

ITEM 4
MANAGER'S REPORT NO. 9
COUNCIL MEETING 87/02/09

RE: DEVELOPMENT GUIDELINES FOR B.C.D.C. LANDS
S.E. CORNER BOUNDARY ROAD AND LOUGHEED HIGHWAY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 February 04
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 13.250
SUBJECT: DEVELOPMENT GUIDELINES FOR B.C.D.C. LANDS
S.E. CORNER BOUNDARY ROAD AND LOUGHEED HIGHWAY

RECOMMENDATIONS

1. THAT Council adopt the Development Plan Concept outlined in this report as the basis for the comprehensive development of the subject lands.
2. THAT staff be authorized to prepare and submit a rezoning bylaw redesignating the zoning of the subject property from M3 (Heavy Industrial District) to CD (Comprehensive Development District), utilizing the Development Guidelines outlined in this report; and that this rezoning bylaw be submitted to the next regularly scheduled Public Hearing.
3. THAT a copy of this report be forwarded to:

Mr. James D. McLean, Vice-President,
British Columbia Development Corporation,
272 Granville Square,
VANCOUVER, B.C.
V6C 1S4

SUMMARY

The adoption of the Development Plan Concept outlined herein and the redesignation of the zoning to CD (Comprehensive Development) will enable the British Columbia Development Corporation (BCDC) and the Municipality to proceed with the development of an inter-grated, comprehensive development scheme for the entire site. In addition to incorporating the B.C. Film Centre as a major component of a development proposal, adoption of the Development Plan Concept will enable BCDC to proceed with its intention to request "expressions of interest" for the development of the balance of the site in accordance with the outlined guidelines.

REPORT

1.0 BACKGROUND

The subject property is 57 acres in size and is bounded on the east by Gilmore Avenue, the north by the Loughheed Highway, the west by Boundary Road and the south by the Burlington Northern Railway right-of-way. It is currently zoned M3 (Heavy Industrial District) and was formerly occupied by the Dominion Bridge Company.

In recent years, the "Dominion Bridge" site has served as a temporary facility for the film industry. The site is primarily vacant except for the very large fabrication buildings on its southwest portion. These buildings have been used as temporary "sound" and "effects" stages for the production of a number of film and television productions.

This site has also been the subject of recent development proposals including a regionally-scaled commercial use. In response to this proposal the Municipality undertook a review of its land use and development objectives for this area with the result that Council, on 1984 September 14, adopted a resolution stating that this site should be developed for industrial purposes in conformance with overall Municipal land use and zoning policies.

2.0 EXISTING SITUATION

BCDC has acquired title to the entire property and has been given the mandate to develop a portion of the property in a way that will provide permanent quarters for the film industry.

BCDC has also advised of its intention to market all or part of the balance of the property not required for the film industry. Towards this end, BCDC intends to request "expressions of interest" from a developer(s) with the ability to develop all or a portion of the site.

In order to facilitate this objective, staff have met with officials of BCDC and its consultants on a number of occasions to advise them of established municipal policy and to review land use alternatives and procedures in compliance with this policy for the development of a comprehensive industrial complex, including film industry uses and ancillary support uses.

As a result of these meetings, it has been agreed that it is beneficial to proceed with the establishment of development guidelines for the site. These proposed guidelines are described in the following sections. The attached Figure 1 illustrates one potential application of these guidelines in a comprehensive development scheme.

3.0 DEVELOPMENT GUIDELINES

3.1 Film Centre

The Film Centre is a major component of the development proposal for the site and is being developed on approximately 12 acres as shown on Figure 1. Construction of this facility is well advanced and utilizes the old Dominion Bridge buildings. It is anticipated that it will be in operation by 1987 April and completed by 1987 July.

The Film Centre will include the following components:

- i) approximately 40,000 sq. ft. - effects stage.
- ii) approximately 20,000 sq. ft. - ancillary production offices.
- iii) approximately 36,000 sq. ft. - 3 sound stages.
- iv) approximately 100,000 sq. ft. - tenant building.

The development of the Film Centre is a permitted use under the existing zoning. Provision is also made to include film industry uses within the development guidelines and, therefore, it will continue to be a permitted use under the CD zone.

3.2 Comprehensive Development of the Entire Site

It is the development guidelines for the whole of the site which need to be established and presented to council for its consideration in order to provide a framework for development.

