

TO: MUNICIPAL MANAGER 1991 OCTOBER 15

FROM: DIRECTOR PLANNING & BUILDING

SUBJECT: LETTER FROM TEAMSTERS LOCAL UNION NO. 155 - BRIDGE STUDIOS

PURPOSE: To provide Council with further information regarding the concerns expressed by the Teamsters Union about the long term use of the Bridge Studio and the status of the proposal call for its sale.

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RECOMMENDATIONS:

1. THAT the Provincial Government be asked again to consider leasing the Bridge Studios on a long term basis subject to public tender and an appropriate long term commitment to use the film studio, as an alternative to its sale.
2. THAT if the sale of the Bridge Studios proceeds as currently planned that appropriate legal means be undertaken to ensure the studio is used on a long term basis to the benefit of the local film industry.
3. THAT a copy of this report be sent to the Premier, Province of British Columbia, Mr. Warren Buckley, the President of the B. C. Pavilion Corporation, Mr. Norm Wilkinson, President of the Teamsters Local Union No.155 and Mr. Glen Clark, MLA.

R E P O R T

1.0 INTRODUCTION:

- 1.1 Appearing on the 1991 October 07 Council Agenda was a letter (attached) written by Mr. Norm Wilkinson, President of the Teamsters Local Union No. 155 (the movie division) to Mr.Glen Clark, MLA with a copy to the Mayor and Burnaby Municipal Council regarding the Union's concern about the forthcoming sale of the Bridge Studio and its potential impact on the future of the local film industry.
- 1.2 Arising from the discussion of this item, Council requested that a report be prepared to provide further information on this matter.

2.0 BACKGROUND INFORMATION:

- 2.1 On 1991 May 13, Council received a report regarding the proposed sale of the Bridge Studio and the concerns expressed by the B.C. Motion Picture Association. In consideration of this matter, Council adopted the following recommendations:
 - a) "That the Provincial Government be asked to give serious consideration to leasing the Bridge Studios on a long term basis subject to public tender and an appropriate commitment to use the facility as a film studio, as an alternative to its sale.
 - b) That a copy of this report be sent to the Honourable Rita Johnston, Premier, Province of British Columbia, Mr. Michael Horsey, President, B.C. Pavilion Corporation, and to Mr. Robert Dubberly of the B.C. Motion Picture Association."

The Municipality has received no further response to these recommendations.

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3.0 GENERAL DISCUSSION:

3.1 The letter from the Teamsters Union which appeared on the 1991 Council Agenda outlines their concern for ensuring that the Bridge Studio is maintained as a film facility for the long term benefit and future success of the local film industry. It also suggests that the wording of the "long term agreement" to be employed in the studio sale documents be considered very carefully in order to satisfy this objective. The letter also refers to ensuring that the lands surrounding the Bridge Studio be developed in a manner that is compatible with the film industry.

3.2 In reference to the concerns expressed above, Council is advised that the B. C. Pavilion Corporation's Information Package used in the proposal call made specific and detailed reference to maintaining the long term use of the Bridge Studio for the film industry and set out a variety of legal instruments that should be used in the sale documentation. Without going into detail, each proposal submission was required to provide an appropriate outline of their future plans for the Bridge Studio to specifically respond to this matter. However, information regarding the manner in which the respective proposal submissions have addressed this item has not been made available to the public at this time.

3.3 Reference is made to lands adjacent to the Bridge Studio and the need to ensure that future development is compatible to the film industry. In this regard the Municipality recognizes the importance of the film industry to the local economy and has taken the existence of the Bridge Studio into account when the general land use policy for the immediately surrounding area was established. As a result, the adopted land use policy for the abutting lands specifically reflects this objective.

The adjacent lands to the north and east owned by Trammell Crow Developments are currently in the planning and rezoning stages for the development of a 41 acre comprehensive office and industrial park which also includes a proposed motor hotel. The range of land uses proposed in this development is considered to be compatible with the studio and could include certain uses directly supportive of the film industry. Lot 3 which is the vacant site adjacent to the studio and included in the proposal call is presently zoned CD Comprehensive Development based on general development guidelines that include light industrial, suburban office or studio-related uses. The development of these lands will involve the submission of comprehensive development plans for rezoning approval before proceeding. Each rezoning applicant must submit development plans that demonstrate conformance with the adopted development guidelines and the rezoning process will include a public hearing and the final approval of Council. As such, the question of compatibility with the film studio can be appropriately evaluated and controlled through the rezoning process administered by the Municipality.

3.4 In reference to the current status of the land sale, Council is advised as follows:

- a) The B.C. Pavilion Corporation invited proposals for the acquisition of the Bridge Studios (Lot 2) and an adjacent vacant development site (Lot 3) fronting Boundary Road which together occupy a total area of just under than 15 acres.
- b) Each property would be sold via a distinct transaction. Depending on the proposals received, the properties may be sold individually to separate parties or may both be sold to the same party.
- c) The deadline for submission of proposals was 1991 September 23.

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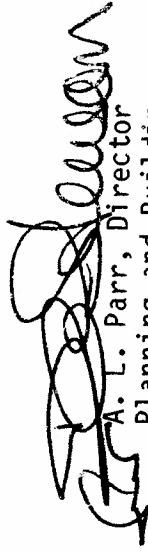
- d) Three proposals have been received. One proposal was submitted by the Beacon Group Ltd. for both lots 2 and 3, another from the Gilroy, Thomas, Valdes, Chow group for both lots 2 and 3 and another proposal from Vanac Developments Ltd. for only the vacant lot 3. The proposal from Vanac Developments Ltd. was declined and the proposals from the Beacon Group and G.T.V.C. are under active consideration.
- e) At the present time, a date for selecting the successful proposal has not been established.

4.0 CONCLUSIONS:

4.1 The Municipality fully supports the important role that the Bridge Studio plays in the local film industry and recognizes the concerns that have been expressed by the Teamsters Union. The Municipality also agrees that if the sale of the studio proceeds as planned, it will be of utmost importance to provide strong measures to maintain the long term use of the studio facilities for the benefit of the film industry. As such, the Municipality supports the use of the appropriate legal measures that are available in the land transaction process as well as through the provisions of the Municipal Zoning Bylaw as it applies to future development or expansion on the lands in question.

4.2 However, in order to provide a greater degree of certainty for the continued long term use of the lands in question for the film industry, Council should reconfirm its previous recommendation that the Provincial Government be asked to give serious consideration to leasing the lands on a long term basis with the appropriate commitment to use the lands for film industry purposes as an alternative to its sale.

ALP
PS/ds


A. L. Parr, Director
Planning and Building

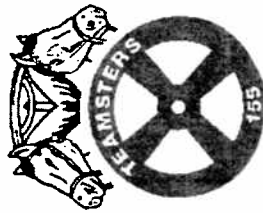
Attachment

CORRESPONDENCE AND PETITIONS
Regular Council Meeting
1991 OCTOBER 07

Original to: RL/RL

CC: ALP

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TEAMSTERS LOCAL UNION No. 155

MOVIE PRODUCTION,
TRADE SHOWS AND RELATED INDUSTRIES

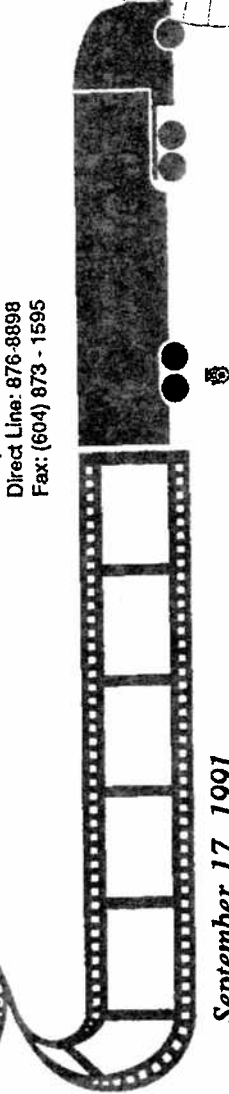
AFFILIATED WITH THE INTERNATIONAL BROTHERHOOD OF TEAMSTERS, CHAUFFEURS,
WAREHOUSEMEN AND HELPERS OF AMERICA, AND THE CANADIAN CONFERENCE OF TEAMSTERS.

490 EAST BROADWAY, VANCOUVER, B.C. V5T 1X3

Telephone: 872-0151

Direct Line: 876-8898

Fax: (604) 873 - 1595



September 17, 1991

Glen Clark, MLA
3003 Kingsway,
Vancouver, B.C. V5R 5J6

Dear Mr. Clark,

One of the essential qualitative units of the Motion Picture Industry is "up for grabs". The Bridge Studio is an essential component in the equation for this new and exciting industry to be guaranteed a long life here in British Columbia. If one were to envision the industry without the North Shore Studios - The Bridge would certainly anchor the balance of the major motion picture and commercial work remaining here in British Columbia.

As it currently stands, The Bridge Studio is enjoying credits to market internationally. Such productions as MacGyver, Bird On A Wire, and The Fly II have indeed placed The Bridge Studio as a "force" in the sound and staging section of this emerging B.C. industry.

Glen, I think you can understand my reason for this letter - as Teamsters Local Union No. 155 (the movie division) and as a major player on the British Columbia and Yukon Council of Film Unions, we are requesting that you and your colleagues protect the provision of the "long term agreement" of the successful bidder to ensure that The Bridge Studio "stays intact" for the benefit of the industry.

Over the past few weeks, the Joint Council of the Teamsters, together with members of the B.C. and Yukon Council of Film Unions have been meeting to discuss the development of a proposal for the purchase of The Bridge Studio. While we are not suggesting the bidding process be delayed, we would like you to "keep an eye on" the final contract wording. Any proposal with an undertaking for The Bridge Studio that does not seriously take into consideration - the maintenance of The Bridge Studio as well as the upgrading of the surrounding lands to a compatible development scenario - should not, in our opinion, proceed.

INTERNAL DISTRIBUTION:

: AGENDA - 1991 OCTOBER 07

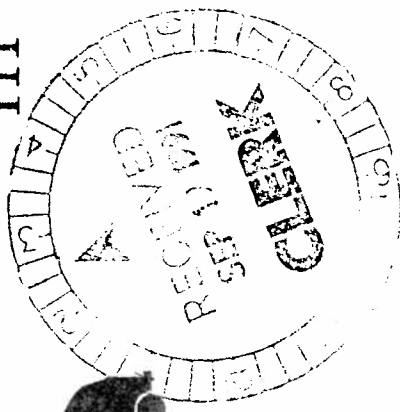
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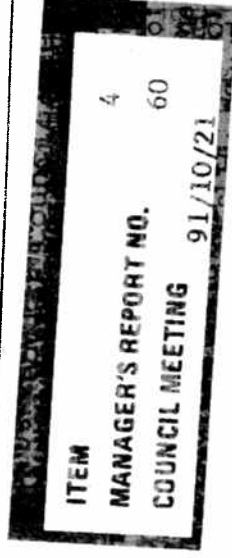
- DIRECTOR PLNG. & BLDG. INSPECTION

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Let it be stated at the outset that our proposal will indeed pay particular attention to the needs of the B.C. Motion Picture and Video Industry and will seek to manage and upgrade the facility through extensive input from the industry.

In conclusion Glen, I would appreciate your consideration to a meeting to discuss this sensitive and timely issue, perhaps after 4:00 P.M. on Monday, September 23, 1991, at a time suitable to your schedule. In the mean time, we are proceeding to develop our proposal concept in concert with our "partners" at the Council of Film Unions, and I will await your reply and response to a meeting time and place. Finally, as you will note, I have copied Mayor Copeland and the Council of the Municipality of Burnaby to apprise them of our intentions to seek a solution to The Bridge Studio issue and our concerns that it remain a motion picture studio and an integral part of the B.C. Motion Picture and Video Industry.

Sincerely yours,
TEAMSTERS LOCAL UNION NO. 155



Norm Wilkinson
President

NW/ba
oteu:15

cc: Mayor Copeland, Municipality of Burnaby
Municipality of Burnaby Council

