

SIGN VARIANCE APPLICATION

FILE NO: **SV.11-026**
OWNER: **MORGUARD INVESTMENTS LTD.**
LOCATION: **7600 WESTON ROAD, WOODBRIDGE, UNIT 69**
 LOT NO. 3, REGISTERED PLAN 65M-2339
 WARD 3

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-026, Morguard Investments Ltd., be APPROVED.

Contribution to Sustainability

N/A

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 four (4) awning signs on the west, north and east building elevations as shown on the attached drawings.

Background - Analysis and Options

Sign Bylaw Requirements (By-Law 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 four (4) awning signs (Each approx. 0.4 sqm. – text area only) on the west, north and east building faces as shown on the attached drawings. The proposed awning signs are to replace the existing signage associated with the subject unit.

Members of the Sign Variance Committee have reviewed the applicant's proposal and have no objections to the application as submitted. In Committee's opinion 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. Proposed Locations.
3. Sketch of Signs

Report prepared by:

John Studdy, Manager of Customer & Administrative Services, Ext 8232

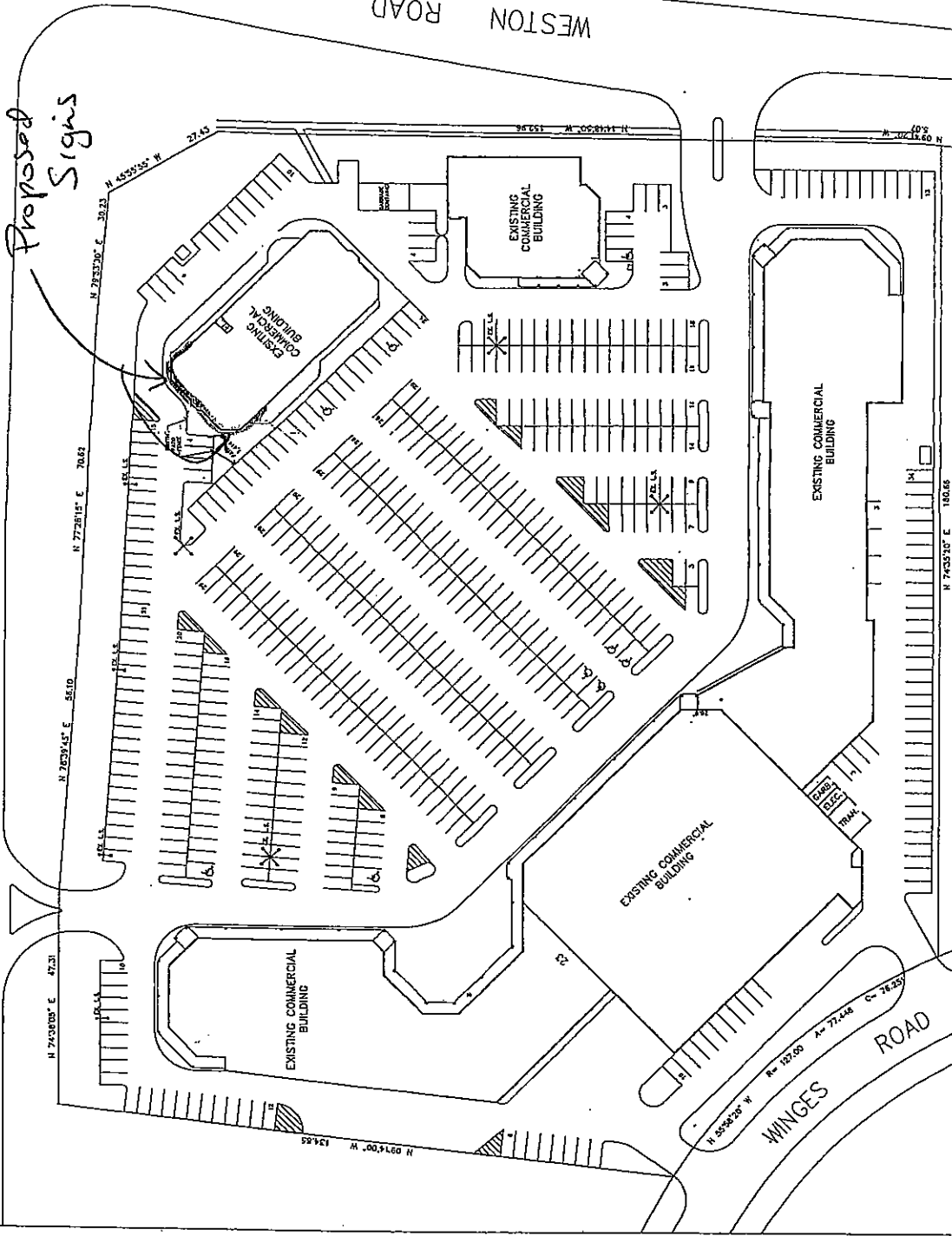
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

