

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **PPA 23-070 AND PPA 23-097- BIG BEND COMMUNITY PLAN**
PURPOSE: To provide information on a proposed development at 5784 and 5820 Byrne Road.

REFERENCES

Addresses: 5784 and 5820 Byrne Road
Legal: Lot 24 Except: Part Dedicated Road On Plan 84884; District Lot 155”B” Group 1 New Westminster District Plan 34357
Lot 22 Except: Part Dedicated Road On Plan 85723; District Lot 155”B” Group 1 New Westminster District Plan 26369
Applicant: DForce Design Inc.
2625A Alliance Street
Abbotsford, BC V2S 3J9
Attention: Melissa McRory
Zoning: M3 Heavy Industrial District

RECOMMENDATION

THAT the report titled “PPA 23-070 and PPA 23-097- Big Bend Community Plan,” dated December 11, 2023, be received for information; and,

THAT a copy of the report titled “PPA 23-070 and PPA 23-097- Big Bend Community Plan,” from the General Manager Planning and Development dated December 11, 2023, be forwarded to the applicant, Melissa McRory, for information.

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS

I concur with the recommendations of the General Manager Planning and Development.

1.0 POLICY SECTION

The proposed Preliminary Plan Approval (PPA) applications are consistent with the following policies and plans adopted by Council:

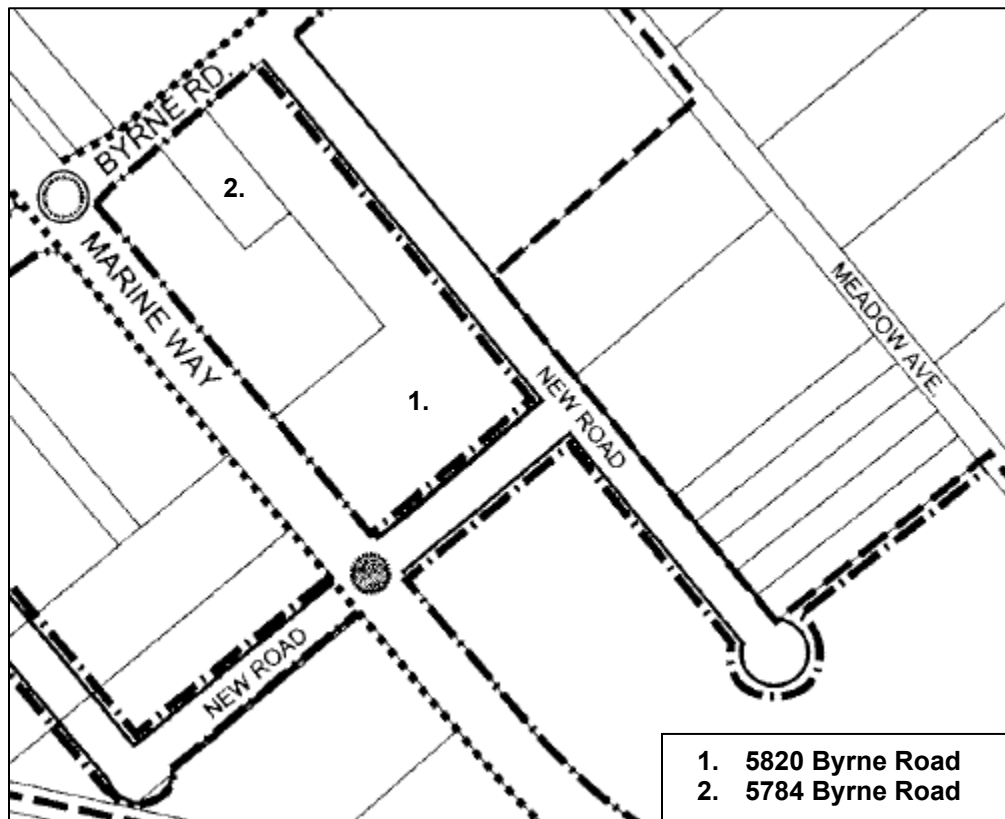
- Corporate Strategic Plan (2022); and,
- Economic Development Strategy (2007).

