

COMMITTEE OF THE WHOLE NOVEMBER 5, 2007

SIGN VARIANCE APPLICATION

FILE NO: SV.07-019

OWNER: HIGHLAND FARMS

LOCATION: 3300 RUTHERFORD ROAD

BUILDING 'A', BLOCK 179, REGISTERED PLAN 65M-3445

Recommendation

That Sign Variance Application SV.07-019, Highland Farms, 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 an additional wall sign on the south and east elevations of the building 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.

(The Sign By-law permits only those signs approved on the site plan agreement.)

Relationship to Vaughan Vision 2007

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) additional wall signs on the south and east elevations of the building as shown on the attached drawings. (Identified as the "Rexall Pharmacy" Signs. The "Highland Farms" Signs were approved as part of the Site Plan Agreement.)

Members of the Sign Variance Committee have no objections to the wall signs as proposed, and are of the opinion that the size of the proposed signs are in keeping with the scale of the building.

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

Upon approval of the sign variance by Council a Sign Permit issued by the Building Standards Department is required.

Attachments

1. Site Plan
2. Sketch of Sign

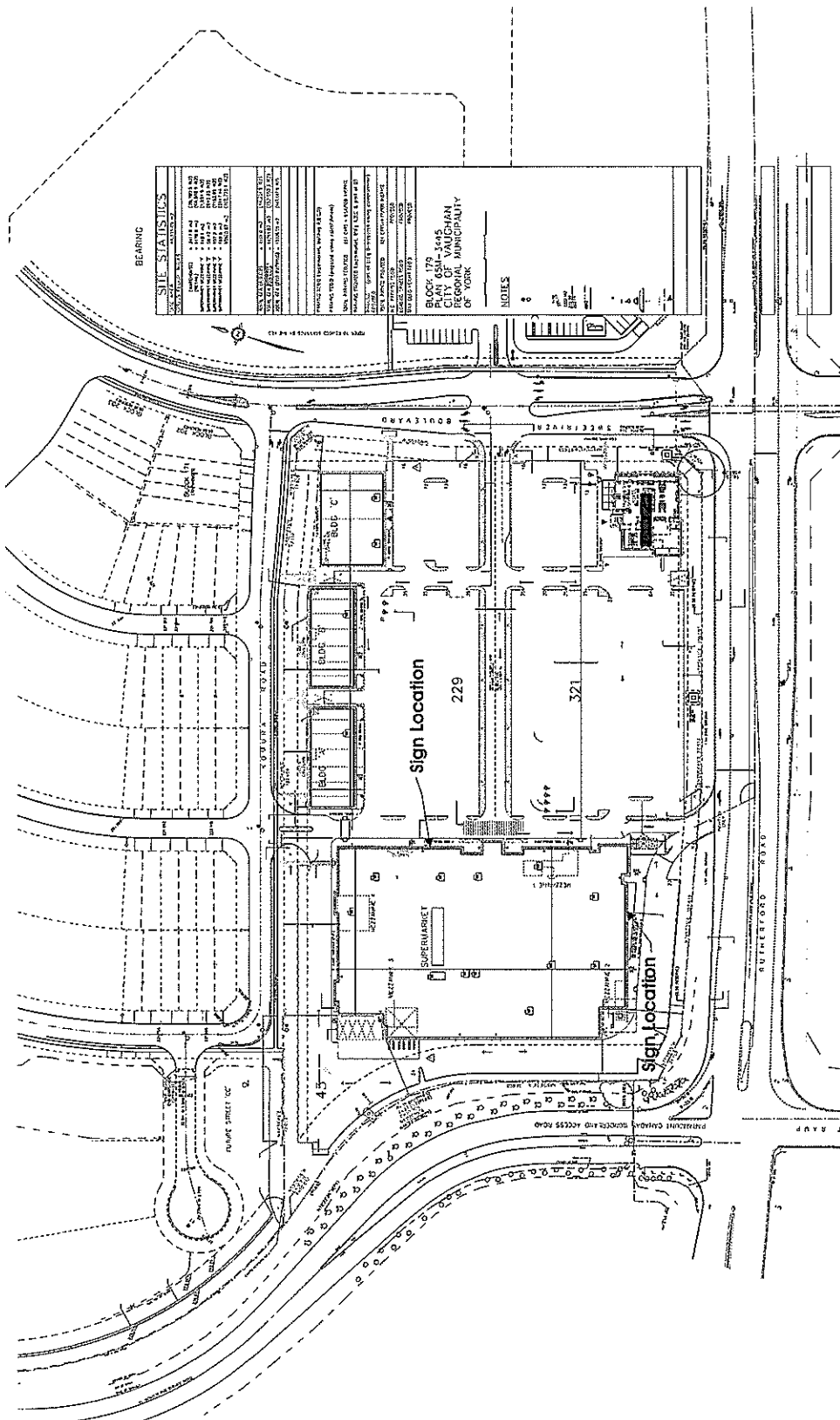
Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa



SITE STATISTICS

DATE: 09/21/07	SCALE: 1/8" = 1'-0"
DRAWN BY: J. W. H.	CHECKED BY: J. W. H.
DESIGNED BY: L.C.	APPROVED BY: J. W. H.
PROJECT NO: 0511-3445	SHEET NO: 1 OF 1
CLIENT: KATZ GROUP CANADA	LOCATION: 3300 RUTHERFORD TORONTO
DATE: SEPT. 21, 2007	SCALE: AS SHOWN

NOTES

1. SEE BLOCK 179 PLAN 0511-3445 FOR RECORDAL MUNICIPALITY OF YORK
2. SEE BLOCK 179 PLAN 0511-3445 FOR RECORDAL MUNICIPALITY OF YORK
3. SEE BLOCK 179 PLAN 0511-3445 FOR RECORDAL MUNICIPALITY OF YORK

