

TO: CITY MANAGER 2000 NOVEMBER 10
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE # 00-28
Sky Sign

ADDRESS: Ptn. Of 8888University Drive (8999 Nelson Way)

LEGAL: Portion of Lot 1, D.L.'s 31, 101, 102, 144, 149, 209, 210 & 211,
GROUP 1, NWD. PLAN LMP 30518

FROM: CD Comprehensive Development District

TO: Amended CD Comprehensive Development District (based on
Discovery Parks - SFU guidelines and in accordance with the
development plan entitled "XANTREX Sky Sign.", prepared by
Bunting Coady Associates Inc.)

APPLICANT: Bunting Coady Associates Inc.
300 - 171 Water Street
Vancouver, B.C. V6B 1A7
(Attention: Tom Bunting)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2000 December 19.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2000 December 4 and to a Public Hearing on 2000 December 19 at 7:30 p.m.
1. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a. The submission of a suitable plan of development.
 - b. A commitment relating the sky sign installation to a continued occupancy by the head office user, Xantrex, of a minimum of 25% and 60,000 sq.ft. of the total leasable floor area in the building.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a sky sign at the top of the existing building.

2.0 BACKGROUND

2.1 The subject site lies within Area "A" of the research oriented Discovery Parks SFU Site (see **attached** Sketches #1 and #2). This is likely to be the only cluster developed since the overall Rezoning Reference #6/96, which received Final Adoption on 1996 September 09, developed the new SFU Community Plan which includes the area of the remaining Discovery Parks Areas "B" and "C".

2.2 Policy guidelines for sky signs have been prepared. They were tabled most recently on 1992 February 24 to allow Council members an opportunity for further review of the recommendations. These guidelines have been used in assisting evaluation of sky signs approved to date, including sky signs by B.C. Tel, Electronic Arts, the Villa Hotel and Rogers Cantel.

On 1991 June 24 Council also passed a resolution linking the consideration of sky signs to the percentage of the development occupied by a head office user. A minimum 25% and a minimum of 60,000 sq. ft. of the leasable office floor area was established as the guideline for a head office user desiring a sky sign.

2.3 On 1997 March 03, Council received a report on the applicability of servicing requirements for sky sign applications. The recommendation of the report was adopted that servicing requirements, for example dedications, not be applied to sky sign rezoning applications. This adopted recommendation would apply to this Xantrex sky sign rezoning application.

2.4 On 2000 September 25 Council received the report of the Planning & Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

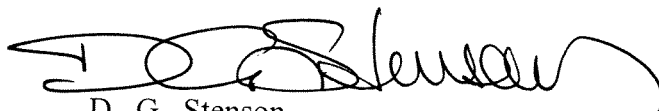
The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 DEVELOPMENT PROPOSAL

One sky sign illuminated by a spot light from the roof is proposed at the top of the building on the third floor fascia about 40 ft. above grade perpendicular to Nelson Way (see **attached** Sketch #2). It has the company name, Xantrex, in letters 2.5 ft. high and 16.7 ft. long in a blue colour on a black background. The total area of the sky sign is 89.8 sq. ft. This falls within the range of the maximum area of 100 sq. ft. recommended in the guidelines. The sky sign faces east towards Nelson Way, a small cul-de-sac off University Drive in Discovery Parks, SFU site.

The subject building is the Xantrex headquarters office with the company occupying approximately 95,000 sq. ft., 96% of the building. This falls well within guidelines for sky signs that recommends sky signage should only occur when a minimum of 25% and 60,000 sq. ft. of the total leasable floor area of a building is occupied by a head office user.

