

HERITAGE VAUGHAN COMMITTEE SEPTEMBER 11, 2013

1. 8700 HUNTINGTON ROAD, PART 4 DESIGNATED PROPERTY, SIGN VARIANCE FOR PROPOSED NEW SIGN – WARD 2

Recommendation

Cultural Services recommends:

1. That Heritage Vaughan has no objections to sign variance application SV-13-022 as proposed.

Contribution to Sustainability

This report is consistent with the priorities previously set by Council in the Green Directions, Vaughan, Community Sustainability Environmental Master Plan, Goal 4, and Objective 4.1:

- To foster a city with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage.

Economic Impact

N/A

Communications Plan

All agenda items and minutes relating to Heritage Vaughan committee meetings are circulated to relevant City departments, applicants and their representatives.

Purpose

To consider the background and analysis portion of this report in order to review the proposal for a new sign which requires a sign variance application at the subject designated property under Part 4 of the Ontario Heritage Act.

Background - Analysis and Options

Background

The property is individually designated under Part IV of the Ontario Heritage Act (By-law 46-82). It contains the classical revival farmhouse known as the Robert Agar house dating to 1855.

The property is currently used as a training facility operated by LIUNA. The facilities presently include a large extension sympathetically linked to the heritage building.

The Building Standards Department has advised that the applicant is proposing a 7.6 sq.m. ground sign having a maximum sign height of 5.6 metres. The proposed sign also contains a small 1.4 sq.m. LED Electronic Message Centre. The proposed sign is associated with the training facility on the lands. The Sign By-law states:

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

Section 9 – Institutional Buildings

- 9.1 ground Signs – No ground sign shall be larger than 2.0 sq.m. in area on a single sign face or 4.0 sq.m. of area for all faces combined.

Members of the sign variance committee have reviewed the application and have no objections subject to any comments/concerns from the Heritage review process.

Analysis

The proposed sign is to be located directly adjacent to the front property line which lies approximately 64 metres from the Robert Agar house. In addition, the sign would be located approximately 33 metres from the south edge of the driveway that approximately lines up with the centre of the house (please see site plan in attachments to this report). Therefore the location of the sign is sufficiently detached and far away from the Robert Agar house to eliminate any physical impact to the heritage in terms of its reversibility. The sign is also located perpendicular to the street which helps in reducing its impact as far as streetscape perception of the heritage home.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the report will provide:

- STRATEGIC GOAL:
Service Excellence - Providing service excellence to citizens.
- STRATEGIC OBJECTIVES:
Preserve our heritage and support diversity, arts and culture.

This report is consistent with the priorities previously set by Council, however, the necessary resources have not been allocated and approved.

Regional Implications

N/A

Conclusion

Please refer to the recommendation section of the report.

Attachments

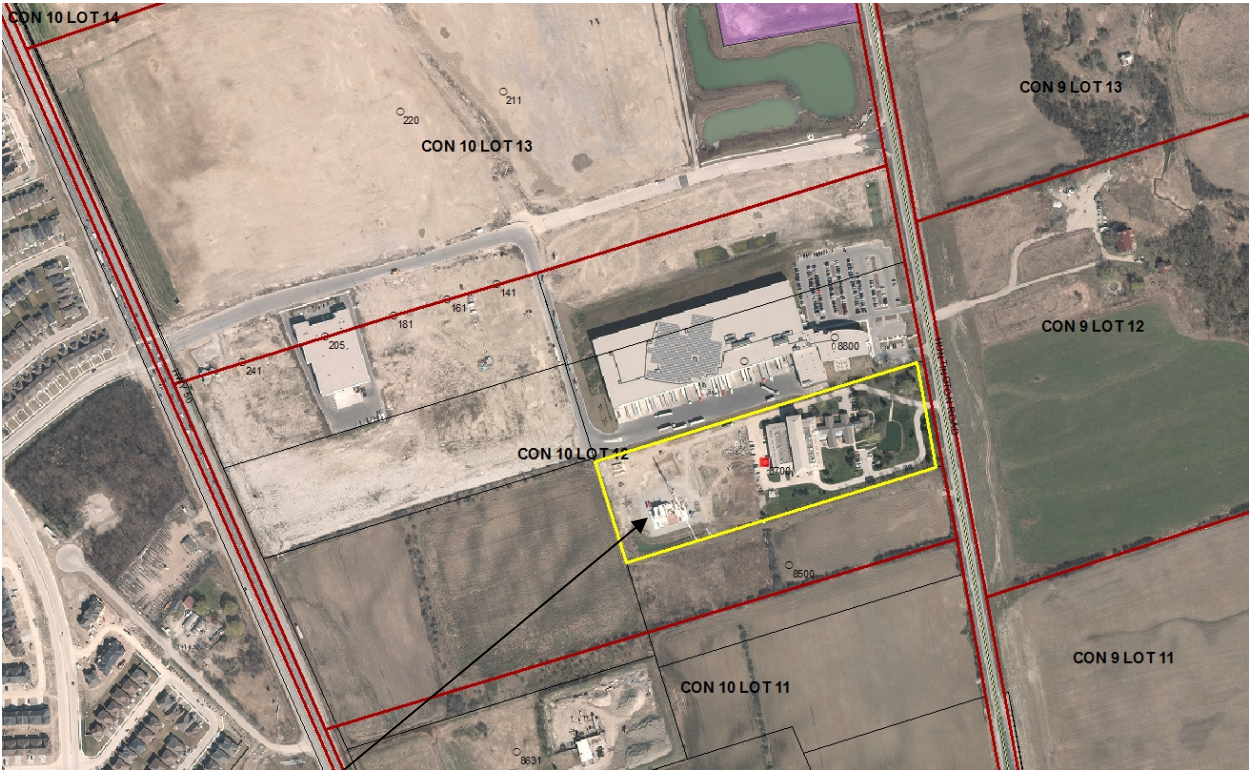
1. Location Map, 8700 Huntington Road
2. Photos - subject property (top photo from google maps, bottom photo taken in 2005)
3. Site Plan – proposed location of sign
4. Proposed sign drawings