HIGHWAY NO. 7

Proposed Signs



LEGAL DESCRIPTION
 REGISTERED PLAN 824 - PART OF LOT 5, CONFESSION 6,
 CITY OF VAUGHAN, MUNICIPALITY OF YORK

SEE EXHIBITS
 1. SITE PLAN
 2. ZONING BY-LAW
 3. CONVEYANCE
 4. LAYOUT PLAN
 5. SURVEY
 6. LAYOUT PLAN
 7. LAYOUT PLAN
 8. LAYOUT PLAN
 9. LAYOUT PLAN
 10. LAYOUT PLAN
 11. LAYOUT PLAN
 12. LAYOUT PLAN
 13. LAYOUT PLAN
 14. LAYOUT PLAN
 15. LAYOUT PLAN
 16. LAYOUT PLAN
 17. LAYOUT PLAN
 18. LAYOUT PLAN
 19. LAYOUT PLAN
 20. LAYOUT PLAN
 21. LAYOUT PLAN
 22. LAYOUT PLAN
 23. LAYOUT PLAN
 24. LAYOUT PLAN
 25. LAYOUT PLAN
 26. LAYOUT PLAN
 27. LAYOUT PLAN
 28. LAYOUT PLAN
 29. LAYOUT PLAN
 30. LAYOUT PLAN
 31. LAYOUT PLAN
 32. LAYOUT PLAN
 33. LAYOUT PLAN
 34. LAYOUT PLAN
 35. LAYOUT PLAN
 36. LAYOUT PLAN
 37. LAYOUT PLAN
 38. LAYOUT PLAN
 39. LAYOUT PLAN
 40. LAYOUT PLAN
 41. LAYOUT PLAN
 42. LAYOUT PLAN
 43. LAYOUT PLAN
 44. LAYOUT PLAN
 45. LAYOUT PLAN
 46. LAYOUT PLAN
 47. LAYOUT PLAN
 48. LAYOUT PLAN
 49. LAYOUT PLAN
 50. LAYOUT PLAN
 51. LAYOUT PLAN
 52. LAYOUT PLAN
 53. LAYOUT PLAN
 54. LAYOUT PLAN
 55. LAYOUT PLAN
 56. LAYOUT PLAN
 57. LAYOUT PLAN
 58. LAYOUT PLAN
 59. LAYOUT PLAN
 60. LAYOUT PLAN
 61. LAYOUT PLAN
 62. LAYOUT PLAN
 63. LAYOUT PLAN
 64. LAYOUT PLAN
 65. LAYOUT PLAN
 66. LAYOUT PLAN
 67. LAYOUT PLAN
 68. LAYOUT PLAN
 69. LAYOUT PLAN
 70. LAYOUT PLAN
 71. LAYOUT PLAN
 72. LAYOUT PLAN
 73. LAYOUT PLAN
 74. LAYOUT PLAN
 75. LAYOUT PLAN
 76. LAYOUT PLAN
 77. LAYOUT PLAN
 78. LAYOUT PLAN
 79. LAYOUT PLAN
 80. LAYOUT PLAN
 81. LAYOUT PLAN
 82. LAYOUT PLAN
 83. LAYOUT PLAN
 84. LAYOUT PLAN
 85. LAYOUT PLAN
 86. LAYOUT PLAN
 87. LAYOUT PLAN
 88. LAYOUT PLAN
 89. LAYOUT PLAN
 90. LAYOUT PLAN
 91. LAYOUT PLAN
 92. LAYOUT PLAN
 93. LAYOUT PLAN
 94. LAYOUT PLAN
 95. LAYOUT PLAN
 96. LAYOUT PLAN
 97. LAYOUT PLAN
 98. LAYOUT PLAN
 99. LAYOUT PLAN
 100. LAYOUT PLAN

SITE PLAN
 WOODBRIDGE SQUARE
 HIGHWAY NO. 7 & WESTON ROAD
 VAUGHAN, ONTARIO

SP - 001
 SCALE 1:1,500
 DATE: JAN 14, 2008
 PREP. BY: [Signature]
 MORGUARD REAL ESTATE INVESTMENT TRUST
 1180 SHEPPARD AVENUE EAST, SUITE 202, VAUGHAN, ONTARIO M9W 1L7

SV-11-086



FORWARD SIGNS INC.

