

**COMMITTEE OF THE WHOLE JUNE 18, 2007**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.07-09**

**OWNER: 8000 BATHURST STREET REALTY INC.**

**LOCATION: 8000 BATHURST STREET, BLOCK 1, REGISTERED PLAN 65M-2700**

**Recommendation**

That Sign Variance Application SV.07-09, 8000 Bathurst Street Realty Inc., be APPROVED, subject to the following conditions:

- i) The proposed signs face the interior portion of the lot and do not directly abut major arterial roads or residential areas.
- ii) The proposed signs do not block any existing visual glazing.
- iii) The proposed signs do not contain any product advertising.

**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 window graphics and pin mounted sign located on the north elevation of the subject building as shown on the attached drawings.

**Background - Analysis and Options**

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.

**Regional Implications**

Region of York Engineering approval is not required for the proposed signs.

**Conclusion**

The applicant is proposing to install additional window graphics and wall sign on the north elevation of the existing building as shown on the attached drawings.

Members of the Sign Variance Committee note that the proposed signs face the interior portion of the lot and will not block any visual glazing. Members of the Sign Committee have no objections to the application as submitted, and 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. Building Elevation
3. Sketch of the Proposed Signs (2)

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/pa

49.3

**LEGEND:**

- 1. SITE WORK
- 2. CONCRETE DRIVE & SLAB
- 3. ASPHALT DRIVE & SLAB
- 4. ASPHALT DRIVE & SLAB WITH CURB
- 5. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER
- 6. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK
- 7. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY
- 8. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE
- 9. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE AND TREES
- 10. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE AND TREES AND LIGHTS
- 11. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE AND TREES AND LIGHTS AND SIGNAGE
- 12. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE AND TREES AND LIGHTS AND SIGNAGE AND FENCE
- 13. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE AND TREES AND LIGHTS AND SIGNAGE AND FENCE AND WALL
- 14. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE AND TREES AND LIGHTS AND SIGNAGE AND FENCE AND WALL AND PLANTING
- 15. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE AND TREES AND LIGHTS AND SIGNAGE AND FENCE AND WALL AND PLANTING AND LIGHTS
- 16. ASPHALT DRIVE & SLAB WITH CURB AND GUTTER AND SIDEWALK AND BIKEWAY AND LANDSCAPE AND TREES AND LIGHTS AND SIGNAGE AND FENCE AND WALL AND PLANTING AND LIGHTS AND SIGNAGE
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PROPOSED SIGNS

**SITE PLAN**

**WESTMINSTER COMMERCIAL CENTRE**  
 BATHURST STREET and WESTMINSTER DRIVE  
 VAUGHAN, ONTARIO  
 FOR THE DEVELOPERS LIMITED

**PETROFF ASSOCIATES ARCHITECTS & PLANNERS**

200 THORN CRENSHAW BLVD. SUITE 202  
 MISSISSAUGA, ONT. L4X 1L3  
 TEL: (905) 277-8888  
 FAX: (905) 277-8889  
 E-MAIL: info@petroff.com

