



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2019 June 05

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-52**  
**BYLAW 13995, AMENDMENT BYLAW NO. 08/2019**  
**Skysign on Existing Building**  
**Third Reading and Final Adoption**

**ADDRESS:** 6222 Willingdon Avenue

**LEGAL:** Air Space Parcel 1 District Lot 153 Group 1 New Westminster District Air Space Plan EPP50941

**FROM:** CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 March 11;
- b) Public Hearing held on 2019 March 26; and,
- c) Second Reading given on 2019 May 27.

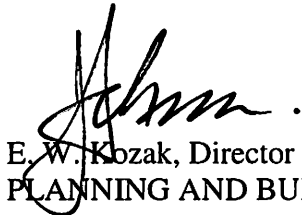
The prerequisite conditions have been completely satisfied as follows:

- a) The submission of a suitable plan of development.
  - *A complete suitable plan of development has been submitted. Furthermore, the applicant has submitted a letter of commitment agreeing to address any potential lighting impacts of the proposed skysign.*
- b) A commitment that the Skysign installation be related to continued occupancy by CUPE at the subject site.
  - *The applicant has submitted a letter of commitment agreeing to remove the Skysign should CUPE no longer occupy the site, in accordance with requirements of the Burnaby Skysign Guidelines.*

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As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2019 June 10.

A copy of the Public Hearing minutes for this rezoning application is ***attached*** for information.

  
E. W. Kozak, Director  
PLANNING AND BUILDING

JBS:rh  
***Attachment***

cc: City Manager

P:\49500 REZONING\20 APPLICATIONS\2018\18-52 6222 WILLINGDON AVE\COUNCIL REPORTS\REZONING REFERENCE 18-52 THIRD READING AND FINAL ADOPTION.DOCX

**Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 8, 2019 - Bylaw No. 13995**

Rez. #18-52

6222 Willingdon Avenue

From: CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C2 and C2f Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Development Plan as guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the installation of two skysigns, one on the Beresford Street (north) frontage and the other on Willingdon Avenue (west) frontage of the office component of a residential/commercial mixed-use building on the subject site.

Seventeen (17) letters were received in response to the proposed rezoning application:

1. **Hui Fen Tseng**, 1501-4360 Beresford Street, Burnaby
2. **Ivan and Harriet Kan**, 1205-4360 Beresford Street, Burnaby
3. **Valerie Taggart**, 1904-4350 Beresford Street, Burnaby
4. **Dominique Parker**, 706-4360 Beresford Street, Burnaby
5. **Judith Parker**, 706-4360 Beresford Street, Burnaby
6. **Chin Lee**, 2702-4360 Beresford Street, Burnaby
7. **Ken Pett**, 402-6152 Kathleen Avenue, Burnaby
8. **Eleanor Marynuik**, 901-4360 Beresford Street, Burnaby
9. **Nirmal and Darshan Walia**, PH1-4360 Beresford Street, Burnaby
10. **Albert and Joanne Tom**, 1601-4360 Beresford Street, Burnaby
11. **So Chun Romy Lam**, 805-4360 Beresford Street, Burnaby
12. **Herbert Hang Chuen Lam**, 805-4360 Beresford Street, Burnaby
13. **Grace & Andrew Smith**, 3301-4360 Beresford Street, Burnaby
14. **Po Chun Law**, 705-4360 Beresford Street, Burnaby
15. **Vera Giovanniti & Robert Craig**, Strata Lot 143-4360 Beresford Street, Burnaby
16. **Florence Liu**, 1701-4360 Beresford Street, Burnaby
17. **Edward Seto**, 705-4360 Beresford Street, Burnaby

The following speakers appeared before Council in opposition to the proposed rezoning application:

**Janet Marx**, 503-4350 Beresford Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed safety concerns for the drivers travelling along Willingdon and Beresford due to the location of the sign. Ms. Marx believes that the light from the skysigns will have negative effect on the residents living across the street from the development, and suggested CUPE contribute to the community by other means. The speaker submitted correspondence to Council as part of her presentation.

**John Wachowich**, 604-4350 Beresford Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns regarding the light from the skysigns and noted possible negative effects on the residents living across the street from the development. Mr. Wachowich is concerned with overall development in the Metrotown area as new buildings with commercial podium are next to the older buildings that are all residential from the ground floor up, and the impacts the commercial podiums will have on the existing residents. The speaker believes that a contribution to the park in the community would be preferred.

**MOVED BY COUNCILLOR JORDAN**  
**SECONDED BY COUNCILLOR CALENDINO**

1. THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #18-52; and
2. THAT a copy of the report be forwarded to the individuals that submitted correspondence or spoke at the Public Hearing.

**MOVED BY COUNCILLOR JORDAN**  
**SECONDED BY COUNCILLOR MCDONELL**

THAT this Public Hearing for Rez. #18-52, Bylaw #13995 be terminated.

**CARRIED UNANIMOUSLY**