

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 39, 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.

39

**SIGN VARIANCE APPLICATION
FILE NO: SV.14-015
OWNER: FALCONCREST HOMES
LOCATION: 4660 HIGHWAY 7 WEST
PART OF LOT 6, CONCESSION 7
WARD 2**

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.14-015, Falconcrest Homes, be APPROVED, subject to signs adhering to site triangle requirements and final drawings being stamped by a qualified engineer.

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 two (2) development signs larger than what is permitted under the by-law.

Background - Analysis and Options

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

- 12.1 Development Signs
 - c) each builder is permitted a maximum of two (2) signs, with a combined sign face area not to exceed 20.0 sq.m

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 maximum permitted sign area for 2 signs are 20 sq.m combined, whereas the applicant is requesting a single sign face sign and a 3 sided sign with combined surfaces that exceeds the maximum. With consideration for the set back and depression of the land from Highway No. 7, the committee feels that the request is keeping with the intent and purpose of the sign bylaw and that the requirement that the final drawings be stamped by a qualified engineer would ensure that the sign has enough internal strength and reinforcing to withstand wind velocities that are expected to occur.

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 Signs (2)

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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Respectfully submitted,

Dave Madore
Chair, Sign Variance Committee

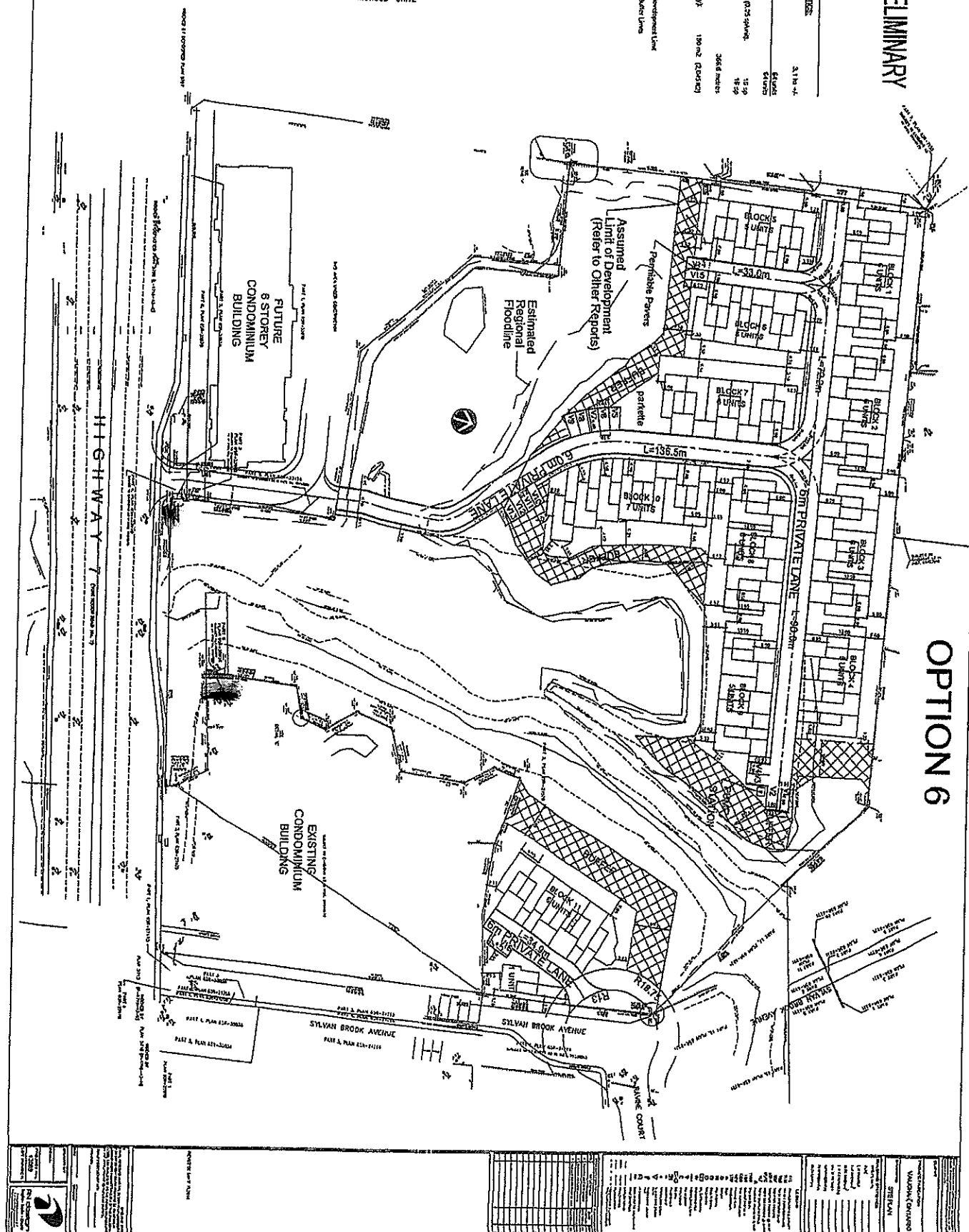
/as

OPTION 6

DEVELOPMENT SUMMARY	
Total Sq. Area,	2.10 +/-
Total Urban	
Carport Pavement:	\$4,000,000
Wetland Parking Paving (10.50 sq. ft.)	15 sq.
Wetland Parking Paving:	18 sq.
Road Lanes	
On Lane	366.6 meters
Typical Unit Size (Sewer):	180 sq. ft. (2.0 sq. ft.)

