

SIGN VARIANCE APPLICATION
FILE NO: SV.11-029
OWNER: CINZA RECINE
LOCATION: 10499 ISLINGTON AVENUE
LOTS 7 AND 8, PLAN 11
WARD 1

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-029, Cinza Recine, 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 two 0.2 sqm. soffit signs on the subject building as shown on the attached drawings.

Background - Analysis and Options

Sign Bylaw Requirements (By-Law 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.

The subject property is located within the special sign district for Kleinburg.

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 two 0.2 sqm. soffit signs on the subject building as shown on the attached drawings. The applicant has received Heritage approval in respect to the proposed signs.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. In Committee's opinion 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. Ground Floor Plan
3. Sketch of Sign

Report prepared by:

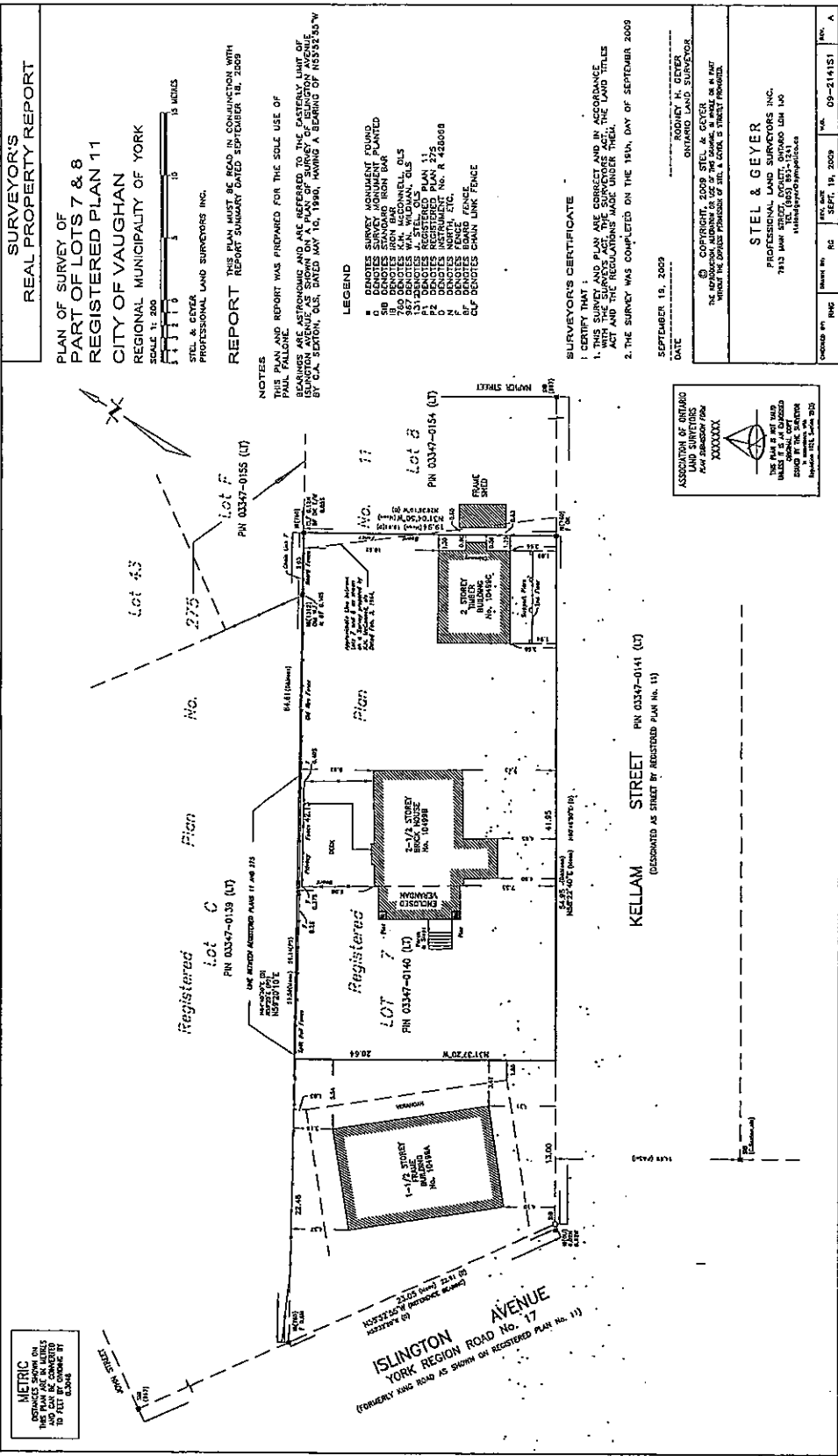
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

