

COMMITTEE OF THE WHOLE – SEPTEMBER 5, 2006

SIGN VARIANCE APPLICATION

FILE NO: SV.06-013

OWNER: BANK OF NOVA SCOTIA

LOCATION: 9600 ISLINGTON AVENUE

BLOCK 249/250, REGISTERED PLAN 65M-3318

Recommendation

That Sign Variance Application SV.06-013, Bank of Nova Scotia, be APPROVED, subject to the sign being located on the north elevation above the existing box and being non-illuminated due to the close proximity of the residential area.

Economic Impact

None.

Purpose

Request to install an additional wall sign and an awning sign located as shown on the attached drawings of the subject property.

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 additional wall signs and an awning signs located on the north and east elevations of the premises as shown on the attached drawings.

Members of the Sign Variance Committee have no objections to the proposed variances subject to the upper wall sign proposed for the north elevation being non-illuminated. This is to lessen the impact of the proposed sign for the abutting residential properties to the north.

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 for the property
2. Proposed Signage for the North Elevation
3. Proposed Signage for the East Elevation.

Report prepared by:

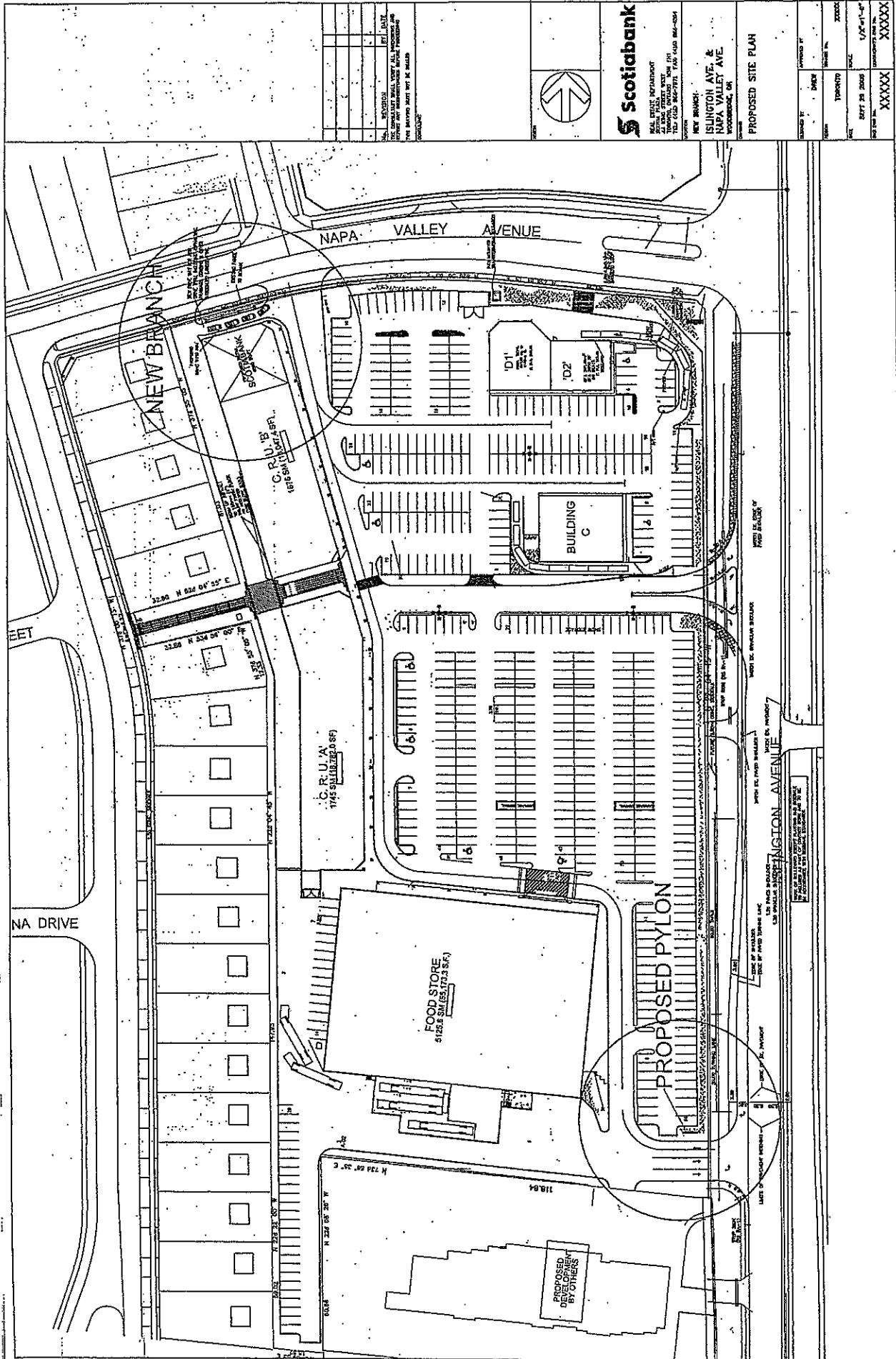
John Studdy
Manager of Customer & Administrative Services