These guidelines are as follows:

3.2.1 Basic Principles of Development Plan Concept:

a) Objectives:

- create a unified, high quality, comprehensively planned industrial park incorporating the B.C. Film Centre together with ancillary support facilities.
- provide for the incremental development of the site to facilitate BCDC's mandate for development within the context of Burnaby's industrial development policies.

b) Generalized Planning Concepts:

- provide for a range of industrial, film industry and support activities on a pre-planned basis.
- establish the opportunity for the inter-relationship of these activities, while not limiting the location and generality of permitted land use types.
- provide a framework for pre-planning servicing requirements and the development of a strategy for their installation.
- provide the basis for future individual development in the form of amendment rezoning applications which will be more detailed in nature.

c) Land Use Concept:

- the basic theme of the Development Plan Concept illustrated on Figure 1 is to provide for the development of a high-quality comprehensive industrial estate preferably anchored by the film centre and support facilities.

- without limiting the generality of land use types, examples of those considered appropriate to the site are as follows:

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- i) general industrial park uses including those specified in the M5 (Light Industrial) zone as well as other industrial uses in other M zones that are clean and labour intensive.
 - ii) high technology spin-off uses which may, for example, be associated with Discovery Parks BCIT and SFU sites.
 - iii) quasi-high technology uses which do not qualify under the research and development guidelines established for Discovery Parks.
 - iv) incubator centres to provide the opportunity for small businesses and others to establish and grow in a flexible environment.
 - v) an integrated auto-mall centre with an emphasis on high-quality design in a prestigious setting.
 - vi) senior governmental industrial uses similar to the archival and postal sorting facilities recently located in the region.
 - vii) television, radio and recording studios.
 - viii) film industry uses including effects stages, sound stages, ancillary production offices, and related tenant uses in support of the industry.
 - ix) theatre uses.
 - x) low-profile, moderately scaled hotel/restaurant use.
 - xi) limited small-scale commercial uses to serve the patrons and employees of the industrial park.
(It should be specifically noted that major commercial uses are not permitted as provision exists for their establishment within Burnaby's town centre framework, including Brentwood Town Centre just to the east.)
- vehicular access to the site will be phased with the initial access required to service the Film Centre being via a dedicated road from Boundary Road as shown on Figure 1. Additional accesses are proposed to the easterly portion of the site from Gilmore Avenue as illustrated on Figure 1. Discussions are also currently underway with the Ministry of Transportation and Highways with respect to the provision of a major signalized access from the Loughheed Highway as well as the potential for an additional "right-turn-in, right-turn-out" entrance from Loughheed Highway west of Gilmore.

- additional road dedications will be determined as a result of further study and will occur as a condition of obtaining specific development approvals.
- the site will be serviced to an urban industrial standard in conjunction with the development approvals process.
- the existing Still Creek tributary which traverses the northeasterly portion of the site is to be retained and enhanced in an open condition. The limiting distance for any building setback from the watercourse will need to be established through discussions with Provincial and Federal environmental agencies, the GVS&DD and be based on site specific hydraulic and geotechnical advice.
- resultant subdivision configurations will be determined as a component of the refinement of the Development Plan Concept and will be based on specific development proposals.

4.0 IMPLEMENTATION PROCESS

As noted previously, the B.C. Development Corporation is well advanced in its development of the Film Centre. In addition, BCDC intends to request "expressions of interest" from developers with the ability to develop all or a portion of the site.

The adoption of the Development Plan Concept outlined herein and the redesignation of the property to CD (Comprehensive Development) in accordance with this Concept will permit development in the most efficient and direct manner consistent with BCDC and the Municipality's mutual objective of developing a high-quality industrial park. Development can then proceed according to market demands with individual developers applying for an amendment to the CD zone for their specific use consistent with the Development Plan Concept.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

PB:mdw

Attach.

C.C. Municipal Clerk
Director Engineering
Director Administrative and Community Services
Director Recreation and Cultural Services
Director Finance
Municipal Solicitor
Chief Public Health Officer
Fire Chief
Area Assessor

DEVELOPMENT PLAN CONCEPT

LAND USE TYPES & DISTRIBUTION ARE HYPOTHETICAL AND INTENDED TO ILLUSTRATE THE PRINCIPLES OUTLINED IN THE DEVELOPMENT GUIDELINES.

