

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016**

Item 24, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

**24**

**SIGN VARIANCE APPLICATION  
FILE NO: SV.16-009  
OWNER: CONDOR PROPERTIES LTD.  
LOCATION: 7235 KEELE STREET  
LOT 2, BLOCK 15, CONCESSION 3  
WARD 4**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated December 6, 2016, be approved; and**
- 2) That the deputation by Mr. Michael Seasons, Dillon Consulting Ltd., Yorkland Boulevard, Toronto, on behalf of Condor Properties Ltd., be received.**

**Recommendation**

The Sign Variance Committee recommends:

1. That Sign Variance Application SV.16-009, Condor Properties Ltd., be APPROVED.

**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 an additional wall sign on the north elevation which is not part of the original site plan.

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

- 6.2 Compliance with Site Development Agreements

**Variance Analysis:**

Existing Wall Sign 3.36 sq. m.

Proposed Additional Signage is 2.86 sq. m.

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The north elevation would be able to accommodate a 20 sq. m. sign which is allowed under the by-law provided it was one sign. The applicant is requesting the additional sign being secondary, therefore would not be allowed. Also, this sign does not match the approved Site Plan currently.

Mauro Peverini, Senior Planner, has advised both Building Standard Staff and the applicant that an amendment to site plan is NOT required provided they do not replace and/or alter the wall façade behind the sign and only add the sign as shown.

**Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

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 additional signs for the following reasons:

- a. The signs are compatible with the development on the premises and surrounding area;
- b. The signs do not adversely affect public safety.

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

**Attachments**

1. Site Plan
2. Exterior Elevation

**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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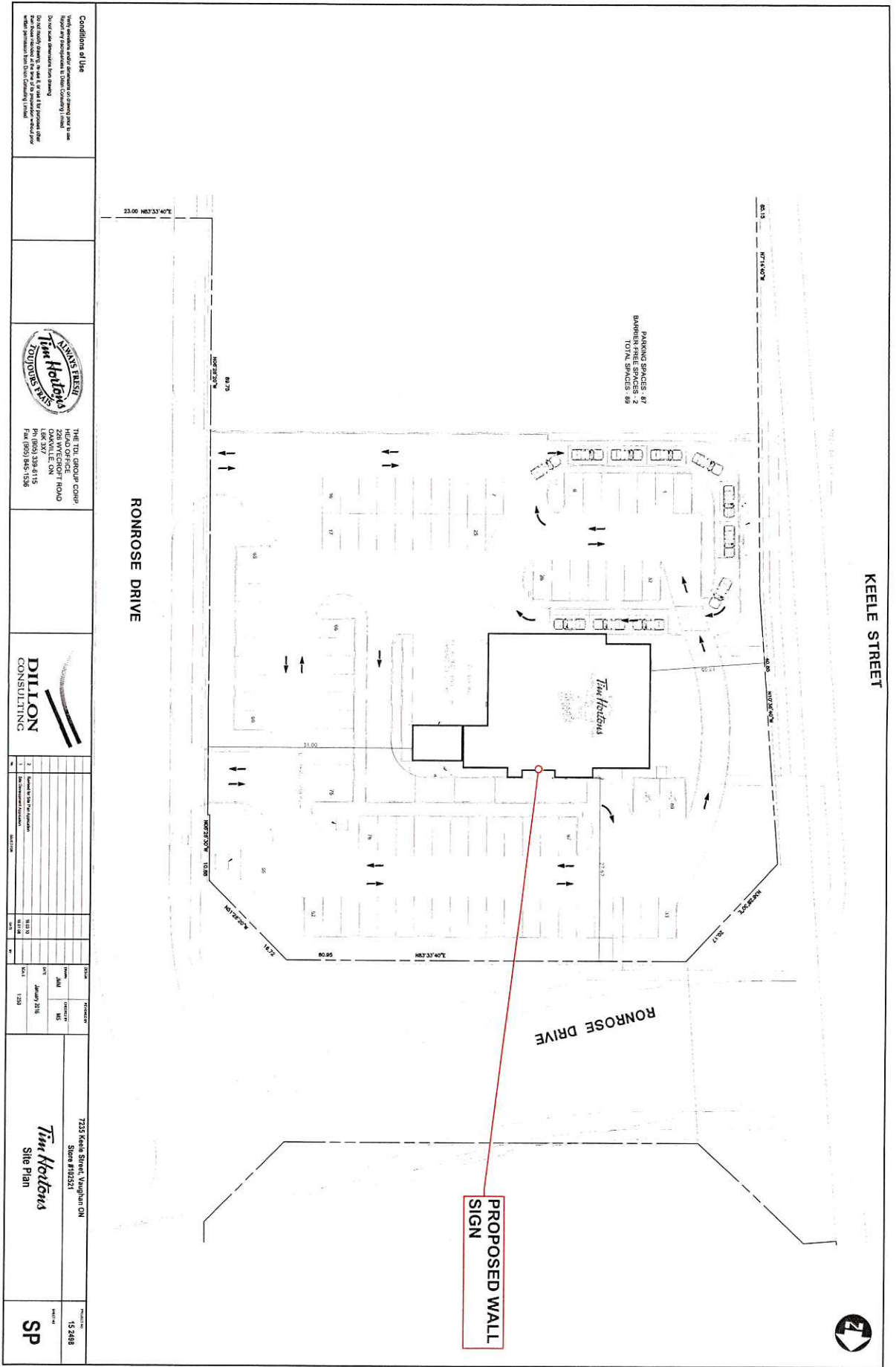
### **Report prepared by:**