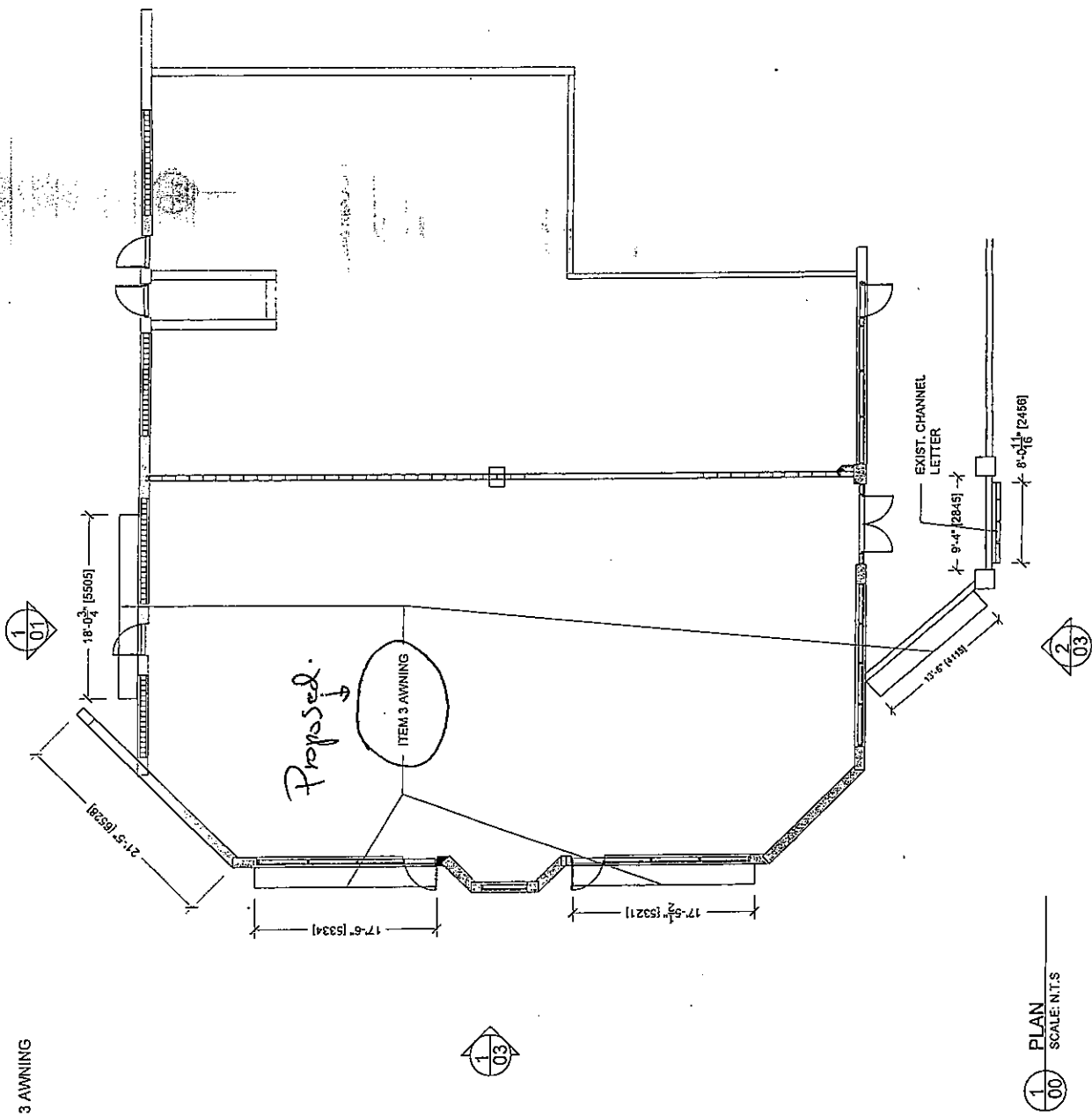
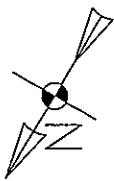
80 Emblem Court, Scarborough, Ontario, M1S 1B1
Tel: (416) 291-4477
Fax: (416) 291-4878
E-mail: info@forwardsign.com