PROJECT NO. 000088  
 SHEET NO. A-101

**SITE INFORMATION:**

**SITE AREA:** 1.1500 ha

**STORIES / TOTAL AREA:** 4/14.5 ha 19,220 sq. ft.

**SHOPPING CENTRE GFA:** 4,807.2 sq. ft. 19,220 sq. ft.

**COVERAGE - MAX. MAX:** 32.1%

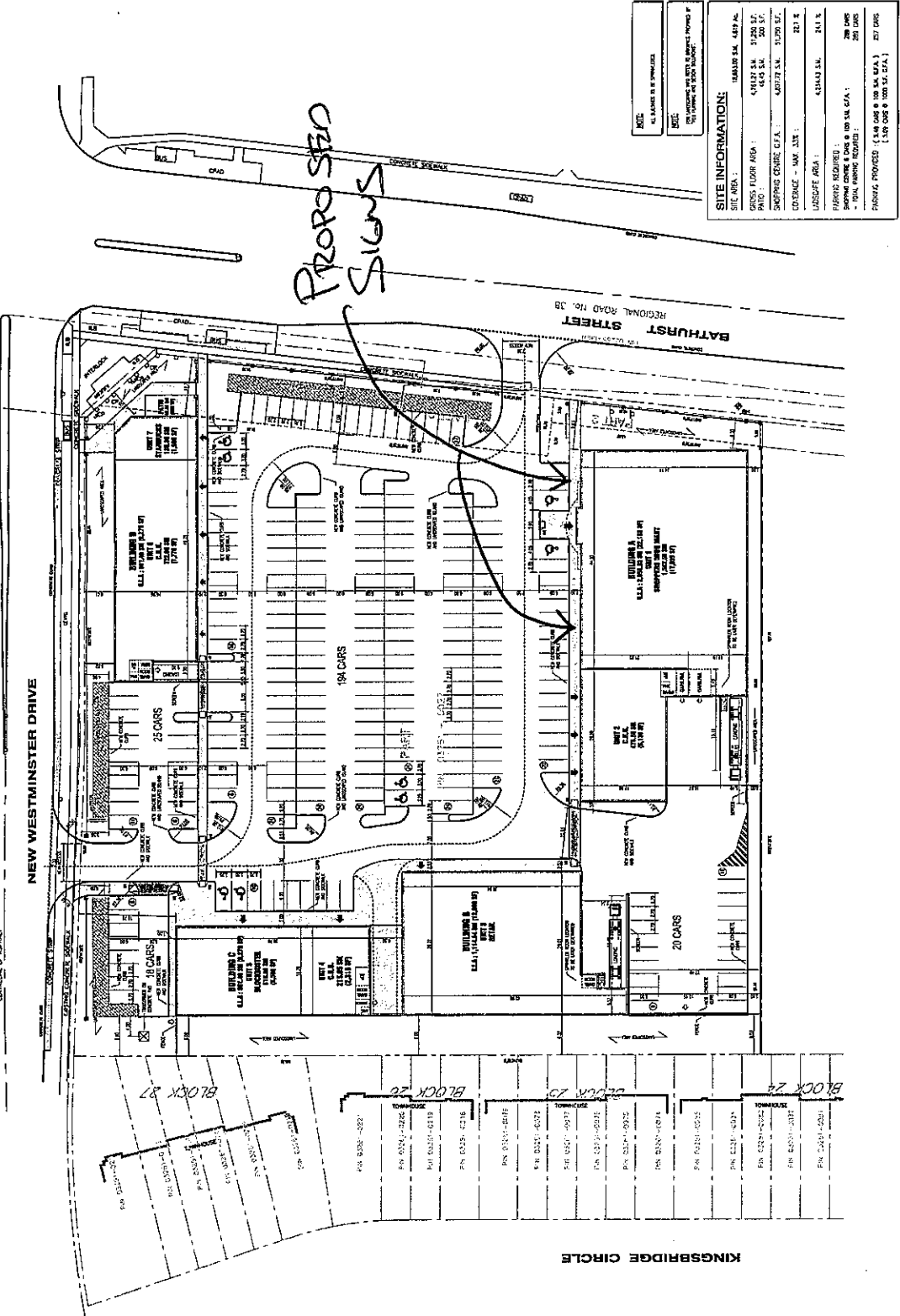
**LOTSETBACK AREA:** 4,314.3 sq. ft. 24.1%

