

**COMMITTEE OF THE WHOLE    SEPTEMBER 3, 2002**

**SIGN VARIANCE APPLICATION**

**FILE NO.:        SV.02-019**

**OWNER:         CADILLAC-FAIRVIEW CORP. LTD.**

**LOCATION:        1 PROMENADE CIRCLE, BLOCK 1, PLAN 2325**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.02-019, Cadillac-Fairview Corp. Ltd., be APPROVED subject to the removal of the proposed sign for the southeast elevation (Sign #3).

**Purpose**

Applicant is requesting to install three (3) additional illuminated wall signs on the north, northeast and southeast elevations.

**Background - Analysis and Options**

**By-Law Requirements (203-92, as amended)**

“Section 6 – General Provisions For All Signs

6.1 (i) Only 1 wall sign per exterior wall per business premise

6.6 (a) No wall sign shall extend above the top of the roof surface

8.2        The total area of a wall sign per business premise shall not exceed 20.0 sq.m.

**Conclusion**

Applicant is requesting to install one (1) wall sign measuring 4.63m x 2.65m and two (2) additional wall signs measuring each 11.3m x 1.70m. The total sign area for all signage would be 30.65 sq.m.

The sign proposed on the southeast elevation is on the second level of the mall and has no access to the proposed supermarket on the ground level.

The sign proposed on the northwest and the alternate north elevation are proposed on the second level of the mall, whereas the unit is located on the ground level.

The signs proposed were not part of the original site plan agreement.

**Attachments**

1.        Sketch of Sign

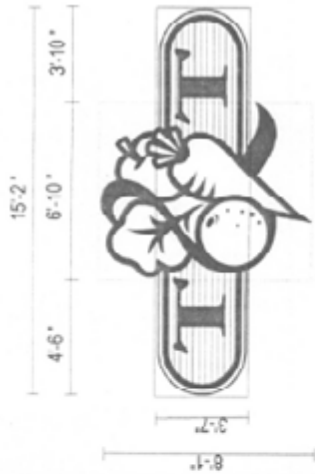
**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services

Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

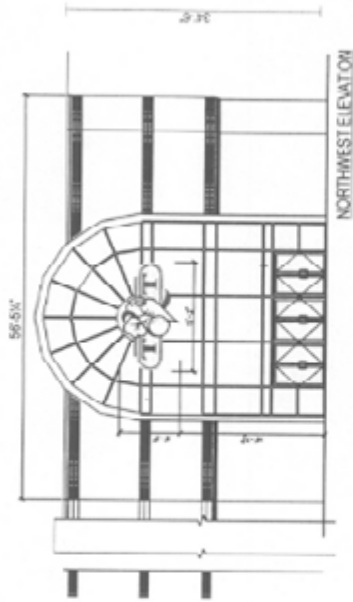
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AREA: 85.0 s.f

- SUPPLY (1) NEW SHAPED S/F ILLUMINATED DISPLAY
- 1/4" WHITE ACRYLIC FACE CW
- VINYL GRAPHICS APPLIED TO 1/4" SURFACE
- 3630-158 VIVID GREEN BOLLERS LINES AND
- 3630-143 POPPY RED LOGO COPY
- 1" JEWELRY TRIM PAINT MATCH PMS3855 VIVID GREEN
- 0.80" ALUMINUM SHEET ROUTED OUT BACK
- 650' ALUMINUM SHEET RETURNS
- 1 1/2" x 1 1/2" ALUMINUM ANGLE INTERNAL SUPPORTS
- PAINT ALL METAL SURFACES TO T60
- ILLUMINATED BY 400 FLUORESCENT LAMPS.

NOTE: PROVIDE VENTS IN BOX TO ALLOW HEAT AND MOISTURE TO ESCAPE



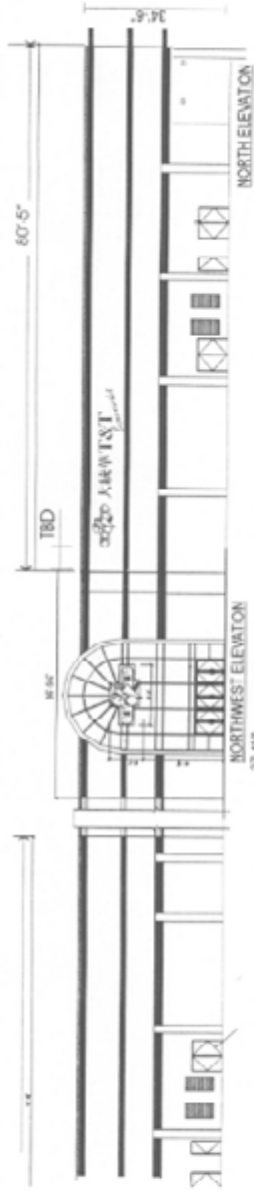
**Northwest Elevation Proposed Sign**  
**Total Area: 85.0 s.f.**

CONCEPTUAL - NOT FOR CONSTRUCTION     SHOP / CONSTRUCTION DRAWING

**ZIPSIGNS**  
 8648 NORTH SERVICE RD.  
 MISSISSAUGA, ONT.  
 PHONE: 905.333.8964  
 FAX: 905.333.8964  
Not binding without purchase of the Plans.

Client: 187 Supermarket	Approved:
Address: The Promenade	Sales: Steve O'Brien
Thornton, Ontario	Date: July 11, 2002
Draw No: 07272a	Draw:
Designer: C. Newman	Scale: 3/4" = 1'-0"
	Page: 1 Of 4





SUPPLY (LINEAR SHAPED) BE ILLUMINATED DISPLAY  
 1/2" WHITE ACRYLIC FACE CW  
 VINYL GRAPHICS APPLIED TO 1/4" SURFACE  
 300-195 VIVID GREEN BORDERS, LINE SAND &  
 300-140 POPPY RED LOGO COPY  
 1" JEWELITE TOMPAINT MATCH FINISHES VIVID GREEN  
 0.80" ALUMINUM SHEET ROUTED OUTBACK  
 .50" ALUMINUM SHEET RETURNS  
 1 1/2" X 1 1/2" ALUMINUM ANGLE INTERNAL SUPPORTS  
 PAINT ALL METAL SURFACES TO T80  
 ILLUMINATED BY W/FLUORESCENT LAMPS  
 NOTE: PROVIDE VENTS IN BOX TO ALLOW HEAT AND  
 MOISTURE TO ESCAPE

SUPPLY 1 NEW SET OF ILLUMINATED CHAMEL LETTERS  
 ON CARRIER BOX  
 3M 300-56 VIVID GREEN  
 VINYL GRAPHICS APPLIED TO 1/4" SURFACE  
 3" WHITE OUTLINE AROUND VINYL GRAPHICS  
 1" WHITE ACRYLIC ROUTED OUTFACES  
 1" WHITE JEWELITE RETAINER  
 ILLUMINATED BY (50w) WHITE MFL  
 100MA 120VAC TRANSFORMERS MOUNTED  
 INSIDE CARRIER BOX  
 5" - .050" ALUMINUM SHEET LETTER RETURNS  
 .50" ALUMINUM SHEET ROUTED OUT BACKS  
 1 1/2" X 1 1/2" ALUMINUM ANGLE  
 PAINT ALL EXPOSED METAL (T80)

**North Elevation Proposed Sign**  
**Total Area: 122.5 s.f.**

CONCEPTUAL NOT FOR CONSTRUCTION  3D/3P/100% CONSTRUCTION CHANGE

**ZIP SIGNS**  
 8010 NORTH SERVICE RD.  
 BURLINGTON ONT.  
 PHONE: 905-331-8232  
 FAX: 905-331-8232  
 WWW.ZIPSIGNS.COM