2.0 BACKGROUND

This Department has received two PPA applications for development in the Big Bend Community Plan area, in line with the sites' existing M3 Heavy Industrial District zoning (see Attachment 1 – Sketch #1 and Sketch #3). PPA #23-070 is for a film studio sound stage at 5784 Byrne Road, while PPA #23-097 is for film studio sound stages and associated support buildings at 5820 Byrne Road. The abutting sites have the same property owner and are to be developed as one combined site, with associated legal agreements, while remaining separate legal lots.

The subject sites are located on the southeast side of Byrne Road and are designated for commercial use in the Big Bend Community Plan (see Attachment 1 – Sketch #2 and Sketch #4). More specifically, the sites are designated in the Byrne Road and Marine Way Development Plan (an amendment to the Big Bend Community Plan), adopted by Council on May 21, 2002, for “Mixed Specialized Retail/Suburban Office” use, subject to rezoning to the CD Comprehensive Development District. The Byrne Road and Marine Way Development Plan also identifies a future new road along the northeast side of 5820 Byrne Road and continuing to the southeast, as seen below in Figure 1, parallel to and north of Marine Way.

Figure 1: Road Network in Byrne Road and Marine Way Development Plan



The property located at 5784 Byrne Road is currently improved with an older industrial building, and the larger property at 5820 Byrne Road is recently vacant. Adjacent uses include industrial uses to the northwest across Byrne Road, a car sales facility to the southwest, industrial uses to the northeast, and a commercial development to the southeast across Market Crossing. Vehicular access to the subject sites is proposed to be from both Byrne Road and Market Crossing, with a proposed shared access easement agreement for the sites to function as one combined development site.

3.0 GENERAL INFORMATION

Although the Big Bend Community Plan identifies the subject sites for commercial use, the proposal would continue with past film production use at 5820 Byrne Road (an important industrial use in the region) and is in line with the sites' existing M3 District zoning. With respect to the new road proposed in the Byrne Road and Marine Way Development Plan, the City is not able to require road dedications without a rezoning or subdivision application, and the proposed development does not require either of those applications. In addition, the proposed site plan for 5820 Byrne Road would have to be significantly revised should the City require protection of the northeast portion of the site for a future road. It is also noted that, as part of Rezoning Reference #04-10, for the commercial development to the southeast at 5751 Marine Way, the new road at the northeast of that site was not required and was instead replaced by internal driveways.

With the current lot configuration, the City's Engineering Department has confirmed that the new road connection identified in the Byrne Road and Marine Way Development Plan is not critical for the transportation network or for development servicing. The combined site, as well as the commercial development at 5751 Marine Way, have local road access at Market Crossing and are served by a signal at the Market Crossing and Marine Way intersection. The combined site will also have shared access from Byrne Road.

Given the above, staff support the release of planning approvals and building permits for new construction on the subject sites, in accordance with the prevailing M3 District zoning, subject to full compliance with the existing M3 District regulations and requirements of the Chief Building Inspector.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Not applicable.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

