

COMMITTEE OF THE WHOLE – APRIL 12, 2011

SIGN VARIANCE APPLICATION

FILE NO: SV.11-011
OWNER: RIOCAN REAL ESTATE INVESTMENT TRUST
LOCATION: 7575 WESTON ROAD, UNIT 120
LOT 5, CONCESSION 5
WARD 3

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-011, RioCan Real Estate Investment Trust, 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 a 4.25 sqm. wall sign on the west elevation abutting Weston Road and three (3) 0.1 sqm. awning signs over the main entrance on the east building elevation, as shown on the attached drawings.

Background - Analysis and Options

Sign Bylaw Requirements (By-Law 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 a 4.25 sqm. wall sign on the west elevation abutting Weston Road and three (3) small 0.1 sqm. awning signs over the main entrance to the commercial unit. The proposed signs were not shown on the approved site plan agreement and therefore a sign variance is required.

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 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. East Building Elevation
3. Sketch of Canopy Signs.
4. West Building Elevation
5. Sketch of Wall Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

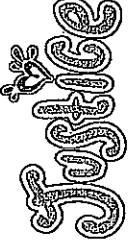
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa



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SIGN COMPANY
308 Crossfield Drive
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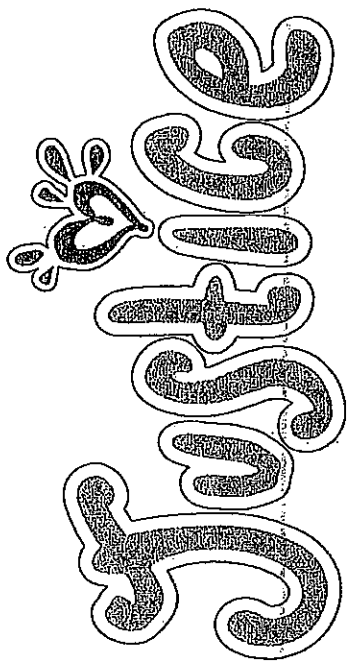


Store# 1805
Space# 120

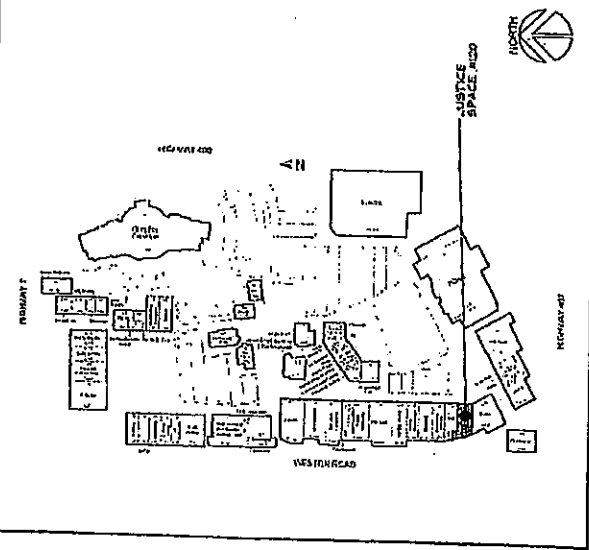
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7575 WESTON ROAD
VAUGHAN, ON

Store# 1805
Space# 120

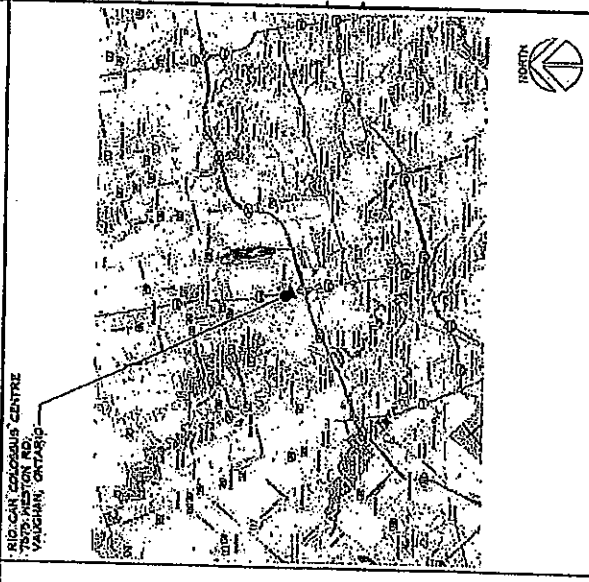
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KEY PLAN (LEVEL 1 OF 1)



LOCATION PLAN



CUSTOMER APPROVAL

Customer Signature _____ Date _____
Copy, Color and Size _____

RIOCAN
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Submittal Date:
Plan Issue/Rev Date: 11/19/10
Acct Rep: Scott Cambron
Designer: Jason Elmore

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r1:	11/14/10 r5:
r2:	r6:
r3:	r7:
r4:	r8:

- Reviewed
- Reviewed as Noted
- Resubmit as Noted
- Not Approved

Signed:

RioCan Holdings Inc.