Report prepared by:

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Attachment 1

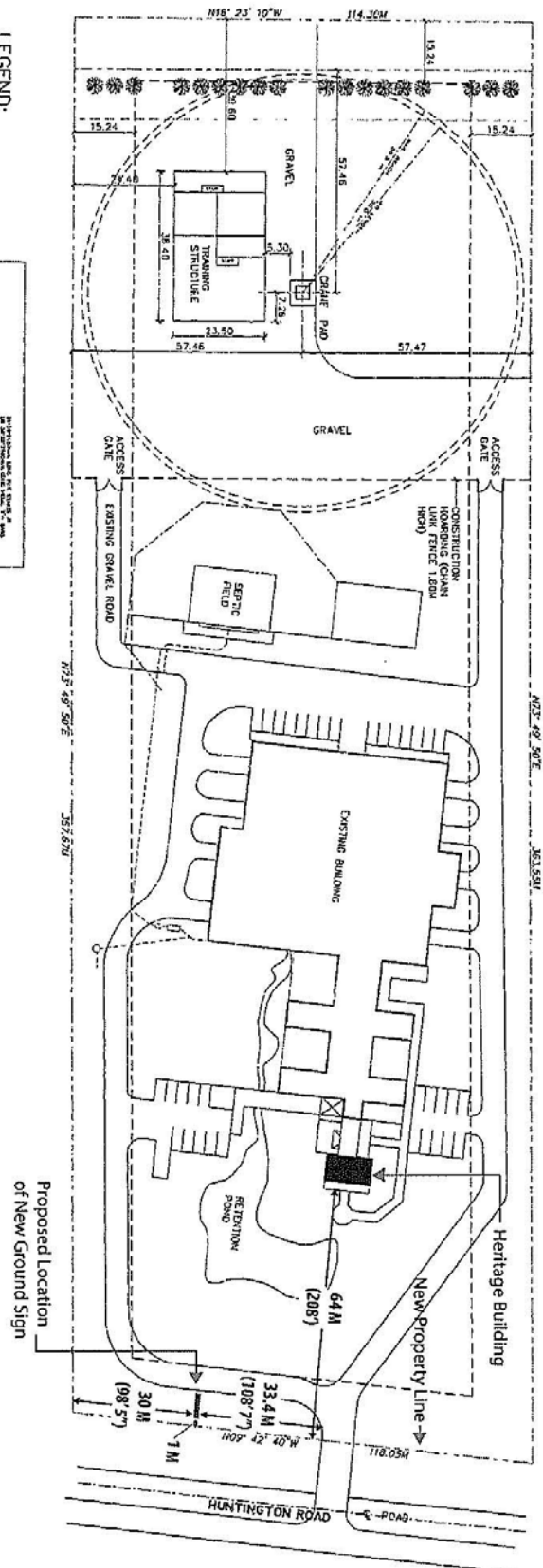
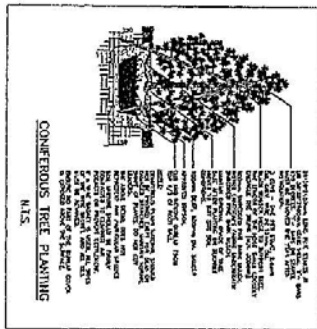