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DRAWING NUMBER: GUA-Highland-Rutherford-Site Plan
DESIGNED BY: L.C.
SCALE: AS SHOWN

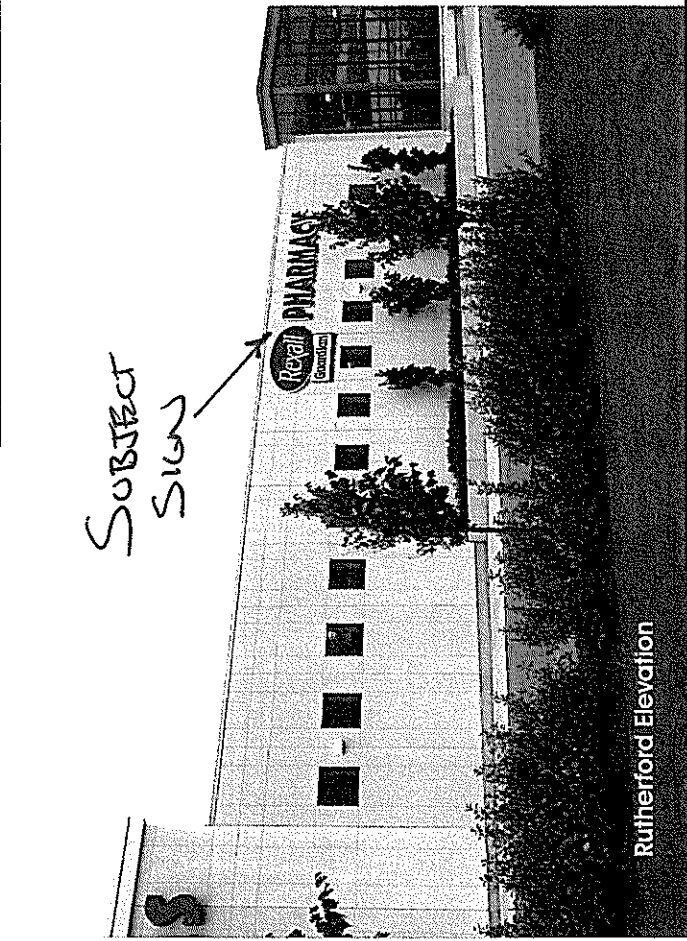
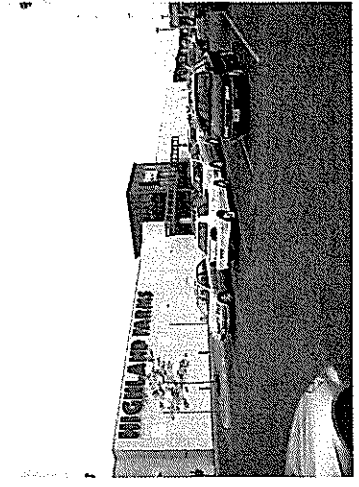
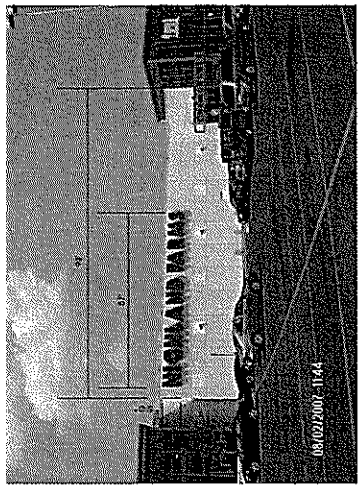
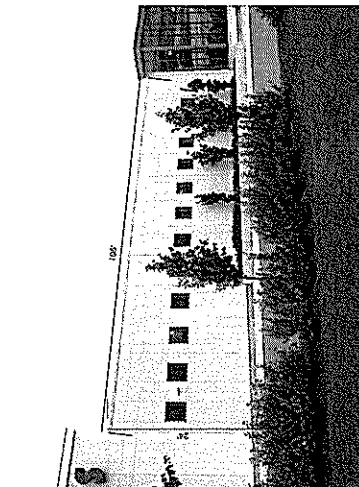
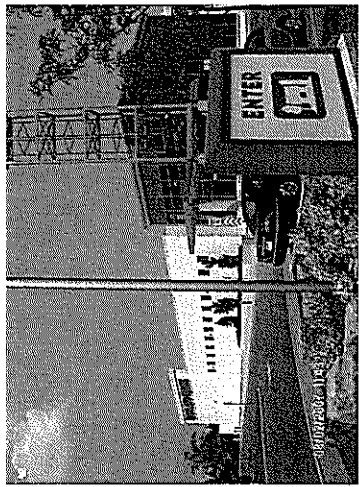
CUSTOMER: Katz Group Canada
LOCATION: 3300 Rutherford- Toronto
DATE: Sept. 21/ 2007

MEASUREMENTS ARE VERIFIED BY SITE SURVEY: **NO**

APPROVED BY: _____
DATE: _____

MASTER REVISION HISTORY:
1. Preliminary Design
2. Revised Logo
3.





Rutherford Elevation

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DRAWING NUMBER: GUA-Highland-Rutherford
 DESIGNED BY: L/C
 SCALE: NTS

CLIENT: Katz Group Canada
 LOCATION: 3300 Rutherford-Toronto
 DATE: Sept. 10/2007

MEASUREMENTS ARE VERIFIED BY SITE SURVEY: NO

APPROVED BY: _____ DATE: _____

ISSUED REVISIONS:
 1. Preliminary Design
 2. revised logo
 3.