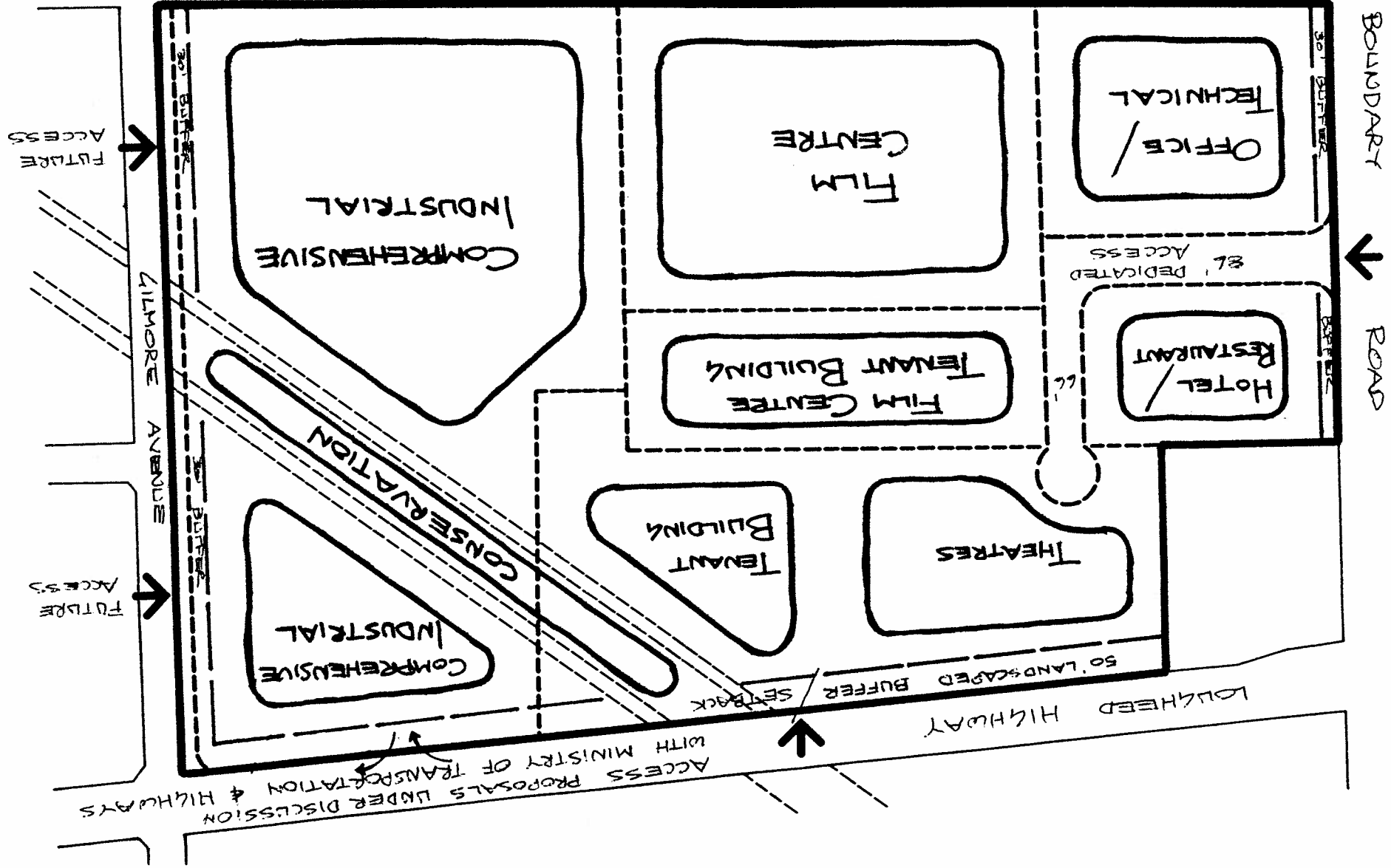
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SCALE REDUCED
1987 Jan. 29

NORTH

Figure 1

ITEM 4
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PRINCIPAL 1ST
PHASE ACCESS
TO FILM CENTRE

ACCESS PROPOSALS UNDER DISCUSSION
WITH MINISTRY OF TRANSPORTATION & HIGHWAYS

BOUNDARY ROAD

BURLINGTON NORTHERN RAILWAY