SU-1-029



SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY OF PART OF LOTS 7 & 8 REGISTERED PLAN 11 CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

STEL & GEYER PROFESSIONAL LAND SURVEYORS INC.

REPORT THIS PLAN MUST BE READ IN CONJUNCTION WITH REPORT SUMMARY DATED SEPTEMBER 19, 2009

NOTES

THIS PLAN AND REPORT WAS PREPARED FOR THE SOLE USE OF PAUL FALLORE. REFERENCES AND ARE REFERRED TO THE MASTERLY PLAN OF ISLINGTON AVENUE, AS SHOWN ON A PLAN OF SURVEY OF ISLINGTON AVENUE BY C.A. SEITON, OLS, DATED MAY 10, 1980, HAVING A BEARING OF N55°55'55"W

LEGEND

- DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT FOUND
- ▧ DENOTES IRON BARR
- ▨ DENOTES IRON BARR
- ▩ DENOTES IRON BARR
- DENOTES IRON BARR
- DENOTES IRON BARR
- ▬ DENOTES CHAIN LINK FENCE
- ▭ DENOTES CHAIN LINK FENCE
- ▮ DENOTES CHAIN LINK FENCE
- ▯ DENOTES CHAIN LINK FENCE
- ▰ DENOTES CHAIN LINK FENCE
- ▱ DENOTES CHAIN LINK FENCE

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS PLAN AND REPORT WAS PREPARED FOR THE SOLE USE OF PAUL FALLORE, AS SHOWN ON A PLAN OF SURVEY OF ISLINGTON AVENUE BY C.A. SEITON, OLS, DATED MAY 10, 1980, HAVING A BEARING OF N55°55'55"W
- THE SURVEY WAS COMPLETED ON THE 15TH, DAY OF SEPTEMBER 2009

SEPTEMBER 19, 2009

DATE

STEL & GEYER PROFESSIONAL LAND SURVEYORS INC. 7913 KING STREET, UNIT 111, RICHMOND HILL, ONTARIO L4B 1L6

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CHIEF OF REG. DISTRICT OF YORK 09-21151