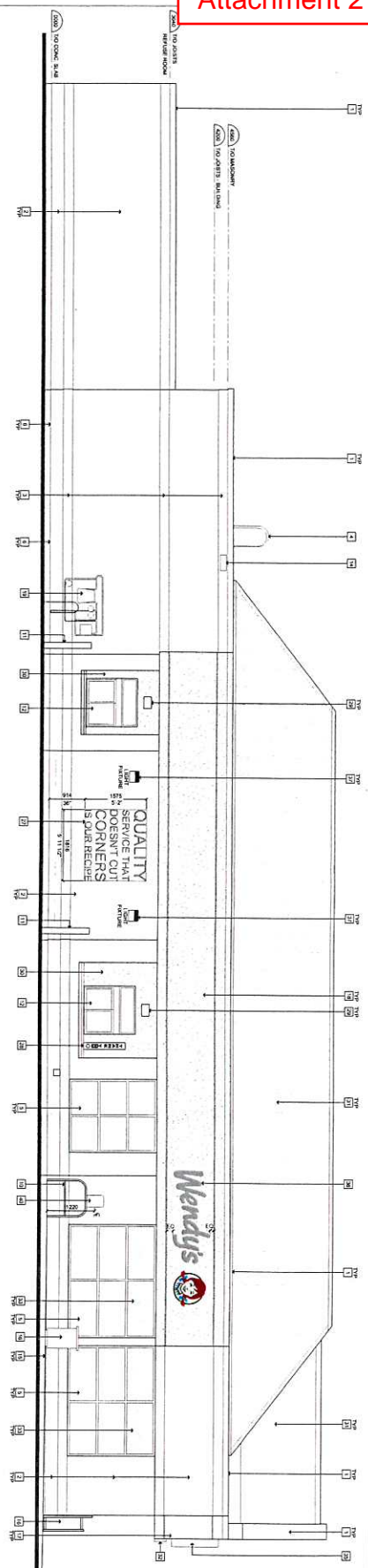
Bruna Pace  
Senior Plans Examiner, Ext. 8421  
Building Standards

Respectfully submitted,

Bruna Pace  
Chair, Sign Variance Committee

/as





1  
A5.1

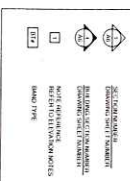
WENDY'S SIDE ELEVATION

SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATION NOTES**

- |    |  | Country and Institution   |
|----|--|---|
| 1  | 1. How do you ensure that the data is accurate and reliable?             | 1. We use a combination of manual and automated data entry methods to ensure accuracy and reliability.  |
| 2  | 2. How do you ensure that the data is secure and confidential?           | 2. We use a combination of physical and digital security measures to ensure the security and confidentiality of the data.                     |
| 3  | 3. How do you ensure that the data is accessible and usable?             | 3. We use a combination of data storage and retrieval methods to ensure the accessibility and usability of the data.                          |
| 4  | 4. How do you ensure that the data is up-to-date and current?            | 4. We use a combination of data collection and analysis methods to ensure the up-to-date and current nature of the data.                      |
| 5  | 5. How do you ensure that the data is consistent and coherent?           | 5. We use a combination of data validation and quality control methods to ensure the consistency and coherence of the data.                   |
| 6  | 6. How do you ensure that the data is complete and comprehensive?        | 6. We use a combination of data collection and analysis methods to ensure the completeness and comprehensiveness of the data.                 |
| 7  | 7. How do you ensure that the data is clear and concise?                 | 7. We use a combination of data presentation and communication methods to ensure the clarity and conciseness of the data.                     |
| 8  | 8. How do you ensure that the data is easy to understand and interpret?  | 8. We use a combination of data visualization and interpretation methods to ensure the ease of understanding and interpretation of the data.  |
| 9  | 9. How do you ensure that the data is useful and valuable?               | 9. We use a combination of data analysis and application methods to ensure the usefulness and value of the data.                              |
| 10 | 10. How do you ensure that the data is reliable and trustworthy?         | 10. We use a combination of data verification and validation methods to ensure the reliability and trustworthiness of the data.               |
| 11 | 11. How do you ensure that the data is accurate and reliable?            | 11. We use a combination of manual and automated data entry methods to ensure accuracy and reliability.                                       |
| 12 | 12. How do you ensure that the data is secure and confidential?          | 12. We use a combination of physical and digital security measures to ensure the security and confidentiality of the data.                    |
| 13 | 13. How do you ensure that the data is accessible and usable?            | 13. We use a combination of data storage and retrieval methods to ensure the accessibility and usability of the data.                         |
| 14 | 14. How do you ensure that the data is up-to-date and current?           | 14. We use a combination of data collection and analysis methods to ensure the up-to-date and current nature of the data.                     |
| 15 | 15. How do you ensure that the data is consistent and coherent?          | 15. We use a combination of data validation and quality control methods to ensure the consistency and coherence of the data.                  |
| 16 | 16. How do you ensure that the data is complete and comprehensive?       | 16. We use a combination of data collection and analysis methods to ensure the completeness and comprehensiveness of the data.                |
| 17 | 17. How do you ensure that the data is clear and concise?                | 17. We use a combination of data presentation and communication methods to ensure the clarity and conciseness of the data.                    |
| 18 | 18. How do you ensure that the data is easy to understand and interpret? | 18. We use a combination of data visualization and interpretation methods to ensure the ease of understanding and interpretation of the data. |
| 19 | 19. How do you ensure that the data is useful and valuable?              | 19. We use a combination of data analysis and application methods to ensure the usefulness and value of the data.                             |
| 20 | 20. How do you ensure that the data is reliable and trustworthy?         | 20. We use a combination of data verification and validation methods to ensure the reliability and trustworthiness of the data.               |

