

COMMITTEE OF THE WHOLE OCTOBER 19, 2009

SIGN VARIANCE APPLICATION

FILE NO: SV.09-016
OWNER: SHEEN PROJECT INVESTMENT LTD
LOCATION: 7368-7398 YONGE STREET, YCC 878/889
BLOCK 12, PLAN NO. M-2005
WARD 5

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.09-016, Sheen Project Investment Ltd., 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 an additional ground sign on 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 an additional ground sign on the subject property as shown on the attached drawings. The proposed ground sign has an area of 10 sqm. which is well within the maximum sign area that would normally be permitted on commercial properties.

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. Sign Location
3. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

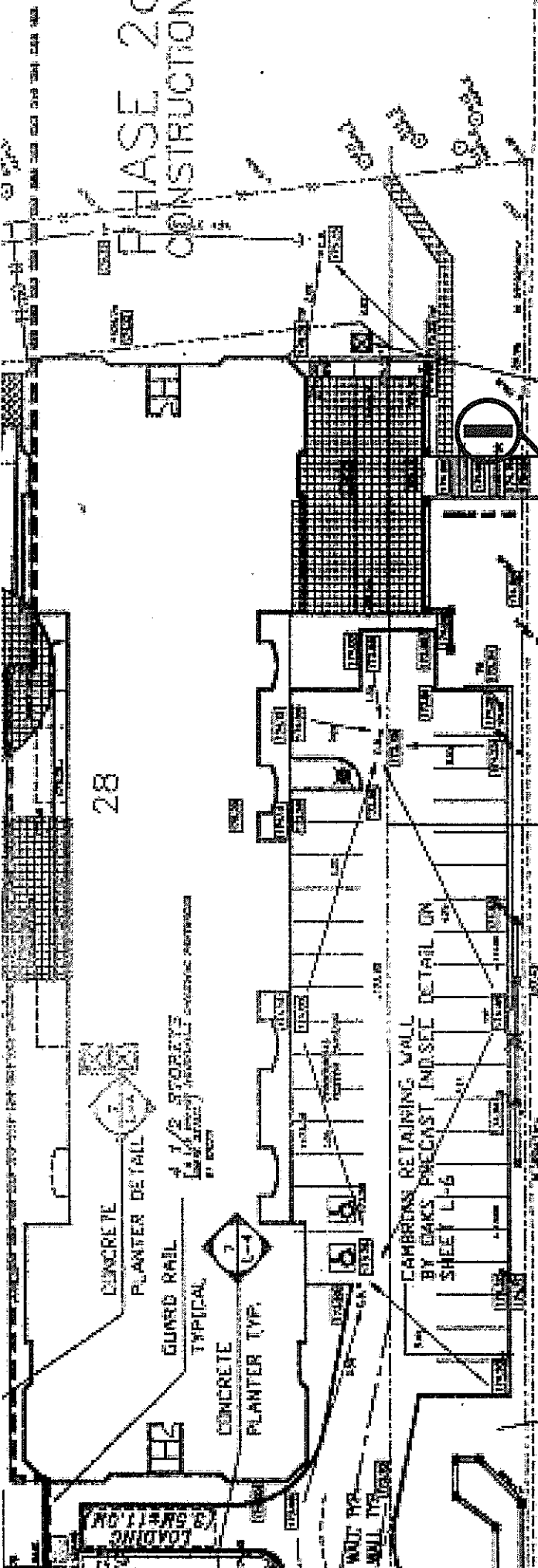
John Studdy
Chair, Sign Variance Committee

/pa



PHASE 2a CONSTRUCTION

28



CONCRETE PLANTER DETAIL
GUARD RAIL TYPICAL
CONCRETE PLANTER TYP.

4 1/2 STOREYS
CONCRETE STRUCTURE

CARBONS RETAINING WALL
BY OAKS PRECAST INSET DETAIL ON
SHEET L-6

FOR DETAIL DRAINAGE AND SLAB
ELEVATIONS REFER TO SITE
ENGINEER'S AND ARCHITECT'S DRAWINGS

FOR SOO AND PLANTING
REFER TO DRAWING L2

HEAVY DUTY ASPHALT

YONGE ST



BE BENEATH AT INTEREST
REMOVED AND REPLACED
WITH THAT TYPE CONCRETE
OF MATCHING STRENGTH 2-1
SEE DRAWING

LOT OF ADJACENT
JOB CODE

BENCH MARK
ELEVATIONS SHOWN HEREON ARE GEODETIC AND
REFERRED TO MINISTRY OF TRANSPORTATION
AND COMMUNICATIONS BENCH MARK
M10 400-60 BY SURVEYOR I. W. F. 1988

Proposed Sign Location

1/4" = 1' HORIZ. SCALE
1/8" = 1' VERT. SCALE

CLIENT: Lormy Construction Inc.

