

SIGN VARIANCE APPLICATION
FILE NO: SV.12-007
OWNER: LORMEL DEVELOPMENTS (WESTON) INC.
LOCATION: 321 CITYVIEW BLVD. (BUILDING B)
BLOCK 268, PLAN 65M-3898
WARD 3

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.12-007, 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) wall signs 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 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

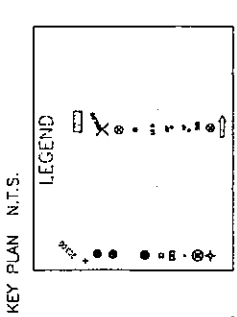
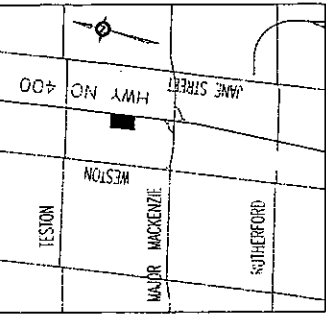
Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

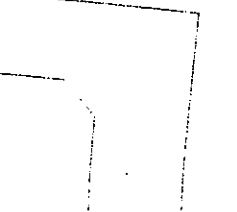
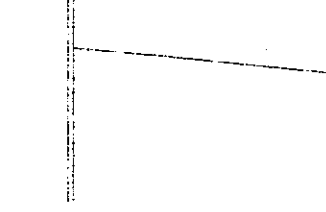
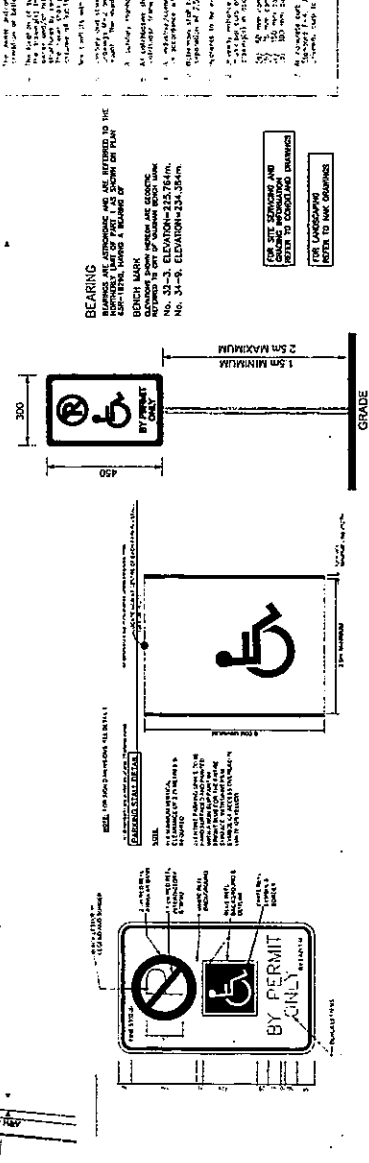
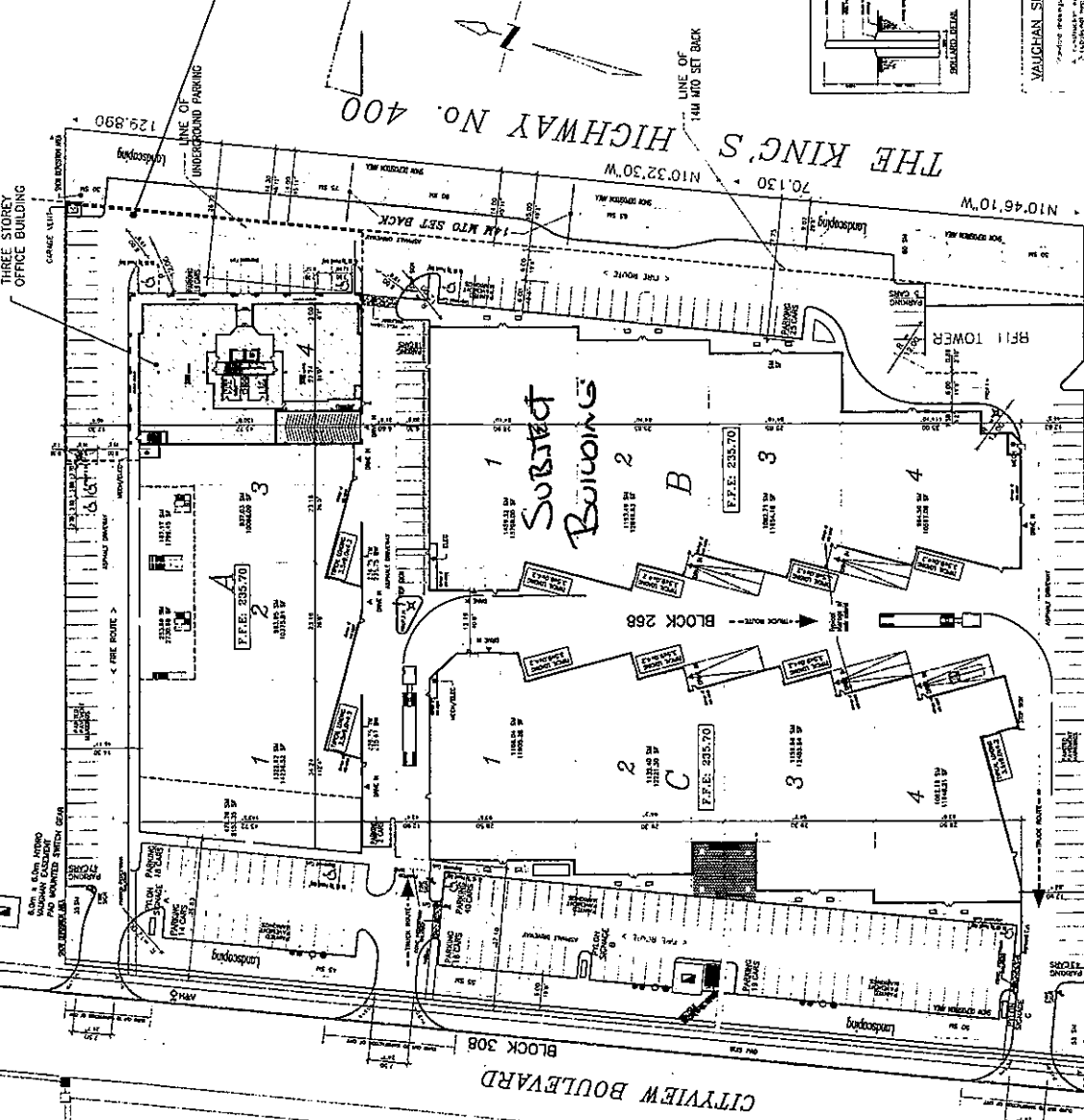