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

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6



<p>Scotiabank REAL ESTATE DEVELOPMENT 2000 BAYVIEW AVE. SUITE 100 SCOTIABANK BRANCH 1500 SHEPPARD AVENUE EAST SCOTIABANK BRANCH 1500 SHEPPARD AVENUE EAST SCOTIABANK BRANCH 1500 SHEPPARD AVENUE EAST</p>	
<p>PROPOSED SITE PLAN</p>	<p>DATE: 1/27/11 DRAWN BY: XXXXX CHECKED BY: XXXXX APPROVED BY: XXXXX</p>

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

CONCEPTUAL NOT FOR CONSTRUCTION
 SHOP READY CONSTRUCTION CAPABLE
 Scale: 3/32" = 1'-0" Page: 2 of

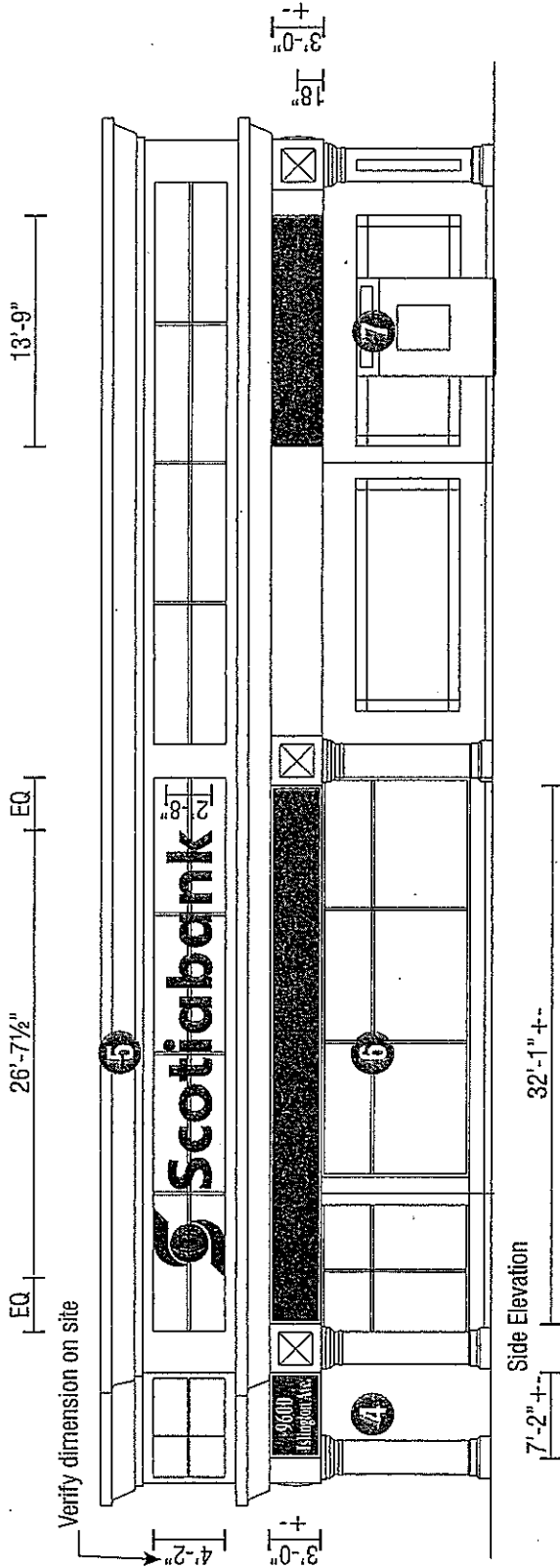
Date May 17, 2006
 Rev.
 Rev.

