

COMMITTEE OF THE WHOLE - APRIL 12, 2011

SIGN VARIANCE APPLICATION

FILE NO: SV.11-008
OWNER: EASTONS GROUP OF COMPANIES
LOCATION: 618 APPLEWOOD CRESCENT
BLOCK NOS. 2 & 3, REGISTERED PLAN 65M-3606
WARD 4

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-008, Eastons Group of Companies, 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 one additional 3.5 sqm. wall sign on the north elevation of the building as shown on the attached drawings.

Background - Analysis and Options

Sign Bylaw Requirements (By-Law 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 north elevation of the building as shown on the attached drawings. The proposed sign was 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 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:

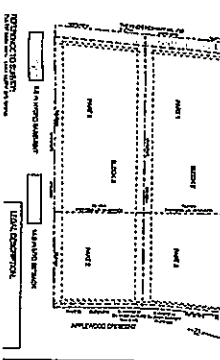
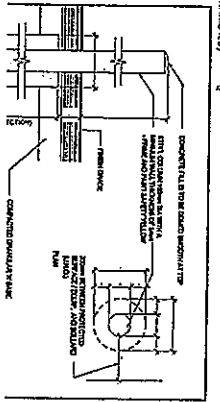
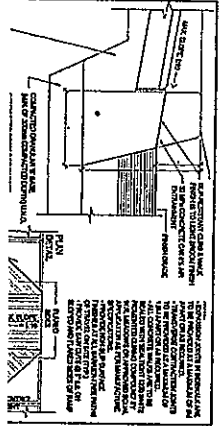
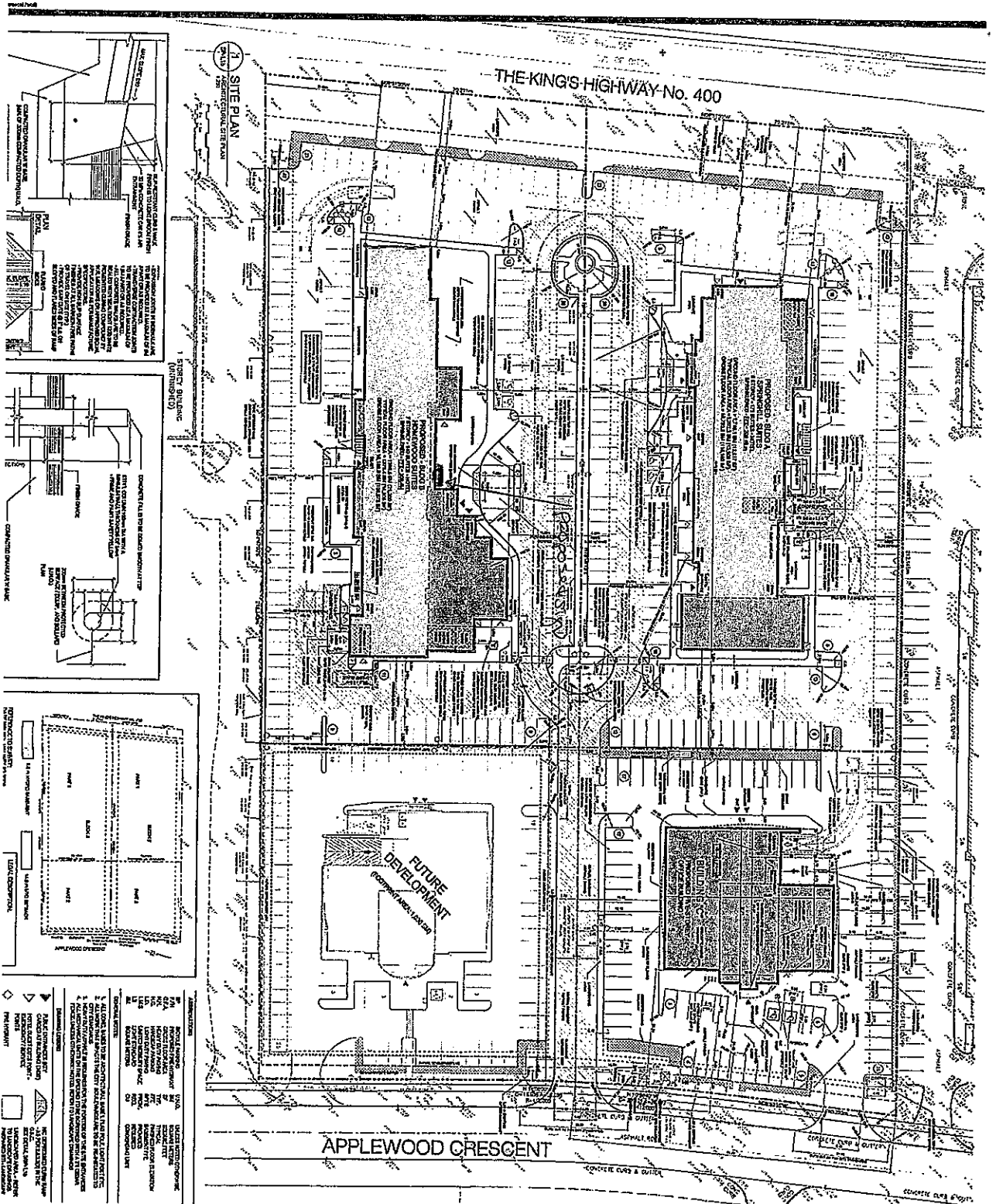
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

SV-11-008



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	100.00	100.00
2	STEEL	50	TON	50.00	50.00
3	BRICK	1000	SQ YD	100.00	100.00
4	CEMENT	200	TON	200.00	200.00
5	AGGREGATE	500	CU YD	500.00	500.00
6	PAINT	100	GA	100.00	100.00
7	GLASS	100	SQ FT	100.00	100.00
8	ROOFING	100	SQ FT	100.00	100.00
9	MECHANICAL	100	HR	100.00	100.00
10	ELECTRICAL	100	HR	100.00	100.00
11	PLUMBING	100	HR	100.00	100.00
12	LANDSCAPE	100	HR	100.00	100.00
13	CONCRETE CURB & GUTTER	100	LINEAL FT	100.00	100.00
14	CONCRETE CURB & GUTTER	100	LINEAL FT	100.00	100.00

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	100.00	100.00
2	STEEL	50	TON	50.00	50.00
3	BRICK	1000	SQ YD	100.00	100.00
4	CEMENT	200	TON	200.00	200.00
5	AGGREGATE	500	CU YD	500.00	500.00
6	PAINT	100	GA	100.00	100.00
7	GLASS	100	SQ FT	100.00	100.00
8	ROOFING	100	SQ FT	100.00	100.00
9	MECHANICAL	100	HR	100.00	100.00
10	ELECTRICAL	100	HR	100.00	100.00
11	PLUMBING	100	HR	100.00	100.00
12	LANDSCAPE	100	HR	100.00	100.00
13	CONCRETE CURB & GUTTER	100	LINEAL FT	100.00	100.00
14	CONCRETE CURB & GUTTER	100	LINEAL FT	100.00	100.00

HOME SITE

VERSUS BLDG C - 7 STORE

CONIF SITE

APPROXIMATE FOOTPRINT

OWNER: SPRING VALLEY

GENERAL BLDG A - 8 STORE

BLDG B - ORIDGE

PROJECT NUMBER

DATE

SCALE

NO.

DATE

BY

REVISIONS

NO.

DATE

DESCRIPTION

APPROVED BY

DATE

DESIGNED BY

DATE

CHECKED BY

DATE

PROJECT TITLE

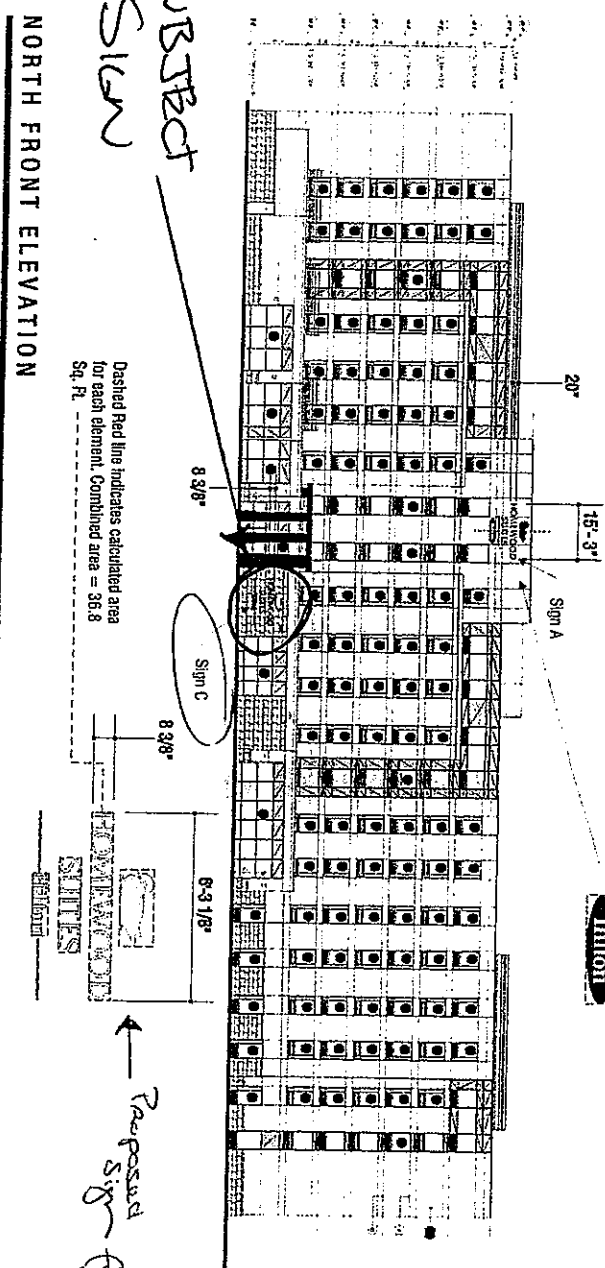
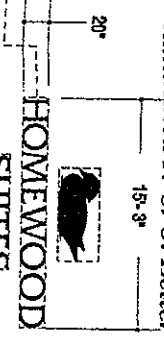
7/1/58

