COMMITTEE OF THE WHOLE MAY 17, 2004

SIGN VARIANCE APPLICATION
FILE NO: SV.04-06
OWNER: CENTRE-SHIM CORP.
LOCATION: 1470 CENTRE STREET
LOT 64, REGISTERED PLAN 3541

Recommendation

That Sign Variance Application SV.04-06, Centre-Shim Corp. proceed by way of an Amendment to the Site Plan Agreement due to the location of the adjacent residential area.

Purpose

Request to install one ground sign along each of the South and West property lines as shown on the attached sketch.

Background- Analysis and Options

By-Law Requirements (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.

8.1 (a) Except as otherwise permitted in Section 8.7 and 8.8, no ground sign shall be larger than 10.0 sq m in area on a single sign face, or 20.0 sq m of sign area for all faces combined.

Relationship to Vaughan Vision 2007

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

Conclusion

The applicant is requesting two ground signs having a single sign face area of 13.6 sq m for a combined total sign area of 27.2 sq m. The proposed signs are not in accordance with the approved site plan agreement

Attachments

1. Sketch of Sign

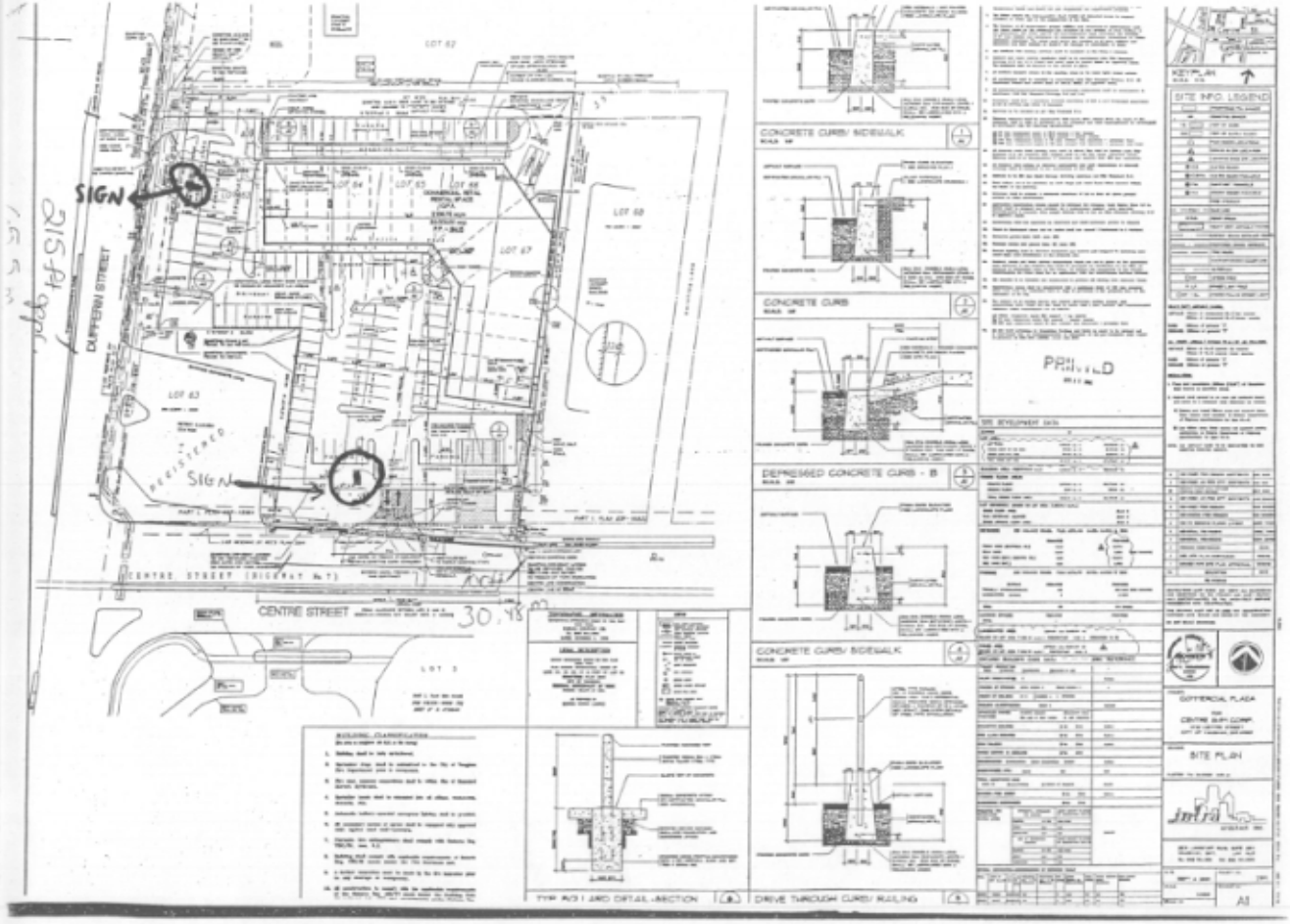
Report prepared by:

John Studdy, Manager of Customer & Administrative Services

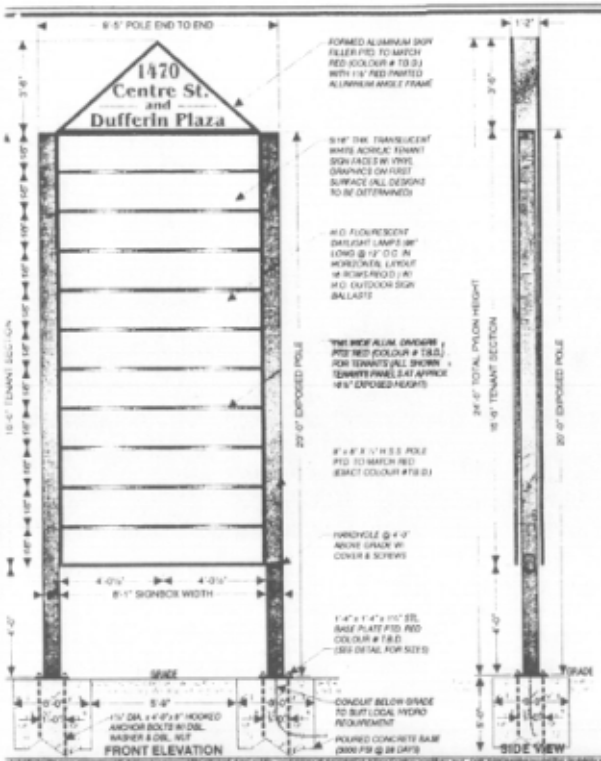
Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

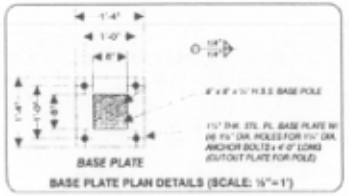
/as


SIGN
SIGN
DUFFERIN STREET
CENTRE STREET
CONCRETE CURB/ SIDEWALK
CONCRETE CURB
DEPRESSED CONCRETE CURB - B
CONCRETE CURB/ SIDEWALK
SITE INFO. LEGEND
SITE PLAN
TYP. NO 1 ARD DETAIL JUNCTION
DRIVE THROUGH CURB/ BUILDING

EXTERIOR D/F ILLUMINATED PYLON SIGN "STRUCTURE DETAILS"



TOP SECTION GRAPHIC LAYOUT SPECS (SCALE IS ¼"=1')



BASE PLATE PLAN DETAILS (SCALE: ½"=1')

GENERAL NOTES:

1. Design wind pressure 45 psf
2. All HSS to CSA G40.21 350W
3. All rolled sections & plates to CSA G40.21-44W
4. Anchor bolts to be ASTM A36
5. All welds & welding to CSA W59 and welders certified under W47.1
6. Soil to be mixed to dry with a bearing capacity of 3000 psf (pour against undisturbed soil)
7. Concrete to have a min. Compressive strength of 3000 psi @ 28 days
8. General Contractor shall provide one electrical supply line to pylon

royal neon
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Concord, Ontario
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TOR. DIR: (416) 661-6666
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CLIENT: CENTRE SHIN CORP. (CENTRE & DUFFERIN PLAZA)
LOCATION: THORNHILL ONTARIO
DATE: MAR. 4th, 03
SALES: HOUSE
APPROVED:
SCALE: ¼" = 1'
DESIGNER: JACK. H. L
CHECKED BY:
DESIGN #: D03-006-C
PAGE# OF
REVISION DATE
APR. 7th, 03