

COMMITTEE OF THE WHOLE – AUGUST 31, 2010

SIGN VARIANCE APPLICATION

FILE NO: SV.10-028

OWNER: BENTALL LP (JOY RABIDEAU)

**LOCATION: 255 BASS PRO MILL DRIVE, UNITS 3 AND 4
BUILDING 6, BLOCK 1, REGISTERED PLAN 65M-3696
WARD 4**

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-028, Bentall LP (Joy Rabideau), 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

Request to install an additional wall sign on the building face of the subject property as shown on the attached drawings.

Background - Analysis and Options

Bylaw 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.

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 a wall sign on the building face as shown on the attached drawings. The proposed sign is not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members 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. Sketch of Sign

Report prepared by:

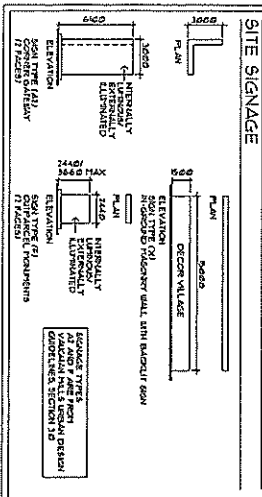
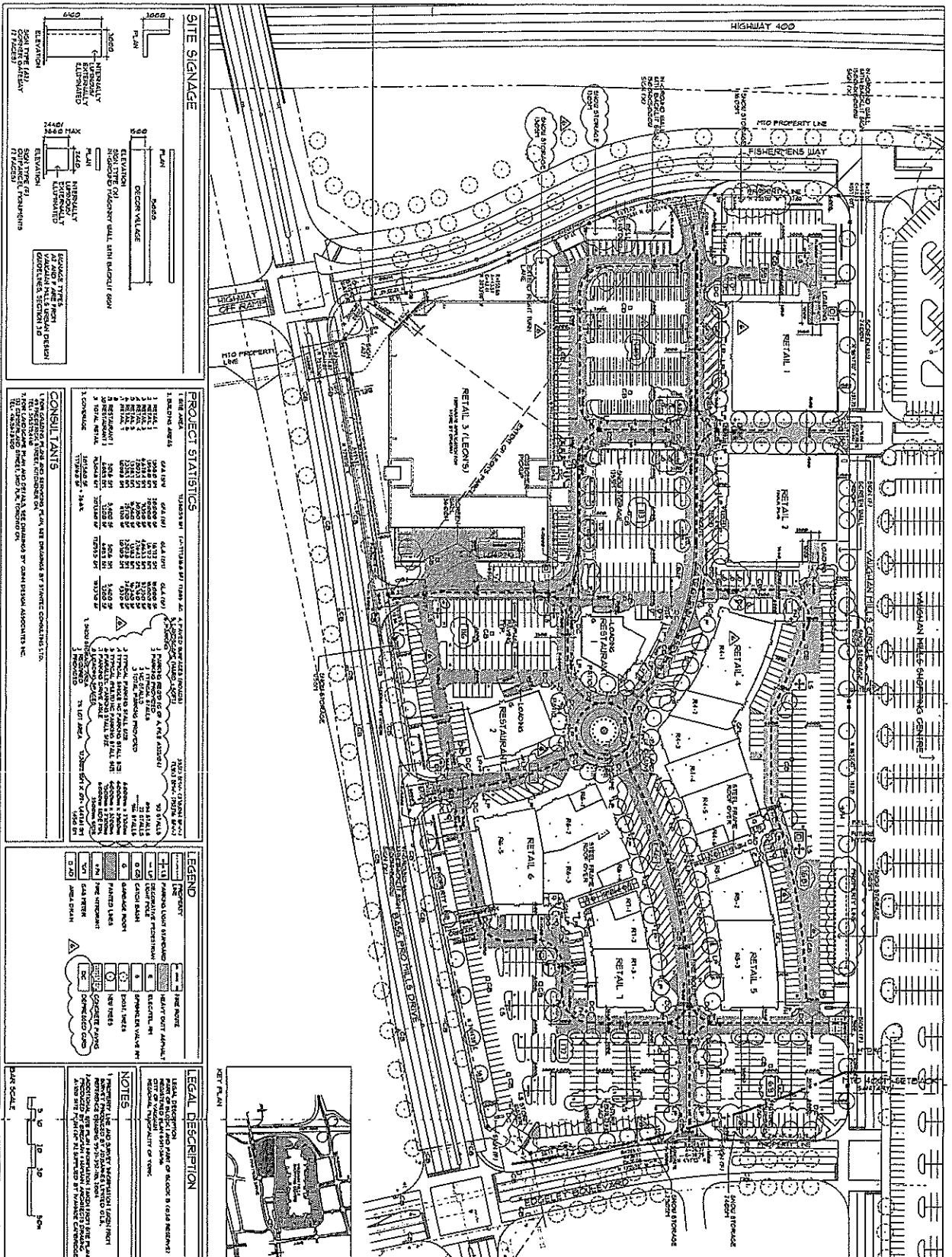
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

