

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 26, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

26

**SIGN VARIANCE APPLICATION
FILE NO: SV.16-008
OWNER: TOYS“R”US CANADA
LOCATION: 300 STEELES AVENUE WEST
BLOCK 39, PLAN NO. M-2237
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated December 6, 2016:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-008, Toys“R”Us Canada, be APPROVED, subject to the following conditions:
 - a) The applicant submit a detailed cross section of the building with a detailed attachment to the roof structure.
 - b) The applicant provide design and general review drawings with an approved seal by a professional engineer or architect as per OBC Div. C 1.2.1.2.(6) and 1.2.1.2.(7).

Contribution to Sustainability

N/A

Economic Impact

The necessary resources have been allocated from within the existing complement.

Communications Plan

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

Purpose

The purpose of this report is to present for Council approval the recommendation of the Sign Variance Committee in this matter.

Background - Analysis and Options

The applicant is proposing to replace two existing wall signs as following:

East Elevation - one (1) wall sign proposed exceeding the maximum area and attached to a parapet.

South Elevation – two (2) wall signs proposed with aggregate area exceeding the maximum permitted by one sign and attached to the roof structure.

Sign By-law Requirements (By-Law 203-92, as amended):

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

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Section 5 – Prohibited Signs

No person shall erect, install, post, display, maintain or keep on a premises any of the following type of signs:

5.8 Roof Signs and signs erected in part or entirely above the surface of the roof of a building or structure.

Section 6 - General Provisions for All Signs

6.6 Wall Signs

The following regulations shall apply to all wall signs:-

- (a) No wall sign shall extend above the top of the roof surface.

Section 8 - Signs Permitted for Commercial/Industrial Buildings

8.2 Wall Signs:

- a) the area of a wall sign shall not exceed 0.75 sq. m. per linear horizontal metre of the exterior wall of a building upon which such sign is located. In multiple occupancy buildings or shopping centres, the sign area for each business premises shall be proportional to the length of the exterior wall forming part of the premises. Notwithstanding the foregoing, the total area of a wall sign per business premises shall not exceed 20.0 sq. m. or be limited to less than 2.0 sq. m.

Variance Analysis:

Allowed 20.0 sq.m.

Proposed 28.34 sq.m.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the goals established by Council in the Vaughan Vision 2020/Strategic Plan, in particular:

Service Excellence – Promote Community Safety, Health & Wellness.

Regional Implications

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

Conclusion

The Sign Variance Committee finds merits in the additional signs for the following reasons:

- a. The signs are compatible with the development on the premises and surrounding area;
b. The signs do not adversely affect public safety.

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

Attachments

1. Site Plan
2. Exterior Elevations
3. Sketch of Signs

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 26, CW Report No. 43 – Page 3

Report prepared by:

Bruna Pace
Senior Plans Examiner, Ext. 8421
Building Standards

(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.)

SIGN VARIANCE APPLICATION

FILE NO: SV.16-008

OWNER: TOYS“R”US CANADA

LOCATION: 300 STEELES AVENUE WEST

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Report prepared by:

Bruna Pace
Senior Plans Examiner, Ext. 8421
Building Standards

Respectfully submitted,

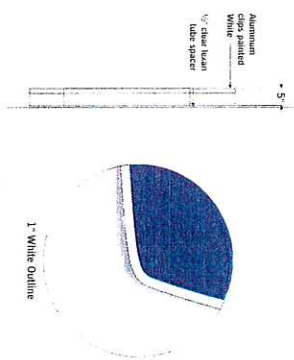
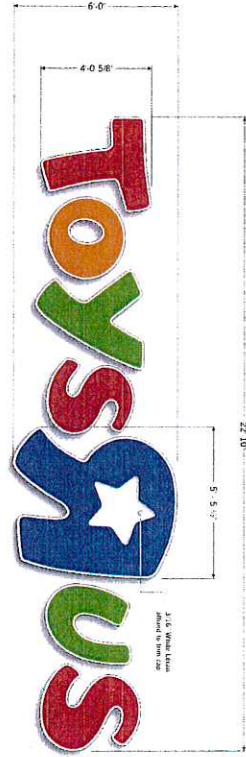
Bruna Pace
Chair, Sign Variance Committee

