



WELCOME TO THE CITY OF HAMILTON

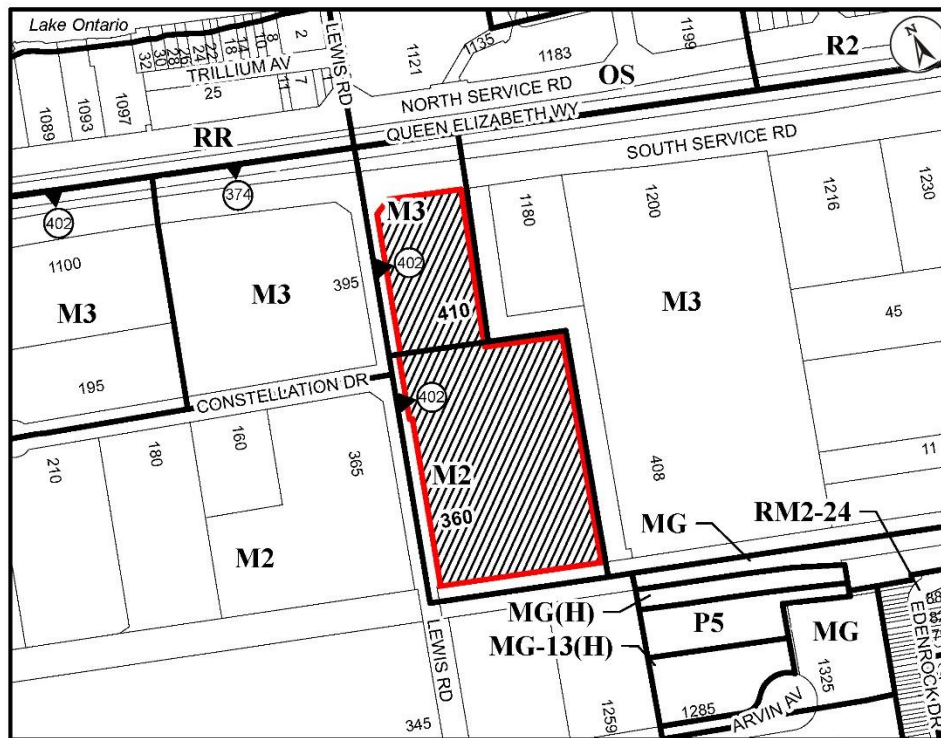
PLANNING COMMITTEE

July 11, 2023

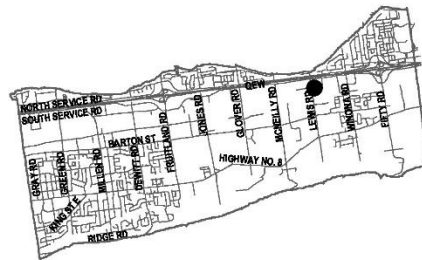
PED23160 – (SV-22-004)

Sign Variance Appeal SV-22-004 for the Property Known as 360 – 410 Lewis Road, Stoney Creek, Denied by the Director of Development Planning and Appealed by the Owner.

Presented by: Aman Hansra



● Site Location



Key Map - Ward 10

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
SV-22-004

Date:
June 10, 2022

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
CF/VS

Subject Property



360-410 Lewis Road, Stoney Creek (Ward 10)



SUBJECT PROPERTY



360 – 410 Lewis Road, Stoney Creek





Google

Northbound from Lewis Road



Northbound from Lewis Road

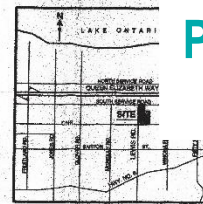


Google

Westbound from South Service Road



Eastbound from South Service Road



LOCATION PLAN

PART OF LOT 6, CONCESSION 1
IN THE GEOGRAPHIC TOWNSHIP OF SALTLEET
NOW IN THE
CITY OF STONEY CREEK
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

SCALE 1:500
0 10 20 30 40 METERS

STATISTICS:

