

COMMITTEE OF THE WHOLE – DECEMBER 6, 2011

SIGN VARIANCE APPLICATION

FILE NO: SV.11-005

OWNER: CP RAIL

**LOCATION: SOUTH SIDE OF MAJOR MACKENZIE DRIVE
(EAST SIDE OF HUNTINGTON ROAD)**

LOT 20, CONCESSION 9

WARD 2

(Deferred)

Council, at its meeting of November 8, 2011, adopted the following (Item 14, Report No. 47):

That consideration of this matter be deferred to the Committee of the Whole meeting of December 6, 2011; and

That the City Solicitor provide Council with a report on annual income generating opportunities from licensing of these signs, and that this report be provided to Council prior to the December Committee of the Whole meeting.

Committee of the Whole recommendation of October 25, 2011:

- 1) That the recommendation contained in the following report of the Sign Variance Committee, dated October 25, 2011, be approved subject to adding, "conditional on surrounding applications and an appropriate security deposit to cover removal" after the word "period"; and
- 2) That the deputation of Mr. Sid Catalano, Pattison Outdoor, 2700 Matheson Boulevard East, Mississauga, L4W 4V9, be received.

Report of the Sign Variance Committee, dated October 25, 2011.

Recommendation

The Sign Variance Committee recommends:

That Sign Variance Application SV.11-005, CP Rail, be APPROVED for a temporary 5 year period and at which time an additional Sign Variance Application will be required to be approved by Council to allow the sign to remain.

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 a Poster Panel (3rd Party Billboard) sign on the subject property as shown on the attached drawings.

Background - Analysis and Options

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

Section 15.1 Poster Panel Signs shall be located on vacant lands zoned industrial or commercial.

Section 15.1 a) Poster Panel Signs shall be located within the limits of the Permitted Employment Areas as shown on Schedule "E" .

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.

Conclusion

The applicant has applied to the City to construct a 3rd Part Poster Panel Sign (Billboard) outside the prescribed area of the City. The proposed sign is located on the west side on the CPR Right-of Way crossing on the north side of Major Mackenzie Drive approximately half way between Huntington Road and Highway No. 27.

Members of the Sign Variance Committee have reviewed the application and have no objections to the proposed sign being approved for a temporary period of time and that the subject sign is removed when the lands to the north or east are developed. The proposed sign is located outside the prescribed area of the City. The area is predominately zoned agricultural and open space as shown on the attached plan. There are Employment area uses proposed to the south and Residential uses proposed for the lands north and east of the proposed sign that are in various stages of approval. Construction/occupancy of the residential homes is not expected in the immediate future.

Members of the Committee are prepared to recommend approval for a temporary period of time and that the present application/approval will expire and an additional Sign Variance Application will be required and to be approved by Council. Failing the additional approval of Council, the sign must be removed by the owner.

Accordingly, Members of the Committee are recommending that the approval be for a temporary 5 year period and at which time an additional Sign Variance Application will be required to be approved by Council to allow the sign to remain.

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

Attachments

1. Photo – Sign Location
2. City Zoning Map – Sign Location
3. Sketch of Sign

Report prepared by:

John Studdy, Manager of Customer & Administrative Services Ext 8232

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Eye alt. 1.06 km

Pattison Mactier 15.47

Mactier 15.38 (0.10)