Dwg No. Kleinburg
 Designer FB
 Sales Don Kilgallen

Client Scotiabank
 Address 9600 Islington Avenue
 Kleinburg, ON

Kleinburg

Kleinburg



Side Elevation

North Elevation

Sign 7
 Supply 1 new exterior illuminated awning

- Graphics / Substrate
- Red 3632-33 vinyl
- Apply vinyl to 1st surface
- White Panaflex 945 vinyl awning cover
- Illumination**
- H/O fluorescent lamps
- Construction**
- 1" sq aluminum tube frame
- White egg crate bottom
- Paint**
- All exterior exposed metal painted Black
- Interior painted White

Notes
 1) 120v service provided by client's electrician

Client	Scotiabank
Address	9600 Islington Avenue Kleinburg, ON

Dwg No.	Kleinburg
Designer	FB
Sales	Don Kilgallen

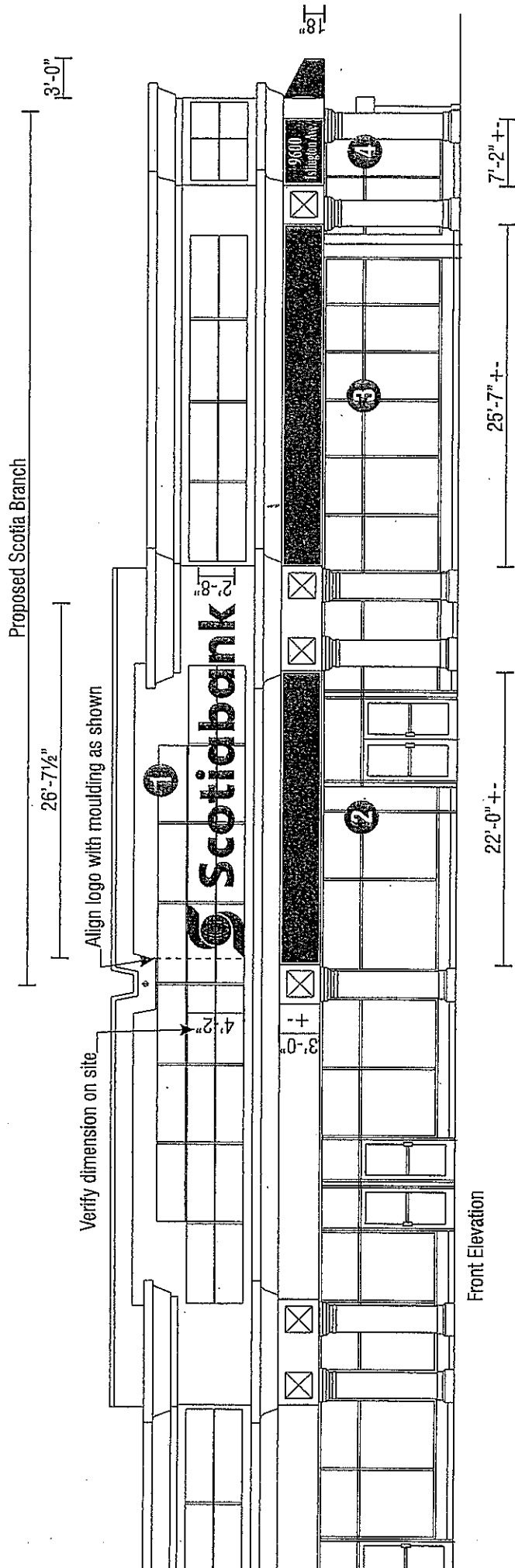
Date	May 17, 2006
Rev.	May 25, 2006
Rev.	May 31, 2006

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Kleinburg

Kleinburg



Front Elevation



EAST ELEVATION

Sign 4
Supply 1 new face for existing s/f display

Graphics / Substrate
White 3630-20 vinyl graphics
Background colour to match dark shade of stucco

Apply vinyls to 2nd surface
Clear acrylic face
Existing retainer