

## Staff Report

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<b>Report To:</b>	<b>Planning and Development Committee</b>	
<b>Date of Meeting:</b>	September 14, 2020	<b>Report Number:</b> PSD-031-20
<b>Submitted By:</b>	Faye Langmaid, Acting Director of Planning & Development Services	
<b>Reviewed By:</b>	Andrew C. Allison, CAO	<b>By-law Number:</b>
<b>File Number:</b>	SBA2020-0001	<b>Resolution#:</b> JC-084-20, C-379-20, C-382-20 PD-149-20, C-411-20, C-413-20
<b>Report Subject:</b>	An Application by Goldmanco Inc. to amend Sign By-law 2009-123 to permit a monolith sign along Highway 2 at the Courtice Urban Centre development	

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### Recommendation:

1. That Report PSD-031-20 be received;
2. That the amendment to the Municipality of Clarington Sign By-law 2009-123, be approved and that the By-law, contained in Attachment 1 to Report PSD-031-20 be passed; and
3. That all interested parties listed in Report PSD-031-20 and any delegations be advised of Council's decision.

## Report Overview

Goldmanco Inc., who is developing the Courtice Urban Centre located at Trulls Road and Highway 2, have submitted a Sign By-law Amendment application to permit a monolith sign along the Highway 2 frontage. The Courtice Urban Centre development is comprised of six commercial buildings and one mixed-use building. Sign By-law 2009-123 does not permit a pylon sign for any building that is located within 6 metres of a road allowance. Staff recommend approving the application to permit a monolith sign along the Highway 2 frontage of the development.

## 1. Background

- 1.1 The subject property is located at the southeast corner of Highway 2 and Trulls Road in Courtice. The site has approximately 207 metres of frontage on Highway 2, approximately 201 metres of frontage on Trulls Road and will have approximately 197 metres of frontage on the future Avondale Drive frontage. The site is currently vacant but has been Site Plan Approved to permit the Courtice Urban Centre development including six commercial and one mixed-use building. The approved Site Plan is Attachment 1 to this report.
- 1.2 The site plan was approved showing the locations of three ground-related signs on the property, however the details of these signs were not dealt with through the site plan approval process. Through a later review of the applicant's proposed ground-related signage, it was determined that the applicant desired to have multi-tenant monolith signs along both the Trulls Road and Highway 2 frontages and a ground sign along the future Avondale Drive frontage. Staff informed the applicant that Sign By-law Section 8.11 v) does not permit a monolith sign for any building located within 6 metres of a road allowance. Only ground signs are permitted for all buildings on the approved site plan except for Building F (The Beer Store), which is eligible for a monolith sign because it is greater than 6 metres from any road allowance.
- 1.3 Through discussions between Staff and the applicant, revisions to the signage proposal have been made in advance of this Sign By-law amendment application being received. The applicant is now proposing only one multi-tenant monolith sign rather than the two originally being sought. A compromise was made whereby the Director of Planning and Development Services is prepared to grant a minor variance to the Sign By-law allowing an additional ground related sign on the Trulls Road frontage. Therefore, the applicant proposes two smaller, ground signs along the Trulls Road frontage, one ground sign along the future Avondale Drive frontage and one monolith sign along the Highway 2 frontage, which is the subject of this application.

## 2. Proposed Amendment

- 2.1 The proposed amendment to the Sign By-law would permit one multi-tenant monolith sign (Figure 1) with a maximum height of 7.5 metres and a maximum display surface of 11 square metres. The monolith sign would be located greater than 1 metre inside the property line of the Courtice Urban Centre development along the Highway 2 frontage (Figure 2). The monolith sign would be located west of the approved site entrance from Highway 2 and would be positioned outside of the visibility triangles for this entrance. All other requirements of the Sign By-law pertaining to monolith signs would be complied with.



