

ELECTRA

Strata Corporation LMS1866

RULES

LMS 1866 ELECTRA SIGNAGE POLICY

1. GENERAL

1.1. This Policy shall be considered a rule and as such may be amended by Council if required

2. SCOPE

2.1. All commercial signage is prohibited except the signage permitted by this policy.

2.1.1. The strata corporation is authorized to remove, without prior notice, any sign that does not conform to this policy, and make good any damage caused by the installation or removal, at the strata lot owner's sole expense.

2.1.2. Any sign that intrudes upon the common property of the Electra, or intrudes upon the property of another owner, is strictly prohibited.

2.2. This policy is subject to all applicable signage bylaws of the city of Vancouver and the guidelines, the applicable policies of its heritage commission and, if electrically powered or operated, the applicable portions of the electrical code of British Columbia.

2.2.1. No signage visible to the general public shall be erected or placed on or about the Electra without prior permission from the city of Vancouver, its heritage commission, nor shall it be placed on or about the Electra without the permission of the strata corporation, unless it conforms to this policy.

2.2.2. Where there is a conflict between this policy and the bylaws of the city of Vancouver, the guidelines of its heritage commission or the electrical code of British Columbia, the city bylaws and/or the heritage guidelines, and/or electrical code shall prevail, as appropriate.

2.3. all signage applications shall be submitted to next regularly scheduled strata council.

2.3.1. If the next regularly scheduled strata council meeting is more than 30 days from the day when the date of the application then the president of the strata council shall call a special strata council meeting to deal with the issue.

2.4. All commercial signage affixed to any part of the Electra shall be prepared by a contractor for the owner/tenant, unless the owner/tenant is such a contractor. The contractor shall be of the type that prepares such signage in the normal course of its work.

3. OFFICE SIGNAGE

3.1. The owner/tenant shall not install any signage within the bounds of their property so as to be visible to any public or common area from the outside of the owner/tenant's property.

3.2. The owner/tenant shall not install any signage adjacent to their property, other than that contained within this policy, so as to be visible to any public or common area.

3.3. No sign or number shall be affixed to any suite entry door, any such signage, except as provided in section 3.7, may be summarily removed by the manager, or their designate upon their specific instruction, without prior notice to the owner of the strata property affected and may make good any damage caused by the signage's installation or its removal, with the cost of this action borne at the sole expense of the owner involved.

3.4. Signage identifying only the common name of the organization(s) within the owner/tenant's property and the property's assigned suite number(s) shall be placed on the glass panel adjacent to the main entry door of the property. such signage shall be affixed to the centre glass panel, and panel below centre if required. The lines of such lettering shall be centred and contained within the third frosted glass panel from the floor.

advertising of products or services of the owner/tenant shall be permitted within the same panel to a maximum of three lines, in the same typeface and style as the company name but in lettering exactly 1.5" high as measured at the capital letters of each word, upper case or proper case, each line also centred on the glass panel and the line(s) located and stacked immediately below the organization's name and above the suite number. This signage shall be kept well clear of the office suite number, which shall be rendered in black vinyl optima bold 1.5" high.

3.5. Owner/tenants are not permitted to install any real estate signage within, outside or about their property so as to be visible from a public or common area.

3.6. Temporary paper-based office signage may be affixed to the glass panel or wall adjacent to the main entry door of the property, however, such a sign must include a remove-by date that is no more than 30 days following the posting of such a sign, and such a sign must be removed on or before that date.

3.6.1. A replacement for an existing temporary sign is not permitted beyond the 30-day period.

3.6.2. A temporary sign may only identify the common name of the organization and its assigned suite number or address, unless application for variance is made by the owner/tenant to the manager.

3.6.3. A temporary sign may not be larger than 8.5" x 11", and may be in either portrait or landscape orientation.

3.6.4. The manager is authorized to remove, without prior notice, any temporary sign that does not conform to this policy, and make good any damage caused by the installation or removal, with the cost of this action borne at the sole expense of the owner involved.

3.7. Security alarm signage may be affixed to the Electra only in locations approved by the manager.

4. RETAIL SIGNAGE HORNBY STREET

4.1. No retail signage nor its supporting materials shall be affixed to the Electra's canopies,\.

4.4. External retail signage along Hornby Street shall be limited to:

4.5. Externally facing signage may be located on the store side of the storefront glazing but may not exceed the width of the glazing minus 30 centimetres and be no taller than 33% of the height of the glazing.

4.6 in no case shall any retail store sign be installed without having obtained the approval of the manager. In order to obtain such an approval, the owner/tenant shall submit the design as prepared by a qualified signage company. The design shall clearly indicate the size, lettering (including logo and/or wordmark as appropriate), colour and method of construction, particularly how the sign will be attached to the building. The manager may reject without prejudice any application that it deems to be not in keeping with the general character of the building and/or adjoining stores.

5. RETAIL SIGNAGE BURRARD STREET

5.1 Shall be as above with the present Scotia Backlit being grandfathered.

6. WAYMARKING SIGNAGE

6..1. Waymarking signs shall be placed by the STRATA COUNCIL to its approved design. No other way marking signs are allowed.

7. REGULATORY

7. 1. Thi s policy repeals, voids all signage policy of the Electra LMS 1866

7.2. For the purposes of this policy only, it has been determined that, as of the date of this policy, THE ELECTRA is in a CD-1 zone pursuant to CD-1 (322) By-law No. 8289, and is affected by the City of Vancouver's Sign Bylaw, Schedule B (DD), July 1999, and the Vancouver Heritage Commission regulatory authorities. Any changes to these bylaws, or any other bylaw of the City of Vancouver affecting signage, shall initiate a conformance review of this Signage Policy by the STRATA COUNCIL.

8. FINES AND COSTS

8. 1. Any violation of this policy is subject to fines as outlined in the Strata's Bylaws.