

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #00-16**
Proposed Movie Studio & Production Complex

2000 DECEMBER 05

ADDRESS: 2999 Underhill Avenue

LEGAL: Lot 52, D.L. 57, Group 1, NWD Plan 31050

FROM: M3 Heavy Industrial District

TO: CD Comprehensive Development District (based on M5 Light Industrial District as guidelines and in accordance with the development plan entitled "Brentwood Studios" prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Christopher Bozyk Architects Ltd.
414 - 611 Alexander Street
Vancouver, B.C. V6A 1E1
(Attention: Chris Bozyk)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2001 January 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2001 January 8 and to a Public Hearing on 2001 January 23 at 7:30 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 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw, subject, however, to the consideration noted in Section 4.5 of this report. In the event that existing improvements on the site are vacant and considered to be unsafe, unstable, and a hazard to life, the Fire Prevention Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e. The granting of any necessary easements and covenants.
- f. The deposit of the applicable GVS & DD Sewerage Cost Charge of \$0.811 per sq.ft. of gross floor area.
- g. The dedication of any rights-of-way deemed requisite.
- h. The submission of a Site Profile and resolution of any arising requirements.
- i. The submission of an appropriate on-site storm water management plan.
- j. The provision of facilities for cyclists in accordance with Section 4.7 of the rezoning report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a new film studio and production complex.

2.0 NEIGHBOURHOOD CHARACTERISTICS

- 2.1 The subject site is partially developed with a vacant industrial building and a large paved area. The westerly half of the site remains undeveloped. A variety of industrial facilities are located to the north fronting Underhill Avenue, to the east across Underhill Avenue and to the west fronting Express Street. The BNSF railway right-of-way is located to the immediate south of the site beyond which are additional multi-tenant industrial facilities. Vehicular access to the site is currently from Underhill Avenue which is constructed to an industrial standard.

3.0 BACKGROUND

- 3.1 The subject site is located within the west portion of the Lake City Industrial Park (see Sketch #2 **attached**) which occupies approximately 400 acres and is the City's first industrial park developed primarily in the 1960's. Lake City has evolved into a major industrial

enclave which accommodates a wide variety of heavy and light industrial and, more recently, high-tech activities. Lake City has also been designated as one of three new business centres in the Lougheed Corridor as outlined in the Official Community Plan adopted in 1998.

- 3.2 Consistent with this business centre designation, Council, on 1998 May 11, approved Rezoning Reference #37/97 at the northeast corner of Baxter Place and Production Way, which involved the development of a new five-storey office building and retention of two existing buildings for general office and high-tech uses. During 1998 and 1999, Council gave favourable consideration to Rezoning Reference #7/98 at the northwest corner of Lougheed Highway and Underhill Avenue, Rezoning Reference #38/98 on the north side of Enterprise Street west of Underhill Avenue, and Rezoning Reference #54/98 on the north side of Eastlake Drive west of Production Way, which proposed office and high-tech developments. Council also gave Second Reading on 2000 March 27 to Rezoning Reference #00-04 for a proposed office-high-tech development at the northeast corner of Production Way and Thunderbird Crescent and to Rezoning Reference #00-07 on 2000 December 04 to another office/high-tech proposal (PMC Sierra) on the northeast corner of Production Way and Commerce Court.
- 3.3 On 2000 October 02, Council adopted the Lake City Business Centre Draft Guide Plan which establishes the framework for the further development of Lake City for more intensive office, high-technology, specialized production and associated light industrial uses.
- 3.4 On 2000 July 31, Council received the report of the Planning and Building Department concerning rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development, on 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 to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The subject site is located within an area designated in the Lake City Business Centre Guide Plan for suburban business centre uses. The applicant proposes to develop a new film studio and production complex which, consistent with the guide plan, requires rezoning to the CD Comprehensive Development District using the M5 Light Industrial District. The subject development proposal is also consistent with the designated suburban business centre use and the new B1, Business Centre Zoning District, as outlined in the Lake City Business Centre Guide Plan.
- 4.2 The proposed film studio complex will include up to ten sound stages with a total of 9,290 m² (100,000 sq.ft.) and 6,995 m² (75,300 sq.ft.) of production support facilities, including offices, storage and millwork areas. The project is intended to include two separate buildings

