



Item.....
Meeting..... 2022 March 21

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2022 March 16

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #21-06**
New Sound Stage with Office and Workshop Space

ADDRESS: 3880 Henning Drive (see *attached* Sketch #1)

LEGAL: Lot 2 Except: Part Dedicated Road on Plan LMP2986 District Lot 118 Group 1
New Westminster District Plan 76093

FROM: CD Comprehensive Development District (based on M1 Manufacturing District
and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M1 Manufacturing
District and M5 Light Industrial District and in accordance with the development
plan entitled “REZONING APPLICATION NEW SOUND STAGE 14” prepared
by CTA Architecture + Design Ltd.)

APPLICANT: Larco Investments Ltd.
17th Floor – 900 West Georgia Street
Vancouver, BC V6C 2W6
(Attention: Wendy LeBreton)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2022 April 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 April 04
and to a Public Hearing on 2022 April 26 at 5:00 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 deposit of sufficient monies including a 4% Engineering Inspection Fee to
cover the costs of all services necessary to serve the site and the completion of a
servicing agreement covering all requisite services. All services are to be designed
to City standards and constructed in accordance with the Engineering Design. One

of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The dedication of any rights-of-way deemed requisite.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f) The review of a detailed Sediment Control System by the General Manager Engineering.
- g) The submission of a suitable on-site stormwater management system, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the General Manager Engineering.
- i) The submission of a Site Disclosure Statement and resolution of any arising requirements.
- j) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the General Manager Engineering and a commitment to implement the recycling provisions.
- k) The approval of the Ministry of Transportation to the rezoning application.
- l) The submission of a detailed comprehensive sign plan.
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- n) The deposit of the applicable Regional Transportation Development Cost Charge

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new sound stage with associated office and workshop space.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Big Bend Development Plan (1972), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Transportation Plan (2021).

3.0 BACKGROUND

3.1 The subject site is located on the south side of Henning Drive, east of boundary Road (see *attached* Sketch #1). The site is one of two properties that comprise the Bridge Studios complex. To the west, at 3700 Henning Drive, is the second Bridge Studio property, with Boundary Road beyond. To the north across Henning Drive are light industrial and office buildings. The Central Valley Greenway, Millenium SkyTrain line, and the Burlington Northern Santa Fe Railway line, run along the south property line of the site, beyond which are light industrial developments and a truck terminal. To the east is a building supply retail store. Vehicular access to the site is provided from Henning Drive.

3.2 On 2021 April 12, Council received the report of the Planning and Development Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

4.1 The applicant is requesting rezoning to the Amended CD Comprehensive Development District (utilizing the M1 Manufacturing District and M5 Light Industrial District as guidelines) in order permit a new sound stage with associated office/workshop space. The proposed additional 2,102 m² (22,626 sq. ft.) of sound stage and associated office/workshop space are required to accommodate the growing operations of Bridge Studios. The subject rezoning application would increase the total gross floor area permitted on the site from 17,929.1 m² (192,987 sq. ft.) to 20,031.1 m² (215,613 sq. ft.). The expanded floor area will increase the required number of parking stalls to 264 spaces, which can be accommodated within the existing 418 parking spaces on-site.

4.2 Primary servicing for the subject site has been provided for through Rezoning References #96-28, #05-67, #10-40 and #15-35; however, the General Manager Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:

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- the construction of a new bus pad and shelter on the Henning Drive frontage; and,
- the construction of a new mid-block pedestrian crossing at the Henning Drive frontage.

4.3 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.

4.4 The Regional Transportation Development Cost Charge will apply to this rezoning.

4.5 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan approved by the Climate Action and Energy Division. A Section 219 Covenant will be registered on the subject property to ensure the installation and ongoing use and maintenance are in accordance with the accepted stormwater management plan.

4.6 The submission of a Site Disclosure Statement and resolution of any arising requirements is required.

4.7 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant and bonding are required to assure the provision and continuing maintenance of stormwater management system.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area: 3.87 ha (9.56 acres)

5.2 Site Coverage: Existing 36.1 %
 Proposed 39.4 %

5.3 Proposed Gross Floor Area:

Stages:	Existing	10,258.00 m ²	(110,416 sq. ft.)
	Expansion	<u>962.19 m²</u>	<u>(10,357 sq. ft.)</u>
	Subtotal	11,220.19 m ²	(120,773 sq. ft.)

Offices:	Existing:	3,677.00 m ²	(39,579 sq. ft.)
	Expansion:	<u>698.57 m²</u>	<u>(7,519 sq. ft.)</u>
	Subtotal:	4,375.57 m ²	(47,098 sq. ft.)

Manufacturing:	Existing:	3,684.00 m ²	(39,654 sq. ft.)
	Expansion:	<u>237.45 m²</u>	<u>(2,556 sq. ft.)</u>
	Subtotal:	3,921.45 m ²	(42,210 sq. ft.)

