

COMMITTEE OF THE WHOLE – MARCH 5, 2007

SIGN VARIANCE APPLICATION

FILE NO: SV.04-05
OWNER: NORWOOD PLAZA INC.
LOCATION: 9651 JANE STREET (BLDG. 'C')
LOT 19, CONCESSION 4

Recommendation

That Sign Variance Application SV.04-05, Norwood Plaza Inc., be APPROVED, subject to the illegal signage located on the property being removed by March 20, 2007 and that the subject premises not be permitted the use of portable signs in the future.

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

Request to install additional wall signs totaling 0.684 sq m on the north elevation and 10.529 sq m on the south elevation of Building "C" as shown on the attached sketch.

Also request to install 2 directional signs having an area of 0.822 sq m each and a menu board (ground sign) having an area of 1.576 sq m as shown on the attached sketch and site plan.

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.
- 4.1 (c) Directional signs not exceeding 0.5 sq m.
- 6.1 (i) The maximum number of signs that may be erected shall be one of the following sign types per exterior wall per business premises:
 - a) wall sign

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.

Regional Implications

Prior to the issuance of the Sign Permit, the approval of the York Region Engineering Department is required.

Conclusion

The applicant is requesting additional wall signs, directional signs, and a ground sign (menu board) as per the attached sketch and site plan submitted.

Members of the Sign Variance Committee generally had no objections to the applications as submitted. However, in consideration for the additional signage being proposed by the applicant Committee members are recommending that the subject promises not be permitted the use of mobile signs.

