

**COMMITTEE OF THE WHOLE OCTOBER 19, 2009**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.09-017**  
**OWNER: FIRST VAUGHAN INVESTMENTS LIMITED ET AL**  
**LOCATION: 100 EDGELEY BLVD**  
**PART LOTS 6 & 7, CONCESSION 5**  
**WARD 4**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.09-017, First Vaughan Investments Ltd et al, be APPROVED.

**Contribution to Sustainability**

N/A

**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 to install five (5) wall signs on building elevations of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

Bylaw Requirements (203-92, as amended):

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**

The applicant is proposing to install five (5) wall signs of various sizes on the building's elevations as shown on the attached drawings. The subject property is the site of the former "Sam's Club" and is being retrofitted for a new "Lowe's" retail store.

Members of the Sign Variance Committee have no objections to the application as submitted, and 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 is required.

### **Attachments**

1. Site Plan
2. Elevations
3. Sketch of Signs (4)

### **Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

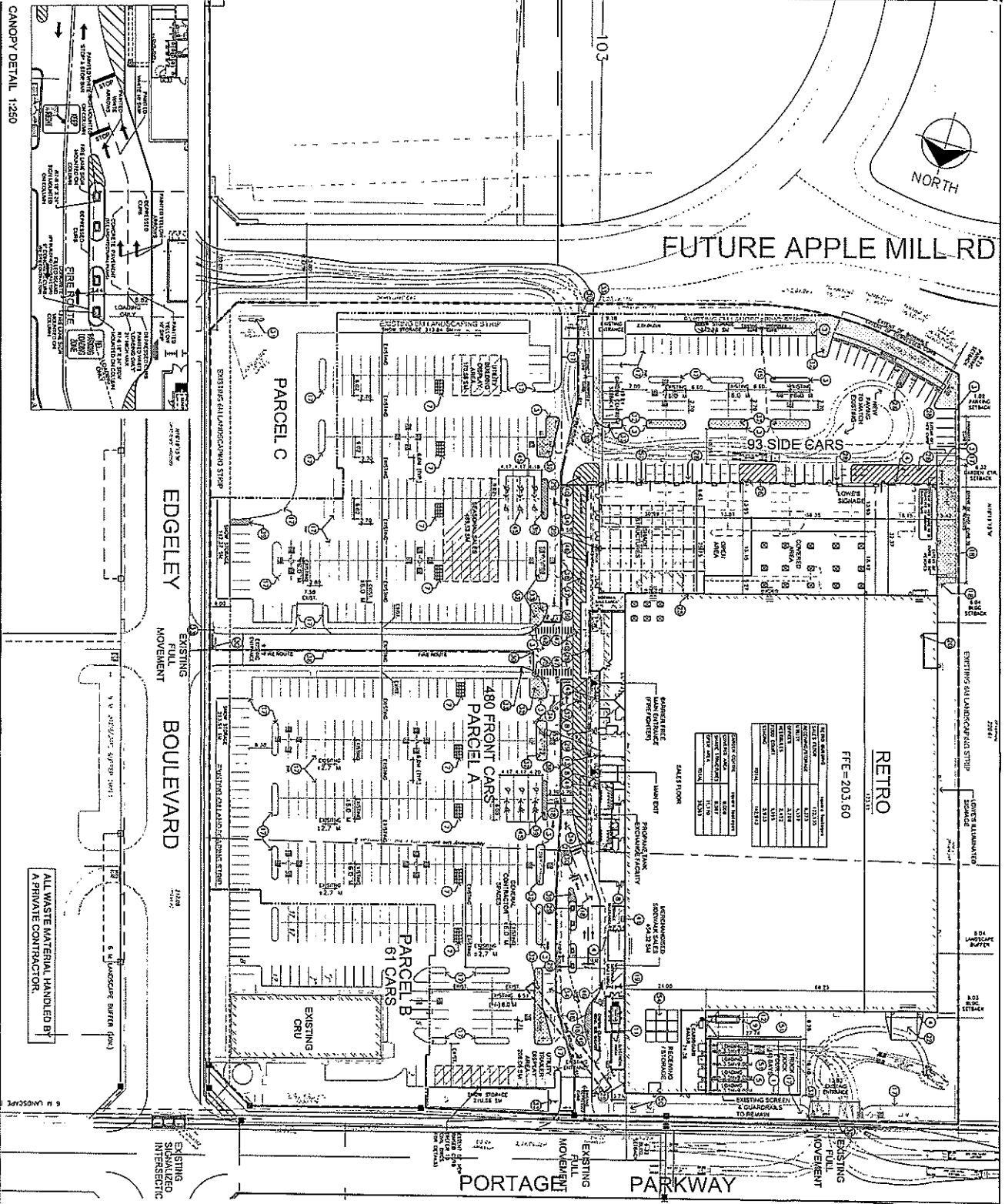
Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/pa