**PARKING REQUIRED:** 100 cars GFA: 200 cars

**MIN. PARKING REQUIRED:** 200 cars

**FRONTAGE PROVIDED:** (1,540.00m @ 100.00m GFA.) 297.00m

**FRONTAGE REQUIRED:** (1,540.00m @ 100.00m GFA.) 297.00m

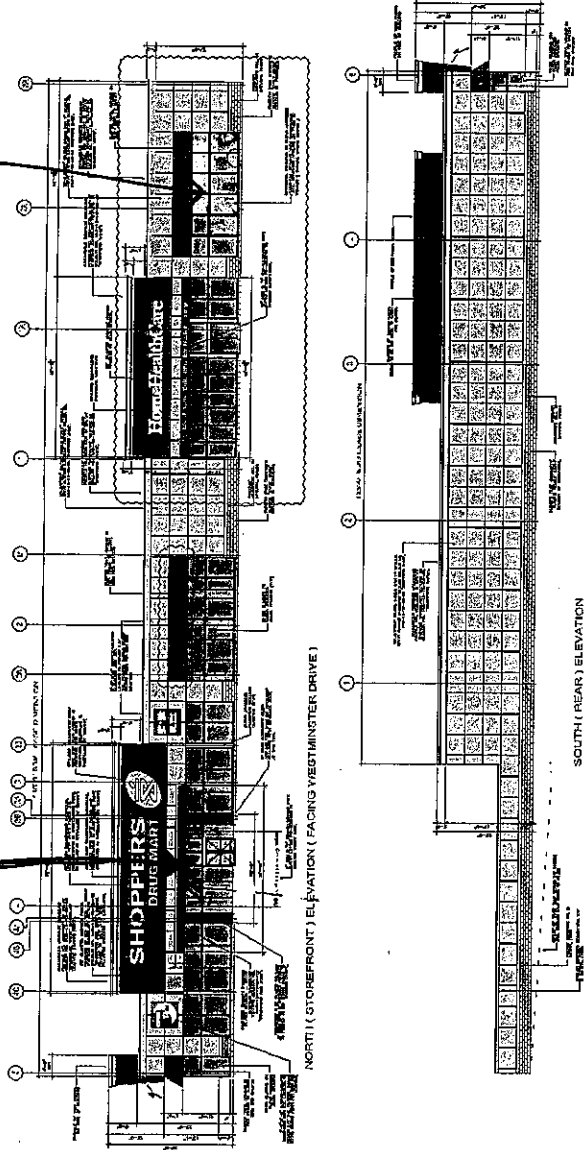


KINGSBRIDGE CIRCLE

49.4

Proposed Window Signs

Proposed Wall Sign



NO.	REVISION	DATE
1	ISSUED FOR PERMITS	11/15/11
2	REVISED PER COMMENTS	11/15/11
3	REVISED PER COMMENTS	11/15/11
4	REVISED PER COMMENTS	11/15/11
5	REVISED PER COMMENTS	11/15/11
6	REVISED PER COMMENTS	11/15/11
7	REVISED PER COMMENTS	11/15/11
8	REVISED PER COMMENTS	11/15/11
9	REVISED PER COMMENTS	11/15/11
10	REVISED PER COMMENTS	11/15/11
11	REVISED PER COMMENTS	11/15/11
12	REVISED PER COMMENTS	11/15/11
13	REVISED PER COMMENTS	11/15/11
14	REVISED PER COMMENTS	11/15/11

Per: [Signature]

DATE: 11/15/11

PROJECT: SHOPPERS DALLAS MARKET

LOCATION: 965 E. WESTMINSTER DRIVE, DALLAS, TX 75208



**SHOPPERS DALLAS MARKET**

CREATING GREATS - NORTH DALLAS

965 E. WESTMINSTER DRIVE, DALLAS, TX 75208

ARCHITECT: LKILHORN ELEVATIONS

DATE: 11/15/11

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	11/15/11
2	REVISED PER COMMENTS	11/15/11
3	REVISED PER COMMENTS	11/15/11
4	REVISED PER COMMENTS	11/15/11
5	REVISED PER COMMENTS	11/15/11
6	REVISED PER COMMENTS	11/15/11
7	REVISED PER COMMENTS	11/15/11
8	REVISED PER COMMENTS	11/15/11
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11	REVISED PER COMMENTS	11/15/11
12	REVISED PER COMMENTS	11/15/11
13	REVISED PER COMMENTS	11/15/11
14	REVISED PER COMMENTS	11/15/11

PROJECT: SHOPPERS DALLAS MARKET

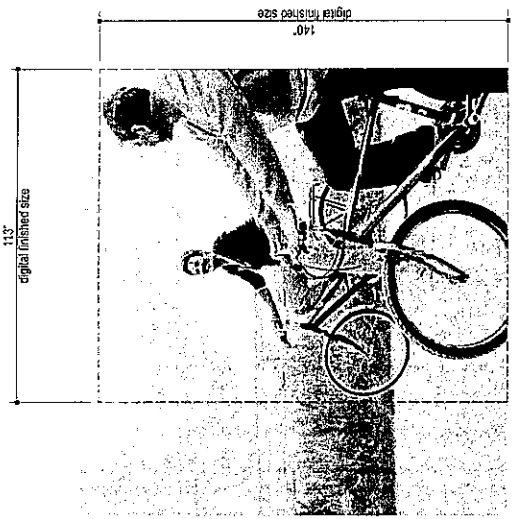
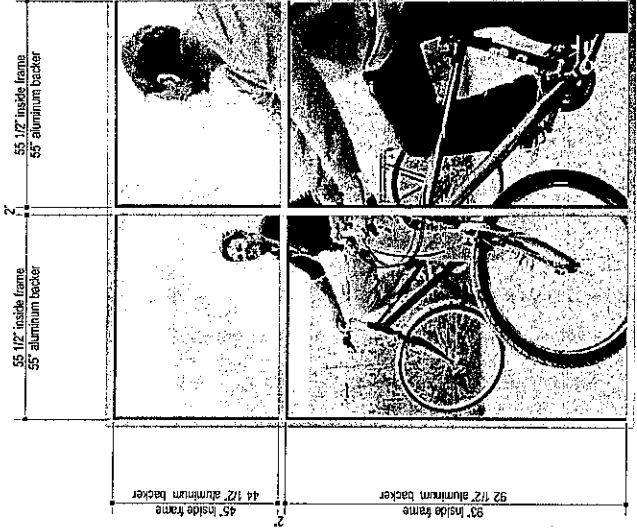
LOCATION: 965 E. WESTMINSTER DRIVE, DALLAS, TX 75208

