

**COMMITTEE OF THE WHOLE APRIL 30, 2007**

**SIGN VARIANCE APPLICATION**

**FILE NO: SV.07-03**

**OWNER: HAULOVER INVESTMENTS LTD.**

**LOCATION: 8100 YONGE STREET**

**LOT 1, REGISTERED PLAN 3765, CONCESSION 1**

**Recommendation**

That Sign Variance Application SV.07-03, Haulover Investments Ltd., be APPROVED subject to the following:

- a) that the sign area be reduced by 25%;
- b) that the sign be externally lit and the existing banners be removed in accordance with Heritage Vaughan approval; and
- c) that the previous siding material be restored for the gable end.

**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**

Request to install an additional wall sign located above the existing sign of the subject property as shown on the attached drawings.

**Background - Analysis and Options**

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

- 5.8 No Sign shall be erected in part or entirely above the surface of the roof of a building or structure.
- 6.2 (a) Where a site plan approved by the City provides standards for signage and the signs for the development comply therewith, such signs shall be deemed to comply with this By-Law.
- 11 Special Sign District  
The subject property is located within the Special Sign District for Thornhill  
(Maximum area of a Wall Sign = 1.50 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.

### **Regional Implications**

Prior to the issuance of the Sign Permit, the approval of the York Region Engineering Department is required.

### **Conclusion**

The applicant is proposing to install an additional wall sign having an area of approx. 3.4 sqm. The proposed sign is located in the gable end of the structure and located above an existing banner that is to be removed.

Heritage Vaughan at it's meeting of March 21, 2007 approved the following recommendation in respect to the sign variance application:

That Sign Variance Application be approved subject to the signage not being internally illuminated; and

That all existing banners on the subject property be removed immediately.

Sign Variance Committee members noted at the Sign Variance meeting that the subject property is located with the Special Sign District for Thornhill and proposed sign area 3.4 sqm. far exceeds the maximum 1.50 sqm. permitted by the City's Sign By-law Further, the sign is proposed to be located above the roof line of the building.

Members of the Sign Variance Committee support the recommendations of Heritage Vaughan however are suggesting the additional conditions of a 25% reduction in the sign area and the re-instatement of the previous siding material within the gable end of the building in order that the proposed sign would be more in keeping with the character and massing of the rest of the building.

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 Sign

### **Report prepared by:**

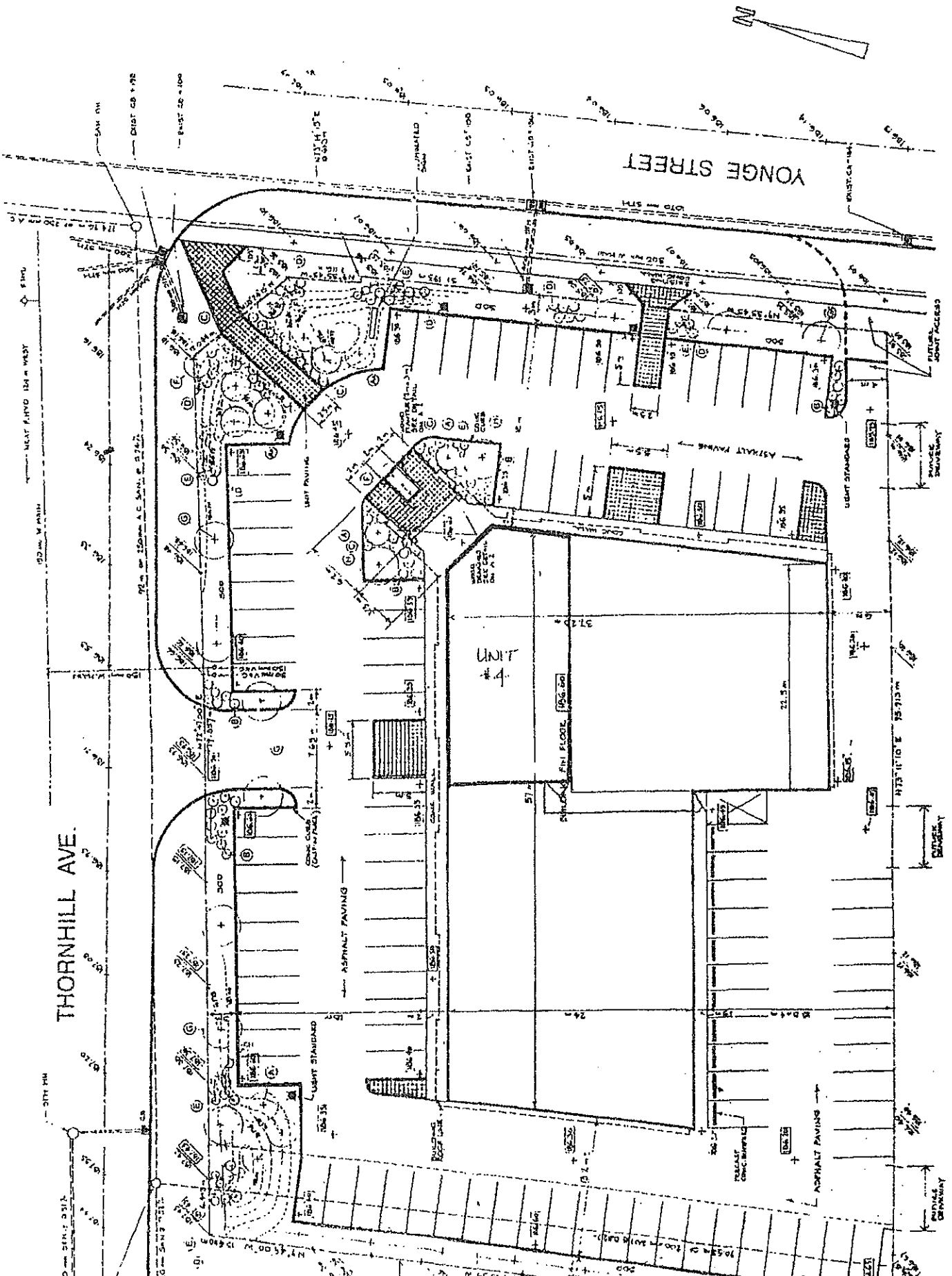
John Studdy, Manager of Customer & Administrative Services Ext 8232.

Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee

/pa

# BUILDING SITE PLAN AND LOCATION OF LEASED PREMISES



BANNER  
To be removed

PROPOSED  
SIGN