AREA OF SITE	14.3 ACRES (57,672.1 m ²)
AREA OF BUILDINGS	208,696.62 S.F. (19,163.1 m ²)
LOT COVERAGE	33.16%
GROSS FLOOR AREA	
BUILDING 1	113,933.12 S.F. (10,530.51 m ²)
BUILDING 2	92,579.40 S.F. (8,600.60 m ²)
TOTAL GFA	206,512.52 S.F. (19,131.11 m ²)
PAVING:	
TP PAVING	147,916 S.F. (13,555.5 m ²)
NO PAVING	144,747 S.F. (13,447.0 m ²)
TOTAL PAVING	292,663 S.F. (27,002.5 m ²)
LOT COVERAGE	68.86%
LANDSCAPING:	
LOT COVERAGE	125,821 S.F. (11,701.3 m ²)
	20.25%
PAVING:	
AREA OF RETAIL	113,933.12 S.F. (10,530.51 m ²)
RECD. PARKING (1/20.5 SM)	5137 CARS
WAREHOUSE	
RECD. PARKING (1/100 SM)	92,579.4 S.F. (8,600.6 m ²)
	80.0 CARS
TOTAL PARKING REQUIRED	6003 CARS
TOTAL PARKING PROVIDED	5611 CARS

ZONING: PRESTIGE INDUSTRIAL "M1-4" ZONE

BENCH MARK:
CITY OF STONEY CREEK BENCH MARK #70708
DEEP TRENCH MARK IN SPOULCH AT CARROLL NEWMAN SECONDARY SCHOOL
SOUTH SIDE OF AT BARTLEY ST. FROM LEVY 250.00 FEET OF CENTERLINE
OF LEVY ROAD, 10.00 NORTH OF EAST CORNER OF SCHOOL
ELEVATION = 862.01 FT.

BEARING NOTES:
ALL BEARING LINES REFER ARE ANTI-CLOCKWISE AND ARE REFERRED TO THE EASTERN LIMIT
OF LEVY ROAD AS SHOWN ON PLAN G2R-14284, HAVING A BEARING OF N10°00'00"E

NOTE:
FOR GRADING/CONTRACT, THE SITE SERVICES DETAILS REFER TO SITE
SERVICES PROVIDED BY
ARHEMURST NOLWENS LIMITED.
SURVEY & TOPOGRAPHICAL INFORMATION TAKEN FROM
AS SHOWN BY THE FOLLOWING LIMITED
PROFESSIONAL ENGINEERS (ON-TARIO) AND SURVEYORS
MAYNARD SURVEY & CONSULTANTS, ONTARIO INC. 93
500 SPADINA AVENUE, TORONTO, ONTARIO M5S 1A5
AND/OR SUCCESSORS

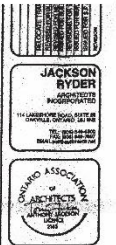
PROFESSIONAL ENGINEER: 9804170
DATE OF SURVEY: MARCH 4TH, 1986

PAVING LEGEND (SEE SPECIFICATIONS)

- HEAVY DUTY ASPHALT
- HEAVY DUTY ASPHALT WITH 10% FIBRE
- HEAVY DUTY ASPHALT WITH 10% FIBRE AND 10% POLYMER
- HEAVY DUTY ASPHALT WITH 10% FIBRE AND 10% POLYMER AND 10% STABILIZER
- HEAVY DUTY ASPHALT WITH 10% FIBRE AND 10% POLYMER AND 10% STABILIZER AND 10% STABILIZER
- HEAVY DUTY ASPHALT WITH 10% FIBRE AND 10% POLYMER AND 10% STABILIZER AND 10% STABILIZER AND 10% STABILIZER

ISSUED FOR BUILDING PERMIT ONLY
(NOT A CONTRACT)

Copyright:
All rights reserved and copyright in and to these specifications, drawings and reports shall remain with the author and shall be the sole property of
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TARBUTT CONSTRUCTION LTD.

