

SIGN VARIANCE APPLICATION

FILE NO: SV.12-003
OWNER: CALLOWAY REAL ESTATE INVESTMENT TRUST
LOCATION: 200 WINDFLOWER GATE
PART OF LOT 6, CONCESSION 6
WARD 3

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.12-003, Calloway 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

The applicant is requesting to install one (1) wall sign 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 one wall sign that was not shown on the approved site plan agreement. The subject sign is associated with a new tenant for the plaza.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. The proposed sign extends above the roof line and is similar to other existing signs for the plaza.

In Committee's opinion 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. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

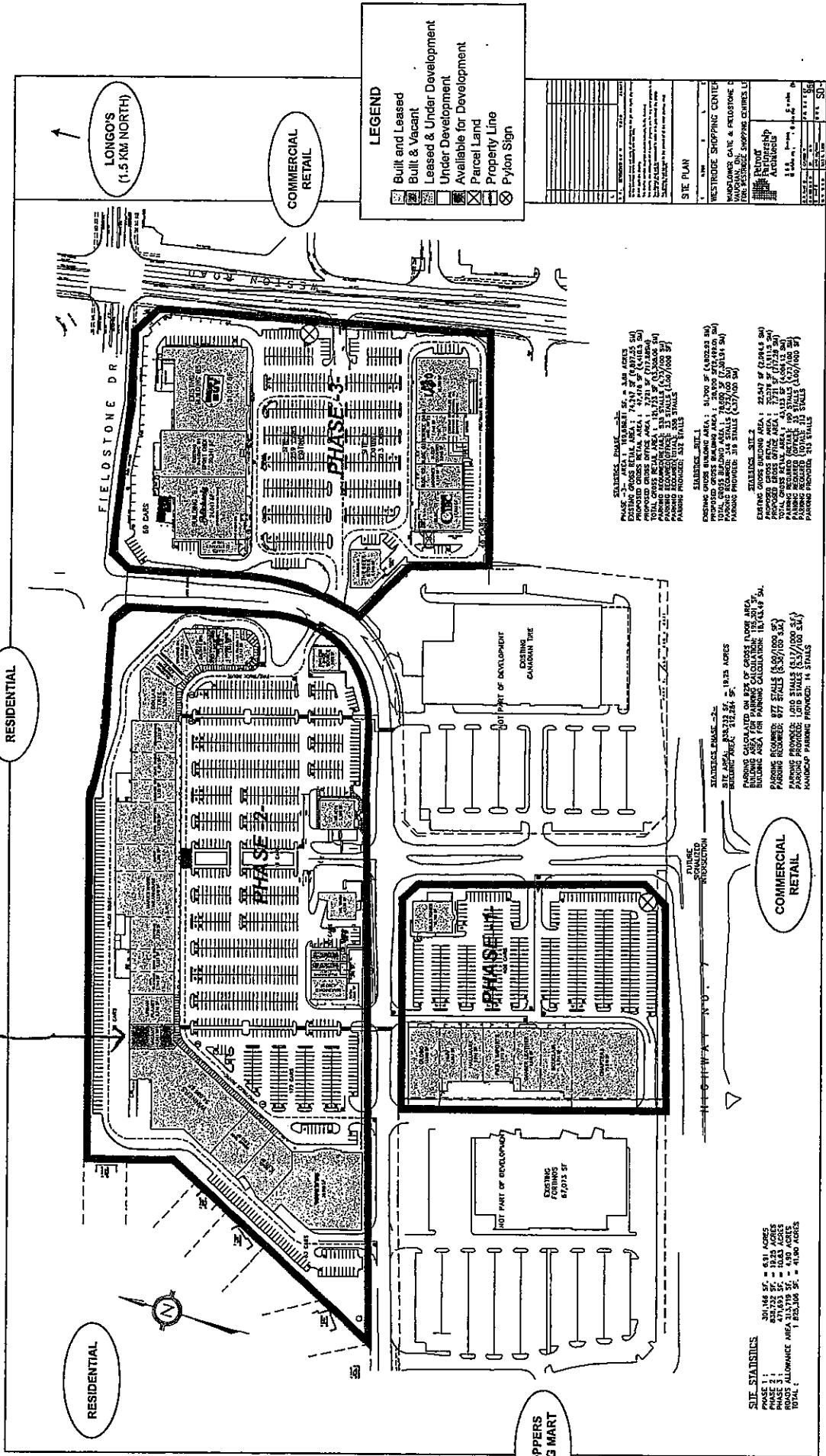
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

