

Sign By-law

BY-LAW NO. 11879

**A By-law to repeal
Sign By-law No. 6510
and to enact a new Sign By-law**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council repeals Sign By-law No. 6510, except for **Section 13 – Fees and Charges**, and enacts the by-law attached as Schedule A to this By-law.
2. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
3. This by-law is to come into force and take effect on the date of enactment.

ENACTED by Council this 25th day of July, 2017

Signed _____ “Gregor Robertson”
Mayor

Signed _____ “Janice MacKenzie”
City Clerk

[Schedule A]

CITY OF VANCOUVER
BRITISH COLUMBIA



SIGN BY-LAW NO. _____

SIGN BY-LAW

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BY-LAW NO. _____

A By-law regarding Signs on private property

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

**PART 1
INTERPRETATION**

1.1 Name of By-law

The name of this by-law, for citation, is the “Sign By-law”.

1.2 Intent

The intent of this by-law is to:

- (a) support local commercial activity through appropriate identification of businesses and wayfinding;
- (b) ensure that the design, size and type of a *sign* respects the design of the building and character of the neighbourhood where the *sign* is located;
- (c) encourage preservation of *signs* with historic value;
- (d) encourage *signs* that incorporate exceptional design, are innovative and enhance the public realm;
- (e) encourage *signs* that incorporate high quality materials and minimize light pollution;
- (f) regulate *signs* to ensure and maintain public safety; and
- (g) prevent *sign* proliferation and visual clutter to ensure the effectiveness of *signs* and maintain sight lines from the *street* into *premises*.

1.3 Definitions

In this by-law:

animated copy means *copy* that creates the impression of movement through lighting effects.

approved combustible plastic means a polymer material which:

- (a) complies with the applicable *Building By-law* requirements when installed in or on a building; and
- (b) when tested in accordance with UL 94 standard, achieves a minimum of V-1 classification or better for rigid plastics or VTM-1 classification or better for non-rigid plastics.

architectural feature means brackets, columns, pilasters, doors, window and door surrounds or architraves, projections, cornices, pediments and balustrades and their paints, finishes and colours, architectural hardware and similar exterior features of a building.

arterial street means a *street* that is described as an *arterial street* in the *City's* 1997 Transportation Plan.

awning means a light detachable structure that projects a minimum of 1.0 m from the building for at least 80% of the length of the *awning* when extended, provides weather protection, and consists of a covering of fabric, sheet metal or other flexible material on a fixed or retractable frame that is attached to and entirely supported by a building; except that if the *awning* projects from the building a distance that measures at least twice the width of the *awning*, it may be partially supported by posts.

awning sign means a *sign* that is painted on, attached to, or constructed on an *awning* covering.

banner sign means a non-illuminated *sign* that is made of nylon, vinyl, canvas, or similar lightweight flexible material and that is secured on no more than three sides by a rigid frame, rods or high-tension cables.

billboard sign means a *sign* that is self-supporting and attached to the ground, or attached to a building parallel to the building face, is more than 17 m² and contains *third party advertising*.

Building By-law means the *City's Building By-law*.

canopy means a rigid, roofed structure that projects a minimum of 1.0 m from a building for at least 80% of the length of the *canopy*, provides weather protection and is attached to and entirely supported by a building.

canopy sign means a *sign* that is painted on, attached to, or constructed on a *canopy*.

Chief Licence Inspector means the person appointed as such by City Council pursuant to the provisions of the Vancouver Charter and includes any person authorized to act on behalf of the *Chief Licence Inspector*.

City means the *City of Vancouver*.

City Building Inspector means the person appointed as such by City Council pursuant to the provisions of the Vancouver Charter and includes any person authorized to act on behalf of the *City Building Inspector*.

City Electrician means the person appointed as such by City Council pursuant to the provisions of the Vancouver Charter and includes any person authorized to act on behalf of the *City Electrician*.

City Engineer means the person appointed as such by City Council pursuant to the provisions of the Vancouver Charter and includes any person authorized to act on behalf of the *City Engineer*.

civic community facility means any property, complex, structure, building or portion thereof that is owned or leased by the *City*.

clearance means the vertical distance between the bottom of a *sign* and *grade*.

copy means the *logos*, letters, characters, symbols, numbers or graphics that make up the message on a *sign*, but does not include background colour or pattern.

copy area means the area, measured in square metres, that encompasses all of the *copy* on a *sign*.

corner site means a *site* located at the intersection of two or more *streets*.

cultural, institutional or recreational use means archives, community centres, driving ranges, fire halls, golf courses, hospitals, libraries, marinas, museums, neighbourhood houses, places of worship, schools, theatres and the Vancouver Art Gallery.

development permit means a permit issued pursuant to the *Zoning and Development By-law*.

Director of Planning means the person appointed as such by City Council pursuant to the provisions of the Vancouver Charter and includes any person authorized to act on behalf of the *Director of Planning*.

directional sign means a *free-standing sign* on a *site* that indicates the location of vehicular entrances and exits to the *site*.

election sign means a *non-illuminated sign* related to a municipal, provincial or federal election, by-election, referendum or plebiscite, that addresses an issue in the public interest, advertises a candidate seeking public office or advertises a political party.

Electrical By-law means the *City's Electrical By-law*.

electronic copy means *copy* that is generated, displayed or changed using electronic screens, touch screens, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays or any other electronic, computer generated or digital technology.

electronic message sign means a *sign* that displays *electronic copy* consisting only of text.

electronic sign means an *electronic message*, *electronic static image* or *electronic video sign*, but does not include a *projected image sign*.

electronic static image sign means a *sign* that displays *electronic copy* that remains static on the screen for a stipulated period of time.

electronic video sign means a *sign* that displays *electronic copy* consisting of video.

embellishments means decorative or ornamental elements on a *sign* that do not contain identification, *logos* or advertising.

fascia sign means a *sign* that is painted, inscribed, constructed on or attached to the exterior, including transparent glass and glazing, of a building, that is on a plane parallel to the building face, and projects no more than 0.40 m from the building face, and does not include a *billboard sign*.

first party advertising means *copy* that advertises, promotes, or directs attention to goods, services, or activities that are available on the *premises* where the *sign* is located.

floating sign means a non-illuminated *sign* mounted on or affixed to a barge, vessel or other structure that floats or is capable of floating on water.

free-standing sign means a *sign* that is self-supporting and attached to the ground, and does not include a *billboard sign*.

free-standing wayfinding sign means a *sign* that is self-supporting and attached to the ground, is located on a large campus or *site*, and displays *site* information or maps for the purpose of wayfinding.

frontage means the length of a *site*, building or *premises*, that abuts or faces a *street*, excluding a *lane*.

grade means:

- (a) for any *sign* located more than 0.75 m from a *street*, measured horizontally, the elevation of the finished ground surface directly below the *sign*, as determined by the *Director of Planning*; or
- (b) for any *sign* encroaching into a *street* or located within 0.75 m of a *street*, measured horizontally, the elevation of the finished ground surface or *street* directly below the *sign*, as determined by the *City Engineer*.

height means, in the context of a *sign*, the vertical distance from *grade* to the uppermost point of a *sign*.

heritage property means a *site*, building or *sign* that is not a *protected heritage site*, building or *sign* and that, in the opinion of the *Director of Planning* has sufficient *heritage value* to justify its conservation.

heritage value means aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations.

historic sign means an existing *sign* or a replica of an original *sign* that, in the opinion of the *Director of Planning*, has *heritage value*.

hoarding means a temporary fence, wall or covered walkway that encloses all or part of a *sign*, building or *street*, for *site* protection during construction.

hoarding sign means a non-illuminated *sign* painted on or attached to a *hoarding*, that:

- (a) identifies consultants and contractors employed on the *site*, including but not

limited to architects, engineers, landscape architects, developers, financiers or builders;

- (b) displays the name of the building under construction on the *site*; or
- (c) displays public service messages regarding municipal programs, services or initiatives that relate to the building under construction.

identification sign means a non-*illuminated sign* that displays only the name of a building, a business or a licensed home occupation.

illuminated sign means a *sign* that is lighted by means of artificial lighting located within, on or outside the *sign*.

indexing means rotating individual segments on a *billboard sign* that create two or more *sign* surfaces displaying two or more separate and consecutive messages within the same *sign area*.

lane means a *street* not more than 10.06 m in width that provides a secondary means of access to a *site*.

larger residential sites means *sites* in any CD-1 zoning district assigned to the Residential Sign District, and *sites* larger than 2000 m² in the RM and RT zoning districts.

logo means:

- (a) a symbol or other graphic design not including words, letters, or numbers; or
- (b) a registered trademark which may include words, letters, or numbers that identify a product, business, service or activity.

mansard roof means a *roof* with four sloping sides, each with a *roof* pitch divided into a shallow upper slope and a steeper lower slope.

mansard roof sign means a *sign* that is painted on, attached to, or constructed on a *mansard roof*.

manual changeable copy means *copy* that can be changed manually, but does not include *copy* on a *billboard sign*.

moving sign means a *sign* that includes visible moving parts or that rotates around an axis, but does not include *indexing*.

mural means a work of art or graphic depiction of any kind which is painted, inscribed, inlaid or otherwise placed on, affixed to, or is an element of the design of, an exterior wall, roof, fence, or *hoarding*, but does not include a *sign*.

occupant means the *owner* or tenant who occupies a *site* or *premises* where a *sign* is located.

owner includes the *owner* or tenant who occupies a *site* or *premises* where a *sign* is located, the person named as the permit holder on a *sign* permit, and the *owner*, manufacturer or installer of a *sign*.

parks mean all areas under the exclusive possession, exclusive jurisdiction and control or custody, care and management of the Vancouver Park Board as provided in section 488 of the *Vancouver Charter*.

premises means a *site* or building or a portion of thereof, that is occupied by a single owner or tenant.

projected image sign means a static image that is projected onto a building or surface for a specified period of time from a source external to the *sign* and is visible from a *street* or from another *site*.

projecting sign means a *sign* that is attached to and entirely supported by a building and projects more than 0.40 m from the building face.

protected heritage site means a *site*, building or *sign* that is:

- (a) designated as protected pursuant to section 593 of the *Vancouver Charter*;
- (b) listed in a schedule in an official development plan pursuant to section 596A (3) (b) of the *Vancouver Charter*;
- (c) located in a designated heritage conservation area; or
- (d) protected by a Heritage Revitalization Agreement pursuant to section 592 of the *Vancouver Charter*.

public bike share program means a program that provides the general public with an opportunity to rent bicycles through an automated system on a short-term basis for use within the city.

public bike share station means a bicycle sharing facility where bicycles are stored and from which the general public may rent and return bicycles and other objects or equipment as part of a *public bike share program*.

real estate sign means a *sign* that advertises the sale or lease of a property or an open house.

Registered Professional Engineer means a professional engineer registered in the Province of British Columbia with the Association of Professional Engineers and Geoscientists of British Columbia.

retractable screen sign means a screen that has *copy* painted on, attached to or projected onto it, and that can be retracted so it is not visible.

roadway means that portion of the *street* improved, designed or intended for vehicular use.

roof means the primary top enclosure of a building, including any *roof* extension or overhang beyond the building face, but excluding secondary roofs above the main *roof line*, on structures such as elevator shafts or mechanical penthouses.

roof line means the horizontal line where the building face meets the *roof* of the building, or the top of a parapet wall, or the top of a *mansard roof*.

routine maintenance means ordinary maintenance or repair and does not include removal or replacement of a *sign* or its structural supports, or a change in the design, materials or appearance of a *sign*.

sandwich board sign means a portable non-*illuminated sign* consisting of two flat panels attached or hinged at one end, which is self-supporting, and is not affixed to the ground, a building, a structure, or a vehicle.

sign means any visual medium used to:

- (a) attract attention or convey information of any kind by way of words, numbers, pictures, graphics, *logos* or emblems;
- (b) provide direction, information, identification or advertisement; or
- (c) promote a product, business, activity, service or idea;

including the supporting structure, *sign* face, lighting fixtures and all other components, but does not include light banding, a work of art or a *mural* approved by the *City*.

sign area means the total surface area, measured in square metres, within the outer edge of the frame or border of a *sign* and extending to any exposed supporting structural components including any *embellishment*, except that where the *sign* has no frame, border, or background, *sign area* means the total area within the shortest perimeter surrounding the *copy*.

sign in conjunction with a mural means a *sign* that forms an integral part of the design of a *mural* that has been approved through a *development permit*.

Sign Fee By-law means the *City's Sign Fee By-law*.

site means an area of land consisting of one or more adjoining lots or parcels.

special event means an event designated as such by City Council by by-law or by resolution.

storey means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it. A *storey* shall not include a basement or cellar.

street means and includes public road, highway, bridge, viaduct, *lane*, and sidewalk, and any other way normally open to the use of the public, but does not include a private right-of-way on private property.

temporary sign means a non-*illuminated sign* that is not permanently attached to any structure or building and is erected for a specified period of time.

third party advertising means *copy* that advertises, promotes, or directs attention to products or services that are not sold, produced or provided on the *premises* on which the *sign* is located, but does not include any acknowledgement that identifies the artist, *owner* or sponsor of a work of art or *mural* approved by the *City*, as a condition of a *development permit* or pursuant to a public art program or similar program or policy.

traffic control device includes any traffic signs, stop-signs, traffic lights or reflectors, traffic disks, markers, blocks, standards, indicators, *traffic-control signals*, or other devices or apparatus, whether automatic or manual, for the regulation, direction, and control of traffic on any *street*.

traffic control signal means a *traffic control device*, whether manually, electrically or mechanically operated, by which traffic is directed to stop and to proceed.

under-awning sign means a *sign* that is suspended from an *awning* and is located entirely under the *awning* and perpendicular to the building to which the *awning* is attached.

under-canopy sign means a *sign* that is suspended from a *canopy* and is located entirely under the *canopy* and perpendicular to the building to which the *canopy* is attached.

unnecessary hardship means hardship that results from unique physical circumstances that are peculiar to the *site* and does not include mere inconvenience, preference for a more lenient standard or a more profitable use, or self-induced hardship resulting from the actions of the *owner* or applicant.

vertical dimension means the length of a *sign* measured vertically from the bottom to the top or uppermost point of the *sign*.

window means an opening in the wall or *roof* of a building that is fitted with transparent glass in a frame, that admits light or air and allows people to see in or out, but does not include *windows* fitted with opaque, spandrel or translucent glass.

window sign means a *sign* that:

- (a) is etched, painted, attached to or displayed in or on a *window*;
- (b) is visible from outside the building;
- (c) in the case of an exterior *sign*, is within 0.10 m of a *window*;
- (d) in the case of an interior *sign*, is within 1.2 m of a *window*; and
- (e) does not include a *window* display of products available on the *premises*.

Zoning and Development By-law means the *City's Zoning and Development By-law*.

1.4 Table of Contents

The table of contents for this by-law is for convenient reference only, and is not for use in interpreting or enforcing this by-law.

1.5 Schedules

Schedules attached to this by-law form part of this by-law.

1.6 Severability

A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

PART 2 APPLICATION OF BY-LAW

2.1 Scope of By-law

This by-law applies to all *signs* on lands within the *City*, including lands covered by water, except for *signs*:

- (a) on *streets*;
- (b) in *parks*;
- (c) inside a building or on a *site*, and not visible from the exterior of the building or from a *street*; or
- (d) erected under the authority of a statute, by-law or regulation.

2.2 Compliance with By-law

A *sign* must not be erected, placed, displayed, altered or moved unless it complies with the provisions of this by-law and all other applicable by-laws.

2.3 Prohibited Signs

Signs that are not specifically permitted by this by-law are prohibited.

2.4 Permit Requirement

A *sign* permit is required:

- (a) to erect any *sign* except those *signs* listed in Part 6 of this by-law; and
- (b) to replace or re-erect a *sign* that has been removed from its supports or a building for maintenance purposes.

PART 3 AUTHORITIES AND PERMITS

3.1 Administration

The *Director of Planning*, the *City Building Inspector*, the *Chief Licence Inspector* and the *City Electrician* are authorized to administer the applicable provisions of this by-law.

3.2 Power of Entry

The *Director of Planning*, the *City Building Inspector*, the *Chief Licence Inspector* or the *City Electrician* may enter any building or *premises* at any reasonable time for the purpose of administering or enforcing this by-law.

3.3 Permit Application Process

A person who wishes to obtain a permit to construct, erect, install or alter a *sign* must apply to the *Director of Planning* for a permit to do so and must submit a complete application for the proposed *sign* in the form prescribed by the *Director of Planning*, including, but not limited to:

- (a) proof that the *owner* or *occupant* of the *premises* identified in the application, and any contractor identified in the application, holds a *City* business licence;
- (b) drawings to the satisfaction of the *Director of Planning* and the *City Building Inspector* that identify the *site* and the proposed *sign* and indicate:
 - (i) construction materials and methods,
 - (ii) *sign* dimensions,
 - (iii) the location of any existing and proposed *signs*, and
 - (iv) the location of any encumbrances that may impact or restrict the placement of the *sign* on the *site*;
- (c) any further technical information required by the *Director of Planning* or the *City Building Inspector* pursuant to this by-law or any other applicable by-law; and
- (d) the requisite application fee for the proposed *sign* as set out in the *Sign Fee By-law*.

3.4 Permit Refusal

The *Director of Planning* may refuse to process an application or issue a permit if:

- (a) plans or supporting documents:
 - (i) are incomplete,
 - (ii) do not comply with the provisions of this by-law, or

- (iii) contain false or incorrect information;
- (b) the proposed *sign* is not permitted by this by-law or by another enactment;
- (c) the applicant does not hold a current *City* business licence;
- (d) in the opinion of the *City Building Inspector*, the building on which the *sign* is to be located is not structurally capable of supporting the proposed *sign* or the information submitted regarding the building is not sufficient to enable the *City Building Inspector* to determine the structural capacity of the building; or
- (e) the proposed *sign* would, in the opinion of the *City Engineer*, obstruct or interfere with the visibility of a *traffic control device*.

3.5 Limits on Appeals

No appeal lies from the refusal of the *Director of Planning* to process an application or issue a permit under this by-law, except for an appeal pursuant to Part 15 of this by-law.

3.6 Lapsed Application

If an *owner* has failed to comply with the necessary requirements to complete an application within six months after the date of receipt of the application by the *Director of Planning*, the *Director of Planning* must:

- (a) advise the *owner* that the permit application is lapsed; and
- (b) refuse to process the application for the permit.

3.7 Expiry of Application

An application for a permit that has lapsed in accordance with section 3.6 of this by-law is expired and the *owner* who wishes to obtain a permit must re-apply and pay the necessary fees for a new application in accordance with the *Sign Fee By-law*.

3.8 Conditions on Permits

The *Director of Planning* may impose conditions on permits regarding:

- (a) safety matters;
- (b) hours and levels of illumination;
- (c) construction requirements;
- (d) timing of construction;
- (e) timing of and requirements for reviews and inspections;
- (f) limitations regarding the effective period of the permit;
- (g) responsibilities of the *owner*; and
- (h) compliance with this by-law or other enactments.

3.9 Lapsed Permit

If an *owner* has failed to complete the work authorized by a permit and to call for a final inspection within twelve months after the date of issuance of the permit, the *Director of Planning* must advise the *owner* that the permit is lapsed.

3.10 Expiry of Permit

A permit that has lapsed in accordance with section 3.9 of this by-law is expired and the *owner* who wishes to obtain a new permit must re-apply and pay the necessary fees for a new application in accordance with the *Sign Fee By-law*.

3.11 Permit Revocation

The *Director of Planning* may revoke a permit or order that a *sign* be removed if, in the opinion of the *Director of Planning*:

- (a) there is a contravention of a condition of the permit;
- (b) the permit was issued in error;
- (c) the permit was issued on the basis of false or incorrect information; or
- (d) the *sign* does not comply with the provisions of this by-law.

3.12 Notices and Orders

The *Director of Planning*, the *City Building Inspector*, the *Chief Licence Inspector* or the *City Electrician*, as the case may be, may issue in writing such notices or orders as may be necessary to notify an *owner* of a contravention of this by-law, in the manner set out in this by-law.

3.13 Scope of Orders

The *Director of Planning*, the *City Building Inspector*, the *Chief Licence inspector* or the *City Electrician*, as the case may be, may order a person who contravenes any provision of this by-law:

- (a) to comply with the by-law within a specified time;
- (b) to discontinue or refrain from proceeding with any work in contravention of this by-law;
- (c) to allow the *Director of Planning*, the *City Building Inspector*, the *Chief Licence Inspector* or the *City Electrician*, as the case may be, to enter any building or *premises* at any reasonable time for the purpose of administering or enforcing this by-law;
- (d) to remove an unauthorized *sign*; or
- (e) to paint, repair, alter or remove any *sign* or portion thereof which becomes

dilapidated or is abandoned, or which constitutes a hazard.

3.14 Service of Orders

A notice or order issued under this by-law is sufficiently served if:

- (a) the order or notice is delivered by hand, by ordinary prepaid mail or by registered mail, to the *owner's* address as shown in the records of the Assessment Authority of British Columbia; or
- (b) in the case of an *owner* that is a corporation, the order or notice is delivered by hand, by ordinary prepaid mail, or by registered mail, to the registered and records office of the corporation; or
- (c) in any case, the order or notice is delivered by electronic mail to the electronic mail address of the *owner* as shown in the permit application.

3.15 Deemed Receipt of Order

Notices and orders issued in accordance with this by-law are deemed to have been received:

- (a) seven days after mailing, if sent by ordinary prepaid mail, to the mailing address of the *owner*;
- (b) on the date of delivery as noted in the Canada Post tracking system, if sent by registered mail;
- (c) 24 hours after sending, if sent by electronic mail to the electronic mail address of the *owner* as shown in the permit application; and
- (d) immediately upon receipt, if handed to the *owner* or a representative of the *owner*, or delivered to the registered and records office for the *owner*.

3.16 Removal of Unsafe Sign

When any *sign* or part thereof is, in the opinion of the *City Building Inspector*, structurally unsafe, the *City Building Inspector* may issue a written order to the *owner*, certifying that the *sign* is structurally unsafe and requiring its correction within a specified time.

3.17 Corrective Measures

If an *owner* fails to comply with a written order issued by the *City Building Inspector*, the *City Building Inspector* may authorize demolition, removal or enclosure of the *sign* that is certified to be structurally unsafe, at the expense of the *owner* and may take such other measures as may be necessary to protect the public.

3.18 Immediate Measures

When immediate measures must be taken to avoid imminent danger or risk of accident as a result of a *sign* being structurally unsafe, the *City Building Inspector* may take such action as is appropriate, without prior notice and at the expense of the *owner*.

3.19 Reclaiming Sign

Any *owner* who wishes to reclaim a *sign* that has been removed by the *City Building Inspector* because it is structurally unsafe must:

- (a) submit a request in writing, within 14 days of the date of removal of the *sign*; and
- (b) pay for the cost of removal, transportation and storage of the *sign* in accordance with the *Sign Fee By-law*.

3.20 Recovery of City Costs

The cost of the removal, repair, transportation and storage of a *sign* that is structurally unsafe is a debt due and recoverable by the *City* from the *owner*:

- (a) in any Court of competent jurisdiction; or
- (b) by entry of such cost in the real property tax roll with respect to the parcel on which the *sign* is located and by collection in the same manner as taxes shown on the real property roll.

PART 4 RESPONSIBILITIES OF OWNER

4.1 Requirement for Permit

An *owner* must not erect, display, modify or repair a *sign* for which a *sign* permit is required by this by-law, without first obtaining the necessary permit, except for a change of *copy* or *routine maintenance* as provided in section 6.5 of this by-law.

4.2 Application for Permit

An *owner* must comply with all the necessary requirements to complete an application for a *sign* permit within six months of the date of receipt of the application by the *Director of Planning*.

4.3 Compliance with Permit Conditions

An *owner* must comply with all conditions of a *sign* permit.

4.4 Compliance with By-law and Other Enactments

An *owner* must comply with this by-law and with all other applicable enactments.

