

**COMMITTEE OF THE WHOLE JUNE 16, 2008**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.08-07**

**OWNER: CONCORD CONFECTIONS LTD.**

**LOCATION: 336 COURTLAND AVENUE**

**BLOCK 6, REGISTERED PLAN 65M-2745**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-07, Concord Confections Ltd., be APPROVED, subject to MTO approval.

**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 wall sign at the north end of the building in lieu of three wall signs approved as part of SV.96-013 of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

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.

**Relationship to Vaughan Vision 2020**

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 By-law permits only those wall signs approved on the site plan agreement. A Sign Variance was approved (File No. SV.96-013) for 9 additional wall signs. The applicant is proposing to install one wall sign at the north end of the building in lieu of three wall signs approved as part of SV.96-013 as shown on the attached drawings. Upon approval of the sign variance by Council 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

**REVISIONS**

NO.	DATE	DESCRIPTION
1		WHOLE SHEET REVISIONS
2		PROVIDE THE NEW 1/4" SCALE PLAN
3		REVISIONS TO THE 1/4" SCALE PLAN
4		REVISIONS TO THE 1/4" SCALE PLAN
5		REVISIONS TO THE 1/4" SCALE PLAN
6		REVISIONS TO THE 1/4" SCALE PLAN
7		REVISIONS TO THE 1/4" SCALE PLAN
8		REVISIONS TO THE 1/4" SCALE PLAN
9		REVISIONS TO THE 1/4" SCALE PLAN
10		REVISIONS TO THE 1/4" SCALE PLAN

LEO E. VENCHI ARCHITECTS  
 1775 BROADWAY  
 NEW YORK, N.Y. 10019  
 TEL. 212-697-1100  
 FAX. 212-697-1101

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DATE: 11/11/94  
 DRAWING NO.: 117-1194  
 SHEET NO.: 117-1194

PROPOSED WAREHOUSE & OFFICES  
 COOPER AUTOMOTIVE  
 H.H.S. DEVELOPMENTS LTD.  
 COURTLAND AVE  
 CITY OF VALHALLAN

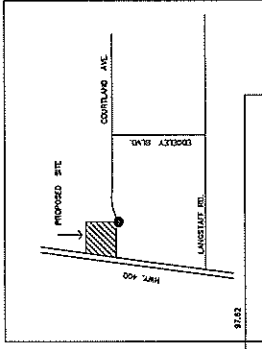
SCALE: 1" = 50'  
 DATE: OCT/95  
 DRAWING NO.: A-100  
 SHEET NO.: 117-1194



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**KEY MAP**

**SURVEY INFORMATION**  
 INFORMATION ON THE DATE OF THE LOCATION A  
 REPORT IN THE CITY OF VALHALLAN  
 REPORT IN THE CITY OF VALHALLAN  
 REPORT IN THE CITY OF VALHALLAN

