

COMMITTEE OF THE WHOLE JUNE 15, 2010

SIGN VARIANCE APPLICATION

FILE NO: SV.10-009
OWNER: WALMART CANADA CORP
LOCATION: 700 CENTRE STREET, BUILDING 'A'
LOT 6, CONCESSION 2, PLAN NO. 65R27124
WARD 4

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-009, Walmart Canada Corp., 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 an additional wall sign on each building face 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 four small wall signs ("Superstore") on the building's elevations as shown on the attached drawings. (Total Sign Area for all proposed signs = 5.8 sqm. or 65 ± sqft.)

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members are of the opinion that the intent and purpose of the 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. 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.10-009

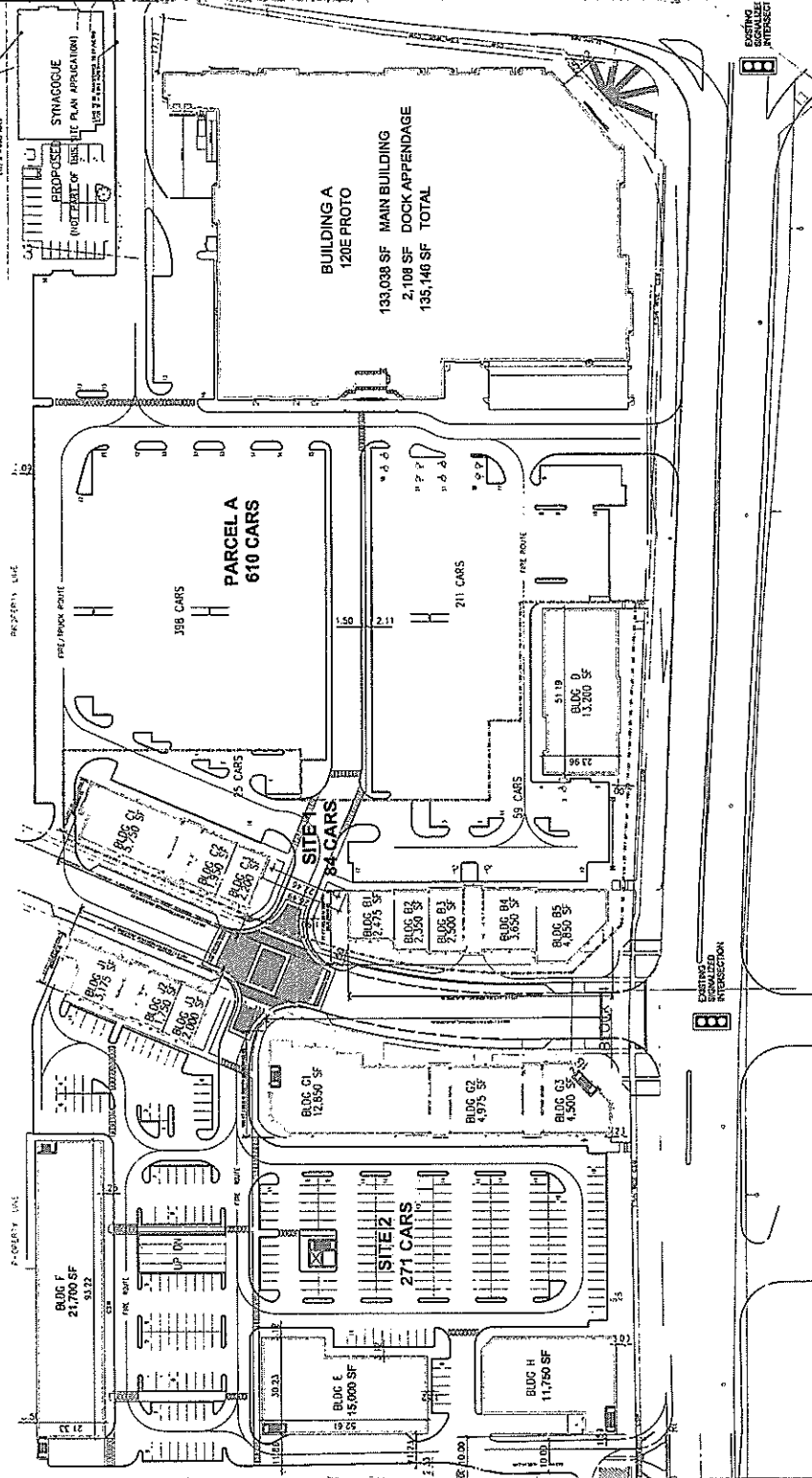
SITE STATISTICS

TOTAL SITE AREA: 809,539 SF = 20.88 ACRES
TOTAL BUILDING AREA (G.F.A.): 308,171 SF (28,600 SM)
RETAIL AREA: 25,177 SF (2,330 SM)
SECOND STOREY COMMERCIAL AREA: 39,400 SF (3,640 SM)
BUILDING AREA FOR PARKING CALCULATION: 249,663 SF (23,164 SM)
TOTAL PARKING PROVIDED: 965 CARS (3,877,000 SF) (4,167,000 SM)
ABOVE GROUND: 965 CARS (3,877,000 SF) (4,167,000 SM)
TOTAL PARKING PROVIDED INCLUDING UNDERGROUND PARKING: 1,691 CARS (6,657,000 SF) (7,167,000 SM)

SITE 1
TOTAL BUILDING AREA (G.F.A.): 569,502 SF = 12.84 ACRES
