

COMMITTEE OF THE WHOLE – JANUARY 16, 2006

SIGN VARIANCE APPLICATION

FILE NO: SV.05-26
OWNER: SORBARA GROUP
LOCATION: 3700 STEELES AVENUE WEST
LOT 2, PLAN NO. 2310

Recommendation

That Sign Variance Application SV.05-26, Sorbara Group, be REFUSED.

Economic Impact

None.

Purpose

Request to install a single faced logo box sign (Sign No. 5a) on the ground floor not located within the boundaries of the business premises and having an area of 4 sq m as shown on the attached drawings.

Background- Analysis and Options

By-Law Requirements (203-92, as amended)

6.6 (f) Wall signs shall only be located at the storey having direct access to a street, except that where a premises occupies all stories in a multi-storey building the wall sign may be erected on the next storey immediately above the storey having direct access to the street.

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 located within the boundaries of the business premises. The applicant is proposing to install a logo wall sign onto the southwest elevation of the existing building as shown on the attached drawings.

Members of the Sign Variance Committee do not support the application. If approved, the proposed sign location could create problems for any future tenant occupying the floor area immediately adjacent to the proposed sign.

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

Attachments

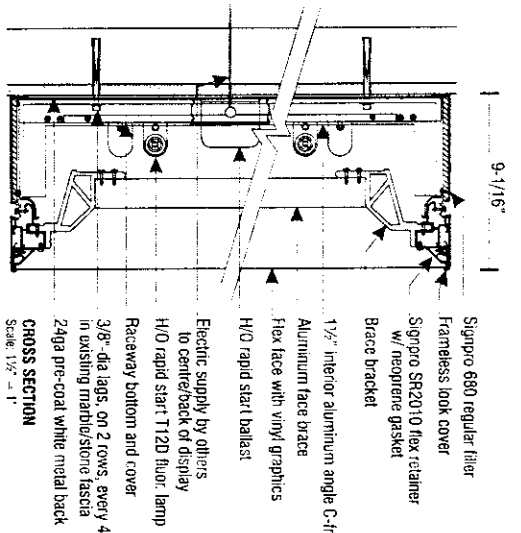
1. Site Map
2. Photo of Sign - North West
3. Photo of Sign - South West
4. Photo of Sign - South East
5. Photo of Sign - North East

Report prepared by:

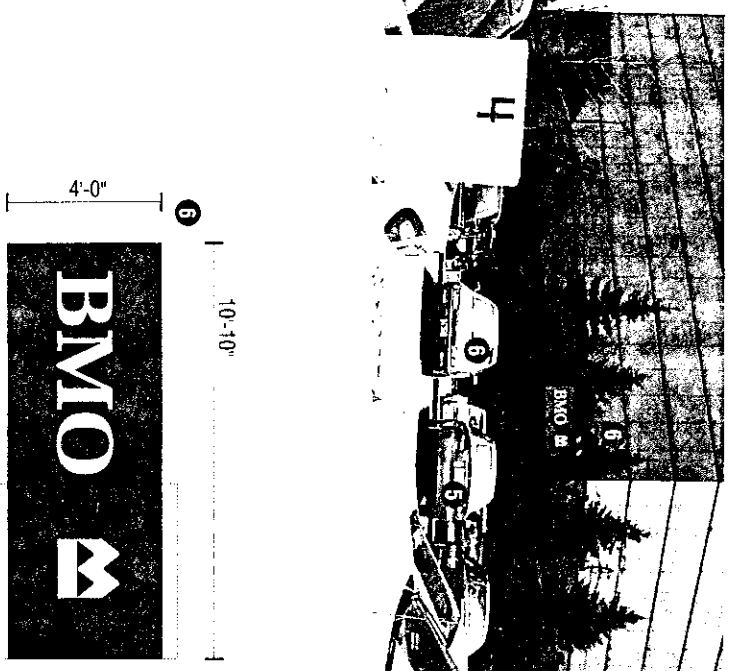
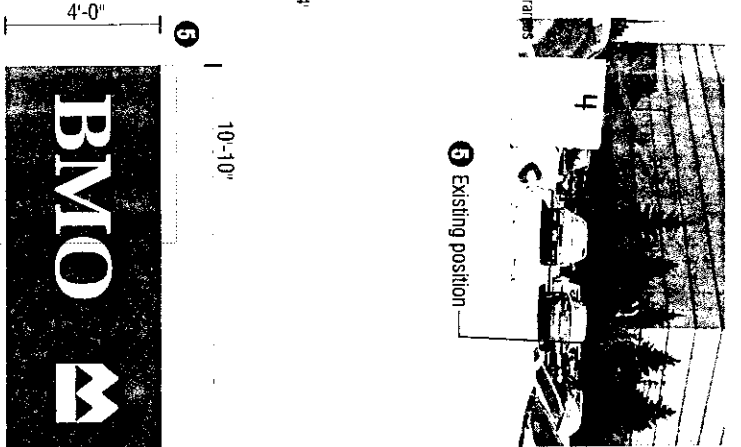
John Studdy, Manager of Customer & Administrative Services
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as



