

COMMITTEE OF THE WHOLE – AUGUST 31, 2010

SIGN VARIANCE APPLICATION

FILE NO: SV.10-029

OWNER: FIRST CAPITAL (YIFAT RINGEL)

**LOCATION: 9320 BATHURST STREET
BLOCK 23, REGISTERED PLAN 65M-3918
WARD 1**

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.10-029, First Capital (Yifat Ringel), be APPROVED for the Harvey's wall on the north elevation.

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

Request to install an additional wall sign on the building face of the subject property as shown on the attached drawings.

Background - Analysis and Options

Bylaw 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.

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 signs.

Conclusion

The applicant is proposing to install a wall sign on the building face as shown on the attached drawings. The proposed sign is not shown on the approved site plan agreement and therefore a sign variance is required.

Members of the Sign Variance Committee have reviewed the application and have no objections to the application as submitted. Committee members 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
2. Sketch of Sign

Report prepared by:

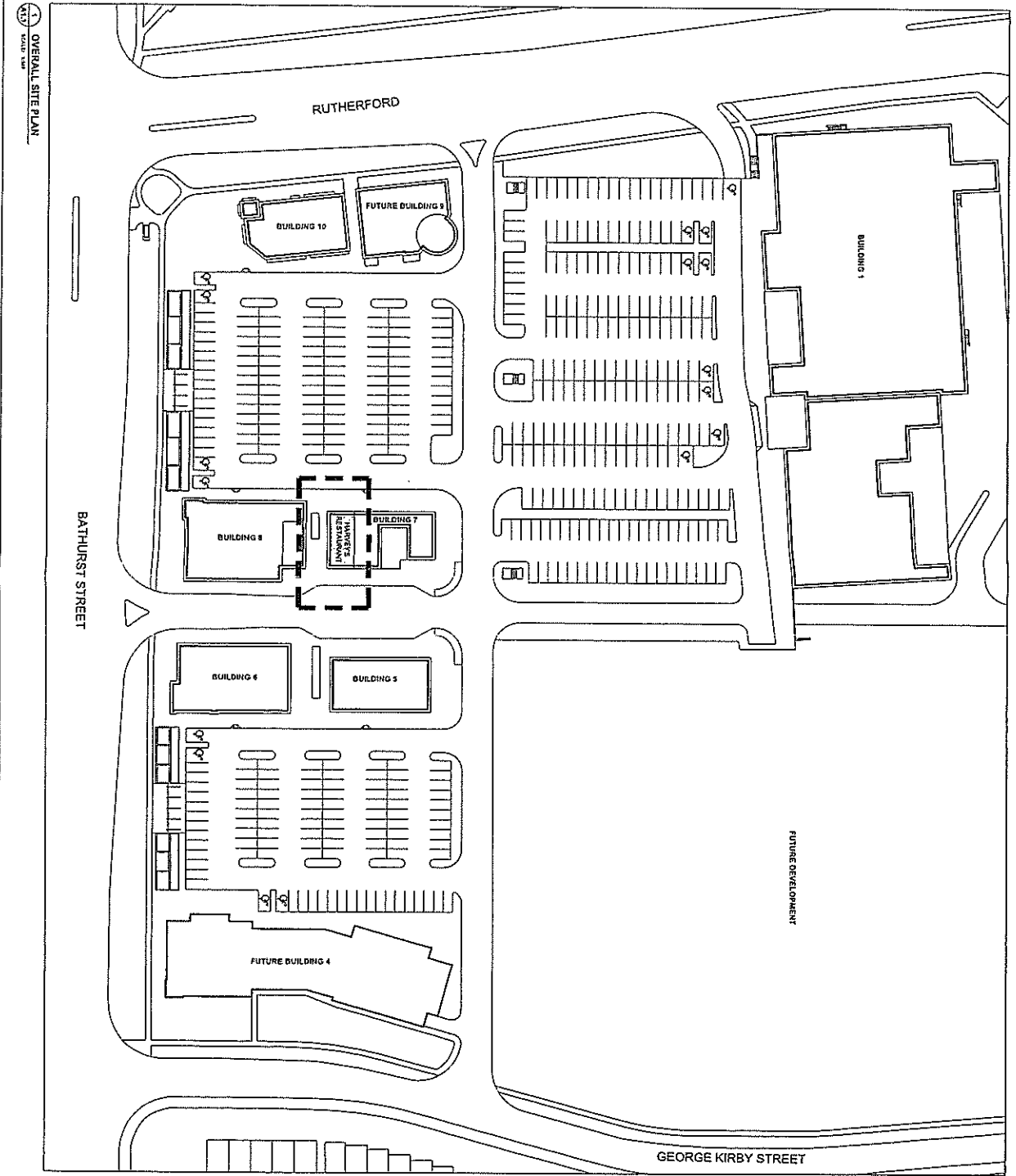
John Studdy, Manager of Customer & Administrative Services Ext 8232

