

**COMMITTEE OF THE WHOLE MARCH 26, 2007**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.07-05**

**OWNER: 1676395 ONTARIO INC./EDDIE GELFAND**

**LOCATION: 3175 RUTHERFORD ROAD, BUILDING B, UNIT 78**

**PART OF BLOCK 1, REGISTERED PLAN 65M-3696, YCC 1052**

**Recommendation**

That Sign Variance Application SV.07-05, 1676395 Ontario Inc./Eddie Gelfand, be APPROVED.

**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 directional ground signs along the north side of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

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.

**Regional Implications**

Region of York Engineering approval is not required for the proposed signs.

**Conclusion**

The applicant is proposing to install three (3) directional ground signs and two (2) menu board signs along the north and east sides of the subject building, as shown on the attached drawings. These signs are being proposed in conjunction with an existing drive-through operation.

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 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 for the property.
2. Detailed building location plan.
3. Details for the proposed signs.

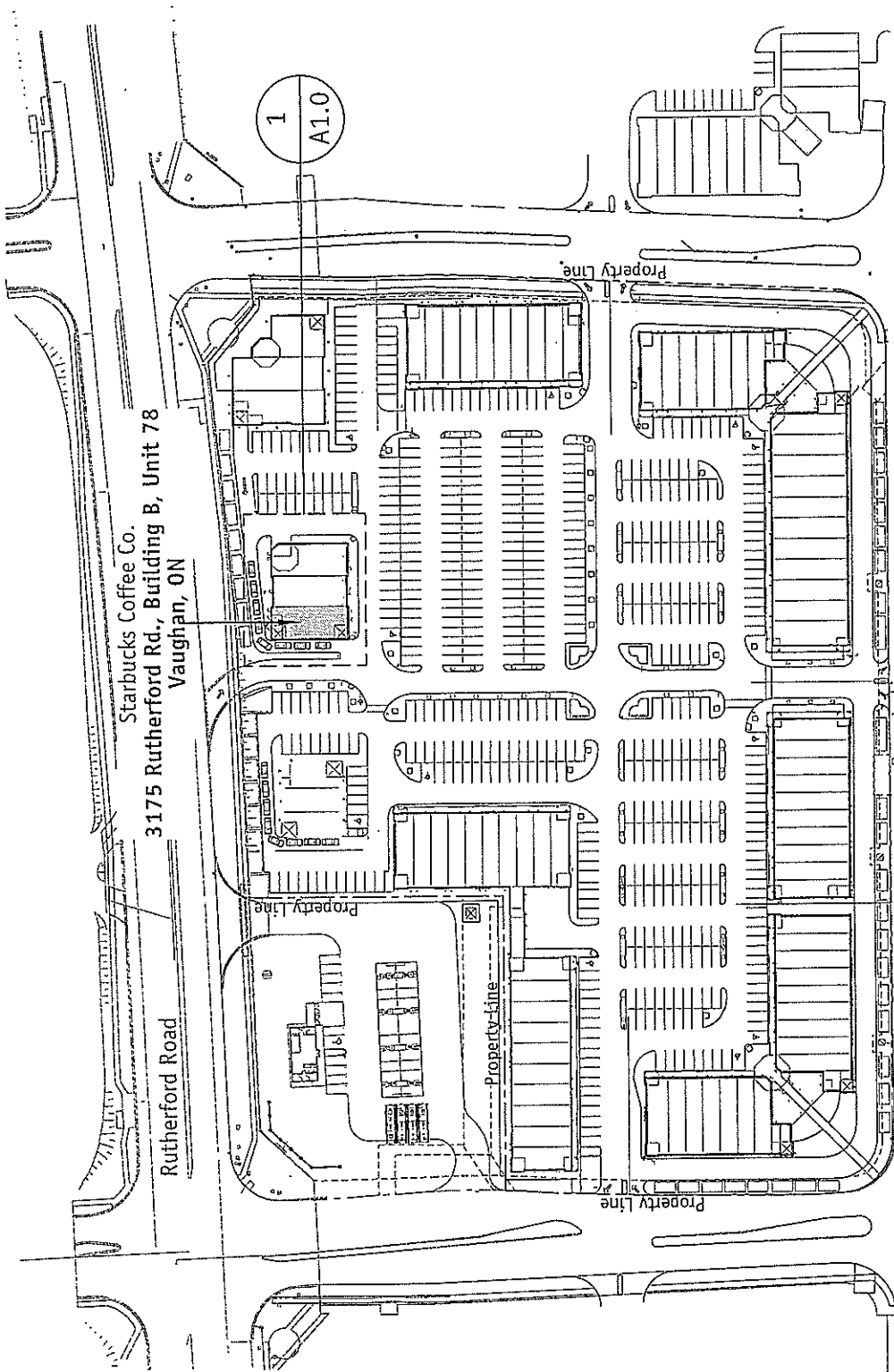
**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/pa