WOODBRIDGE, ON
(CREIT MANAGED)

Subject
UNIT



LEGEND

- Built and Leased
- Leased & Under Development
- Under Development
- Available for Development
- Parcel Land
- Property Line
- Pylon Sign

SITE PLAN

NO.	DESCRIPTION	DATE
1	WESTRODE SHOPPING CENTER	
2	WINDLAMES GATE & FIELDSTONE	
3	WINDLAMES GATE SHOPPING CENTERS	

PHASE 1 STATISTICS

EXISTING GROSS BUILDING AREA: 51,700 SF (4,802.23 SQ)
 PROPOSED GROSS BUILDING AREA: 28,970 SF (2,682.54 SQ)
 TOTAL GROSS BUILDING AREA: 80,670 SF (7,484.77 SQ)
 EXISTING GROSS RETAIL AREA: 1,717 SF (158.12 SQ)
 PROPOSED GROSS RETAIL AREA: 1,717 SF (158.12 SQ)
 TOTAL GROSS RETAIL AREA: 3,434 SF (316.24 SQ)
 EXISTING GROSS OFFICE AREA: 1,171 SF (108.18 SQ)
 PROPOSED GROSS OFFICE AREA: 1,171 SF (108.18 SQ)
 TOTAL GROSS OFFICE AREA: 2,342 SF (216.36 SQ)
 EXISTING GROSS GARAGE AREA: 1,171 SF (108.18 SQ)
 PROPOSED GROSS GARAGE AREA: 1,171 SF (108.18 SQ)
 TOTAL GROSS GARAGE AREA: 2,342 SF (216.36 SQ)
 EXISTING GROSS PARKING: 100 STALLS (1,171 SQ SF)
 PROPOSED GROSS PARKING: 100 STALLS (1,171 SQ SF)
 TOTAL GROSS PARKING: 200 STALLS (2,342 SQ SF)

PHASE 2 STATISTICS

EXISTING GROSS BUILDING AREA: 51,700 SF (4,802.23 SQ)
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SIE STATISTICS

PHASE	AREA (SQ FT)	AREA (SQ METERS)
PHASE 1	80,670	7,484.77
PHASE 2	80,670	7,484.77
PHASE 3	80,670	7,484.77
TOTAL	241,010	22,454.31

23'-0.563"

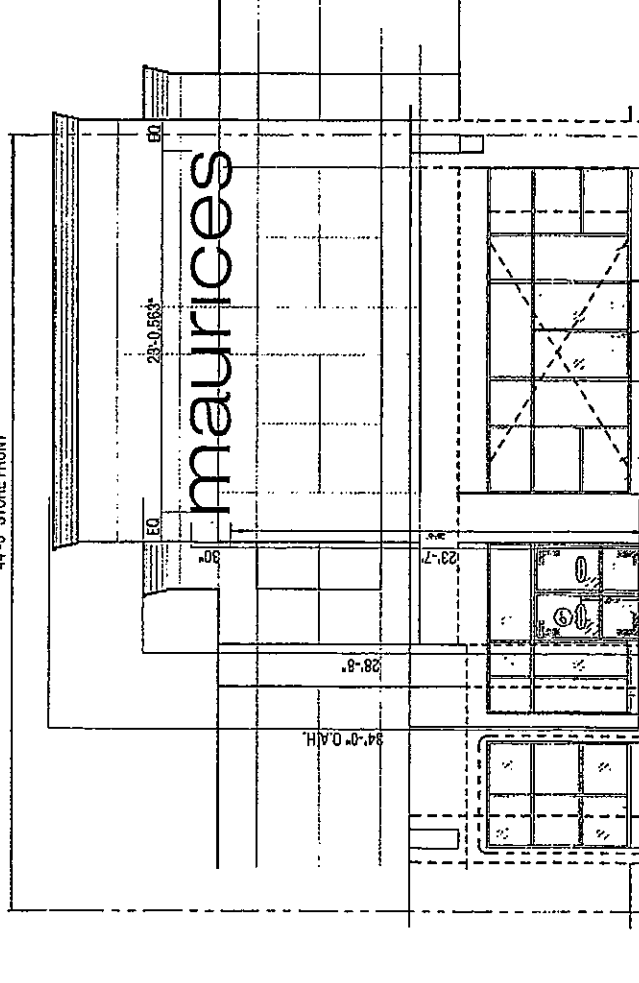
maurices

Sign Area
= 5.3 sqm.

