

COMMITTEE OF THE WHOLE FEBRUARY 10, 2009

SIGN VARIANCE APPLICATION

FILE NO: SV.08-026

OWNER: INNOVATION COMMERCIAL CENTRE

**LOCATION: 20 INNOVATION DRIVE, BUILDING B, UNIT 2 (THE DENTAL SPA)
BUILDING 'B', BLOCK 1, REGISTERED PLAN NO. M-4044
WARD 2**

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-026, Innovation Commercial Centre, 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 a wall sign on the building face 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.

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-law.

Relationship to Vaughan Vision 2020/Strategic Plan

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 a 9 sqm. (96 sqft.) wall sign on the building face as shown on the attached drawings. The proposed sign was not shown on the approved site plan agreement and therefore not permitted.

Members of the Sign Variance Committee note the the proposed sign is to be located over the main entrance to the unit and have no objections to the application as submitted. Committee members 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. Sketch of Sign
3. Building Elevations

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

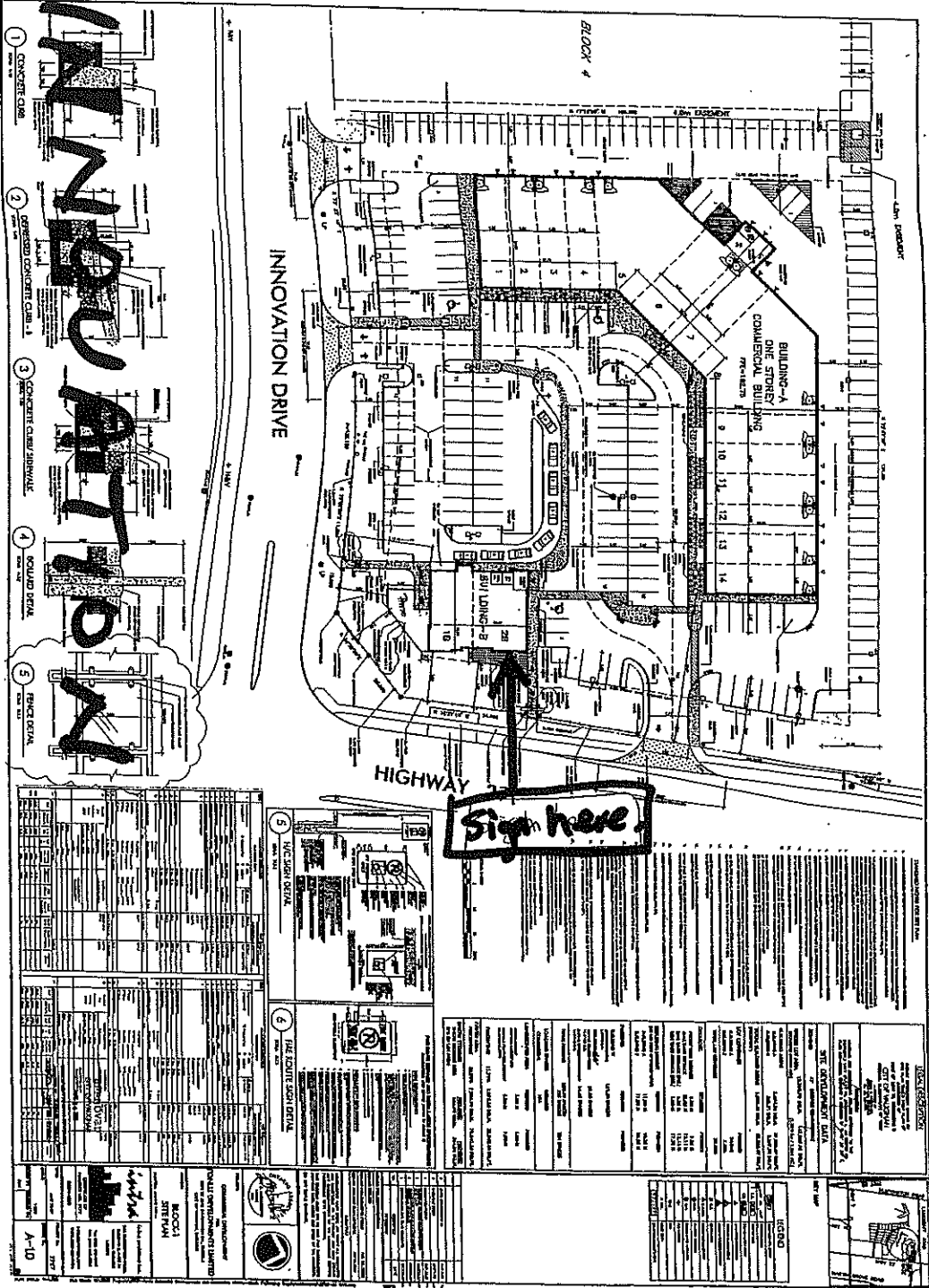
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

THIS IS SCHEDULE 'A' TO AGREEMENT...
 FOR SPECIFIC DETAILS REFER TO LARGE SCALE
 DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN BUILDING DEPARTMENT.

