

COMMITTEE OF THE WHOLE – AUGUST 31, 2010

SIGN VARIANCE APPLICATION

FILE NO: SV.10-024
OWNER: XPRESS BBQ
LOCATION: 40 INNOVATION DRIVE
BLOCK 1, REGISTERED PLAN 65M-4044
WARD 2

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-024, Xpress BBQ, be APPROVED subject to the following:

- i) that the proposed south elevation graphics and colour theme for the sign box be similar to the east elevation graphics; and
- ii) that no capsule sign be placed on the wall, but that it be incorporated in the wall sign.

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 wall sign on the south and east 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 an additional wall sign on the south and east 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 no objections to the application subject to:

- i) that the proposed south elevation graphics and colour theme for the sign box be similar to the east elevation graphics; and
- ii) that no capsule sign be placed on the wall, but that it be incorporated in the wall sign.

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

Attachments

1. Site Plan
2. Revised Sketch of Sign
3. Proposed Sign Locations (2)

Report prepared by:

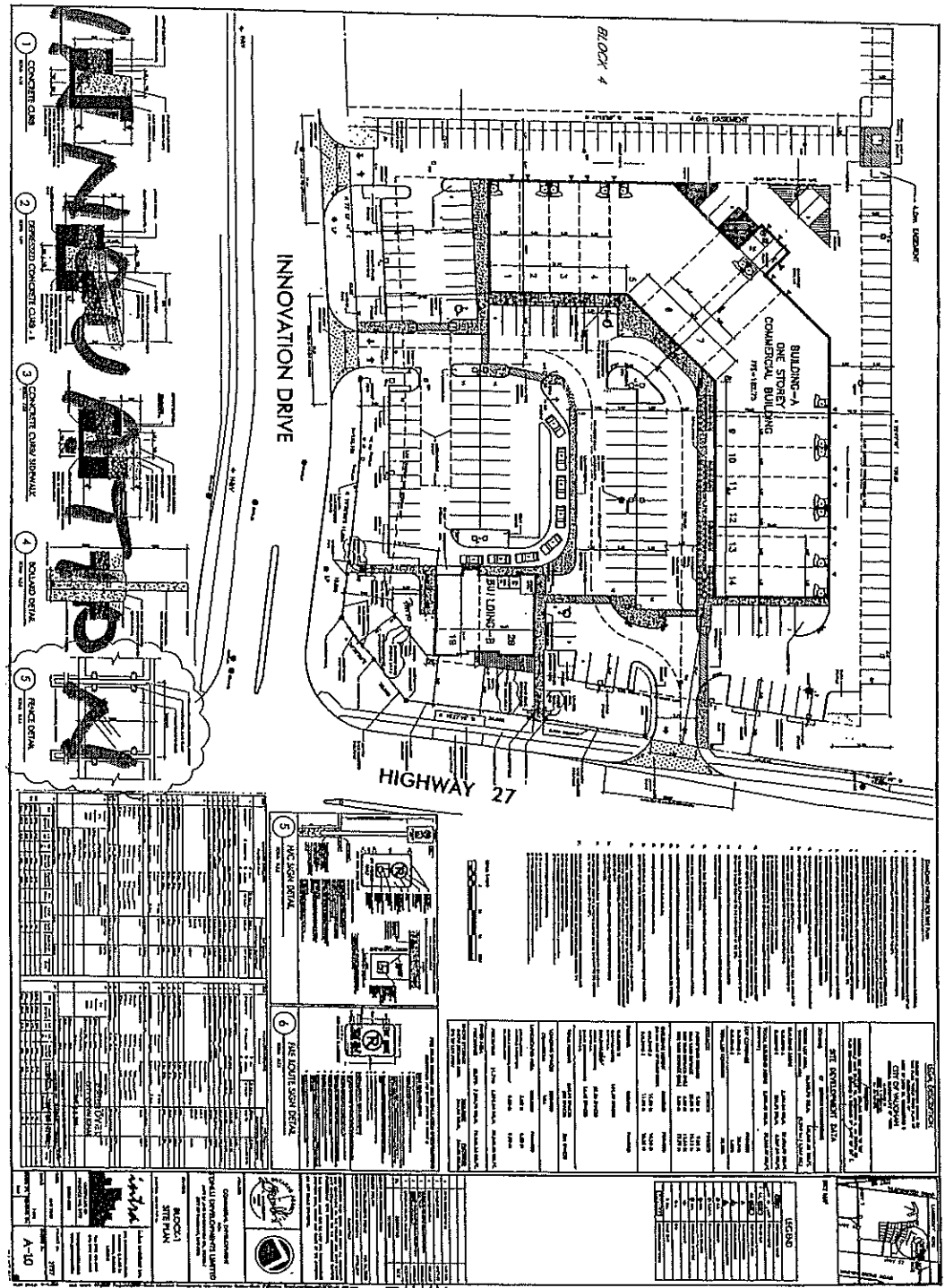
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

