

RE: PROPOSED POSTER PANEL INSTALLATIONS AT
6631 AND 6790 EAST HASTINGS STREET

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER
1987 FEBRUARY 10

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: PROPOSED POSTER PANEL INSTALLATIONS AT
6631 AND 6790 EAST HASTINGS STREET

RECOMMENDATION:

1. THAT Council authorize the installation of two poster panel signs at:
- a) 6631 East Hastings Street - Fascia wall mounted (20' x 10')
 - b) 6790 East Hastings Street - Free-standing (20' x 10')
- as replacements for two recently removed roof-top billboards located at 4929 Kingsway.

REPORT

1.0 POSTER PANEL APPLICATION

The Planning & Building Inspection Department has received two applications from Seaboard Advertising Ltd. for the installation of poster panel signs as provided for under Section 6.2 of the Burnaby Sign By-law.

On 1986 September, Council approved a similar poster panel application at 3733 Canada Way under the same provisions as outlined in this report.

2.0 DESCRIPTION OF POSTER PANEL PROPOSAL

Each of the proposed signs will have a face area of 20' x 10', a height of 20' and a weight of 1500 lbs. They will be externally illuminated by two quartz lamps - 500 watts (dusk-dawn).

- a) 6631 East Hastings Street (See Attachment No. 1)

The proposed poster panel site is zoned C2 Community Commercial District. The existing one-storey commercial building currently houses a restaurant operating as the sole tenant. Parking is provided underground which can only be accessed via the lane at Sperling Avenue. The subject property is flanked by an undeveloped road right-of-way (Grove Avenue) to the west and a group of older one-storey commercial structures to the east.

Under the current proposal, a 20'w. x 10'l. fascia type poster panel would be mounted on the westerly wall of the building in compliance with the applicable Bylaw requirements for this type of installation and would be visible only to eastbound traffic on Hastings Street.

b) 6790 East Hastings Street (See Attachment No. 2)

The subject site is zoned C2 Community Commercial District and currently serves as a paved parking lot for the adjacent drug store at 6710 East Hastings Street. The parking use is considered to be legally non-conforming under the present zoning designation and provides good re-development potential. The site fronts Hastings Street to the north and is flanked by Clare Avenue to the east. In general, the area is comprised of older one and two-storey retail/office structures which cater to the abutting residential neighbourhoods.

The proposed 20' x 10' free-standing poster panel sign would be situated on the western portion of the site and would back up to the adjacent drugstore building. Based on the proposed siting, the sign would have exposure only to westbound traffic on Hastings Street and would have a relatively low profile considering its height limitations.

3.0 DESCRIPTION OF BILLBOARD REMOVAL SITES

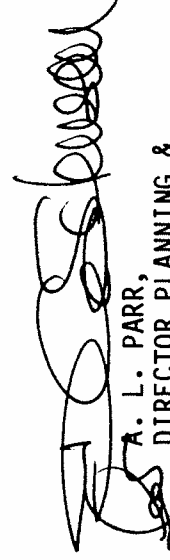
It is Seaboard's intention to receive credit for two roof-top billboard signs that have been removed from 4929 Kingsway. This would be a direct substitution for the proposed poster panel signs as previously indicated.

For Council's information, it should be noted that a total of four faces (panels) including the supporting structures have been recently removed from the roof-top of the existing commercial building at the Kingsway location (see Attachment #3, Item #16). The removal has substantially improved the visual appearance of the block as seen from Kingsway.

4.0 CONCLUSION

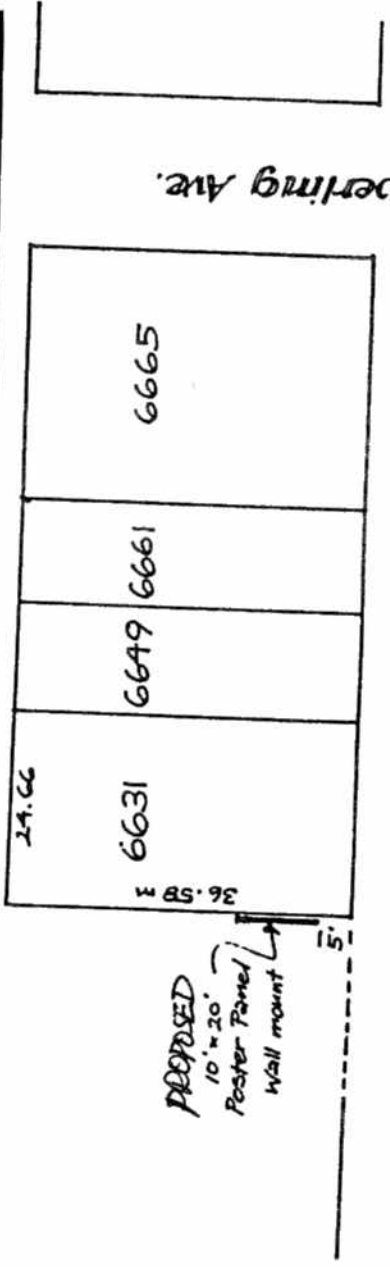
In light of Seaboard's current applications in front of Council, staff is satisfied that the proposed poster panel signs satisfy the relevant Bylaw requirements and that their siting and method of illumination will not interfere with the adjacent owners or motorists.

