

TO: MAYOR & COUNCILLORS
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: REZ #23-09 - PORTION OF 7201 11TH AVENUE - EXPANDED SITE PROPOSAL TO INCLUDE PORTION OF 7208 14TH AVENUE (SOUTHGATE CITY)
PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference #23-09.

REFERENCES

Site A – Proposed Mixed-Use Market Project

Address: Portion of 7201 11th Avenue
Legal: PID: 031-577-237
Portion of Lot 2 District Lot 53 Group 1 New Westminster District Plan EPP114963

Site B – Proposed Non-Market Housing Project

Address: Portion of 7208 14th Avenue
Legal: PID: 030-064-911
Portion of Lot 2 District Lot 53 Group 1 New Westminster District Plan EPP61185 Except Plan EPP68849
Applicant: Southgate City Homes Ltd.
300-1285 West Pender, Vancouver, BC V6E 4B1
(Attention: Bob Estey)
Current Zoning: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, and C2 Community Commercial District)
Proposed Zoning: Amended CD Comprehensive Development District (based on RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, and the Southgate Neighborhood Master Plan and Edmonds Town Centre Plan as guidelines)

RECOMMENDATION

THAT staff be authorized to continue to work with the applicant towards a revised plan of development on the expanded site, as shown in **Attachment #1** of the report titled “REZ #23-09 – Portion of 7201 11th Avenue - Expanded Site Proposal to Include Portion of 7208 14th Avenue (Southgate City)”, dated April 29, 2024.

1.0 POLICY SECTION

This proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Regional Context Statement (2013);
- Corporate Strategic Plan (2022);
- Official Community Plan (1998);
- Edmonds Town Centre Plan (1994);
- Economic Development Strategy (2007);
- Social Sustainability Strategy (2011);
- Environmental Sustainability Strategy (2016);
- Climate Action Framework (2020);
- Transportation Plan (2021);
- Home Strategy (2021); and,
- Rental Use Zoning Policy (2020).

2.0 BACKGROUND

On June 19, 2023, Council authorized staff to work with the applicant to create a suitable plan of development for the Gateway Neighborhood within the Southgate Master Plan area (see **Site A** in **Attachment 1**). The proposed application is for a high-density mixed-use development using the RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, and the Southgate Neighborhood Master Plan and Edmonds Town Centre Plan as guidelines. The initial report introduced a proposal to construct a mixed-use development that included three high-rise buildings above two podiums composed of residential, commercial, and amenity uses.

On February 12, 2024, Council granted Second Reading to the rezoning amendment bylaw for the Southgate Master Plan Amendment. The purpose of the amendment was to incorporate the required Rental Use Zoning Policy, and other City policies that were enacted since the original Southgate Master Plan had been adopted years prior.

3.0 GENERAL INFORMATION

Through discussions with staff regarding a functional site layout and overall development efficiency, the applicant intends to revise and expand the original rezoning proposal to include a portion of 7208 14th Avenue, located within the adjacent Ernie Winch neighborhood of the Southgate Neighborhood Master Plan area (see **Site B** in **Attachment 1**). The purpose of including this additional development site is to accommodate the Inclusionary Rental units required under the City’s Rental Use Zoning Policy for this entire phase of development.

The proposed Southgate Master Plan Amendment identifies Site B as a location for non-market rental housing, and as a site which would be developed in the near term as opposed to one of the latter phases of the overall Master Plan redevelopment. It is

noted that since this specific rezoning application (REZ #23-09) was made prior to the advancement of the Master Plan amendment to Council, the initial report and associated sketches did not make reference to the inclusion of a portion of 7208 14th Avenue into the development proposal or the location of the non-market rental component of the project. A requirement of this expanded rezoning would be that the Master Plan amendment be adopted prior to the rezoning adoption of the subject sites, and further that the non-market rental building (Site B) achieve occupancy at the same time or before the mixed-use market development (Site A). The opportunity to develop the non-market housing in a separate low-rise form may also result in a quicker construction timeline to occupy the units.

The specific number of Inclusionary rental units required for the proposed expanded site has yet to be determined, however, the applicant plans to accommodate the units in a six-storey wood-frame apartment building. The two sites are part of the same overall Master Plan area, which will be regulated by a density allocation covenant registered to the lands as part of the Master Plan Amendment rezoning. Further, the proposed non-market site would meet the intent of the overall Master Plan, the Home Strategy (2021) and Rental Use Zoning Policy (2020).

Given this opportunity for a larger, more efficient development site for a critical non-market rental component of the Southgate City neighborhood, and that the proposal is in line with the Amended Southgate Master Plan, staff supports the proposed expanded redevelopment site and requests authority to continue to work with the applicant towards a suitable plan of development.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

Notification of future Bylaw readings will take place as part of the subject rezoning application (REZ #23-09). The City will send a notice to those properties that are within a 30 m (100 ft.) radius of the subject sites. A notice will also be published on the City’s website, distributed as part of the City’s online newsletter, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,
E.W. Kozak, General Manager Planning and Development

ATTACHMENT

Attachment 1 – Sketch #1 and Sketch #2

REPORT CONTRIBUTORS

This report was prepared by Michael Phillips, Development Planner and reviewed by Jennifer Wong, Assistant City Solicitor and Jesse Dill, Director Development.