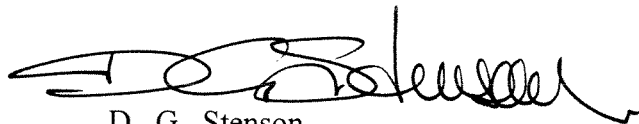
which may be developed in two phases. Surface parking areas with appropriate landscaping will be provided within the westerly and southerly portions of the site. The area between the two buildings will be utilized as a loading and staging area which will essentially be screened by the buildings from the adjacent streets. Vehicular access to the development will be from Underhill Avenue and Eastlake Drive.

- 4.3 The site servicing requirements will include but not be limited to the construction of Eastlake Drive adjacent to the portion of the site to be developed as well as improvements to Underhill Avenue to include the installation of a separated sidewalk and boulevard landscaping along the west side of the street adjacent to the site. A road dedication is required for the construction of Eastlake Drive and a minor dedication will be required along Underhill Avenue for future installation of a bike lane.
- 4.4 The southwestern portion of the site, which is triangular in shape and intended to be used for landscaping purposes as outlined in the proposed development plan, could be most effectively utilized through its consolidation with the adjacent Lot 53 (7890 Express Street) whereby each site would become more rectangular in shape. In order to ensure that this property rationalization is achievable, it will be appropriate to register a Section 219 landscape covenant over this triangular portion of the site so that it is not utilized for structural improvements as part of the studio complex and would potentially be made available in future for purchase and consolidation with the adjacent Lot 53.
- 4.5 The applicant wishes to remove the existing building and provide preliminary grading of the site as soon as possible in order to meet his construction schedule. The release of a demolition permit is planned to be pursued along with the necessary provisions for preliminary site preparation, including an appropriate sediment control plan, in an expeditious fashion, upon all requirements of the Chief Building Inspector being met, unless otherwise directed by Council. The applicant acknowledges that release of a demolition permit does not fetter the Council's right to approve or not approve the subject rezoning application. Building permits for the proposed buildings will be issued in the normal manner following the completion of rezoning and Preliminary Plan Approval.
- 4.6 An on-site storm water management plan to comply with the City's Best Management Practices (BMP's) criteria will be required.
- 4.7 A Site Profile will be required.
- 4.8 Facilities for cyclists to include bike racks and end of trip facilities will be required within the development.
- 4.9 Approval of the Environmental Health Services of a detailed plan of engineered Sediment Control System will be a requirement of Preliminary Plan Approval.