4.5 Permitting Entry

An *owner* must allow the *Director of Planning*, the *City Building Inspector*, the *Chief Licence Inspector* or the *City Electrician*, as the case may be, to enter any building or *premises* at any reasonable time for the purpose of administering and enforcing this by-law.

4.6 Completion of Work

An *owner* must complete the work authorized by the *sign* permit and call for a final inspection, within twelve months of the date of issuance of the permit.

4.7 Call for Inspection

Immediately upon completion of the installation of any *sign* for which a *sign* permit has been issued, an *owner* must notify the *City Building Inspector*, and, if applicable, the *City Electrician*, that the installation of the *sign* is complete, and must include the permit number in the notification.

4.8 Covering Work Before Inspection

An *owner* must not cover work prior to inspection.

4.9 Uncovering Work

An *owner* must uncover any work that has been covered prior to inspection, at the expense of the *owner*, if required to do so by the *City Building Inspector* or the *Director of Planning*.

4.10 Prior Approval for Revisions

An *owner* must not deviate from the approved plans and supporting documents forming part of the *sign* permit without having first paid the necessary fees in accordance with the *Sign Fee By-law* and obtained the necessary permit or permits.

4.11 Re-inspection

If the *City Building Inspector* discovers faulty or incomplete work or faulty materials during an inspection, the *owner* must carry out the necessary repairs, apply for a re-inspection and pay the necessary re-inspection fees in accordance with the *Sign Fee By-law*.

4.12 Maintenance of Signs

An *owner* must maintain all *signs* in good repair, in safe condition and free from defects.

4.13 Compliance with Orders

An *owner* must comply with an order or notice issued pursuant to this by-law.

PART 5 GENERAL SIGN REGULATIONS

5.1 General Prohibitions

Except as otherwise provided in this by-law, a *sign* must not:

- (a) obstruct or interfere with the visibility of a *traffic control device*;
- (b) obstruct or interfere with the natural lighting, air intake or ventilation of a building;
- (c) cover or obstruct an *architectural feature*;
- (d) be constructed or installed in a way that damages or may damage a tree;
- (e) emit sound or noise;

- (f) obstruct or interfere with the flow of pedestrian traffic; or
- (g) be in or project over a required landscaped setback area listed in Schedule C of the *Zoning and Development By-law*.

5.2 Signs in Landscaped Setback

Despite the provisions of section 5.1 of this by-law, the following *signs* may be in or project over a required landscaped setback area listed in Schedule C of the *Zoning and Development By-law*:

- (a) a *fascia* or *directional sign*; or
- (b) a *free-standing sign* that identifies the principal use or occupancy of the *site*, if:
 - (i) the *sign area* is no greater than 1.25 m²,
 - (ii) the *sign* is no more than 1.8 m in *height*,
 - (iii) the *sign* is within the rear two-thirds of the required landscaped setback, and
 - (iv) the landscaping at the base of the *sign* is to the satisfaction of the *Director of Planning*.

5.3 Sign Area Calculation

Sign area must be calculated as follows:

- (a) for a double-faced or multi-faced *sign*, the *sign area* is one half of the total surface area of all the *sign* faces combined;
- (b) for a *sign* composed of individual letters or figures, *sign area* is measured by applying the smallest square, rectangular or other simple geometric form to enclose the surface area of the individual letters or figures that comprise the *sign* face, and the *sign area* is the total surface area of all the geometric forms combined; and
- (c) for a three-dimensional *sign* with no easily measurable face, *sign area* is measured by applying the smallest square, rectangular or other simple geometric form possible, to enclose each of the parts of the *sign* face, and the *sign area* is one half of the total surface area of all the geometric forms combined.

5.4 Signs Incorporating Multiple Sign Types

In the case of a *sign* that incorporates more than one *sign* type, the regulations for each particular *sign* type must be applied to the portion of the *sign* to which they pertain.

5.5 Structural Supports

A *sign* must be designed and placed on a building so that the structural supports, bracing and ties of the *sign* are concealed, where possible, by the body of the *sign*.

5.6 Signs and Building Lines

Subject to the provisions of this by-law, a *sign* may be located in or project over a building line prescribed by Schedule E of the *Zoning and Development By-law*.

5.7 Signs for Premises with No Frontage

In the case of a use that is located at the rear of a building or below *grade* and has no calculable *frontage*, a *sign* pertaining to that use may be on the *frontage* of the *premises* of another *occupant* in the same building or at a common entrance to the building.

5.8 Encroachment over a Street

A *sign* must:

- (a) be at least 0.60 m from the edge of the curb that is immediately adjacent to the *roadway* of a *street*; and
- (b) not encroach over a *lane*, except that a *fascia sign* may encroach over a *lane* to a maximum of 0.10 m.

5.9 Sign Clearances

A *sign* that:

- (a) encroaches on a portion of a *street* used only by pedestrians, must have a minimum *clearance* of 2.75 m, except that:
 - (i) if the *grade* below an *awning sign* slopes more than 0.10 m over the length of the *awning*, the minimum *clearance* is 2.6 m,
 - (ii) if an *awning sign* is painted on a soft *awning* fringe or an *under-awning* or *under canopy sign* is painted on soft material, the minimum *clearance* is 2.3 m,
 - (iii) there is no minimum *clearance* for any *fascia sign* that encroaches less than 0.10 m, and
 - (iv) the minimum *clearance* of a *fascia sign* in the Granville Street Sign District that encroaches 0.10 m or more is 2.6 m; and
- (b) is a *projecting sign* or *free-standing sign* encroaching on a *street* used by vehicular traffic, must have a minimum *clearance* of 4.5 m; and
- (c) is a *projecting sign*, must have a maximum *clearance* of 6.0 m.

5.10 Illuminated Signs

A *sign* may be illuminated, unless otherwise prohibited by this by-law.

5.11 General Regulations for Illuminated Signs

An *illuminated sign* must:

- (a) not be illuminated from below;
- (b) if externally illuminated, be equipped with a shield directing light downward;
- (c) not increase the level of ambient light on an adjacent *street* or *site* by more than 3.0 lux;
- (d) if an *awning sign*, have any lighting source contained and concealed under the *awning*;
- (e) if within 30 m of a dwelling unit in the Residential Sign District facing the *copy area* of the *sign*, be turned off between the hours of 11 p.m. and 7 a.m., unless the *premises* are open for business;
- (f) if at the second *storey* of a building or facing a *lane* and within 30 m of a dwelling unit facing the *copy area* of the *sign*, be turned off between 11 p.m. and 7 a.m., unless the *premises* are open for business, except in the shaded area shown on Schedule 5A; and
- (g) for the purposes of this Section 5.11, dwelling unit includes a residential unit in a community care facility, group residence or seniors supportive or assisted housing.

5.12 Electronic Signs

A *sign* may not contain *electronic copy* unless specifically permitted by this by-law.

5.13 General Regulations for Electronic Signs

An *electronic sign* must:

- (a) not increase the level of ambient light on an adjacent *street* or *site* by more than 3.0 lux;
- (b) be equipped with an ambient light sensor that automatically adjusts the luminance of the *sign*;
- (c) have a luminance no greater than 300 nits between sunset and sunrise and 5000 nits between sunrise and sunset;
- (d) default to a black screen if the *sign* malfunctions;
- (e) be at least 30 m from a dwelling unit facing the *copy area* of the *sign*;
- (f) be at least 15 m from a *traffic control signal*;
- (g) if within 60 m of a dwelling unit facing the *copy area* of the *sign*, be turned off between the hours of 11 p.m. and 7 a.m. and when the *premises* are not open for business, except in the Granville Street Sign District;

- (h) if an *electronic static image sign*:
 - (i) display an *electronic static image* that does not change for a minimum of 10 seconds, and
 - (ii) transition between images within 0.5 seconds; and
- (i) for the purposes of this section 5.13, dwelling unit includes a residential unit in a community care facility, group residence or seniors supportive or assisted housing.

5.14 Signs with Manual Changeable Copy

Subject to the provisions of this by-law, a *manual changeable copy sign* is permitted in all zoning districts except the HA-2(Gastown) and HA-3(Yaletown) zoning districts.

5.15 General Regulations for Manual Changeable Copy Signs

A *manual changeable copy sign* must:

- (a) have a *copy area* no greater than 75% of the *sign area*, to a maximum of 2.3 m², except that the *copy area* of *signs* for arenas, bingo halls, halls, places of worship, pools, rinks, service stations or gas bars, and theatres may be greater than 75% of the *sign area*, to a maximum of 2.3 m²; and
- (b) in the HA-1 and HA-1A District (Chinatown):
 - (i) be located on a theatre, and
 - (ii) be a *canopy* or *fascia sign*.

5.16 First Party Advertising

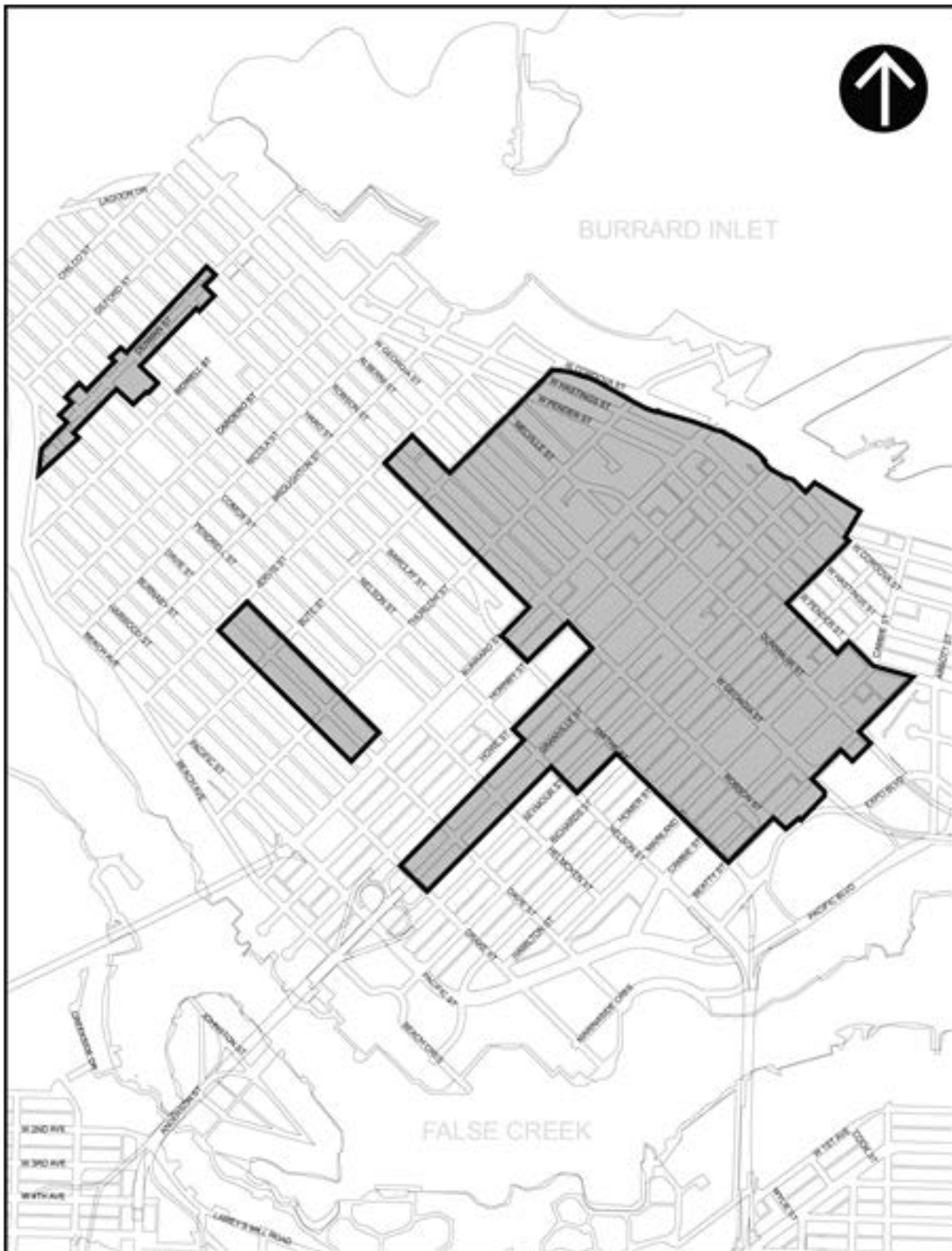
Except as otherwise provided in this by-law, *first party advertising* is only permitted on:

- (a) a *fascia sign* that does not include *electronic copy*, to a maximum of 30% of the *copy area*; and
- (b) a *window sign* that is exempt from permit under this by-law, to a maximum of 100% of the *copy area*.

5.17 Third Party Advertising

Except as otherwise provided in this by-law, *third party advertising* is only permitted on a *billboard sign*, to a maximum of 100% of the *copy area*.

**SCHEDULE 5A
ILLUMINATED SIGN AREA MAP**



PART 6 EXEMPTIONS

6.1 Signs Exempt From Sign Permit

Signs listed in this Part 6 do not require a *sign* permit, except as provided in section 6.2 of this by-law.

6.2 Signs on Protected Heritage Sites

A *sign* permit is required for any *sign* on a *protected heritage site*, other than an *election*, *hoarding*, *real estate* or *temporary sign*.

6.3 Compliance with Other Requirements

Signs that do not require a *sign* permit:

- (a) must comply with the general *sign* regulations in Part 5 of this by-law;
- (b) must comply with the *sign* construction regulations in Part 16 of this by-law;
- (c) must comply with all other applicable regulations under this or any other by-law; and
- (d) may require electrical, building or other permits.

6.4 Address, Commemorative and Public Information Signs

A *sign* permit is not required for:

- (a) a *sign* listing only the building number and street name of *premises*;
- (b) a non-illuminated commemorative plaque or cornerstone; or
- (c) a non-*illuminated sign* providing information or a warning related to safety, security, parking restrictions, or public access, and that does not exceed 0.20 m² in *sign area*.

6.5 Change of Copy and Routine Maintenance

A *sign* permit is not required for:

- (a) a change of *copy* on an existing *sign* that is under permit or lawfully non-conforming, where the change of *copy* complies with this by-law, except that a change of *copy* does not include changing an *awning* cover; or
- (b) *routine maintenance* of an existing *sign* that is under permit or lawfully non-conforming.

6.6 Banner Signs

A *sign* permit is not required for a *banner sign* that:

- (a) has a *vertical dimension* at least twice the width of the *banner*;
- (b) is perpendicular to a building face;
- (c) has a *sign area* no greater than 4.0 m², except in the Residential and West End Sign Districts;
- (d) in all sign districts other than the Rogers Arena and Residential and West End Sign Districts, has:
 - (i) *copy area* consisting of letters, numbers, symbols or *logos* no greater than 20% of the *sign area*,
 - (ii) a combined *sign area* no greater than 4.0 m² for all *banner signs* on a building face, and
 - (iii) *first party advertising* not exceeding 30% of the *copy*;except as otherwise provided in subsection (e);
- (e) if advertising public events presented by a non-profit society or public agency, and located in the Granville Street or International Village Sign Districts, the Downtown (DD) zoning district, or the area of the B.C. Place/Expo District (BCPED) shown in Schedule 9A, may have:
 - (i) *copy area* consisting of letters, numbers, symbols or *logos* that is greater than 20% of the *sign area*,
 - (ii) a combined *sign area* no greater than 8.0 m² for all *banner signs* on a building face, and
 - (iii) *third party advertising* not exceeding 30% of the *copy*;
- (f) in the Residential and West End Sign Districts, has:
 - (i) a *sign area* no greater than 2.0 m²,
 - (ii) *copy area* consisting of letters, numbers, symbols or *logos* that may be greater than 20% of the *sign area*, and
 - (iii) a combined *sign area* no greater than 4.0 m² for all *banner signs* on a building face; and
- (g) on the arena in the Rogers Arena Sign District, may have:
 - (i) *copy area* consisting of letters, numbers, symbols or *logos* no greater than 10% of the *sign area*, and
 - (ii) *copy* consisting of a *logo*, the name of the arena or an event scheduled at the arena, which may include *third party advertising*.

6.7 Cultural, Institutional or Recreational Use Signs

A *sign* permit is not required for a *free-standing sign* that:

- (a) is on the *site* of a building containing *cultural, institutional or recreational uses*;
- (b) identifies only the *cultural, institutional or recreational uses* on the *site*;
- (c) is limited to one for each *frontage* of the *site*;
- (d) has a *sign area* no greater than 0.60 m²;
- (e) is no more than 1.2 m in *height*; and
- (f) is not illuminated.

6.8 Directional Signs

A *sign* permit is not required for a *directional sign* that:

- (a) is at a vehicular entrance or exit to a *site*;
- (b) is at a vehicular entrance or exit at a *lane*;
- (c) is limited to two on a *site*, except that for restaurant and retail uses, there may be:
 - (i) one *sign* indicating the entry to a drive-through service window, and
 - (ii) one *sign* indicating each additional vehicular entrance or exit;
- (d) has a *sign area* no greater than 0.60 m², except that:
 - (i) in the Residential and Chinatown and Gastown Historic Sign Districts, the *sign area* must be no greater than 0.40 m², and
 - (ii) in the Rogers Arena Sign District, the *sign area* must be no greater than 1.0 m²; and
- (e) is no more than 1.2 m in *height*.

6.9 Election Signs

A *sign* permit is not required for an *election sign* that:

- (a) is a *free-standing* or *window sign*;
- (b) if a *free-standing sign*, has a *sign area* no greater than 3.0 m²;
- (c) if a *window sign*, is limited to one *sign* for each address or *premises* with a *sign area* no greater than 30% of the glass surface of the *window*;
- (d) in the case of a *sign* related to a federal or provincial election, by-election,

referendum or plebiscite, is erected on or after the date when the writ for the election is issued;

- (e) in the case of a *sign* related to a general local election, by-election, referendum or plebiscite, is erected no earlier than 45 days before general voting day; and
- (f) is removed within 48 hours after the close of voting.

6.10 Floating Signs

A *sign* permit is not required for a *floating sign* that:

- (a) has a *sign area* no greater than 1.0 m²;
- (b) may include *third party advertising*; and
- (c) is limited to one per barge, vessel or other structure.

6.11 Hoarding Signs

A *sign* permit is not required for a *hoarding sign* that:

- (a) has a combined *copy area* no greater than 9.3 m² on each *frontage*;
- (b) in the RA-1 or First Shaughnessy zoning districts or on a *site* less than 2000 m² in an RS or RT zoning district, is limited to three *signs* on each *frontage* of the *site*, each with a *sign area* no greater than 0.56 m²;
- (c) is no more than 3.0 m in *height*; and
- (d) is displayed only during construction.

6.12 Identification Signs

A *sign* permit is not required for an *identification sign* that:

- (a) is a *fascia sign*;
- (b) is limited to one *sign* for each *premises*; and
- (c) has a *sign area* no greater than 0.20 m².

6.13 Parking Signs

A *sign* permit is not required for:

- (a) a *sign* in a parking lot identifying an individual parking space, that:
 - (i) has a *sign area* no greater than 2.0 m² in all sign districts other than the Residential Sign District,
 - (ii) in the Residential Sign District, has a *sign area* no greater than 0.10 m²,

- (iii) if a *free-standing sign*, is no more than 3.0 m in *height*,
 - (iv) is at least 7.5 m from a property line, and
 - (v) is not illuminated;
- (b) a *free-standing sign* identifying a parking lot or garage, that:
 - (i) is limited to one *sign* at each vehicular entrance or corner of the *site*,
 - (ii) is at least 7.5 m from another *free-standing sign* identifying the same parking lot or garage,
 - (iii) has a *sign area* no greater than 2.0 m² for each *sign*, to a maximum combined *sign area* of 5.0 m² for all *free-standing signs* on the *site*, and
 - (iv) is no more than 4.5 m in *height*; and
- (c) a *sandwich board sign* identifying a parking lot or garage, that:
 - (i) is in any sign district other than the Residential Sign District,
 - (ii) is limited to one *sign* at each vehicular entrance, and
 - (iii) has a *vertical dimension* no greater than 0.90 m and is no more than 0.60 m wide.

6.14 Projected Image Signs

A *sign* permit is not required for a *projected image sign* that:

- (a) is in any sign district, except in the Residential and West End Sign Districts;
- (b) advertises community events, campaigns held or sponsored by a charitable or community organization, or events associated with a *cultural, institutional or recreational use*;
- (c) is limited to one *sign* on a *site*;
- (d) has a *sign area* no greater than 12 m²;
- (e) displays a static image that does not change for at least 10 seconds;
- (f) transitions between images within 0.5 seconds;
- (g) is projected for no more than 5 continuous days and no more than 10 days in a calendar year; and
- (h) is turned off between the hours of 11 p.m. and 7 a.m.

6.15 Public Bike Share Signs

A *sign* permit is not required for a *sign* related to the operation of a *public bike share station*, that:

- (a) has a *sign area* no greater than 3.0 m²;
- (b) has a *copy area* no greater than 0.44 m²;
- (c) is no more than 3.0 m in *height*, excluding any associated solar panel and related components; and
- (d) may include sponsorship acknowledgement.

6.16 Real Estate Signs

A *sign* permit is not required for a *real estate sign* that:

- (a) is a *free-standing sign* or a *fascia sign* attached to a fence or a building at the first *storey*;
- (b) is limited to one *sign* at the address or entrance of the property listed for sale or lease;
- (c) in all sign districts and *larger residential sites* in the Residential Sign District:
 - (i) has a *sign area* no greater than 3.0 m², and
 - (ii) if a *free-standing sign*, is no more than 2.4 m in *height*;
- (d) in the Residential Sign District, except for *larger residential sites*:
 - (i) has a *sign area* no greater than 0.56 m², and
 - (ii) if a *free-standing sign*, is no more than 1.8 m in *height*; and
- (e) is removed no more than 14 days after the *real estate sign* indicates that the property has been sold or leased.

6.17 Temporary Signs

A *sign* permit is not required for a *temporary sign* that:

- (a) advertises community events, campaigns held or sponsored by a charitable or community organization, or events associated with a *cultural, institutional or recreational use*, and:
 - (i) is limited to one *sign* on a *site*,
 - (ii) is erected no more than 45 days in advance of an event or campaign, and
 - (iii) is removed no more than 7 days after the conclusion of the event or campaign;
- (b) promotes the buying or selling of products and services or announces the opening of a business and:
 - (i) is limited to one *sign* on *premises*,

- (ii) has a *sign area* no greater than 2.5 m², and
 - (iii) may be displayed for no more than sixty days in a calendar year;
- (c) provides information about a farmers' market and:
 - (i) is erected on the day of the farmers' market, except that one *sign* advertising the farmers' market may be displayed continuously on a *site* from May 1st to October 31st, and
 - (ii) has a *sign area* no greater than 0.40 m²;
- (d) displays public service messages about municipal programs, services or initiatives and is limited to one *sign* on each *frontage* of a *site*; or
- (e) addresses an issue in the public interest and:
 - (i) is limited to one *sign* for each street address,
 - (ii) has a *sign area* no greater than 0.56 m², and
 - (iii) if a *free-standing sign*, is no more than 1.0 m in *height*.

6.18 Window Signs

A *sign* permit is not required for a *window sign* that:

- (a) is in any sign district, except the Residential Sign District;
- (b) is not illuminated, except for an *electronic message sign*;
- (c) is an *electronic message sign* that:
 - (i) is limited to one *sign* on the *premises*,
 - (ii) has a *copy area* no greater than 0.34 m², and
 - (iii) does not display flashing, scrolling or other visual effects;
- (d) if located on the first *storey* of a building, has a combined *sign area* for all *signs* no greater than 30% of the total area of contiguous glass, or glass panes separated by mullions, contained within a *window* frame; and
- (e) if located on the second *storey* of a building, has a combined *sign area* no greater than 10% of the total area of contiguous glass, or glass panes separated by mullions, contained within a *window* frame.