The present proposals fulfill the technical requirements of the Bylaw as set out in Schedule VII. In reviewing alternate sites submitted by the applicant, staff have concluded that the proposed sites at 6631 and 6790 East Hastings Street are appropriate locations for poster panel signs which replace roof-top billboards removed from 4929 Kingsway.

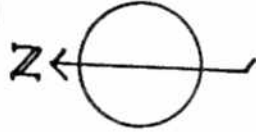


A. L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION

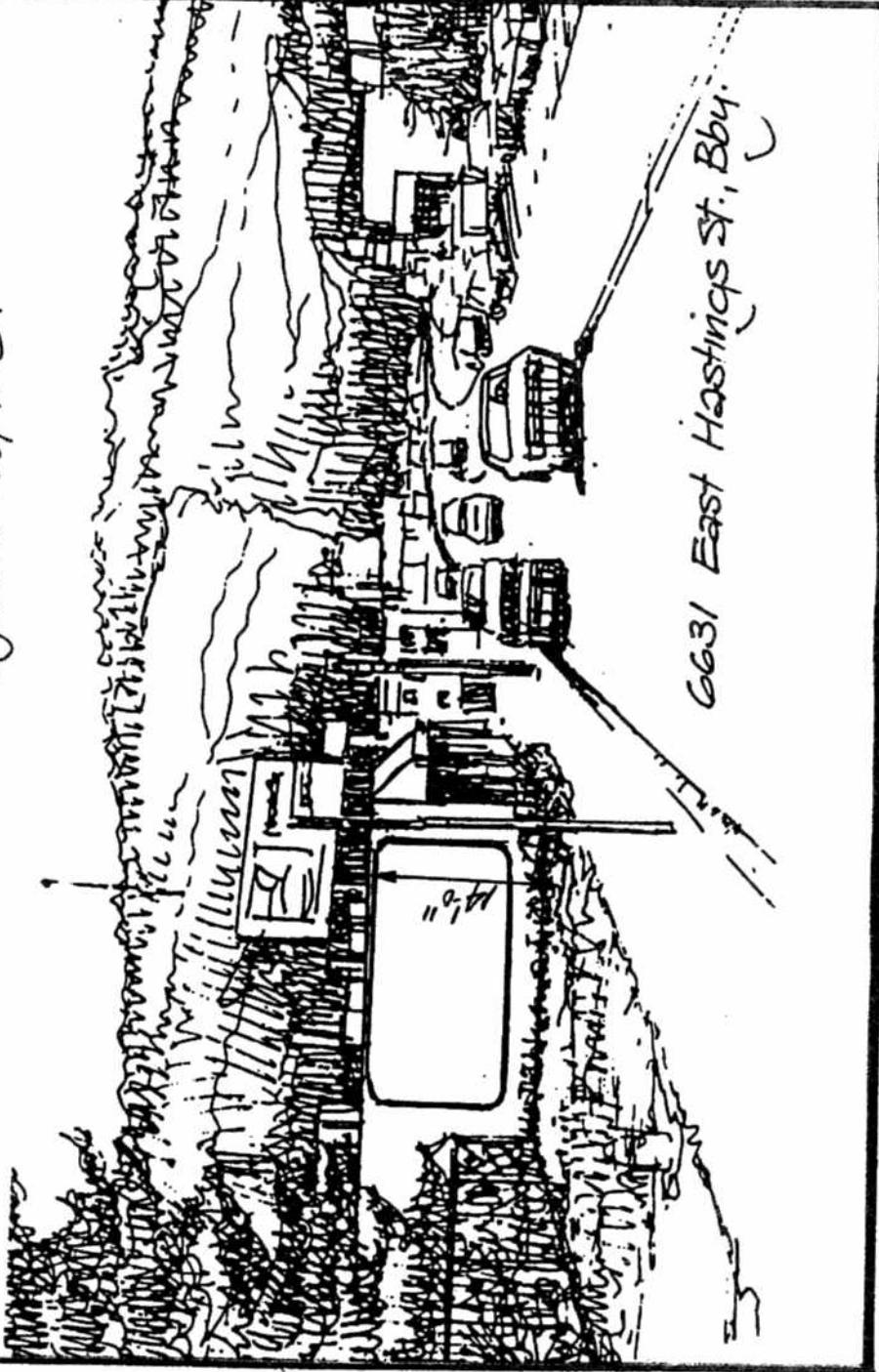
ITEM 4
 MANAGER'S REPORT NO. 11
 COUNCIL MEETING 87/02/16



East Hastings St.



