



Item
Meeting 2022 June 20

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2022 June 15

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

SUBJECT: REZONING REFERENCE #21-49
Skysign on Existing Building
Canada Way Business Park

ADDRESS: 4611 Canada Way (see Sketches #1 and #2 *attached*).

LEGAL: Lot A Block 2 District Lot 73 Group 1 New Westminster District Plan LMP14893

FROM: CD Comprehensive Development District (based on the M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on the M5 Light Industrial District) and in accordance with the development plan entitled “Skysign Rezoning – REZ 21-49, 4611 Canada Way, Burnaby” prepared by Priority Permits Ltd.)

APPLICANT: Priority Permits
22738 124 Ave.
Maple Ridge, BC V2X 4K1
Attn: Jordan Desrochers

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 July 26 at 5:00 pm.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 04 and to a Public Hearing on 2022 July 26 at 5:00 pm.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The approval of the Ministry of Transportation to the rezoning application.
 - c) A commitment that the skysign installation be related to the continued occupancy by Clio at the subject site.
 - d) The granting of any necessary statutory rights-of-way, easements and/or covenants.

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: Rezoning Reference #21-49
4611 Canada Way

2022 June 15 Page 2

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the installation of a replacement skysign on the north elevation of the existing four-storey office building.

2.0 POLICY FRAMEWORK

The rezoning proposal aligns with the following City policies: Regional Context Statement (2013), Official Community Plan (1998), and Economic Development Strategy (2007).

3.0 BACKGROUND INFORMATION

3.1 The subject property is located at the northwest corner of the Canada Way and Wayburne Drive intersection, within the Canada Way Business Park (see Sketches #1 and #2 *attached*). It is currently improved with three, four-storey office buildings with underground and surface parking. To the north, west, and south are office buildings and light industrial buildings while to the east across Wayburne Drive are residential single- and two-family dwellings.

3.2 On 2001 June 18 two skysigns were approved for IBM, under REZ 00-38, one on the south elevation of 4601 Canada Way and one on the north elevation of 4611 Canada Way. It is the replacement of this second sign on 4611 Canada Way which is the subject of this application.

3.3 The guidelines for skysigns indicate that signs that are to be located at the top of major commercial buildings (e.g. office and hotels) at the third floor level or higher. The head office user should occupy a minimum of twenty-five percent (25%) and a minimum 5,574 m² (60,000 sq ft) of gross leasable floor area. The subject user occupies the entire building at 4611 Canada Way which has a leased floor area of 6,968m² (75,000 sq ft), and as such this proposal falls within these guidelines.

3.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 DEVELOPMENT PROPOSAL

4.1 The applicant is proposing to install a skysign on the north elevation above the fourth floor of the subject property. The proposed skysign will be affixed to the building face, and is considered to be architecturally integrated with the existing office building. The skysign consists of a checkmark logo and the word 'Clio' in illuminated channel letters. The skysign has a height of 1.32 m (4.3 ft.), width of 3.77 (12.3 ft.) resulting in a total area of 4.98 m² (53.59 sq. ft.). The skysign is within the recommended maximum area guidelines for skysigns on lower buildings (generally three to eight storeys in height) of 9.29 m² (100 sq ft). The signs are internally illuminated with LED lighting, and the sign is not expected to have a significant impact on adjacent uses.

To: Chief Administrative Officer
From: General Manager Planning and Development
Re: Rezoning Reference #21-49
4611 Canada Way

2022 June 20 Page 3

- 4.2 The proposed skysign will be visible mainly from the office building to the north. While the proposed sign faces the property to the north, the elevation of the proposed sign is above the neighbouring building and would not be considered impactful to adjacent employees or any residential neighbourhood beyond.
- 4.3 Criteria for the evaluation of skysigns for buildings also include consideration of an active and major user, where the user should occupy a minimum 25% of gross leasable floor area and a minimum of 5,574.18 m² (60,000 sq. ft.). Clio occupies the entirety of the four-storey, 6,967.7 m² (75,000 sq. ft.) office building; therefore, the criteria are met, and will be maintained by a commitment to keep the sign in relation to the occupancy of the Clio on the subject site. Should Clio no longer occupy the space, or meet the 80% of gross leasable floor area, the skysign would be required to be removed.
- 4.4 Approval of the Ministry of Transportation will be required for this rezoning as the subject site is within 800 m (2,624 ft.) of the Trans-Canada Highway.
- 4.5 A commitment is needed to ensure that light mitigation measures are installed through a Section 219 covenant to ensure that the lighting can be dimmed, if the light (brightness) from the skysign disturbs the enjoyment, comfort or convenience of the neighbourhood in the vicinity.