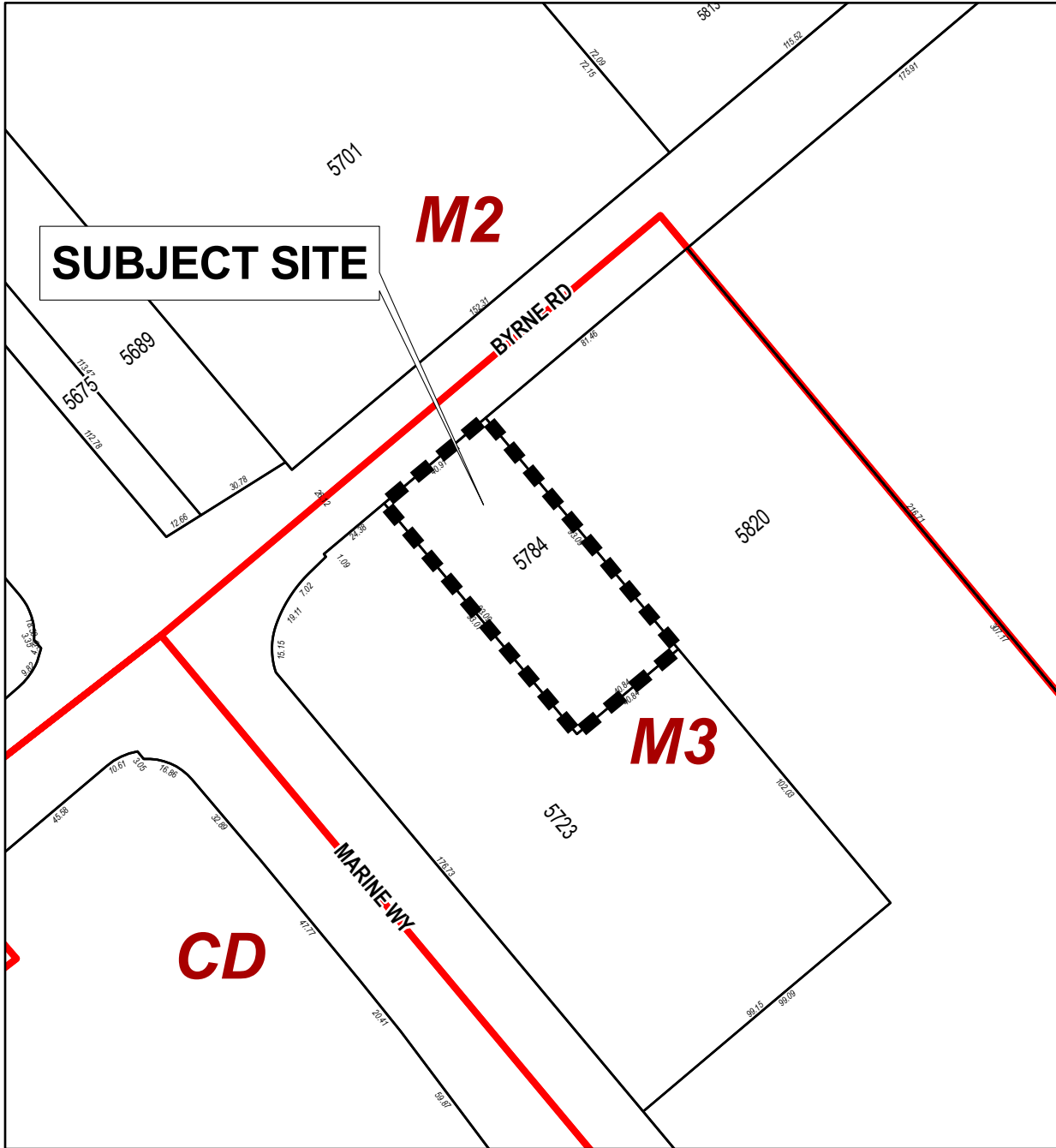
E.W. Kozak, General Manager Planning and Development

ATTACHMENTS

Attachment 1 – Sketch #1, Sketch #2, Sketch #3, and Sketch #4

REPORT CONTRIBUTORS

This report was prepared by Lisa Scott, Development Planner and Jesse Dill, Director Development, and reviewed by Lee-Ann Garnett, Deputy General Manager Planning and Development.



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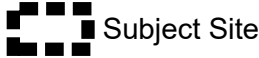


