

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 38, Report No. 41, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 9, 2014.

38

**SIGN VARIANCE APPLICATION
FILE NO: SV.14-014
OWNER: MPI TORGAN PROPERTIES INC.
LOCATION: 800 STEELES AVENUE WEST
BLOCK 334, PLAN M-2240
WARD 5**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Sign Variance Committee, dated December 2, 2014:

Recommendation

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.14-013, .MPI Torgan Properties Inc., 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 enlarge the existing pylon sign.

Background - Analysis and Options

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

- 8.1. Except as otherwise permitted, no ground sign shall be larger than 10.0 sq.m in area on a single sign face, or 20.0 sq.m. of sign area for all faces combined.
- 6.2 Compliance with Site Development Agreements

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.

Regional Implications

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

CITY OF VAUGHAN

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Conclusion

The proposed added size for one side is 1.23 sq.m or 2.47 sq.m for double sided. Considering the amount of businesses located at the said address, and signage space available, the request is keeping with the intent and purpose of the by-law.

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

Attachments

1. Site Plan
2. Site Plan (close up)
3. Photo of Sign

Report prepared by:

Dave Madore
Supervisor-Licensing & Permits Division, City Clerk's Office
Ext. 8679

(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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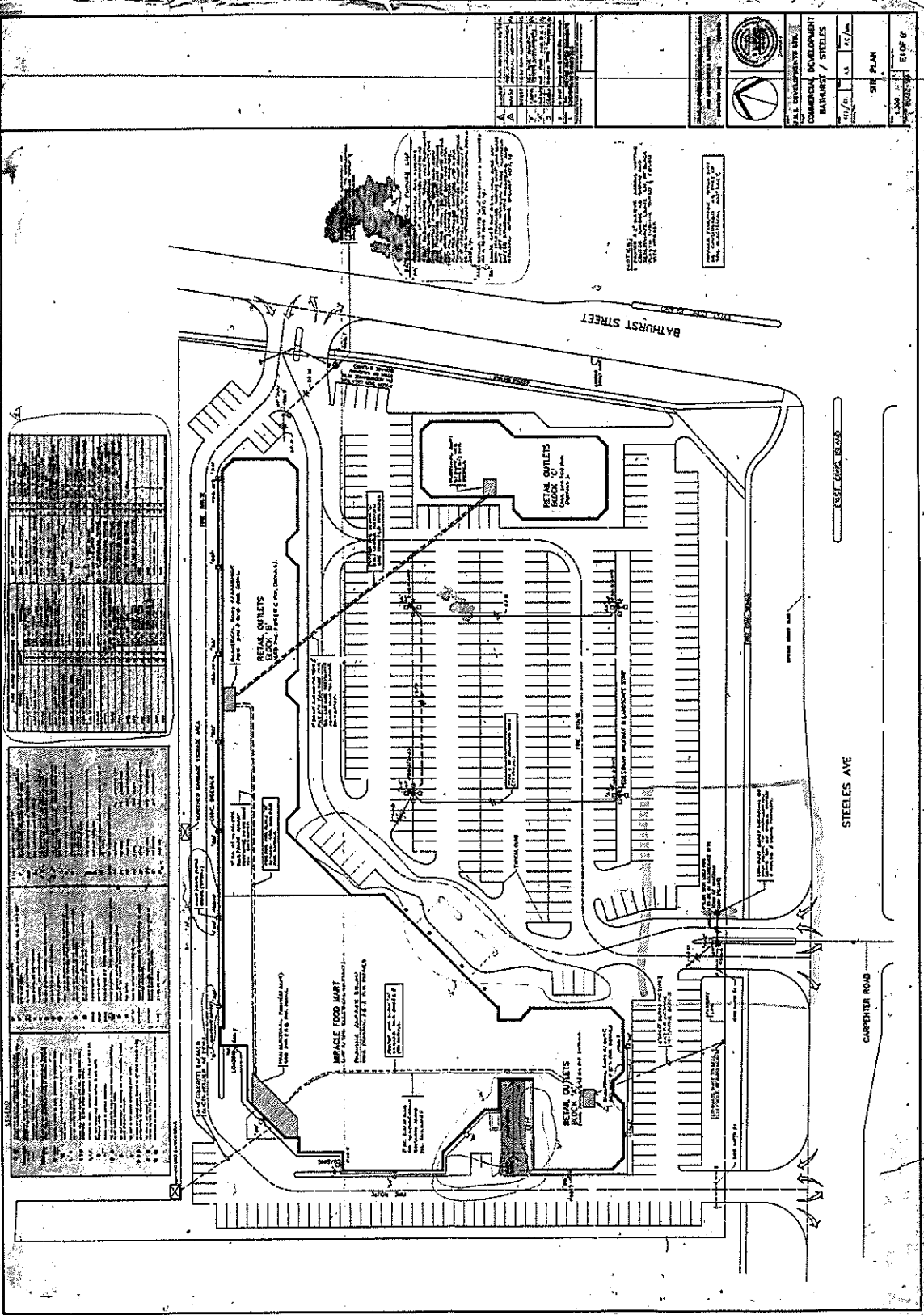
Report prepared by:

