

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 4, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 18, 2014.

4

SIGN VARIANCE APPLICATION

FILE NO: SV.13-030

OWNER: MCDONALD'S RESTAURANTS OF CANADA

LOCATION: 3140 RUTHERFORD ROAD

BLOCK 38, 65M-3645

WARD 1

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated February 4, 2014:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.13-030, McDonald's Restaurants of Canada, be APPROVED.

Contribution to Sustainability

N/A

Economic Impact

None

Communications Plan

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

Purpose

The applicant is proposing two additional wall signs (South Elevation 1.1 sqm. – West Elevation 2.2 sqm.) as shown on the attached plans.

Background - Analysis and Options

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

- 6.2 (a) where a site plan approved by the City provides standards for signage and the signs for the development comply therewith, such signs shall be deemed to comply with this by-law.

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-Law.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 4, CW Report No. 6 – Page 2

Regional Implications

Region of York Engineering approval is not required for the proposed signs.

Conclusion

The applicant is proposing two additional wall signs (South Elevation 1.1 sqm. – West Elevation 2.2 sqm.) as shown on the attached plans. These signs are in addition to the existing signs that were approved at the time of the Site Plan Agreement. The proposed signs are associated with a re-branding of the premises.

Members of the Sign Variance Committee have reviewed the application and have objections to the application as proposed. In Committee's opinion the intent and purpose for the Sign By-law is being maintained.

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

Attachments

1. Site Plan
2. Sign Details
3. South Building Elevation
4. West Building Elevation

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

(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.)

COMMITTEE OF THE WHOLE FEBRUARY 4, 2014

SIGN VARIANCE APPLICATION

FILE NO: SV.13-030

OWNER: McDONALD'S RESTAURANTS OF CANADA

LOCATION: 3140 RUTHERFORD ROAD

BLOCK 38, 65M-3645

WARD 1

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.13-030, McDonald's Restaurants of Canada, be APPROVED.

Contribution to Sustainability

N/A

Economic Impact

None

Communications Plan

The results of this application will be communicated to the applicant through the Secretary to the Sign Variance Committee.

Purpose

The applicant is proposing two additional wall signs (South Elevation 1.1 sqm. – West Elevation 2.2 sqm.) as shown on the attached plans.

Background - Analysis and Options

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

- 6.2 (a) where a site plan approved by the City provides standards for signage and the signs for the development comply therewith, such signs shall be deemed to comply with this by-law.

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-Law.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Regional Implications

Region of York Engineering approval is not required for the proposed signs.

Conclusion

The applicant is proposing two additional wall signs (South Elevation 1.1 sqm. – West Elevation 2.2 sqm.) as shown on the attached plans. These signs are in addition to the existing signs that were approved at the time of the Site Plan Agreement. The proposed signs are associated with a re-branding of the premises.

Members of the Sign Variance Committee have reviewed the application and have objections to the application as proposed. In Committee's opinion the intent and purpose for the Sign By-law is being maintained.