PART 7 SIGN DISTRICTS

7.1 Sign Districts

For the purposes of this by-law, the city is divided into the sign districts listed in Column 1 of Table 1. Each sign district includes those zoning districts and areas listed in the corresponding row in Column 2 of Table 1.

Table 1 Sign Districts	
Column 1 <u>Sign District</u>	Column 2 <u>Corresponding Zoning Districts and Areas</u>
Residential Sign District (Part 8)	The RA-1, RS-1, RS-1A, RS-1B, RS-2, RS-3, RS-3A, RS-4, RS-5, RS-6, RS-7, RT-1, RT-2, RT-3, RT-4, RT-4A, RT-4N, RT-4AN, RT-5, RT-5A, RT-5N, RT-5AN, RT-6, RT-7, RT-8, RT-9, RT-10, RT-10N, RT-11, RT-11N, RM-1, RM-1N, RM-2, RM-3, RM-3A, RM-4, RM-4N, RM-7, RM-7N, RM-7AN, RM-8, RM-8N, RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN zoning districts; The area of the FM-1 zoning district where residential uses are permitted; The First Shaughnessy zoning district; The area of the B.C.Place/Expo District (BCPED) shown on Schedule 8A; The area of the Downtown/Eastside Oppenheimer District (DEOD) shown on Schedule 8B; The area of the False Creek Comprehensive Development District (FCCDD) shown on Schedule 8C; and All CD-1 zoning districts not listed in Schedule A or Schedule B.
Commercial, Mixed Use and Industrial Sign District (Part 9)	The C-1, C-2, C-2B, C-2C, C-2C1, C-3A, C-5, C-5A, C-6, C-7, C-8, Downtown (DD) and FC-1 zoning districts; The HA-3, I-1, I-1A, I-1B, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M1-A, M-1B, M-2, MC-1, MC-2, and Central Waterfront (CWD) zoning districts; The area of the FM-1 zoning district where commercial uses are permitted; The area of the B.C.Place/Expo District (BCPED) shown on Schedule 9A; The area of the Downtown/Eastside Oppenheimer District (DEOD) shown on Schedule 9B; The area of the False Creek Comprehensive Development District (FCCDD) shown on Schedule 9C; and All CD-1 zoning districts listed in Schedule A.
Chinatown and Gastown Historic Sign District (Part 10)	The HA-1, HA-1A, and HA-2 zoning districts shown in Schedule 10A, which includes all CD-1 zoning districts assigned to Part 10 and listed in Schedule B.
West End Sign District (Part 11)	The RM-5, RM-5A, RM-5B, RM-5C, RM-5D, and RM-6 zoning districts shown in Schedule 11A.
Granville Street Sign District (Part 12)	The area shown in Schedule 12A, which includes all CD-1 zoning districts assigned to Part 12 and listed in Schedule B.

Table 1 Sign Districts	
Column 1 <u>Sign District</u>	Column 2 <u>Corresponding Zoning Districts and Areas</u>
Rogers Arena Sign District (Part 13)	The area shown in Schedule 13A, which includes CD-1(311) listed in Schedule B.
International Village Sign District (Part 14)	The area shown in Schedule 14A, which includes CD-1(265) listed in Schedule B.

PART 8 **RESIDENTIAL SIGN DISTRICT**

8.1 Intent

Part 8 contains regulations applicable to the Residential Sign District, which includes the City's residential zoning districts, those areas shown in Schedules 8A, 8B and 8C, and all other areas listed under the Residential Sign District in Part 7 of this by-law. The intent of the Residential Sign District is to respect the character of residential neighbourhoods by reducing visual clutter and light pollution and to limit *signs to cultural, institution or recreational uses*.

8.2 Permitted Signs

Signs that are listed in Part 6 or Part 8 of this by-law and that comply with this by-law are permitted in the Residential Sign District.

8.3 First Storey Fascia Signs

A *fascia sign* is permitted, that:

- (a) is on the first *storey* of a building;
- (b) identifies a community centre, fire hall, library, museum or archives, neighbourhood house, place of worship, purpose built child care facility, or school;
- (c) identifies the building name at the common entry to a multiple dwelling;
- (d) is limited to one *sign* on the *frontage* or any recessed entrance area of *premises*;
- (e) does not extend above the *roof line*;
- (f) has a *copy area* no greater than 40% of the *sign area*, if the *sign* has a frame, border or background; and
- (g) has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage of premises*, if the *sign* does not have a frame, border or background.

8.4 Fascia Signs Above the First Storey

A *fascia sign* is permitted, that:

- (a) is on a building that does not have a *fascia sign* on the first storey;
- (b) is between the floor of the uppermost storey and the *roof line*;
- (c) identifies a community centre, fire hall, library, museum or archives, neighbourhood house, place of worship, purpose built child care facility, or school;
- (d) is limited to one *sign* on a building face to a maximum of two *signs* on a building;
- (e) is positioned so that two *signs* on adjoining building faces are not within 2.0 m of a common corner;
- (f) contains *copy* in the form of individual letters, numbers, symbols or *logos* only, that identifies the principal *occupant* or building name only; and
- (g) has a *copy area* no greater than $1/40^{\text{th}}$ 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*.

8.5 Free-Standing Signs

A *free-standing sign* is permitted, that:

- (a) identifies a *cultural, institutional or recreational use*;
- (b) is limited to one *sign* on a *site* with one or two *frontages*, except that one additional *sign* is permitted if the *site* is a *corner site* with one *frontage* longer than 60 m and one *frontage* longer than 30 m;
- (c) may include one additional *sign* for each additional *frontage* on a *site* with more than two *frontages*;
- (d) has a *height* no greater than:
 - (i) 5.0 m on a *site* larger than 2000 m², and
 - (ii) 2.0 m on a *site* that is 2000 m² or smaller;
- (e) has a *sign area* no greater than 0.30 m² for each metre of length of *frontage* of the *site*, to the maximum set out in subsection (f) below, excluding:
 - (i) the lower 2.75 m of the *sign* if the *sign area* is 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;
- (f) has a *sign area* no greater than:

- (i) 5.0 m² on a *site* larger than 2000 m², or
 - (ii) 2.0 m² on a *site* smaller than or equal to 2000 m²;
- (g) has a *copy area* no greater than 40% of the *sign area*;
- (h) may have a *copy area* that is greater than 40% of the *sign area* if the *sign* contains a *logo* only;
- (i) if an *electronic message sign*:
 - (i) is limited to one *sign* on a *site*,
 - (ii) identifies a community centre, neighbourhood house, place of worship or school, and
 - (iii) no more than 60% of the *sign area* may be *electronic copy* to a maximum of 2.3 m²;
- (j) may be illuminated if:
 - (i) no more than 50% of the *sign area* is internally illuminated, and
 - (ii) it is not an *electronic message sign*;
- (k) is not within 1.5 m of a property line or 1.0 m of a building;
- (l) is not within 45 m of another *free-standing sign* on the *site*, measured along the *frontages* of the *site*;
- (m) is not within 30 m of a dwelling unit facing the *copy area* of the *sign*;
- (n) if encroaching over a *street*, is perpendicular to the property line abutting the *street*; and
- (o) does not encroach over a *street* more than 25% of the distance between the *sign* and the nearest intersecting property lines, to a maximum encroachment of 3.0 m.

8.6 Large Hoarding Signs

A *hoarding sign* is permitted, that:

- (a) if on an *arterial street*, has a *copy area* no greater than 1.0 m² for each metre of length of the *frontage* of the *premises*;
- (b) if not on an *arterial street*, has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage* of the *premises*;
- (c) has *copy area* with a *vertical dimension* no greater than 3.7 m;
- (d) has *copy area* no higher than 7.3 m above *grade*; and
- (e) is displayed only during the construction period.

8.7 Signs for Neighbourhood Grocery Stores or Non-Conforming Commercial or Industrial Uses

A *sign* for a neighbourhood grocery store or a non-conforming commercial or industrial use is permitted that is:

- (a) an *awning sign*;
- (b) an *under-awning sign*;
- (c) a *canopy sign*;
- (d) an *under-canopy sign*;
- (e) a *fascia sign*;
- (f) a *free-standing sign*;
- (g) a *mansard roof sign*; or
- (h) a *projecting sign*;

and complies with the applicable regulations in Part 9 of this by-law.

8.8 Site Specific Regulations

The following *site specific signs* are permitted in the Residential Sign District:

- (a) 1885-95 Venables Street (CD-1 (433))

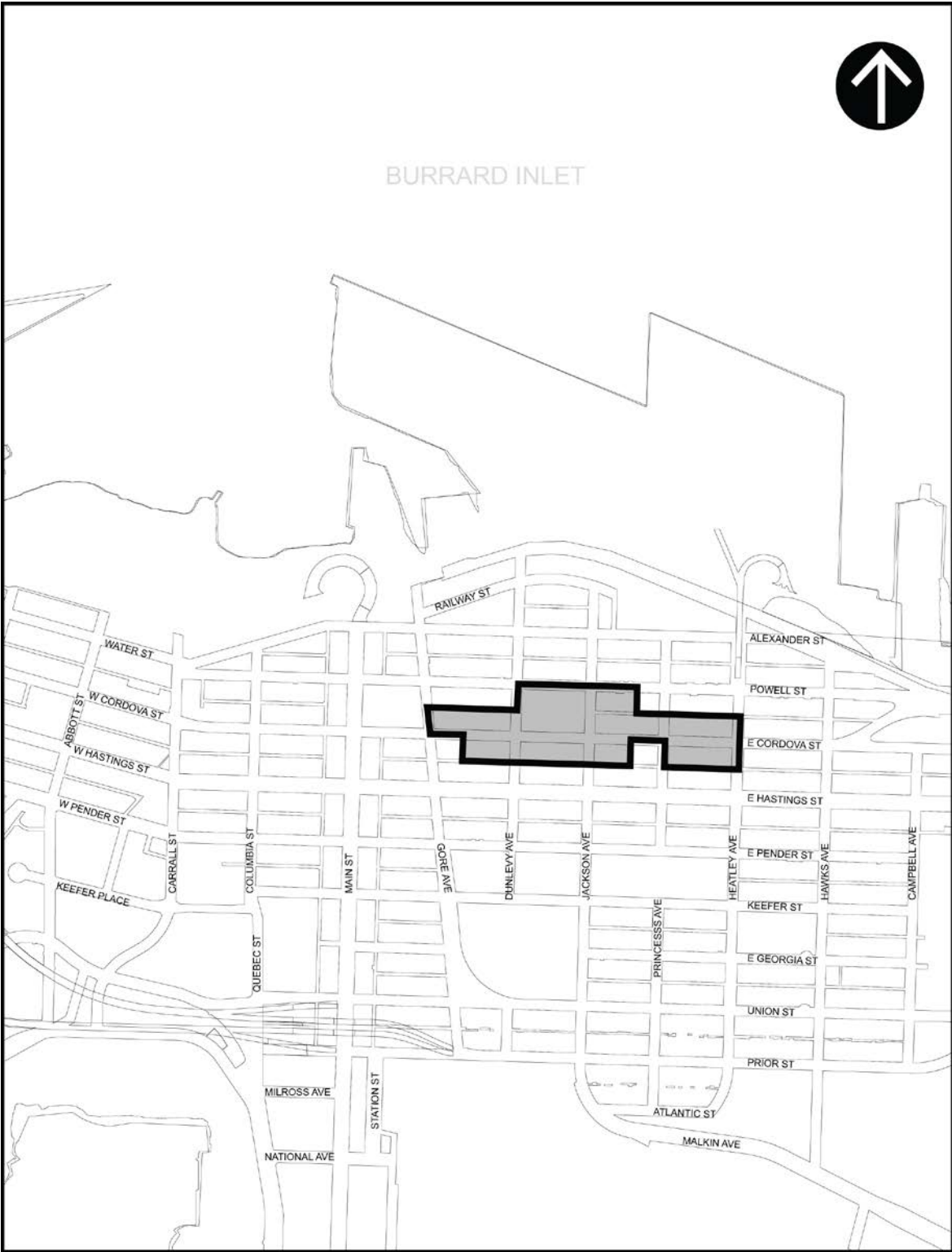
One *fascia sign* on the *site* that:

- (i) faces Victoria Drive at 1895 Venables Street,
- (ii) has a *sign area* no greater than 2.7 m², and
- (iii) has a *copy area* no greater than 40% of the *sign area*.

**SCHEDULE 8A
B.C. PLACE/EXPO DISTRICT (BCPED) RESIDENTIAL SIGN DISTRICT MAP**



SCHEDULE 8B
DOWNTOWN EASTSIDE OPPENHEIMER DISTRICT (DEOD) RESIDENTIAL SIGN DISTRICT MAP



SCHEDULE 8C
FALSE CREEK COMPREHENSIVE DEVELOPMENT DISTRICT (FCCDD) RESIDENTIAL SIGN
DISTRICT MAP



**PART 9
COMMERCIAL, MIXED USE
AND INDUSTRIAL SIGN DISTRICT**

9.1 Intent

Part 9 contains regulations that apply to the Commercial, Mixed Use and Industrial Sign District, which includes the *City's* commercial, mixed use and light and heavy industrial zoning districts, the areas shown on Schedules 9A, 9B and 9C, and all other areas listed under the Commercial, Mixed Use and Industrial Sign District in Part 7 of this by-law. The intent of the Commercial, Mixed Use and Industrial Sign District is to support and promote commercial and industrial activity through the appropriate use of business identification and wayfinding *signs* and to ensure that the location and operation of commercial *signs* respects residential uses in mixed-use areas.

9.2 Permitted Signs

Signs that are listed in Part 6 or Part 9 of this by-law and that comply with this by-law are permitted in the Commercial, Mixed Use and Industrial Sign District.

9.3 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*; and
- (h) is not on the same *frontage* of *premises* as a *fascia sign*.

9.4 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.

9.5 Billboard Signs

A *billboard sign* is permitted, that:

- (a) is in a C-2, C-2B, C-3A, FC-1, DD, M-1, M-1A, M-1B, M-2, MC-1, MC-2, I-1, I-2, I-3, IC-1, IC-2 or IC-3 zoning district;
- (b) is not:
 - (i) within 50 m of the centre line of West Georgia Street from Beatty Street to Cardero Street,
 - (ii) within 50 m of the centre line of Burrard Street from Pacific Street to Burrard Inlet,
 - (iii) within 50 m of the centre line of Robson Street from Beatty Street to Jervis Street,
 - (iv) above the surface of the rails of a rapid transit guideway,
 - (v) within 5.0 m of a *street*, if the *sign* face is parallel to the *street* or forms an angle of less than 30 degrees with the *street*,
 - (vi) within 15 m of any *sign* containing *third party advertising* and located at a bus shelter,
 - (vii) within 60 m of the Residential Sign District,
 - (viii) within 50 m of any other *billboard sign*, except a *billboard sign* mounted parallel to it and on the opposite side of the same building,
 - (ix) within 60 m of the centre line of the rails of any rapid transit guideway or passenger railway,
 - (x) above a bridge deck,
 - (xi) within 50 m of an elevated bridge entrance or exit ramp, if the *height* of the *billboard sign* exceeds the *height* of the ramp,
 - (xii) within 50 m of the Trans-Canada Highway, or
 - (xiii) on the following CD-1 Sites:
 - CD-1 (195) - 1000-1010 Beach Avenue
 - CD-1 (251) - 888 Beach Avenue

- CD-1 (252) - 901 Beach Avenue
 - CD-1 (265) - International Village
 - CD-1 (312) - 300 Cardero Street
 - CD-1 (321) - 1601-1799 West Georgia and 549 Cardero Streets
 - CD-1 (324) - 800-1100 Pacific Boulevard
 - CD-1 (363) - 201 Burrard Street
 - CD-1 (364) - 501 Bute Street
 - CD-1 (365) - 301 Jervis Street
 - CD-1 (366) - 500 Pacific Street
 - CD-1 (414) - 600 Granville Street/602 Dunsmuir Street (Sub-area B)
 - CD-1 (504) - 1618 Quebec Street
 - CD-1 (516) - 1650 Quebec Street
 - CD-1 (522) - 108 East 1st Avenue;
- (c) Is limited to four *signs* on a *site*, not including the multiple faces on a single *billboard sign* resulting from *indexing*, except that two parallel *copy areas* mounted back to back on the same structural support are considered to be one *billboard sign*;
- (d) is enclosed to conceal all components of the back of the *copy area*, if consisting of a single face;
- (e) if mounted on a building, projects no more than 0.60 m, excluding externally mounted lighting;
- (f) is no more than:
- (i) 6.25 m in *height*, if more than 3.7 m in width, and
 - (ii) 7.0 m in *height*, if 3.7 m or less in width;
- (g) has a *sign area* no greater than 21.5 m²;
- (h) does not encroach over a *street*;
- (i) if located within 20 m of the *frontage* of a building that contains a public entrance, is no closer to the *street* than:
- (i) the building face, or
 - (ii) if there are two building faces fronting the *street*, any point along a straight line connecting the nearest points of the two building faces; and
- (j) must comply with all applicable provisions of sections 9.6, 9.7 and 9.8.

9.6 Area Specific Billboard Signs in B.C. Place/Expo District

A *billboard sign* is permitted, that:

- (a) is in the shaded areas shown on Schedule 9A;
- (b) complies with section 9.5 of this by-law;

- (c) has a *sign* permit limited in time and subject to the conditions set out in subsection (d); and
- (d) must be removed immediately on the earlier of 5 years from the date of permit issuance, or the commencement of redevelopment of any *site* within 30 m of the *sign*.

9.7 Area Specific Billboard Signs in Downtown Area

A *billboard sign* is permitted, that:

- (a) is in the shaded areas shown in Schedule 9D;
- (b) complies with section 9.5 of this by-law;
- (c) has a *sign* permit limited in time and subject to the conditions set out in subsections (d) and(e);
- (d) must not be located within 30 m of a *site* containing a building which has an occupancy permit authorizing occupancy of dwelling units; and
- (e) must be removed within one month of the issuance of an occupancy permit authorizing occupancy of a building containing dwelling units on a *site* within 30 m of the *sign*.

9.8 Area Specific Billboard Signs in Burrard and Granville Slopes

A *billboard sign* is permitted, that:

- (a) is in the shaded area shown in Schedule 9E;
- (b) complies with section 9.5 of this by-law;
- (c) has a *sign* permit limited in time and subject to the conditions set out in subsections (d) and(e);
- (d) must not be located within 30 m of a *site* containing a building which has an occupancy permit authorizing occupancy of dwelling units; and
- (e) must be removed within one month of the issuance of an occupancy permit authorizing occupancy of a building containing dwelling units on a *site* within 30 m of the *sign*.

9.9 Canopy Signs

A *canopy sign* is permitted, that:

- (a) is on the front or side of the *canopy*;
- (b) projects no more than 0.60 m horizontally beyond the front or side of the *canopy*;
- (c) if located on the roof of the *canopy*, is within 0.45 m of the front or side edge of the *canopy*;

- (d) is limited to one *sign* on the *frontage* of *premises* with a separate entrance;
- (e) may be at the common entrance of a building and identifies the principal *occupant* or building name only;
- (f) contains *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (g) has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage* of the *premises*;
- (h) 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;
- (i) 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; and
- (j) is not on the same *frontage* of *premises* as a *fascia sign*.

9.10 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 the *street*, to a maximum of one *sign* for every 15 m of length of *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.

9.11 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* or any recessed entrance area of *premises*;
- (d) is on a wall 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;
- (e) if above a common entrance, identifies the principal *occupant* or building name only;
- (f) in the case of *premises* occupying a second *storey* with a separate entrance at the first *storey*, may be above the separate entrance;
- (g) 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 than 0.75 m above the floor of the second *storey*, except that the *sign* must not cover a second *storey window*;
- (h) on a live-work unit, has a *sign area* no greater than 0.20 m² and is not externally illuminated;
- (i) has a *copy area* no greater than 40% of the *sign area* if the *sign* has a border, frame or background, except that:
 - (i) a *sign* containing a *logo* only may have a *copy area* that is greater than 40% of the *sign area*, and
 - (ii) if the *sign* has a border, frame or background with a horizontal dimension no greater than 40% of the length of the *frontage* of the *premises*, it may have a *copy area* no greater than 60% of the *sign area*;
- (j) has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage* of *premises* if the *sign* does not have a frame, border or background;
- (k) has a combined *copy area* for all *fascia signs* that does not exceed 0.60 m² for each metre of length of the *frontage* of *premises*, regardless of whether the *signs* have a frame, border or background;
- (l) in an FM-1 zoning district, has a *copy area* no greater than 1.0 m² and is not externally illuminated;
- (m) may contain *electronic copy* in accordance with section 9.22 of this by-law;
- (n) despite the provisions of this by-law, may be below the *window* head or lintel of the first *storey*, if it:
 - (i) has a *sign area* no greater than 0.30 m² for each metre of length of continuous building face with no door or *window* opening, to a maximum of 3.0 m², except that, if painted on a wall, it may have a *sign area* no greater than 4.0 m², and
 - (ii) does not encroach over a *street* more than 0.10 m; and

- (o) may face a *lane* if it:
 - (i) is above a public entrance to *premises*,
 - (ii) contains *copy* that identifies the principal *occupant* or building name only, and
 - (iii) has a *vertical dimension* no greater than 0.60 m and is no more than 2.5 m wide.

9.12 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 the *premises*;
- (d) 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) on a live-work unit, has a *sign area* no greater than 0.20 m² and is not externally illuminated;
- (f) includes *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (g) has a *copy area* no greater than 0.40 m² for each metre of length of the *frontage* of the *premises*;
- (h) in an FM-1 zoning district, has a *copy area* no greater than 1.0 m² and is not externally illuminated;
- (i) has a *vertical dimension* no greater than 1.0 m;
- (j) in the case of *premises* occupying both the first and second *storey*, is limited to one *sign* on either the first or second *storey*.

9.13 Upper Level Fascia Signs Above the Second Storey

A *fascia sign* is permitted, that:

- (a) is not in a C-5, C-6 or C-7 zoning district;
- (b) is between the floor of the uppermost *storey* and the *roof line*;
- (c) is limited to one *sign* on a building face to a maximum of two *signs* on a building;
- (d) is positioned so that two *signs* on adjoining building faces are not within 2.0 m

of a common corner;

- (e) identifies the principal *occupant* or building name only;
- (f) 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
- (g) has a *copy area* no greater than $1/40^{\text{th}}$ 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 m².

9.14 Painted Fascia Signs on Buildings Up to Three Storeys

A *fascia sign* is permitted, that:

- (a) is painted on the wall of a building;
- (b) is no higher than the third *storey* of the building;
- (c) is limited to one *sign* on a building;
- (d) identifies the principal *occupant* or building name only;
- (e) is in an I-1, I-2, I-3, I-4, M-1 or M-2 zoning district; and
- (f) may have a *copy area* no greater than 20% of the building face, except that if the building is more than three *storeys*, the building face must be measured to the top of the third *storey* only.

9.15 Free-Standing Signs

A *free-standing sign* is permitted, that:

- (a) is limited to two *signs* on each *frontage* of a *site*, to a maximum of six *signs* on a *site*;
- (b) is no more than 8.0 m in *height*;
- (c) has a *sign area* no greater than 0.30 m² for each metre of length of *frontage* of the *site*, to the maximum set out in Table 9.1 below, excluding:
 - (i) the lower 2.75 m of the *sign* if the *sign area* is 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;
- (d) has a maximum *sign area* for the applicable zoning district as set out in Table 9.1:

Table 9.1
Free-Standing Sign - Maximum Sign Area

Zoning district	Maximum Permitted Sign Area
C-1, C-5, C-5A, C-6, C-7 or FM-1 zoning district and FCCDD	3.0 m ²
C-2, C-2B, C-2C, C-2C1, C-3A, C-8, CWD, DD, FC-1, HA-3, I1-A, I1-B, IC-1, IC-2, IC-3, MC-1 or MC-2 zoning district, BCPED and DEOD	9.0 m ²
I-1, I-2, I-3, I-4, M-1, M1-A, M1-B or M-2 zoning district	14 m ²

- (e) has a *copy area* no greater than 40% of the *sign area*;
- (f) may have a *copy area* that is greater than 40% of the *sign area* if the *sign* contains a *logo* only;
- (g) may contain *electronic copy* in accordance with section 9.22;
- (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 illuminated or containing *electronic copy* and within 30 m of a dwelling unit in the Residential Sign District, the *copy area* must not face the dwelling unit;
- (l) if encroaching over a *street*:
 - (i) is not in the FM-1 zoning district,
 - (ii) has a *sign area* no greater than the maximum *sign area* permitted in the applicable zoning district, as set out in Table 9.2 below,
 - (iii) is perpendicular to the property line abutting the *street*, and
 - (iv) encroaches no more than 25% of the distance between the *sign* and the nearest intersecting property line, to a maximum encroachment of 3.0 m.

