



Item .....
Meeting ..... 2016 February 22

COUNCIL REPORT

**TO:** CITY MANAGER 2016 February 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #15-35**  
**Bridge Studios Expansion**  
**(x.Ref: Rezoning References #96-28; #05-67; #10-40)**

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

**LEGAL:** 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 the M1 Manufacturing District and M5 Light Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District and the development plan entitled "Rezoning Application 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 2016 March 29.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 March 07 and to a Public Hearing on 2016 March 29 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

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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.

- 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 submission of a Tree Survey and Arbortist Report.
- 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 suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- j) The submission of a Site Profile and resolution of any arising requirements.
- k) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- l) The approval of the Ministry of Transportation to the rezoning application.
- m) The submission of a detailed comprehensive sign plan.
- n) The submission of a construction access and phasing plan to the approval of the Director Engineering.
- o) 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 a four-phased studio and office expansion of the existing Bridge Studios complex in line with the long-term projected needs for the film production studio facility and the development of the film production industry in Burnaby.

### 2.0 BACKGROUND

- 2.1 The subject site includes two legal parcels at 3700 and 3880 Henning Drive that comprise the Bridge Studios complex, located at the southeast corner of Henning Drive and Boundary Road (see Sketch #1 *attached*). Across Henning Drive to the north of the site is a motor hotel and two-storey office buildings. To the south is the Central Valley Greenway and the Millenium SkyTrain line, and beyond these, the Burlington Northern Railway line. Home Depot abuts the site to the east. To the west is Boundary Road and the City of Vancouver beyond. Vehicular access to the site is provided from Henning Drive.
- 2.2 The original Bridge Studios complex was first developed in 1987, which included a sound stage building, effects stage building, and office/accessory buildings on the eastern parcel (3880 Henning Drive) of the subject site.
- 2.3 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.
- 2.4 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.
- 2.5 On 2012 September 18, Council gave Final Adoption to Rezoning Reference #10-40 to permit a multi-phased 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 only one of the sound stages approved under this rezoning application was subsequently built on the western parcel of the site (Phase 1 of the facility's overall, multi-phased expansion program). The remaining components of the proposed development under Rezoning Reference #10-40 were not constructed.

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- 2.6 On 2015 September 28, Council received the report of the Planning and Building Department regarding the rezoning of the subject property 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 applicant is requesting a rezoning to the Amended CD Comprehensive Development District (utilizing the M1 Manufacturing District and M5 Light Industrial District as guidelines) in order to permit the construction of a multi-phase expansion of the film production facilities (Phases 2 – 5 of the facility's overall, multi-phased expansion program) on the subject site. Vehicular access will be provided from Henning Drive. The specific components development proposal include:

- Phase 2: A new 5,574 m<sup>2</sup> (59,998 sq. ft.) effects stage building with associated office space on the eastern parcel of the site, replacing the existing 4,436 m<sup>2</sup> (47,749 sq. ft.) effects stage building;
- Phase 3: As previously approved under Rezoning Reference #10-40, a new 1,536 m<sup>2</sup> (16,533 sq. ft.) sound stage with associated office/workshop space and a new multi-level parking structure on the western parcel of the site, replacing existing surface parking;
- Phase 4: a new 1,629 m<sup>2</sup> (17,534 sq. ft.) sound stage, a new four-storey, 3,236 m<sup>2</sup> (34,832 sq. ft.) digital arts production building with ground-level, under building parking for production vehicles on the eastern parcel of the site, replacing existing production support storage and temporary buildings and existing surface parking; and,
- Phase 5: an enclosed film production storage expansion to an existing sound stage building and a new pavilion structure for on-site food services on the eastern parcel of the site.

