

SIGN VARIANCE APPLICATION
FILE NO: SV.11-034
OWNER: SIMERRA PROPERTY MANAGEMENT INC.
LOCATION: 3175 RUTHERFORD ROAD
YCC NO. 10521
WARD 4

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-034, Simerra Property Management Inc., 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 one (1) 1.75 sqm. illuminated wall sign on the building's east elevation 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.

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 sign.

Conclusion

The applicant is proposing to install one (1) 1.75 sqm. wall sign on the building's east elevation as shown on the attached plans. This proposed sign was not shown on the original Site Plan Agreement that was approved by Council.

Members of the Sign Variance Committee have reviewed the applicant's proposal 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. Building Elevation
3. Sketch of Proposed Sign

Report prepared by:

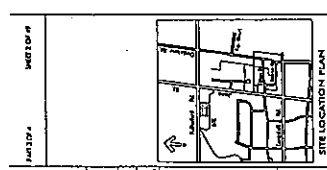
John Studdy, Manager of Customer & Administrative Services, Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

Traverse Slove



LEGEND

1	EXISTING BUILDING
2	NEW BUILDING
3	EXISTING DRIVE
4	NEW DRIVE
5	EXISTING SIDEWALK
6	NEW SIDEWALK
7	EXISTING PARKING
8	NEW PARKING
9	EXISTING LANDSCAPE
10	NEW LANDSCAPE
11	EXISTING UTILITIES
12	NEW UTILITIES
13	EXISTING FENCE
14	NEW FENCE
15	EXISTING SIGNAGE
16	NEW SIGNAGE
17	EXISTING LIGHTING
18	NEW LIGHTING
19	EXISTING TREES
20	NEW TREES
21	EXISTING PLANTINGS
22	NEW PLANTINGS

KEY PLAN

SITE DEVELOPMENT DATA

CRUISE LOT AREA	11,880 SQ. FT.
EXISTING LOT AREA	11,880 SQ. FT.
EXISTING BUILDING AREA	1,200 SQ. FT.
EXISTING DRIVEWAY AREA	1,000 SQ. FT.
EXISTING SIDEWALK AREA	500 SQ. FT.
EXISTING PARKING AREA	1,180 SQ. FT.
EXISTING LANDSCAPE AREA	1,000 SQ. FT.
EXISTING UTILITIES AREA	1,000 SQ. FT.
EXISTING FENCE AREA	1,000 SQ. FT.
EXISTING SIGNAGE AREA	1,000 SQ. FT.
EXISTING LIGHTING AREA	1,000 SQ. FT.
EXISTING TREES AREA	1,000 SQ. FT.
EXISTING PLANTINGS AREA	1,000 SQ. FT.
TOTAL BUILDING AREA	1,200 SQ. FT.
TOTAL DRIVEWAY AREA	1,000 SQ. FT.
TOTAL SIDEWALK AREA	500 SQ. FT.
TOTAL PARKING AREA	1,180 SQ. FT.
TOTAL LANDSCAPE AREA	1,000 SQ. FT.
TOTAL UTILITIES AREA	1,000 SQ. FT.
TOTAL FENCE AREA	1,000 SQ. FT.
TOTAL SIGNAGE AREA	1,000 SQ. FT.
TOTAL LIGHTING AREA	1,000 SQ. FT.
TOTAL TREES AREA	1,000 SQ. FT.
TOTAL PLANTINGS AREA	1,000 SQ. FT.