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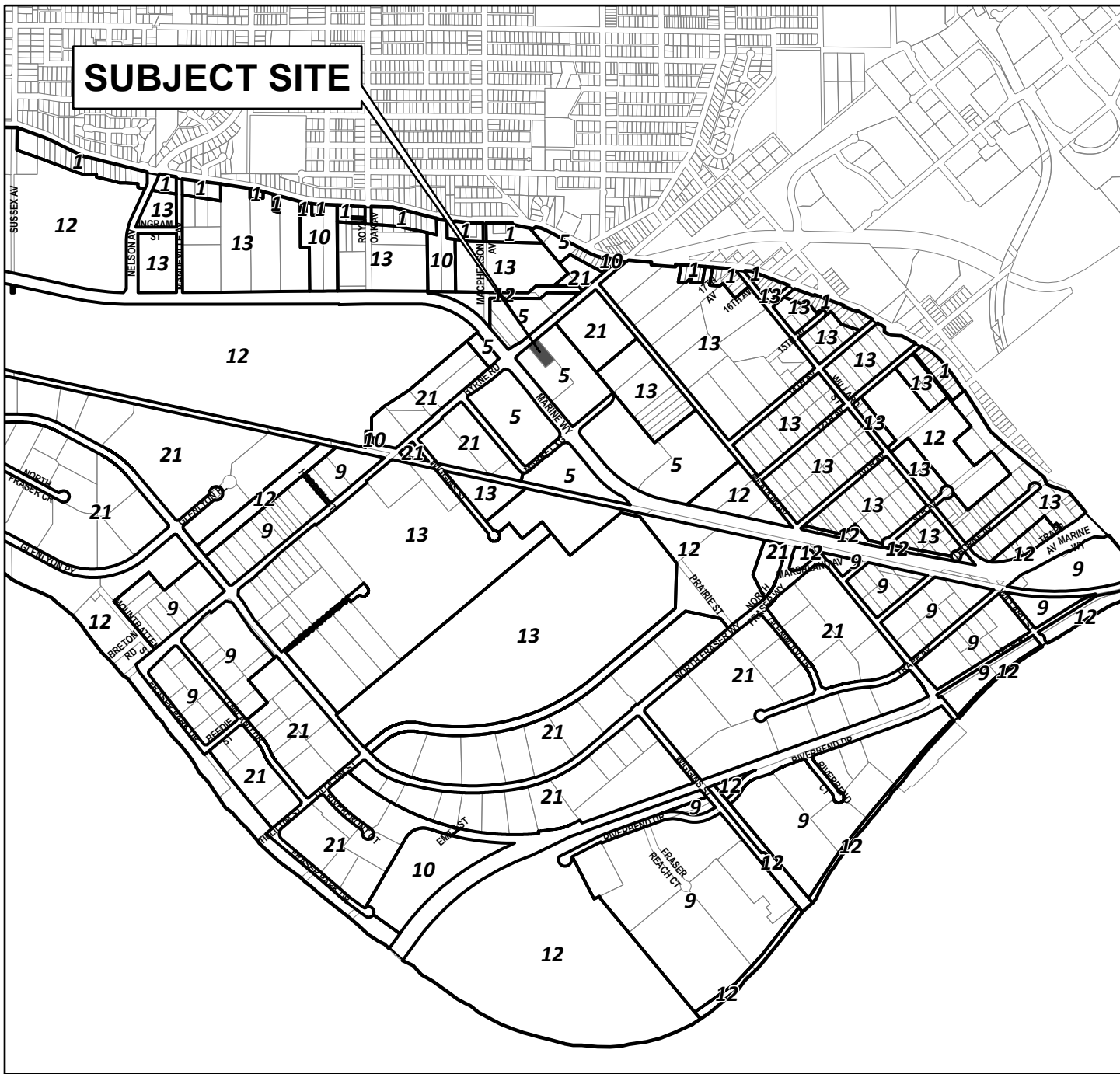
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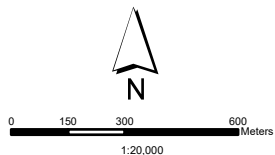
**PRELIMINARY PLAN APPROVAL #23-070
5784 BYRNE ROAD**



