

COMMITTEE OF THE WHOLE – MAY 29, 2006

SIGN VARIANCE APPLICATION

FILE NO: SV.06-011
OWNER: CREIT MANAGEMENT L.P.
LOCATION: 7850 WESTON ROAD, UNIT 2, BUILDING B
LOT 6, CONCESSION 6

Recommendation

That Sign Variance Application SV.06-011, Creit Management L.P., be APPROVED provided that the sign be 6' x 16' in size and be non-illuminated.

Economic Impact

None.

Purpose

Request to install a wall sign located on the north elevation of the existing building as shown on the attached drawings.

Background - Analysis and Options

By-Law 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.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The By-law permits only those wall signs approved on the site plan agreement. The applicant is proposing to install a wall sign on the north elevation of the existing building as shown on the attached drawings.

Members of the Sign Variance Committee are recommending that the application be approved subject to the area of the proposed sign area being reduced and that the sign be non-illuminated to lessen the impact of the proposed sign and reduce the visual clutter in the area.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required.

Attachments

1. Correspondence from Paul Pacini, Permit Officer, Twilight Signs & Neon Inc., dated March 24, 2006
2. Sketch of Sign
3. North elevation of sign location
4. Site Location Map

Report prepared by:

John Studdy
Manager of Customer & Administrative Services

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa



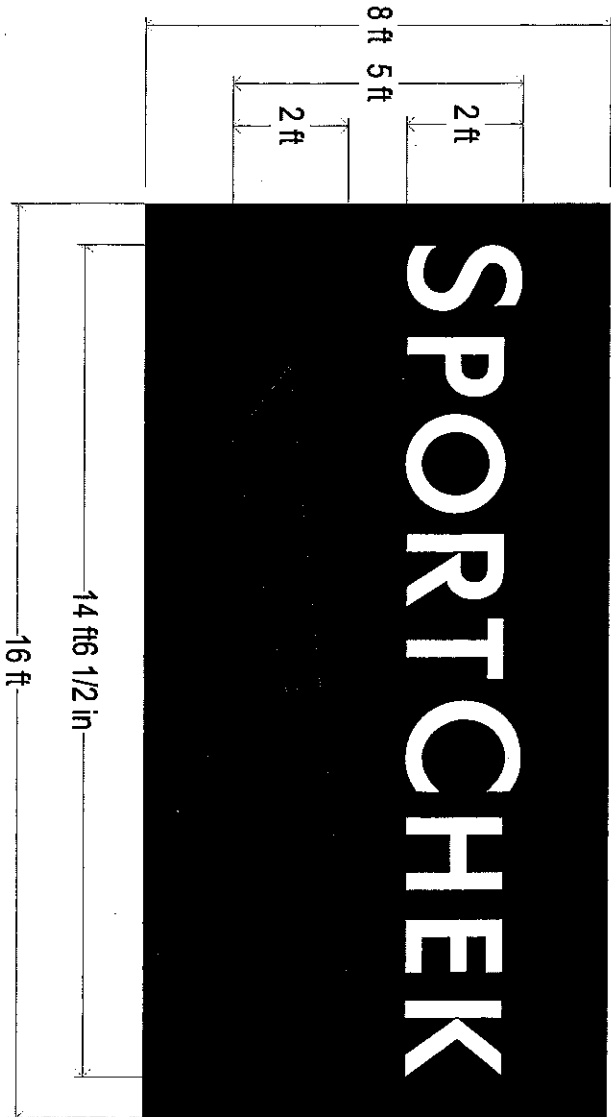
March 24, 2006

City of Vaughan
Sign Variance Committee

We would like to request a permit to install a non-illuminated sign for our client at Westbridge Plaza – SportChek for The Forzani Group. Traffic on Fieldstone Drive, cannot see the front of our store, where there is the main sign, therefore a non-illuminated sign at the rear of the building facing Fieldstone Drive is very important for our prosperity. Thank you very much for your consideration.