Figure 1: Proposed monolith sign

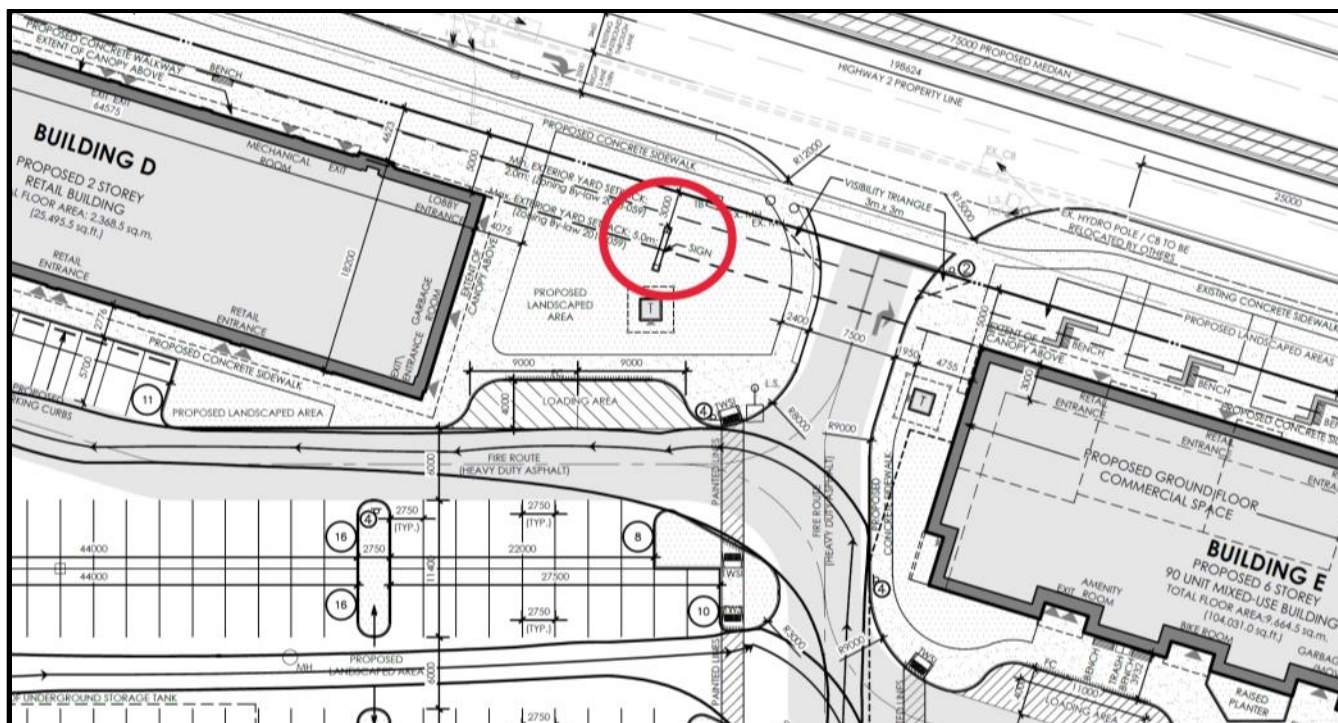


Figure 2: Proposed monolith sign location along Highway 2 frontage

### 3. Staff Comments

- 3.1 Section 8.11 v) of the Sign By-law assumes that buildings within 6 metres of a street have sufficient exposure along the public road to advertise on the building using wall or window signage, making ground-related signs redundant. This provision of the By-law is in place to minimize the cluttering of sites with ground-related signage. The By-law does not contemplate large sites, such as the subject site, with multiple road frontages. While buildings located away from Highway 2 are located along a road frontage (except for the Beer Store), they do not have the same exposure as those located along the main thoroughfare.
- 3.2 The applicant has cooperated with Staff to arrive at a proposal that will satisfy the needs of the future commercial tenants while being respectful of good site design principles, such as locating signage away from the most prominent locations on this site and using appropriate landscaping around the proposed signage. The Site Plan approved landscaping has been revised to support this Sign By-law amendment application. The proposed monolith sign has been designed to be complementary to the approved building that it will be located beside.

## 4. Concurrence

Not Applicable.

## 5. Conclusion

- 5.1 The future business owners within this development will be looking to maximize their exposure to the passing public. The proposed monolith sign will not detrimentally impede vision or become a safety hazard and it will be within the By-law maximums regarding monolith signs for a commercial development of this size.
- 5.2 It is respectfully recommended that the amendment (Attachment 2) to Sign By-law 2009-123 to permit a monolith sign for buildings of the Courtice Urban Centre development located within 6 metres of a road allowance, be approved.

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Staff Contact: Paul Wirch, Senior Planner, 905-623-3379 ext. 2418 or [pwirch@clarington.net](mailto:pwirch@clarington.net).

