

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #15-35 2015 SEPTEMBER 23

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Bridge Studio Holdings Ltd.
300 – 100 Park Royal
West Vancouver, BC V7T 1A2
(Attention: Art Phillips)
- 1.2 Subject:** Application for the rezoning of:
Lot 3, DL 118, Group 1, NWD Plan 76093 Except Plans LMP30514
& BCP51462; Lot 2 Except: Part Dedicated Road On Plan LMP2986,
DL 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)
- 1.3 Address:** 3700 and 3880 Henning Drive
- 1.4 Location:** The subject site is located at the southeast corner of Henning Drive
and Boundary Road (Sketch #1 *attached*).
- 1.5 Size:** The site includes two parcels that comprise the Bridge Studios
complex. The overall site has a width of approximately 313.3 m with
an area of approximately 3.89 ha (9.61 acres) (subject to legal
survey).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant
servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to amend
the existing CD zoning to permit a multi-phased expansion of Bridge
Studios.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject properties include two legal parcels that comprise the Bridge Studios complex,
located at the southeast corner of Henning Drive and Boundary Road (Sketch #1 *attached*).

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. Vehicular access to the site is provided from Henning Drive.

3.0 BACKGROUND INFORMATION

- 3.1 The original Bridge Studios complex was first developed in 1987 and included a sound stage building, effects stage building, and office/accessory buildings on the eastern parcel (3880 Henning Drive) of the subject site.
- 3.2 On 1996 October 21, Council gave Final Adoption to Rezoning Reference #28/96 to permit the expansion of the previously approved film studio that included the development of a new sound stage with accessory workshop space on the western parcel (3700 Henning Drive) of the subject site.
- 3.3 On 2006 August 21, Council gave Final Adoption to Rezoning Reference #05-67 to permit the construction of a new support building for the film studio on the eastern parcel (3880 Henning Drive) of the site.
- 3.4 On 2012 September 18, Council gave Final Adoption to Rezoning Reference #10-40 to permit the further expansion of the film studio complex. This included the development of two new sound stages with accessory workshop space and a new parkade structure on the western parcel (3700 Henning Drive), and an expansion to the existing effects stage building on the eastern parcel (3880 Henning Drive) of the subject site. It is noted that one of the sound stages approved under this rezoning application was subsequently built on the western parcel of the site.
- 3.5 The applicant has initiated this rezoning application in order to pursue an amendment to the multi-phased expansion approved under Rezoning Reference #10-40 associated with the long-term projected needs for the film production studio facility to support the growth and development of the film production industry in Burnaby.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing a multi-phase expansion of the film production facilities on the subject site. The components development proposal include:
 - As previously approved under Rezoning Reference #10-40, a new sound stage and associated workshop space on (approximately 2,614 m²) the western parcel of the site, replacing existing surface parking;
 - As previously approved under Rezoning Reference #10-40, a new multi-level, parking structure (approximately 2,120 m²) on the western parcel of the site, replacing existing surface parking;

- a new effects stage building (approximately 4,886 m²) on the eastern parcel of the site, replacing the existing 3,724 m² effects stage building;
- a new sound stage (approximately 1,646 m²) on the eastern parcel of the site, replacing existing surface parking;
- a new two-storey digital arts production building (approximately 2,164 m²) on the eastern parcel of the site, replacing existing production support storage and temporary buildings;
- a new pavilion building on the eastern parcel of the site;
- a film production storage expansion to an existing sound stage building on the eastern portion of the site; and,
- a new vehicular access to the western parcel from Henning Drive.

The proposal is considered supportable, subject to the submission of a suitable plan of development.

- 4.2 The Director Engineering would be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to the provision of a new bus shelter and pad on the south side of Henning Drive, approximately 35 m east of Boundary Road.
- 4.3 The granting of any necessary statutory rights-of-way, easements, dedications and/or covenants will be required.
- 4.4 The submission of a Site Profile and resolution of any arising requirements will be required.
- 4.5 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 is required.
- 4.6 Approval by the Engineering Environmental Services Division of a detailed plan for an engineered sediment control system for the new development is required.
- 4.7 Approval by the Engineering Environmental Services Division of a suitable solid waste and recycling plan will be required.
- 4.8 The GVS & DD Sewerage Charge will apply.
- 4.9 The approval of the Ministry of Transportation to the rezoning will be required.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

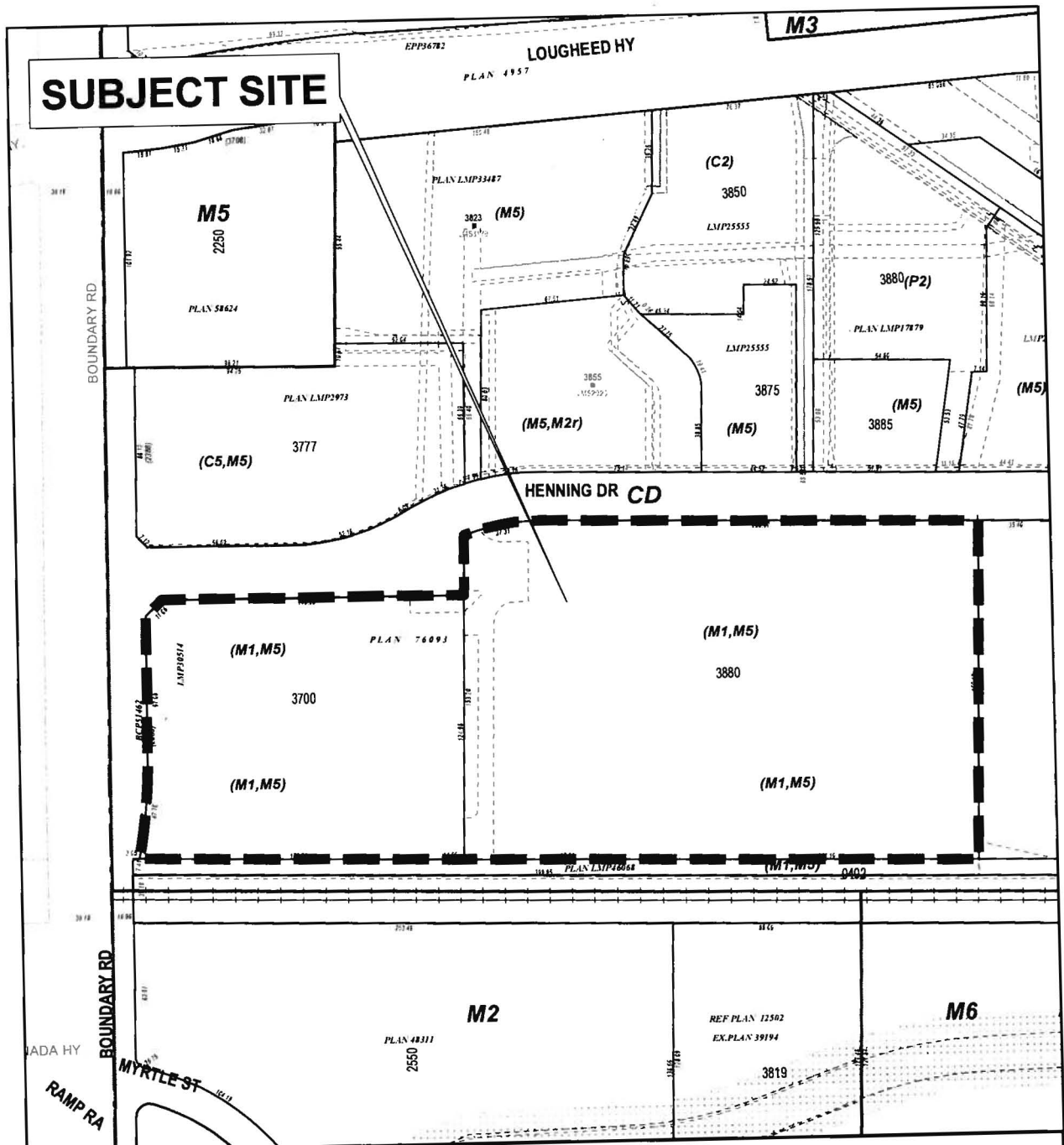
5.0 RECOMMENDATION


THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP.

GT:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



		PLANNING & BUILDING DEPARTMENT	
DATE: AUG 31 2015		REZONING REFERENCE #15-35 3700 AND 3880 HENNING DRIVE <div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 2px dashed black; width: 40px; height: 20px; margin-right: 10px;"></div> Subject Site </div>	
SCALE: 1:3,000			
DRAWN BY: AY			

BRIDGE STUDIO HOLDINGS LTD.

Suite 300, 100 Park Royal West Vancouver, B.C. V7T 1A2 Tel. (604) 925-2700 Fax. (604) 925-2701

August 26, 2015

City of Burnaby
Planning & Building Department
4949 Canada Way
Burnaby, B.C. V5G 1M2

Attention: Lou Pelletier
Director of Planning & Building

Dear Sir:

RE: BRIDGE STUDIOS REZONING APPLICATION, LETTER OF INTENT

We are pleased to submit this letter of intent regarding the rezoning of the above noted property, located at 3700 & 3880 Henning Drive, for the modification of the existing CD zone.

When we filed our last rezoning application for the subject property in December 2010, we contemplated the addition of two new stages, office space, a parking structure and an at-grade workshop space. With the completion of Sound Stage 7, it quickly became apparent that we underestimated the demand for space at Bridge Studios thus resulting in the creation of a new plan which addresses the long term needs of the studio.

A preliminary meeting with Johannes Schuman took place several months ago with the manager of Bridge Studios and the architect to discuss the expansion once again and the contents of this application represents the items discussed in the meeting.

Our submission at this time includes the following:

- Application for rezoning form.
- Application fee of \$35,845.30 (based upon the total site area)
- A completed site profile form.
- Application fee of \$100 for the review of the site profile.
- Agent authorization form.
- Certificate of title for the two properties that comprise Bridge Studios.
- Two copies of the existing site plan.
- Two copies of the proposed plan of development.
- Two copies of the preliminary landscape plan.
- Two copies of the Transportation Assessment report prepared by Bunt & Associates.
- Two copies of an arborist report prepared by Arbortech.

We respectfully request that our submission be reviewed and an initial report to Council be presented to Council on September 28, in accordance with the schedule for rezoning process – 2015. It is imperative that the application be processed in a timely manner as it is our desire to have the next phase of development ready for use in the spring of 2017.

Our consultant team has been instructed to respond immediately to any enquiries that you or staff might have regarding the application and if I can provide any additional information. A full architectural set of drawings will be submitted within the next three weeks for your review and comment prior to the completion of the initial report to Council.

Should you or staff have any questions pertaining to the content of this letter or our application, please do not hesitate to contact me directly at (604) 925-8218.

Thank you.

Yours sincerely,
BRIDGE STUDIOS HOLDINGS LTD.

A handwritten signature in black ink, appearing to read 'Art Phillips', with a stylized, cursive script.

Art Phillips
Director of Development

cc: R. Hrynuik, Bridge Studios

Enclosures