

TO: CITY MANAGER 2006 MARCH 22

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #05-67**
Bridge Studios
X-Ref. Rezoning Reference #11/87 & #01-31

ADDRESS: 3880 Henning Drive (see attached sketch)

LEGAL: Lot 2 Except: Part Dedicated Road on Plan LMP2986, D.L. 118, Group 1, NWD
Plan 76093

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 "Building 'H' Bridge Studios" prepared by Brock Croome Architect)

APPLICANT: Coriolis Consulting Corp.
Attn: Jay Wollenberg
1505 – 1130 West Pender Street
Vancouver, BC V6E 4A4

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2006 April 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 April 03,
and to a Public Hearing on 2006 April 25 at 7:30 p.m.
2. **THAT** Council approve in principle funding a share of the Central Valley Greenway
security fence as described in Section 3.3 of this report from the 2007 Urban Trails
component of the 2006 – 2010 Annual Capital Program.
3. **THAT** a copy of this report be forwarded to TransLink c/o Program Manager,
Alternative Transportation.
4. **THAT** the following be established as prerequisites to the completion of the rezoning:

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- a. The submission of a suitable plan of development.
- b. 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.
- c. The granting of an enlarged statutory right-of-way for the Urban Trail along the south property line, subject to provision of a fence meeting Bridge Studio requirements.
- d. The deposit of the applicable GVS & DD Sewerage Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit construction of an additional building within the Bridge Studios site.

2.0 BACKGROUND

The subject site is the east parcel of two parcels comprising Bridge Studios, which is located within Bridge Business Park, east of Boundary Road between Henning Drive and the Millennium SkyTrain / Burlington Northern Santa Fe (BNSF) railway/Central Valley Greenway corridor. The Comprehensive Development rezonings providing for the development of the existing Bridge Studios received Final Adoption on 1987 May 11 (Rezoning Reference #11/87) and 2005 June 13 (Rezoning Reference #01-31).

On 2006 January 23, 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.

3.0 GENERAL COMMENTS

3.1 The proposal is to add a new 1,563m² (16,825 sq.ft.) two-storey building providing support space for Bridge Studios to better serve film and television productions that utilize the facilities. This is consistent with Burnaby's Official Community Plan.

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- 3.2 The new building will be a superior replacement for several existing temporary buildings on the site. More than enough parking to meet zoning bylaw requirements will continue to be provided on site.
- 3.3 The subject rezoning application provides an opportunity to address existing issues related to the Central Valley Greenway immediately south of Bridge Studios. At present, the ground surface of the SkyTrain guideway property between the Bridge Studios site and the BNSF railway is occupied by both the Urban Trail and Bridge Studios parking. These two uses are separated by a chain link fence which curves around the SkyTrain columns to accommodate the pathway. This sharing of the guideway property is the result of a negotiated compromise worked out during the previous rezoning of the Bridge Studios Site (Rezoning Reference #01-31). In practice, it has been problematic for the Central Valley Greenway due to the Urban Trail right-of-way being constricted around the columns, resulting in CPTED sight-line and safety issues, and for Bridge Studios due to ongoing security breaches resulting in break-ins and thefts.
- 3.4 In discussions which City staff have pursued with Bridge Studios and TransLink, a mutually agreeable potential solution has been identified. The Urban Trail right-of-way could be widened to address the constriction issues by encompassing all of the SkyTrain property (see attached Sketch #2). This means that Bridge Studios would reassign its easement over the SkyTrain property with the owner's consent, giving up approximately 794m² (8,546 sq.ft.) of parking area, in return for an 8 foot high concrete security fence. Staff have estimated the cost of this fence to total \$207,500 plus GST. It is proposed that this cost be shared as follows: maximum of \$80,200 plus GST cash contribution each from the City and TransLink to be paid following installation of a fence to an agreed standard, with Bridge Studios contributing works and services valued at \$47,100 including security, clean-up and construction administration. Staff is satisfied that the value of the additional urban trail right-of-way area well exceeds the City's \$80,200 contribution towards securing it. Enlargement of the trail and installation of landscaping would be cost-shared by the City and TransLink at a preliminary cost estimate of \$95,000 plus GST. Sufficient reserves are available in the 2007 Urban Trails component of the 2006 – 2010 Annual Capital Program.
- 3.5 Approval of the Ministry of Transportation to the rezoning is required.
- 3.6 The GVS & DD Sewerage Charge applies.
- 3.7 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 - 3.9 ha (9.6 acres)

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- 4.2 Site Coverage - 35 %

- 4.3 Gross Floor Area
 - Stages 9,120 m² (98,165 sq. ft.)
 - Offices 2,953 m² (31,792 sq. ft.)
 - Manufacturing - Existing 2,167 m² (23,323 sq. ft.)
 - Proposed 1,517 m² (16,325 sq. ft.)
 - Storage - Existing 284 m² (3,052 sq. ft.)
 - Proposed 46 m² (500 sq. ft.)
 - TOTAL: 16,086 m² (173,157 sq. ft)

- 4.4 Parking: Required 193 Spaces
Provided 469 Spaces

- 4.5 Loading required and provided 17 spaces

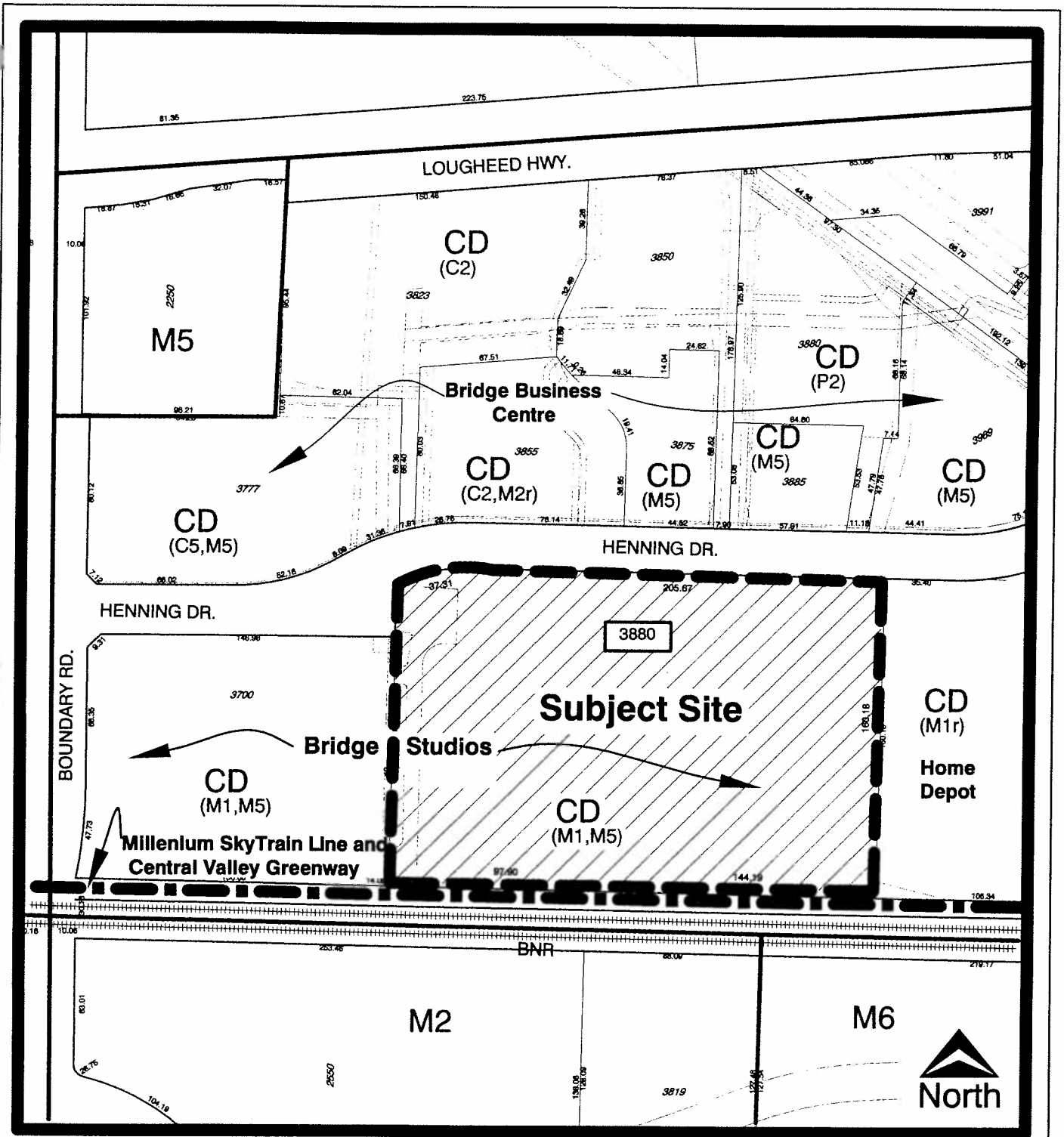


J.S. Belhouse
DIRECTOR PLANNING AND BUILDING

RR:gk/tn
Attachment

cc: Director Engineering
Director Finance
City Clerk
City Solicitor

P:\Gulzar\Robert Renger\Rezoning 2005\Rez 05-67\PL - Rez 05-67 Public Hearing Rport.doc



Planning and Building Department

Scale: 1 = 3000

Drawn By: J.P.C.

