



October 24, 2023

City of Burnaby  
4949 Canada Way  
Burnaby BC V5G 1M2

**Re-zoning application for BCAA  
(REZ23-22)**

4567 Canada Way  
Lot 2, DL 70, Group 1 New Westminster District Plan 85716  
Four-storey building plus mechanical



SOUTH ELEVATION - DAY



NORTH ELEVATION - DAY

Proposal to rezone this property:

From: Comprehensive Development (based on the M5 Light Industrial District)

To: Amended Comprehensive Development (based on the M5 Light Industrial District)

for the purpose of installing two sky signs: one on the south elevation and one on the north elevation. The existing sky signs on the east and west elevations will be removed.

The signs are 13'4" wide x 7'5" tall x 0'6" deep, with an area of 98.42 sq.ft. each. The height of the BCAA letters of the sign is 3'8". There will be 71' clearance from the grade to the bottom of the signs, and 21'7" from the top of the signs to the top of the building.

BCAA is the owner and sole occupant of the building. The tenancy is 60,000 sq.ft. of the gross leasable area. If BCAA vacates the building, or subleases a portion that decreases the tenancy to less than 25% of the leasable area, the sky signs will be removed.

**Declaration:**

I attest that the outlined statistics represent as accurate a presentation as possible at this time of the subject proposal. The subject statistics will be rechecked and reaffirmed as accurate prior to the final adoption of the requisite rezoning bylaw and release of the Preliminary Plan Approval.

Signed by: Cy Atkinson, October 24, 2023

