

COMMITTEE OF THE WHOLE MAY 12, 2009

SIGN VARIANCE APPLICATION

FILE NO: SV.09-004
OWNER: CAMALETTO INVESTMENTS LTD
LOCATION: 7077 KEELE STREET
LOT 1, CONCESSION 3
WARD 4

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.09-004, Camaletto Investments Ltd., be APPROVED, subject to no other signs being permitted above the first floor of the building.

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 that a Sign Variance be approved authorizing the installation of two wall signs on the north and south elevations of the mechanical penthouse of a four storey high office building, as shown on the attached drawings.

Background - Analysis and Options

Bylaw 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.

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 two (2) wall signs on the north and south elevations of the mechanical penthouse of a four storey high office building, as shown on the attached drawings.

Members of the Sign Variance Committee have no objections to the application as submitted, provided that there are no other signs permitted above the first floor of the building.

Committee members are of the opinion that the intent and purpose of the City's 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 Signs (North and South Elevations)
3. Sign Details

Report prepared by:

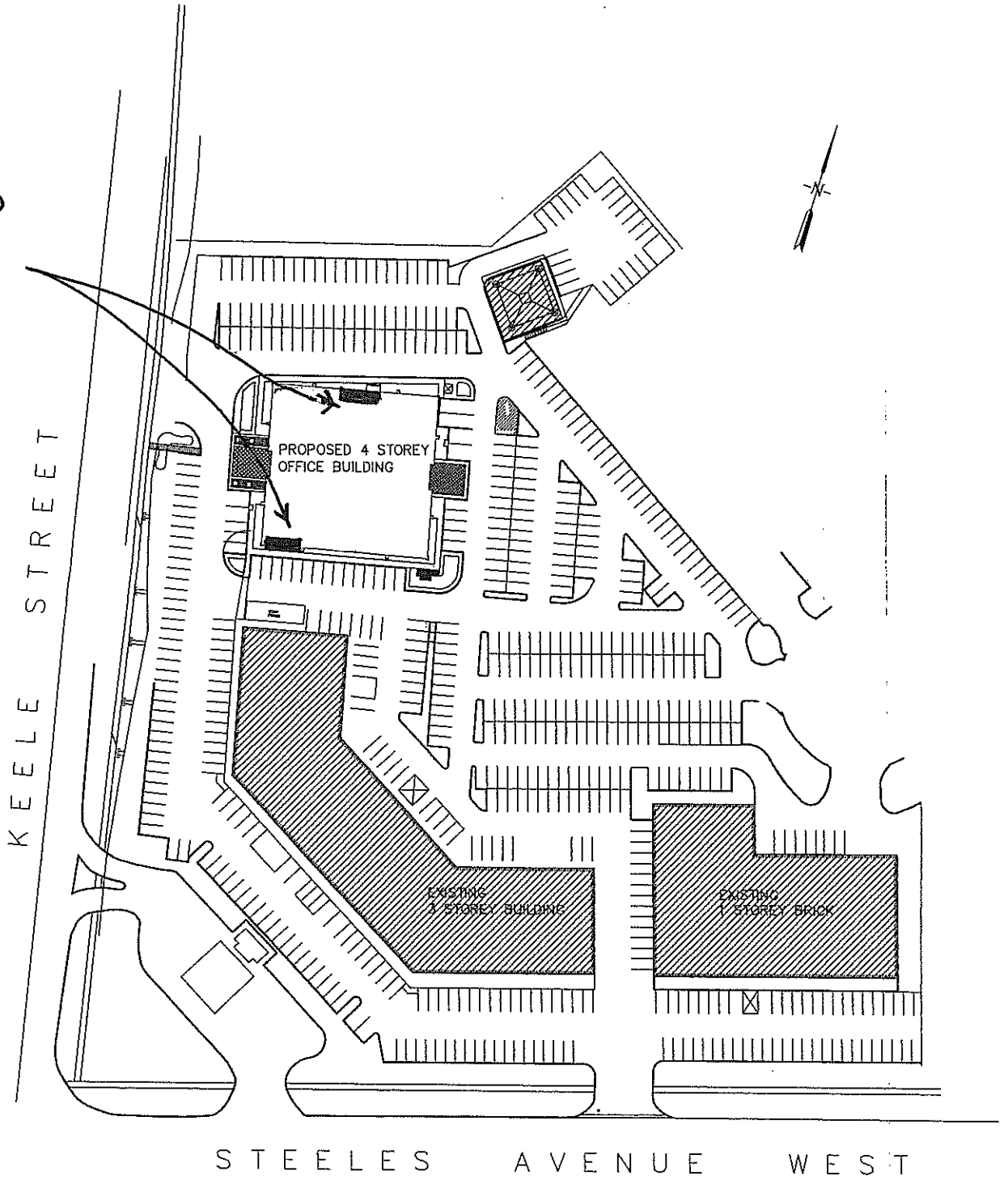
John Studdy, Manager of Customer & Administrative Services Ext 8232

