



Item
Meeting..... 2011 November 28

COUNCIL REPORT

TO: CITY MANAGER 2011 November 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #10-40
Bridge Studios Expansion
(x.ref: #96-28; #01-31; #05-67)

ADDRESS: 3700 / 3880 Henning Drive (Sketch #1 *attached*)

LEGAL: Lot 3 Except Part In Plan LMP30514, DL 118, Group 1, NWD Plan 76093; 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, M5 Light Industrial District and in accordance with the development plan entitled "Plan of Development for Bridge Studios" prepared by CTA Design Group)

APPLICANT: Bridge Studio Holdings Ltd.
300 – 100 Park Royal
West Vancouver, BC V7T 1A2
(Attention: Art Phillips)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2011 December 13.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2011 November 28, and to a Public Hearing on 2011 December 13 at 7:00 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.

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- 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 dedication of any rights-of-way deemed requisite.
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f. The retention of identified existing trees and vegetation on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- g. The review of a detailed Sediment Control System by the Director Engineering.
- h. 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.
- i. The submission of a Site Profile and resolution of any arising requirements.
- j. The approval of the Ministry of Transportation to the rezoning application.
- k. The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of Bridge Studios.

2.0 BACKGROUND

2.1 The subject rezoning application, as noted in our initial report, included only the westerly of two parcels comprising Bridge Studios, located at the southeast corner of Henning Drive and Boundary Road. The application has since been revised to include both parcels (Sketch #1 attached) in order to accommodate, on the east parcel, driveway reconfiguration and a minor building expansion, in addition to accommodating, on the west parcel, larger Phase 2 sound stages than permitted by the current CD zoning and a parking structure.

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The subject site is currently occupied by various stages, workshops, and offices comprising Bridge Studios. The west half of the westerly parcel is currently vacant.

The existing Comprehensive District Zoning of the east parcel (REZ #05-67) accommodates the existing development on it. The existing Comprehensive District Zoning of the west parcel (REZ #96-28 and REZ #01-31) provides for a future sound stage, workshop, and office building (similar to and of the same size as the existing building on the east portion of the parcel) to be built on the vacant west portion of the parcel, together with surface parking.

Across Henning Drive to the north of the site is a motor hotel. The Central Valley Greenway and the Millenium SkyTrain line, and beyond these, the Burlington Northern Railway line, run along the south property line of the site. Home Depot abuts the site to the east.

2.2 Council on 2011 January 31 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.

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

3.0 GENERAL COMMENTS

3.1 The applicant's development proposal includes two new sound stages and a parking structure on the west parcel, as well as a relatively minor addition to an existing production stage on the east parcel. Also proposed is an architectural fence around the west portion of the site, with a significant new entry feature and gate (with minor driveway realignment) and preservation of the majority of the existing mature landscaping around the site. An architectural design of suitable urban design quality has been achieved.

3.2 The Director Engineering will be requested to provide all relevant servicing information. A 3.0 m road widening dedication along Boundary Road is required to accommodate a future bicycle lane. A 25% contribution to the cost of a future traffic signal for the CVG (Central Valley Greenway) at Boundary Road will be required. An expanded statutory right-of-way is required for a City pump station located on the west parcel.

3.3 A Section 219 Covenant and bonding is required to ensure preservation of trees and other mature landscaping on the site.

3.4 The submission of a Site Profile and resolution of any resultant conditions is required.

3.5 A suitable engineered on-site stormwater management system (with maintenance manual) is required. A 219 Covenant and deposit of funds to guarantee its provision and continued operation will be required.

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- 3.6 Engineering Environmental Services Division will need to review a submission of a detailed plan of an 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.
- 3.7 The GVS & DD Sewerage Charge applies.
- 3.8 The approval of the Ministry of Transportation to the rezoning is required.

4.0 DEVELOPMENT PROPOSAL

The proposed expansion of Bridge Studios development is to proceed in three phases. Phase 1 includes construction of a new soundstage with offices and workshops on the west parcel, together with construction of the new architectural fence and entry feature. Phase 2 comprises a relatively minor addition to an existing production stage on the east parcel. Phase 3 includes construction of a new sound stage and parking structure on the west parcel.