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

Attachments

1. Site Plan
2. Sign Details
3. South Building Elevation
4. West Building Elevation

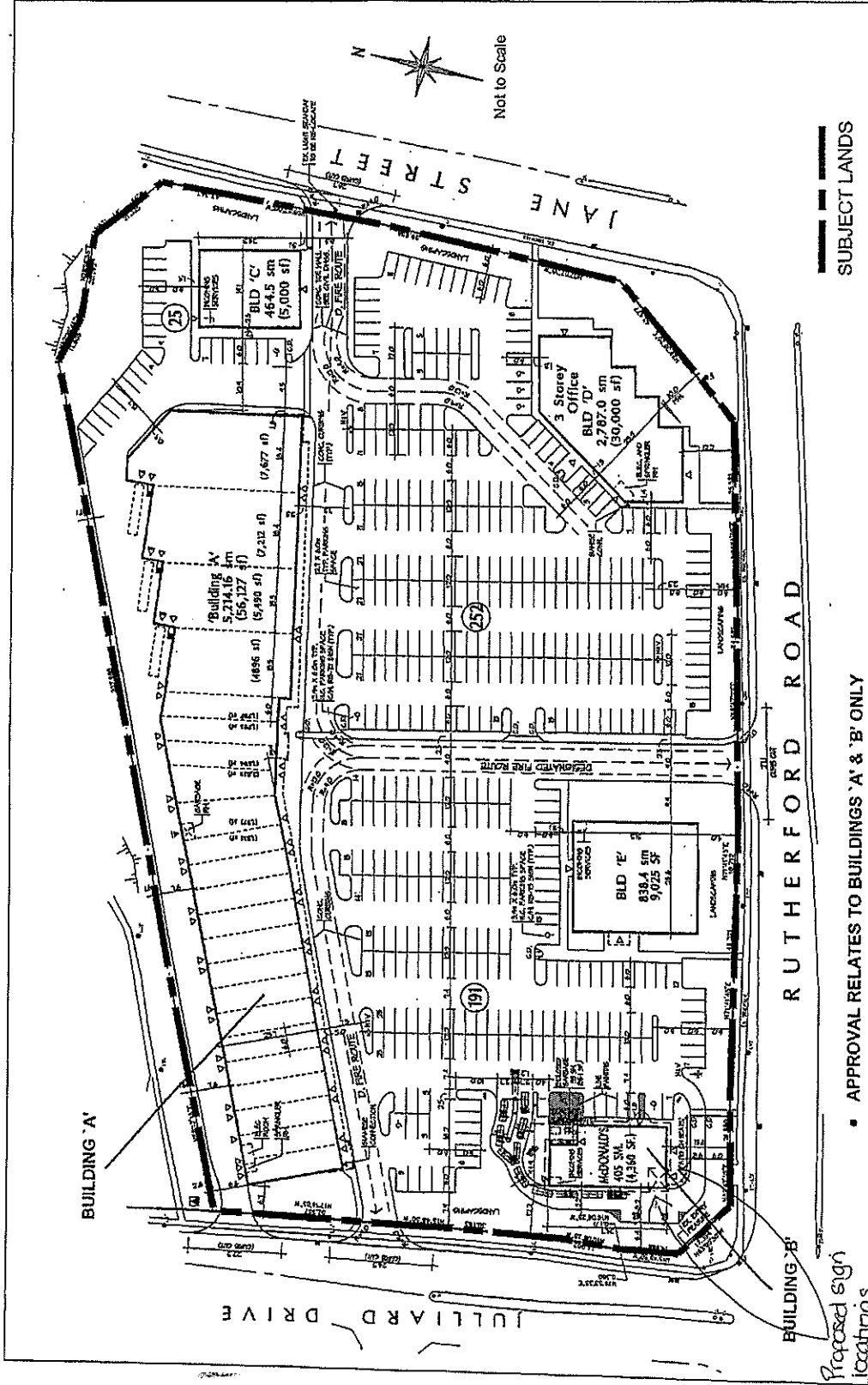
Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as



Attachment 2

FILE No.: DA.05.015
RELATED FILE: Z.04.037
June 9, 2005

City of Vaughan
Development Planning Department

Site Plan

Lot 16,
Concession 5
APPLICANT:
LORWOOD HOLDINGS INC.

APPROVAL RELATES TO BUILDINGS 'A' & 'B' ONLY

SUBJECT LANDS

Proposed sign locations

PROPERTY ATTACHED TO VA.05.015

NEIS' MATHS SIGN

Insulation	Interior	Exterior
Electrical specifications		
Voltage	20	Amperes
Watts	0.65	0.65
Description		
1	1/2" TH. ALUM. FACE	
2	1/2" TH. ALUM. CO-EXTRUDED PUSH-THRU LETTERS	
CABINET FABRICATED WITH 6060 TH. ALUM. BACKING AND 9062 TH. ALUM. SIDE PLATING WITH WHITE LED		

