

SIGN VARIANCE APPLICATION

FILE NO: SV.11-004
OWNER: CP RAIL
LOCATION: SOUTH SIDE OF MAJOR MACKENZIE DRIVE
(EAST SIDE OF HWY 50), LOT 20, CONCESSION 10)
LOT 15, CONCESSION 9
WARD 2

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-004, CP Rail, be APPROVED subject to TRCA's approval.

Contribution to Sustainability

N/A

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 three (3) Poster Panel (3rd Party Billboard) signs on the subject property as shown on the attached drawings.

Background - Analysis and Options

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

Section 15.1 A maximum of one (1) Poster Panel Sign (Billboard) may be permitted on a developed lot zoned industrial or commercial.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

Region of York Engineering approval is required for the proposed signs.

Conclusion

The applicant has applied to the City to construct three (3) Poster Panel Signs (3rd Party Billboard) on a lot zoned agricultural and open space. The three (3) signs are located on the CPR Intermodal Yards on south side of Major Mackenzie Drive between Highway No 50 and Huntington Road.

Members of the Sign Variance Committee have no objections to the application and are of the opinion the intent and purpose of the Sign By-law is being maintained.

The subject property is within the prescribed area of the City for Poster Panel Signs and the property is being used for industrial purposes (CPR Intermodal Railway Yard) The location of the proposed 3rd party signs meet the minimum 600 meters separation between signs, as required by the City's Sign By-law.

It is noted that one of the proposed signs is located within lands zoned "OS1" (Open Space Conservation Zone) and if the application is approved by Council, the TRCA's approval will be required prior to the issuance on the sign permit.

Accordingly, Members of the Committee have no objections to the application subject to the approval of the TRCA.

If Council finds merit in the application, a Sign Permit issued by the Building Standards Department is required.

Attachments

1. Photo – Sign Location
2. City Zoning Map – Sign Location
3. Sketch of Sign (2)

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

Google

Eye Alt 1.94 Km

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Pattison, Vaughan Terminal 3

Pattison Vaughan Terminal 2

Pattison Vaughan Terminal 1

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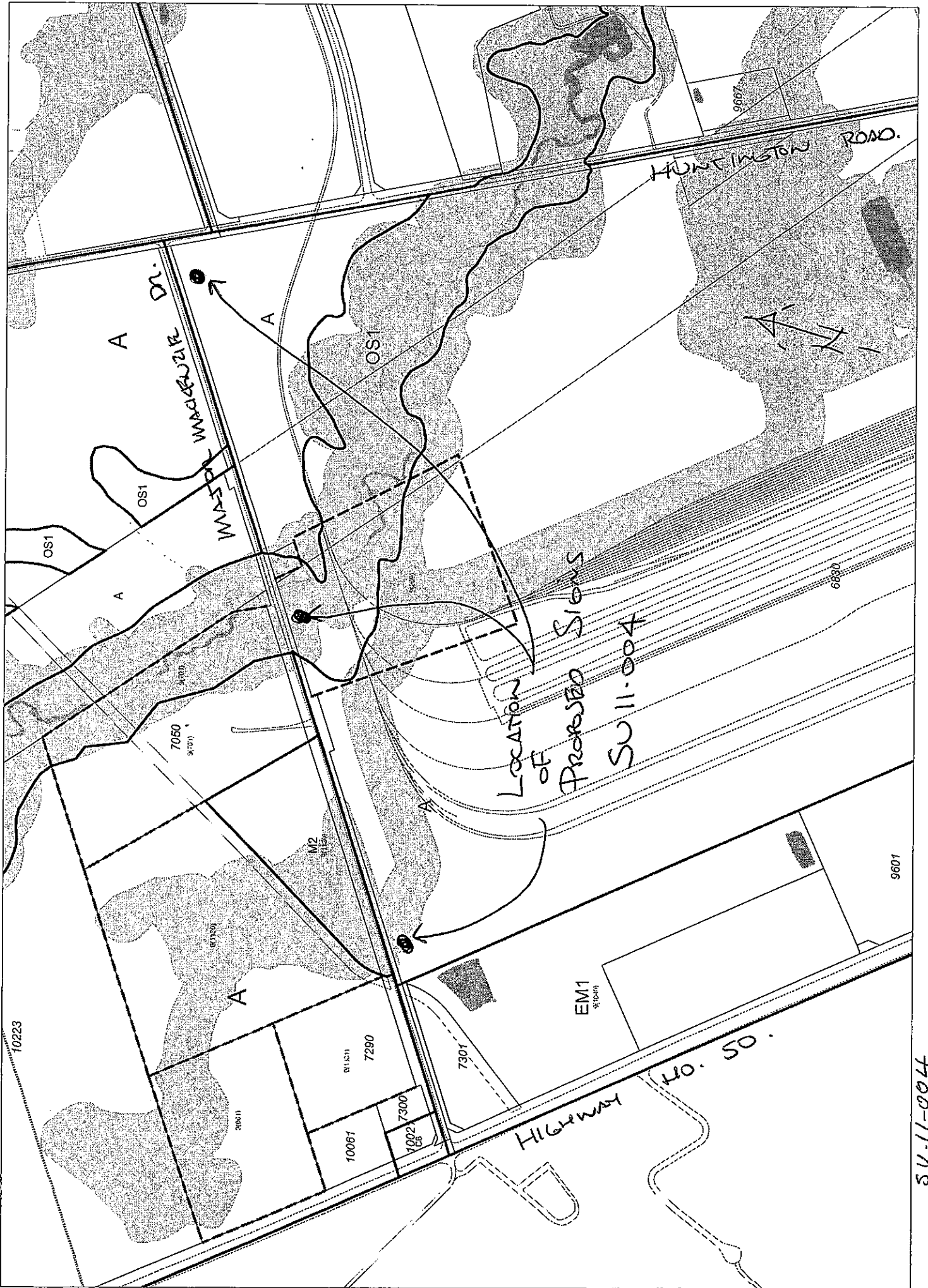
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Imagery Date: Sep 1, 2009