CLIENT
FIVE GUYS
LOCATION
7600 WESTON RD UNIT #69
PROJECT
AWNING
DRAWN BY
SEAN
FILE NAME
AWNING-S PLAN
DATE OF DRAWING
JUNE 07, 2011
SCALE
AS NOTED
SALESMAN
TERESA
REMARKS

CLIENT APPROVED / DATE
ART DEPT. APPROVED / DATE
DRAWING NO.
00



ELECTRICAL REQUIREMENT:
 120 VOLT. --W
 240 VOLT. --W
 WEIGHT OF SIGN --LB
 --LB
 NOTE
 FOR AN OUTDOOR SIGN, MAKE 3/8" DRAIN HOLES AT BOTTOM OF A SIGN.



Proposed.

ITEM 3 AWNING

EXIST. CHANNEL LETTER
 9'-4" (2845)
 8'-0 1/4" (2456)



1 00 PLAN SCALE: N.T.S.

1 7/8" 2002 12-4-2011 3 15015 Initial review

certify that

SU-11-026

ITEM 3: ILLUMINATED AWNING 4 PCS

18'-0.3/4"

AUXILIARY VIEW (B)



17'-6"

AUXILIARY VIEW (C)



17'-5 1/2"

AUXILIARY VIEW (D)

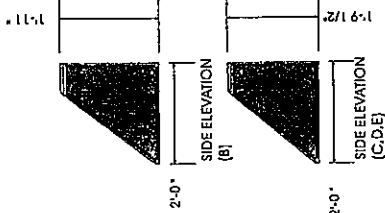


13'-6"

AUXILIARY VIEW (E)



COOLLY BRITE CBL-2 BRIGHT RED BANNER FABRIC

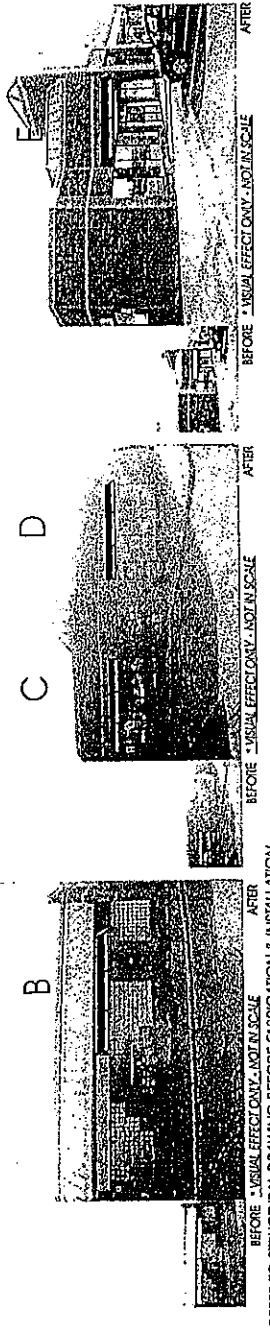


FORWARD SIGNS, I.M.C.
 40 Emblem Court, Scarborough
 Ontario M1S 1R1
 Tel: 416.291.4477
 Fax: 416.291.4678
 E-mail: info@forwardsigns.com

CLIENT: FIVE GUYS WOODBRIDGE SQUARE
 LOCATION: 7600 WESTON RD UNIT#09
 PROJECT: ILLUMINATED AWNING
 DRAWN BY: VINCE
 FILE NAME: AWNING-G-C3-F
 DATE OF DRAWING: DEC 21, 2010
 SCALE: 3/4" = 1 FT
 SUPERSEDED: KEVIN
 REVISIONS:

CLIENT APPROVED DATE: _____
 ART DEPT APPROVED DATE: _____

BS SAFETY
 UL
 IFC



This drawing is the property of Forward Signs Inc. No part of it can be reproduced in any form of this drawing is approved without the express consent and permission from Forward Signs Inc.