FUTURE APPLE MILL RD



FFE=203.60

ITEM	QUANTITY	UNIT	AMOUNT
CONCRETE	1,100	CU YD	1,100
STEEL	1,100	TON	1,100
BRICK	1,100	1,000	1,100
GLASS	1,100	SQ FT	1,100
PAINT	1,100	100 GAL	1,100
LANDSCAPE	1,100	SQ FT	1,100
PLUMBING	1,100	HR	1,100
ELECTRICAL	1,100	HR	1,100
MECHANICAL	1,100	HR	1,100
FOUNDATION	1,100	HR	1,100
ROOFING	1,100	HR	1,100
INTERIOR FINISH	1,100	HR	1,100
EXTERIOR FINISH	1,100	HR	1,100
DEMOLITION	1,100	HR	1,100
UTILITIES	1,100	HR	1,100
PERMITS	1,100	HR	1,100
INSURANCE	1,100	HR	1,100
CONTINGENCY	1,100	HR	1,100
TOTAL			203.60

ALL WASTE MATERIAL HANDLED BY A PRIVATE CONTRACTOR.

1:500

NO.	DATE	DESCRIPTION
1	1/15/00	ISSUED FOR PERMITTING
2	1/20/00	ISSUED FOR CONSTRUCTION
3	1/25/00	ISSUED FOR AS-BUILT

**LEGEND**

- EXISTING BUILDING
- EXISTING PARKING
- EXISTING DRIVEWAY
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING LANDSCAPE
- EXISTING UTILITIES
- EXISTING PERMITS
- EXISTING INSURANCE
- EXISTING CONTINGENCY
- EXISTING TOTAL

**CONSTRUCTION NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TORONTO ZONING BY-LAW AND THE BUILDING CODE.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED.
3. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND NOT REMOVED UNLESS NECESSARY.
4. ALL EXISTING UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITION.
5. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A CONCRETE CURB AND GUTTER.
6. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A CONCRETE CURB AND GUTTER.
7. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A CONCRETE CURB AND GUTTER.
8. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A CONCRETE CURB AND GUTTER.
9. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A CONCRETE CURB AND GUTTER.
10. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A CONCRETE CURB AND GUTTER.

**SITE STATISTICS**

LOT AREA: 10,000 SQ FT  
 COVERED AREA: 5,000 SQ FT  
 UNCOVERED AREA: 5,000 SQ FT  
 TOTAL AREA: 10,000 SQ FT  
 PERCENT COVERED: 50%  
 PERCENT UNCOVERED: 50%

**KEY PLAN**

SA-001

SITE PLAN  
LOWE'S OF VAUGHAN-RETRO ONTARIO



PROJECT NO. 0627  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DATE: [Date]  
SCALE: [Scale]

