

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

Item 17, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 24, 2017.

17

**SIGN VARIANCE APPLICATION
FILE NO: SV.16-010
OWNER: MAON NOAM KHAKHAN CENTRE
LOCATION: 910 RUTHERFORD ROAD
LOT 16, CONCESSION 2
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated January 17, 2017:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-010, Maon Noam Khakhan Centre, be APPROVED, subject to the following conditions:
 - a) That the minute time period between two (2) successive message changes shall not be less than 15 seconds;
 - b) That the message board be shut down at 10:00 p.m. to sunrise;
 - c) That mobile signs on the site not be permitted with the approval of the subject sign; and
 - d) That no third party advertising be placed on the sign.

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 a LED pylon sign in an agricultural zone for an institutional use.

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

Section 9 - Institutional Buildings

CITY OF VAUGHAN

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9.1 Ground Signs

- 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.
- b) Notwithstanding Section 6.5 (d) no ground sign shall exceed 4.0 sq.m in height above the average finished grade level at the base of such sign

Variance Analysis:

Zoned A (agricultural)

Heritage approval required for sign and given, see attached drawings, LED (electronic message boards) are only allowed within Industrial/Commercial zones.

Allowed 2 sq.m per side
 4 m height

Proposed 3.5 sq.m per side
 3 m height

LED Not permitted within an A (agricultural zone).

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 merits 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. Sketch of Sign

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.)

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Building Standards

Respectfully submitted,

Bruna Pace
Chair, Sign Variance Committee

/as



ZONING INFORMATION:			ZONED: AGRICULTURAL		PROPOSED
	ALLOWED/REQ.	EXISTING			
SETBACKS - NEW	15 M EACH SIDE	SEE SITE PLAN			SEE PLANS
SETBACK - SOUTH	15 M	17.6 M			12.45M East Lotline
BUILDING HEIGHT	11 M	6.6 M			
LOT SIZE		2217.7 SQ.M.			2217.7 SQ.M.
GFA		312.0 SQ.M.			358.1 SQ.M.
COVERAGE	20% MAX	7.6%			14.8%
BUILDING FOOTPRINT		22.8 SQ.M.			22.8 SQ.M.
PARKING SPACES		20			
(Including 1 disabled)	40				