RETAIL AREA: 200,971 SF (18,571 SM)
SECOND STOREY COMMERCIAL AREA: 194,071 SF (18,172 SM)
CORRIDOR BLDG B.C.: 26,900 SF (2,499 SM)
BUILDING AREA FOR PARKING CALCULATION: 3,100 SF (288 SM)
TOTAL PARKING PROVIDED: 694 CARS (4,041,000 SF) (4,341,000 SM)
PARCEL A (120E PROTO): 442,975 SF (10.17 ACRES)
BUILDING AREA (G.F.A.): 130,146 SF (12,091 SM)
BUILDING AREA FOR PARKING CALC.: 128,038 SF (11,895 SM)
PARKING PROVIDED: 610 CARS (4,761,000 SF) (5,131,000 SM)

SITE 2
TOTAL BUILDING AREA (G.F.A.): 282,438.47 SF = 6.71 ACRES
RETAIL AREA: 107,200 SF (9,869 SM)
COMMUNITY CENTER/OFFICE AREA: 77,700 SF (7,219 SM)
CORRIDOR BLDG G.J.: 28,500 SF (2,741 SM)
BUILDING AREA FOR PARKING CALC.: 3,175 SF (295 SM)
TOTAL PARKING PROVIDED: 77,700 SF (7,219 SM)
ABOVE GROUND: 271 CARS (3,521,000 SF) (3,791,000 SM)
TOTAL PARKING PROVIDED INCLUDING UNDERGROUND PARKING: 967 CARS (12,531,000 SF) (13,497,000 SM)

GROUND FLOOR



KEY PLAN

1. THIS KEY PLAN IS A SUMMARY OF THE INFORMATION CONTAINED IN THE MAIN PLAN AND SHOULD BE REFERRED TO IN CONNECTION WITH THE MAIN PLAN.
 2. THIS KEY PLAN IS NOT TO BE USED AS A BASIS FOR CONSTRUCTION.
 3. THIS KEY PLAN IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES.

SD-263

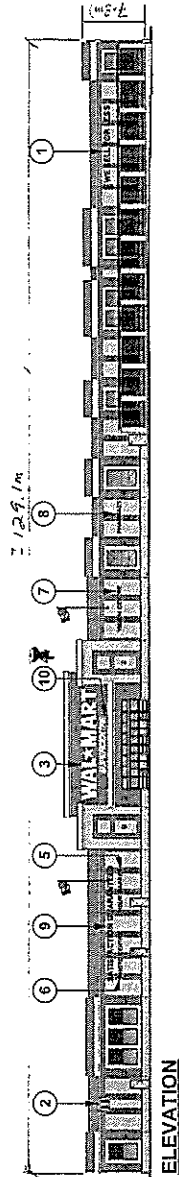
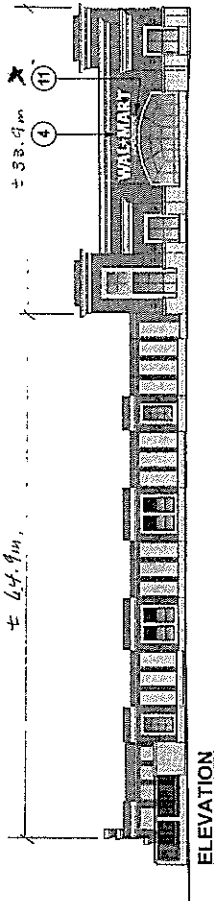
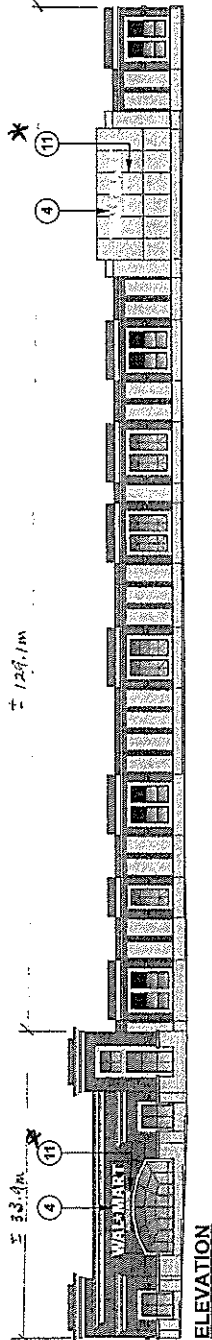
PROJECT NAME:
 THORNHILL, ONTARIO