PLAN OF SUBDIVISION OF
PART OF LOTS 22 AND 23
CONCESSION 5
(GEOGRAPHIC TOWNSHIP OF VAUGHAN)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

SITE ANALYSIS

ZONE	AREA (SQ. M)	PERCENTAGE OF TOTAL AREA	MIN. LOT AREA (SQ. M)	MIN. LOT WIDTH (M)	MIN. LOT DEPTH (M)	MIN. FRONT SETBACK (M)	MIN. SIDE SETBACK (M)	MIN. REAR SETBACK (M)	MIN. FRONT YARD SETBACK (M)	MIN. SIDE YARD SETBACK (M)	MIN. REAR YARD SETBACK (M)	MIN. FRONT SETBACK (M)	MIN. SIDE SETBACK (M)	MIN. REAR SETBACK (M)	MIN. FRONT YARD SETBACK (M)	MIN. SIDE YARD SETBACK (M)	MIN. REAR YARD SETBACK (M)
A	322,838.04	110.13%	301,071.26	54.1	151.748	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
B	924,355.54	311.41%	903,355.54	54.1	151.748	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
C	448,533.54	155.23%	427,533.54	54.1	151.748	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
TOTAL	1,695,727.12	581.77%	1,631,959.34	54.1	151.748	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0

