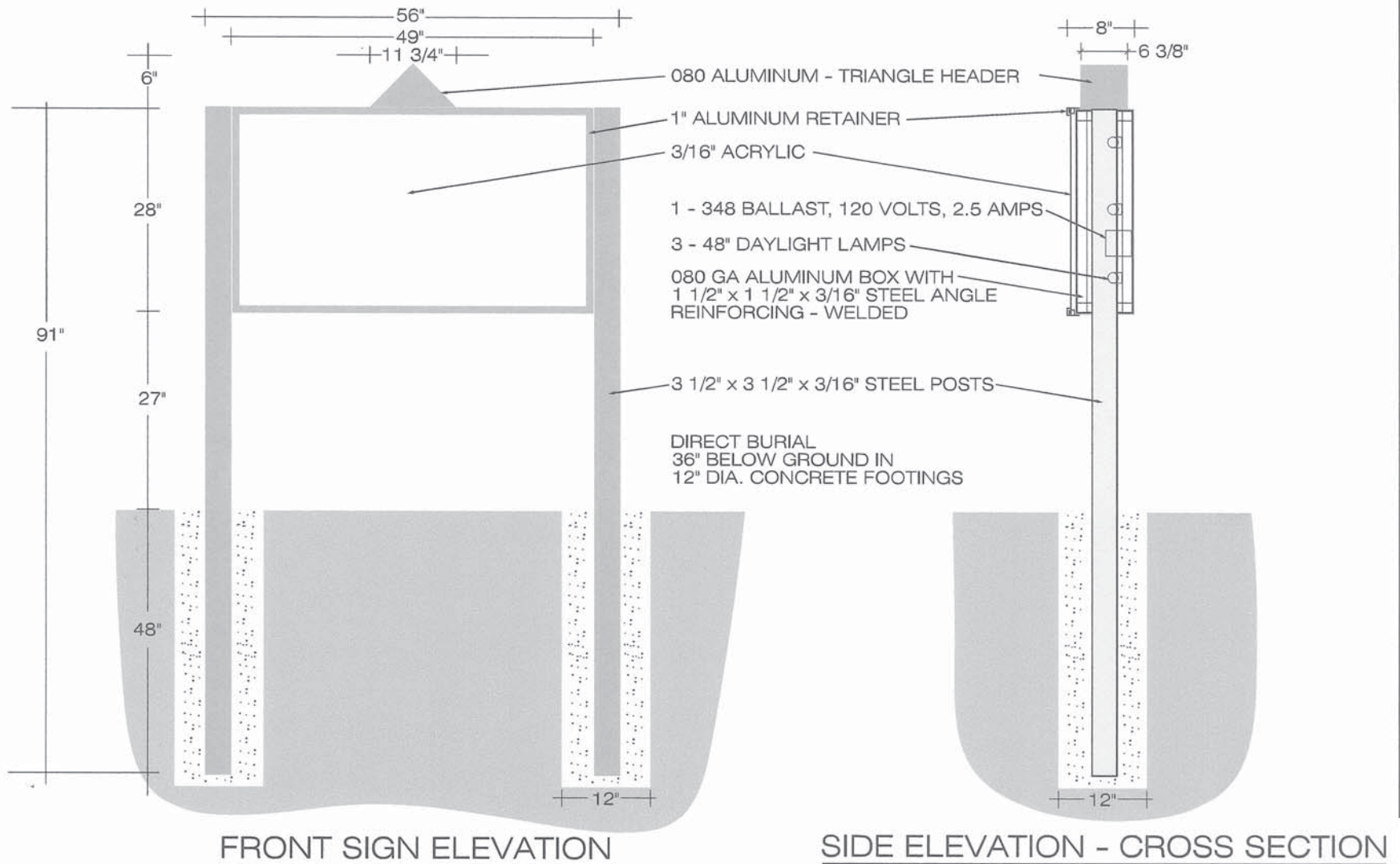
ORLANDO CORPORATION

INMRO	007890 JAGG PROPERTY L. S.A. 256 1-815-355-0000
BALCO INTERNATIONAL STEEL CO.	
	
ORLANDO	
8010 EASTERN ROAD	MIRAMICHEA
QUÉBEC CITY J6B	
TELEPHONE: (418) 877-8888	
FAX NO.: (418) 877-8888	
	BRANCH 1400
	DATE MAY 1988
	SIGNATURE BY
MARKET TITLE	
SITE PLAN	
PROPERTY TITLE	
HEARTLAND OFFICE CAMPUS	
BUILDING "F"	
MATTHESON BLVD,	
MISSISSAUGA, ONTARIO	
PRICE/CU YD	MARKET NO.
725 / 88-14	M+11





PROPOSAL FOR SIGN



NOTE: POSTS IN CONCRETE WILL HAVE ALKAL: RESISTANT TO BITUMINOUS PAINT.