Respectfully submitted,

John Studdy
Chair, Sign Variance Committee

/pa

SV.10-029



OVERALL SITE PLAN

SOURCE TABLE		No.	Description
11	May 4, '78	11	EXISTING AND PROPOSED
12	May 4, '78	12	EXISTING AND PROPOSED
13	May 4, '78	13	EXISTING AND PROPOSED
14		14	PROPOSED FOR CONSTRUCTION

REVISIONS		No.	Date	Description
		1	05/04/78	05/04/78

NOTES:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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APPROVED: PROFESSIONAL ENGINEER

PROJECT: ACTUAL NORTH PROJECT NORTH

DATE: MAY 4, 1978

SCALE: AS NOTED

PROJECT: RUTHERFORD MARKET PLACE 330 BATHURST STREET, VANOCAN, ONTARIO

CLIENT: NEW STORE - LOCATION #232

DESIGNER: HARTMAN

DATE: MAY 4, 1978

PROJECT NO.: A11.1.2 OF 23

HARVEY'S STORE - LOCATION #232, RUTHERFORD MARKET PLACE, BUILDING 7 - UNIT #1, 3320 BATHURST STREET, VANOCAN, ONTARIO, ISSUED FOR PERMIT - MAY 4, 1978

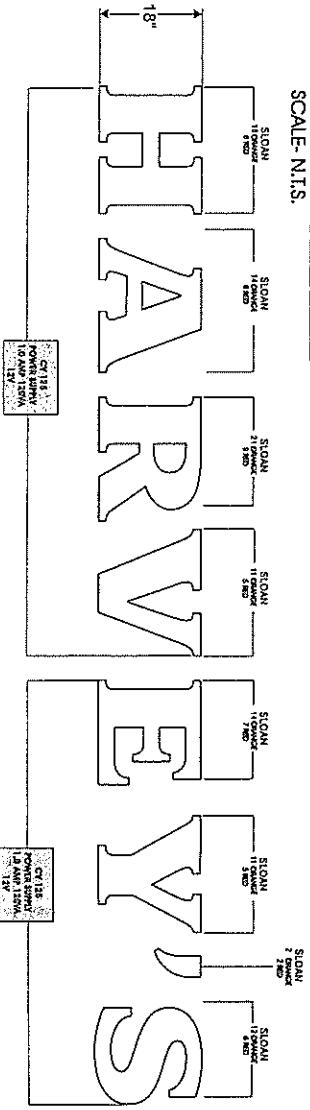
HARVEY'S

14'-10 7/8"

A-A

FRONT ELEVATION VIEW

SCALE: N.T.S.



LED LAYOUT

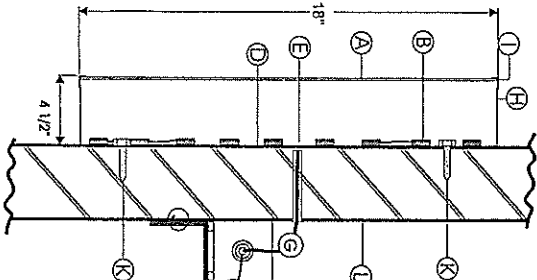
SCALE: N.T.S.

- Ⓐ 3/16" 2119 ACRYLIC FACES with Vinyls Applied
- Ⓑ LED MODULE BY SLOAN
- Ⓒ Electrical lead to 120V
- Ⓓ .081 Aluminum BACKS
- Ⓔ 5/8" SEAL BUSHINGS
- Ⓕ 120V REMOTE TRANSFORMER
- Ⓖ 12 VOLTS DC (250 VA) SECONDARY
- Ⓗ .040 Aluminum RETURNS - BLACK
- Ⓘ 1" VINYL SILVARIM TO MATCH PMS#2757 BLUE
- Ⓣ Support shelf for POWER SUPPLY
- Ⓚ 2 1/2" LONG TAP CON
- Ⓛ EXISTING PARAPET BRICK WALL

1/4" SPACE for AIR CIRCULATION

CROSS SECTION A-A

SCALE: N.T.S.



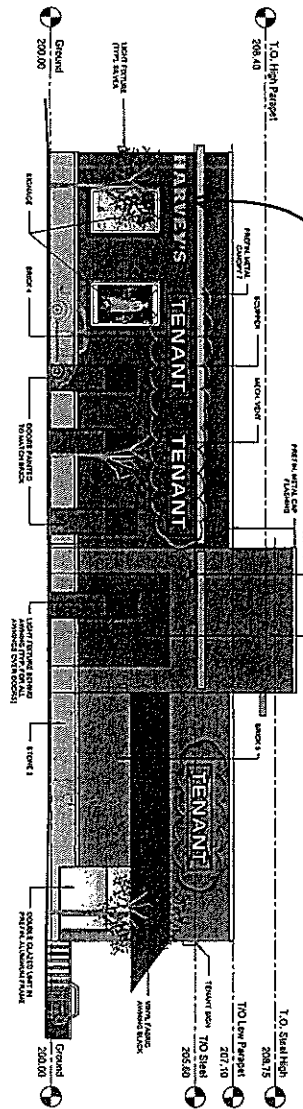
NOTES:
MIN. 5 FASTENERS PER LETTER
FASTENERS TO HAVE OVERTIZED WASHERS AND
TO BE LOCATED NEAR TOP & BOTTOM EDGES

NOTES:
MAX. WEIGHT OF THE LETTER IS 5 LBS

120V ELECTRICAL DETAILS:
SLOAN LED ORANGE 103 MODULES
SLOAN LED RED 46 MODULES
2- CV 125 POWER SUPPLY 120VA (12V) @ 1.0 AMPS EACH (90 MAX.)
TOTAL 120V 2.00 AMPS LOAD
1-15 AMPS CIRCUIT REQUIRED
1-ON/OFF SWITCH

*Subject
Sign*

NORTH ELEVATION VIEW - N.T.S.



NOTES:
DESIGN WIND PRESSURE IS 18 PSF (SECTION)
ICE LOAD OD 31MM APPLIED TO FACE AREA OF WALL SIGNS
MOUNTING BOLTS TO SAE GRADE 2 OR STAINLESS STEEL TYPE 304 OR 316
INSTALL HIDI ANCHORS PER MFG INSTRUCTIONS AND RECOMMENDATIONS

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CLIENT: HANERS	DRAWN BY: M. MAKANG	DATE: 04 JUNE 2010	NOTES: PAGE (2)
LOCATION: HANERS #228 3320 BATHURST ST. WAGHAN, ON	APPROVED BY:	DWG. NO.:	DWG. #
DESCRIPTION: CHANNEL LETTERS	SCALE: AS NOTED	DWG. SIZE:	10HARV5042C-R2

SV-10-029