20



MINOR DETAILS

- 1 CONCRETE CURB
- 2 DEPRESSED CONCRETE CURB 1
- 3 CONCRETE CURB SIDEWALK
- 4 ROLLUP DRIVE
- 5 FINISH DETAIL

Sign here

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONCRETE CURB		
2	DEPRESSED CONCRETE CURB 1		
3	CONCRETE CURB SIDEWALK		
4	ROLLUP DRIVE		
5	FINISH DETAIL		
TOTAL			

PROJECT INFORMATION

PROJECT NO. _____ DATE _____ SCALE _____

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VAUGHAN BUILDING DEPARTMENT SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND WASTE MATERIALS.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

100

100

The Dental Spa

Family & Cosmetic Dentistry



Dr. Jennifer Shulman Dr. Corey Shulman
905-222-2555

AVAILABLE

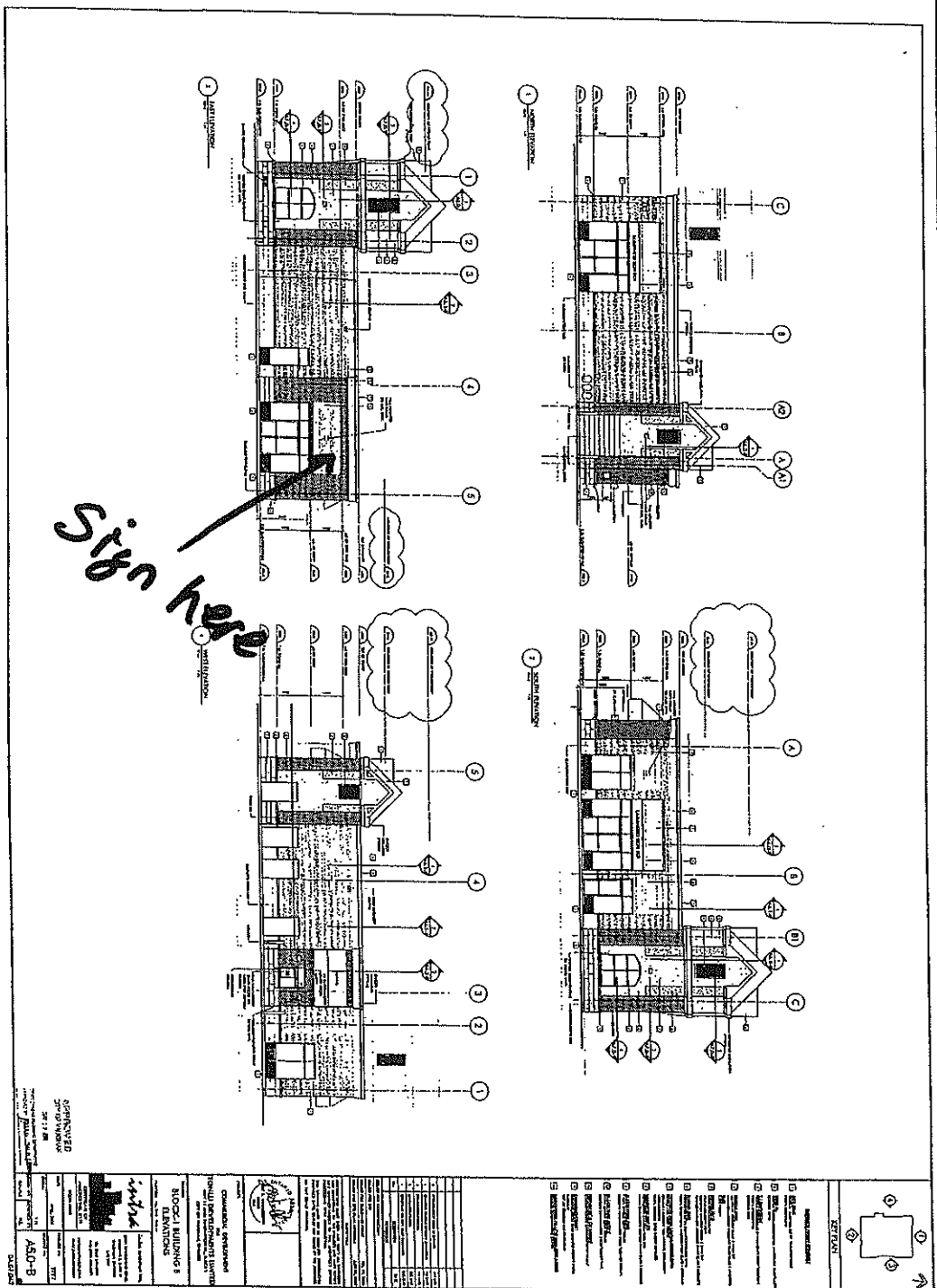
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 DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN BUILDING DEPARTMENT.



Sign here

APPROVED
 CIVIL ENGINEER
 No. 11111
 ASO-B
 10/10/10

<p>1. GENERAL NOTES</p> <p>2. FOUNDATION</p> <p>3. WALLS</p> <p>4. FLOORS</p> <p>5. ROOF</p> <p>6. INTERIORS</p> <p>7. EXTERIORS</p> <p>8. MECHANICAL</p> <p>9. ELECTRICAL</p> <p>10. FINISHES</p>	<p>11. SCHEDULE 'B1' TO AGREEMENT</p> <p>12. SPECIFICATIONS</p> <p>13. MATERIALS</p> <p>14. CONSTRUCTION</p> <p>15. MAINTENANCE</p> <p>16. SAFETY</p> <p>17. ENVIRONMENTAL</p> <p>18. ACCESSIBILITY</p> <p>19. ENERGY EFFICIENCY</p> <p>20. SUSTAINABILITY</p>
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