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 8, 2013

FILE: 12-01862

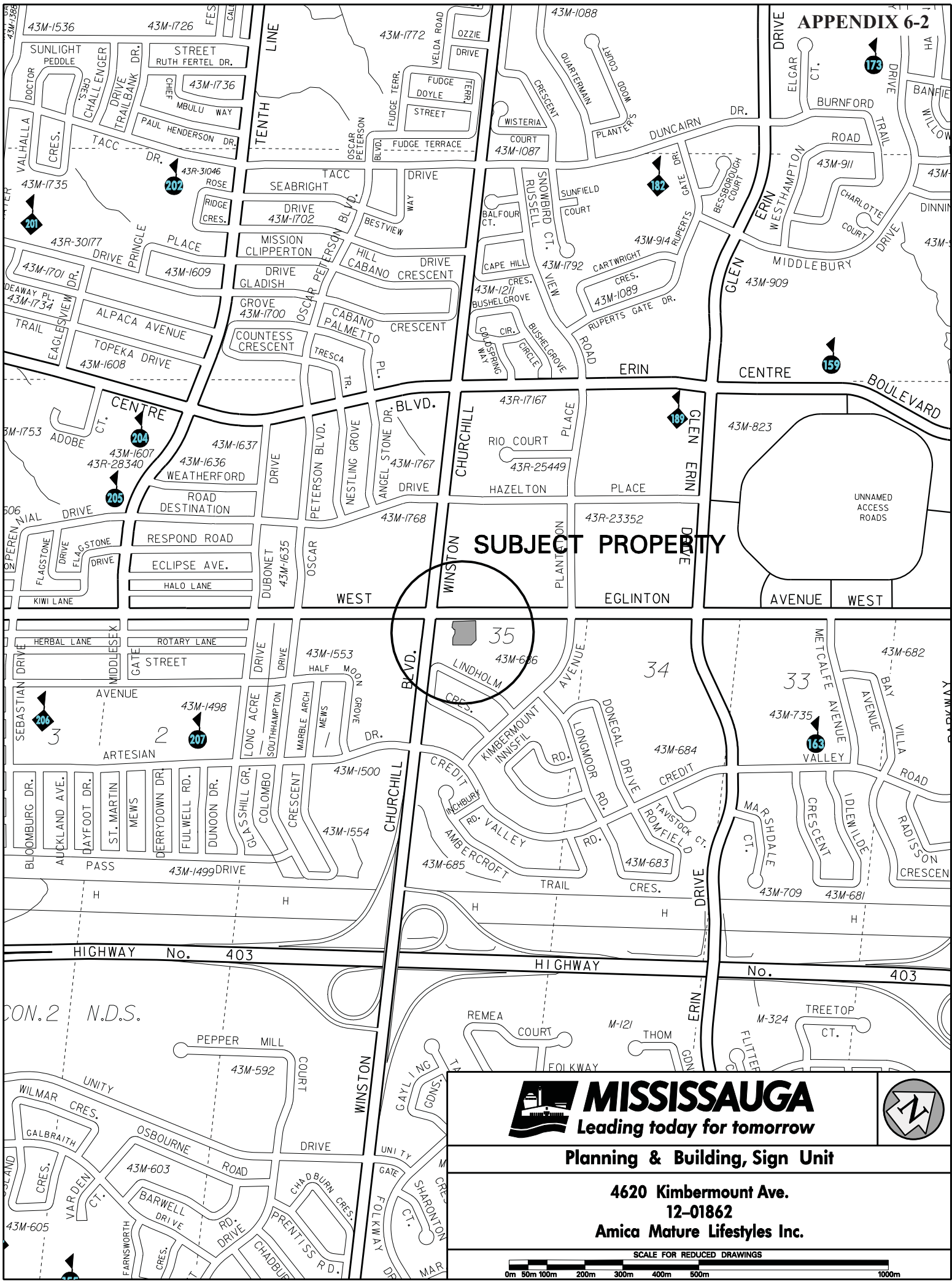
RE: Amica Mature Lifestyles Inc.
4620 Kimbermount Ave. – Ward 8

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

Section 4	Proposed
Banner signs are specifically prohibited.	One (1) banner sign installed on the 4, 5 and 6 th floors of the west elevation.

COMMENTS:

The proposed banner is a temporary sign to help market their business. Although the applicant requested a two year period, the Planning and Building Department recommends that the variance be granted on the condition that it would only remain until October 31, 2013, as the banner has already been in place for approximately a year. Please note that the applicant has received a Notice of Contravention for illegally erecting the banner.



MISSISSAUGA
Leading today for tomorrow



Planning & Building, Sign Unit

**4620 Kimbermount Ave.
12-01862**

Amica Mature Lifestyles Inc.

SCALE FOR REDUCED DRAWINGS

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

September 7, 2012



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

Attention: Planning and Development Dept.

Subject: Request for Variance from City of Mississauga Sign By-law 0054-2002

The Amica at Erin Mills Wellness & Vitality® Retirement Residence is requesting a variance from City of Mississauga Sign By-law 0054-2002.

We are requesting a variance because although deemed a banner, our understanding of the By-laws led us to believe that this type of on-premise sign would be acceptable pending certain conditions. Its location is not interfering with or damaging any above or below ground municipal or utility services, nor is it located within a public road allowance. The sign is placed on our structure and does not obstruct traffic lights, directional markers or traffic flow.

We consider the on-premise sign to be temporary as well, and request this variance be approved for placement for a period of two years (to October 2014), at which time the sign will be removed.

We respectfully thank you for your consideration of this request.