PERROFF PARTNERSHIP ARCHITECTS  
**PERROFF**

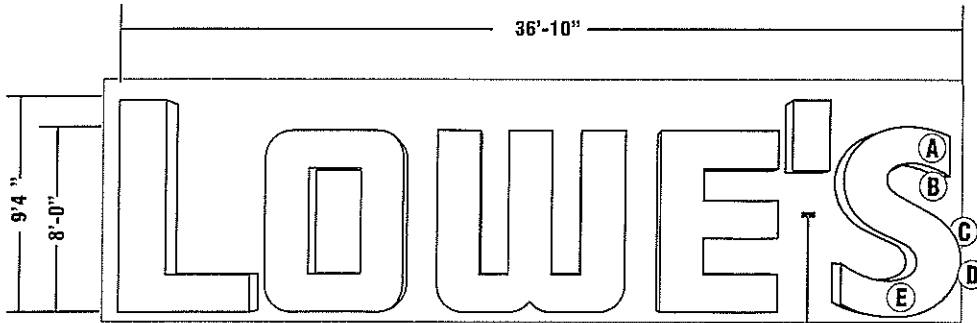
82 PETER STREET SUITE 100  
TORONTO ONTARIO CANADA M5V 2G5  
TEL. 647.777.3500 FAX. 647.777.3531

90%

**REVISIONS**

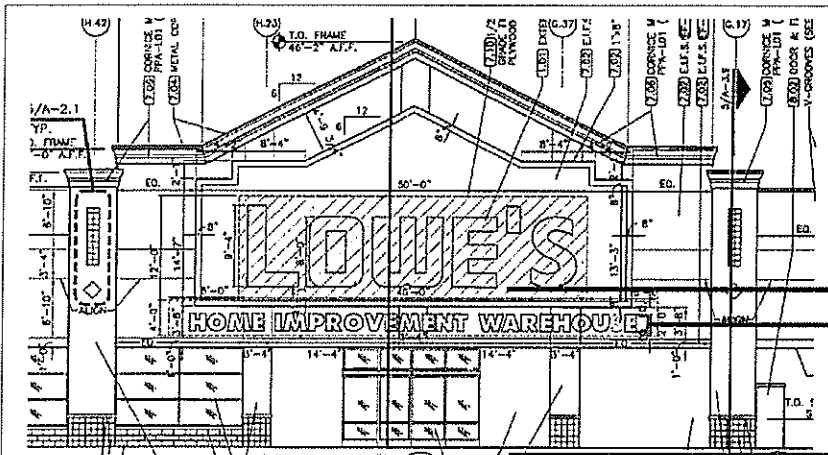
NO.	DATE	DESCRIPTION
1	1/15/00	ISSUED FOR PERMITTING
2	1/20/00	ISSUED FOR CONSTRUCTION
3	1/25/00	ISSUED FOR AS-BUILT

JOB NAME: LOWE'S
LOCATION: VAUGHAN RETRO, ON
DATE: 1-4-09
REV. DATE: 0-0-0
SCALE: 1/8" = 1'
PROJECT MANAGER: JENNIFER CHARLES
DESIGNER: DAVID MCATEE
FILE: 2009/LOWE'S/VAUGHAN RETRO, ON/194-T8-1810-HIW-CANADA