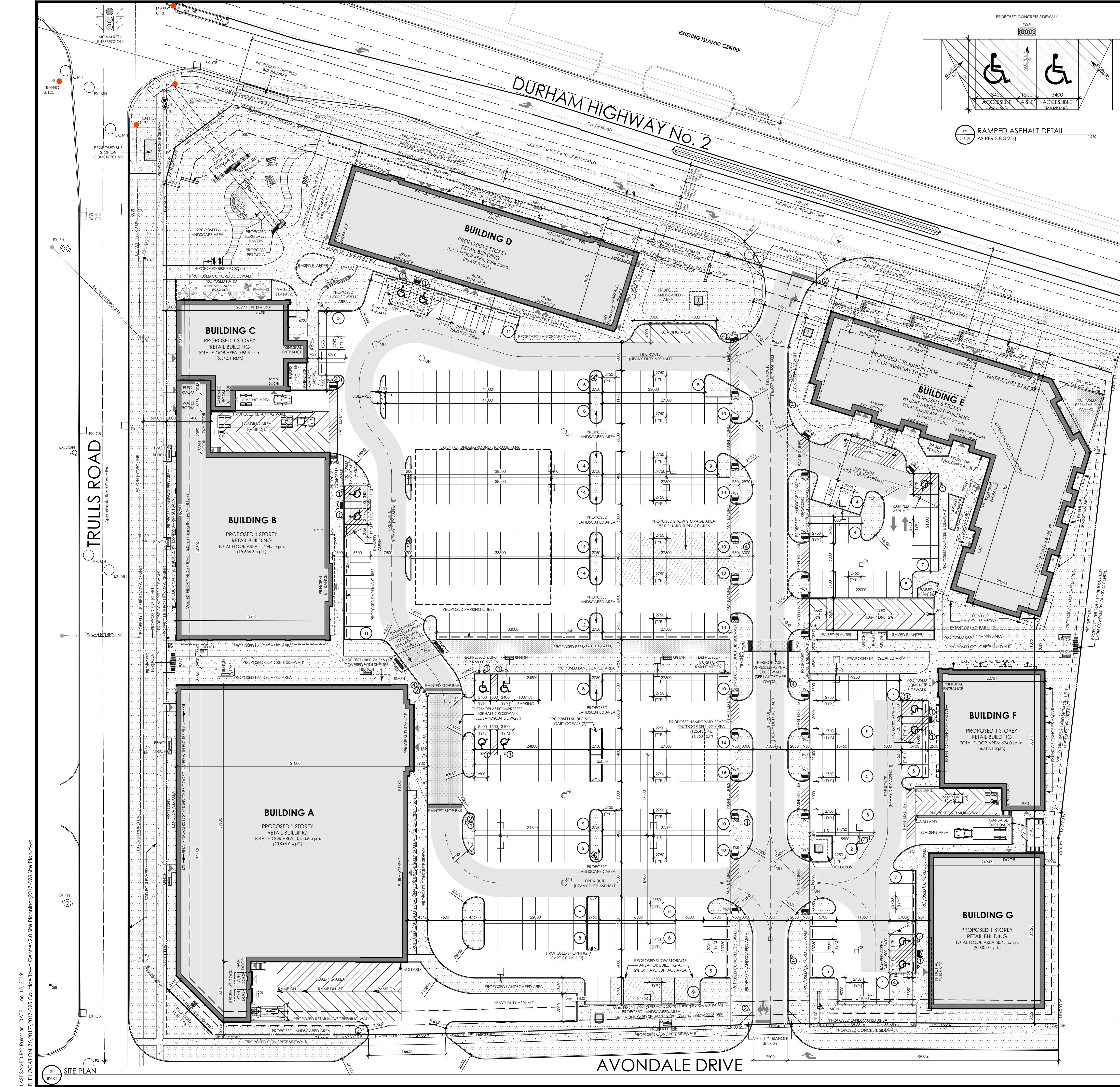
Attachments:

Attachment 1	Approved Site Plan
Attachment 2	Amending Sign By-law

Interested Parties:

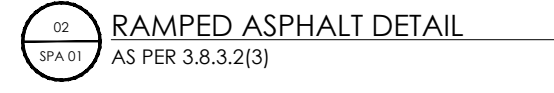
There are no interested parties to be notified of Council's decision.