Table 9.2
Encroaching Free-Standing Sign - Maximum Sign Area

Zoning district	Maximum Permitted Sign Area
C-1, C-5, C-5A, C-6 or C-7 zoning	the lesser of 2.25 m ² , or 0.075 m ²

district and FCCDD	for each metre of length of the <i>frontage</i> of the <i>premises</i>
C-2, C-2B, C-2C, C-2C1, C-3A, C-8, CWD, FC-1, I-1, I-1A, I-1B, I-2, I-3, IC-1, IC-2, IC-3 or M-1, M-1A, M-1B, M-2, MC-1 or MC-2 zoning district, BCPED and DEOD	the lesser of 7.0 m ² , or 0.23 m ² for each metre of length of the <i>frontage</i> of the <i>premises</i>
DD or HA-3 zoning district	the lesser of 9.0 m ² , or 0.30 m ² for each metre of length of the <i>frontage</i> of the <i>premises</i>

9.16 Free-Standing Wayfinding Signs

A *free-standing wayfinding sign* is permitted, that:

- (a) is limited to one *sign* for each *frontage* of a *site* to a maximum of four *signs* on a *site*;
- (b) is on a *site* 25,000 m² or larger;
- (c) is no more than 4.0 m in *height*;
- (d) has a *sign area* no greater than 3.0 m²;
- (e) has a *copy area* no greater than 40% of the *sign area*;
- (f) is not within 1.5 m of a property line or 1.0 m of a building; and
- (g) is not within 45 m of another *free-standing wayfinding sign* on the *site*, measured along the *frontages* of the *site*.

9.17 Large Hoarding Signs

A *hoarding sign* is permitted, that:

- (a) has a *copy area*:
 - (i) no greater than 1.0 m² 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.

9.18 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 m² 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.

9.19 Moving Signs

A *moving sign* is permitted, that:

- (a) is a *free-standing sign*; and
- (b) is in the C-2 District on Kingsway between Victoria Drive and East 12th Avenue.

9.20 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) is at least 1.0 m from an adjacent property line or *premises*, measured horizontally;
- (c) has a space no greater than 0.30 m between the *sign* and the building face, excluding *architectural features*;
- (d) is not in a FM-1 zoning district;
- (e) is limited to:
 - (i) one *sign* for each *premises* at the first *storey*, and
 - (ii) for each building *frontage* less than 100 m long, one additional *sign*, which may include the names of *occupants* and the building name, or
 - (iii) for each building *frontage* 100 m or longer, two additional *signs*, which may include the names of *occupants* and the building name;
- (f) on a one-storey building, is the lower of 6.0 m in *height* or 1.8 m above the *roof line*;

- (g) 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*;
- (h) has a support structure extending no more than 0.30 m above the *roof line*;
- (i) projects no more than 4.5 m from the building face;
- (j) has a *sign area* which may be at least 0.75 m² and must be no greater than the maximum set out in Table 9.3 below, excluding any *sign area* comprised of *embellishments*, to a maximum of 20% of the *sign area* excluding that area comprised of *embellishments* only;
- (k) has a maximum *sign area* for the applicable zoning district as set out in Table 9.3:

Table 9.3
Projecting Sign - Maximum Sign Area

Zoning district	Maximum Permitted Sign Area
C-1, C-5, C-5A, C-6 or C-7 zoning district and FCCDD	the lesser of 2.25 m ² , or 0.075 m ² for each metre of length of the <i>frontage</i> of the <i>premises</i>
C-2, C-2B, C-2C, C-2C1, C-3A, C-8, CWD, FC-1, I-1, I-1A, I-1B, I-2, I-3, I-4, IC-1, IC-2, IC-3, M-1, M-1A, M-1B, M-2, MC-1 or MC-2 zoning district and BCPED and DEOD	the lesser of 7.0 m ² , or 0.23 m ² for each metre of length of the <i>frontage</i> of the <i>premises</i>
DD or HA-3 zoning district	the lesser of 9.0 m ² , or 0.30 m ² for each metre of length of the <i>frontage</i> of the <i>premises</i>

- (l) has a *copy area* no greater than 40% of the *sign area*;
- (m) may have a *copy area* that is greater than 40% of the *sign area* if the *sign* contains a *logo* only;
- (n) may contain *electronic copy* in accordance with section 9.22 of this by-law;
- (o) is not on the same *frontage* of a *site* as a *free-standing sign* that identifies the same *occupant*; and
- (p) 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 3.0 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
- (q) 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*.

9.21 Sign in Conjunction with a Mural

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

- (a) is in the C-2, C-3A, C-5, C-6, DD or HA-3 zoning district;
- (b) 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*;
- (c) is installed at the same time, using the same method of installation and type and quality of materials as the *mural*;
- (d) has a *copy area* no greater than 10% of the *mural* area;
- (e) has a *copy area* no higher than 20 m above *grade*; and
- (f) is removed when the *mural* is removed.

9.22 Electronic Message Signs

An *electronic message sign* is permitted, that:

- (a) is in the C-2, C2-B, C-2C, C-3A, IC-2, MC-2 or DD zoning district;
- (b) is a *fascia sign*, *free-standing sign* or *projecting sign*;
- (c) is limited to one *fascia sign*, *free-standing sign* or *projecting sign* on each *frontage* of *premises*;
- (d) if a *fascia* or *projecting sign*, is located at the first *storey*;
- (e) if a *free-standing sign* with a *copy area* greater than 5.0 m², is at least 20 m from a *street*; and
- (f) has a *copy area* no greater than 80% of the *sign area* to a maximum of:
 - (i) 4.0 m² on a *site* smaller than 0.40 ha, or

- (ii) 8.0 m² on a *site* 0.40 ha or larger.

9.23 Electronic Static Image Signs

An *electronic static image sign* is permitted, that:

- (a) is in the shaded areas shown on Schedule 9F to this by-law;
- (b) is in a *window* on the first *storey* of a building;
- (c) is limited to one *sign* on each *frontage of premises*;
- (d) is not on the same *premises* as an *electronic video sign*;
- (e) has a *sign area* no greater than 30% of the total area of contiguous glass or glass panes separated by mullions contained within a *window* frame, to a maximum of 2.5 m²;
- (f) if on the same *frontage* of the *premises* as a *window sign*, the combined *sign area* of all *window signs* and an *electronic static image sign*, is no greater than 30% of the total area of contiguous glass or glass panes separated by mullions contained within a *window* frame; and
- (g) may include *first party advertising* up to a maximum of 100% of the *copy area*.

9.24 Electronic Video Signs

An *electronic video sign* is permitted, that:

- (a) is in the shaded areas shown on Schedule 9F to this by-law;
- (b) is in a *window* on the first *storey* of a building;
- (c) is limited to one *sign* on each *frontage of premises*;
- (d) is not on the same *premises* as an *electronic static image sign*;
- (e) has a *sign area* no greater than 30% of the total area of contiguous glass or glass panes separated by mullions contained within a *window* frame, to a maximum of 2.5 m²;
- (f) if on the same *frontage* of the *premises* as a *window sign*, the combined *sign area* of all *window signs* and an *electronic video sign*, is no greater than 30% of the total area of contiguous glass or glass panes separated by mullions contained within a *window* frame; and
- (g) may include *first party advertising* to a maximum of 100% of the *copy area*.

9.25 Site Specific Regulations

Despite anything to the contrary in this by-law, the following *site specific signs* are permitted in the Commercial, Mixed Use and Industrial Sign District:

- (a) 1001 Hornby Street (CD-1 (386)) (Sheraton Vancouver Wall Centre)

- A *fascia sign* on the *site* zoned CD-1 (386) that is no more than 107 m in *height*;
- (b) 1128 West Hastings Street (CD-1 (409)) (Marriott Pinnacle Hotel)
- A *fascia sign* on the *site* zoned CD-1 (409) that is no more than 107 m in *height*;
- (c) 801 West Georgia Street (CD-1 (413)) (Rosewood Hotel Georgia)
- A *fascia sign* on the *site* zone CD-1 (413) that is no more than 137 m in *height*;
- (d) 1120 West Georgia Street (CD-1 (426)) (Shangri-la Hotel)
- A *fascia sign* on the *site* zoned CD-1 (426) that is no more than 137 m in *height*;
- (e) 1133 West Georgia Street (CD-1 (446)) (Trump Tower)
- A *fascia sign* on the *site* zoned CD-1 (446) that is no more than 137 m in *height*;
- (f) 1181 Seymour Street (Orpheum Theatre)
- A *projecting sign* that may include *third party advertising*;
- (g) 700 Hamilton Street (CBC Building)

In the block bounded by Cambie, Georgia, Hamilton and Robson Streets:

- (i) one *free-standing sign* adjacent to the corner of Robson Street and Hamilton Street that:
- A. has a *copy area* with a *vertical dimension* no greater than 0.31 m,
 - B. is no more than 3.7 m in *height*,
 - C. has a *logo* no more than 0.135 m² in *sign area*,
 - D. may be within 25 m of a residential use, and
 - E. may be on the same *frontage* of the *site* as a *projecting sign* that identifies the same *occupant*;
- (ii) one *electronic message sign* that is a *fascia sign*, at the level of the first storey and facing Cambie Street, that:
- A. may have a *copy area* that is 100% of the *sign area*, and
 - B. may operate 24 hours a day;
- (iii) one *electronic message sign* that is a *fascia sign* facing Georgia Street that may have a *copy area* that is 100% of the *sign area*;
- (iv) one double sided *electronic message sign* that:

- A. is a *free-standing sign*,
- B. is on the Hamilton Street *frontage*,
- C. has a *copy area* no greater than 2.9 m² on each side of the *sign*,
- D. may be within 45 m of another *free-standing sign*, measured along the *frontage* of the *site*,
- E. may operate 24 hours a day, and
- F. may be on the same *frontage* of the *site* as a *projecting sign* that identifies the same *occupant*; and

(v) one *electronic video sign*, that:

- A. is a *projecting sign*,
- B. is on the second *storey*,
- C. has a *sign area* no greater than 15 m²,
- D. may include *third party advertising*,
- E. may be perpendicular to the building face,
- F. may project more than 3.0 m from the building face,
- G. may have a *copy area* that is 100% of the *sign area*,
- H. may be on the same *frontage* of the *site* as a *free-standing sign* that identifies the same *occupant*, and
- I. may operate 24 hours a day;

(h) 639 Commercial Drive (CD-1(514)) (York Theatre)

On the *site* zoned (CD-1 (514)):

(i) two *electronic message signs*, that:

- A. are *canopy signs*,
- B. are above the main entrance on Commercial Drive,
- C. are within 30 m of a dwelling unit,
- D. have a *copy area* with a *vertical dimension* no greater than 0.686 m,
- E. have a *copy area* no greater than 2.4 m²,
- F. are no more than 3.81 m in *height*,

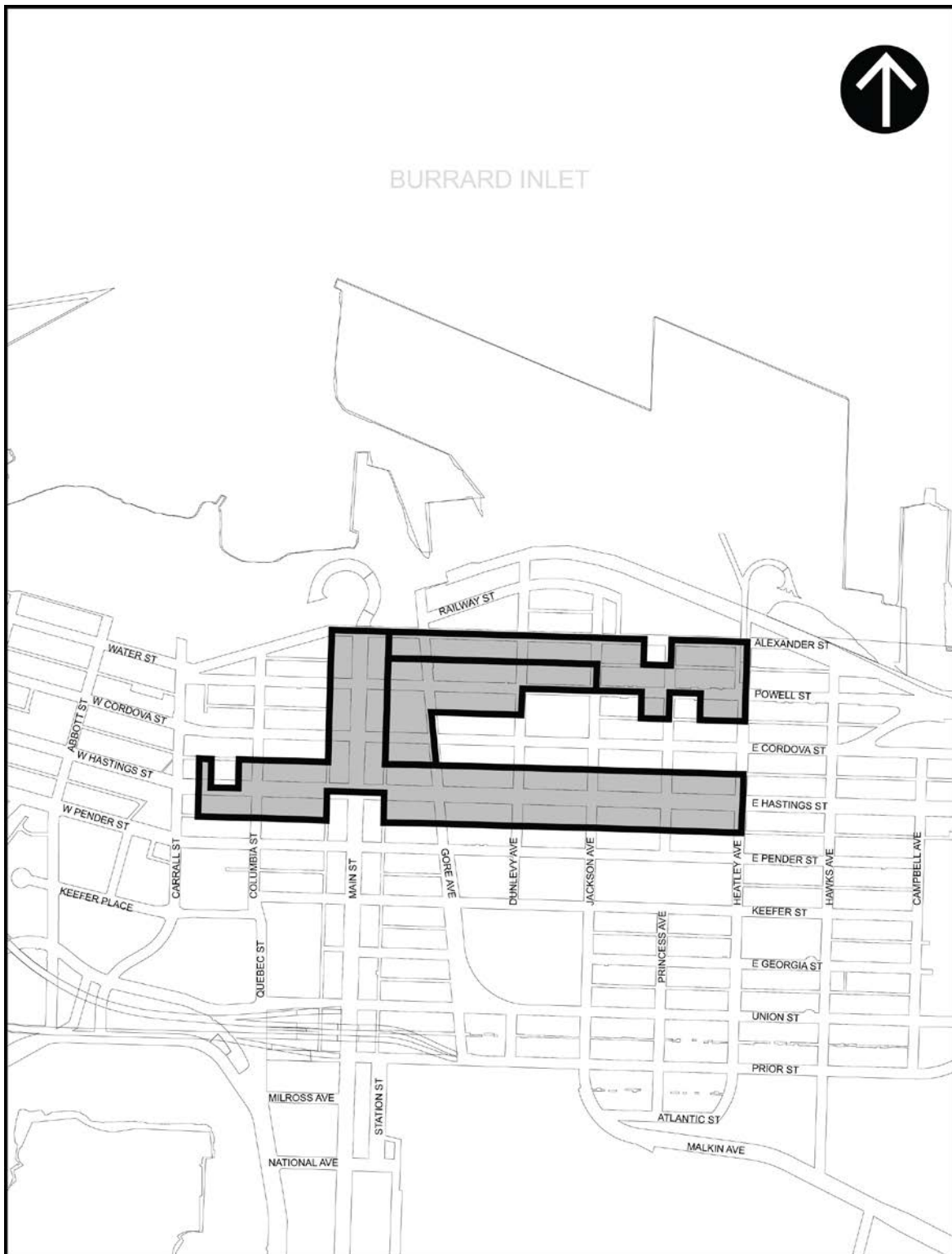
- G. may include the name of a corporate sponsor if the name does not exceed 50% of the *copy area*,
 - H. must have the illumination of the *electronic copy* reduced by 25% at dusk, and
 - I. must be turned off between 11 p.m. and 8 a.m.;
- (ii) one *fascia sign*, that:
- A. is at the level of the parapet facing Commercial Drive,
 - B. has a *vertical dimension* no greater than 1.4 m,
 - C. has a *sign area* no greater than 7.8 m²,
 - D. does not extend beyond the top of the parapet,
 - E. may include the name of a corporate sponsor if the name does not exceed 20% of the *copy area*,
 - F. is illuminated only between dusk and 11 p.m., and
 - G. is not backlit;
- (i) 162 West 1 Avenue (CD-1 (462)) (BMO Theatre Centre)
- On the *site* zoned (CD-1 (462)) one *canopy sign*, that:
- (i) is within 30 m of a dwelling unit,
 - (ii) projects less than 1.0 m from the building face, and
 - (iii) may be illuminated, except between 11 p.m. and 8 a.m.;
- (j) 520 West Georgia Street (CD-1 (525)) (Telus Garden)
- On the *site* zoned (CD-1 (525)) one *electronic video sign* that:
- (i) is a *retractable screen sign*,
 - (ii) is on the west face of the building,
 - (iii) has a *vertical dimension* no greater than 7.5 m,
 - (iv) is no more than 11 m wide,
 - (v) is no more than 67.7 m in *height*,
 - (vi) may include a *logo* or slogan containing *first party advertising* with a *copy area* no greater than 8.25 m²,
 - (vii) has a luminance no greater than 330 nits,

- (viii) is not in use between 11 p.m. and 7 a.m.,
- (ix) is retracted when not in use, and
- (x) may contain *sign copy* that advertises, promotes or directs attention to businesses, goods or services, matters or activities pertaining to a civic, artistic or cultural institution, society, event or purpose not located on the *site*.

SCHEDULE 9A
B.C. Place/Expo District (BCPED) Commercial, Mixed Use and Industrial Sign District Map



SCHEDULE 9B
Downtown Eastside Oppenheimer District (DEOD) Commercial, Mixed Use and Industrial
Sign District Map

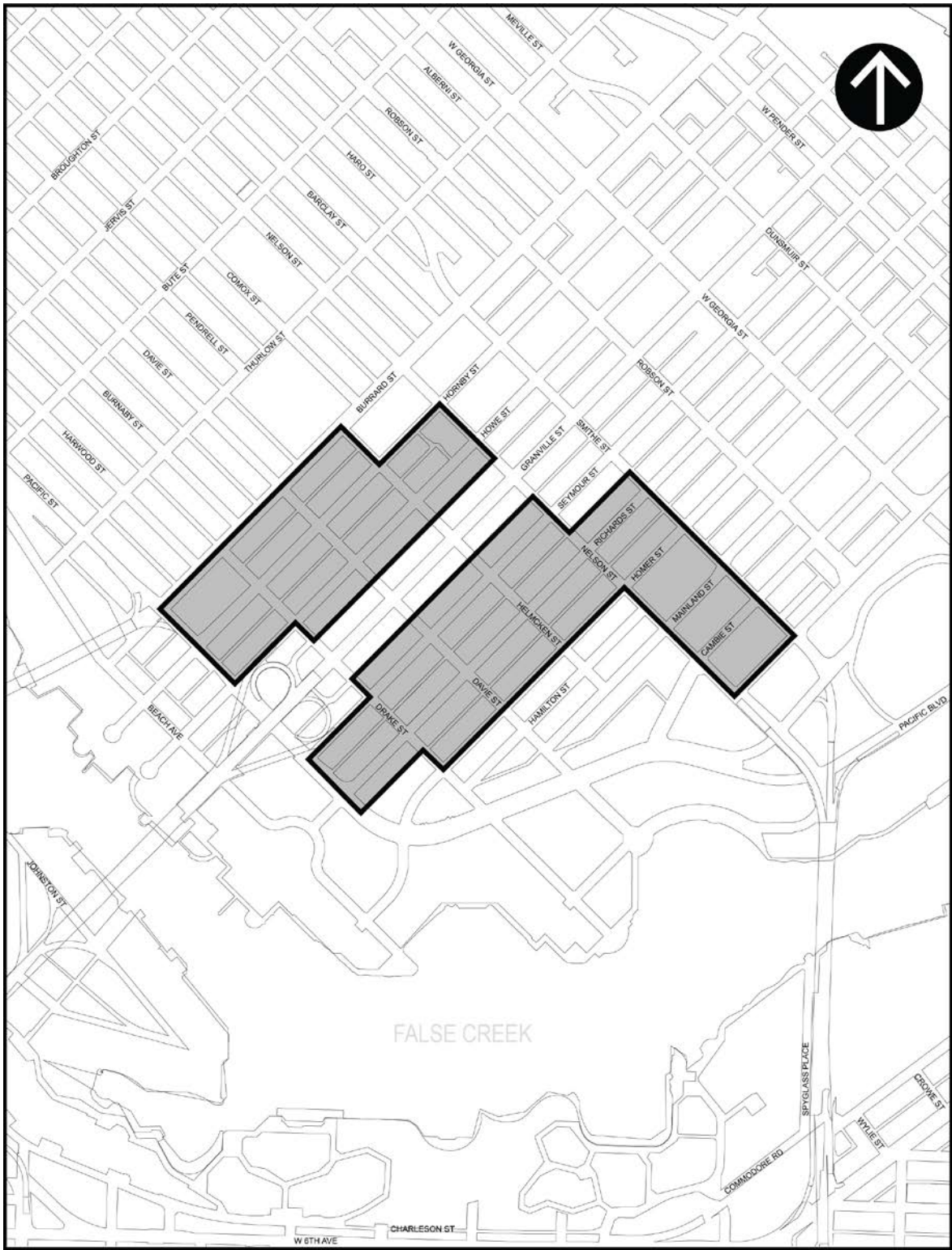


SCHEDULE 9C

False Creek Comprehensive Development District (FCCDD) Commercial, Mixed Use and Industrial Sign District Map



SCHEDULE 9D
Downtown Billboard Area Map



SCHEDULE 9E
Burrard and Granville Slopes Billboard Area Map



SCHEDULE 9F
Electronic Static Image and Video Sign Area Map



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*; and
- (h) in the HA-2 zoning district, is not on the same *frontage* of *premises* as a *fascia*

sign.

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 m² 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 m² for each metre of length of the

frontage of premises, to a maximum of 4.5 m²;

- (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, and
 - (iv) does not have a plastic face;
- (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 m² for each metre of length of continuous building face with no door or *window* opening, to a maximum of 4.5 m², 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 m² for each metre of length of continuous building face with no door or *window* opening, to a maximum of 3.0 m², and
 - (ii) does not encroach into a *street* more than 0.10 m; and
- (l) may face a *lane* if it:
 - (i) is above a public entrance to *premises*,
 - (ii) contains *copy* that identifies the principal *occupant* or building name only, and
 - (iii) 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) 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 m² for each metre of length of the *frontage* of the *premises*, to a maximum of 4.5 m²; 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 m² for each meter of length of the *frontage* of *premises*, to a maximum of 4.5 m²;
- (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 $1/40^{\text{th}}$ 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 m².

