

**COMMITTEE OF THE WHOLE OCTOBER 19, 2009**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.09-015**  
**OWNER: EMBEE PROPERTIES**  
**LOCATION: 9791 JANE STREET**  
**LOT 20, CONCESSION 4**  
**WARD 1**

**Recommendation**

The Sign Variance Committee recommends:

That Sign Variance Application SV.09-015, Embee Properties, 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 wall signs on each building face of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

Bylaw Requirements (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 signs.

## **Conclusion**

The applicant is proposing to install two wall signs on each building face as shown on the attached drawings. The proposed signs are smaller signs each having a sign area of 3.0 sqm. and are related to the drive-thru services provided on the lot.

Members of the Sign Variance Committee have no objections to the application as submitted and are of the opinion that the intent and purpose of the City's Sign By-law is being maintained.

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

## **Attachments**

1. Site Plan
2. Elevations
3. Sketch of Sign

## **Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/pa



**ISSUED FOR**

1. RWS COORDINATION	2008-10-14
2. BUILDING PERMIT	2008-10-22
3. SITE PLAN AMENDMENT	2008-12-02
4. TENDER	2007-02-18

**IMPERIAL**  
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF COHOS DESIGN STANDARDS AND SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC UTILITIES AND STREETS. THE CITY ENGINEER SHALL REVIEW AND APPROVE ALL CONSTRUCTION DETAILS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE CONSTRUCTION DETAILS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

**CLIENT**  
RBC JANE & MAX  
1000 JANE STREET  
SUITE 100  
COHOS, NY 12018  
CONTACT: BOB SALT  
PHONE: (518) 392-3076  
FAX: (518) 392-3088

**ARCHITECT & PRIME CONSULTANT**  
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**STRUCTURAL CONSULTANT**  
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**M/E CONSULTANT**  
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FAX: (518) 392-3088

**PROJECT WORK**

**ERC JANE & MAX/ADMACKENDE  
ADDITIONAL CANDY**

**DRAWN:**  
**PILOT DATE:**  
**CAD FILE:**

**CHECKED:**

**DATE:**

**SCALE: 1/8" = 1'-0"**

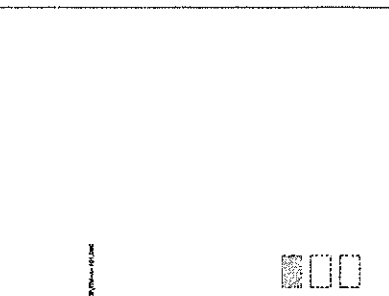
**1 KEY PLAN**  
SCALE: 1/8" = 1'-0"

**2 CLEARANCE GATE DETAIL (N.I.C.)**  
SCALE: 3/4" = 1'-0"

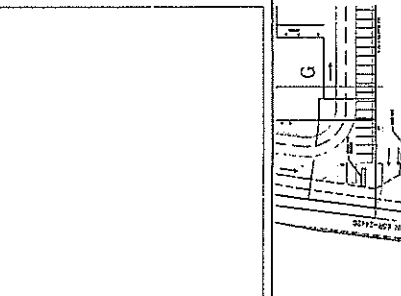
**3 SITE PLAN**  
SCALE: 1/8" = 1'-0"

**4 SIGN POST DETAIL**  
SCALE: 1/2" = 1'-0"

**5 SIGNAGE PIER**  
SCALE: 3/4" = 1'-0"



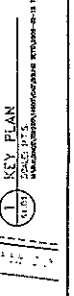
**2 CLEARANCE GATE DETAIL (N.I.C.)**  
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**3 SITE PLAN**  
SCALE: 1/8" = 1'-0"



**4 SIGN POST DETAIL**  
SCALE: 1/2" = 1'-0"



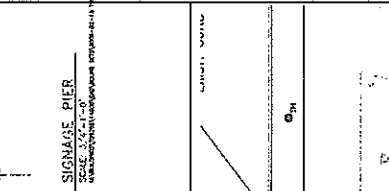
**5 SIGNAGE PIER**  
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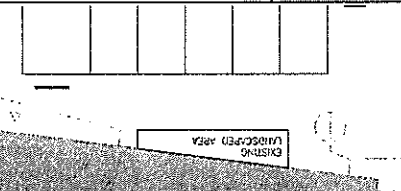
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SCALE: 3/4" = 1'-0"



**7 BOLLARD DETAIL**  
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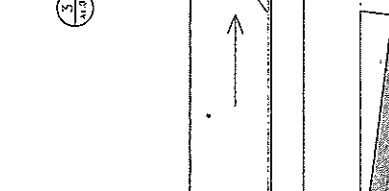
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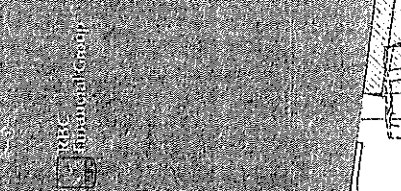
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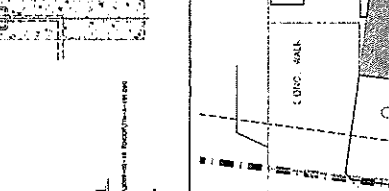
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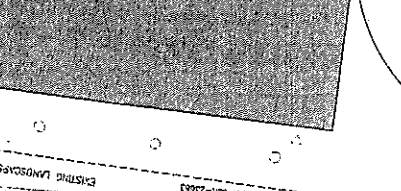
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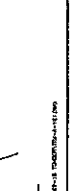
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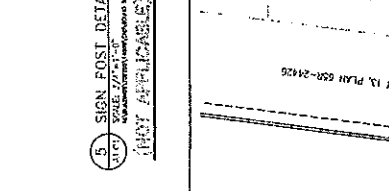
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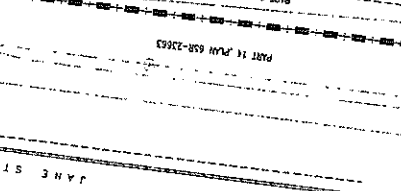
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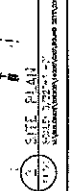
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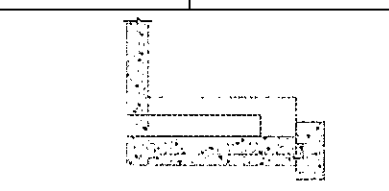
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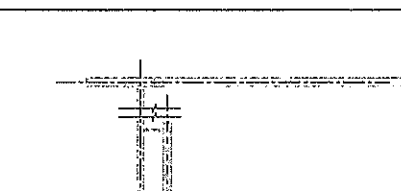
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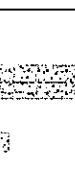
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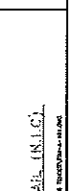
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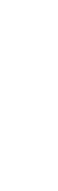
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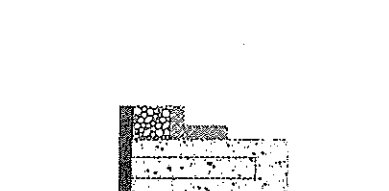
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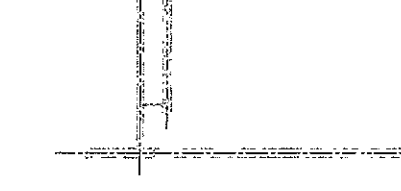
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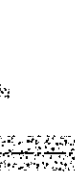
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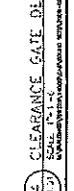
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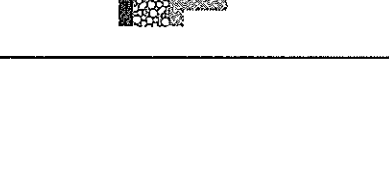
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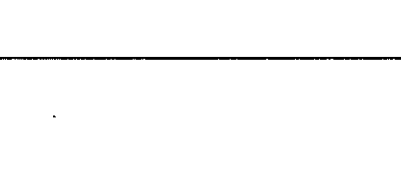
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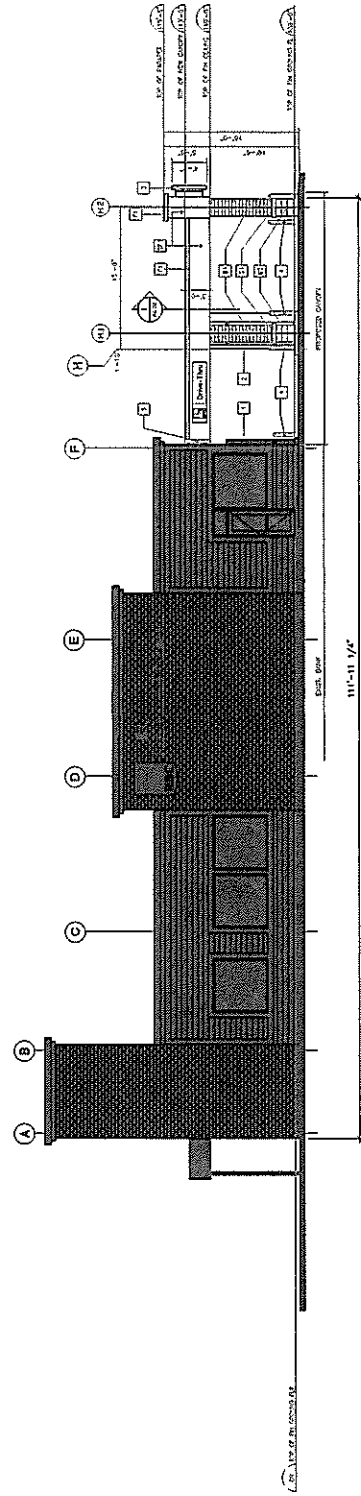
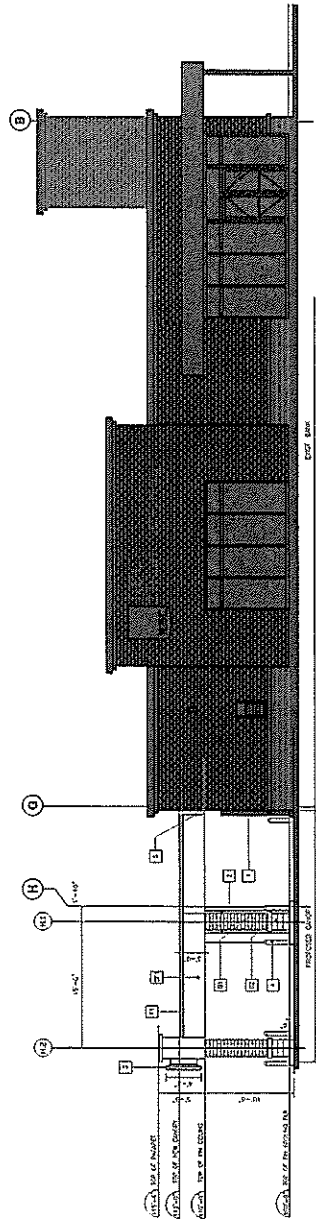
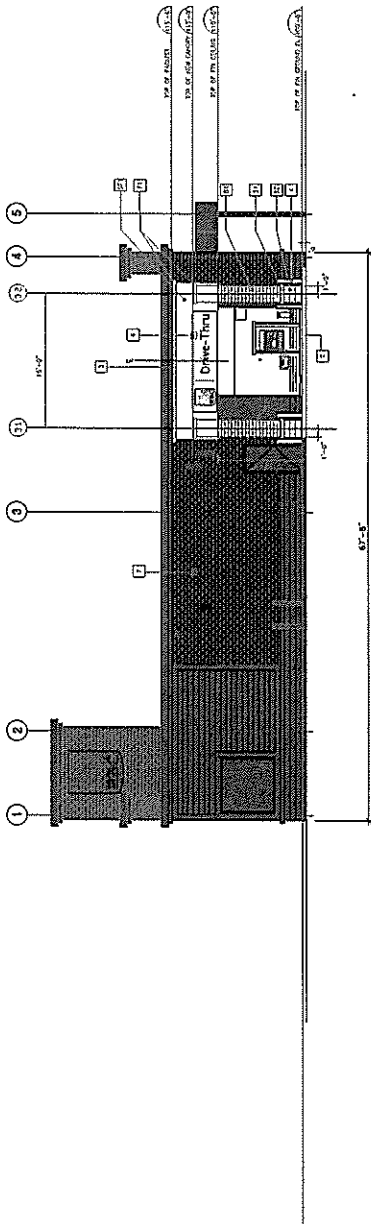


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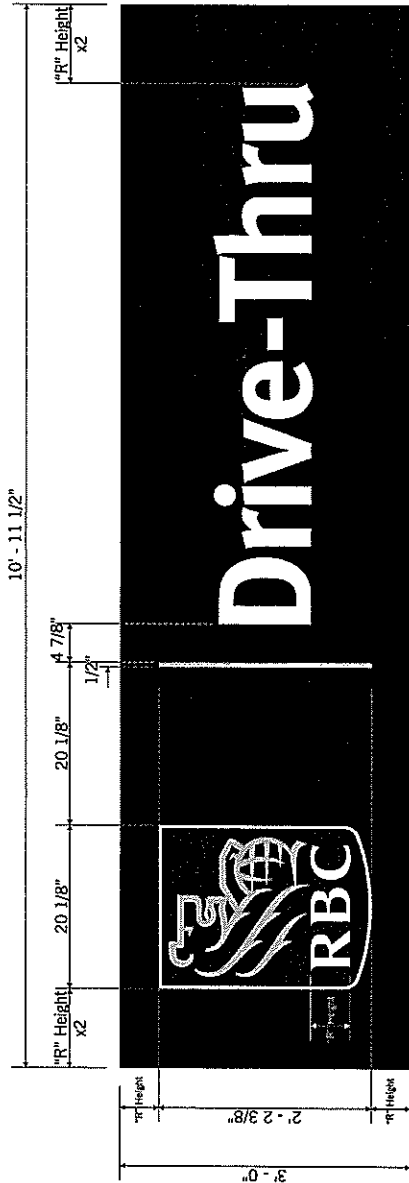
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Sign Area = > 0.03m

**Illuminated Fascia Sign**  
Scale: N.T.S.



RBC - FA007472.140B1  
Jane & Major Mac  
RBC - FA03550182.40A

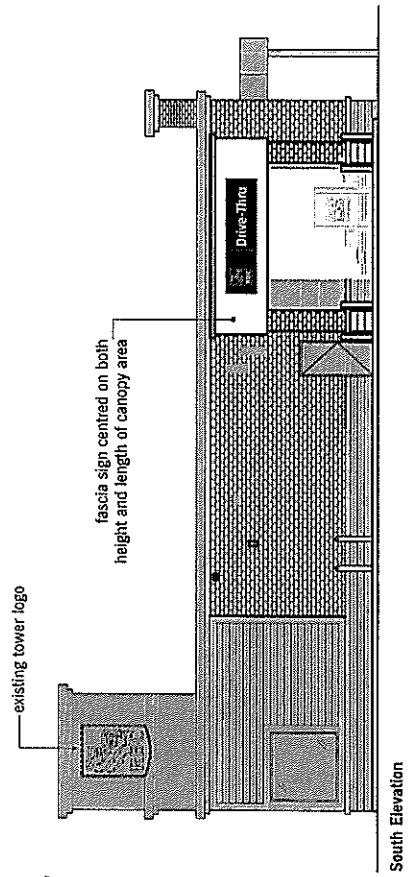
- Vinyl & Colour Specifications**
- Translucent Vinyl:
    - RBC Medium Blue 3m VQ #10600
    - RBC Yellow 3m VQ #10599
  - Flex: 3/16" White
  - Paint: "RBC Dark Blue"

**Material Specifications**

- Pride aluminum filler and PTS cover ( frameless ) to be primed and painted "RBC Dark Blue"
- White flex face with translucent vinyl graphics applied to 1st surface
- T-8 fluorescent illumination

**Graphics Colours:**

- RBC Logo**
- Lion graphic to be "RBC Yellow" 3m VQ #10599
  - "RBC" to be white
  - Field to be "RBC Medium Blue" 3m VQ #10600 with a white keyline around perimeter
- Vertical Line Rule**
- "RBC Yellow" 3m VQ #10599
- Background**
- "RBC Dark Blue" 3m VQ #10598



**Electrical Requirements**

120V
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- Site check required.
- Preliminary Artwork
- Approved for Production

**CLIENT APPROVAL**  
REVISION DATES:  
August 6, 2009 T. Dodge

**DRAWN BY:** T. Dodge  
**DATE:** May 15, 2009



9791 Jane Street  
Maple, Ontario

**PRIDE SIGNS**  
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**sacface**  
INTERNATIONAL SIGN ASSOCIATION

**UL**