

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 17, 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.

17

**SIGN VARIANCE APPLICATION
FILE NO: SV.15-012
OWNER: YORK ORTHODONTICS, HEATHER TANEN,
TORONTO JEWISH ACADEMY OHR MENACHEM
LOCATION: 7608 YONGE STREET
YCC NO. 1268, UNITS 1, 2 AND 3-6
WARD 5**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated December 1, 2015, be approved; and
- 2) That the following deputations and communication, be received:
 1. Ms. Katarzyna Sliwa, Davies Howe Partners LLP, Spadina Avenue, Toronto, and Communication C6, dated December 1, 2015;
 2. Mr. Gerald Epstein, YRSCC 1268, Yonge Street, Vaughan; and
 3. Mr. John Huffman, Minto Communities, Sheppard Avenue East, Toronto.

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance SV.15-012, York Orthodontics, Heather Tanen, Toronto Jewish Academy Ohr Menachem, be APPROVED, subject to the following:
 - a) That the applicant obtains a Heritage Permit from Culture and Heritage staff.
 - b) No sign shall include any of these or similar words: "place of worship", "religious school" "banquet facilities"

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 additional wall signs for each tenant.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 17, CW Report No. 44 – Page 2

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

6.2 Compliance with Site Development Agreements

6.1 Limit on Number of Signs:

One (1) only of the following sign types per exterior wall per business premises:

- a) Wall sign

Variance Analysis:

The original SPA allowed for seven signs as the owner was proposing seven (7) tenants on the ground level of this building. Instead, they have three (3) tenants only utilizing the seven (7) unit spaces, therefore each tenant is only allowed one sign.

The location of the signs was approved under the SPA approved drawings.

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 finds merit in the increase in number of signs per unit due to the location of the sign was approved under the SPA approved drawings.

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

Attachments

- 1. Site Plan
- 2. Sketch of Signs (3)

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.)