

## **COMMITTEE OF THE WHOLE – DECEMBER 5, 2005**

### **SIGN VARIANCE APPLICATION**

**FILE NO: SV.05-21**  
**OWNER: ROBERTO CLAUSI**  
**LOCATION: 4855 HIGHWAY NO. 7**  
**LOT 5, PLAN 9831, CONCESSION 7**

### **Recommendation**

That Sign Variance Application SV.05-21, Roberto Clausi, be APPROVED

### **Economic Impact**

None.

### **Purpose**

To provide a report to Council respecting any comments the Region of York may have respecting the subject application.

### **Background- Analysis and Options**

The applicant has applied for a sign variance to allow for a window sign and a wall sign having a sign area of 1.0 sq m and 1.8 sq m respectively on the north and east elevations of the building. The applicant is also proposing to maintain the existing ground sign having an area of 1.2 sq m for which a permit was issued in error in 1996.

City Council at its September 12, 2005 meeting approved the following respecting Sign Variance Application SV.05-21:

“That this matter be referred to Staff for further comments from York Region.”

Building Staff have met with York Region Engineering and they advise that they have no comments respecting the application. They further advised that it is up to the City through its sign by-law to regulate the amount of signage located on private properties. The Region has no formal sign by-law and regulates permanent signs like other street hardware that may be found within or abutting Regional right-of-ways. The Region is generally satisfied if the proposed signage is located on private properties and does not present a danger to the travelling public. (eg. Flashing red sign close to an intersection.)

Since the time of the Committee of the Whole and Sign Variance meetings, Building Staff have been contacted by a home owner that resides in the immediate area. The homeowner strongly objects to the 1.8 sqm. wall sign located on the east elevation of the building. However, Staff have visited the site and found that the sign does not directly impact the residential properties as the sign is located more than 30 metres from the closest residential property on the opposite side of the street.

Committee members at the Sign Variance Meeting noted that the subject property abuts Highway No.7 and was subject to a Minor Variance approving up to 50% of the ground floor area to be used for a doctor's office. Members of the Sign Variance Committee were generally of the opinion that the application can be supported as it attempts to strike a balance between what is permitted within a residential area (0.30 sqm.) vs. what is permitted within a commercial area (8 sqm. +).

### **Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

### **Conclusion**

Members of the Sign Variance Committee have no objections to the application as submitted, and are of the opinion that the general intent and purpose of the sign by-law is being maintained.

Should Council find merit in the application, a Sign Permit is required to be issued by the Building Standards Department.

### **Attachments**

Appendix 1 –Copy of the September 6, 2005 Committee of the Whole item.

1. Site Plan
2. Sketch of Sign

### **Report prepared by:**

Leo Grellette, Director of Building Standards  
John Studdy, Manager of Customer & Administrative Services

Respectfully submitted,

Respectfully submitted,

Leo Grellette  
Director of Building Standards

John Studdy  
Chair, Sign Variance Committee

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 12, 2005**

Item 23, Report No. 46, of the Committee of the Whole, which was considered by the Council of the City of Vaughan on September 12, 2005, was dealt with by approving:

*That this matter be referred to staff for further comments from York Region.*

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**SIGN VARIANCE APPLICATION  
FILE NO: SV.05-21  
OWNER: ROBERTO CLAUSI  
LOCATION: 4855 HIGHWAY NO. 7  
LOT 5, PLAN 9831, CONCESSION 7**

The Committee of the Whole recommends that this matter be referred to the Committee of the Whole meeting of September 19, 2005.

**Recommendation**

That Sign Variance Application SV.05-21, Roberto Clausi, be APPROVED, as proposed.

**Economic Impact**

None.

**Purpose**

Request to install a wall sign on the north and east elevations having areas of 1.0 sq m and 1.8 sq m respectively and permit the maintenance of an existing ground sign having an area of 1.2 sq m as shown on the attached drawings.

**Background- Analysis and Options**

**By-Law Requirements (203-92, as amended)**

7.1 (a) A sign containing the name, address and profession of a resident or occupant, not more than 0.2 sq m in sign area and shall not include any commercial advertising.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

**Conclusion**

The By-law permits a sign area of 0.2 sq m per single sign face. The applicant is proposing a sign area of 1.0 sq m and 1.8 sq m respectively for each of the signs on the north and east elevations. The applicant is also proposing to maintain the existing ground sign having an area of 1.2 sq m for which a permit was issued in error in 1996.