4.1 3700 Henning Drive – West Parcel

4.1.1 Phase 1 Development

Site Area

Gross	1.89 ha (4.67 acres)
Road Dedications	0.04 ha (0.09 acres)
Net Site	1.85 ha (4.58 acres)

<u>Site Coverage</u>	Existing	18%
	Proposed	31%

<u>GFA</u>	Stages:	Existing:	4,905.2 m ²	(52,801 sq. ft.)
		Proposed:	2,404.8 m ²	(25,886 sq. ft.)
	Subtotal:		7,310.0 m ²	(78,687 sq. ft.)
	Offices:	Existing:	1,858.0 m ²	(20,000 sq. ft.)
		Proposed:	1,521.6 m ²	(16,378 sq. ft.)
	Subtotal:		3,379.6 m ²	(36,378 sq. ft.)
	Manufacturing:	Existing:	1,858.0 m ²	(20,000 sq. ft.)
	Total:		12,547.6 m²	(135,065 sq. ft.)

<u>FAR</u>	Existing:	0.46
	Proposed:	0.68

<u>Parking</u>	Required:	172 spaces
	- Stages/Mfg:	9,168 m ² @ 1/ 93 m ² = 99 spaces
	- Offices	3,379.6 m ² @ 1/ 46 m ² = 73 spaces
	<u>Provided</u>	299 spaces

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Bicycle Facilities Provided: 21 spaces and end-of-trip facilities
Loading Required: 8 bays
 Provided: 8 bays

4.1.2 Phase 2 No change on west parcel

4.1.3 Phase 3 Development

Site Coverage Proposed 50%

<u>GFA</u>	Stages:	Existing:	7,310.0 m ²	(78,687 sq. ft.)
		Proposed:	2,053.0 m ²	(22,098 sq. ft.)
	Subtotal:		9,363.0 m ²	(100,785 sq. ft.)
Offices:		Existing:	3,379.6 m ²	(36,378 sq. ft.)
		Proposed:	700.2 m ²	(7,537 sq. ft.)
	Subtotal:		4,079.8 m ²	(43,915 sq. ft.)
Manufacturing:		Existing:	1,858.0 m ²	(20,000 sq. ft.)
	Total:		15,300.8 m²	(164,700 sq. ft.)

Plus 1,630 m² (17,546 sq. ft.) parkade

FAR Proposed: 0.83

Parking Required: 210 spaces
 - Stages/Mfg: 11,221 m² @ 1/93 m² = 121 spaces
 - Offices 4,079.8 m² @ 1/46 m² = 89 spaces
Provided 360 spaces

Loading Required: 9 bays
 Provided: 9 bays

4.2 3880 Henning Drive – East Parcel

4.2.1 Phase 1 No change from existing development on east parcel

4.2.2 Phase 2 Development

Site Area 3.87 ha (9.56 acres)

Site Coverage Existing 35%
 Proposed 37%

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<u>GFA</u>	Stages:	Existing:	9,120.0 m ²	(98,165 sq. ft.)
		Proposed:	774.5 m ²	(8,336 sq. ft.)
	Offices:	Existing:	2,953.0 m ²	(31,792 sq. ft.)
	Manufacturing:	Existing:	3,684.0 m ²	(39,648 sq. ft.)
	Storage:	Existing:	330.0 m ²	(3,552 sq. ft.)
	Total:			<u>16,861.5 m²</u>

FAR Existing: 0.42
 Proposed: 0.44

Parking Required: 214 spaces
 - Stages/Mfg: 13,908.5 m² @ 1/93 m² = 150 spaces
 - Offices 2,953 m² @ 1/46 m² = 64 spaces
Provided 478 spaces

