

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

Item 24, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

**24**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.16-009  
OWNER: CONDOR PROPERTIES LTD.  
LOCATION: 7235 KEELE STREET  
LOT 2, BLOCK 15, CONCESSION 3  
WARD 4**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated December 6, 2016, be approved; and**
- 2) That the deputation by Mr. Michael Seasons, Dillon Consulting Ltd., Yorkland Boulevard, Toronto, on behalf of Condor Properties Ltd., be received.**

**Recommendation**

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-009, Condor Properties Ltd., be APPROVED.

**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 to install an additional wall sign on the north elevation which is not part of the original site plan.

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

- 6.2 Compliance with Site Development Agreements

**Variance Analysis:**

Existing Wall Sign 3.36 sq. m.

Proposed Additional Signage is 2.86 sq. m.

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The north elevation would be able to accommodate a 20 sq. m. sign which is allowed under the by-law provided it was one sign. The applicant is requesting the additional sign being secondary, therefore would not be allowed. Also, this sign does not match the approved Site Plan currently.

Mauro Peverini, Senior Planner, has advised both Building Standard Staff and the applicant that an amendment to site plan is NOT required provided they do not replace and/or alter the wall façade behind the sign and only add the sign as shown.

**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 finds merit in the additional signs for the following reasons:

- a. The signs are compatible with the development on the premises and surrounding area;
- b. The signs do not adversely affect public safety.

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

**Attachments**

1. Site Plan
2. Exterior Elevation

**Report prepared by:**

Bruna Pace  
Senior Plans Examiner, Ext. 8421  
Building Standards

(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.)