- 3.2 The Director Engineering will be requested to provide all relevant services necessary to serve the site. Servicing requirements will include, but not necessarily be limited to:

- the construction of Boundary Road to its final primary arterial standard across the development frontage, including the provision of an on-street bike lane, reconstruction of the existing separated sidewalk and reconstruction of curb and gutter on the east side of Boundary Road, and the reconstruction of curb and gutter on the existing centre median;

- the construction of new curb and gutter on the north and south side of Henning Drive at the location of the private road that serves 3875 and 3885 Henning Drive, including the construction of new pedestrian curb ramps, sidewalk extensions on both sides of Henning Drive, and pedestrian crossings across Henning Drive on either side of the private road; and,
- the widening of the two existing bus pads on south side of Henning Drive, east of Boundary Road, to 3.0m wide, including the provision of new bus shelters and reconstruction of the sidewalk around the new bus shelters.

- 3.3 The submission of a Tree Survey and Arborist Report is required to identify trees to be removed and retained on site. Any trees identified to be removed over 20cm (8 inches) will require a tree removal permit.
- 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 Section 219 Covenant and deposit of funds to guarantee its provision and continued operation will be required.
- 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 approval of the Ministry of Transportation to the rezoning is required.
- 3.8 The GVS & DD Sewerage Charge applies.

#### **4.0 DEVELOPMENT PROPOSAL**

##### **4.1 *Phase 2 (New Sound Stage and Offices)* 3880 Henning Drive (East Parcel)**

4.1.1 Site Area: 3.87 ha (9.6 acres)

4.1.2 Site Coverage: Existing 35%  
 Proposed 38%

4.1.3 GFA: Stages: Existing: 9,120.0 m<sup>2</sup> ( 98, 165 sq. ft.)  
 Expansion: 1,138.0 m<sup>2</sup> ( 12,249 sq. ft.)  
 Subtotal: 10,258.0 m<sup>2</sup> (110,414 sq. ft.)

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Offices:	Existing:	2,953.0 m <sup>2</sup>	(31,792 sq. ft.)
	Expansion:	<u>2,665.0 m<sup>2</sup></u>	<u>(28,686 sq. ft.)</u>
	Subtotal:	5,618.0 m <sup>2</sup>	(60,473 sq. ft.)
Manufacturing:	Existing:	3,684.0 m <sup>2</sup>	(39,648 sq. ft.)
	Expansion:	<u>1,766.0 m<sup>2</sup></u>	<u>(19,009 sq. ft.)</u>
	Subtotal:	5,450.0 m <sup>2</sup>	(58,664 sq. ft.)
Storage:	Existing	330.0 m <sup>2</sup>	(3,552 sq. ft.)
	Expansion:	no change	
<b>Total:</b>		<b>21,656.0 m<sup>2</sup></b>	<b>(233,103 sq. ft.)</b>

4.1.4 Density: 0.56 FAR

4.1.5 Parking: Required: 294 spaces  
 Stages/Manufacturing: 15,708.0 m<sup>2</sup> @ 1/93 m<sup>2</sup> = 169 spaces  
 Offices: 5,618.0 m<sup>2</sup> @ 1/46 m<sup>2</sup> = 122 spaces  
 Warehouse/Storage: 330.0 m<sup>2</sup> @ 1/186 m<sup>2</sup> = 2 spaces  
 Provided: 476 spaces

Bicycle Parking Required and Provided: 29 spaces

4.1.6 Loading: Required: 07 spaces  
 Provided: 16 spaces

4.2 **Phase 3 (New Sound Stage, Offices/Workshops and Parking Structure)**  
**3700 Henning Drive (West Parcel)**

4.2.1 Site Area: 1.85 ha (4.58 acres)

4.2.2 Site Coverage: Existing 31%  
 Proposed 53%

4.2.3 GFA: Stages: Existing: 7,310.0 m<sup>2</sup> (78,685 sq. ft.)  
 Expansion: 1,536.6 m<sup>2</sup> (16,533 sq. ft.)  
 Subtotal: 8,846.0 m<sup>2</sup> (95,218 sq. ft.)

Offices: Existing: 3,379.6 m<sup>2</sup> (36,378 sq. ft.)  
 Expansion: 634.0 m<sup>2</sup> (6,824 sq. ft.)  
 Subtotal: 4,013.6 m<sup>2</sup> (43,202 sq. ft.)

