

**SIGN VARIANCE APPLICATION**  
**FILE NO: SV.11-044**  
**OWNER: NORWARD PLAZA INC.**  
**LOCATION: 9651 JANE STREET**  
**PART OF LOT 19, CONCESSION 4**  
**WARD 1**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-044, Norward Plaza 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**

The applicant is requesting to install two (2) 8.3 sqm. wall signs 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.

6.6 (a) No wall sign shall extend above the top of the roof structure.

**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 has applied for a sign variance to allow for the construction of two (2) 8.3 sqm. wall signs as shown on the attached drawings. These wall signs are associated with a new tenant for the premises and are very similar to previously existing wall signs that were approved under a prior sign variance application.

Members of the Sign variance Committee have reviewed the application and have no objections to the application as submitted. Members of the Committee 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. North Building Elevation
3. West Building Elevation

### **Report prepared by:**

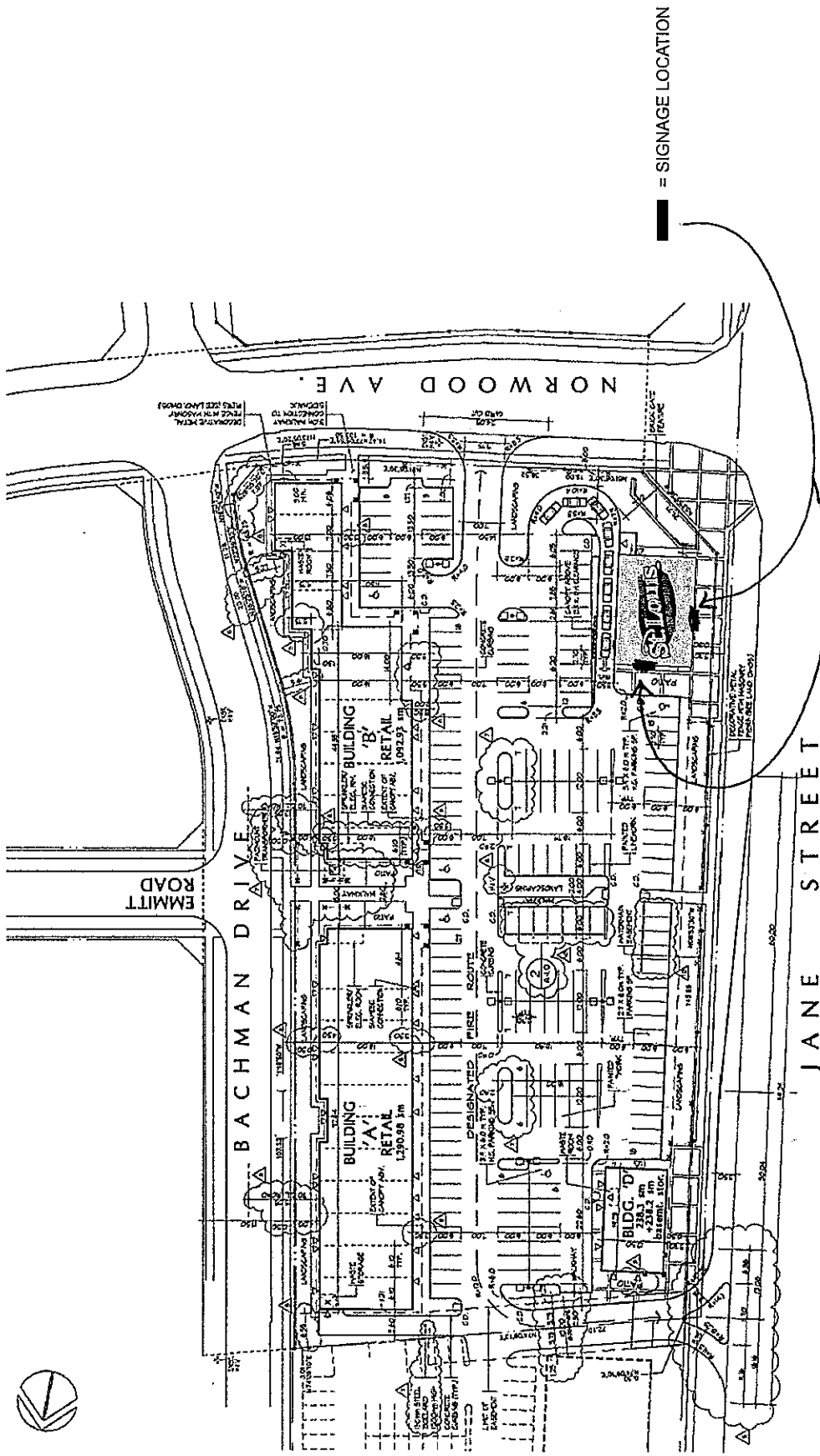
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/as

