

MEMORANDUM

November 23, 2017

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Janice MacKenzie, City Clerk
Lynda Graves, Manager, Administration Services, City Manager's Office
Rena Kendall-Craden, Director, Communications
Kevin Quinlan, Chief of Staff, Mayor's Office
Katie Robb, Director, Communications, Mayor's Office
Naveen Girn, Director of Community Relations, Mayor's Office
Gil Kelley, General Manager, Planning, Urban Design & Sustainability
Kaye Krishna, General Manager, Development, Buildings & Licensing

FROM: Chris Robertson, Acting Assistant Director, City-Wide & Regional Planning

SUBJECT: RTS No. 12259 - Miscellaneous Amendments to the Zoning and Development, Sign, and Sign Fee By-laws

This memorandum proposes additional recommendations to amend the Sign By-law and Sign Fee By-law to address an error and to provide clarification.

The Summary and Recommendations will be revised and re-numbered to include the following recommendations:

1. To amend the Sign By-law:

- “B. (iii) amend Section 5.6 to prohibit a sign from being located on a site between a building line and an adjoining or projected street or lane;

Section 14.3 of the Zoning and Development By-law prohibits development on any part of a site between a building line established by Parts I and II of Schedule E and the limit of the adjoining or projected street or lane. To align with this, it is recommended that Section 5.6 be amended to prohibit a sign from being located in this area. A sign would be permitted to project over a building line, provided it meets the clearance requirements for signs projecting over a street. The proposed amendment is as follows:

“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, *if it complies with Section 5.9.*”

- “B. (viii) amend the regulations for second storey fascia signs in Parts 9 through 14 to clarify that the requirement for a second storey fascia sign to be located between the second and third storey windows only applies to buildings with more than two stories;”

The Sign By-law requires that second storey fascia signs be located between the top of a second story window and the bottom of a third storey window (or if no window, a maximum of 0.75 m above the floor of the 3rd storey). This is intended to apply to buildings with more than two storeys, although it is not explicitly stated. It is recommended that the second storey fascia sign regulations in Parts 9 through 14 be amended to clearly articulate this. Exempting buildings with only two stories from this requirement provides more flexibility for locating second storey fascia signs; instead of only being allowed above a window, a fascia sign can be located anywhere on the second storey, similar to the regulations that apply to fascia signs on the top storey of taller buildings.

2. To amend the Sign Fee By-law:

- “C. (i) amend Section 1.1, Permit Application Fee, to clarify the permit application fee for a billboard sign subject to Part 15 Director of Planning Review;”

In the new Sign Fee By-law, which comes into effect in January 2018, the permit application fee for a billboard sign is \$694. The permit fee for a billboard sign that involves Director of Planning review for consideration of a relaxation to the Sign By-law is an additional \$694, for a total of \$1388. However, it is not clearly stated that both fees apply. To clarify this, it is recommended that the fee schedule be amended to clarify that the total fee for a billboard sign subject to Part 15 Director of Planning Review, including one building field inspection is \$1388.

No action by Council is required, as the Summary and Recommendation for this item has been prepared to reflect the changes outlined in this memorandum.



Chris Robertson
Acting Assistant Director, City-Wide & Regional Planning

tel: 604.873.7684

E-mail: chris.robertson@vancouver.ca