**SITE PLAN NOTES**

- LEGAL DESCRIPTION: PART OF LOT 30 CONCESSION 2 GEOGRAPHIC TOWNSHIP OF DARTMOUTH, NOW IN THE MUNICIPALITY OF CLARINGTON REGIONAL MUNICIPALITY OF DURHAM
- SITE INFORMATION TAKEN FROM IVAN B. WALLACE, FILE NUMBER: S-11444-RPLAN-V4
- FOR SITE GRADING, SERVICES & STORM WATER MANAGEMENT REFER TO DRAWINGS PREPARED BY CANDEVCON LIMITED
- FOR LANDSCAPE WORK REFER TO DRAWINGS PREPARED BY BRODIE & ASSOCIATES LANDSCAPE ARCHITECTS INC.
- FOR SITE LIGHTING REFER TO DRAWINGS PREPARED BY INVIVO ENGINEERING SYSTEM LTD.
- ALL ROADS & ISLANDS SHALL HAVE 150mm CURBS UNLESS NOTED OTHERWISE.
- CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
- STANDARD PARKING STALLS TO BE 2.75m x 5.70m.
- BARRIER FREE PARKING STALLS TO MEET THE MUNICIPALITY OF CLARINGTON REQUIREMENTS OF 4.5m x 5.7m OR 3.4m x 5.7m WHEN PAIRED, INCLUDING ALL APPLICABLE ACCESS AISLES (1.5m WIDE).
- ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE.
- FIRE HYDRANTS ARE TO BE PAINTED RED.
- TREE PROTECTION FENCING SHOULD BE ERCTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
- ALL ROOF TOP EQUIPMENT TO BE SCREENED AND/OR LOCATED SO THAT IT CANNOT BE VIEWED FROM THE STREET.
- SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
- THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
- ALL GARBAGE TO BE STORED INTERNALLY UNTIL PICKUP.
- LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
- ANY MULTIPLE UNIT IDENTIFICATION SIGNAGE TO HAVE REFLECTIVE LETTERING.
- EXCESS SNOW TO BE REMOVED FROM SITE.
- INTERIOR OF PARKING GARAGE TO BE PAINTED WHITE IN ENTIRETY.
- LIGHTING IN PARKING GARAGE TO BE RECESSED AND MUST NOT SPILL OUT, SHOULD NOT 'GLARE' OVER TO STREET OR PROPERTIES NOR SHOULD THE LIGHTING BE VISIBLE FROM THE STREET.
- RESPECTING ALL WORK IN THE MUNICIPAL RIGHT OF WAY, THE CONTRACTOR IS TO PROVIDE AT LEAST 48 HOURS PRIOR NOTICE TO THE CLARINGTON ENGINEERING SERVICES DEPARTMENT STAFF AT 905-623-3379.
- A ROAD OCCUPANCY PERMIT WILL BE REQUIRED FOR ANY WORK DONE IN THE MUNICIPAL ROAD ALLOWANCE. EXCAVATION OF THE ROAD SURFACE IS NOT PERMITTED BETWEEN DECEMBER 1ST AND APRIL 30TH.
- ALL RESTORATION OR WORK DONE IN THE ROAD ALLOWANCE MUST BE COMPLETED AS PER MUNICIPAL FIELD STAFF DIRECTION.
- THE PERFORMANCE GUARANTEE WILL NOT BE REFUNDED BY THE MUNICIPALITY OF CLARINGTON UNLESS THE WORKS HAVE BEEN INSPECTED BY MUNICIPAL FORCES AND DEEMED TO BE COMPLETE AND SATISFACTORY.



**SITE LEGEND**

- EXISTING LIGHT STANDARD
- EXISTING HYDRO POLE & GUYWIRE
- EXISTING SIGN
- EXISTING CATCHBASIN
- EXISTING MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT (FH)
- PROPOSED BOLLARD
- PARKING COUNT BUBBLE
- PROPOSED FENCE
- PROPOSED TRASH CAN
- PROPOSED LIGHT STANDARD
- BARRIER FREE PARKING SPACE (Typical 3.65 m x 5.70m)
- BIKE RACKS (#)
- EXISTING STANDARD IRON BAR
- FLUSH CURBING (FC)
- PROPERTY LINE
- PROPOSED FIRE ROUTE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE/SOD
- PROPOSED SNOW STORAGE AREA
- CONCRETE PARKING BUMPER (TYP. IN FRONT OF STORE FRONT)
- BENCH ON CONCRETE PAD
- ACCESSIBLE PARKING SIGN R9 93 (60x75) cm SUPPORT: STEEL
- STOP SIGN RA-1 (60x60) cm SUPPORT: STEEL
- FIRE ROUTE SIGN S-5 (30x45) cm; SUPPORT: STEEL OR WALL
- TRANSFORMER C/W CONCRETE PAD AND GROUNDING RODS
- TACTILE WARNING STRIP INDICATOR (CURB) C/W DROP CURB