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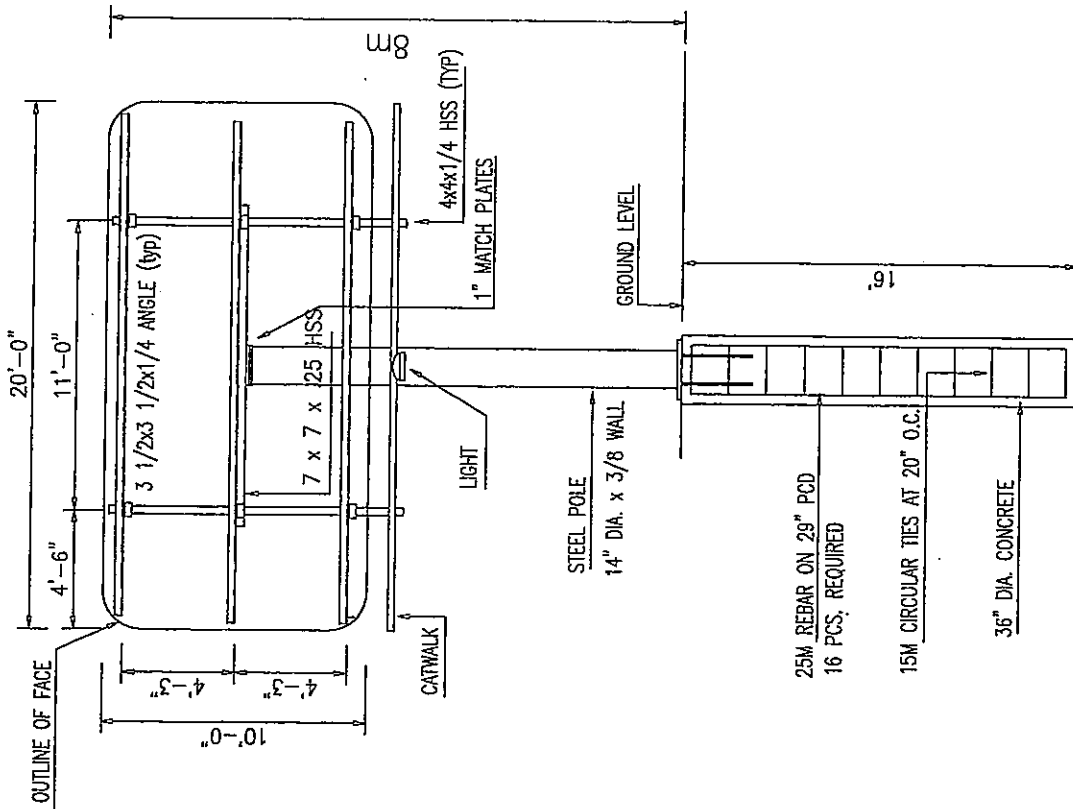


LOCATION OF PROPOSED SIGNS
SU11-004

SU-11-004

LOCATION

CHANGES IN THE CONTENTS OF THE "LOCATION" BOX OR WHIREOLTS MAKE THIS DRAWING VOID AND OF NO VALUE. PHOTOCOPIES OF THIS DRAWING HAVE NO VALIDITY IF IN DOUBT TO CONFIRM VALIDITY OF THE DRAWING CALL LEN MAILE



PLAN VIEW OF BASEPLATE

FRONT ELEVATION

END ELEVATION

NOTE

THIS DRAWING IS THE PROPERTY OF THIS ENGINEER AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR DATA PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE WORK. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE WORK AND ONLY ONE DRAWING FOR THE CONSTRUCTION OF THE WORK AND ONLY ONE DRAWING FOR THE CONSTRUCTION OF THE WORK.

DESIGN WIND PRESSURES

DESIGN WIND PRESSURE = $1.49 \times C_e \times C_d \times C_w \times C_p$
 $C_e = 0.7(10/12)^{0.3}$ WHERE h = HEIGHT ABOVE GRADE IN METERS
 C_e MUST BE NOT LESS THAN 0.7
 FOR TORONTO

HEIGHT (FEET)	C_e	DESIGN WIND PRESSURE (LB/SQ.FT.) USING $C_e = 1.0$	$C_p = 1.8$
20	0.7	25.8	25.8
25	0.7	25.8	25.8
30	0.7	25.8	25.8

- NOTES**
1. STEEL REBAR DEFORMED 400 MPa
 2. STEEL HSS 50 KSI YIELD
 3. STEEL TUBE 45 KSI YIELD
 4. STEEL STRUCTURAL C.S.A. G40.21-44W
 5. ANCHOR BOLTS 44 KSI YIELD
 6. WELDING C.S.A. W69-03 & W47.1
 7. FOOTING DESIGNED FOR NORMAL SOIL CONDITIONS WITH LATERAL BEARING PRR. OF 200 LB/SQ.FT./ FT. DEPTH.
 8. DESIGN IS FOR A WIND VELOCITY PRR. OF 0.49 KPa
 9. BOLTS ASTM A325 OR EQUAL
 10. CONCRETE STRENGTH 32MPa AT 28 DAYS 5% AIR INSTALL TO CAN/CSA A23.1 & A23.2 - M90
 11. DESIGN IS TO REQUIREMENTS OF THE 2006 ONT. BLDG. CODE

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