

COMMITTEE OF THE WHOLE - DECEMBER 7, 2010

SIGN VARIANCE APPLICATION

FILE NO: SV.10-034
OWNER: F. & F. REALTY HOLDINGS INC.
LOCATION: 5694 HIGHWAY #7, LOT 6, CONCESSION 8
WARD 2

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-034, F. & F. Realty Holdings 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 an additional 7.85 sqm. wall sign on the building elevation as shown on the attached drawings

Background - Analysis and Options

Sign 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 7.85 sqm. wall sign on the building elevation as shown on the attached drawings. The proposed sign is 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. Building Elevation
3. Sketch of Sign

Report prepared by:

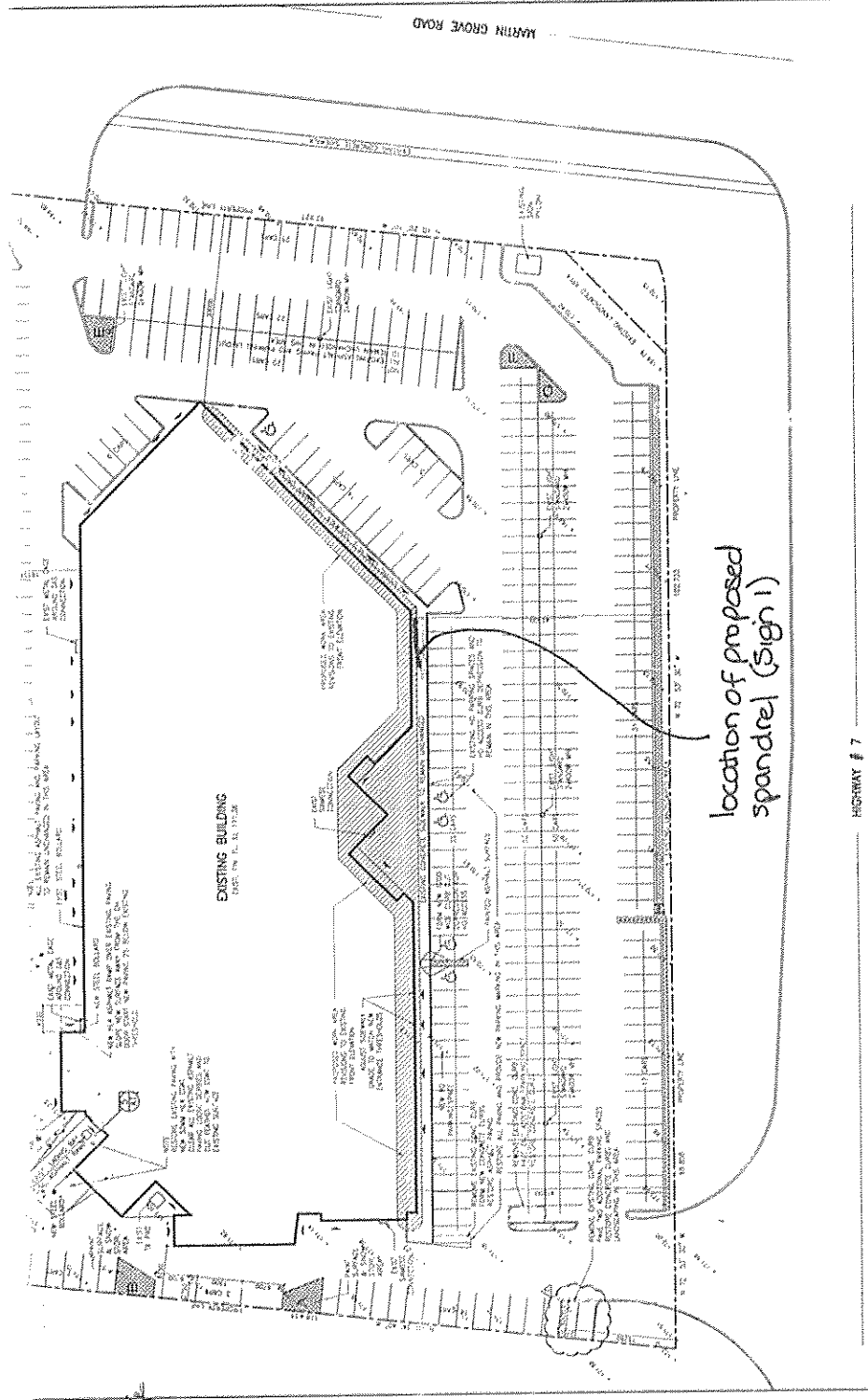
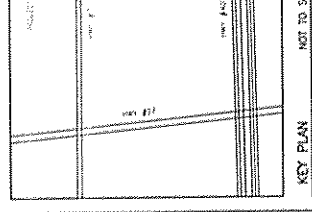
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