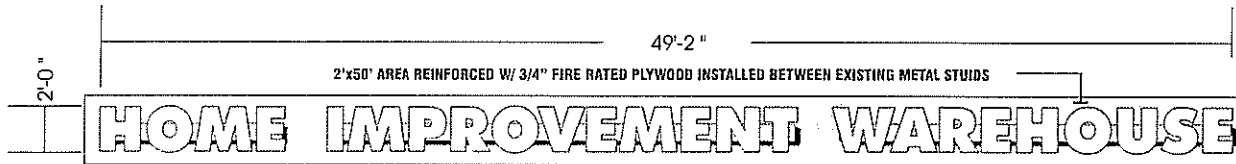


12'x40' AREA REINFORCED W/ 3/4" FIRE RATED PLYWOOD INSTALLED BETWEEN EXISTING METAL STUDS

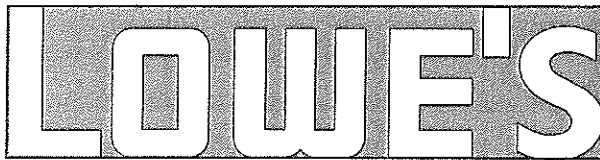
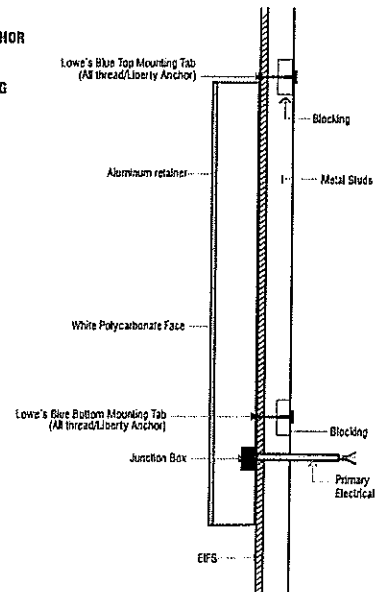
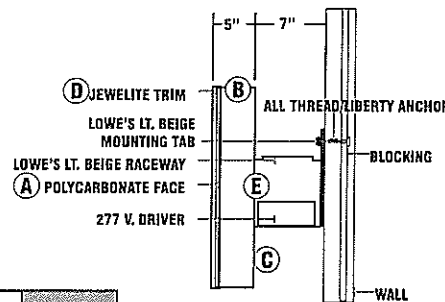
- A** .125 POLYCARBONATE FACES (WHITE)
- B** .063 ALUM. RETURNS 12" DEEP (WHITE)
- C** .125 ALUM. BACKS (WHITE)
- D** 1" X .75 ALUM. RETAINERS (WHITE)
- E** INTERNAL ILLUMINATION WITH T-8 LAMPS 277V



"HIW" CENTERED BETWEEN BORDER AND BULKHEAD  
18'-3" FROM BOTTOM OF LOWE'S LETTERS TO FINISHED FLOOR



- A** .125 POLYCARBONATE FACES (WHITE)
- B** .040 ALUM. RETURNS 5" DEEP (BLUE)
- C** .063 ALUM. BACKS (WHITE)
- D** 1" TRIMCAP (WHITE)
- E** INTERNAL ILLUMINATION WITH LED 277 VOLT



