

**COMMITTEE OF THE WHOLE MAY 11, 2010**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.10-008**

**OWNER: FIRST CAPITAL REALTY**

**LOCATION: 9300 BATHURST STREET  
BLOCK 23, REGISTERED PLAN 65M-3918  
WARD 1**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-008, First Capital Realty, 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 various wall signs on the 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 various wall signs on the building elevations as shown on the attached drawings.

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 Department is required.

**Attachments**

1. Site Plan
2. Sign Elevations
3. Sketch of Sign

**Report prepared by:**

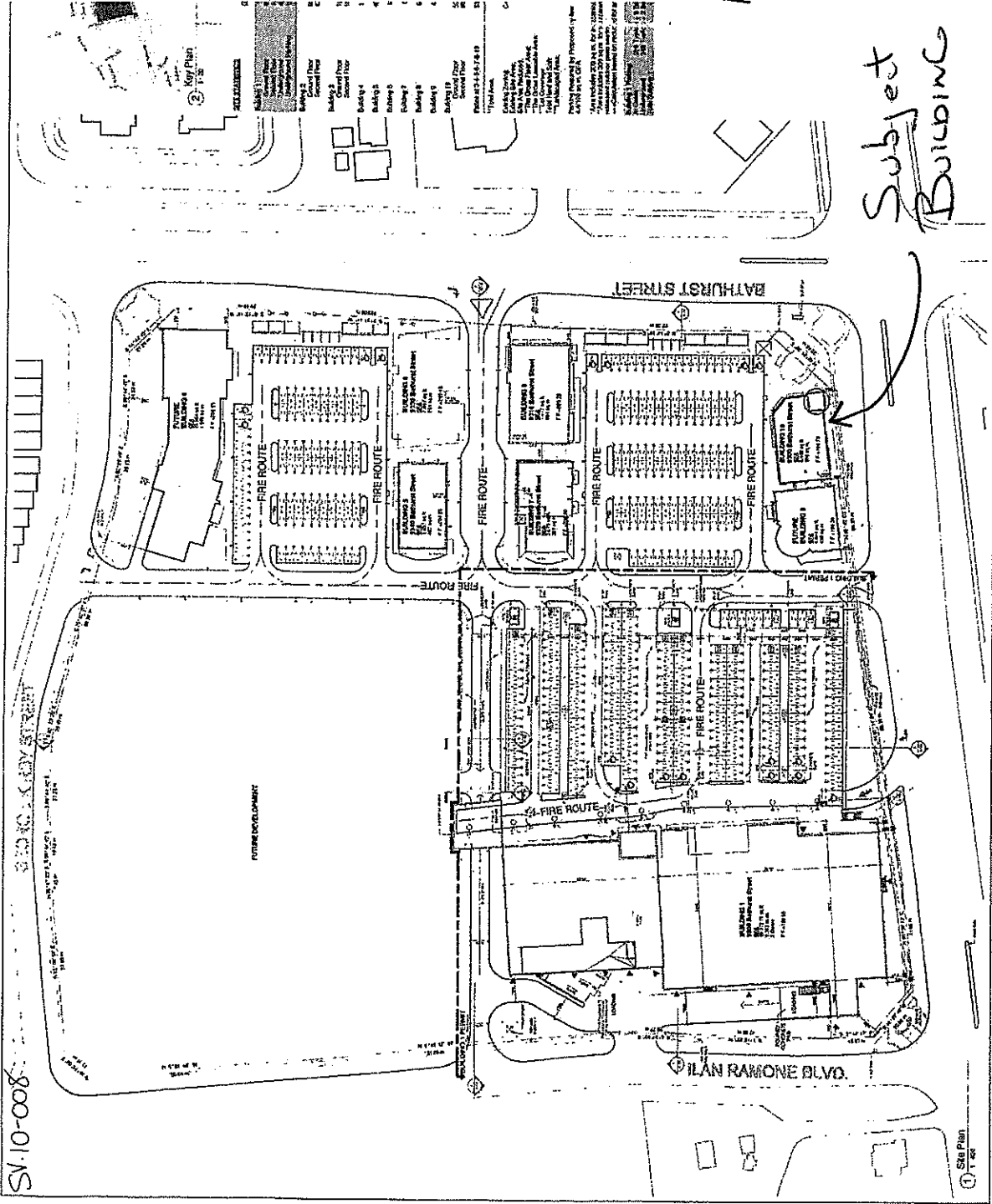
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/pa