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 m² for each metre of length of the *frontage* of the *site* to a maximum of 1.2 m², 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 m² 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 m² 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) is at least 1.0 m from an adjacent property line or *premises*, measured horizontally;
- (c) has a space no greater than 0.30 m between the *sign* and the building face, excluding *architectural features*;
- (d) is limited to:
 - (i) one *sign* for each *premises* at the first *storey*, and
 - (ii) for each building *frontage* less than 100 m long, one additional *sign*, which may include the names of *occupants* and the building name, or
 - (iii) for each building *frontage* 100 m or longer, two additional *signs* which may include the names of *occupants* and the building name;
- (e) on a one-storey building, is the lower of 6.0 m in *height* or 1.8 m above the *roof line*;
- (f) 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*;
- (g) has a support structure extending no more than 0.30 m above the *roof line*;
- (h) projects no more than 4.5 m from the building face;
- (i) has a *sign area* that may be at least 0.75 m² and must be the lesser of 2.3 m², or 0.15 m² 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;
- (j) 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;

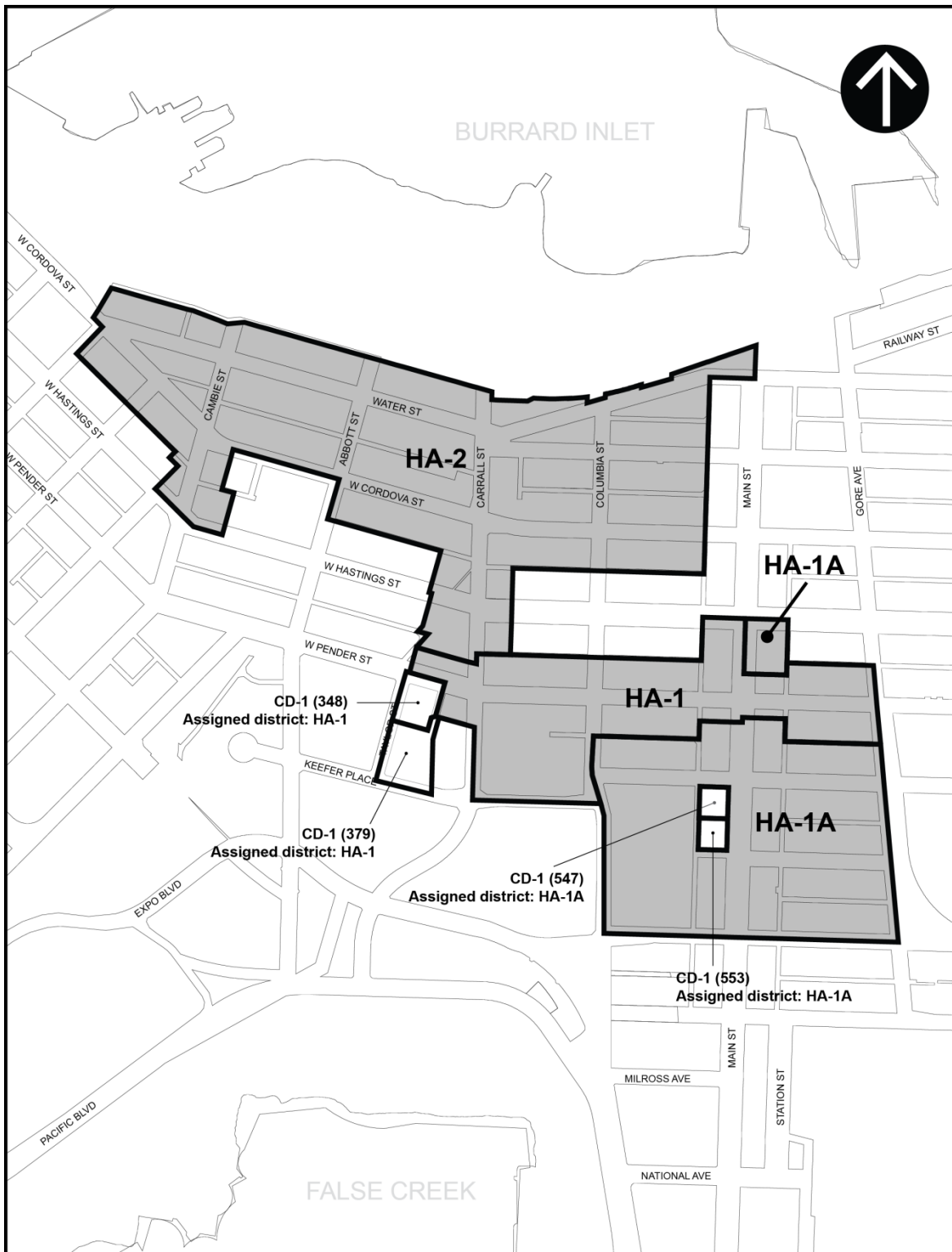
- (k) has a *copy area* no greater than 40% of the *sign area*;
- (l) may have a *copy area* that is greater than 40% of the *sign area* if the *sign* contains a *logo* only;
- (m) in the HA-2 zoning district, does not have a plastic face, except for a circular parking *sign*;
- (n) is not on the same *frontage* of a *site* as a *free-standing sign* that identifies the same *occupant*;
- (o) 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
- (p) 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.

SCHEDULE 10A
Chinatown and Gastown Historic Sign District Map



PART 11 WEST END SIGN DISTRICT

11.1 Intent

Part 11 contains regulations that apply to the West End Sign District, which includes the RM-5, RM-5A, RM-5B, RM-5C, RM-5D and RM-6 mixed use zoning districts shown in Schedule 11A, as listed in Part 7 of this by-law. The intent of the West End Sign District is to preserve the West End residential neighbourhood character by regulating *signs* on residential uses, as well as *signs* on retail, office, service and institutional uses permitted in the RM-5, RM-5A, RM-5B, RM-5C, RM-5D and RM-6 mixed-use zones. *Signs* in the Robson, Denman and Davie commercial villages in the West End are regulated under the Commercial, Mixed Use and Industrial Sign District regulations in Part 8 of this by-law.

11.2 Permitted Signs

Signs that are listed in Part 6 or Part 11 of this by-law and that comply with this by-law are permitted in the West End Sign District.

11.3 Awning Signs

An *awning sign* is permitted, that:

- (a) is in the RM-5C, RM-5D or RM-6 zoning district or on *premises* where there is a retail or service use;
- (b) 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*;
- (c) is no more than 6.0 m in *height*;
- (d) extends no more than 0.50 m above the *roof line* of a one-storey building;
- (e) does not extend above the *window* or any opening directly above the *awning* on a building with a second *storey*;
- (f) has a *copy area* on the front *awning* face no greater than 40% of the area of the front *awning* face;
- (g) has a *copy area* on each side of the *awning* no greater than 80% of the area of the sides of the *awning*;
- (h) 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,
 - (ii) has a *copy area* on each side of the *awning* no greater than 40% of the area of the sides of the *awning*; and
- (i) is not on the same *frontage* of *premises* as a *fascia sign*.

11.4 Under-Awning Signs

An *under-awning sign* is permitted, that:

- (a) is in the RM-5C, RM-5D or RM-6 zoning district on *premises* where there is a retail or service use;
- (b) is on *premises* with an entrance under the *awning*;
- (c) is limited to one *sign* on each *frontage* of *premises*;
- (d) does not project beyond the front edge of the *awning*; and
- (e) has a *vertical dimension* no greater than 0.30 m and is no more than 1.5 m wide.

11.5 Canopy Signs

A *canopy sign* is permitted, that:

- (a) is in the RM-5C, RM-5D or RM-6 zoning district or on *premises* where there is a retail or service use;
- (b) is on the front or side of the *canopy*;
- (c) projects no more than 0.60 m horizontally beyond the front or side of the *canopy*;
- (d) if located on the roof of a *canopy*, is within 0.45 m of the front or side edge of the *canopy*;
- (e) is limited to one *sign* on the *frontage* of *premises* with a separate entrance;
- (f) may be at the common entrance of a building and identifies the principal *occupant* or building name only;
- (g) contains *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (h) has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage* of the *premises*;
- (i) 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;
- (j) 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;
- (k) on *premises* where there is a retail or service use, has a *vertical dimension* no greater than 0.40 m;
- (l) is not on the same *frontage* of *premises* as a *fascia sign*; and
- (m) on *premises* where there is a hotel use, is not illuminated.

11.6 Under-Canopy Signs

An *under-canopy sign* is permitted, that:

- (a) is in the RM-5C, RM-5D or RM-6 zoning district or on *premises* where there is a retail or service use;
- (b) is limited to one *sign* for *premises* with a separate entrance and a *frontage* less than 15 m long;
- (c) is limited to two *signs* for *premises* with a separate entrance and a *frontage* 15 m or longer;
- (d) 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;
- (e) does not project beyond the front edge of the *canopy*; and
- (f) has a *vertical dimension* no greater than 0.45 m and is no more than 1.5 m wide.

11.7 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* or any recessed entrance area of *premises*;
- (d) if above a common entrance, identifies the principal *occupant* or building name only;
- (e) in the case of *premises* occupying a 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 than 0.75 m above the floor of the second *storey*, except that a *sign* must

not cover a second *storey window*;

- (g) on *premises* where there is a retail or service use, has a *sign area* no greater than 1.2 m²;
- (h) has a *copy area* no greater than 40% of the *sign area* if the *sign* has a border, frame or background;
- (i) 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;
- (j) has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage* of the *premises* if the *sign* does not have a frame, border or background;
- (k) has a combined *copy area* for all *fascia signs* that does not exceed 0.60 m² for each metre of length of the *frontage* of *premises* regardless of whether the *signs* have a frame, border or background;
- (l) on *premises* where there is a hotel use, has a *vertical dimension* no greater than 0.60 m; and
- (m) despite the provisions of this by-law, may be below the *window* head or lintel of the first *storey*, if it:
 - (i) has a *sign area* no greater than 0.30 m² for each metre of length of continuous building face without any door or *window* opening to a maximum of 3.0 m², and
 - (ii) does not encroach over a *street* more than 0.10 m.

11.8 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) 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) on *premises* where there is a retail or service use, has a *sign area* no greater than 1.2 m²;
- (f) includes *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (g) has a *copy area* no greater than 0.40 m² for each metre of length of the *frontage* of the *premises*; and

- (h) has a *vertical dimension* no greater than 0.80 m;
- (i) on *premises* where there is a hotel use, has a *vertical dimension* no greater than 0.60 m; and
- (j) in the case of *premises* occupying the first and second *storey*, is limited to one *sign* on either the first or second *storey*.

11.9 Free-Standing Signs

A *free-standing sign* is permitted, that:

- (a) is in a RM-5C, RM-5D or RM-6 zoning district, or a *site* where there is a hotel use, community centre, fire hall, neighbourhood house, place of worship or school;
- (b) is on the *frontage* of a *site*;
- (c) is limited to one *sign* on a *site*;
- (d) is no more than 6.0 m in *height* for all uses, except that a *sign* for a hotel use must be no more than 1.2 m in *height*;
- (e) has a *sign area* no greater than 0.30 m² for each metre of length of the *frontage* of the *site*, excluding:
 - (i) the lower 2.75 m of the *sign* if the *sign area* is 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;
- (f) has a maximum *sign area* for the applicable zoning district or use as set out in Table 11.1:

Table 11.1
Free-Standing Sign - Maximum Sign Area

Zoning district or use	Maximum Permitted Sign Area
Hotel	1.0 m ²
RM-5C, RM-5D or RM-6 zoning district, other than hotel	3.3 m ²
Community centre, fire hall, neighbourhood house, place of worship or school	3.3 m ²

- (g) has a *copy area* no greater than 40% of the *sign area*;
- (h) may have a *copy area* greater than 40% of the *sign area* if the *sign* contains a *logo* only;

- (i) may contain *electronic copy* in accordance with section 11.14 of this by-law;
- (j) is not within 1.5 m of a property line or 1.0 m of a building;
- (k) is not on the same *frontage* of a *site* as a *projecting sign* that identifies the same *occupant*; and
- (l) if encroaching over a *street*:
 - (i) is perpendicular to the property line abutting a *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.

11.10 Large Hoarding Signs

A *hoarding sign* is permitted, that:

- (a) has a *copy area*:
 - (i) no greater than 1.0 m² 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.

11.11 Mansard Roof Signs

A *mansard roof sign* is permitted, that:

- (a) is in the RM-5C, RM-5D or RM-6 zoning district, or on *premises* where there is a retail or service use;
- (b) is on the *frontage* of *premises*;
- (c) 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;
- (d) is limited to one *sign* on *premises*;
- (e) is no less than 0.30 m below the *roof line*;
- (f) is no more than 8.0 m in *height*;
- (g) projects no more than 0.25 m from the *roof* at the base of the *sign*;
- (h) has a *sign area* no greater than 0.60 m² for each metre of length of the applicable building face;
- (i) has a *copy area* no greater than 40% of the *sign area*; and

- (j) has a *vertical dimension* no greater than 1.0 m;

11.12 Projecting Signs

A *projecting sign* is permitted, that:

- (a) is in an RM-5C, RM-5D or RM-6 zoning district;
- (b) is perpendicular to the building face, except that on a *corner site*, it may be on an angle at the corner of the building;
- (c) is at least 1.0 m from an adjacent property line or *premises*, measured horizontally;
- (d) has a space no greater than 0.30 m between the *sign* and the building face, excluding *architectural features*;
- (e) is limited to:
 - (i) one *sign* for each *premises* located at the first *storey*, and
 - (ii) for each building *frontage* less than 100 m long, one additional *sign* which may include the names of *occupants* and the building name, or
 - (iii) for each building *frontage* 100 m or longer, two additional *signs*, which may include the names of *occupants* and the building name;
- (f) on a one-*storey* building, is the lower of 6.0 m in *height* or 1.8 m above the *roof line*;
- (g) 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*;
- (h) has a support structure extending no more than 0.30 m above the *roof line*;
- (i) projects no more than 4.5 m from the building face;
- (j) has a *sign area* which may be at least 0.75 m² and must be the lesser of 7.0 m², or 0.23 m² 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;
- (k) has a *copy area* no greater than 40% of the *sign area*;
- (l) may have a *copy area* greater than 40% of the *sign area* if the *sign* contains a *logo* only;

- (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 adjoining *premises* meet, to a maximum of 3.0 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 the *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*.

11.13 Sign in Conjunction with a Mural

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

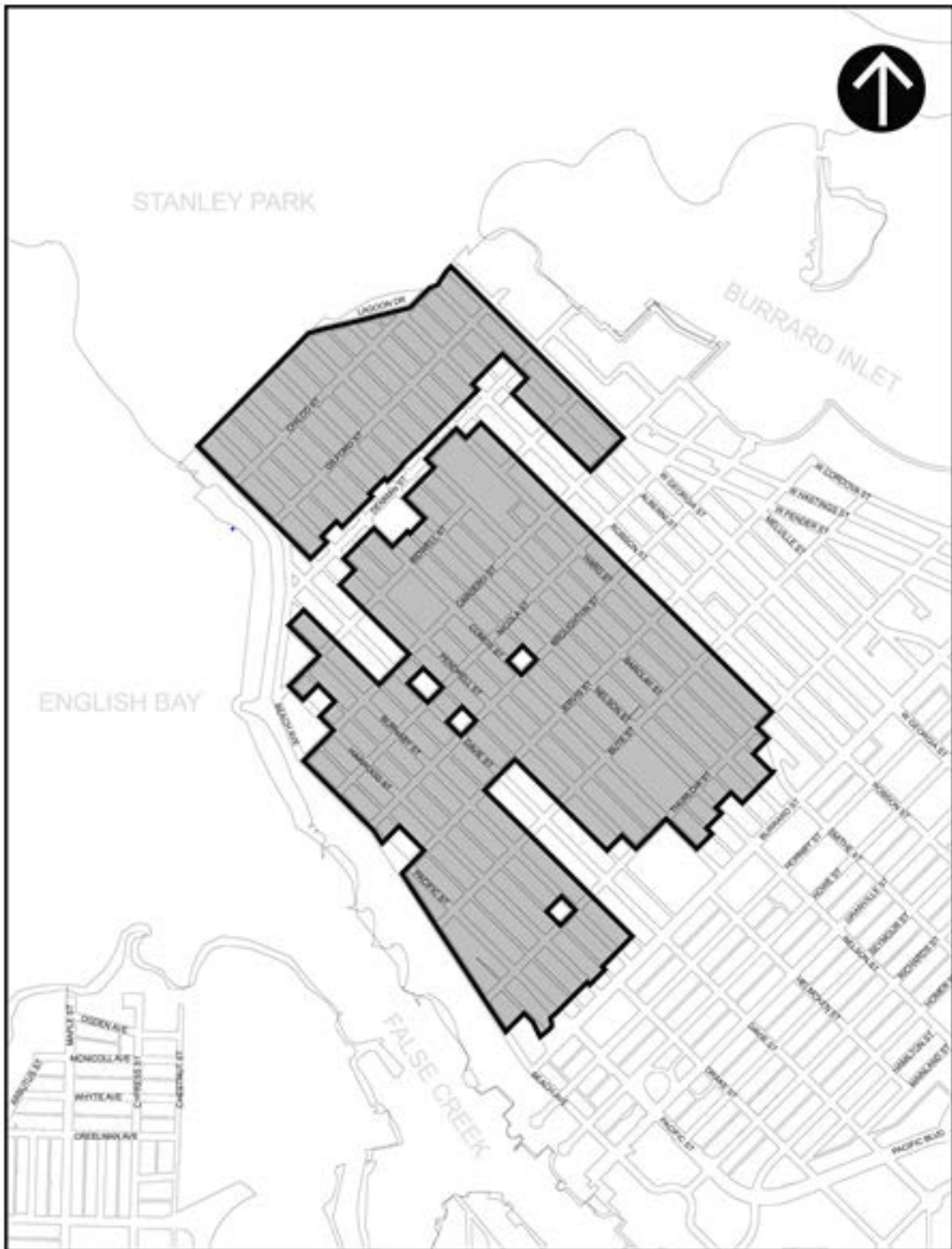
- (a) is in the RM-5C, RM-5D or RM-6 zoning district;
- (b) may include the date of installation of the *mural* and:
 - (i) the name of the building, or
 - (ii) the name of the principal *occupant*, or
 - (iii) the corporate *logo* of the principal *occupant*;
- (c) is installed at the same time, using the same method of installation and type and quality of materials as the *mural*;
- (d) has a *copy area* no greater than 10% of the *mural* area;
- (e) has a *copy area* no higher than 20 m above *grade*; and
- (f) is removed when the *mural* is removed.

11.14 Electronic Message Signs

An *electronic message sign* is permitted, that:

- (a) is a *free-standing sign*; and
- (b) is limited to one *sign* on a *site* where there is a community centre, fire hall, neighbourhood house, place of worship or school.

SCHEDULE 11A
West End Sign District Map



PART 12
GRANVILLE STREET
SIGN DISTRICT

12.1 Intent

Part 12 contains regulations that apply to the Granville Street Sign District, which includes the area shown on Schedule 12A, as listed in Part 7 of this by-law. The intent of the Granville Street Sign District is to encourage *signs* that reflect the historic role of Granville Street as a retail and entertainment centre and complement its unique and vibrant character. Colourful neon *signs* are encouraged, as well as *moving signs*, *signs* with *animated copy* and certain types of *electronic signs*.

12.2 Permitted Signs

Signs that are listed in Part 6 or Part 12 of this by-law and that comply with this by-law are permitted in the Granville Street Sign District.

12.3 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* that may be equal to the *sign area*, if the *copy area*, consisting of letters and *logos*, on the front *awning* face is no greater than 50% of the area of the front *awning* face;
- (f) has a *copy area*, consisting of letters and *logos*, on each side of the *awning* that is 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*, consisting of letters and *logos*, on the front *awning* face that is no greater than 80% of the area of the front *awning* face, and
 - (ii) has a *copy area*, consisting of letters and *logos*, on each side of the *awning* that is no greater than 50% of the area of the sides of the *awning*; and
- (h) is not on the same *frontage* of *premises* as a *fascia sign*.

12.4 Under-Awning Signs

An *under-awning sign* is permitted, that:

- (a) is on *premises* with an entrance under the *awning*;
- (b) is limited to two *signs* 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 1.0 m.

12.5 Canopy Signs

A *canopy sign* is permitted, that:

- (a) is on the front or side of the *canopy*;
- (b) projects no more than 0.60 m horizontally beyond the front or side of the *canopy*;
- (c) if illuminated by neon lighting, may be on the roof of a *canopy*;
- (d) is limited to one *sign* on the *frontage* of *premises* with a separate entrance;
- (e) may be at the common entrance of a building and identifies the principal *occupant* or building name only;
- (f) if illuminated by neon lighting, may obstruct a *window* on a building where there is no residential or hotel use, if the *sign* covers no more than 30% of the glass surface of a *window*;
- (g) contains *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (h) has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage* of the *premises*;
- (i) if not illuminated by neon lighting, 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
- (j) if not illuminated by neon lighting and on 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 *premises*, and
- (ii) the *sign* projects no more than 2.0 m above the *canopy* face;
- (k) may contain *electronic copy* in accordance with section 12.16 of this by-law;
- (l) if illuminated by neon lighting, must include the name of the business in exposed neon tubing; and
- (m) is not on the same *frontage* of *premises* as a *fascia sign*.

12.6 Under-Canopy Signs

An *under-canopy sign* is permitted, that:

- (a) is limited to two *signs* on the *frontage* of *premises*;
- (b) 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;
- (c) does not project beyond the front edge of the *canopy*; and
- (d) has a *vertical dimension* no greater than 1.0 m.

12.7 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* or any recessed entrance area of *premises*;
- (d) if above a common entrance, identifies the principal *occupant* or building name only;
- (e) in the case of *premises* occupying a second *storey* with a separate entrance at the first *storey*, may be above the separate entrance;
- (f) on a building where there is no residential or hotel use, may be above the *premises* if no more than 50% of the *sign area* extends into the second *storey* and the *sign* does not cover a second *storey window*, except that if illuminated by neon lighting, the *sign* may cover up to 30% of a second *storey window*;
- (g) in the case of *premises* below a residential or hotel use, 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 than 0.75 m above the floor of the second *storey*, except that a *sign* must not cover a second *storey window*;

- (h) has a *copy area* that may be equal to the *sign area*, if the *copy area* comprised of letters and *logos* is no greater than 50% of the *sign area* and the *sign* has a frame, border or background;
- (i) has a *sign area* no greater than 0.30 m² for each metre of length of the *frontage* of the *premises*, if the *sign* does not have a frame, border or background;
- (j) a *sign* containing *animated copy* or a *sign* illuminated by neon lighting that does not have a frame, border or background, may have a *sign area* greater than 0.30 m² for each metre of length of the *frontage* of the *premises*;
- (k) may contain *electronic copy* in accordance with section 12.16 of this by-law;
- (l) if illuminated by neon lighting, includes the name of the business in exposed neon tubing;
- (m) despite the provisions of this by-law, may be below the *window* head or lintel of the first *storey*, if it:
 - (i) has a *sign area* no greater than 0.30 m² for each metre of length of continuous building face with no door or *window* opening, to a maximum of 3.0 m², except that if painted on a wall, the *sign area* may be no greater than 4.0 m², and
 - (ii) does not encroach over a *street* more than 0.10 m; and
- (n) may face a *lane*, if it:
 - (i) is above a public entrance to the *premises*,
 - (ii) contains *copy* that identifies the principal *occupant* or building name only, and
 - (iii) has a *vertical dimension* no greater than 0.60 m and is no more than 2.5 m wide.

12.8 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 where there is no residential or hotel use, may be above the *premises* if no more than 50% of the *sign area* extends above the third *storey* and the *sign* does not cover a third *storey window*, except that if illuminated by neon lighting, the *sign* may cover up to 30% of a third *storey window*;
- (e) in the case of *premises* below a residential or hotel use, 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*;

- (f) has a *copy area* that may be equal to the *sign area*, if the *copy area* comprised of letters and *logos* is no greater than 50% of the *sign area* and the *sign* has a frame, border or background;
- (g) has a *sign area* no greater than 0.30 m² for each metre of length of the *frontage* of the *premises*, if the *sign* does not have a frame, border or background;
- (h) if a *sign* containing *animated copy* or a *sign* illuminated by neon lighting may have a *sign area* greater than 0.30 m² for each metre of length of the *frontage* of the *premises*, if the *sign* does not have a frame, border or background;
- (i) has a *vertical dimension* no greater than 1.0 m;
- (j) if illuminated by neon lighting, includes the name of the business in exposed neon tubing; and
- (k) in the case of *premises* occupying both the first and second *storey*, is limited to one *sign* on the first or second *storey*.

12.9 Upper Level Fascia Signs 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 two *signs* 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 and *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 area formed by the distance from *grade* to the bottom of the *sign* multiplied by the width of the building face at the bottom of the *sign*, to a maximum of 47 m².

12.10 Free-Standing Signs

A *free-standing sign* is permitted, that:

- (a) is on the *frontage* of a *site*;
- (b) is limited to one *sign* on a *site*;

- (c) is no more than 5.0 m in *height*;
- (d) has a *sign area* no greater than 0.30 m² for each metre of length of the *frontage* of the *site* to a maximum *sign area* of 1.0 m², excluding:
 - (i) the lower 2.75 m of the *sign* if the *sign area* is 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, except that a *sign* illuminated by neon, or a *sign* with *animated copy* may have a maximum *sign area* of 4.0 m²;
- (e) has a *copy area* that may be equal to the *sign area*, if the *copy area* comprised of letters and *logos* only is no greater than 50% of the *sign area*;
- (f) may contain *electronic copy* in accordance with section 12.16 of this by-law;
- (g) if illuminated by neon lighting, must include the name of the business in exposed neon tubing;
- (h) is not within 1.5 m of a property line or 1.0 m of a building;
- (i) is not on the same *frontage* of a *site* as a *projecting sign* that identifies the same *occupant*; and
- (j) does not encroach over a *street*.

