

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-16
2016 MAY 25

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Hub International
400 – 4350 Still Creek Drive
Burnaby, BC V5C 0G5
(Attn: Brad Cruickshank)
- 1.2 Subject:** Application for the rezoning of:
Lot 2 (BP247323), DL 70, Group 1, NWD Plan 71013
- From:** CD Comprehensive Development District (based on M5, M5r Light Industrial Districts)
- To:** Amended CD Comprehensive Development District (based on M5, M5r Light Industrial Districts and Willingdon Business Park guidelines)
- 1.3 Address:** 4350 Still Creek Drive
- 1.4 Location:** The subject site is located in the Willingdon Business Park on the south side of Still Creek Drive, immediately north of Grandview Highway and the Trans Canada Highway, between Gilmore Avenue and Still Creek Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape, with an area of approximately 17,568 m² (189,294 sq. ft.) and a frontage of approximately 160.19m (525.6 ft.) along Still Creek Drive.
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the installation of a skysign on the west building of an existing two-building office complex.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the south side of Still Creek Drive between Gilmore Avenue and Still Creek Avenue, within the Willingdon Business Park (see *attached* Sketch #1). Office developments in line with the M5 Light Industrial District are located to the west and north across Still Creek Drive, while immediately to the east is the Still Creek riparian corridor. The Grandview and Trans Canada Highways are located immediately to the south of the property.

3.0 BACKGROUND INFORMATION

- 3.1 On 2008 March 17, Council granted Final Adoption for Rezoning Reference #99-53, which permitted the construction of two four-storey office buildings, measuring 8,640 m² (93,005 sq. ft.) of floor area on the subject site. The provision for signage for the buildings was established through an approved Comprehensive Sign Plan, which indicates the potential for two skysigns, subject to a future amendment rezoning application.
- 3.2 On 2014 January 23, Council granted Final Adoption for Rezoning Reference #11-35, which permitted the installation of one of the skysigns approved in accordance with the Comprehensive Sign Plan under Rezoning Reference #99-53. The approved skysign, for FortisBC, is located on the south elevation of the east building in the top corner of the building face.
- 3.3 Skysigns are defined as signs that are located at the top of major commercial buildings (e.g. offices and hotels) at the third floor level or higher. Skysign Guidelines have been developed and are used to assist in the evaluation of skysigns approved to date, including approved skysigns in the vicinity for Ericsson, Capcom, Fortinet, and Yellow Pages Group.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing to install a skysign for Hub International, an insurance brokerage firm that provides services across North America. The skysign is proposed to be located on the existing west building of the property's two-building office complex, in the top corner of the building face, corresponding to the existing skysign on the east building. The proposed skysign is intended to identify the office location of Hub International.
- 4.2 The proposed sign will be located on the building's south elevation and will be viewed from vantage points on Grandview Highway, the Trans Canada Highway, Willingdon Avenue, and locations from the south. The location of the proposed sign within the Willingdon Business Park is in keeping with the character of the area, and there is no perceived impact to residential neighbourhoods.

- 4.3 The proposed skysign will be placed below the parapet on the west building's south elevation. The skysign will be affixed to the building face and will appear to be architecturally integrated with the existing office building. A suitable plan of development has not been submitted for this Department's review, however, it is anticipated that the proposed skysign will consist of an individual channel letter sign containing the text "Hub International" with an associated graphic logo.
- 4.4 The submission of a suitable plan of development will be required.
- 4.5 A commitment relating to the installation of the skysign to continued occupancy by Hub International at the subject site will be required.
- 4.6 This rezoning application will require the approval of the Ministry of Transportation.

