



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 31, 2017
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Meeting Date: November 14, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Miscellaneous Amendments to the Zoning and Development, Sign, and Sign Fee By-laws

RECOMMENDATION

- A. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Zoning and Development By-law, generally as presented in Appendix A, to:
- (i) amend the definition for General Office in Section 2 to correct a reference to Digital Entertainment and Information Communication Technology;
 - (ii) amend Section 3.2.M in the M-1A District Schedule to replace an obsolete reference to Software Manufacturing with Information Communication Technology Manufacturing;
 - (iii) amend Section 4.7.9(c) in the RM-8 and RM-8N Districts Schedule to add a floor area exclusion for heating and mechanical equipment;
 - (iv) amend the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule to:
 - 1. amend Sections 2.2.DW and 3.2.DW to prevent the development of One-Family Dwellings and One-Family Dwellings with Secondary Suite on newly consolidated sites;
 - 2. add the following conditional uses to Section 3.2.DW to provide more options for small multi-family development:

- One-Family Dwelling on sites with more than one principal building;
 - One-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit;
 - Two-Family Dwelling on sites with more than one principal building;
 - Two-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit;
3. add a new Section 4.1.2 to specify that the minimum site area is 334 m² for the following uses:
- One-Family Dwelling on sites with more than one principal building;
 - One-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit;
 - Two-Family Dwelling on sites with more than one principal building;
 - Two-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit;
4. add a floor area exclusion for heating and mechanical equipment to Section 4.7.15(c);
5. delete Section 4.16 to remove building depth requirements;
6. amend Section 4.19.1 to delete the words “in combination with a multiple dwelling or freehold rowhouse”;
- (v) amend Section 4.7.2 in the RT-6 District Schedule, approved by Council on October 3, 2017, to remove an incorrect reference to a floor area increase;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at Public Hearing.

- B. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Sign By-law, generally as presented in Appendix B, to:
- (i) amend the Table of Contents to correct a numbering error;
 - (ii) amend Section 5.1 to add a new clause to prohibit flashing, blinking or intermittent illumination on signs;

- (iii) amend Section 7, Table 1 to correct a typographical error;
- (iv) amend the regulations for awning signs in Parts 9 through 14 to clarify that awning signs cannot be located on the same frontage of premises as first storey fascia signs, on premises with a frontage that is less than 30 m in length;
- (v) amend the regulations for canopy signs in Parts 9, 11, 12, 13 and 14 to clarify that canopy signs cannot be located on the same frontage of premises as first storey fascia signs, on premises with a frontage that is less than 30 m in length;
- (vi) amend the regulations for first storey fascia signs in Parts 9 through 14 to add a provision that clarifies that first storey fascia signs cannot be located on the same frontage of premises as awning signs or canopy signs, on premises with a frontage less than 30 m in length;
- (vii) amend the regulations for projecting signs in Parts 9 through 13 to:
 - 1. clarify that projecting signs are to be located on the frontage of a first storey premises;
 - 2. clarify that multi-storey buildings may also have a projecting sign that includes either the name of occupants of the building or the building name: buildings with a frontage that is less than 100 m long may have one and buildings with a building frontage 100 m or longer may have two;
 - 3. allow more flexibility for locating projecting signs on the frontage of a premises;
- (viii) amend Schedule A to remove reference to an obsolete CD-1 district and to add CD-1 districts that were inadvertently omitted from the new Sign By-law;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix B, for consideration at Public Hearing.

- C. THAT the General Manager of Planning, Urban Design and Sustainability be instructed to make application to amend the Sign Fee By-law, generally as presented in Appendix C, to:
 - (i) amend Section 1.2, Re-Inspection Fee, to increase the re-inspection fee from \$169 to \$184 to reflect a similar fee increase for a building permit re-inspection fee;
 - (ii) amend Section 1.4, Fee for Revisions to Sign Permit, to clarify that the fee of \$45 is per hour or portion thereof; and

- (iii) amend Section 1.5 of Schedule 1, Sign By-law Amendment Application Fees, to correct an error of omission, by adding a reference to Schedule B;

and that the application be referred to a Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix C, for consideration at Public Hearing.

