

COMMITTEE OF THE WHOLE SEPTEMBER 2, 2008

SIGN VARIANCE APPLICATION

FILE NO: SV.08-016

OWNER: 2056668 ONTARIO INC., AND HOOP REALTY INC.

**LOCATION: 1420 MAJOR MACKENZIE DRIVE, UNIT 1
BLOCK 61, REGISTERED PLAN 65M-3949**

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-016, 2056668 Ontario Inc., and Hoop Realty Inc., 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 menu boards (Ground Signs) for a Drive-Through on 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.

The Sign By-Law permits only those signs shown on the approved site plan agreement.

Relationship to Vaughan Vision 2020

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 menu boards for a Drive-Through on the subject property as shown on the attached drawings.

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
2. Detailed Site Plan showing the proposed sign locations.

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

STARBUCKS COFFEE COMPANY
1420 Major Mackenzie Drive,
Building H, Unit H1, Vaughan, ON
Sign Variance - Menu Boards & Directional Signs

GENERAL INFORMATION:

ADDRESS 1420 Major Mackenzie Drive,
 Building H, Unit H1, Vaughan, ON
APPLICABLE SIGN BY-LAW City of Vaughan - By Law

PROJECT CONTACTS:

PROPERTY OWNER 2056668 Ontario Inc. and
 HOOP Realty Inc. c/o
 Suite 1200, 40 University Avenue,
 Toronto, ON M5J 1T1
 Contact (owner's representative):
 Daniel Johnson
 Phone (416) 944-7806
 Fax (416) 362-1875

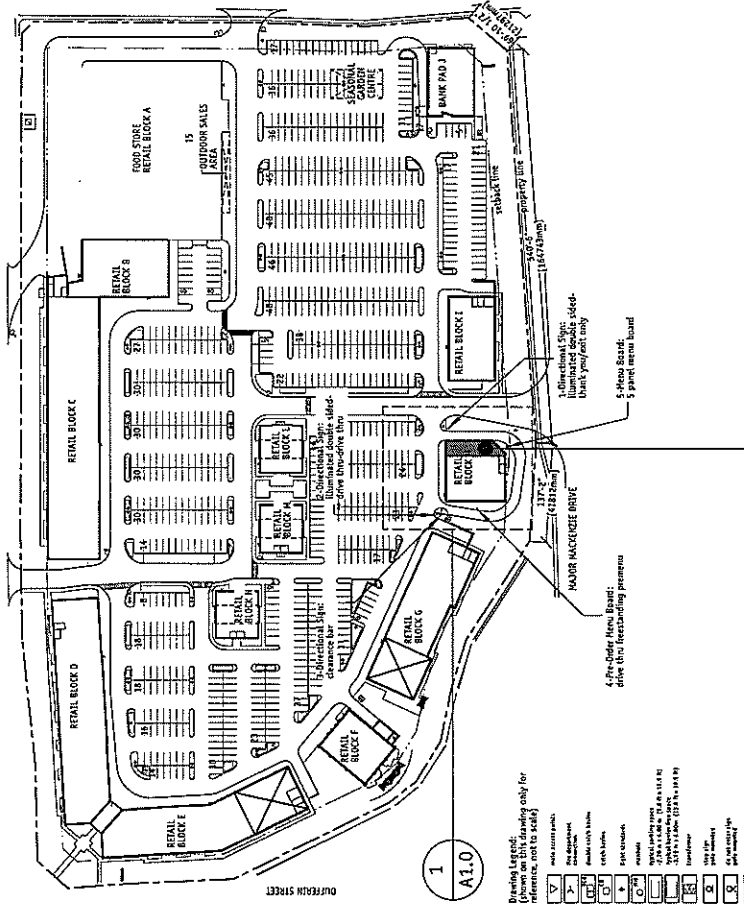
SIGN OWNER STARBUCKS COFFEE CANADA
 5140 Yonge Street, Suite 1205
 Toronto, Ontario M2N 6L7
 Contact: Alastair Brown
 Phone (416) 746-687
 Fax (416) 586-2775

SIGN PERMIT APPLICANT DANIEL JOHNSON ARCHITECT INC.
 100 - 50 Richmond Street East
 Toronto, Ontario M5C 1P1
 Contact: Karina Dillavere
 Phone (416) 920-0700 ext. 231
 Fax (416) 920-0700
 Email: kdillavere@dj-arch.com

SIGN INSTALLER PATTERSON DESIGN GROUP
 17 Boulevard Rd.,
 St. Albert AB, Canada
 T8N 5A6
 Contact: John Fenari/Heather Richardson
 Phone (780) 439-7175
 Fax (780) 439-7175

DRAWING LIST:

- A0.0 Project Information
 - A1.0 Partial Site Plan
 - A2.0 Drive-Thru Signage Details
 - A2.1 Drive-Thru Signage Details
- Attached Reference Drawings**
- S613 Height Restriction Bar
 - Freestanding Menu Board / Pre-Menu Board Footing
 - Directional Sign Footing



