

## Part 10

### Chinatown and Gastown Historic Sign District

#### 10.1 Intent

Part 10 contains regulations applicable to the Chinatown and Gastown Historic Sign District, which includes the HA-1, HA-1A and HA-2 zoning districts and all other areas listed in Part 7 as shown on Schedule 10A. The intent of the Chinatown and Gastown Historic Sign District is to support and encourage a wide variety of authentic sign types that reflect and enhance the historic character of Chinatown and Gastown areas.

In the HA-1 and HA-1A (Chinatown) zoning districts, colourful projecting signs using neon or neon-like LED lighting, are encouraged to revitalize and support the area's traditional vibrant night-time and ambient lighting. Signs with Chinese text and traditional painted window signs reflecting the rich history of the area are also encouraged. In the HA-2 (Gastown) zoning district, a wide range of sign types in keeping with the historic character of the area are permitted.

#### 10.2 Permitted Signs

Signs that are listed in Part 6 or Part 10 of this by-law and that comply with this by-law are permitted in the Chinatown and Gastown Historic Sign District.

#### 10.3 Awning Signs

An awning sign is permitted, that:

- (a) is on the exterior front or side face of an awning, and projects no more than 5.0 mm from the face of the awning;
- (b) is no more than 6.0 m in height;
- (c) extends no more than 0.50 m above the roof line of a one-storey building;
- (d) does not extend above the window or any opening directly above the awning on a building with a second storey;
- (e) has a copy area on the front awning face no greater than 40% of the area of the front awning face;
- (f) has a copy area on each side of the awning no greater than 80% of the area of the sides of the awning;
- (g) if located on an awning that projects over a common entrance and is supported by posts at the end farthest from the building:
  - (i) has a copy area on the front awning face no greater than 80% of the area of the front awning face, and
  - (ii) has a copy area on each side of the awning no greater than 40% of the area of the sides of the awning;
- (h) in the HA-2 zoning district, in the case of premises with a frontage less than 30 m, is not on the same frontage of the premises as a first storey fascia sign; and
- (i) may not be illuminated.

#### 10.4 Under-Awning Signs

An under-awning sign is permitted, that:

- (a) is on premises with an entrance under the awning;
- (b) is limited to one sign on each frontage of premises;

- (c) does not project beyond the front edge of the awning; and
- (d) has a vertical dimension no greater than 0.30 m and is no more than 1.5 m wide.

### 10.5 Canopy Signs

A canopy sign is permitted, that:

- (a) is in the HA-1 or HA-1A zoning district or those CD-1 zoning districts listed in Schedule 10A;
- (b) is on a canopy that projects more than 1.5 m from a building for at least 80% of the length of the canopy;
- (c) is on the front or side of the canopy;
- (d) projects no more than 0.60 m horizontally beyond the front or side of the canopy;
- (e) if located on the roof of the canopy, is within 0.45 m of the front or side edge of the canopy;
- (f) is limited to one sign on the frontage of premises with a separate entrance;
- (g) may be at the common entrance of a building and identifies the principal occupant or building name only;
- (h) has a copy area no greater than 40% of the sign area, if the sign has a frame, border, or background, except that copy area may exceed 40% of the sign area if the sign has a vertical dimension less than 0.30 m;
- (i) has a copy area no greater than 0.60 m<sup>2</sup> for each metre of length of the canopy on the frontage of the premises, if the sign does not have a frame, border or background;
- (j) has a vertical dimension no greater than 1.0 m, except that the vertical dimension may be increased to 2.0 m for letters or logos if:
  - (i) the portion of the sign that exceeds 1.0 m in vertical dimension is no greater than 20% of the length of the canopy on the frontage of the premises, and
  - (ii) the sign projects no more than 1.2 m above the canopy face; and
- (k) in the case of a theatre or premises with a frontage longer than 30 m, has a vertical dimension no greater than 1.5 m, except that the vertical dimension may be increased to 3.0 m for letters or logos if:
  - (i) the portion of the sign that exceeds 1.5 m in vertical dimension is no greater than 20% of the length of the canopy on the frontage of the premises, and
  - (ii) the sign projects no more than 2.0 m above the canopy face.

### 10.6 Under-Canopy Signs

An under-canopy sign is permitted, that:

- (a) is limited to one sign for premises with a separate entrance and a frontage less than 15 m long;
- (b) is limited to two signs for premises with a separate entrance and a frontage 15 m or longer;
- (c) in a building that only has a common entrance, is limited to one sign for each ground floor premises adjacent to and visible from a street, to a maximum of one sign for every 15 m of length of the frontage of the building;
- (d) does not project beyond the front edge of the canopy; and
- (e) has a vertical dimension no greater than 0.45 m and is no more than 1.5 m wide.