**SITE DATA - Highway 2 & Trulls Road, Clarington, ON**

As per zoning by-law 2018-019 - Urban Centre Mixed Use (UCM) 17 Section 152.7.1 Urban Design Mixed Use (UDM) 17

USE	Minimum	Maximum	Min/Max
Lot Area	2.0	0.5	
Gross Site Area	3.5 ha	8.7 acre	
Road Widening (Highway 2)	0.035 ha	0.2 acre	
Road Widening (Trulls Road)	0.002 ha	0.2 acre	
Road Widening (Daylight Driveway)	0.005 ha	0.0 acre	
Net Site Area (Net 0.2 ha)	3.468 ha	35,835.2 sq ft	100%
Building Footprint at grade	10,684.0 sq m	114,783.0 sq ft	31%
Asphalt Area	15,218.0 sq m	164,732.0 sq ft	45%
Concrete Area	2,353.0 sq m	25,351.0 sq ft	7%
Total Impervious Area	28,255.0 sq m	305,866.0 sq ft	82%
Landscaped/Grass Area	4,651.0 sq m	50,238.0 sq ft	14%
Permeable Pavers	293.0 sq m	3,152.0 sq ft	1%
Total Permeable Area	4,944.0 sq m	53,390.0 sq ft	15%

**BUILDING DATA**

BUILDING AREA	Area (sq.m)	# of Floors	Max. H	Impervious
Commercial Building A, B & G				
Building A	1,534.6	1	3,534.6 m	13,948.0 sq ft
Building B	1,454.5	1	3,454.5 m	13,948.0 sq ft
Building C	496.3	1	3,496.3 m	3,496.3 sq ft
Building D				
Ground Floor	1,534.6	1	1,534.6 m	12,543.1 sq ft
2nd Floor	1,207.7	1	1,207.7 m	10,069.0 sq ft
Total Floor Area	628.0	1	2,812.3 m	23,612.1 sq ft
Building E	696.1	1	3,696.1 m	6,020.0 sq ft
Ground Floor Area (Above Grade)				
Building F				
Ground Floor	1,427.2	1	1,427.2 m	10,819.0 sq ft
Above Grade				
Ground Floor Commercial	1,416.6	1	1,416.6 m	15,272.0 sq ft
2nd - 4th Floor	1,701.7	1	3,093.3 m	30,826.0 sq ft
5th - 6th Floor	1,416.6	2	3,232.2 m	30,826.0 sq ft
Gross Floor Area (Above Grade)				
Building G	1,454.5	1	3,454.5 m	14,911.0 sq ft
Ground Floor Area (Above Grade)				
Total Building Gross Floor Area (Above & Below Grade)	11,091.6	14	14,022.0 m	140,822.0 sq ft
Total Gross Floor Area (Building A-G) (Above Grade)	14,599.0	14	20,318.0 m	155,018.0 sq ft
Total Gross Floor Area (Building A-G) (Above & Below Grade)	22,024.0	14	27,072.0 m	237,072.0 sq ft

**REQUIREMENTS**

REQUIREMENT	Area (sq.m)	Max. H	Impervious
REQUIRED			
Interior Amenity Required (2.0 m <sup>2</sup> /unit/ Dwelling Unit)	1,881.0	14 m	1,877.0 sq ft
Outdoor Amenity Required (4.0 sq m/ Dwelling Unit)	3,662.0	14 m	3,673.0 sq ft
Total Amenity Required	5,543.0	14 m	5,550.0 sq ft
PROVIDED			
Interior Amenity Provided	1,918.0	14 m	2,064.0 sq ft
Outdoor Amenity Provided (Roof Top Terrace)	3,662.0	14 m	3,673.0 sq ft
Total Amenity Provided	5,580.0	14 m	5,737.0 sq ft

**Parking Data**

REQUIREMENT	Area (sq.m)	Max. H	Impervious
REQUIRED			
Rate/Commercial Parking Required (1 space/40 sqm)	212		
REQUIREMENTS			
Apartment (1 space/ Dwelling Unit) (incl. Visitor Parking Spaces)	922		
Total Parking Required	1,134		
PROVIDED			
Rate/Commercial Parking Provided (1 space/40 sqm)	212		
Apartment (1 space/ Dwelling Unit) (incl. Visitor Parking Spaces)	922		
Total Parking Provided	1,134		

