

COMMITTEE OF THE WHOLE OCTOBER 6, 2008

SIGN VARIANCE APPLICATION

FILE NO: SV.08-012

**OWNER: 250625 PROPERTY LIMITED
(THE COSMETIC SURGERY HOSPITAL)**

LOCATION: 4650 HIGHWAY 7, LOT 6, CONCESSION 7

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-012, 250625 Property Limited, be APPROVED in accordance with the following:

- i) That a maximum of two ground signs be permitted on the property.
- ii) That the proposed signs be generally located in the locations as shown on the attached site plan.
- iii) That the proposed signs each have a Sign Area of 3 sqm. for a single sign face. (A total Sign Area of 6 sqm. both sides combined) and have a maximum height of 4.5 meters.

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 two ground signs on the subject property as shown on the attached drawings. The first ground sign is located at the main entrance to the property and has a sign area of 7.sqm. (single sign face) The second sign is proposed to be located east of the main entrance (For Westbound Traffic) and has Sign Area of 9.2 sqm. (single sign face)

Background - Analysis and Options

- 6.1 (i) Except as may otherwise be permitted in this by-law, the maximum number of signs that may be erected shall be one (1) only of the following sign types per exterior wall per business premises:

One (1) ground sign per lot

- 9.1 (a) No ground sign shall be larger than 2.0 sq m in area on a single sign face or 4.0 sq m of area for all faces combined.

- 9.1 (b) Notwithstanding Section 6.5(d) no ground sign shall exceed 4.0 m in height above the average finished grade level at the base of such sign.

Relationship to Vaughan Vision 2020

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 required for the proposed signs.

Conclusion

The applicant is proposing to install two ground signs as shown on the attached drawings.

This application was first considered by the Sign Variance Committee at their August meeting. At that time there were concerns expressed respecting the total amount of signage being proposed. Subsequent to the meeting, revised plans were received from the applicant reducing the overall amount of signage.

Members of the Sign Variance Committee have reviewed the revised drawings and are recommending the following conditions of approval.

That Sign Variance Application SV.08-012, 250625 Property Limited, be APPROVED in accordance with the following:

- iv) That a maximum of two ground signs be permitted on the property.
- v) That the proposed signs be generally located in the locations as shown on the attached site plan.
- vi) That the proposed signs each have a Sign Area of 3 sqm. for a single sign face. (A total Sign Area of 6 sqm. both sides combined) and have a maximum height of 4.5 meters.

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

Attachments

1. Site Plan
2. Sketch of Main Entrance Sign
3. Sketch of Westbound Traffic Sign

Report prepared by:

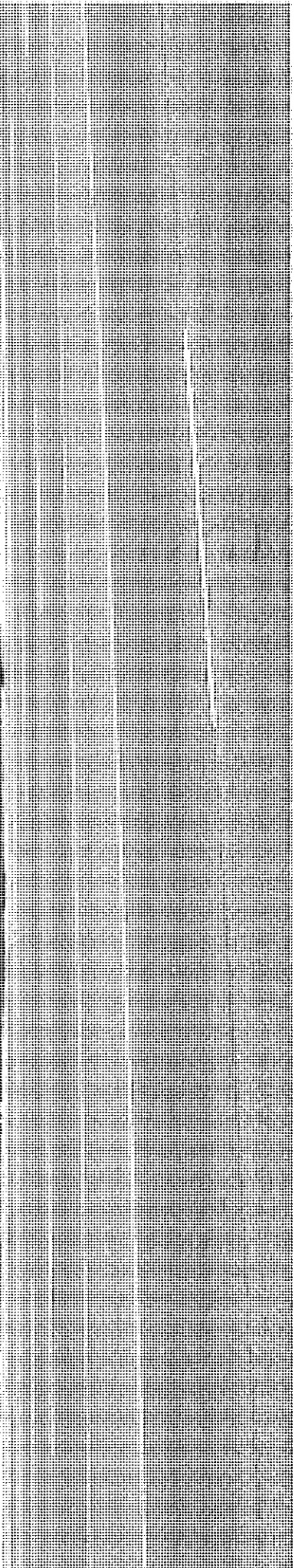
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

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PRIMARY SIGN. (MAIN ENTRANCE)



Westbound Traffic Sign 1

