

SIGN VARIANCE APPLICATION

FILE NO: SV.12-002
OWNER: GANZ REALTY LTD.
LOCATION: 51 VINYL COURT
BLOCK 53, PLAN M-2009
WARD 2

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.12-002, Ganz Realty Ltd., be APPROVED, subject to the sign design to be amended only to include only the blue oval graphics at 6 ft. by 21 ft.

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

The applicant is requesting to install one (1) 11.7 sq.m. wall sign at the rear of the property, as shown on the attached drawings..

Background - Analysis and Options

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

8.2 (a) The area of a wall sign shall not exceed 0.75 sq.m. per linear horizontal meter of the exterior wall of a building upon which such sign is located. In multiple occupancy buildings or shopping centres, the sign area for each business premises shall be proportional to the length of the exterior wall forming part of the premises. Notwithstanding the foregoing, the total area of a wall sign per business premises shall not exceed 20.0 sq.m or be limited to less than 2.0 sq.m.

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 signs.

Conclusion

The applicant is proposing one (1) additional wall sign at the rear of the property totaling 11.7 sq.m. whereas a maximum of 6.24 sq.m is permitted.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application subject to the sign area being redesigned to include only the blue oval portion of the proposed sign. There are no other sign being proposed for the rear building elevation.

Members of the Sign Variance Committee are of the opinion that the intent and purpose of the Sign By-law is being maintained.