Dave Madore
Supervisor-Licensing & Permits Division, City Clerk's Office
Ext. 8679

Respectfully submitted,

Dave Madore
Chair, Sign Variance Committee

/as



1	RETAIL OUTLETS BLOCK B	10,000	10,000
2	RETAIL OUTLETS BLOCK C	10,000	10,000
3	IMPALE FOOD MART	10,000	10,000
4	PARKING LOT	10,000	10,000
5	LANDSCAPING	10,000	10,000
6	WATER SUPPLY	10,000	10,000
7	SEWERAGE	10,000	10,000
8	ELECTRICITY	10,000	10,000
9	TELEPHONE	10,000	10,000
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K 1A1
K12, K13, K14 FOR DETAILS.

ELECTRICAL ROOM IN BOMT.
SEE LUG & E'S FOR DETAILS.

(Hdb. 9)

14" DIRECT BURIED PVC TYPE II
DUCT FOR INCOMING
TELEPHONE SERVICE

INATE DUCT TO BELL
PHONE REQUIREMENTS

PROPERTY
LINE

SEE NOTE #1

PYLON SIGN LOCATION
(TO BE IN ACCORDANCE WITH
TOWN OF VAUGHAN
SIGN BYLAWS)

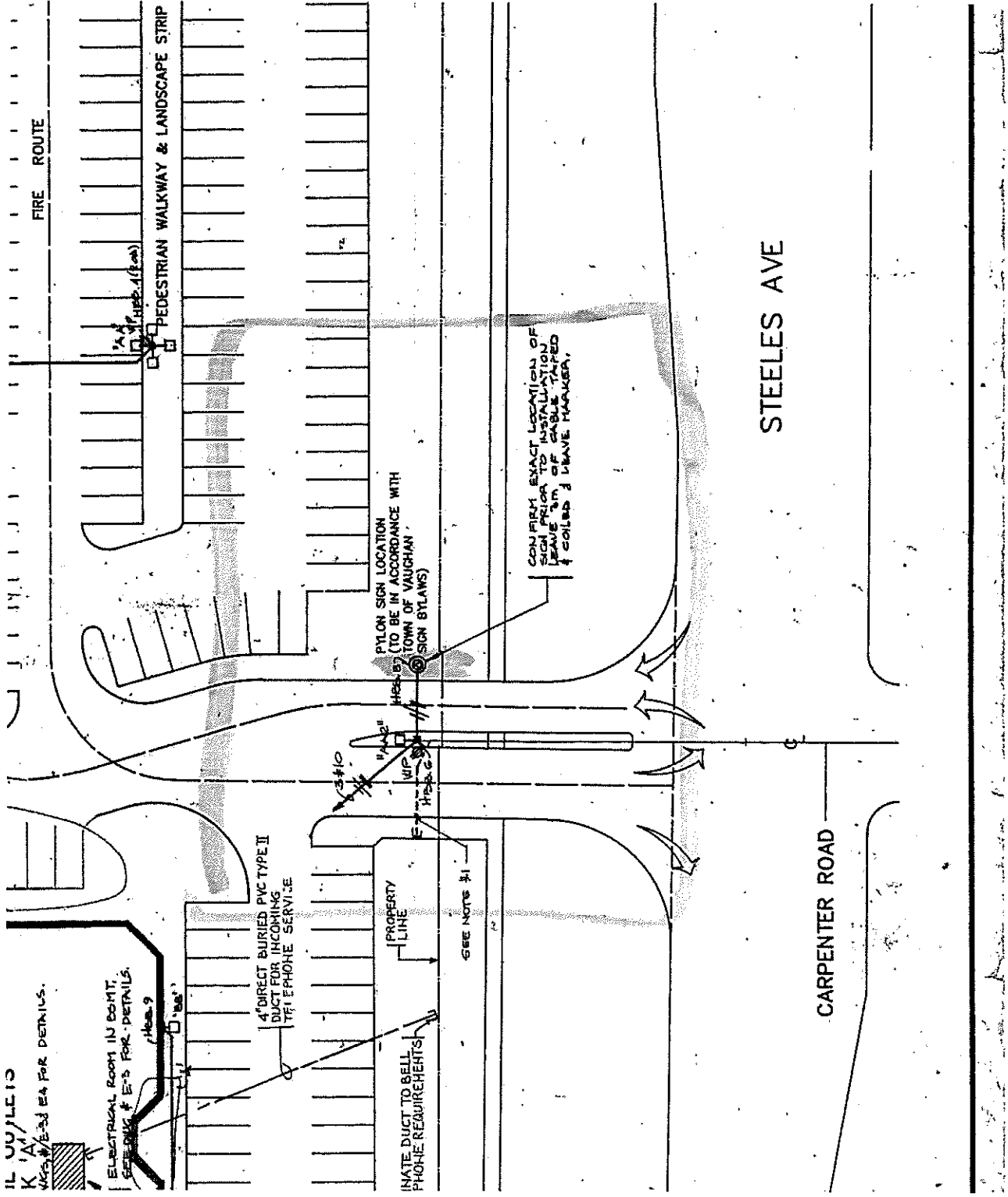
CONFIRM EXACT LOCATION OF
SIGN WITH TOWN OF VAUGHAN
LEAVE SIGN OF CABLE TIED
& COILED & LEAVE MARKER.

