

SIGN VARIANCE APPLICATION

FILE NO: SV.11-042
OWNER: JOHNY DRUCKMANN
LOCATION: 130 RACCO PARKWAY
BLOCK 1, PLAN 65M-3531
WARD 5

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-042, Johnny Druckmann, be APPROVED and that Enforcement Services be notified of the existing non-conforming signs.

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

To permit the installation of one (1) 1.8 sqm. wall sign, as shown on the attached plans.

Background - Analysis and Options

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

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.

Noting the above, where the property is regulated by a site plan agreement approved by the City, only those wall signs and pylon signs approved under the site plan agreement are deemed to be permitted by the City's Sign By-Law.

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 not required for the proposed sign.

Conclusion

The applicant has applied for permission to install on additional 1.8 sqm. wall sign as shown on the attached drawings. This wall sign is in addition to other existing wall signs that have been previously constructed on the building without sign permits.

Members of the Sign Variance Committee have no objections to the application however are concerned with the existing signs that have been constructed without sign permits some of which don't comply with the City's Sign By-law.

Committee members are therefore recommending approval of this application subject to the Enforcement Services Department being notified respecting the existing non-conforming wall signs that have been constructed without sign permits.

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
3. Photo of South Building Elevation.

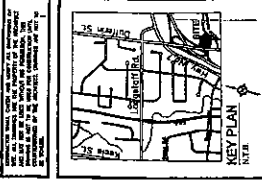
Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as



