

## SUMMARY AND RECOMMENDATION

**2. REZONING: 1568 West 75th Avenue and 9123 Bentley Street**

**Summary:** To rezone 1568 West 75th Avenue and 9123 Bentley Street from M-2 (Industrial) District to I-2 (Industrial) District to increase flexibility of use for building tenants and owners by allowing a wider range of office types, and a larger proportion of the building available to office uses. No form of development changes to the building are proposed.

**Applicant:** Bentley 75 Land Holdings Ltd.

**Referral:** This relates to the report entitled “Rezoning: 1568 West 75th Avenue and 9123 Bentley Street”, dated February 25, 2025, (“Report”), referred to Public Hearing at the Council Meeting of March 11, 2025.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability.

- 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 of the Report with corresponding Parcel Identifier (PID) and legal description, to rezone the lands from M-2 (Industrial) District to I-2 (Industrial) District, generally as presented in the Report, be approved in principle;

FURTHER THAT the draft zoning amendment by-law, prepared for the Public Hearing in accordance with Appendix A of the Report, 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;
  - (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.

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

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