

TO: CITY MANAGER

2002 APRIL 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #01-31**
The Bridge Studios Parking/Loading Area Expansion
X-Ref. Rezoning Reference #11/87 & 28/96

ADDRESS: 3700 and 3880 Henning Drive and Portion of Adjacent Burlington Northern Santa Fe Railway Right-of-Way

LEGAL: Lot 3, Except: Part in Plan LMP30514, Lot 2, Except: Part Dedicated Road on Plan LMP2986, D.L. 118, Group 1, NWD Plan 76093, and Ptn of Parcel 1 (Statutory ROW Plan, LMP46068) of Part (Plan 18170), D.L. 118, NWD

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 "Typical Feature Film Parking Situation with Expanded (Re-Zoned) Parking Area" prepared by The Bridge Studios)

APPLICANT: The Bridge Studios
2400 Boundary Road
Burnaby, B.C. V5M 3Z3
(Attention: Mr. R. Hrynuik)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2002 May 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2002 May 13 and to a Public Hearing on 2002 May 28 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. Provision of an undertaking to install a chainlink fence in the correct location on the RTPO property to separate the Bridge Studios development from the Urban Trail and to complete the grading of the urban trail area.
- 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 provision of a statutory right-of-way for the Urban Trail along the south property line.
- e. The approval of the Ministry of Transportation to the rezoning application.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit parking/loading expansion and to accommodate an urban trail on the Rapid Transit Project 2000 Ltd. (RTPO) property south of the Bridge Studios.

2.0 BACKGROUND

The subject site is located within Bridge Business Park, east of Boundary Road between Henning Drive and the Burlington Northern Santa Fe (BNSF) railway. The Comprehensive Development rezonings providing for the development of the existing Bridge Studios received Final Adoption on 1996 October 21 (west parcel Rezoning Reference #28/96) and on 1987 May 11 (east parcel Rezoning #11/87).

Recently the SkyTrain guideway was constructed on RTPO property between the Bridge Studios site and the BNSF railway (see **attached** Sketch #1). RTPO has granted Bridge Studios a 7.5 m wide easement over its property to the south of the Bridge Studios site for the purpose of expanding its parking lot. The purpose of the current rezoning is to accommodate a smaller parking lot expansion, and to provide a right-of-way for an Urban Trail on the RTPO property.

On 2001 November 26, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the

applicant in the preparation of 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 to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed Urban Trail along the railway corridor south of the Bridge Studios will be an important segment of the Central Valley Greenway which has been a long standing municipal goal of the City of Burnaby, and has also been identified by the GVRD as a “regionally significant greenway” because of its high degree of connectivity and links to Still Creek, to Burnaby Lake Regional Park and to another regionally significant greenway currently under development which would link to the New Westminster Quay. The plan of development submitted by Bridge Studios accommodates an Urban Trail in this location between its proposed parking lot expansion and the rail line (see **attached** Sketch #2. Rough grading for the trail as well as a chainlink fence between it and the Bridge Studios will be provided by RTPO and/or Bridge Studios as a condition of rezoning. A statutory right-of-way for this Urban Trail will be provided as a condition of rezoning.
- 3.2 It is not intended to consolidate the easement area south of the property with the Bridge Studios parcels.
- 3.3 As noted above, servicing requirements for the site include rough grading for the Urban Trail and chainlink fencing between the Bridge Studios site and the Urban Trail.


Future works by the City (for which Translink funding is being requested) will include paving the Urban Trail and providing chainlink fencing to separate it from the railway.

- 3.4 Approval of the Ministry of Transportation to the rezoning is required.
- 3.5 The applicant has submitted a plan of development which is suitable for submission to a Public Hearing.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area - 5.8 ha (14.4 acres)
- 4.2 Existing Floor Area:
(no change proposed) - 18,267 m² (196,628 sq.ft.)

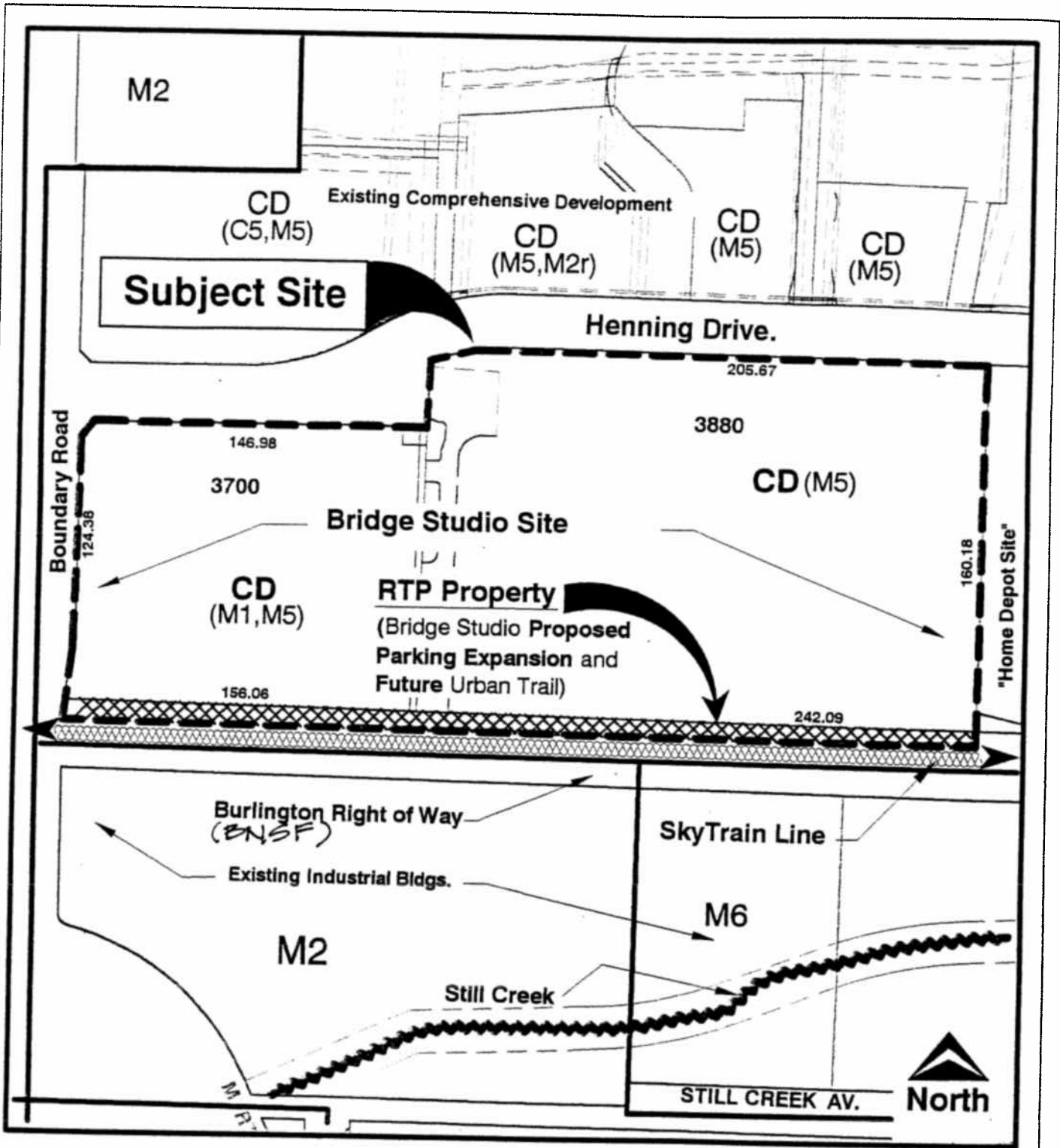
- 4.3 Existing Parking: - 279 spaces
(no change proposed)
- Existing Loading: - 35 spaces
- Proposed Loading: - 47 spaces



J. S. Belhouse
Director Planning and Building

RR:gk
Attach

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Clerk
City Solicitor



City of Burnaby
 Planning And Building Department

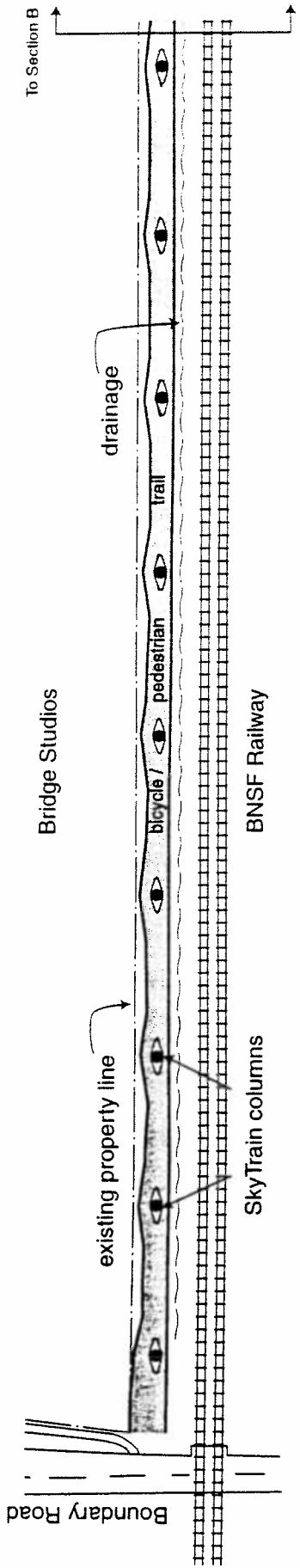
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Drawn By: J.P.C.

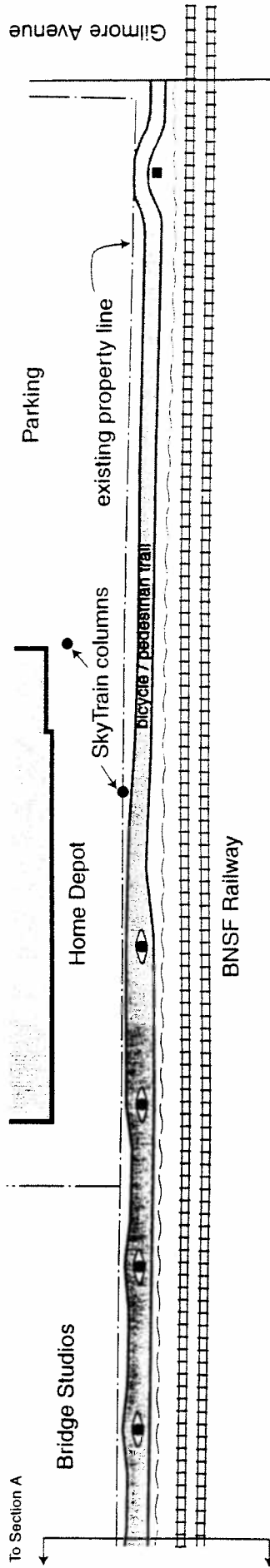
Date: October 2001

REZONING REFERENCE 01 -- 31

Sketch # 1



Section A



Section B



City of Burnaby
 Planning & Building Department
 2002 April

Sketch #2

Central Valley Greenway
 Boundary Road to Gilmore Avenue
 2001 12 04