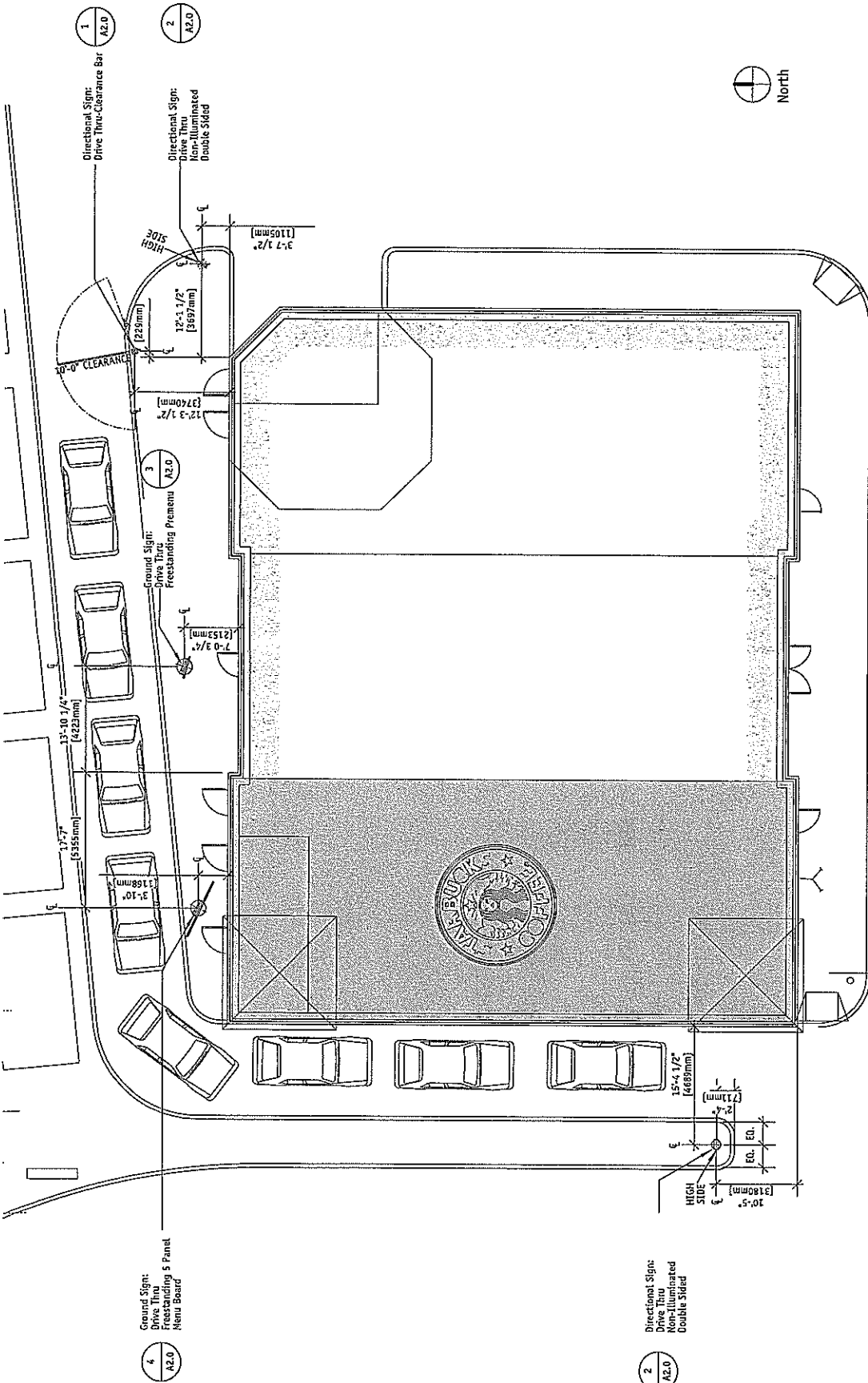
1  
A1.0

1  
A0.0

Key Plan  
Scale: 1:2000



North



1  
A2.0

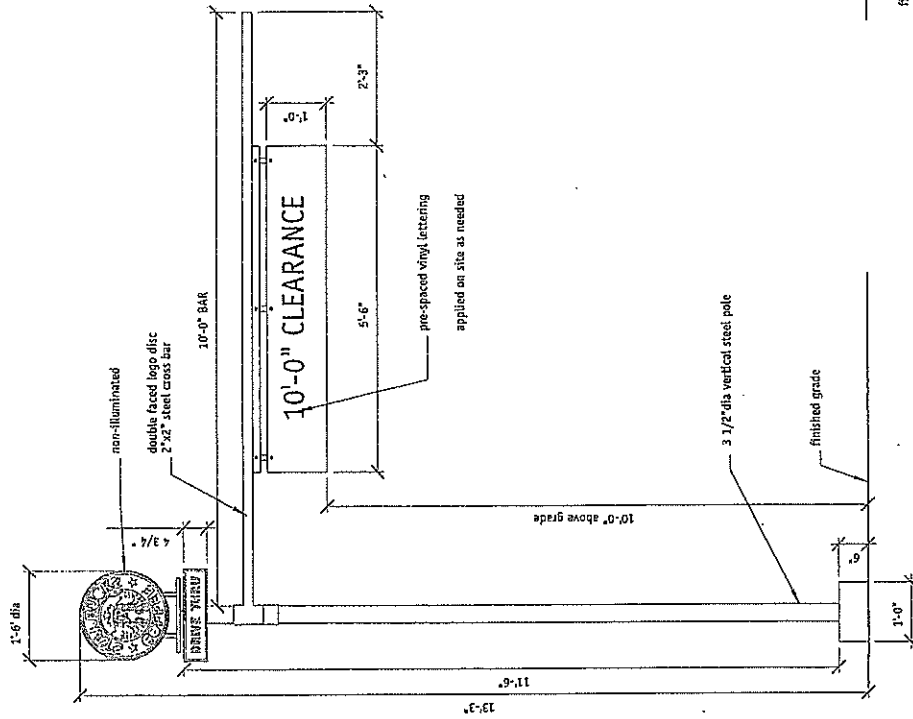
2  
A2.0

3  
A2.0

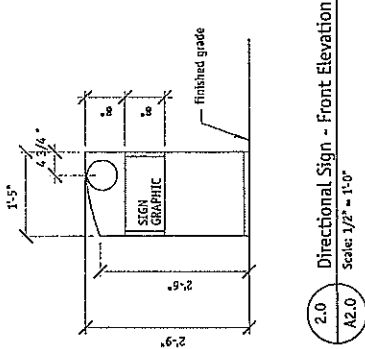
4  
A2.0



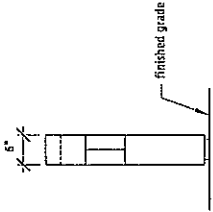
<b>Scale</b>	1:150	February 2005
<b>Drawn by</b>	RO	
<b>Checked by</b>	RC	
<b>Project No.</b>	2004-031	
<b>Project - Site Plan</b>		
<b>Starbucks Coffee</b>		
Vaughan		
3125 Industrial Unit 78, Building B, Vaughan, ON		
<b>Architect</b>		
Daniel Johnson Architect Inc.		
35 Richmond Street East		
Toronto, Ontario, M5E 1B1		
Tel: 416-920-8840		
Fax: 416-920-4499		
djohnson@j-n-arch.com		
<b>Notes:</b>		
