

SIGN VARIANCE APPLICATION
FILE NO: SV.12-006
OWNER: LORMEL DEVELOPMENTS (WESTON) INC.
LOCATION: 311 CITYVIEW BLVD. (BUILDING C)
BLOCK 268, PLAN 65M-3898
WARD 3

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.12-006, Lormel Developments (Weston) Inc., 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

The applicant is requesting to install four (4) additional wall signs as shown on the attached plans.

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 four (4) wall signs that were not shown on the approved site plan drawings at the time of the construction of the building. The applicant has revised the signage for the building to uniformly spread four (4) wall signs (One sign for each unit within the building) along the building exterior at a constant elevation as shown on the attached plans.

Members of the Sign Variance Committee have no objections to the application as submitted. In Committee's opinion the intent and purpose of the City 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 and Location of Sign

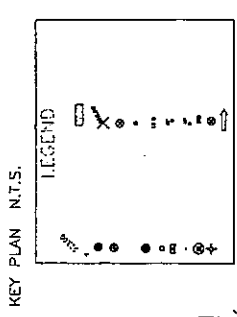
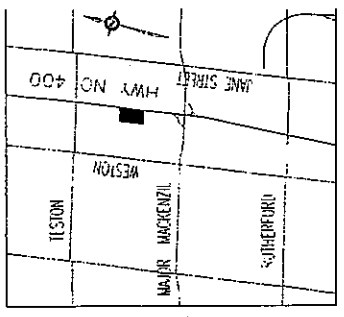
Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as



SITE ANALYSIS

LOT	AREA (SQ. M)	AREA (SQ. FT)	PERCENT COVERED
A	11813.34	127128.54	89.82
B	10743.58	115435.5	85.35
C	14843.58	159435.5	85.35
TOTAL	37400.5	399999.5	86.84

TYPE	AREA (SQ. M)	AREA (SQ. FT)
CONCRETE	15877.82	171111.8
ASPHALT	10127.58	109111.8
PAVING	12127.58	130911.8
GRASS	331	3551.8
LANDSCAPING	10	107.6
TOTAL	48483.36	516008.8

PARKING SPACE SIZE - NORMAL 2.7 x 6.0
 LOADING SPACE SIZE - NORMAL 3.5 x 6.0 x 4.2
 DRIVEWAY MIN. WIDTH 6.0
 FIRE ROUTE MIN. WIDTH 6.0
BLOCK 268
PLAN 65M-3898

VAUGHAN SITE PLAN NOTES

1. All proposed buildings shall be constructed in accordance with the provisions of the Building Code of the City of Vaughan.
2. The proposed site plan shall be in accordance with the provisions of the Zoning By-law of the City of Vaughan.
3. The proposed site plan shall be in accordance with the provisions of the Fire Code of the City of Vaughan.
4. The proposed site plan shall be in accordance with the provisions of the Environmental Protection Act of the Province of Ontario.
5. The proposed site plan shall be in accordance with the provisions of the Access to Information Act of the Government of Canada.
6. The proposed site plan shall be in accordance with the provisions of the Freedom of Information Act of the Government of Canada.
7. The proposed site plan shall be in accordance with the provisions of the Access to Information Act of the Government of Canada.
8. The proposed site plan shall be in accordance with the provisions of the Freedom of Information Act of the Government of Canada.
9. The proposed site plan shall be in accordance with the provisions of the Access to Information Act of the Government of Canada.
10. The proposed site plan shall be in accordance with the provisions of the Freedom of Information Act of the Government of Canada.