### 10.7 First Storey Fascia Signs

A fascia sign is permitted, that:

- (a) is on the first storey of a building;
- (b) does not extend above the roof line;

- (c) is on the frontage of the premises or any recessed entrance area of the premises;
- (d) if above a common entrance, identifies the principal occupant or building name only;
- (e) in the case of premises on the second storey with a separate entrance at the first storey, may be above the separate entrance;
- (f) is above the lintel or window head of the first storey and below the window sill of the second storey, or, in the absence of a lintel, window head or sill, is no more 0.75 m above the floor of the second storey, except that a sign must not cover a second storey window;
- (g) is not painted directly on a building face;
- (h) has a sign area no greater than 0.30 m<sup>2</sup> for each metre of length of the frontage of premises, to a maximum of 4.5 m<sup>2</sup>;
- (i) in the HA-2 zoning district:
  - (i) has a copy area no greater than 40% of the sign area, if the sign has a border, frame or background,
  - (ii) may have a copy area greater than 40% of the sign area if the sign has a border, frame or background and contains a logo only,
  - (iii) has a vertical dimension no greater than 0.60 m,
  - (iv) does not have a plastic face, and
  - (v) in the case of premises with a frontage less than 30 m, is not on the same frontage of the premises as an awning sign;
- (j) despite the provisions of this by-law, is below the window head or lintel of the first storey in the HA-1 or HA-1A zoning district, if it:
  - (i) has a sign area no greater than 0.30 m<sup>2</sup> for each metre of length of continuous building face with no door or window opening, to a maximum of 4.5 m<sup>2</sup>, and
  - (ii) does not encroach over a street more than 0.10 m;
- (k) despite the provisions of this by-law, is below the window head or lintel of the first storey in the HA-2 zoning district, if it:
  - (i) has a sign area no greater than 0.30 m<sup>2</sup> for each metre of length of continuous building face with no door or window opening, to a maximum of 3.0 m<sup>2</sup>, and
  - (ii) does not encroach into a street more than 0.10 m; and
- (l) may face a lane if it:
  - (i) contains copy that identifies the principal occupant or building name only, and
  - (ii) has a vertical dimension no greater than 0.60 m and is no more than 2.5 m wide.

### 10.8 Second Storey Fascia Signs

A fascia sign is permitted, that:

- (a) is on the second storey of a building;
- (b) does not extend above the roof line;
- (c) is on the frontage of premises;
- (d) on a building that has more than two storeys, is above the lintel or window head of the second storey and below the window sill of the third storey or, in the absence of a lintel, window head or sill, is no more than 0.75 m above the floor of the third storey, except that a sign must not cover a third storey window;
- (e) is not painted directly on a building face;
- (f) has a sign area no greater than 0.30 m<sup>2</sup> for each metre of length of the frontage of the premises, to a maximum of 4.5 m<sup>2</sup>; and
- (g) in the HA-2 zoning district:
  - (i) has a copy area no greater than 40% of the sign area if the sign has a border, frame or background,
  - (ii) may have a copy area greater than 40% of the sign area if the sign has a border, frame or background and contains a logo only,
  - (iii) has a vertical dimension no greater than 0.60 m, and
  - (iv) does not have a plastic face.

### 10.9 Fascia Signs Above the Second Storey

A fascia sign is permitted, that:

- (a) is on any storey of a building and below 20 m above grade;
- (b) is not located between the floor of the uppermost storey and the roof line;
- (c) is on the frontage of the premises;
- (d) is above the lintel or window head of the storey on which the premises is located and below the window sill of the next storey, or in the absence of a lintel, window head or sill, is no more than 0.75 above the floor of the next storey, except that a sign must not cover any window on the storey above;
- (e) is not painted directly on a building face;
- (f) has a sign area no greater than  $0.30 \text{ m}^2$  for each meter of length of the frontage of premises, to a maximum of  $4.5 \text{ m}^2$ ;
- (g) in the HA-2 zoning district:
  - (i) has a copy area no greater than 40% of the sign area if the sign has a border, frame or background,
  - (ii) may have a copy area greater than 40% of the sign area if the sign has a border, frame or background and contains a logo only,
  - (iii) has a vertical dimension no greater than 0.60 m, and
  - (iv) does not have a plastic face; and
- (h) is not illuminated.

### 10.10 Fascia Signs on Uppermost Storey Above the Second Storey

A fascia sign is permitted, that:

- (a) is between the floor of the uppermost storey and the roof line;
- (b) is limited to one sign on a building face to a maximum of two signs on a building;
- (c) is positioned so that two signs on adjoining building faces are not within 2.0 m of a common corner;
- (d) identifies the principal occupant or building name only;
- (e) contains copy in the form of individual letters, numbers, symbols or logos only, except that a sign more than 55 m in height must contain copy consisting of a logo only; and
- (f) has a copy area no greater than 1/40th of the length of the distance measured from grade to the bottom of the sign and multiplied by the width of the building face at the bottom of the sign, to a maximum of  $47 \text{ m}^2$ .

