

## CITY OF BURNABY

**PLANNING AND BUILDING  
REZONING REFERENCE #21-06  
2021 April 07**

### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Larco Investments Ltd.  
17<sup>th</sup> Floor – 900 West Georgia Street  
Vancouver, BC V6C 2W6  
(Attention: Wendy LeBreton)
- 1.2 Subject:** Application for the rezoning of:  
Lot 2, 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:** 3880 Henning Drive
- 1.4 Size:** The site is rectangular in shape with an area of approximately 3.89 ha (9.61 acres).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a new sound stage with associated office/workshop space.

#### 2.0 POLICY FRAMEWORK

The proposed development of a sound stage with associated office/workshop space aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), and Environmental Sustainability Strategy (2016).

#### 3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

- 3.1** The subject site is located on the south side of Henning Drive, east of boundary Road (see *attached* Sketch #1). The site is one of two properties that comprise the Bridge Studios complex. To the west, at 3700 Henning Drive, is the second Bridge Studio property, with Boundary Road beyond. To the north across Henning Drive are light

industrial and office buildings. The Central Valley Greenway, Millenium SkyTrain line, and the Burlington Northern Railway line, run along the south property line of the site, beyond which are light industrial developments and a truck terminal. To the east is a building supply retail store. Vehicular access to the site is provided from Henning Drive.

- 3.2 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 subject site.

#### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning to the Amended CD Comprehensive Development District (utilizing the M1 Manufacturing District and M5 Light Industrial District as guidelines) in order permit a new sound stage with associated office/workshop space. The proposed additional 2,186 m<sup>2</sup> (23,530 sq. ft.) of sound stage and associated office/workshop space are required to accommodate the growing operations of Bridge Studios. The subject rezoning application would increase the total gross floor area permitted on the site from 17,619 m<sup>2</sup> (189,650 sq. ft.) to 19,805 m<sup>2</sup> (213,179 sq. ft.). The expanded floor area will increase the required number of parking stalls to 265 spaces, which can be accommodated within the existing 418 parking spaces on-site.

- 4.2 The proposed prerequisite conditions of the rezoning will be included in a future report.

#### **5.0 RECOMMENDATION**

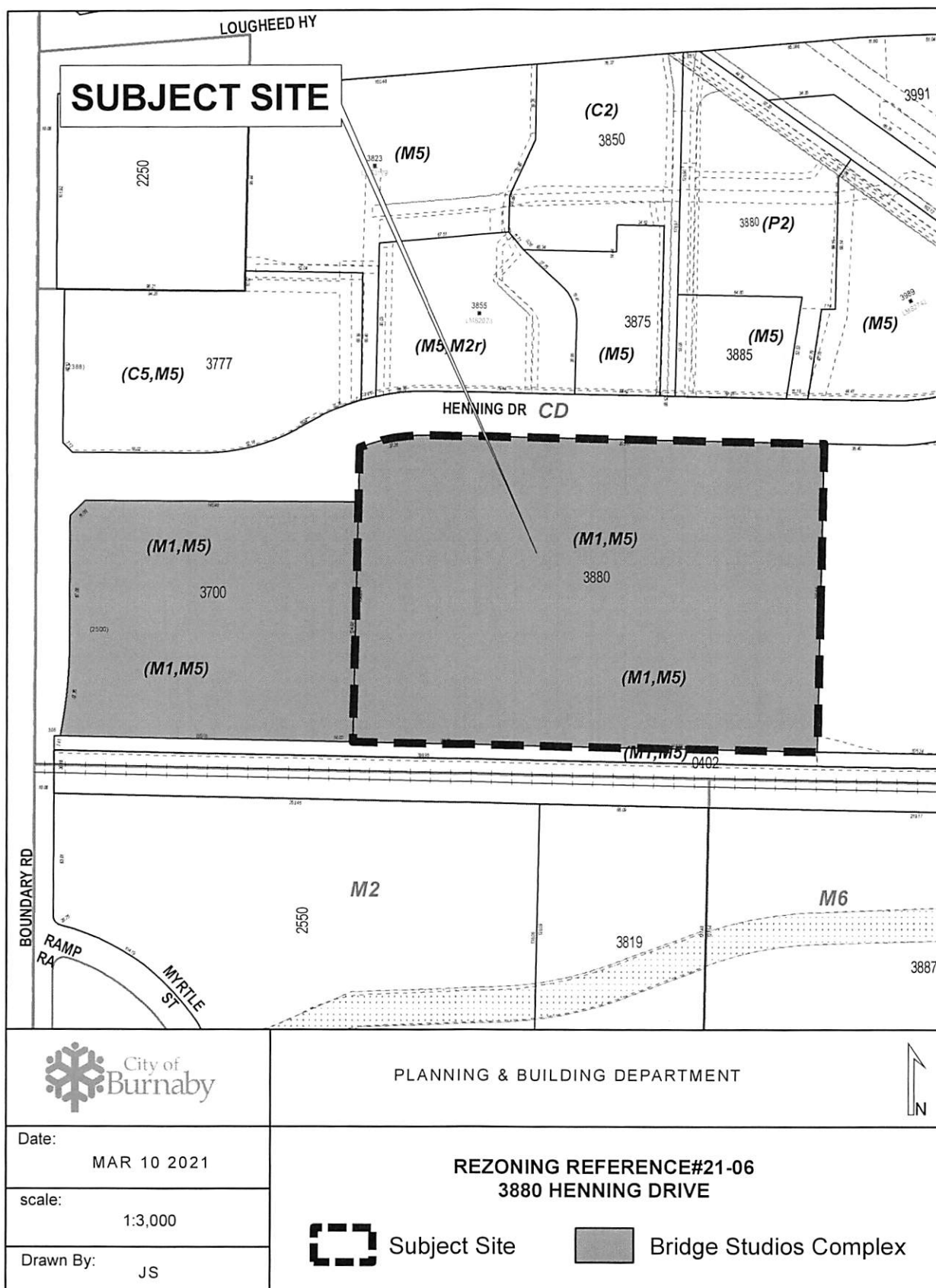
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



SMN:jz

**Attachment**

cc: City Solicitor  
City Clerk



Sketch #1

## **BRIDGE STUDIOS HOLDINGS LTD.**

17<sup>th</sup> Floor – 900 West Georgia Street, Vancouver, B.C. V6C 2W6

Tel: (604) 925-2700 Fax: (604) 925-2701

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February 24, 2021

Edward Kozak, Director  
City of Burnaby Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Email: [Shawn.Natrasony@burnaby.ca](mailto:Shawn.Natrasony@burnaby.ca)

**Re: Rezoning Letter of Intent  
3880 Henning Drive  
Bridge Studios (Stage 14)**

Dear Shawn:

I, Wendy LeBreton, on behalf of Bridge Studios Holdings Ltd, have submitted this application to rezone 3880 Henning Drive from the current CD (based on M1, M5) to CD Comprehensive Development District (based on M1, M5). The intent of this rezoning application is to construct a one storey sound stage.

Sincerely,



Wendy LeBreton, MES, MCIP, RPP  
Manager of Development  
Larco Investments Ltd

*on behalf of*  
Bridge Studios Holdings Ltd., INC. NO. 791782