Sincerely,

AMICA (ERIN MILLS) CORPORATION

AMICA AT ERIN MILLS


 Arthur Ayres
 Director, Secretary and Treasurer

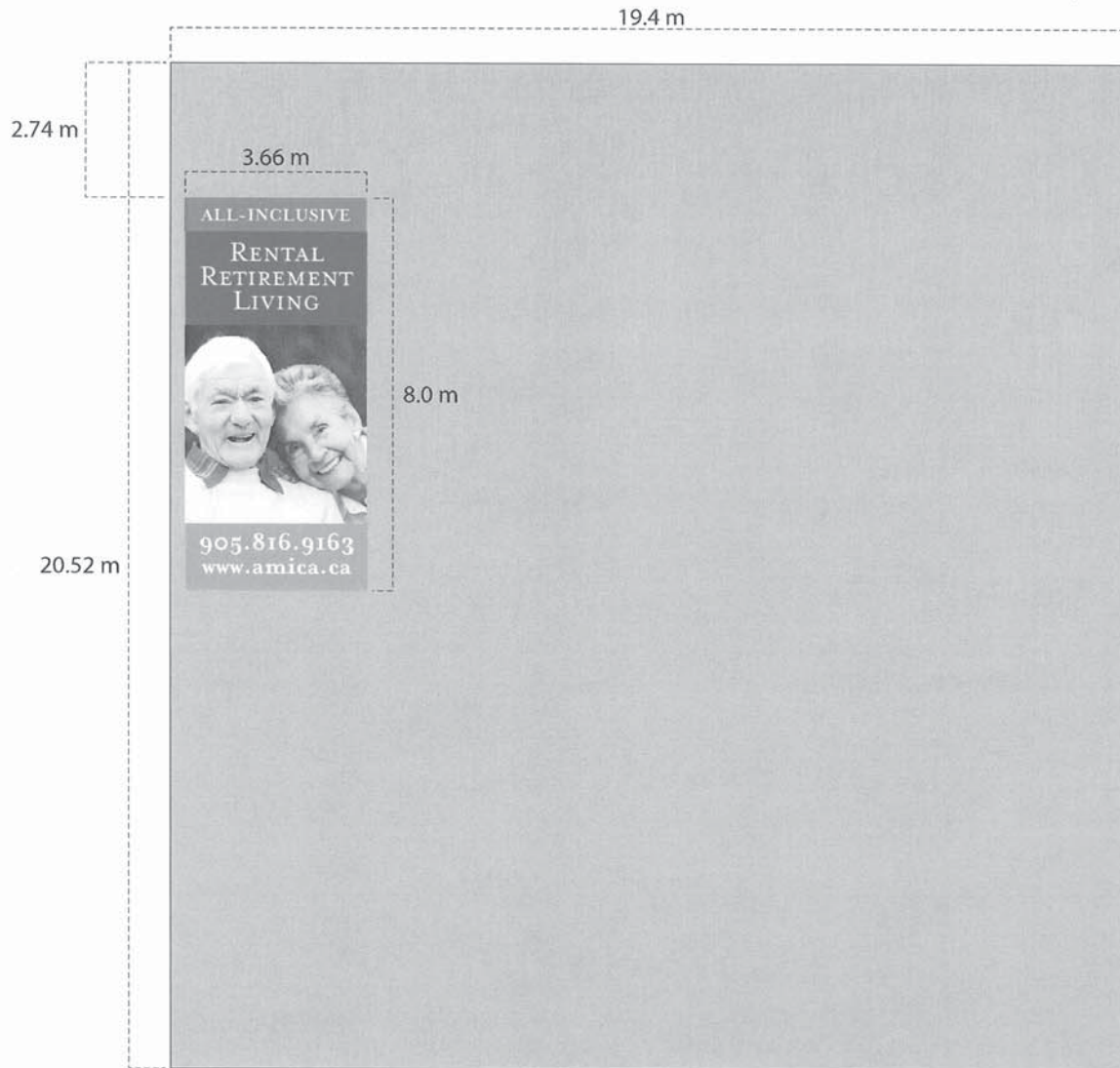

 Jason Anderson
 General Manager

4620 Kimberrmount - Site Plan



12.1862

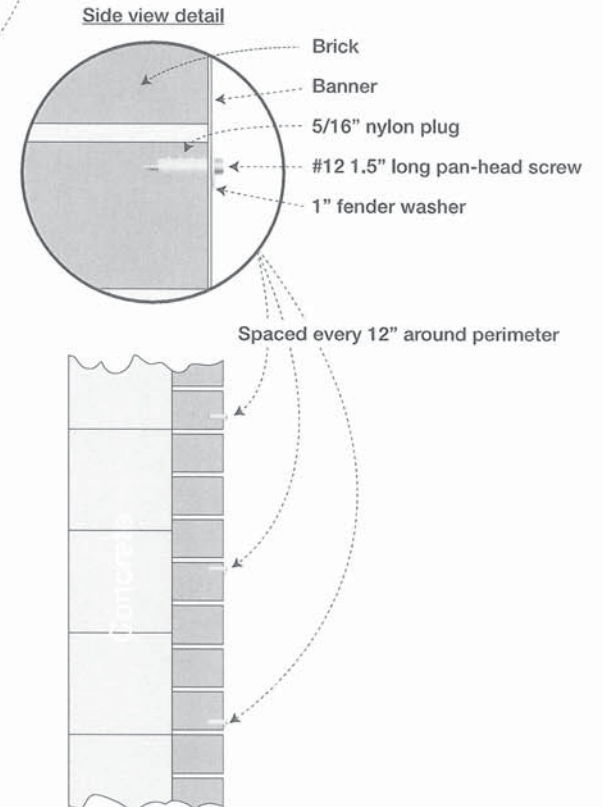
4620 Kimbermount - South Elevation

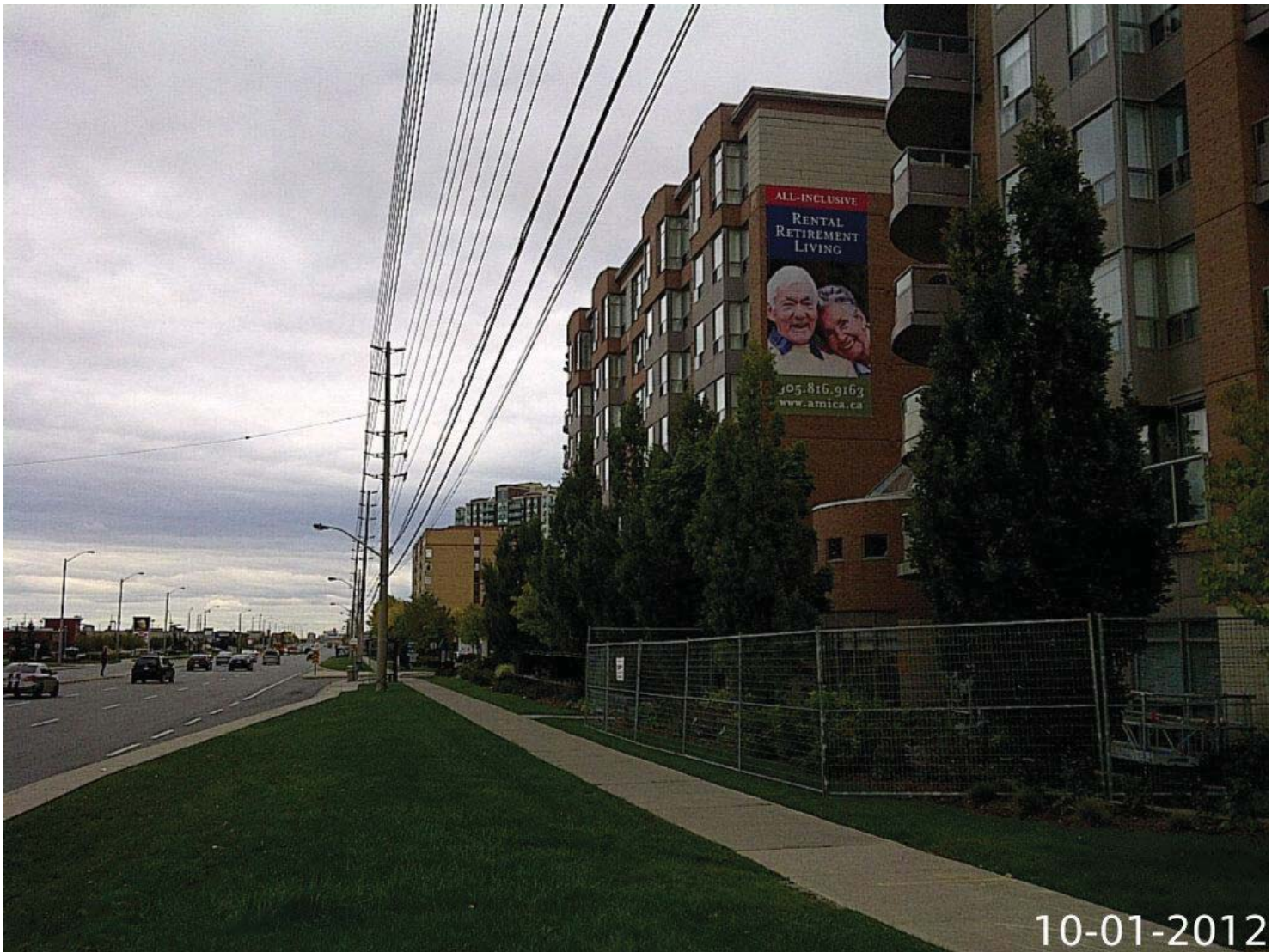


Drawing is to scale

3.66m x 8.0m 13 oz. vinyl banner material (weight: 28.5 lbs) with 1.5" seat belt reinforced hem and 0.5" brass grommets every 12 inches around perimeter fastened to building with 5/16" nylon plug with #12-1.5" long pan head screw and 1" fender washer, plug mounted 1" into brick wall.

Side view
Concrete
Brick
Banner





4620 KIMBERMOUNT
WEST ELVATION
OCTOBER 1, 2012



SIGN VARIANCE APPLICATION REPORT
Planning and Building Department

January 8, 2013

FILE: 12-01824

RE: Henkel
6200 Millcreek Drive – Ward 11

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

Section 4(6)	Proposed
A sign not expressly permitted is strictly prohibited.	A third ground sign fronting Millcreek Drive.

COMMENTS:

The requested variance is for a third ground sign fronting Millcreek Drive. Two (2) existing ground signs are currently located along Millcreek Drive at each access to the property identifying the major tenant of the building. One of the ground sign conformed to the provisions of the Sign By-law, while a sign variance was granted in 2009 (application #09-6235) to allow the installation of the second sign (see Appendix 7-8).

Henkel is another tenant in the building and has a directional sign near the parking area, directing patrons to their business. These types of signs are defined as incidental signs and there are provisions in the By-law to permit them (see Appendix 7-7). In this regard, the Planning and Building Department would have concerns with the number of small ground signs on the property if this variance is approved. It would set a precedent for other tenants and multi-tenant complexes throughout the City to request individual ground signs, creating a proliferation of signage along City streets.

For the above noted reasons, the Planning and Building Department cannot support the requested variance. The applicant should consider altering the existing ground sign(s), using directional signs in the parking area and a fascia sign to identify the business to the public.

Permit World inc.

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

September 24, 2012
City Hall
Planning & Building Department, Sign Unit
300 City Centre Drive
Mississauga, ON
L5B 3C1

Attn: Darren Bryan

Re: Sign Variance Application for Henkel, 6200 Millcreek Dr., Mississauga

Dear Sir:

Please accept this letter as a formal request for a sign variance to allow 1 new non-illuminated ground sign and 1 non-illuminated direction sign to be installed at the above-mentioned location.

A variance is required for the ground sign as it exceeds the permitted number of signs along a frontage (Section 13, Table 2). This will be the 3rd ground sign along Millcreek Dr. The 2 existing signs along this frontage belong to the landlord and due to its design do not allow for integration of the tenancy identification. Previous variance was granted in 2009 to allow the 2nd ground sign for landlord (09-6235 VAR).

A variance is required for the directional sign as it exceed the permitted sign area and height (Section 18):

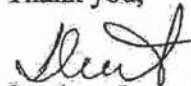
- Permitted sign area = 0.75 sq.m. Proposed = 1.49 sq.m.
- Permitted sign height = 1.2 m. Proposed = 1.68 m

This property is located in the industrial area and is away from any major through fares. Both signs are proposed to be set back over 40 feet from the lot line. The directional sign is required to be larger so it can be seen from the street by trucks in order to make the safe and correct turn into the site. The proposed signage is intended to be used for business identification and directing on-site traffic towards proper entrances. This building and the site occupies just over 16 ha and proper identification will assist with more efficient traffic flow.

The proposed signage will be complimentary to the character of the area and will not negatively impact the surrounding businesses.