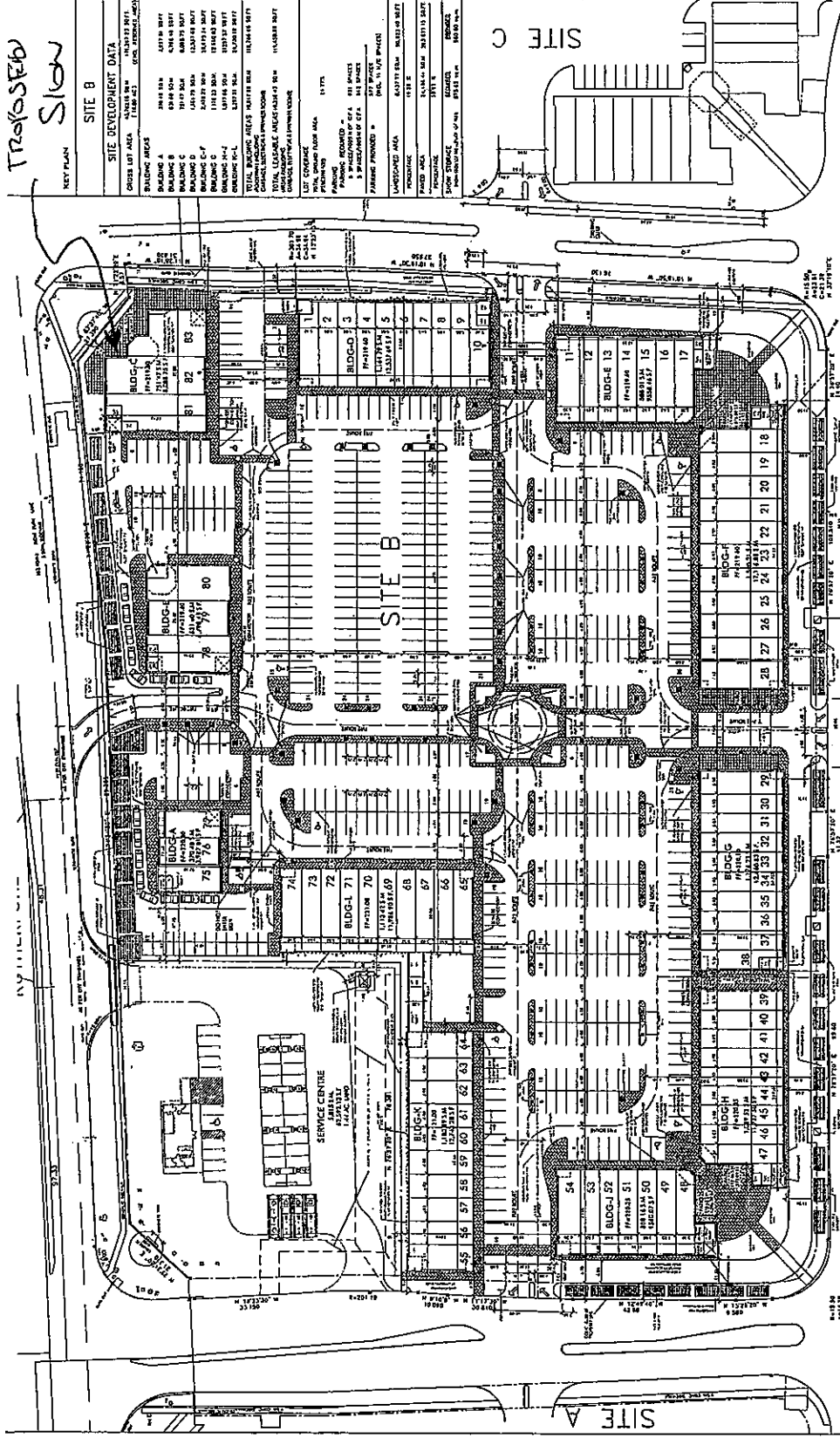
HISTORY HILL GROUP

COMMERCIAL DEVELOPMENT
TUSCANY PLACE
1401374
DA 04.033

KEY PLAN

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TOTAL LIGHTING AREA	1,000 SQ. FT.
TOTAL TREES AREA	1,000 SQ. FT.
TOTAL PLANTINGS AREA	1,000 SQ. FT.



VAUGHAN MILLS CIRCLE

BUILDING W	BUILDING X	BUILDING Y	BUILDING Z	BUILDING AA	BUILDING AB	BUILDING AC	BUILDING AD	BUILDING AE	BUILDING AF	BUILDING AG	BUILDING AH	BUILDING AI
1	2	3	4	5	6	7	8	9	10	11	12	13
14	15	16	17	18	19	20	21	22	23	24	25	26
27	28	29	30	31	32	33	34	35	36	37	38	39
40	41	42	43	44	45	46	47	48	49	50	51	52
53	54											