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

Attachments

1. Site Plan and Proposed Sign Location
2. Sketch of Sign – South Elevation

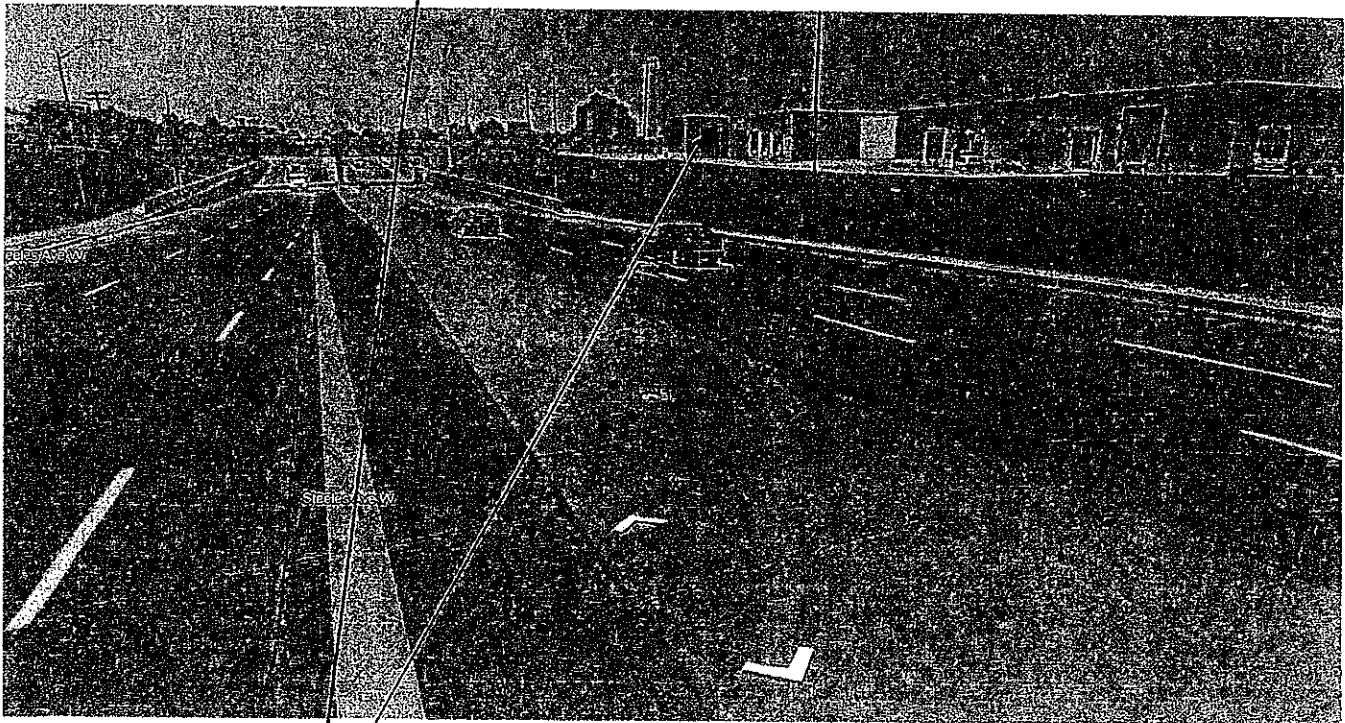
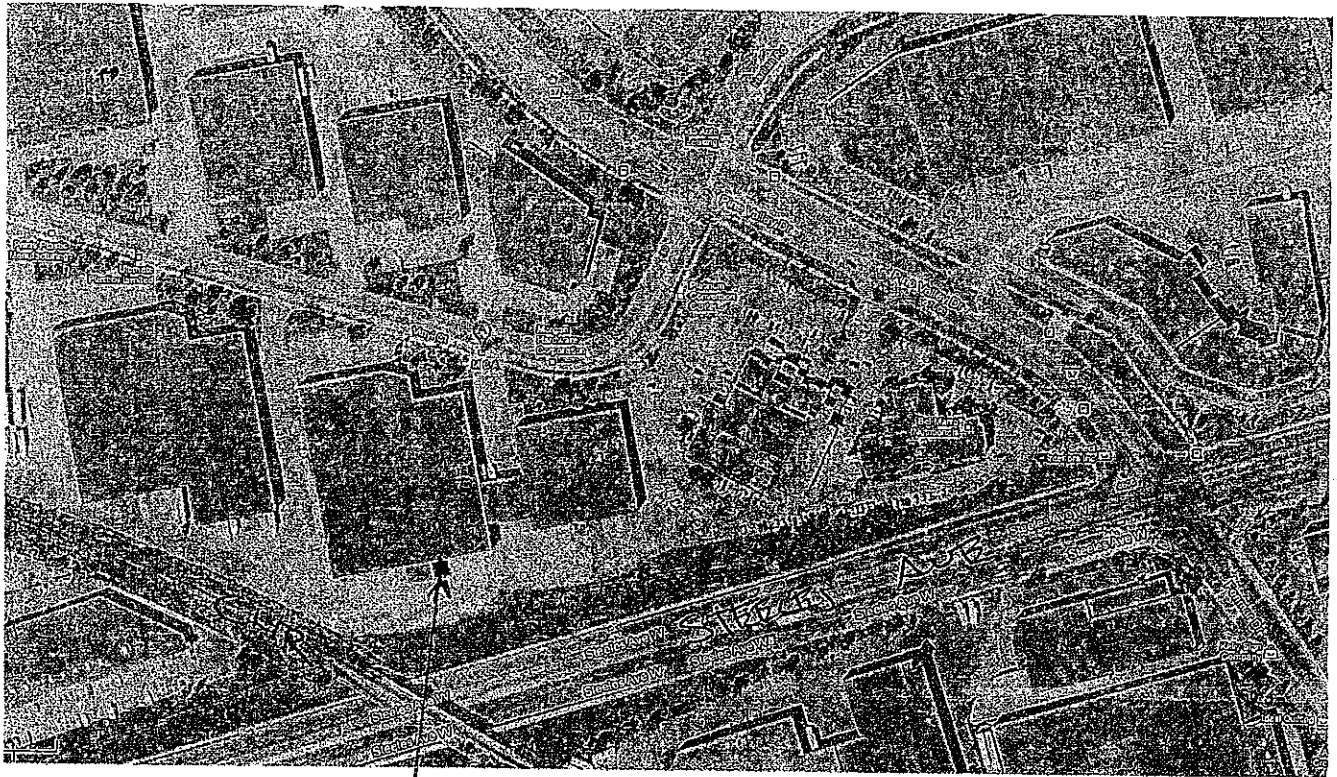
Report prepared by:

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

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/as

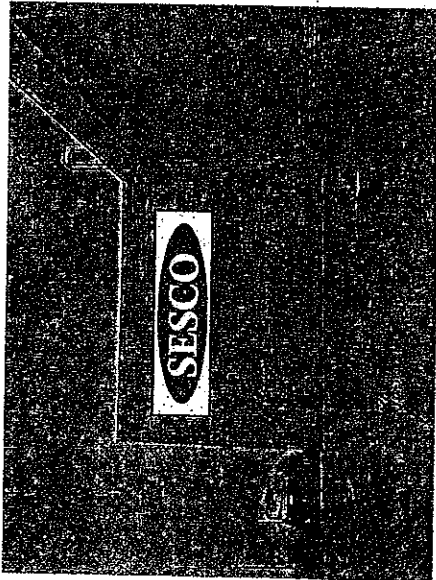


SV.12-002

Proposed Sign Location

Due to the difference in elevation between the building and the street level, as well, as the overhead railroad bridge on Steele Ave, we are proposing to install the sign on the East side of the Mechanical Room wall. Our goal is maximize the visibility of the cross section of Fenmar & Steeles Ave. Since there is very little exposure on the south wall from both eastbound and westbound traffic on Steeles Ave.,