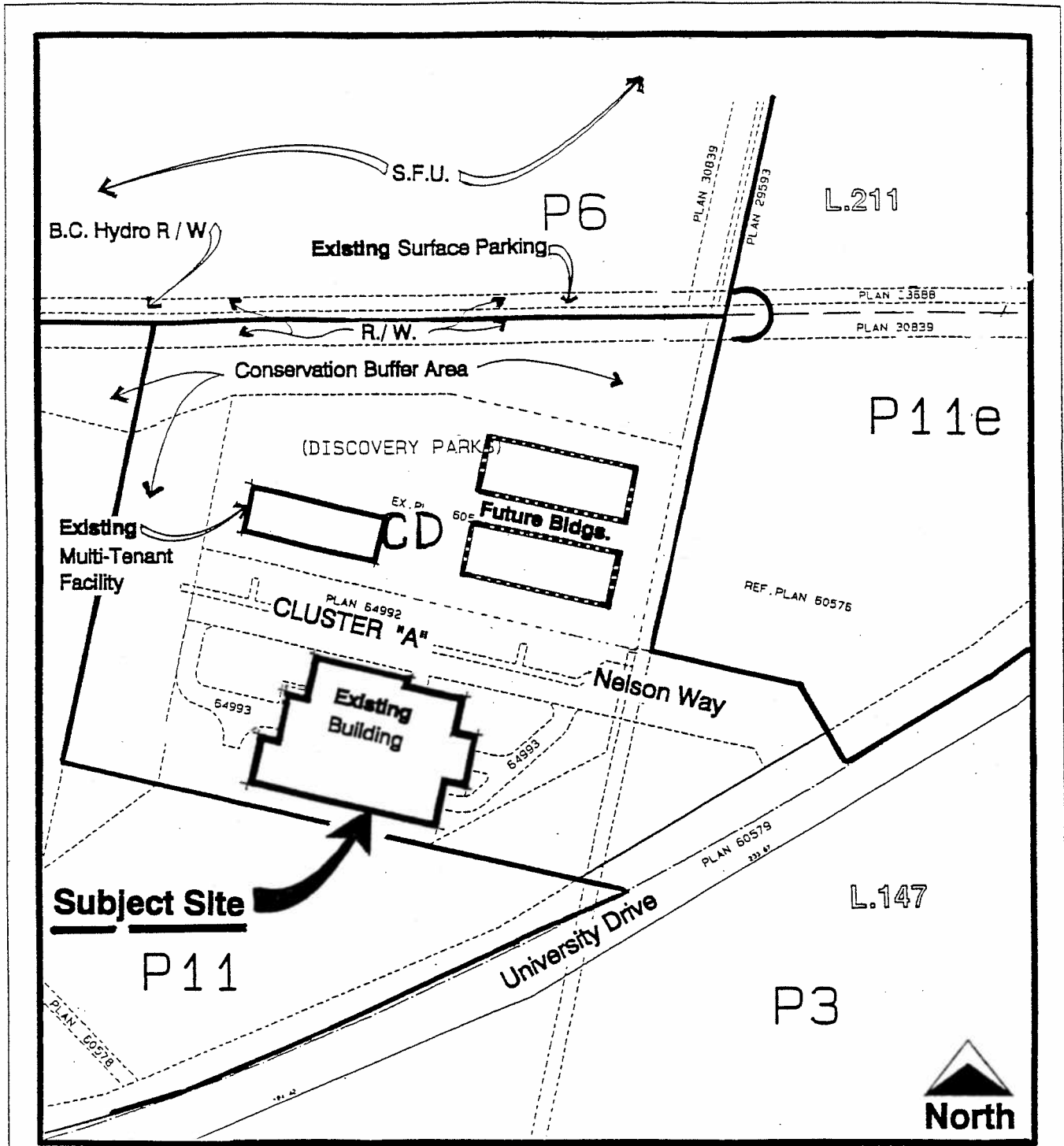
In consideration of the sky sign being appropriately integrated into the building and reflective of previous precedents, this Department is supportive of the proposed sky sign. Detailed drawings of the proposed sky sign will be submitted to a Public Hearing