Client	T&T Supermarket	Approval	
Address	The Promenade Thornhill, Ontario	Sales	Steve D'Blasi
Design	07/28	Date	July 11, 2022
Designer	C. Heneman	Rev.	
Scale	1/4" = 1'-0"	Page	2 OF 4

**AREA: 38.9 s.f.**





大統華 T&T Supermarket

SUPPLY (1) NEW SHAPED SF ILLUMINATED DISPLAY  
 1/4" WHITE ACRYLIC FACE CAP  
 VINYL GRAPHICS APPLIED TO THE SURFACE  
 3/32" 198 PIVID GREEN BORDERS, LINES AND 4  
 3/32" 143 POPY RED LOGO COPY  
 1" JEWELITE TRIM PAINT MATCH PRG325 VIVID GREEN  
 0.87" ALUMINUM SHEET ROUTED OUT BACK  
 0.67" ALUMINUM SHEET RETURNING  
 1 1/2" X 1 1/2" ALUMINUM ANGLE INTERNAL SUPPORTS  
 PAINT ALL METAL SURFACES TO TRC  
 ILLUMINATED BY TWO FLUORESCENT LAMPS  
 NOTE PROVIDE VENTS IN BOX TO ALLOW HEAT AND MOISTURE  
 TO ESCAPE

SUPPLY (1) NEW SET OF ILLUMINATED CHANNEL LETTERS  
 ON GARAGE BOX  
 JM 300 154 VIVID GREEN  
 VINYL GRAPHICS APPLIED TO 1/4" SURFACE  
 1/8" WHITE OUTLINE AROUND VINYL GRAPHICS  
 1/8" WHITE ACRYLIC ROUTED OUT FACES  
 1" WHITE JEWELITE REARER  
 ILLUMINATED BY 15mm WHITE NEON  
 60MM 120V 8FT TRANSFORMERS MOUNTED  
 INSIDE GARAGE BOX  
 5" 607 ALUMINUM SHEET LETTER RETURNING  
 0.7" ALUMINUM SHEET ROUTED OUT BACKS  
 1 1/2" X 1 1/2" ALUMINUM ANGLE  
 PAINT ALL EXPOSED METAL (TRC)

**Southeast Elevation Proposed Sign**  
**Total Area: 122.5 s.f**  
**(same signage as on North Elev.)**

CONCEPTUAL - NOT FOR CONSTRUCTION  2-D / CONSTRUCTION CAPABLE

**ZIP SIGNS**  
 808 HURON ST. SUITE 102  
 BALTIMORE, MD  
 PHONE: 410-332-4320  
 FAX: 410-332-4884  
 We are always the sign people of the region.

Client:	1812aprimetale	Approval:	
Address:	The Promenade	Sales:	Steve O'Brien
	Thorold, Ontario	Date:	July 11, 2002
Drawn by:	C. 2727a	Rev:	
Designer:	C. Norman	Scale:	1" = 1'-0"
		Page:	3 of 4







AREA: 38.9 s.f.

大統華 T&T

AREA: 60.6 s.f.

Supermarket

AREA: 23 s.f.

SUPPLY (1) SHARPS ILLUMINATED DISPLAY  
4" WHITE ACRYLIC FACE ON  
VINYL GRAPHICS APPLIED TO 1/4" SURFACE  
333-138 VIVID GREEN BOARDER LINES AND 4  
333-133 POPPY RED LOGO COPY  
1" JEWELITE TRIM PAINT MATCH PM93025 VIVID GREEN  
382 ALUMINUM SHEET ROUTED OUT BACK  
357 ALUMINUM SHEET RETURNS  
15" x 15" x 1/4" ALUMINUM ANGLE INTERNAL SUPPORTS  
PAINT ALL METAL SURFACES (color T&T)  
ILLUMINATED BY 10" FLUORESCENT LAMPS