820-01-15



PROJECT STATISTICS

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	1. RETAIL AREA	1,234,567	28,123	6.45
2	2. PARKING	567,890	12,890	2.92
3	3. LANDSCAPE	123,456	2,812	0.65
4	4. TOTAL AREA	1,925,913	43,825	10.02

CONSULTANTS

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
1	1. CONSULTANT A	100,000	2,274	0.52
2	2. CONSULTANT B	200,000	4,548	1.04
3	3. CONSULTANT C	300,000	6,822	1.56
4	4. CONSULTANT D	400,000	9,096	2.08
5	5. CONSULTANT E	500,000	11,370	2.60
6	6. CONSULTANT F	600,000	13,644	3.12
7	7. CONSULTANT G	700,000	15,918	3.64
8	8. CONSULTANT H	800,000	18,192	4.16
9	9. CONSULTANT I	900,000	20,466	4.68
10	10. CONSULTANT J	1,000,000	22,740	5.20

LEGEND

Symbol	Description
[Solid Line]	PROPERTY LINE
[Dashed Line]	EXISTING DRIVE
[Dotted Line]	EXISTING SIDEWALK
[Stippled Area]	EXISTING ASPHALT
[Cross-hatched Area]	EXISTING CONCRETE
[Diagonal Lines]	EXISTING GRAVEL
[Wavy Lines]	EXISTING SAND
[Clouds]	EXISTING TREES
[Circles]	EXISTING LIGHT FIXTURES
[Squares]	EXISTING SIGNAGE
[Triangles]	EXISTING UTILITY
[Arrows]	EXISTING DRIVE
[Dashed Line]	EXISTING SIDEWALK
[Dotted Line]	EXISTING ASPHALT
[Stippled Area]	EXISTING CONCRETE
[Cross-hatched Area]	EXISTING GRAVEL
[Wavy Lines]	EXISTING SAND
[Clouds]	EXISTING TREES
[Circles]	EXISTING LIGHT FIXTURES
[Squares]	EXISTING SIGNAGE
[Triangles]	EXISTING UTILITY

LEGAL DESCRIPTION

LEGAL DESCRIPTION: PART OF THE LOT 1 AND PART OF LOT 2 OF BLOCK 8 OF THE VAUGHAN MILLS DEVELOPMENT, AS SHOWN ON THE PLAN OF THE VAUGHAN MILLS DEVELOPMENT, AS APPROVED BY THE CORPORATION OF YORK ON FEBRUARY 14, 1997.

NOTES

1. REFER TO THE LEGAL DESCRIPTION FOR THE EXACT BOUNDARIES OF THE SITE.
2. THE SITE IS BOUNDARY ADJACENT TO THE VAUGHAN MILLS DEVELOPMENT.
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Decor Village at Vaughan Mills

