

COMMITTEE OF THE WHOLE MARCH 23, 2010

SIGN VARIANCE APPLICATION

FILE NO: SV.10-002
OWNER: ZANPAS INVESTMENTS INC.
LOCATION: 5585 HIGHWAY 7 WEST
LOT 5, CONCESSION 8
WARD 2

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-002, Zanpas Investments Inc., 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

The applicant is proposing to install a ground sign not located on the subject property as shown on the attached drawings.

Background - Analysis and Options

Bylaw Requirements (203-92, as amended):

6.3 No person shall erect or maintain a sign upon a parcel of land or building unless it is accessory to a use that is lawfully being operated on such land

The City's Sign By-law requires that all ground signs be located on the lands in which the business premises is located.

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 required for the proposed sign

Conclusion

The applicant is proposing to install a ground sign on the abutting property 5597 Highway No 7 for a car dealership located at 5585 Highway No 7. The approved site plan agreement for the properties provides for a mutual entrance and accesses between the two properties.

Members of the Sign Variance Committee have no objections to the application as submitted, and are of the opinion that the intent and purpose of the City's Sign 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. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

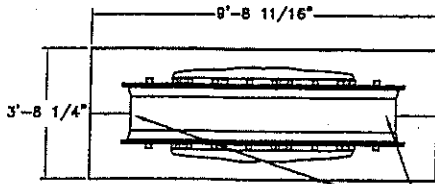
SV-10-002

INSTALLATION NOTE:

NOTE THIS IS A SIGN CONSTRUCTED FROM GLASS. TAKE ALL SAFETY PRECAUTIONS POSSIBLE TO ELIMINATE SEVERE VIBRATIONS, JERKS, AND THEREFORE ANY DAMAGE TO SIGN. TAKE COMPLETE CARE DURING ALL INSTALLATION STEPS. (I.E. UNCRATING, UNLOADING, LIFTING VERTICAL, AND SETTING ON ANCHOR BOLTS)

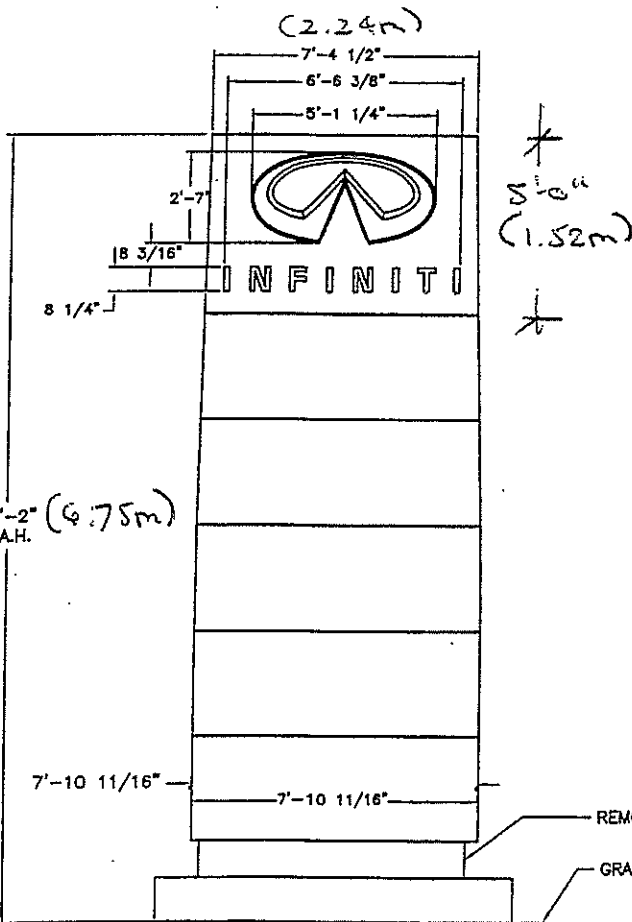
PRODUCTION NOTES:

- GLASS TO BE MADE WITH LAMINATED, TEMPERED GLASS.
LAYER ONE: 1/4" STARPHIRE TEMPERED WITH INFINITI PATTERN APPLIED
LAYER TWO: 3/8" STARPHIRE TEMPERED WITH INFINITI DIFFUSER APPLIED
- SIDE PANELS, KICKER CLAD, BRAND SYMBOL AND WORDMARK TO BE FABRICATED FROM 304 #8 POLISHED, NON-DIRECTIONAL GRAINED STAINLESS STEEL.
- BEFORE APPLYING 3M VHB TAPE AND DUAL LOCK VELCRO DO THE FOLLOWING:
CLEAN THE STAINLESS STEEL FRAME WITH 3M ADHESION PROMOTER 111 ISOPROPYL ALCOHOL BASED SOLUTION
CLEAN GLASS WITH A SILANE COUPLING AGENT OF 3-GLYCIDOXYPROPYL TRIMETHOXYSILANE RESIN. (MUST BE APPLIED BY USING ROLLER WITH A MIN. OF 15lbs. OF CONTINUOUS PRESSURE)
- RUN 14 GAGE WIRE THROUGH COLUMN. SPLICE INTO 18 GAGE WIRE BEFORE ENTERING BRAND SYMBOL USING FN# 50
- CRATE BOTH HALVES OF BASECOVER, TOP PANEL (P/N: 126335), BOTH UPPER SIDE PANELS (P/N: 126336) IN SEPERATE CRATE.

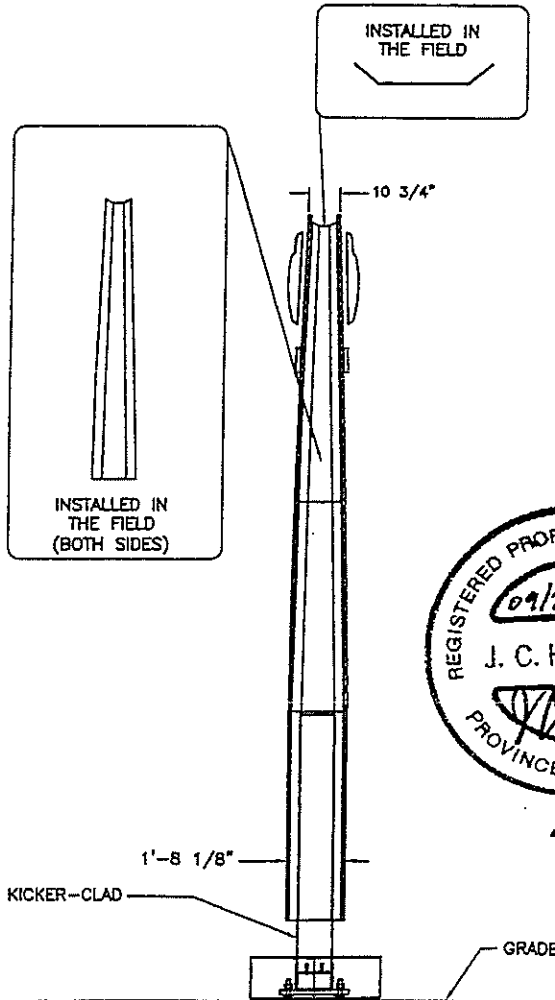


1
1 OF 2
PLAN VIEW

PLACE (4) SELF DRILLING NON-CORROSIVE SHEET METEAL SCREWS IN TOP COVER AFTER INSTALLATION. (2) PER SIDE



2
1 OF 2
FRONT ELEVATION



3
1 OF 2
SIDE VIEW

Sign Area = 3.90m²
(36.64sq.ft.)



10x6