

**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: AMENDMENTS TO THE BURNABY SIGN BYLAW**

**RECOMMENDATION:**

1. THAT Council authorize the preparation of a bylaw to amend the Burnaby Sign Bylaw as described in this report, and that the bylaw be advanced for the appropriate Readings.

**REPORT**

The Community Development Committee, at its Open meeting held on 2006 February 22, received and adopted the attached report proposing minor housekeeping amendments to the Burnaby Sign Bylaw to apply to sign regulations to newer zoning districts, to allow for the transfer of permitted signs as part of a Comprehensive Sign Plan and to appropriately regulate signs in the P11 District.

Respectfully submitted,

Councillor Colleen Jordan  
Chair

Councillor Dan Johnston  
Vice Chair

Councillor Garth Evans  
Member

COPY: CITY MANAGER DIRECTOR PLANNING & BUILDING CHIEF BUILDING INSPECTOR CITY SOLICITOR
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Item .....  
Meeting ..... 2006 Feb 21

COMMITTEE REPORT

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**TO:** CHAIR AND MEMBERS  
COMMUNITY DEVELOPMENT  
COMMITTEE

**DATE:** 2006 February 16

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** AMENDMENTS TO THE BURNABY SIGN BYLAW

**PURPOSE:** To propose housekeeping amendments to the Burnaby Sign Bylaw.

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**RECOMMENDATION:**

1. **THAT** Council authorize the preparation of a bylaw to amend the Burnaby Sign Bylaw as described in this report, and that the bylaw be advanced for the appropriate Readings.

**REPORT**

**1.0 INTRODUCTION**

The Burnaby Sign Bylaw was adopted by Council in 1972 to regulate the permitted number, size, location, distribution and type of signs. The Sign Bylaw has a key role in achieving a higher quality of urban design for Burnaby's commercial and industrial areas.

This report seeks Council approval for minor housekeeping amendments to the Bylaw to apply sign regulations to newer zoning districts, to allow for the transfer of permitted signs as part of a Comprehensive Sign Plan, and to appropriately regulate signs in the P11 District.

**2.0 PROPOSED AMENDMENTS**

**2.1 *Schedule Amendments***

The Sign Bylaw is structured in a manner that the regulations for signage relate to specific zoning districts in the Burnaby Zoning Bylaw. Since the adoption of the Sign Bylaw, a number of new zoning districts have been added to the Zoning Bylaw that have not been added to the Sign Bylaw. The new districts include the C9 Urban Village Commercial District, the M8 Advanced Technology Research District, and the B1 Suburban Office and B2 Urban Office Districts.

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The permitted types and sizes of signs are listed in the Schedules of the Burnaby Sign Bylaw in accordance with the zoning of the property. In accordance with the existing schedules of the Bylaw, it is proposed that the M8 Advanced Technology District, and the B1 Suburban Office and B2 Urban Office Districts be included in Schedule 4 of the Bylaw along with the other industrial and office zoning districts.

The C9 Urban Village Commercial District is most similar to the C8 Urban Village Commercial District (Hastings) and is also similar to the C3 District in terms of intensity of development. It is, therefore appropriate to include the C9 District in Schedule 5 of the Bylaw along with other similar commercial districts

The P11 S.F.U. Neighbourhood District is included within Schedule 3 of the Sign Bylaw. The P11 District permits a number of institutional uses, business and professional offices and multiple-family dwellings, with the P11e District permitting all of the above in addition to those uses permitted in the C1 Neighbourhood Commercial District. P11 District development, however, may solely consist of multiple family residential developments. As such, it is that proposed a phrase be inserted into Schedule 3 of the Bylaw to apply the existing regulations of the Sign Bylaw for RM Districts - Multiple Family Dwellings to pure (non-mixed use) multiple family developments approved under the P11 District. The proposed amendment would insert a clause into Schedule 3 of the Bylaw such as: "For a multiple family dwelling developed under the P11 District, the regulations of the Bylaw for RM Districts - Multiple Family Dwellings shall apply."

## **2.2 Transfer of Signs Amendment**

The number of signs permitted on a property is determined by the zoning of the property and the number of streets the property abuts. For example, Schedule 3 of the Sign Bylaw permits one sign fronting each street bounding the property for C1 and P zoned properties. In numerous cases, especially with commercial land uses, a property may front a major commercial street, such as a Primary Arterial or a Major Collector Primary, as well as one or more quieter secondary streets. Current practice is to permit the transfer of permitted signs from one street to another under a Comprehensive Sign Plan to accommodate permitted signage in more appropriate locations.

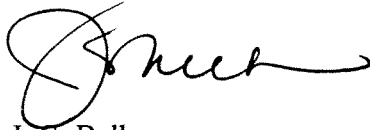
For example, if a C1 zoned property is located on a corner of a busier commercial street and a local residential street, it is often more appropriate to transfer the permitted sign from the local residential street to the commercial frontage. This is currently accomplished through approval of a Comprehensive Sign Plan. In order to appropriately reflect this current practice in the Bylaw, it is proposed that the Sign Bylaw be amended to permit the transfer of permitted signs on properties with more than one street frontage subject to approval of a Comprehensive Sign Plan, and provided that the total number of permitted signs is not exceeded.

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**3.0 CONCLUSION**

The proposed amendments to the Burnaby Sign Bylaw are intended to update the Bylaw to include new zoning districts that have been added to the Burnaby Zoning Bylaw, to clarify the application of the Bylaw to P11 residential development, and to recognize the practice of allowing for the transfer of signage on properties with multiple street frontages subject to completion of a Comprehensive Sign Plan.

It is proposed that Council authorize the preparation of the bylaw to amend the Burnaby Sign Bylaw as described in this report, and that the amendment bylaw be advanced for the required readings. A Public Hearing is not required for amendment of the Burnaby Sign Bylaw.



J. S. Belhouse  
DIRECTOR PLANNING AND BUILDING

BW:jc

cc: City Manager  
Chief Building Inspector  
City Solicitor  
City Clerk

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