

May 15, 2021

Avalon and Tommy Tagami
2108 – 7358 Edmonds Street
Burnaby BC V3N 0H1

To: The Mayor and Council, City of Burnaby

Re: Burnaby Zoning Bylaw 1965, Amendment Bylaw No.13, 2021-Bylaw No. 14322 Rez. #19-39 Gulf and Fraser Exterior Sky Sign Proposal on the clear glass parapet structure of the commercial building.

We own and reside in strata lot 162 at Kings Crossing Tower 2 at 2108 – 7358 Edmonds Street. We are opposed to the variance proposal to allow the Sky Sign proposal. We ask council to vote down this proposal for the reasons stated below:

Light Pollution

Cities around the world are dealing with the challenges of light pollution. The emergence of LED technology offers benefits, but can also have drawbacks if implemented improperly. Medical research is finding that “sky glow” caused by intentional lighting causes damage to your health. In an article by Dan Fumano in the Vancouver Sun, September 15, 2019, he states “There is reason why exposing humans to bright, unshielded light is a recognized form of torture. It is extremely effective; it damages your mental health and your physical health.” Sky glow is acknowledged to be the worst when night skies are cloudy – and we must admit that year-round, most of our Metro Vancouver nights are cloudy.

The majority of the illumination for these proposed signs will be white LEDs. According to Flanders, Tony (December 5, 2008). “Rate Your Skyglow”. *Sky & Telescope*. AAS Sky Publishing, white LED lighting sources measure at the highest end of the Sky Glow Brightness Register. This proposal from Galaxie Signs, while it does specify the Sky Signs dimensions, does not specify the amount of light, how bright the signs will be, the lumens of light the signs will project. However, recognizing that white LED light is the most invasive, visualize a huge white LED sign (with a logo of 2 squares of blue LED and 2 squares of orange LED on the left side), that is 7.15meters by 4.3meters (22ft.5in.X8ft.3in.) mounted horizontally on the top of an 8 storey building, directly across the street from, or beside, the windows of your home. The Galaxie Signs proposal adds that, “colours in the presentation may vary slightly from those of the finished product”. If the orange light planned for the Sky Signs will be similar to the intense shade of fluorescent orange, bright, LED ornamental lighting currently in the main lobby of the new G&F Financial Group office at Kingsway and Edmonds, the light emitted from the signs will be very invasive!

We are concerned that the majority of LED light from these very large signs will be white. Once daylight fades, two of our bedrooms and our living room are already illuminated by: lights for the large ventilation fan system on the very north-east end of the 8 storey commercial building rooftop, light rising up from the brightly lit Rona parking lot and store signs on Kingsway, bright light shining down from the *large*, white illuminated rectangles on the south side roofs of the two Esprit high rise condo towers across Edmonds from us on Arcola Street, light glowing upward up from all the street lights, and the many lit commercial signs from the Edmonds Street businesses. These sources already create substantial invasive sky glow for us, and many of the other Kings Crossing residents. We purchased our residence in 2015 fully aware of the neighbourhood pre-existing night lighting. This proposal now presented is in addition to what was pre-existing. This proposal layers a very large volume of light to the pre-existing sky glow into many residential windows.

Livability

We question the statement made by the Director of Planning in his report of April 21, 2021, where in section 4.3 he states, "...signs are not expected to have a significant impact on the adjacent users in this prominent town centre location". The majority of the "users" of this location are **residents!** We all live at this corner. More light projected by these Gulf and Fraser Sky Signs will negatively decrease the livability quotient for many residents, every evening, and all night long. Daylight disappears very early in winter, so while this proposal would impact us year round, it would become much worse in the winter time.

Residents of four condo or apartment towers which face or are adjacent to the location of the proposed two signs will be most impacted by having their living quarters affected by the light emitted from the signs:

- There will be approximately 432 residential suites impacted in the south and west facing exposures of Kings Crossing Towers 1 and 2 alone;
- All the south facing residents in the Esprit South Tower on Edmonds will be directly impacted if this huge sign is installed positioned on Edmonds Street directly across from the windows of their homes;
- A substantial portion of the south-east facing residences of the North Esprit Tower on Arcola Street will be affected;
- The BC Housing Seniors apartment tower on the southwest corner of Kingsway and Edmonds will be illuminated by the light projected from the signs.
- There are also 7 condo towers located to the west and north of Edmonds within 2 city blocks which will also be affected by the increase in sky glow as well as many low-rise apartment buildings and town house developments across Kingsway and north of Edmonds.

