

COMMITTEE OF THE WHOLE JUNE 2, 2009

SIGN VARIANCE APPLICATION

FILE NO: SV.09-005
OWNER: BENTALL RETAIL
LOCATION: 255 BASS PRO MILLS DRIVE
BLOCK 1, REGISTERED PLAN 65M-3696
WARD 4

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.09-005, Bentall Retail, be APPROVED as per the revised plans.

Economic Impact

None.

Communications Plan

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

Purpose

Request that a Sign Variance be approved authorizing the installation of a wall sign on the north and south building elevations as shown on the attached plans.

Sign Areas: South – Front Elevation 4.25 sqm. or 45.7 sqft. (As Revised)
North – Back Elevation 7.25 sqm. or 78.0 sqft.

Background - Analysis and Options

6.2 (a) Where a site plan approved by the City provides standards for signage and the signs for the development comply therewith, such signs shall be deemed to comply with this By-Law.

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-law.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

Region of York Engineering approval is not required for the proposed signs.

Conclusion

Request that a Sign Variance be approved authorizing the installation a wall sign on the north and south building elevations as shown on the attached plans.

Members of the Sign variance Committee have no objections to the application subject to the sign area for the south or front elevation being reduced in accordance with the revised plan that is attached to this report. (Being reduced from 5 sqm to 4.25 sqm.)

Members of the Committee are of the opinion that the intent and purpose of the City's Sign By-Law is being maintained.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required.

Attachments

1. Site Plan
2. Proposed Sign for the Front Building Elevation (South)
3. Proposed Sign for the Back Building Elevation (North)

Report prepared by:

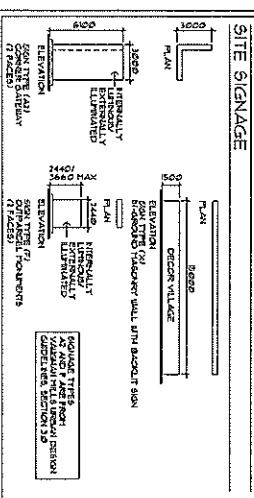
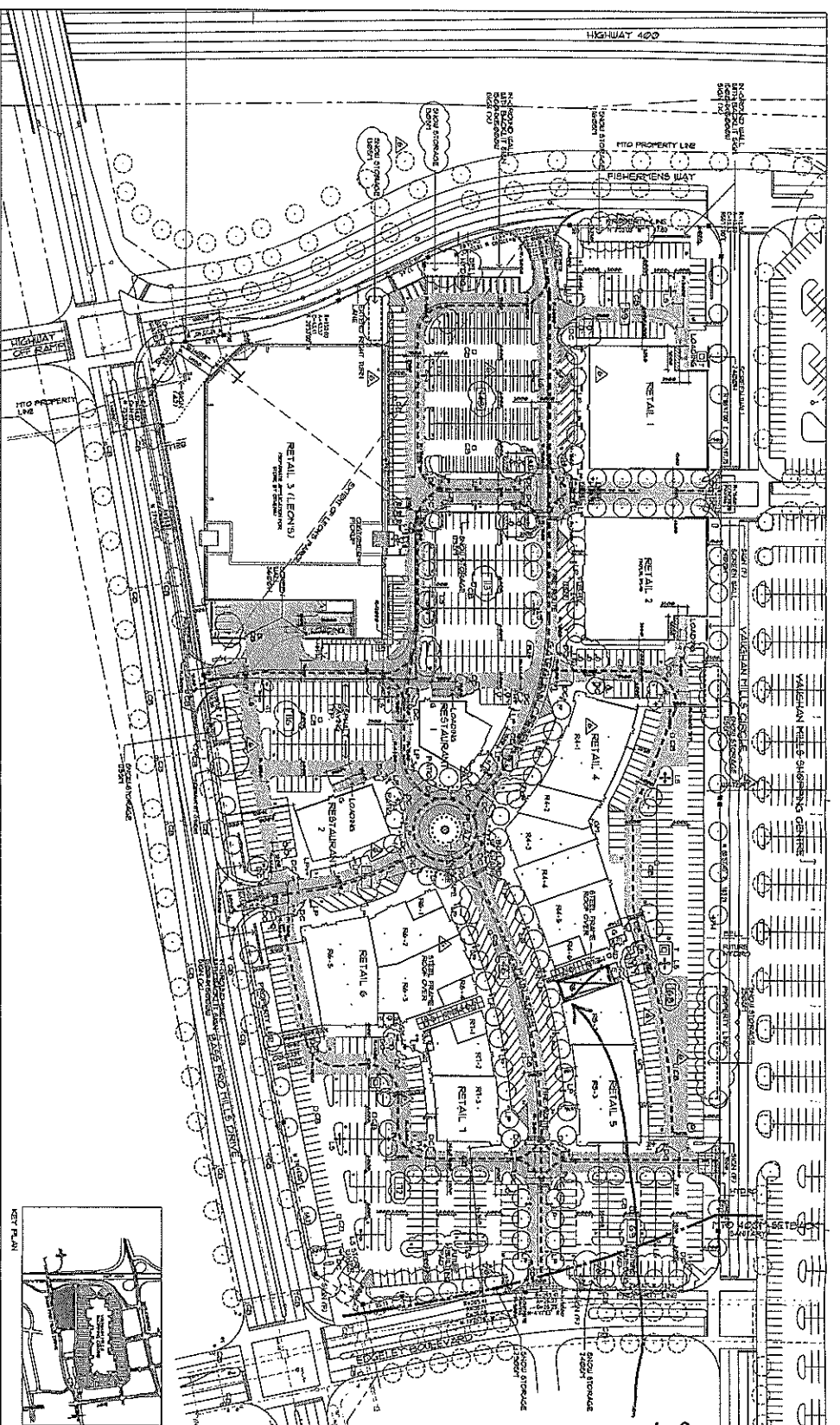
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

