



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 15-00035
ADDRESS: 3700 & 3880 Henning Drive

Meeting Date: 2016 March 17

DEVELOPMENT PROPOSAL:

Permit a four-phased studio and office expansion (Phases 2 - 5) 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.

1. **Site Area:** 3.87 hectares (9.6 acres) (PHASES 2, 4 and 5) (3880 Henning Drive)
1.85 hectares (4.58 acres) (PHASE 3) (3700 Henning Drive)

2. **Existing Use:** Film studio complex

Adjacent Use: Central Valley Greenway, hotel and commercial

Proposed Use: Film studio complex

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	(3700 Henning) -15,028.6 sqm (161,766 sq. ft.) (3880 Henning) - 27,589.0 sqm (296,966 sq.ft.)	(3700 Henning) -15,028.6 sqm (161,766 sq. ft.) (3880 Henning) - 27,589.0 sqm (296,966 sq.ft.)
4. Site Coverage:	50%	(3700 Henning) 53% (3880 Henning) 47%
5. Building Height:	12.0m (39.37 ft.)	PH. 2 - 19.8 m (64.9 ft.); PH. 3 - 21 m (68.9 ft.); PH. 4 - 20.4 m (66.9 ft.); PH. 5 - 5.7 m (18.8 ft.)
6. Vehicular Access from:	Henning Drive	Henning Drive
7. Parking Spaces:	(3700 Henning) 388 & (3880 Henning) 399	(3700 Henning) 388 & (3880 Henning) 399
8. Loading Spaces:	(3700 Henning) 8 & (3880 Henning) 13	(3700 Henning) 8 & (3880 Henning) 13
9. Communal Facilities:	N/A	N/A
10. Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable