

|                      |            |
|----------------------|------------|
| ITEM                 | 10         |
| MANAGER'S REPORT NO. | 64         |
| COUNCIL MEETING      | Oct. 12/76 |

Re: COUNCIL DELEGATION ON SEPTEMBER 13, 1976  
MR. FRASER WILSON  
OPPOSITION TO THE BURNABY SIGN BY-LAW

Mr. Fraser Wilson appeared before Council on September 13, 1976 to express his objections to the Burnaby Sign By-Law. Replies to some of the comments made by Mr. Wilson on that occasion are contained in the following report from the Chief Building Inspector.

RECOMMENDATIONS:

1. THAT a copy of this report be sent to Mr. Fraser Wilson; and
2. THAT a copy of this report be referred to the special committee that has been formed to study the Burnaby Sign By-Law.

\* \* \* \* \*

September 30, 1976.

Mr. M.J. Shelley,  
MUNICIPAL MANAGER.

Subject: Council Delegation, September 13, 1976,  
Item 2(b) - Sign; Manufacturers, Fraser Wilson,  
Re: Opposition to Sign By-Law

At its meeting of September 13, 1976, Council received a delegation from sign manufacturers, with Mr. Fraser Wilson as spokesman, presenting a brief on the Burnaby Sign By-Law.

During the course of his presentation, Mr. Wilson made a statement about one of his customers who had ordered a sign placed in the Old Orchard Shopping Centre. The statement of Mr. Wilson not only referred to the sign, but also contained remarks by Mr. Wilson about a member of the Building Department.

A summary of the remarks made by Mr. Wilson on which comments are made in this report is attached.

A. Statements About the Building Department:

1. The person believed to have been referred to by Mr. Wilson is Mr. R. Fraser - a person who has spent over 25 years in civic service, the greater part of that time with the City of Vancouver, and the past five years with the Corporation of Burnaby. Mr. Fraser is a mature, capable, and courteous person with a long experience in dealing with members of the public.

A. Statements About the Building Department: (cont'd)

2. Mr. Fraser has reviewed Mr. Wilson's remarks; his notations appear in the right-hand margin opposite the remarks of Mr. Wilson on the attachment. From this examination, I am obliged to report to you that the remarks of Mr. Wilson, believed to refer to Mr. Fraser, are highly inaccurate. Mr. Fraser acknowledges two telephone conversations with Mr. Wilson on August 24 and 25, the contents of which are in the signed statement by Mr. Fraser dated September 17, 1976, at 1:30 p.m. and attached hereto.

B. Sign References:

1. Old Orchard Shopping Centre

- (a) July 7, 1976: The Building Department wrote to Ron Dawson & Associates Ltd. informing that company that placement of three signs on the premises of Old Orchard Shopping Centre had taken place without benefit of required permits and in violation of Burnaby Sign By-Law. The company was notified to make application for permits and to have sign(s) removed if approval of permits could not be obtained.
- (b) July 16, 1976: The Building Department received copies of letters by Ron Dawson & Associates Ltd. to Commonwealth Displays Ltd., 4531 East Hastings Street, Burnaby, and to Sign Magic, 11966B - 95A Avenue, Delta, notifying the said companies to advise of permit number held for installation of respective custom-made signs.
- (c) August 19, 1976: The Building Department wrote to Ron Dawson & Associates Ltd. advising that, on reinspection, no action toward removal of the signs was noted and that no application for permits had been received. The Building Department further advised Ron Dawson & Associates Ltd. that a fascia sign facing Grange Street from Old Orchard Shopping Centre premises could not be approved, but that a sign facing into the Shopping Centre may be approved provided permit application were made and permit obtained. The company was given 30 days in which to have Grange Street sign removed and to apply for permit for the other sign. As of date of this report, we can advise that Grange Street fascia signage of the above company is no longer evident. Application has not yet been received for sign facing into the Shopping Centre.

|                      |            |
|----------------------|------------|
| ITEM                 | 10         |
| MANAGER'S REPORT NO. | 64         |
| COUNCIL MEETING      | Oct. 12/76 |

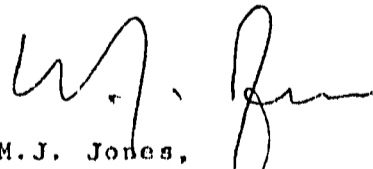
B. Sign References: (cont'd)