### 10.11 Free-Standing Signs

A free-standing sign is permitted, that:

- (a) is in a parking lot or parking garage;
- (b) is limited to one sign on each frontage of a site to a maximum of four signs on a site;
- (c) is no more than 4.5 m in height;
- (d) has a sign area no greater than  $0.30 \text{ m}^2$  for each metre of length of the frontage of the site to a maximum of  $1.2 \text{ m}^2$ , excluding:
  - (i) the lower 2.75 m of the sign if the sign area is located at least 2.75 m above grade, and
  - (ii) any sign area comprised of embellishments, to a maximum of 20% of the sign area excluding that area comprised of embellishments only;
- (e) has a copy area no greater than 40% of the sign area;
- (f) may have a copy area greater than 40% of the sign area if the sign contains a logo only;
- (g) in the HA-2 District, does not have a plastic face;
- (h) is not within 1.5 m of a property line or 1.0 m of a building;

- (i) is not within 45 m of another free-standing sign on the site, measured along the frontages of the site;
- (j) is not on the same frontage of a site as a projecting sign that identifies the same occupant;
- (k) if encroaching over a street:
  - (i) is perpendicular to the property line abutting the street, and
  - (ii) encroaches no more than 25% of the distance between the sign and the nearest intersecting property lines, to a maximum encroachment of 3.0 m.

#### 10.12 Illuminated Signs

An illuminated sign is permitted, that:

- (a) if externally illuminated, must have lighting fixtures that project less than 0.60 m from the face of the building; and
- (b) in the HA-2 District may only be illuminated by means of neon lighting or neon-like LED lighting.

#### 10.13 Large Hoarding Signs

A hoarding sign is permitted, that:

- (a) has a copy area:
  - (i) no greater than 1.0 m<sup>2</sup> for each metre of length of the frontage of the premises,
  - (ii) with a vertical dimension no greater than 3.7 m, and
  - (iii) no higher than 7.3 m above grade; and
- (b) is displayed only during construction.

#### 10.14 Mansard Roof Signs

A mansard roof sign is permitted, that:

- (a) is on the frontage of premises;
- (b) is on a building facing a vacant area or a parking area on the premises or on the site, if the sign is at least 7.5 m from the nearest property line;
- (c) is limited to one sign on premises;
- (d) is no less than 0.30 m below the roof line;
- (e) is no more than 8.0 m in height;
- (f) projects no more than 0.25 m from the roof at the base of the sign;
- (g) has a sign area no greater than 0.60 m<sup>2</sup> for each metre of length of the applicable building face;
- (h) has a copy area no greater than 40% of the sign area; and
- (i) has a vertical dimension no greater than 1.0 m.

#### 10.15 Projecting Signs

A projecting sign is permitted, that:

- (a) is perpendicular to the building face, except that on a corner site, it may be on an angle at the corner of the building;
- (b) has a space no greater than 0.30 m between the sign and the building face, excluding architectural features;
- (c) limited to:

- (i) one sign at the first storey on each frontage of the premises, and
- (ii) for a multi-storey building with a frontage less than 100 m, one sign, which may include either the names of occupants or the building name, or
- (iii) for a multi-storey building with a frontage 100 m or longer, two signs, which may include either the names of occupants or the building name;
- (d) on a one-storey building, is the lower of 6.0 m in height or 1.8 m above the roof line;
- (e) on a multi-storey building, is the lower of 21 m in height or the roof line, except that:
  - (i) if the second storey is set back 4.5 m or less from the front face of the first storey at the sign location, the sign must not extend above the roof line of the first storey, and
  - (ii) if the second storey is set back more than 4.5 m from the front face of the first storey at the sign location, the sign is the lower of 6.0 m in height or 1.8 m above the roof line of the first storey;
- (f) has a support structure extending no more than 0.30 m above the roof line;
- (g) projects no more than 4.5 m from the building face;
- (h) has a sign area that may be at least 0.75 m<sup>2</sup> and must be the lesser of 2.3 m<sup>2</sup>, or 0.15 m<sup>2</sup> for each metre of length of the frontage of premises, excluding any sign area comprised of embellishments, to a maximum of 20% of the sign area excluding that area comprised of embellishments only;
  - (i) in the HA-1 and HA-1A zoning districts, has a sign area that may be increased by up to 100% if the sign is illuminated using neon lighting or neon-like LED lighting;
- (j) has a copy area no greater than 40% of the sign area;
- (k) may have a copy area that is greater than 40% of the sign area if the sign contains a logo only;
- (l) in the HA-2 zoning district, does not have a plastic face, except for a circular parking sign;
- (m) is not on the same frontage of a site as a free-standing sign that identifies the same occupant;
- (n) may encroach over a street at least 0.60 m, except that:
  - (i) it must not encroach more than 25% of the distance between the sign and the nearest property line of an adjacent site or the point where the frontages of adjacent premises meet, to a maximum of 1.8 m, and
  - (ii) if serving two or more adjacent or shared premises, the calculation of the permitted encroachment must be based on the combined frontages of those premises; and
- (o) for the purpose of calculating the frontage of premises located at a corner, frontage means the average length of the two frontages of the premises.

#### 10.16 Sign in Conjunction with a Mural

A sign in conjunction with a mural is permitted, that:

- (a) may include the date of installation of the mural and:
  - (i) the name of the building, or
  - (ii) the name of the principal occupant, or
  - (iii) the corporate logo of the principal occupant;
- (b) is installed at the same time, using the same method of installation and type and quality of materials as the mural;
- (c) has a copy area no greater than 10% of the mural area;
- (d) has a copy area no higher than 20 m above grade; and
- (e) is removed when the mural is removed.