

COMMITTEE OF THE WHOLE DECEMBER 1, 2008

SIGN VARIANCE APPLICATION

FILE NO: SV.08-019

OWNER: JACK EISENBERGER

LOCATION: 3737 MAJOR MACKENZIE DRIVE

LOT 20, CONCESSION 5, REGISTERED PLAN NO. 65R-25645

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-019, Jack Eisenberger, be APPROVED.

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 proposing to install one sign for each tenant located adjacent to each other on the west elevation of the building and an additional logo for PJ's Pets on the north elevation, 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.

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

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 one sign for each tenant located adjacent to each other on the west elevation of the building and an additional logo for PJ's Pets on the north elevation.

Members of the Sign Variance Committee have no objections to the application as submitted. In their opinion the building's configuration and tenant layout have lead to the application and opinion that the intent and purpose of the Sign By-law is being maintained.

Attachments

1. Site Plan
2. Sketch of Signs

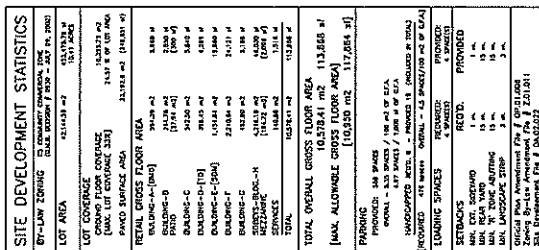
Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

VELLORE
VILLAGE

MS

Stone McQuire Vogt

SITE PLAN

Weston Road & Major Mackenzie Drive | Vaughan | Ontario

^101 -36

Suite 1200
1119 Spadina Avenue
Toronto Ontario M5V 2L1
T 416.506.0956 F 416.506.0956

QDA131 1.500
DATE: Jan 11 2008 7:09pm

mailto:email@smvarch.com

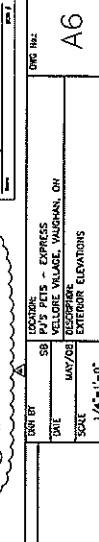
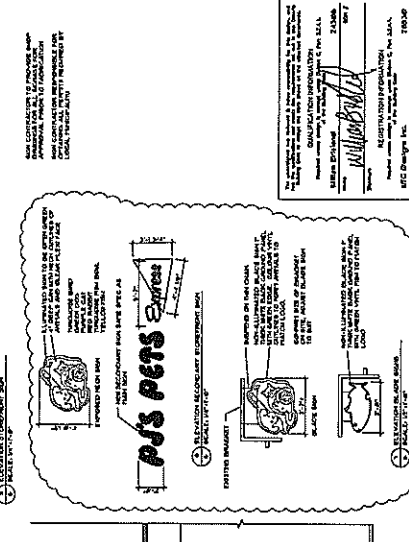
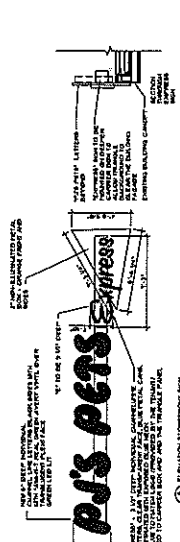
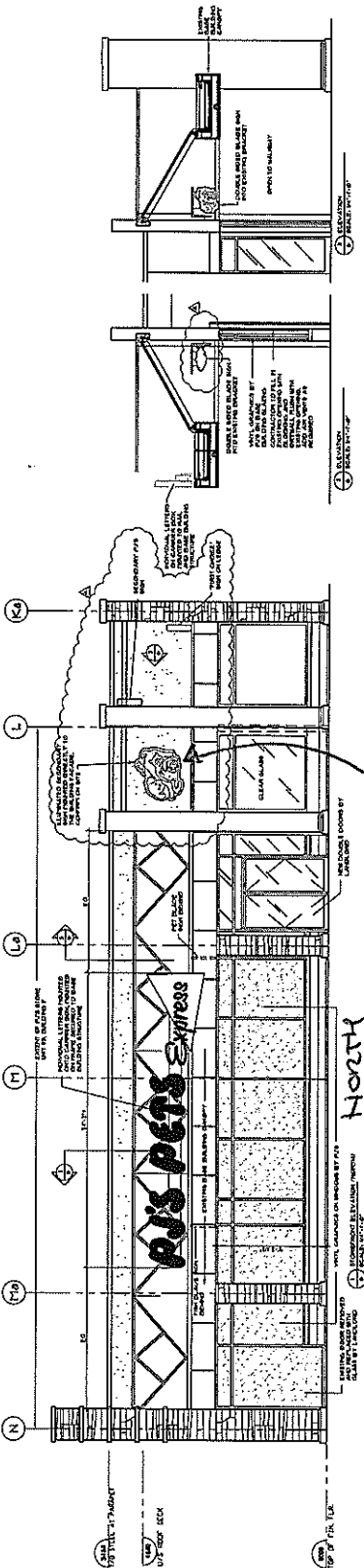
Majorwest Commercial II Inc.

PROPOSED Signs

Notes:

1. PROPERTY SURVEY INFORMATION FROM SURVEY DRAWINGS # 17123
JOB NO. 77-141 BY WILLIAM SURVEYORS LTD.
DATED JAN. 04, 1982.
2. DRAWINGS TO BEAD IN CONJUNCTION WITH SITE GRADING & SURVEYING DRAWINGS BY SCHAEFFERS (CONSULTING ENGINEERS).
3. FOR LANDSCAPE PLANTING & DETAILS REFER TO DRAWINGS PREPARED BY THE NISHI GROUP.
4. WORK NOT BE SCHEDULED ON SITE. REMOVAL OFF WORK WILL BE SCHEDULED FOR LATER DATE.

LEGAL DESCRIPTION
PLAN OF SURVEY OF
PART OF LOTS 22 AND 21
CONGRESSIONS AND
PART OF ROAD ALLOWANCE
BETWEEN LOTS 20 AND 21
CONGRESSIONS SITUATED BY-LAW 1549,
REGISTERED AS INST. VA 134451
CITY OF VANHORN
DECEMBER 19, 1928
GEOGRAPHICAL TOWNSHIP OF VANHORN, COUNTY OF
TOWN



CONTRACTOR MUST VISIT THE SITE TO VERIFY ALL DIMENSIONS, ALL DIMENSIONS, SPACES AND SPECIFICATIONS AND REPORT ALL DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH WORK. CONTRACTOR CAN NOT START WORK ON SITE WITHOUT THE BUILDING PERMIT IN THEIR POSSESSION. LATEST APPROVED DIMENSIONS TO BE USED FOR CONSTRUCTION. THE ENGINEER AND OWNER WILL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES OR VIOLATIONS OF THE PERMIT.

WTC Designs Inc.
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WTC DESIGNS INC. IS AN AFFILIATE COMPANY OF BRESNA GAMING DEVELOPERS INC.

DATE: 2/1/2016
DRAWN: 2/1/2016
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APPROVED: 2/1/2016

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