

COMMITTEE OF THE WHOLE JUNE 7, 2004

SIGN VARIANCE APPLICATION

FILE NO: SV.04-07
OWNER: RIOCAN REAL ESTATE INVESTMENT TRUST
LOCATION: 1054 CENTRE STREET
PART OF LOT 6, CONCESSION 2

Recommendation

That Sign Variance Application SV.04-07, Riocan Real Estate Investment Trust, be APPROVED with the exception of the seven (7) visual wall signs.

Purpose

Request to approve an additional wall sign having an area of 20 sq m and 7 visual wall signs having a total area of 31.88 sq m on the south elevation, and increase the area of the existing wall sign on the east elevation by 14.17 sq m.

Background- Analysis and Options

By-Law Requirements (203-92, as amended)

6.1 (i) Except as may otherwise be permitted in this by-law, the maximum number of signs that may be erected shall be one (1) only of the following sign types per exterior wall per business premises:

a) wall sign

8.2 (a) The area of a wall sign shall not exceed 0.75m per linear horizontal meter of the exterior wall of a building upon which such sign is located. In multiple occupancy buildings or shopping centers, the sign area for each business premises shall be proportional to the length of the exterior wall forming part of the premises. Notwithstanding the foregoing, the total area of a wall sign per business premises shall not exceed 20 sq m or be limited to not less than 2.0 sq m.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The By-law permits a maximum of one wall sign per exterior wall per business premise to a maximum sign area of 20 sq m. Previously the building was approved as 2 premises each permitting one wall sign for each unit. The 2 premises have now combined into 1 unit therefore making the 2 wall signs on the south elevation not in compliance with the Sign By-Law's requirement of 1 wall sign per unit. For the south elevation the applicant is requesting the 2 existing wall signs previously approved to remain with an additional 7 new visual wall signs, and add additional sign area to the east elevation. The request is summarized as follows:

The applicant is requesting the following wall signs for the south elevation:

Existing wall sign	= 24.91 sq m (previously approved under SV 01-22)
New wall sign	= 20.00 sq m (previously approved under 2 units but is now 1 unit)

7 visual wall signs = 31.88 sq m
Total wall sign area = 76.79 sq m

The applicant is requesting the following additional wall sign area for the east elevation:

Existing wall sign = 14.86 sq m
New additional wall sign = 14.17 sq m
Total wall sign area = 29.03 sq m

Attachments

1. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services

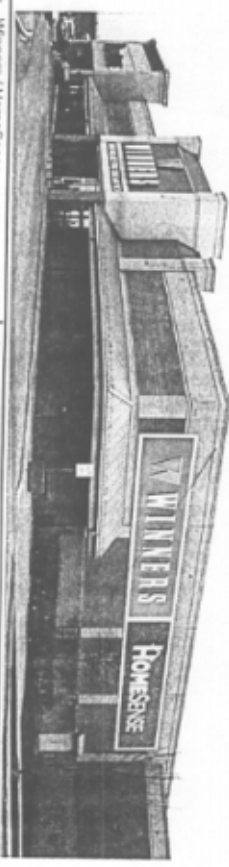
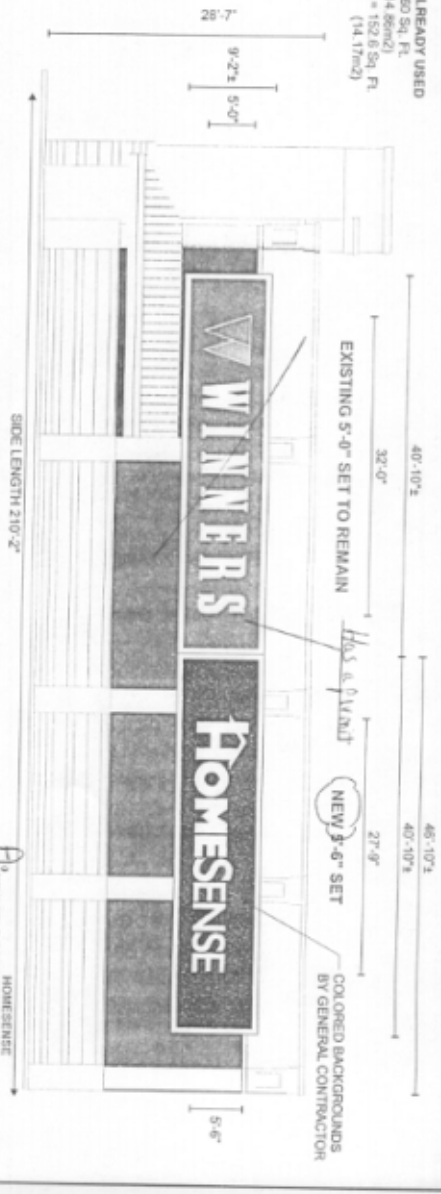
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

