

---

**TO:** CITY MANAGER 2007 December 12

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #04-59**  
**Movie Studio**  
**Big Bend Development Plan**

**ADDRESS:** 8165 Glenwood Drive (See attached Sketches #1 and #2)

**LEGAL:** Lot 6, D.L. 155, Group 1, NWD Plan BCP 4738

**FROM:** CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Glenwood Industrial Estates Concept Plan)

**TO:** Amended CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District and Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled "Pacific Studio" prepared by D. Forcier Design)

**APPLICANT:** Coldwell Banker Westburn Realty  
5489 Kingsway  
Burnaby, B.C. V5H 2G1  
Attention: Wolf Isachsen

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2008 January 22.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 January 07, and to a Public Hearing on 2008 January 22 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 any 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.

- 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 a Site Profile and resolution of any arising requirements.
- e. The granting of any necessary statutory rights-of-way, easements and covenants.
- f. The granting of a Section 219 Covenant respecting flood proofing requirements.
- g. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- h. The deposit of the applicable GVS&DD Sewerage Charge.
- i. The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Chief Building Inspector and the granting of a Section 219 Covenant respecting the approved report.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a movie studio building.

### 2.0 BACKGROUND

2.1 The subject site is located within Glenwood Industrial Estates at the north west corner of Glenwood Drive and Trapp Avenue, within the Big Bend Development Plan Area (see attached Sketches #1 and #2). The proposed site is currently vacant and is irregular in shape with an area of approximately 1.12 hectares (2.77 acres). It is noted that the subject site was a part of a previous master rezoning (Rezoning Reference #99-51) and subdivision (Subdivision Reference #00-73) which provided for the required services necessary to serve the site. To the east across Glenwood Drive is a vacant lot which has been rezoned for a future office/warehouse building (Rezoning Reference #05-29). To the south across Trapp Avenue are a number of recently constructed Office/Warehouse buildings (Rezoning References #03-30 and #04-62). Directly to the west is a warehouse distribution building under construction for Horizon Foods (Rezoning Reference #06-25) and directly to the north are two constructed movie studios (Rezoning References #02-21 and #05-44) owned and operated by Canadian Motion Picture Park. The current

application for the third phase in a three building movie studio facility owned and operated by Canadian Motion Picture Park.

- 2.2 On 2004 November 22, 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 development includes the construction of a movie studio building with a small office component. The guideline zoning for the proposed development is the M2 General Industrial District, M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan, with all uses accommodated within a completely enclosed building.
- 3.2 The master rezoning (Rezoning Reference #99-51) and master subdivision (Subdivision Reference #00-73) have provided the subject site with a majority of the required City services including the construction of Glenwood Drive and Trapp Avenue to its full 14m standard with curb and gutter and street lighting along the frontage of the proposed development site. The street trees and boulevard grassing in front of the subject site, provided for under the master rezoning and subdivision, will be completed once the proposed movie studio facility is constructed. To ensure that all services provided under the previous master rezoning and subdivision are adequate to service the site, the Director Engineering will be requested to prepare an estimate for any additional services necessary.
- 3.3 Parking for the proposed film studio use has been indicated in the development plans excess of what is required bylaw. Recognizing the parking demand during production periods, the applicants have indicated an increase in available parking to 108 stalls from the required 70 spaces.
- 3.4 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per sq.ft. of gross floor area will apply to this rezoning.
- 3.5 The applicant is responsible for submission of a suitable stormwater management plan and the installation and ongoing maintenance of stormwater management facilities in accordance with the stormwater management plan guidelines for Glenwood Industrial Estates approved by the Director Engineering under Rezoning Reference #99-09. 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.

To: City Manager  
 From: Director Planning and Building  
 Re: Rezoning Reference #04-59  
 2007 December 12 ..... Page 4

- 3.6 Environmental Services Division has indicated that the applicant will be required to submit a detailed engineering plan to outline the manner in which sediment control will be provided during construction of the project as a requirement of Preliminary Plan Approval.
- 3.7 A geotechnical review of the subject site's soil stability and registration of a Section 219 Covenant regarding the findings of the approved report will be required.

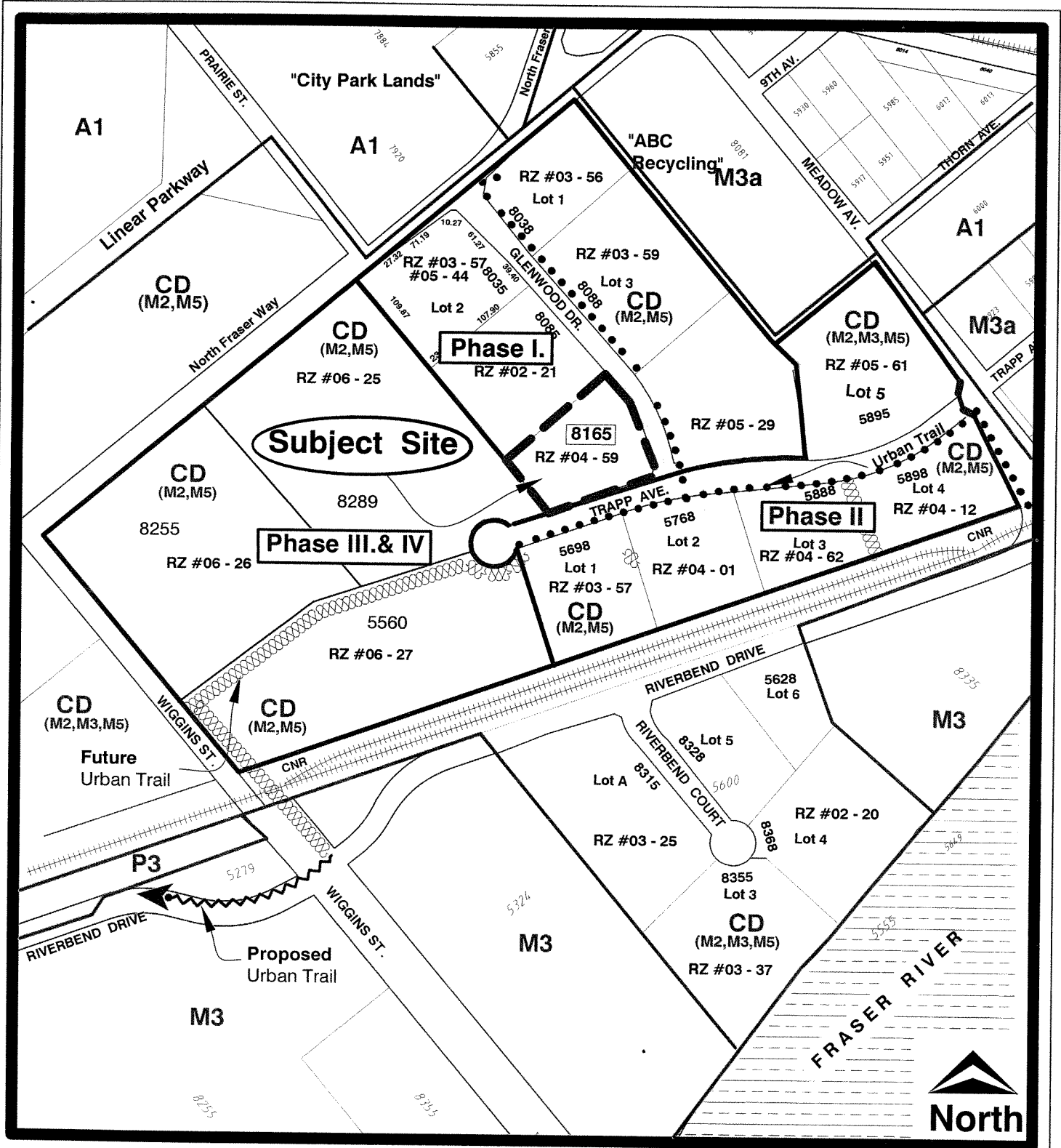
**4.0 DEVELOPMENT PROPOSAL**

- 4.1 Site Area: - 1.12 hectares (2.77 acres)
- 4.2 Site Coverage: - 48.33%
- 4.3 Floor Area: - 5,883.82 m<sup>2</sup> (63,335 sq.ft.)
  - Studio - 5,356.61 m<sup>2</sup> (57,660 sq.ft.)
  - Office - 527.21 m<sup>2</sup> (5,675 sq.ft.)
- 4.4 Floor Area Ratio - 0.33 FAR
- 4.5 Building Height: - 2 storeys
- 4.6 Parking:
  - 5,356.61 m<sup>2</sup> warehousing @ 1/93m<sup>2</sup> - 58 spaces
  - 527.20 m<sup>2</sup> office @ 1/46m<sup>2</sup> - 12 spaces
  - Total Parking Required: - 70 spaces
  - Total Parking Provided: - 108 spaces
- 4.7 Loading Bays Required: - 2 spaces
  - Loading Bays Provided: - 2 spaces
- 4.8 Bicycle Provisions Required: - 7 spaces
  - Bicycle Provisions Provided: - 7 spaces

  
 B. Luksun  
 DIRECTOR PLANNING AND BUILDING

JBS/gk  
**Attachments**

cc: Director Engineering  
 City Clerk  
 City Solicitor  
 P:\Gulzar\Johannes\Rez 2004\Rez 04-59\PL - Rez 04-59 Public Hearing Report.doc

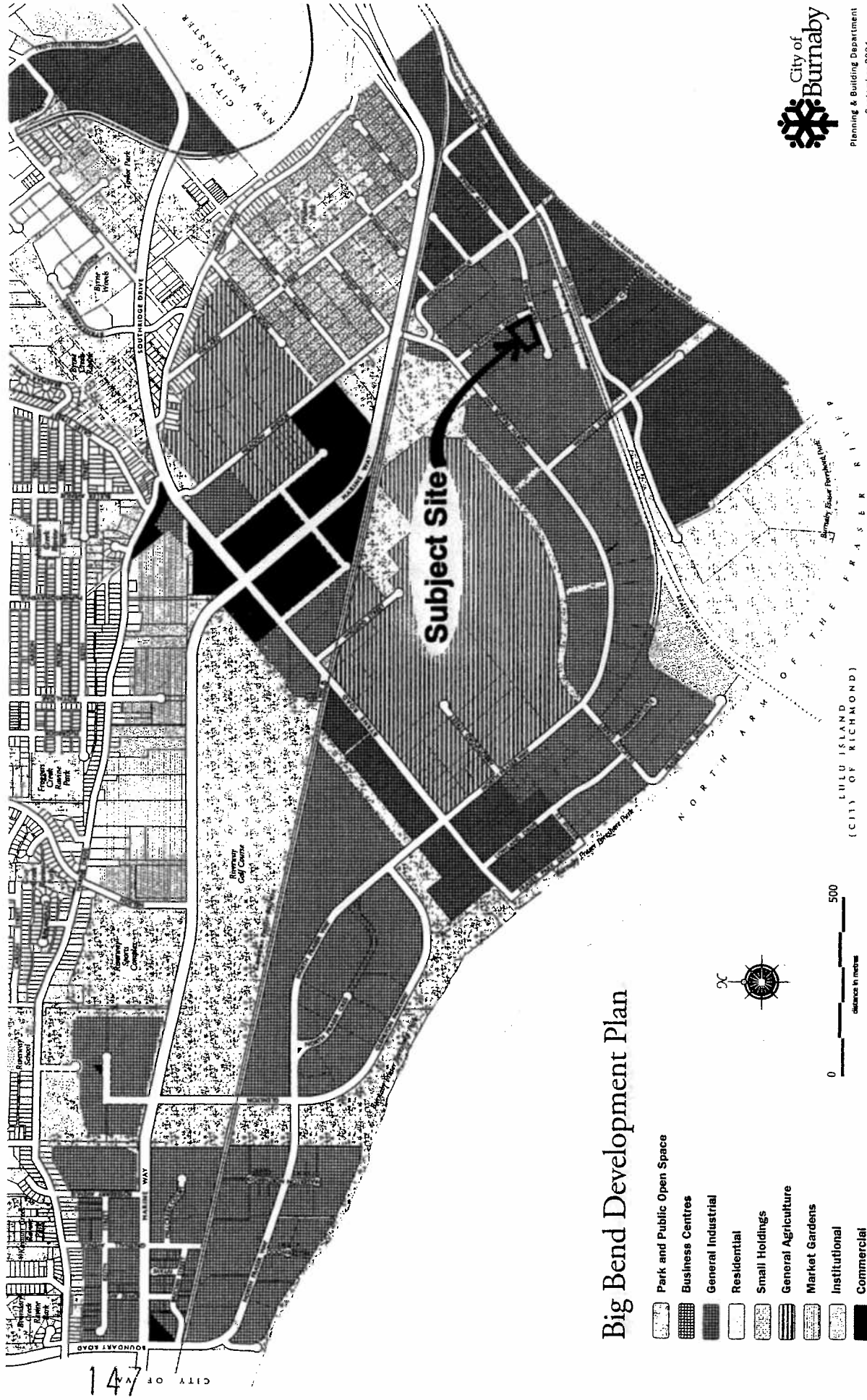


Planning and Building Department

Scale: N.T.S.  
 Drawn By: J.B.S.  
 Date: Dec 2007

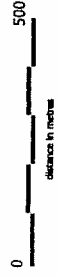
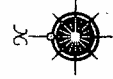
**REZONING REFERENCE # 04 -- 59**  
 8165 Glenwood Drive

Sketch # 1



# Big Bend Development Plan

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



City of Burnaby  
 Planning & Building Department  
 September 2004

**REZONING REFERENCE 04 -- 59**  
**8165 Glenwood Dr.**

**Sketch # 2**