SV 10-008

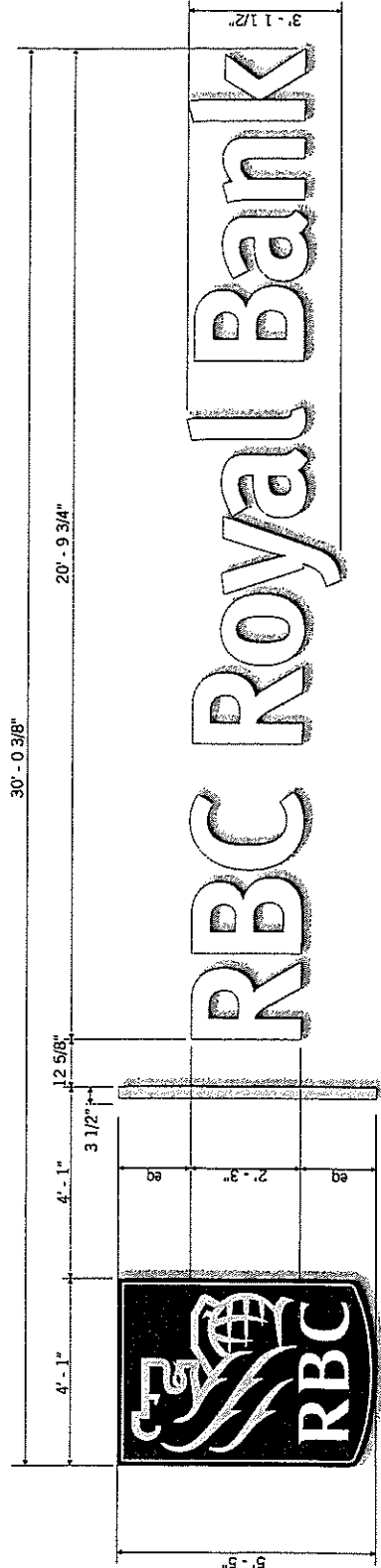


Subject Building

KEY PLAN

1	Building 1
2	Building 2
3	Building 3
4	Building 4
5	Building 5
6	Building 6
7	Building 7
8	Building 8
9	Building 9
10	Building 10
11	Building 11
12	Building 12
13	Building 13
14	Building 14
15	Building 15
16	Building 16
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99	Building 99
100	Building 100