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Manufacturing:	Existing:	1,858.0 m <sup>2</sup>	(20,000 sq. ft.)
	Expansion:	<u>311.0 m<sup>2</sup></u>	<u>(3,348 sq. ft.)</u>
	Subtotal:	2,169.0 m <sup>2</sup>	(23,347 sq. ft.)
<b>Total:</b>		<b>15,028.6 m<sup>2</sup></b>	<b>(161,766 sq. ft.)</b>

4.2.4 Density: 0.81 FAR

4.2.5 Parking: Required: 207 spaces  
Stages/Manufacturing: 11,015 m<sup>2</sup> @ 1/93 m<sup>2</sup> = 119 spaces  
Offices: 4,013.6 m<sup>2</sup> @ 1/46 m<sup>2</sup> = 88 spaces  
  
Provided: 388 spaces

Bicycle Parking Required and Provided: 21 spaces

4.2.6 Loading: Required: 5 spaces  
Provided: 8 spaces

4.3 **Phase 4 Development (New Sound Stage and Digital Arts Production Building)**  
**3880 Henning Drive (East Parcel)**

4.3.1 Site Area: 3.87 ha (9.6 acres)

4.3.2 Site Coverage: Existing (as per Rezoning Reference #05-67): 35%  
*Inclusive of proposed Phase 2 development:* 38%  
Proposed: 45%

4.3.3 GFA: Stages: Existing (*including proposed Phase 2 development*):  
10,258.0 m<sup>2</sup> (110,414 sq. ft.)  
Expansion: 1,629.0 m<sup>2</sup> (17,534 sq. ft.)  
Subtotal: 11,887.0 m<sup>2</sup> (127,948 sq. ft.)

Offices: Existing (*including proposed Phase 2 development*):  
5,618.0 m<sup>2</sup> (60,472 sq. ft.)  
Expansion: 2,060.0 m<sup>2</sup> (22,173 sq. ft.)  
Subtotal: 7,678.0 m<sup>2</sup> (82,645 sq. ft.)

Manufacturing: Existing (*including proposed Phase 2 development*):  
5,450.0 m<sup>2</sup> (58,663 sq. ft.)  
Expansion: 1,176.0 m<sup>2</sup> (12,658 sq. ft.)  
Subtotal: 6,626.0 m<sup>2</sup> (71,322 sq. ft.)

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Storage:	Existing:	330.0 m <sup>2</sup>	(3,552 sq. ft.)
	Expansion:	no change	
<b>Total:</b>		<b>26,521.0 m<sup>2</sup></b>	<b>(285,470 sq. ft.)</b>

4.3.4 Density: 0.69 FAR

4.3.5 Parking:

Required:	369 spaces
Stages/Manufacturing:	18,513.0 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 200 spaces
Offices:	7,678.0 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 167 spaces
Warehouse/Storage:	330.0 m <sup>2</sup> @ 1/186 m <sup>2</sup> = 2 spaces
Provided:	404 spaces

Bicycle Parking Required and Provided: 37 spaces

4.3.6 Loading: Required: 08 spaces  
 Provided: 13 spaces

4.4 **Phase 5 Development (New Production Storage and Food Services Pavilion)**  
**3880 Henning Drive (East Parcel)**

4.4.1 Site Area: 3.87 ha (9.6 acres)

4.4.2 Site Coverage:

Existing (as per Rezoning Reference #05-67):	38%
<i>Inclusive of proposed Phase 2 and 4 developments:</i>	45%
Proposed:	47%

4.4.3 GFA:

Stages:	Existing ( <i>including proposed Phase 2 and 4 developments</i> ):	11,887.0 m <sup>2</sup>	(127,948 sq. ft.)
	Expansion:	no change	
Offices:	Existing ( <i>including proposed Phase 2 and 4 developments</i> ):	7,678.0 m <sup>2</sup>	(82,645 sq. ft.)
	Expansion:	no change	
Manufacturing:	Existing ( <i>including proposed Phase 2 and 4 developments</i> ):	6,626.0 m <sup>2</sup>	(71,322 sq. ft.)
	Expansion:	1,068.0 m <sup>2</sup>	(11,496 sq. ft.)
	Subtotal:	7,694.0 m <sup>2</sup>	(82,818 sq. ft.)



