

TO: CITY MANAGER 2006 December 06

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-43
Movie Studio/Warehouse/Offices
Big Bend Development Plan

ADDRESS: 5300 Byrne Road (See attached Sketches #1 and #2)

LEGAL: Block 1 Except: Parcel "A" (Ref. Plan LMP 25736), D.L. 155B, Group 1, NWD Plan 1248

FROM: CD Comprehensive Development District (based on M2 General Industrial District)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Byrne Road Marine Way Precinct Development Plan guidelines and in accordance with the development plan entitled "Movie Studio/Office Building" prepared by Jonathan Loses Ltd.)

APPLICANT: Colliers International Realty Advisors Inc.
1910-200 Granville Street
Vancouver, BC V6C 2R6
(Attn: Gordon Easton)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 January 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 January 08, and to a Public Hearing on 2006 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 including, a 4% Engineering Inspection Fee, 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- d. The granting of a Section 219 covenant and deposit of sufficient monies is required to assure the installation and ongoing maintenance of required landscaping.
- e. The submission of a stormwater management plan for the site to the approval of the Director Engineering and the granting of a Section 219 covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- f. The granting of a Section 219 covenant respecting flood proofing requirements.
- g. The submission of a Site Profile and resolution of any arising requirements.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit office, warehouse and industrial uses, including the current production studio use, utilizing the M5 Light Industrial District as guidelines.

2.0 BACKGROUND

- 2.1 The subject site is located at the intersection of Wiggins Street and Byrne Road, south of Marine Way, within the Big Bend Development Plan Area (see **attached** Sketches #1 and #2). The site is irregular in shape and has an area of approximately 1.93 ha (4.77 acres). The site is currently occupied by an older free-span warehouse structure with associated office. The current permitted use of the property is as a movie and film studio. Directly to the north is a truss manufacturing operation and beyond that the Market Crossing shopping centre which is currently under construction (Rezoning Reference #03-22). Across Byrne Road, to the west, is the Riverway Business Centre which is currently under construction (Rezoning Reference #04-50) and a number of properties zoned M3 Heavy Industrial District. To the southeast, across the CP Rail line are a number of agricultural properties zoned A1 Agricultural District. The current application is to

expand the permitted uses of the existing free-span warehouse building beyond its current permitted Movie Studio use.

2.2 On 1998 November 16, 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 submitted a plan of development suitable for presentation to a Public Hearing.

3.0 **GENERAL COMMENTS**

3.1 The proposed rezoning bylaw amendment is to permit office, warehouse and industrial uses, including the current production studio use, utilizing the M5 Light Industrial District as guidelines, with all uses to be accommodated within a completely enclosed building. No outside storage or uses will be permitted on site. The existing building and parking on-site will remain largely unchanged.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the construction of Byrne Road abutting the site to its full standard including new curb and gutter and separated sidewalks with street trees and boulevard grassing. A servicing agreement will be required and the usual servicing requirements will apply.

3.3 The applicant is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with a submitted stormwater management plan subject to the approval of the Director Engineering. A Section 219 covenant will be registered for the subject property to ensure the installation and ongoing use and maintenance in accordance with the accepted stormwater management plan.

3.4 The developer is responsible for the undergrounding of the overhead wiring abutting the site on the southeast side of Byrne Road.

3.5 The granting of a Section 219 Covenant respecting flood proofing requirements is required.

3.6 The granting of a Section 219 covenant and deposit of sufficient monies is required to assure the installation and ongoing maintenance of landscaping within the 6.0m landscaped buffer area along the Byrne Road and Wiggins Street frontages in line with the submitted Landscape Plan. Monies deposited will be refunded one year after installation, upon satisfactory inspection.

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3.7 Environmental Services Division has indicated that due to the past use and history of the subject property, a site profile must be submitted in accordance with the requirements of the BC Contaminated Sites Regulation. Any issues arising from the submission of this site profile must be addressed to the satisfaction of the Environmental Services Division.

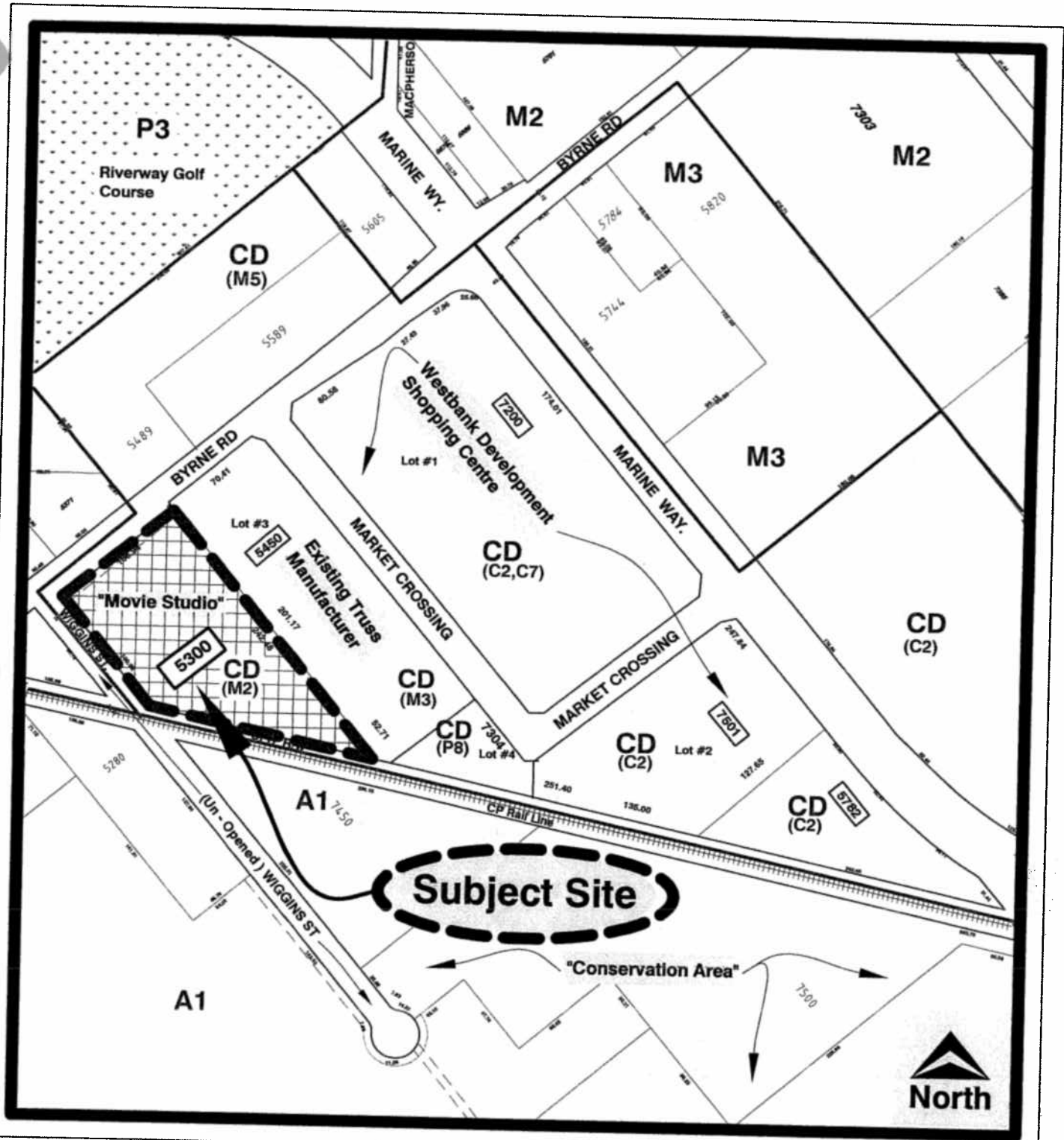
4.0 DEVELOPMENT PROPOSAL

- 4.1 Net Site Area: - 1.93 ha (4.77 acres)
- 4.2 Site Coverage (existing): - 29%
- 4.3 Total Floor Area (existing): - 5,785.8 m² (62,280 sq.ft.)
- 4.4 Building Height: - 2 storeys (15.24m)
- 4.5 Potential Parking and Building Use Allocations:
 - 5,388.2 m² Manufacturing @ 1space /93 m² - 58 spaces
 - 397.6 m² Office @ 1 space / 46 m² - 9 spaces
 - Total Parking Required and Provided: - 67 spaces
- 4.6 Loading Bays Required and Provided: - 4 spaces
- 4.7 Bicycle Provisions Required and Provided: - 8 spaces (outdoor racks)