Note. The height of the poster panel must not exceed 20'-0" or extend above the adjacent roof line.



Date 87-02-10

Scale N.T.S.

Drawn By

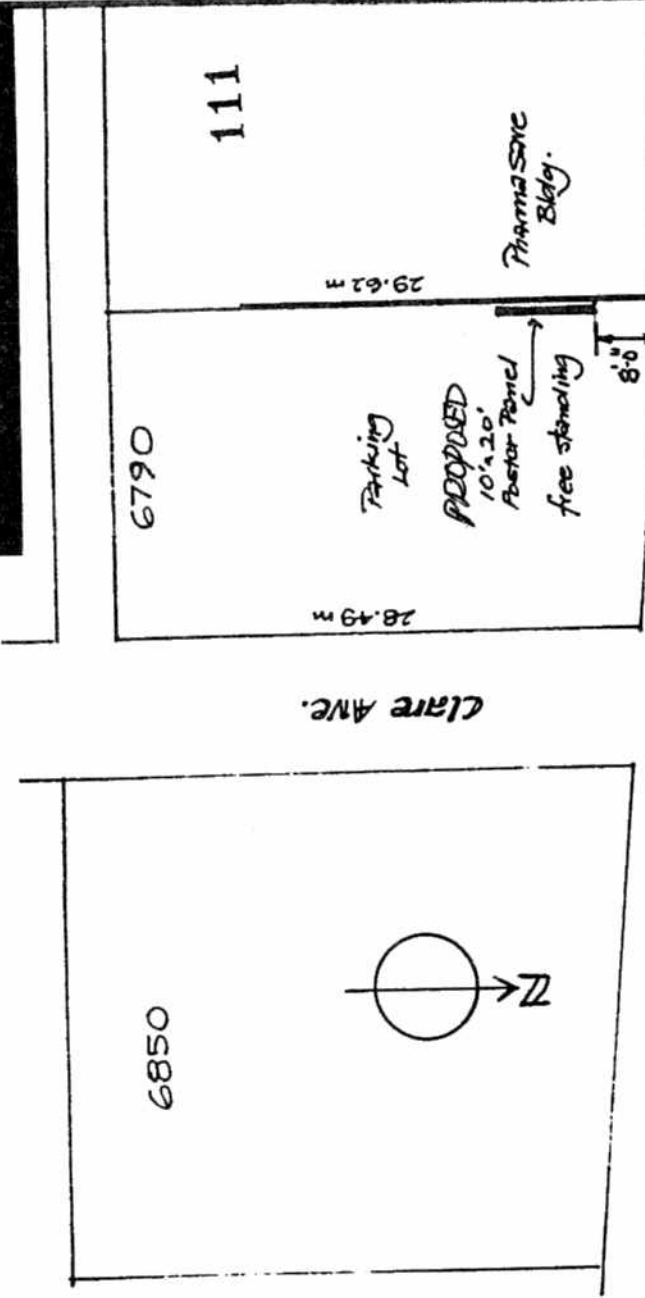


Planning & Building Inspection Department

PROPOSED POSTER PANEL SIGN,
 6631 HASTINGS ST.