D. G. Stenson
Director Planning and Building

FA:gk

cc: Director Engineering
City Clerk
City Solicitor



Planning And Building Department

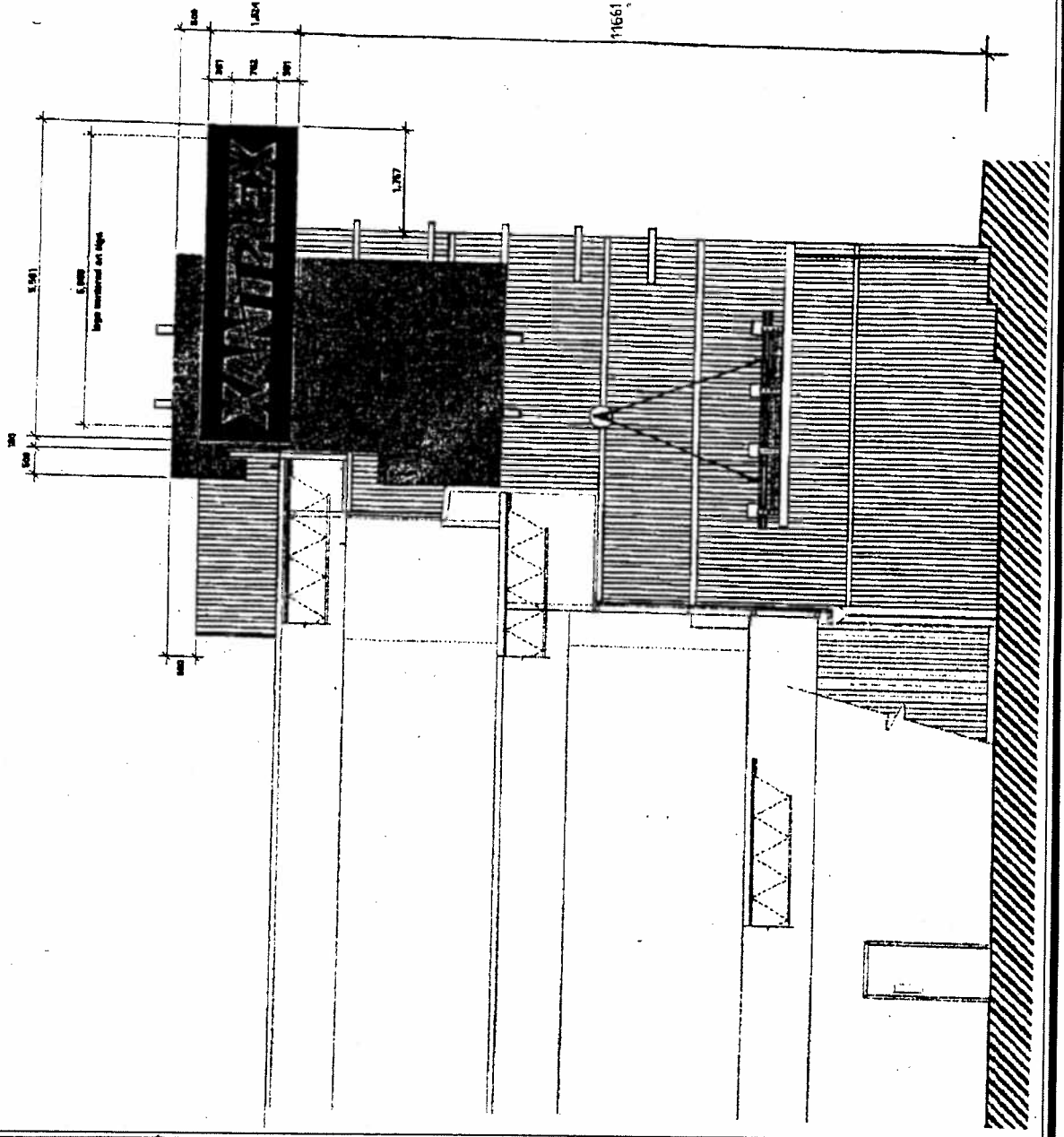
Scale: 1 = 2000

Drawn By: J.P.C.

Date: Sept. 2000

REZONING REFERENCE 00 --- 28

Sketch # 1



Date:
Nov. 2000

Scale:
N.T.S.

Drawn By:



City of
Burnaby

Planning & Building Dept.

Rezoning Reference 00-28

Sketch #2