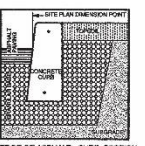
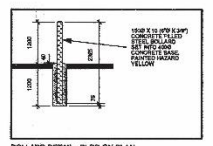
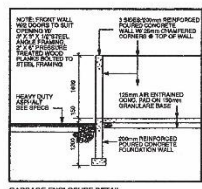
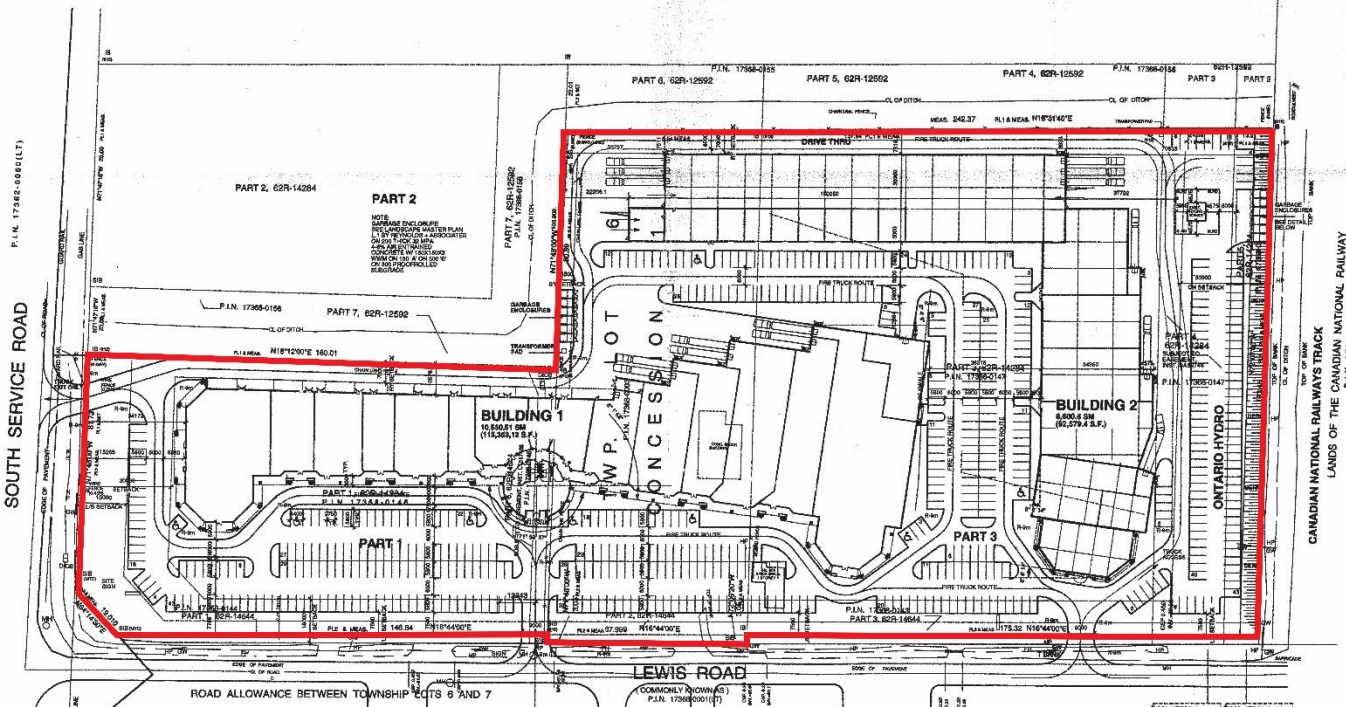


The Proposed
STONEY CREEK DECOR CENTRE
STONEY CREEK, ONTARIO

TARBUTT
CONSTRUCTION LTD.
GENERAL CONTRACTORS
110 LEVY ROAD,
STONEY CREEK, ONTARIO
L3E 4Y7
(905) 468-4663
(905) 468-7643

SITE PLAN

DATE	APR. 7, 2000
DRAWN BY	CHT
SCALE	1:400
TOWN	PROVIDING
A1	9844



BUILDING CLASSIFICATIONS:

BUILDING 1
GROUP 1 MERCANTILE
SPRINKLERED
AREA = 113,933.12 SF (10,530.51 m²)
3.2.2.37 GROUP E, ANY HEIGHT, ANY AREA, SPRINKLERED
NON-COMBUSTIBLE CONSTRUCTION, FLOOR ASSEMBLIES 2 HR
MEZZANINES 1 HR, LOAD BEARING COLUMNS TO MATCH

BUILDING 2
GROUP 2 DIVISION 2 - MEDIUM HAZARD INDUSTRIAL
SPRINKLERED
AREA = 86,000.60 SF
9.2.2.86 GROUP F DIVISION 2, UP TO 4 STOREYS, INCREASED AREA
SPRINKLERED, TABLE 3.2.2.89G
NON-COMBUSTIBLE CONSTRUCTION, FLOORS TO HAVE 1 HR FRR
MEZZANINES TO HAVE 1 HR FRR
LOAD BEARING WALLS, COLUMNS AND ARCHES TO HAVE SAME
RATINGS AS SUPPORTING ASSEMBLY

CITY OF STONEY CREEK
APPROVED SITE PLAN
Project # Decorator Centre 16 (2000)
R. M. Macneil
R. M. Macneil, P. Eng.
Professional Engineer
No. 123456789
DATE: 2000-04-07

SITE PLAN
SCALE: 1:600



Double Sided LED Illuminated Pylon Sign w/ Full Colour Digital Displays (Quantity 1 Required)
Scale: 1:58



