

COMMITTEE OF THE WHOLE DECEMBER 1, 2008

SIGN VARIANCE APPLICATION

FILE NO: SV.08-021

OWNER: RIO CAN REAL ESTATE INVESTMENT

LOCATION: 7575 WESTON ROAD, UNIT 116, LOTS 4-5, CONCESSION 5

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-021, Rio Can Real Estate Investment, be REFUSED.

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 four additional window graphic "Life Style Signs" on the building face of the subject property 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.

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

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 four additional window graphic "Life Style Signs" on the building face as shown on the attached drawings.

Members of the Sign Variance Committee do not support the application. This is consistent with previous sign variance applications for other properties where the sign variance applications were not supported. In their opinion the "Life Style Signs" are unnecessary and conflict the building's architecture.

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 proposed Signs
3. Sign Details

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

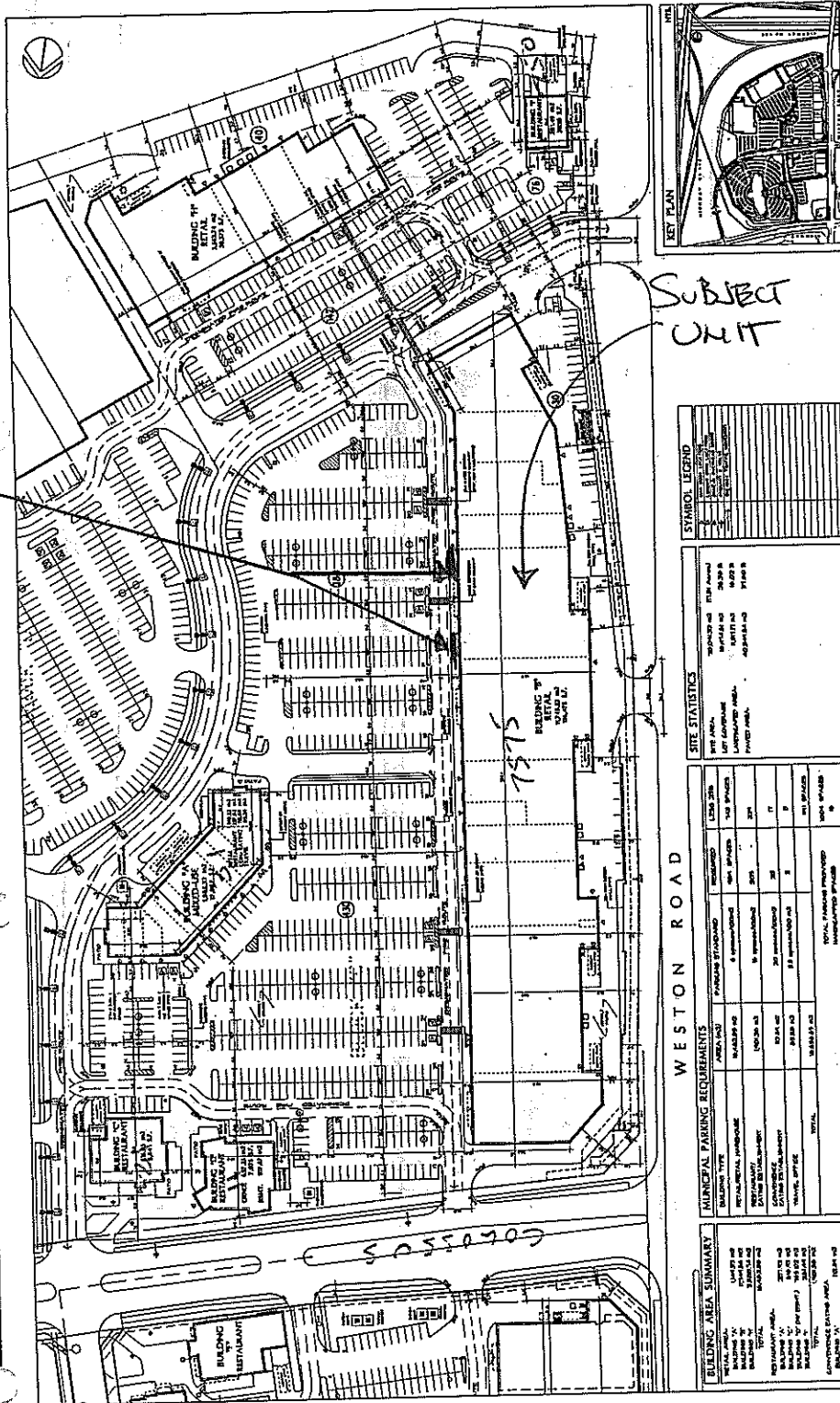
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

NOTE: FOR SPECIFIC DETAILS REFER TO
LARGE SCALE DRAWINGS DEPOSITED
WITH THE CITY OF VAUGHAN
BUILDING DEPARTMENT.

