

COMMITTEE OF THE WHOLE MAY 5, 2008

SIGN VARIANCE APPLICATION

FILE NO: SV.08-04

OWNER: MAXXMAR WINDOWS

**LOCATION: 3175 RUTHERFORD ROAD, UNITS 75, 76, 77, BUILDING 'A'
BLOCK 1, REGISTERED PLAN 65M-3696**

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-04, Maxxmar Windows, be APPROVED subject to the conditions below:

- 1) That the proposed signs located at the corners of the building be reduced by 33% and;
- 2) That the variance is conditional upon the building being used as a single tenant building and lapses in the event the building is subdivided into more than one unit.

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 wall signs on each building face 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 wall signs shown on the approved site plan agreement schedules.

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 not required for the proposed signs.

Conclusion

The applicant is proposing to install additional wall signs as shown on the attached drawings.

Members of the Sign Variance Committee have reviewed the application and have no objections to the proposed signage provided that the building is used by a single tenant building and the sign proposed signs located at the corners of the building is reduced by 33%. The proposed reduction in sign area is to expose the existing contrasting architectural banding located on the building's elevation.

Members of the Sign Variance Committee are recommending the following conditions of approval:

- 1) That the proposed signs located at the corners of the building be reduced by 33% and;
- 2) That the variance is conditional upon the building being used as a single tenant building and lapses in the event the building is subdivided into more than one unit.

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

Attachments

1. Site Plan of the property.
2. Sketch showing the proposed signs.

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

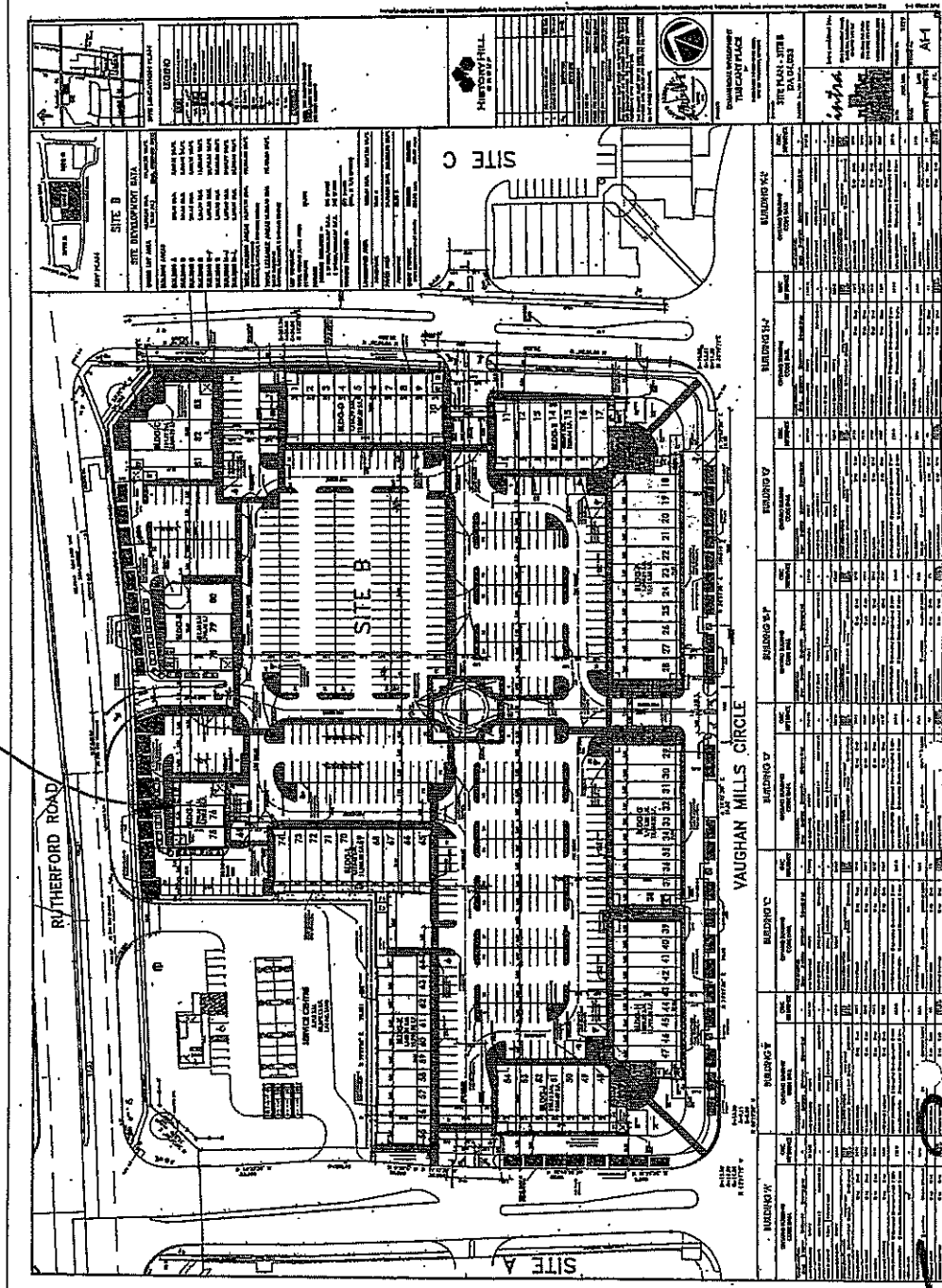
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Subject Buildings.

THIS IS SCHEDULE 'A1' TO AGREEMENT.

FOR SPECIFIC DETAILS REFER TO LARGE SCALE DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN BUILDING DEPARTMENT.

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1072
CONDO



3175 RUTHERFORD