METRIC

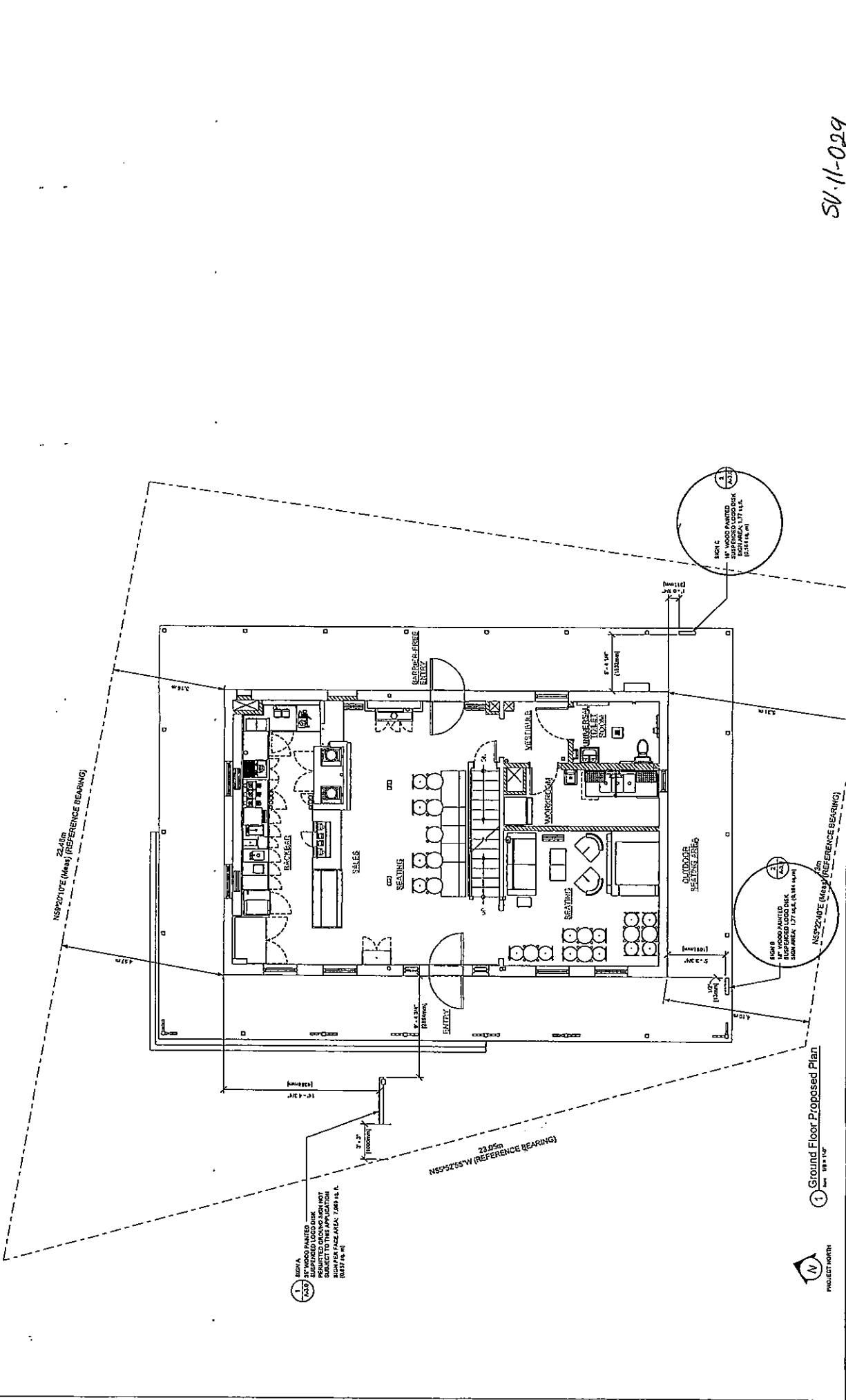
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ASSOCIATION OF ONTARIO LAND SURVEYORS

THE ASSOCIATION OF ONTARIO LAND SURVEYORS IS A MEMBER OF THE PROFESSIONAL REGULATORY BOARD FOR PROFESSIONAL ENGINEERS, ARCHITECTS AND LAND SURVEYORS (PRO) OF ONTARIO

XXXXXXXXXX

THE PLAN IS NOT VALID UNLESS IT IS APPROVED AND SIGNED BY THE SURVEYOR



SU-11-029

Scale: 1/8" = 1'-0"
 Drawn by: FT
 Checked by: PM
 Project: NS52977-001

Project:
 Starbuck's Coffee
 Toronto
 Proposed Signage
 Isington & Keelan

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 Starbuck's Coffee
 Toronto
 Proposed Signage
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 djohnson@jr-arch.com

Dan Johnson
 Architect, Inc.