1	ASPHALT DRIVE	1.5" MIN. THICK	1.5" MIN. THICK
2	CONCRETE DRIVE	4" MIN. THICK	4" MIN. THICK
3	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
4	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
5	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
6	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
7	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
8	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
9	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
10	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
11	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
12	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
13	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
14	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
15	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
16	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
17	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
18	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
19	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
20	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
21	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
22	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
23	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
24	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
25	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
26	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
27	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
28	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
29	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
30	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
31	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
32	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
33	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
34	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
35	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
36	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
37	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
38	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
39	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
40	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
41	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
42	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
43	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
44	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
45	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
46	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
47	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
48	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
49	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK
50	GRAVEL DRIVE	4" MIN. THICK	4" MIN. THICK



NOTE: BUILDING AND SITE PLAN STATISTICS TO REMAIN UNCHANGED. CONSIDERATIONS TO BE MADE TO RE-EVALUATE THE NUMBER OF PARKING SPACES TO MATCH EXISTING REQUIREMENT OF 267 CARS. ALL LOADING SPACES TO REMAIN UNCHANGED.

GENERAL SITE NOTE 1: ALL STORAGE, FIRE ROUTE, UTILITY LOCATIONS, GENERAL SITE CHANGING AND DRAINAGE TO REMAIN UNCHANGED UNDER THE SCOPE OF THIS PROJECT.

GENERAL SITE NOTE 2: ALL SITE DRAINING INFORMATION BASED ON SITE PLAN DRAWING A-1 BY SPECTRA ARCHITECTS DATED MAY 1997.

SNOW STORAGE AREA CALCULATION:

LOT AREA	15,377.65 SQ. FT.
STORAGE AREA REQUIRED (24")	374.54 SQ. FT.
AREAS PROVIDED	
AREA A	275.00
AREA B	275.00
AREA C	475.00
AREA D (PARTIAL CASTING AREA)	1600.00
AREA E	1500.00
AREA F	1500.00
AREA G	1500.00
AREA H (PARTIAL CASTING AREA)	675.00
TOTAL SNOW STORAGE AREA PROVIDED	3750.00

SNOW STORAGE AREA CALCULATION:

LOT AREA: 15,377.65 SQ. FT. / 374.54 SQ. FT.

AREAS PROVIDED:

- AREA A: 275.00
- AREA B: 275.00
- AREA C: 475.00
- AREA D (PARTIAL CASTING AREA): 1600.00
- AREA E: 1500.00
- AREA F: 1500.00
- AREA G: 1500.00
- AREA H (PARTIAL CASTING AREA): 675.00

TOTAL SNOW STORAGE AREA PROVIDED: 3750.00

SECTION A-A: PROPOSED SECTION OF EXISTING LOADING SPANDREL RAMP
SCALE: 1" = 10'

SECTION B-B: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION C-C: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION D-D: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION E-E: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION F-F: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION G-G: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION H-H: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION I-I: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION J-J: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION K-K: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION L-L: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION M-M: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION N-N: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION O-O: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION P-P: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION Q-Q: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION R-R: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION S-S: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION T-T: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION U-U: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION V-V: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION W-W: EXISTING CONCRETE CURB
SCALE: 1" = 10'