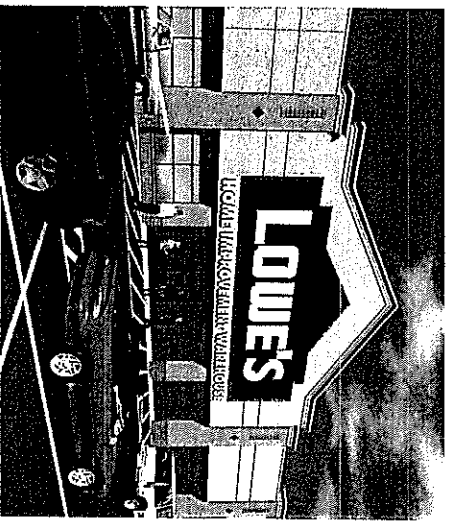
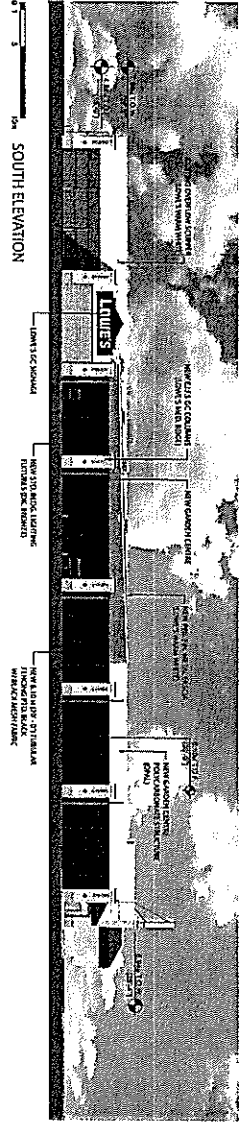
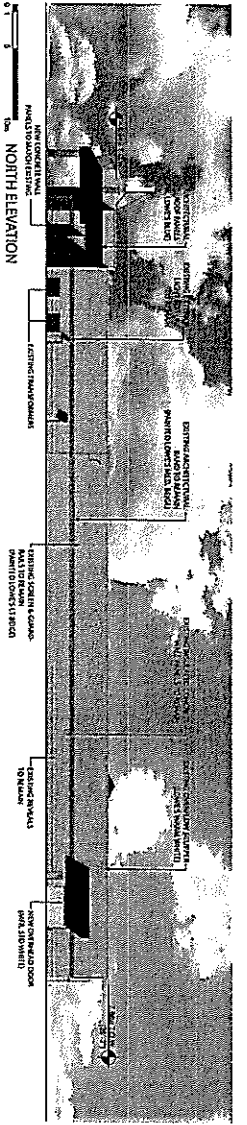
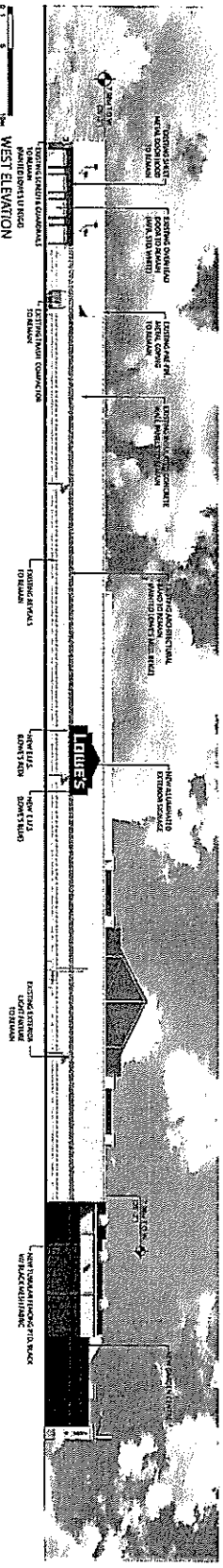
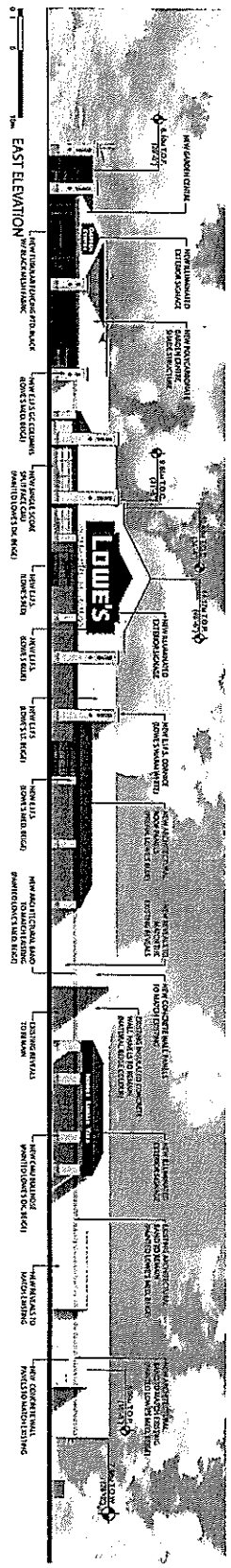
31.94 Square Metres/343.77 Square Feet



9.10 Square Metres/98 Square Feet

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.





FRONT PERSPECTIVE  
 ARCHITECT  
 NOTE: LAMP, SIGNAGE, FURNITURE, AND OTHER  
 DETAILS AND FINISHES ARE SUBJECT TO  
 APPROVAL BY THE CLIENT AND MAY VARY  
 FROM THE ARCHITECTURAL DRAWINGS.  
 DATE: 05/11/2005

NO.	REVISIONS	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

90%

PETROFF PARTNERSHIP ARCHITECTS  
**PETROFF**  
 82 PETER STREET SUITE 100  
 TORONTO ONTARIO CANADA M5V 2G5  
 TEL. 647.777.9500 FAX. 647.777.3331