Committee members have no objections to the application as submitted and are of the opinion that the general intent and purpose of the sign by-law is being maintained.

Upon approval of the sign variance by Council, a Sign Permit is required to be issued by the Building Standards Department.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 12, 2005**

Item 23, CW Report No. 46 – Page 2

**Attachments**

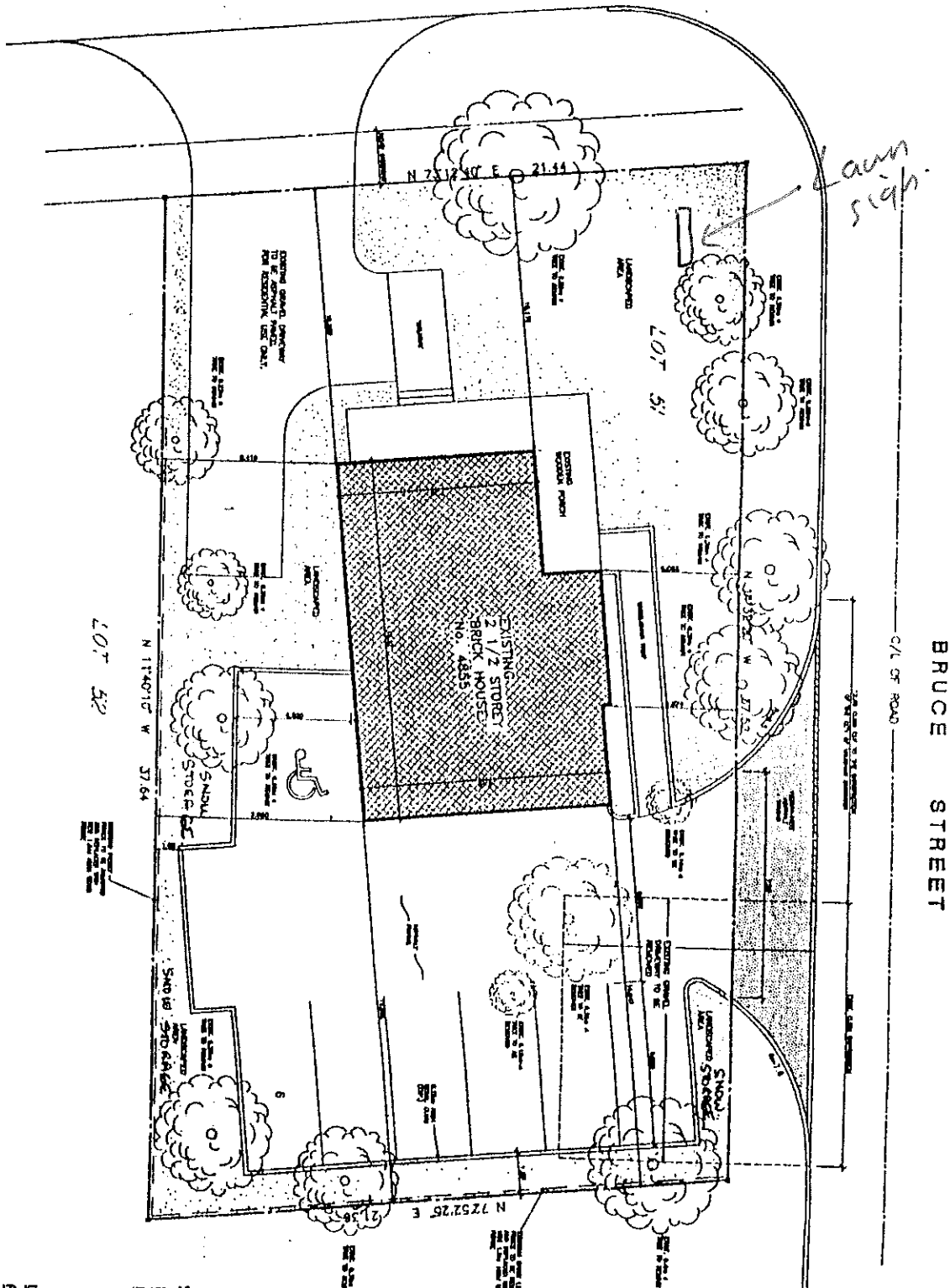
1. Site Plan
2. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services

/as

(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.)



