

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 6, 2014

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

6

**SIGN VARIANCE APPLICATION
FILE NO: SV.14-002
OWNER: TEEFY DEVELOPMENTS LTD.
LOCATION: 9130 BATHURST STREET
LOT 15, 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 April 29, 2014:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.14-002, Teefy Developments Ltd., be APPROVED, provided that the said double sided development sign be set back 1m from the front property line on the lot which it is to be situated on.

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 requesting to install a double-sided development sign which exceeds the requirements under the by-law.

Background - Analysis and Options

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

Section 12 - Development Signs

- 12.1 (c) Each builder is permitted a maximum of two (2) signs, with a combined sign face area not to exceed 20.0 sq.m

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.

CITY OF VAUGHAN

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Conclusion

The applicant is proposing one (1) double-sided development sign being 37.16 sq.m. in total, in lieu of two (2) signs that are permitted per builder.

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:

Dave Madore
Supervisor-Licensing & Permits Division, City Clerk's Office
Ext. 8679

(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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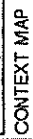
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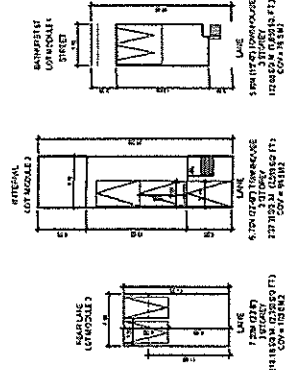
Dave Madore
Supervisor-Licensing & Permits Division, City Clerk's Office
Ext. 8679

Respectfully submitted,

Dave Madore
Chair, Sign Variance Committee



LOT AREA = 4,224 HA
 ROW = 0.1689 HA
 NET LOT AREA = 4,055 HA
 8 - 5.60M TH UNITS @ 127.00M² = 4,472 M² (48.136 SF)
 2 - 0.70M TH UNITS @ 337.30M² = 22,074 M² (237,408 SF)
 37 - 7.2M TH UNITS @ 118.06M² = 5,818 M² (63,403 SF)
 TOTAL UNITS = 46 (36.27 UPHI NET)
 TOTAL GFA = 32,435 M² (346,138 SF)
 FSI = 0.806
 BUILDING COVERAGE = 13105 M² (32.6%)
 ROADS, LANES & DRIVEWAYS = 11110 M² (27.6%)
 LANDSCAPED OPEN SPACE = 16039 M² (39.8%)
 RECD RES PKG @ 1.76 = 350 SPACES
 PKG PROPOSED RESIDENTIAL = 395
 PKG PROPOSED FOR = 402
 PKG PROPOSED TOTAL = 402
 PROPOSED RESIDENTIAL DEVELOPMENT
 9130 BATHURST STREET, VAUGHAN
 TEEFY DEVELOPMENTS
 IN DESIGN LTD
 PROJ. NO. 1.2073
 18 AUGUST 2013





			No.	Date	Description
REVISIONS					
CONSULTING ENGINEER:					
APPROVED:					

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PROJECT:

DATE: Feb 4, 2014	DRAWN BY: JC	JOB NUMBER: 000
SCALE: N.T.S.	CHECKED BY: JC	