

COMMITTEE OF THE WHOLE DECEMBER 1, 2008

SIGN VARIANCE APPLICATION

FILE NO: SV.08-023

OWNER: STONEMARK INVESTMENTS INC./YORK STANDARD CONDOMINIUM CORP.

LOCATION: 643 CHRISLEA BLVD, UNIT 4, YCC 1005
LOT 32, REGISTERED PLAN 65M-2588

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-023, Stonemark Investments Inc./York Standard Condominium Corp., be APPROVED, subject to the subtext located below "Ultimate Stone" being relocated to the existing sign band.

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 proposing to install an additional wall sign to be located above the existing sign band shown and permitted by the relevant site plan agreement.

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.

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

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 an additional wall sign to be located above the existing sign band shown and permitted by the relevant site plan agreement.

Members of the Sign Variance Committee have no objections to the applicant's proposal provided that overall sign area is reduced to reflect the size and scale of the building's elevation. The Committee is therefore recommending that the subtext located below "Ultimate Stone" being relocated to the existing sign band. This is in keeping with other sign variances applications that have been approved for the building.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required.

Attachments

1. Site Plan
2. Sketch of Sign

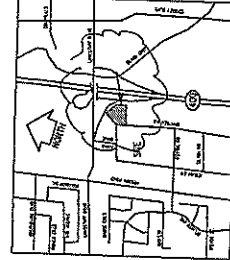
Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa



KEY PLAN N.T.S.

SURVEYOR'S REAL PROPERTY REPORT
PREPARED BY
GUIDO PAPA SURVEYING LTD
PART 1
PLAN OF
LOT 32

REGISTERED PLAN 65M-2588
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK
(FORMERLY THE TOWN OF VAUGHAN)

SCALE = 1:500

METRIC DISTANCES SHOWN HEREON ARE IN METERS AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
PART 2 THIS PLAN REPORT IS READ IN CONJUNCTION
WITH THE PLAN REPORT DATED AUGUST 12, 2002

ASSOCIATION OF ARCHITECTS
STANLEY E. SOTA
LICENSED ARCHITECT

ARCHITECT
STANLEY E. SOTA
448-224-8784

ENGINEER
THE CONSULTANTS INC.
448-448-3887

MECHANICAL
MURRAY ENGINEERING LTD.
604-477-7198

ELECTRICAL
MURRAY ENGINEERING INC.
448-224-2770

LANDSCAPE ARCHITECT
TAN ZHENG ZHANG
416-240-8800

PROJECT TITLE:
PROPOSED INDUSTRIAL BUILDING
FOR STONEMARK
INVESTMENTS, INC.
641 CHRISLEA RD, VAUGHAN, ONTARIO

DRAWING TITLE:
SITE PLAN

SCALE:
1:500

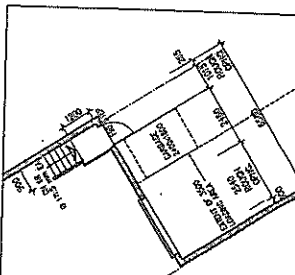
DRAWN:
ID LINEA

CHECKED:
S. E. SOTA

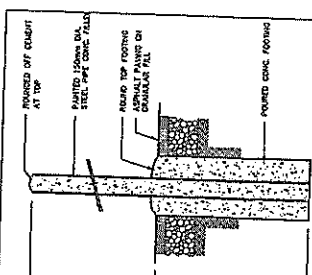
DATE:
02 APRIL 2002

A-1

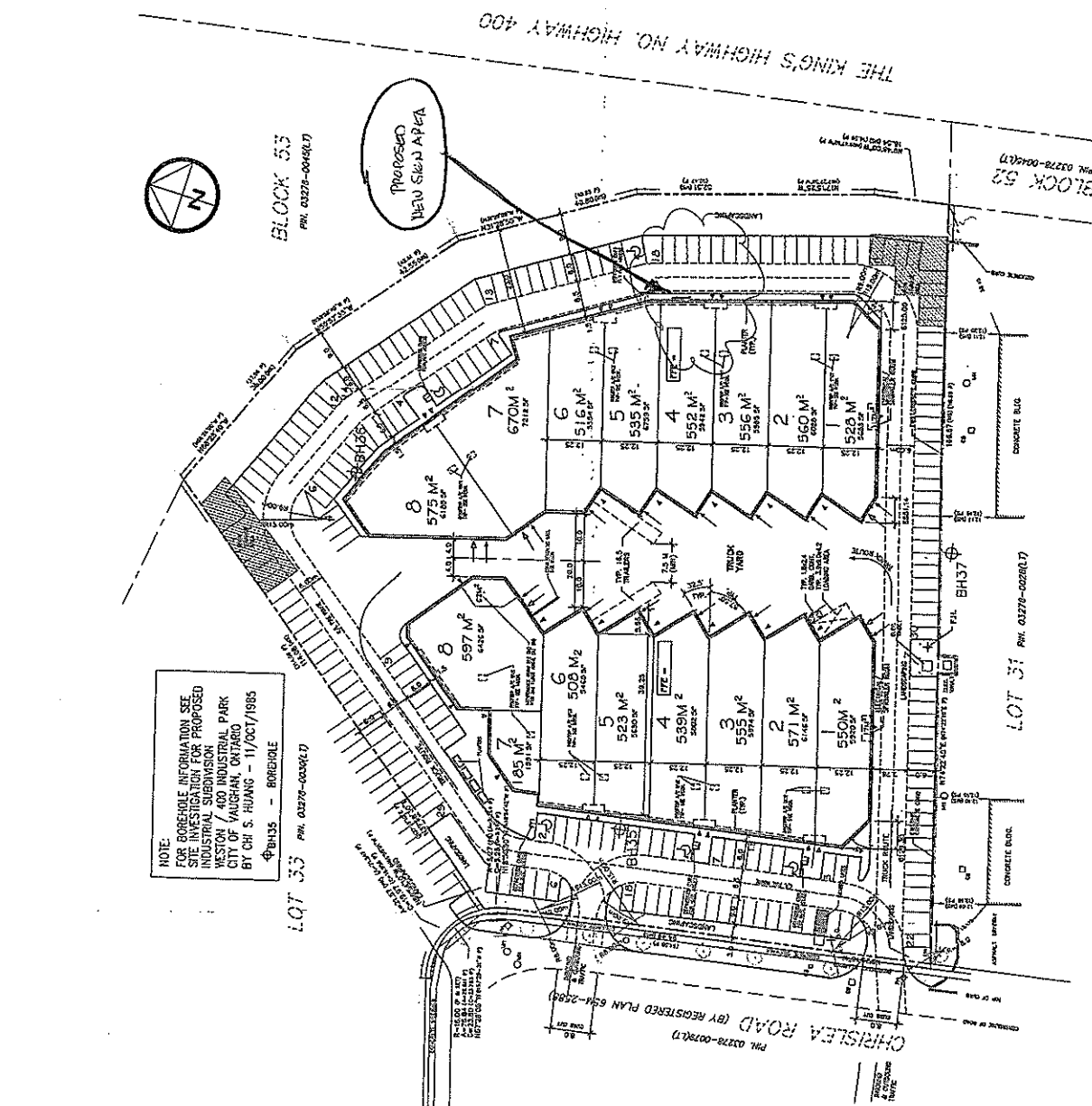
LAND USE SCHEDULE	
ZONING	EMI
SITE AREA	21 352.5 M ² (2.14 Ha)
SET BACKS REQUIRED	9M FRONT 6M SIDE 12M REAR
BUILDING AREA	
G41 CHRISLEA WEST BUILDING	4107M ² (44207 FT ²)
G41 CHRISLEA EAST BUILDING	4509M ² (48634 FT ²)
LANDSCAPING	661M ² (71741 FT ²)
BUILDING COVERAGE	40.35%
PARKING REQUIRED	
TYP. PARKING	6.0m x 2.7 m
OFFICE	12.5x100x2=25
WAREHOUSE	71.8x100x2=144
RESTAURANT	1.05x100x20=37
	206
PARKING PROVIDED (INCLUDING 5 HANDICAP)	216
PAVED AREA	10699.50M ²
AREA OF LANDSCAPING	2037.00M ²
AREA OF PLANTERS	175.1M ²
LEGEND	
▷ MAIN ENTRANCE	900x2100 h
◀ BACK LOADING	2400x400 h
→ TRUCK ENTRANCE	3000x200 h
◀ REAR ENTRANCE	900x2100 h
● BOLLARD	Ø150, 1500 HIGH



8 TYPICAL LOADING AREA
A1 ENLARGEMENT SCALE 1:100

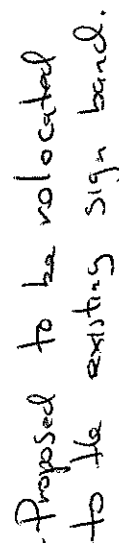


2 BOLLARD DETAIL
A1 SCALE 1:20



NOTE:
FOR BOREHOLE INFORMATION SEE
SITE INVESTIGATION FOR PROPOSED
INDUSTRIAL SUBDIVISION
WESTON / 400 INDUSTRIAL PARK
CITY OF VAUGHAN, ONTARIO
BY CH S. HUANG - 11/OCT/1985

1 SITE PLAN
A1 SCALE 1:500



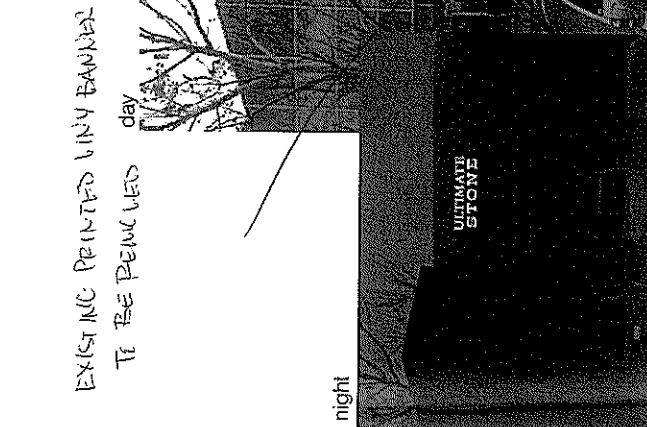
Overall Size:

Artist conception Colours may vary slightly from those shown above.

**CUSTOMER
SIGNATURE**

day

Designed by: S. Thompson
Date: July 3, 2008
Revision: #2



PROCESSED NEW CLIENTS

EXISTING PRINTED VINYL BANNER
TO BE PERMANENT day

Version 1

night