
TO: CHIEF ADMINISTRATIVE OFFICER 2022 July 20

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: REZONING REFERENCE #21-46
New Film Production Centre

ADDRESS: 3990 Marine Way (see *attached* Sketch #1)

LEGAL: Lot 1 District Lot 161 Group 1 New Westminster District Plan LMP31309

FROM: M2 General Industrial District

TO: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, the Big Bend Development Plan, and in accordance with the development plan entitled “3990 Marine Way Studios” prepared by CTA Architecture + Design Ltd.)

APPLICANT: Marine Way Investments Ltd.
17th Floor – 900 West Georgia Street
Vancouver, BC V6C 2W6
Attention: Art Phillips

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2022 August 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2022 July 25 and to a Public Hearing on 2022 August 30 at 5:00 p.m.
2. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
3. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
4. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- 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.
- 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 review of a detailed Sediment Control System by the Acting General Manager Engineering.
- g) The submission of a suitable on-site Stormwater Management System, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- h) Submission of a Streamside Protection and Enhancement Plan for Kaymar Creek and Glenlyon Creek.
- i) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Acting General Manager Engineering.
- j) The submission of a Site Disclosure Statement 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 Acting General Manager Engineering and a commitment to implement the recycling provisions.
- l) The approval of TransLink to the rezoning application.
- m) The submission of a detailed Comprehensive Sign Plan.
- n) The deposit of the applicable GVS & DD Sewerage Charge.
- o) The deposit of the applicable Regional Transportation Development Cost Charge

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of new film production stages with associated office and workshop space.

2.0 POLICY FRAMEWORK

The proposed rezoning application is consistent with the following policies and plans adopted by Council: Corporate Strategic Plan (2022), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), Transportation Plan (2021), and Big Bend Development Plan (1972).

3.0 BACKGROUND

3.1 The subject City-owned site is located on the south side of Marine Way, between Greenall Avenue and Glenlyon Parkway (see *attached* Sketches #1 and #2). The site is unimproved and forested. Immediately to the east are light industrial and heavy industrial developments, while to the north across Marine Way are light industrial developments. The CPR Railway line runs adjacent to the south property line of the site, beyond which are light industrial developments. Immediately to the east across Glenlyon Creek is Fraser Foreshore Park. Vehicular access to the site is provided from the unopened Millcreek Court road right-of-way.

3.2 On 2022 January 31, Council received the report of the Planning and Development Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing 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 now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

4.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the M2 General District and M5 Light Industrial District as guidelines) in order permit a new film production centre. The concept for the site includes 16 film production stages, support office space, millshop, and other support space. Access to the site is proposed from Millcreek Court and Marine Way.

4.2 The application proposes the closure of most of the unopened Millcreek Court road allowance, east of Greenall Avenue, and its consolidation into the development site (see Sketch #1 *attached*). The road closure area measures approximately 586 m² (6,308 sq. ft.), and the exact amount of land to be sold will be the subject of a detailed road geometric and site survey. A highway closure bylaw will be required in conjunction with this rezoning. A further report will

be submitted to Council for approval regarding advancement of the highway closure bylaw, and the value of the closure area, prior to Third Reading of the rezoning bylaw amendment.

- 4.3 The Acting General Manager Engineering will be requested to provide an estimate for all services necessary to serve the site, including, but not necessarily be limited to:
- A cash in lieu contribution may be required for construction of Marine Way to its final standard;
 - Construction of Greenall Avenue to its final standard with intersection improvements at Marine Way;
 - Construction of Millcreek Court to its final standard; and,
 - Construction of a 3m wide bike trail and a 1.8m pedestrian path along the east property line.
- 4.4 In 2021 following a Request for Offers, Council approved Marine Way Investments Ltd. as the successful offeror for the sale of the City-owned property at 3990 Marine Way, and most of the unopened of the Millcreek Court road allowance. The completion of the sale of City-owned property is a prerequisite of this rezoning application. The Realty and Lands Division of the Lands and Facilities Department will determine a recommended purchase price for the City-owned property, which will be submitted to Council for its consideration and approval as part of a future report prior to Third Reading of the rezoning bylaw amendment.
- 4.5 The submission of a Streamside Protection and Enhancement Plan for Kaymar Creek and Glenlyon Creek is required, as well as applicable approvals from the Ministry of Environment and Climate Change Strategy.
- 4.6 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.
- 4.7 The Regional Transportation Development Cost Charge will apply to this rezoning.
- 4.8 The developer is responsible for the installation and ongoing maintenance of stormwater management facilities in accordance with the Stormwater Management Plan approved by the Climate Action and Energy Division. A Section 219 Covenant will be registered on the subject site to ensure the installation and ongoing use and maintenance are in accordance with the accepted Stormwater Management Plan.
- 4.9 The submission of a Site Disclosure Statement and resolution of any arising requirements is required.
- 4.10 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant respecting the required geotechnical report;
 - Section 219 Covenant respecting floodproofing requirements;

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- Section 219 Covenant to ensure protection and restoration of the riparian area on the site for Kaymar Creek and Glenlyon Creek, in accordance with the approved Streamside Protection and Enhancement Area Plan; and,
- Section 219 Covenant and bonding are required to assure the provision and continuing maintenance of stormwater management facilities.

5.0 DEVELOPMENT PROPOSAL

5.1 Site Area: 7.5 ha (18.53 acres)

5.2 Site Coverage: 45.1 %

5.3 Proposed Gross Floor Area:

Industrial:	58,147.3 m ²	(625,892 sq. ft.)
Offices :	8,338.1 m ²	(89,751 sq. ft.)
Storage:	727.8 m ²	(7,834 sq. ft.)

Total Site Gross Floor Area: 67,213.2 m² (723,477 sq. ft.)

5.4 Vehicle Parking:

Industrial	58,147.3 m ² @ 1/93 m ² = 625 spaces
Office	8,338.1 m ² @ 1/46 m ² = 181 spaces
Storage	727.8 m ² @ 1/186 m ² = 4 spaces

Required	810 spaces
Provided	1,003 spaces

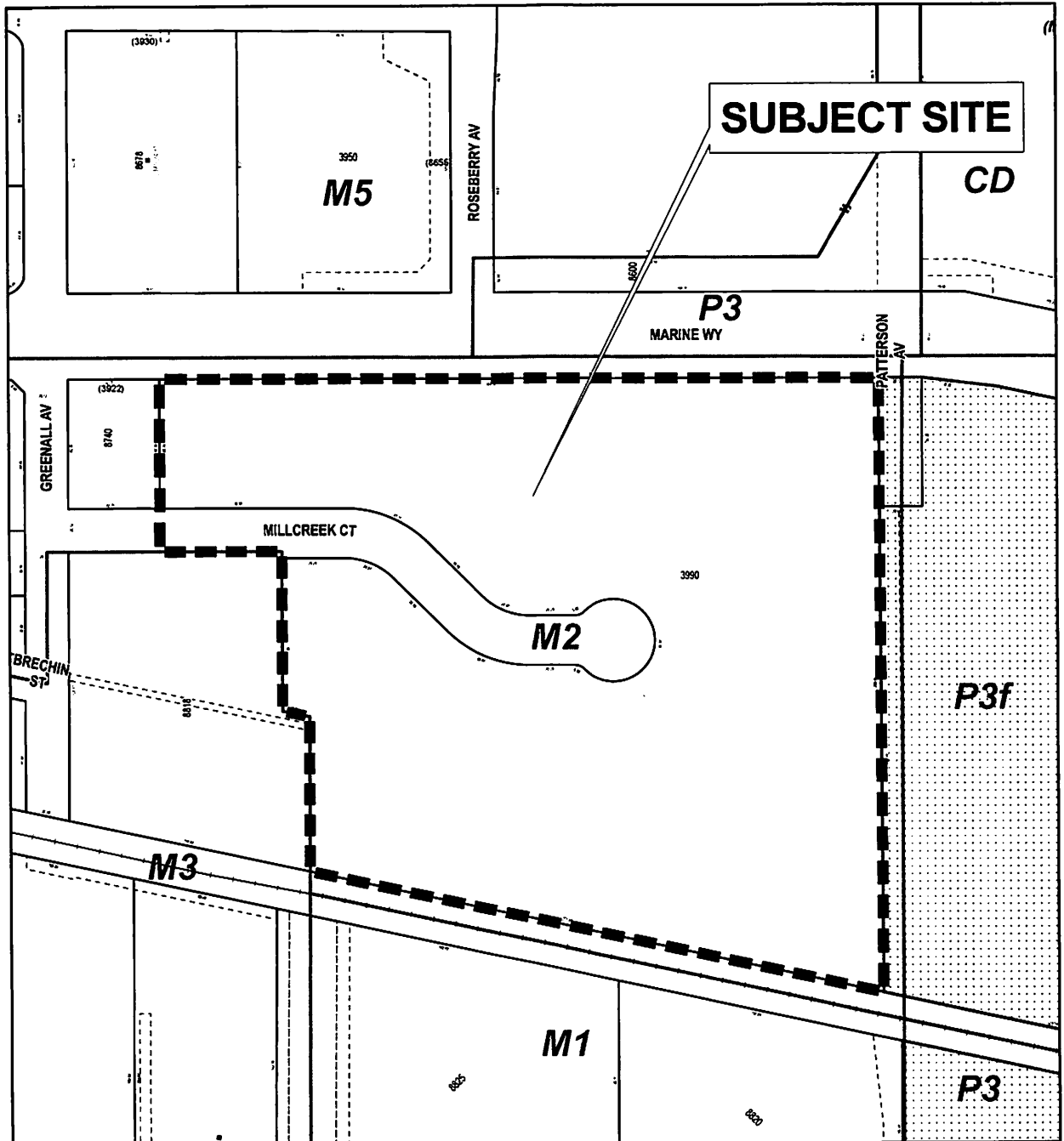
5.5 Loading:
 Required and Provided 5 spaces



