

INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2019 January 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 16-50**
BYLAW 13861, AMENDMENT BYLAW NO. 09/18,
Riverbend Business Park Phase 2
Third Reading

ADDRESS: Portions of 8220/8211 Fraser Reach Court and 8351 Fraser Reach Court

LEGAL: See *attached* Schedule A

FROM: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled “Riverbend Business Park Phase 2” prepared by Christopher Bozyk Architects Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 April 09;
- b) Public Hearing held on 2018 April 24; and,
- c) Second Reading given on 2018 May 07.

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 2018 December 10 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

- c. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*

- d. The granting of any necessary easements, covenants, and Statutory Rights-of-Way including, but not necessarily limited to:
 - 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 to assure the provision and continuing maintenance of end-of-trip facilities for cyclists and bicycle storage rooms;
 - Section 219 Covenant restricting uses to those permitted within the Conceptual Development Plan; and,
 - Section 219 Covenant ensuring Leadership in Energy and Environmental Design (LEED) certification.
 - *The applicant has agreed to this prerequisite in a letter dated 2018 December 10 and the required covenants will be deposited in the Land Title Office prior to Final Adoption.*

- e. 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 2018 December 10. 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.*

- f. The provision of facilities for cyclists in accordance with Sections 4.1.8, 4.2.8 and 4.3.8 of this rezoning report.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2018 December 10 agreeing to meet this prerequisite.*

- g. 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.*

- h. 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 2018 December 10 committing to implement the solid waste and recycling provisions.*
- i. The submission of a detailed comprehensive sign plan in accordance with the guidelines of the Master Plan.
 - *A Comprehensive Sign Plan has been approved through the master rezoning application for the site (Rezoning Reference #12-18); therefore, a Comprehensive Sign Plan is not required in connection with this rezoning application.*
- 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 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.*
- l. The review of on-site industrial loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2018 December 10.*
- m. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2018 December 10 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 2019 January 28, 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:rh
Attachment
cc: City Manager

Schedule A

Rezoning Reference #16-50

ADDRESS	LEGAL DESCRIPTION	PID
Portion of 8220 Fraser Reach Court	Lot 2 District Lot 167 Group 1 New Westminster District Plan Epp67256	030-026-725
Portion of 8211 Fraser Reach Court	Lot 1 District Lot 167 Group 1 New Westminster District Plan Epp67256	030-026-717
8351 Fraser Reach Court	Lot 4 District Lot 167 Group 1 New Westminster District Plan Epp67256	030-026-741

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13861 - BYLAW NO. 09/18**

Rez. #16-50

Portions of 8220/8211 Fraser Reach Court and 8351 Fraser Reach Court

From: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines)

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The purpose of the proposed zoning bylaw amendment is to permit the construction of the second phase of the Riverbend Business Park Conceptual Development Plan.

No letters were received in response to the proposed rezoning application.

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

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #16-50, Bylaw #13861 be terminated.

CARRIED UNANIMOUSLY