



Item .....
Meeting ..... 2019 November 18

COUNCIL REPORT

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**TO:** CITY MANAGER 2019 November 13

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #19-15**  
**Skysign on Existing Building**  
**Willingdon Business Park**

**ADDRESS:** 4260 Still Creek Drive (see *attached* Sketch #1)

**LEGAL:** Lot B, DL's 69 and 70, Group 1, New Westminster District Plan LMP7609

**FROM:** CD Comprehensive Development District (based on M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park guidelines, and in accordance with the development plan entitled "Exterior Sky Sign Proposal - 2019" prepared by Galaxie Signs Ltd.)

**APPLICANT:** Fortinet Technologies Canada ULC (Fortinet)  
4190 Still Creek Drive  
Burnaby, BC V5C 6C6  
Attn: Taariq Bali

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 December 10.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 November 18 and to a Public Hearing on 2019 December 10 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The approval of the Ministry of Transportation to the rezoning application.
  - c) A commitment that the skysign installation be related to continued occupancy by Fortinet Technologies, at the subject site.

## **REPORT**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the installation of a skysign on the eastern face of an existing five-storey office building.

### **2.0 POLICY FRAMEWORK**

The proposed Fortinet Skysign is aligned with the City's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

#### **A Connected Community**

- Partnership: Work collaboratively with businesses, educational institutions, associations, other communities and governments.

#### **A Healthy Community**

- Community involvement: Encourage residents and businesses to give back to and invest in the community

#### **A Dynamic Community**

- Economic opportunity: Foster an environment that attracts new and supports existing jobs, businesses and industries.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject property is located on the south side of Still Creek Drive just east of Gilmore Diversion, within the Willingdon Business Park (see *attached* Sketch #1). Office developments in line with the M5 Light Industrial District are located immediately to the east and west, as well as to the north across Still Creek Drive. The Grandview and Trans Canada Highways are located immediately to the south of the property.
- 3.2 On 1990 December 17, Council granted Final Adoption for Rezoning Reference #44/90, which permitted the construction of a five-storey multi-tenant office building on the subject site.
- 3.3 Skysigns are defined as signs that are located on major commercial buildings (e.g. offices and hotels) above the second level. Skysign Guidelines have been developed and are used to assist in the evaluation of proposed skysigns.
- 3.4 On 2000 November 06, Council granted Final Adoption for Rezoning Reference #00/20, permitting two skysigns on the subject property, one on the east elevation and one on the north elevation, for the business occupying the building.

- 3.5 On 2002 December 09, Council granted Final Adoption for Rezoning Reference #02-28, to replace and move the skysign located on the east elevation of the building to the south elevation of the building. The skysign on the north elevation remained. There is currently no skysign installed on the south elevation.
- 3.6 On 2019 July 08, Council granted Final Adoption for Rezoning Reference #18-45, to permit a change of use to accommodate a proposed data centre for Fortinet on the subject property. Fortinet intends to expand its Burnaby headquarters, which are located adjacent to the subject property, at 4190 Still Creek Drive and fully occupied by Fortinet, by also occupying approximately 50% of the multi-tenant office building (levels one and two) at 4260 Still Creek Drive and leasing out the remaining 50% to other businesses.

#### **4.0 SKYSIGN PROPOSAL**

- 4.1 The applicant is proposing to remove the existing skysign and re-install a new skysign on the east elevation of the fifth floor of the subject property with the intent of branding and advertising Fortinet's presence in Burnaby. This sign location will replace the approved south facing skysign. A rezoning is required for the proposed skysign as the applicant has requested a change in location from where a skysign is permitted under Rezoning Reference #02-28.
- 4.2 The proposed skysign will be visible from Grandview Highway and the Trans-Canada Highway. 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 affixed to the building face, and is considered to be architecturally integrated with the existing office building. The skysign will consist of internally illuminated channel letters containing the text "Fortinet" and will be located within 6.1 m (20 ft.) of the top of the main face of the building. The skysign has a height of 1.03 m (3 ft.) and a width of 8.9 m (29 ft.), with a total area of 9.17 m<sup>2</sup> (98 sq.ft.), which falls within the maximum permitted area of 9.3 m<sup>2</sup> (100 sq.ft.) recommended in the guidelines for skysigns.
- 4.4 Criteria for the evaluation of skysigns for buildings also include consideration of an active and major user, where the user should occupy a minimum 25% of gross leasable floor area and a minimum of 5,574.18 m<sup>2</sup> (60,000 sq.ft.). Fortinet occupies 7,204.91 m<sup>2</sup> (77,553 sq. ft.) of the 5-storey, 13,957 m<sup>2</sup> (150,235 sq. ft.) office building, which represents approximately 52% of the building's overall gross leasable floor area. This criteria is met, and will be maintained by a commitment to keep the sign in relation to the occupancy of Fortinet on the subject site. Should Fortinet no longer occupy the space, or meet the minimum 25% gross leasable floor area criteria, the skysign would be required to be removed.

