

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #20-07 2020 JULY 22

#### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Kirby Burnett, Galaxie Signs (on behalf of BC Nurses' Union)  
5085 Regent Street  
Burnaby, BC V5C 4H4
- 1.2 Subject:** Application for the rezoning of:  
Lot A, District Lot 69, Plan EPP26461
- From:** CD Comprehensive Development District (based on M5 Light Industrial District)
- To:** Amended CD Comprehensive Development District (based on M5 Light Industrial District)
- 1.3 Address:** 4060 Regent Street (see Sketch #1 *attached*).
- 1.4 Size:** The site is square in shape with a total area of 6,062 m<sup>2</sup> (1.5 acres).
- 1.5 Services:** The site was serviced under its previous rezoning applications.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the installation of a skysign on the southern face of an existing five-storey office building.

#### 2.0 POLICY FRAMEWORK

The proposed BC Nurses' Union 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 AND NEIGHBOURHOOD CHARACTERISTICS

The subject property is located at the southwest corner of the Regent Street and Gilmore Avenue intersection, within the Myrtle Street Community Plan Area (see Sketches #1 and #2 *attached*). It is currently improved with the BC Nurses' Union (BCNU) head office, a five-storey building with underground and surface parking.

On 1990 September 24, Council granted Final Adoption for Rezoning Reference #44/82, which rezoned the subject property from R5 Residential District to M5 Light Industrial District to permit office development. The BC Nurses' Union office was developed in 1997. On 2013 May 27, Council granted Final Adoption for Rezoning Reference #10-11, which permitted the expansion of the BCNU office, by way of a five-storey office wing and two levels of underground parking.

### 4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the installation of a skysign on the south elevation of the fourth floor of the subject property for the BC Nurses' Union presence in Burnaby.
- 4.2 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, including approved skysigns in the vicinity for Ericsson, Capcom, Fortinet, and Yellow Pages Group.
- 4.3 The proposed skysign will be placed below the fifth floor balcony on the south side of the building and will be visible from Grandview Highway and the Trans-Canada Highway. The location of the proposed sign is in keeping with the character of the area, and there is no perceived impact to residential neighbourhoods. A commitment relating to the installation and use of the skysign subject to the continued occupancy by the BC Nurses' Union at the subject site will be required, in accordance with adopted guidelines.
- 4.4 The proposed prerequisite conditions to the rezoning will be included in a future report.

