



## REFERRAL REPORT

Report Date: February 25, 2025  
Contact: Robert White  
Contact No.: 604-873-7484  
RTS No.: 17830  
VanRIMS No.: 08-2000-20  
Meeting Date: March 11, 2025

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: Rezoning: 1568 West 75th Avenue and 9123 Bentley Street

### ***RECOMMENDATION TO REFER***

THAT the rezoning application, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### ***RECOMMENDATION FOR PUBLIC HEARING***

- A. THAT the application by Bentley 75 Land Holdings Ltd.<sup>1</sup>, on behalf of The Owners, Strata Plan EPS9796 and each of the registered owners of the strata lots in Strata Plan EPS9796 located at 1568 West 75th Avenue and 9123 Bentley Street as listed in Schedule 1 with corresponding Parcel Identifier (PID) and legal description, to rezone the lands from M-2 (Industrial) District to I-2 (Industrial) District, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle.

- B. THAT Recommendation A be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

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<sup>1</sup> A legal entity of Conwest Developments Ltd.

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report recommends an amendment to the Zoning and Development By-law from M-2 (Industrial) District to I-2 (Industrial) District, for the site located at 1568 West 75th Avenue and 9123 Bentley Street. The proposal allows for increased flexibility of use for building tenants and owners. The existing building was recently constructed, and the proposal does not result in any form of development changes. As a result, there are no Appendix B Conditions accompanying this report.

The City's *Industrial Lands Policy* contains a provision to allow minor amendments for non-residential uses in industrial areas and this application is consistent with the intent of that policy. This site is located within an area designated as industrial within the City's Regional Context Statement Official Development Plan and Metro Vancouver's Regional Growth Strategy. I-2 is an industrial zoning district. The application to change zoning from M-2 to I-2 is aligned with Metro Vancouver's industrial land use designation.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Vancouver Plan (2022)
- Industrial Lands Policy (1995, last amended 2023)
- I-2 District Schedule (2024)
- Employment Lands & Economy review Phase 2 Report (2020)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Regional Context Statement Official Development Plan (2013)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

## **REPORT**

### **Background/Context**

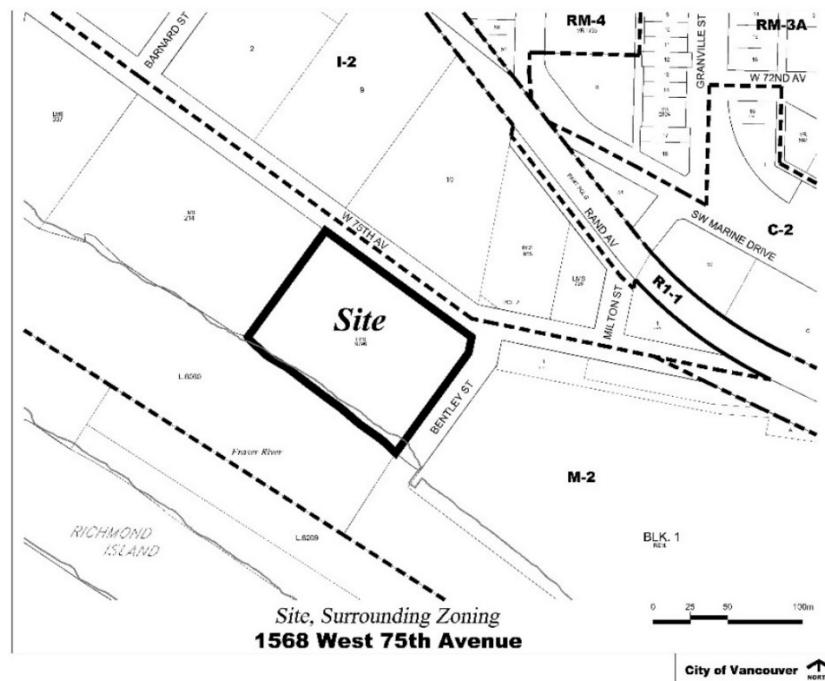
#### **1. Site and Context**

The subject site (see Figure 1) is comprised of one lot at the southwest corner of West 75th Avenue and Bentley Street in the South Vancouver Industrial Area. The total site area is approximately 11,244.9 sq. m (121,039 sq. ft.), with a frontage of 120.9 m (397 ft.) and a depth

of 88.0 m (289 ft.). This property and the surrounding area to the east, west, and north are zoned for industrial uses under M-2 (Industrial) and I-2 (Industrial) Districts.

The site is developed with two recently-constructed mixed-use industrial buildings under the existing M-2 zoning.

**Figure 1: Location Map – Site and Context**



## 2. Policy Context

**Vancouver Plan** – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years.

**Regional Context Statement Official Development Plan** – The Regional Context Statement Official Development Plan (RCS ODP) is a Council approved Official Development Plan and By-law that outlines Vancouver’s high level, regional land use commitments to Metro Vancouver. The RCS ODP designates urban land uses including Industrial, Mixed Employment and General Urban. The RCS ODP requires land use planning tools, such as the Zoning and Development By-law, to be consistent with the designations in the RCS ODP.

**Industrial Lands Policy** – The *Industrial Lands Policy* was approved by Council on March 14, 1995, and last amended on November 14, 2023. This policy provides a framework to guide future decisions on the use of industrial land, ensuring that spaces for physical production, distribution and repair activities remain within the city, while also allowing for compatible commercial activities on the City’s industrial lands.

The *Industrial Lands Policy* allows for consideration of rezoning applications for minor amendments to the non-residential uses permitted in existing zoning by-laws, provided that:

- (a) The amendments do not relate to height or density increases,
- (b) The amendments are supported by a Council approved recommendation in advance of the initiation of the rezoning application process, and
- (c) The amendments adhere to Overall Objectives in section 3 of the *Industrial Lands Policy*.

## **Strategic Analysis**

### **1. Background**

In 2022, a development at this location (Riverworks) was approved under the existing M-2 zoning to construct two mixed-use industrial buildings (two-storey and four-storey), with at-grade parking accessed from West 75th Avenue and Bentley Street. Construction of the development is now complete at a density of 0.99 FSR, a total floor area of 11,081 sq. m (119,282 sq. ft.), including 2,374.6 sq. m (25,560 sq. ft.) of office uses and 7,588.8 sq. m (81,685 sq. ft.) of wholesale uses, and building heights of 14 m (46 ft.) and 27.4 m (90 ft.) (see Figures 2 and 3).

**Figure 2: Existing Riverworks development**



On October 31, 2023, Council approved a report entitled “Industrial Modernization and Intensification Framework – Amendments to the Zoning and Development By-law” which included amendments to the I-2 district schedule to allow for increased flexibility of building occupants in I-2 zones. The amendments to the I-2 district schedule were enacted on January 23, 2024.

The recent updates to the I-2 zoning have been well received by industry and are enabling intensification of the City’s industrial lands. The Riverworks development is located across the street from I-2 zoned properties, two of which are moving ahead with redevelopment, adding significant industrial and employment space to the area.

## 2. Proposal

This application proposes to rezone the Riverworks site from M-2 to I-2 to increase land use flexibility for building occupants relating to choice of use. While both zones allow a portion of the building to be occupied by office users, I-2 zoning allows office spaces to be occupied by a wider range of office use types including health care providers, lawyers and accountants. I-2 zoning also allows for a slightly larger proportion of the building to be made available to office users when needed (up to 33% of total floor area vs. 25% in the M-2 zone). Both I-2 and M-2 zoning allows the entire building to be industrial use.

**Figure 3: South building at left and north building at right as seen from central mews**



## 3. Land Use and Density

Industrial developments under M-2 can be considered up to 5.0 FSR, with Wholesale Class A use and a maximum of 25% General Office use. I-2 allows for densities up to 3.0 FSR, with Wholesale use and a maximum of 33.3% General Office use. The existing development was approved under M-2 zoning, with an FSR of 0.99 (see Appendix C).