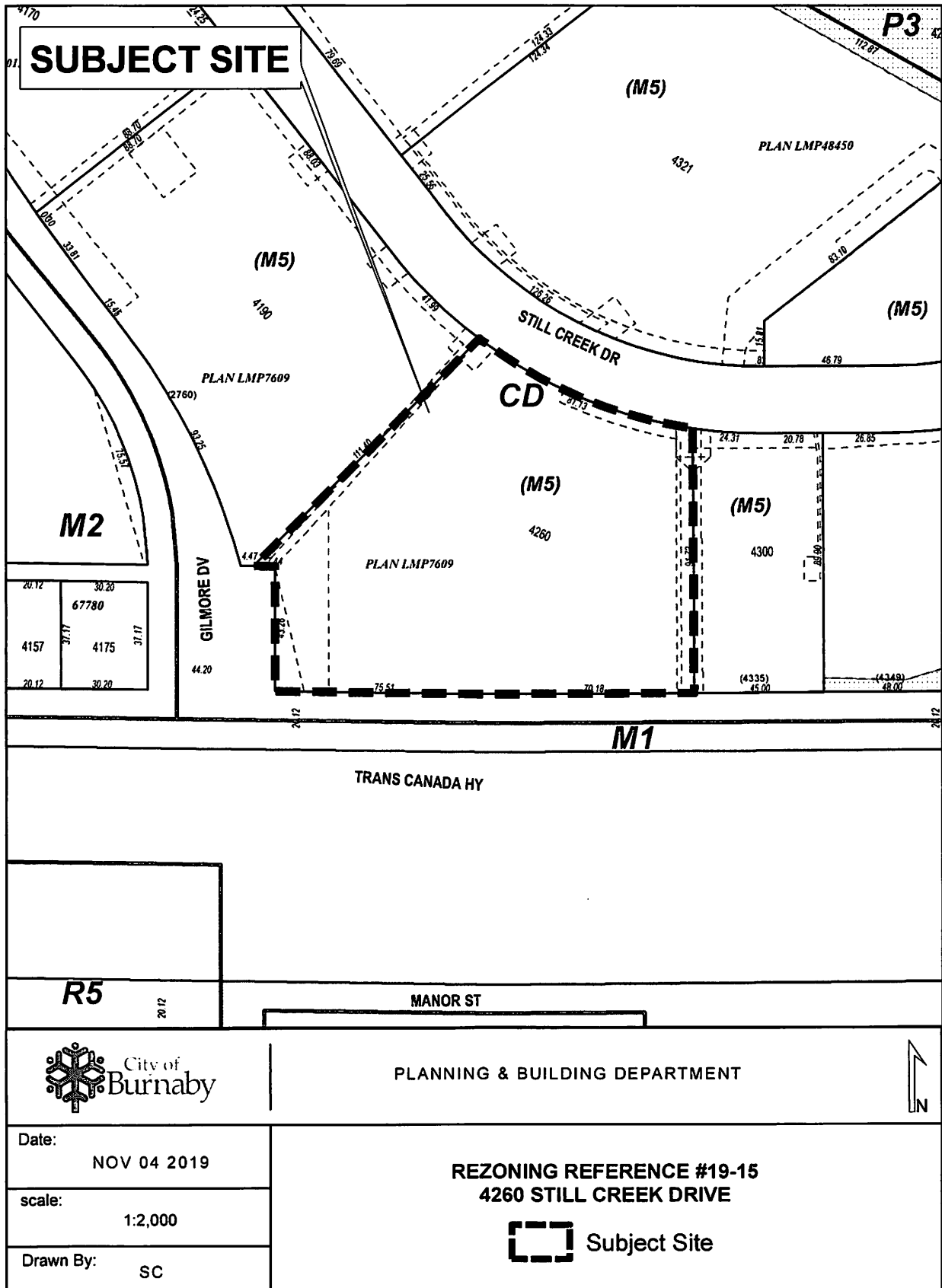
- 4.5 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.
- 4.6 Approval of the Ministry of Transportation will be required for this rezoning as the subject site is within 800 m (2,624 ft.) of the Trans-Canada Highway.
- 4.7 A commitment will be required that the applicant will install mitigation measures at the discretion of the Environmental Services Division, if the light (brightness) from the Skysign disturbs the enjoyment, comfort or convenience of the neighborhood in the vicinity.
- 4.8 Overall, the subject proposal meets the intent and purpose of the adopted guidelines for skysigns, and as such, the proposal is considered to be supportable.



E.W. Kozak, Director  
PLANNING AND BUILDING

KL:rh  
**Attachment**

cc: City Solicitor  
City Clerk



Sketch #1