

## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK DATE: 2019 October 02

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-33**  
**BYLAW 14032, AMENDMENT BYLAW NO. 16/2019**  
**Riverbend Business Park Phase 2**  
**Third Reading**

**ADDRESS:** 8351 Fraser Reach Court

**LEGAL:** Lot 4, DL 167, Group 1, NWD Plan EPP67256

**FROM:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines, and in accordance with the development plan entitled "Riverbend Business Park – Lot 4" prepared by Christopher Bozyk Architects Ltd.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 June 10;
- b) Public Hearing held on 2019 June 25; and,
- c) Second Reading given on 2019 July 08.

The prerequisite conditions have been partially satisfied as follows:

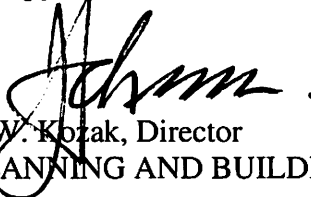
- a. The submission of a suitable plan of development.
  - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee to cover the costs of all 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 2019 September 30 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c. 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;
  - Section 219 Covenant and bonding are required to assure the provision and continuing maintenance of stormwater management system;
  - Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities; and,
  - Section 219 Covenant ensuring Leadership in Energy and Environmental Design certification.
- *The applicant has agreed to this prerequisite in a letter dated 2019 September 30 and the required covenants will be deposited in the Land Title Office prior to Final Adoption.*
- d. 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.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 September 30. An on-site stormwater management system has been submitted for approval by the Engineering Department – Environmental Services Division. The required covenant will be deposited in the Land Title Office, and the requisite funds to guarantee this provision will be deposited prior to Final Adoption.*
- e. The provision of facilities for cyclists in accordance with Section 5.6 of this rezoning report.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2019 September 30 agreeing to meet this prerequisite.*
- f. 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 2019 September 30 committing to implement the solid waste and recycling provisions.*
- g. The submission of a detailed Comprehensive Sign Plan in accordance with the guidelines of the Master Plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 September 30.*

- h. The review of on-site industrial loading facilities by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 September 30.*
- i. The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
  - *The applicant has agreed in a letter dated 2019 September 30 to make the necessary deposits prior to Final Adoption.*
- j. The deposit of the applicable Regional Transportation Development Cost Charge.
  - *The applicant has agreed in a letter dated 2019 September 30 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 October 07, 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.

  
E.W. Kozak, Director  
PLANNING AND BUILDING

SMN:rh

***Attachment***

cc: City Manager

**PUBLIC HEARING MINUTES  
HELD ON: 2019 JUNE 25  
REZ. REF. NO. 18-33  
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 16, 2019- BYLAW NO. 14032**

**Rez. #18-33**

**8351 Fraser Reach Court**

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**The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey light-industrial manufacturing, warehouse and office building.**

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

**No speakers appeared before Council in support or opposition to the proposed rezoning application.**

**MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG**

**THAT this Public Hearing for Rez. #18-33, Bylaw #14032 be terminated.**

**CARRIED UNANIMOUSLY**