## SYMBOL LEGEND



**NOTE**

G.C. TO NOTIFY SUBJECT OF ANY DISCREPANCY FROM DATA ON SITE

## DECORATIVE BANDS

TYPE	LENGTH	QUANTITY
DAWG TYPE #1	1000mm x 300mm	100
DAWG TYPE #2	1000mm x 300mm	100

**TOL APPROVED SUPPLIER:**

HATFIELD STEEL GROUP PRIME QUALITY  
 JOHN COLEMAN  
 10000 HWY 402 EAST, P.O. BOX 220  
 LEE, MO 64601  
 E: john@hsgsteel.com F: 417-942-0000  
 W: www.hsgsteel.com

## EXTERIOR FINISH SCHEDULE

[illegible]

BULLET TABLE		
No.	Date (mm-yy)	Description
31	JUNE 9, '16	ISSUED FOR REVIEW
32	JUNE 27, '16	REVIEWED & RELEASED FOR TENDER
REVISIONS		
No.	Date	Description
DRAWINGS REVISED AS PER DESIGN BULLETIN		
No.	Date	Description

**IMPORTANT NOTE:**  
ALL DIMENSIONS AND CONDITIONS  
TO BE VERIFIED ON SITE.

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Do not store the drawing

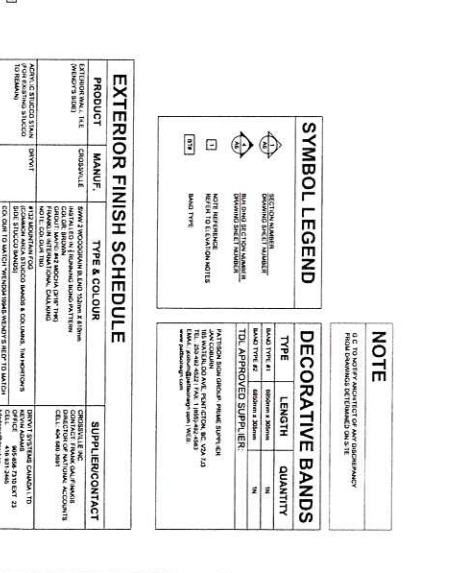
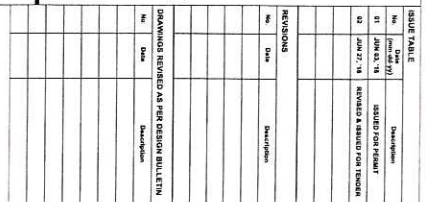
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Project  
**Tim Hortons**  
**Wendy's**

## EXTERIOR ELEVATIONS

Project No.	1:50	JUNE 27, 2016
TH-2016-2521		Drawing No.
		A5.1 12 OF 25




[illegible]

<p><b>Size</b> 1500 sq ft</p> <p><b>Location</b> 7235 KEEL &amp; ST. VAUGHAN ONTARIO L4K 5M5</p> <p><b>Construction</b> 1980</p> <p><b>Project No.</b> 1500</p> <p><b>Drawn By</b> J. Smith</p>	<p><b>Owner</b> G.D.</p> <p><b>Contracted</b> S.K.</p>	<p><b>Project No.</b> 1500</p> <p><b>Drawn By</b> J. Smith</p>
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[illegible]

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**ONTARIO ASSOCIATION  
OF ARCHITECTS**  
1001 of Victoria  
Avenue  
Toronto  
Ontario  
M5S 1A5

 A circular seal with a stylized 'A' in the center, surrounded by the words 'Professional Architect' and 'Ontario Association of Architects'.

ARTHEAL ARCHITECTURE INC.  
1001 of Victoria Avenue  
Toronto, Ont. M5S 1A5  
Tel: 416-593-1100  
Fax: 416-593-1101

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