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

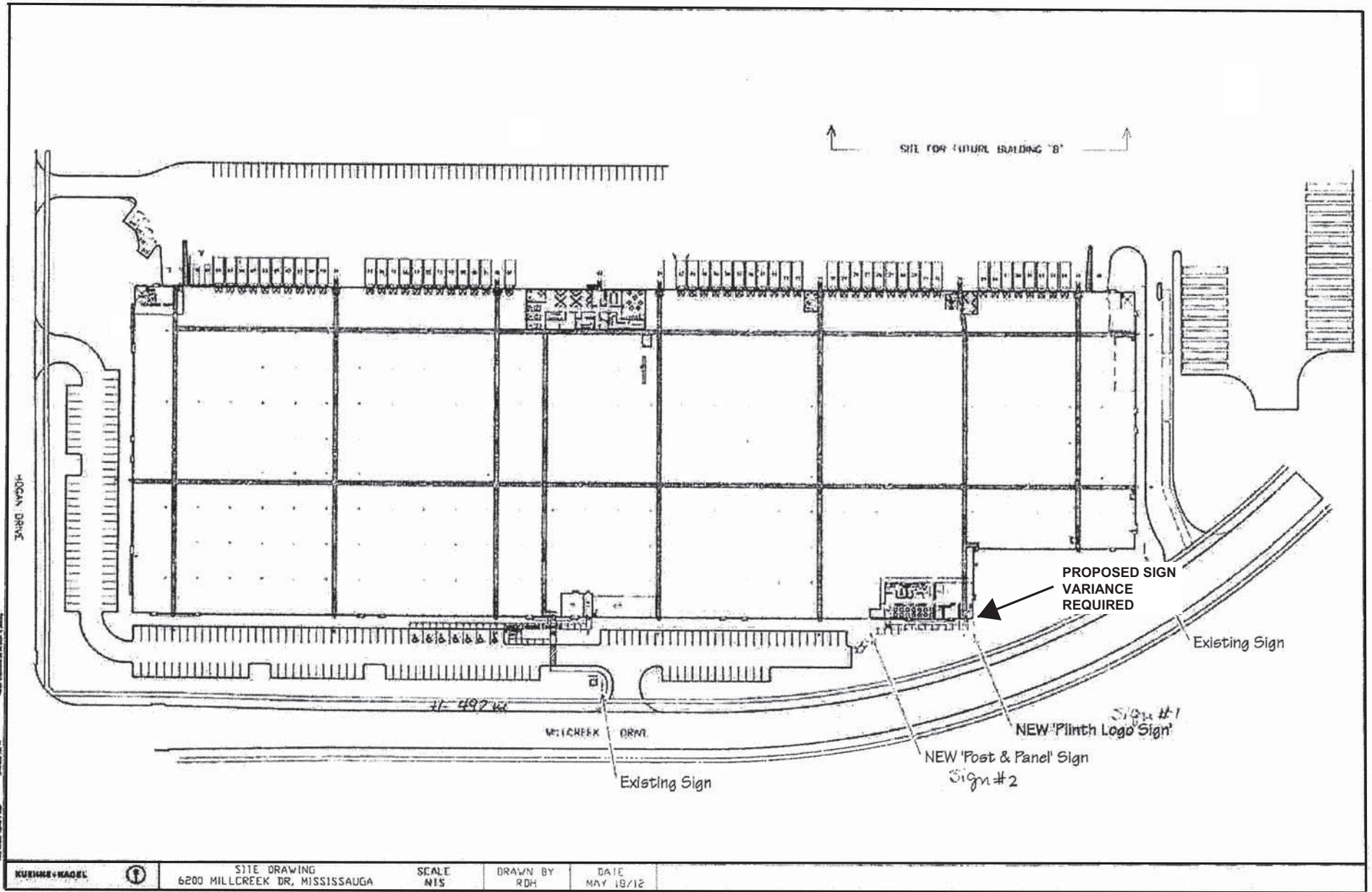
Thank you,

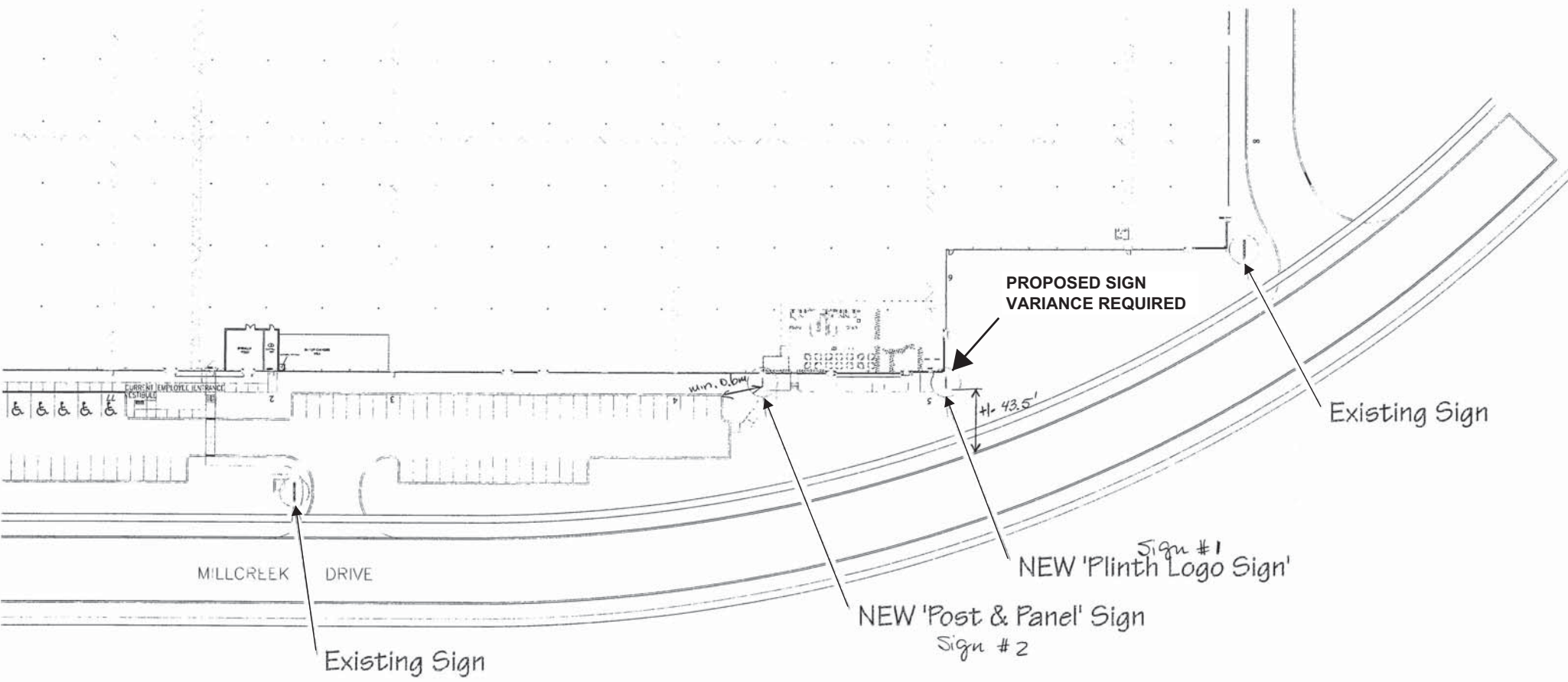


Svetlana Levant

permits@permitworld.ca

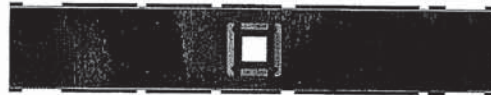






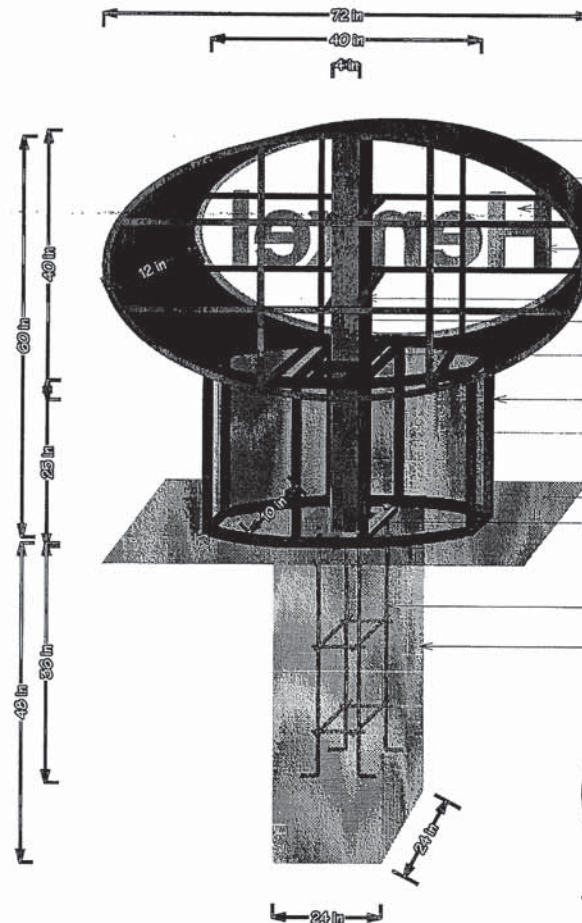
PLINTH LOGO SIGN, NON-ILLUMINATED CUSTOM SHAPED GROUND SIGN

TOP DOWN VIEW



FRONT FACE VIEW

ISOMETRIC VIEW



GENERAL NOTES:

1. ENGINEER SEAL IS FOR ANCHORAGE & FOOTING ONLY.
2. ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE.
3. DESIGN IS VALID FOR AREA WITH $9(1/80)=0.49$ KPA

- 0.08" Aluminium Outer Skin
- Painted RAL 3020
- 1" x 1" x 1/8" Aluminium Square Tube Inner Frame, Welded
- 3/16" White Alucobond Faces
- Fastened to Frame w/ 1" Self-Tapping Steel Pan-Head Screws
- 1/2" Red Acrylic Letters
- Painted RAL 3020
- Bonded to Alucobond Face w/ LORD Adhesive 406/19
- Inner Frame Fastened Top & Bottom to Post w/ 2" Tek Screws
- 4" x 4" x 1/4" Aluminium Square Post
- Inner Frame Fastened Top & Bottom to Post w/ 2" Tek Screws
- & Upper Structure Fastened to Lower Structure w/ 2" Tek Screws
- 1" x 1" x 1/8" Aluminium Square Tube Inner Frame, Welded
- 0.08" Aluminium Outer Skin
- Painted Silver PMS 877C
- Municipal Address as Vinyl Graphics
