



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2017 June 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-35**
BYLAW 13578, AMENDMENT BYLAW NO. 6/16,
Bridge Studios Expansion
Third Reading

ADDRESS: 3700 and 3880 Henning Drive

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)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 March 07;
- b) Public Hearing held on 2016 March 29; and,
- c) Second Reading given on 2016 April 04.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- 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.
 - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 May 01 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

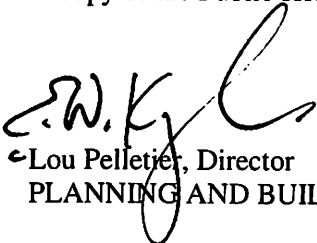
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 May 01.*
- d) The dedication of any rights-of-way deemed requisite.
 - *There are no statutory right-of-way required in conjunction with the subject rezoning application.*
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The submission of a Tree Survey and Arbortist Report.
 - *A Tree Survey and Arbortist Report have been submitted for approval prior to Final Adoption.*
- g) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 May 01. A detailed Sediment Control System plan has been submitted to the Engineering Department - Environmental Services for approval prior to Final Adoption.*
- 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.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 May 01. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- i) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2017 May 01 committing to implement the recycling provisions.*
- j) The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- 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.

- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2017 May 01 committing to implement the recycling provisions.*
- l) The approval of the Ministry of Transportation to the rezoning application.
- *The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*
- m) The submission of a detailed comprehensive sign plan.
- *An approvable detailed comprehensive sign plan has been achieved.*
- n) The submission of a construction access and phasing plan to the approval of the Director Engineering.
- *A construction access and phasing plan has been submitted and will be approved prior to Final Adoption.*
- o) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2017 May 01 to make the necessary deposits prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2017 June 26, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is **attached** for information.


Lou Pelletier, Director
PLANNING AND BUILDING

GT:eb
Attachment

cc: City Manager

BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 6, 2016 – BYLAW NO. 13578

Rez. #15-35

3700 and 3880 Henning Drive

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The purpose of the proposed zoning 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.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in support of the proposed zoning bylaw amendment.

Anita Fraess, 377 Henning Drive, Burnaby

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #15-35, Bylaw #13578 be terminated.

CARRIED UNANIMOUSLY