

TO: MAYOR & COUNCILLORS

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: REZ #23-22 – 4567 CANADA WAY – BCAA SKYSIGNS

PURPOSE: To seek Council approval to facilitate the installation of two new BCAA skysigns on the north and south elevations of an existing building on site.

REFERENCES

Address: 4567 Canada Way
Legal: PID: 016-132-815
Lot 2 District Lot 70 Group 1 New Westminster District Plan 85716
Applicant: Five Star Permits
637 Lakeside Court, Oliver, BC V0H 1T4
(Attention: Cy Atkinson)

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

Proposed Zoning: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, and in accordance with the development plan entitled “BCAA Head Office” prepared by KnightSigns)

RECOMMENDATION

THAT a Rezoning Bylaw for REZ #23-22 be prepared and advanced to First and Second Reading at a future Council meeting;

THAT a Public Hearing not be held for the Rezoning Bylaw for REZ #23-22, as it is consistent with the Burnaby Official Community Plan; and

THAT the items listed (see **Attachment 2: Rezoning Prerequisites**) to the report titled “REZ #23-22 – 4567 Canada Way – BCAA Skysigns” dated March 25, 2024, be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #23-22.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022);

- Regional Context Statement (2013);
- Official Community Plan (1998); and
- Economic Development Strategy (2007).

2.0 BACKGROUND

- 2.1 The subject property is located at the northwest corner of the Canada Way and Beta Avenue intersection, just south of the Trans Canada Highway (see **Attachment 1**). The subject site is surrounded by business park, light industrial to the southeast, and BCIT's main campus to the south. The site is improved with a five-storey office building.
- 2.2 Two skysigns located on the east and west building elevations were approved as part of the building's original rezoning, REZ #90-00047. The appearance of the signs were later updated to their current BCAA design as part of PPA #02-00321.
- 2.3 Skysigns are defined in the Burnaby Skysign Guidelines for Commercial Buildings as signs located at the top of major commercial buildings (offices and hotels), at or above the third-floor level. These Guidelines have been prepared to assist in the evaluation of skysign rezoning applications and establish regulations for skysign height, size, and density, to name a few.
- 2.4 The applicant has now submitted a plan of development suitable for First and Second Reading of the Rezoning Bylaw.

3.0 GENERAL INFORMATION

- 3.1 The proposed skysigns would be affixed to the top storey of the north and south elevations of an existing building and would be visible from Canada Way to the south and Willingdon Green to the North. The proposed skysigns are compatible with the neighbourhood character, as the subject site is surrounded by a business park, light industrial land uses across Canada Way to the southeast, and BCIT to the south. There is no anticipated impact to residential neighbourhoods.

The removal of the two existing skysigns which are located on the east and west elevations would be required before the proposed skysigns could be installed.

- 3.2 The proposed lettered skysigns with logos are 4.06 metres wide (13.33 feet), 2.26 metres tall (7.42 feet), and 0.15 metres deep (0.5 feet), with an area of 9.14 square metres (98.42 square feet) each. The height of the BCAA letters of each sign would be 1.12 metres (3.67 feet). These specifications are in line with the City's Skysign Guidelines for commercial buildings.

- 3.3 The Guidelines also indicate that skysigns are to be located at the top of head office locations in major commercial buildings (e.g. office and hotels) at the third-floor level or higher and that they should occupy a minimum of twenty-five percent (25%) of gross leasable floor area and a minimum of 5,574.18 m² (60,000 sq. ft.). The subject proposal meets these criteria as the skysigns are proposed on the top (fifth) storey and BCAA is the owner and sole occupant of the building.
- 3.4 Overall, the subject proposal meets the intent and purpose of the City’s Skysign Guidelines and is therefore considered supportable.
- 3.5 A commitment is needed to ensure that light mitigation measures are installed, if the light (brightness) from the skysign disturbs the enjoyment, comfort or convenience of the neighbourhood in the vicinity.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

On December 11, 2023, Council directed staff to include a recommendation to not hold a Public Hearing for rezoning applications that have less than 50% residential uses and that are consistent with the Burnaby Official Community Plan (OCP). This is authorized by section 464(2) of the *Local Government Act*. As this application is consistent with the OCP, it is recommended that a Public Hearing not to be held.

Although a Public Hearing is proposed to not be held, public notice of the Rezoning Bylaw for REZ #23-22 will be completed prior to bringing forward the Rezoning Bylaw for First Reading, in accordance with section 467 of the *Local Government Act*, the *Burnaby Public Notice Bylaw* and Council policy. City staff will mail a notice to those properties that are within a 30 m radius of the subject site. A public notice will also be published on the City’s website, distributed as part of the City’s online newsletter, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations with respect to this proposal.

Respectfully submitted,
E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Sketch 1
- Attachment 2 – Rezoning Prerequisites

REPORT CONTRIBUTORS

This report was prepared by Cody Bator, Planning Analyst, and reviewed by Johannes Schumann, Director Neighbourhood Planning and Urban Design.

**REZ # 23-22 – 4567 CANADA WAY
REZONING PREREQUISITES**

Prior to final adoption of the Rezoning Bylaw, the applicant is required to complete the following:

- a) Submission of a suitable plan of development.
- b) A letter of commitment that the skysign installation be related to the continued occupancy of BCAA at the subject site.
- c) The approval of the Ministry of Transportation.
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- e) Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.