

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 4, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 20, 2015.

4

**SIGN VARIANCE APPLICATION
FILE NO: SV.15-007
OWNER: 7700 KEELE ST. LTD.
LOCATION: 7700 KEELE STREET
LOT 5, CONCESSION 4
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated October 7, 2015:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.15-007, 7700 Keele St. Ltd., be APPROVED subject to the addition of the municipal address at the base of the sign and the owner providing an Engineering Certificate of approval for the sign.

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 to enlarge an existing pylon sign at the subject property.

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

Section 6.5 Ground Signs

- (d) no ground sign shall exceed a maximum height of 7.5m from the finished grade level at the base of the supporting structure of the said sign.

Section 8.1 Ground Signs

- (a) Except as otherwise permitted in section 8.7 and 8.8, no ground sign shall be larger than 10.0 sq.m in an area on a single sign face, or 20.0 sq.m of sign area for all faces combined.

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Variance Analysis

Sign By-law height allowed: 7.5 m

Sign height proposed: 9.42 m

Sign size allowed: 10 sq.m per single-side

Sign proposed : an addition of 5.79 sq.m per single-side to already existing 10 sq.m single side

Note: this sign is an existing double-sided sign at 10 sq.m per side which is the current allowable maximum under the City's sign by-law.

Relationship to Vaughan Vision 2020/Strategic Plan

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 merit in the increase in sign height and sign area due to the size of the development and number of units at the address location.

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:

Angela Palermo
Cultural Services Manager,
Recreation and Culture, Ext. 8139

(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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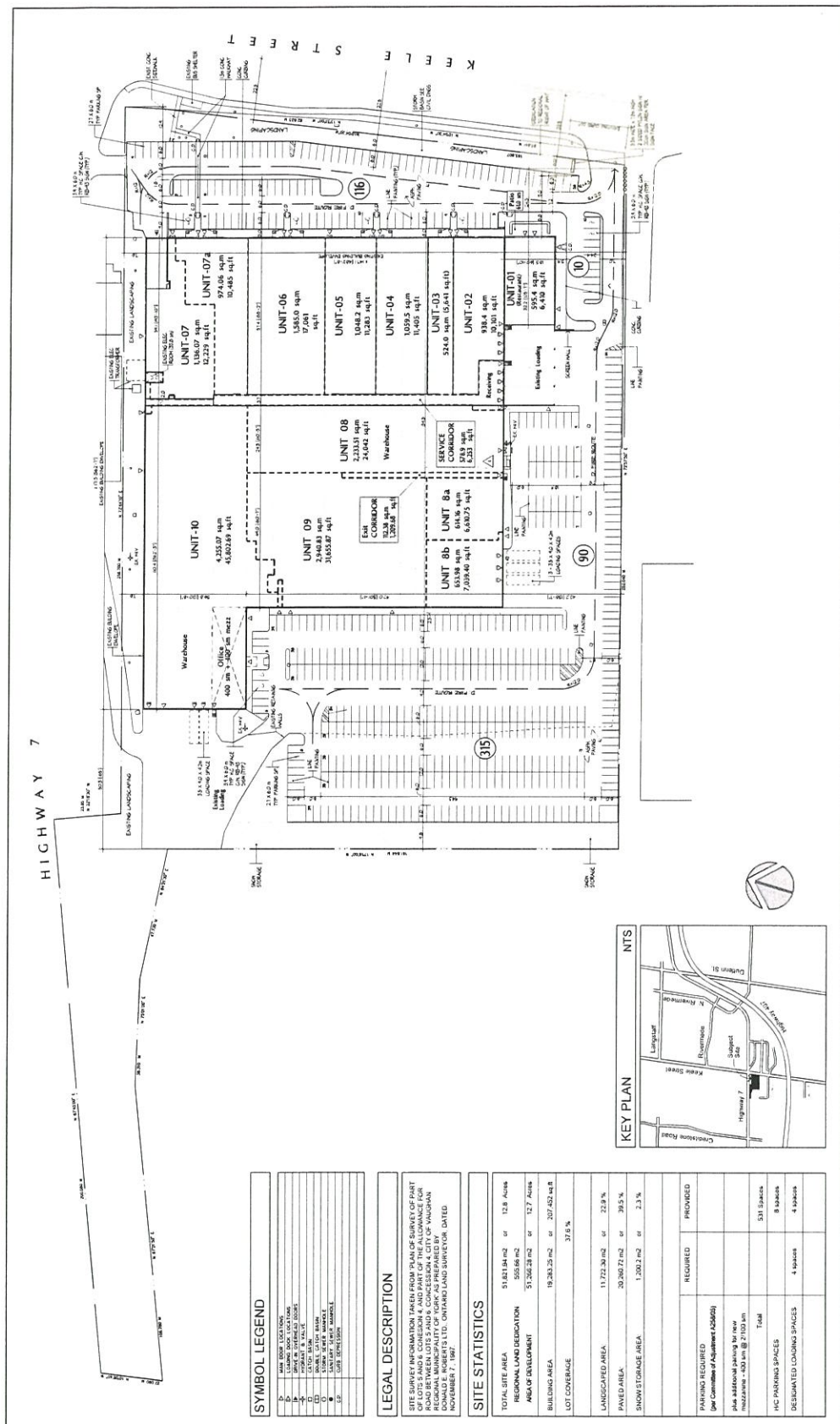
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Report prepared by:

Angela Palermo
Cultural Services Manager,
Recreation and Culture, Ext. 8139

Respectfully submitted,

Angela Palermo
Chair, Sign Variance Committee



DRAWING TITLE	SITE PLAN		
	DA.05.039, SP-V-067-05		
DRAWN BY	MD	SCALE	1:500
DATE	APR. 2015	CHECKED BY	
EFFECT NO	1518	DRAWING NO	A-1.0



A. BALDASSARRA
Architect Inc.

800 Jane Street, Suite 200
Concord, Ontario L4K 4K5
Tel. (905) 660-0722
(905) 660-7946

Keele / Hwy 7
Centre
7700 Keele Street
Concord, Ontario

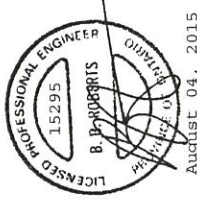
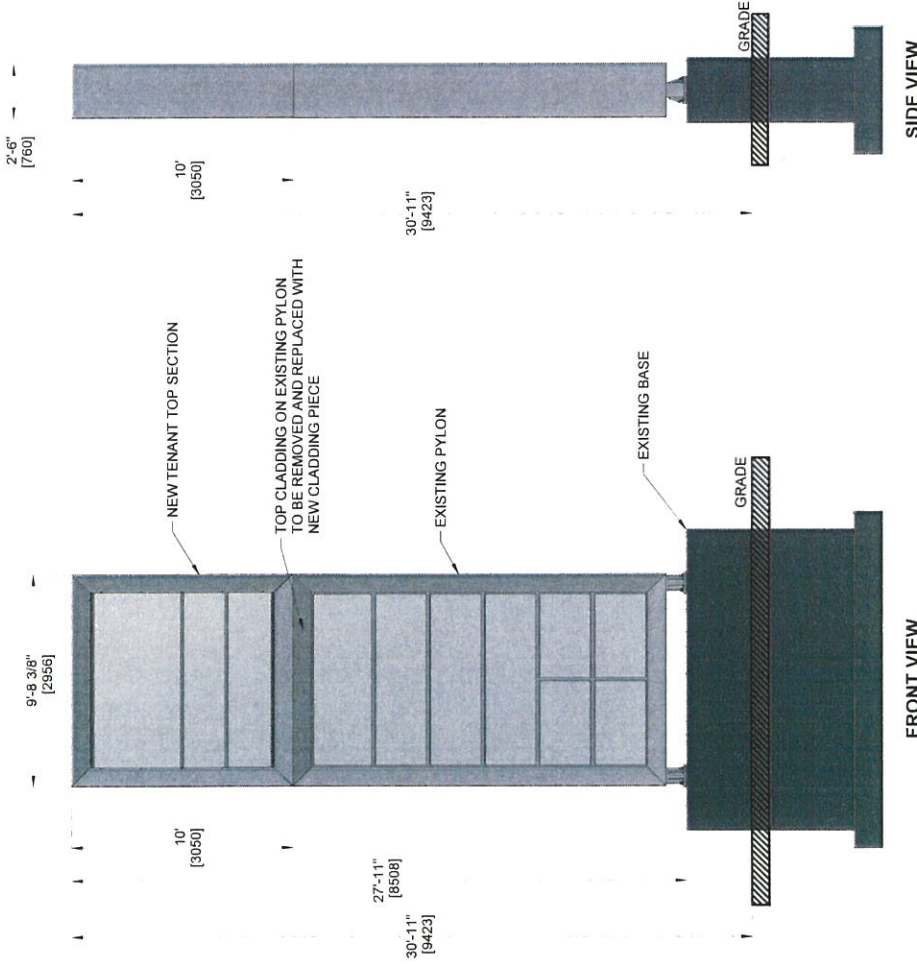
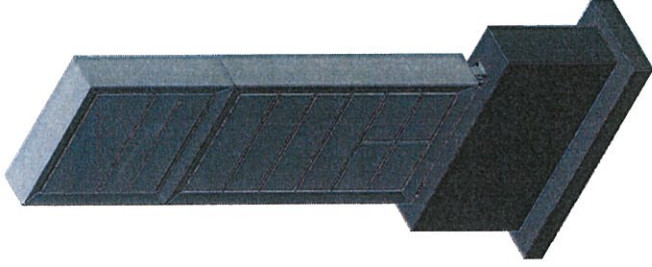
FORM SITE DATE	APR 8 2008
1	RELIQUISH PER TEND AND CITY DEPARTMENT 2008 80
2	STREET LIGHTS NEIGHBORHOOD UNIT 10 2008 80
3	PARKING ALLOTTED APR 8 2008
4	RELIQUISH PER TENDANT NEIGHBORHOOD UNIT 80 2008 80