Location Map
8700 Huntington Road

Attachment 2



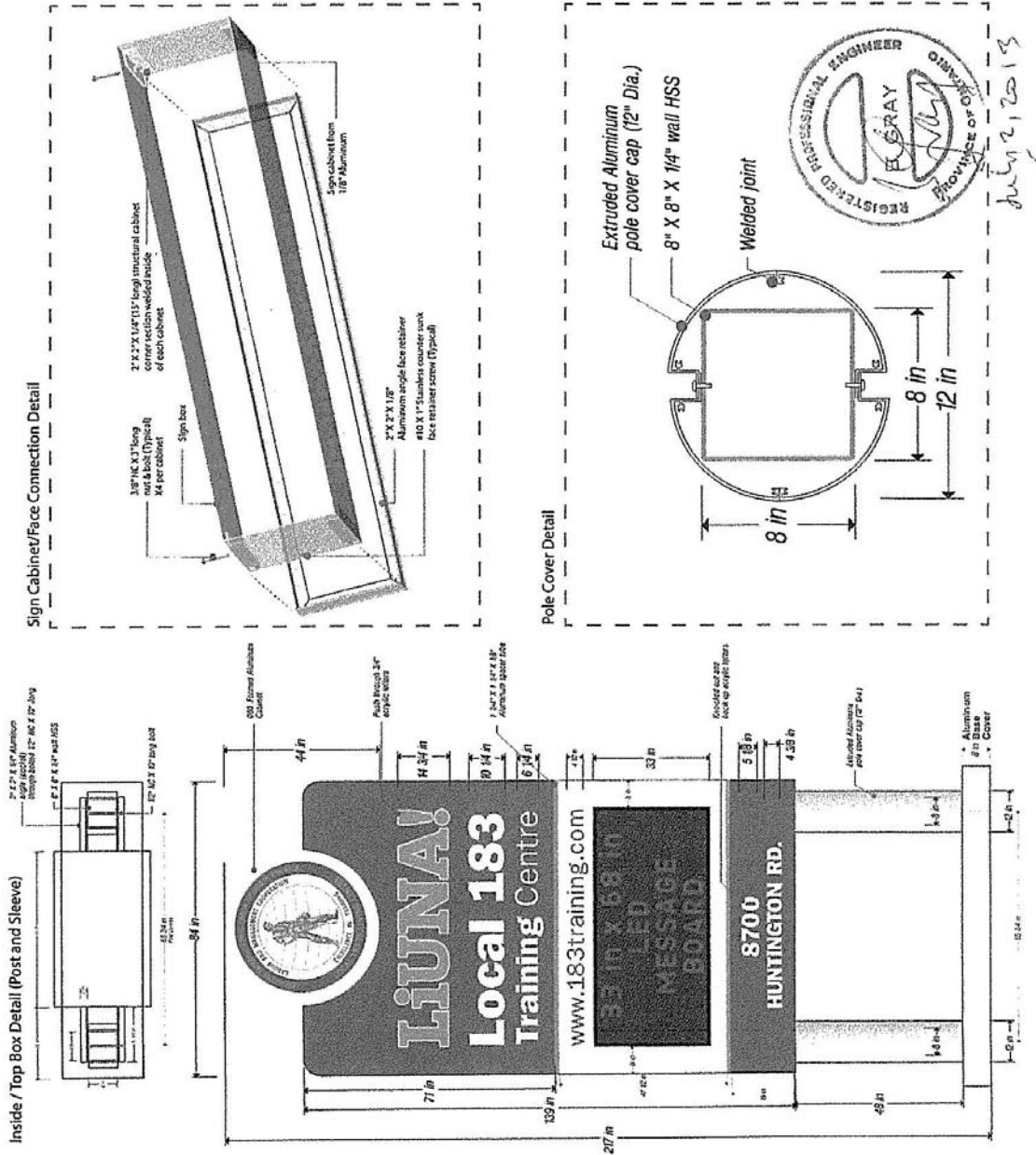
Photos – Subject property (top photo from google maps, bottom photo taken in 2005)



Site plan – proposed location of sign

LiUNA!
Local 183
 Training Centre
 8700 Huntington Rd.

Sign
 SOLUTIONS



Proposed sign drawings