00.11.011

STOREFRONT - ELEVATION
Scale: N.T.S.

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Justice

Store# 1805
Space# 120

RIOCAN COLOSSUS CENTRE,
7575 WESTON ROAD
VAUGHAN, ON

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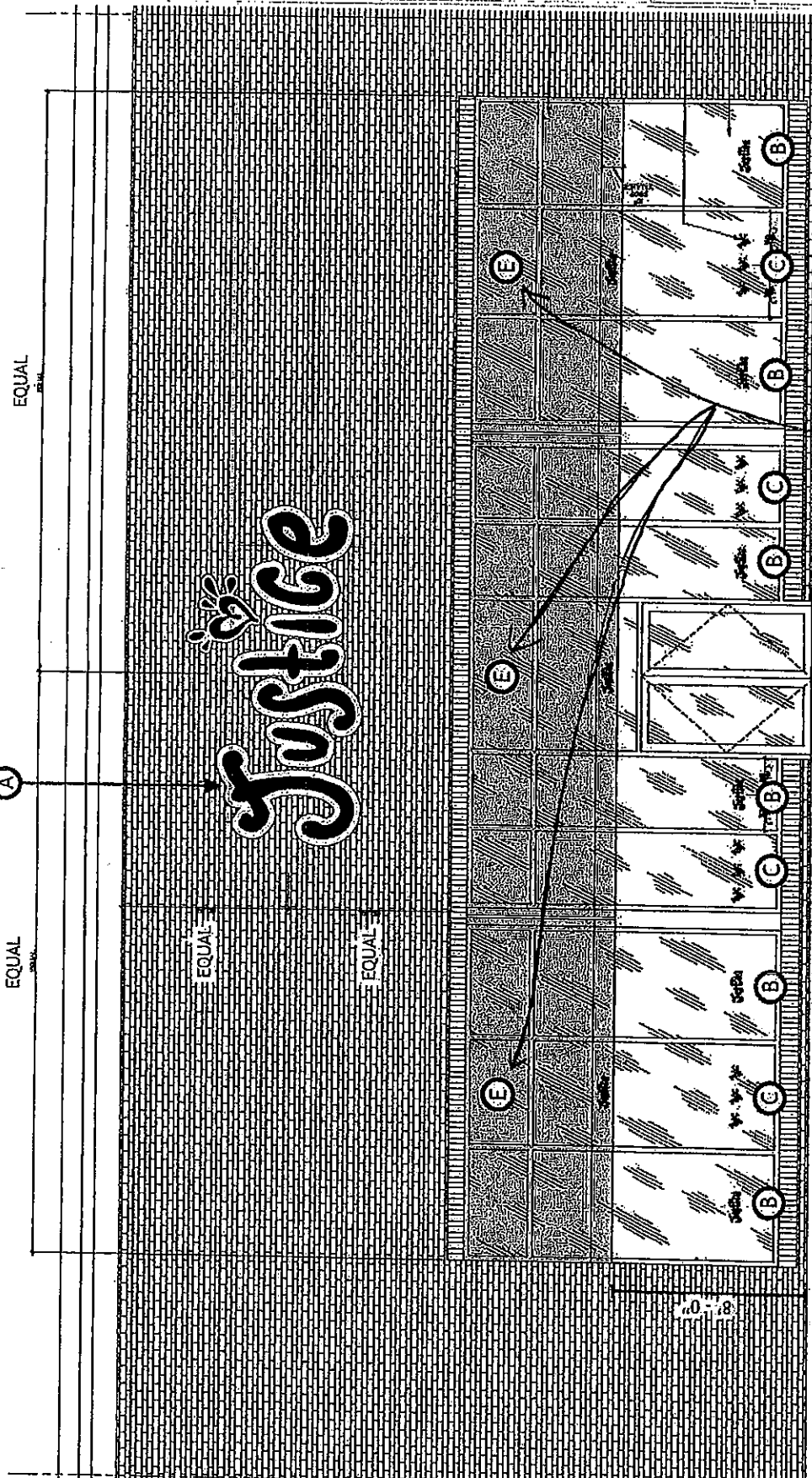
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Page: 2 of 11

