

SIGN VARIANCE APPLICATION
FILE NO: SV.12-010
OWNER: THE SORBARA GROUP
LOCATION: 3310 LANGSTAFF ROAD, UNIT 1
BLOCK 14, PLAN 65M-2745
WARD 4

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-010, The Sorbara Group, be APPROVED, subject to the life style signs being removed.

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

The applicant is proposing an additional 18 wall signs on three wall elevations which were not approved under the original site plan agreement.

Background - Analysis and Options

Sign By-law Requirements (By-Law 203-92, as amended):

Section 6.1 – One (1) only of the following sign types per exterior wall per business premises:

a) wall sign

6.2 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 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

These wall signs have been in place for years and since the Barbecue store has been in business at this premise.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required.

Attachments

1. Sign Location
2. Photo and Location of Sign (Front, Side and Back)

Report Prepared By:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

Location of sign that was approved

84" x 288"

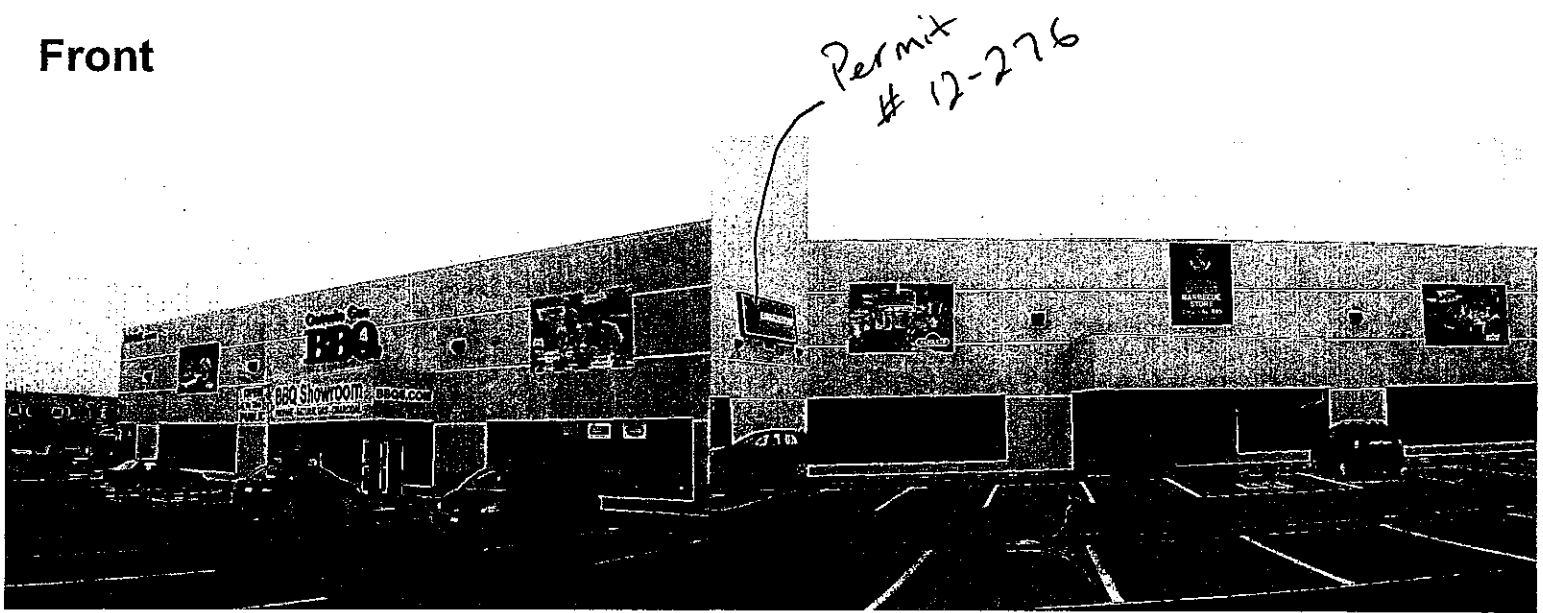


Langstaff Road

Location of where the sign was installed



Front



Measurements for the front of the building:

- Height: 8.1 meters
- Width: 78.02 meters

Below is a description of the sign on the front of the building:

- 4 Life style shots at 8' x 12'
- 1 Ontario Gass BBQ LED (Back-lit sign) at 8' x 16' (this is the one we have the permit for)
- 1 World's Largest Barbecue Store sign (over second door) at 90" x 120"
- 1 Ontario Gas BBQ (Neon channel letter sign, over entrance) at 12' x 8'
- 1 BBQS.com sign (top left of the building) at 10' x 2'
- 1 BBQ Showroom sign (over entrance) at 20' x 5'
- 1 Open to the Public sign (to the right of the entrance) at 5' x 5'
- 1 BBQS.com sign (to the left of the entrance) at 6' x 1'

Description on fastening to the wall:

- 3" Tapcon screws through the Alupanel into the brick wall
- ½" Washers on the screws to hold the face of the Alupanel

Side



Measurements of the side of the building:

- Height: 8.1 meters
- Width: 61.54 meters

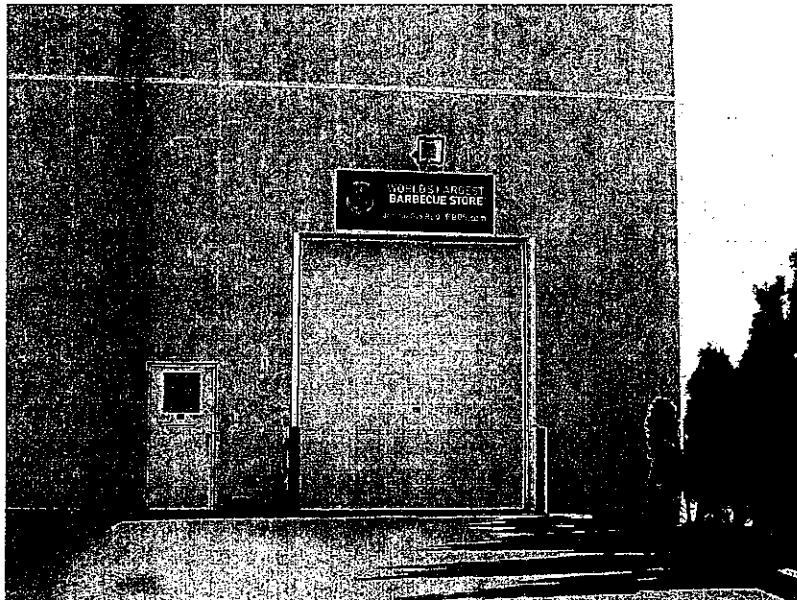
Number of signs on the side of the building:

- 4 Life style sign on Alupanel @ 6' x 8'
- 1 Ontario Gass BBQ LED (Back-lit sign) at 8' x 16' (this is the one we have the permit for)

Description on fastening to the wall:

- 3" Tapcon screws through the Alupanel into the brick wall
- 1/2" Washers on the screws to hold the face of the Alupanel

Back



Measurements of the back:

- Height: 8.1 meters
- Width: 78.02 meters

Sign on the back of the building:

- 1 Logo sign at 3' x 8' (made from Alupanel)
- 1 Sticker for the man door

Description on fastening to the wall:

- 3" Tapcon screws through the Alupanel into the brick wall
- ½" Washers on the screws to hold the face of the Alupanel