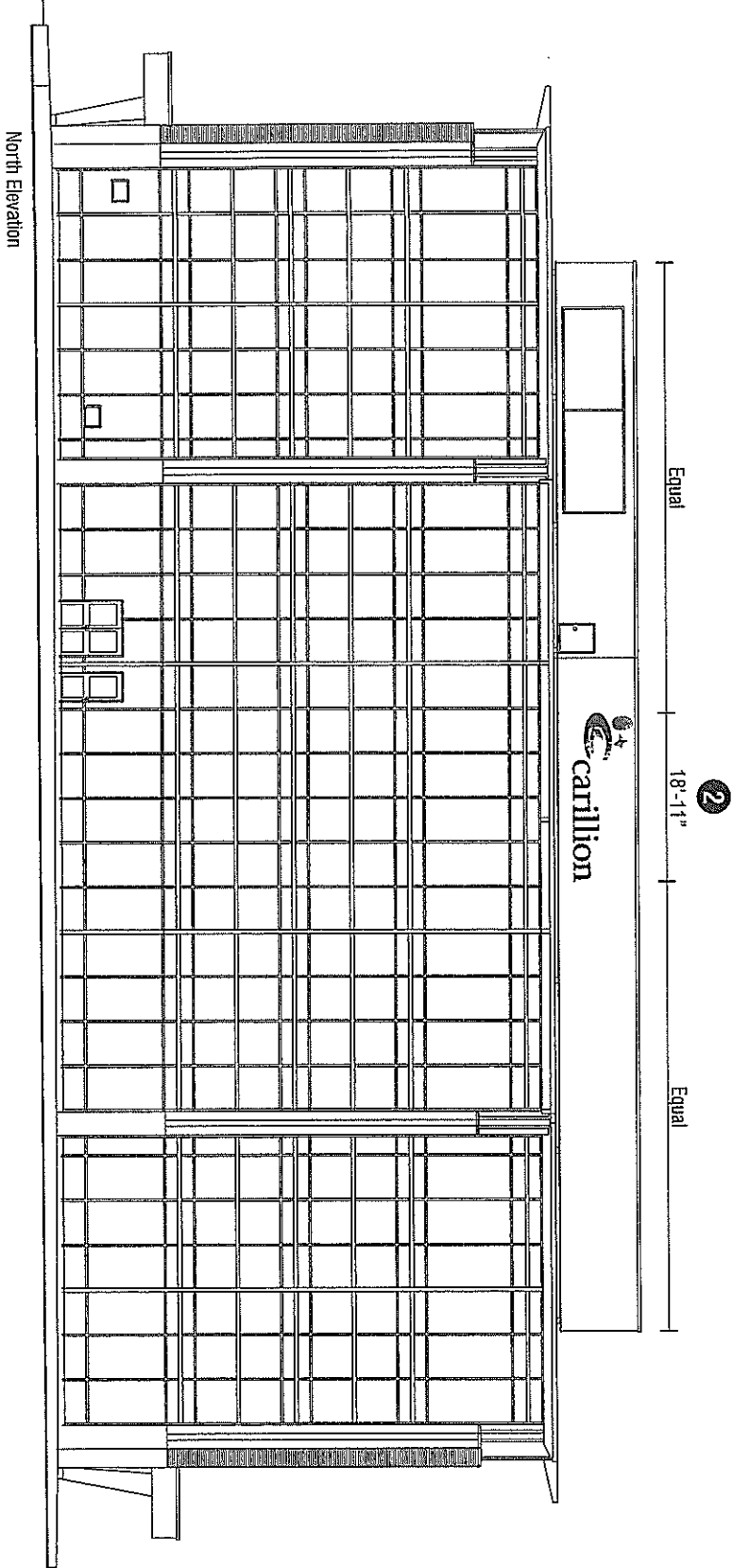
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