1 Ground Floor Proposed Plan
 Scale: 1/8" = 1'-0"



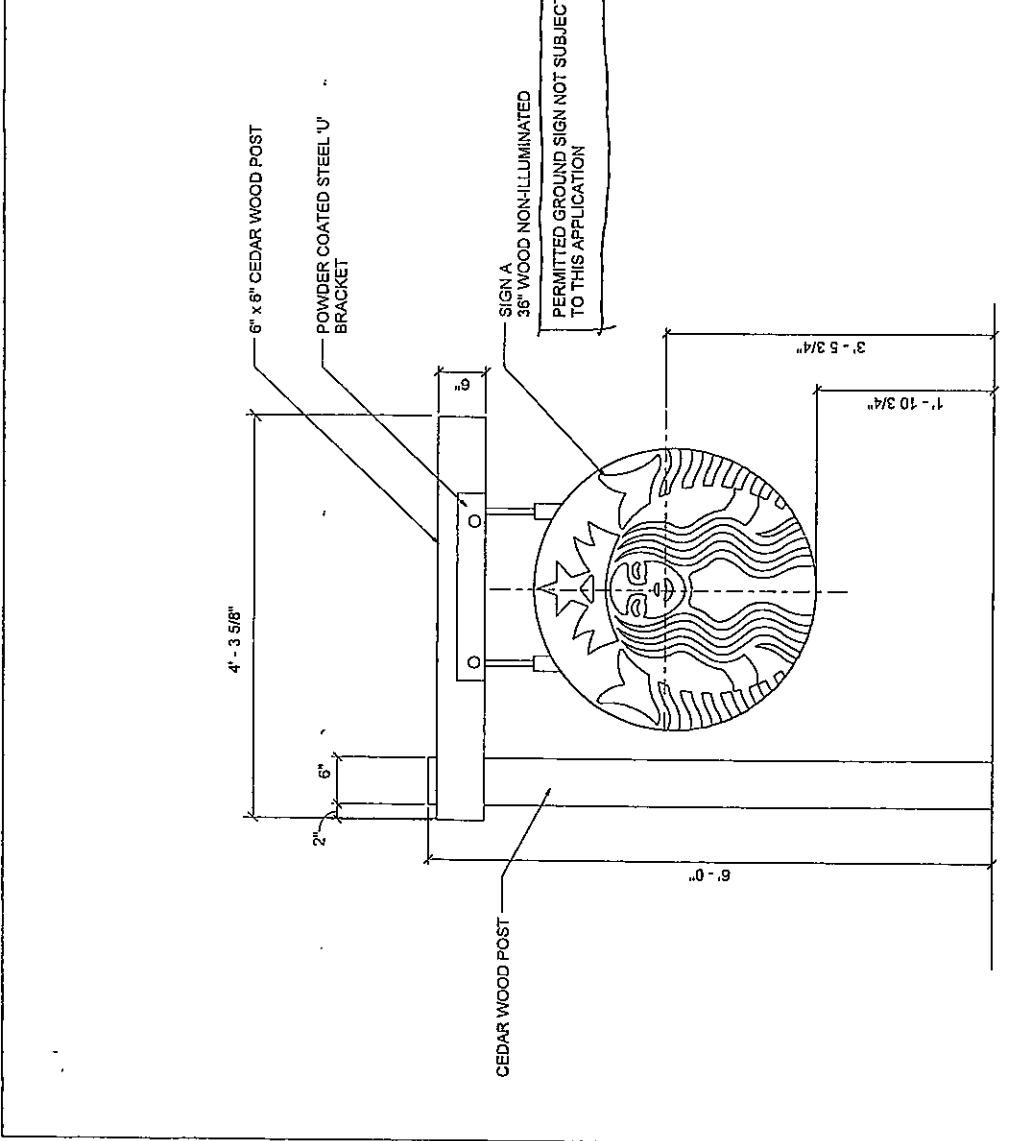
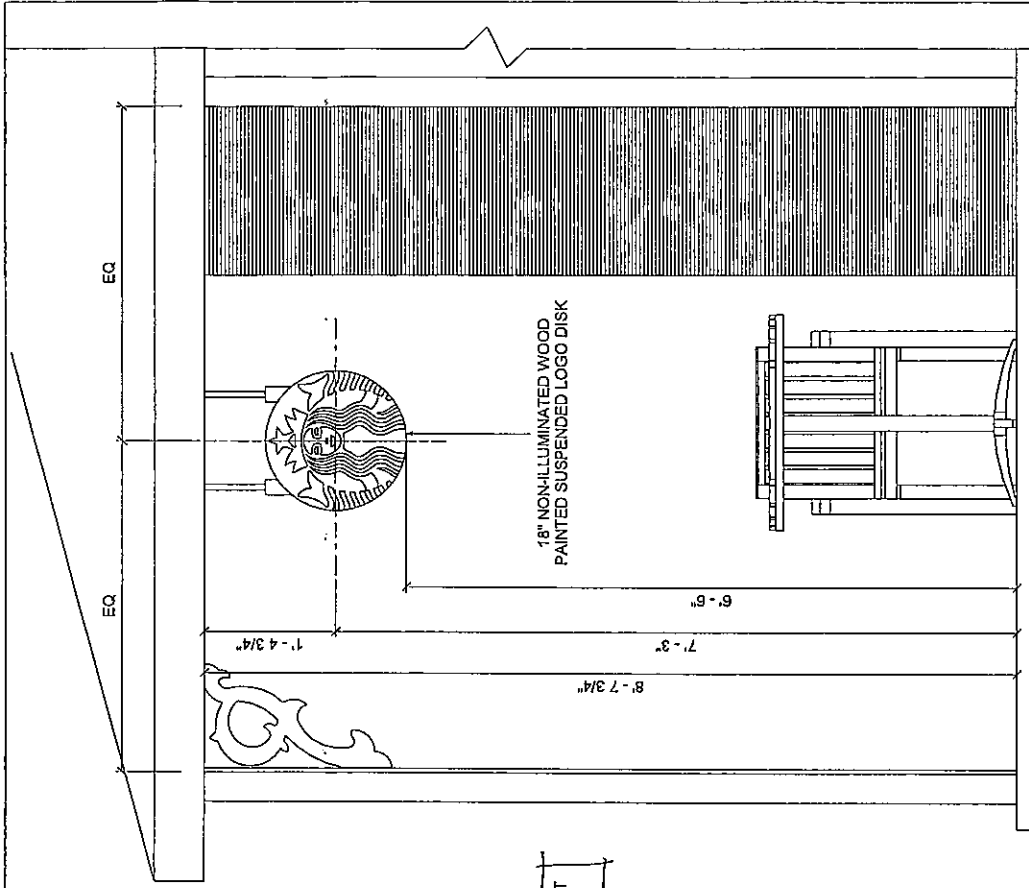
PROJECT NORTH