ELEVATIONS  
 SCALE: 1:250  
 LOWE'S OF  
 VAUGHAN-RETRO  
 ONTARIO  
 PROJECT NO: 0872 DRAWN BY: BC CHECKED BY: GM

SA-002

4'-8" LOWE'S (CANADA)

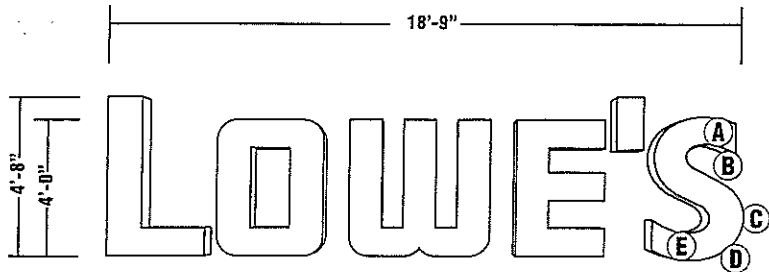
**HILTONDISPLAYS**

GREAT SIGNS FOR GREAT COMPANIES

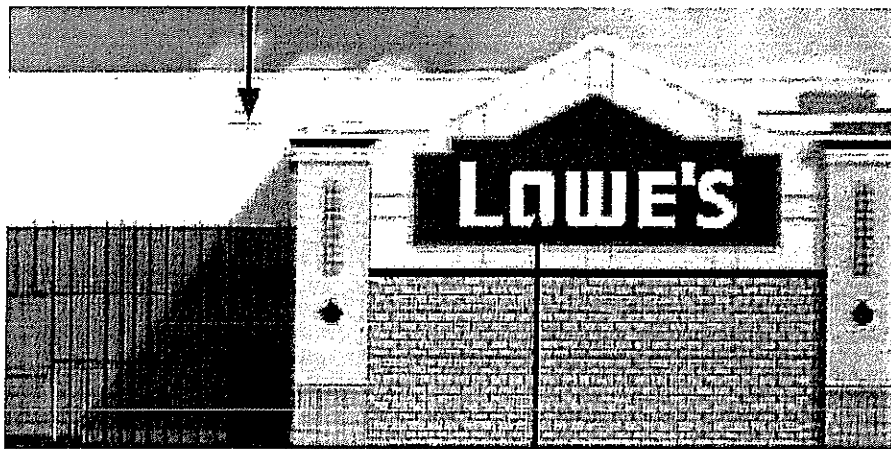
www.hiltondisplays.com

125 Hillside Dr. (864) 233-0401  
Greenville, SC (800) 353-9132  
29607 Fax: (864) 242-2204

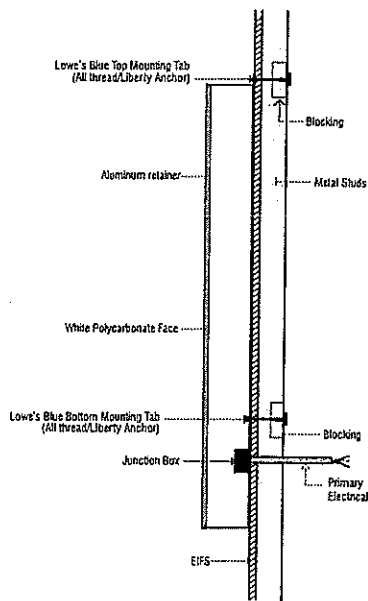
JOB NAME: LOWE'S  
LOCATION: VAUGHAN RETRO, ON  
DATE: 1-4-09  
REV. DATE: 0-0-0  
SCALE: 1/8" = 1'  
PROJECT MANAGER: JENNIFER CHARLES  
DESIGNER: DAVID MCATEE  
FILE: 2009/LOWE'S/VAUGHAN RETRO, ON/L48-T8