----- Prepared Development Line
----- Prepared Baseline Lines

KICKASS DRIVE



COMING SOON

NOW OPEN

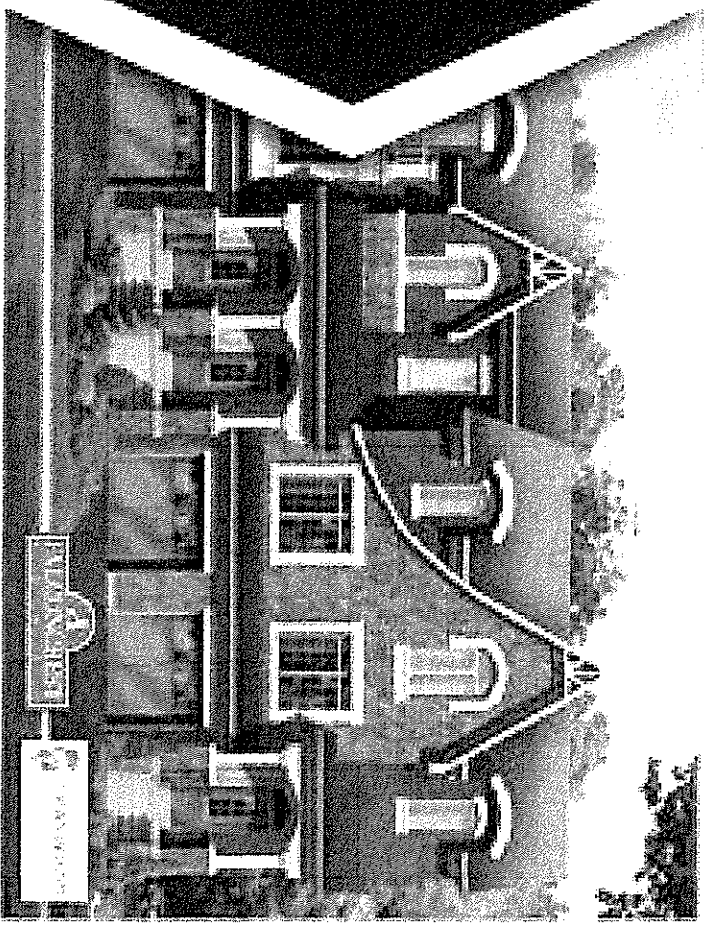
The Residences At
Pebble Creek

Executive Towns

Starting from
