

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 15, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 15, 2015.

15

**SIGN VARIANCE APPLICATION
FILE NO: SV.15-008
OWNER: J – MMAG
LOCATION: 551 JEVLAN DRIVE
LOT 37, PLAN 65M-2588
WARD 4**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated December 1, 2015:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.15-008, J-MMAG, be APPROVED, subject to the following:
 - a) That the owner provide the dimensions from top of roof to top of sign; and
 - b) That a general review certificate from a professional engineer licenced in Ontario shall be provided for the sign attached to the parapet wall.

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 proposing two (2) wall signs on one elevation.

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

- 6.1 One (1) only of the following sign types per exterior wall
 - a) wall sign
- 6.6 (a) No wall sign shall extend above the top of the roof surface.

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Item 15, CW Report No. 44 – Page 2

Variance Analysis

Allowed sign area under by-law is 16.9 m²

Proposed sign area for two signs (2) combined is 13.57 m²

Note – the existing sign shown for previous tenant was existing and without permit.

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 merits in the increase of number of signs and location shown.

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
3. Proposed Signage on Building

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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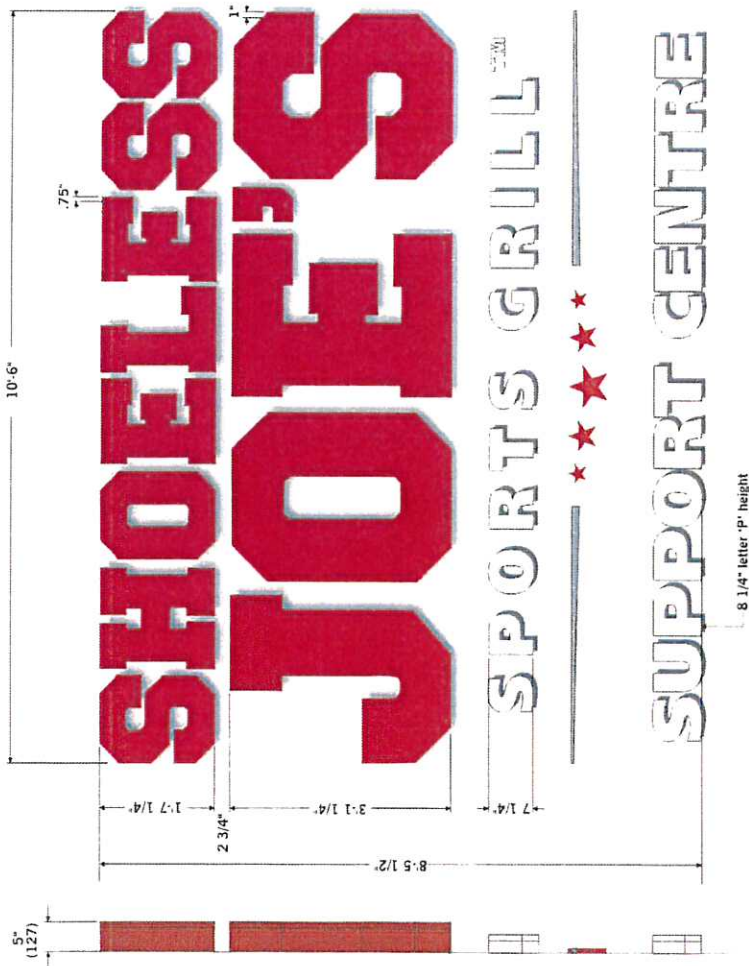
Respectfully submitted,

Bruna Pace
Chair, Sign Variance Committee

/as

LOT AREA -	300	M ²	
FLOOR AREAS	1151.15		12
MAIN	225.75		24
2ND			
TOTAL	1376.90		148
PARKING REQ'D	26	SP	
"	34	SP	2.75 x 6.0
PROV'D			
LANDSCAPING REQ'D	150	M ²	
"	232	M ²	
PROV'D			
PAVED AREA	1616.05		
SNOW PILING REQ'D	60	M ²	
"	80	M ²	
PROV'D			

SJ__-CLL4L8W1.120A1 LED Channel Letters.



Material Specifications

- 'SHOELESS JOE'S'
- 5" Aluminum pre-finished Red returns w/ retainer painted to match (*Colour Spec TBD)
- 3/16" Red #2283 acrylic face
- Red LED illumination

- 'SPORTS GRILL'
- 3" Aluminum constructed returns painted White
- 3/16" White #7328 acrylic face
- 1" White trimcap
- White LED illumination

*Note: Red #2793 formed plastic stars / silver line graphic stud mounted flush to wall surface (3' / 4.5' / 6.5')

- 'SUPPORT CENTRE'
- 3" Aluminum constructed returns painted White
- 3/16" White #7328 acrylic face
- 1" White trimcap
- White LED illumination

- 'TW'
- aluminum routed text painted white & stud mounted flush to wall surface



Graphic content is representative of specific signage.
Colors represented in digital media should be verified
in print. Colors may vary slightly from actual colors.
It is not responsible for incorrect colors or colors caused by
display and/or reproduction.

SITE CHECK REQUIRED

Preliminary Attribut
Approved for Production

CLIENT APPROVAL
REVISION DATES:
September 1, 2015
September 18, 2015
September 21, 2015
B. Guse
B. Guse
B. Guse

DRAWN BY: B. Guse
DATE: June 28, 2015

SHOELESS JOE'S

Vaughan, ON