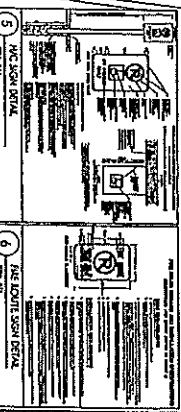
THIS IS SCHEDULE 'A' TO AGREEMENT . . .
FOR SPECIFIC DETAILS REFER TO LARGE SCALE
DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN BUILDING DEPARTMENT.



SV-10-024

200
110

| NO. | DESCRIPTION | DATE | BY | CHECKED |
|-----|-----------------------------|------|----|---------|
| 1 | CONCRETE CURB | | | |
| 2 | PERMEABLE CONCRETE CURB A.1 | | | |
| 3 | CONCRETE CURB SIDEWALK | | | |
| 4 | SLOPED DRIVE | | | |
| 5 | RAMP DRAIN | | | |



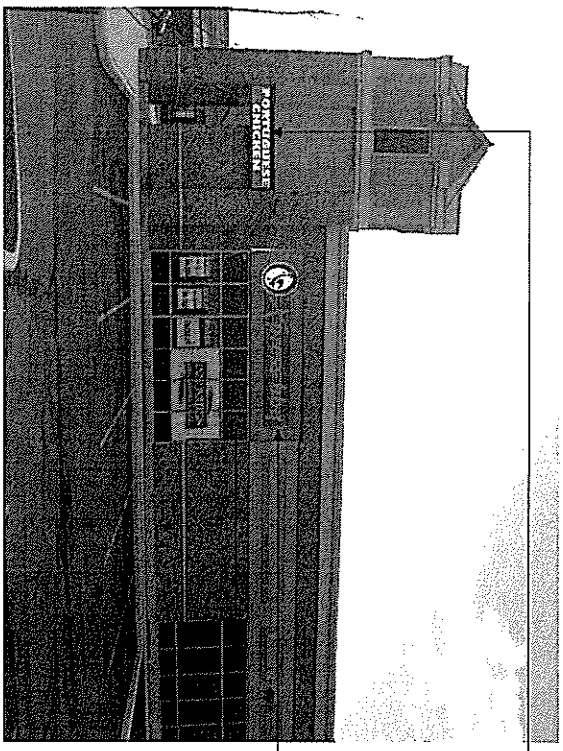
NOTES:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 2. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN ZONING BY-LAW.
 3. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN BUILDING DEPARTMENT REGULATIONS.
 4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN DEVELOPMENTAL STANDARDS AND REGULATIONS.
 5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN LANDSCAPE ARCHITECTURE REGULATIONS.
 6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN SIGNAGE REGULATIONS.
 7. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN UTILITIES REGULATIONS.
 8. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN TRAFFIC REGULATIONS.
 9. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN ENVIRONMENTAL REGULATIONS.
 10. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF VAUGHAN HISTORIC PRESERVATION REGULATIONS.

| NO. | DESCRIPTION | DATE | BY | CHECKED |
|-----|-----------------------------|------|----|---------|
| 1 | CONCRETE CURB | | | |
| 2 | PERMEABLE CONCRETE CURB A.1 | | | |
| 3 | CONCRETE CURB SIDEWALK | | | |
| 4 | SLOPED DRIVE | | | |
| 5 | RAMP DRAIN | | | |
| 6 | SIDE DRAIN | | | |

