

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 7, 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.

7

**SIGN VARIANCE APPLICATION
FILE NO: SV.13-009
OWNER: VIVA RETIREMENT COMMUNITIES
LOCATION: 9700 BATHURST STREET
LOT 18, 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 June 11, 2013:

Recommendation

The Sign Variance Committee recommends:
That Sign Variance Application SV.13-009, Viva Retirement Communities, 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 requesting to install one (1) additional 0.4 sqm sign on the entrance wall, as shown on the attached drawings.

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

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Regional Implications

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

Conclusion

The applicant is requesting to install one (1) additional 0.4 sqm sign on the entrance wall, as shown on the attached drawings. The address portion of the proposed sign is exempt from the requirements of the sign by-law and not included in the sign area calculations.

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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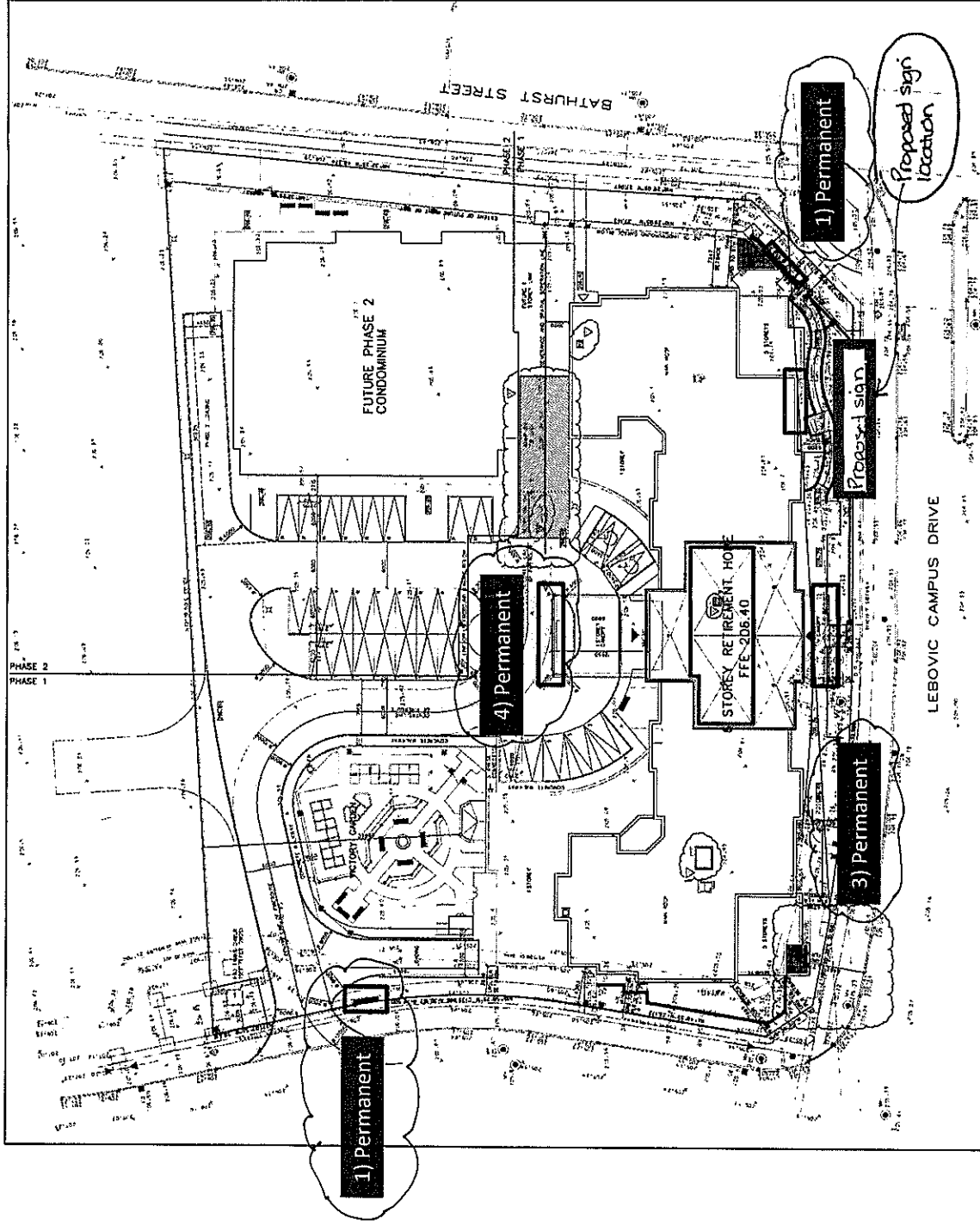
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

