

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 20, 2016

Item 24, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 20, 2016.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.16-005
OWNER: YORK REGION DISTRICT SCHOOL BOARD
LOCATION: 8210 YONGE STREET
LOT NO. 34, CONCESSION NO. 1
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated September 7, 2016:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-005, York Region District School Board, be APPROVED, subject to the sign being turned off from 10:30 p.m. to 7:00 a.m.

Contribution to Sustainability

N/A

Economic Impact

The necessary resources have been allocated from within the existing complement.

Communications Plan

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

Purpose

The purpose of this report is to present for Council approval the recommendation of the Sign Variance Committee in this matter.

Background - Analysis and Options

The applicant is requesting to install one pylon sign not previously approve under the Site Plan Approval, located within the Heritage District including a digital read-o-graph.

Sign By-law Requirements (By-Law 203-92, as amended):

Section 8.1 Ground Signs for Commercial and Industrial Buildings

A ground sign may contain an Electronic Message Display as defined in Section 2 provided;

- i) The area of the message display is limited to a maximum of 25%;
- ii) The message display is constructed as an integral part of the ground sign; and
- iii) Every ground sign erected shall display the municipal address assigned to the property on which the sign is located.

Section 6.2 Compliance with Site Development Agreements

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Variance Analysis:

This property is zoned R1V residential.

Digital signs are only allowed in commercial/industrial areas with the By-law requirements as listed above.

The subject proposed sign is not included in the Thornhill Special Sign District, nor is it located in the Thornhill Heritage Conservation District.

This sign is a standard sign throughout York Region for the School Board and when they made their last submission and alteration for the school it did not require Site Plan Approval, therefore it was overlooked in the process and not included.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the goals established by Council in the Vaughan Vision 2020/Strategic Plan, in particular:

Service Excellence – Promote Community Safety, Health & Wellness.

Regional Implications

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

Conclusion

The Sign Variance Committee recommends approval of the subject sign variance application with the condition that the sign be shut down during the time period of 10:30 pm to 7:00 am. This condition is recommended in order to mitigate any negative impact the sign may have to the residential development across the street from the subject site.

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

Attachments

1. Site Plan and Proposed Sign Location
2. Magnified area of Proposed Sign Location
3. Sketch of Sign

Report prepared by:

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Recreation Services

(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.)