SUBJECT SITE

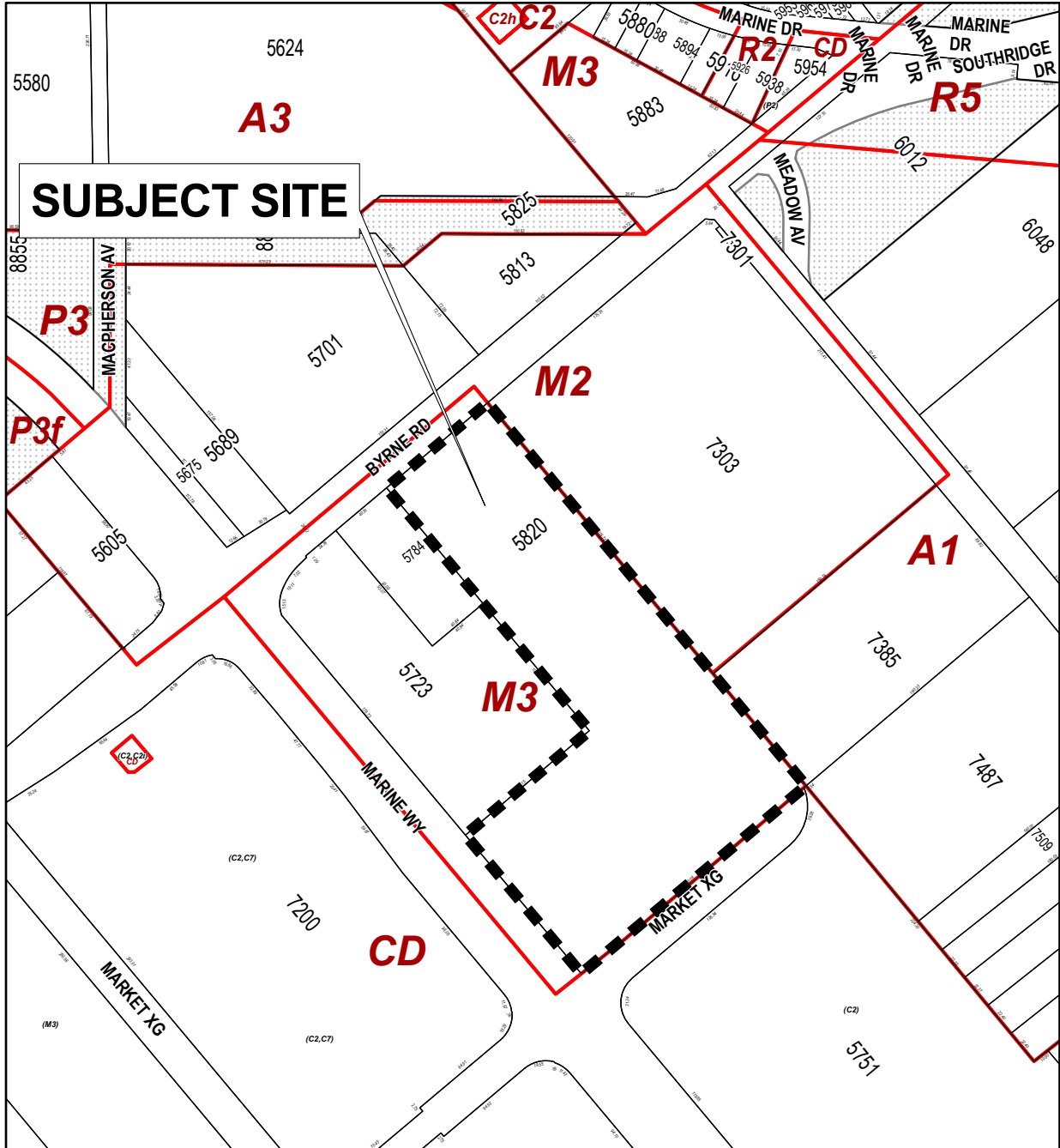





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| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Business Centre |