REPORT SUMMARY

This report proposes miscellaneous amendments to the Zoning and Development By-law, Sign By-law, and Sign Fee By-law.

In the Zoning and Development By-law, the report proposes to:

- correct a reference to “Digital Entertainment and Information Communication Technology” in the definition for “General Office”;
- update an obsolete reference to “Software Manufacturing” in the M-1A District Schedule to reflect new definitions adopted in May 2017;
- exclude heating and mechanical equipment from the calculation of floor area in the RM-8 and RM-8N Districts Schedule;
- in the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN districts:
 - allow one family development on existing sites only to prevent the development of a single family house on newly consolidated lots;
 - enable the development of two principal dwellings on a site;
 - exclude heating and mechanical equipment from the calculation of floor area;
 - remove building depth regulations to allow for courtyard development for multi-family development with 3 or fewer units; and
- remove an incorrect reference to a floor area increase in the new RT-6 district.

For the Sign By-law, the report proposes amendments to:

- correct a numbering error in the Table of Contents;
- prohibit flashing, blinking or intermittent illumination on signs;
- correct a typographical error in Section 7, Table 1;
- clarify that awning signs and canopy signs are not allowed in combination with first storey fascia signs, on premises with a frontage less than 30 m in length;
- clarify that projecting signs are to be located on the frontage of a premises
- provide more flexibility for locating projecting signs on a premises frontage
- clarify that multi-storey buildings may have one or two projecting signs that include the name of occupants or the building name, based on the length of the building frontage;
- remove reference to an obsolete CD-1 district and add new CD-1 districts to Schedule A that were inadvertently omitted.

For the Sign Fee By-law, the report proposes amendments to:

- revise the Re-Inspection Fee to reflect the new 2018 re-inspection fee for a building permit;
- correct an omission in Section 1.4, Fee for Revisions to Sign Permit; the fee is intended to apply to each hour of review *or portion thereof*; and
- add reference to Schedule B in the fee for an application to amend the Sign By-law to assign a new Comprehensive Development District to a Sign District at the time of rezoning.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On November 14, 2016, Council approved a report titled “Miscellaneous Amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines”.

On May 2, 2017, Council amended the Zoning and Development By-law to update the definitions and the MC-1, MC-2, M-1, M-1A, M-1B, M-2, IC-2, IC-3, I-1, I-2, and I-3 District Schedules to include “Digital Entertainment and Information Communication Technology” and “Information Communication Technology Manufacturing”.

On July 25, 2017, Council repealed Sign By-law No. 6510 (except for Section 13 - Fees and Charges) and enacted Sign By-law No. 11879 (in effect) and Sign Fee By-law No. 11880 (to take effect on January 1, 2018).

On October 3, 2017, Council amended the RT-6 District Schedule in the Zoning and Development By-law to increase housing choice and character retention incentives in Mount Pleasant.

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The General Manager of Planning, Urban Design and Sustainability recommends approval of the foregoing.

REPORT

Background/Context

From time to time, miscellaneous amendments to the Zoning and Development By-law or other by-laws are required in order to improve clarity, update terminology or address inadvertent omissions and to better streamline the development review process. In general, one or two miscellaneous amendment reports per year are reported to Council. By-law amendments that are substantive in nature are not included in these packages, but are reported separately.

Strategic Analysis

Amendments to the Zoning and Development By-law:

1) Section 2: Incorrect reference

Section 2 was amended in May 2017 to include a definition for “Digital Entertainment and Information Communication Technology”. The definition of “General Office” was also amended at that time to include the use, but the reference was incorrectly worded as “Digital Entertainment and Communication Information Technology”.

It is recommended that the reference to “Digital Entertainment and Communication Information Technology” within General Office use be corrected to reflect the terminology used in Section 2.