NOTE: PROVIDE VENTS IN BOX TO ALLOW HEAT AND MOISTURE  
TO ESCAPE

SUPPLY 1 SET OF ILLUMINATED CHANNEL LETTERS  
ON CARRIER BOX  
3M 300-156 VIVID GREEN  
VINYL GRAPHICS APPLIED TO 1/4" SURFACE  
5" WHITE OUTLINE AROUND VINYL GRAPHICS  
7/8" WHITE ACRYLIC ROUTED OUT FACES  
1" WHITE JEWELITE RETAINER  
ILLUMINATED BY 15mm WHITE NEON  
60MA 120V/18W TRANSFORMERS MOUNTED  
INSIDE CARRIER BOX  
5" x 10" ALUMINUM SHEET LETTER RETURNS  
15" x 15" x 1/4" ALUMINUM ANGLE  
PAINT ALL EXPOSED METAL (color T&T)

**ALTERNATE PROPOSAL**  
**North Elevation Sign**  
**Total Area: 122.5 s.f**

CONCEPTUAL - NOT FOR CONSTRUCTION  3-D ONLY CONSTRUCTION CANAL

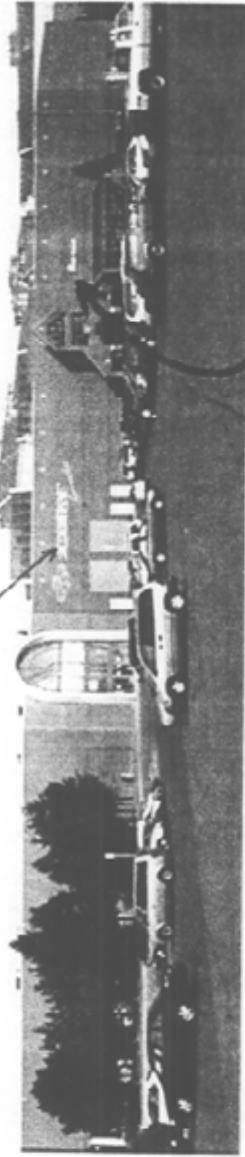
Client: T&T Supermarket	Address: The Frontenac	City: Thornhill, Ontario	Design: C. Newman
Address: The Frontenac	City: Thornhill, Ontario	Design: C. Newman	
Design: C. Newman			
Scale: 3/4" = 1'-0"	Page: 4 OF 4		

**ZIPSIGNS**  
8540 NORTH SERVICE RD.  
BURLINGTON ONT.  
L7R 4M5  
CANADA  
TEL: 905-335-8888  
FAX: 905-335-8884  
We stand by the quality of our signs.





PROPOSED T&T SIGN

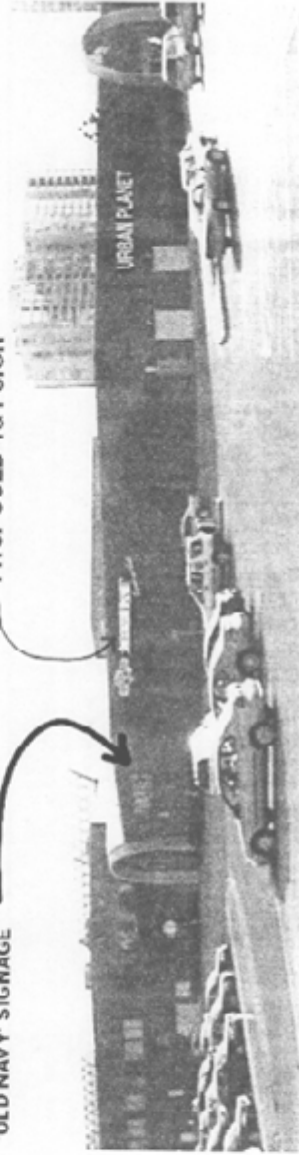


Existing North & Northwest Elevations

EXISTING 'PICKLE BARREL' SIGN

EXISTING 'OFF PREMISES'  
'OLD NAVY' SIGNAGE

PROPOSED T&T SIGN



Existing South, Southeast & East Elevations