PARKING SPACE SIZE - NORMAL 3.5 x 6.0
LOADING SPACE SIZE - NORMAL 3.5 x 9.0 x 4.2
CROWWAY MIN. WIDTH 6.0
FIRE ROUTE MIN. WIDTH 6.0
BLOCK 268
PLAN 65M-3898

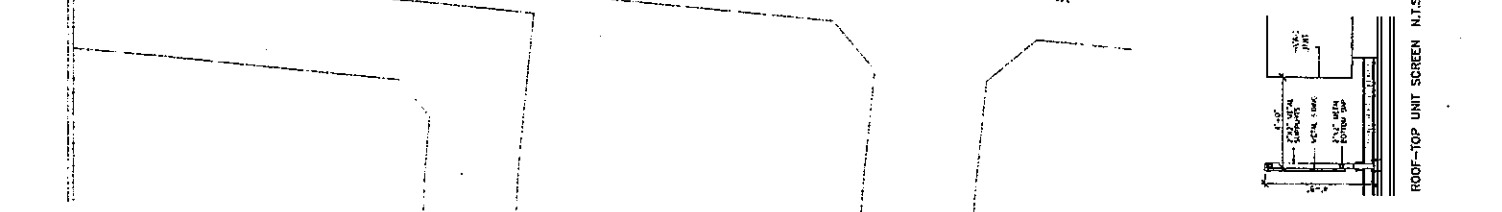


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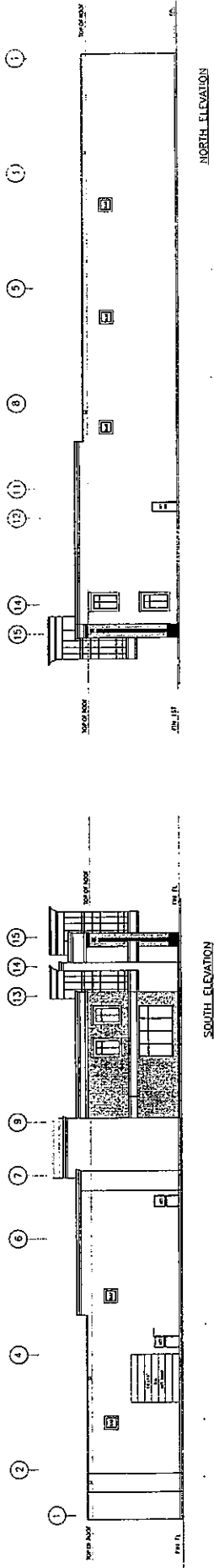
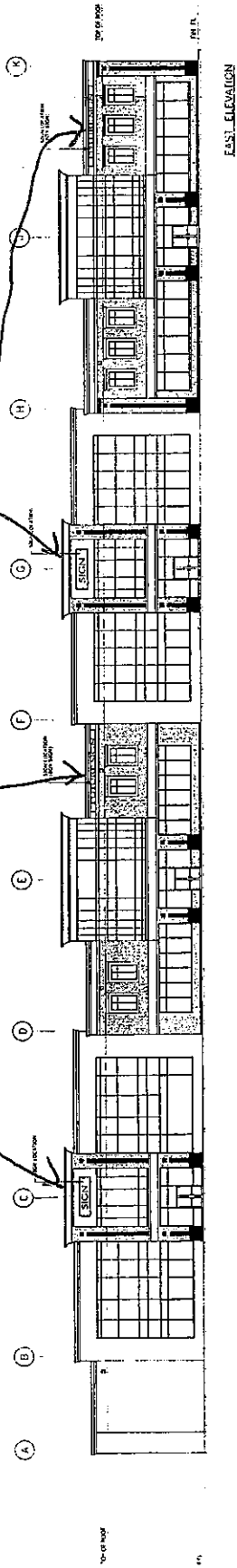
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SUBJECT
SIGNS



BUILDING B SIGNAGE LOCATION