Site Plan Application
Reference No. DA.03.074

PROPOSED INTERIOR ALTERATION IN PART 2ND FLOOR AT 130 RACCO PARKWAY CITY OF VAUGHAN, ONTARIO

WEB BURDYKA ARCHITECTS

3655 LESLIE STREET, 2ND FLOOR, STE. 108
SCARBOROUGH, ONTARIO M1W 4L7
TEL: (416) 490-2325 FAX: (416) 490-3941

SITE PLAN

DATE: JAN 27/08
SCALE: AS SHOWN
PROJECT: 03-11-042
SHEET NO: 03-11

A1.1

ONTARIO BUILDING CODE DATA MATRIX	CGC REFERENCE
1. BUILDING TYPE	1.1.1
2. BUILDING HEIGHT	2.1.1
3. BUILDING AREA	3.1.1
4. BUILDING VOLUME	4.1.1
5. BUILDING FOOTPRINT	5.1.1
6. BUILDING SETBACKS	6.1.1
7. BUILDING SPACING	7.1.1
8. BUILDING ACCESS	8.1.1
9. BUILDING EGRESS	9.1.1
10. BUILDING SAFETY	10.1.1
11. BUILDING UTILITIES	11.1.1
12. BUILDING ENVIRONMENT	12.1.1
13. BUILDING PERFORMANCE	13.1.1
14. BUILDING COMPLIANCE	14.1.1
15. BUILDING MAINTENANCE	15.1.1
16. BUILDING INSPECTION	16.1.1
17. BUILDING RECORDS	17.1.1
18. BUILDING ENFORCEMENT	18.1.1
19. BUILDING APPEALS	19.1.1
20. BUILDING BY-LAWS	20.1.1
21. BUILDING ZONING	21.1.1
22. BUILDING PLANNING	22.1.1
23. BUILDING DESIGN	23.1.1
24. BUILDING CONSTRUCTION	24.1.1
25. BUILDING OCCUPANCY	25.1.1
26. BUILDING DEMOLITION	26.1.1
27. BUILDING REPAIRS	27.1.1
28. BUILDING ALTERATIONS	28.1.1
29. BUILDING ADAPTATIONS	29.1.1
30. BUILDING ACCESSIBILITY	30.1.1
31. BUILDING ENERGY	31.1.1
32. BUILDING SUSTAINABILITY	32.1.1
33. BUILDING RESILIENCE	33.1.1
34. BUILDING SECURITY	34.1.1
35. BUILDING HEALTH	35.1.1
36. BUILDING WELL-BEING	36.1.1
37. BUILDING QUALITY	37.1.1
38. BUILDING VALUE	38.1.1
39. BUILDING INVESTMENT	39.1.1
40. BUILDING RISK	40.1.1
41. BUILDING LIABILITY	41.1.1
42. BUILDING REPUTATION	42.1.1
43. BUILDING BRAND	43.1.1
44. BUILDING CULTURE	44.1.1
45. BUILDING COMMUNITY	45.1.1
46. BUILDING SOCIETY	46.1.1
47. BUILDING ECONOMY	47.1.1
48. BUILDING ENVIRONMENT	48.1.1
49. BUILDING CLIMATE	49.1.1
50. BUILDING RESOURCES	50.1.1
51. BUILDING WASTE	51.1.1
52. BUILDING WATER	52.1.1
53. BUILDING AIR	53.1.1
54. BUILDING SOIL	54.1.1
55. BUILDING VEGETATION	55.1.1
56. BUILDING ANIMALS	56.1.1
57. BUILDING PLANTS	57.1.1
58. BUILDING FUNGI	58.1.1
59. BUILDING BACTERIA	59.1.1
60. BUILDING VIRUSES	60.1.1
61. BUILDING PARASITES	61.1.1
62. BUILDING PESTS	62.1.1
63. BUILDING INSECTS	63.1.1
64. BUILDING MAMMALS	64.1.1
65. BUILDING BIRDS	65.1.1
66. BUILDING REPTILES	66.1.1
67. BUILDING AMPHIBIANS	67.1.1
68. BUILDING FISH	68.1.1
69. BUILDING MOLLUSCS	69.1.1
70. BUILDING ARACHNIDS	70.1.1
71. BUILDING MAMMALS	71.1.1
72. BUILDING BIRDS	72.1.1
73. BUILDING REPTILES	73.1.1
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81. BUILDING AMPHIBIANS	81.1.1
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83. BUILDING MOLLUSCS	83.1.1
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93. BUILDING BIRDS	93.1.1
94. BUILDING REPTILES	94.1.1
95. BUILDING AMPHIBIANS	95.1.1
96. BUILDING FISH	96.1.1
97. BUILDING MOLLUSCS	97.1.1
98. BUILDING ARACHNIDS	98.1.1
99. BUILDING MAMMALS	99.1.1
100. BUILDING BIRDS	100.1.1

SITE STATISTICS

LOT AREA: 30,270 sqm (748 ac)
EXISTING BLDG COVERAGE: 6,127.2 sqm (148 ac)

EXISTING BUILDING OF F.A.: 9,127.2 sqm (20,330 sq ft)
GROUND FLOOR: 4,563.6 sqm (9,165 sq ft)
SECOND FLOOR: 4,563.6 sqm (9,165 sq ft)

TOTAL OF F.A.: 13,516.0 sqm (30,487 sq ft)

SCOPE OF WORK FOR INTERIOR ALTERATION IN 1ST FLOOR: 34.39 sqm (368.0 sq ft)
ALTERATION IN 2ND FLOOR: 372.31 sqm (4,006.6 sq ft)
ALTERATION IN 2ND FLOOR: 408.22 sqm (4,392.7 sq ft)

TOTAL: 714.92 sqm (7,667.3 sq ft)

PARKING REQUIRED:

POOL: 22 spaces
STORAGE: 10.4
BPA: 1.4
GARAGE: 1.4
PERSONAL TRAINING STUDIO: 1.4
OFFICIALS: 1.4
ICE RINKS: 1.4
FITNESS AREA: 1.4
SCACCA AREA: 1.4
TOTAL PARKING REQUIRED: 48.6 spaces

EXISTING 1/20 PARKING: 5 spaces

SITE PLAN
SCALE 1:800
SV.11-042