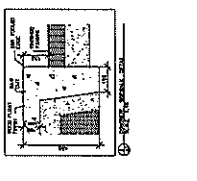
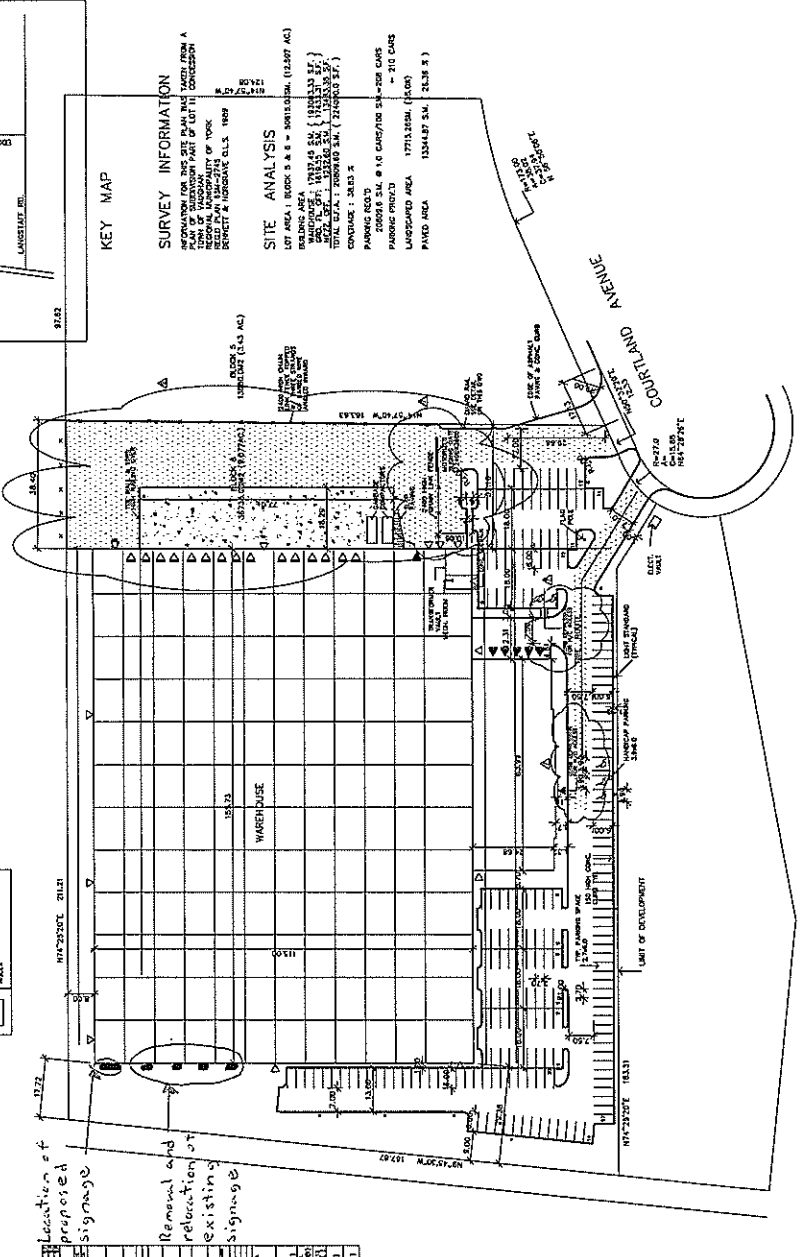
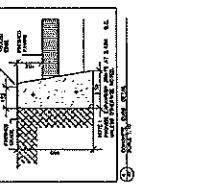
**SITE ANALYSIS**  
 LOT AREA: 100,000 SQ. FT. (2.28 AC)  
 BUILDING AREA: 100,000 SQ. FT. (2.28 AC)  
 PARKING AREA: 100,000 SQ. FT. (2.28 AC)  
 PAVED AREA: 100,000 SQ. FT. (2.28 AC)

**SYMBOL LEGEND**

[Symbol]	EXISTING SIGNAGE
[Symbol]	PROPOSED SIGNAGE
[Symbol]	REMOVAL AND RELLOCATION OF EXISTING SIGNAGE
[Symbol]	UNIT OF DEVELOPMENT

Location of proposed signage  
 Removal and relocation of existing signage

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Client: Canadian Tire

Location: 336 Courtland Ave  
Langstaff @ 400  
Vaughan, ON

Project Title: S/F Illuminated Fascia

SignType(s): S/F Illuminated Fascia

Scale: 3/16" = 1' - 0"

Date: 11.03.2007

Drawn: Approved: /

JG

Drawing No.: Revision: PF 072400-S-2 2

No.	Description	Date
1	remove existing fascia signs - add illuminated fascia sign	11.21.2007
2	square footage calculations	12.05.2007