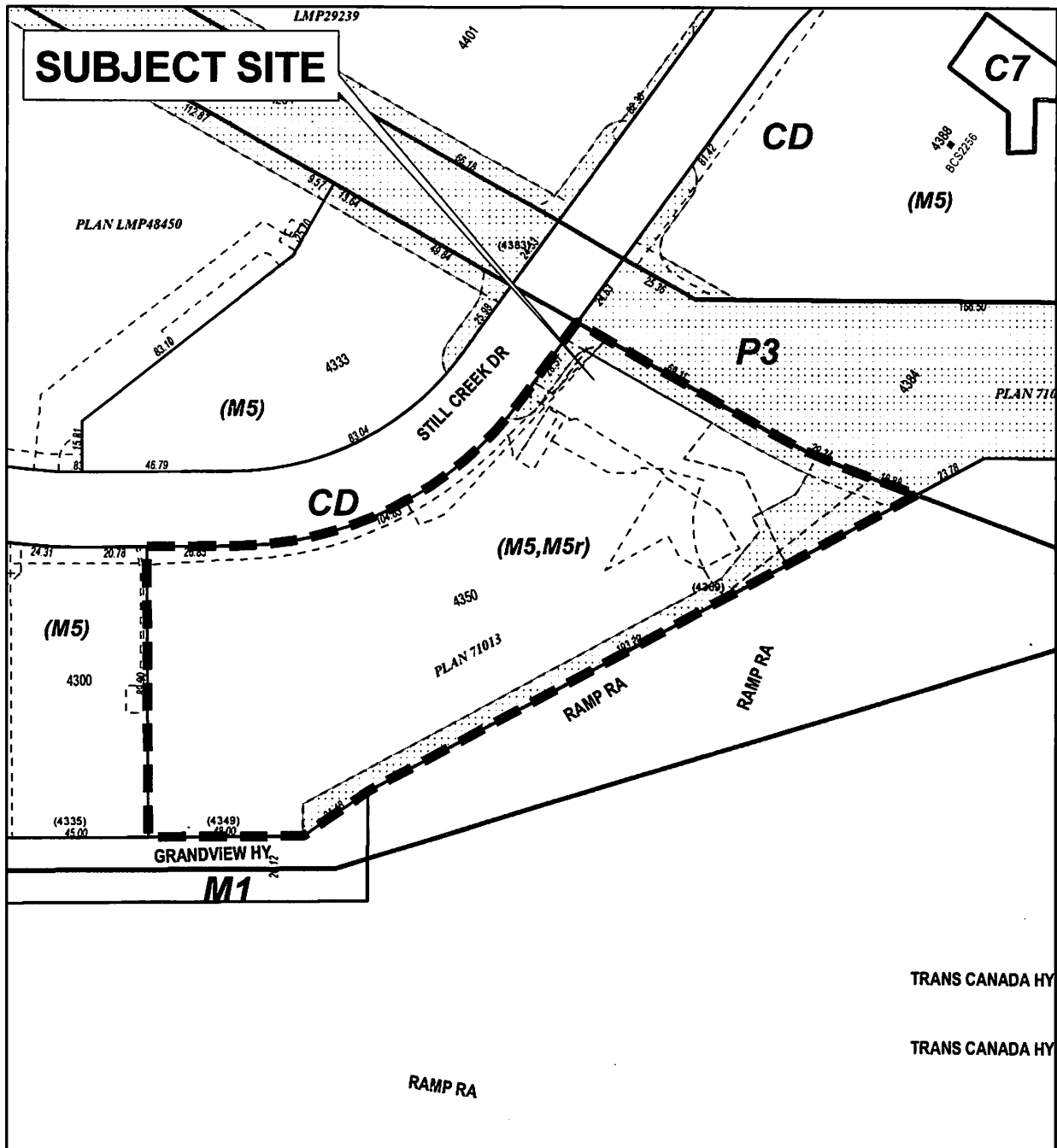
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



GT:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
MAY 06 2016

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #16-16
4350 STILL CREEK DRIVE

 Subject Site

March 7, 2016

City of Burnaby
Planning Department
4949 Canada Way
Burnaby, BC
V5G 2M2

Attention: Grant Taylor
RE: Letter of Intent for Signage at 4350 Still Creek Avenue in Burnaby

Grant,

Further to our discussions, please accept this letter as our stated Letter of Intent to affix a Sky Sign facing Hwy 1 to the building located at 4350 Still Creek Drive in Burnaby.

Present Zoning: CD Comprehensive Development District (based on M5 and M5r Light Industrial Districts)

Proposed Zoning: Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial Districts and Willingdon Business Park guidelines)

We intend on affixing a Sky Sign to the building, similar to those signs already in place in this Business Park, based on the enclosed design. We will not recover the removal or replacement of any structure currently existing on the property.

If you have any questions with our application, please contact the undersigned.

Regards,
HUB International


Brad Cruickshank
EVP

Direct: 604-269-1928

Email: brad.cruickshank@hubinternational.com