

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

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 October 20, 2015.

5

**SIGN VARIANCE APPLICATION
FILE NO: SV.15-009
OWNER: THORNHILL PRESBYTERIAN CHURCH
LOCATION: 271 CENTRE STREET
LOT 30, CONCESSION 1
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 7, 2015:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.15-009, Thornhill Presbyterian Church, be APPROVED subject to the following:
 - a) The portable ground sign and banner at the site, be removed;
 - b) The sign abide by all setbacks requirements; and
 - c) The read-o-graph portion of the proposed sign be digitalized.

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 proposing one double-sided pylon sign larger than what is permitted and proposing a read-o-graph as part of said sign.

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

Section 9.1

- (a) no ground sign shall be larger than 2.0 sq.m. in area on a single sign face or 4.0 sq.m. of area for all faces combined.

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Item 5, CW Report No. 35 – Page 2

Variance Analysis

Height is in compliance with the by-law. Size proposed is 3.94 sq.m per single-side. Read-o-graph proposed is .875 sq.m which is less than 25% in size than what is permitted, but are only permitted within Industrial/Commercial zones.

Applicant is requesting to remove the two (2) existing legal non-conforming signs and replace with proposed sign.

Relationship to Vaughan Vision 2020/Strategic Plan

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 submits the above-referenced recommendation for the following reasons:

1. The existing residential streetscape at this location is such that the proposed sign would have minimal impact on the neighbouring properties.
2. The applicant, while initially applying for a read-o-graph sign, in discussions with the Committee, related that they would prefer a digital unit where the read-o-graph is positioned on the proposed sign. The Committee did not have any objections to this alteration to the variance request.

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

Attachments

1. Site Plan – Location of Existing Signs
2. Site Plan – Location of Proposed Sign
3. Sketch of Sign
4. Street view of Sign

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.)