**SITE PLAN**



Customer: St Louis Bar & Grill  
 Address: 9651 Jane St.  
 Designer: SV  
 Page: 4

Sales: Dan Bovair  
 Date: Sept. 21 /11  
 Revision:  
 Scale: NTS  
 File Name: VAUGHAN VARIANCE

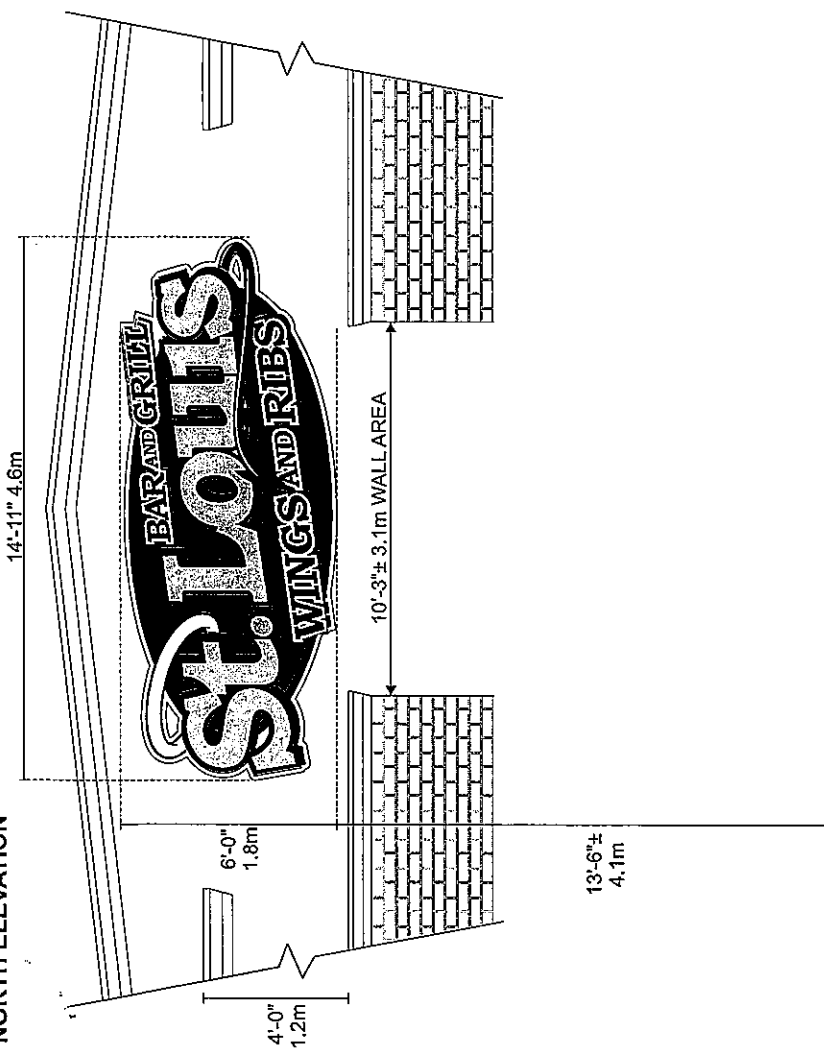


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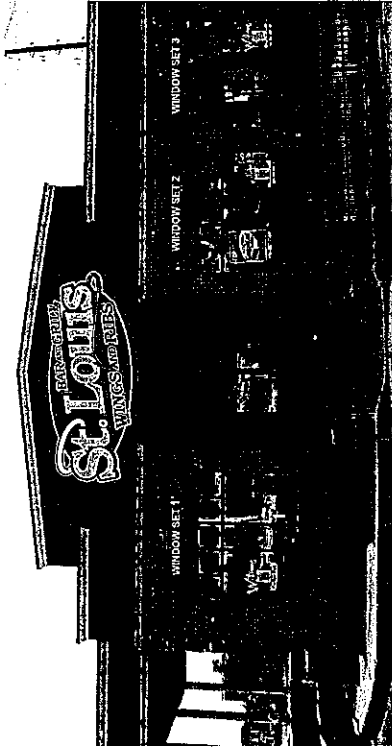
**NORTH ELEVATION**



SIGN AREA USED: 89.47 sf. (8.3 sm.)

- ST LOUIS, HALO & TAIL
- PROVIDE ONE (1) NEW ILLUMINATED FORM BOX
- WHITE GRAPHICS
- ARLON 416 FIRE RED VINYL (KEYLINE)
- YELLOW 3M 3630-015 VINYL GRAPHICS
- APPLIED TO 1st SURFACE OF
- CUT OUT WHITE 2447 PLEXIGLAS FACE
- 1" BLACK TRIM CAP RETAINER
- 5" DEEP BLACK ALUMINUM COIL RETURNS
- ILLUMINATED BY WHITE LEDS
- BAR & GRILL / WINGS & RIBS
- PROVIDE TWO (2) NEW ILLUMINATED FORM BOXES
- WHITE KEY-LINE
- ARLON 415 FIRE RED & BLACK VINYL (DROP SHADOW)
- APPLIED TO 1st SURFACE OF
- CUT OUT WHITE 2447 PLEXIGLAS FACE
- 5/8" DEEP SATIN COAT SHEET METAL FILLER,
- PAINTED BLACK
- SOLDIER RETURNS TO BACKS
- ILLUMINATED BY SLOAN VALUELINE MINI WHITE LEDS
- OVAL BACKGROUND PANEL
- PROVIDE ONE (1) NEW NON-ILLUMINATED BIG PANEL
- CUT OUT 1/8" ALUMINUM BIG PANEL, PAINTED WHITE
- WITH BLACK & BLUE 3M 3630-137 VINYL GRAPHICS
- APPLIED TO 1st SURFACE

CITY OF VAUGHAN BUILDING STANDARDS DEPARTMENT PUBLIC INFORMATION	
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Designer:	SV	Revision:	
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		File Name:	Vaughan VARIANCE