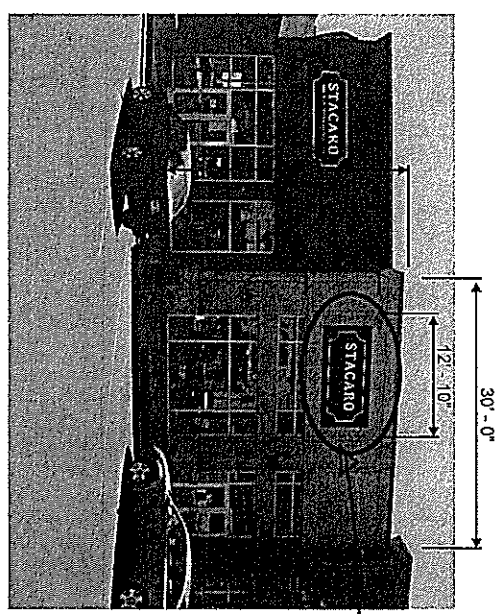
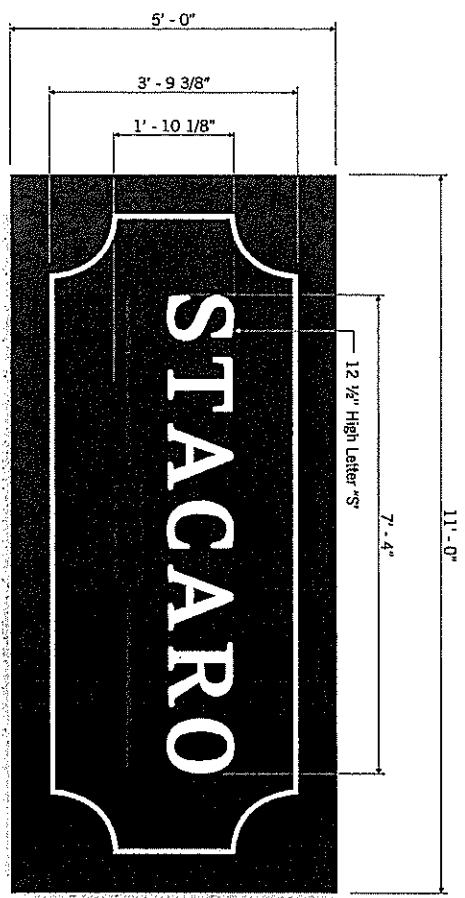
for **Bathurst Developments Limited**

Site Plan

Pellow

2PD-1

NO.	DESCRIPTION	DATE	BY	CHKD
1	1. PREPARED FOR THE CLIENT	02/12/12	SP	SP
2	2. FOR THE CLIENT'S REVIEW	02/12/12	SP	SP
3	3. FOR THE CLIENT'S REVIEW	02/12/12	SP	SP
4	4. FOR THE CLIENT'S REVIEW	02/12/12	SP	SP
5	5. FOR THE CLIENT'S REVIEW	02/12/12	SP	SP
6	6. FOR THE CLIENT'S REVIEW	02/12/12	SP	SP
7	7. FOR THE CLIENT'S REVIEW	02/12/12	SP	SP
8	8. FOR THE CLIENT'S REVIEW	02/12/12	SP	SP
9	9. FOR THE CLIENT'S REVIEW	02/12/12	SP	SP
10	10. FOR THE CLIENT'S REVIEW	02/12/12	SP	SP



SUBJECT SIGN

- Material Specifications**
- Staccaro
 - 3" deep channelume Let-R-Edge black returns
 - 3/16" white LD 2447 acrylic faces
 - 1/2" PVC interior backer
 - White L.E.D illumination

- Tagline**
- .125 router cut flat aluminum faces and edges to be painted red pms 485c
 - Letters to be pin mounted 1/4" off aluminum backer
- Backer Panel**
- Aluminum constructed 4" deep backer returns & face to be painted black
 - Outline to be white #AG001-O applied to first surface of painted aluminum

Sign Area = 5.1m

PRIDE SIGNS
 THE DIVISION OF THE PROPERTY OF PRO-SIGNS INC. 4431 LAW
 INDUSTRIAL PARKWAY WEST UNIT 1000
 MISSISSAUGA, ONTARIO L4W 1L9
 235 RIVERBUSH ROAD - CAMBRIDGE ONTARIO CANADA TEL: 519-622-1040 FAX: 519-622-4031 WWW.PRIDEDESIGNS.COM

sacface
 INTERNATIONAL SIGN ASSOCIATION
 (ISA) (UL)

Vaughan, Ontario

STACCARO

DRAWN BY: J. Lewis
 DATE: May 7, 2010

CLIENT APPROVAL

REVISION DATES:	APPROVED BY:
June 1, 2010	J. Lewis
June 23, 2010	J. Lewis
June 28, 2010	J. Lewis
June 29, 2010	J. Lewis

Electrical Requirements
 120V

Outdoor production is representative of service voltage. All electrical work must be done by a qualified electrician. The contractor is responsible for the correct installation of the sign. (Refer to the sign manual for more information.)

*Site check required.

1 Preliminary Attack
 2 Approved for Production

SK.10-028