The *Industrial Lands Policy* allows for the consideration of minor amendments to non-residential uses, as long as the amendments are supported by a Council recommendation in advance of a rezoning application (Policy 5.2.1(b)). Though Council has not made any prior recommendation in this regard prior to the consideration of this proposed zoning amendment, the proposal meets the intent of allowing minor amendments for non-residential uses. Given the site location, zoning context, no proposed changes to the existing form of development, together with the increased flexibility of land uses, staff support the proposal.

## 4. Form of Development

There are no proposed changes to the existing form of development.

Staff underwent a technical analysis of the existing building's fit within the proposed zoning change from M-2 to I-2. Staff conclude that the existing development's land uses, density, and form comply with the regulations and meet the intent of the I-2 zone (see Appendix C). The maximum building height under I-2 zoning is 18.3 m (60 ft.). A relaxation would be anticipated through a development permit for the south building in this completed development, which measures 27.4 m (90 ft.).

## 5. Transportation and Parking

Parking requirements generated through the increased flexibility of use contemplated in this rezoning will be in accordance with the Parking By-law. The existing vehicle and bicycle parking provisions meet the requirements for the proposal.

## 6. Public Input

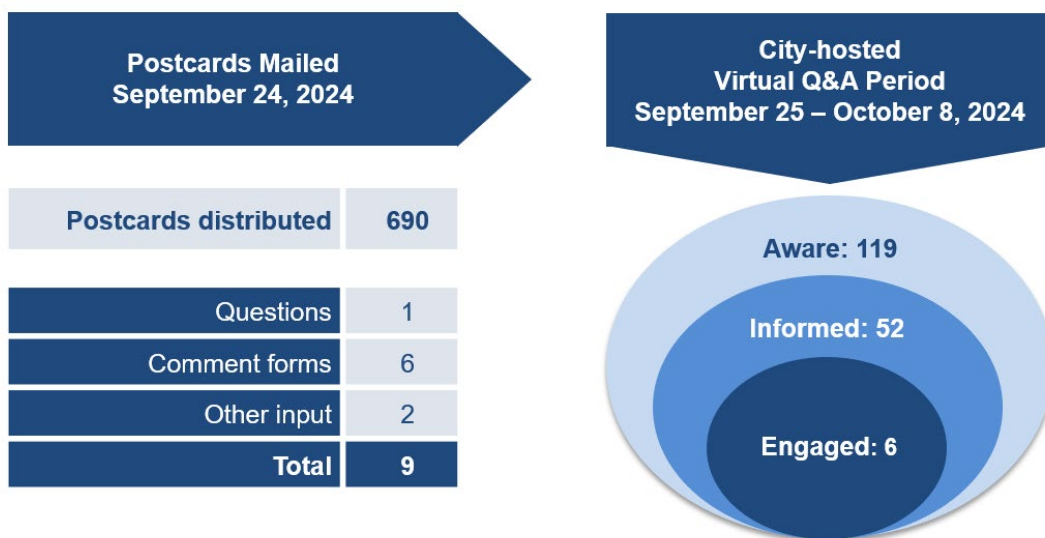
**Public Notification** – A rezoning information sign was installed on the site on September 13, 2024. Approximately 690 notification postcards were distributed within the neighbouring area on or about September 24, 2024. Notification and application information, and an online comment form, was provided on the City's Shape Your City Vancouver ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

**Q&A Period** – A question and answer period was held from September 25 to October 8, 2024. Questions were submitted by the public and posted with a response over a two-week period.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

**Public Response and Comments** – Public input was via online questions, comment forms, by email and phone. A total of 9 submissions were received.

**Figure 4: Overview of Notification and Engagement**



The next page includes a summary of feedback received from the public by topic.

Generally, comments of support (eight) fell within the following areas:

- **Land Use:** The proposed change would allow more of the floor area to be used as office space when needed, allowing for more job opportunities and support for local businesses.
- **Policy:** The proposed development aligns with policy.

