



# REPORT

## Development Services - Building

**TO:** Mayor and Members of Council

**FROM:** Michael Klose, Chief Building Official

**DATE:** September 12, 2022

**REPORT: DS-28/22** **FILE NO.**

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**SUBJECT:** Variance from Township of Uxbridge Sign By-law, 2 Victoria Drive – Ground Sign

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### BACKGROUND:

A ground sign is being proposed for the new building under construction known as 2 Victoria Drive. The building is five stories high. According to the submitted permit drawings the building consists of four retail units on the ground floor and four office units on each floor levels above. Additionally, two office units are proposed in the basement level for a total of 18 office units. The proposed sign indicates the address and provides spaces to identify tenants within the building.

The ground (pylon) sign is proposed to be placed on the south side of the building adjacent to Victoria Dr. The sign location would be somewhat visible from Brock St. Specifically, the proposed sign would be installed on the private property of 2 Victoria Dr., 1.15m from the property line adjacent to Victoria Dr. and 6.37m from the South property line adjacent to the residential zone. The property does not have sufficient space between the building and the property lines; therefore, the sign will utilize the first two regular parking spaces. Bicycle racks are being incorporated within this area as well. See the attached site plan detail.

The building is located within the Special Heritage Sign District which only permits a multiple occupant sign up to 2 square meters in area and 2.5 meters high. The proposed sign is 6.1m high with a total area of 10.3 square meters. An exemption from the sign by-law would be required for height, area, and setbacks from property lines.

## **DISCUSSION:**

The proposed ground sign is much larger than a ground sign that would be permitted in the Heritage Special Sign District. It is the opinion of staff that the proposed ground sign fits well with the scale of the proposed building size and overall size of the property. Development Services staff support the location of the sign within the first two regular parking spaces including the proposed provision of bicycle racks thus supporting active transportation.

The proposed sign is shown with having LED internally lit signage and an LED screen. It is the recommendation of development services staff that the sign shall only be lit with external lighting and such lighting shall be designed so as not to adversely affect neighboring properties. No internal lighting or LED screens will be permitted for the approval of sign permits.

Further, prior to issuance of a sign permit, staff will request proposed colours and fonts for the sign displays to be in keeping with heritage character. The sign displays will be circulated to the Towns Heritage Committee for review.

See attached detail drawings of the proposed signage.

## **RECOMMENDATION**

THAT Report DS-28/22 of Michael Klose, Chief Building Official be received for information;

AND THAT if thought to be appropriate, 2 Victoria Drive be permitted to erect a ground sign in the location as shown on the attached site plan including bicycle racks;

AND THAT the proposed sign shall only be lit with external lighting and such lighting shall be designed so as not to adversely affect neighbouring properties and as specified by the sign by-law's heritage guidelines;

AND THAT an LED screen shall NOT be permitted.

Respectfully Submitted by:

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Michael Klose  
Chief Building Official  
Development Services – Building Department