	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	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NEW TOP TENANT PYLON SECTION

NOTES

- REFERENCE WIND 0.44 MPa
- REVIEW IN ACCORDANCE WITH PART FOUR OF THE CANADIAN BUILDING CODE
- EXISTING ANCHOR BOLTS ASSUMED TO BE MIN. 44W STEEL
- EXISTING CONCRETE CAISSONS ASSUMED TO BE MIN. 25 MPa @ 28 DAYS
- EXISTING REBAR ASSUMED TO BE CSA G30-12M GRADE 400
- EXISTING FOUNDATION HAS BEEN REVIEWED FOR NEW LOADS SUBJECT TO ASSUMED CONDITIONS NOTED ABOVE
- ALL HSS TO CSA G40.21 - 50W
- ALL ROLLED SECTIONS AND PLATES TO CSA G40.21 - 50W
- ALL STEEL WELDS AND WELDING TO CSA W59.1 AND WELDERS CERTIFIED UNDER W47.1
- ALUMINUM SHEET TO BE MINIMUM 5052-H32, MIN. Fy=193 MPa
- ALUMINUM REVIEWED IN ACCORDANCE WITH CSA S157 "STRENGTH DESIGN IN ALUMINUM"
- ALUMINUM STRUCTURE TO BE 6061-T6
- ALL ALUMINUM WELDS AND WELDING TO CSA W59.2 AND WELDERS CERTIFIED UNDER W47.2



TOTAL ELECTRICAL OUTPUT
BALLAST (2x) EESB-1048-26L @ 3.0A / TRANS
(10x) F96T12 LAMPS
TOTAL LOAD: 6.0A

PROJECT	DRAWN BY:
	A.W.
	DATE
SEVEN KEELE	JULY 22/15
	VAUGHAN, ON



THIS DRAWING IS PROVIDED AS CONFIDENTIAL INFORMATION AND IS NOT TO BE SHARED, ALTERED, ISSUED OR REPRODUCED WITHOUT WRITTEN CONSENT FROM PROVINCIAL SIGN SYSTEMS.