FACE LIT CHANNEL LETTERS

SCALE: 1/4" = 1'-0"

44'-6" STORE FRONT



PROPOSED ELEVATION

N.T.S.

Maurices #4105
200 Windflower Gate
Vaughan ONT L4L9L3

DATE: 1/10/12
DESIGNER: TJV
FILENAME: 12-0017

ADART
SIGN COMPANY
700 PARKER SQUARE
SUITE 205
FLOWER MOUND, TEXAS 75028
T-800.675.6353
F-469.322.1915

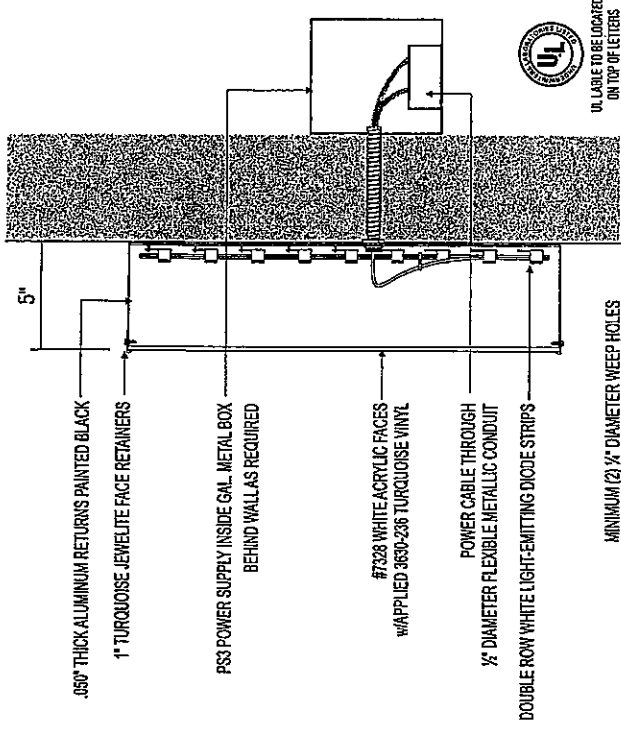
Revision	Date	Description

SALES APPROVAL

CUSTOMER APPROVAL

LANDLORD APPROVAL

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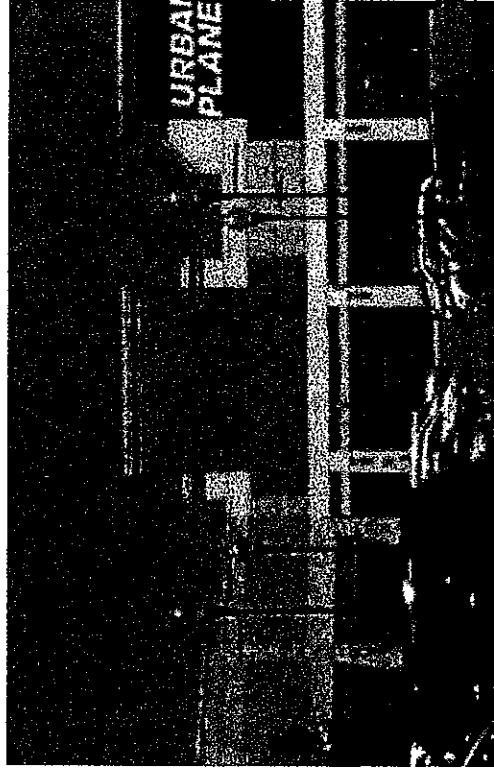


MINIMUM (2) 1/4" DIAMETER WEEP HOLES
IN LOW POINTS OF EACH LETTER

NOTE: PAGE 2 FOR ATTACHMENT DETAIL

LETTER SECTION

N.T.S.



UL LABEL TO BE LOCATED
ON TOP OF LETTERS