2. Patterson and Grange

- (a) The Patterson/Grange property referred to by Mr. Wilson appears to be the development by Narod Construction known as "Central Park Place." The development will contain three building towers - two of which are constructed and being occupied - the third tower, the westerly one, has not yet been started. Building permit for this third tower has been issued and we have no indication from the contractor that work on this tower will not proceed as soon as the building industry resumes normal operation.
- (b) Close to the intersection of Patterson and Grange, on the site, and on the location of the third tower, has been placed one free-standing sign advertising the sale of suites in the condominium high-rise "Central Park Place." The sign is composed of 6 3/4 panels of 4' x 8' plywood, making a sign area of 216 sq. ft.
- (c) On the site in front of the two constructed towers are directional signs placed to temporarily direct people to the display suite and office during development and sale of suites in this project. Also the fascia edge of the canopied entrance of the corner tower at Grange and Barker is temporarily covered on three sides with a boarding saying "Display Suite." In addition to this, the uppermost balcony of the corner tower, facing due west, carries a boarding saying "Central Park Place."
- (d) We have to judge Mr. Wilson's remarks as referring to one sign. Nowhere can we find a sign corresponding to 1,148 sq. ft. of area. Neither can we find aggregate signage amounting to the figure quoted.

The foregoing is submitted for your information.

Respectfully submitted,



M. J. Jones,  
CHIEF BUILDING INSPECTOR.

MJJ:lm  
Enc.

Summary of Mr. Fraser Wilson's Remarks to Council on September 13, 1976

Mr. Wilson, in reply to a question from Council, stated that his appearance before Council relates to a situation in which one of his customers ordered a sign in January. The sign's total area was 132 square feet. It was erected in the Old Orchard Shopping Area, was 50 feet from public property and covered less than 20% of the wall area. Mr. Wilson pointed out that according to the C-3 zoning for the area, the requirements were met, and according to his interpretation, the sign is legal. The Building Department, however, notified his client by letter that the sign had to come down. Mr. Wilson then stated that his client covered the sign after a bit of harassment and receipt of advice from the Municipality to the effect that the fine for failure to remove the sign would be \$500. Mr. Wilson said that he talked to a member of the Building Department who was jocular about the matter.

This was  
not  
discussed  
with  
Mr. R. Fraser

Mr. Wilson told Council that when he started to tell the employee of the Building Department that other signs contravene the by-law, the reply was words to the effect that the employee didn't want to waste his time with the matter, and that Mr. Wilson should send a letter to the Planning Department.

See  
attached  
comments  
by  
Mr. R. Fraser

Mr. Wilson said that when he then discussed with the employee from the Building Department signs in another area of the Municipality, that the employee's reply was to the effect that signs cannot be erected on Grange Avenue. Mr. Wilson asked where that can be found in the by-law, and the employee, it was stated, replied that it is in the by-law somewhere but he doesn't have time to look it up. Mr. Wilson said that the employee in effect hung up on him because the employee wouldn't listen to any discussion and advised that it would be best to send in a letter.

This was not  
discussed  
with  
Mr. R. Fraser

Mr. Wilson advised that he measured a sign at the corner of Patterson and Grange and that it corresponded with Schedule 1, Section 6 (actually Section 11) of the Sign By-Law. The schedule and section referred to involves temporary signs that advertise the sale or rental of a lot, or the premises situated on a lot. According to Mr. Wilson, the sign at Patterson and Grange measured 1,148 square feet, whereas the by-law limits the size of such a sign to no more than 35 square feet.

|                      |            |
|----------------------|------------|
| ITEM                 | 10         |
| MANAGER'S REPORT NO. | 64         |
| COUNCIL MEETING      | Oct. 12/76 |

September 17, 1976

1:30 P.M.

Report as Requested by Mr. Jones.

Subject: Copy of Letter dated September 17, 1976  
Reference for signs at 4429 Kingsway

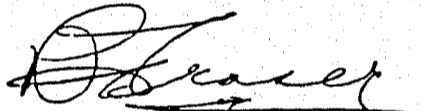
August 24, 1976 - 11:00 A.M.:

Mr. Fraser Wilson telephoned into the Building Department re signs at 4429 Kingsway. *Ron Dawson & Assoc. WJ.*  
I returned his call and we discussed our letter to (him) dated August 19, 1976. He explained in some detail how these signs had been created - indicating that he felt most of the responsibility rested with Ron Dawson & Associates (1962) Ltd.

He further questioned the wisdom of Burnaby's Sign By-Law. I told him that we carried out the inspections of signs in Burnaby but that Burnaby's Planning Department was entrusted with the power to recommend changes to the Sign By-Law. Subsequently, I referred him back to the Planning Department if further advice was required re the merits of our Sign By-Law.

August 25, 1976:

Mr. Wilson again telephoned into me at the Building Department. I again explained our position to him and the reason for our letter. He claims to have knowledge of many signs which have been erected in Burnaby similar to his. I asked him to submit a list of such signs and we would follow up with an inspection of each sign or place.

  
Ran Fraser