

**CITY OF VAUGHAN
SIGN VARIANCE COMMITTEE
MINUTES
Thursday, August 17, 2023**

Members: Nick Borcescu, Senior Heritage Planner, Development Planning
Carol Ramchuram, Regulatory Policy Analyst, By-law and Compliance
Ester Tadrous, Senior Applications Expediter (Building Permits)

Regrets: Chrisa Assimopoulos, Urban Designer, Development Planning

Staff: Jutta Court, Coordinator – Programs and Projects, Building Standards
Tammy Bocci – Customer Service Representative, Building Standards
Franca Orlandi - Customer Service Representative, Building Standards

The meeting was called to order at 2:03 p.m. with Carol Ramchuram in the Chair.

0. ELECT CHAIRPERSON

MOVED by Nick Borcescu
seconded by Ester Tadrous

That Carol Ramchuram be the Chairperson for this meeting.

CARRIED

1. CONFIRMATION OF AGENDA

MOVED by Nick Borcescu
seconded by Ester Tadrous

That the Agenda be confirmed as presented.

CARRIED

2. DISCLOSURE OF INTEREST

There was no disclosure of interest from any member present.

3. ADOPTION OF MINUTES

MOVED by Nick Borcescu
seconded by Ester Tadrous

That the Minutes of November 17, 2022 meeting be adopted as circulated.

CARRIED

4. APPLICATIONS FOR CONSIDERATION

Sign Variance Committee Recommendation

4.1 SUBJECT: NOTICE OF SIGN VARIANCE APPLICATION

FILE NO: SV 23-001

APPLICANT: Nathan Jankowski

OWNER: Metrolink (Rick Radovski)

SIGN TYPE: Billboard Sign

LOCATION: 721 Westburne Drive

PLAN 65M2795 Lot 23-24

Description of Variance Requested:

Applicant is proposing a Billboard sign at 721 Westburne Drive (Rutherford Go Station property) near the corner with Rutherford Road. Existing ground sign at corner to be replaced with proposed billboard sign in similar location.

Sign By-Law 140-2018 Requirements:

SECTION 2.0 DEFINITIONS

“Billboard Sign” means a Third-Party Sign that displays advertising with images, copy those changes mechanically and/or displays information or images on a digital or electronic screen, but not include a Ground Sign as defined by this by-law.

SECTION 15 – BILLBOARDS

15.2 Developed industrial and commercial zoned lands “

i) Not be permitted on a lot that abuts a Residential Zone and not be located within 100 meters from a building containing Residential units or lands Zoned Residential.

Development Agreement Information

As per Email received to a team member from Development Planning Department dated January 17, 2023,

Good Morning Nathan,

After discussing this over urban design staff and taking a thorough review of all approved drawings associated with the approval of DA.19.035, it has come to my attention that the general location you identified as part of your sign permit application was contemplated to house a freestanding illuminated sign. Please refer to the attached site plan which demonstrates that at the corner of Rutherford Rd. and Westburne Dr. an "A1.1-FY" is to be placed here in-which the legend references a free standing style sign (A1.1) that is illuminated (FY). In principal Development Planning has no concerns with the general placement of the sign and would not require a Minor Site Development Application, however, I do encourage this application be reviewed through the sign variance process as the overall design is quite different than what was previously proposed. I have cc'd Zainab so she could provide you with any additional information pertaining to the sign variance process. If you require any additional clarification feel free to contact me.

Regards,

Roberto Simbana, BURPI
Planner 1

Variance Analysis:

Variance to permit a Billboard sign to locate approximately within 64 meters from a land Zoned Residential: (Rutherford Road and Barrhill Road)

The applicant provided a presentation of the application

MOVED by Nick Borcescu
seconded by Ester Tadrous

That the Sign Variance Application SV 23 001 be **Approved** with the following conditions: (1) that the sign be dimmed to 150 nits from sunset to sunrise, and the digital sign be turned off entirely between 11 pm and 7 am.

Note that the applicant has an existing ground sign at the proposed location and is hoping to erect it elsewhere on their property at Rutherford Go station. The applicant has been advised that a building permit will be required in order to do so.

CARRIED

5. **OTHER BUSINESS**
None

6. **MOTION TO ADJOURN**
MOVED by Nick Borcescu
seconded by Ester Tadrous

That the meeting be adjourned at 2:47 p.m.