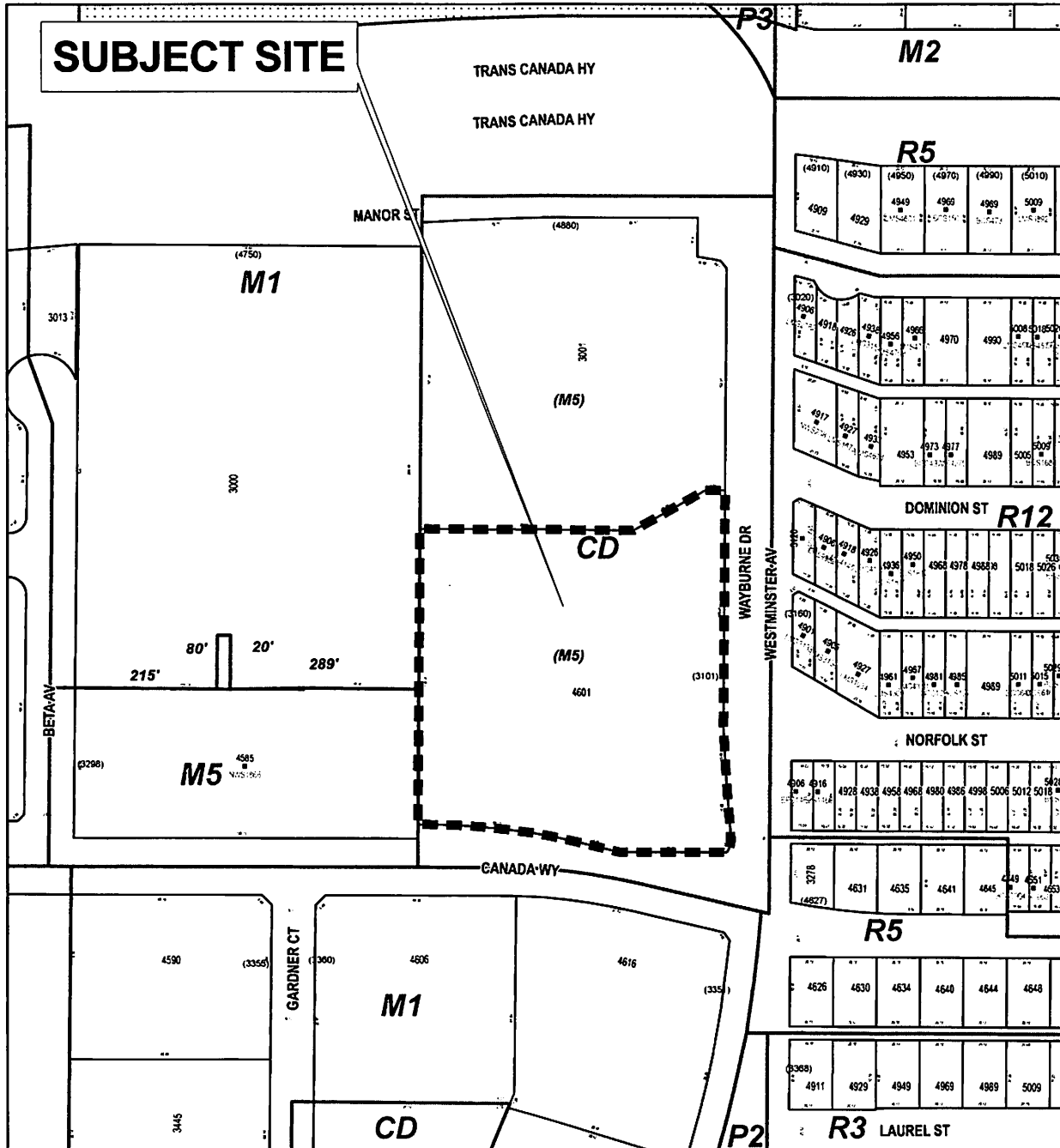
E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

PJL:tn

Attachments

cc: City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2021\21-49 300-4611 Canada Way\Council Reports\Rezoning Reference 21-49
PH report 2022.06.20.doc