- Finished Grade
- 8" x 8" x 3/4" Aluminium Baseplate
- Welded Top & Bottom to Aluminium Post
- Fastened to Anchor Bolts w/ 3/4" Zinc Plated Steel Hex Nuts & Washers
- 4 - 3/4" A307 Anchors x 36" Long with Hook
- 16" x 16" x 48" Poured Concrete Footing
- 30 MPa @ 30 Days Concrete, Class C-2



Client: Alex Shaw
Company: Henkel

Location: 6200 Millcreek Blvd., Mississauga, ON
Total Signage Area: 28 sq. ft. (2.6 m²) per side

Job #
Drawing # 120618HENK.001

Phone: 905-858-7753 x325
Email: alexander.shaw@ca.henkel.com

Date: June 19, 2012 • Revised: September 4, 2012
Sales: Tom Hopkins • Design: Joshua Rice

Client Approval:
X



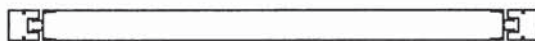
FINE LINES SIGN CO.

766 Burlington St. East, Hamilton, ON L8L 4K3
Phone: 905-549-2433 • Fax: 905-549-4978
finelinesigns@sympatico.ca • finelinesigns.com

The artistic works depicted herein are copy written and are the sole property of FINE LINES SIGN CO. (unless otherwise noted) & as such cannot be reproduced in part or whole without written consent of FINE LINES SIGN CO. This design is for presentation purposes only - the final product may differ slightly. The colours depicted in this presentation may vary from those in the final production.