### 5.0 RECOMMENDATION

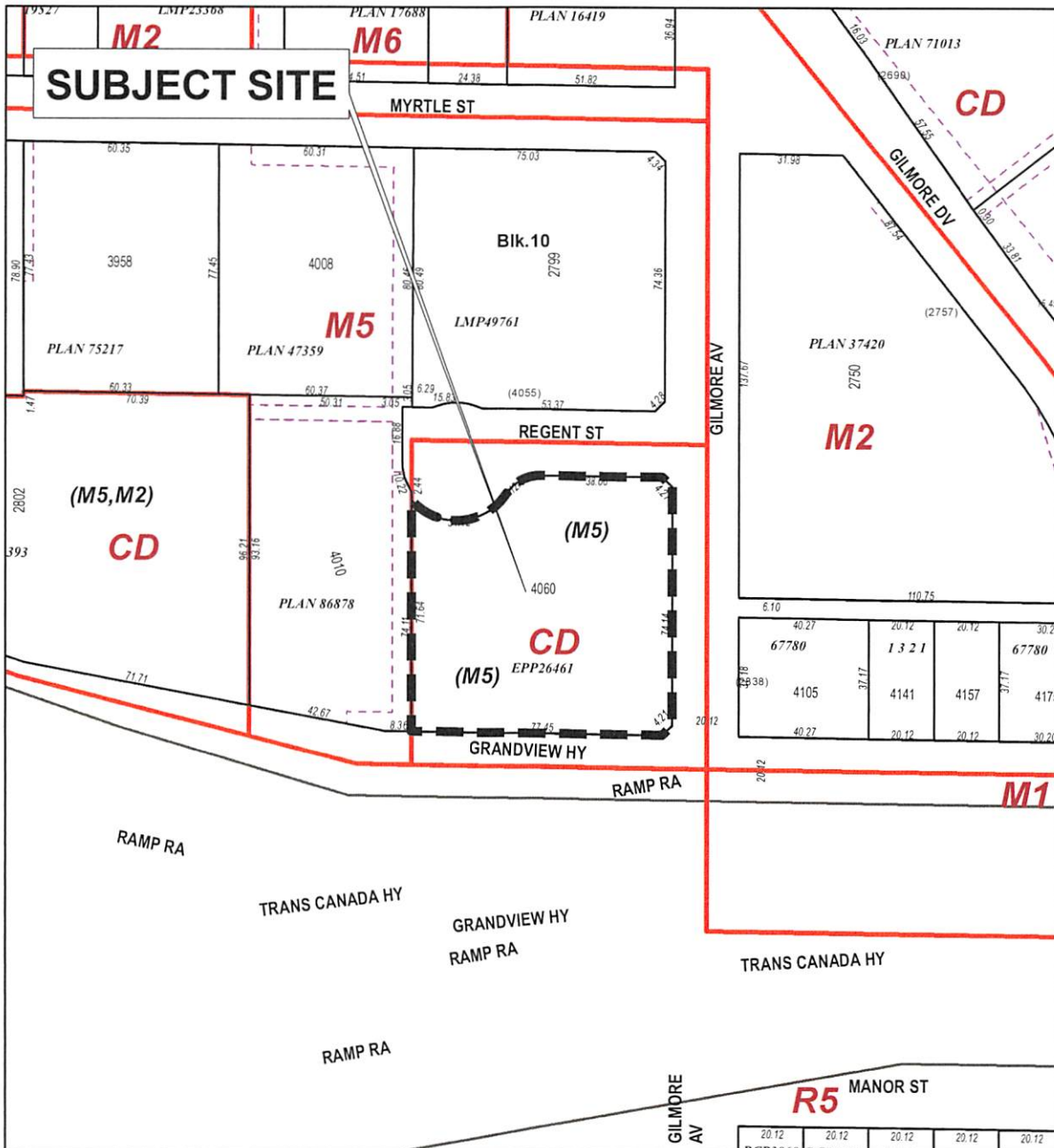
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