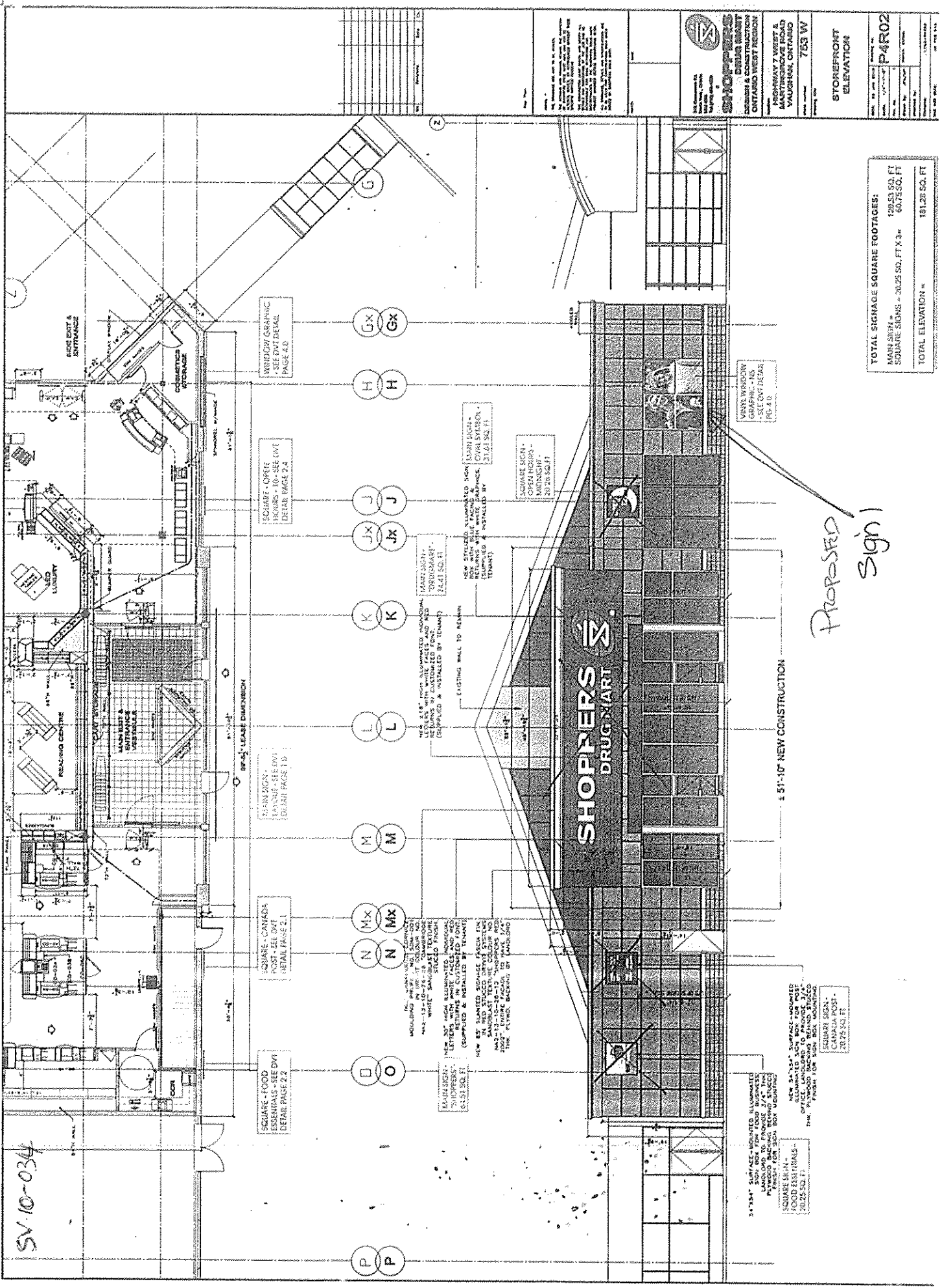
SECTION X-X: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION Y-Y: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SECTION Z-Z: EXISTING CONCRETE CURB
SCALE: 1" = 10'

SV10-034

SV 10-034



WINDOW GRAPHIC
-SEE DETAIL
PAGE 4.0

SIGNIFY - OPEN
-SEE DETAIL
PAGE 2.2

TRANSIGRA
-SEE DETAIL
PAGE 1.0

SQUARE - CANADA
-SEE DETAIL
PAGE 3.1

SQUARE - FOOD
-SEE DETAIL
PAGE 2.2

Gx Gx

H H

Jx Jx

K K

L L

M M

N Mx

N Mx

O O

P P

NEW STYLED ALUMINUM SKIN SIGNAGE
- OPEN HOUR -
- MIDNIGHT -
- RETURNS WITH WHITE GRAPHICS. (CALL SIGN)-
- RETURNS & INSTALLED BY
- TENANT

NEW STYLED ALUMINUM SKIN SIGNAGE
- OPEN HOUR -
- MIDNIGHT -
- RETURNS WITH WHITE GRAPHICS. (CALL SIGN)-
- RETURNS & INSTALLED BY
- TENANT

EXISTING WALL TO REMAIN

NEW STYLED ALUMINUM SKIN SIGNAGE
- OPEN HOUR -
- MIDNIGHT -
- RETURNS WITH WHITE GRAPHICS. (CALL SIGN)-
- RETURNS & INSTALLED BY
- TENANT