PROPOSED
SIGNS





North Elevation

Sign 2
Supply 1 new s/f exterior thru-wall illuminate display

Logo (face lit)
Graphics / Substrate
Digitally printed vinyl graphics
White 2447 plexi faces

Illumination
White Sloan V-series LED's

Power supplies placed behind wall inside electrical room

Note: Keep electrical needs near bottom

Construction

- 1" Black vinyl trim retainers
- 5" - .050 aluminum returns
- .080 aluminum backs

Paint

All exposed metal painted Black

Notes

Client to supply high resolution digital files for digital images (150dpi size as)

Letters (non-illuminated)

Construction

- .125 aluminum faces
- 5" - .050 aluminum returns
- Letters mounted to wall with concealed aluminum angle brackets

Paint

All exposed metal painted Black

- Digitally Printed Image
- Black
- Wall Colour

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

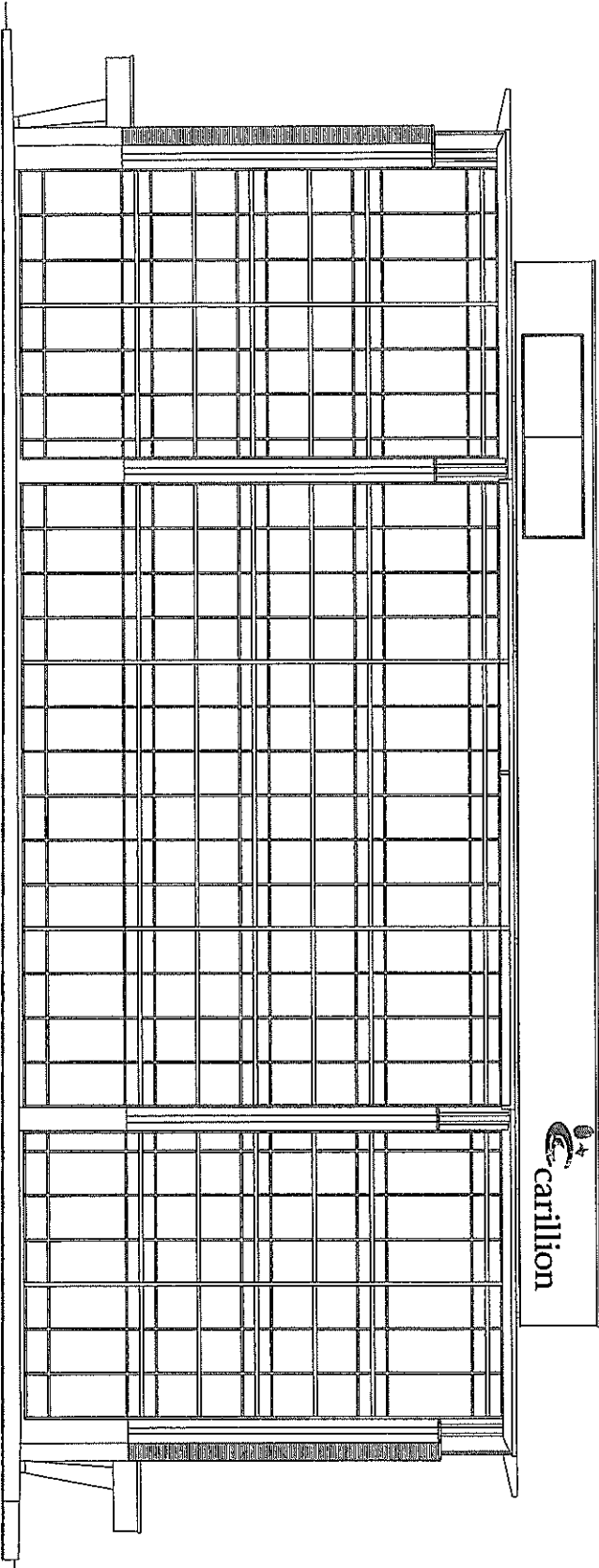
Client Carillion Construction
Address 7077 Keele Street
Vaughan, ON