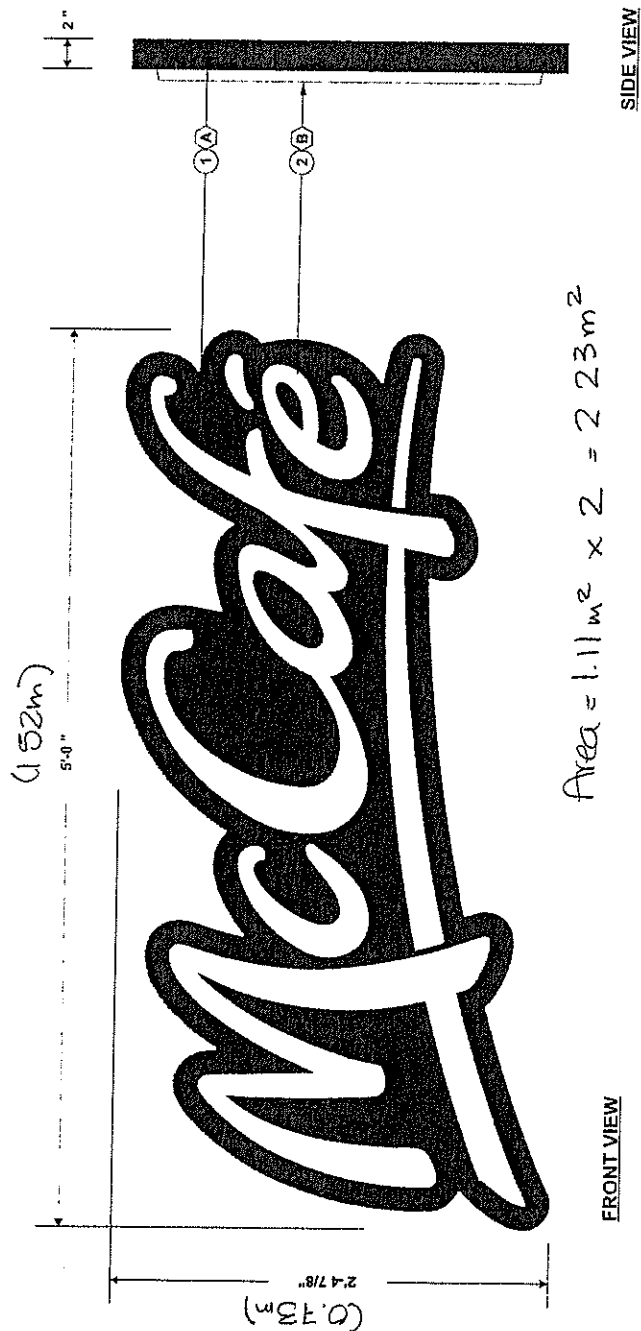
SEE TECHNICAL DRAWING FOR MORE DETAIL

	CASE	
A	MCCABE BROWN PAINTED TO MATCH PMS #469; METAL	
B	WHITE VINYL .050-70 DUPTUSER APPLIED TO 2nd SURFACE	

* Revision(s)	BY	DATE
ADD DIFFUSER	CR	03/12/2013

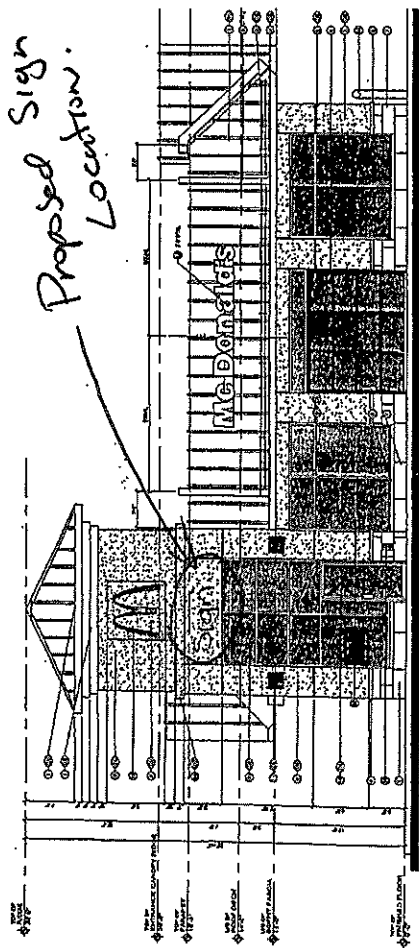
 **ENSEIGNES
PATTISON
SIGN GROUP**

Client:	MCDONALD'S
Sfo:	VARIOUS
Draftsman:	ERIC RICHARDSON
Checked By:	JJ
Date:	02-06-2013
Scale:	1/2"
Sheet:	5-1024-13-00

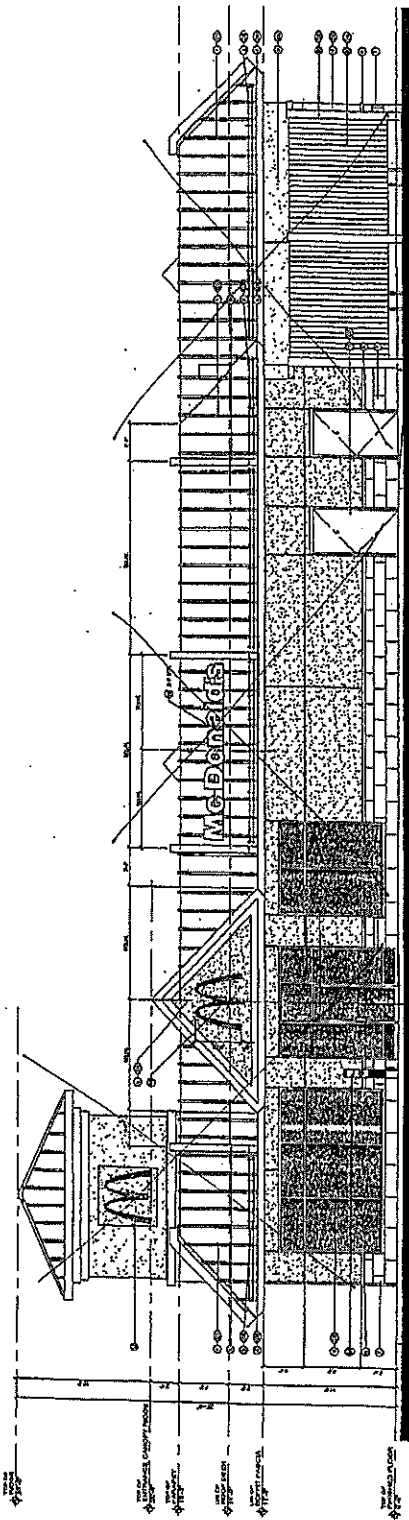

$$\text{Area} = 1.1 \text{ m}^2 \times 2 = 2.2 \text{ m}^2$$

FRONT VIEW

[illegible]



