



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2016 November 30

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #14-31**  
**AMENDMENT BYLAW NO. 07, 2016; BYLAW #13579**  
**Riverbend Business Park: Phase 1**  
**Big Bend Development Plan Area**  
**Final Adoption**

**ADDRESS:** Portion of 8255/8360 Wiggins Street and 5279 Riverbend Drive

**LEGAL:** Portion of Lot 48 Except: Firstly: Parcel "A" (Bylaw Plan 70015); Secondly: Part Subdivided by Plan 72187; DL 167, Group 1, NWD Plan 48061; Portion of 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" prepared by Christopher Bozyk Architects Ltd.)

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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;
- c) Second Reading given on 2016 April 04; and,
- d) Third Reading given on 2016 October 24.

The prerequisite conditions have been completely satisfied as follows:

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

- 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 the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- c) The consolidation/subdivision of the net project site into 4 lots.
- *The requisite subdivision plan has been submitted in registerable form and will be deposited 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 easements, covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
- 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 streamside protection and enhancement areas (SPEA);
  - Section 219 Covenant respecting floodproofing requirements;
  - Section 219 Covenant respecting the submitted geotechnical report;
  - Statutory Rights-of-Way guaranteeing vehicular, pedestrian and cycling 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;
  - Section 219 Covenant restricting uses to those permitted within the Conceptual Development Plan;
  - Section 219 Covenant (no build) on future phases until a Certificate of Compliance has been achieved on the current phase;

- Section 219 Covenant ensuring Leadership in Energy and Environmental Design (LEED) certification; and,
  - Section 219 Covenant restricting uses on the portion of the site for a restaurant use only for a period of three years.
- *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption. It is noted the restaurant covenant will not automatically expire after 3 years and will only be discharged with Council authorization.*
- f) 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.
- *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 and the required funds to guarantee this provision have been deposited.*
- g) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*
- h) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- *This provision is indicated on the development plans and the applicant has agreed to this prerequisite in a letter dated 2016 October 12.*
- i) The submission of a detailed comprehensive sign plan in accordance with the guidelines of the Master Plan.
- *An approvable detailed comprehensive sign plan has been achieved.*
- j) The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has submitted the required Site Profile for the development site, and has committed to obtaining an appropriate instrument from the Ministry of Environment prior to release of any Occupancy Permits. The required Covenant governing this arrangement has been deposited in the Land Title Office.*
- k) Completion of the Highway Closure Bylaw.

- *The Highway Closure Bylaw has been adopted by Council. The Bylaw plans will be deposited in the Land Title Office prior to occupancy.*

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 December 05.



Lou Pelletier, Director  
PLANNING AND BUILDING

DR:spf