Material Specifications

- Single Sided Aluminum Constructed Cabinet w/ Formed Retainer Ring Painted Dark Teal (TBD)
- 3/16" White Lexan Face w/ 1st Surface Direct Printed Digital Graphics (UV Overlaminate)
- White LED Illumination
- **Includes Aluminum Filler Cladding Painted Dark Teal (TBD)**
- Watchfire Full Colour Digital Display
- Cabinet Size: 16'-0" High x 12'-0" Wide x 8" Depth / Active Area: 15'-0" High x 11'-0" Wide
- RWF High Speed Long Range Wireless Point-to-point Radio (Clear Line of Sight Required)
- Time & Temperature (150 Horizontal / 95 Vertical Viewing Angles)
- 4" x 8" HSS Posts Primed & Painted Black

INSTALLATION NOTE:
Customer is responsible for providing adequate 240v power to the sign location and must have their licensed electrician complete the final electrical hook up. Existing concrete base and anchor bolts to be re-used pending Engineering review and sonar scanning results.

- Aluminum Constructed Baseplate Cover Mantle Painted Black
- 1st Surface Die Cut Vinyl Graphics (White A-9001T / Gold A-9248T-Logo)
- Existing Concrete Base w/ Decorative Veneer Stonework (By Others)

Drawing No.
F&F_PYL8E5Y7.125A1

Electrical Requirements
240v

SITE CHECK REQUIRED

VECTOR ART REQUIRED

WALL COLOUR REQUIRED

November 30, 2021 12:49 PM
M. Auclair
Updated header graphic colours.

February 9, 2022 2:09 PM
M. Auclair
Added proposed sign area dimension.

Preliminary Artwork
 Approved for Production

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for in-plant, variations caused by display and / or print variations.

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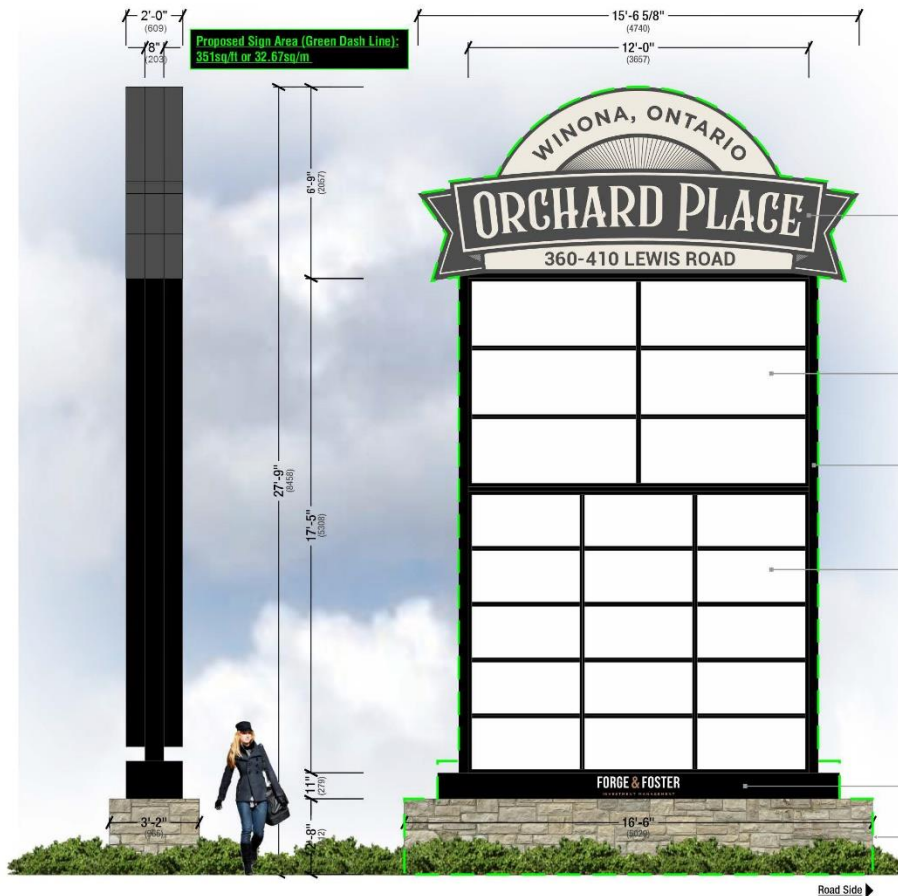
360-410 Lewis Road
Stoney Creek, ON L8E 5Y7