2) M-1A District Schedule: Incorrect reference

In May 2017 Section 2 and the MC-1, MC-2, M-1, M-1A, M-1B, M-2, IC-2, IC-3, I-1, I-2, and I-3 District Schedules were amended to replace “Software Manufacturing” with “Information Communication Technology Manufacturing”. This amendment was made to Sections 2.2.M or 2.2.1.M of the relevant district schedules, but not to Section 3.2.M of the M-1A District Schedule.

It is recommended that this omission be rectified by replacing the obsolete “Software Manufacturing” use in Section 3.2.M with “Information Communication Technology Manufacturing”.

3) RM-8 and RM-8N Districts Schedule: Exclude heating and mechanical equipment from the calculation of floor area

A miscellaneous amendments report dated November 14, 2016 included a recommendation to amend the RM-8 and RM-8N Districts Schedule to exclude heating and mechanical equipment from the calculation of floor area, but this amendment was inadvertently omitted in the accompanying amending by-law.

To correct this omission, it is recommended that Section 4.7.9(c) in the RM-8 and RM-8N Districts Schedule be amended to exclude heating and mechanical equipment from the calculation of floor area.

4) RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule: Limit low-density development on newly consolidated sites

The intent of the RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN Districts Schedule is to permit medium density residential development. The regulations also permit a one-family dwelling if it is the only principal dwelling on the site. It was intended that this form of development would occur on small lots. However, there is no regulation to prevent someone from consolidating property and building a one-family dwelling rather than multi-family housing, which is contrary to the intent of the districts schedule.

In order to discourage low-density development on consolidated sites, it is recommended that Sections 2.2 DW and 3.2 DW of the RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN Districts Schedule be amended to add the following clauses:

- One-Family Dwelling which complies with the current RS-1 District Schedule, if one-family dwelling is the only principal building on the site and *if the lot was on record in the Land Title Office for Vancouver prior to (date of enactment)*.
- One-Family Dwelling with Secondary Suite which complies with the current RS-1 District Schedule, if one-family dwelling is the only principal building on the site and *if the lot was on record in the Land Title Office for Vancouver prior to (date of enactment)*.

5) RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule: Remove building depth provisions and include new dwelling uses as conditional uses

The building depth regulations in these districts apply to multiple dwellings with three or fewer units. Sites that are unable to consolidate with neighbouring properties (e.g. because those properties have already been redeveloped for apartment buildings) can typically be redeveloped to accommodate a multiple dwelling with three units. They are usually developed as a triplex (one building with three dwelling units) so as to comply with building depth regulations, which prevent courtyard development (i.e. two principal buildings on a site with a courtyard in between). However, a courtyard form provides another viable option that also has the benefit of providing increased access to natural light via the courtyard.

To enable this form of development, it is proposed that the RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN Districts Schedule be amended to remove building depth regulations in Section 4.16, to remove the clause “in combination with a multiple dwelling or freehold rowhouse” in Section 4.19.1 and to add the following new dwelling uses to Section 3.2.DW:

- One-Family Dwelling on sites with more than one principal building;
- One-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit;
- Two-Family Dwelling on sites with more than one principal building; and
- Two-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit.

It is also proposed that a new minimum site area of 334m² be applied to these new dwelling uses in Section 4.1.2.

6) RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule: Exclude heating and mechanical equipment from the calculation of floor area

A miscellaneous amendments report dated November 14, 2016 included a recommendation to amend the RM-9A and RM-9AN to the RM-9 and RM-9N Districts Schedule to exclude heating and mechanical equipment from the calculation of floor area, but this amendment was inadvertently omitted in the accompanying amending by-law.

To correct this omission, it is recommended that Section 4.7.15(c) in the RM-9, RM-9A, RM-9N, RM-9AN, and RM-9BN Districts Schedule be amended to exclude heating and mechanical equipment from the calculation of floor area.