Site Plan 1 of 2

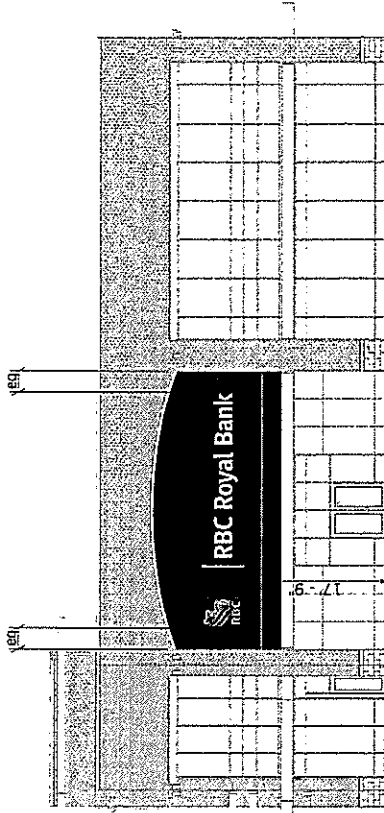


**Material Specifications**

- Logo**
- Pride aluminum logo filler and formed aluminum retainer to be primed and painted "RBC Dark Blue"
  - 3/16" white acrylic faces with translucent vinyl graphics applied to 1st surface
  - T-8 fluorescent illumination
- Vertical Line Rule & "RBC Royal Bank"**
- Aluminum coil returns to be primed and painted "RBC Dark Blue"
  - 3/16" white acrylic faces with translucent vinyl applied to 1st surface
  - 1" "RBC Dark Blue" gemtrim #2050
  - White LED illumination

**Graphics Colours:**

- RBC Logo**
- Lion graphic to be "RBC Yellow" 3m YQ #10599
  - "RBC" to be white
  - Field to be "RBC Medium Blue" 3m YQ #10600 with a white keyline around perimeter
- Vertical Line Rule**
- "RBC Yellow" 3m YQ #10599
  - "RBC Royal Bank"
  - White



North Elevation  
N.T.S.

sign 10/20/09 - 12/11/09

**RBC - CL000888/142A1**  
Roughing & Batching  
Material File

**RBC - CL005038D/142B**  
Material File

**RBC - CL005038S/142A**  
Material File

- Vinyl & Colour Specifications**
- Translucent Vinyl:
- RBC Medium Blue 3m YQ #10600
  - RBC Yellow 3m YQ #10599
- Acrylic
- 3/16" White
  - Paint
  - RBC Dark Blue

Color: medium to reproduction of RBC logo. Color / professionally finished surfaces must be worked using professional grade equipment. Please refer to RBC Quality and Control procedures. (Revision: 10/20/09)