**SITE DEVELOPMENT**

LOT AREA	800.67 SQ.M.	8618.82 SQ.FT.
<b>BUILDING AREA</b>		
GROUND FLOOR	114.30 SQ.M.	1230.35 SQ.FT.
SECOND FLOOR	77.70 SQ.M.	836.38 SQ.FT.
THIRD FLOOR	45.30 SQ.M.	487.82 SQ.FT.
TOTAL C.F.A.	237.30 SQ.M.	2554.55 SQ.FT.
<b>LANDSCAPED AREA</b>	344.37 SQ.M.	3706.89 SQ.FT.
<b>PAVED AREA</b>	342.00 SQ.M.	3681.00 SQ.FT.

<b>REQUIRED</b>	<b>PROPOSED</b>
RESIDENTIAL	1 CAR
HOME OCCUPATION	2 CARS
TOTAL	3 CARS

REGISTER'S COMPIL'D PLAN No. 98  
 TOWN OF VAUGHAN  
 REGIONAL MUNICIPALITY OF YORK  
 (416) 321-1151

Wall sign  
Illuminated  
Black on white  
East elevation

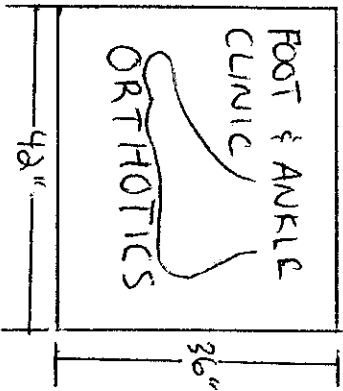
23 in

**FAMILY FOOT CLINIC**  
Sports Medicine - Custom Orthotics - Surgery

120 in

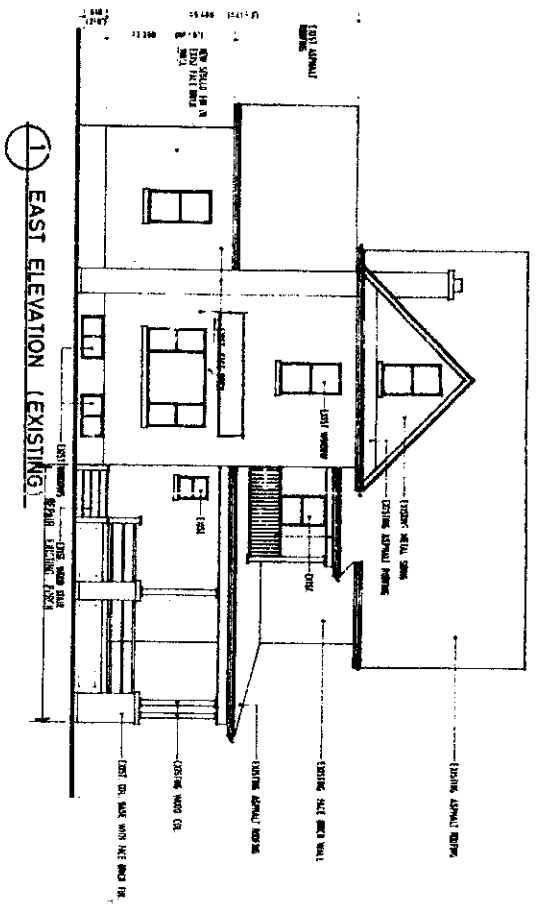
2 x 10'