HIGHWAY 400



PROJECT STATISTICS

TABLES BY CATEGORY BY YEAR:

TABLE NO.	TABLE DESCRIPTION	TABLE NO.	TABLE DESCRIPTION
1	1. RETAIL 1	1	1. RETAIL 1
2	2. RETAIL 2	2	2. RETAIL 2
3	3. RETAIL 3	3	3. RETAIL 3
4	4. RETAIL 4	4	4. RETAIL 4
5	5. RETAIL 5	5	5. RETAIL 5
6	6. RETAIL 6	6	6. RETAIL 6
7	7. RETAIL 7	7	7. RETAIL 7
8	8. RESTAURANT	8	8. RESTAURANT
9	9. LIBRARY	9	9. LIBRARY
10	10. TOTAL PROJECT	10	10. TOTAL PROJECT

LEGEND

[Symbol]	PERMITTED	[Symbol]	EXISTING
[Symbol]	PROPOSED	[Symbol]	EXISTING
[Symbol]	PROPOSED	[Symbol]	EXISTING
[Symbol]	PROPOSED	[Symbol]	EXISTING
[Symbol]	PROPOSED	[Symbol]	EXISTING
[Symbol]	PROPOSED	[Symbol]	EXISTING

NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

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LEGAL DESCRIPTION

LEGAL DESCRIPTION OF THE LAND AND RIGHTS THEREON AS SHOWN ON THIS PLAN.

CLIENT
Deon Village at Vaughan Mills
Vaughan, Ontario

ARCHITECT
Babington Developments Limited

DATE
2009

DRAWING NO.
2PD-1

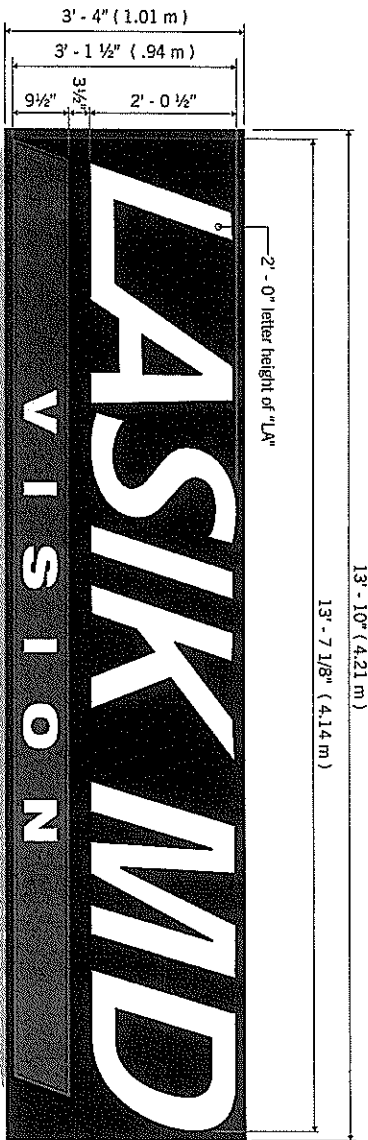
SCALE
1:500

Subject Unit

No.	Description	Date	By	Checked
1	Final Design	04/23/11	JL	HP
2	Final Design	04/23/11	JL	HP
3	Final Design	04/23/11	JL	HP
4	Final Design	04/23/11	JL	HP
5	Final Design	04/23/11	JL	HP
6	Final Design	04/23/11	JL	HP
7	Final Design	04/23/11	JL	HP
8	Final Design	04/23/11	JL	HP

SN. 09-005

LED Illuminated Channel Letters - Front Elevation - Back Panel Option
Scale: N.T.S.