The vast majority of the many residents that will be affected by the increased sky glow from the Sky Sign purchased or rented their residences long before the arrival of Gulf and Fraser as a commercial tenant in the Kings Crossing office tower. Surely their quality of neighbourhood livability should not be changed so drastically. Please do not allow for a "variance" from the bylaws that were in place before Gulf and Fraser moved into Kings Crossing.

Character of the Neighbourhood

The Director of Planning states in section 4.2 of his report, "The proposed sky signs are in keeping with the character of the Town Center neighbourhood". He describes the neighbourhood in section 3.1 as "To the northwest across Edmonds Street are high rise mixed use developments and single storey commercial buildings. To the north east along Edmonds Street and to the south across Kingsway are single and two storey commercial development". This is not correct. There are townhouse developments and housing that start within mere meters of Kingsway. This lighting will affect much more than the width of Kingsway. Bear in mind that the residential portions of the Kings Crossing and Esprit developments start above the podium levels. In Kings Crossing, residences start at the fourth storey. We cannot comprehend how 2 glaring, large Sky Signs located 8 storeys above the street are "in keeping with the character of the...neighbourhood", when all the surrounding commercial development is single or two storeys in height. Living close to these signs will feel like you live in an interrogation room. The Kings Crossing 8 storey office tower is the tallest commercial building for kilometers in any direction. These illuminated Sky Signs at the top of the building would be the highest lighted signs from the Burnaby-New Westminster border to the Rogers sign on top of their office tower at Metrotown. Even the neon signs at Metropolis are lower. We cannot recall any elevated Sky Signs located this high anywhere in the South Burnaby area. A lighted sign like the Rogers one, placed up high at the top of high rise commercial tower results in the light not disrupting many neighbouring resident owners. If the Sky Signs under consideration were to be placed at the top of the 38th floor of our residential tower, they would be less invasive to us and all our surrounding neighbours. Mounting these at the eighth floor level causes the greatest disruption to the Kingsway-Edmonds neighbourhood nightscape. Residents cannot afford to move to escape these signs.

Good Commercial Neighbours

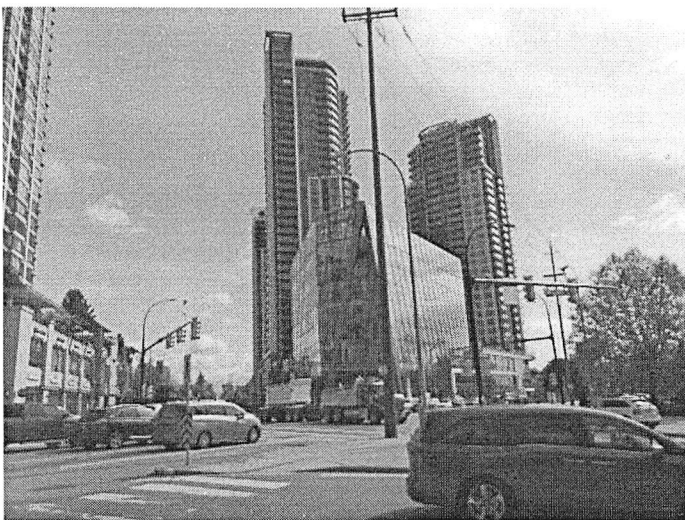
All the commercial businesses lining both Edmonds Street and Kingsway Avenue have chosen moderately sized, lighted business signage. No business owner has chosen garishly lit, large signage. Their signage is mounted at a reasonable height below the top façade of their two or one storey buildings so that there is little negative impact to the surrounding residents. Buy Low Foods, the other major commercial tenant in the Kings Crossing development, has two medium-large signs - one mounted on Kingsway and one on Edmonds. Each sign is located at the top floor of the podium, at the fourth floor level of the commercial area. The sign height seems much shorter than the G&F Galaxie proposal, they are easily visible to all pedestrian and vehicular passersby. We feel that the maximum height that Gulf and Fraser should be allowed to mount their two Sky Signs is the fourth floor level, which, in fact, they actually occupy. This would be much more in character with all other commercial signage in the neighbourhood. This would offer the *least* negative impact on the residential neighbours and result in less sky glow.