F72	F60
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F60	672
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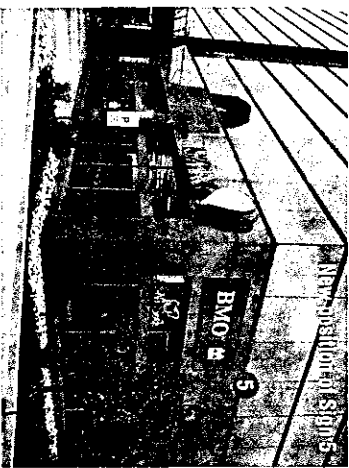
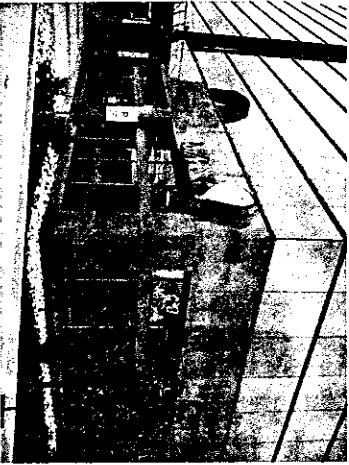
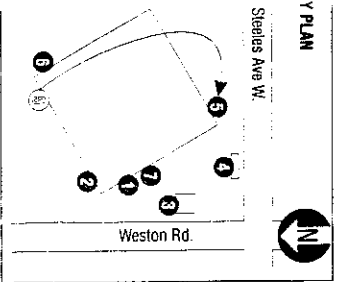
17 1/2"

Existing sign: 4'-7" x 4'-10 3/4"



17 1/2"

Existing sign: 4'-7" x 4'-10 3/4"



M O

Client: BMO 2475
Address: 3700 Steeles Ave @ Weston
Woodbridge, ON

Dwg No: 2475
Sales: Don Kilgallen
Designer: Dragos Rotundu

Date: May 19, 2005
Rev: June 30, 2005
Rev: Nov 29, 2005

CONCEPTUAL
NOT FOR CONSTRUCTION

Scale: 1/4" = 1'

SHOP READY
CONSTRUCTION DETAILS

Page: 3 of 6

www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph: 905-332-8332 Fax: 905-332-9994

Signs 5, 6
(2) NEW S/F BACKLIT SIGNS w/ FLEX FACE

Graphics/Substrate:

Blue: 3M VQ11995/ Pantone 300

Red: 3M VQ11057/ Pantone

Apply vinyls graphics on 1st surface of white flex face.

Illumination (for each):

(5) 72, (5) 60" Daylight h/o fluorescent lamps @ 10" c/c, (2) 672 ballast.

Amperage drawn: 8.8 Amps @ 120V.

Construction:

Signpro 2010 alum. frame.

Signpro 680 alum. regular filler.

Internal 1 1/2" angle braces @ 4" c/c;

Paint filler and frame BMO Blue.

Install using 2 rows of fasteners @ 4" centres.

Install signs horizontally aligned with the edge of the existing signs which is closer to common corner.

Sign 5 to be relocated as indicated (as per site manager Mary Diana - see site check). Install at same height as other signs.