E. W. Kozak, General Manager
 PLANNING AND DEVELOPMENT

SMN:tn
Attachments

cc: City Solicitor
 City Clerk



PLANNING AND DEVELOPMENT DEPARTMENT

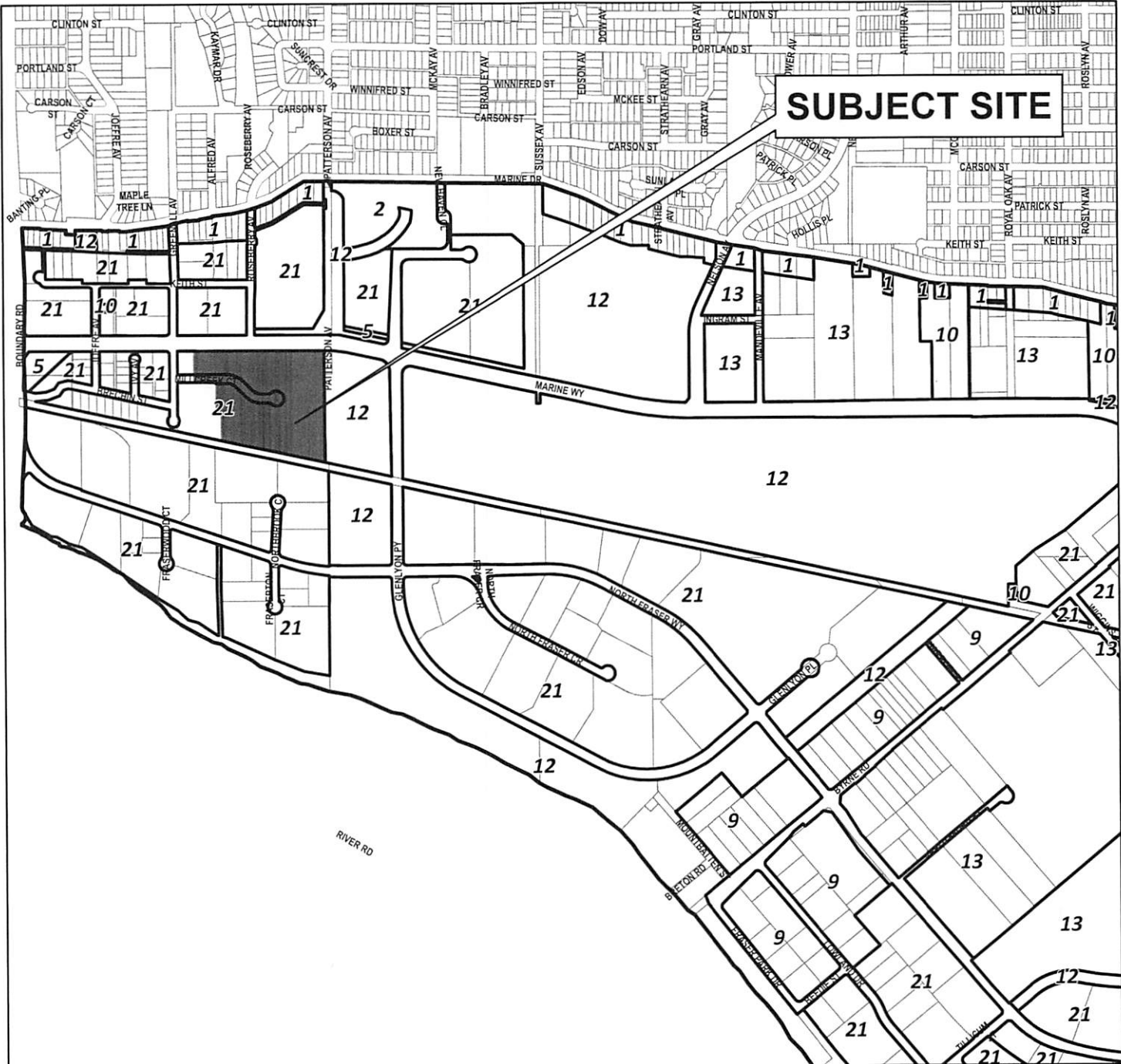
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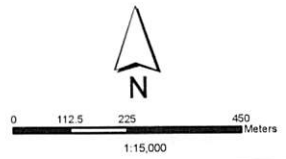
Drawn By:
RW

REZONING REFERENCE #21-46
3990 MARINE WAY

 Subject Site



- | | |
|---|------------------------|
| 1 Single and Two Family Residential | 10 Institutional |
| 2 Low Density Multiple Family Residential | 12 Park and Public Use |
| 5 Commercial | 13 Agricultural |
| 9 Industrial | 21 Business Centre |



PLANNING AND DEVELOPMENT DEPARTMENT

Big Bend Community Plan