

COMMITTEE OF THE WHOLE – AUGUST 31, 2010

SIGN VARIANCE APPLICATION

FILE NO: SV.10-018
OWNER: LIMESTONE GALLERY INVESTMENTS INC.
LOCATION: 3255 RUTHERFORD ROAD, UNIT #4
BLOCK 1, REGISTERED PLAN 65M-3696
WARD 4

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-018, Limestone Gallery Investments 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

Request to install two awning signs and a canopy sign on the 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 awning signs and a canopy sign on the building face as shown on the attached drawings. The proposed signs are not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members 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. Sketch of Sign (New and Existing South-West Elevations)

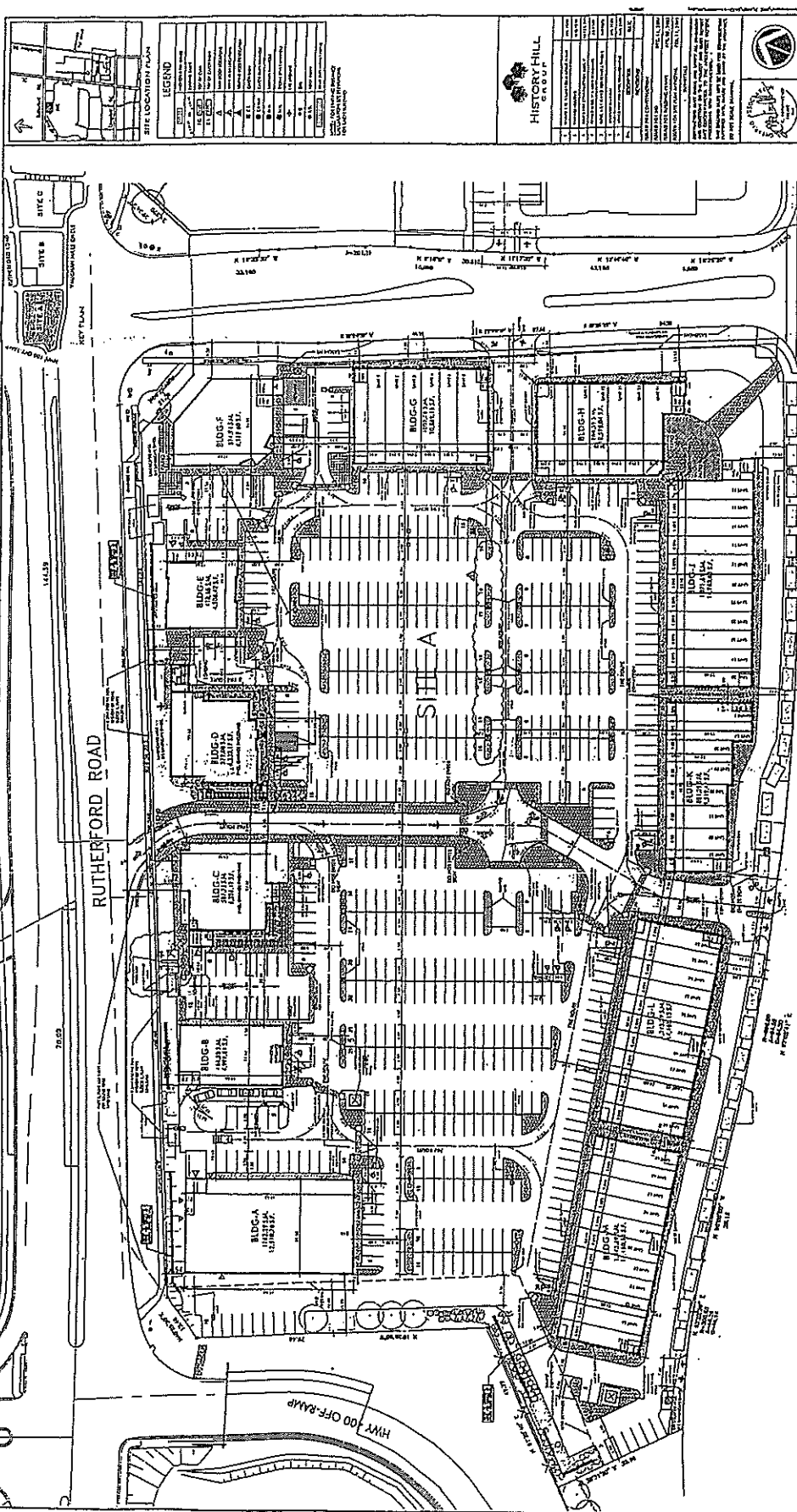
Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa



HISTORY HILL GROUP

CONCEPT DEVELOPMENT
FOR THE
HISTORY HILL
RESIDENTIAL DEVELOPMENT
INVESTMENTS INC.
1000 RUTHERFORD ROAD
VAUGHAN, ONTARIO L4V 1R7

SITE PLAN
DATE: 04.03.14

Scale: 1" = 10'-0"

Project No: 2317

Sheet No: A-1

LEGEND

Symbol	Description
(Symbol)	Proposed Building Footprint
(Symbol)	Proposed Parking Space
(Symbol)	Proposed Walkway
(Symbol)	Proposed Stair
(Symbol)	Proposed Landscaping
(Symbol)	Proposed Utility Line
(Symbol)	Proposed Structural Footprint
(Symbol)	Proposed Site Boundary
(Symbol)	Proposed Access Point
(Symbol)	Proposed Easement
(Symbol)	Proposed Right-of-Way
(Symbol)	Proposed Setback Line
(Symbol)	Proposed Fencing
(Symbol)	Proposed Signage
(Symbol)	Proposed Security
(Symbol)	Proposed Other

REVISIONS

NO.	DATE	DESCRIPTION
1	04.03.14	ISSUED FOR PERMITTING
2	04.03.14	ISSUED FOR PERMITTING
3	04.03.14	ISSUED FOR PERMITTING
4	04.03.14	ISSUED FOR PERMITTING
5	04.03.14	ISSUED FOR PERMITTING
6	04.03.14	ISSUED FOR PERMITTING
7	04.03.14	ISSUED FOR PERMITTING
8	04.03.14	ISSUED FOR PERMITTING
9	04.03.14	ISSUED FOR PERMITTING
10	04.03.14	ISSUED FOR PERMITTING

PROPERTY DATA

ITEM	DESCRIPTION
1	LOT AREA: 100,000 SQ. FT.
2	LOT AREA: 100,000 SQ. FT.
3	LOT AREA: 100,000 SQ. FT.
4	LOT AREA: 100,000 SQ. FT.
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10	LOT AREA: 100,000 SQ. FT.

CONSTRUCTION NOTES

1. All dimensions are given in feet and inches.
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NOTES FOR THE SITE PLAN

1. The site plan is based on the information provided by the client.
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NEW

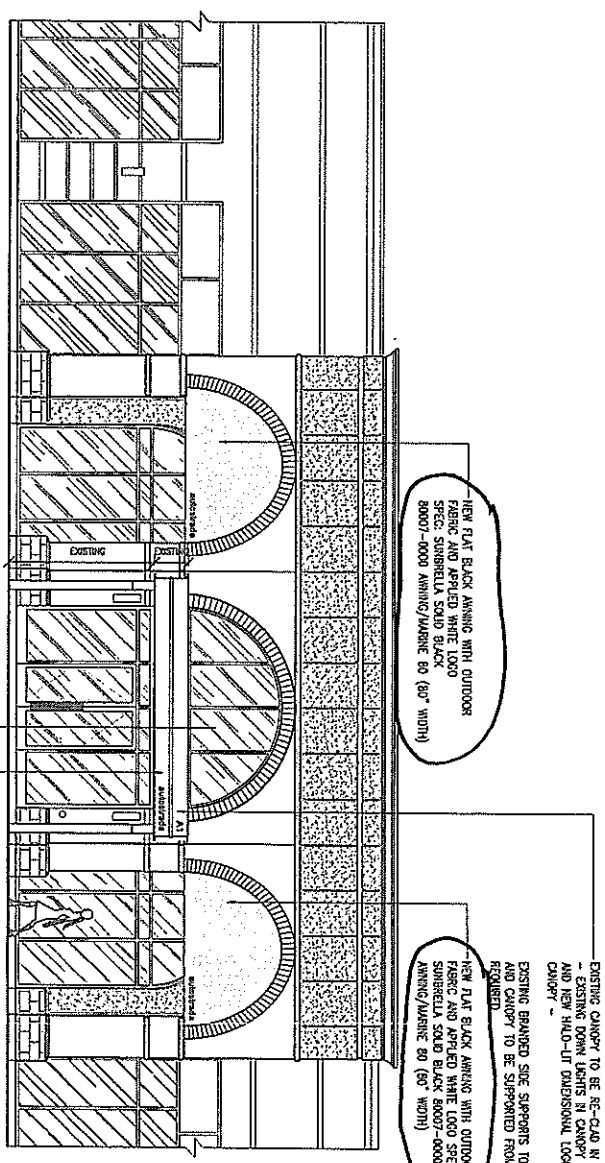
Note 1
FABRICATION TO PROVIDE SHOP DRAWINGS AND
NEED SURVEYS FOR DESIGNER'S REVIEW AND
APPROVAL PRIOR TO FABRICATION.

Note 2
FABRICATION TO PROVIDE ADDING AS
NECESSARY TO ENSURE STRUCTURAL STABILITY.

Note 3
FABRICATION TO EXCLUDE DESIGN IN MOST
COST EFFECTIVE MANNER

OUTDOOR USE
ALL FIXTURES AND MODES OF FABRICATION TO
BE HEAVILY DUTY AND APPROPRIATE FOR
OUTDOOR MOIST ENVIRONMENT.

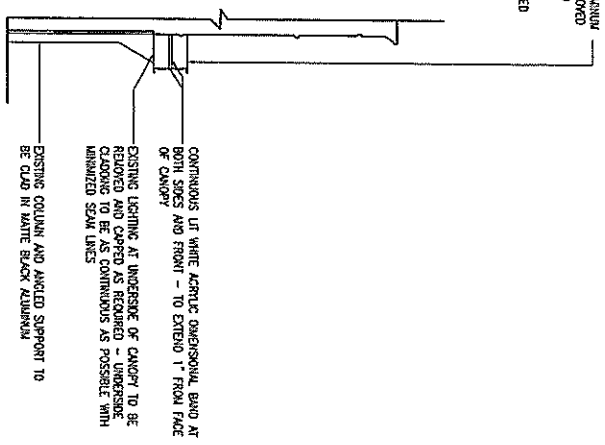
OUTDOOR USE
ALL LIGHT FIXTURES AND POWER FEEDS TO BE
SUITABLE FOR OUTDOOR USE.



1 NEW - SOUTH-WEST ELEV. SCALE: 1/8" = 1'-0"

1 NEW - SOUTH-WEST ELEV. SCALE: 1/8" = 1'-0"

2 NEW - SIDE VIEW SCALE: 1/8" = 1'-0"



NEW FLAT BLACK AWNING WITH OUTDOOR
FABRIC AND APPLIED WHITE LOGO
SPEC: SUNBRELLA SOLID BLACK
8007-0000 AWNING/WARE 80 (60" WIDTH)

NEW FLAT BLACK AWNING WITH OUTDOOR
FABRIC AND APPLIED WHITE LOGO SPEC:
SUNBRELLA SOLID BLACK 8007-0000
AWNING/WARE 80 (60" WIDTH)

EXISTING CANOPY TO BE RE-CLAD IN BLACK ALUMINUM
- EXISTING DOWN LIGHTS IN CANOPY TO BE REMOVED
AND NEW HALO-LIT DIMENSIONAL LOGO ADDED TO
CANOPY -

EXISTING BEARDED SOFC SUPPORTS TO BE REMOVED
AND CANOPY TO BE SUPPORTED FROM ABOVE AS
REQUIRED.

FABRICATION TO REMOVE EXISTING FRONT MOUNTED
LIGHTING AND REPLACE WITH DIMENSIONAL
LOGO AND WAVE AROUND BACK-LIT LINE

CONTINUOUS LT WHITE ACRYLIC DIMENSIONAL BAND AT
BOTH SIDES AND FRONT - TO EXTEND 1" FROM FACE
OF CANOPY
EXISTING LIGHTING AT UNDERSIDE OF CANOPY TO BE
REMOVED AND CORRECT AS REQUIRED - UNDERSIDE
MOUNTED SOFC LINES
EXISTING COLUMN AND ANGLED SUPPORT TO
BE CLAD IN WHITE BLACK ALUMINUM