12.11 Large Hoarding Signs

A *hoarding sign* is permitted, that:

- (a) has a *copy area*:
 - (i) no greater than 1.0 m² for each metre of length of the *frontage* of *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.

12.12 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) unless illuminated by neon lighting, has a *sign area* no greater than 0.30 m² for each metre of length of the applicable building face to a maximum of 2.0 m²;
- (h) has a *copy area* no greater than 40% of the *sign area*;
- (i) has a *vertical dimension* no greater than 1.0 m; and
- (j) if illuminated by neon lighting, must include the business name in exposed neon tubing.

12.13 Moving Signs

A *moving sign* is permitted, that:

- (a) is a *projecting sign*;
- (b) faces Granville Street, between West Hastings Street and Nelson Street;
- (c) is on the *frontage* of a building; and
- (d) if illuminated by neon lighting, must include the name of the business in exposed neon tubing.

12.14 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;
- (b) is at least 1.0 m from an adjacent property line or *premises*, measured horizontally;
- (c) has a space no greater than 0.30 m between the *sign* and the building face, excluding *architectural features*;
- (d) is limited to one *sign* for each *premises* at the first storey;
- (e) if illuminated by neon lighting:
 - (i) on a building *frontage* less than 100 m long, may have one additional *sign* which may include the names of *occupants* and the building name, or
 - (ii) on a building *frontage* 100 m or longer, may have two additional *signs* which may include the names of *occupants* and the building name;
- (f) if illuminated by neon lighting, may obstruct the ventilation, access or

operation of a *window* on a building where there is no residential or hotel use, if it covers no more than 30% of the glass surface of a *window*;

- (g) on a one-storey building, is the lower of 6.0 m in *height* or 1.8 m above the *roof line*, except that:
 - (i) on *sites* between Nelson Street and Drake Street, the *sign* must not extend above the *roof line*, and
 - (ii) on *sites* between Robson Street and Nelson Street, moving elements of the *sign* must not extend above the *roof line*;
- (h) 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*;
- (i) if illuminated by neon lighting, may extend above the *roof line* on *sites* between Nelson Street and West Hastings Street, no more than 40% of the height of the building, except that:
 - (i) the *sign* must be no more than 27 m in *height*, and
 - (ii) on *sites* between Robson Street and Nelson Street, elements of a *moving sign* must not project above the *roof line*;
- (j) has a support structure extending no more than 0.30 m above the *roof line*;
- (k) projects no more than 4.5 m from the building face;
- (l) has a *sign area* that:
 - (i) may be at least 0.75 m²,
 - (ii) is no greater than 2.0 m²,
 - (iii) if illuminated by neon lighting, may be greater than 2.0 m², and
 - (iv) excludes any *sign area* comprised of *embellishments* to a maximum of 20% of the *sign area* excluding that area comprised of *embellishments* only;
- (m) has a *copy area* that may be equal to the *sign area*, if the *copy area* comprised of letters and *logos* only is no greater than 50% of the *sign area*;
- (n) may contain *electronic copy* in accordance with section 12.16 of this by-law;
- (o) if illuminated by neon lighting, includes the name of the business in exposed

neon tubing;

- (p) is not on the same *frontage* of a *site* as a *free-standing sign* that identifies the same *occupant*;
- (q) 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 adjoining *premises* meet, to a maximum encroachment of 2.0 m,
 - (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*, to a maximum of 2.0 m,
 - (iii) a *moving sign*, a *sign* with *animated copy* or a *sign* illuminated by neon lighting, may encroach up to 4.0 m, and
 - (iv) a *projecting sign* must not be within 0.60 m of a street tree, lamp standard, utility wire, bus shelter, or other structure on a *street*; and
- (r) for the purpose of calculating the *frontage* of *premises* located on a corner, *frontage* means the average length of the two *frontages* of the *premises*.

12.15 Signs with Animated Copy

A *sign* containing *animated copy* is permitted, that:

- (a) is a *fascia sign* or *projecting sign*;
- (b) faces Granville Street, between West Hastings Street and Nelson Street;
- (c) is on the *frontage* of a building; and
- (d) if illuminated by neon lighting, must include the name of the business in exposed neon tubing.

12.16 Electronic Message Signs

An *electronic message sign* is permitted, that:

- (a) is a *canopy*, *fascia*, *free-standing* or *projecting sign*;
- (b) is on a *site* between West Hastings Street and Nelson Street;
- (c) is limited to one *canopy*, *fascia*, *free-standing* or *projecting sign* on a *site*;
- (d) if a *fascia sign* on the first *storey*, is no more than 6.0 m in *height*;
- (e) if a *fascia sign* on the second *storey*, is no more than 9.0 m in *height*; and
- (f) if a *canopy*, *fascia*, *free-standing* or *projecting sign*, has a *copy area* no greater than 80% of the *sign area* to a maximum of:

- (i) 4.0 m² on a *site* smaller than 0.40 ha, or
- (ii) 8.0 m² on a *site* 0.40 ha or larger.

12.17 Electronic Static Image Signs

An *electronic static image sign* is permitted, that:

- (a) is in a *window* on the first *storey* of a building;
- (b) is limited to one *sign* on each *frontage* of *premises*;
- (c) is not on the same *premises* as an *electronic video sign*;
- (d) has a *sign area* no greater than 30% of the total area of contiguous glass or glass panes separated by mullions contained within a *window* frame, to a maximum of 2.5 m²;
- (e) if on the same *frontage* of the *premises* as a *window sign*, the combined *sign area* of all *window signs* and an *electronic static image sign*, is no greater than 30% of the total area of contiguous glass or glass panes separated by mullions contained within a *window* frame; and
- (f) may include *first party advertising* to a maximum of 100% of the *copy area*.

12.18 Electronic Video Signs

An *electronic video sign* is permitted, that:

- (a) is in a *window* on the first *storey* of a building;
- (b) is limited to one *sign* on each *frontage* of *premises*;
- (c) is not on the same *premises* as an *electronic static image sign*;
- (d) has a *sign area* no greater than 30% of the total area of contiguous glass or glass panes separated by mullions contained within a *window* frame, to a maximum of 2.5 m²;
- (e) if on the same *frontage* of the *premises* as a *window sign*, the combined *sign area* of all *window signs* and an *electronic video sign*, is no greater than 30% of the total area of contiguous glass or glass panes separated by mullions contained within a *window* frame; and
- (f) may include *first party advertising* to a maximum of 100% of the *copy area*.

12.19 Signs with Manual Changeable Copy

Signs with *manual changeable copy* are only permitted on *premises* between West Hastings and Nelson Street where there is a theatre use.

12.20 Site Specific Regulations

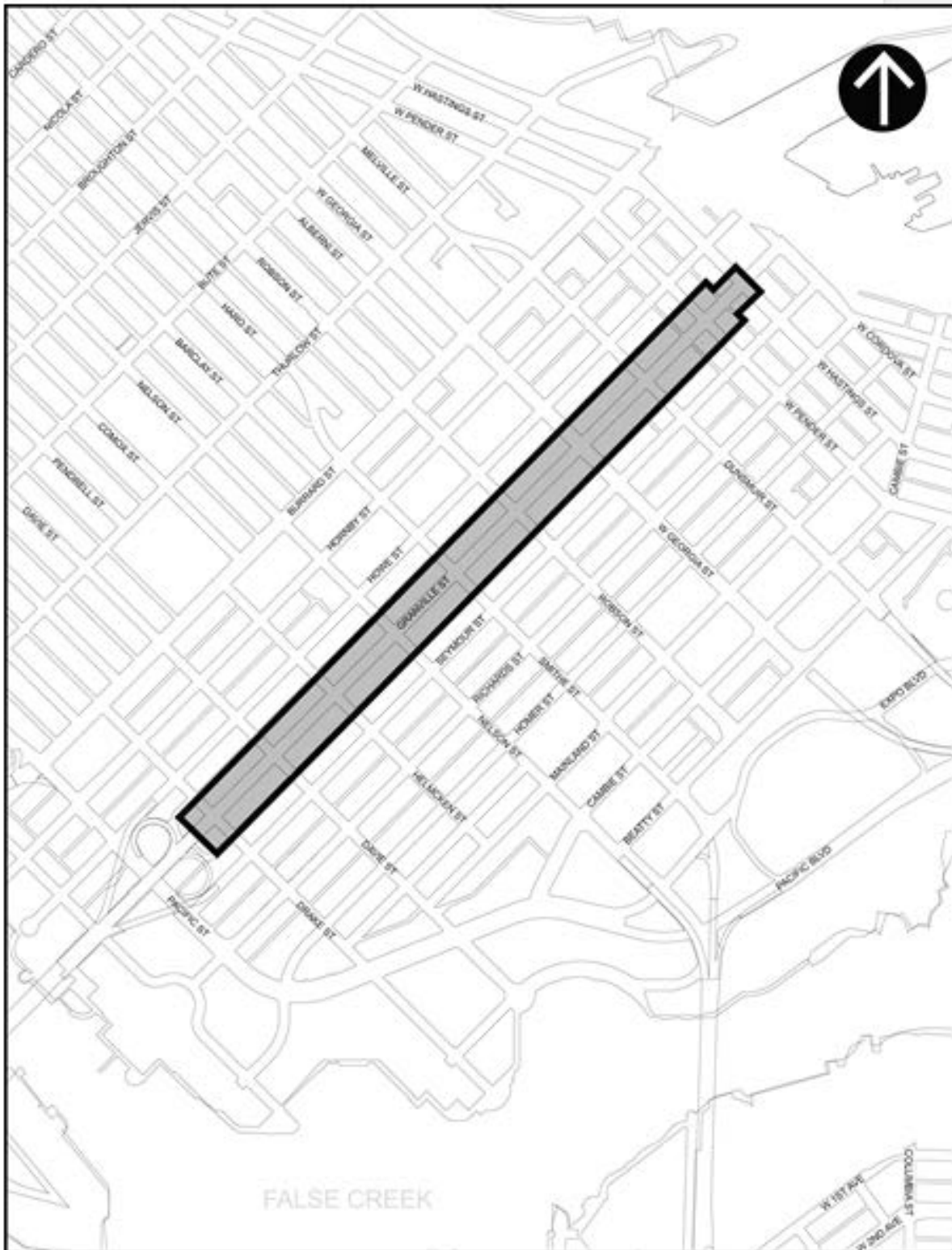
The following *site specific signs* are permitted in the Granville Street Sign District:

(a) 798 Granville Street

Two *electronic video signs*, that:

- (i) are on the northeast corner of the building,
- (ii) at the third *storey*,
- (iii) each have a *sign area* no greater than 28 m²,
- (iv) may be within 30 m of a dwelling unit and 15 m of a *traffic control signal*,
- (v) may operate 24 hours a day, and
- (vi) may display *third party advertising*.

SCHEDULE 12A
Granville Street Sign District Map



**PART 13
ROGERS ARENA
SIGN DISTRICT**

13.1 Intent

Part 13 contains regulations that apply to the Rogers Arena Sign District which is the area shown in Schedule 13A, as listed in Part 7. The Rogers Arena Sign District includes Rogers Arena, a recreational and cultural hub. The intent of the Rogers Arena Sign District in regards to Rogers Arena is to allow for recognition of corporate sponsors of events, larger *logos* and wayfinding *signs*. Part 13 also regulates *signs* on mixed use buildings and residential towers surrounding Rogers Arena.

13.2 Permitted Signs

Signs that are listed in Part 6 or Part 13 and that comply with this by-law are permitted in the Rogers Arena Sign District.

13.3 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*; and
- (h) is not on the same *frontage* of *premises* as a *fascia sign*.

13.4 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.

13.5 Billboard Signs

A *billboard sign* is permitted, that:

- (a) is not:
 - (i) above the Georgia or Dunsmuir viaduct,
 - (ii) above the surface of the rails of a rapid transit guideway,
 - (iii) within 5.0 m of a *street* if the *sign* face is parallel to the *street* or forms an angle of less than 30 degrees with the *street*,
 - (iv) within 15 m of any *sign* containing *third party advertising* and located at a bus shelter,
 - (v) within 60 m of the Residential Sign District,
 - (vi) within 50 m of any other *billboard sign*, except a *billboard sign* mounted parallel to it and on the opposite side of the same building,
 - (vii) within 60 m of the centre line of the rails of any rapid transit guideway or passenger railway, or
 - (viii) within 50 m of an elevated bridge entrance or exit ramp, if the *height* of the *billboard sign* exceeds the *height* of the ramp;
- (b) is limited to four *signs* on a *site*, not including the multiple faces on a single *billboard sign* resulting from *indexing*, except that two parallel *copy areas* mounted back to back on the same structural support are considered to be one *billboard sign*;
- (c) is enclosed to conceal all components of the back of the *copy area*, if consisting of a single face;
- (d) if mounted on a building, projects no more than 0.60 m, excluding any externally mounted lighting;
- (e) is no more than:
 - (i) 6.25 m in *height*, if more than 3.7 m in width, and
 - (ii) 7.0 m in *height*, if 3.7 m or less in width;
- (f) has a *sign area* no greater than 21.5 m²;
- (g) does not encroach over a *street*; and

- (h) if located within 20 m of the *frontage* of a building that contains a public entrance, is no closer to the *street* than:
 - (i) the building face, or
 - (ii) if there are two building faces fronting the *street*, any point along a straight line connecting the nearest points of the two building faces.

13.6 Canopy Signs

A *canopy sign* is permitted, that:

- (a) is on the front or side of the *canopy*;
- (b) projects no more than 0.60 m horizontally beyond the front or side of the *canopy*;
- (c) if located on the roof of a *canopy*, is within 0.45 m of the front or side edge of the *canopy*;
- (d) is limited to one *sign* on the *frontage* of each *premises* with a separate entrance;
- (e) may be at the common entrance of a building and identifies the principal *occupant* or building name only;
- (f) contains *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (g) has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage* of the *premises*;
- (h) 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;
- (i) for 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; and
- (j) is not on the same *frontage* of *premises* as a *fascia sign*.

13.7 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.

13.8 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* or any recessed entrance area of the *premises*;
- (d) is on a wall facing a vacant area or a parking area on *premises* or on a *site*, if the *sign* is at least 7.5 m from the nearest property line;
- (e) if above a common entrance, identifies the principal *occupant* or building name only;
- (f) in the case of *premises* occupying a second *storey* with a separate entrance at the first *storey*, may be above the separate entrance;
- (g) 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 than 0.75 m above the floor of the second *storey*, except that a *sign* must not cover a second *storey window*;
- (h) has a *copy area* no greater than 40% of the *sign area*, if the *sign* has a border, frame or background;
- (i) may have a *copy area* that is greater than 40% of the *sign area* if the *sign* has a border, frame or background and contains a *logo* only;
- (j) has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage* of *premises* if the *sign* does not have a frame, border or background;
- (k) has a combined *copy area* for all *fascia signs* that does not exceed 0.60 m² for each metre of length of the *frontage* of *premises*, regardless of whether the *signs* have a frame, border or background;

- (l) may contain *electronic copy* in accordance with section 13.17 of this by-law;
- (m) despite the provisions of this by-law, may be below the *window* head or lintel of the first *storey*, if it:
 - (i) has a *sign area* no greater than 0.30 m² for each metre of length of continuous building face with no door or *window* opening, to a maximum of 3.0 m², and
 - (ii) does not encroach over a *street* more than 0.10 m; and
- (n) may face a *lane*, if it:
 - (i) is above a public entrance to *premises*,
 - (ii) contains *copy* that identifies the principal *occupant* or building name only, and
 - (iii) has a *vertical dimension* no greater than 0.60 m and is no more than 2.5 m wide.

13.9 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) 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) includes *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (f) has a *copy area* no greater than 0.40 m² per metre of length of the *frontage* of the *premises*;
- (g) on a building that is not an arena, has a *vertical dimension* no greater than 1.0 m; and
- (h) in the case of *premises* occupying both the first and second *storey*, is limited to one *sign* on either the first or the second *storey*.

13.10 Arena Fascia Signs Above the Second Storey and Below 20 M

A *fascia sign* is permitted that:

- (a) is above the second *storey* of a building and below 20 m above *grade*;

- (b) is not between the floor of the uppermost *storey* and the *roof line*;
- (c) is on the *frontage* of the *premises*;
- (d) identifies a gate number or a restaurant use only; and
- (e) in the case of a restaurant use located at level 400, may be located on level 300.

13.11 Arena Upper Level Fascia Signs Above 20 M

A *fascia sign* is permitted, that:

- (a) is on the arena building;
- (b) is more than 20 m above *grade*;
- (c) is limited to two *signs*;
- (d) includes *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (e) contains *copy* which may consist of a *logo* and a name identifying the principal *occupant* or building only;
- (f) if identifying the principal *occupant* or building name only, must not be on adjoining building faces; and
- (g) has a *copy area* no greater than $1/40^{\text{th}}$ of the area formed by the distance from *grade* to the bottom of the *sign* multiplied by the width of the building face at the bottom of the *sign*.

13.12 Office Tower Upper Level Fascia Signs Above 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 four *signs* on a building;
- (c) is positioned so that two *signs* on adjoining building faces are not located within 2.0 m of a common corner;
- (d) contains *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (e) contains *copy* consisting of a *logo* or a name identifying the principal *occupant* or building only, except that a *sign* more than 55 m in *height* must contain *copy* consisting of a *logo* only;
- (f) is limited to two *signs* on a building identifying the name of the building, that are not on adjoining building faces; and

- (g) has a *copy area* no greater than $1/40^{\text{th}}$ of the *area* formed by the distance from *grade* to the bottom of the *sign* multiplied by the width of the building face at the bottom of the *sign*.

13.13 Free-Standing Signs

A *free-standing sign* is permitted, that:

- (a) is limited to five *signs* on a *site*, not including a *free-standing sign* containing parking information and the building name only;
- (b) on a *site* with a *frontage* of 30 m or less, is no more than 8.0 m in *height*;
- (c) on a *site* with a *frontage* longer than 8.0 m, is no more than 8.0 m in *height*, except that the *sign* may be an additional metre in *height* for every additional 10 m of length of the *frontage* of the *site*, to a maximum *height* of 10 m;
- (d) has a *sign area* no greater than 0.30 m^2 for each metre of length of *frontage* of the *site*, to a maximum of 11 m^2 , excluding:
 - (i) the lower 2.75 m of the *sign* if the *sign area* is 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* that may be equal to the *sign area*;
- (f) may contain *electronic copy* in accordance with section 13.17 of this by-law;
- (g) may contain *third party advertising*;
- (h) is not on the same *frontage* of a *site* as a *projecting sign* identifying the same *occupant*;
- (i) if encroaching over a *street*:
 - (i) has a *sign area* that is the lesser of 9.0 m^2 , or 0.30 m^2 for each metre of length of the *frontage* of the *premises*,
 - (ii) is perpendicular to the property line abutting the *street*, and
 - (iii) encroaches no more than 25% of the distance between the *sign* and the nearest intersecting property line, to a maximum encroachment of 3.0 m.

13.14 Large Hoarding Signs

A *hoarding sign* is permitted, that:

- (a) has a *copy area*:
 - (i) no greater than 1.0 m^2 for each metre of length of the *frontage* of *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.

13.15 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) is at least 1.0 m from an adjacent property line or *premises*, measured horizontally;
- (c) has a space no greater than 0.30 m between the *sign* and the building face, excluding *architectural features*;
- (d) is limited to:
 - (i) one *sign* for each *premises* at the first *storey*, and
 - (ii) for each building *frontage* less than 100 m long, one additional *sign*, which may include the names of *occupants* and the building name, or
 - (iii) for each building *frontage* 100 m or longer, two additional *signs* which may include the names of *occupants* and the building name;
- (e) on a one-storey building, is the lower of 6.0 m in *height* or 1.8 m above the *roof line*;
- (f) 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*;
- (g) has a support structure extending no more than 0.30 m above the *roof line*;
- (h) projects no more than 4.5 m from the building face;
- (i) has a *sign area* that may at least 0.75 m², and must be the lesser of 9.0 m², or 0.30 m² for each metre of length of the *frontage* of the *premises*, excluding any *sign area* comprised of *embellishments* to a maximum of 20% of the *sign area* excluding that area comprised of *embellishments* only;
- (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* consists of a *logo* only;
- (l) is not on the same *frontage* of a *site* as a *free-standing sign* that identifies the same *occupant*;
- (m) 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 3.0 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
- (n) 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*.

13.16 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) must be 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.

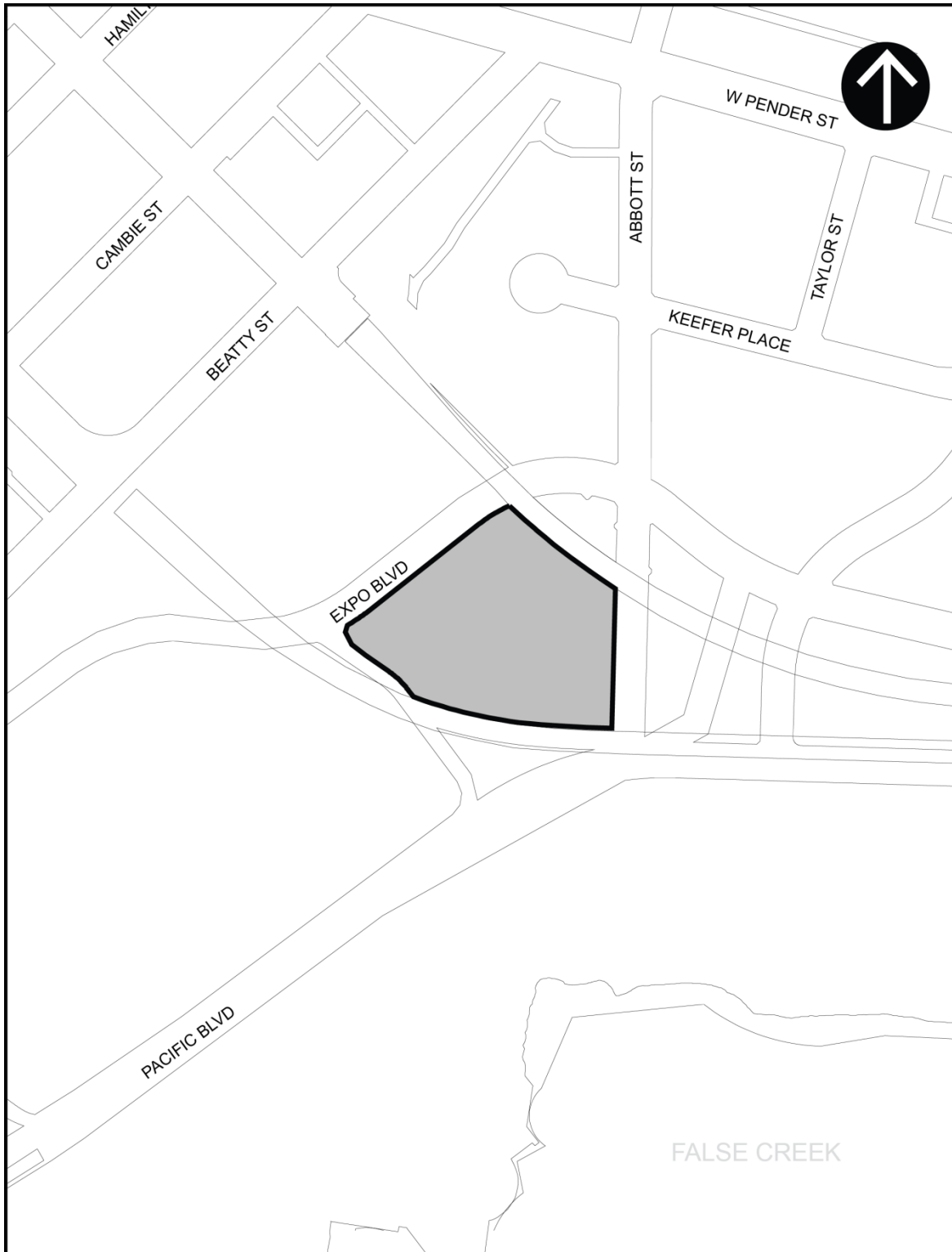
13.17 Electronic Message Signs

An *electronic message sign* is permitted, that:

- (a) is a *fascia* or *free-standing sign*;
- (b) is on the *site* of the arena;
- (c) is limited to one *fascia sign* on the *site*;
- (d) if a *fascia sign*, provides parking information only;
- (e) is limited to five *free-standing signs* on a *site*;

- (f) if a *free-standing sign*, may include *third party advertising*;
- (g) has a *copy area* no greater than 80% of the *sign area* to a maximum of:
 - (i) 4.0 m² on a *site* smaller than 0.40 ha, or
 - (ii) 8.0 m² on a *site* 0.40 ha or larger; and
- (h) must be shielded from the view of approaching motorists.

