



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2019 March 20

FROM: DIRECTOR PLANNING AND BUILDING

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

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;
- c) Second Reading given on 2018 May 07; and,
- d) Third Reading given on 2019 January 28.

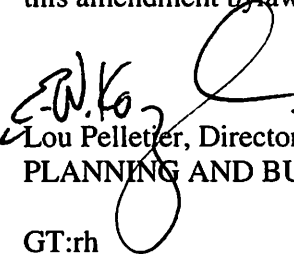
The prerequisite conditions have been completely satisfied as follows:

- 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 dedication of any rights-of-way deemed requisite.
- *The requisite rights-of-way plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption, with the exception of the statutory right-of-way plan for pedestrian access purposes for the Amenity Pier, which will be submitted and deposited in the Land Title Office prior to issuance of Building Occupancy for the first building to be constructed on Lot 4.*
- 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 requisite statutory rights-of-way, easement and covenant plans have been submitted in registerable form and 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.
- *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 and the required funds to guarantee this provision have been deposited.*
- 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. No remedial works are required in connection with the proposed development.*

- 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. No remedial works are required in connection with the proposed development.*
- 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 required deposit has been made to meet this prerequisite.*

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 2019 March 25.


Lou Pelletier, Director
PLANNING AND BUILDING
GT:rh