DATE: 11/15/11

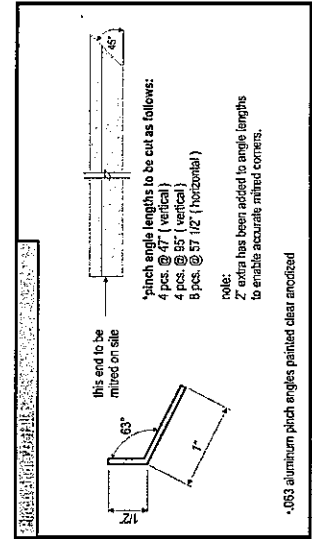
Window Signs

Drawing No. #SDM-008452-C

Digital Window Graphics  
 scale: as shown  
 3rd of 3 Windows / Left To Right



Cropping Of Original Image Detail  
 scale: 1/4" = 1'-0"



- Vector Artwork Required.
- Digital Inset For Printing Required.
- Final Color Specifications Required.
- Site Check Required.
- Preliminary Artwork Approved For Production

Digital Window Graphics - 1 required  
 scale: 3/8" = 1'-0"

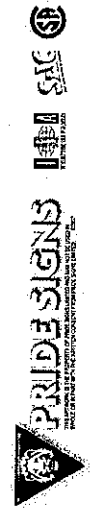
- \* 150 d.p.i. opaque digital screenshot image to be applied to aluminum backer (natural) and pinch mounted to (exterior)
- Note:
- \*\* measurements have been backed off from site check 1/2" to accommodate rubber gasket around glazing

Client Approval

Store #8452  
 Vaughan, Ontario



Signs: Jim Farwell  
 Drawn By: T. Dodge  
 Date: February 19, 2007



49.5

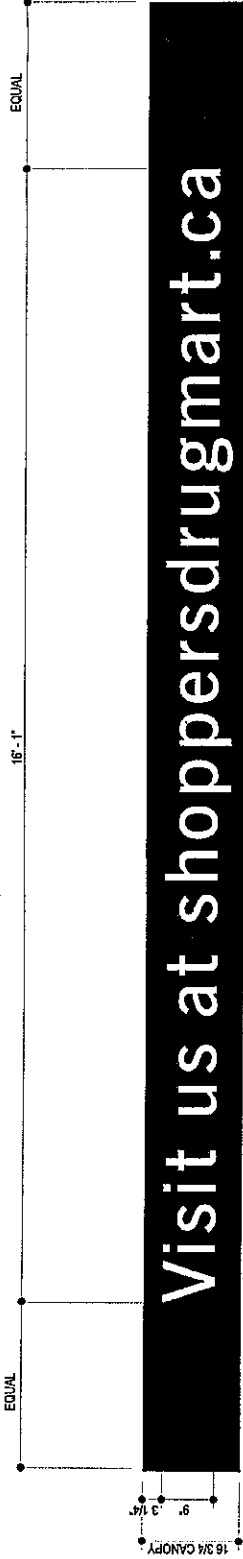
NON ILLUMINATED ROUTED ALUMINUM LETTERS  
SCALE: N.T.S.

Sign Area - SDM-RS9visit

DRAWING NO.  
#SDM-RS9visit

Visit us at shoppersdrugmart.ca  
- 1.12m<sup>2</sup>

WALL SIGN



49.6

PAINT  
 WHITE

Previous Cut File #SDM-0196  
 VINYL COLOURS OPEN

- VECTOR ARTWORK REQUIRED.
- DIGITAL IMAGE FOR PRINTING REQUIRED.
- FINAL COLOUR SPECIFICATIONS REQUIRED.
- SITE CHECK REQUIRED.
- PRELIMINARY ARTWORK
- APPROVED FOR PRODUCTION

CLIENT APPROVAL

SALES: JIM FARWELL  
DRAWN BY: T. DODGE  
DATE: JANUARY 20, 2005



VARIOUS LOCATIONS  
CANADA