Comments of concern (one) fell within the following area:

- **Land Use:** The proposed change would reduce the proportion of the building that is reserved exclusively for industrial activities (from 75% to 66%). Increased flexibility for office activities should not be supported at this location.

### **Response to Comments**

**Land Use** – Given the surrounding industrial context, and the small amount of floor space to allow for increased flexibility of use, the proposal is an appropriate response at this site.

### **7. Public Benefits**

**Community Amenity Contributions (CAC)** – The application is subject to the Community Amenity Contributions Policy for Rezoning with CACs based on a negotiated contribution. The applicant has not offered a CAC for this proposal. Real Estate staff have reviewed the proposal, concluding no lift will be generated and therefore staff support no CAC contribution.

**Development Cost Levies (DCLs)** – This application does not propose adding any new floor area to the existing building and therefore no DCLs are applicable.

### **FINANCIAL IMPLICATIONS**

As noted in the Public Benefits section, the rezoning of this site will not result in a CAC contribution nor additional DCLs.

### **CONCLUSION**

Staff have reviewed the application to rezone 1568 West 75th Avenue and 9123 Bentley Street from M-2 to I-2 to increase flexibility of land uses. Staff conclude that the application is consistent with the intent of the City's *Industrial Lands Policy* which allows for consideration of rezoning applications that propose minor amendments to non-residential uses in industrial areas, and the existing development meets the regulations and intent under the I-2 district schedule.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing with a recommendation that, subject to the Public Hearing, the rezoning application be approved in principle.

\* \* \* \* \*



**SCHEDULE 1**

<b>Address</b>	<b>Owner(s)</b>	<b>PID</b>	<b>Legal Description</b>
101-1568 W 75th Ave	Bentley 75 Land Holdings Ltd.	032-145-039	Strata Lot 1 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
102-1568 W 75th Ave	Jay Ellis Holdings Inc. & 1349 Holding Company Inc.	032-145-047	Strata Lot 2 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
103-1568 W 75th Ave	1402594 B.C. Ltd.	032-145-055	Strata Lot 3 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
104-1568 W 75th Ave	1402594 B.C. Ltd.	032-145-063	Strata Lot 4 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
105-1568 W 75th Ave	Sky & Star Enterprise Inc.	032-145-071	Strata Lot 5 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
106-1568 W 75th Ave	1398810 B.C. Ltd.	032-145-080	Strata Lot 6 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
107-1568 W 75th Ave	Greenpower Real Estate Inc.	032-145-098	Strata Lot 7 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
108-1568 W 75th Ave	Bentley 75 Land Holdings Ltd.	032-145-101	Strata Lot 8 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
109-1568 W 75th Ave	ZHR Investments Ltd.	032-145-110	Strata Lot 9 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
110-1568 W 75th Ave	1568 Holding Limited	032-145-128	Strata Lot 10 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
111-1568 W 75th Ave	Can-Link Development Ltd.	032-145-136	Strata Lot 11 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
112-9123 Bentley St	1349961 B.C. Ltd.	032-145-144	Strata Lot 12 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
113-9123 Bentley St	1373277 B.C. Ltd.	032-145-152	Strata Lot 13 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
114-9123 Bentley St	IHI Holdings Ltd.	032-145-161	Strata Lot 14 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
115-9123 Bentley St	1393814 B.C. Ltd.	032-145-179	Strata Lot 15 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
116-9123 Bentley St	Shirniv Enterprise Ltd.	032-145-187	Strata Lot 16 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
117-9123 Bentley St	Bold Properties Inc.	032-145-195	Strata Lot 17 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
118-9123 Bentley St	1493322 B.C. Ltd.	032-145-209	Strata Lot 18 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
119-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-217	Strata Lot 19 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
120-9123 Bentley St	Hua Ding Holding Inc.	032-145-225	Strata Lot 20 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
310-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-233	Strata Lot 21 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
320-9123 Bentley St	JSNR Vancouver Institute of Art and Design Inc.	032-145-241	Strata Lot 22 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
330-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-250	Strata Lot 23 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796