Date: January 2006

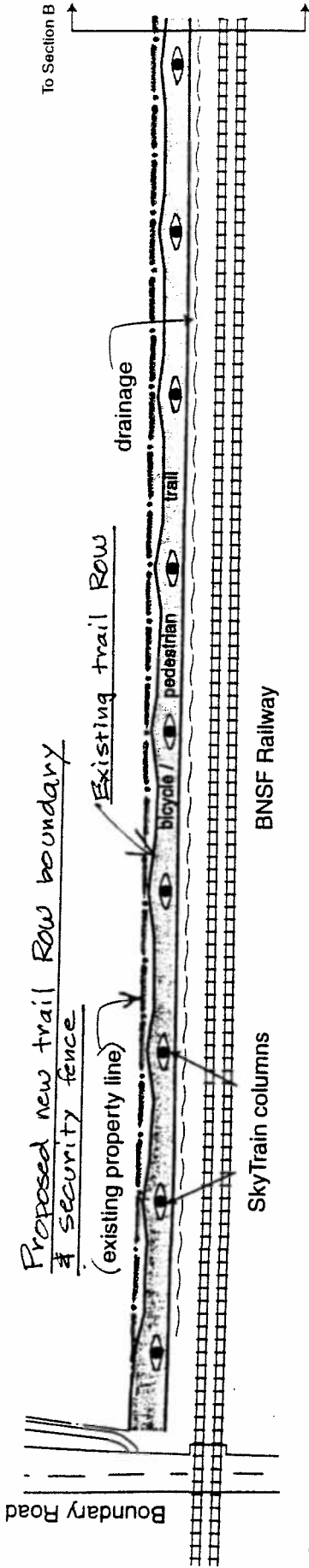
REZONING REFERENCE # 05 -- 67

3880 Henning Dr.

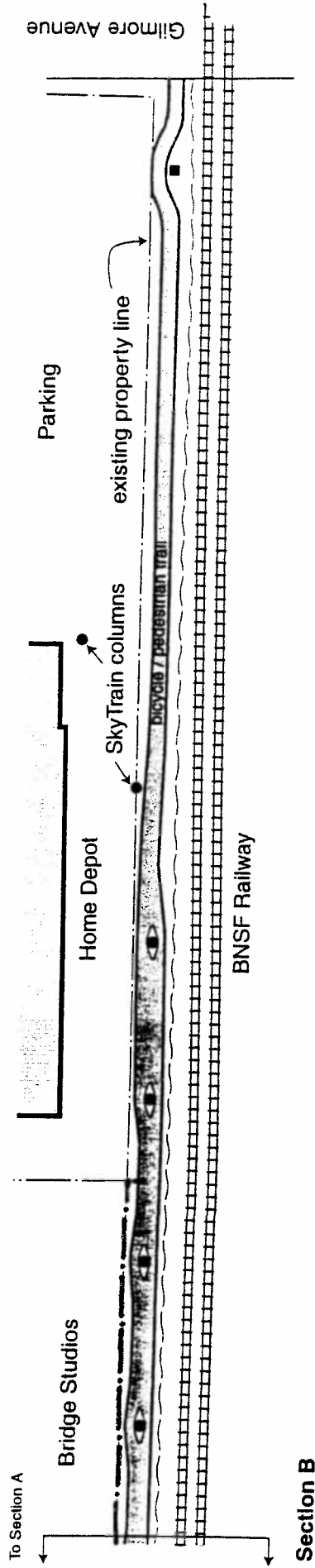
(Proposed New Film Studio Bldgs.)

Sketch # 1

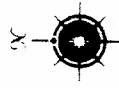
BRIDGE STUDIOS



Section A



Section B



City of Burnaby
Planning & Building Department
2002 April

Sketch #2

Central Valley Greenway
Boundary Road to Gilmore Avenue