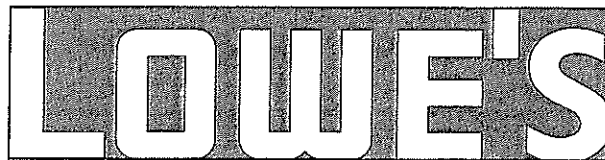
- A** .125 POLYCARBONATE FACES (WHITE)
- B** .063 ALUM. RETURNS 12" DEEP (WHITE)
- C** .125 ALUM. BACKS (WHITE)
- D** 1" X .75 ALUM. RETAINERS (WHITE)
- E** INTERNAL ILLUMINATION WITH T-8 LAMPS 277V



GC TO PROVIDE 3/4" FIRE TREATED PLYWOOD BLOCKING BEHIND LETTERS



MINIMUM 2-277 VOLT 20 AMP CIRCUITS



8.13 Square Metres/87.5 Square Feet

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

7'-3" X 14'-6" GC CABINET CANADA

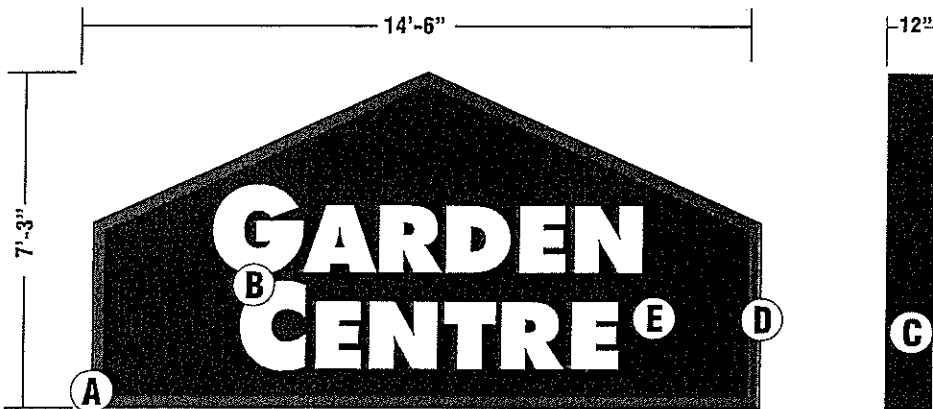
**HILTONDISPLAYS**

GREAT SIGNS FOR GREAT COMPANIES

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125 Hillside Dr. (864) 233-0401  
 Greenville, SC (800) 353-9122  
 29607 Fax: (864) 242-2204

JOB NAME: LOWE'S  
 LOCATION: VAUGHAN RETRO, ON  
 DATE: 1-4-09  
 REV. DATE: 0-0-0  
 SCALE: 1/8" = 1'  
 PROJECT MANAGER: JENNIFER CHARLES  
 DESIGNER: DAVID MCATEE  
 FILE: 2009/LOWE'S/VAUGHAN RETRO, ON/GC-73146-T8-CANADA



	PMS 280 BLUE
	PMS 200 RED

SIDE VIEW

- A** .125 ALUMINUM FACES (ROUTED) LOWE'S BLUE / RED BORDER  
HINGED ACCESS DOOR ON FACE
- B** .125 POLYCARBONATE BACKED FACES (WHITE)
- C** .090 ALUM. RETURNS 12" DEEP (LOWE'S BLUE)
- D** .063 ALUM. BACKS (LOWE'S BLUE)
- E** INTERNAL ILLUMINATION WITH T-8 LAMPS  
277 VOLT (1-20 AMP CIRCUIT)



BOLT SIGN TO UNISTRUT (SHOWN IN RED)

CENTERED BETWEEN PEAK  
AND SECOND CROSSBAR  
FROM BOTTOM



**Underwriters'  
Laboratories of Canada.**



7.58 Square Metres/81.56 Square Feet



9.48 Square Metres/102.125 Square Feet

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**2'-2" ILY LETTERS ON RACEWAYS (SSR) CANADA**

