

COMMITTEE OF THE WHOLE FEBRUARY 4, 2008

SIGN VARIANCE APPLICATION

FILE NO: SV.07-029

OWNER: CARSTAR BUILDING GROUP INC.

LOCATION: 8400 JANE STREET, BLOCK 78, REGISTERED PLAN M-2611

Recommendation

That Sign Variance Application SV.07-029, Carstar Building Group Inc., be APPROVED, provided that the sign at the main entrance of the building be reduced by 33% and that the two signs located at the south-west corner be eliminated.

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 a wall sign on each of the building elevations with a portion being above the roof line of the subject building as shown on the attached drawings.

Background - Analysis and Options

- 5.8 No person shall erect, install, post, display, maintain or keep on a premises any roof signs and signs erected in part or entirely above the roof of a building or structure.
- 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 shown/approved on the site plan agreement.

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 a total of five (5) wall signs on each of the building elevations as shown on the attached drawings. A portion of the proposed signs are to be located above the roof line but below the building's parapet.

Members of the Sign Variance Committee reviewed the application and are concerned with the amount of overall signage being proposed for the building. Members of the Committee recommend that the signage be reduced accordingly, and are suggesting that the application be approved in accordance with the following:

- 1) That the proposed sign located above the main entrance of the building be reduced by 33%.
- 2) That the two proposed wall signs for the south-west corner of the building be eliminated.

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

Attachments

1. Site Plan
2. Sketch of Sign

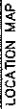
Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa



SITE PLAN

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AS INOTIO



JANE STREET

EAST ELEVATION
SCALE 1:100
1

NORTH ELEVATION
SCALE 1/4" = 1'-0"

WEST ELEVATION 5
SCALE: 1:100

ENTRANCE ELEVATION 2
SCALE 1:50

SOUTH ELEVATION
SCALE: 1/100
4

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