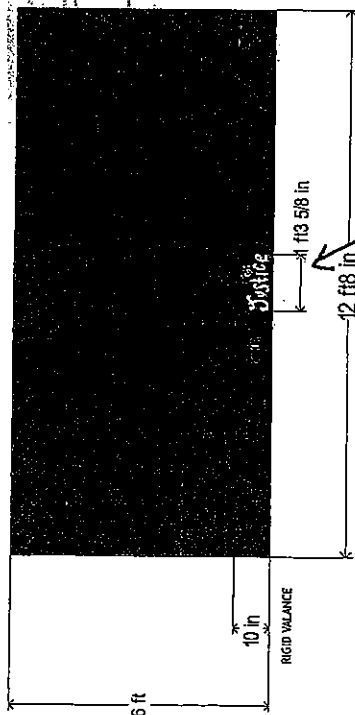
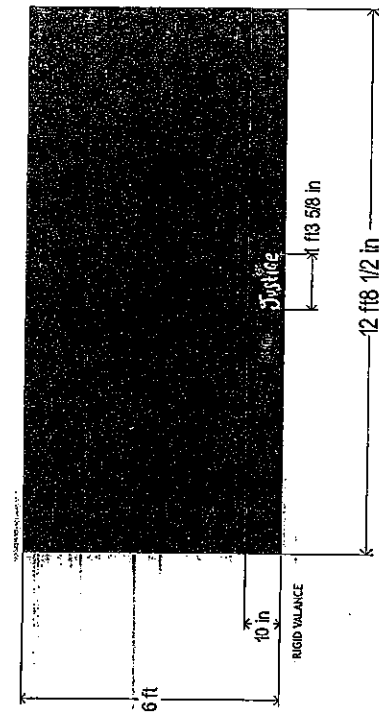
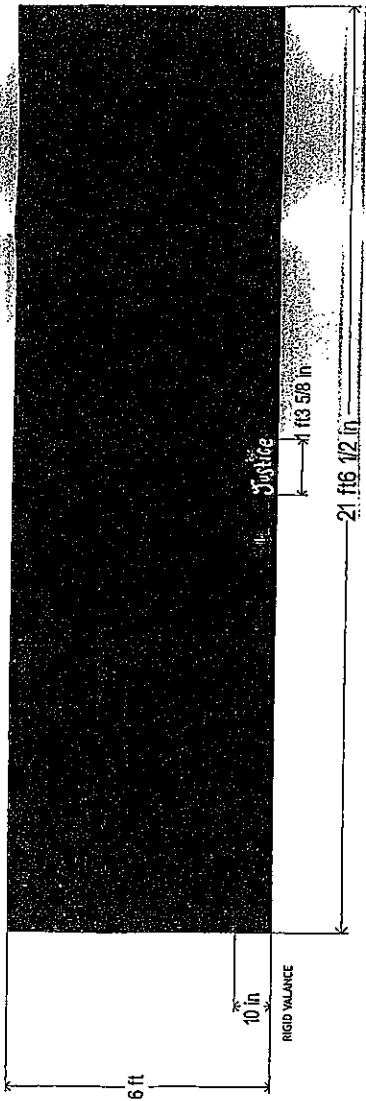
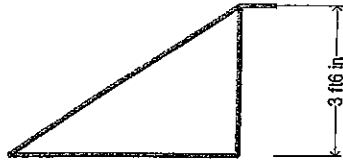


- (A) JT70FL Qty - 1
- (B) JT V Justice Qty - 6
- (C) JT V Hearts Qty - 4
- (D) JT RDP Qty - 1
- (E) JT AWN copy Qty - 3
- (F) JT36FCO Qty - 1
- (G) JT48FL Qty - 1

3 - Signs
(0.1sqm)

Dec 24/10

50.11.011



AWNING - DETAILS

SUNBRELLA PACIFIC BLUE MATERIAL
MILL FINISH FRAMEWORK

WHITE GRAPHIC HEAT TRANSFER

OPEN ENDS AND BOTTOM

SUBJECT SIGN (typical)