**SCHEDULE OF COLOURS**

- DARK RED #3632-73
- YELLOW #3632-015
- BLACK #3630-22
- WHITE
- DARK RED PAINTED TO MATCH #3632-73
- DIGITAL IMAGE

Approver: \_\_\_\_\_

Approved By: \_\_\_\_\_

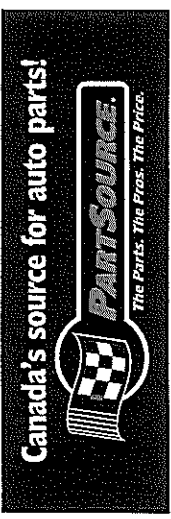
Date: \_\_\_\_\_

Copyright: \_\_\_\_\_

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**SUPPLY & INSTALL**

- ONE (1) S/F ILLUMINATED FASCIA SIGN
- PANAFLEX 845 FLEX FACE WITH 3M FILM GRAPHICS APPLIED TO 1ST SURFACE
  - FLAG TO BE DIGITAL IMAGE
  - COLOURS AS SHOWN
  - SIGNCOMP # 2104 FRAME (FRAMELESS APPEARANCE) PAINTED TO MATCH PARTSOURCE DARK RED
  - SIGNCOMP # 2121 FRAME COVER PAINTED TO MATCH PARTSOURCE DARK RED
  - 9" DEEP, (12" DEEP OVERALL) 1/8" ALUMINUM FILLER
  - PAINTED TO MATCH PARTSOURCE DARK RED
  - RATCHET TENSIONING SYSTEM
  - H.O. FLUORESCENT ILLUMINATION
  - 1/16" ALUMINUM SIGN BACK
  - INSTALLED IN POSITION AS SHOWN (TBC)
- \*\*SITE CHECK REQUIRED

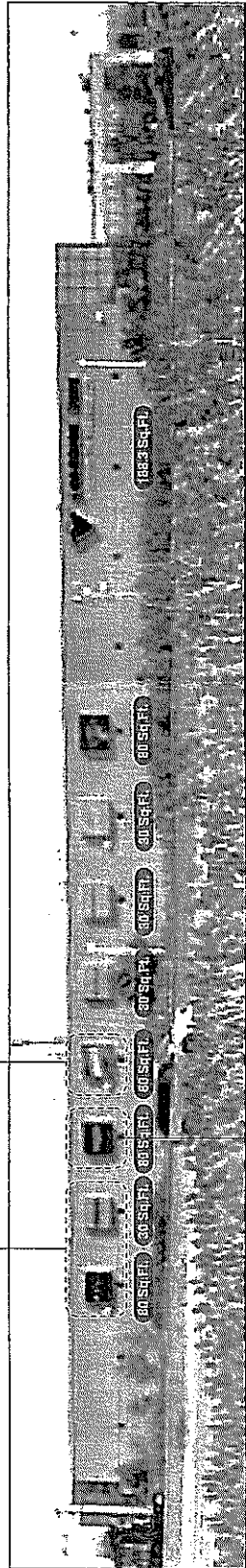


22'-0" (6705)  
(Frame Width)

7'-4" (225)  
(Frame Height)

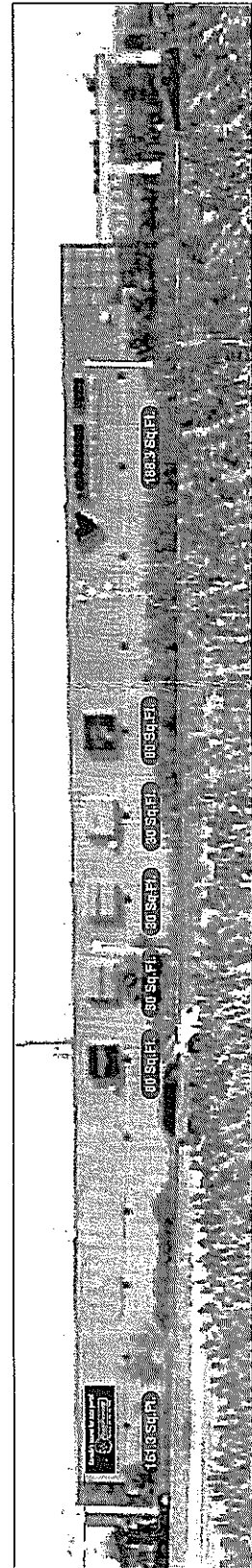
**Illuminated Fascia Sign**  
SIGN AREA:  
161.3 Sq.Ft., 15.0 Sq.m

THREE (3) EXISTING FASCIA SIGNS TO BE REMOVED



EXISTING FASCIA SIGN TO BE RE-LOCATED AS SHOWN BELOW

TOTAL SIGNAGE AREA BEFORE:  
628.3 Sq.Ft., 58.4 Sq.m  
(80 + 30 + 80 + 80 + 30 + 30 + 80 + 80 + 188.3)



TOTAL SIGNAGE AREA AFTER:  
599.6 Sq.Ft., 55.7 Sq.m  
(161.3 + 80 + 30 + 30 + 80 + 80 + 188.3)

Height of top of sign above grade  
15'-0" (4.6m)