7) RT-6 District Schedule: Incorrect reference to floor area increase

On October 3, 2017, Council amended the RT-6 District Schedule. Section 4.7.2, which prescribes the maximum floor space ratio for development on a site with a character house, included a reference to an '*increase to the maximum floor space ratio*', when it should have referred only to the '*maximum floor space ratio*'. To correct this error, it is recommended that wording be amended as follows: "the Director of Planning may permit a ~~an increase to the~~ maximum floor space ratio".

Sign By-law

1) Table of Contents: Typographical error

In the Table of Contents, section 8.4 "Large Hoarding Signs" through section 8.6 "Site Specific Regulations" are incorrectly numbered.

It is recommended that the Table of Contents be corrected to reflect the section numbers in the Part 8 of the Sign By-law.

2) Section 5.1: Clarify signs must not flash, blink or have intermittent illumination effects

To prevent illuminated signs from negatively impacting adjacent land uses and public safety, it is recommended that the list of general prohibitions for signs be amended to prohibit signs that flash, blink or use intermittent illumination effects.

3) Part 7: Incorrect reference

In Part 7, Table 1 incorrectly refers to the "M1-A" District Schedule in column 2 of the Commercial, Mixed Use and Industrial Sign District. The correct reference is to the "M-1A" District Schedule.

4) Awning Signs, Canopy Signs and First Storey Fascia Signs: Clarify that awning signs and canopy signs are not allowed in combination with first storey fascia signs

To prevent visual clutter, the Sign By-law does not allow an awning sign or canopy sign to be located on the same premise frontage as a fascia sign. This was intended to apply to first storey signage only on smaller premises (i.e. those that have a frontage that is less than 30 m in length). However, the current language prevents a canopy or awning sign from being located in combination with a fascia sign that is located on any floor of a premises for all sizes of premises. It is recommended that the regulations for awning signs in Parts 9 through 14, and for canopy signs in Parts 9, 11, 12, 13 and 14 be amended to include the words "first storey" in front of fascia sign and to clarify that this regulation applies to premises with a frontage less than 30 m in length.

Additionally, this restriction is included in the awning and canopy sign regulations but not in the first storey fascia sign regulations. It is therefore recommended that a provision be

added to the first storey fascia sign regulations in Parts 9 through 14 to clarify that first storey fascia signs are not allowed in combination with awning signs and canopy signs on premises with a frontage less than 30 m in length.

5) Projecting Signs: Clarify signs are to be located on premises frontage

To correct an inadvertent omission in the projecting sign regulations in Sections 9.20(e)(i), 10.15(d)(i), 11.12(e)(i), 12.14(d) and 13.15(d)(i) in the Sign By-law, it is proposed that the word "frontage" be added after the word "premises" to clarify that projecting signs are only allowed on the frontage of a premises and that if a premises has two frontages (e.g. a corner property) one projecting sign is allowed on each frontage.

6) Projecting Signs: Add more flexibility for locating projecting signs on a premises frontage

The Sign By-law requires projecting signs to be located at least 1 m from an adjacent property or premises. This regulation has had the unintended consequence of overly constraining where projecting signs can be located on premises, especially for businesses with a small retail frontage in a multi-tenant building. It is recommended that Sections 9.20(b), 10.15 (b), 11.12 (c), 12.14 (b), 13.15 (b) be deleted to add more flexibility for locating projecting signs on premises.

7) Projecting Signs: Clarify number of projecting signs allowed for multi-storey buildings

In addition to allowing one projecting sign for each first storey premises, the projecting sign regulations in Parts 9 through 13 also allow a projecting sign that contains the names of occupants or the building name on a building with a frontage that is less than 100 m in length and two signs for buildings with a frontage that is 100 m or longer. The intent is to enable tenants in a multi-storey building that are not located at the first storey (and therefore cannot have a projecting sign) to be identified on a projecting sign or to allow the name of a building to be included on a projecting sign.

In keeping with the intent, it is recommended that subsections (ii) and (iii) under Sections 9.20(e), 10.15(d) Sections 9.20(e), 10.15(d), 11.12(e), 12.14(d) and 13.15(d) be amended to make reference to "multi-storey building" instead of "for each building".