EXTERIOR (EAST) ELEVATION

SIGN AREA ALREADY USED
 WINNERS = 160 Sq. Ft.
 (14.86sqz)
 HOMESENSE = 152.6 Sq. Ft.
 (14.17sqz)



HOMESENSE
 NEW SELF CONTAINED ILLUMINATED LETTERS
 WHITE 7/16" IMPLEX FACES
 1" RINGQUADY AERVELITE VINYL TRIM RETAINER
 5" DEEP BEZEL RETURN & BACK
 5" DEPT BEZEL RETURN
 PAINT INTERIOR OF LETTERS WHITE
 ILLUMINATED BY 15mm WHITE MICON
 TRANSFORMERS MOUNTED INSIDE LETTERS
 18.67 Amps @ 247 Volt SERVICE
 PASS AIR FLOWING FEED IN WATERPROOF
 FLEXIBLE TRANSFER
 TO ELECTRICAL SERVICE
 PROVIDE CROWSFOOT WALL MOUNT BRACKETS
 TO SPACE LETTERS 2" OFF WALL
 LAG THROUGH STUCCO FINISH INTO 1" PL W/WOOD

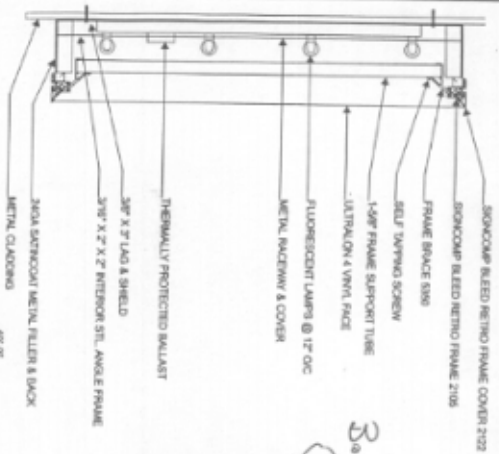
Customer: Winners / HomeSense
 Address: 1034 Centre St.
 (Thornhill) Vaughan, ON
 Drawn By: SV
 Design No.: 04 Page 1

Sales: Dan Boyar
 Date: Feb. 29 /04
 Revs.:
 Scale: 3/32" = 1'-0"
 File: Vaughan, Centre St.cdr



1140 Blair Road
 Burlington, ON
 Tel: 905-335-4444
 Fax: 905-335-2712
 E-Mail: info@jonersdisplays.com

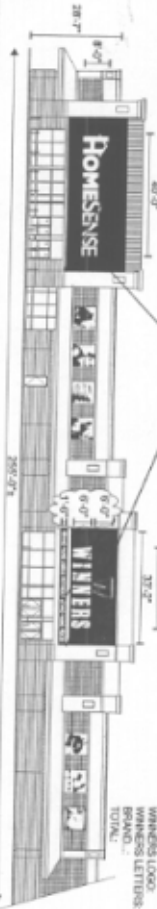
SECTION VIEW DETAILS



3a

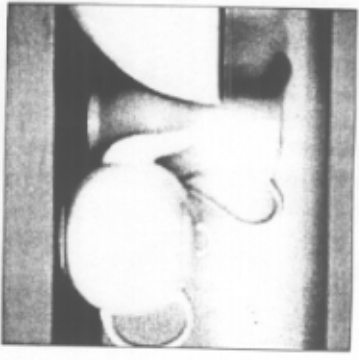
**NEW ILLUMINATED SINGLE FACED
FLEX FACE DISPLAYS
SEVEN (7) REQUIRED**

FLEX FACE PROVIDED BY WINNERS
SIGNCOMP BLEED RETRO FRAME COVER 2122
SIGNCOMP BLEED RETRO FRAME 2105
CABINET PAINTED BLACK
ILLUMINATED BY FLUORESCENT LAMPS
2.2 Amps PER SIGN @ 347 Volt SERVICE
INSTALL ON EXISTING WALL



NOTE: GRAPHICS ON PANELS T.B.C.

NEW DISPLAYS	212	51 Ft. (20m)
SIGN METAL RAILWAY	215	34.5 Sq Ft. (12.7m ²)
HOMESENSE	180	50 Sq Ft. (18.2m ²)
WINNERS LOGO	180	50 Sq Ft. (18.2m ²)
WINNERS LETTERS	402	113.5 Sq Ft. (41.2m ²)
TOTAL		402.5 Sq Ft. (148.7m ²)



FRONT VIEW 347 VOLT SERVICE
7'-0" EXAMPLE

Customer: Winners / HomeSense
Address: 1054 Carlin St
(North) Vaughan, ON
Drawn By: SV
Page No.: 1

Sales: Dan Bower
Date: April 8/04
Revs:
Scale: 1/16"=1'-0"
File: Vaughan Poster.cdr

JONES
Incon displays

1140 Blair Road
Burlington, ON
N7M 6P7 335-4444
Ph: 905-335-2712
Fax: 905-335-2712
E-Mail: info@jonesincon.com