Neon sign  
in window below  
North elevation

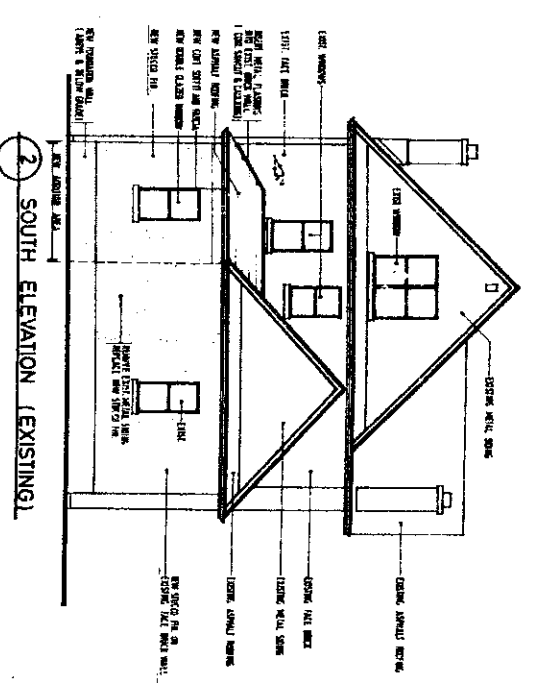


Respective signs and location  
highlighted on building elevation - one level

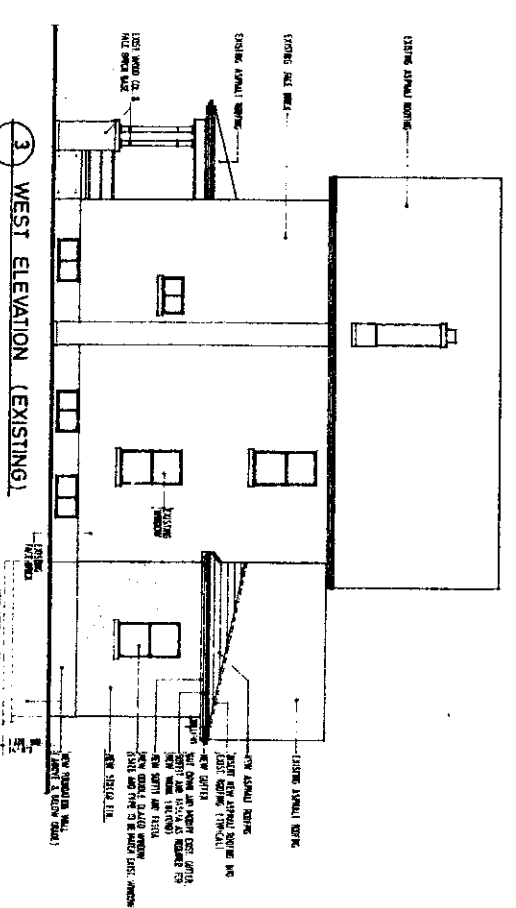
1 EAST ELEVATION (EXISTING)



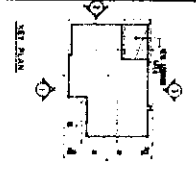
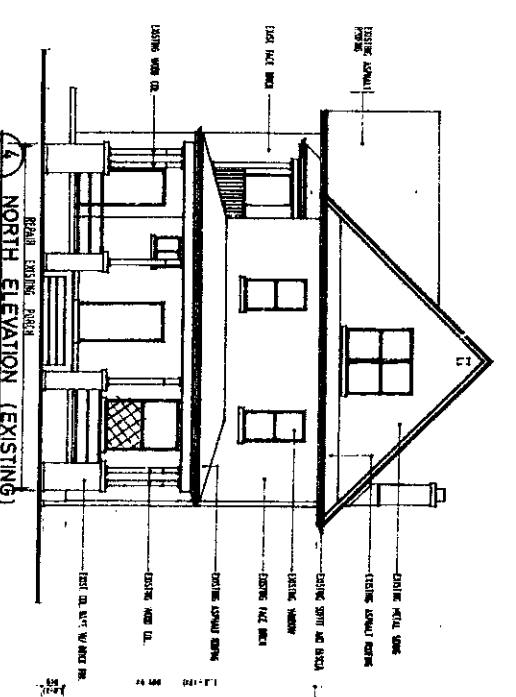
2 SOUTH ELEVATION (EXISTING)



3 WEST ELEVATION (EXISTING)



4 NORTH ELEVATION (EXISTING)



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EXISTING ELEVATIONS FOR  
 ROBERTO CLAUDIO GI  
 BRUCCIS ST & NW 77

ELEVATIONS  
 A.2