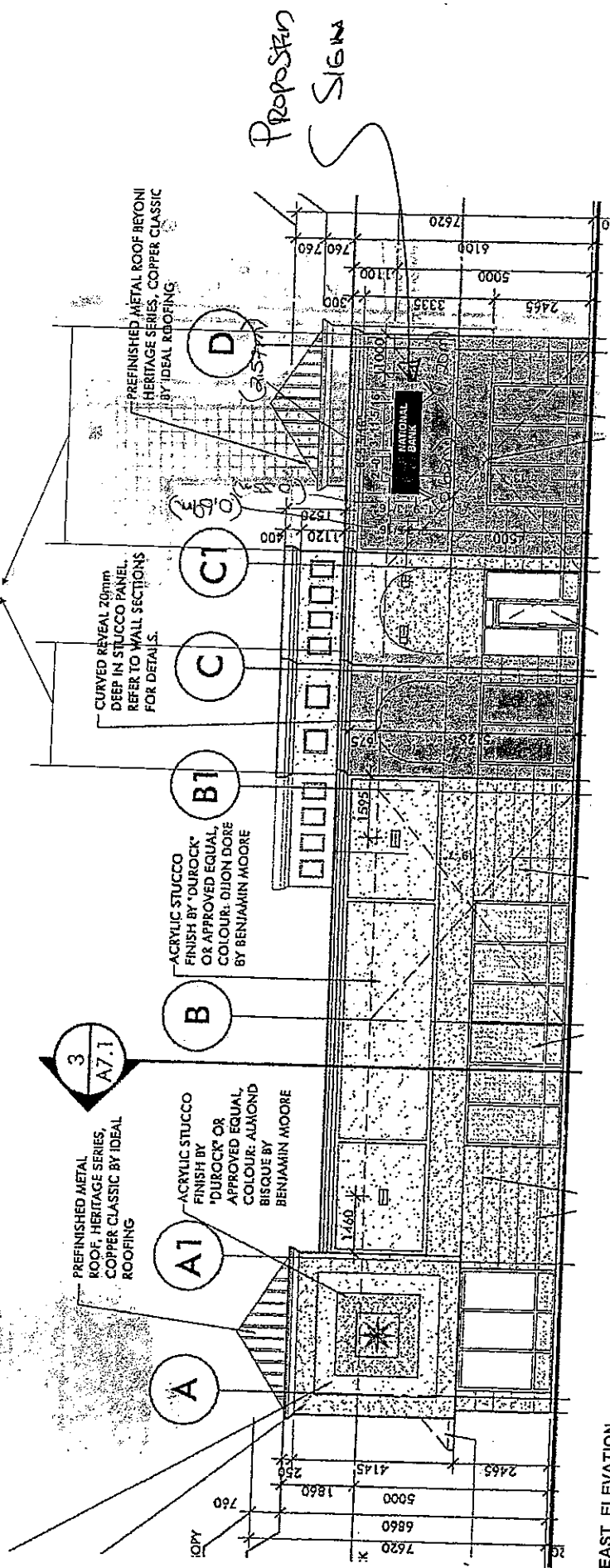
SV-11-034

GFDP-20016A

PRESENTATION

Installation:	Interior	<input checked="" type="checkbox"/>	Exterior
#	DESCRIPTIONS:	3 ILLUMINATED S/F SIGN	
SEE DRAWING #TO FOLLOW			

Total des 2 sections grise
27'-6"



EAST ELEVATION

Revision(s) / BY: Date: /
A BOUGER ELEVATION QUEST / KC / 02.04.2011



Tel: (509) 793-5508 - Fax: (871) 737-1736 - Toll Free: 1-800-361-9798

Client:	BANQUE NATIONALE #0363-1
Site:	9505 KEELE STREET, MAPLE, ON
Consultant:	G. FRENETTE
Draughtsman:	K. CORMIER
Page:	3/4
Scale:	1/8" = 1'-0"
Date:	03.03.2011

SU-11-034

www.patissonnesign.com

Date: / /
Customer Approval:



ISO 9001:2008 Certified Enterprise

_____ (print name)

1. The information contained in this application, attached schedules, attached plans and specifications, and other

SU-11-034

GPDP-200-10-9505 Keele Street, Maple, ON L6A 1G5/20-11-05/20

BAN2C9D7069

CHANNEL LETTERS ILLUMINATED WITH LED'S

Installation: Interior: Exterior:

Electrical specifications:
Volts: 120 Amps: T.B.D. Circ: T.B.D.

#	Descriptions:
1	STANDARD 24" LOGO ILLUMINATED WITH LED SEE DRAWING #BAN2S7E7001
2	2" X 2" ALUMINUM ANGLE STRUCTURE
3	999848 EXTRUSION RETAINER (EX-30)
4	1/8" ALUMINUM FACE WELDED TO RETAINER
5	0.064" PRE-PAINTED WHITE ALUMINUM BACKING
6	0.064" PRE-PAINTED WHITE ALUMINUM SIDES
7	1/2" TK. WHITE ACRYLIC #2447
8	ILLUMINATED WITH GELCORE MINI MAX WHITE LED
9	PIANO HINGES
10	ELECTRONIC POWER SUPPLY
11	26GA. PRE-PAINTED SHEET METAL
12	ANCHORAGE T.B.D. BY TYPE OF WALL
13	3/8" #6 SCREW