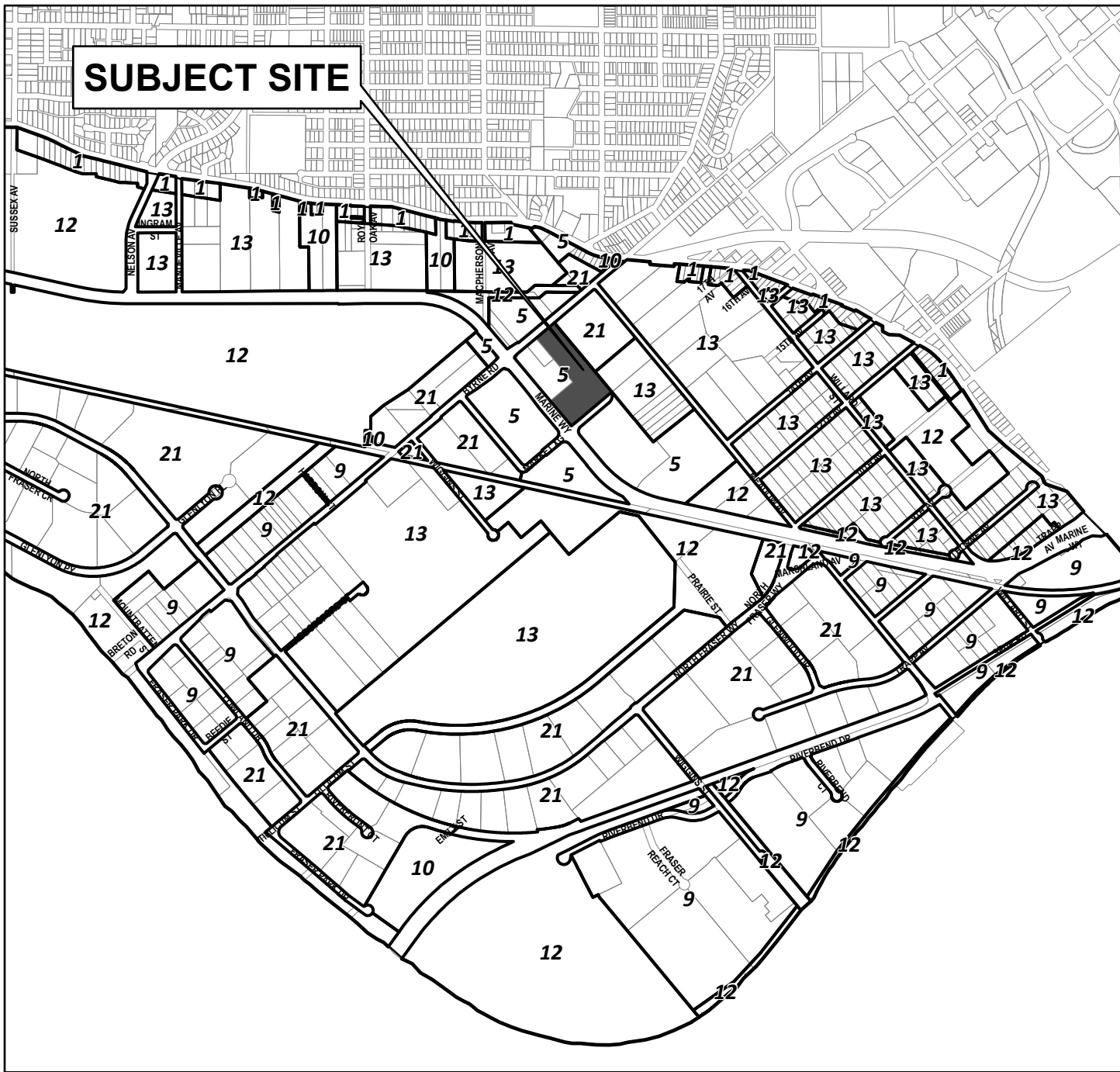
PLANNING AND DEVELOPMENT DEPARTMENT

Big Bend Community Plan

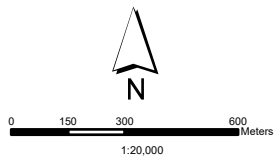


	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p> 
<p>Date: NOV 09 2023</p>	<p>PRELIMINARY PLAN APPROVAL #23-097 5820 BYRNE ROAD</p>  Subject Site
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SUBJECT SITE



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PLANNING AND DEVELOPMENT DEPARTMENT

Big Bend Community Plan