Block 4
Site Plan
A-10

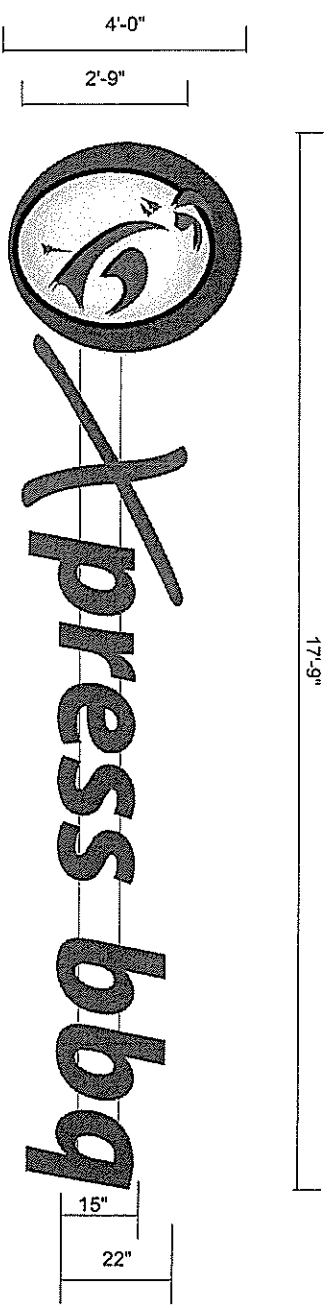
City of Vaughan
 Building Department

Revised Drawing
SV.10-024



- Sign Face (existing)
- Vinyl decals applied to 3/16" plastic face

- Illuminated channel letters & logo capsule
 - .060 aluminum returns (painted Black)
 - .080 aluminum backing (painted White)
 - 3/16" plastic face
 - 1" White trip cap (Black)
 - LED illumination: 120v
- Raceway
- formed aluminum painted to match building



www.reaa.com
1st Floor 201 East
1st Avenue
Tampa, FL 33601

JOB NAME :
XPRESS BBQ

DRAWING TITLE :
Item A
SIGN PROPOSAL

ACCOUNT NO. :
CR

DATE :
4/12/10

DRAWN BY :
CR

CHECKED BY :
CR

| | | | |
|---|-----------------|----------|-----|
| 5 | | | |
| 4 | | | |
| 3 | Sign Post Color | 6/12/08 | |
| 2 | Site Change | 5/10/09 | |
| 1 | Approval | 05/27/09 | DAE |

REVISIONS

ELECTRICAL REQUIREMENTS

120v 347v 60Hz

FILE NAME :
2009_XPRESSBBQ

SCALE :
N/A

PAGE NO. :
1 of 1

DRAWING NO. :
XP-1

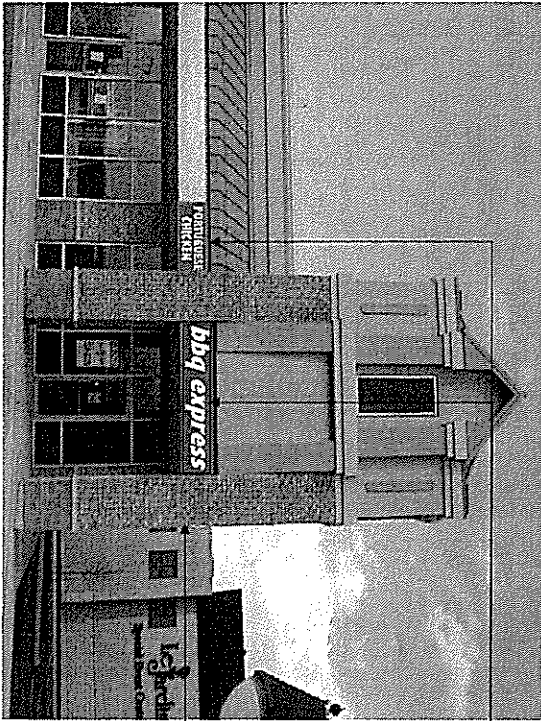
REVISION # :
2

APPROVED BY :
CUSTOMER:.....

DATE:.....

THIS DRAWING IS THE PROPERTY OF REAA SIGN GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF REAA SIGN GROUP.