JT:tn

*Attachment*

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:  
JUN 11 2020

scale:  
1:2,000

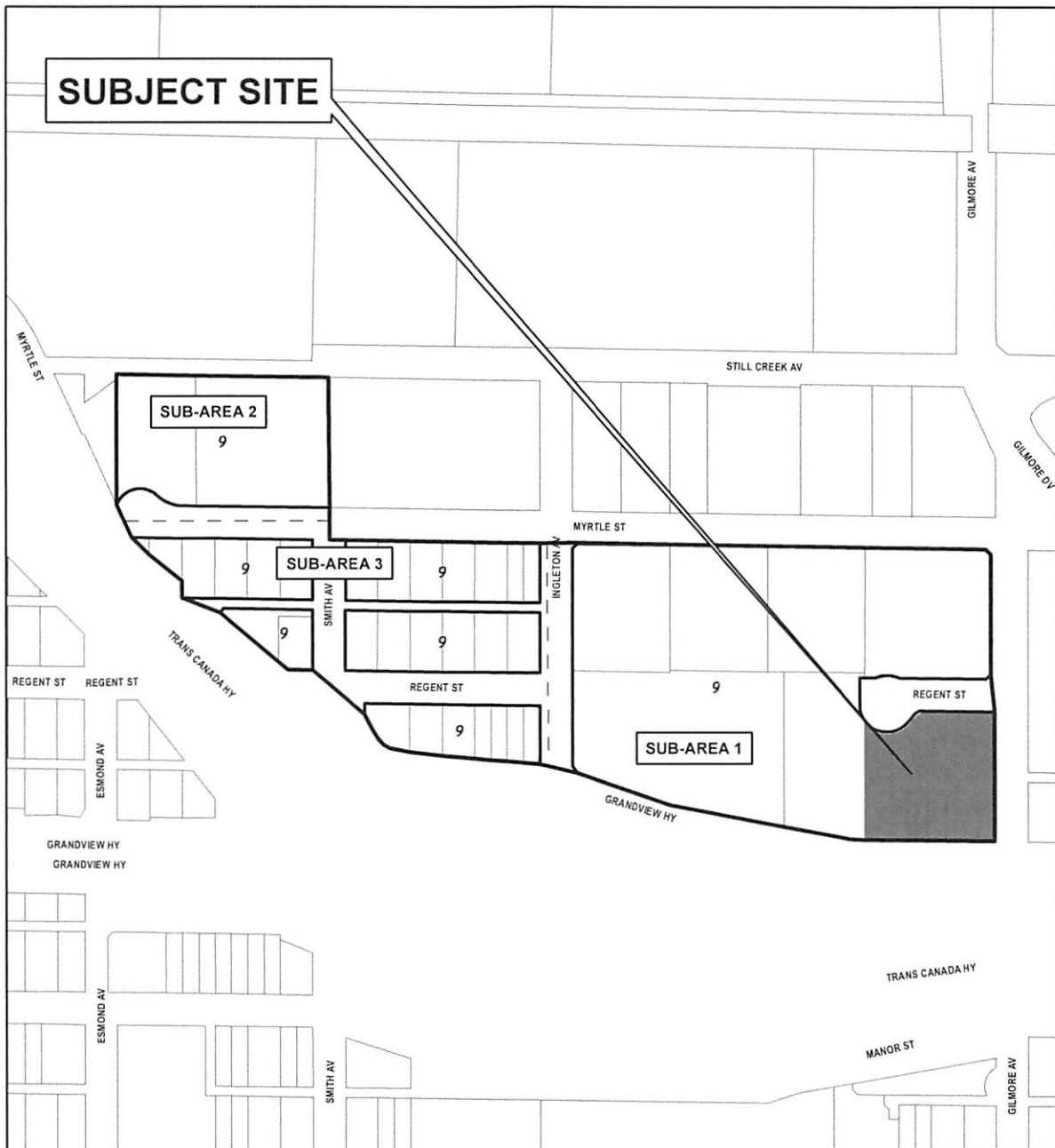
Drawn By:  
JS

REZONING REFERENCE #20-07  
4060 REGENT STREET



Subject Site

Sketch #1



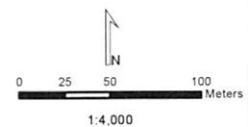
*Myrtle Street*



PLANNING & BUILDING DEPARTMENT

General land Use Designation key

**9** Industrial





Visual solutions since 1963



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June 9 2020

City of Burnaby  
Planning & Building Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

To whom it may concern

Re: Sky sign re-zoning permit, 4060 Regent St, Burnaby, B C

British Columbia Nurses Union [ "BCNU" ], through Galaxie Signs as the acting agent is applying for a sky sign rezoning permit to install a sky sign on the South elevation of the BCNU building fronting Grandview Hwy and Hwy 1.

The BCNU building is zoned CD[M5] and was improved with the development of the current five story education centre & office building which was completed in 2015. Other than the placement of the sky sign on the South elevation of the building, there will be no other changes to the building structure as a result of this re-zoning application and the property will remain as is, zoned CD[M5].

BCNU is requesting approval of the sky sign re-zoning application for the following reasons.

- 1] BCNU have always intended to have signage fronting Grandview Hwy and Hwy 1 but when their re-zoning application for the current five story education centre & office building were made to the City of Burnaby, they did not include the signage as they did not want to disrupt the re-zoning application by amending it at that time.
- 2] Although they have a sign at level 2 of the East elevation of the Southeast stairwell tower of the original two story building, it is very small and not clearly seen from Grandview Hwy or Hwy 1.
- 3] They have no visible signage to indicate their presence. They regularly have members from across the province coming to their office, but they no South facing signage to tell them they have arrived.
- 4] The BCNU proudly represents over 48,000 nurses and allied health care workers in the Province of British Columbia. And want the public to see their physical presence in the City of Burnaby. It will be a constant, visible reminder to the BCNU membership and public that they are here representing their interests.

Sincerely



Kirby Burnett