ITEM C - ILLUMINATED SIGN BOX - REAR OF BUILDING (SOUTH/EAST SIDE OF BUILDING)

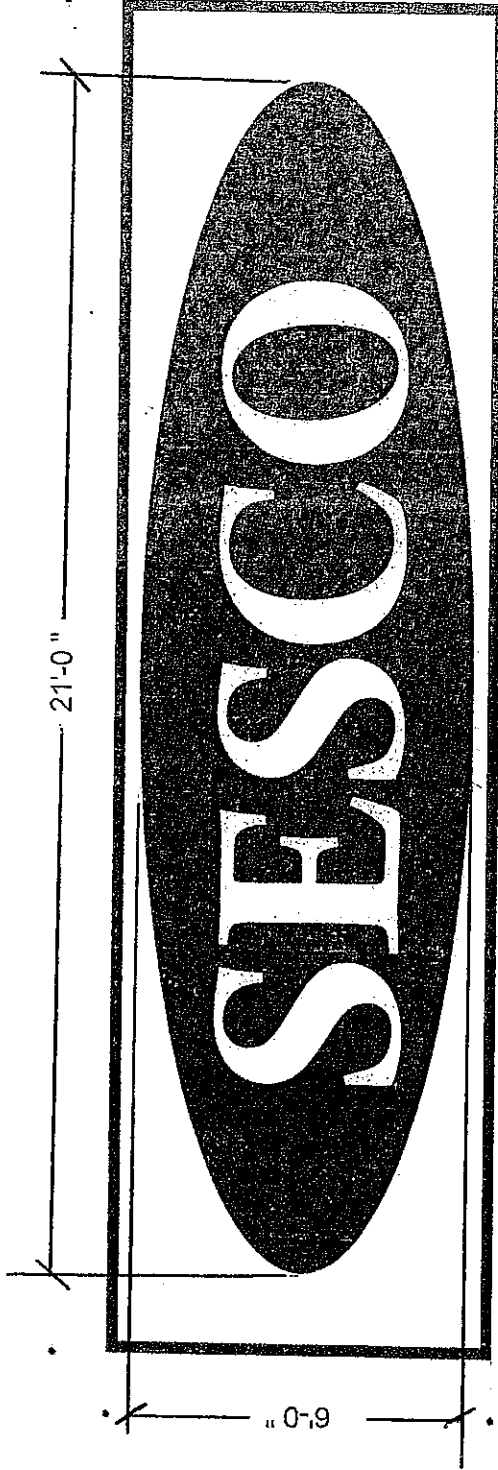


C S.F. Illuminated Wall Sign

Scale 1/2" = 1'

SPECIFICATIONS FOR FABRICATION AND INSTALLATION:

- Internally illuminated cabinet
- Quantity: One (1)
- Extruded aluminum construction type: EX
- Overall length of sign: ~~22'-2"~~ / Overall height of sign: ~~6'-0"~~
- Total square feet: ~~133~~
- Cabinet depth: 8" - Painted Black
- Retainer size: SignComp 1.5" - Painted Black
- Face type: Flex Face
- Mounting method: Wedge Anchors into Brick Wall
- Illuminated with high output fluorescent lamps / ballasts (12" centers)
- Primary electrical requirement:
 - 347 volt (installed within six feet of sign by others)
 - Timer or photo-cell (installed by others)



SV-12-002



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JOB NAME :
 SESCO

ACCOUNT NO: CR DATE: JUNE 2, 2011
 DRAWN BY: CHECKED BY: CR

REVISION	DESCRIPTION	DATE
5		
4		
3		
2		
1		

FILE NAME
 2011-SESCO

SCALE: NTS PAGE NO. 1 of 3

DRAWING NO. REVISION
 11-SESO205-5 0

120V 347V

COLORS:

Proposal Approval for Production
 APPROVED
 CUSTOMER:
 DATE:

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