4.10 The regional GVS & DD Sewerage Charge (Fraser Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.

5.0 DEVELOPMENT PROPOSAL

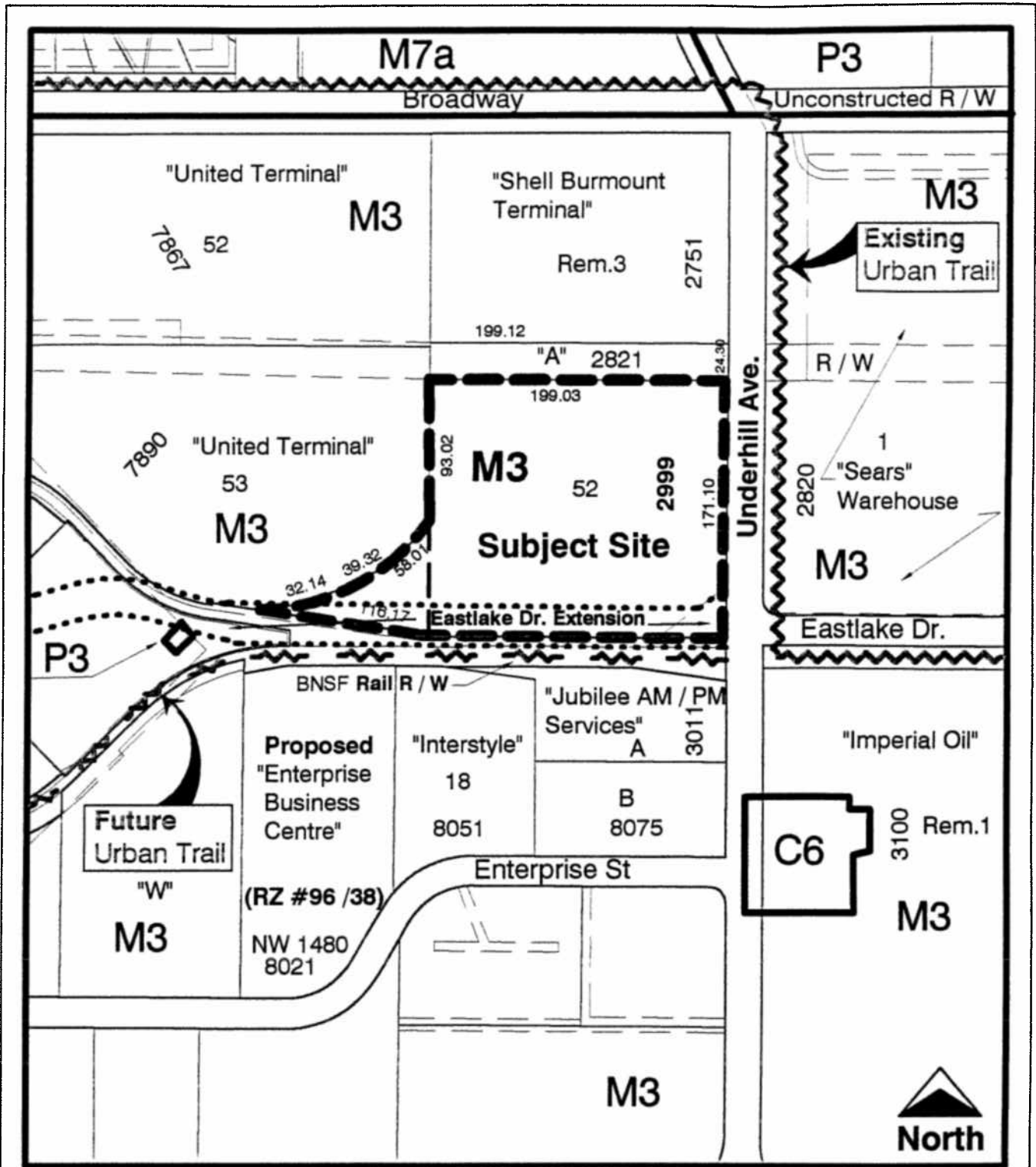
- 5.1 Net Site Area: - 3.2 hectares (7.85 acres)
- 5.2 Site Coverage: - 40.2%
- 5.3 Floor Area: - 16,285 m² (175,300 sq.ft.)
- 5.4 Floor Area Ratio: - 0.51
- 5.5 Building Height: - 2 storeys
- 5.6 Parking Required:
 - Office @ 5,463 m²/37 m² - 148 spaces
 - Studio/Storage @ 10,822/93 m² - 117 spaces
 - Total - 265 spaces**
- Parking Provided: - 268 spaces
- Bicycle Provision: - bike racks and end of trip facilities
- 5.7 Loading Provided: - 10 bays



D. G. Stenson
Director Planning and Building

PS:gk
Attach

cc: City Clerk
City Solicitor
Director Parks, Cultural & Recreational Services
Director Engineering