FIRE ROUTE

PEDESTRIAN WALKWAY & LANDSCAPE STRIP

STEELES AVE

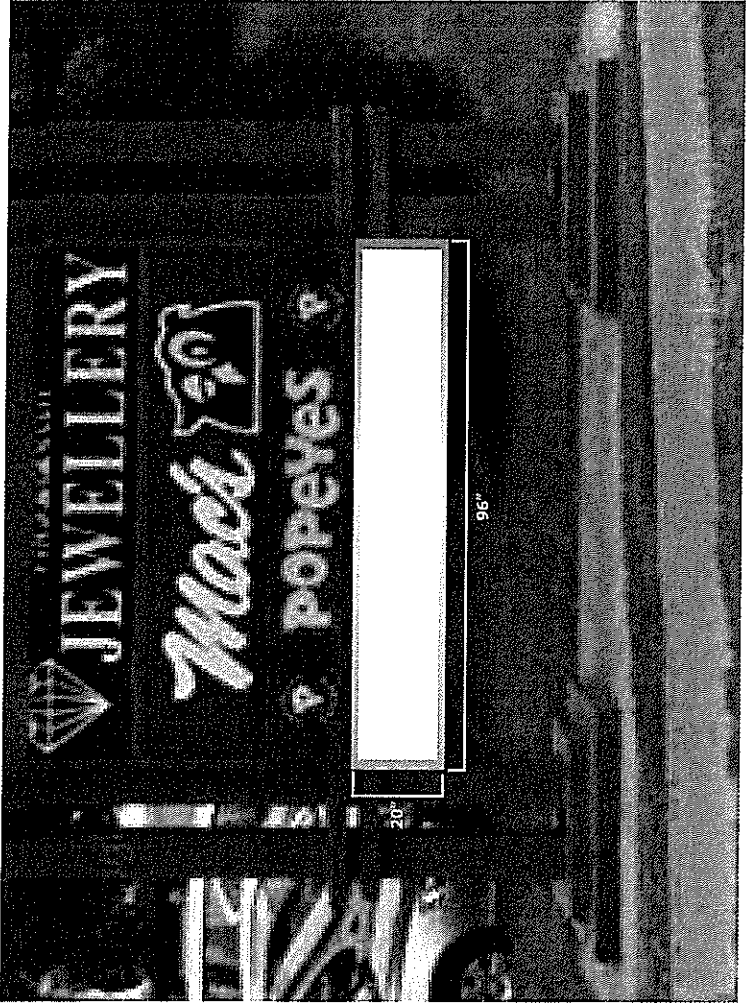
CARPENTER ROAD



Existing Signage



Proposed Addition of Small Lightbox



- Double Sided Lightbox 20" H x 96" W
- Secured to Existing Steel Uprights

DATE: _____
ATTENTION: _____
CLIENT: _____
ORDER: _____
REVISION: _____

PHONE: _____
FAX: _____
EMAIL: _____

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