GRAPHICS ELEVATION
SCALE: 1:1

JUSTICE-VAUGHAN-AWNING



Project: JUSTICE
 Title: ARTWORK-AWNING
 Drawing No.: A1
 Page:

Scale: AS SHOWN
 File Name: ARTWORK-AWNING.CDL
 Drawn By: KH
 Date: FEB.2011

Revision No.:
 Date of revision:

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So. 11. 011



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Justice

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7575 WESTON ROAD
VAUGHAN, ON

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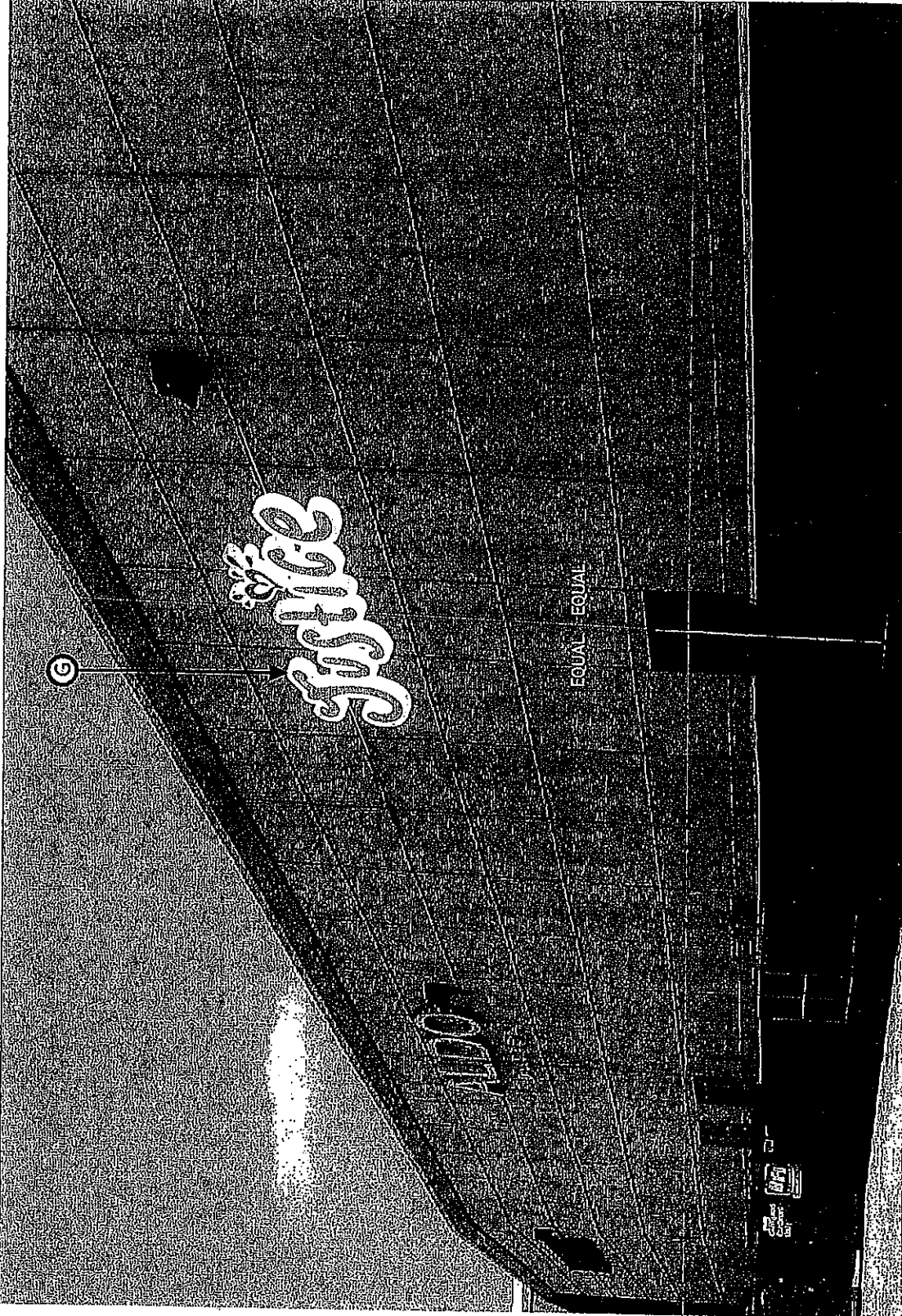
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Page: 10 of 11

So. 11. 011

Abottine Weston Road

STORE REAR - ELEVATION
Scale: N.T.S.

