

COMMITTEE OF THE WHOLE – SEPTEMBER 6, 2005

SIGN VARIANCE APPLICATION

FILE NO: SV.05-20
OWNER: RIOCAN REAL ESTATE INVESTMENT TRUST
LOCATION: 31 COLOSSUS DRIVE
UNIT 107, WOODBRIDGE
LOT 4-5, CONCESSION 5

Recommendation

That Sign Variance Application SV.05-20, Riocan Real Estate Investment Trust, be APPROVED, subject to the following conditions:

1. The front sign, "Quiznos" should be in green and "Sub" should be in red.
2. The rear sign be reduced in size by 30%.

Economic Impact

None.

Purpose

Request to install a projecting sign as opposed to a wall sign at the front of the unit and a wall sign at the rear of the unit not in accordance with the site plan agreement and 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 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 By-law permits only those wall signs shown/approved on the site plan agreement. The applicant is proposing to install a projecting sign on the front of the unit and a wall sign on the rear of the unit as shown on the attached drawings.

Committee members have no objections to the application subject to the sign proposed at the rear of the building being reduced by 30% to minimize its impact on the surrounding units and that the Quiznos be in green and "Sub" should be in red to better co-ordinate with the rest of the development.

Upon approval of the sign variance by Council, a Sign Permit is required to be issued by the Building Standards Department.

Attachments

1. Location Map
2. Sketch of Sign - SP1

3. Sketch of Sign - SP2

Report prepared by:

John Studdy, Manager of Customer & Administrative Services
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

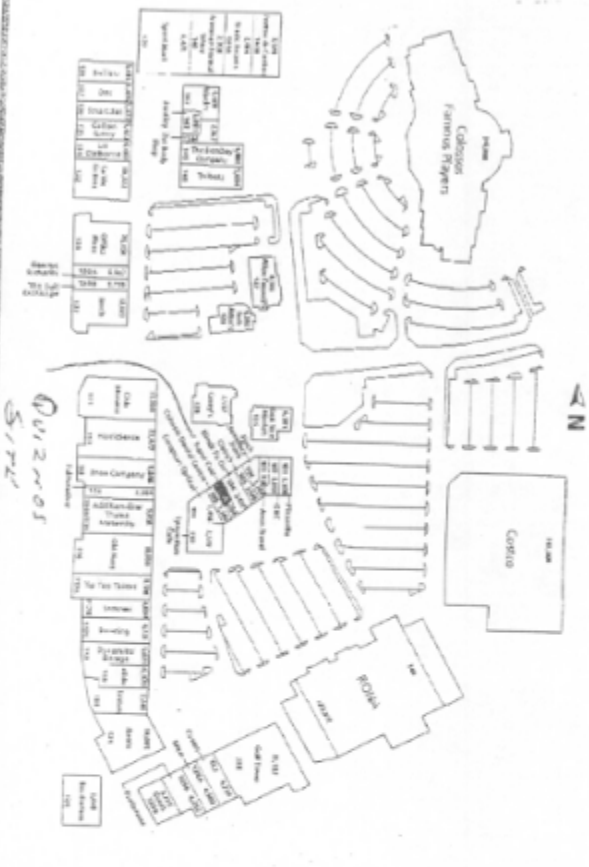
/as

RIOCAN COLOSSUS CENTRE

Highway 7 & Highway 400, Vaughan, Ontario

HIGHWAY 7

WESTON ROAD



HIGHWAY 400

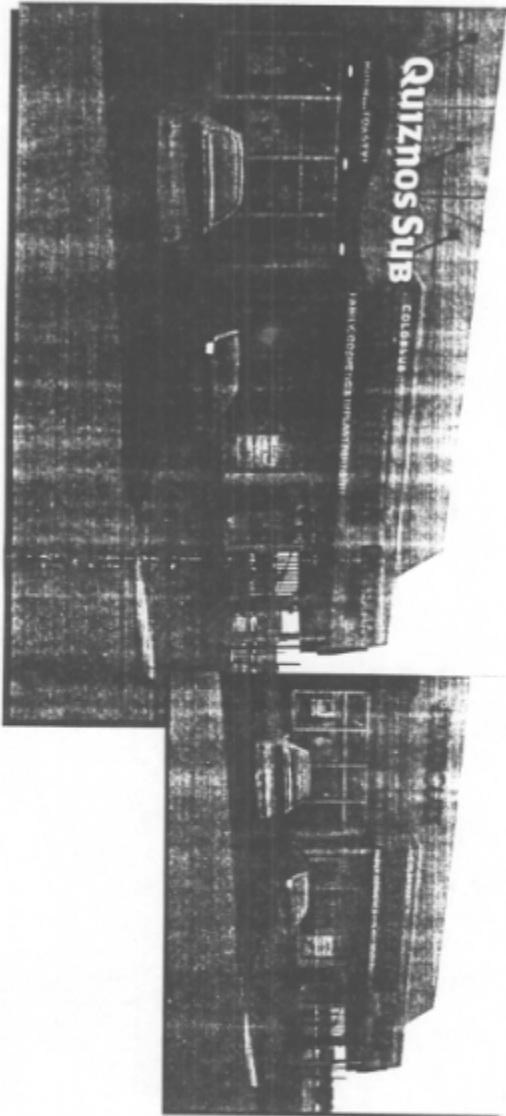
HIGHWAY 407

The proposed site plan is a preliminary plan and is subject to change without notice. The site plan is not a guarantee of any specific features or amenities. The site plan is not a representation of the actual site conditions. The site plan is not a representation of the actual site conditions. The site plan is not a representation of the actual site conditions.

Quiznos Sub Store #6247

Proposed

2x8 Grid of white channel
iron letters



Existing

Colors as per Quiznos standard per
 "Quiznos"
 Color: 2M VT 1139P
 Color: 7208 Plank Frame
 "Sub"
 Color: 2M VT 1139B
 Color: 7208 Plank Frame

Atec Signs		LOCATION: Rocan, Colosse, Virginia		NO		REVISION DATE		NO		REVISION DATE		DWG#			
1000 West 1000 West 1000 West 1000 West		TITLE: Sign Proposal CUSTOMER: Quiznos Sub Store #6026 FILE: 0028 - Colosse.cdr		PAGE: 1 REP: E. Jappsen SCALE: As Noted		DATE: April 29 2005 VERSION: 1.0 DRAWN BY: E.Jappsen		01 May 02 2005		02 May 03 2005		03 April 17 2005		SP1	

Proposed

Quiznos Sub Store #6028



Colors as per Quiznos standard spec
 100% Gloss
 Gloss 3M VLT-1139P
 Color Finish: F-001
 1/4" x 1/4" VLT-1139P
 7/32" FINISH: F-001



4x Signs

4x
 1/4" x 1/4" VLT-1139P
 7/32" FINISH: F-001
 1/4" x 1/4" VLT-1139P
 7/32" FINISH: F-001



LOCATION	TITLE	PAGE	DATE	NO.	REVISION DATE	NO.	REVISION DATE	DWG#
Rochester, Colorado, Virginia	Sign Proposal	2	April 29 2005					
	CUSTOMER: Quiznos Sub Store #6028	REP: E. Jepsen	VERSION: 1.0					
	FILE: 6028 - Colorado.cdr	SCALE: As Noted	DRAWN BY: E. Jepsen					

SP2