WALKWAY DIRECTIONAL SIGN: NON-ILLUMINATED POST & PANEL GROUND SIGN

TOP VIEW

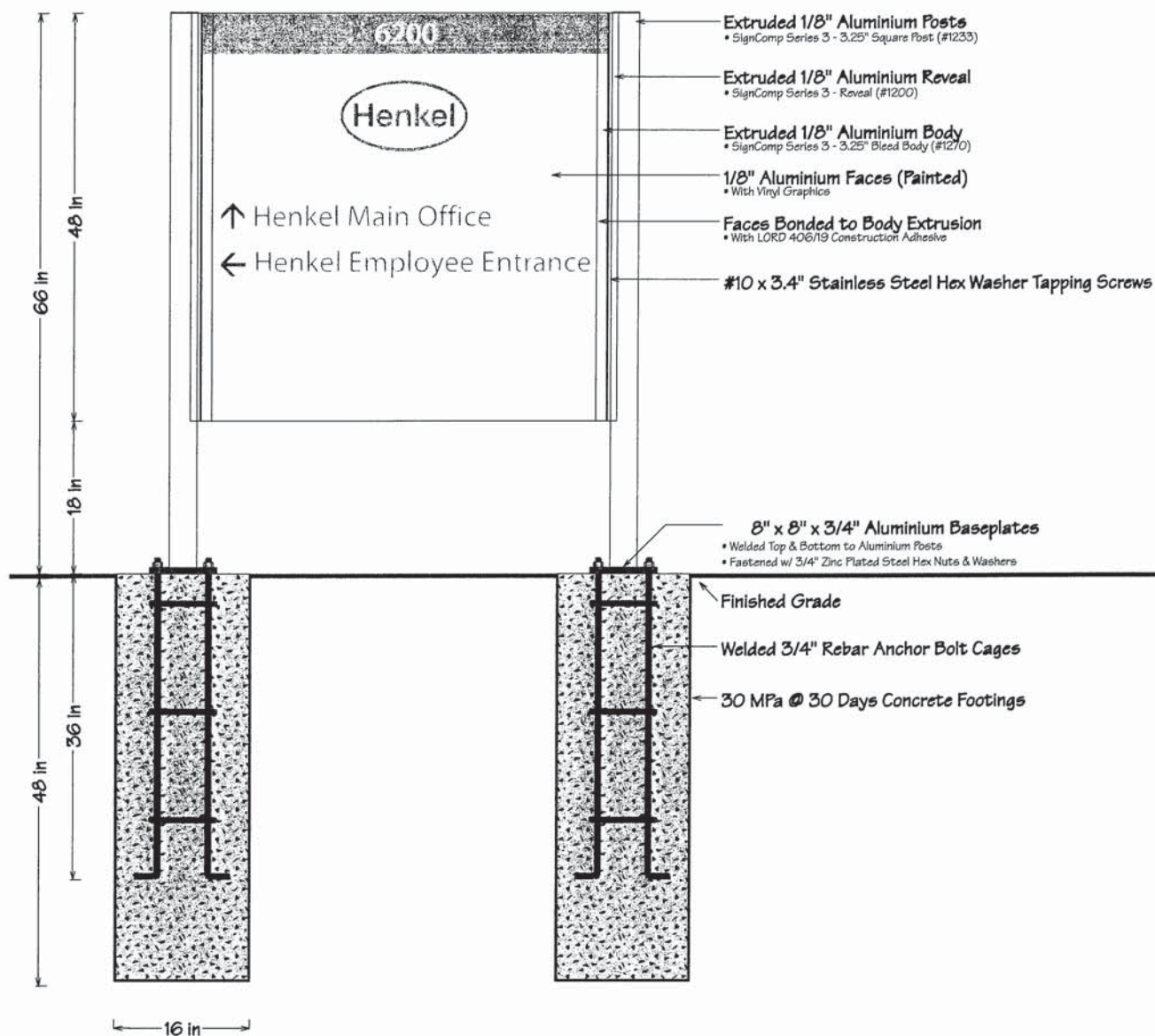
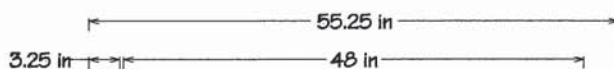


INCIDENTAL SIGN
VARIANCE NOT REQUIRED

$$\text{Area} = 16 \text{ ft}^2 (1.49 \text{ m}^2)$$

Sign #2

FRONT VIEW



Client: Alex Shaw
Company: Henkel Canada

Location: 6200 Millcreek Dr., Mississauga, ON
Total Signage Area: 24 sq. ft. (2.23 m²) per side

Job #
Drawing # 120618HENK.002

Phone: 905 858 7753 x 325
Email: Alexander.Shaw@ca.henkel.com

Date: June 18, 2012
Sales: Ed Timmerman & Karl Murray • Design: Joshua Rice

Client Approval:
X



FINE LINES SIGN CO.

766 Burlington St. East Hamilton, ON L8L 4K3
Phone: 905-549-2433 • Fax: 905-549-4978
finelinesigns@sympatico.ca • finelinesigns.com

The artistic works depicted herein are copy written and are the sole property of FINE LINES SIGN CO. (unless otherwise noted) & as such cannot be reproduced in part or whole without written consent of FINE LINES SIGN CO. This design is for presentation purposes only - the final product may differ slightly. The colours depicted in this presentation may vary from those in the final production.



6200 MILLCREEK DRIVE
OCTOBER 15, 2012
KELWIN HUI, SIGN INSPECTOR

SOUTH END



NORTH END



6200 MILLCREEK DRIVE
OCTOBER 30, 2012
KELWIN HUI, SIGN INSPECTOR