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Storage:	Existing:	330.0 m <sup>2</sup>	(3,552 sq. ft.)
	Expansion:	no change	
<b>Total:</b>		<b>27,589.0 m<sup>2</sup></b>	<b>(296,966 sq. ft.)</b>

4.4.4 Density: 0.71 FAR

4.4.5 Parking:

Required:	380 spaces
Stages/Manufacturing:	19,581.0 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 211 spaces
Offices:	7,678.0 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 167 spaces
Warehouse/Storage:	330.0 m <sup>2</sup> @ 1/186 m <sup>2</sup> = 2 spaces

Provided: 399 spaces

Bicycle Required and Provided: 38 spaces

4.4.6 Loading: Required: 08 spaces  
 Provided: 13 spaces

#### 4.5 OVERALL DEVELOPMENT (Once all phases on both parcels are complete)

##### **3700 Henning Drive (West Parcel)**

4.5.1 Site Area: 1.85 ha (4.58 acres)

4.5.2 Site Coverage: 53%

4.5.3 GFA:

Stages:	8,846.0 m <sup>2</sup>	( 95,218 sq. ft.)
Offices:	4,013.6 m <sup>2</sup>	( 43,202 sq. ft.)
Manufacturing:	2,169 m <sup>2</sup>	( 23,347 sq. ft.)
<b>Total:</b>	<b>15,028.6 m<sup>2</sup></b>	<b>(161,766 sq. ft.)</b>

4.5.4 Density: 0.81 FAR

4.5.5 Parking:

Required:	207 spaces
Stages/Manufacturing:	11,015.0 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 119 spaces
Offices:	4,013.6 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 88 spaces

Provided: 388 spaces

Bicycle Parking Required and Provided: 21 spaces

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4.5.6 Loading: Required: 5 spaces  
Provided: 8 spaces

**3880 Henning Drive (East Parcel)**

4.5.7 Site Area: 3.87 ha (9.6 acres)

4.5.8 Site Coverage: 47%

4.5.9 <u>GFA:</u>	Stages:	11,887.0 m <sup>2</sup>	(127,948 sq. ft.)
	Offices:	7,678.0 m <sup>2</sup>	( 82,645 sq. ft.)
	Manufacturing:	7,694.0 m <sup>2</sup>	( 82,818 sq. ft.)
	Storage:	330.0 m <sup>2</sup>	( 3,552 sq. ft.)
	<b>Total:</b>	<b>27,589.0 m<sup>2</sup></b>	<b>(296,966 sq. ft.)</b>

4.5.10 Density: 0.71 FAR

4.5.11 <u>Parking:</u>	Required:	380 spaces
	Stages/Manufacturing:	19,581.0 m <sup>2</sup> @ 1/93 m <sup>2</sup> = 211 spaces
	Offices:	7,678.0 m <sup>2</sup> @ 1/46 m <sup>2</sup> = 167 spaces
	Warehouse/Storage:	330.0 m <sup>2</sup> @ 1/186 m <sup>2</sup> = 2 spaces
	<b>Provided:</b>	<b>399 spaces</b>

