

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 9, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

9

**SIGN VARIANCE APPLICATION
FILE NO: SV.13-012
OWNER: RULAND PROPERTIES INC.
LOCATION: 610 & 616 APPLEWOOD CRESCENT
BLOCK 2, 65M-3606
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-012, RULAND PROPERTIES INC., be APPROVED, subject to the integration of the existing signs along Applewood Crescent into the proposed ground signs.

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

The applicant is requesting to install two (2) additional 10 sqm. pylon signs which were not shown on the original site plan.

Background - Analysis and Options

Sign By-law 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 9, CW Report No. 28 – Page 2

Regional Implications

Region of York Engineering approval is not required for the proposed signs.

Conclusion

The applicant is requesting to install two (2) additional 10 sqm. pylon signs which were not shown on the original site plan. The proposed signs are in addition to two (2) existing ground signs that are presently located at the driveway intersection. The original site plan was approved with four (4) pylon signs. Two (2) signs were proposed fronting onto Hwy 400 and two (2) fronting onto Applewood Crescent.

Members of the Sign Variance Committee have reviewed the application and are concerned with the number of signs now proposed for the driveway intersection at Applewood Crescent. Accordingly, Staff are recommending that the two (2) existing ground signs be incorporated into the two new ground signs thereby reducing the sign clutter proposed for the intersection.

Members of the Sign Variance Committee are recommending that:

That Sign Variance Application SV.13-012, RULAND PROPERTIES INC., be APPROVED, subject to the integration of the existing signs along Applewood Crescent into the proposed ground signs.

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
3. Photo Existing signs

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

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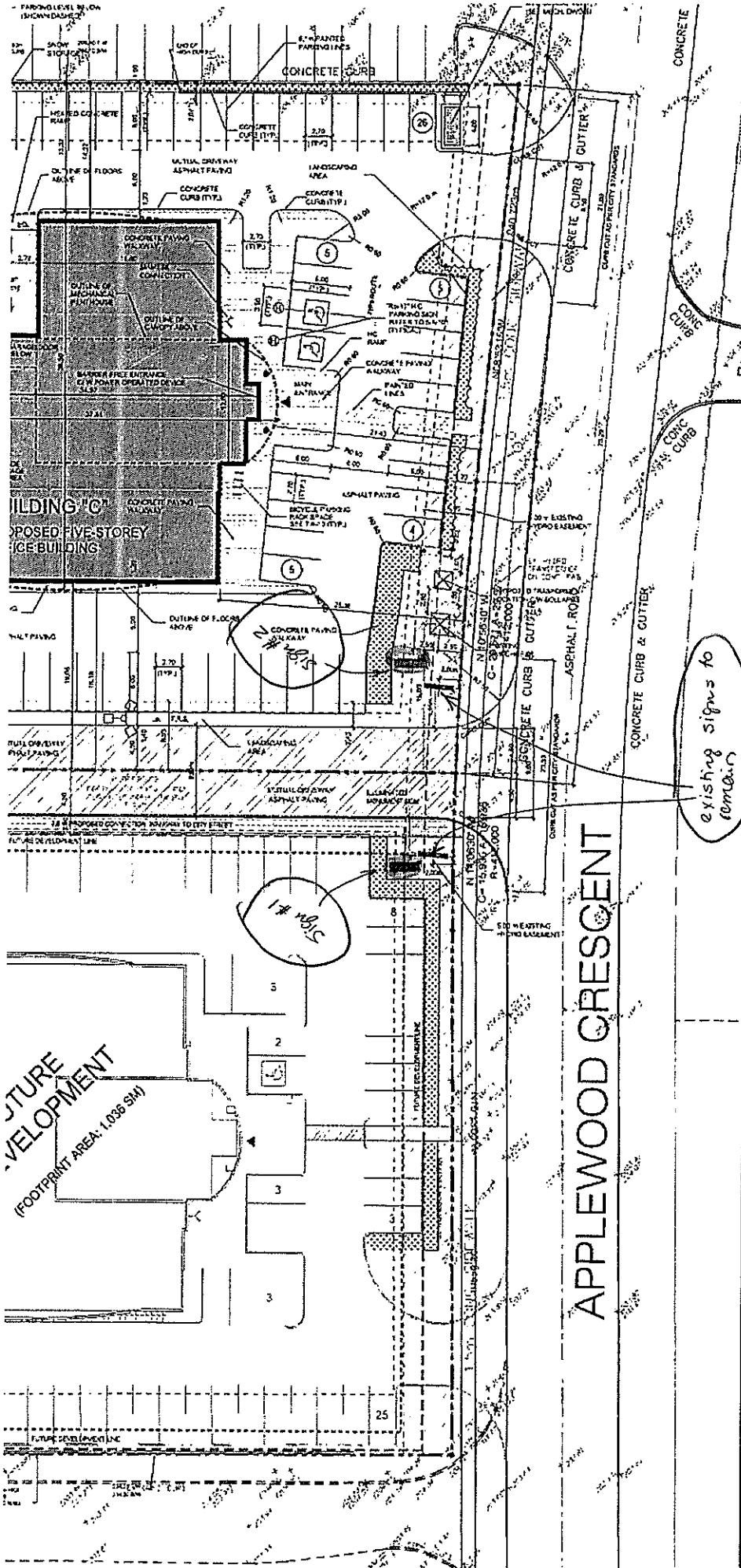
Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as



KEY PLAN

GROSS	BLOCK
Part	Part
BLOCK	Part
BLOCK	Part
BLOCK	Part
BLOCK	Part
LANDS	
LANDS	ASPHA
LANDS	MSC(C
LANDS	BLDG A
LANDS	BLDG C
LOT C	
GROSS	
GROSS	
Part	
LANDS	
LANDS	ASPHA
LANDS	MSC(C
LANDS	BLDG A
LANDS	BLDG E
LOT C	
GROSS	
HOTEL	
1.0 part	
OFFICE	
3.5 part	
for any	
HOTEL	
BLDG A	
BLDG E	
SUB-T	
OFFICE	
BLDG C	
TOTAL	
BLDG A	
BLDG E	
BLDG C	
TOTAL	
TOTAL	
LOAD	
REQUI	
PROVID	
ACCESS	
REQUI	
PROVID	
ZONED	
SITE OF	

existing signs to remain

APPLEWOOD CRESCENT

FUTURE DEVELOPMENT
(FOOTPRINT AREA: 1,036 SQM)

ABBREVIATIONS

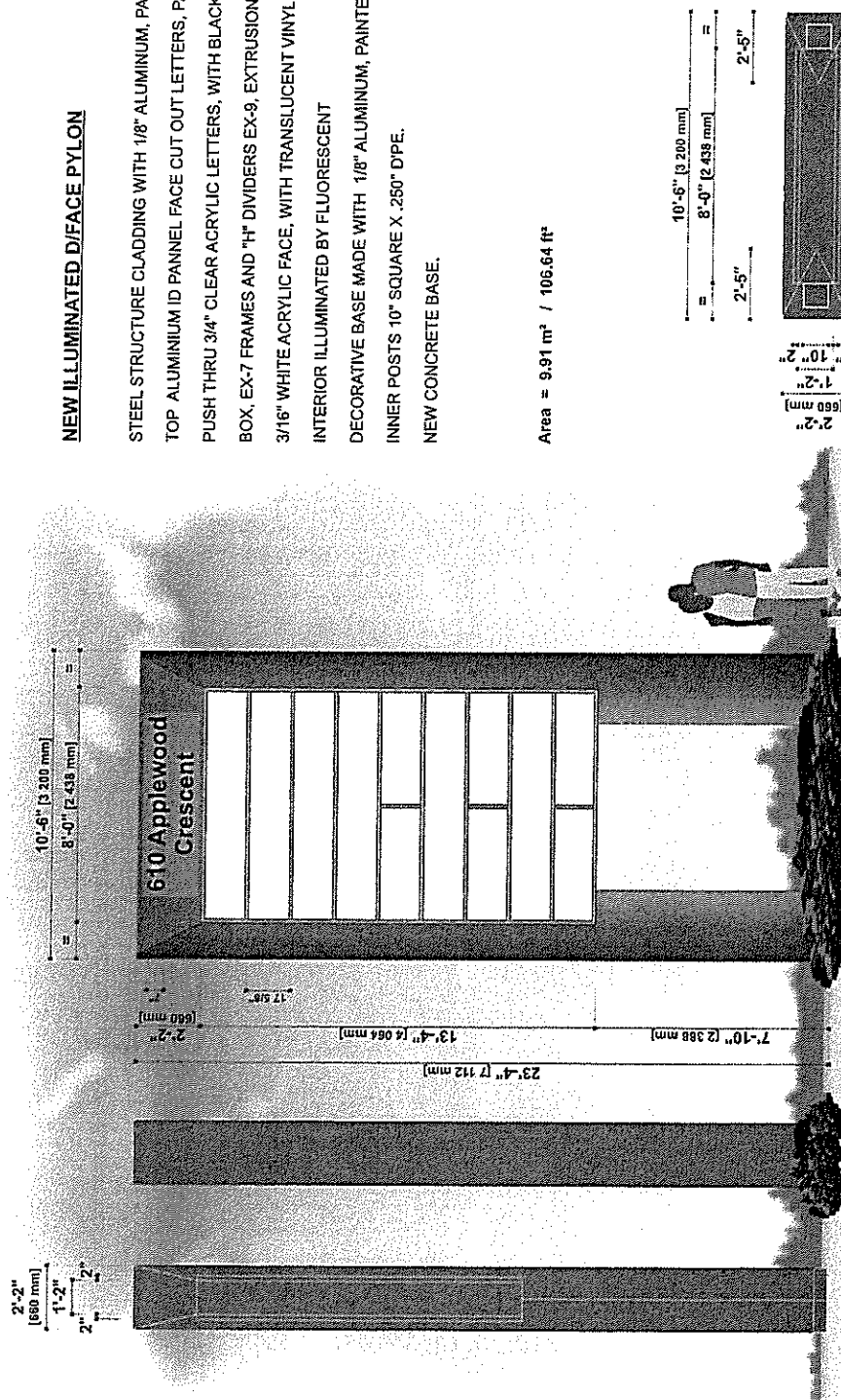
2

A (1x) NEW ILLUMINATED D/FACE PYLON

NEW ILLUMINATED D/FACE PYLON

STEEL STRUCTURE CLADDING WITH 1/8" ALUMINUM, PAINTED GREY (PMS #Cool Gray 10C)
TOP ALUMINUM ID PANNEL FACE CUT OUT LETTERS, PAINTED GREY (PMS #Cool Gray 10C)
PUSH THRU 3/4" CLEAR ACRYLIC LETTERS, WITH BLACK VINYL APPLIED ON FIRST SURFACE
BOX, EX-7 FRAMES AND "H" DIVIDERS EX-9, EXTRUSION ALUMINUM, PAINTED GREY (PMS #Cool Gray 10C)
3/16" WHITE ACRYLIC FACE, WITH TRANSLUCENT VINYL APPLIED FIRST SURFACE
INTERIOR ILLUMINATED BY FLUORESCENT
DECORATIVE BASE MADE WITH 1/8" ALUMINUM, PAINTED GREY (PMS #Cool Gray 10C)
INNER POSTS 10" SQUARE X .250" DYE.
NEW CONCRETE BASE.

Area = 9.91 m² / 106.64 ft²



PLANT VIEW

Scale $2.5^{\circ}N - 10^{\circ}N$

Client



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TRANSWORLD SIGNS
des services Transworld 1-800-975-6262

Revisión / Revision	Description
1	Add 2 new points and filament logo
2	Added

Acr./Add.: 610 Applewood Crescent, Vaughan, ON
 Date: 2013/03/18, Rep: Blackburn B., Desc/Draws: R 100
 Des.: Denise P., WD.: , Ref.#:

619 Applewood Cres.
Roughan

sign
existing
to remain

existing sign
to remain

