

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 33, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2016.

33

**SIGN VARIANCE APPLICATION
FILE NO: SV.16-003
OWNER: F & F REALTY HOLDINGS INC.
LOCATION: 5694 HIGHWAY 7
BLOCK D, PLAN NO. M-1489
WARD 2**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated June 21, 2016:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-003, F & F Realty Holdings Inc., be APPROVED as per Option B of the submitted revised drawings dated May 20, 2016, and
 - a) That final drawings are to be sealed by a professional engineer or architect; and
 - b) That the detailed cross-section of the parapet be provided with the sign application.

Contribution to Sustainability

N/A

Economic Impact

The necessary resources have been allocated from within the existing complement.

Communications Plan

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

Purpose

The purpose of this report is to present for Council approval the recommendation of the Sign Variance Committee in this matter.

Background - Analysis and Options

The applicant is requesting one (1) wall sign which did not form part of the approved site plan and is deemed above the roof line.

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

- 6.2 Compliance with Site Development Agreements
- 5.8 Roof signs and signs erected in part or entirely above the surface of a building or structure.

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Variance Analysis:

The existing sign was never included in the original Site Plan Approval and/or the revised approvals. Also, a permit was not obtained for the existing sign.

The new tenant is asking for relief of the by-law which would be in line with the other signs in the plaza.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the goals established by Council in the Vaughan Vision 2020/Strategic Plan, in particular:

Service Excellence – Promote Community Safety, Health & Wellness.

Regional Implications

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

Conclusion

The Sign Variance Committee finds merits in one additional sign for the following reasons:

- a. The sign is compatible with the development on the premises and surrounding area;
- b. The sign does not adversely affect public safety.

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

Attachments

1. Site Plan
2. Picture of proposed Sign Location
3. Picture of similar signs placement in existing building
4. Revised drawings (2) Option B

Report prepared by:

Bruna Pace
Senior Plans Examiner, Ext. 8421
Building Standards

(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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Bruna Pace
Senior Plans Examiner, Ext. 8421
Building Standards

Respectfully submitted,

Bruna Pace
Chair, Sign Variance Committee

/as





PROPOSED SIGN
LOCATION.

COMBINATION OF
CHANNEL LETTERS +
SIGN BOX

SIMILAR PLACEMENT
TO THE PROPOSED
SIGN

FACTORY DIRECT
5694 HWY 7
VAUGHAN, ON

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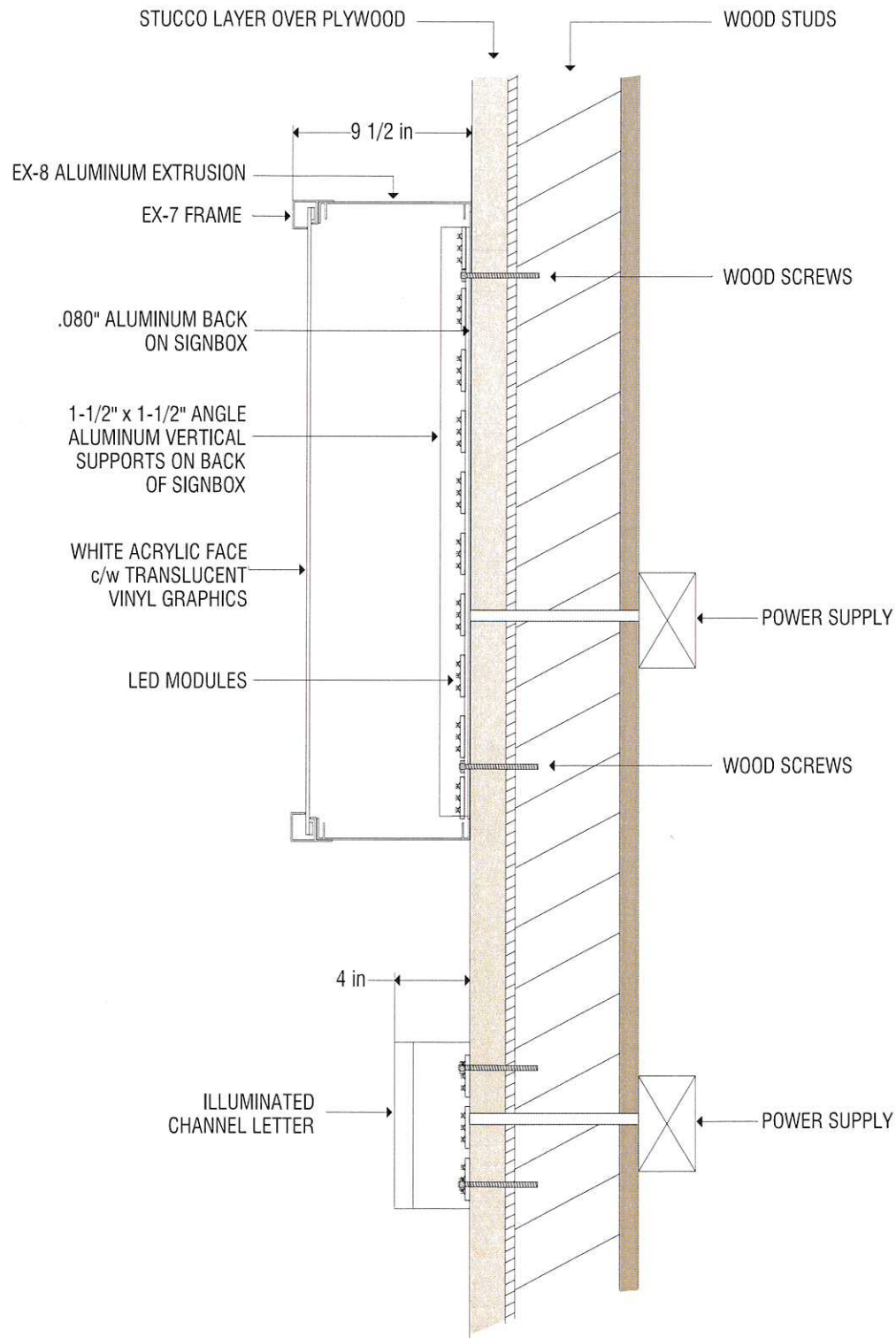
(1) NEW LED ILLUMINATED FASCIA SIGN TO BE INSTALLED ON ARCHED WALL ABOVE STORE ENTRANCE

- CUSTOM-SHAPED ALUMINUM SIGNBOX AND EX-7 FRAME w. CUSTOM ROUNDED ENDS - ALL PAINTED BLACK
- IMPACT-RESISTANT WHITE ACRYLIC FACE c/w TRANSLUCENT VINYL GRAPHICS TO FACTORY DIRECT SPECS.

(1) SET OF ILLUMINATED CHANNEL LETTERS TO BE INSTALLED BELOW SHAPED FASCIA SIGN

- 4" DEEP ALUMINUM CANS w. EXTERIOR RETURNS PAINTED BLACK
- 2447 MCF WHITE ACRYLIC FACES c/w 1" BLACK GEMTRIM EDGING (3M 3630-015 YELLOW TRANSLUCENT VINYL ON "OFF-PRICE" LETTERS)
- BACKLIGHTING BY WHITE LED MODULES INSIDE CANS





CLIENT: FACTORY DIRECT

SKETCH: FactoryDirect-Vaughn-May2016

SALES: T. HENRIQUE

LOCATION: VAUGHN

DATE: May 20, 2016

ARTIST: K. McKELVEY

500 Brant County Rd. #18, Brantford, Ontario. N3T 5M1
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E-Mail: graphics@brooks-signs.com



APPROVAL: ✓