Revised Drawing
SV.10-024



Sign Face (existing)

- vinyl decals applied to 3/16" plastic face

Illuminated logo capsule

- .060 aluminum returns (painted Black)
- .080 aluminum backing (painted White)
- 3/16" plastic face
- 1" White trip cap (Black)
- LED illumination; 120v

JOB NAME :
XPRESS B80

DRAWING TITLE :
Item A
SIGN PROPOSAL

| | |
|-------------|-------------|
| ACCOUNT NO: | DATE: |
| CR | 4/12/10 |
| DEPARTMENT: | CHECKED BY: |
| CR | |

| | | |
|--|------------------|---------|
| 5 | | |
| 4 | | |
| 3 | | |
| 2 | Sign Face Return | 10/2/10 |
| 1 | Sign Face Return | DATE |
| <input checked="" type="checkbox"/> ELECTRICAL REQUIREMENTS | | |
| <input type="checkbox"/> 120v <input type="checkbox"/> 240v <input type="checkbox"/> other _____ | | |

| | |
|-------------|----------------|
| FILE NAME | 2009_XPRESSB80 |
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| N/A | 1 of 1 |
| DRAWING NO. | REVISION # |
| XP-2 | 1 |

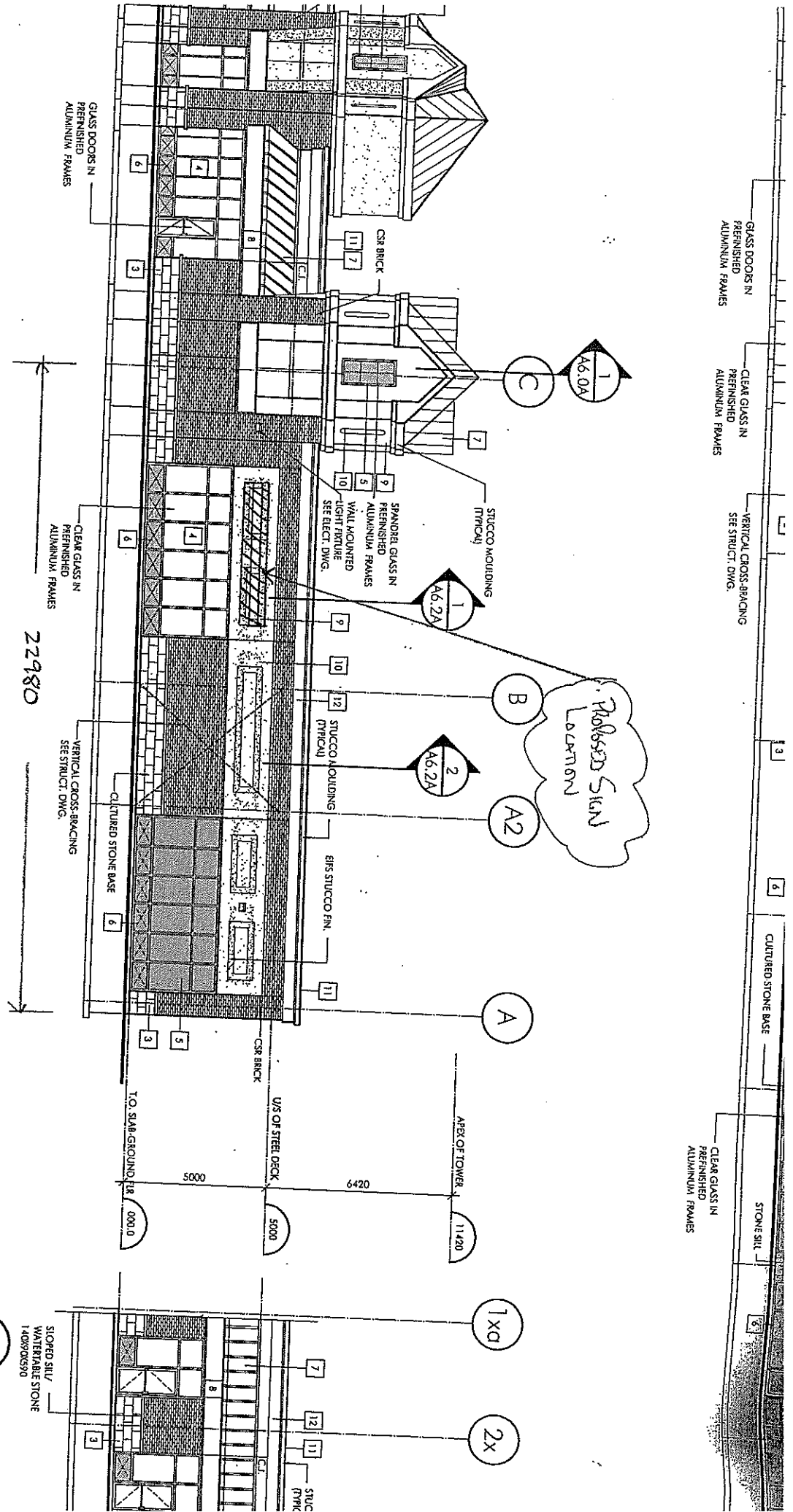
APPROVED BY: _____

CUSTOMER: _____

DATE: _____

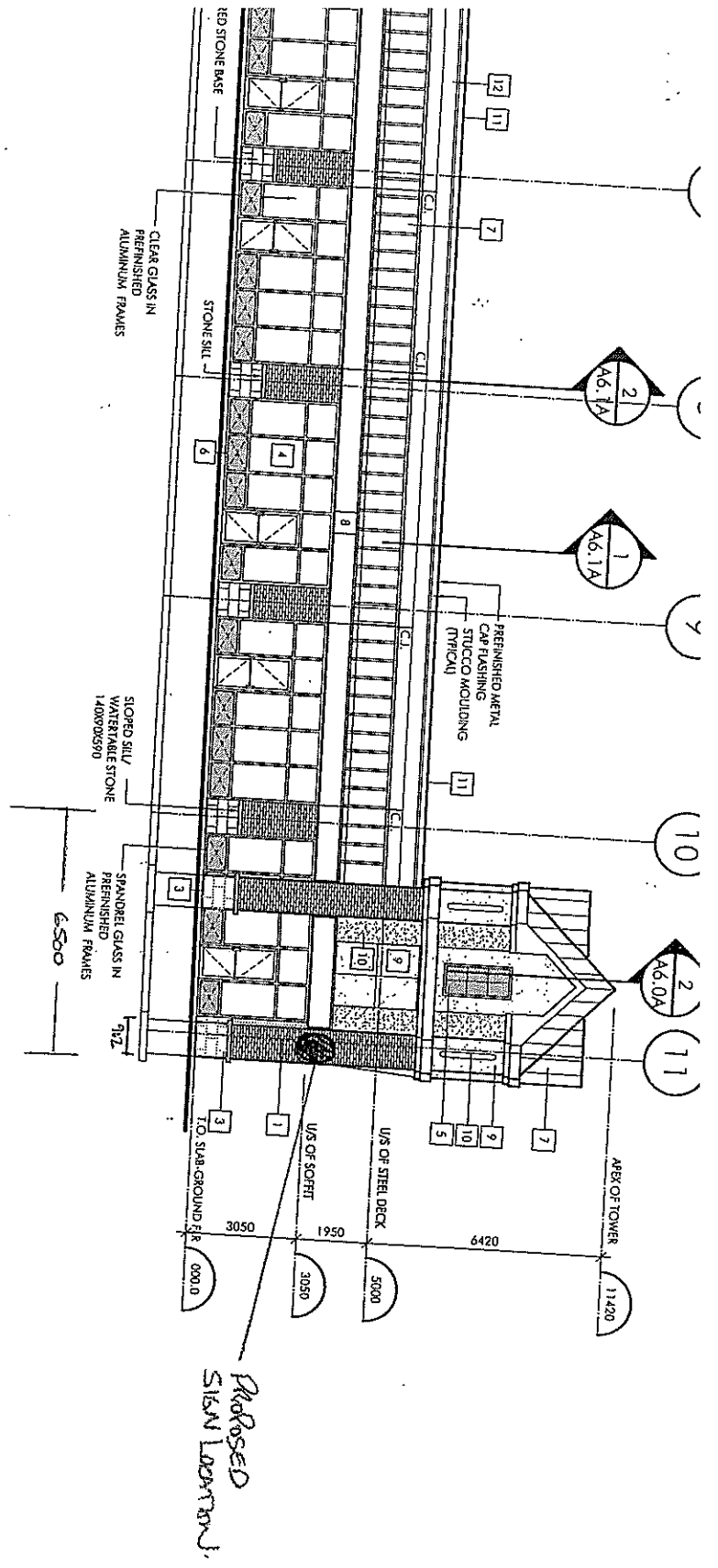
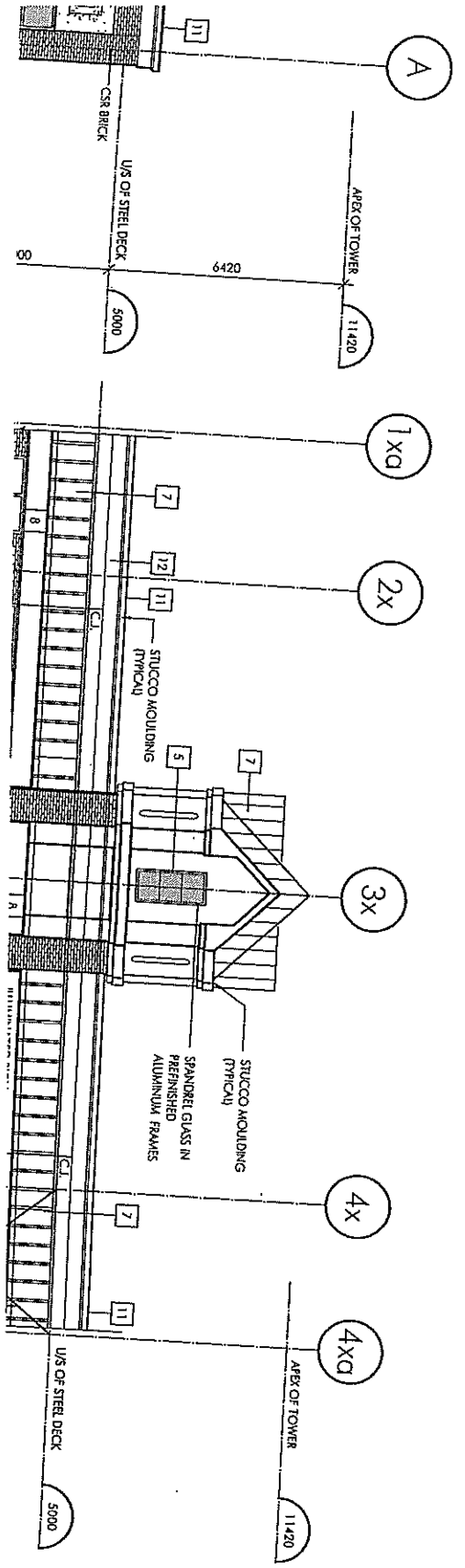
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SV.10-024