SOUTH ELEVATION



EAST ELEVATION

Not to Scale

Elevations - Restaurant

Lot 16,
Concession 5

APPLICANT:
LORWOOD HOLDINGS INC.

PLAN/ATTACHMENT/04/05/05/05

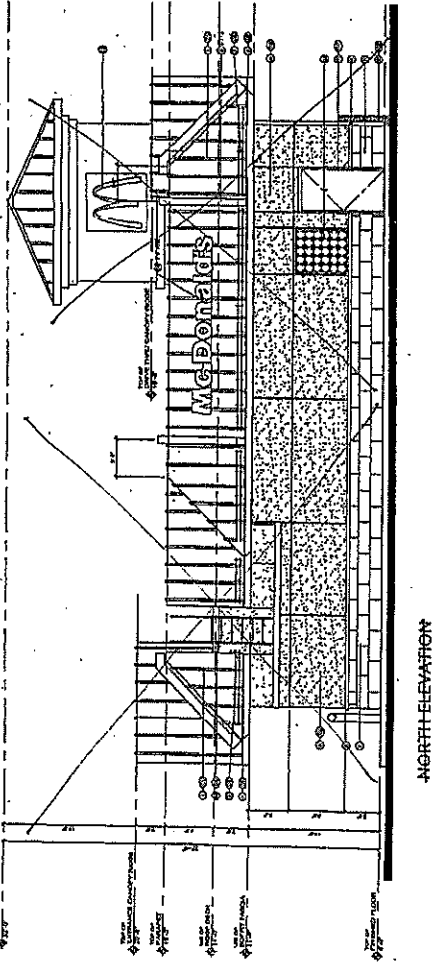
City of
Vaughan

Development Planning Department

Attachment

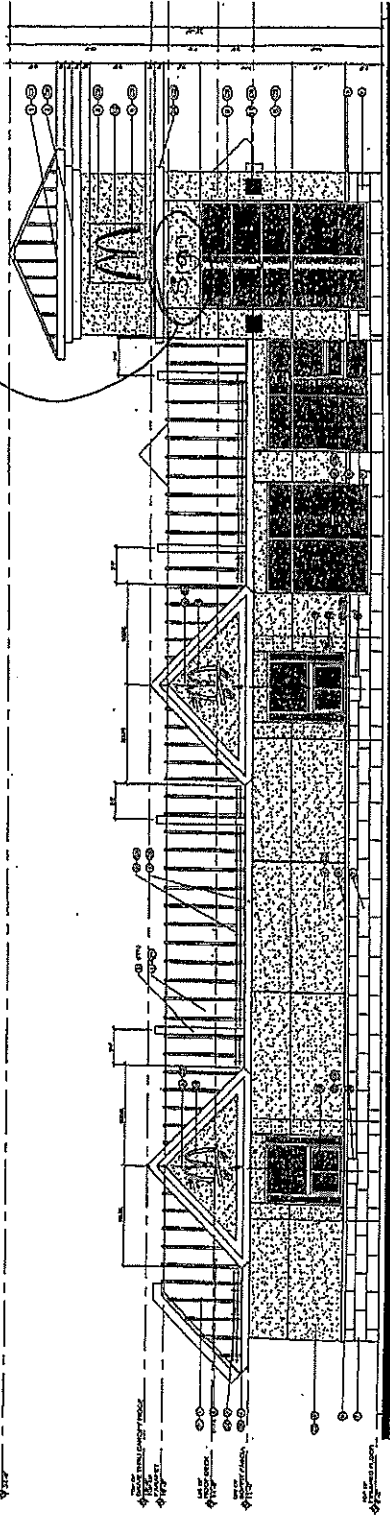
5

FILE No.:
DA.05.01/5
RELATED FILE:
Z.04.037
June 6, 2005



NORTH ELEVATION

Proposed
Show Location



WEST ELEVATION

Not to Scale

Elevations - Restaurant

Lot 16,
Concession 5

APPLICANT:
LORWOOD HOLDINGS INC.

RSUPTV ATTACHMENT 5 (VA) 05.015

Attachment

FILE No.:
DA.05.015
RELATED FILE:
Z.04.037
June 6, 2005

6

City of
Vaughan

Development Planning Department