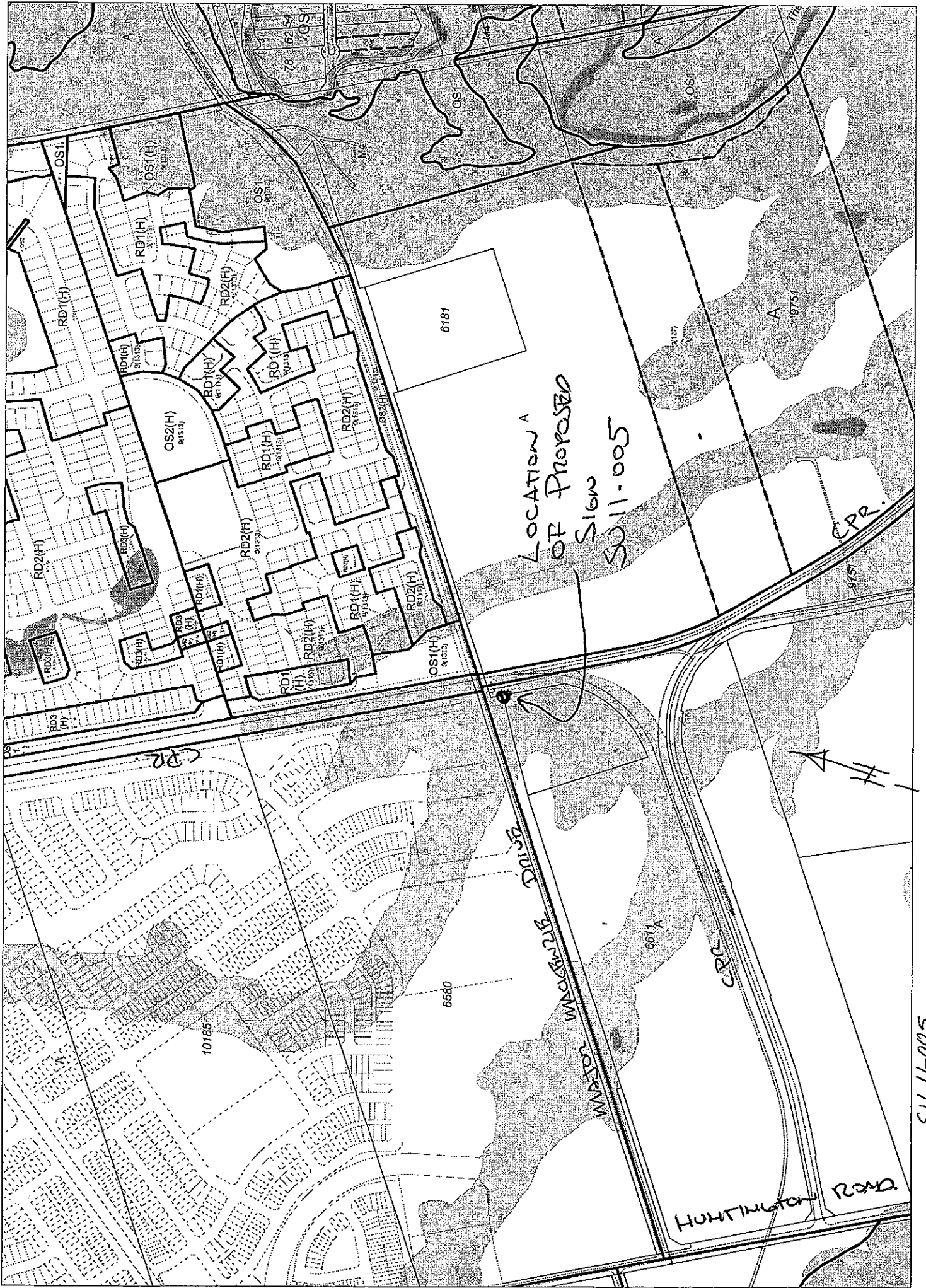
© 2010 Google
Image © 2010 DigitalGlobe
© 2010 Europa Interactive
43° 49' 27.48" N 79° 38' 51.58" W elev. 196m