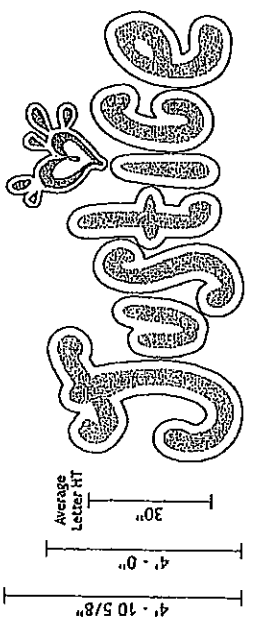


- (A) JT70PL Qty - 1
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- (E) JT Awn copy Qty - 3
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- (G) JT48FL Qty - 1

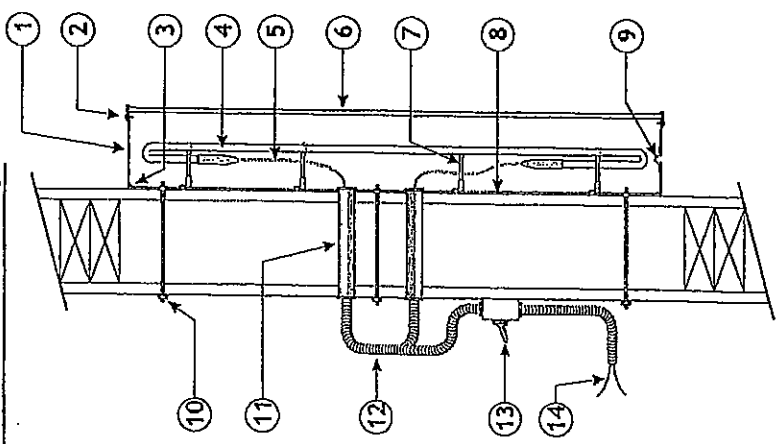
Sign "G"

So. 11. 011

A CHANNEL-ILLUMINATED LETTERS - ELEVATION
Scale: 3/8" = 1' - 0"



A CHANNEL-ILLUMINATED LETTERS - SECTION
Scale: N.T.S.



CHANNEL-ILLUMINATED LETTERS - DETAILS

- 1 4 1/4" DEEP x .063 ALUMINUM LETTER RETURNS PAINTED HIGH GLOSS WHITE
- 2 1" TRIM CAP PAINTED TO MATCH RETURNS AND SECURED TO LETTER RETURN WITH SMALL SELF-TAPPING SCREW, PAINTED TO MATCH TRIM CAP
- 3 LETTER RETURNS & BACKS ARE WELDED TOGETHER AROUND THE ENTIRE PERIMETER OF LETTER
- 4 6500 SERIES, 15MM DOUBLE BACKED WHITE SINGLE STROKE NEON TUBE
- 5 ELECTRICAL GTO WIRE FOR NEON
- 6 'JUSTICE' FACES ARE 3/16" THICK, 7328 WHITE ACRYLIC WITH FDC 2500-153 MULBERRY TRANSLUCENT VINYL APPLIED TO FACES, INSET FROM EDGE
- 7 'heart' FACE IS 3/16" THICK, 7328 WHITE ACRYLIC WITH 3M 3630-167 BRIGHT BLUE TRANSLUCENT VINYL APPLIED TO FACE, INSET FROM EDGE
- 8 .090 ROUTED ALUMINUM LETTER BACKS, ALL INTERIOR SURFACES OF LETTERS ARE PAINTED HIGH GLOSS WHITE
- 9 DRAIN HOLE IN BOTTOM OF LETTER RETURN WITH LIGHT COVER
- 10 10-24 RIVET NUT, WITH 3/16" ALL THREAD ROD AND 10-24 WIZ NUT FASTENERS BEHIND WALL. ALL PENETRATIONS WATERTIGHT SEALED
- 11 1/2" RIGID CONDUIT THRU WALL SECTION
- 12 1/2" FLEX CONDUIT TO CONTAIN ELECTRICAL WIRING
- 13 SERVICE DISCONNECT SWITCH (EXACT LOCATION DETERMINED BY FIELD CONDITIONS)
- 14 ELECTRICAL WIRING TO PRIMARY ELECTRICAL SOURCE (BY OTHERS) AND TO REMOTELY LOCATED TRANSFORMERS (FIELD CONDITIONS TO DETERMINE EXACT LOCATION)

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By: [Signature] 11/19/10