1 SIGN A
 14'x20' SIGN
 SUSPENDED LOAD DISK
 PERMITTED ON CANOPY SIGN NOT
 PERMITTED FOR THIS SIGNAGE
 SIGN AREA: 177 sq. ft. (16.4 sq. m.)

1 SIGN B
 14'x20' SIGN
 SUSPENDED LOAD DISK
 PERMITTED ON CANOPY SIGN NOT
 PERMITTED FOR THIS SIGNAGE
 SIGN AREA: 177 sq. ft. (16.4 sq. m.)

1 SIGN C
 14'x20' SIGN
 SUSPENDED LOAD DISK
 PERMITTED ON CANOPY SIGN NOT
 PERMITTED FOR THIS SIGNAGE
 SIGN AREA: 177 sq. ft. (16.4 sq. m.)

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2 18" SUSPENDED LOGO DISK - SOUTH EAST ELEVATION
A-3.0

1 36" LOGO DISK
A-3.0

Subject Sign.

SV-11-029

<p>Architect Daniel Johnson Architect Inc. 90 Richmond Street East Suite 100, Toronto, Ontario M5C 1P1 Ph: 416-520-0040 Fax: 416-520-4498 djohnson@dn-arch.com</p>	<p>Project Starbucks Coffee Toronto Proposed Signage Islington & Kellam</p>	<p>Planning Sign Information</p>	<p>Scale: Drawn by: Author Checked by: Checker Project No: 23771-001 A-3.0</p>
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