Planning And Building Department

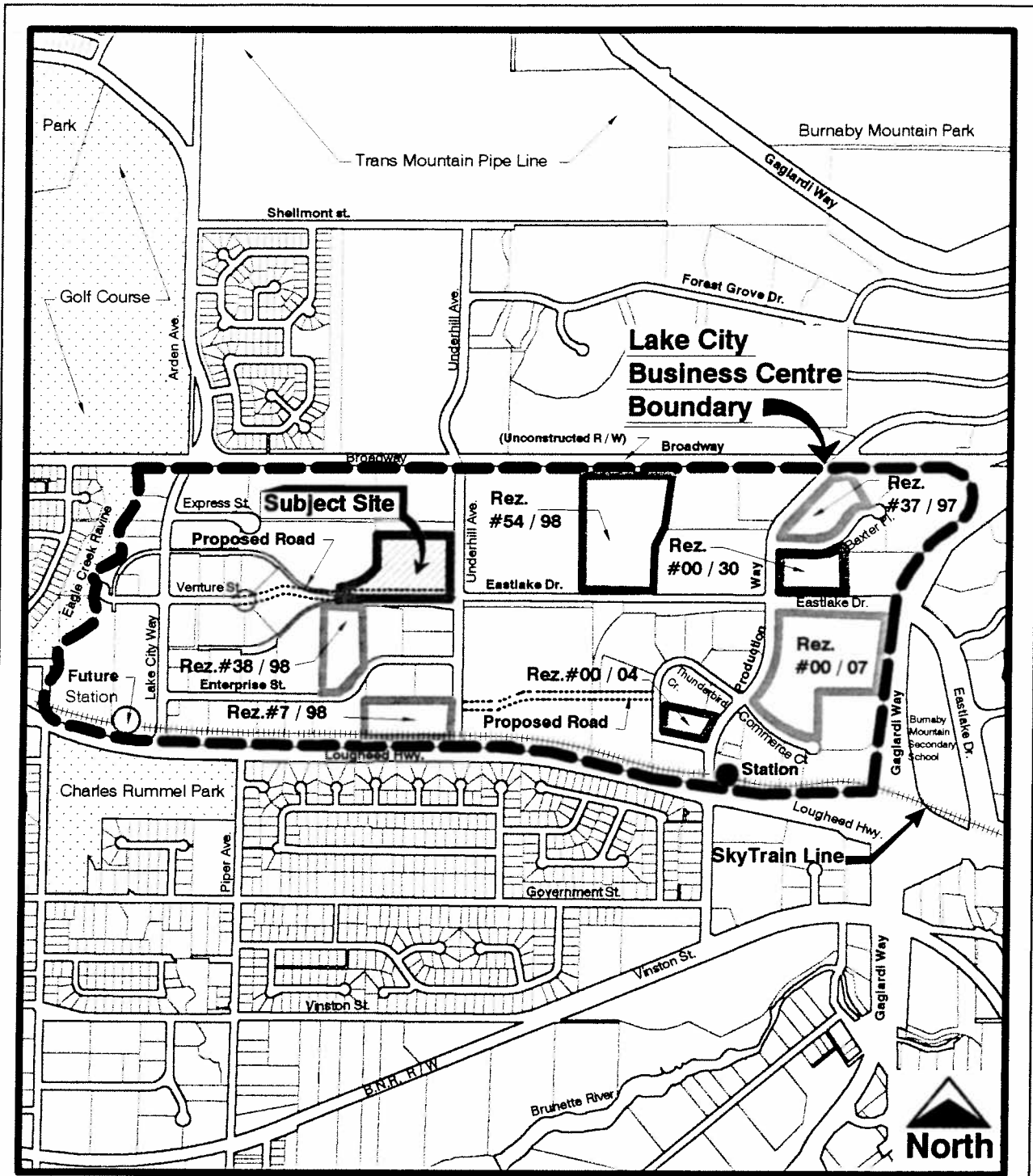
Scale: 1 = 4000

Drawn By: J.P.C.

