



Item.....	05
Meeting.....	2007 December 17

COUNCIL REPORT

TO: CITY MANAGER 2007 December 12

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #03-35**
Movie Studio Storage Facility / Automobile Wrecking Yard
Big Bend Development Plan

ADDRESS: 6000 Thorne Avenue (See attached Sketches #1 and #2)

LEGAL: Parcel "A", D.L. 173, Group 1, NWD Plan 86250

FROM: A1 Agricultural District

TO: CD Comprehensive Development District (based on M3a Heavy Industrial District and in accordance with the development plan entitled "Pacific Studio Storage Lot" 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 undergrounding of existing overhead wiring abutting the site.
- e. The submission of a Site Profile and resolution of any arising requirements.
- f. The granting of any necessary statutory rights-of-way, easements and covenants.
- g. The granting of a Section 219 Covenant respecting flood proofing requirements.
- h. The pursuance of Stormwater Management Best Practices in line with established guidelines.
- i. The granting of a Section 219 Covenant to restrict storage and use of paints and solvents on site.
- j. The granting of a Section 219 Covenant and the deposit of sufficient monies to ensure that landscaping and screening requirements are provided within one year of the rezoning being affected
- k. The granting of a Section 219 Covenant to ensure that as part of any future rezoning application for the site that the balance of road works on Thorne Avenue be undertaken to its final standard for the length of the development site.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a movie studio outdoor storage facility and the operation of an automobile wrecking yard.

2.0 BACKGROUND

- 2.1 The subject site is located at the intersection of Thorne Avenue and Meadow Avenue just east of Glenwood Industrial Estates. The property is located within one of the identified general industrial areas of the Big Bend Development Plan (see **attached** Sketches #1 and #2). The uses on the proposed site are currently split with the front portion facing Meadow Avenue currently vacant and the rear portion currently occupied by an unauthorized automobile wrecking yard linked to 6039 Trapp Avenue. The site is rectangular in shape with an area of approximately 1.5 hectares (3.7 acres). To the

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southeast, northeast and northwest across Meadow Avenue are a number of existing industrial and automobile wrecking yards. To the southwest across Meadow Avenue is Glenwood Industrial Estates. The current application is for a portion of the site to be subdivided (Subdivision Reference # 06-68) and used as movie studio outdoor storage facility in conjunction with the proposed movie studio at 8165 Glenwood Drive (Rezoning Reference # 04-59). The intent for the remainder of the site is to bring the current use as an automobile wrecking yard in conformance with the appropriate CD (M3a) District zoning. Although the site is currently zoned A1 Agricultural District it is not within the Agricultural Land Reserve and is intended for future industrial development under the Big Bend Development Plan. The site is surrounded by other M3a Heavy Industrial District and M1 Manufacturing District uses and has not been used for agricultural purposes since about 1990.

2.2 On 2003 September 29, 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 subdivision of a portion of the site (Subdivision Reference #06-68) into two lots for a new movie studio outdoor storage facility and to bring into conformance an existing automobile wrecking yard in line with the CD Comprehensive Development District (utilizing the M3a District as a guideline). The Movie Studio Storage use is intended to store props and equipment to serve the production studios at 8035, 8085 and 8165 Glenwood Drive. The intent of the automobile wrecking yard is to store automobiles for parts salvage and is not intended as a self-serve used auto parts business. Both the proposed movie studio storage lot (Lot 1) and the automobile wrecking yard lot (Lot 2) are intended to remain gravel lots with no proposed improvements. A future amendment CD Rezoning would be required for a change of use or for the development of buildings on the subject site. For both lots, specific landscaping and screening for outdoor storage yards are required as follows:

- A solid fence to a minimum/maximum height of 2.4 metres will be required to completely enclose the storage yard use.
- The maximum height of internal storage and racking is 3.5m (11.48 ft.).
- Perimeter landscaping including a minimum front yard on Thorne Avenue of 6.0m (19.69 ft.), side yard on Meadow Avenue of 4.5m (14.76 ft.), an alternate side yard of 3.0m (9.84 ft.), and a rear yard of 3.0m (9.84 ft.). Landscape screening of the required fence (e.g. a cedar hedge) will also be incorporated along the Thorne and Meadow Avenue frontages.

3.2 Given that the proposed movie studio storage yard (Lot 1) and automobile wrecking yard (Lot 2) are proposed without any improvements and are for storage purposes only without any employees located on the property there are no requirements for on-site parking. Notwithstanding, parking and loading for the automobile wrecking yard is provided for at 6039 Trapp Avenue. As a prerequisite of this rezoning, a reciprocal access easement will be required to connect 6039 Trapp Avenue with the subject Lot 2 for the purposes of vehicle movement and access to available parking and loading. The movie studio storage yard (Lot 1) has indicated on the submitted development plans available area for two parking spaces and one loading space.

3.3 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include the construction of Thorne Avenue to an interim 14m pavement standard with gravel shoulders with streetlights located across the development frontage in their final location. A majority of Meadow Avenue frontage of the site is being upgraded to its final standard under Subdivision Reference #01-58. The applicant is responsible to complete the repaving of the remaining portion of Meadow Avenue to the mid point of its intersection with Thorne Avenue and the extension of curb and gutter to the corner, and street trees, boulevard grassing and street lighting adjacent to the development frontage where it is not provided for under Subdivision Reference #01-58.

Road widening dedications of 1.5m are required along the Thorne Avenue frontage, and a 4.5m x 4.5m truncation at the intersection of Thorne Avenue and Meadow Avenue.

3.4 The open storm ditch on the west side of Thorne Avenue is to be enclosed. This ditch is not considered a watercourse under the 1999 Watercourse Classification study undertaken by the City. Therefore, Fisheries and Oceans Canada (DFO) authorization is not required to enclose this ditch.

3.5 As no structure is proposed for the site, the Greater Vancouver Sewerage Charge (GVS&DD) will not be taken. At such time that a structure is proposed GVS&DD will be collected under Preliminary Plan Approval (PPA)

3.6 Given that the existing unauthorized automobile wrecking yard on the proposed Lot 2 does not conform to the appropriate M3a district, and does not conform to the requirements of the M3a district in regards to landscaping, fencing, screening and maximum storage height requirements, it is considered appropriate to register a Section 219 Covenant and request the deposit of sufficient monies to guarantee that both the movie studio storage lot and the automobile wrecking yard lot are brought into conformance with the M3a district guidelines for required landscaping, screening, fencing and storage height requirements within one year of the rezoning being affected. As there is no occupancy permit for a proposed structure that the City can withhold to ensure that the property is brought into conformance with the M3a District guidelines, a Section 219 covenant and deposit of funds is the appropriate mechanism to ensure these provisions are met once the rezoning application is approved.

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- 3.7 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Thorne Avenue.
- 3.8 The granting of a Section 219 Covenant is required to ensure that as part of any future rezoning application for the subject site, the balance of road works on Thorne Avenue be undertaken to its final standard including the installation of curb and gutters on both sides of Thorne Avenue, installation of separated sidewalks abutting the development site, and the planting of street trees and boulevard grass on abutting the development site for the length of the development site.
- 3.9 Although the site is over one acre, it is not intended to be paved, therefore the Department Engineering has advised that Stormwater Management Best practices in line with established guidelines are acceptable the site. A Section 219 Covenant will be taken to ensure that no paints or solvents are to be stored or used on the subject property. At a future date, if the site is paved or redeveloped with a warehouse structure, then a full stormwater management plan with 219 Covenant to ensure its operation and continued maintenance will apply.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area:

Gross Site Area	-	1.50 hectares (3.71 acres)
Dedication Area	-	0.03 hectares (0.07 acres)
Net Site Area	-	1.47 hectares (3.64 acres)
Lot #1 (Movie Storage)	-	0.86 hectares (2.12 acres)
Lot #2 (Automobile Wrecking Yard)	-	0.61 hectares (1.52 acres)

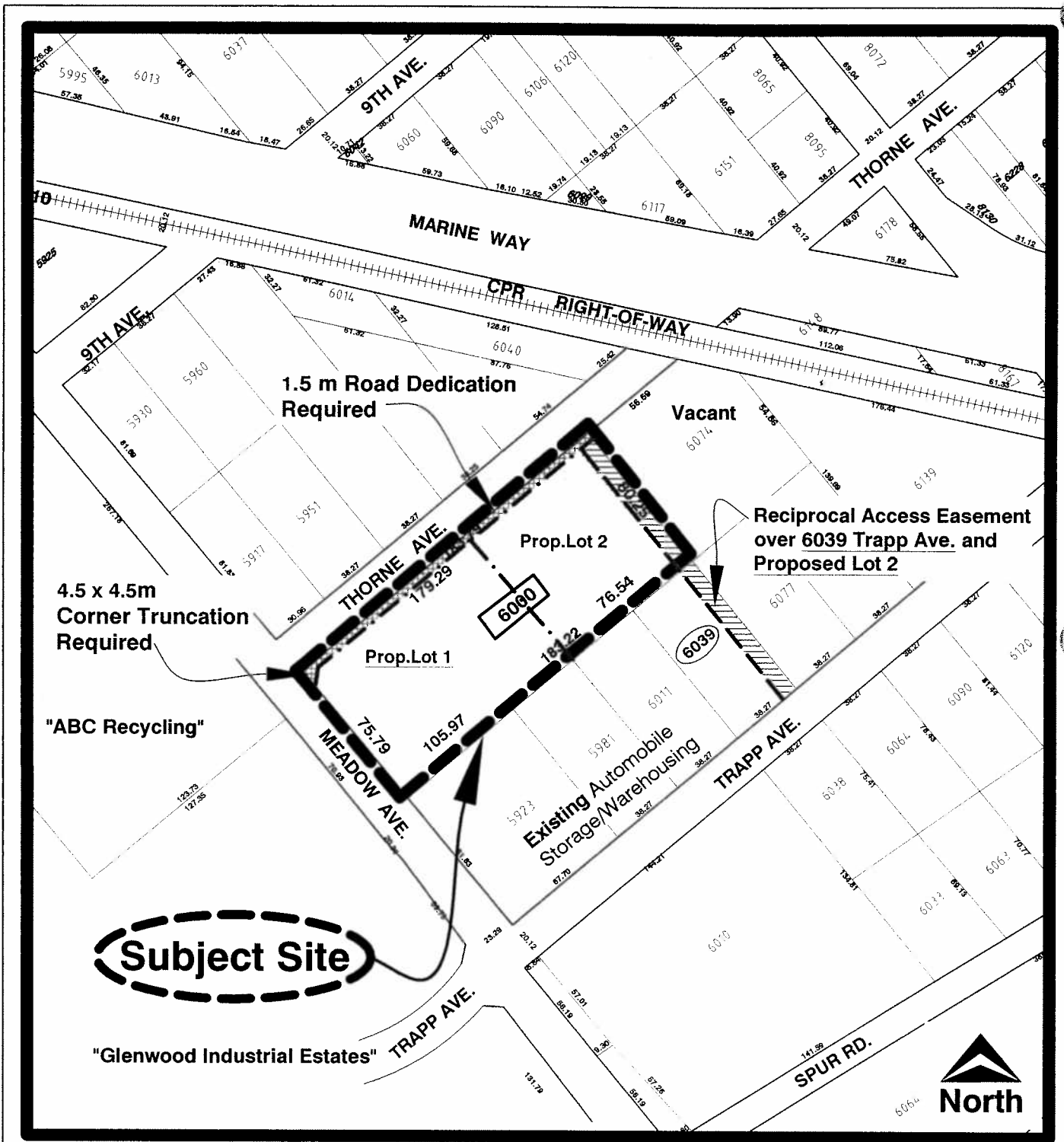
4.2 Parking & Loading Required and Provided

Lot #1 Parking	-	2 spaces
Lot #1 Loading	-	1 space


B. Luksun
DIRECTOR PLANNING AND BUILDING

JBS/gk
Attachments

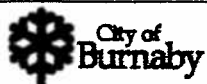
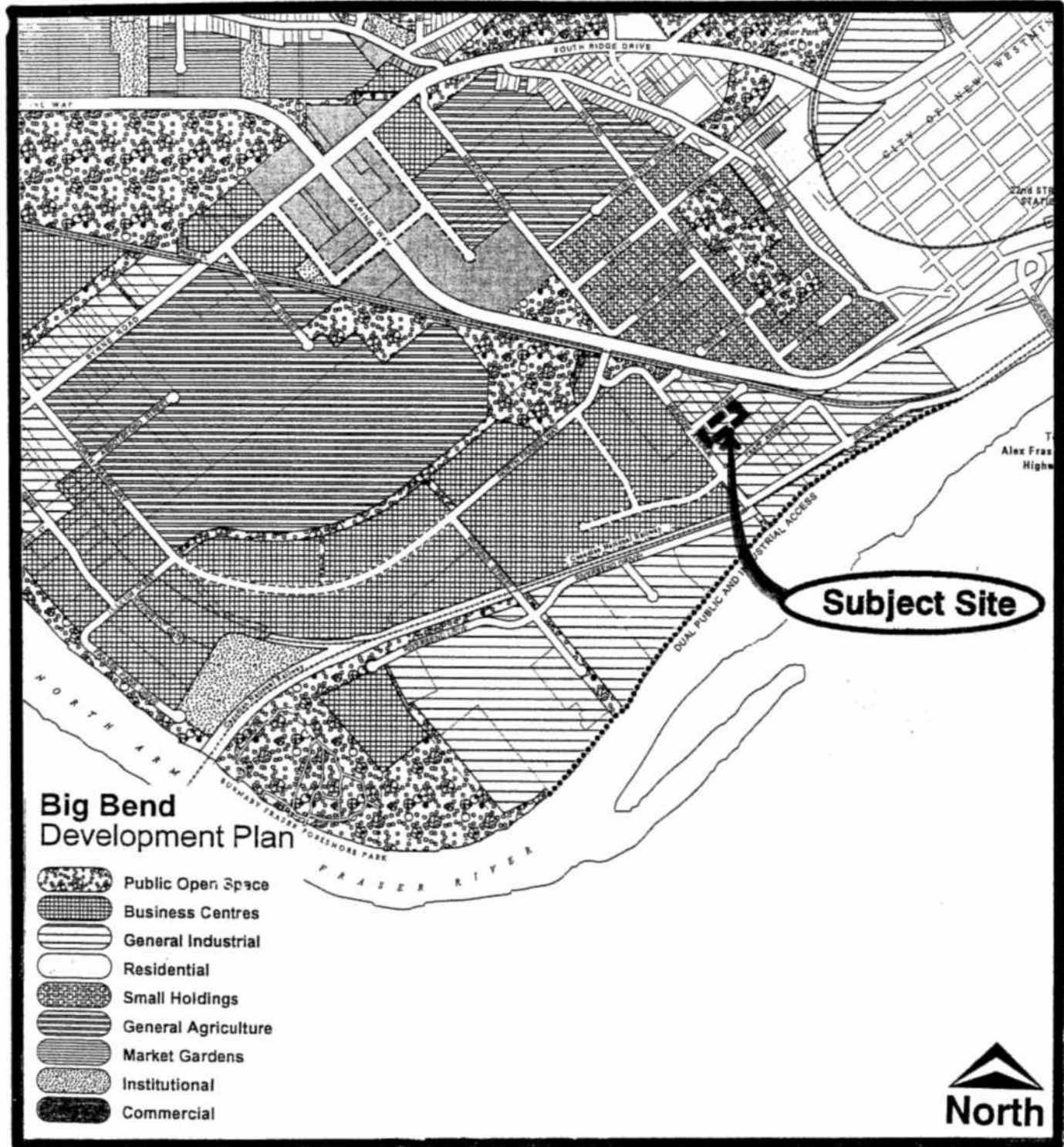
cc: Director Engineering
City Clerk
City Solicitor



Planning and Building Department

Scale: 1 : 3000
 Drawn By: J.P.C.
 Date: October 2007

Subdivision Reference # 06 -- 68
REZONING REFERENCE # 03 -- 35
 6000 Thorne Ave.



Planning And Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: September 2003

REZONING REFERENCE 03 -- 35
6000 Thorne Ave.

Sketch # 2