- Blue: 3M VQ11995/ BMO Blue
- Red: 3M VQ11057/ Pantone 485

This drawing is the property of Zip Signs Ltd.

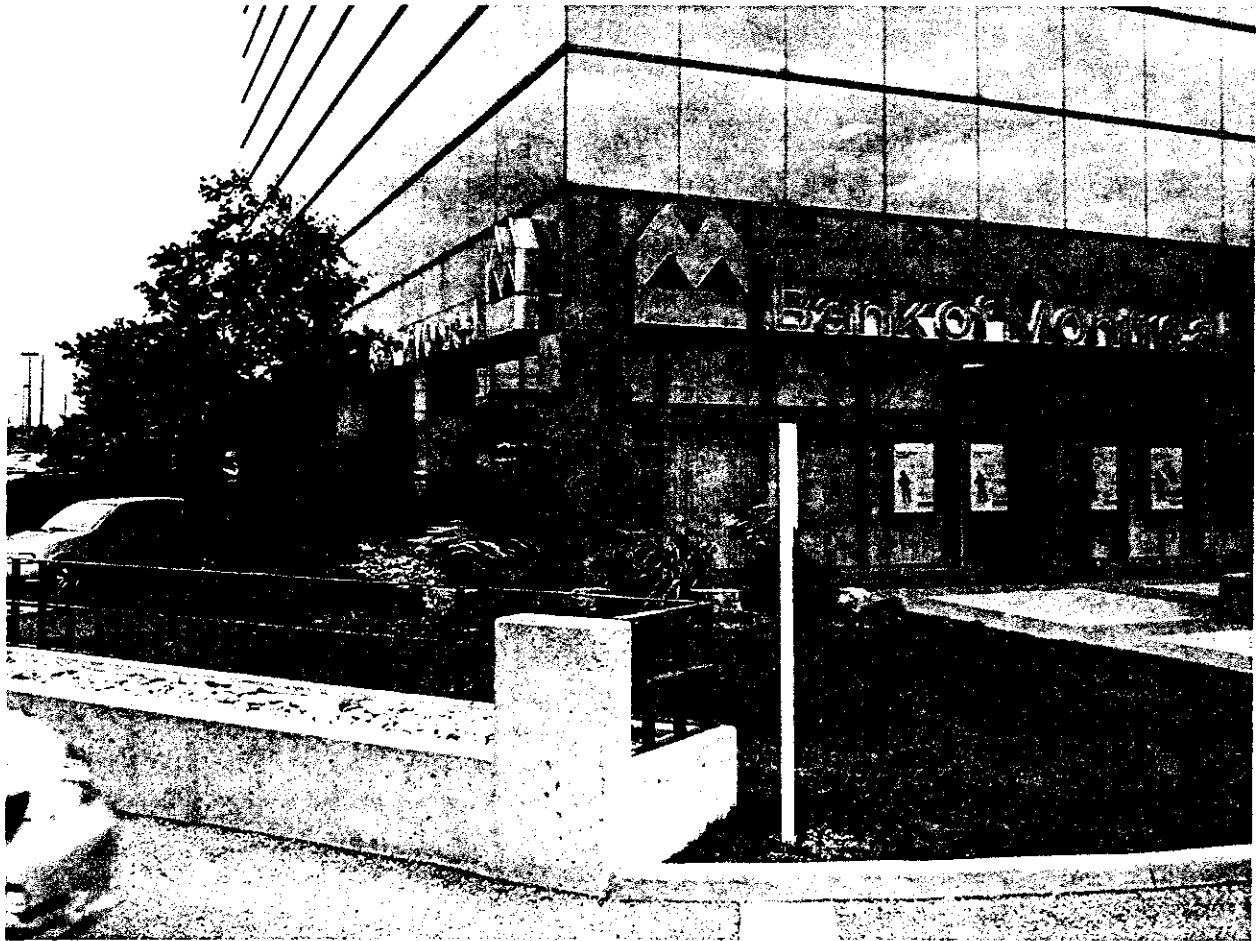


LEVEL 2



North West

Committee of the whole 16^{1.00pm}



South West



South East



~~Sent~~
North East