B. Luksun
B. Luksun
Director Planning and Building

JBS/gk
Attachments

cc: Director Engineering
City Clerk



City of Burnaby

Planning and Building Department

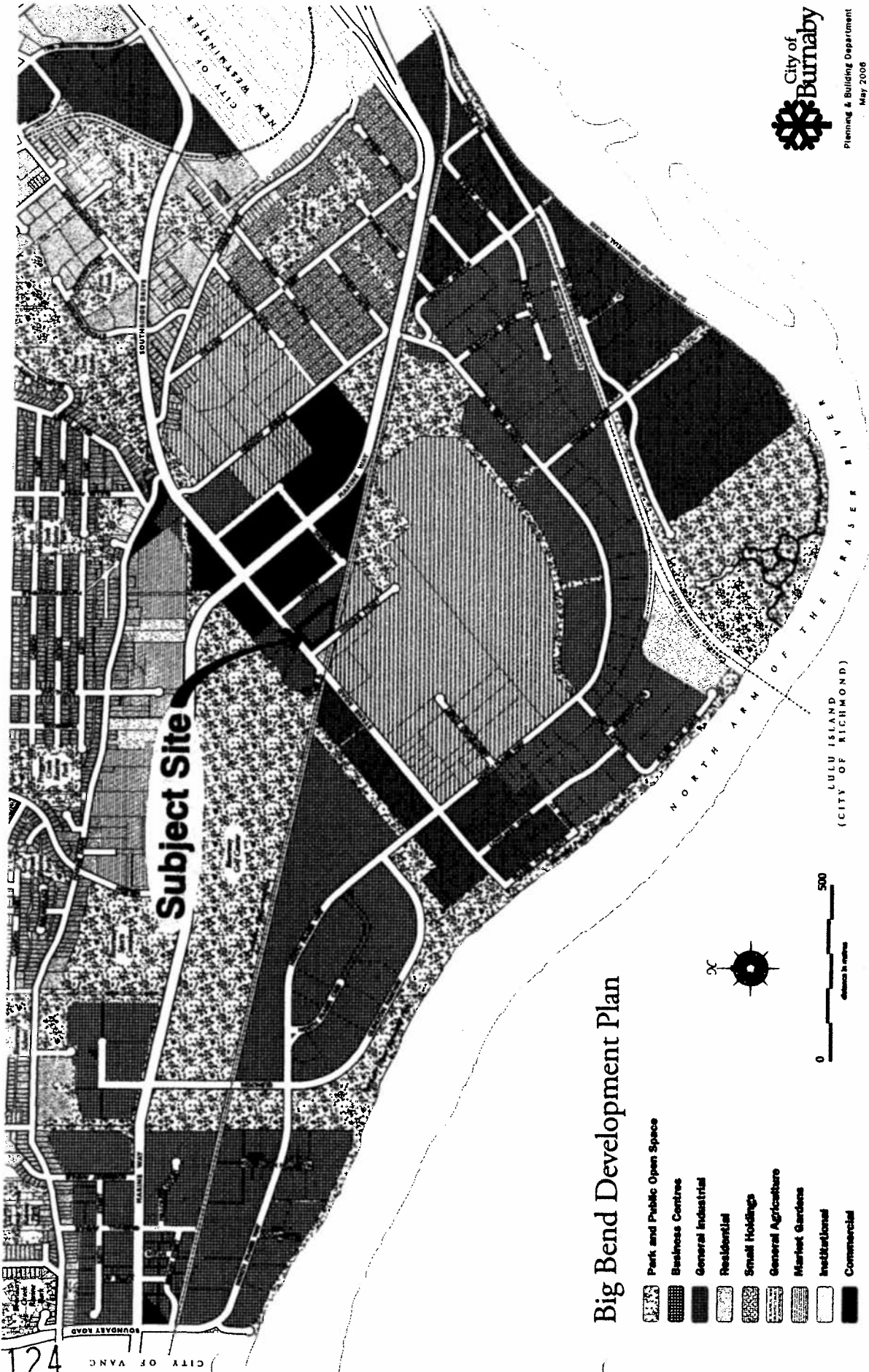
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Drawn By: J.P.C.










Date: December 2006

REZONING REFERENCE # 06 -- 43
5300 Byrne Road

Sketch # 1



Big Bend Development Plan

-  Park and Public Open Space
-  Business Centres
-  General Industrial
-  Residential
-  Small Holdings
-  General Agriculture
-  Market Gardens
-  Institutional
-  Commercial



LULU ISLAND
(CITY OF RICHMOND)

REZONING REFERENCE # 06 -- 43
 5300 Byrne Road

Sketch # 2

124 CITY OF VANCOUVER