NEW STYLED ALUMINUM SKIN SIGNAGE
- OPEN HOUR -
- MIDNIGHT -
- RETURNS WITH WHITE GRAPHICS. (CALL SIGN)-
- RETURNS & INSTALLED BY
- TENANT

NEW STYLED ALUMINUM SKIN SIGNAGE
- OPEN HOUR -
- MIDNIGHT -
- RETURNS WITH WHITE GRAPHICS. (CALL SIGN)-
- RETURNS & INSTALLED BY
- TENANT

NEW STYLED ALUMINUM SKIN SIGNAGE
- OPEN HOUR -
- MIDNIGHT -
- RETURNS WITH WHITE GRAPHICS. (CALL SIGN)-
- RETURNS & INSTALLED BY
- TENANT

NEW STYLED ALUMINUM SKIN SIGNAGE
- OPEN HOUR -
- MIDNIGHT -
- RETURNS WITH WHITE GRAPHICS. (CALL SIGN)-
- RETURNS & INSTALLED BY
- TENANT

NEW STYLED ALUMINUM SKIN SIGNAGE
- OPEN HOUR -
- MIDNIGHT -
- RETURNS WITH WHITE GRAPHICS. (CALL SIGN)-
- RETURNS & INSTALLED BY
- TENANT

NEW STYLED ALUMINUM SKIN SIGNAGE
- OPEN HOUR -
- MIDNIGHT -
- RETURNS WITH WHITE GRAPHICS. (CALL SIGN)-
- RETURNS & INSTALLED BY
- TENANT

NEW STYLED ALUMINUM SKIN SIGNAGE
- OPEN HOUR -
- MIDNIGHT -
- RETURNS WITH WHITE GRAPHICS. (CALL SIGN)-
- RETURNS & INSTALLED BY
- TENANT

SQUARE SIGN -
OPEN HOUR -
MIDNIGHT -
20'26" SQ. FT.

VENT WINDOW
-SEE DETAIL
PAGE 4.0

± 51'-10" NEW CONSTRUCTION

34" x 34" SURFACE-MOUNTED ILLUMINATED
SIGN BOX FOR FOOD MARKET
- SEE DETAIL
PAGE 2.2

NEW 34" x 34" SURFACE-MOUNTED
ILLUMINATED SIGN BOX FOR POST
OFFICE - SEE DETAIL
PAGE 2.2

SQUARE SIGN -
20'26" SQ. FT.

TOTAL SIGNAGE SQUARE FOOTAGES:

MAIN SIGN	120.53 SQ. FT
SQUARE SIGNS - 30.25 SQ. FT X 3	60.75 SQ. FT
TOTAL ELEVATION	181.28 SQ. FT

SPACOPRO GLASS WINDOW
GRAPHICS 2'00" X 36" FT

SPACOPRO INC.
783 W. STURGEON AVENUE
CHATHAM WEST REGION,
ONTARIO

ARCHITECT: VESPER & VAUGHAN
783 W. STURGEON AVENUE
CHATHAM WEST REGION,
ONTARIO

PROJECT: STOREFRONT ELEVATION

DATE: 10/10/10
SCALE: 1/8" = 1'-0"
PROJECT NO: PAR02

Area = 4.85 m²



Cropping Of Original Image Detail
 scale: 3/16" = 1' - 0"
 150 d.p.i. opaque digital scotchprint image to be applied to 1st surface of window glazing

1st of 1 Windows



		JOB LOCATION: HWY 7 WEST & MARTINGROVE RD, VAUGHAN, ON, STORE # 753 W	
	JOB NAME: SHOPPERS DRUG MART	DRAWING TITLE: DIGITAL WINDOW GRAPHICS - CROPPING	
Project: DETAIL DRAWINGS		APPROVED BY: <input checked="" type="checkbox"/> CUSTOMER: _____ DATE: _____ <small>APPROVED AS PER LAQUIT SPECIFICATIONS INDICATED ON THIS DOCUMENT.</small>	DATE DRAWN: MAY 26, 2010
DATE DRAWN: MAY 26, 2010		SCALE: 3/16" = 1'-0"	REVISION DATE: -
DVT GROUP THE L.E.D. ADVANTAGE 5570 KENNEDY ROAD, MISSISSAUGA, ON, L4Z 2A9 TEL: 905 238 1777 FAX: 905 238 2666 www.dvtgroup.com		4.1	