

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 9, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.13-012
OWNER: RULAND PROPERTIES INC.
LOCATION: 610 & 616 APPLEWOOD CRESCENT
BLOCK 2, 65M-3606
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-012, RULAND PROPERTIES INC., be APPROVED, subject to the integration of the existing signs along Applewood Crescent into the proposed ground signs.

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 two (2) additional 10 sqm. pylon signs which were not shown on the original site plan.

Background - Analysis and Options

Sign By-law 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.

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Regional Implications

Region of York Engineering approval is not required for the proposed signs.

Conclusion

The applicant is requesting to install two (2) additional 10 sqm. pylon signs which were not shown on the original site plan. The proposed signs are in addition to two (2) existing ground signs that are presently located at the driveway intersection. The original site plan was approved with four (4) pylon signs. Two (2) signs were proposed fronting onto Hwy 400 and two (2) fronting onto Applewood Crescent.

Members of the Sign Variance Committee have reviewed the application and are concerned with the number of signs now proposed for the driveway intersection at Applewood Crescent. Accordingly, Staff are recommending that the two (2) existing ground signs be incorporated into the two new ground signs thereby reducing the sign clutter proposed for the intersection.

Members of the Sign Variance Committee are recommending that:

That Sign Variance Application SV.13-012, RULAND PROPERTIES INC., be APPROVED, subject to the integration of the existing signs along Applewood Crescent into the proposed ground signs.

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
3. Photo Existing signs

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)