

## **COMMITTEE OF THE WHOLE – JUNE 8, 2005**

### **SIGN VARIANCE APPLICATION**

**FILE NO: SV.05-10**  
**OWNER: KLEINBURG VILLAGE CENTRE INC.**  
**LOCATION: 110 NASHVILLE ROAD**  
**LOT 5-6, PLAN M268**

### **Recommendation**

That Sign Variance Application SV.05-10, Kleinburg Village Centre Inc, be APPROVED subject to the following:

- 1) That the sign be reduced to 12 feet in overall height or 3.65 metres;
- 2) That the font and colour of the lettering are in keeping with the existing buildings;
- 3) That all banners and illegal signs be removed forthwith;
- 4) That the applicant communicate with the Convenience Store tenant to improve the aesthetics of the store by removing the ads on the windows of the building unit; and
- 5) That the final sign permit drawings be submitted to Cultural Services for their review prior to the sign permit being issued.

### **Economic Impact**

None.

### **Purpose**

Request to install a 4.9m (16 feet) high pylon sign and having an area of 4.72 sq m. (50 sq. ft.) as shown on the attached drawings.

### **Background- Analysis and Options**

#### **By-Law Requirements (203-92, as amended)**

- 11.3 (a) Ground signs for multi-use buildings shall not exceed 2.0 sq m in area per single sign face or 4.0 sq m for all faces combined.
- 11.3 (b) Such ground signs, notwithstanding Section 6.5 (d) shall not exceed 3.0 m in height.

### **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 proposing to install a pylon sign having a maximum height of 4.9 m. (16 feet) with and with a maximum sign area of 4.72 sq m. (50 sq. ft.).

Heritage Vaughan at its meeting of March 23, 2005 reviewed the subject application and passed the following motion;

- That one sign on Nashville Road be approved having a height maximum of 12 feet.  
That the Committee agrees to this amendment for the Special Sign Variance, due to the property being adjacent to Highway No. 27.  
That the font and colour of the lettering are in keeping with the existing buildings;  
That all banners and illegal signs be removed forthwith; and

That the applicant communicates with the Convenience Store tenant to improve the existing aesthetics of the store.

Members of the Sign Variance Committee are of the opinion that the application should be approved in accordance with Heritage Vaughan's recommendations.

Upon approval of the sign variance by Council, a Sign Permit is required to be issued by the Building Standards Department.