1. The Contractor shall verify all dimensions and materials used in the construction of the signs and submit a list of materials and dimensions to the architect for approval.		
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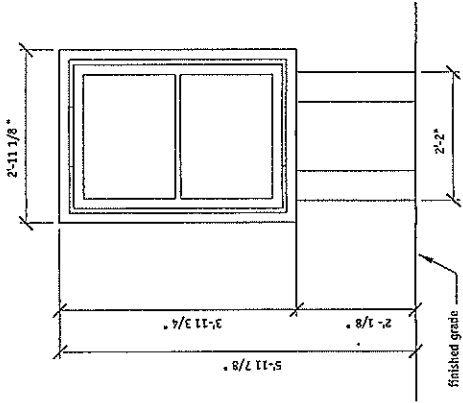
1 Directional Sign - Drive Thru-Clearance Bar  
A2.0 Scale: 1/2" = 1'-0"



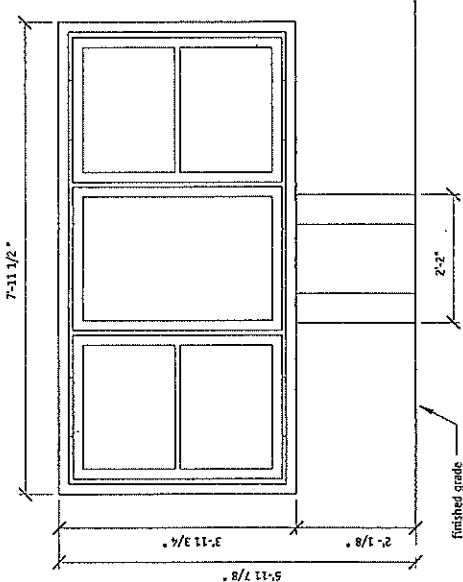
2.0 Directional Sign - Front Elevation  
A2.0 Scale: 1/2" = 1'-0"



2.1 Directional Sign - Side Elevation  
A2.0 Scale: 1/2" = 1'-0"



3 Ground Sign - Freestanding Premenu  
A2.0 Scale: 1/2" = 1'-0"



4 Ground Sign - Freestanding 5 Panel Menu Board  
A2.0 Scale: 1/2" = 1'-0"

This drawing is the property of the architect and may not be used, reproduced, or disseminated without written consent of the architect.  
 The contractor shall verify all dimensions and quantities shown on this drawing and report all discrepancies to the architect immediately.  
 The contractor shall be responsible for any omissions or errors on this drawing unless notified in writing by the architect.

**Architect:**  
 Daniel Buchanan  
 Architects Inc.  
 80 Richmond Street East  
 Suite 100, Toronto, Ont.  
 M5C 1P1  
 PH: 416-920-0500  
 FX: 416-920-4693  
 djbuchan@rc-arch.com

**Project:**  
 Starbucks Coffee  
 Vaughan  
 Proposed Signage  
 3175 Keele Road, Unit 78, Vaughan, ON

**Building:**  
 Drive-Thru Signage Details  
 A2.0  
 Project No.: 2006-031  
 Date: As noted February 2007  
 Drawn by: RC  
 Revised by: RC  
 Project No.: 2006-031