**Electrical Requirements**

120V

- Site check required.
- Preliminary / block
- Approved for production

**CLIENT APPROVAL**

**REVISION DATES:**  
October 26, 2009 T. Dodge  
November 5, 2009 T. Dodge

**DRAWN BY:** T. Dodge  
**DATE:** October 26, 2009

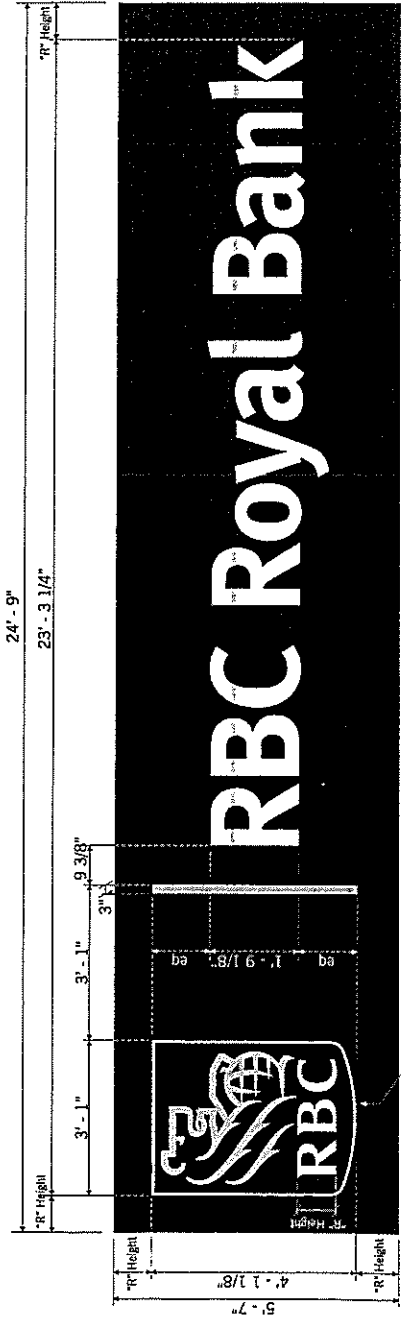


9300 Bathurst Street  
Vaughan, Ontario

**PRIDE DESIGNS**  
INTERNATIONAL  
SIGN ASSOCIATION

**sacface**

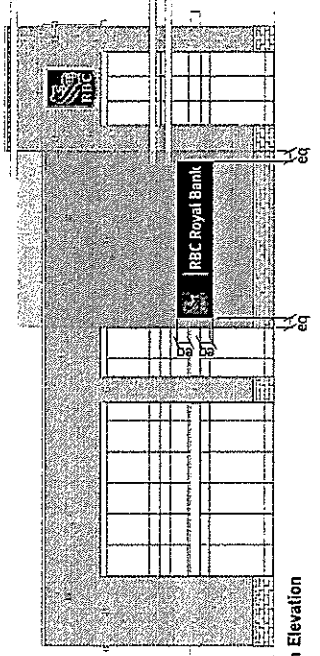
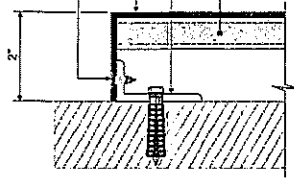
280 HOLIDAY BLM DRIVE CAMBRIDGE ONTARIO CANADA TEL: 519.230.8505 FAX: 519.230.8605 WWW.PRIDEDESIGNS.COM



**Material Specifications**

- Logo**
  - Pride aluminum logo filler to be primed and painted "RBC Dark Blue"
  - 3/16" white acrylic faces with translucent vinyl graphics applied to 1st surface
  - 1" "RBC Dark Blue" gemtrim #2050
  - T-8 fluorescent illumination
- Vertical Line Rule & "RBC Royal Bank"**
  - Aluminum coil returns to be primed and painted "RBC Dark Blue"
  - 3/16" white acrylic faces with translucent vinyl applied to 1st surface
  - 1" "RBC Dark Blue" gemtrim #2050
  - White LED illumination
- Backer Panel**
  - Aluminum constructed face and 2" returns to be primed and painted "RBC Dark Blue"
- Graphics Colours:**
- RBC Logo**
  - Lion graphic to be "RBC Yellow" 3m VQ #10599
  - "RBC" to be white
  - Field to be "RBC Medium Blue" 3m VQ #10600 with a white keyline around perimeter
- Vertical Line Rule**
  - "RBC Yellow" 3m VQ #10599
- "RBC Royal Bank"**
  - White

**Backer Panel Mounting Detail**  
Scale: N.T.S.



9300 Bathurst Street  
Vaughan, Ontario

**PRIDE SIGNS**  
THE ARTISTS IN THE FACTORY OF SIGNAGE, INC. A DIV. OF THE SIGN ASSOCIATION  
100 HURONTARIO ST. TORONTO, ONT. M5S 1A5  
TEL: 519 210 8505 FAX: 519 210 8505 WWW.PRIDE SIGNS.COM



RBC - CL000888, 142B1  
Kullerford & Esburski  
RBC - CL0990278, 192A

- Vinyl & Colour Specifications**
- Translucent Vinyl
  - RBC Medium Blue 3m VQ #10600
  - RBC Yellow 3m VQ #10599
  - Acrylic
  - 3/16" White
  - Paint
  - RBC Dark Blue

Check RBC's International Colour Catalogue (www.rbc.ca) for more information on the specifications. Please Note: All colours are subject to change without notice.