**Attachments**

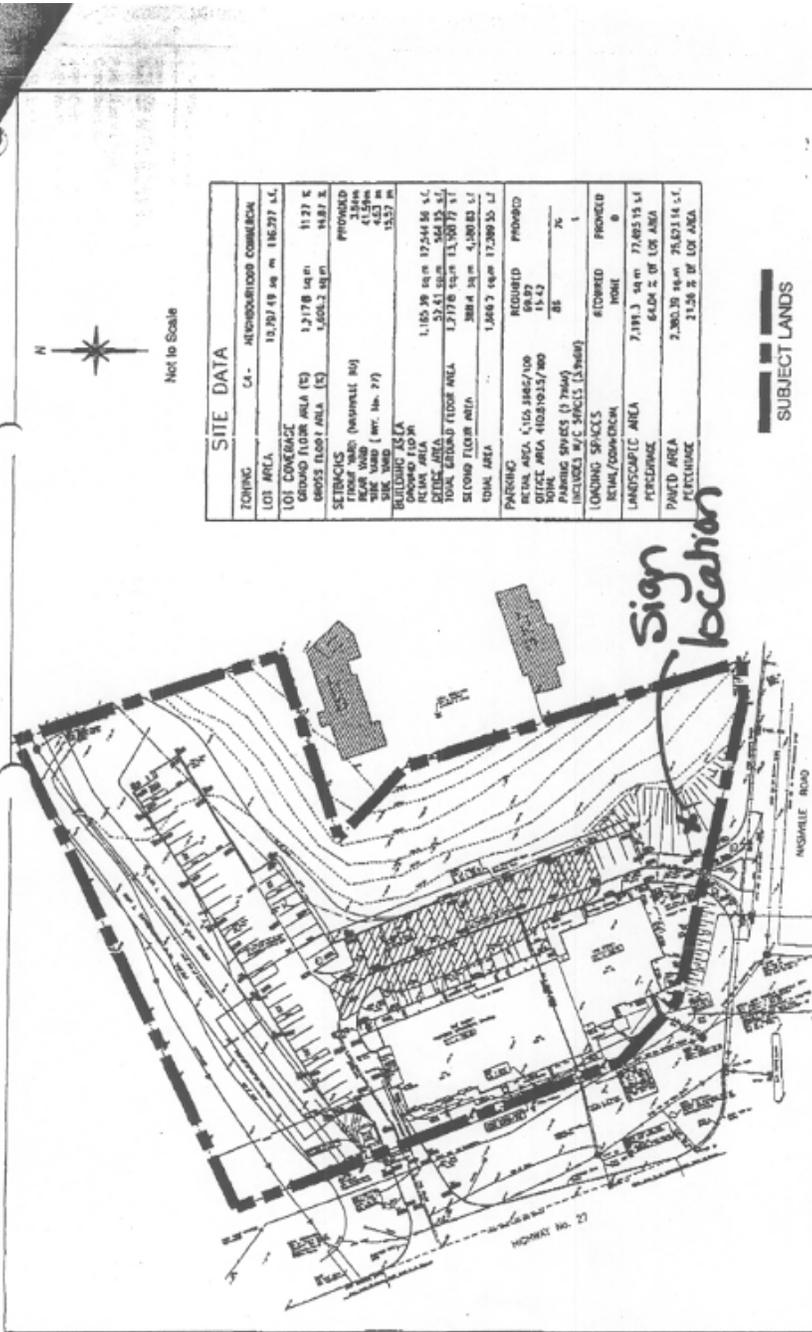
1. Sketch of Sign

**Report prepared by:**

John Studdy, Manager of Customer & Administrative Services

Respectfully submitted,

John Studdy  
Chair, Sign Variance Committee



SITE DATA	
ZONING	C4 - NEIGHBOURHOOD COMMERCIAL
LOT AREA	13,707 sq. m (16,277 S.F.)
LOT COVERAGE	
GROUND FLOOR AREA (G)	1,278 sq.m
GROUND FLOOR AREA (S)	1,601.3 sq.m
SETBACKS	PROVIDED
FLOOR AREA (RESIDENTIAL USE)	2,844 sq.m
FLOOR AREA (COMMERCIAL USE)	4,537 sq.m
TOTAL FLOOR AREA	7,381 sq.m
RETAIL AREA	1,165.36 sq.m (12,544 S.F.)
OFFICE AREA	52.41 sq.m (564 S.F.)
TOTAL GROUND FLOOR AREA	1,217.77 sq.m (13,108 S.F.)
SECOND FLOOR AREA	388.4 sq.m (4,200 S.F.)
TOTAL AREA	1,606.2 sq.m (17,309 S.F.)
PARKING	REQUIRED PROVIDED
RETAIL AREA (1:100-1865/100)	66.87
OFFICE AREA (1:100-1933/800)	15.47
TOTAL	82
PARKING SPACES (1:75M)	76
INCLUDES W/C SPACES (1:50M)	1
LOADING SPACES	6 (COMB) PROVIDED
RETAIL/COMMERCIAL	NONE
LANDSCAPE AREA	7,191.3 sq.m (77,655 S.F.)
PERCENTAGE	64.0% % OF LOT AREA
PAVED AREA	2,385.39 sq.m (25,631 S.F.)
PERCENTAGE	21.5% % OF LOT AREA

SUBJECT LANDS

**Site Plan**

Part of Lot 24 & 25,  
Concession B  
APPLICANT:  
KLEINBURG VILLAGE CENTRE INC.  
ALTERNATIVE PRELIMINARY PLAN



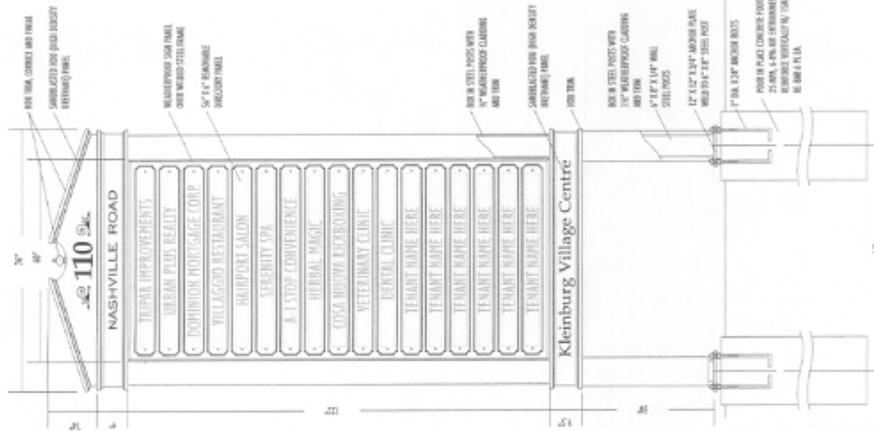
Community Planning Department



**Attachment 2**

FILE No.:  
DA 03.009  
RELATED FILE No.:  
Z.97.108 & CP.98.002  
July 31, 2003

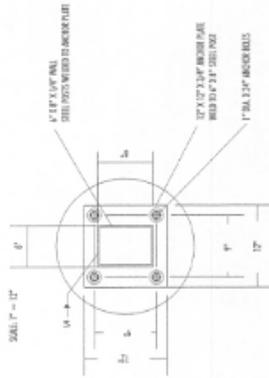
PRODUCTION DRAWING  
KLEINBURG VILLAGE CENTRE  
TENANT DIRECTORY SIGN



TENANT PANEL DETAIL  
SCALE 1" = 12"



ANCHOR PLATE DETAIL  
SCALE 1" = 12"



City: TAMPA PROJECT: 14-0000-000000  
 County: HILLSBOROUGH PROJECT NO: 14-0000-000000  
 Name: Mr. John Smith ADDRESS: 12345 Main St.  
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SCALE 1" = 12"