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Storage:	Existing	330.0 m ²	(3,552 sq. ft.)
Total Site Gross Floor Area:		19,847.21 m ²	(213,634 sq. ft.)

5.4 Vehicle Parking:

Office	4,375.57 m ² @ 1/46 m ² = 95 spaces
Manufacturing / Stages	15,141.64 m ² @ 1/93 m ² = 163 spaces
Storage	330.0 m ² @ 1/186 m ² = 2 spaces

Required	260 spaces
Provided	418 spaces

5.5 Loading:

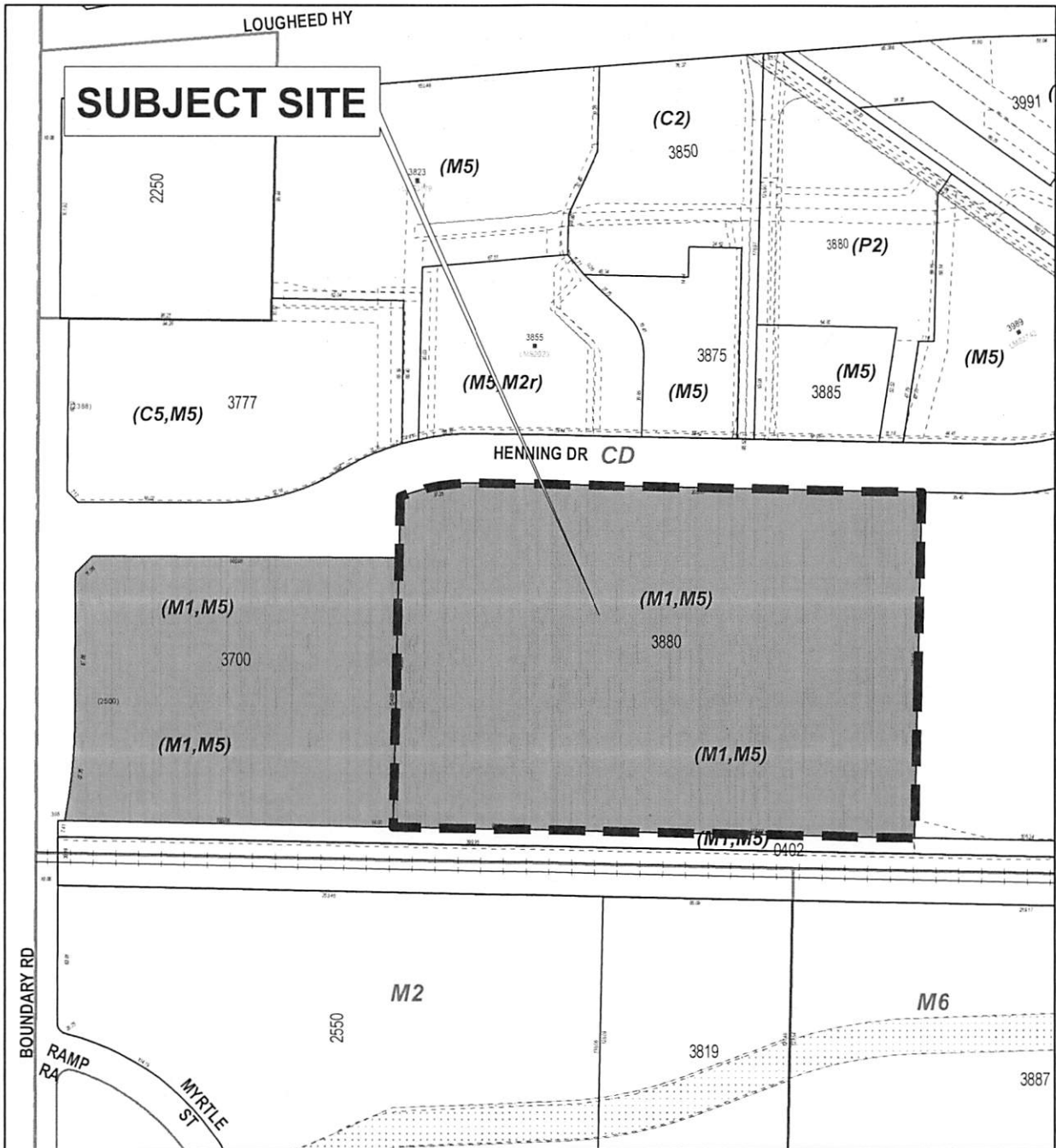
Required	10 spaces
Provided	11 spaces


E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT



SMN:tn

Attachment

cc: City Solicitor
City Clerk




 Date: MAR 10 2021
 scale: 1:3,000
 Drawn By: JS

PLANNING & BUILDING DEPARTMENT
 REZONING REFERENCE#21-06
 3880 HENNING DRIVE
 Subject Site  Bridge Studios Complex