Bicycle Required and Provided: 38 spaces

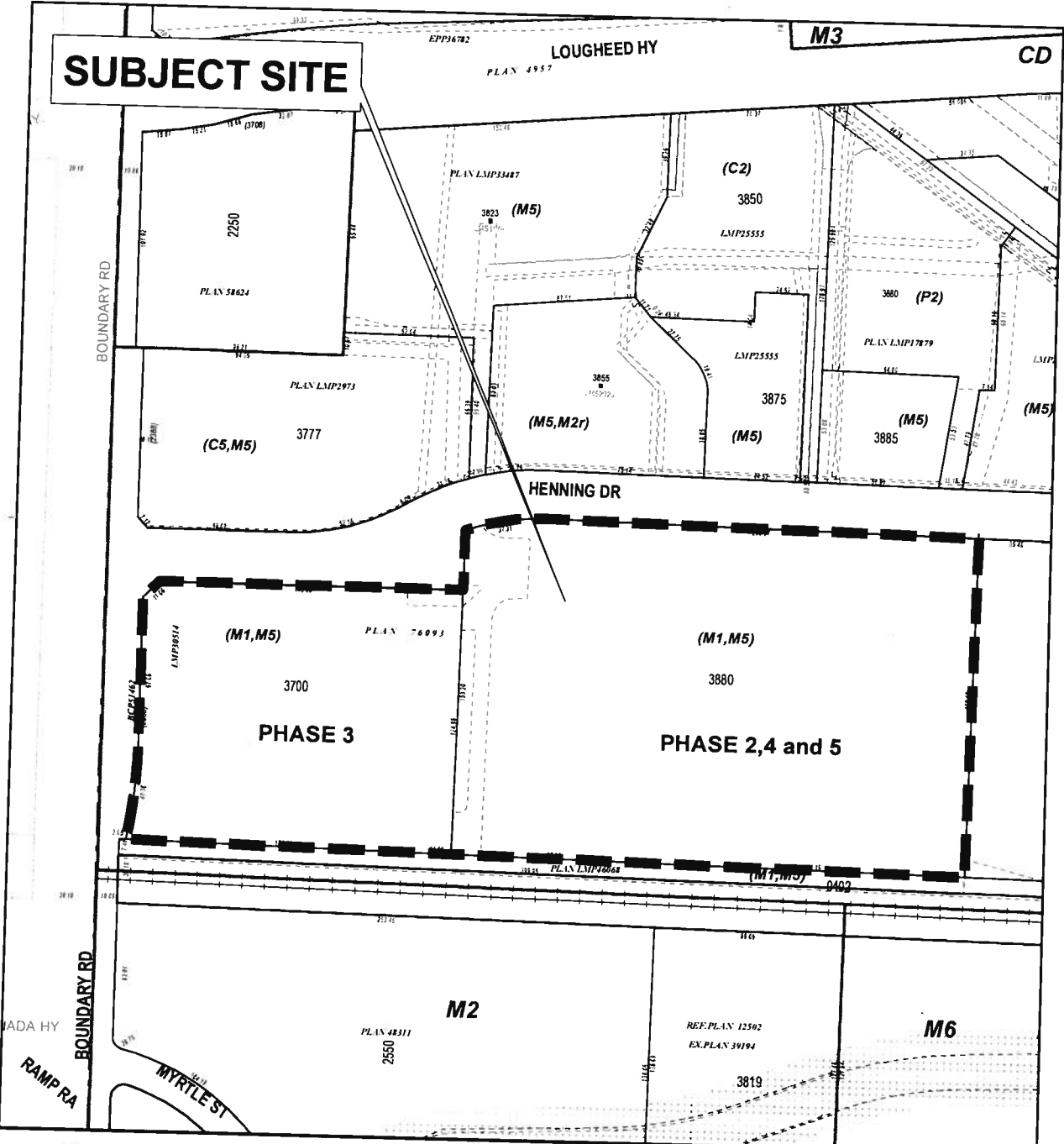
4.5.12 Loading: Required: 08 spaces  
Provided: 13 spaces

  
Lou Pelletier, Director  
PLANNING AND BUILDING

GT:spf  
**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk

**SUBJECT SITE**



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 13 2016

SCALE:

1:3,000

DRAWN BY:

AY

**REZONING REFERENCE #15-35  
3700 AND 3880 HENNING DRIVE**



Subject Site

**Sketch #1**