

## INTER-OFFICE MEMORANDUM

**TO:** DIRECTOR LEGISLATIVE SERVICES March 11, 2025

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**Subject:** **REZONING REFERENCE # 22-31A**  
**BYLAW 14614, AMENDMENT BYLAW NO. 36, 2023**  
Southgate Master Plan Amendment  
Reconsideration and Final Adoption

**Address:** 7201 11<sup>th</sup> Avenue and 7208 14<sup>th</sup> Avenue  
**Legal:** PID: 031-577-237 and 030-064-911  
Lot 2 District Lot 53 Group 1 New Westminster District Plan  
EPP114963  
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,  
RM5r, and RM1 Multiple Family Residential Districts, C2 Community  
Commercial District, Southgate Neighbourhood Master Plan and  
Edmonds Town Centre as guidelines, and in accordance with the  
development plan entitled "Southgate City Master Plan Amendment  
(2023)" prepared by "Arcadis Architects (Canada) Inc)

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The following information applies to the subject rezoning bylaw:

1. First Reading given on January 29, 2024;
2. Second Reading given on February 12, 2024; and,
3. Third Reading given on August 26, 2024.

The prerequisite conditions have been completely satisfied as follows:

- A. The submission of a suitable plan of development for the Master Plan amendment.  
*A complete suitable plan of development has been submitted.*
- B. The submission of a Master Public Art Plan.

*An approved Master Public Art Plan has been obtained, and the required covenant has been deposited in the Land Title Office to guarantee this provision.*

- C. The submission of a detailed Master Comprehensive Sign Plan.

*At the request of the applicant, a Master Comprehensive Sign Plan was not pursued for the site at this time. As such, future development applications will be required to meet all requirements of the Sign Bylaw.*

- D. The submission of an approved updated Engineering Master Plan.

*An approved updated Engineering Master Plan has been obtained, and the required covenant has been deposited in the Land Title Office to guarantee this provision.*

- E. The submission of an approved updated on-site Stormwater Management System Master Plan.

*An approved updated Master Stormwater Management Plan has been obtained, and the required covenant has been deposited in the Land Title Office to guarantee this provision.*

- F. The submission of an approved updated Solid Waste and Recycling Master Plan.

*An approved Master Solid Waste and Recycling Plan has been obtained.*

- G. The submission of an updated Master Transportation Study and Transportation Impact Assessment (TIA).

*An approved Traffic Impact Assessment study has been obtained, and the required covenant has been deposited in the Land Title Office to guarantee this provision.*

- H. The submission of an updated Parks Phasing Plan.

*An approved Parks Phasing Plan has been obtained, and the required covenant has been deposited in the Land Title Office to guarantee this provision.*

- I. The submission of a Site Disclosure Statement and resolution of any arising requirements.

*The applicant has submitted the required Site Disclosure Statement and Certificate of Compliance. No remedial work is required in connection with the proposed Master Plan amendment.*

- J. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 3.8 of this report.

*The requisite statutory right-of-way and covenant plans have been deposited in the Land Title Office.*

As the prerequisite conditions to this rezoning are now completely fulfilled, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on March 11, 2025.

E. W. Kozak, GENERAL MANAGER  
PLANNING AND DEVELOPMENT