**Electrical Requirements**  
120V

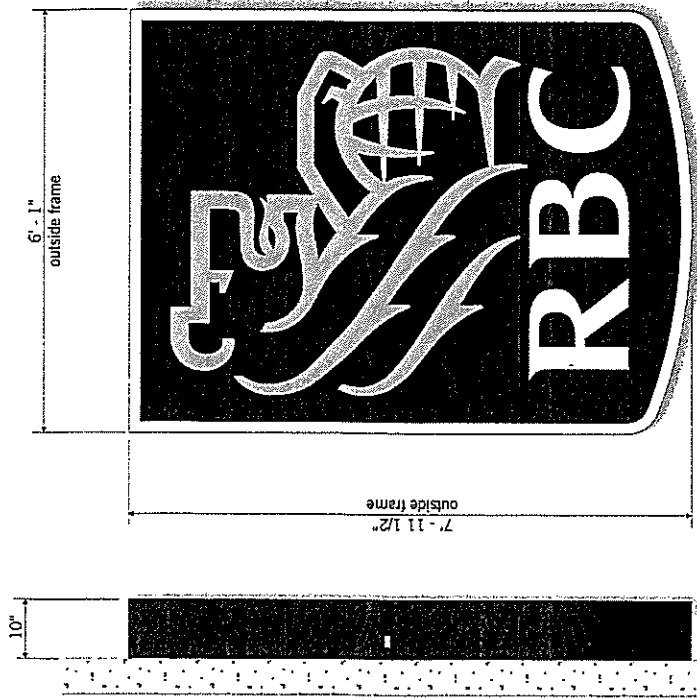
- Site check required.
- Preliminary Approval
- Approved for Production

**CLIENT APPROVAL**  
REVISION DATES:  
December 2, 2009 T. Doerge

DRAWN BY: T. Doerge  
DATE: October 26, 2009

**Illuminated Fascia Signs ( 2 Required )**

Scale: As Shown



**Material Specifications**

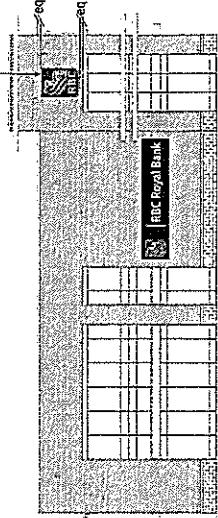
Scale: 1/2" = 1' - 0"

- Formed aluminum sign box returns and Pride plus cover ( frameless ) painted "RBC Dark Blue"
- White flex face with translucent vinyl graphics applied to 1st surface
- Logo to be illuminated with T-8 fluorescent lamps

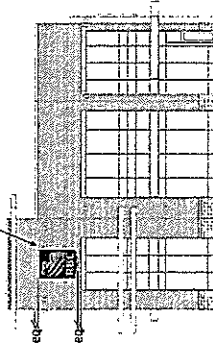
**Graphic Colours:**

- Lion graphic to be RBC Yellow 3m VQ# 10599
- "RBC" to be white
- Background to be RBC Medium Blue 3m VQ# 10600 with a white keyline around perimeter

fascia sign centered horizontally on glazing and vertically as shown



fascia sign centered horizontally on glazing and vertically as shown



East Elevation N.T.S.

**RBC - FA000888 (40A1)**  
 Published & Approved  
 RBC - FA000888 (40A1)  
 RBC - FA000888 (40A1)

Total Sign Area =

Vinyl & Colour Specifications

Translucent Vinyl:

• RBC Medium Blue 3m VQ # 10600

• RBC Yellow 3m VQ # 10599

Flex:

• White

Paint:

• RBC Dark Blue

Graphic Application: Reproduction of source. Colour/finish/texture/return data should be verified using approved color specifications. Please refer to graphic and/or photo reference.

**Electrical Requirements**  
 120V

- Site check required.
- Preliminary Artwork
- Approved for Production

**CLIENT APPROVAL**

REVISION DATES:  
 October 26, 2009 T. Dodge  
 December 2, 2009 T. Dodge

DRAWN BY: T. Dodge  
 DATE: July 28, 2009



9300 Bathurst Street  
 Vaughan, Ontario

**PRIDE SIGNS**  
 THE ASSOCIATION OF PROPERTY SIGNS INC. AND THE SIGNAGE ASSOCIATION OF CANADA  
 260 TILDEN DRIVE CAMBRIDGE ONTARIO CANADA TEL: 519.230.0515 FAX: 519.230.0515 WWW.PRIDESIGNS.COM

International Signage Association  
 Signage Association of Canada

**sacspace**