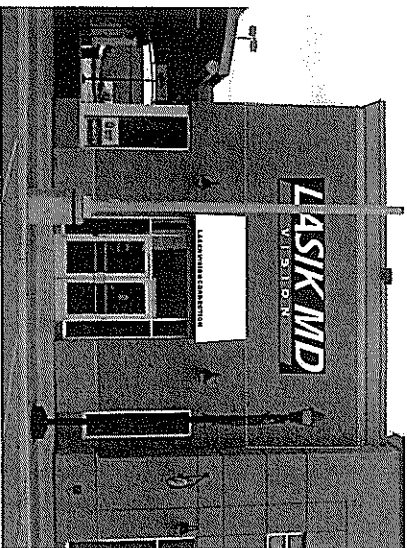


DRUSED 4.25 m²

Material Specifications

- Lasik MD
 - Aluminum black coil returns (5")
 - 3/16" white acrylic faces
 - 1" black fincap
 - White LED illumination
- Vision
 - Aluminum formed return (5")
 - 3/4" formed retainer painted to match gold pms 146
 - 3/16" white acrylic face w/ 3m 3630-141 gold nugget vinyl applied to 1st surface
 - White LED illumination
- Aluminum formed backer panel painted black

Front Elevation



*Install letters centred in dashed area as shown above

PRIDE SIGNS
280 HOLIDAY INN DRIVE CAMBRIDGE ONTARIO CANADA TEL: 519 220 0905 FAX: 519 220 0864 WWW.PRIDESIGNS.COM

International Sign Association
sackface
UL

Vaughan, Ontario

LASIK MD VISION

DRAWN BY: B. Guse
DATE: April 27, 2009

Drawn No: **LMD-01141012-12083**
Refer to file: **LMD-MSL4K0A2**

Electrical Requirements

120V	277V	347V
480V	600V	Other

- Site check required:
- Preliminary Artwork
- Approved for Production
- Client Supplied Artwork

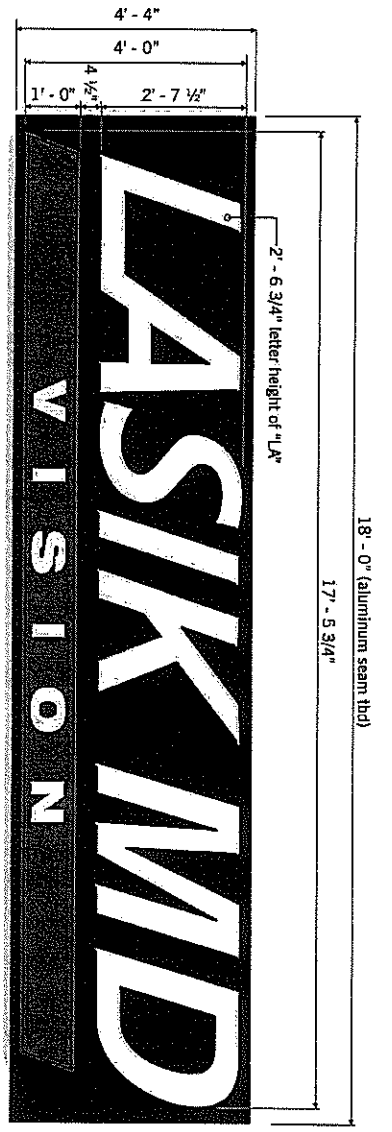
CLIENT APPROVAL

REVISION DATES:
May 7, 2009

B. Guse

SV-09-005

LED Illuminated Channel Letters - Back Elevation - Back Panel Option
Scale: N.T.S.



- Material Specifications**
- Lasik MD
 - Aluminum black coil returns (5")
 - 3/16" white acrylic faces
 - 1" back triricop
 - White LED illumination
- Vision**
- Aluminum formed return (5")
 - 3/4" formed retainer painted to match gold pms 146
 - 3/16" white acrylic face w/ vinyl (1 thd) applied to 1st surface
 - White LED illumination
- Aluminum formed backer panel painted black

Back Elevation



*Install letters centred in dashed area as shown above

PRIDE SIGNS
INTERNATIONAL SIGN ASSOCIATION
1201 HURON AVENUE, SUITE 1000, WINDYBROOK, ONTARIO L4R 1A1
TEL: 905.882.8888 FAX: 905.882.8889 WWW.PRIDESIGNS.COM

sacspace
1000 SHEPPARD AVENUE EAST, SUITE 1000, SCARBOROUGH, ONTARIO M1S 1T5
TEL: 416.291.1111 FAX: 416.291.1112 WWW.SACSPACE.COM

Vaughan, Ontario

LASIK MID VISION

DRAWN BY: S. GARDNER
DATE: March 31, 2009

Sign Area = 7.25m²

Plotting No.
LMD - Q14AK02.120N2

Plot to File
LMD - MSLAK0A2

Electrical Requirements

120V	277V	347V
480V	600V	Other

- *Wired aluminum required
- *Digital hitags for drilling required
- *Final colour specifications required
- *Site check required.

Preliminary Approval:

Approved for Production:

Client Signature: _____

CLIENT APPROVAL

REVISION DATES

SV 09-005