



INTER-OFFICE COMMUNICATION

TO: CITY CLERK DATE: 2015 July 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 14-25**
BYLAW 13387, AMENDMENT BYLAW NO. 31/14,
Southgate Neighbourhood Master Plan
Final Adoption

ADDRESS: 7650, 7701, 7702 Eighteenth Street, Portion of 7679 Eighteenth Street and 7105, 7205 Eleventh Avenue

LEGAL: Schedule A (*attached*)

FROM: M1 Manufacturing District, M2 General Industrial District and R5 Residential District

TO: CD Comprehensive Development District (based on the RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, and the development plan entitled "Southgate Master Plan Concept Book and Design Guidelines" prepared by IBI Group and PWL Partnership)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 September 08;
- b) Public Hearing held on 2014 September 30;
- c) Second Reading given on 2014 October 27; and,
- d) Third Reading given on 2015 May 11.

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 consolidation of the properties at 7650, 7702 Eighteenth Street and 7105, 7205 Eleventh Avenue into a single legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- c) The granting of any necessary covenants, including but not necessarily limited to, Section 219 Covenants for allocating development densities on the overall site, achieving a Gold Neighbourhood District rating (or equivalent) under the Leadership in Energy and Environmental Design (LEED) program, provision of a Master Servicing Plan, provision of a Master Transportation Plan, provision of a Master Stormwater Management Plan; and, provision of a future Master Park Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30 and the requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- d) The submission of an approved Servicing Master Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30, and the covenant for the approved Servicing Master Plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The submission of an approved on-site Stormwater Management System Master Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30, and the covenant for the approved Stormwater Management System Master Plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The submission of an approved Solid Waste and Recycling Master Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30, and the requisite Solid Waste and Recycling Master Plan has been approved.*
- g) The submission of an approved Transportation Master Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30, and the covenant for the approved Transportation Master Plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h) 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 submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- i) The submission of the applicant's schedule for the anticipated construction access and phasing of the development site.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30, and has submitted the required construction access and phasing plans.*

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 2015 July 20.


• Lou Pelletier, Director
PLANNING AND BUILDING

ZT:spf

cc: City Manager
Director Finance

SCHEDULE A

REZONING 14-25

Address	Legal Description	Zoning
7650 Eighteenth Street	Lot 68 Except: Part On Plan 34711, D.L. 53, Group 1, NWD Plan 33863	R5
7679 Eighteenth Street	Portion of Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 & BCP34566	M1, M2
7701 Eighteenth Street	Lot 2 Except: Part Dedicated Road On Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380	M1
7702 Eighteenth Street	Parcel "A" (Statutory Right of Way 34711), Lot 68, D.L. 53, Group 1, NWD Plan 33863	M1
7105 Eleventh Avenue	Westerly 200.43 Feet Lot "E", D.L. 53, Group 1, NWD Plan 14210 Having A Frontage On Eleventh Avenue By The Uniform Full Depth & Adjoining The Said Westerly Boundary Except: Part Dedicated Road On Plan BCP9577	M1
7205 Eleventh Avenue	Block "E" Except: The Westerly 200.43 Feet Having A Frontage Of 200.43 Feet On Eleventh Avenue By The Uniform Full Depth Of Block "E"& Adjoining The Said Westerly Boundary, D.L. 53, Group 1, NWD Plan 14210	M1