SCHEDULE 13A
Rogers Arena Sign District Map



**PART 14
INTERNATIONAL VILLAGE
SIGN DISTRICT**

14.1 Intent

Part 14 contains regulations that apply to the International Village Sign District, located between Pender, Taylor, Keefer and Abbott Streets, as shown in Schedule 14A, and listed in Part 7. The intent of the International Village Sign District is to encourage innovative, prominent and colourful *signs* that enhance the architecture and ambience of the Village Marketplace area.

14.2 Permitted Signs

Signs that are listed in Part 6 or Part 14 and that comply with this by-law are permitted in the International Village Sign District.

14.3 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*; and
- (h) is not on the same *frontage* of *premises* as a *fascia sign*.

14.4 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.

14.5 Canopy Signs

A *canopy sign* is permitted, that:

- (a) is on the front or side of the *canopy*;
- (b) projects no more than 0.60 m horizontally beyond the front or side of the *canopy*;
- (c) if located on the roof of a *canopy*, is within 0.45 m of the front or side edge of the *canopy*;
- (d) is limited to one *sign* on the *frontage of premises* with a separate entrance;
- (e) may be at the common entrance of a building and identifies the principal *occupant* or building name only;
- (f) contains *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (g) has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage of the premises*;
- (h) 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;
- (i) 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; and
- (j) is not on the same *frontage of premises* as a *fascia sign*.

14.6 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.

14.7 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* or any recessed entrance area of *premises*;
- (d) if above a common entrance, identifies the principal *occupant* or building name only;
- (e) in the case of *premises* occupying a 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 than 0.75 m above the floor of the second *storey*, except that a *sign* must not cover a second *storey window*;
- (g) has a *copy area* no greater than 40% of the *sign area*, if the *sign* has a border, frame or background;
- (h) 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;
- (i) has a *copy area* no greater than 0.60 m² for each metre of length of the *frontage* of the *premises* if the *sign* does not have a frame, border or background;
- (j) has a combined *copy area* of all *fascia signs* that does not exceed 0.60 m² for each meter of length of the *frontage* of *premises*, regardless of whether the *signs* have a frame, border or background;
- (k) despite the provisions of this by-law, may be below the *window* head or lintel of the first *storey*, if it:

- (i) has a *sign area* no greater than 0.30 m² for each metre of length of continuous building face with no door or *window* opening, to a maximum of 3.0 m², and
- (ii) does not encroach over a *street* more than 0.10 m; and
- (l) may face a *lane* if it:
 - (i) is above a public entrance to *premises*,
 - (ii) contains *copy* that identifies the principal *occupant* or building name only, and
 - (iii) has a *vertical dimension* no greater than 0.60 m and is no more than 2.5 m wide.

14.8 Second Storey Fascia Signs

A *fascia sign* is permitted, that:

- (a) is on the second *storey* of a building;
- (b) is below the *roof line*;
- (c) is on the *frontage* of *premises*;
- (d) 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) includes *copy* in the form of individual letters, numbers, symbols and *logos* only;
- (f) has a *copy area* no greater than 0.40 m² for each metre of length of the *frontage* of the *premises*;
- (g) has a *vertical dimension* no greater than 1.0 m; and
- (h) in the case of *premises* occupying both the first and second *storey*, is limited to one *sign* on either the first or second *storey*.

14.9 Upper Level Fascia Signs 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 the 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 $1/40^{\text{th}}$ 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*.

14.10 Free-Standing Signs

A *free-standing sign* is permitted, that:

- (a) is limited to one *sign* on each *frontage* of the *site*, to a maximum of four *signs* on the *site*;
- (b) is no more than 6.0 m in *height*;
- (c) has a *sign area* no greater than 0.30 m^2 for each metre of length of the *frontage* of *premises* to a maximum of 9.0 m^2 , excluding:
 - (i) the lower 2.75 m of a *free-standing sign* if the *sign area* is 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;
- (d) has a *copy area* no greater than 40% of the *sign area*;
- (e) may have a *copy area* that is greater than 40% of the *sign area* if the *sign* contains a *logo* only;
- (f) is not within 1.5 m of a property line or 1.0 m of a building;
- (g) is not within 45 m of another *free-standing sign* on the *site*, measured along the *frontages* of the *site*; and
- (h) may not encroach over a *street*.

14.11 Large Hoarding Signs

A *hoarding sign* is permitted, that:

- (a) has a *copy area*:
 - (i) no greater than 1.0 m^2 for each metre of length of the *frontage* of *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.

14.12 Projecting Signs

A *projecting sign* is permitted, that:

- (a) is at the first *storey*, and:
 - (i) has a *vertical dimension* no greater than 0.80 m,
 - (ii) is no more than 5.0 m wide, parallel to the building face,
 - (iii) projects no more than 2.0 m from the building face, and
 - (iv) has a minimum *clearance* of 2.6 m;
- (b) is on *premises* at the first *storey* or adjacent to a parking entrance, and:
 - (i) is attached to a building column,
 - (ii) has a *vertical dimension* no greater than 0.80 m,
 - (iii) is no more than 1.0 m wide perpendicular to the building face and 0.50 m wide parallel to the building face,
 - (iv) projects no more than 2.0 m from the building face, and
 - (v) has a minimum *clearance* of 2.6 m;
- (c) is at the entrance to the parking garage on Abbott Street, and:
 - (i) has a *vertical dimension* no greater than .75 m,
 - (ii) is no more than 5.0 m wide parallel to the building face,
 - (iii) projects no more than 2.3 m from the building face, and
 - (iv) identifies the entrance to the parking garage only;
- (d) is on Abbott Street directly above the *sign* described in subsection (c), and:
 - (i) has a dome shape,
 - (ii) is suspended in a vertical position,
 - (iii) is no more than 2.5 m in diameter,
 - (iv) projects no more than 1.0 m from the building face, and
 - (v) identifies the building only;
- (e) is on *premises* at the second *storey*, and:
 - (i) is above second *storey* bay *windows*,
 - (ii) has a *vertical dimension* no greater than 2.0 m,

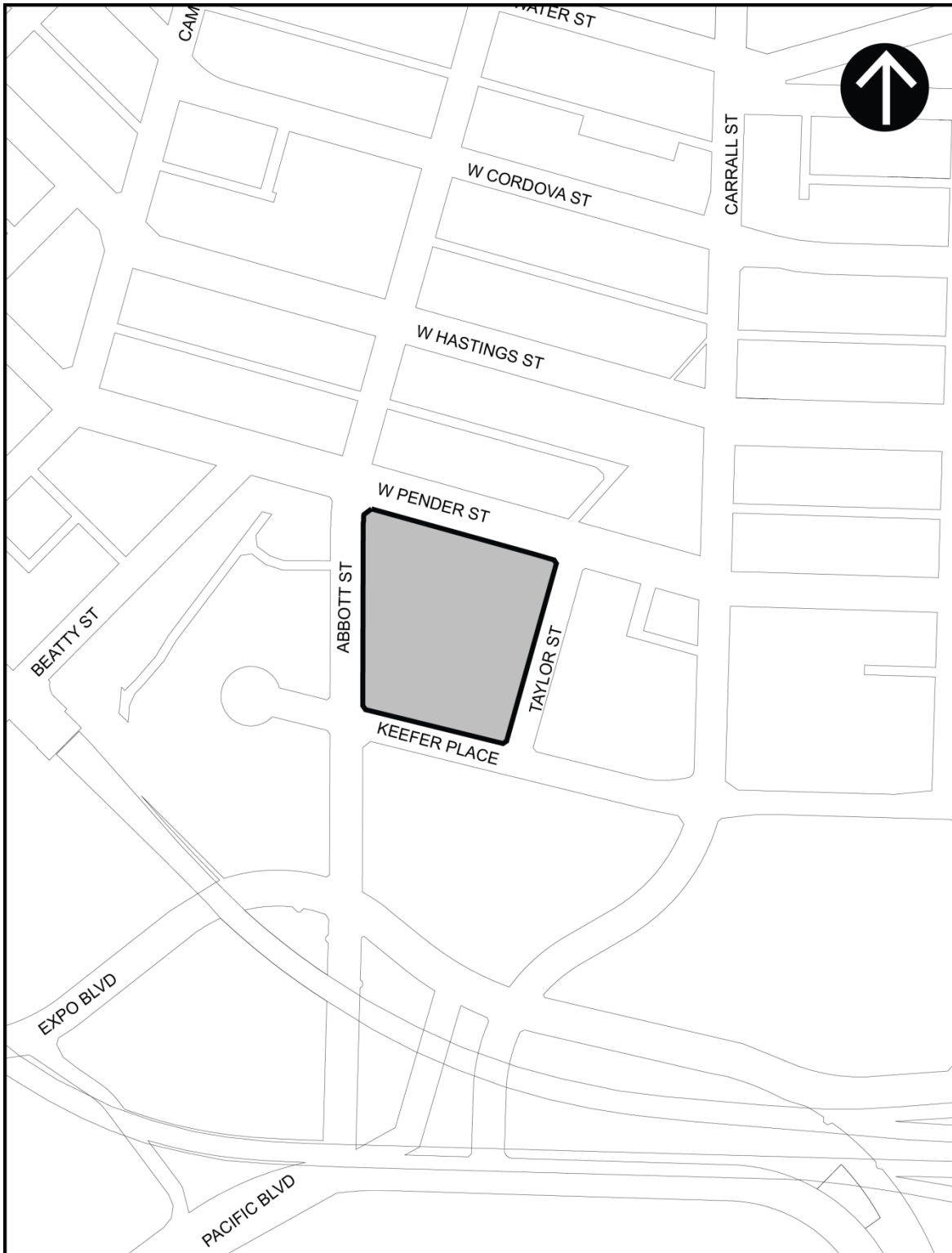
- (iii) is no more than 3.5 m wide, parallel to the building face, and
 - (iv) projects no more than 0.50 m from the supporting metal framing;
- (f) is on the third *storey* of the building at the corner of Abbott and Keefer Streets, and:
 - (i) faces Keefer Street,
 - (ii) has a *vertical dimension* no greater than 5.2 m,
 - (iii) is no more than 9.6 m wide, and
 - (iv) projects no more than 0.50 m from the building face;
- (g) is on the third *storey* of the building at the corner of Pender and Taylor Streets, and:
 - (i) faces Taylor Street,
 - (ii) has a *vertical dimension* no greater than 4.0 m,
 - (iii) is no more than 9.4 m wide,
 - (iv) projects no more than 0.50 m from the building face, and
 - (v) may include *third party advertising* for a major tenant;
- (h) is on the third *storey* of the building at the corner of Abbott and Pender Streets, and:
 - (i) has *animated copy* and sequenced neon lighting,
 - (ii) has a *sign area* no greater than 200 m²,
 - (iii) projects no more than 1.5 m from the building face, and
 - (iv) has a minimum *clearance* of 10.6 m;
- (i) may be at the entrance to the building at the corner of Abbott and Keefer Streets, and at the corner of Pender and Taylor Streets, and:
 - (i) is supported away from the main building structure by suspension or a cantilevered frame,
 - (ii) is contained within a globe shape with a volume not exceeding 6.0 m in diameter,
 - (iii) has a minimum *clearance* of 8.0 m and a maximum *clearance* of 10 m, and
 - (iv) identifies the building only.

14.13 Electronic Video Signs

An *electronic video sign* is permitted, that:

- (a) is behind the *windows* of *premises* on the second *storey* of the building at the corner of Pender and Abbott Streets;
- (b) has a *sign area* no greater than 27 m²;
- (c) may display *first party advertising*;
- (d) is turned off between 11 p.m. and 8 a.m.; and
- (e) may be within 30 m of a dwelling unit and 15 m of a *traffic control signal*.

SCHEDULE 14A
International Village Sign District Map



PART 15 RELAXATIONS

15.1 Relaxation for Unnecessary Hardship

Subject to the provisions of section 15.2 of this by-law, if, in the opinion of the *Director of Planning*, enforcement of this by-law would result in *unnecessary hardship*, the *Director of Planning* may relax:

- (a) the permitted *height, sign area, copy area, vertical dimension* or width of a *sign*; and
- (b) the permitted location or number of *signs* on a *site*.

15.2 Considerations regarding Unnecessary Hardship

In determining whether or not there is *unnecessary hardship* sufficient to justify a relaxation under section 15.1 of this by-law, the *Director of Planning* may consider:

- (a) the size and location of the *site* or *premises*;
- (b) the design or construction of a building or a *sign*;
- (c) the context of the neighbourhood or sign district;
- (d) potential impacts on existing adjacent land uses;
- (e) the *heritage value* of a *sign* or building;
- (f) the topography or configuration of the *site*;
- (g) the submission of any advisory group, property owner or tenant; and
- (h) all applicable Council policies and guidelines.

15.3 Relaxation for Heritage Property and Historic Areas

Subject to the provisions of section 15.4 of this by-law, if a proposed *sign* is located on *heritage property* or property in an area identified as a historic area in an official development plan or a zoning by-law, the *Director of Planning* may relax:

- (a) the permitted *height, sign area, copy area, vertical dimension* or width of a *sign*; and
- (b) the permitted location or number of *signs* on a *site*.

15.4 Considerations regarding Heritage Property and Historic Areas

In determining whether or not to relax the provisions of this by-law in accordance with section 15.3 of this by-law, the *Director of Planning* may consider:

- (a) the *heritage value* of a *sign* or building;
- (b) the design and construction of a building;

- (c) the context of the neighbourhood or sign district;
- (d) potential impacts on adjacent land uses;
- (e) the topography or configuration of the *site*;
- (f) the submission of any advisory group, property owner or tenant; and
- (g) all applicable Council policies and guidelines.

15.5 Relaxation for Historic Signs

Subject to the provisions of section 15.6 of this by-law if, in the opinion of the *Director of Planning*, a proposed *sign* is an *historic sign* and enforcement of this by-law might result in the loss of the *historic sign*, the *Director of Planning* may relax the provisions of this by-law.

15.6 Considerations regarding Historic Signs

In determining whether or not to relax the provisions of this by-law in accordance with section 15.5 of this by-law, the *Director of Planning* may consider:

- (a) the *heritage value* of a *sign* or building;
- (b) the design and construction of a building;
- (c) the context of the neighbourhood or sign district;
- (d) potential impacts on adjacent land uses;
- (e) the topography or configuration of the *site*;
- (f) the submission of any advisory group, property owner or tenant; and
- (g) all applicable Council policies and guidelines.

15.7 Relaxation for Special Event

The *Director of Planning* may relax the provisions of this by-law if:

- (a) the proposed *sign* is in relation to a *special event*; and
- (b) the *Director of Planning* first considers all applicable Council policies and guidelines.

15.8 Relaxation for New Technology

The *Director of Planning* may relax the provisions of this by-law if:

- (a) in the opinion of the *Director of Planning* the *sign* uses or incorporates new technology not contemplated by this by-law; and
- (b) the *Director of Planning* first considers all applicable Council policies and guidelines.

15.9 Conditions on Relaxation

Any relaxation approved by the *Director of Planning* pursuant to this Part may be limited in time and may be subject to conditions including, but not limited to conditions related to:

- (a) the removal of existing *signs* on a *site*;
- (b) restrictions on the location, number and type of new and existing *signs* on a *site*;
- (c) controls on light levels or hours of operation of *illuminated signs*;
- (d) new or additional landscaping;
- (e) other upgrades or changes to existing *signs* on *site*; and
- (f) safety and construction matters.

15.10 Refusal of Relaxation

Despite the provisions of this Part, the *Director of Planning* must not relax the provisions of this by-law if, in the opinion of the *Director of Planning*:

- (a) a relaxation of the regulations would alter the essential character of the neighbourhood or sign district;
- (b) the proposed *sign* is not consistent with the overall intent and purpose of the regulations;
- (c) the proposed *sign* might impact public safety; or
- (d) the proposed *sign* will negatively affect neighbouring properties.

15.11 Reconsideration by Council

An *owner* may request that Council reconsider a decision of the *Director of Planning* under this Part, by delivering a request in writing to the *City Clerk* within 14 days of the decision, setting out the reasons for the request.

15.12 Timing of Reconsideration

Council must reconsider the decision of the *Director of Planning* within a reasonable time and may uphold, overturn or vary the decision.

PART 16 SIGN CONSTRUCTION

16.1 General Construction

All *signs* must:

- (a) be designed and constructed to resist wind, seismic, and dead loads;
- (b) have bracing systems designed and constructed to transfer lateral forces to the

foundations;

- (c) be constructed so that loads of *signs* on buildings are transmitted through the structural frame of the building to the ground without overstressing the elements of the structural frame; and
- (d) comply with all applicable provisions of this by-law and the *Building By-law*.

16.2 Drawings and Specifications

In addition to the requirements in section 3.3 of this by-law, the *City Building Inspector* or the *Director of Planning* may require further technical information related to a *sign* permit application, to the satisfaction of the *City Building Inspector*, including but not limited to:

- (a) complete drawings and specifications related to construction of the *sign*;
- (b) documentation confirming that the building on which the *sign* is to be erected is capable of supporting the additional structural loads and stresses imposed by the erection of the *sign*;
- (c) reports, opinions, designs, sealed drawings and letters of assurance related to the proposed *sign* and prepared by a *Registered Professional Engineer* or another registered professional;
- (d) technical data from the manufacturer of a combustible plastic material or from an acceptable testing agency; and
- (e) results of fire tests of combustible plastic material from an approved testing agency.

16.3 Combustible Plastic Materials

Rigid or pliable combustible plastic components of a *sign* must:

- (a) be *approved combustible plastic* or other material acceptable to the *City Building Inspector*;
- (b) be of sufficient strength and durability to withstand design loads prescribed in the *Building By-law*; and
- (c) allow for expansion and contraction of plastic material and any other material with which it is employed.

16.4 Approved Pliable Combustible Plastic Materials

Approved pliable combustible plastic material on the face of a *sign* must:

- (a) comply with the provisions of section 16.3 of this by-law; and
- (b) if back lit, have:
 - (i) waterproof seams and joints,
 - (ii) tension-adjusting *sign*-face connections,

- (iii) tear-resisting reinforcement with a tensile strength of 22.5 kg per 25 mm of width capable of withstanding puncture from the impact of a 0.45 kg 25 mm steel ball, dropped from a height of 3.0 m or equivalent,
- (iv) proof of conformance with ULC-S109-2003, "Standard for Flame Test of Flame-Resistant Fabrics and Films",
- (v) a minimum clearance of 3.0 m from a building with combustible framing or cladding, and
- (vi) a minimum clearance of 3.0 m horizontally or 10 m below any unprotected opening in an exterior wall of a building.

16.5 Other Combustible Materials

Wood, leather and similar combustible materials, other than plastics, may be used in a *sign*, that:

- (a) is a *projecting sign*;
- (b) has a *sign area* no greater than 0.75 m²; and
- (c) has a metal frame to which the combustible material is attached.

16.6 Supports and Anchorage

Sign supports and anchorage must comply with the following requirements:

- (a) *signs* must be attached to masonry, concrete or steel by means of metal anchors, bolts, or approved expansion screws of sufficient size and anchorage to support the loads applied;
- (b) *signs* must not be fastened by nails, staples or screws to wooden blocks, plugs or nailing strips built into masonry or concrete;
- (c) bolts or lag screws must not be fastened to *window* frames or sills;
- (d) lag bolts in solid woodworks must be no less than 12.7 mm in diameter and must penetrate the woodwork a minimum of 76 mm;
- (e) cables 12.7 mm in diameter or larger must be provided with suitable sleeves, and two cable clips must be clamped to the sleeves for each cable;
- (f) turnbuckles must:
 - (i) be provided for all supporting cables, and
 - (ii) have a breaking strength equivalent to that of the cable to which they are attached;
- (g) side-guys may have a turnbuckle for one side of any *sign*;
- (h) a *sign* support or anchor must not be connected to or supported by an unbraced parapet wall, unless a *registered professional structural engineer* has

confirmed that the parapet wall is capable of supporting the *sign*, to the satisfaction of the *City Building Inspector*; and

- (i) power actuated fasteners and drop-in anchors must not be used for tension loads.

16.7 Corrosion Protection

Cables, turnbuckles, links, bolts and screws, and all other devices which are part of or used to support or anchor a *sign* must be corrosion resistant, galvanized or otherwise protected from corrosion, to the satisfaction of the *City Building Inspector*.

16.8 Awning Sign Construction

An *awning sign* must be:

- (a) constructed of canvas, fabric or textile materials that are acceptable to the *City Building Inspector* and comply with CAN/ULC-S109;
- (b) directly affixed to the *awning* surface; and
- (c) securely fastened to the *awning* surface by adhesives, rivets, stitching or other means that, in the opinion of the *City Building Inspector*, are acceptable to resist applied wind, seismic, uplift and dead loads.

16.9 Canopy Sign Construction

A *canopy sign* must be constructed of non-combustible material or approved combustible material, to the satisfaction of the *City Building Inspector*.

16.10 Under-Awning and Under-Canopy Sign Construction

An *under-awning* or *under-canopy sign* must be:

- (a) constructed of non-combustible material or approved combustible material, to the satisfaction of the *City Building Inspector*; and
- (b) securely fastened to the *awning* or *canopy* structure by metal anchors, bolts or approved expansion screws of sufficient strength and anchorage to support the loads applied.

16.11 Fascia Sign Construction

A *fascia sign*:

- (a) must be constructed of non-combustible material or *approved combustible plastic*; and
- (b) may be constructed of wood if:
 - (i) the *sign area* is no greater than 9.29 m², and
 - (ii) those portions of the *sign* constructed of plywood are no less than 19 mm thick, and

- (iii) those portions of the *sign* constructed of wood have a nominal thickness no less than 30 mm.

16.12 Free-Standing Sign Construction

A *free-standing sign* must:

- (a) be constructed of a non-combustible material, except that the face of the *sign*, including the backing, may be constructed of *approved combustible plastic*, if:
 - (i) the *sign* is no more than 4.9 m in *height*, and
 - (ii) does not encroach over a *street*;
- (b) have a foundation constructed of concrete, except that:
 - (i) the foundation may be constructed using material other than concrete if designed by a *Registered Professional Engineer*,
 - (ii) if the *sign* is more than 7.5 m in *height*, the foundation must be designed by a *Registered Professional Engineer*, regardless of the material used, and
 - (iii) the design of the foundation must be to the satisfaction of the *City Building Inspector*.

16.13 Projecting Sign Construction

A *projecting sign* must be constructed of non-combustible material, *approved combustible plastic* or other combustible materials in accordance with section 16.5 of this by-law.