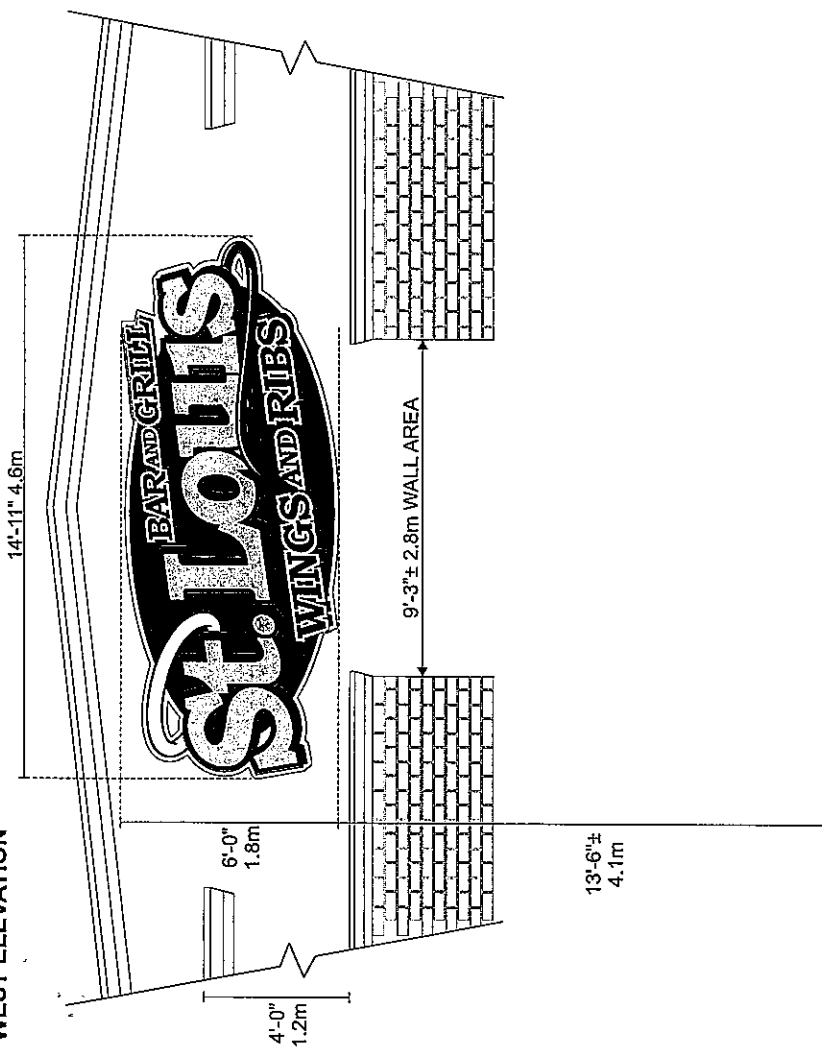
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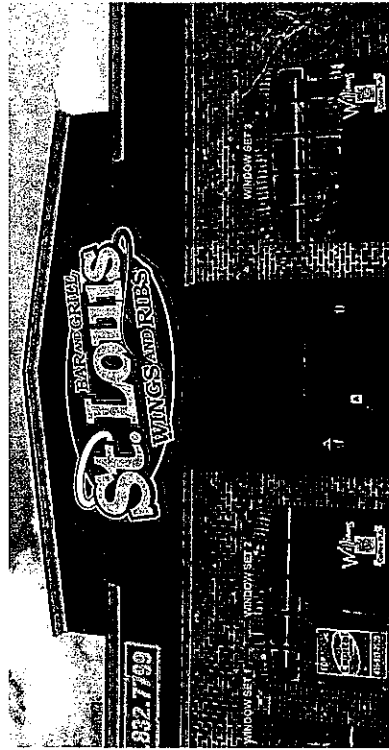
**SV-11-044**

**WEST ELEVATION**



SIGN AREA USED: 89.47 sf. (8.3 sm.)

- ST LOUIS, HALO & TAIL
- PROVIDE ONE (1) NEW ILLUMINATED FORM BOX
- WHITE GRAPHICS
- ARLON 415 FIRE RED VINYL (KEY-LINE)
- YELLOW 3M 3630-015 VINYL GRAPHICS
- APPLIED TO 1st SURFACE OF
- CUT OUT WHITE 2447 PLEXIGLAS FACE
- 1" DEEP BLACK ALUMINUM COIL RETURNS
- ILLUMINATED BY WHITE LEDs
- BAR & GRILL / WINGS & RIBS
- PROVIDE TWO (2) NEW ILLUMINATED FORM BOXES
- WHITE KEY-LINE
- ARLON 415 FIRE RED & BLACK VINYL (DROP SHADOW)
- APPLIED TO 1st SURFACE OF
- CUT OUT WHITE 2447 PLEXIGLAS FACE
- ¼" DEEP SATIN COAT SHEET METAL FILLER,
- PAINTED BLACK
- SOLDIER RETURNS TO BACKS
- ILLUMINATED BY SLOAN VALUELINE MINI WHITE LEDs
- OVAL BACKGROUND PANEL
- PROVIDE ONE (1) NEW NON-ILLUMINATED BIG PANEL
- CUT OUT 1/8" ALUMINUM BIG PANEL, PAINTED WHITE
- WITH BLACK & BLUE 3M 3630-437 VINYL GRAPHICS
- APPLIED TO 1st SURFACE



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