Dwg No. S0000294
Designer FB
Sales Craig Hall

Date February 27, 2009
Rev. March 18, 2009
Rev. March 4, 2009

CONCEPTUAL
NOT FOR CONSTRUCTION
 SHOP READY
CONSTRUCTION DRAWING
Scale: 1/16" = 1'-0" Page: 3 of

The drawing is the property of Zip Signs Ltd.



South Elevation

1
18'-11" 4'-0"



Sign 1
Supply 1 new s/f exterior thru-wall illuminate display

Logo (face lit)
Graphics / Substrate
Digitally printed vinyl graphics
White 2447 plexi faces
Illumination

White Sloan V-series LED's
Power supplies placed behind wall in water-proof boxes

Note: Keep electrical needs near bottom

Construction
1" Black vinyl trim retainers
5" - .050 aluminum returns
.080 aluminum backs

Paint
All exposed metal painted Black

Notes
Client to supply high resolution digital files for digital images (150dpi size as)

Letters (non-illuminated)

Construction
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5" - .050 aluminum returns
Letters mounted to wall with concealed aluminum angle brackets
Paint
All exposed metal painted Black

- Digitally Printed Image
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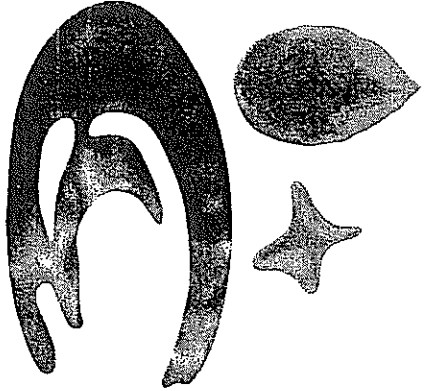
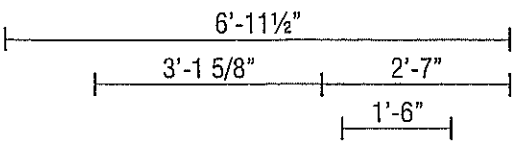
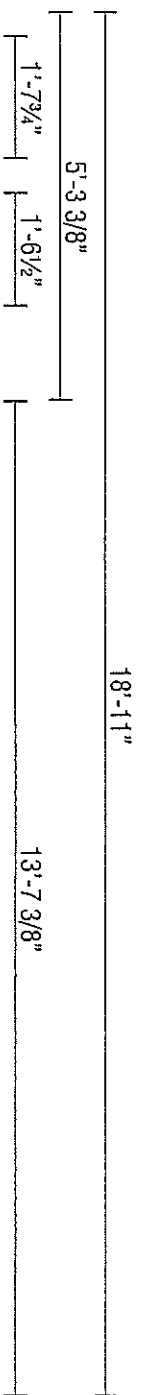
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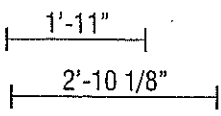


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1
2



carillion



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 Vaughan, ON

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CONCEPTUAL
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 Scale: 3/8" = 1'-0"
 SHOP
CONSTRUCTIVE
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