16.14 Signs with Electrical Components

A *sign* that requires an electrical connection or is powered by a renewable energy source must:

- (a) be approved, constructed and installed in accordance with the *Electrical By-law*;
- (b) be labelled with:
 - (i) the name of the manufacturer,
 - (ii) the date of manufacture,
 - (iii) a certification mark or a special inspection label of a certification agency accredited by the Standards Council of Canada or an approved label issued by the BC Safety Authority,
 - (iv) the gross weight of the *sign*, other than a *free-standing sign*, and
 - (v) the rated operating amperage and voltage;
- (c) have a label in accordance with section (b), that:

- (i) has letters not less than 10 mm high,
- (ii) is attached to the exterior of the *sign*, and
- (iii) is readable from ground level, or accessible without the use of a ladder or other device; and
- (d) have weatherproof light fixtures, switches and wiring, unless enclosed in a permanent rigid sealed structure which ensures the electrical installation remains dry.

PART 17

OFFENCES AND PENALTIES

17.1 Offences

Every person who:

- (a) violates any provision of this by-law;
- (b) suffers, permits or allows any act to be done in contravention of this by-law;
- (c) neglects to do anything required to be done by this by-law; or
- (d) fails to comply with an order or notice given under this by-law;

is guilty of an offence and liable to the penalties listed herein.

17.2 Fines and Penalties

Every person who commits an offence against this by-law is liable to a fine of no less than \$250 and no more than \$10,000 for each offence.

17.3 Continuing Offence

Every person who commits an offence of a continuing nature against this by-law is liable to a fine of no less than \$250 and no more than \$10,000 for each day such offences is continued.

17.4 Failure to Comply with an Order

Despite the minimum fines referred to in this Part, every person who fails to comply with an order issued pursuant to this by-law is liable to a fine of no less than \$500 and no more than \$10,000 for each offence.

17.5 Display of Sign without Permit

Despite the minimum fines referred to in this Part, every person who displays, or permits suffers or allows the display of a *sign* without a valid *sign* permit, is liable to a fine of no less than \$500 and no more than \$10,000 for each offence.

SCHEDULE A
CD-1 Zoning Districts regulated by Part 9

The comprehensive development districts listed below are subject to the regulations set out in Part 9 of the Sign By-law. Any comprehensive development district not listed below or in Schedule B is assigned to the Residential Sign District.

Location	CD-1 Number	By-law Number	Assigned Zoning District
650 West 41st Avenue (Oakridge)	CD-1(1)	3568	C-2
South side of Hastings between Windermere and Cassiar Streets	CD-1(3B)	3656	C-1
3395 East Hastings Street (Exhibition Park)	CD-1(3B)	3656	C-2
576 West 41st Avenue	CD-1(14)	3963	C-1
3110 East 54th Avenue	CD-1(16)	3980	C-2
725-747 South East Marine Drive	CD-1(21)	4035	C-2
3215 MacDonald Street	CD-1(25)	4076	C-1
2105 West 32nd Avenue 4615-4675 Arbutus Street	CD-1(26)	4078	C-1
2105 East 12th Avenue	CD-1(29)	4104	C-2
716 Granville Street	CD-1(30)	4123	C-1
601-699 West 57th Avenue (Langara Gardens)	CD-1(47)	4358	FM-I
3282-3298 East 1st Avenue	CD-1(50)	4379	C-1
750-752 West 70th Avenue	CD-1(51)	4384	C-2
100 West 49th Avenue (Langara College)	CD-1(55)	4412	C-2
900-990 West King Edward Avenue	CD-1(58)	4446	C-2
Vancouver General Hospital Campus	CD-1(59)	4472	C-2
500 West 12th Avenue	CD-1(62)	4497	C-2
688 South West Marine Drive	CD-1(66)	4539	C-2
988 West 26th Avenue and 4255 Laurel Street	CD-1(67)	8437	C-2

Location	CD-1 Number	By-law Number	Assigned Zoning District
S/E Corner of 54th Avenue and Kerr Street	CD-1(68)	4550	C-2
400 Great Northern Way	CD-1(70)	4559	C-1
S/W of Arbutus Street and King Edward Avenue (Arbutus Village)	CD-1(78)	4634	C-2
2940-2970 East 22nd Avenue	CD-1(90)	5343/7943	C-1
605-695 South East Marine Drive	CD-1(99)	4238 and 4860	C-1
2280 Kingsway and 2277-2299 East 30th Avenue	CD-1(100)	4861	C-2
282-444 West 49th Avenue	CD-1(103)	4900	FM-1
373-375 Kingsway	CD-1(111)	4930	C-2
800 Cassiar and 3550 Adanac Streets	CD-1(113)	4940	FM-1
Champlain Heights (Areas E and F)	CD-1(117)	4986	FM-1
3555 East 5th Avenue (Site B)	CD-1(125)	5060	M-1
4500 Oak Street (B.C. Children's Hospital and B.C. Women's Hospital and health Centre)	CD-1(126)	5091	C-2
2301-2307 Kingsway	CD-1(128)	5145	C-2
3350-3380 Maquinna Drive and 7725-7835 Champlain Crescent	CD-1(136)	5270	FM-1
835-865 West 10 th Avenue	CD-1(137)	5373	C-2
3600 Marine Way	CD-1(140)	5383	C-1
1155 East Broadway	CD-1(141)	9197	C-2
176 East 18th Avenue	CD-1(148)	5510	C-1
650 West Georgia Street	CD-1(155)	5683	DD
S/S of Marine Drive, Elliott, Kent Avenue North and Duff Street	CD-1(156)	3865/5695	M-1
2668-2696 West Broadway	CD-1(158)	5705	C-2
3496-3578 Kingsway	CD-1(162)	5762	C-2
1095 West Pender and Hastings Streets	CD-1(163)	5773	DD

Location	CD-1 Number	By-law Number	Assigned Zoning District
333 Seymour and 601 West Hastings Streets	CD-1(164)	5810	DD
3033 Cambie Street	CD-1(165)	5818	C-2C
1020 Harwood and 1003 Pacific Streets	CD-1(169)	5852	DD
2675 Oak Street	CD-1(170)	5863	FM-1
3003 Kingsway and 5250 Rupert Street	CD-1(171)	5890	C-2
3488 Kingsway (Site A)	CD-1(172)	5927	C-2
1060-1080 Alberni Street	CD-1(177)	5997	DD
322-424 Drake Street	CD-1(182)	6057	DD
2800 East 1st Avenue	CD-1(183)	6064	C-2
777 West Broadway	CD-1(186)	6070	C-2
555 West 12th Avenue, 2628-2668 Ash and 2615-2685 Cambie Streets	CD-1(187)	6072	C-2C
2908 West 33rd Avenue	CD-1(190)	6155	C-1
3551 Kingsway	CD-1(194)	6180	C-2
1000-1010 Beach Avenue	CD-1(195)	6221	DD
1700-1781 West 75th Avenue	CD-1(198)	6254	M-1
1308-1338 Alberni and 738 Broughton Streets	CD-1(200)	6263	DD
3352-3386 Vanness Avenue	CD-1(201)	6272	FM-1
800 Robson Street (Robson Square)	CD-1(204)	6304	DD
2889 East Hastings Street	CD-1(205)	6305	C-2
8118-8298 Granville Street	CD-1(206)	6307	C-2
4080-4190 Nanaimo Street and 2411-2487 East 26th Avenue	CD-1(210)	6313/6365	FM-1
3206-3254 Vanness Avenue, 3235-3295 Clive Avenue and 4914-4928 Spencer Street	CD-1(219)	6322	C-1
891-901 Burrard Street	CD-1(228)	6420	DD
900 Burrard and 935-953 Hornby Streets	CD-1(229)	6421	DD

Location	CD-1 Number	By-law Number	Assigned Zoning District
3185 Grandview Hwy.	CD-1(230)	6423	C-2
2782-2796 Grandview Hwy.	CD-1(231)	6425	C-2
2060 West 10th Avenue	CD-1(234)	6429	C-1
131 West Pender Street	CD-1(235)	6448	C-1
1275 Burrard Street	CD-1(239)	6486	DD
757 West Hastings Street	CD-1(243)	6577	DD
2700-3000 South East Marine Drive (Block 67 to Kerr)	CD-1(247)	6533	C-1
1523 Davie Street	CD-1(248)	6564	C-5
3057-3157 and 3355-3377 Grandview Hwy., 3445-3541 Cornett Road and 2525 Skeena Street	CD-1(249)	6654	M-2
N/S 1700 East Broadway	CD-1(250)	6663&8187	C-2
888 Beach Avenue	CD-1(251)	6676	DD
901 Beach Avenue	CD-1(252)	6688	DD
Burrard Waterfront - East of Victoria Drive	CD-1(258)	6718	M-2
1301 West Pender Street	CD-1(259)	6730	DD
101 Terminal Avenue	CD-1(264)	6744	FC-1
International Village B - being the area zoned CD-1 (265) not included in Part 14	CD-1(265)	6747	DD
1100 to 1300 Blocks Pacific Boulevard	CD-1(266)	6757	C-1
North Fraser Landing	CD-1(268)	6760	C-1
1152 Mainland Street	CD-1(272)	6819	HA-3
833 Helmcken Street	CD-1(273)	6817	DD
1041 South West Marine Drive	CD-1(276)	6876	C-2
901 West Hastings Street	CD-1(278)	6885	DD
550 Burrard Street	CD-1(279)	6884	DD

Location	CD-1 Number	By-law Number	Assigned Zoning District
1255 Burrard Street	CD-1(287)	7006	DD
Library Square	CD-1(289)	7088	DD
5305-5329 Victoria Drive	CD-1(294)	7101	C-2
1200 and 1300 Blocks, Pacific Boulevard (south side)	CD-1(297)	7156	C-1
800-822 East Broadway	CD-1(301)	7159	C-2C
5698 Aberdeen Street (3545 Kingsway)	CD-1(302)	7163	C-2
737 West 16th Avenue	CD-1(303)	7166	C-2
1899 West 1st Avenue	CD-1(305)	7174	C-2B
2034 West 11th Avenue	CD-1(306)	7175	C-1
300 Cardero Street	CD-1(312)	7200	DD
3400-3660 Vanness, Foster and Euclid Avenues	CD-1(314)	7204	C-2C
1650 West 1st Avenue	CD-1(315)	7208	IC-1
526-528 West Hastings Street	CD-1(316)	7209	DD
1300 West Georgia Street	CD-1(318)	7223	DD
1200 Alberni	CD-1(319)	7224	DD
1606-1799 West Georgia and 549 Cardero Streets	CD-1(321)	7232	DD
970 Burrard Street	CD-1(322)	7235	DD
750 Burrard Street	CD-1(323)	7246	DD
800-1100 Pacific Boulevard	CD-1(324)	7248	DD
2135 West 12th Avenue	CD-1(326)	7317	C-2C
4066 Macdonald Street and 2785 Alamein Street	CD-1(328)	7337	C-1
300 Robson Street	CD-1(329)	7340	DD
380-390 West 8th Avenue	CD-1(330)	7371	I-1
1054-1098 Robson Street	CD-1(331)	7381	DD

Location	CD-1 Number	By-law Number	Assigned Zoning District
2124-30 Burrard Street and 1798 West 5th Avenue	CD-1(332)	7389	C-3A
900 Terminal Avenue	CD-1(334)	7419	M-2
1575-77 West Georgia Street	CD-1(336)	7431	DD
475-87 Alexander Street	CD-1(337)	7434	M-2
272 East 4th Avenue	CD-1(338)	7435	IC-3
1600-1636 West 1st Avenue	CD-1(339)	7476	IC-1
2750 Slocan Street	CD-1(340)	7459	M-1
1100-1114 Burnaby Street	CD-1(342)	7516	FM-1
350 Robson Street	CD-1(346)	7551	DD
2897 West 41st Avenue	CD-1(347)	7552	C-1
750 Pacific Boulevard	CD-1(349)	7592	DD
3211-3245 Oak Street	CD-1(350)	7601	C-1
5104-5156 Joyce Street	CD-1(352)	7639	C-2C
303 Railway Avenue	CD-1(354)	7645	M-2
2725 Arbutus Street	CD-1(357)	7654	C-2C
705 West Broadway	CD-1(358)	7648	C-3A
245-295 Alexander Street	CD-1(361)	7652	M-2
201 Burrard Street	CD-1(363)	7679	DD
501 Bute Street	CD-1(364)	7681	DD
301 Jervis Street	CD-1(365)	7677	DD
500 Pacific Street	CD-1(366)	7675	DD
901-967 and 940-990 Seymour Street	CD-1(369)	7673	DD
2750 Granville Street	CD-1(370)	7684	C-3A
5299 Arbutus Street	CD-1(371)	7705	C-1
5605 Victoria Drive	CD-1(373)	7725	C-2

Location	CD-1 Number	By-law Number	Assigned Zoning District
1762 Davie Street	CD-1(374)	7827	C-5
2197 West 11th Avenue and 2625-2627 Arbutus Street	CD-1(380)	7879	C-2C
6691-6699 Victoria Drive	CD-1(382)	7927	C-2
1200 Hamilton Street	CD-1(384)	7948	HA-3
1001 Hornby Street, 1050 Burrard Street and 1088 Burrard Street	CD-1(386)	7971	DD
1742-1752 West 2nd Avenue	CD-1(389)	7996	IC-1
600 Nicola Street	CD-1(400)	8130	DD
500-800 Canada Place Way	CD-1(401)	8122	CWD
555 Great Northern Way	CD-1(402)	8131	I-3
395 West 5th Avenue	CD-1(405)	8326	I-1
3003 Grandview Hwy	CD-1(406)	8361	M-2
675 West 10th Avenue	CD-1(408)	8437	C-2
1128 West Hastings Street	CD-1(409)	8439	DD
1220 East Pender Street	CD-1(411)	8459	I-2
801 West Georgia Street	CD-1(413)	8536	DD
600 Granville Street/602 Dunsmuir Street	CD-1(414)	8546	DD
651 Expo Boulevard	CD-1(415)	8587	DD
2876 Rupert Street	CD-1(417)	8599	M-2
488 Robson Street	CD-1(418)	8742	DD
1201 West Hastings Street	CD-1(419)	8820	DD
1402-1436 Kingsway and 4050 Knight Street	CD-1(420)	8880	C-2
900 Pacific Boulevard	CD-1(422)	8896	DD
1120 West Georgia Street	CD-1(426)	8943	DD
1001-1015 Denman Street	CD-1(427)	8978	C-5
33 West Pender Street	CD-1(428)	8995	DD

Location	CD-1 Number	By-law Number	Assigned Zoning District
811-821 Cambie Street	CD-1(431)	9083	DD
1380 Hornby Street	CD-1(435)	9116	DD
3585 Gravely Street	CD-1(437)	9154	1-2
2820 Bentall Street	CD-1(438)	9161	M-2
1752-1760 West 3rd Avenue	CD-1(439)	9165	IC-1
1750 Davie Street	CD-1(440)	9167	C-5
1211 Melville Street	CD-1(441)	9170	DD
898 Seymour Street and 887-897 Richards Street	CD-1(442)	9173	DD
826-848 West Hastings Street	CD-1(443)	9184	DD
955 Burrard Street	CD-1(444)	9190	DD
969 Burrard Street and 1017-1045 Nelson Street	CD-1(445)	9204	DD
1133 West Georgia Street	CD-1(446)	9195	DD
Hillcrest Park Nat Bailey Stadium Park	CD-1(449)	9230	C-1
101 and 149 West Hastings Street 150 West Cordova Street	CD-1(450)	9275	DD
3585 Grandview Highway	CD-1(452)	9410	I-2
2999 Grandview Highway	CD-1(453)	9420	I-2
51, 85, 199 and 215 West 1st Avenue 1599 and 1651 Ontario Street 1598 and 1650 Columbia Street	CD-1(454)	9454	DD
701 Granville Street 701 West Georgia Street 777 Dunsmuir Street 700 West Pender Street	CD-1(455)	9460	DD
360 West 1st Avenue	CD-1(456)	9463	DD
1655-1675 West 3rd Avenue	CD-1(458)	9543	IC-1
388 West 1st Avenue	CD-1(460)	9573	DD

Location	CD-1 Number	By-law Number	Assigned Zoning District
102-160 West 1st Avenue (now known as 140 West 1st Avenue)	CD-1(462)	9594	DD
2-88 West 1st Avenue 2-26 East 1st Avenue 27-99 West 2nd Avenue	CD-1(464)	9600	DD
1409-1477 West Pender Street	CD-1(468)	9665	DD
2900 East Broadway	CD-1(470)	9693	I-3
311 West 2nd Avenue	CD-1(471)	9707	DD
26 Southwest Marine Drive	CD-1(475)	9763	C-1
188 East 1st Avenue	CD-1(478)	9850	DD
2960-2990 Nanaimo Street	CD-1(479)	9971	C-1
236 - 298 West 1st Avenue	CD-1(483)	10034	DD
2967 Grandview Highway	CD-1(486)	10100	I-2
2330 - 2372 Kingsway 2319 East 30th Avenue	CD-1(487)	10095	C-2
887 Great Northern Way	CD-1(488)	10099	I-3
1201 - 1215 Bidwell Street 1702 - 1726 Davie Street	CD-1(489)	10101	C-5
745 Thurlow Street	CD-1(493)	10131	DD
538 - 560 West Broadway	CD-1(494)	10132	C-3A
3333 Main Street	CD-1(495)	10134	C-2
2250 Commercial Drive	CD-1(496)	10260	C-2C
2665 Renfrew Street	CD-1(497)	10190	I-2
215 West 2nd Avenue	CD-1(501)	10241	DD
1304 Hornby Street	CD-1(502)	10248	DD
1304 Howe Street	CD-1(503)	10249	DD
1553 - 1577 Main Street	CD-1(504)	10264	DD
15 and 97 East 2nd Avenue	CD-1(506)	10307	DD

Location	CD-1 Number	By-law Number	Assigned Zoning District
1569 West 6th Avenue	CD-1(508)	10308	C-3A
1025 Robson Street	CD-1(509)	10310	DD
1134 Burrard Street	CD-1(510)	10327	DD
138 East 7th Avenue	CD-1(511)	10328	I-1
1850 Victoria Diversion (3522 Porter Street)	CD-1(512)	10331	MC-1
2402 East Broadway	CD-1(513)	10382	C-1
639 Commercial Drive	CD-1(514)	10344	C-2
999 Seymour Street	CD-1(515)	10349	DD
1650 Quebec Street	CD-1(516)	10348	DD
8495 Granville Street	CD-1(517)	10391	C-2
428 Terminal Avenue	CD-1(518)	10392	I-3
777 Pacific Boulevard	CD-1(519)	10404	DD
10 Terry Fox Way (Concord Area 5b East)	CD-1(520)	10403	DD
108 East 1st Avenue	CD-1(522)	10425	DD
8440 Cambie Street	CD-1(523)	10432	C-3A
1880 Renfrew Street (Renfrew Care Centre)	CD-1(524)	10431	C-2C1
555 Robson Street 775 Richards Street 520 West Georgia Street (Telus Block)	CD-1(525)	10433	DD
606 Powell Street	CD-1(526)	10457	DEOD
6311 Cambie Street (6309 - 6337 Cambie Street)	CD-1(527)	10458	C-2
2667 - 2703 Kingsway (2699 Kingsway)	CD-1(529)	10472	C-2
2730 East 41st Avenue (5711 Rhodes Street)	CD-1(530)	10477	C-2
105 - 167 West 2nd Avenue	CD-1(531)	10482	DD

Location	CD-1 Number	By-law Number	Assigned Zoning District
1305 - 1335 Burrard Street and 1009 Harwood Street	CD-1(532)	10491	DD
111 Princess Avenue	CD-1(533)	10500	DEOD
1695 Main Street	CD-1(534)	10543	DD
8018 - 8150 Cambie Street	CD-1(535)	10547	C-1
675 - 691 East Broadway	CD-1(536)	10548	C-2C
1030 Denman Street	CD-1(537)	10566	C-5
1077 Great Northern Way	CD-1(544)	10653	I-3
5515 - 5665 Boundary Road, 5448 - 5666 Ormidale Street and 3690 Vanness Avenue	CD-1(545)	10676	C-1
960 - 982 Howe Street	CD-1(546)	10688	DD
6361 - 6385 Cambie Street	CD-1(548)	10760	C-2
1388 Continental Street	CD-1(549)	10756	DD
1265 - 1281 Howe Street 803 - 821 Drake Street	CD-1(551)	10754	DD
475 Howe Street and 819 West Pender Street	CD-1(555)	10819	DD
2220 Kingsway	CD-1(556)	10827	C-2
4320 Slocan Street	CD-1(557)	10829	C-1
3002-3036 West Broadway	CD-1(558)	10841	C-2C
303 East 8th Avenue	CD-1(560)	10858	C-1
955 East Hastings Street	CD-1(561)	10872	DEOD
1396 Richards Street	CD-1(563)	10874	DD
East Fraser Lands - Park Precinct	CD-1(565)	10942	C-2
East Fraser Lands - Town Square Precinct	CD-1(566)	10941	C-2
East Fraser Lands - Waterfront Precinct	CD-1(567)	10943	C-2
2610 Victoria Drive	CD-1(568)	10933	C-2

Location	CD-1 Number	By-law Number	Assigned Zoning District
1107 Seymour Street	CD-1(570)	10996	DD
1300-1320 Richards Street	CD-1(571)	10995	DD
1526-1560 Kingsway	CD-1(572)	10998	C-2
2290 Main Street	CD-1(575)	11017	C-3A
8175 Cambie Street, 519 Southwest Marine Drive and 8180-8192 Lord Street	CD-1(577)	11020	C-1
1410 Granville Street	CD-1(579)	11010	DD
1412-1480 Howe Street, 1429 Granville Street and 710 Pacific Street	CD-1(580)	11009	DD
201 West 2nd Avenue	CD-1(582)	11069	DD
7249 Cypress Street	CD-1(584)	11074	C-1
1262-1290 Burrard Street	CD-1(587)	11106	DD
1229-1281 Hornby Street	CD-1(588)	11107	DD
4099 Cambie Street	CD-1(590)	11110	C-2
228 - 246 East Broadway and 180 Kingsway	CD-1(591)	11124	C-3A
998 Expo Boulevard (Concord Area 5B West)	CD-1(593)	11125	DD
960-968 Kingsway and 955 East 19th Avenue	CD-1(596)	11159	C-2
508 Helmcken Street	CD-1(598)	11192	DD
2806 Cambie Street 2850 Cambie Street 454 West 12th Avenue and 465 West 13th Avenue	CD-1(602)	11199	C-2C
1155 Thurlow Street	CD-1(607)	11243	C-1
33-49 East Hastings Street	CD-1(608)	11244	DEOD
3503-3523 East Hastings Street and 394-398 Skeena Street	CD-1(610)	11292	C-2C1

Location	CD-1 Number	By-law Number	Assigned Zoning District
275 Kingsway (333 East 11th Avenue)	CD-1(614)	11294	C-3A
3030 East Broadway	CD-1(616)	11311	I-2
984 West Broadway	CD-1(618)	11317	C-3A
1412-1424 East 41st Avenue	CD-1(620)	11374	C-1

SCHEDULE B
CD-1 Zoning Districts regulated by Part 10, 12, 13 or 14

The comprehensive development districts listed below are subject to the Sign District regulations set out in the applicable Part of this by-law listed opposite the applicable CD-1 by-law.

Location	CD-1 Number	By-law Number	Assigned Zoning District	Sign District
International Village A, portion bounded by Pender, Taylor, Keefer and Abbot Streets	CD-1(265)	6747	-	Part 14
800 Griffiths Way	CD-1(311)	7201	-	Part 13
34 West Pender Street	CD-1(348)	7556	HA-1	Part 10
598 Taylor Street	CD-1(379)	7853	HA-1	Part 10
1300-1336 Granville Street	CD-1(482)	10030	DD	Part 12
1142 Granville Street	CD-1(491)	10127	DD	Part 12
611 Main Street	CD-1(547)	10737	HA-1A	Part 10
633 Main Street	CD-1(553)	10787	HA-1A	Part 10