**HILTON DISPLAYS**

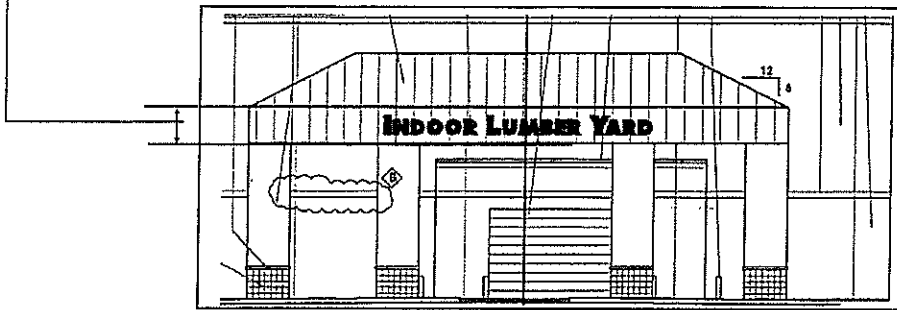
GREAT SIGNS FOR GREAT COMPANIES

www.hiltondisplays.com

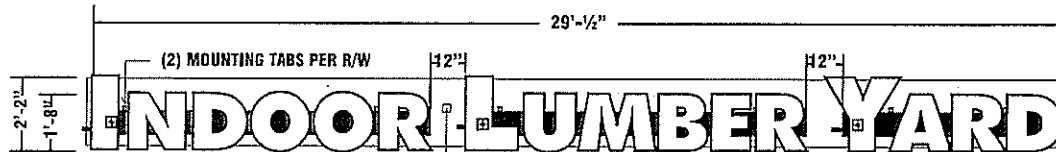
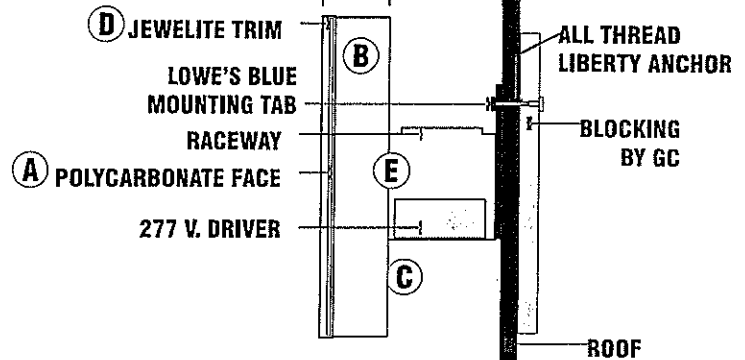
125 Hillside Dr. (864) 233-0401  
Greenville, SC (800) 353-9132  
28607 Fax: (864) 242-2204

JOB NAME: LOWE'S  
LOCATION: VAUGHAN RETRO, ON  
DATE: 7-14-09  
REV. DATE: 0-0-0  
SCALE: 1/4" = 1'  
PROJECT MANAGER: JENNIFER CHARLES  
DESIGNER: DAVID MCATEE  
FILE: 2009/Lowe's/Vaughan Retro, Only 22-RW-LED-SSR-CANADA

CENTER ON FRONT  
OF STANDING SEAM ROOF



- (A)** .125 POLYCARBONATE FACES (WHITE)
- (B)** .040 ALUM. RETURNS 5" DEEP (WHITE)
- (C)** .063 ALUM. BACKS (WHITE)
- (D)** 1" TRIMCAP (WHITE)
- (E)** INTERNAL ILLUMINATION WITH LED  
277 VOLT (1-20 AMP CIRCUIT REQD.)



BLOCKING - INSTALLED BEHIND STANDING SEAM ROOF  
(2' X 30' CENTERED ON BACK OF VERTICAL SECTION STANDING SEAM ROOF')

"RACEWAY" TO BE PAINTED  
TO MATCH SW LOWE'S BLUE.  
(OR EXISTING EIFS)

☒ = PRIMARY EXITS (OUT BACK OF RACEWAYS @ 6" FROM LEFT END)    — = DISCONNECT SWITCH (INSTALLED ONTO LEFT SIDE / END OF RACEWAYS)

**INDOOR LUMBER YARD**

5.85 Square Metres/62.92 Square Feet

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