

COMMITTEE OF THE WHOLE FEBRUARY 10, 2009

SIGN VARIANCE APPLICATION

FILE NO: SV.08-020
OWNER: YORK REGION CONDOMINIUM CORP. #582
LOCATION: 180 WINGES ROAD
LOT 2, REGISTERED PLAN NO. 65M-2339
WARD 3

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.08-020, York Region Condominium Corp. #582, be REFUSED.

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 a ground sign having a sign area of 15.92 sqm per single sign face as shown on the attached drawings.

Background - Analysis and Options

Bylaw Requirements (203-92, as amended):

Section 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 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 sign. (Minimum setback from the center line of Weston Road.)

Conclusion

The By-law permits a ground sign to have a maximum sign area of 10 sqm per single sign face. The applicant is proposing a ground sign having an area of 15.92 sqm per single sign face as shown on the attached drawings.

Members of the Sign Variance Committee heard the subject application at its October 15, 2008, November 12, 2008 and January 21, 2009 meetings. The original application as submitted was

for the construction of a 18.9 sqm. ground sign that has subsequently been revised and reduced to 15.9 sqm by the applicants. At the Sign variance meetings there was not a majority of members that supported approval of the revised application.

Members of the Sign Variance Committee note that the subject property is a "through lot" with its lot frontage and accesses located on Wings Road. (No access onto Weston Road.) There were additional concerns respecting the makeup of the sign (Small individual sections for the 23 tenants) and the overall size and massing of the sign when compared to the limited street exposure abutting Weston Road.

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. Sign Construction Details
4. Arial Site Plan Photograph

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

23'-0" HIGH x 11'-5" WIDE PYLON: 171.36 SQFT = 15.92MP



ROYAL NEON GROUP

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Client: **DERIAN GROUP**
 PROPERTY MANAGEMENT INC.

Location: **180 WINGES RD.**
WOODBRIEge ONTARIO

Date: **SEPT. 18th. 08**

Sales: **HOUSE**

Approved: _____

Scale: **N.T.S.**

Designer: **JACK H.L.**

Checked By: _____

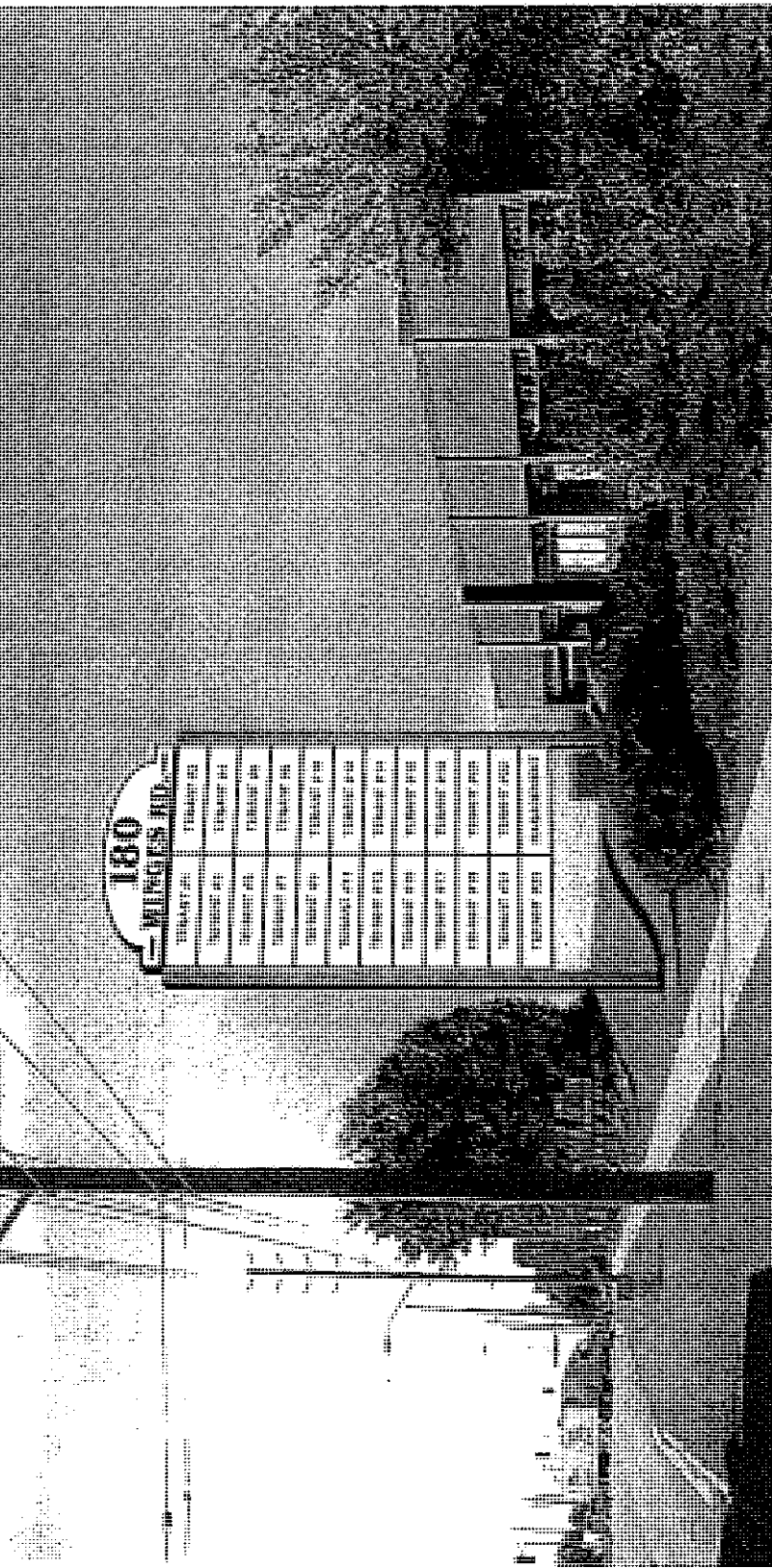
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Revision Date: _____

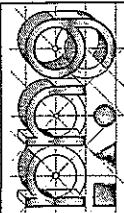
1 2 3 4 5 6 7

50 FOUR VALLEY DRIVE,
 CONCORD, ONTARIO
 L4K 4T9 CANADA



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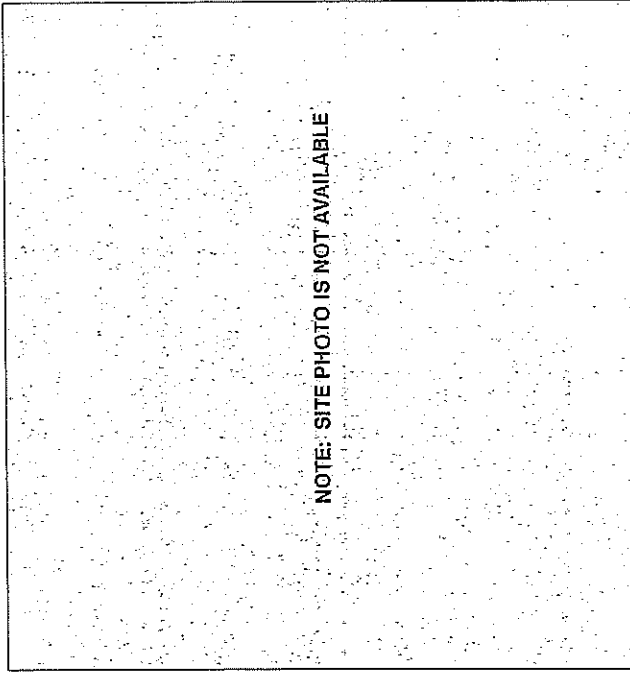
NEW EXTERIOR D/F ILLUMINATED PYLON SIGN



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 PROPERTY MANAGEMENT INC.

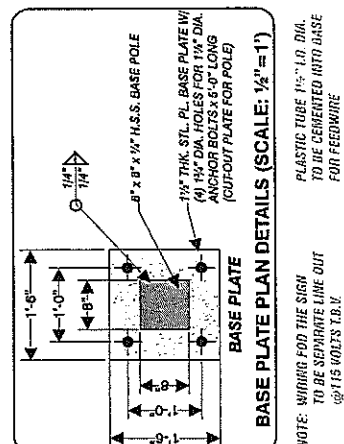
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 WOODBRIDGE, ONTARIO
 Date: JULY 5th 07
 Sales: HOUSE
 Approved: _____
 Scale: 1/4" = 1'
 Designer: JACK H.L.
 Checked By: _____
 Design #: D07-002-D
 Page #: 01
 Revision Date: SEPT. 18th. 08.
 01 2 3 4 5 6 7

50 FOUR VALLEY DRIVE,
 CONCORD, ONTARIO
 L4K 4T9 CANADA

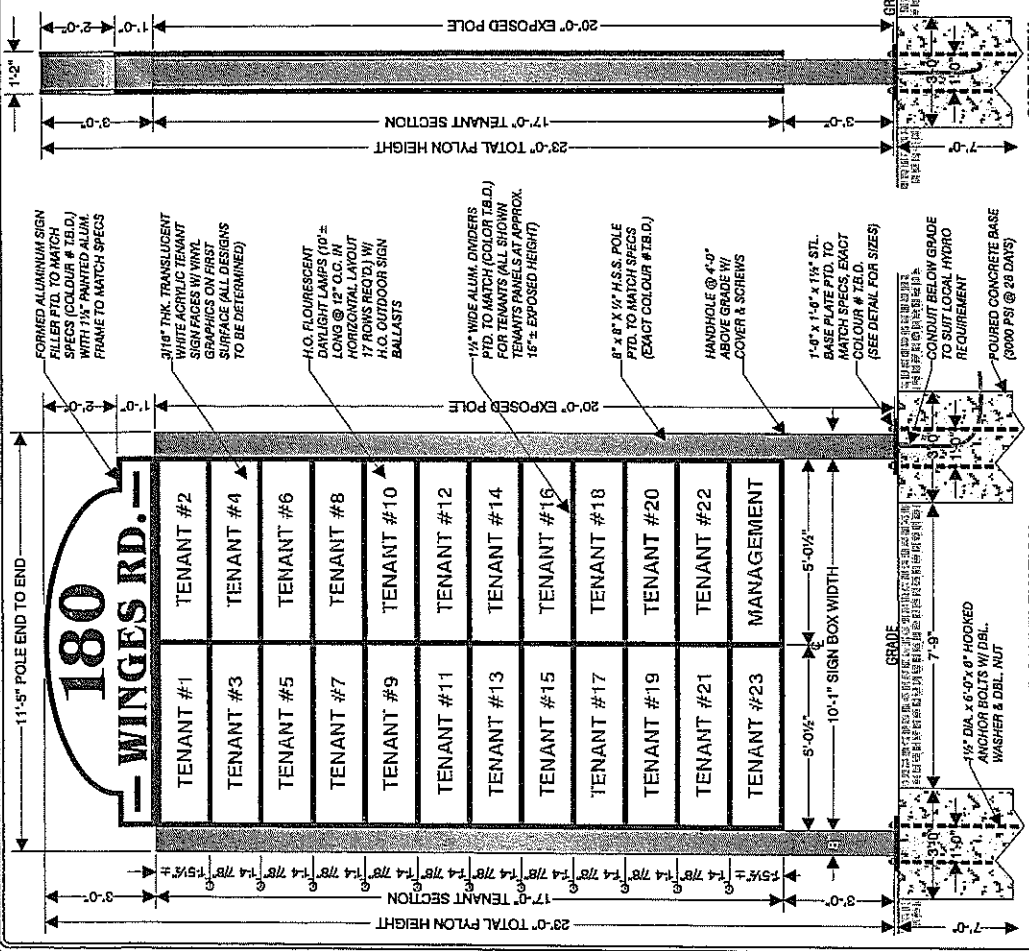


NOTE: SITE PHOTO IS NOT AVAILABLE

- GENERAL NOTES:**
- Design wind pressure: 45 psf
 - All RSS to CSA G40.21-300V
 - All rolled sections & plates to CSA G40.21-44V
 - Anchor bolts to be ASTM A307
 - All welds & welding to CSA W58 and welders certified under W47.1
 - Soil to be moist (to dry with a bearing capacity of 3000 psf (four adjacent units/label soil))
 - Concrete to have a min. Compressive strength of 3000 psi @ 28 days
 - General Contractor shall provide one electrical supply line to pylon



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FRONT ELEVATION

11'-5" POLE END TO END
 180 WINGES RD.
 23'-0" TOTAL PYLON HEIGHT
 17'-0" TENANT SECTION
 10'-1" SIGN BOX WIDTH
 5'-0 1/2"
 5'-0 1/2"
 7'-9"

FORMED ALUMINUM SIGN FILLER PVD TO MATCH SPECS (COLOR & F.D.) WITH 1/2" PAINTED ALUM FRAME TO MATCH SPECS

3/16" THK. TRANSLUCENT WHITE ACRYLIC TENANT SIGN FACES W/ VINYL GRAPHICS ON FRONT SURFACE (ALL DESIGNS TO BE DETERMINED)

H.O. FLOURESCENT DAYLIGHT LAMPS (10" ± LONG @ 12" O.C. IN HORIZONTAL LAYOUT 17 ROWS REQ'D) W/ H.O. OUTDOOR SIGN BALLASTS

1 1/2" WIDE ALUM. ORDERS PVD TO MATCH SPECS FOR TENANTS (ALL SHOWING TENANTS PANELS AT APPROX. 15" ± EXPOSED HEIGHT)

8" x 8" x 1/2" H.S.S. POLE PVD TO MATCH SPECS (EXACT COLOUR & F.D.)

HANDHOLE @ 4'-0" ABOVE GRADE W/ COVER & SCREWS

1'-0" x 1'-0" x 1/4" STL. BASE PLATE PVD TO MATCH SPECS, EXACT COLOUR & F.D. (SEE DETAIL FOR SIZES)

CONDUIT BELOW GRADE TO SUIT LOCAL HYDRO REQUIREMENT

POURED CONCRETE BASE (3000 PSI @ 28 DAYS)

1 1/2" DIA. x 6'-0" HOOKED ANCHOR BOLTS W/ DEL. WASHER & DEL. NUT

20'-0" EXPOSED POLE
 17'-0" TENANT SECTION
 23'-0" TOTAL PYLON HEIGHT

SIDE VIEW

1'-2"
 1'-0"
 2'-0"
 23'-0" TOTAL PYLON HEIGHT
 17'-0" TENANT SECTION
 20'-0" EXPOSED POLE
 7'-9"

1 1/2" DIA. x 6'-0" HOOKED ANCHOR BOLTS W/ DEL. WASHER & DEL. NUT

CONDUIT BELOW GRADE TO SUIT LOCAL HYDRO REQUIREMENT

POURED CONCRETE BASE (3000 PSI @ 28 DAYS)

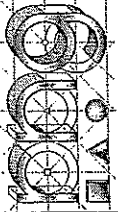
1 1/2" THK. STL. PL. BASE PLATE W/ (4) 1/2" DIA. HOLES FOR 1 1/2" DIA. ANCHOR BOLTS x 6'-0" LONG (CUTOFF PLATE FOR POLE)

1 1/2" x 8" x 1/2" H.S.S. BASE POLE

1 1/4" x 1 1/4" HOLE FOR 1 1/2" x 1 1/2" HOLE

NOTE: WIRING FOR THE SIGN TO BE SEPARATE LINE OUT @ 115 VOLTS T.B.V.