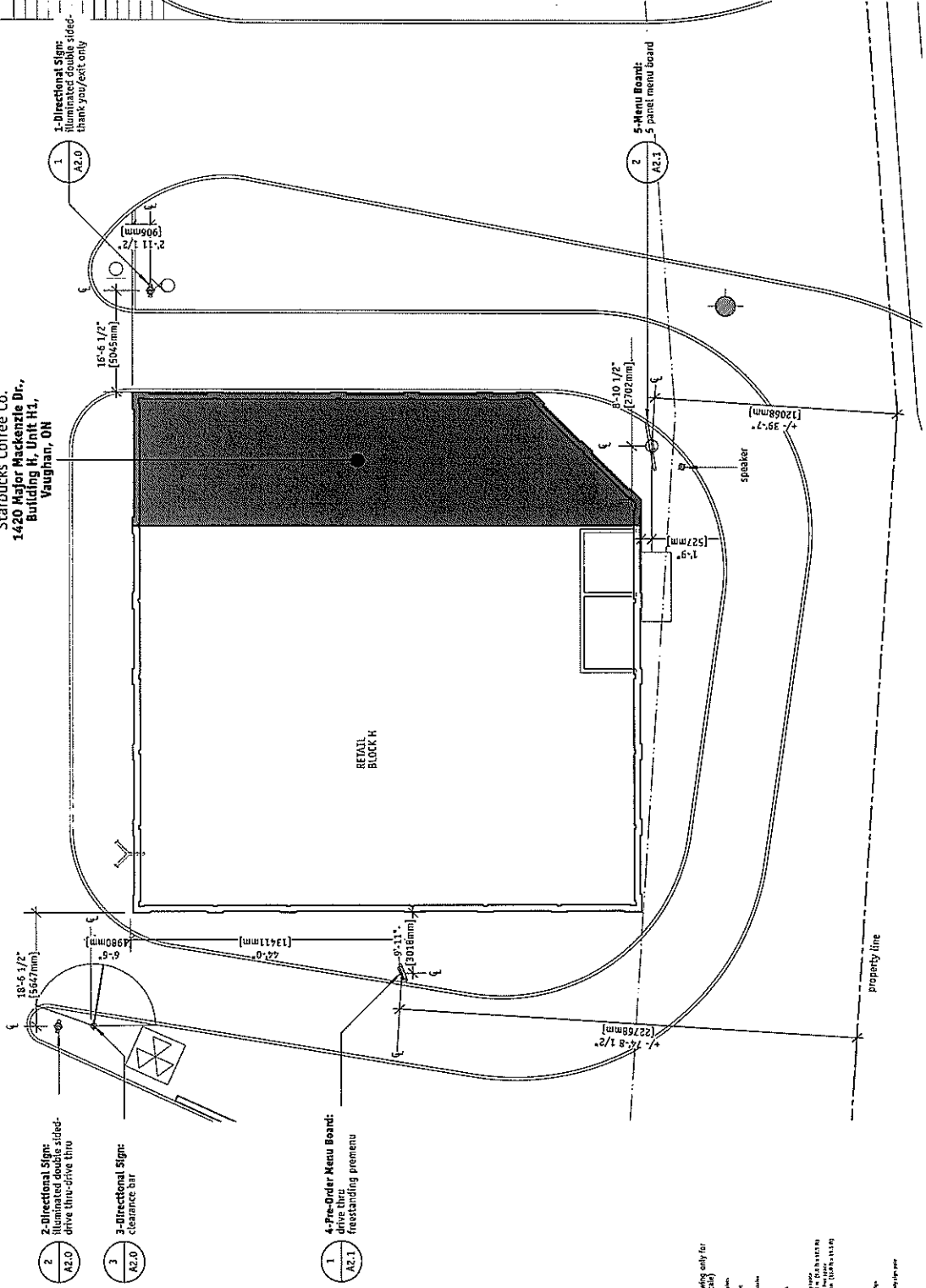
Starbucks Coffee Co.
1420 Major Mackenzie Drive
Building H, Unit H1, Vaughan, ON

1 Key Plan
 Scale: 1:2000

Daniel Johnson Architect Inc. 30 Richmond Street East Suite 100, Toronto, Ont. PH 416-920-0640 FX 416-920-4699 djjohnson@dj-arch.com	R1 1:2000 Plan Sign Variance	As noted July 2008
	Project Starbucks Coffee Vaughan Proposed Signage 1420 Major Mackenzie Drive, Unit H1, Vaughan, ON	Drawing Project Information

The Owner is the owner of the subject and may not be used in support of any other project.
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Starbucks Coffee Co.
1420 Major Mackenzie Dr.,
Building H, Unit H1,
Vaughan, ON



North

Drawing Legend:
(Shown on this drawing only for reference, not to scale)

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Scale: 1:200	Date: July 2008
Project: Starbucks Coffee Vaughan	Sheet No.: A1.0
Proposed Signage: 1420 Major Mackenzie Drive, Unit H1, Vaughan, ON	Revision: 03
	Project No.: 2006-004

Architect: David Johnson Architect Inc.	Site: 1420 Major Mackenzie Drive, Unit H1, Vaughan, ON
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Notes:
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