340-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-268	Strata Lot 24 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
350-9123 Bentley St	Skye Riverwork Holding Ltd.	032-145-276	Strata Lot 25 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
360-9123 Bentley St	LPE Technology Co. Ltd.	032-145-284	Strata Lot 26 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
370-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-292	Strata Lot 27 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
380-9123 Bentley St	Greenworks Holdings Ltd.	032-145-306	Strata Lot 28 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
390-9123 Bentley St	Fiducia Capital Ltd.	032-145-314	Strata Lot 29 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
410-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-322	Strata Lot 30 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
420-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-331	Strata Lot 31 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
430-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-349	Strata Lot 32 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
440-9123 Bentley St	992704 Ontario Limited & 2790602 Canada Inc.	032-145-357	Strata Lot 33 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
450-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-365	Strata Lot 34 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
460-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-373	Strata Lot 35 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
470-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-381	Strata Lot 36 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
480-9123 Bentley St	Bentley 75 Land Holdings Ltd.	032-145-390	Strata Lot 37 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796
490-9123 Bentley St	Springdale Properties Ltd.	032-145-403	Strata Lot 38 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796

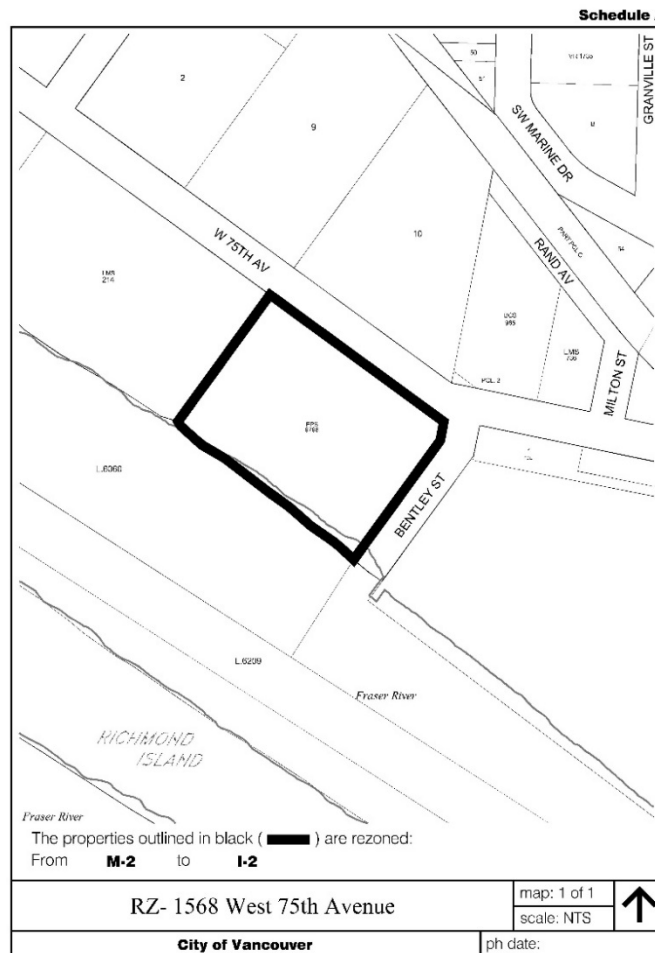
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**1568 West 75th Avenue and 9123 Bentley Street  
PROPOSED BY-LAW AMENDMENTS**

*Note: A By-law to rezone an area to I-2 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

**Zoning District Plan Amendment**

1. This by-law amends the indicated provisions or schedules of the Zoning and Development By-law No. 3575.
2. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.
3. The area shown within the heavy black outline on Schedule A is rezoned and moved from the M-2 district to the I-2 district.