8) Schedule A: Add newer CD-1 Districts and remove reference to an obsolete CD-1 district

In the transition to the new Sign By-law, newer CD-1 Districts, starting from CD-1 (622), were added to the previous Sign By-law but were not added to Schedule A of the new Sign By-law. To correct this inadvertent omission, it is recommended that Schedule A be amended to add the omitted CD-1 Districts. Additionally, reference to CD-1 (155) should be removed from Schedule A because it is included under CD-1 (667).

Sign Fee By-law

1) Section 1.2: Align the fee for a sign permit re-inspection with the fee charged for a building permit re-inspection

The new Sign Fee By-law, which will come into effect on January 1, 2018, includes a re-inspection fee of \$169. It is proposed that this fee be increased to \$184 to align with the 2018 fee that will be charged for a building permit re-inspection.

2) Section 1.4: Clarify the fee for review of revisions to a sign permit

To reflect how the fee is applied, it is recommended that the fee for the review of a sign permit that has been issued and is to be revised be amended by adding the words "or portion thereof" after the fee "\$45.00/hour"; and

3) Schedule 1: Include by-law amendment fees for Schedule B

Section 1.5 of the Sign Fee By-law, which comes into effect January 1, 2018, includes a fee for amendments to Schedule A of the Sign By-law to assign a new Comprehensive Development District to a Sign District Schedule at the time of rezoning. The same fee is to be applied to amendments to Schedule B also, but was not included in the by-law. To correct this omission, it is proposed that "or Schedule B" be added after reference to "Schedule A" in this section.

Implications/Related Issues/Risk (if applicable)

Financial implications

The proposed amendments will not result in material revenue implications to the City or cost implications to development.

CONCLUSION

This report recommends several minor regulatory amendments that will, if approved, correct errors and improve clarity, update regulations, and provide more certainty for both staff and applicants. These minor amendments ensure continuous improvements and modernization of the Zoning and Development By-law, Sign By-law and Sign Fee By-law.

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Zoning & Development By-law
Miscellaneous amendments

Draft for Public Hearing

BY-LAW NO. _____

**A By-law to amend
Zoning and Development By-law No. 3575
regarding miscellaneous amendments**

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

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In Section 2 under **Office Uses**, Council strikes out the definition of "General Office" and substitutes:

"General Office, which means the use of premises for any office use, including **Digital Entertainment and Information Communication Technology** but does not include **Financial Institution, Health Care Office or Health Enhancement Centre**;"
3. In the RT-6 District Schedule, Council strikes out "an increase to the" in Section 4.7.2.
4. In section 4.7.9(c) of the RM-8 and RM-8N Districts Schedule, Council:
 - (a) at the end of subsection (i), strikes out "and";
 - (b) at the end of subsection (ii), strikes out ";" and substitutes ", and"; and
 - (c) adds:
 - "(iii) heating and mechanical equipment, or uses which in the opinion of the Director of Planning, are similar to the foregoing, which are located below the base surface;"
5. In the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Districts Schedule, Council:
 - (a) in section 2.2.DW, strikes out:

"
 - One-Family Dwelling which complies with the current RS-1 District Schedule, if one-family dwelling is the only principal building on the site.",

and substitutes:

"

- One-Family Dwelling which complies with the current RS-1 District Schedule, if one-family dwelling is the only principal building on the site and if the lot was on record in the Land Title Office for Vancouver prior to (date of enactment)."

(b) in section 3.2.DW, strikes out:

"

- One-Family Dwelling with Secondary Suite on a site with one principal building, which complies with the current RS-1 District Schedule.",

and substitutes:

"

- One-Family Dwelling with Secondary Suite which complies with the current RS-1 District Schedule, if one-family dwelling is the only principal building on the site and if the lot was on record in the Land Title Office for Vancouver prior to (date of enactment)."

(c) adds to section 3.2.DW, in alphabetical order:

"

- One-Family Dwelling on sites with more than one principal building."
- One-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit."
- Two-Family Dwelling on sites with more than one principal building."
- Two-Family Dwelling with Secondary Suite on sites with more than one principal building, provided that there is no more than one Secondary Suite for each dwelling unit."

(d) re-numbers subsections 4.1.2 and 4.1.3 as 4.1.3 and 4.1.4.

(e) adds to section 4.1:

"4.1.2 The minimum site area for:

- (a) One-Family Dwelling on sites with more than one principal building;
- (b) One-Family Dwelling with Secondary Suite on sites with more than one principal building;
- (c) Two-Family Dwelling on sites with more than one principal building; or
- (d) Two-Family Dwelling with Secondary Suite on sites with more than one principal building

is 334m²."

Sign By-law
Miscellaneous amendments
regarding illuminated, awning, canopy,
fascia and projecting signs and housekeeping

Draft for Public Hearing

BY-LAW NO. _____

**A By-law to amend
Sign By-law No. 11879
regarding illuminated, awning, canopy,
fascia and projecting signs and housekeeping**

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

1. This By-law amends the indicated provisions of Sign By-law 11879.
2. In the Table of Contents, in Part 8, Council re-numbers the sections in correct numerical order starting at 8.1.
3. In section 5.1, Council:
 - (a) re numbers subsections (f) and (g) as (g) and (h); and
 - (b) adds, in alphabetical order:

“(f) display flashing or blinking lights or intermittent illumination;”
4. In section 7.1, Table 1, under Column 2 of the “**Commercial, Mixed Use and Industrial Sign District (Part 9)**”, Council strikes out “M1-A” and substitutes “M-1A”.
5. In sections 9.3, 12.3, 13.3 and 14.3, Council strikes out subsection (h) and substitutes:

“(h) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a first *storey fascia sign*.”
6. In sections 9.9, 13.6 and 14.5, Council strikes out subsection (j) and substitutes:

“(j) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a first *storey fascia sign*.”
7. In section 10.3, Council strikes out subsection (h) and substitutes:

“(h) in the HA-2 zoning district, in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a first *storey fascia sign*.”

8. In section 11.3, Council strikes out subsection (i) and substitutes:

“(i) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a first storey fascia sign.”
9. In section 11.5, Council strikes out subsection (l) and substitutes:

“(l) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a first storey fascia sign; and”
10. In section 12.5, Council strikes out subsection (m) and substitutes:

“(m) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as a first storey fascia sign.”
11. In section 9.11, Council:
 - (a) at the end of subsection (n), strikes out “and”;
 - (b) at the end of subsection (o), strikes out “.” and substitutes “;and”; and
 - (c) adds, in alphabetical order:

“(p) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an *awning sign* or *canopy sign*.”
12. In subsection 10.7(i), Council:
 - (a) at the end of sub subsection (iii), strikes out “and”;
 - (b) at the end of sub subsection (iv), strikes out “; ” and substitutes “,and”; and
 - (c) adds, in numerical order:

“(v) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an *awning sign*.”
13. In section 11.7, Council:
 - (a) at the end of subsection (l), strikes out “and”;
 - (b) at the end of subsection (m), strikes out “.” and substitutes “;and”; and
 - (c) adds, in alphabetical order:

“(n) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an *awning sign* or *canopy sign*.”

14. In section 12.7, Council:
- (a) at the end of subsection (m), strikes out "and";
 - (b) at the end of subsection (n), strikes out "." and substitutes ";and"; and
 - (c) adds, in alphabetical order:
 - "(o) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an *awning sign* or *canopy sign*."
15. In section 13.8, Council:
- (a) at the end of subsection (m), strikes out "and";
 - (b) at the end of subsection (n), strikes out "." and substitutes ";and"; and
 - (c) adds, in alphabetical order:
 - "(o) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an *awning sign* or *canopy sign*."
16. In section 14.7, Council:
- (a) at the end of subsection (k), strikes out "and";
 - (b) at the end of subsection (l), strikes out "." and substitutes ";and"; and
 - (c) adds, in alphabetical order:
 - "(m) in the case of *premises* with a *frontage* less than 30 m, is not on the same *frontage* of the *premises* as an *awning sign* or *canopy sign*."
17. In section 9.20, 10.15, 12.14, 13.15, Council strikes out subsection (b) and, in each section, renumbers the subsections following subsection (b) in correct alphabetical order.
18. In section 11.12, Council strikes out subsection (c) and renumbers the subsections following subsection (c) in correct alphabetical order.
19. Council strikes out subsections 9.20(e) and 11.12(e) and substitutes in each case:
- "(e) is limited to:
- (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and
 - (ii) for a multi-*storey* building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
 - (iii) for a multi-*storey* building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;"

