

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #24-05 - 4170 STILL CREEK DRIVE – FORTINET SKYSIGNS**
PURPOSE: To facilitate the installation of skysigns and seek Council authorization to forward REZ #24-05 to First and Second Reading.

REFERENCES

Address: 4170 Still Creek Drive
Legal: 003-164-004
Lot A District Lot 69 Group 1 New Westminster District Plan 71013
Applicant: Priority Permits
331 Parkdale Avenue North
Hamilton, Ontario L8H 5Y1
Attention: Brittney Bromley
Current Zoning: Comprehensive Development District (based on the M5 Light Industrial District and M2r General Industrial District)
Proposed Zoning: Amended Comprehensive Development District (based on the M5 Light Industrial District and M2r General Industrial District and in accordance with development plan titled “Fortinet”, prepared by Landmark Sign)

RECOMMENDATIONS

THAT a Rezoning Bylaw for REZ #24-05 be prepared and advanced to First and Second Reading at a future Council meeting;

THAT a Public Hearing not be held for the Rezoning Bylaw for REZ #24-05, as it is consistent with the Burnaby Official Community Plan; and

THAT the items listed in **Attachment 2 - Rezoning Prerequisites** to the report titled “REZ #24-05 – 4170 Still Creek Drive – Fortinet Skysigns” dated August 26, 2024, be established as prerequisites to consideration of Final Adoption of the Rezoning Bylaw for REZ #24-05.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022);

- Regional Context Statement (2013);
- Official Community Plan (1998); and
- Economic Development Strategy (2007).

2.0 BACKGROUND

- 2.1 The subject property is located on the south side of Still Creek Drive just east of Gilmore Diversion, within the Willingdon Business Park (see **Attachment 1**). The subject site is surrounded by office buildings and other light industrial developments. The Trans Canada Highway is located nearby to the south of the property. The site is improved with a four-storey office building.
- 2.2 On November 6, 1989, Council approved a rezoning to allow the construction of a four storey multi-tenant office building on the subject site (REZ #54/89).
- 2.3 Skysigns are defined in the Burnaby Skysign Guidelines for Commercial Buildings, as signs located at the top of major commercial buildings (offices and hotels), at or above the third-floor level. The Guidelines are used to evaluate skysign proposals, including the number, height and size of the signs.
- 2.4 The applicant has now submitted a plan of development suitable for First and Second Reading of the Rezoning Bylaw.

3.0 GENERAL INFORMATION

- 3.1 The proposed skysigns would be affixed to the top storey of the northeast and southwest elevations of an existing building and would be visible from Still Creek Drive and Gilmore Diversion. The proposed skysigns are compatible with the neighbourhood character, as the subject site is surrounded by a business park, and industrial uses. There is no anticipated impact to residential neighbourhoods.
- 3.2 The proposed skysigns are internally illuminated channel letters containing the text “Fortinet” and would be affixed to the face of an existing office building. The proposed signs are 8.53 m wide, 0.99 m tall, and 0.42 m deep, with an area of 8.45 m² each.
- 3.3 The Guidelines indicate that skysigns are to be located at the top of head office locations in major commercial buildings (e.g. office and hotels) to advertise on-site building tenants that occupy a minimum of 25% of gross leasable floor area and a minimum of 5,574.18 m² of gross leasable floor area. The subject proposal meets these criteria as the skysigns are proposed on the top (fourth) storey and Fortinet is the owner and occupies approximately 50% of the leasable floor area.
- 3.4 The proposed signs are internally illuminated with LED bulbs which can be adjusted for brightness. A commitment will be required that the applicant is to ensure that light mitigation measures are installed, if the light (brightness) from the skysign disturbs the enjoyment, comfort or convenience of the neighbourhood in the vicinity.

3.5 Overall, the subject rezoning application is supportable as the proposed signs are in line with the Burnaby Sign Bylaw and the Skysign Guidelines for commercial buildings.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

On December 11, 2023, Council directed staff to include a recommendation to not hold a Public Hearing for rezoning applications that have less than 50% residential uses and that are consistent with the Burnaby Official Community Plan (OCP). This is authorized by section 464(2) of the *Local Government Act*. As this application is consistent with the OCP, it is recommended that a Public Hearing not be held.

Public notice of the Rezoning Bylaw for REZ #24-05 will be completed prior to bringing forward the Rezoning Bylaw for First Reading, in accordance with section 467 of the *Local Government Act*, the *Burnaby Public Notice Bylaw* and Council policy. City staff will mail a notice to those properties that are within a 30 m radius of the subject site. A public notice will also be published on the City’s website, and distributed as part of the City’s online newsletter, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations with respect to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Sketch 1
- Attachment 2 – Rezoning Prerequisites

REPORT CONTRIBUTORS

This report was prepared by Cody Bator, Planning Analyst, and reviewed by Jesse Dill, Director Development, and Jennifer Wong, Assistant City Solicitor.