Note:
1. CONTRACTOR AND ALL SUB CONTRACTORS SHALL VERIFY ALL THE
DIMENSIONS AND MATERIALS TO BE USED IN THE FABRICATION OF
THESE ITEMS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF
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VERIFY THE DIMENSIONS AND MATERIALS TO BE USED IN THE
FABRICATION OF THESE ITEMS AND SHALL BE RESPONSIBLE FOR
THE ACCURACY OF THESE DIMENSIONS AND MATERIALS.
2. CONTRACTOR AND SUB CONTRACTORS SHALL PROVIDE ALL
NECESSARY PERMITS AND APPROVALS FOR THE FABRICATION
OF THESE ITEMS.
3. CONTRACTOR SHALL VERIFY WITH THE CONTRACTOR'S
DESIGNER THE DIMENSIONS AND MATERIALS TO BE USED IN
THE FABRICATION OF THESE ITEMS.
4. ALL DIMENSIONS AND MATERIALS SHALL BE IN ACCORDANCE
WITH THE DIMENSIONS AND MATERIALS TO BE USED IN THE
FABRICATION OF THESE ITEMS.
5. DIMENSIONS NOT TO BE SCALE

DATE: _____

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	09.03.20

autostrada
3255 Rutherford Rd



71 North Beaver Ave, Suite 200, Torrance, CA 90503
4418 West 104th Street, Suite 100, Torrance, CA 90503
310.201.1111
WWW.IBIGROUP.COM

**CANTILVERED
AWNING
AT ENTRY**

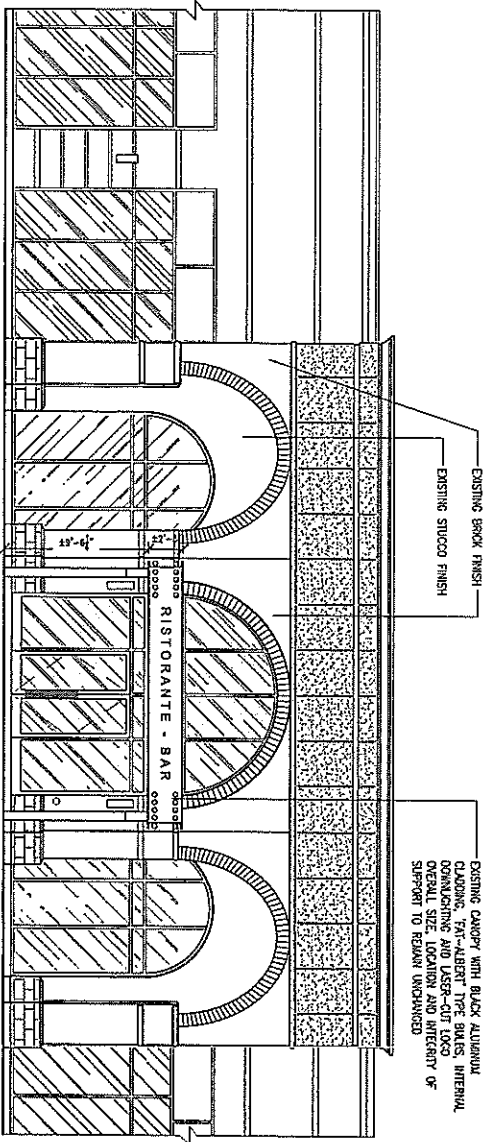
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DRAWN BY: 09035
CHECKED BY: 09035
DIM/KOR/PF/GH DIM/KOR/PF/GH
SCALE: AS NOTED
DATE: 09.10.20
AS NOTED

9.39.1

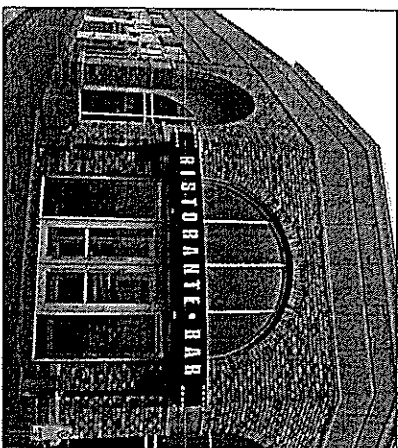
AUTOSTRADA

810-01-15

EXISTING



1 EXISTING — SOUTH-WEST ELEV.
 9.39 SCALE 1/8" = 1'-0"



2 EXISTING — REFERENCE PHOTO
 9.39 SCALE N.T.S.

SV.10-018

1. CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL SITE CONDITIONS AND ALL EXISTING UTILITIES AND RECORD THEM IN THE REPORT AND SUBMIT THEM TO THE ARCHITECT FOR REVIEW AND APPROVAL BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

DATE	DESCRIPTION	BY

3255 Rutherford Rd
autostrada



**CANTILVERED
 AWNING
 AT ENTRY**

9.39

AUTOSTRADA