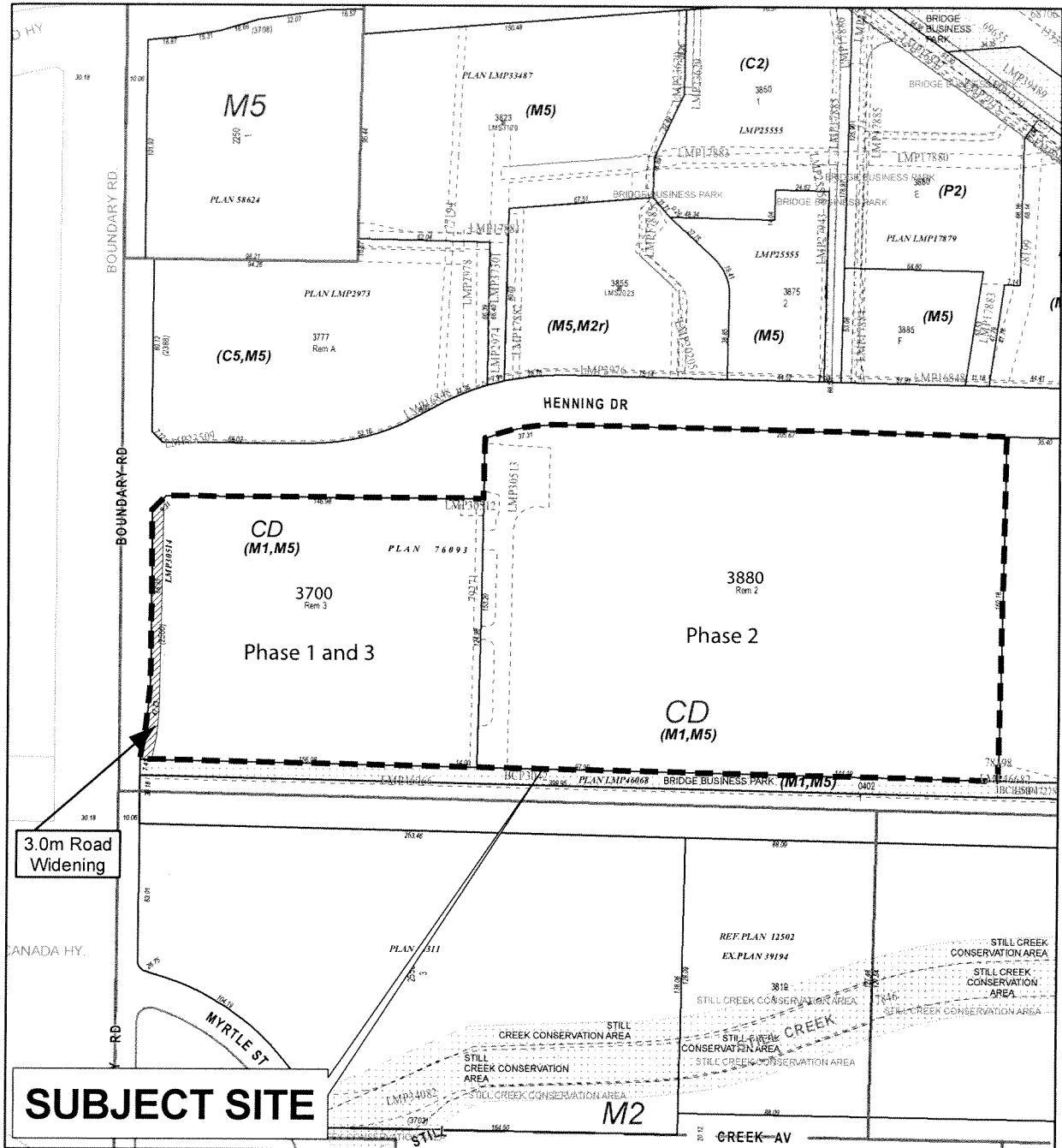
Loading Required: 17 bays
Provided 17 bays

4.2.3 *Phase 3 Development – no change on east parcel*


 B. Luksun, Director
 PLANNING AND BUILDING

RR/spf:tn
Attachment

- cc: Director Engineering
- Director Finance
- Director Parks, Recreation & Cultural Services
- Fire Chief
- City Solicitor
- City Clerk



3.0m Road Widening

SUBJECT SITE



PLANNING & BUILDING DEPARTMENT



DATE:
NOV 16 2011

SCALE:
1:3,000

DRAWN BY:
DJ

 Subject Site

REZONING REFERENCE # 10 -- 40
3700 and 3880 HENNING DR