



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 July 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #12-18**
AMENDMENT BYLAW NO. 16, 2014; BYLAW #13345
Riverbend Business Park Conceptual Development Plan
Big Bend Development Plan
Final Adoption

ADDRESS: 8255/8360 Wiggins Street and 5279 Riverbend Drive

LEGAL: Lot 48 Except: Firstly: Parcel "A" (Bylaw Plan 70015); Secondly: Part Subdivided by Plan 72187; DL 167, Group 1, NWD Plan 48061; Lot 49, DL 167, Group 1, NWD Plan 48061; Lot 1, DL 167, Group 1, NWD Plan 18016

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District, C2 Community Commercial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park Conceptual Development Plan" prepared by Christopher Bozyk Architects Ltd. and PFS Studio)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 May 05;
- b) Public Hearing held on 2014 May 27;
- c) Second Reading given on 2014 June 23; and,
- d) Third Reading given on 2016 April 25.

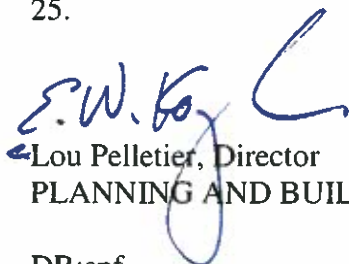
The prerequisite conditions have been satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*

- b) The removal of all existing improvements from the site prior to Final Adoption of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- *All improvements to the site have been removed.*
- c) The consolidation/subdivision of the net project site.
- *The requisite subdivision plan has been submitted in registerable form and will be deposited in the Land in the Land Title Office prior to Final Adoption.*
- d) The dedication of any rights-of-way deemed requisite.
- *A subdivision plan dedicating the requisite rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
- Section 219 Covenant for the retention of identifying existing trees within the riparian setback areas;
 - Section 219 Covenant and Statutory Right-of-Way for the protection and ongoing maintenance of the Fraser River Foreshore and Sturgeon Slough streamside protection and enhancement areas (SPEA);
 - Section 219 Covenant respecting floodproofing requirements;
 - Section 219 Covenant respecting the submitted geotechnical report;
 - Section 219 Covenant restricting development (no build) until a Certificate of Compliance is issued by the Ministry of Environment, by phase of development;
 - Section 219 Covenant restricting all development (no build) until servicing has been achieved and the individual site specific rezoning has been granted Final Adoption;
 - Statutory Rights-of-Way guaranteeing vehicular access across private driveways;
 - Statutory Rights-of-Way guaranteeing pedestrian and cycling access across on-site pathways;
 - Easement guaranteeing reciprocal access for vehicles across property lines; and,
 - Section 219 Covenant restricting uses to those permitted within the Conceptual Development Plan.

- *The required covenants, easements and statutory rights-of-way have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The submission of a suitable conceptual on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation, with detailed storm water management plans to be required as part of individual site specific rezoning applications.
 - *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The approval of a master servicing concept for the site by the Director Engineering.
 - *A suitable master servicing concept has been approved by the Director Engineering*
- h) The pursuance of design guidelines, including a conceptual comprehensive sign plan for the site in accordance with Section 3.7 of this report.
 - *A complete set of guidelines has been submitted.*
- i) The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile and has committed to obtaining an appropriate instrument from the Ministry of Environment. The required covenant governing this arrangement has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2016 July 25.


Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf