

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 17, 2013

Item 5, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 17, 2013.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.13-015
OWNER: GLOBAL TAX SERVICES INC.
LOCATION: 100 STEELES AVENUE WEST, UNIT 2C
LOT 26, CONCESSION 1
WARD 5**

The Committee of the Whole recommends:

- 1) That this matter be referred back to staff for a further report to Committee of the Whole following the next available opportunity for consideration by the Sign Variance Committee; and**
- 2) That the deputation of Mr. Peter Roh, Global Tax Services Inc., Steeles Avenue West, Thornhill, applicant, and Communication C8, be received.**

Recommendation

The Sign Variance Committee recommends:

- 1) That Sign Variance Application SV.13-015, Global Tax Services Inc., be APPROVED, subject to the removal of the two wall 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 a 4.2 sqm. canopy sign and two 0.97 sqm. wall signs on either side of their storefront entrance as shown on the attached plans.

Background - Analysis and Options

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

Section 6 – General Provisions for All Signs

- 6.1 One (1) only of the following sign types per exterior wall per Business premises:
 - a) Wall sign

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8.2 WALL SIGNS

- (a) The area of a wall sign shall not exceed 0.75 sq.m per linear horizontal metre of the exterior wall of a building upon which such sign is located. In multiple occupancy buildings or shopping centres, the sign area for each business premises shall be proportional to the length of the exterior wall forming part of the premises. Notwithstanding the foregoing, the total area of a wall sign per business premises shall not exceed 20.0 sq.m or be limited to less than 2.0 sq.m

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.

Regional Implications

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

Conclusion

The applicant is requesting to install a 4.2 sqm. Canopy Sign and two 0.97 sqm. Wall Signs on either side of their storefront entrance as shown on the attached plans. The subject unit is located in the corner of the plaza with very limited wall exposure and is the result of the subdivision of an existing unit.

The subject unit has width of 4.2 meters and under the City's Sign By-law would allow for a one wall or canopy sign having a maximum sign area of 3.2 sqm.

Members of the Sign Variance Committee have reviewed the application and have concerns respecting the overall amount of signage being proposed related to the size of the premises. Committee members have no objections to the approval of the oversized canopy sign (proposing 4.2 sqm. – By-law permits 3.2 sqm.) however do not support the two 0.97 sqm. wall signs located beneath the canopy.

Committee members are therefore recommending the application be approved subject to the removal of the two wall signs.

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

Attachments

1. Site Plan and Photo of Signs
2. Sign Details

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

(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.)