

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 18, 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.

18

**SIGN VARIANCE APPLICATION
FILE NO: SV.15-013
OWNER: 2112443 ONTARIO INC.
LOCATION: 7733 KEELE STREET
LOT 25-26, REGISTERED PLAN 2468
WARD 4**

This matter was referred back to the Sign Variance Committee for consideration at its meeting of December 16, 2015. (Refer to OTHER MATTERS CONSIDERED BY THE COMMITTEE, Item 27.2).



memorandum

c <u>7</u>
Communication
cw: <u>Dec 1/15</u>
Item: <u>18</u>

DATE: November 30, 2015

TO: Mayor and Members of Council

FROM: Bruna Pace, Senior Plans Examiner, Building Standards – Sign Variance
Committee Chair

RE: **Communication**

Item18 – Committee of the Whole, report No. 44 – December 1, 2015.

SIGN VARIANCE APPLICATION FILE NO: SV.15-013
OWNER: 2112443 ONTARIO INC.
LOCATION: 7733 KEELE STREET
LOT 25-26, REGISTERED PLAN 2468

Recommendation

The Sign Variance Committee recommends:

1. That the recommendation from the Sign Variance Committee regarding Sign Variance Application File No. SV.15-013 be amended to reflect Committee's decision that the application be APPROVED;
2. That this matter be referred back to Sign Variance Committee to allow further discussions to take place with the applicant.

Purpose

The purpose of this communication is to correct and give clarification to the Sign Variance Committee's recommendation regarding Sign Variance Application SV.15-013, 2112443 Ontario Inc.

Background

The subject sign variance application was considered at the Sign Variance Committee meeting of October 28, 2015. The information before Committee at the time of the meeting resulted in Committee supporting the sign variance, subject to the applicant meeting all set back requirements and all illegal signs being removed from the property and buildings.

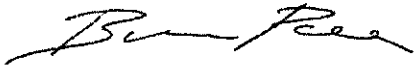
As a result of further analysis done after the meeting, it was confirmed that no-re-zoning application had been filed for the residential property abutting the south side of the subject site, such that the required set back could not be met. Furthermore, the lack of height dimension of

the proposed billboard sign does not provide enough information to determine the impact on the adjoining residential area for the east.

The report before Committee should be corrected to reflect the Sign Variance Committee's decision to recommend approval of the sign variance application. In view of the analysis conducted after the meeting, the applicant's inability to meet setback requirements and the lack of detailed dimensions of the proposed sign, it is recommended that this matter be referred back to the Sign Variance Committee for further discussions with the applicant.

Attachment

Respectfully Submitted

A handwritten signature in cursive script, appearing to read 'Bruna Pace'.

Bruna Pace
Chair, Sign Variance Committee
Senior Plans Examiner, Ext. 8421
Building Standards

/as

SIGN VARIANCE APPLICATION
FILE NO: SV.15-013
OWNER: 2112443 ONTARIO INC.
LOCATION: 7733 KEELE STREET
LOT 25-26, REGISTERED PLAN 2468
WARD 4

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.15-013, 2112443 Ontario Inc., be REFUSED.

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 to install a new poster panel (billboard) sign.

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

Section 15.1

- b) be set back a minimum of 5.0 m from all street lines
- h) not be permitted within 100 m from a building containing residential dwelling units or lands zoned residential

Variance Analysis:

During the meeting a more detailed analysis was done on the site and it was determined that the new poster board panel meets the requirements of the by-law in that it is set back a minimum of 5.0 metres from all street lines. Applicant confirmed that the sign will be located on the landscape and no parking would be removed.

As it relates to the sign's proximity to a residential area, the applicant advised the lands south of the site containing a residence is zoned commercial and the residential lands to the east of the site are separated with 75 m to the subject site the building, tree line and the fence would buffer the visual sightline of the sign.

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 object to the approval of this application for the following reasons:

1. Further analysis was done after the meeting where the planning department confirmed that no re-zoning application has been filed for the residential property abutting on the south of the subject site. The required set back would not be met.
2. The lack of height dimension of the proposed billboard sign does not provide enough information to determine the impact on the adjoining residential area for the east.

The Sign Variance Committee also recommends that all illegal signs be removed from the property and building.