PLANNING AND DEVELOPMENT DEPARTMENT



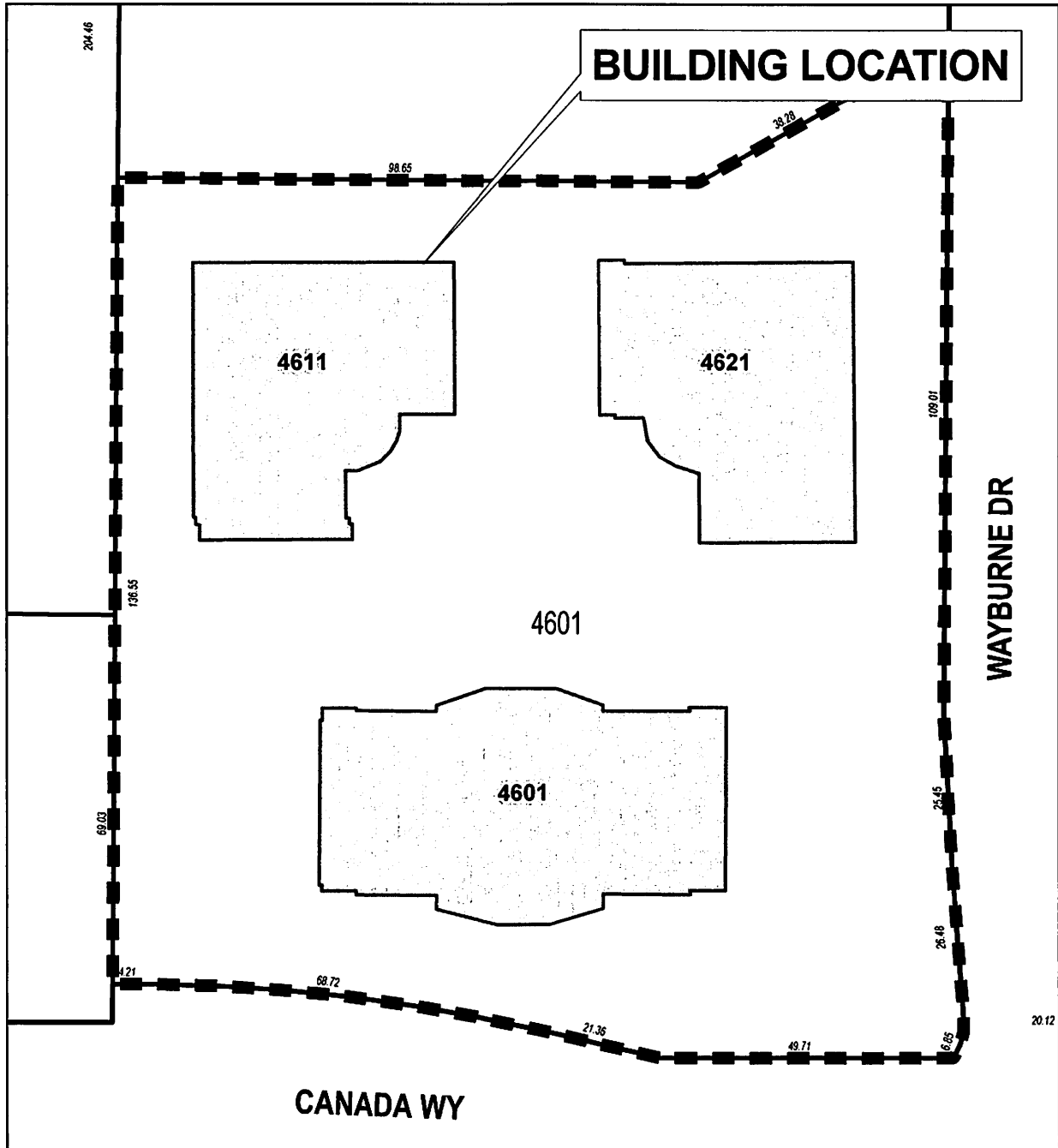
Date: MAY 25 2022

scale: 1:3,000

Drawn By: JS

REZONING REFERENCE #21-49
4611 CANADA WAY (ALIAS)

Subject Site



PLANNING AND DEVELOPMENT DEPARTMENT



Date: MAY 25 2022

scale: 1:1,100

Drawn By: JS

**REZONING REFERENCE #21-49
4611 CANADA WAY (ALIAS)**

 Subject Site