

Land Use Notice Signs at Large

	Vancouver, BC	Richmond, BC	Seattle	San Francisco	Denver	Philadelphia	Toronto, ON
What's unique here?	Stylized streamlined design. Calls out process dates. Large.	Simpler template design, large, bold background color	Large. Black/white. Not valid until inspector inserts dates.	3ft version is the same format as 8.5x11 version, just enlarged	Medium size, bright yellow, color maps	Defining orange. Even official handouts just refer to these as "orange sign posters"	QR code for more info, simple template, large scale, consistent icons
Signs in the field							
Size	4'x8'	1.2m x 2.4m	4'x8'	36"x30"	21.5x28"	11x17"	4'x5'
Key Differences in Sign Contents							
How to testify/get more info	Timeline with open house or hearing date/time/location, webpage specific to project (and has full plans), Applicant address, planner phone #	City Hall Phone #	Planner phone/email/address	Hearing date/time/location, Planner phone/email, Planning Commission website, Applicant phone and email	Hearing date/location, Testimony info, Protest petition info (requires super-majority vote from Council), Planning Phone #	Hearing time/date/location. Applicant info is required, but not printed by city. Applicants often add a business card or write in contact info	Planners, name and contact info, QR code for website, hearing date and time if available
Map	Yes	Yes	Template calls for "map," but plot plan more often used	No	Yes	No	Map or Massing Model
Rendering/Site Plan	Rendering if applicable	No		No	No	No	Map or Massing Model
Production Info	Template requires InDesign; specific spacing, fonts, bullet alignment, etc. Third-party printing services available that will do graphic-design, set-up, take-down (US\$210/sign)	Template—specifies font and pantone colors, spacing, but doesn't require InDesign. Third-party printing services available that will do graphic-design, set-up, take-down (US\$210/sign)	Template specifies font, size. Plastic overlays permitted, but typically plywood board	City produces. Recent revision to code so that applicants submit notice materials only when planner requests, to prevent outdated info from going out	City provides template, applicant has printed. Specific yellow, must be weatherproof	City produces	City provided template requires Illustrator; specific spacing, fonts, bullet alignment, etc. A City 3D massing Model is available along with detailed Sketchup instructions
Location and Number	Generally, one per site	Generally, one per site	Midpoint of street frontage, 10 feet back from property line unless building or barrier. Top of sign to be 7-9 ft above grade	One per street frontage	One per street frontage	One per street frontage, as close to the sidewalk as possible, eye-level. Not to be obscured, or attached to areas like doors	Generally, one per site
Verification processes	Send photo to planner	Send photo to city	Applicant posts, then calls in inspection. Sign not valid until inspector fills in dates.	Applicant delivers photos and affidavit of posting (and two check-up times) at time of hearing.	Affidavit with attached photos	THREE 4"x6" photos, to be presented at hearing	Send photo to planner
Specified in code?	Code grants broad allowance for Director of Planning to require noticing "as he deems necessary" (sic)	Sign details, including template itself, part of Development Permit bylaw	Code defines where "large sign" is required. Size of "Large" in Definitions section of code. Director's Rule includes more design details, template	Code specifies 30x30 signs in some situations. Code covers location, height, and rules about interfering with sign	Posting of signs required in code. Details of sign, including size, location, just specified as being at discretion of Manager	Content, locations of signs specified in code. Developer's Guide has diagram of where to post and list of do's and don'ts	