PLASTIC TUBE 1 1/2" I.D. DIA. TO BE CENTERED INTO JASE FOR FEEDWIRE



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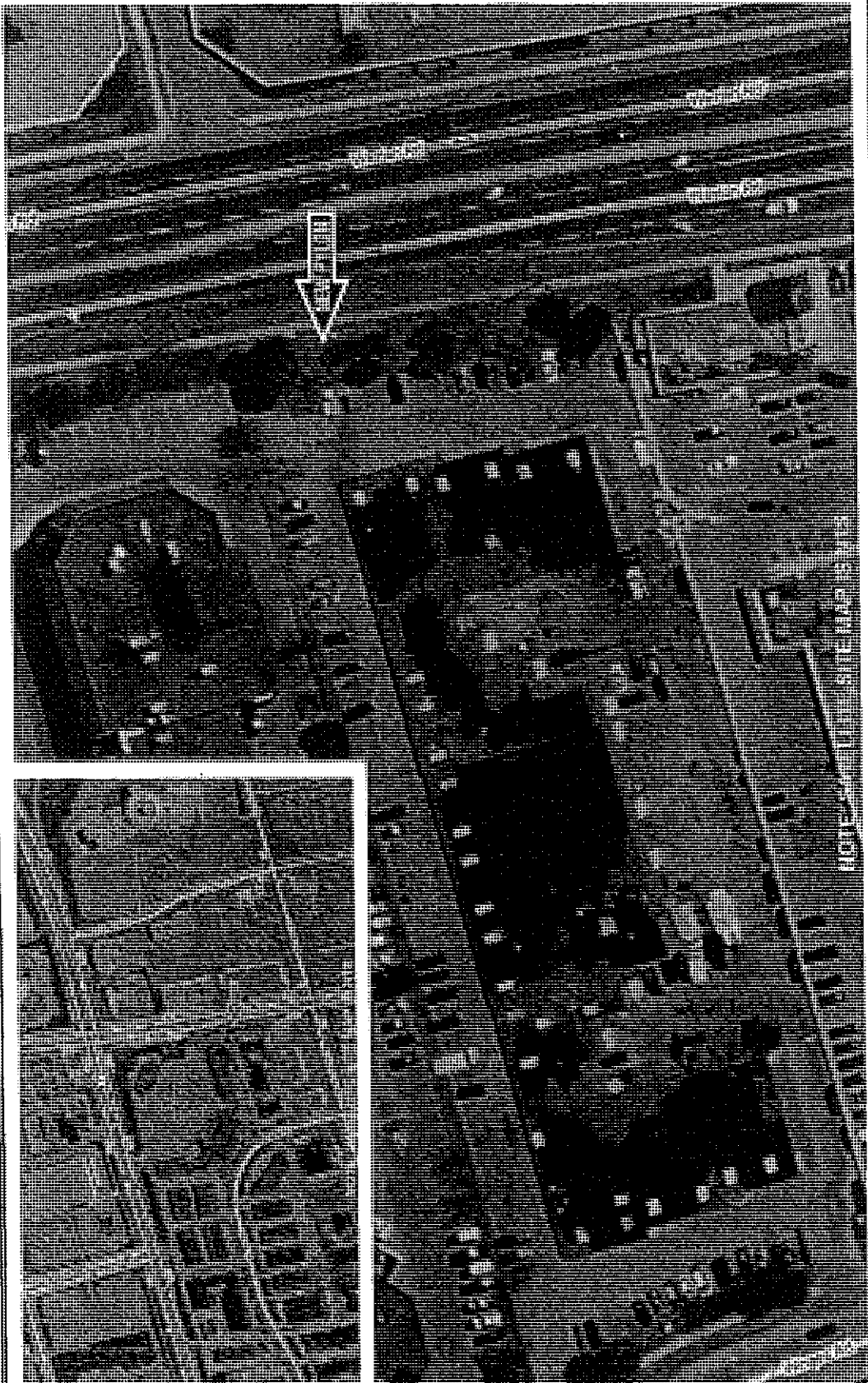
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