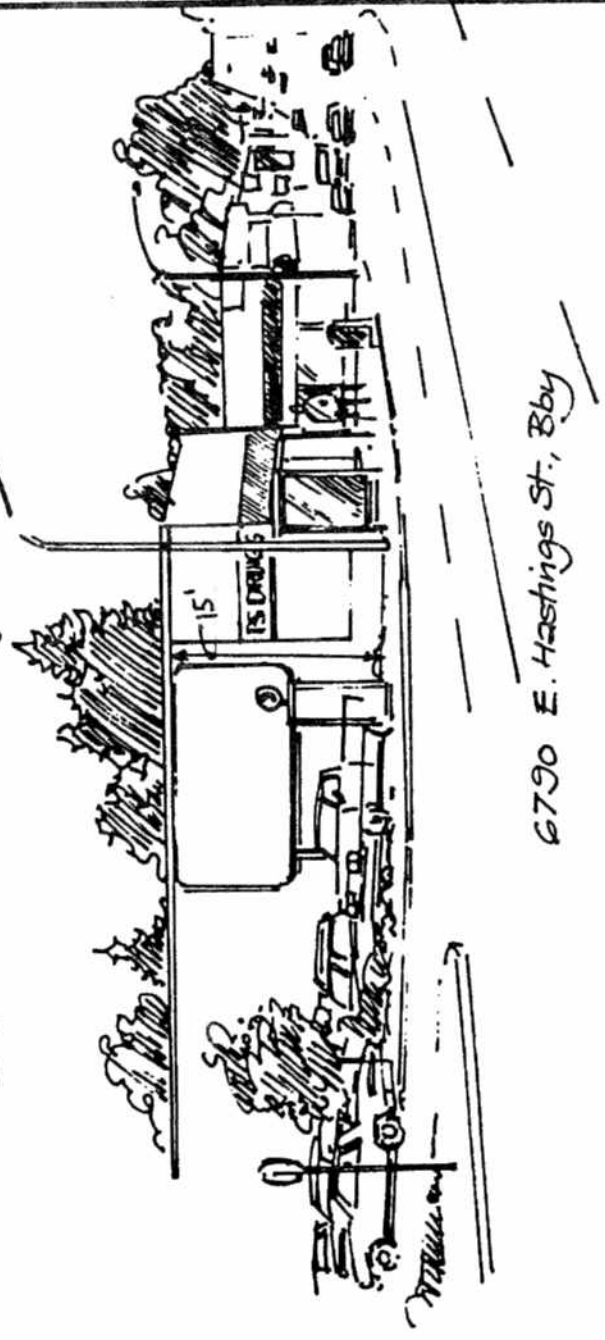
ATTACHMENT #1.

ITEM 4
 MANAGER'S REPORT NO. 11
 COUNCIL MEETING 87/02/16



East Hastings Street

Note: The height of the poster panel must not exceed 20'-0" or extend above the adjacent roof line.



6790 E. Hastings St., Bby

Date 87-02-10

Scale N.T.S.

Drawn By



Planning & Building Inspection Department

PROPOSED POSTER PANEL SIGN.
 6790 HASTINGS ST.

ATTACHMENT #2.

BILLBOARD SIGNS IN BURNABY
SEPTEMBER, 1986 SURVEY

ITEM	4
MANAGER'S REPORT NO.	11
COUNCIL MEETING	87/02/16

BILLBOARD SIGNS IN BURNABY	LOCATIONS	PANELS (FACES)		FREE- STANDING/ WALL-MOUNTED		ROOF
						MOUNTED
1972 Survey	Principal Use	10	28	28	-	-
	Accessory Use	33	71	37	34	34
TOTAL		43	99	65	34	34
1983 Survey	Principal Use	6	16	16	-	-
	Accessory Use	14	43	11	32	32
TOTAL		20	59	27	32	32
1986 Survey	Principal Use	4	12	12	-	-
	Accessory Use	8	26	11	15	15
TOTAL		12	38	23	15	15
Difference Since 1972	Principal Use	6	16	16	-	-
	Accessory Use	25	45	26	19	19
TOTAL		31	61	42	19	19

Billboard Locations Existing 1983 August 04

Position Update - Existing 1986 September 10

	<u>Removed</u>	<u>Existing</u>
1. Imperial and Jubilee	1 face	
2. Marine Drive at Gilley		4 faces
3. Boundary and Grandview Hwy.		3 faces
4. 1622 Boundary	2 faces	
5. North Road and Clark Road		3 faces
6. Hastings and Sperling		3 faces
7. Hastings and Gamma		3 faces
8. Hastings and Gamma		3 faces
9. Hastings and Willingdon	1 face	
10. Grange and Patterson		6 faces
11. Kingsway and Olive		1 face
12. Kingsway and Willingdon		5 faces
13. Kingsway at Silver	4 faces	
14. Kingsway and Sussex	2 faces	
15. Kingsway at McMurray		2 faces
16. Kingsway at Nelson	2 faces	
17. Kingsway and Edmonds	4 faces	
18. Kingsway and Thirteenth	5 faces	
19. Edmonds at Kingsway		4 faces
20. Edmonds at Mary		2 faces
TOTAL	21 faces	38 faces

Billboard faces Existing 1983 - 59
Existing 1986 - 38

Billboard locations Existing 1983 - 20
Existing 1986 - 12

Existing Poster Panels Approved by Council = 1

ATTACHMENT # 3

