

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 7, 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.

7

**SIGN VARIANCE APPLICATION
FILE NO: SV.13-033
OWNER: SUNCOR ENERGY INC.
LOCATION: 1867 MAJOR MACKENZIE DRIVE
BLOCK 38, PLAN 65M-3933
WARD 4**

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.13-033, Suncor Energy Inc., 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 six (6) additional wall signs that were not shown on the existing Site Plan Agreement.

Background - Analysis and Options

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

- a) Wall sign

Wall signs shall not exceed 0.5 sq.m. per linear horizontal meter of the building wall and/or canopy upon which such sign is Located. Notwithstanding the foregoing, the total area of a wall sign per premises shall not exceed 10.0 sq.m. or to be limited to less than 2.0 sq.m.

- 6.2 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 7, CW Report No. 6 – Page 2

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 eight (8) additional wall and ground signs at various locations as shown on the attached plans. The proposed signs are associated with a new eating establishment with drive-through use that now occupies the building. The proposed signs were not shown on the approved Site Plan agreement at the time the development was approved.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members note that the proposed signs are all smaller signs that are associated with the new occupancy within the building. Members of the Sign Variance Committee are of the opinion that the intent and purpose of 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. Building Elevations
3. Sketch of Sign of Proposed Ground Signs
4. Sketch of Proposed Wall Signs

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.13-033
OWNER: SUNCOR ENERGY INC.
LOCATION: 1867 MAJOR MACKENZIE DRIVE
BLOCK 38, PLAN 65M-3933
WARD 4

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.13-033, Suncor Energy Inc., 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 six (6) additional wall signs that were not shown on the existing Site Plan Agreement.

Background - Analysis and Options

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

- a) Wall sign

Wall signs shall not exceed 0.5 sq.m. per linear horizontal meter of the building wall and/or canopy upon which such sign is Located. Notwithstanding the foregoing, the total area of a wall sign per premises shall not exceed 10.0 sq.m. or to be limited to less than 2.0 sq.m.

- 6.2 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 eight (8) additional wall and ground signs at various locations as shown on the attached plans. The proposed signs are associated with a new eating establishment with drive-through use that now occupies the building. The proposed signs were not shown on the approved Site Plan agreement at the time the development was approved.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members note that the proposed signs are all smaller signs that are associated with the new occupancy within the building. Members of the Sign Variance Committee are of the opinion that the intent and purpose of 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. Building Elevations
3. Sketch of Sign of Proposed Ground Signs
4. Sketch of Proposed Wall Signs

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION

NO.	DATE	BY	DESCRIPTION

CENTRAL REGION
A&W REIMAGE
SIGN LOCATION PLAN

PROJECT
PETER RUPERT and MAJOR MACKENZIE DR
VAUGHAN, ONTARIO

DATE: 2013-06-27
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1:200
SHEET NO. SLP

35344

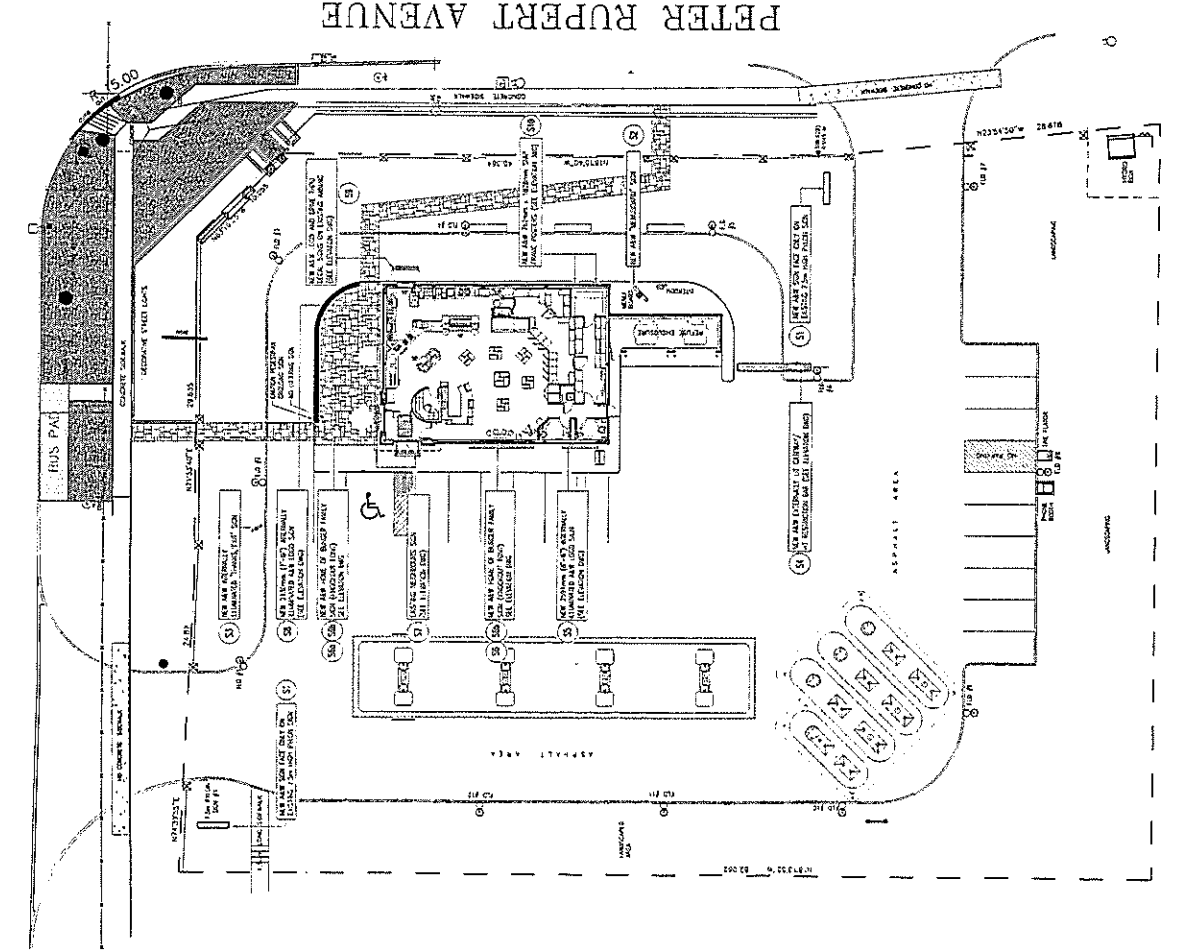
BLOCK J8
REGISTERED PLAN 65M-3933
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

NO.	DESCRIPTION	QTY	AREA	PERMITS
1	NEW SIGNAGE	2	100	2014-01-01
2	EXIST. SIGNAGE	1	200	2014-01-01
3	NEW SIGNAGE	1	300	2014-01-01
4	NEW SIGNAGE	1	100	2014-01-01

NO.	DESCRIPTION	QTY	AREA	PERMITS
5	NEW SIGNAGE	1	150	2014-01-01
6	NEW SIGNAGE	1	200	2014-01-01
7	NEW SIGNAGE	1	250	2014-01-01
8	NEW SIGNAGE	1	300	2014-01-01

NO.	DESCRIPTION	QTY	AREA	PERMITS
9	NEW SIGNAGE	1	400	2014-01-01
10	NEW SIGNAGE	1	500	2014-01-01
11	NEW SIGNAGE	1	600	2014-01-01
12	NEW SIGNAGE	1	700	2014-01-01

NO.	DESCRIPTION	QTY	AREA	PERMITS
13	NEW SIGNAGE	1	800	2014-01-01
14	NEW SIGNAGE	1	900	2014-01-01
15	NEW SIGNAGE	1	1000	2014-01-01
16	NEW SIGNAGE	1	1100	2014-01-01



PETER RUPERT AVENUE

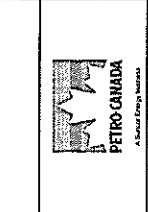
Metric
 * All dimensions are in millimeters unless otherwise specified.
 * All drawings are to be made in accordance with the provisions of the International Organization for Standardization (ISO) and the Canadian Standards Association (CSA).

NO.	REVISIONS	DATE
1	ISSUE FOR CONSTRUCTION	18/10/03
2		
3		
4		
5		
6		
7		
8		
9		
10		

NO.	REVISIONS	DATE
1	ISSUE FOR CONSTRUCTION	18/10/03
2		
3		
4		
5		
6		
7		
8		
9		
10		

ISSUE FOR CONSTRUCTION
 18/10/03

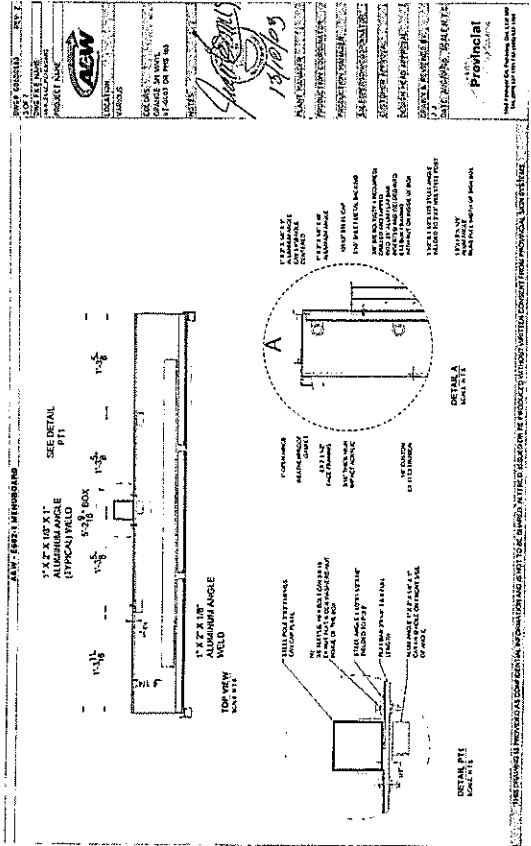
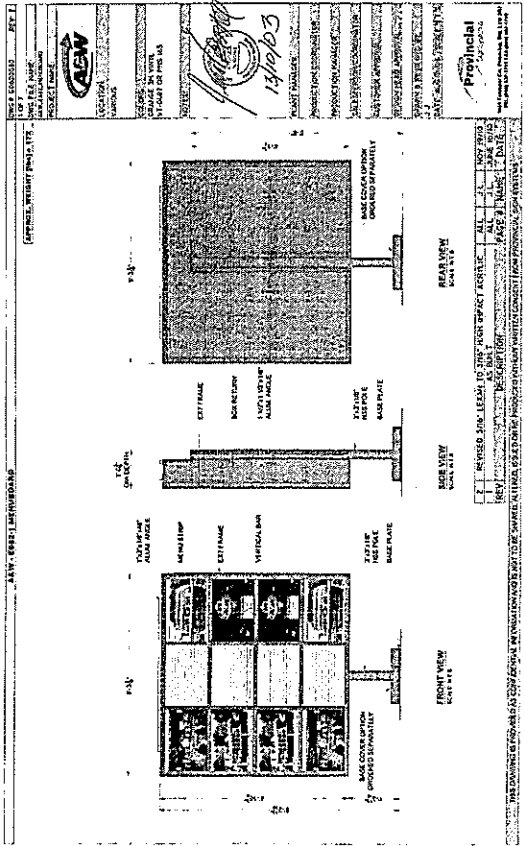
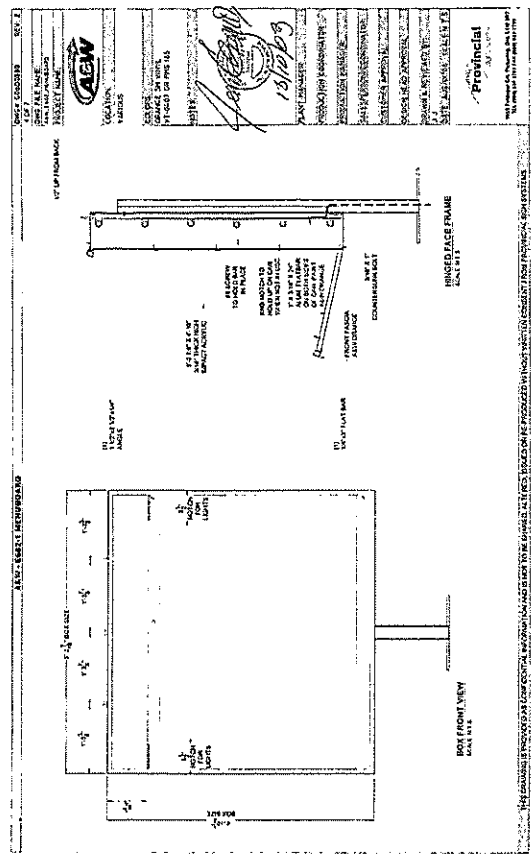
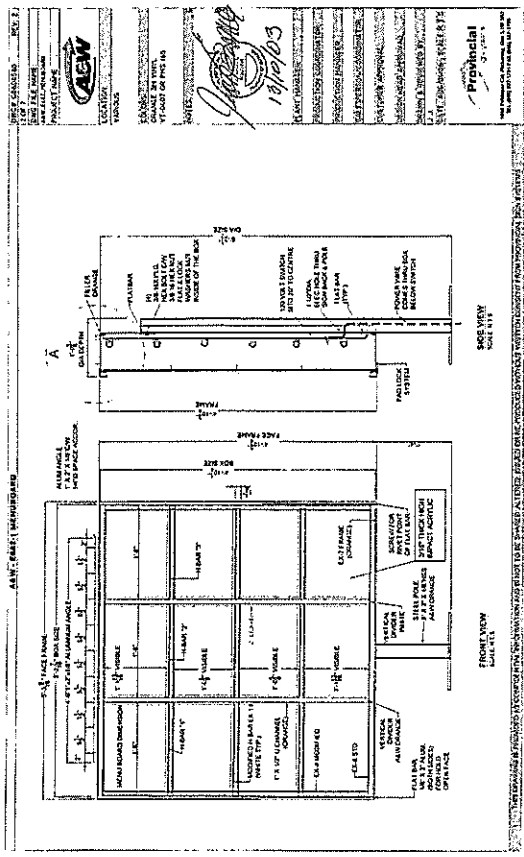
PROVINCIAL
 18/10/03



CENTRAL OFFICE
 A & W
 MENUBOARD
 STANDARD DETAILS

DATE	18/10/03
DRAWN BY	...
CHECKED BY	...
DATE	...
PROJECT	...

SHEET NO. STD
 SHEET OF SD2



Metric
 ALL DIMENSIONS ARE TO BE METRIC UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

Revisions

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			

Issue Table

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		

Scale

NO.	SCALE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	



CENTRAL OFFICE
 DRAWING TITLE
A&W
HOTB and DRIVE THRU SIGNS
STANDARD DETAILS
 PROJECT

NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			

DATE: 11/13/12
 DRAWN BY: J. [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Signature]
 SHEET No. **STD**
 SD4

