

Rezoning: 1568 West 75th Avenue and 9123 Bentley Street

Public Hearing

April 17, 2025

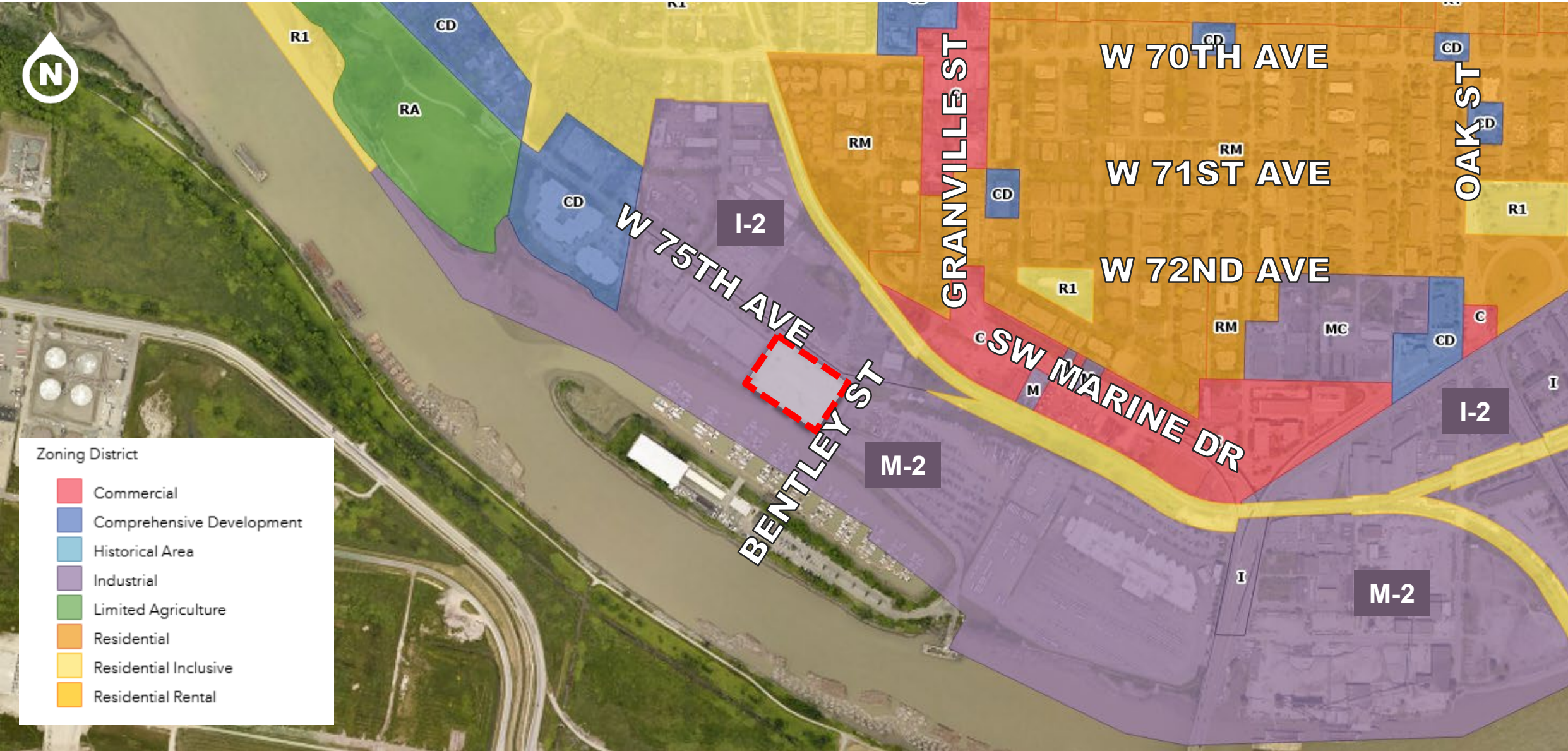


Photo of completed "Riverworks" development

Existing Site and Context



Existing Site and Context



Existing Site and Context



Existing Riverworks development as seen from the Fraser River

Riverworks south building at left and north building at right as seen from central mews



Proposal

	Existing Zoning	Existing Development	Proposed Zoning	Existing Development under Proposed Zoning
Zoning	M-2 (Industrial)		I-2 (Industrial)	
Maximum density (FSR)	5.00	0.99	3.00	0.99
Maximum flex space*	25%	24.5% (25,560 SF)	33.3%	31.7% (36,977 SF)
Office uses	General Office		General Office and Health Care Office	

*flex space for either industrial or office use

Public Consultation

Postcards Mailed
September 24, 2024

City-hosted
Virtual Open House
Sept. 25 to Oct. 8, 2024

Comments of support

- Land use flexibility
- Policy alignment

Comments of concern

- Land use flexibility

Postcards distributed	690
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Questions	1
Comment forms	6
Other input	2
Total	9



Policy Context

Policy

Industrial Lands Policy

Approved by Council March 14, 1995
Last amended November 14, 2023



COUNCIL REPORT

Report Date: October 31, 2023
Contact: Chris Robertson
Contact No.: 604.873.7684
RTS No.: 15772
VanRIMS No.: 08-2000-20
Meeting Date: November 14, 2023
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Industrial Modernization and Intensification Framework – Updates and Policy Recommendations

Recommendations

- A. THAT Council receive the following for information:
 - i. A summary of current industrial and office market conditions, attached as Appendix A;
 - ii. A summary of feedback received from industrial space users, including technology businesses, attached as Appendix B.
- B. THAT Council receive for information, an update on the implementation of the Industrial Modernization and Intensification Framework, outlining actions completed and actions underway, as described in this report.
- C. THAT Council approve the update to the City's 1995 Industrial Lands Policies, to facilitate the supply of additional spaces and maintain the diversity of employment uses on the city's industrial lands, as presented in Appendix C.
- D. THAT Council direct staff to undertake a review of zoning regulations in the Railtown area as presented in this report and report back to Council with recommendations for quick start actions.
- E. THAT Council direct staff to report back on the scope and resources needed for future planning work in the South Vancouver Industrial Area as presented in this report.

Application meets
the intent of the
Industrial Lands Policy

Conclusion

- Meets intent of the *Industrial Lands Policy*
- Meets intent of I-2 Zoning District
- Staff recommend approval

END OF PRESENTATION