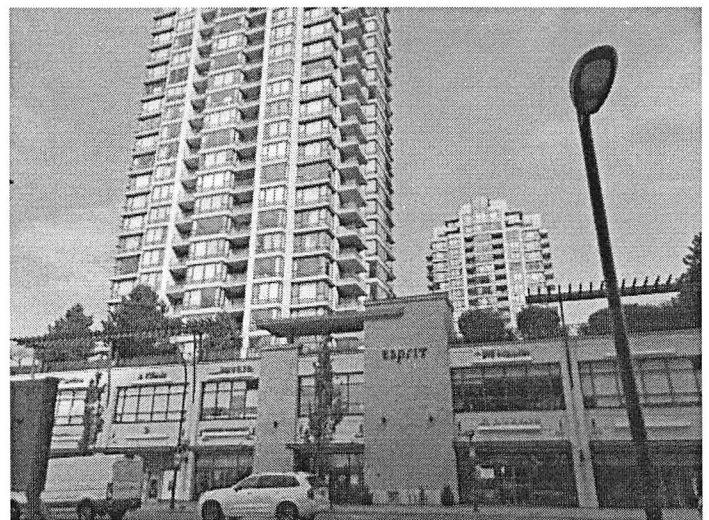
1: On Kingsway: at top is the 8th level clear glass parapet where G&F wants signs mounted. Lower is the "Good Neighbour" Buy Low Foods very visible signage on the Kings Crossing bldg.



2: Kingsway/Edmonds corner: showing western tip of Kings Crossing commercial bldg; and the 2 Esprit towers on top of a commercial podium. On right is one of four Highgate residential towers.



3: An Esprit tower on Edmonds at left; on right is Kings Crossing commercial bldg and 3 residential towers in centre; Kingsway heading south east on right.




#4: The two Esprit residential towers on north side of Edmonds, across from Kings Crossing Tower 2. Both buildings would be affected by G&F sign.

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From: Sue Wong
Sent: Monday, May 17, 2021 9:20 AM
To: Clerks <Clerks@burnaby.ca>
Subject: Burnaby Zoning Bylaw 1965

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To whom it may concern,



I'm writing in regards to the exterior sky sign proposal from G&F Financial. As a resident of Kings Crossing II, I would like to express my concerns regarding the light fixtures. My entire apartment faces Kingsway and Edmonds, specifically my bedroom. It appears that G&F will be keeping the signs on all night, everyday. I believe the LED lights will emit so much light into my bedroom that it will disturb my quality of sleep. The reason I say this is because when I originally moved into my condo, the retail building kept their lights on all night and my bedroom was "lit up". I would wake up in the middle of the night thinking its the next morning, but it turned out to be 3 or 4am. Please note, they have turned off their lights in recent months. From an environment perspective, leaving lights on all night feels like a waste of energy. Considering G&F is a community credit union, I would hope they would consider helping their community by turning off the signs at 10 or 11pm OR if they are insisting to have the signs on ALL night. I would hope they offer compensation/subsidy for black out curtains for the units that would be effected by this disturbance during the night.

I appreciate the opportunity to express my concerns regarding this matter.

Please reach out if I'm needed to speak during the council meeting.

Regards,

Sue Wong

From: Sue Wong
Sent: May 17, 2021 9:31 AM
To: Clerks
Subject: Re: Burnaby Zoning Bylaw 1965

Categories: Yellow Category, PH - Info Complete, Public Hearing

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Hi there,

My full name is Sue Wong, address: 808-7358 Edmonds St Burnaby BC V3N 0H1.

Thank you,
Sue Wong

On Mon, May 17, 2021 at 9:28 AM Clerks <Clerks@burnaby.ca> wrote:

This is to acknowledge receipt of your email. It has been forwarded appropriately to our Administrative staff in charge of Public Hearings.

All comments received require the sender's full name, first and last, and residential address including suite number. Please provide at your earliest convenience.

Thank you.

City of Burnaby

Office of the City Clerk

Phone: 604-294-7290

City of Burnaby | Corporate Services | Office of the City Clerk

4949 Canada Way | Burnaby, BC V5G 1M2

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From: Obradovic, Vaso [VCH]
Sent: May 17, 2021 9:25 AM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 13, 2021 - Bylaw No. 14322 Rez. #19-39 7300 Edmonds Street (office building portion of 7364 Edmonds Street)

Categories: Yellow Category, PH - Info Complete, Public Hearing

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Hi,

My name is Vaso Obradovic. My wife and I live in 3305-7358 Edmonds Street in Burnaby. My wife Biljana Stanojevic and I want to express our concerns about proposed zoning bylaw amendment in the complex of building where we live. We are not in agreement with this proposal since the installation of a big skysigns on the building would increase emission of light during night time and disturb resting time of residents who live in the building. This will have negative effect on the health of the residents who live in the building. Consequently, the installation of skysigns would have negative impact on the property value of the units in the complex.

Sincerely,
Concerned residents of Kings Crossing Residential Buildings
Vaso Obradovic & Biljana Stanojevic
3305-7358 Edmonds Street
Burnaby, BC, V3N 0H1