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 Signs

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

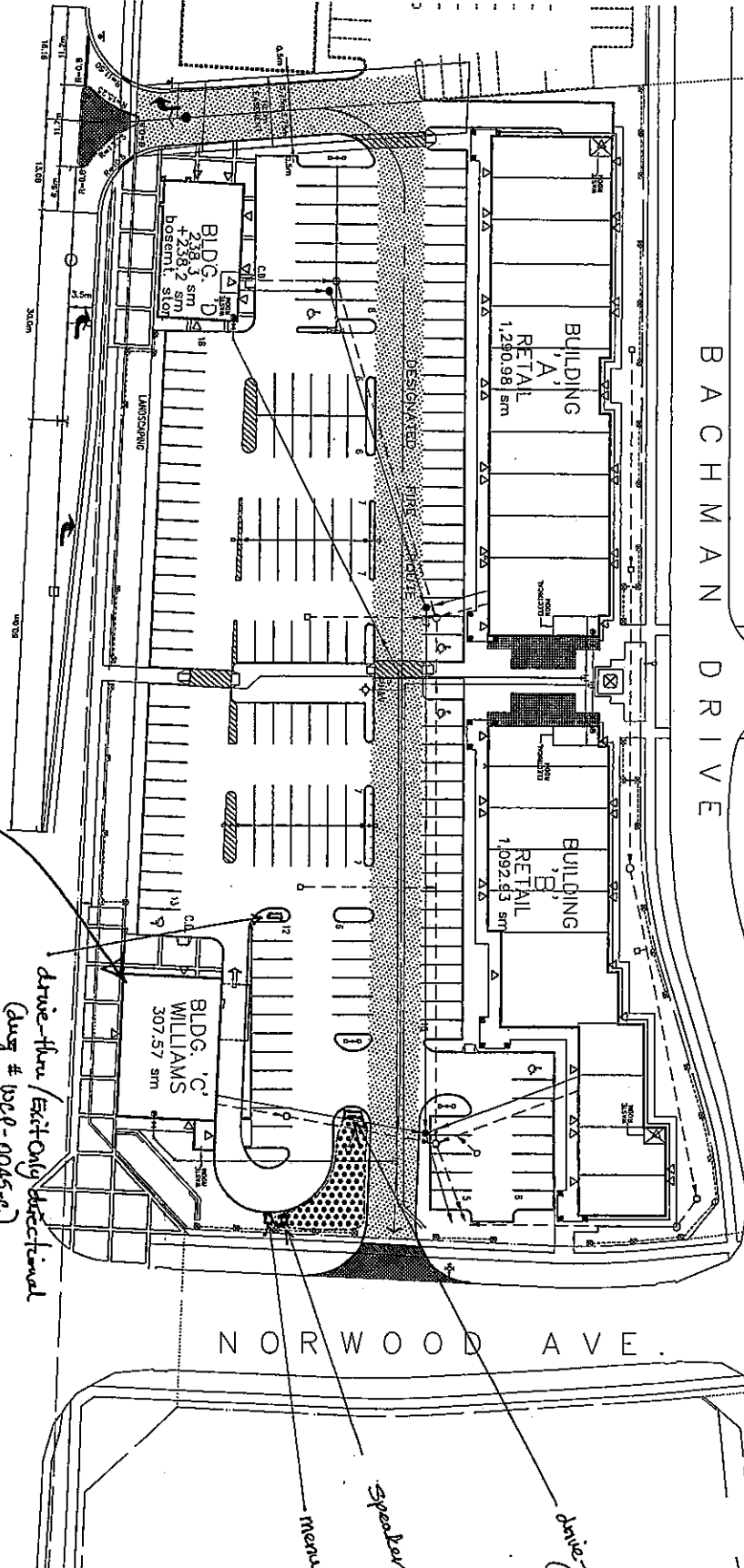


LEHRIS FANVA

BACHMAN DRIVE

EMMITT ROAD

NORWOOD AVE.



SUBJECT BUILDINGS

drive thru / exit only directional (aug # WCP-0045-c)

Speaker post (No permit)
metal board (aug # WCP-0045-c)

drive thru / enter directional (aug # WCP 0045-c)

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2	Re-based for Permit	Apr/03	JM
		July/03	JM

2	Revision changes	July/03	JM
1	Garage Room Rev.	June/03	JM

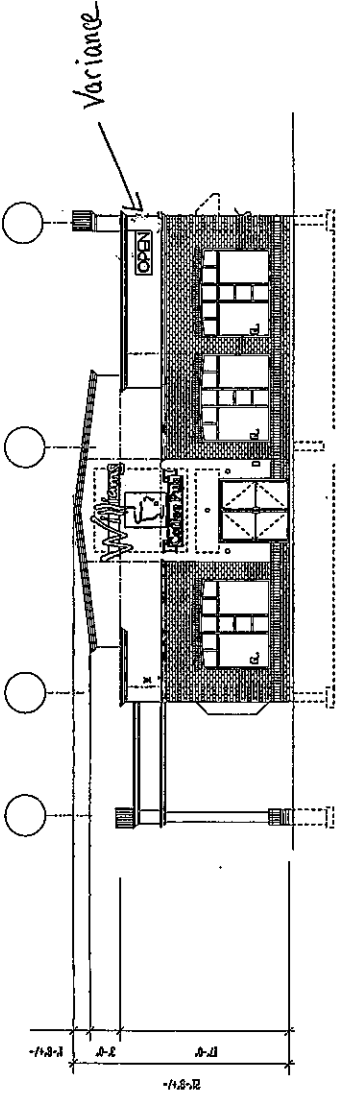
Project
 Williams Coffee Pub
 Norwood Centre,
 Vaughan, ON

Drawing Title
 Building Elevations
 North and South

Scale
 1/8" = 1'-0"

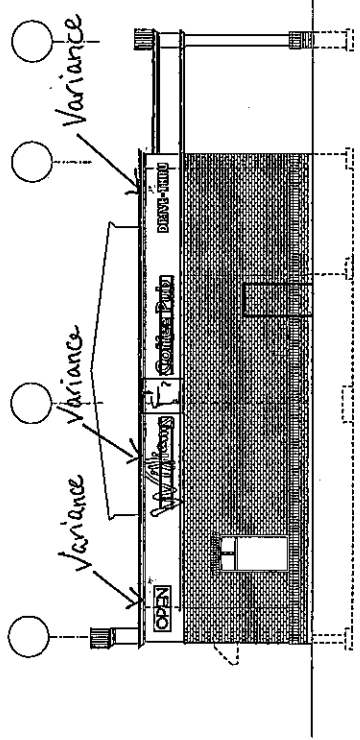
Dwg. No.
 A4-0

141 Whitney Place
 Canada M6G 2B3
 (519) 579 2046 Fax



North Elevation
 1/8" = 1'-0"

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South Elevation
 1/8" = 1'-0"