

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 3, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

3

**SIGN VARIANCE APPLICATION
FILE NO: SV.13-005
OWNER: CEIT MANAGEMENT LTD.
LOCATION: 200 WINDFLOWER GATE
PART OF LOT 6, CONCESSION 6
WARD 3**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 11, 2013:

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.13-005, Ceit Management Ltd., 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 to construct a wall sign which is located on a tower structure above the roof line of the building, as shown on the attached plans.

Background - Analysis and Options

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

Section 5 – Prohibited Signs:

No person shall erect, install, post, display, maintain or keep on a Premises any of the following types of signs:

Section 5.8 Roof Signs and signs erected in part or entirely above the surface of the roof of a building or structure.

Section 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.

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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 to construct a wall sign which is located on a tower structure as shown on the attached plans. The proposed sign has a sign area of a 39.2 sq.m. and is to be located above the roof of the attached buildings. The proposed sign is to advertise the whole plaza and no individual units/premises.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. In the Committee's opinion, the intent and purpose of the City's 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. Photo of Sign

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.)

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Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

NOTES:
1. ALL LOTS AND CONVEYANCES ARE TO BE CONVEYED BY DEED.
2. THE LOTS ARE TO BE CONVEYED BY DEED TO THE CITY OF VAUGHAN.



PLAN OF SURVEY OF
BLOCK 32
REGISTERED PLAN 55M-2966
PART OF LOT 6
CONCESSION 6
(GEORGIAN TOWNSHIP OF VAUGHAN,
COUNTY OF YORK)
CITY OF VAUGHAN
THE REGIONAL MUNICIPALITY OF YORK

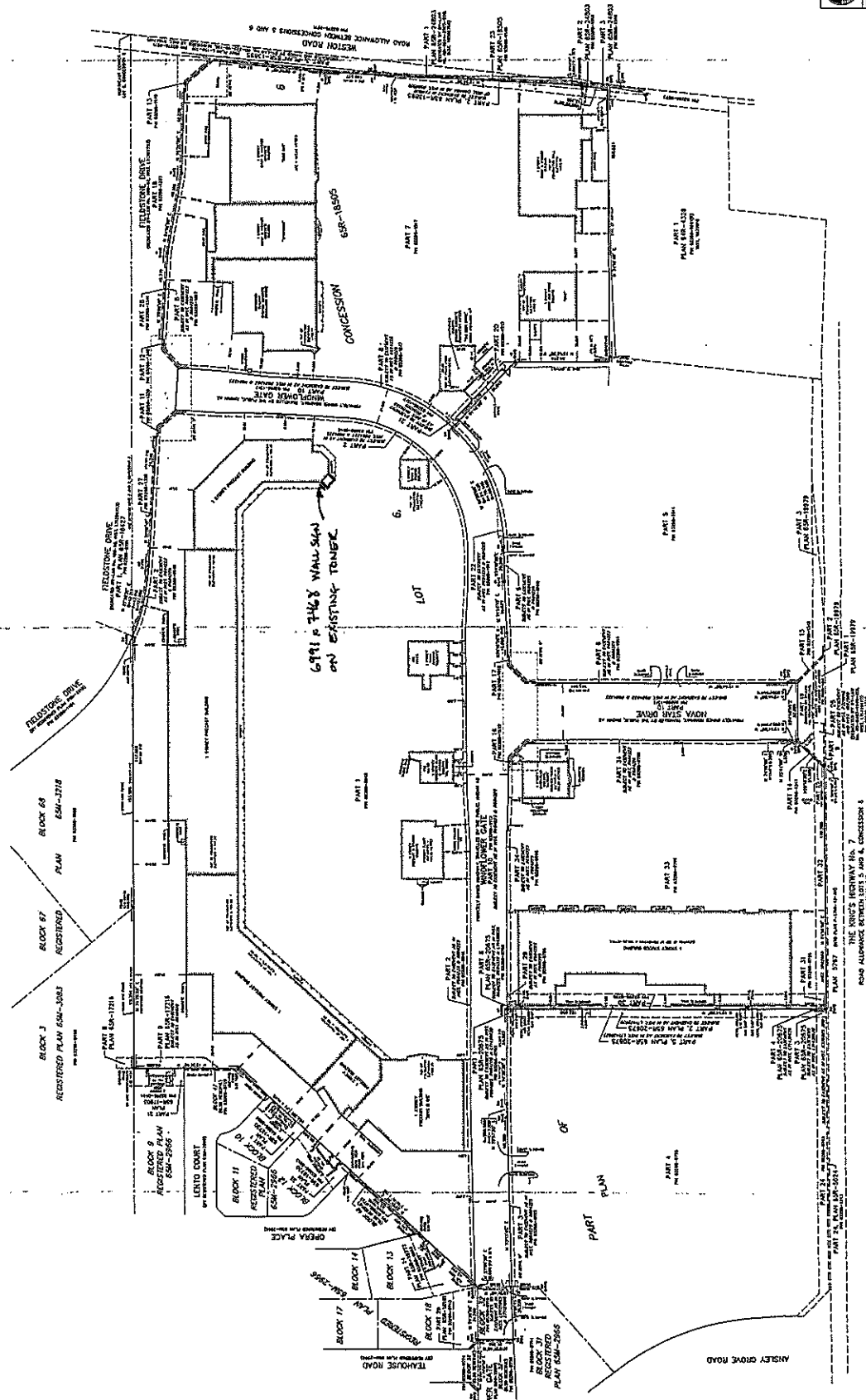
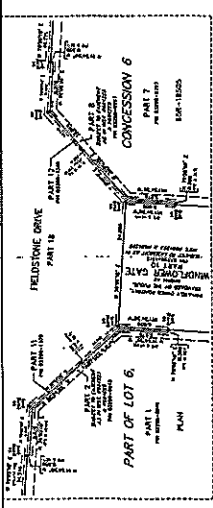
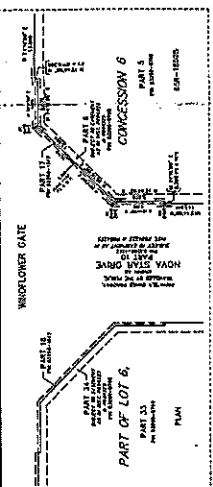
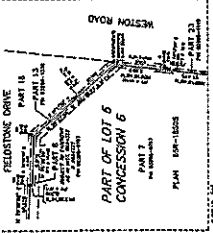
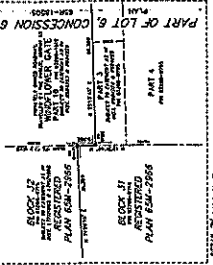
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NOTES:
1. THE LOTS ARE TO BE CONVEYED BY DEED TO THE CITY OF VAUGHAN.
2. THE LOTS ARE TO BE CONVEYED BY DEED TO THE CITY OF VAUGHAN.

RECORDS OFFICE
CITY OF VAUGHAN
1000 SHEPPARD AVENUE EAST
SUITE 100
VAUGHAN, ONTARIO M4A 1B7
TEL: (416) 754-2000
FAX: (416) 754-2001
WWW.VAUGHAN.CITY.MUNICIPALITY.YORK.ON.CA



HOLDING JAMES VANDERZEE INC.
1000 SHEPPARD AVENUE EAST
SUITE 100
VAUGHAN, ONTARIO M4A 1B7
TEL: (416) 754-2000
FAX: (416) 754-2001
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