5 SOUTH WEST
SCALE: 1:125

SK-10-024



*Proposed
SKIN LOCATION*

| No. | DESCRIPTION |
|-------------------------------|-------------------------------------|
| 1 | REVISED AS PER SEPT. 10-07 COMMENTS |
| REVISIONS | |
| ISSUED FOR CONSTRUCTION | |
| ISSUED FOR BID | |
| ISSUED FOR BUILDING PERMIT | |
| ISSUED FOR SITE PLAN APPROVAL | |
| SUBMITTALS | |
| CONTRACT APPROVAL | |

| | |
|----|---|
| 7 | PREFINISHED BOARD & BATTEN RC PROFILE: YACWEST PRESTIGE MEDIUM BRONZE FINISH: METALLIC SERIES 4 COAT* ILLUMINATED SIGN BOX PREFINISHED ALUMINIUM SIGN BOX FINISH: CHAMPAGNE ANODIZED FI |
| 8 | ILLUMINATED SIGN BOX PREFINISHED ALUMINIUM SIGN BOX FINISH: CHAMPAGNE ANODIZED FI |
| 9 | EES STUCCO FINISH (FIELD) FINISH MARBLE COAT TEXTURE COLOUR: BENJAMIN MOORE (HC26 BR5067) |
| 10 | EES STUCCO FINISH (ACCENT) FINISH: MARBLE COAT TEXTURE COLOUR: BENJAMIN MOORE (HC25 BR5067) |
| 11 | PREFINISH METAL CAP FLASHING COLOUR: YACWEST CAMBRIDGE WHITE |
| 12 | CANALOID CORNICE PROFILE: CUSTOM AS PER SPM-002 IN SANDRIPAST TEXTURE COLOUR: HVA-13-10-26-25 |
| 13 | PAINTED FINISH INSULATED METAL DO COLOUR: BENJAMIN MOORE (CCI190) |