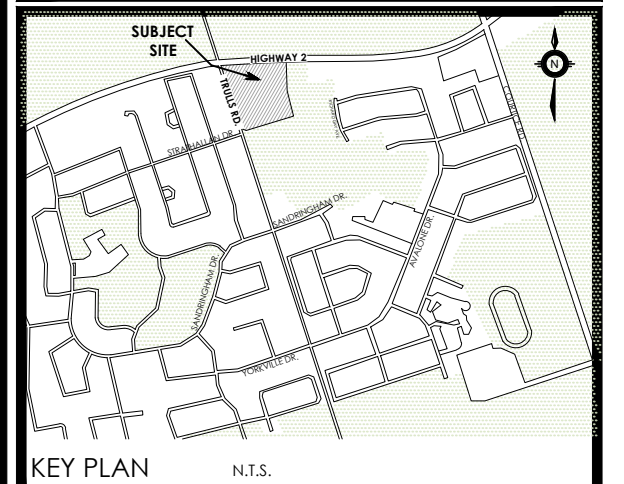
THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF ABA ARCHITECTS INC. & CANNOT BE MODIFIED AND/OR REPRODUCED WITHOUT THE PERMISSION OF ABA ARCHITECTS INC.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

**REVISIONS**

No.	REVISIONS	DATE
16	ISSUED FOR COORDINATION	2018.08.09
17	SITE PLAN RESUBMISSION	2018.08.13
18	SITE PLAN TO CLIENT	2018.08.20
19	ISSUED TO CONSULTANTS	2019.01.16
20	ISSUED TO CONSULTANTS	2019.01.24
21	ISSUED TO CONSULTANTS	2019.01.29
22	ISSUED TO CONSULTANTS	2019.02.01
23	2nd SPA RESUBMISSION	2019.02.04
24	ISSUED TO CONSULTANTS	2019.02.22
25	REISSUED TO CITY	2019.02.22
26	ISSUED TO CONSULTANTS	2019.02.27
27	ISSUED TO CONSULTANTS	2019.03.11
28	ISSUED TO CONSULTANTS	2019.03.12
26	REISSUED TO CITY	2019.03.18
27	ISSUED TO CONSULTANTS	2019.04.17
28	ISSUED TO LOBLAWS	2019.05.06
29	ISSUED TO LANDSCAPE	2019.05.29
30	RE-ISSUED TO CITY	2019.06.11



**CHRONOLOGY**

SITE PLAN APPLICATION	DATE
	2018.02.05

**aba architects inc.**  
 CLIENT: GOLDMANN INCORPORATED  
 1989 Leslie Street, Toronto, Ontario M3B 2M3  
 Phone: 416.445.1107 Fax: 416.391.0586

**COURTICE COMMONS**  
 HIGHWAY 2 & TRULLS ROAD,  
 CLARINGTON, ON

**SITE PLAN**

SCALE: 1:400  
 SHEET: 610x914  
 PROJECT NUMBER: 2017-095

**SPA.01**



The Corporation of The Municipality of Clarington

By-Law No. 2020-\_\_\_\_\_

being a by-law to amend By-law 2009-0123, the Sign By-law for the Corporation of the Municipality of Clarington

Whereas the Council of the Corporation of the Municipality of Clarington deems it advisable to amend By-law 2009-0123, as amended, of the Municipality of Clarington in accordance with application SBA 2020-0001 to permit a monolith sign along the Highway 2 frontage of the Courtice Urban Centre development;

Now Therefore be it resolved that the Council of the Corporation of the Municipality of Clarington enacts as follows:

1. Section 9 – EXCEPTIONS BY AMENDMENT is hereby amended by inserting the following new subsection:

“9.29 Notwithstanding Section 8.11 v) to this By-Law, a monolith sign is permitted, in accordance with all other applicable provisions of the By-law, along the Highway 2 frontage of the property located at the southeast corner of Highway 2 and Trulls Road, Courtice.

By-law passed in open session this \_\_\_\_\_ day of \_\_\_\_\_, 2020

\_\_\_\_\_  
Mayor Adrian Foster, Mayor

\_\_\_\_\_  
C. Anne Greentree, Municipal Clerk