Yours truly,

Paul Pacini
Permit Officer



ARTWORK(1) SET
 REAR ELEVATION SCALE: 1:1



AN INDUSTRY LEADER WITH A DIFFERENCE

SPORT CHEK-WOODBRIDGE (1) SET

WG: #
 Project: SPORT CHEK-WOODBRIDGE
 Title: ARTWORKS
 Drawing No.: 1

Scale: AS SHOWN
 File Name: ARTWORKS.CDL
 Drawn By: JAMES
 Date: APR 03, 06

Revision No.:
 Date of approval:

This drawing is the property of TWILIGHT SIGNS & NEON INC. Any reproduction or use without written permission from an officer of TWILIGHT is unlawful. Violators will be prosecuted to the full extent of the law.
 9 Browning Ct., Units 1 Bolton, Ontario L7E 1G8
 Tel: (905)957-3568 Fax: (905)957-2866

SPORTCHEK

3/16" WHITE CAST ACRYLIC FACE
 1" WHITE TRIM CAP HOLD ON TO BACKGROUND
 WITH 1" X 1/8" ALUM. ANGLE

3/16" CLEAR POLYCARBONATE CW/ RED 3M 3630-33
 TRANSLUCENT VINYL ON 1ST SURFACE
 EX-5 ALUM. FRAME PAINTED RED
 TO BE MATCH PMS#485C
 HOLD ON TO BACKGROUND
 WITH 1" X 1/8" ALUM. ANGLE

BACKING PANEL

1/8" THK BLACK BACK ALUM. PANELS
 1/2" DIA. X 3" LAG BOLTS DIRECTLY MOUNTED
 TO THE WALL



Rev/ No/ Revision Note
Date

Rev/ No/ Revision Note	Date

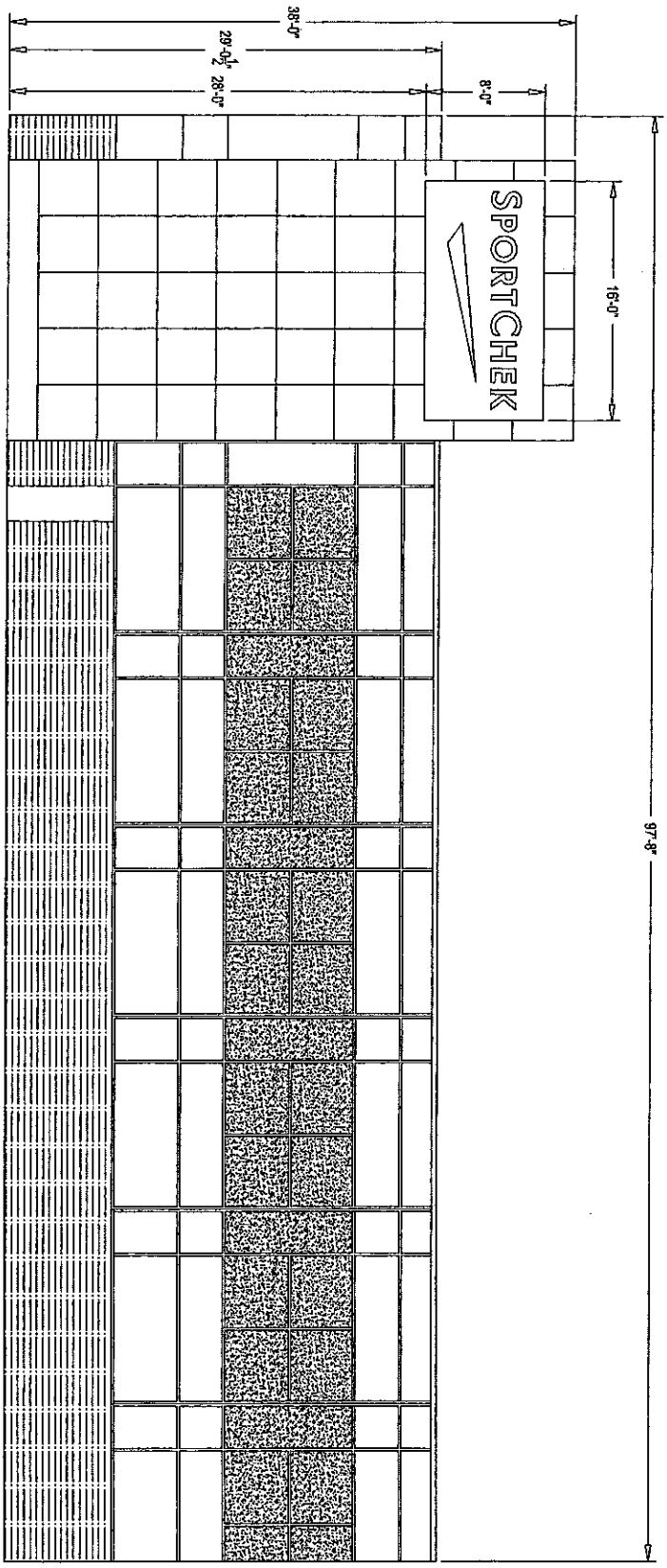
Notes

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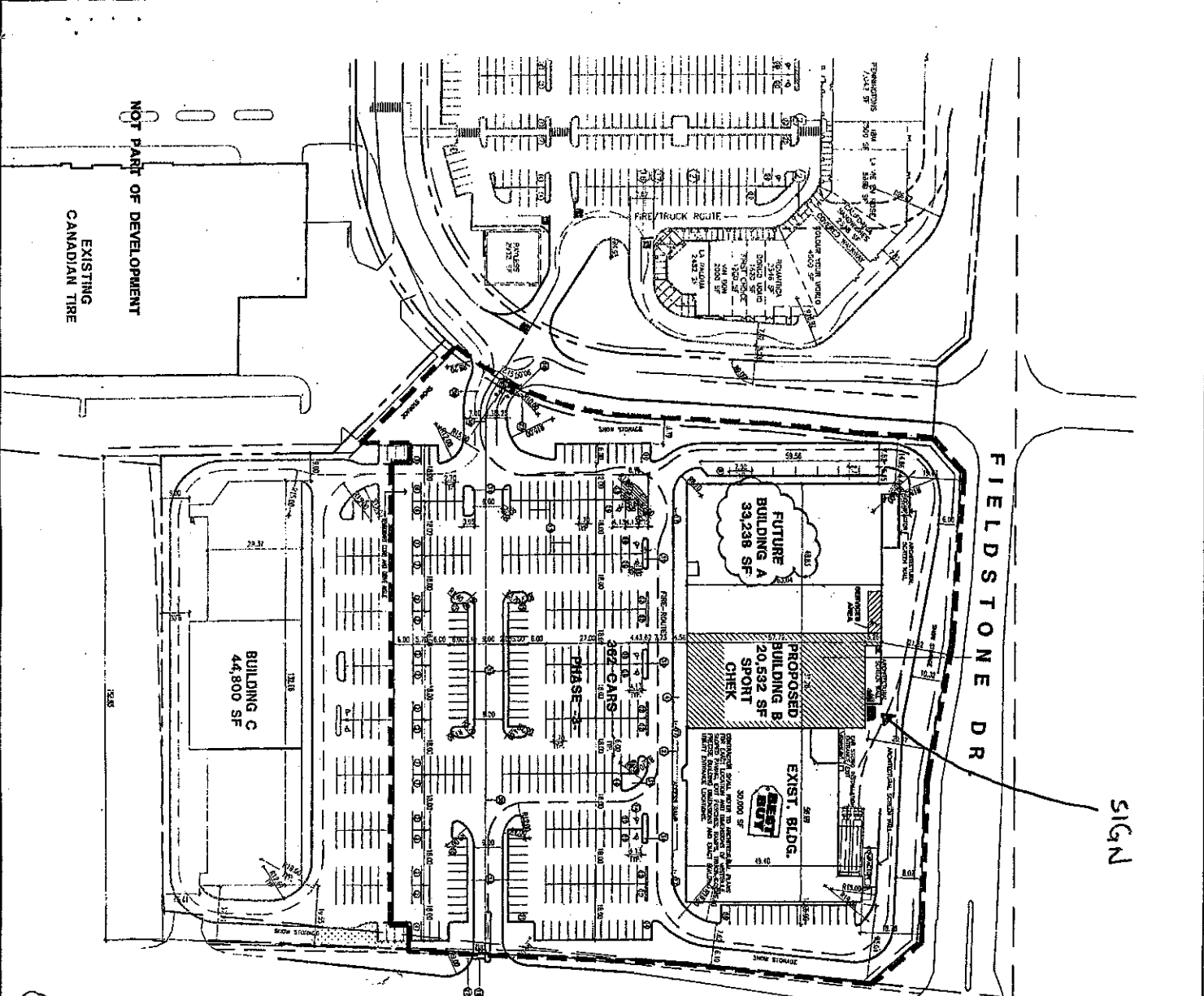
Drawn By: JAMES
Date: APR 02, 08
Checked By: B.H.
Date: XXX
Scale: AS NOTED
Drawing Name: STOREFRONT