FORGE & FOSTER
INVESTMENT MANAGEMENT

DRAWN BY: M. Auclair
DATE: August 26, 2021

Double Sided LED Illuminated Pylon Sign Retrofit (Quantity 1 Required)
Scale: 1:58

Drawing No.
F&F -PYL8E5Y7.120A1



Material Specifications

- Single Sided Aluminum Constructed Cabinet w/ Formed Retainer Ring Painted Dark Teal (TBD)
- 3/16" White Lexan Face w/ 1st Surface Direct Printed Digital Graphics (UV Overlaminated)
- White LED Illumination
- **Includes Aluminum Filler Cladding Painted Dark Teal (TBD)**

- Double Sided Aluminum Pride Filler / Retainer & H Dividers Painted Black
- 3/16" White Lexan Faces w/ 1st Surface Direct Printed Digital Graphics (UV Overlaminated)
- White LED Illumination
- NOTE: Customer to supply tenant graphic files prior to releasing to manufacturing.

- 4" x 8" HSS Posts Primed & Painted Black

- Double Sided Aluminum Pride Filler / Retainer & H Dividers Painted Black
- 3/16" White Lexan Faces w/ 1st Surface Direct Printed Digital Graphics (UV Overlaminated)
- White LED Illumination
- NOTE: Customer to supply tenant graphic files prior to releasing to manufacturing.

INSTALLATION NOTE:
Customer is responsible for providing adequate 120v power to the sign location and must have their licensed electrician complete the final electrical hook up. Existing concrete base and anchor bolts to be re-used pending Engineering review and sonar scanning results.

- Aluminum Constructed Baseplate Cover Mantle Painted Black
- 1st Surface Die Cut Vinyl Graphics (White A-9001T / Gold A-9248T-Logo)

- Existing Concrete Base w/ Decorative Veneer Stonework (By Others)

Electrical Requirements
120v

- SITE CHECK REQUIRED
- VECTOR ART REQUIRED
- WALL COLOUR REQUIRED

February 9, 2022 2:09 PM
M.Auclair
Added proposed sign area dimension.

- Preliminary Artwork
- Approved for Production

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360-410 Lewis Road
Stoney Creek, ON L8E 5Y7

FORGE & FOSTER
INVESTMENT MANAGEMENT

DRAWN BY: M.Auclair
DATE: August 26, 2021

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for internet variations caused by display and/or print variations.

Double Sided LED Illuminated Pylon Sign w/ Full Colour Digital Displays (Quantity 1 Required)
Scale: 1:58

MTO



Material Specifications

- Single Sided Aluminum Constructed Cabinet w/ Formed Retainer Ring Painted Dark Teal (TBD)
- 3/16" White Lexan Face w/ 1st Surface Direct Printed Digital Graphics (UV Overlaminated)
- White LED Illumination
- **Includes Aluminum Filler Cladding Painted Dark Teal (TBD)**

- Watchfire Full Colour Digital Display
- Cabinet Size: 16'-0" High x 12'-0" Wide x 8" Depth / Active Area: 15'-0" High x 11'-0" Wide
- RWF High Speed Long Range Wireless Point-to-point Radio (Clear Line of Sight Required)
- Time & Temperature (150 Horizontal / 95 Vertical Viewing Angles)

- 4" x 8" HSS Posts Primed & Painted Black

INSTALLATION NOTE:
Customer is responsible for providing adequate 240v power to the sign location and must have their licensed electrician complete the final electrical hook up. Existing concrete base and anchor bolts to be re-used pending Engineering review and sonar scanning results.

- Aluminum Constructed Baseplate Cover Mantle Painted Black
- 1st Surface Die Cut Vinyl Graphics (White A-9001T / Gold A-9248T-Logo)

- Existing Concrete Base w/ Decorative Veneer Stonework (By Others)

Electrical Requirements

240v

SITE CHECK REQUIRED

VECTOR ART REQUIRED

WALL COLOUR REQUIRED

November 30, 2021 12:49 PM
M. Auclair
Updated header graphic colours.

February 9, 2022 2:09 PM
M. Auclair
Added proposed sign area dimension.

November 15, 2022 12:58 PM
M. Auclair
Updated sign area calculations as per MTO guidelines.

- Preliminary Artwork
- Approved for Production

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.



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360-410 Lewis Road
Stoney Creek, ON L8E 5Y7



DRAWN BY: M. Auclair
DATE: August 26, 2021



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE