



Item
Meeting2011 January 24

COUNCIL REPORT

TO: CITY MANAGER 2011 January 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #03-35**
Film Production Storage and Manufacturing Facility /
Automobile Parts Storage 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 M2 General Industrial District, M3a Heavy Industrial District and in accordance with the development plan entitled "Cineprep Studios" 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 2011 February 22.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2011 February 07, and to a Public Hearing on 2011 February 22 at 7:00 p.m.
2. **THAT** the predecessor Rezoning Bylaw, Amendment Bylaw No 4/08, Bylaw 12402 be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **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

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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 granting of a Section 219 Covenant such that no building may be erected on Lot #1 until such time that Lot #2 is brought into conformance with the proposed zoning.
- i. The completion of the necessary subdivision.
- j. 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.
- k. The dedication of any rights-of-way deemed requisite.
- l. The granting of the necessary access agreement.
- m. The submission of a geotechnical review regarding the site's stability, and its ability to be used safely for the intended use, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- n. The granting of a Section 219 Covenant to ensure that as part of any future rezoning application, for either of the two resulting sites, that the balance of road works (sidewalks) on Thorne and Meadow Avenues be undertaken to its final standard for the subject development sites.
- o. The deposit of the applicable GVS&DD Sewerage Charge.
- p. The review of a detailed Sediment Control System by the Director Engineering

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a facility for film production, storage and manufacture of products associated with the film industry as well as associated office uses on Lot 1 based on CD (M2) zoning, and the continued operation of an automobile parts storage yard on Lot 2 based on CD (M3a) zoning.

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 southwest portion of the site, facing Meadow Avenue is currently vacant. The northeast portion is currently occupied by an unauthorized automobile parts storage yard linked to an automobile wrecking yard at 6039 Trapp Avenue. The site is rectangular in shape with an area of approximately 1.5 hectares (3.7 acres). In the immediate area are a number of existing industrial developments and automobile wrecking yards. Further, to the southwest across Meadow Avenue, is Glenwood Industrial Estates. The current application is based on subdivision of the site into two lots (Subdivision Reference #06-68) with proposed Lot #1 used as a facility for film production, storage and manufacture of products associated with the film industry, as well as associated office uses. The proposed facility is intended to be used for the manufacture of sets and other products related to the film industry, as well as the storage of such materials. The intent for the remainder of the site (proposed Lot #2) is to bring the current use as an automobile parts storage yard into conformance with the appropriate CD (M3a) District zoning. The site is currently zoned A1 Agricultural District, but is not within the Agricultural Land Reserve and is intended for future industrial development under the Big Bend Development Plan. The site is adjacent to other M3a Heavy Industrial District and M1 Manufacturing District uses.

2.2 On 2008 January 07, Council gave First Reading to a rezoning bylaw for development of the subject site. A Public Hearing was held on 2008 January 22 and Second Reading was given on 2008 February 04. The previous form of development was to create two lots, of which one being intended for an outdoor storage lot for the film industry and the other to bring the existing automobile parts storage yard into conformance with the Zoning Bylaw, with both resulting lots being zoned to the appropriate CD (M3a) District zoning.

As indicated, the applicant has now proposed a facility for film production, storage and manufacture of products associated with the film industry as well as associated office uses on the portion of the site that was previously intended to be used as an outdoor storage lot for the film industry. This lot is now proposed to be zoned to the CD (M2) District. The remainder of the site will remain as outdoor storage in order to bring the existing automobile parts storage yard into conformance with the appropriate CD (M3a) District zoning as proposed at the previous Public Hearing.

The applicant has now submitted a plan of development suitable for presentation to a new Public Hearing.

3.0 GENERAL COMMENTS

3.1 As indicated above, the proposed development includes the subdivision of a portion of the site (Subdivision Reference #06-68) into two lots.

For Lot #1, the applicant is requesting rezoning to CD Comprehensive Development District (based on the M2 General Industrial District) for the purpose of constructing a facility for film production, storage and manufacture of products associated with the film industry, as well as associated office uses in line with the Council adopted Big Bend Development Plan.

For Lot #2, the applicant is requesting rezoning to the CD Comprehensive Development District (based on the M3a Heavy Industrial District) for the purpose of bringing the existing automobile parts storage yard into compliance with the Bylaw. Lot 2 will continue to be associated with the automobile wrecker at 6039 Trapp Avenue, however, the wrecking of automobiles will not be a permitted use on Lot #2.

3.2 Specific landscaping and screening requirements for the two lots are as follows:

- Perimeter landscaping for both Lot 1 and Lot 2, 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.), and a rear yard of 3.0m (9.84 ft.). Landscape screening of all fences (e.g. a cedar hedge) along the Thorne and Meadow Avenue frontages is required.
- A chain link fence to a height of 2.4 metres will be required to enclose Lot #2 on the northwest, southwest and southeast. Shipping containers will be located along the site's internal property line on the northeast side with a nil setback.
- The maximum permitted height of internal storage and racking is 3.5m (11.48 ft.) for Lot #2.

3.3 The automobile parts storage yard on Lot 2 has a proposed parking provision of 15 stalls provided on site; additional parking for Lot 2 is also provided at 6039 Trapp Avenue. The standard Bylaw parking requirement is 33 stalls. Given the fact that the primary employee facilities for this lot are located at 6039 Trapp Avenue, the variance in parking is considered warranted. Notwithstanding, as a prerequisite of this rezoning, an access easement will be required over 6039 Trapp Avenue in favour of Lot 2 for the purposes of vehicle movement and access to and use of the available parking and loading facilities on this neighbouring lot. Parking and loading for Lot 1 is required and accommodated on Lot 1, as outlined in Section 4.2 of this report.

3.4 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 Thorne Avenue to a 14m standard with curb and gutter, boulevard grassing and street trees as well as streetlights along the development frontage. The Meadow Avenue frontage of the site is being upgraded to its final curb-to-curb standard under the previously

finalized Subdivision Reference #01-58. The developer is also required to provide boulevard grassing and street trees, adjacent to this frontage of the development site.

Due to the fact that only one of the final lots is being developed, the construction of sidewalks fronting the development site is not a requirement of the subject application; however, as a prerequisite of the rezoning, a Section 219 Covenant will be registered on both of the resulting lots indicating that the construction of concrete separated sidewalks for the entire length of both the Meadow and Thorne Avenue frontages of both lots will be required should either lot undergo a future rezoning or development approval process.

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 is required.

- 3.5 The open storm ditch on the west side of Thorne Avenue is to be enclosed. This ditch is not considered a watercourse under the Watercourse Classification study undertaken by the City.
- 3.6 The GVS&DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$0.811 per square foot of gross floor area will apply to this rezoning.
- 3.7 As determined at the previous Public Hearing, given that the existing unauthorized automobile parts storage yard on the proposed Lot 2 does not conform to the requirements of the M3a district in regards to landscaping, fencing, screening and maximum storage height requirements, the deposit of sufficient monies is required to guarantee that the automobile parts storage yard lot is brought into conformance with its proposed CD (M3a) zoning district regulations for required landscaping, screening, fencing and storage height within one year of the rezoning being completed. In addition, the registration of a Section 219 Covenant, such that no building may be constructed on Lot 1 until Lot 2 is brought into conformance with its proposed zoning, is required. As such, the Building Permit for Lot 1 will not be released until such time that Lot 2 is brought into conformance with its proposed zoning.
- 3.8 A geotechnical review and report is required for this site with regard to foundation conditions. A consultant submission of a geotechnical report for review by the Chief Building Inspector and the granting of a Section 219 Covenant respecting the submitted report is required. The report is to include a statement confirming that "the land may be used safely for the use intended if the land is used in accordance with the condition specified in the report."
- 3.9 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Thorne Avenue.
- 3.10 Engineering Environmental Services Division will need to review a submission of a detailed plan of engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control system will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.11 A Section 219 Covenant for flood proofing will be required.

- 3.12 A site profile and the resolution of any arising issues is required.
- 3.13 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities. A Section 219 Covenant will be registered on the subject property to ensure the installation and ongoing use and maintenance in accordance with the accepted stormwater management plan.

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 (Film Production Storage and Manufacturing)	-	0.86 hectares	(2.12 acres)
Lot #2 (Auto Parts Storage Yard)	-	0.61 hectares	(1.52 acres)

4.2 LOT #1 DEVELOPMENT STATISTICS

4.2.1 Permitted Uses: Film Production Manufacturing and Storage, and Accessory Office

4.2.2 Site coverage	-	54%
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4.2.3 Gross Floor Area

Film production and associated manufacturing	-	2,115.2 m ²	(22,768 sq.ft)
Storage:	-	1,469.9 m ²	(15,822 sq.ft.)
Office (including future mezzanine)	-	842.6 m ²	(9,070 sq.ft.)

Total Floor Area:	-	4,427.7 m ²	(47,660 sq.ft.)
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F.A.R:	-	0.60
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4.2.4 Maximum Building Height:	-	2 Storeys, 15.6 m (51.25 feet)
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4.2.5 Required Parking: Lot #1

Office:	-	842.6 m ² @ 1 per 46 m ²	18 spaces
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Film Production /Manufacturing:	-	2,115.2 m ² @ 1 per 93 m ²	23 spaces
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Storage:	-	1,469.9 m ² @ 1 per 186 m ²	8 spaces
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Total Parking Required and Provided - 49 spaces

4.2.6 Loading Bays Lot #1:

Required: - 3 spaces
Provided: - 4 spaces

4.2.7 Bicycle Provisions Lot #1

Required - 5 spaces
Provided - 5 spaces (outdoor racks)

4.3 LOT #2 DEVELOPMENT STATISTICS

4.3.1 Permitted Uses: Automobile Parts Storage Yard (no dismantling of vehicles permitted)

4.3.2 Gross Floor Area

Total Floor Area: - Nil
F.A.R: - Nil
Site coverage - Nil

4.3.3 Parking required

- 33 stalls
Parking provided - 15 stalls

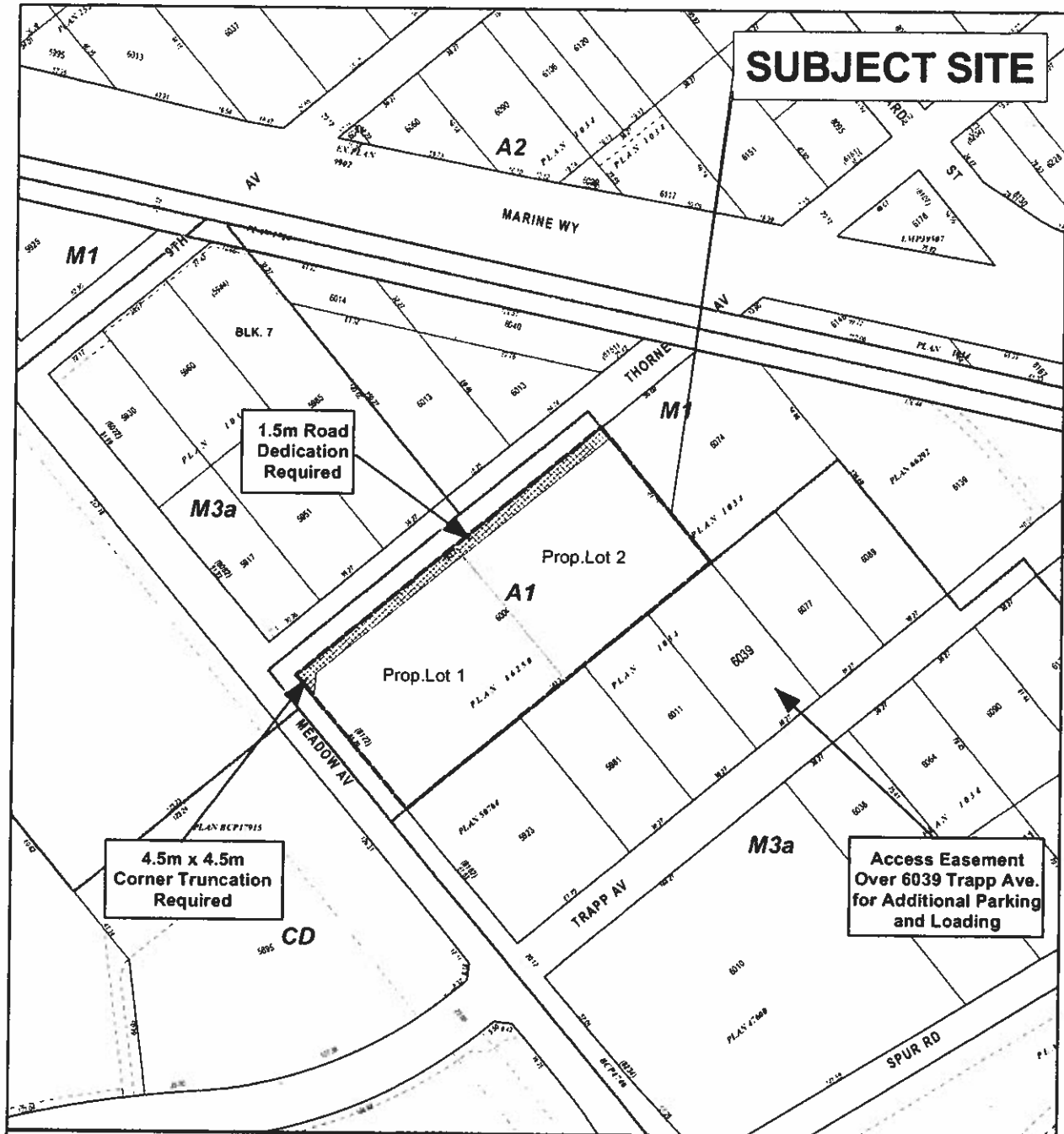


B. Luksun, Director
PLANNING AND BUILDING

DR:spf

Attachments

cc: Director Engineering
City Clerk
City Solicitor



PLANNING & BUILDING DEPARTMENT



DATE:
JAN 18 2011

SCALE:
1:3,000

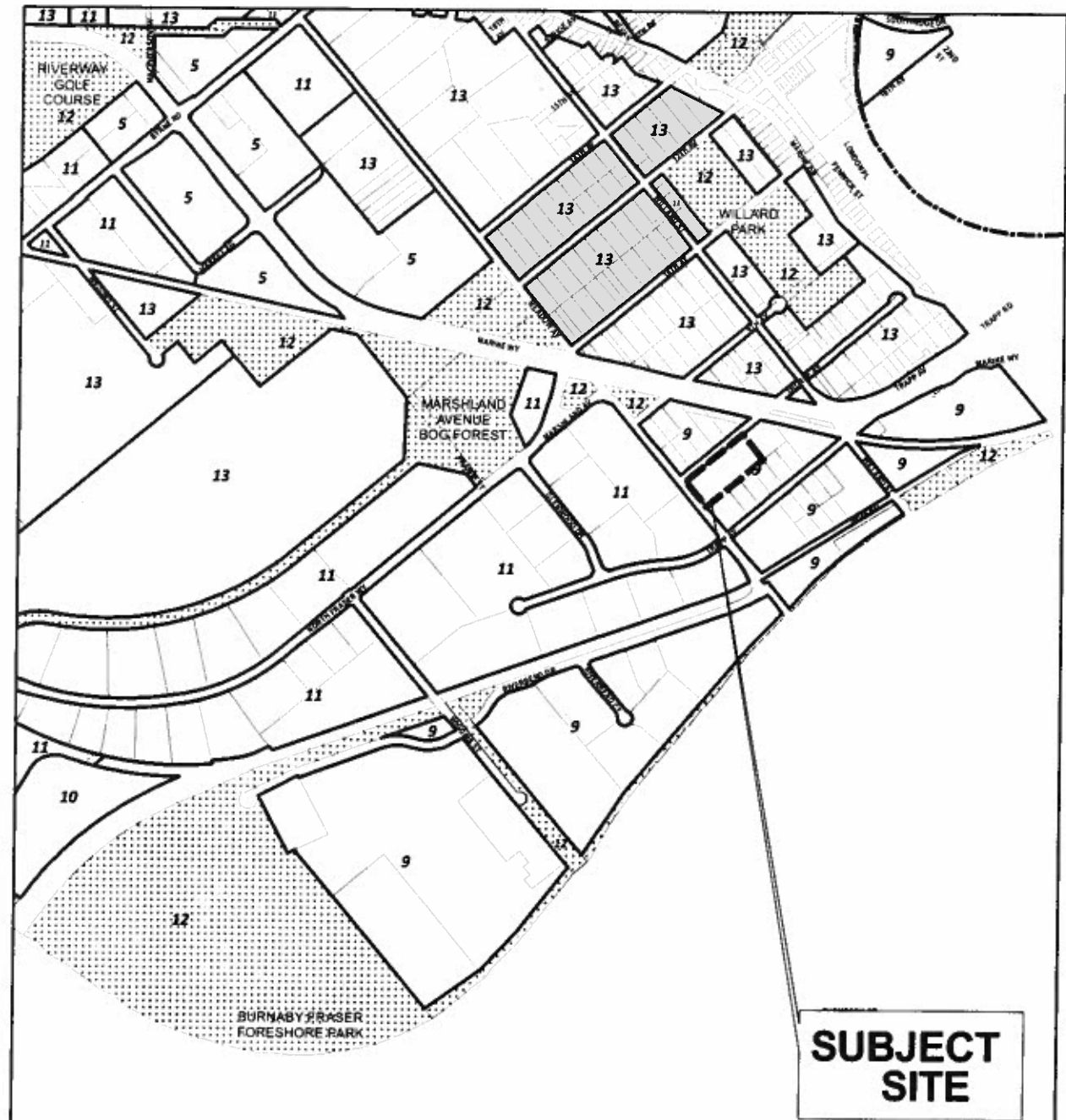
DRAWN BY:
DJ

 Subject Site

REZONING REFERENCE #03 -- 35

Subdivision Reference #06 -- 68
6000 Thorne Ave.

Sketch #1



Big Bend Development Plan



PLANNING & BUILDING DEPARTMENT

- 5 > COMMERCIAL
- 9 > INDUSTRIAL
- 10 > INSTITUTIONAL
- 11 > BUSINESS CENTRE
- 12 > PARK AND PUBLIC USE
- 13 > AGRICULTURAL