the upper

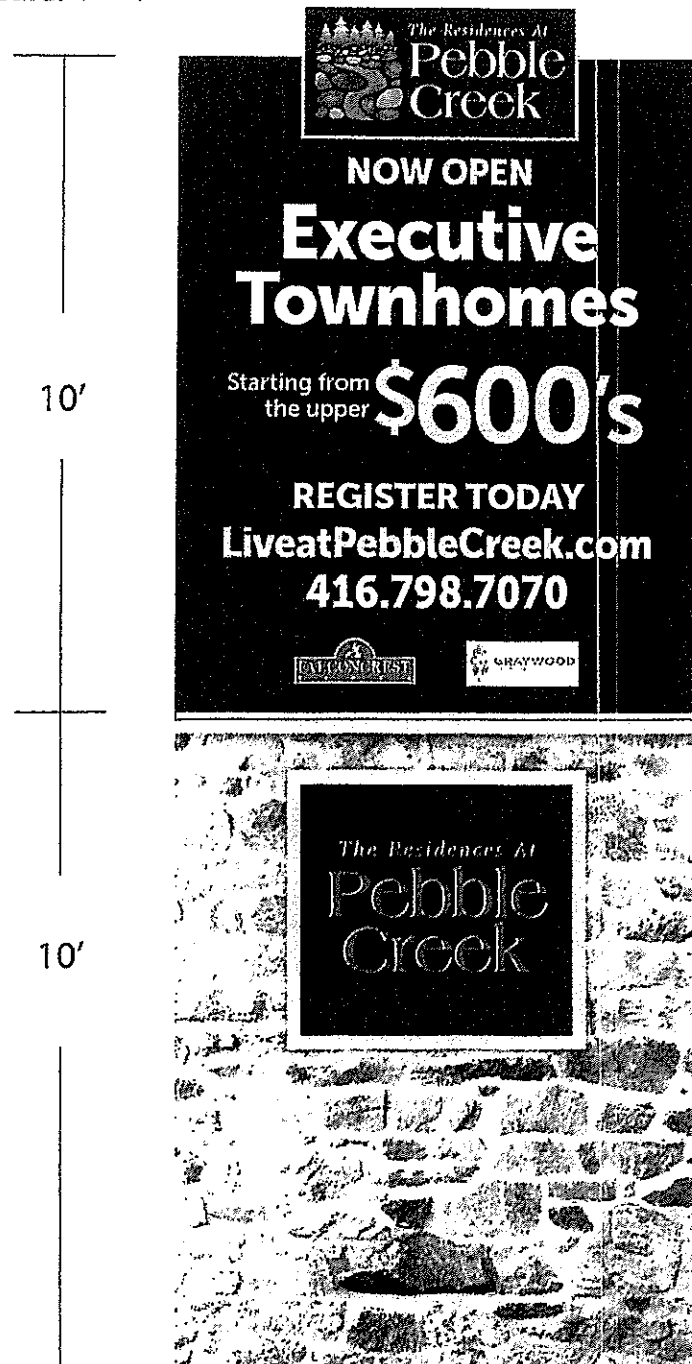
\$600's

REGISTER TODAY

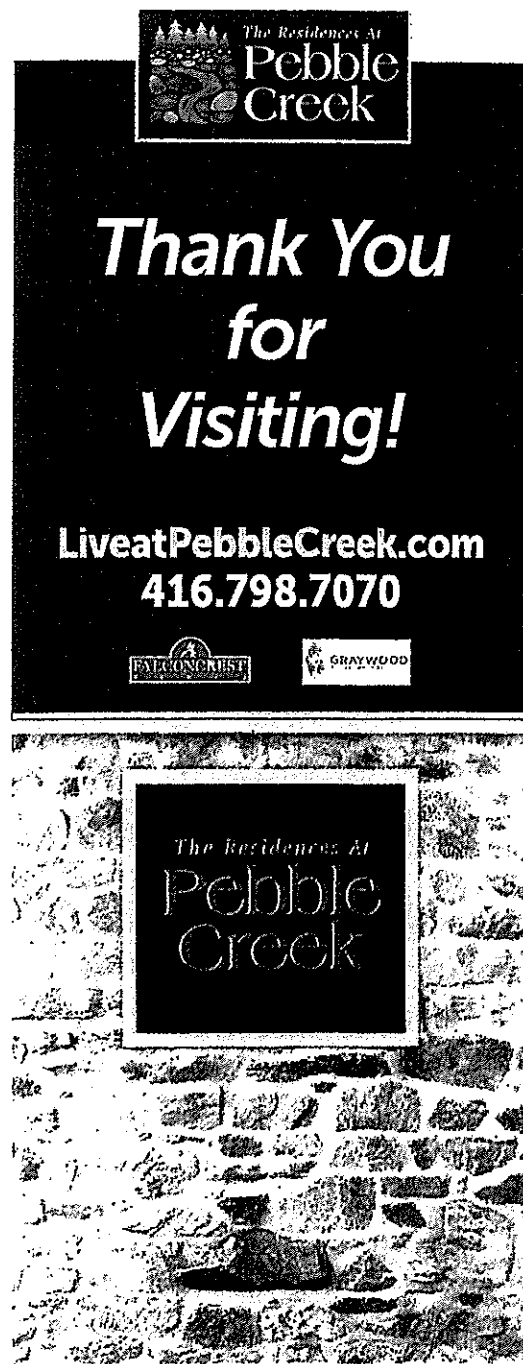


Live at Pebble Creek.com 416.798.7070

Scale: 1"=1'



Front sides (A & B)



Back (C)