25m

imagery Date: Sep 1, 2009

SU-11-005

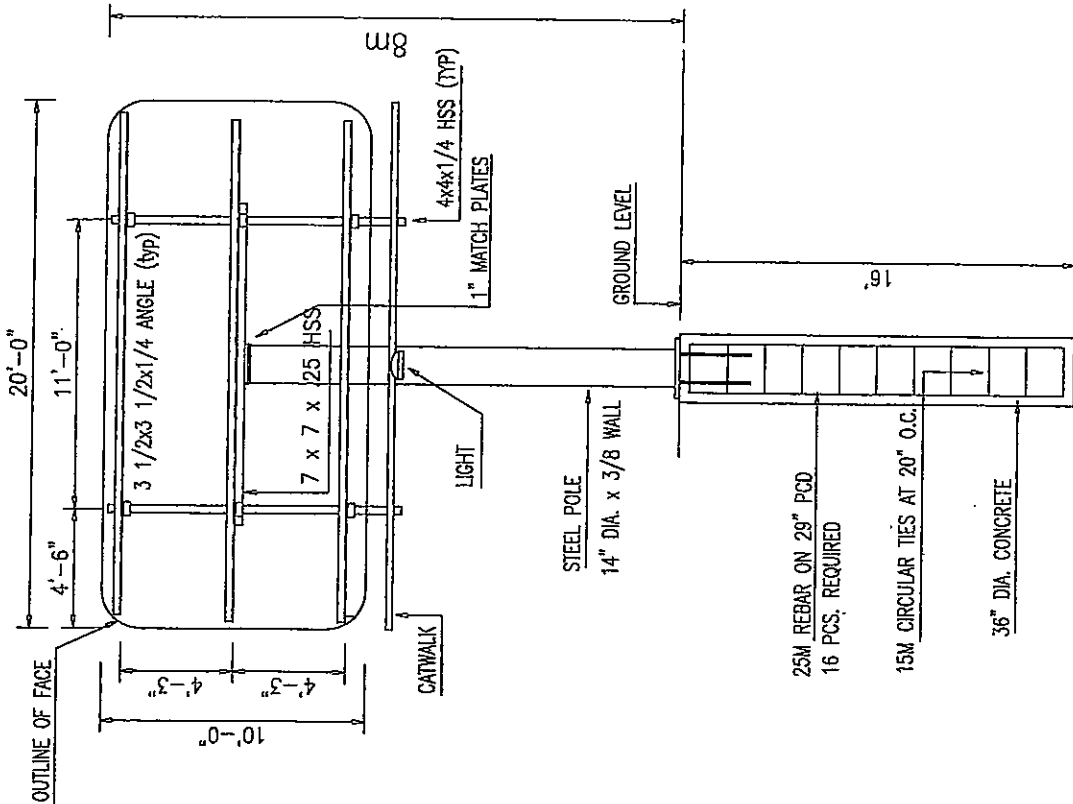
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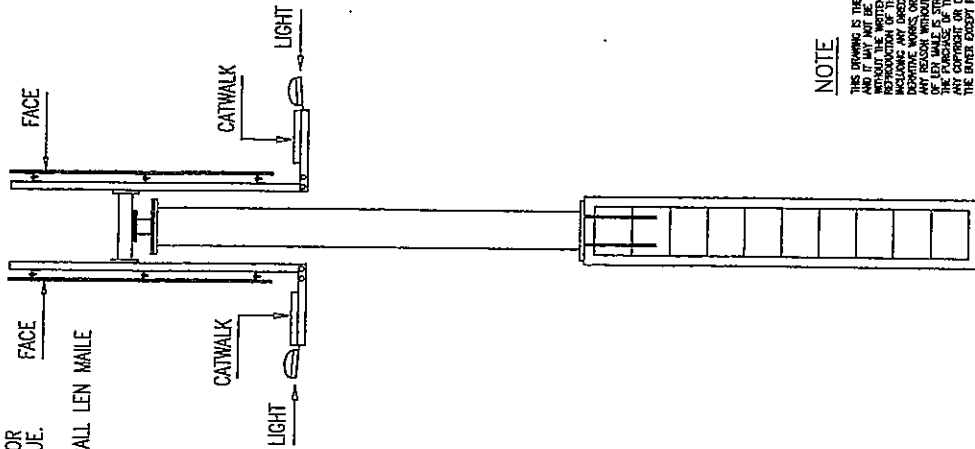
SV-11-005

LOCATION

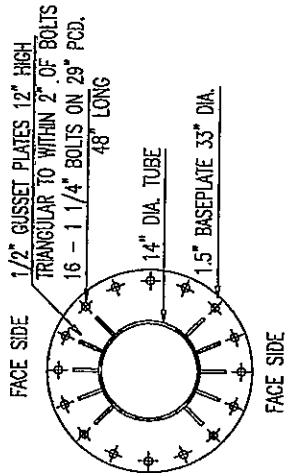
CHANGES IN THE CONTENTS OF THE "LOCATION" BOX OR WHITEOUTS MAKE THIS DRAWING VOID AND OF NO VALUE. PHOTOCOPIES OF THIS DRAWING HAVE NO VALIDITY IF IN DOUBT TO CONFIRM VALIDITY OF THE DRAWING CALL LEN MAILE



FRONT ELEVATION



END ELEVATION



PLAN VIEW OF BASEPLATE

NOTE

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SU-11-005

DESIGN WIND PRESSURES	
DESIGN WIND PRESSURE = $1.49 \times C_e \times C_d \times C_w \times C_{pe}$	
$C_e = 0.7(1.72)^{z/30}$ WHERE z = HEIGHT ABOVE GRADE IN METERS	
C_d MUST BE NOT LESS THAN 0.7	
FOR TORONTO	
HEIGHT (FEET)	DESIGN WIND PRESSURE (LB/SQ.FT.)
20	USING $F = 1.0 \quad C_g = 2 \quad C_p = 1.8$
25	25.8
30	25.8

- NOTES
- STEEL REBAR DEFORMED 400 MPa
 - STEEL HSS 50 KSI YIELD
 - STEEL TUBE 45 KSI YIELD
 - STEEL STRUCTURAL C.S.A. G40.21-44W
 - ANCHOR BOLTS 44 KSI YIELD
 - WELDING C.S.A. W59-03 & W47.1
- FOOTING DESIGNED FOR NORMAL SOIL CONDITIONS WITH LATERAL BEARING PRR. OF 200 LB/SQ.FT./FT.DEPTH.
 - DESIGN IS FOR A WIND VELOCITY PRR. OF 0.49 RPa
 - BOLTSASTM A325 OR EQUAL
 - CONCRETE STRENGTH 32MPa AT 28 DAYS 5% AIR
 - INSTALL TO CAN/CSA A23.1 & A23.2 - M90
 - DESIGN IS TO REQUIREMENTS OF THE 2006 ONT.BLDG.CODE

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