20. Council strikes out subsections 10.15(d) and 13.15(d) and substitutes in each case:

“(d) is limited to:

- (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and
- (ii) for a multi-*storey* building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
- (iii) for a multi-*storey* building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;”

21. Council strikes out subsection 12.14(d) and substitutes:

“(d) is limited to:

- (i) one *sign* at the first *storey* on each *frontage* of the *premises*, and
- (ii) for a multi-*storey* building with a *frontage* less than 100 m, one *sign*, which may include either the names of *occupants* or the building name, or
- (iii) for a multi-*storey* building with a *frontage* 100 m or longer, two *signs*, which may include either the names of *occupants* or the building name;”

22. In Schedule A, Council strikes out:

“650 West Georgia St. CD-1(155) By-law 5683 DD”

23. To Schedule A, Council adds, in numerical order according to the CD-1 number, the following:

2095 West 43rd Avenue	CD-1 (622)	11407	C-2
450 Gore Avenue	CD-1 (626)	11487	C-2
7510 - 7554 Cambie Street	CD-1 (627)	11486	C-1
575 - 1577 West Georgia Street and 620 Cardero Street	CD-1 (633)	11504	DD
468 West 33rd Avenue 4956 and 4958 Cambie Street	CD-1 (635)	11581	C-1
5648 - 5678 Victoria Drive	CD-1 (638)	11623	C-2
2133 Nanton Avenue (formerly known as 4255 Arbutus Street)	CD-1 (642)	11658	C-2
1335 Howe Street	CD-1 (643)	11661	DD
2805 East Hastings Street	CD-1 (647)	11691	C-2C1
6318 - 6340 Cambie Street	CD-1 (648)	11712	C-2
1550 Alberni Street	CD-1 (652)	11742	DD
225 Smithe Street	CD-1 (653)	11726	DD
2308 East 34th Avenue	CD-1 (658)	11754	C-1
6505-6541 Main Street	CD-1 (659)	11770	C-2
5050 - 5080 Joyce Street	CD-1 (662)	11784	C-2C
1070 and 1090 West Pender Street	CD-1 (663)	11792	DD
585 West 41st Avenue (5688 Ash Street)	CD-1 (665)	11801	C-2
601 West Hastings Street	CD-1 (666)	11848	DD
753 Seymour Street and 650 West Georgia Street	CD-1 (667)	11858	DD

- 24. 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 the By-law.
- 25. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk

Sign Fee By-law
Miscellaneous amendments

Draft for Public Hearing

BY-LAW NO. _____

**A By-law to amend
Sign Fee By-law No. 11880
regarding miscellaneous amendments**

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

1. This By-law amends or adds to the indicated provisions of Sign Fee By-law 11880.
2. In section 1.2 of Schedule 1, Council strikes out "\$169.00" and substitutes "\$184.00".
3. In section 1.4 of Schedule 1, Council adds "or portion thereof" after "hour".
4. Council strikes out the title to section 1.5 of Schedule 1 "Amendment to Schedule A" and substitutes "Amendment to Schedule A or Schedule B".
5. In section 1.5 of Schedule 1, Council adds "or Schedule B" after the words "an amendment to Schedule A".
6. 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.
7. This By-law is to come into force and take effect on January 1, 2018.

ENACTED by Council this _____ day of _____, 2017

Mayor

City Clerk