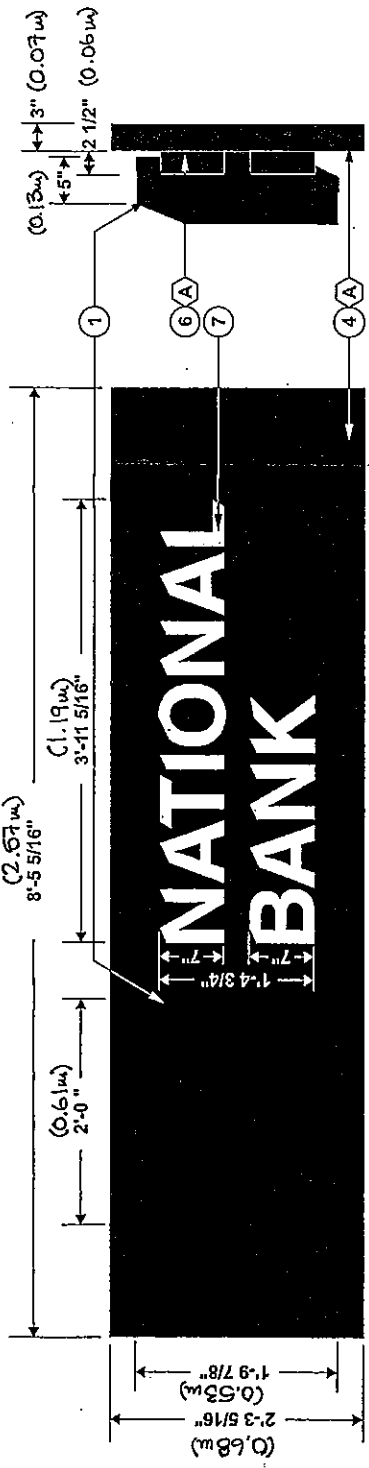
Colors:
A PAINTED TO MATCH BLUE VQ-11987

Area = 1.75 m².

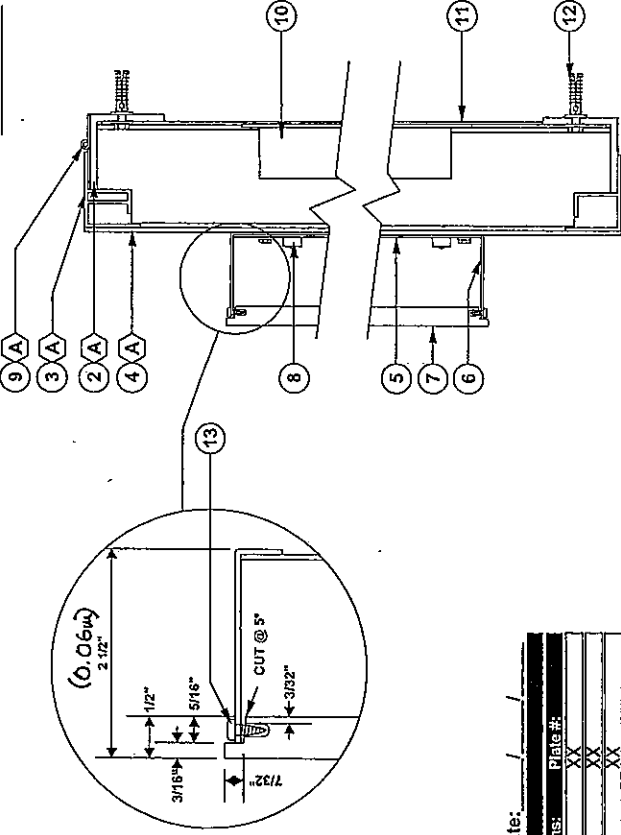


Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	BANQUE NATIONALE
Site:	DIVERS
Draftsman:	SAM THERIAULT
Checked By:	AT
Date:	05-20-2011
Page:	1/1
Scale:	1" = 1'-0"



SIDE VIEW



CROSS SECTION
SCALE: N.T.S.

Customer Approval: _____ Date: _____

Descriptions:	Plate #:
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

Production Information: XX

The Sign Group reserves the right to change specifications without notice. The sign is the property of the Sign Group. The sign is not to be used for any other purpose. The sign is to be installed in accordance with the manufacturer's instructions. The sign is to be installed in a well-ventilated area. The sign is to be installed in a dry area. The sign is to be installed in a clean area. The sign is to be installed in a safe area. The sign is to be installed in a secure area. The sign is to be installed in a protected area. The sign is to be installed in a safe area. The sign is to be installed in a secure area. The sign is to be installed in a protected area. The sign is to be installed in a safe area. The sign is to be installed in a secure area. The sign is to be installed in a protected area.