Date: July 2000

REZONING REFERENCE 00 -- 16

Sketch #1

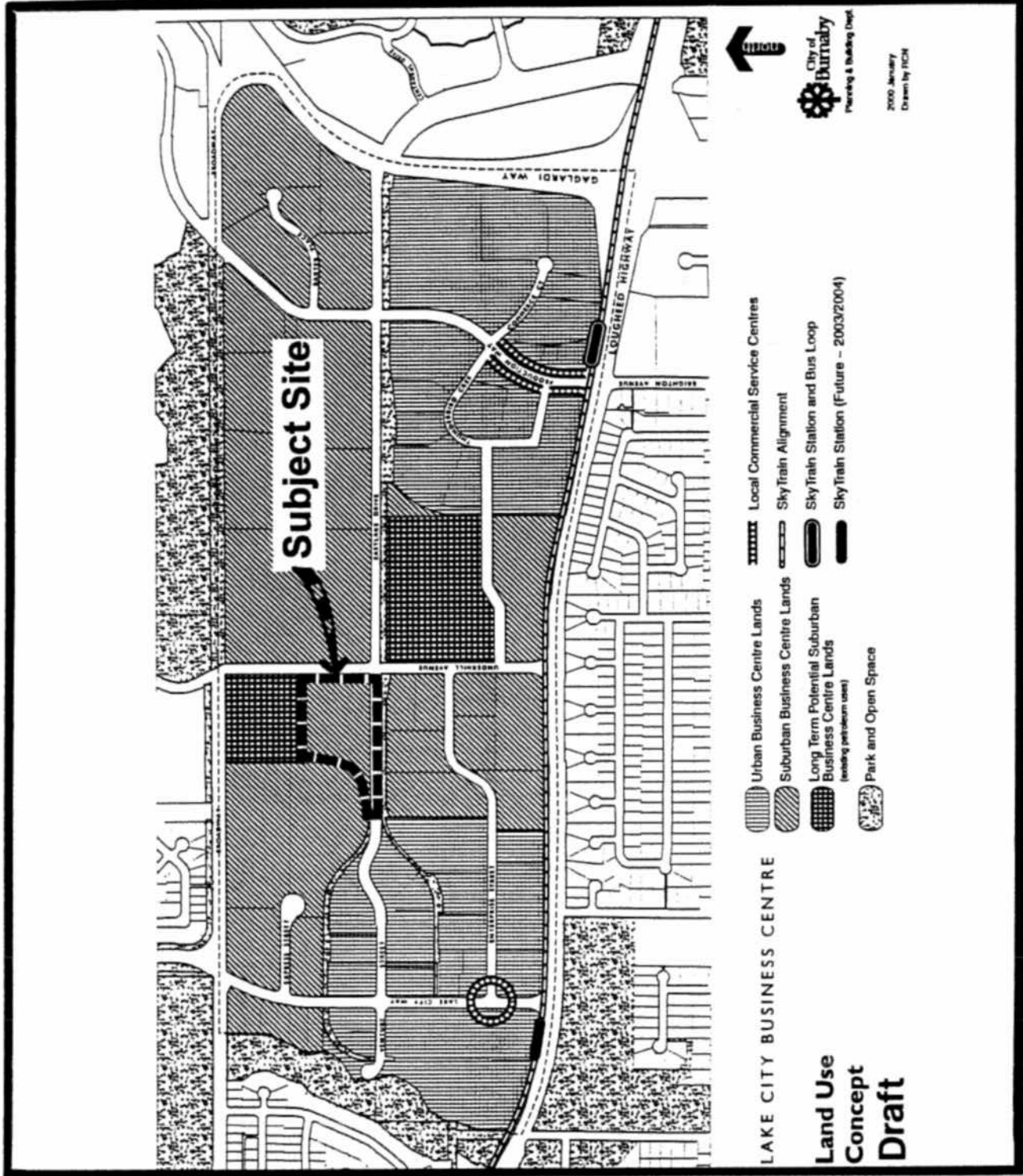


Planning And Building Department

Scale= N.T.S.
 Drawn By: J.P.C.
 Date: Dec. 2000

REZONING REFERENCE 00 -- 16

Sketch #2



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: December 2000

REZONING REFERENCE 00 -- 16

Sketch #2