SU.11.008



20" Internally Illuminated Stacked REMOTE Channel Letter Set
 5 3/8" Non-Illuminated F. C. O. Letter Set
 (Sign A & C)

Dashed Red line indicates calculated area for each element. Combined area = 70.53 Sq. Ft.



SUBJECT SIGN

Dashed Red line indicates calculated area for each element. Combined area = 36.8 Sq. Ft.

Revised Sign for Vaughan

Sign A
 REFERENCE DRAWING #HS-CL for fabrication & color details.

Sign C
 REFERENCE DRAWING #HS-BL X for fabrication & color details.

Scale: 1/32" = 1'-0"

VAUGHAN, ONTARIO



2010 KIEFFER & CO. INC.
 545 Audsfield - Vaughan, ON M9W 5K9
 PHONE: (416) 520-2355 FAX: (416) 520-1544
 www.kieffer.com

CUSTOMER: Homerwood Suites
 LOCATION: Vaughan, Ontario
 SALESMAN: Mike Hilde
 DESIGNER: MJK

DATE: 10/25/10

Arthur
 Design
 Survey
 (All items checked to spec. Date)

PRODUCTION PROGRESSING
 Michel Iden #

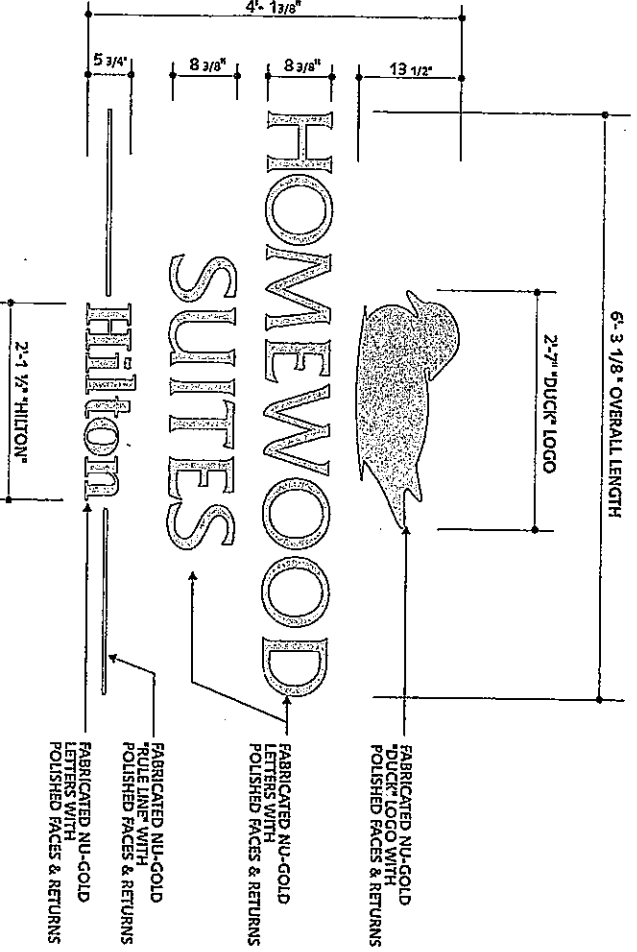
Job #	
-01	
-02	
-03	
-04	

INITIALS: DATE:
 MAK 12/7/10

REVISION:
 A Delete Sign B

B60082

SV.11-008



LETTER DETAIL
 3/4"-1'-0"
 3/8" DEEP FABRICATED NIU-GOLD GRAPHICS WITH POLISHED FACES & RETURNS.
 MOUNT TO WALL WITH ALL-THREAD STUDS & SILICONE ADHESIVE.

Sign 11" C 11
 for
 Varnance

X	XXXXXXXXXXXX																		
MATERIAL LIST																			

HS-BLX
 [Signature]

HOMEWOOD SUITES
 Hilton

Composite Office:
 155 Cassover Lane
 Memphis, Tennessee 38117
 www.HiltonSignage.com

Sign Type: **H5 BL-X**

Sheet: 25 of 30

Client: **HOMEWOOD SUITES**

Address:

Installation: **FEBRUARY 2009**

Installation: **JANUARY 2010**

Signage