PROPOSED SIGNS



SYMBOL LEGEND	
1	100% 100% 100%
2	100% 100% 100%
3	100% 100% 100%
4	100% 100% 100%
5	100% 100% 100%
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SITE STATISTICS	
SITE AREA	79,442.00 sq. ft. (1.82 ac.)
LOT COVERAGE	14.14% (11,338.00 sq. ft.)
LANDSCAPED AREA	14,072.00 sq. ft. (3.22 ac.)
PAVED AREA	40,344.00 sq. ft. (9.25 ac.)

MUNICIPAL PARKING REQUIREMENTS				
LANDING TYPE	AREA (AC)	PARKING PROVIDED	REQUIRED	USDA ZONE
RECREATION	14.42-19.42	4 spaces/acre	100 spaces	100 spaces
RECREATION	19.42-24.42	6 spaces/acre	200	200
RECREATION	24.42-29.42	8 spaces/acre	300	300
RECREATION	29.42-34.42	10 spaces/acre	400	400
RECREATION	34.42-39.42	12 spaces/acre	500	500
RECREATION	39.42-44.42	14 spaces/acre	600	600
RECREATION	44.42-49.42	16 spaces/acre	800	800
RECREATION	49.42-54.42	18 spaces/acre	1000	1000
RECREATION	54.42-59.42	20 spaces/acre	1200	1200
RECREATION	59.42-64.42	22 spaces/acre	1400	1400
RECREATION	64.42-69.42	24 spaces/acre	1600	1600
RECREATION	69.42-74.42	26 spaces/acre	1800	1800
RECREATION	74.42-79.42	28 spaces/acre	2000	2000
RECREATION	79.42-84.42	30 spaces/acre	2200	2200
RECREATION	84.42-89.42	32 spaces/acre	2400	2400
RECREATION	89.42-94.42	34 spaces/acre	2600	2600
RECREATION	94.42-99.42	36 spaces/acre	2800	2800
RECREATION	99.42-104.42	38 spaces/acre	3000	3000
RECREATION	104.42-109.42	40 spaces/acre	3200	3200
RECREATION	109.42-114.42	42 spaces/acre	3400	3400
RECREATION	114.42-119.42	44 spaces/acre	3600	3600
RECREATION	119.42-124.42	46 spaces/acre	3800	3800
RECREATION	124.42-129.42	48 spaces/acre	4000	4000
RECREATION	129.42-134.42	50 spaces/acre	4200	4200
RECREATION	134.42-139.42	52 spaces/acre	4400	4400
RECREATION	139.42-144.42	54 spaces/acre	4600	4600
RECREATION	144.42-149.42	56 spaces/acre	4800	4800
RECREATION	149.42-154.42	58 spaces/acre	5000	5000
RECREATION	154.42-159.42	60 spaces/acre	5200	5200
RECREATION	159.42-164.42	62 spaces/acre	5400	5400
RECREATION	164.42-169.42	64 spaces/acre	5600	5600
RECREATION	169.42-174.42	66 spaces/acre	5800	5800
RECREATION	174.42-179.42	68 spaces/acre	6000	6000
RECREATION	179.42-184.42	70 spaces/acre	6200	6200
RECREATION	184.42-189.42	72 spaces/acre	6400	6400
RECREATION	189.42-194.42	74 spaces/acre	6600	6600
RECREATION	194.42-199.42	76 spaces/acre	6800	6800
RECREATION	199.42-204.42	78 spaces/acre	7000	7000
RECREATION	204.42-209.42	80 spaces/acre	7200	7200
RECREATION	209.42-214.42	82 spaces/acre	7400	7400
RECREATION	214.42-219.42	84 spaces/acre	7600	7600
RECREATION	219.42-224.42	86 spaces/acre	7800	7800
RECREATION	224.42-229.42	88 spaces/acre	8000	8000
RECREATION	229.42-234.42	90 spaces/acre	8200	8200
RECREATION	234.42-239.42	92 spaces/acre	8400	8400
RECREATION	239.42-244.42	94 spaces/acre	8600	8600
RECREATION	244.42-249.42	96 spaces/acre	8800	8800
RECREATION	249.42-254.42	98 spaces/acre	9000	9000
RECREATION	254.42-259.42	100 spaces/acre	9200	9200
RECREATION	259.42-264.42	102 spaces/acre	9400	9400
RECREATION	264.42-269.42	104 spaces/acre	9600	9600
RECREATION	269.42-274.42	106 spaces/acre	9800	9800
RECREATION	274.42-279.42	108 spaces/acre	10000	10000
RECREATION	279.42-284.42	110 spaces/acre	10200	10200
RECREATION	284.42-289.42	112 spaces/acre	10400	10400
RECREATION	289.42-294.42	114 spaces/acre	10600	10600
RECREATION	294.42-299.42	116 spaces/acre	10800	10800
RECREATION	299.42-304.42	118 spaces/acre	11000	11000
RECREATION	304.42-309.42	120 spaces/acre	11200	11200
RECREATION	309.42-314.42	122 spaces/acre	11400	11400
RECREATION	314.42-319.42	124 spaces/acre	11600	11600

BUILDING AREA SUMMARY	
METAL AREA	
BUILDING "A"	1,000 sq ft
BUILDING "B"	1,000 sq ft
BUILDING "C"	1,000 sq ft
BUILDING "D"	1,000 sq ft
TOTAL	4,000 sq ft
NONMETAL AREA	
BUILDING "A"	2,000 sq ft
BUILDING "B"	1,000 sq ft
BUILDING "C"	1,000 sq ft
BUILDING "D"	1,000 sq ft
TOTAL	5,000 sq ft
COMBINED BUILDING AREA	9,000 sq ft

SITE PLAN
 99-08
 A-1.0

A. BALDASSARRA
Architect Inc.

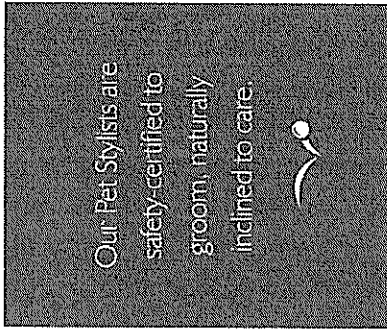
**COLOSSUS
CENTRE**

2	ORIGINAL, REVISED	MAY 16 PAGE
3	ORIGINAL, REVISED AA PER SAA COMMENTS	MAY 29 PAGE

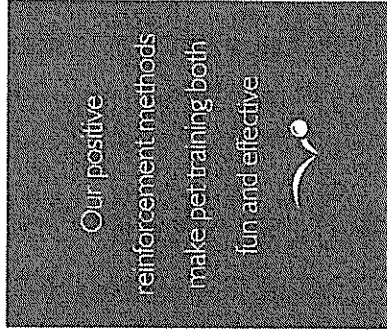
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2	MADE THE 2ND PLAN FOR THE 2ND MONTH	2/1/50			
3	MADE THE 3RD PLAN FOR THE 3RD MONTH	3/1/50			



701-Poodle_Groomer_RSP5289



"Our Pet Stylists"



"Our positive reinforcement"



702-Trainer_ManLab_RSP4218

Grooming Bundle 1

Training Bundle 2

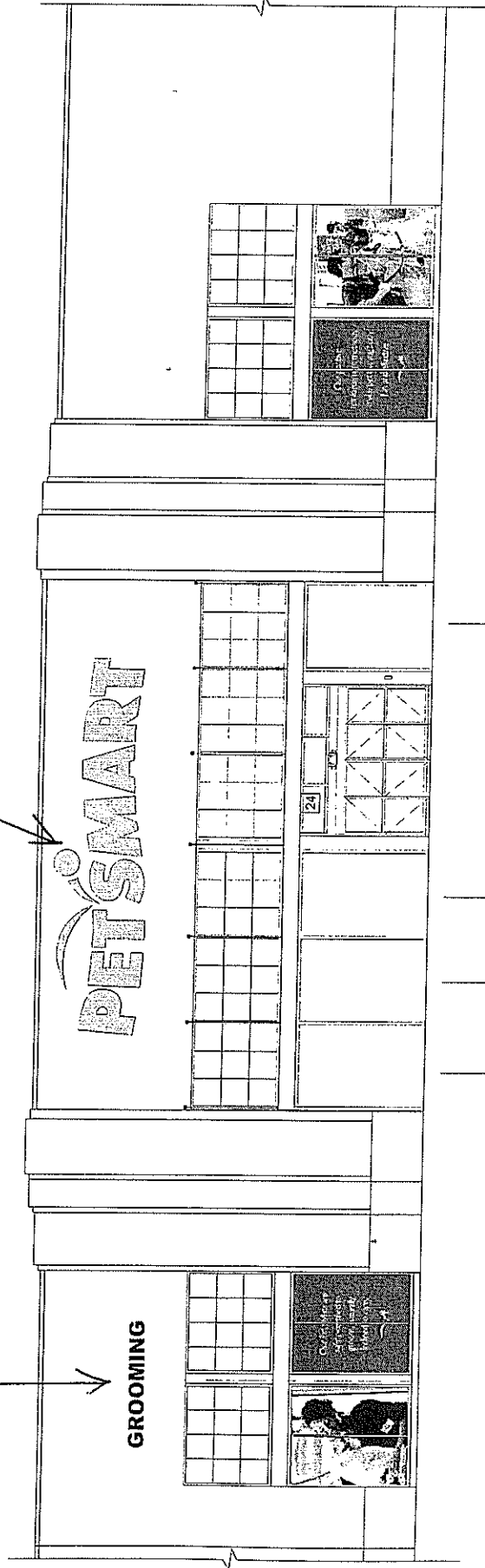


Designer: **Holly Lambert**
ACC: Shane McCall ext.2682 ADM: Mario Esquer ext.2654
070-0608-012
Revised: 07-13-08 Please disregard any earlier versions.

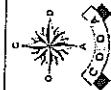
Store 2024 Window Graphics

SIGN PERMIT 08-488Z
SV 08-13

SIGN PERMIT 08-2699



Frosted Glass with PetSmart Bounce - 3' 2 1/4" off the floor



Designer: **Holly Lambert**
ACD: Shane McCall ext.2602 ADH: Mario Esquer ext.2654
070-0608-012
Revised: 07-18-08 Please disregard any earlier versions.

Store 2024 Front Elevation with Window Graphics