Site name: WOODBRIDGE
Quantity: 1
Revision: A1
Sheet: A1
DWG#01

SPORTCHEK



1 NORTH ELEVATION
A1 SCALE: 1/8"=1'-0"



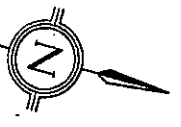
NOT PART OF DEVELOPMENT
EXISTING
CANADIAN TIRE

FIELDSTONE DR

SIGN

EXISTING
SIGNALIZED
INTERSECTION

WESTON ROAD



SHADTS CONSTRUCTION PHASE
INDICATES PHASED ISLAND

STATISTICS PHASE -3-

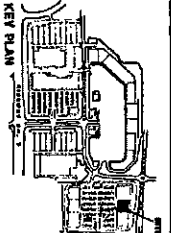
BUILDING AREA : 128,570 SF. = 11944 SM.
PARKING REQUIRED: 588 STALLS (5,00/100 SM.)
PARKING PROVIDED: 513 STALLS (4,29/100 SM.)
HANDICAP PARKING PROVIDED: 70 STALLS
PARKING STALL DIMENSIONS: 2.70M X 6.0M
HANDICAP STALL DIMENSIONS: 4.13 M X 6.0M

SITE SPECIFIC BY-LAW AMENDMENT NUMBER
FOR PARKING SUPPLY IS: BY-LAW 188 SECTION 914871

PHASE -3- AREA : 471,831 SF. = 10,831 ACRES (13.2%)
LANDSCAPED AREA : 62,137 SF. = 1,426 ACRES
PAVED AREA (INCLUDING BLDGS): 409,693 SF. = 9,405 ACRES
LOT COVERAGE: 25.17%

STATISTICS APPLICATION PHASE

BUILDING AREA : 83,770 SF. = 7,792.23 SM.
PARKING REQUIRED: 389 STALLS (5,00/100 SM.)
ALLOWANCE GRANTED : 30 STALLS
NET PARKING REQUIRED: 359 STALLS
PARKING PROVIDED: 372 STALLS (4.78/100 SM.)
HANDICAP PARKING PROVIDED: 8 STALLS
PARKING STALL DIMENSIONS: 2.70M X 6.0M
HANDICAP STALL DIMENSIONS: 4.13 M X 6.0M
PROPOSED SPORT CHEK
BUILDING AREA = 20,532 SF. = 1,907.42 m²



GENERAL NOTES :

- 1. IMPROVED CONCRETE CURB
- 2. CONCRETE CURB TO BE INSTALLED AT ALL INTERSECTIONS
- 3. CURB TO BE INSTALLED TO THE CENTERLINE OF THE ADJACENT DRIVE
- 4. CURB TO BE INSTALLED TO THE CENTERLINE OF THE ADJACENT DRIVE
- 5. CURB TO BE INSTALLED TO THE CENTERLINE OF THE ADJACENT DRIVE
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- 17. CURB TO BE INSTALLED TO THE CENTERLINE OF THE ADJACENT DRIVE
- 18. CURB TO BE INSTALLED TO THE CENTERLINE OF THE ADJACENT DRIVE
- 19. CURB TO BE INSTALLED TO THE CENTERLINE OF THE ADJACENT DRIVE
- 20. CURB TO BE INSTALLED TO THE CENTERLINE OF THE ADJACENT DRIVE

BUILDING CODE CLASSIFICATION
GROUP E, MERCANTILE ANY HEIGHT
O.E.C. 1987 (2.2.5)

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	1987	J.M.
2	FINAL PLAN	1987	J.M.
3	AS BUILT	1987	J.M.
4	REVISION	1987	J.M.
5	REVISION	1987	J.M.
6	REVISION	1987	J.M.
7	REVISION	1987	J.M.
8	REVISION	1987	J.M.
9	REVISION	1987	J.M.
10	REVISION	1987	J.M.
11	REVISION	1987	J.M.
12	REVISION	1987	J.M.
13	REVISION	1987	J.M.
14	REVISION	1987	J.M.
15	REVISION	1987	J.M.
16	REVISION	1987	J.M.
17	REVISION	1987	J.M.
18	REVISION	1987	J.M.
19	REVISION	1987	J.M.
20	REVISION	1987	J.M.

SITE PLAN

BUILDING 'B' SPORT CHEK

VALUATION ENGINE & ARCHITECTURE

FOR WESTBROOK SHOPPING CENTRES LTD.

1987

01199

100