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

Attachments

1. Site Plan

Report prepared by:

Bruna Pace
Senior Plans Examiner, Ext. 8421
Building Standards

Respectfully submitted,

Bruna Pace
Chair, Sign Variance Committee

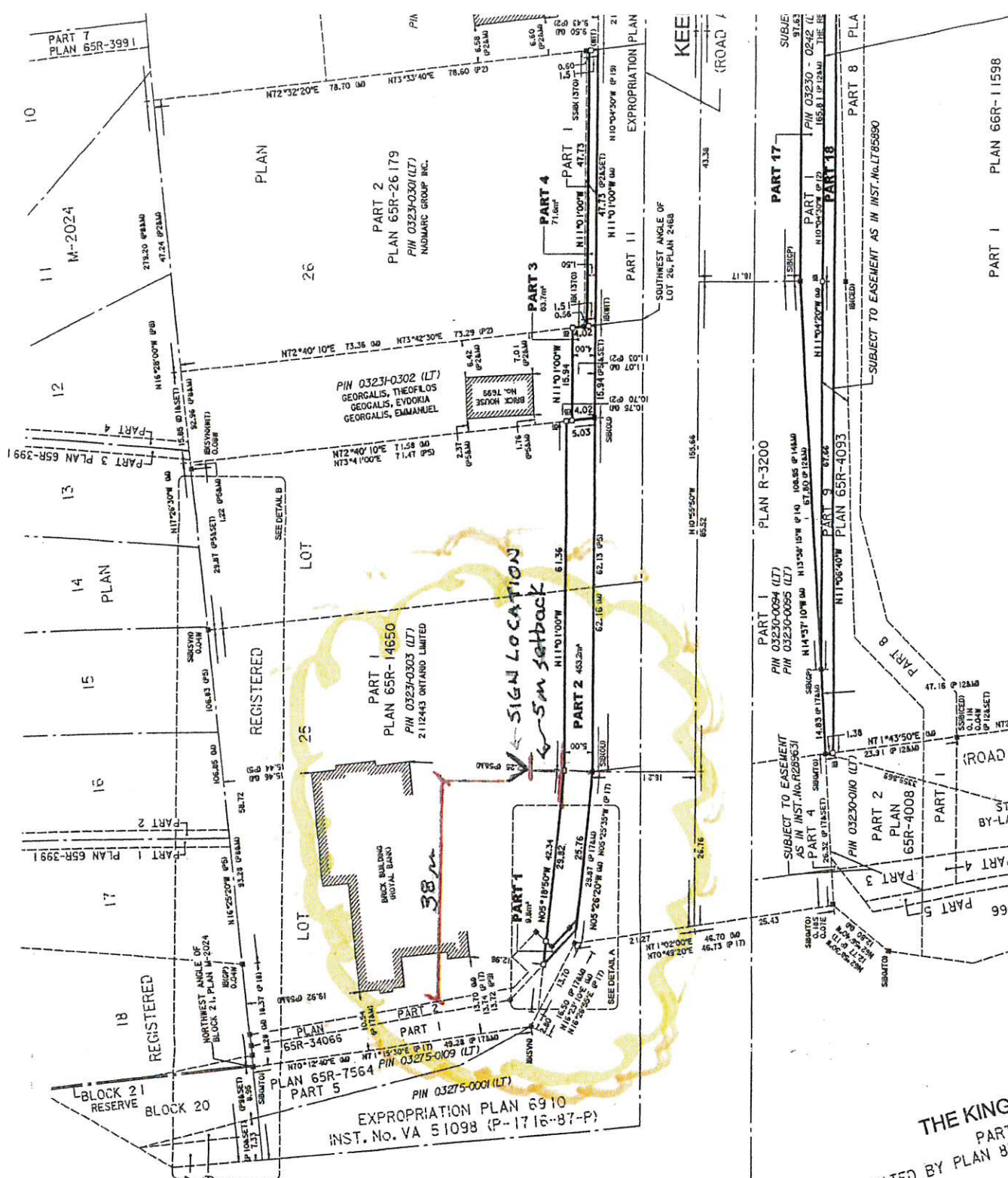
/as

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



PROPERTY OF THE
REGISTRY OFFICE

THE KING'S HIGHWAY No. 7
ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION 4



THE KING
PART
DESIGNATED BY PLAN 8