



## INTER-OFFICE MEMORANDUM

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

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**Subject:** **REZONING REFERENCE # 22-31B**  
**BYLAW 14615, AMENDMENT BYLAW NO. 37, 2023**  
Southgate (Phase 1A and 1B – Courtyard) - Jade  
Reconsideration and Final Adoption

**Address:** Portion of 7201 11<sup>th</sup> Avenue  
**Legal:** PID: 031-557-237  
Portion of Lot 2 District Lot 53 Group 1 New Westminster District Plan  
EPP114963

**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, Southgate Neighborhood Master Plan and  
Edmonds Town Centre Plan as guidelines, and in accordance with the  
development plan entitled "C1/C2/C3/C4 Southgate City" 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 September 23, 2024.

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 installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

*The applicant has agreed to this prerequisite in a letter dated May 31, 2024.*

- D. The undergrounding of existing overhead wiring abutting the site.

*The applicant has agreed to this prerequisite in a letter dated May 31, 2024 and has deposited the necessary funds to guarantee the completion of this prerequisite.*

- E. The utilization of an amenity density bonus through the provision of a cash in-lieu contribution in accordance with Section 3.16 of this report.

*The applicant has selected the option to defer the negotiation and payment of their density bonus value until prior to PPA/BP for the development. A Section 219 Covenant restricting the issuance of a PPA/BP, and restricting marketing for the project until such time that the value is negotiated and paid in full has been deposited in the Land Title Office.*

- F. The submission of an undertaking to remove all existing improvements from the subject Site Specific rezoning site and within 12 months of the rezoning being effected.

*The applicant has agreed to this prerequisite in a letter dated May 31, 2024 and the improvements have been removed from the site.*

- G. The completion of subdivision.

*The requisite subdivision plan has been deposited in the Land Title Office.*

- H. The dedication of any rights-of-way deemed requisite.

*A subdivision plan dedicating the requisite rights-of-way has been deposited in the Land Title Office.*

- I. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 3.23 of this report.

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

- J. The registration of a Housing Agreement and Housing Covenant.

*A Section 219 Covenant has been deposited in the Land Title Office restricting the issuance of an Occupancy Permit until such time that a Housing Agreement has been approved, and the requisite covenant to guarantee its provision has been deposited.*

- K. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, 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 General Manager Engineering, the required covenant has been deposited in the Land Title Office, and the required funds to guarantee this provision have been deposited.*

- L. Compliance with the City's Groundwater Management for Multi-Family Development guidelines.

*The applicant has agreed to this prerequisite in a letter dated May 31, 2024.*

- M. The submission of a geotechnical and groundwater study.

*An approved geotechnical and groundwater study has been obtained.*

- N. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure and nearby development.

*After reviewing the geotechnical and groundwater study provided, it was determined that an indemnity agreement is not required.*

- O. The submission of a suitable Solid Waste and Recycling plan.

*The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated May 31, 2024 committing to implement the solid waste and recycling provisions.*

- P. A review of on-site residential loading facilities.

*The applicant has agreed to this prerequisite in a letter dated May 31, 2024.*

- Q. The provision of a covered car wash stall and an adequately sized and screened garbage handling and recycling material holding space within the development 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 May 31, 2024 committing to implement the recycling provisions.*

- R. The provision of facilities for cyclists in accordance with this report.

*This provision is indicated on the development plans and the applicant has submitted a letter dated May 31, 2024 agreeing to meet this prerequisite.*

- S. The design and provision of units adaptable to the disabled (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person) with allocated disabled parking spaces.

*This provision is indicated on the development plans and the applicant has submitted a letter dated May 31, 2024 agreeing to meet this prerequisite.*

- T. Compliance with the Council-adopted sound criteria.

*The applicant has submitted an acoustic study which has been accepted by the Climate Action and Energy Division and submitted a letter dated May 31, 2024 agreeing to comply with the Council-adopted sound criteria.*

- U. Compliance with the guidelines for underground parking for visitors.

*The applicant has agreed to this prerequisite in a letter dated May 31, 2024 and the necessary provisions are indicated on the development plans.*

- V. The submission of a Site Specific Rezoning Public Art Plan.

*A suitable Public Art Plan has been approved in accordance with the Master Public Art Plan. The Public Art contribution required from this development site will be grouped together with a subsequent development site to deliver a more substantial artwork in the Southgate neighborhood.*

- W. The submission of a Site Specific Green Building Plan and Energy Benchmarking.

*A suitable Green Building Plan has been approved, and the required covenant has been deposited in the Land Title Office.*

- X. The submission of a detailed Comprehensive Sign Plan.

*The applicant has decided not to pursue the optional commercial use contemplated with this suitable plan of development. This space will be converted into a residential amenity space. As such, a Comprehensive Sign Plan was not required.*

- Y. The submission of a Site Specific Site Disclosure Statement and resolution of any resultant conditions.

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

Z. The deposit of the applicable Parkland Acquisition Charge.

*The required deposits have been made to meet this prerequisite.*

AA. The deposit of the applicable School Site Acquisition Charge.

*The required deposits have been made to meet this prerequisite.*

BB. The deposit of the applicable GVS & DD Sewerage Charge.

*The required deposits have been made to meet this prerequisite.*

CC. The deposit of the applicable Regional Water Cost Charge.

*The required deposits have been made to meet this prerequisite.*

DD. The deposit of the applicable Regional Transportation Development Cost Charge.

*The required deposits have been made to meet this prerequisite.*

EE. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject develop commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

*The applicant has provided a letter of undertaking dated May 31, 2024 and the area plan notification signs are in place.*

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