

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 16, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 15, 2015.

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**SIGN VARIANCE APPLICATION
FILE NO: SV.15-010
OWNER: PARISA HATAMI
LOCATION: 2389 MAJOR MACKENZIE DRIVE
LOT 6, REGISTERED PLAN 4626
WARD 1**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated December 1, 2015:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.15-010, Parisa Hatami, be APPROVED, subject to the following:
 - a) That the sign shall be located within the property line, in front of the existing barrier-free ramp top-landing as show on the attached site plan; and
 - b) That the sign face be relocated to show it parallel to Major Mackenzie Drive within the property line.

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 re-locate an existing pylon sign.

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

6.2 Compliance with Site Development Agreements

6.5 Ground Signs

- (f) a ground sign including any part of its structure shall not be located closer than 1.0 m to any driveway.

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Variance Analysis:

The existing pylon sign was approved under an approved Site Development Agreement and a permit was issued for the sign being permit 15-1781. When the sign was being installed Bell Canada informed them that the sign could not be placed where the approval was granted as underground wires were directly below and the sign needed to be moved. The applicant took it upon themselves to move it to the driveway and cannot meet the minimum requirement of 1.0 m from the driveway. The sign complies to the sign by-law requirements and Heritage Requirements under the Sign By-law.

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:

The existing location would impact with traffic visibility and obstruct access to the barrier free-free ramp.

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

Attachments

1. Site Plan/Sign Location

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.)