LOCATION:
 CENTRE ST. & BATHURST ST.

PREPARED BY:
 PERFORM SHOPPING CENTRES

DATE:
 1998.03.13

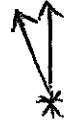
NO.	DATE	DESCRIPTION	BY
1	1998.03.13	ISSUED FOR PERMITTING	PERFORM
2	1998.03.13	ISSUED FOR PERMITTING	PERFORM
3	1998.03.13	ISSUED FOR PERMITTING	PERFORM
4	1998.03.13	ISSUED FOR PERMITTING	PERFORM
5	1998.03.13	ISSUED FOR PERMITTING	PERFORM
6	1998.03.13	ISSUED FOR PERMITTING	PERFORM
7	1998.03.13	ISSUED FOR PERMITTING	PERFORM
8	1998.03.13	ISSUED FOR PERMITTING	PERFORM
9	1998.03.13	ISSUED FOR PERMITTING	PERFORM
10	1998.03.13	ISSUED FOR PERMITTING	PERFORM



FJ-21854

ELEVATION

Installation #	Inspector	Exterior
1	EXISTING 24" NON-HILL MOLDED LETTERS (WE SELL FOR LESS)	<input checked="" type="checkbox"/>
2	EXISTING 5'4" WALMART CHANNEL LETTERS	
3	EXISTING 4'1" WALMART CHANNEL LETTERS (YOUR MARKET)	
4	EXISTING 18" NON-HILL MOLDED LETTERS (PHOTO CENTRE)	
5	EXISTING 18" NON-HILL MOLDED LETTERS (VISION CENTRE)	
6	EXISTING 18" NON-HILL MOLDED LETTERS (PHARMACY)	
7	EXISTING 24" NON-HILL MOLDED LETTERS (SATISFACTION GUARANTEED)	
8	NEW 24" NON-HILL MOLDED LETTERS (SUPERCENTRE). SEE DWG WALL17EX237 2.6m ²	
9	NEW 18" NON-HILL MOLDED LETTERS (SUPERCENTRE). SEE DWG WALL17EX328 2.16m ²	



Total additional sign area: 5.8m²

Notes:
 - SURVEY REQUIRED PRIOR TO PRODUCTION AND INSTALLATION
 - SURVEY WILL DETERMINE IF 'SUPERCENTRE' FITS ON ALL 3 ELEVATIONS



EN JEIGNES PATISSON SIGN GROUP
 Tel: (506) 735-5506 Fax: (506) 735-1740 Toll Free: 1-800-561-9788
 Client: WALMART 3833
 Site: THORNHILL ON
 Consultant: F. JOLICOEUR
 Drafter: TINA BOLDUC
 Date: 03.09.2010
 Page: 1/1 Scale: N.T.S.

Customer Approval: _____ Date: _____

This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Pattison Sign Group Illuminated Signs contain Phosphor, These signs contain Mercury (Hg) Dispose of these signs according to Local, Provincial, State, or Federal Laws.

It is further noted that the client is entirely responsible to install the concrete foundation and supporting structure. The client agrees to accept the liability for any damage to the sign or structure caused by the client's failure to install the sign properly.

ISO 9001:2000 Certified Enterprise

© 2010 PATISSON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATISSON SIGN GROUP.