/as

LED Illuminated Channel Letters

Scale: 1/4" = 1'-0"

Sign Area = 12.72m²



Material Specifications

- 5\"/>

Note: Letter 'R' star to be affixed at 1\"/>

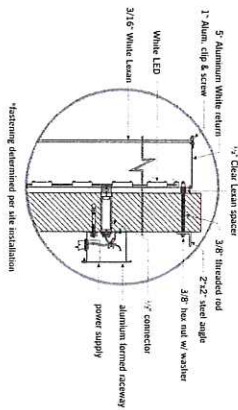
Vinyl Colors:

- Orange 3m 3630-44
- Yellow 3m 3630-106
- Cobalt Blue 3m 3630-157



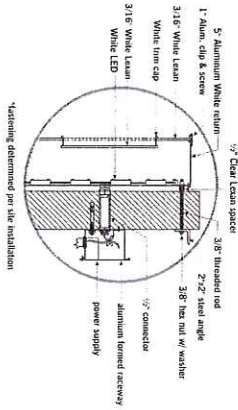
Letter Section Detail

Scale: 1/8"



Section Detail - Letter 'R'

Scale: 1/8"



PRIDE SIGNS



saccace



255 HURON ROAD CAMBRIDGE ONTARIO CANADA TEL: 519-622-8890 FAX: 519-622-2611 WWW.PRIDE SIGNS.COM

Various Locations
Canada



DRAWN BY: B. Cote
DATE: April 6, 2016

Drawing No.
TRUC-CL07240214.120A
Refer to file
32.37 m 5.979 sqm

Electrical Requirements
120V

Caution: This drawing is for informational purposes only. It is not to be used for construction without the approval of the designer. The designer is not responsible for any errors or omissions in this drawing.

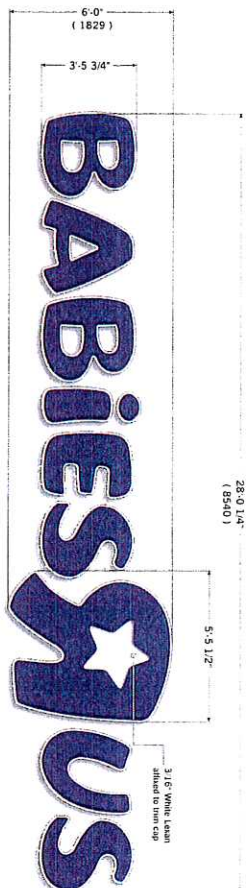
Preliminary Network
Approved for Production
Aug. 18, 2016
B.H.

CLIENT APPROVAL
REVISION DATES:

LED Illuminated Channel Letters

Scale: 1/4" = 1' 0"

Sign Area = 15.62m²



Aluminum cap painted white blue spacer



Material Specifications

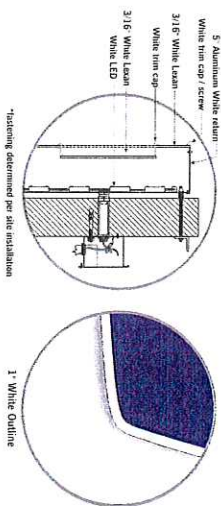
- 5" Wide prefinished aluminum coil returns
- 3/16" White lean face w/ vinyl applied to 1st surface
- 1" White trim
- White LED Illumination

Note: Letter 'R' star to be affixed at 1" recess below face

Vinyl Colors:
2856 BRU Aston Purple

Section Detail - Letter 'R'

Scale: 1/8"



PRIDE SIGNS



saccace



225 PRENSON ROAD CAMBRIDGE ONTARIO CANADA

Tel: 519-622-4400

Fax: 519-622-2801 WWW.PRIDE-SIGNS.COM

Various Locations
Canada



DRAWN BY: T. Dodge
DATE: March 17, 2016

42.41 m² 7.17 sq.m

Drawing No.
TBOC-GL1720337.1201

Refer to file

Electrical Requirements
120V

Colors are subject to manufacturer's color matching process. Colors are not to be used for identification. Colors are not to be used for identification.

Preliminary Approval

Approved for Production
June 8, 2016 B. Gure

CLIENT APPROVAL
REVISION DATES:

Scale: 1/4" = 1'-0"

-22-10-



- 5" White pre-finished aluminum coil returns
- 3/16" White Lexan face w/ vinyl applied to 1st surface
- 1" White trim
- White LED illumination

Note: Letter 'R' star to be affixed at 1" recess below face

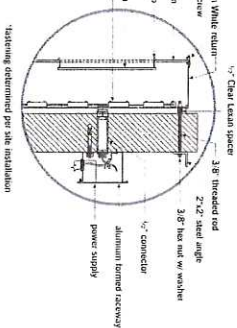
Vinyl Colours:

Apple Green 3

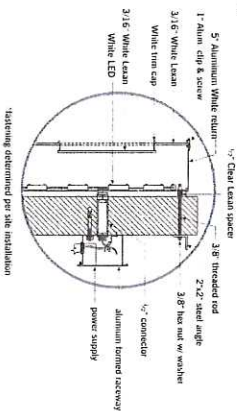
1000

Note: Aluminum angle formed mounting structure painted Blue PMS 2728C

Scale: mls



Scale: 116



120V

Each of these products is a registered trademark of the respective manufacturer. The trademarks of the other companies mentioned in this advertisement are the property of their respective owners. The trademarks of the other companies mentioned in this advertisement are the property of their respective owners.

Preliminary Analysis

Approved for Production

Aug. 18, 2016 D.R.

100

CLIENT APPROVAL:
REVISION DATES:

1000



 INTERNATIONAL SEALING ASSOCIATION
sac  **ace**
 

300 Steeles Ave.
Thornhill, ON

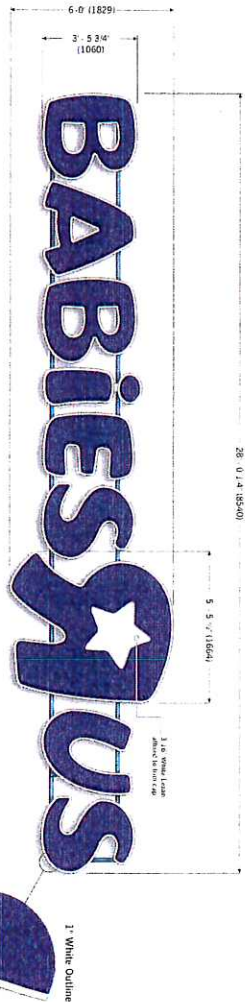


DRAWN BY: B. Guse
DATE: June 3, 2016

LED Illuminated Channel Letters

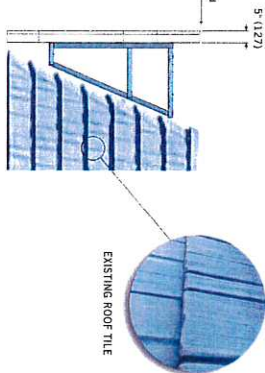
Scale: 1/4" = 1' 0"

Sign Area = 15.62m²



Material Specifications

- 5-7 White prefinished aluminum coil letters
- 3/16 White lean face w/ vinyl applied to 1st surface
- 1" White trim
- White LED Illumination
- Note: Letter 'R' star to be affixed at 1" recess below face
- Vinyl Colors:
2856 BRU Alien Purple
- Note: Aluminum angle formed mounting structure painted Blue PMS 2728C



PRIDE SIGNS
233 WILKINSON ROAD, CAMBRIDGE, ONTARIO, CANADA
TEL: 519-822-4810 FAX: 519-822-4801 WWW.PRIDESIGNS.COM

300 Steeles Ave.
Thornhill, ON



DRAWN BY: B. Guse
DATE: July 22, 2016

Drawing No.
TRUC-CL07240337.120B1

TRUC-CL07240337.120A

TRUC-MS003505

42.41m 7.17m

Electrical Requirements

120V
Circuit must be 3 phase/4 wire/208V/30A
Circuit must be 3 phase/4 wire/208V/30A
Circuit must be 3 phase/4 wire/208V/30A
Circuit must be 3 phase/4 wire/208V/30A

Professional Approval

Approved for Production
Aug. 18, 2016
Address mounting sheet colour as per RL

CLIENT APPROVAL
REVISION DATES: