

**COMMITTEE OF THE WHOLE – DECEMBER 11, 2006**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.06-024**

**OWNER: MPI TORGAN PROPERTIES**

**LOCATION: 7000 BATHURST STREET, UNIT #C-01  
BLOCK 334, REGISTERED PLAN 65M-2240**

**Recommendation**

That Sign Variance Application SV.06-024, MPI Torgan Properties, be REFUSED.

**Economic Impact**

None.

**Purpose**

Request to install an additional wall sign within the tower portion of the subject building as shown on the attached drawings.

**Background - Analysis and Options**

By-Law 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.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

**Conclusion**

The applicant is proposing to install an additional wall sign on the tower portion of the existing building as shown on the attached drawings.

Members of the Sign Variance Committee do not support the application as submitted. Committee members are of the opinion that advertising signs should not be erected on the tower portion of the building. The building's tower is an attractive architectural element and any sign erected thereon would have a negative impact on the overall look of the building.

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

**Attachments**

1. Site Plan
2. Sketch of Sign

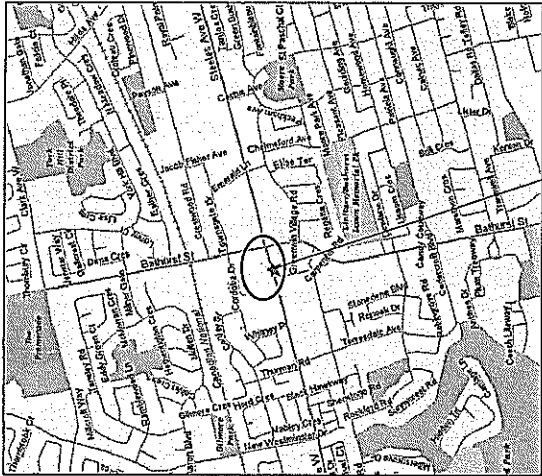
**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

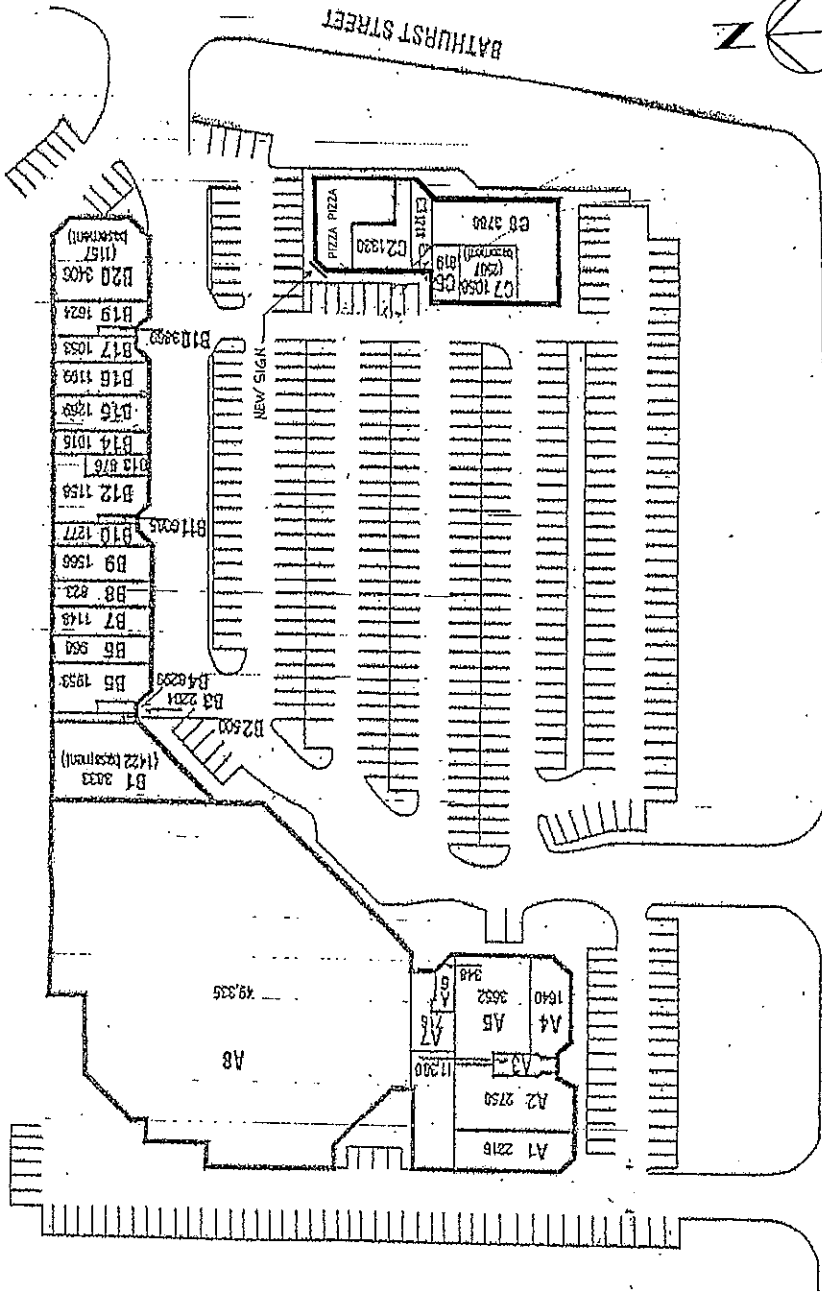
Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/pa



SITE LOCATION



STEELES AVENUE

**General Notes**

DRAWINGS MUST NOT BE SCALED. VERIFY ALL DIMENSIONS AND RECORD ANY DISCREPANCIES TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK. ALL WORK SHALL COMPLY WITH THE LAWS AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION TO THIS SITE. GENERAL CONDITIONS, MATERIALS AND WORKMANSHIP THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND THE TENANT/LANDLORD AGREEMENT WITH REFERENCE TO THIS STORE.

No.	Date	Description
1	JULY 25, 2006	ISSUED FOR BUILDING PERMIT
2	SEP. 29, 2006	ISSUED SIGN VARIANCE

Scale



580 Jarvis Street  
Toronto, Ontario  
M4Y 2H9  
Tel. (416) 967-1010  
Fax. (416) 967-6449

Designed by

Checked by: HOODMAN AZIMI  
Scale: N.T.S.  
Store Area (Gross):  
Store Area (Net):  
Date: 11.15.06

Project Name

**PIZZA PIZZERIA #66A**

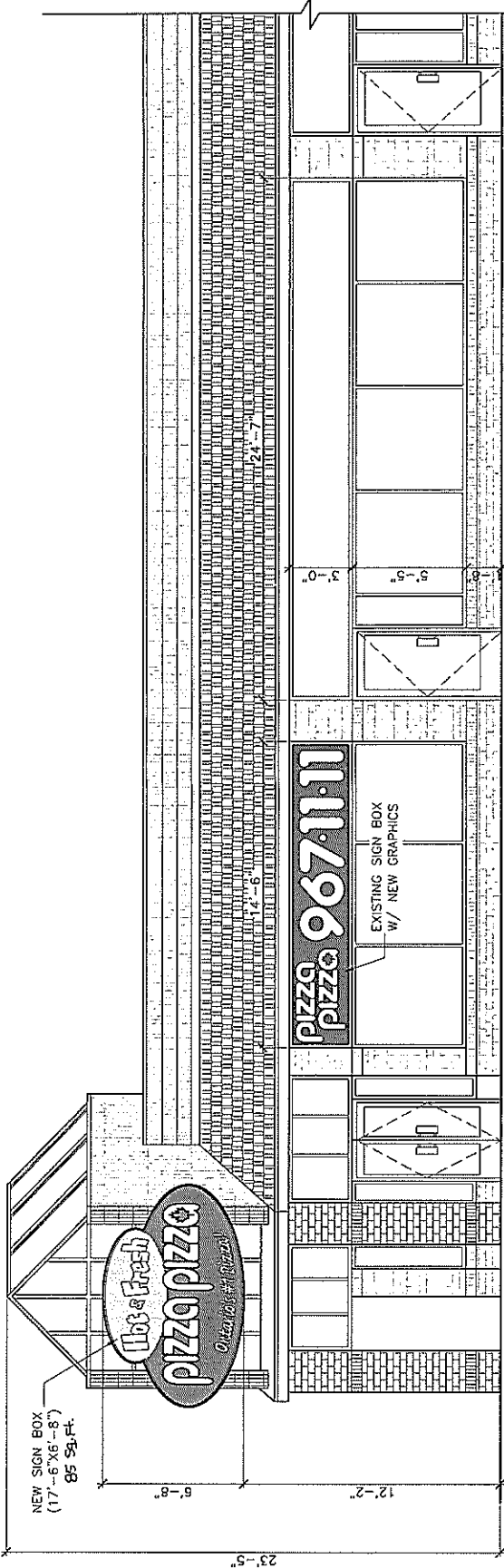
Sheet No.

Project Location  
7000 BATHURST STREET, UNIT C-01  
VAUGHAN, ONTARIO

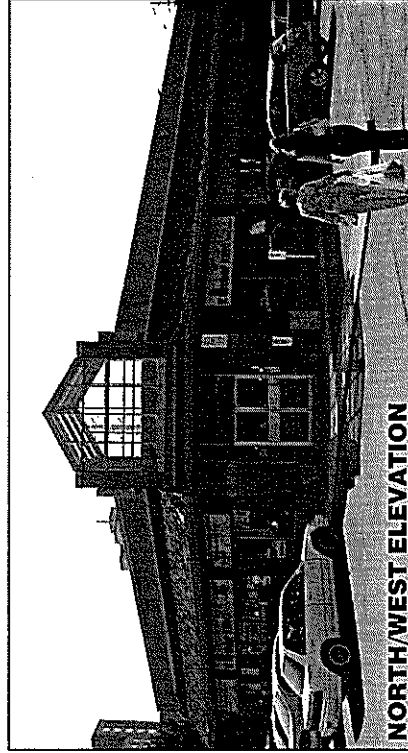
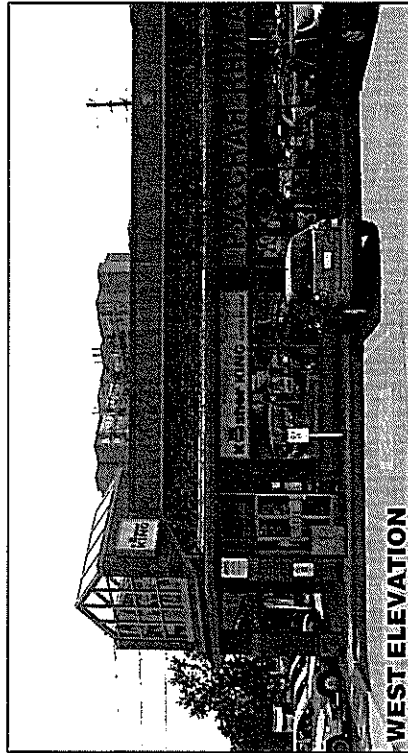
Drawing's Title

**SITE PLAN**

**A1**



**WEST ELEVATION**

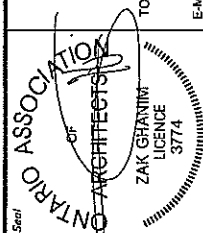


**General Notes**

DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ALL WORK SHALL COMPLY WITH THE LAWS AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION TO THIS SITE. ALL WORK SHALL CONFORM TO PIZZA PIZZA SPECIFICATIONS FOR GENERAL CONTRACTOR. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND THE TENANT/LANDLORD AGREEMENT WITH REFERENCE TO THIS STORE.

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1	JULY 25, 2006	ISSUED FOR BUILDING PERMIT
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BUILDING CODE DESIGNATION NUMBER (BCDN): 3774  
 OMA BUILDING CODE DESIGNATION SYSTEM (BCDSS): 3774  
 THE NOTED ARCHITECT HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES. SEAL  
 OMA DESIGNATION SYSTEM



**ZAK GHANIM**  
 ARCHITECT  
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 Fax. (416) 967-6449

Designed by: HOUMAN AZIMI  
 Checked by: ZAK GHANIM  
 Scale: 3/16" = 1'-0"  
 Store Area (gross):  
 Store Area (net):  
 Date: JULY 25, 2006

**PIZZA PIZZA #66A**  
 Sheet No. **A2**  
 Project Name  
 Project Location: 7000 BATHURST STREET, UNIT C-01 VAUGHAN, ONTARIO  
 Drawing's Title: **EXTERIOR ELEVATION**