LOCATION: 7388 - Yonge St. Toronto, ON

PROJECT TITLE: DS - Pylon Sign

DESIGNER: DS - Pylon Sign

SCALE: DATE: Aug 13, 09

DRAWN BY: JOHN TORRISON

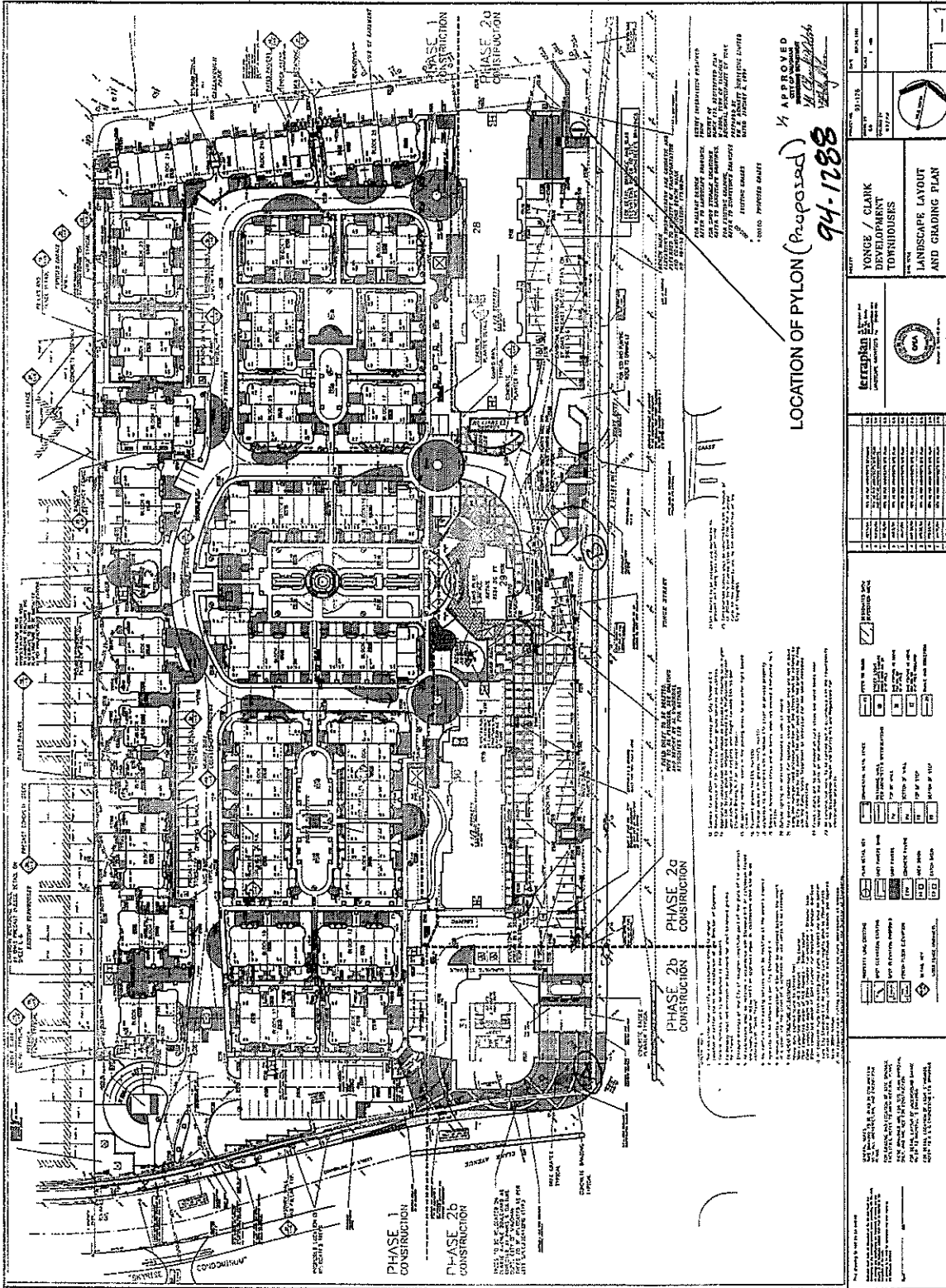
CHECKED BY: Bobb Korminey

NO. DESCRIPTION: REVISIONS INDEX: DATE:

ILLUMINATION: MATERIAL: QUANTITY: GRAPHICS: COLORS: DIMENSIONS: CONTACT EMAIL:

APPROVED BY: _____ DATE: _____

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LOCATION OF PYLON (Proposed)
 94-1288

APPROVED
 YONGE / CLARK DEVELOPMENT TOWNHOUSES
 LANDSCAPE LAYOUT AND GRADING PLAN

RECEIVED
 YONGE / CLARK DEVELOPMENT TOWNHOUSES
 LANDSCAPE LAYOUT AND GRADING PLAN

| | | |
|-----|-------------------|---------|
| NO. | DESCRIPTION | DATE |
| 1 | ISSUED FOR PERMIT | 8/13/09 |
| 2 | ISSUED FOR PERMIT | 8/13/09 |
| 3 | ISSUED FOR PERMIT | 8/13/09 |
| 4 | ISSUED FOR PERMIT | 8/13/09 |
| 5 | ISSUED FOR PERMIT | 8/13/09 |
| 6 | ISSUED FOR PERMIT | 8/13/09 |
| 7 | ISSUED FOR PERMIT | 8/13/09 |
| 8 | ISSUED FOR PERMIT | 8/13/09 |
| 9 | ISSUED FOR PERMIT | 8/13/09 |
| 10 | ISSUED FOR PERMIT | 8/13/09 |

PHASE 1 CONSTRUCTION

PHASE 2a CONSTRUCTION

PHASE 2b CONSTRUCTION

PHASE 2c CONSTRUCTION

LEGEND

- EXISTING SITE CONDITIONS
- PROPOSED IMPROVEMENTS
- PHASE 1 CONSTRUCTION
- PHASE 2a CONSTRUCTION
- PHASE 2b CONSTRUCTION
- PHASE 2c CONSTRUCTION
- LANDSCAPE LAYOUT AND GRADING PLAN

72751
GREGORY SIGNS
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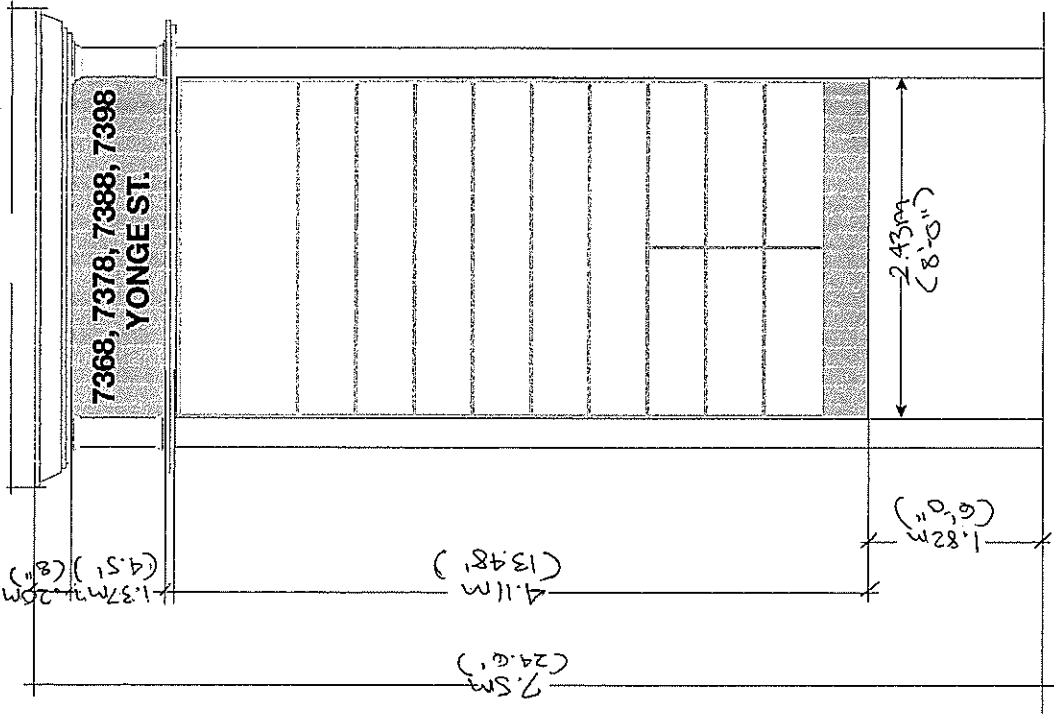
Customer: Lump Construction Inc.
 Location: 7368 - Yonge St. Thornhill ON
 Project Title:
 Sign Types: DS - Pylon Sign
 Date: Aug 13-09
 Drawn By: John Bombardieri
 Sales: Bobi Konrady

| NO. | DESCRIPTION | REVISION INDEX | DATE |
|-----|-------------|----------------|------|
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|---------------|--|
| ILLUMINATION | |
| MATERIAL | |
| QUANTITY | |
| DETAILED | |
| COLORS | |
| DIMENSIONS | |
| CONTACT EMAIL | |

APPROVED BY: _____
 DATE: _____

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Sign Height = 7.5m
 Sign Face Area = 10M² plus side

DOUBLE SIDED PYLON - ALUMINUM CONSTRUCTION

DETAIL

Proposed Ground Sign