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1568 West 75th Avenue and 9123 Bentley Street  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

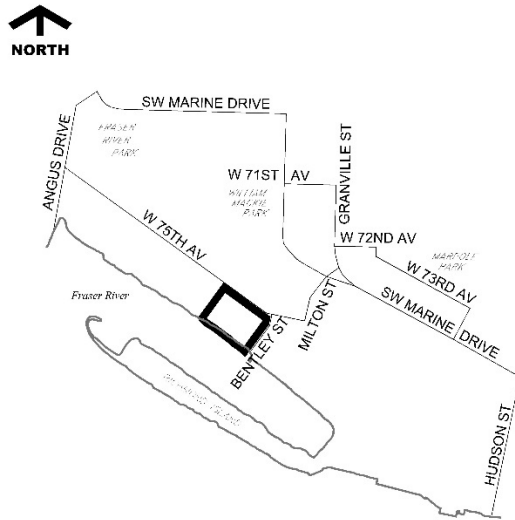
	Dates	Results
<b>Event</b>		
Virtual Q&A (City-led)	September 25, 2024 - October 8, 2024	119 participants (aware)* <ul style="list-style-type: none"> <li>• 52 informed</li> <li>• 6 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	September 24, 2024	690 notices mailed
<b>Public Responses</b>		
Online questions	September 25, 2024 - October 8, 2024	1 submittal
<ul style="list-style-type: none"> <li>• Online comment forms</li> </ul>	September – December, 2024	6 submittals
Other input	September – December, 2024	2 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	September – December, 2024	9 submittals <ul style="list-style-type: none"> <li>• 8 responses</li> <li>• 1 response</li> <li>• 0 response</li> </ul>
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	September – December, 2024	420 participants (aware)* <ul style="list-style-type: none"> <li>• 174 informed</li> <li>• 9 engaged</li> </ul>

Note: All reported numbers above are approximate.

\* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## 2. Map of Notification Area



NOTIFICATION AREA

## 3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support (eight comments) fell within the following areas:

- **Use of space and business:** The proposed change would allow more of the building to be used as office space when needed, allowing for more job opportunities and support for local businesses.
- **Policy:** The proposed development aligns with policy.

Comments of concern (one comment) fell within the following areas:

- **Use of space:** The proposed change would reduce the proportion of the building that is reserved exclusively for industrial activities (from 75% to 66%). Increased flexibility for office activities should not be supported at this location.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

*General comments of support:*

- The proposed project will support the community.

*General comments of concern:*

- Change of use from industrial to office following completion of the development is unexpected and will set a precedent to neighbouring sites.

*Neutral comments/suggestions/recommendations:*

- Neighbourhood and community will benefit with the addition of sidewalk and car share network.
- Industrial land should be conserved.

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**1568 West 75th Avenue and 9123 Bentley Street**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Street Addresses	1568 West 75th Avenue and 9123 Bentley Street
Property Identifier (PID) and Legal Description	Strata Lots 1-38 District Lot 318 Group 1 New Westminster District Strata Plan EPS9796 (as listed in Schedule 1)
Property Owners	See Schedule 1
Applicant	Bentley 75 Land Holdings Ltd., a legal entity of Conwest Developments Ltd.

**Development Statistics**

	<b>Existing Zoning</b>	<b>Existing Development</b>	<b>Proposed Zoning</b>	<b>Existing Development under Proposed Zoning</b>
<b>Zoning</b>	M-2	M-2	I-2	I-2
<b>Site Area</b>	11,244.9 sq. m (121,039 sq. ft.)			
<b>Land Use</b>	Industrial			
<b>Maximum FSR</b>	5.00	0.99	3.00	0.99
<b>Maximum Height</b>	30.5 m (100 ft.)	27.2 m (90 ft.)	18.3 m (60 ft.)	27.2 m (90 ft.)
<b>Maximum Office</b>	25%	24.5%	33.3%	31.7%
<b>Office Uses</b>	General Office	General Office	General Office and Health Care Office	General Office and Health Care Office
<b>Floor Area</b>	56,224.5 sq. m (605,195 sq. ft.)	11,083.0 sq. m (119,296 sq. ft.)	33,734.7 sq. m (363,117 sq. ft.)	11,083.0 sq. m (119,296 sq. ft.)

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