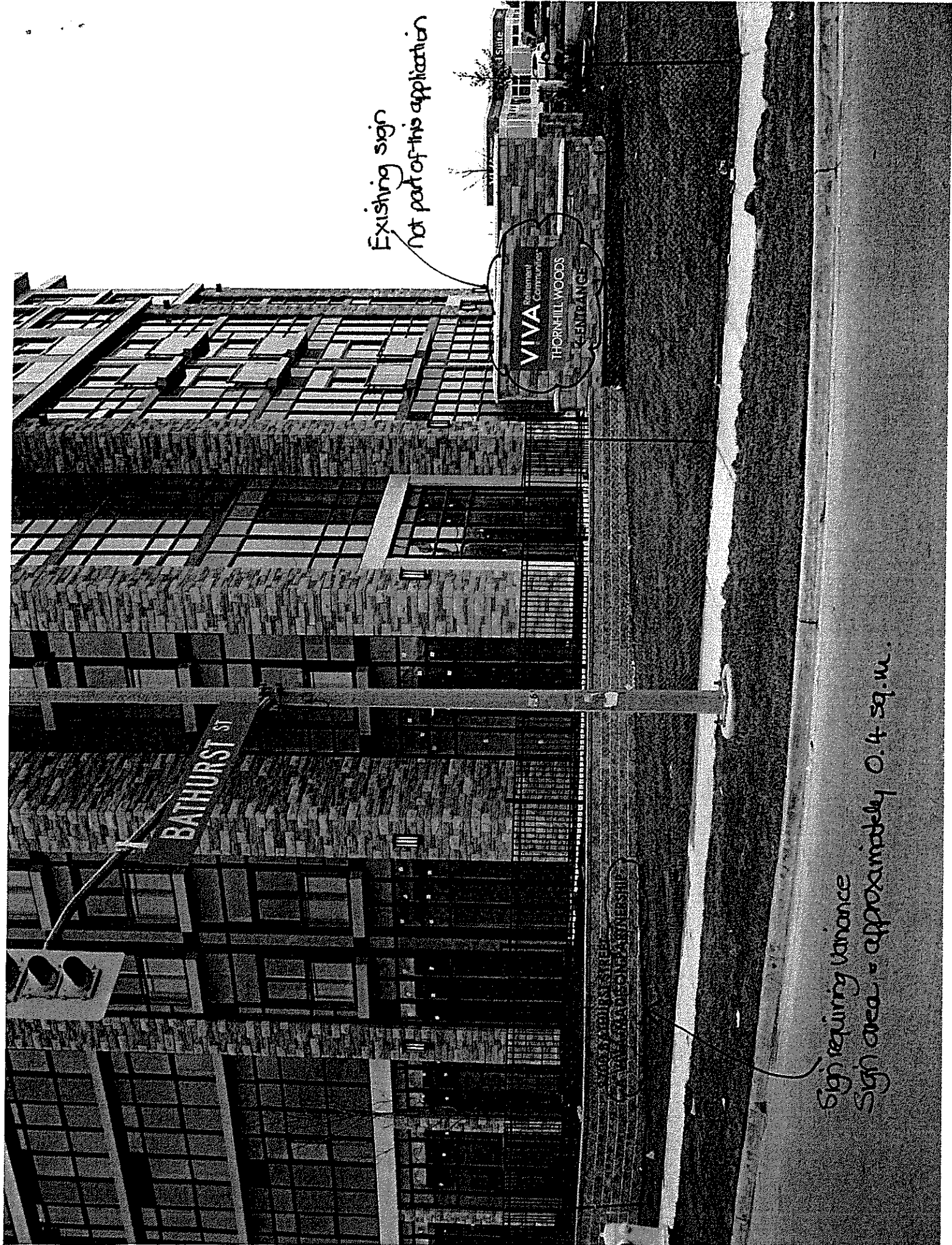
Signage Location Plan

See following pages for sign details.



All existing signs indicated
in red approved under
Permit # 12-004952.

Viva Retirement
Site Plan
9700 Bathurst St.
April 9 2013



Existing sign
Not part of this application

Sign requiring variance
Sign area = approximately 0.4 sq. m.