

**Refers to Referral Report Item #2
Public Hearing of April 17, 2025**

YELLOW MEMORANDUM

April 7, 2025

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Jeff Greenberg, Assistant Director of Legal Services
Templar Tsang-Trinaistich, Director, Rezoning Centre, Planning Urban Design and Sustainability
Casey Peters, Acting Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability

FROM: Josh White, General Manager, Planning, Urban Design and Sustainability

SUBJECT: Rezoning: 1568 West 75th Avenue and 9123 Bentley Street – Additional Owner

RTS #: 17830

Following referral of the above item to Public Hearing on March 11, 2025, strata lot 19 sold to a new owner on March 13, 2025. The new owner, 1482582 B.C. Ltd., has provided the necessary letter of consent for this rezoning application.

A revised Schedule 1 listing each of the registered owners of the strata lots in Strata Plan EPS9796 located at 1568 West 75th Avenue and 9123 Bentley Street as of the date of this memo follows:

SCHEDULE 1

Address	Owner(s)	PID	Legal Description
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	1482582 B.C. 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

This memo will form part of the April 17, 2025 Public Hearing agenda package and be available for public viewing.



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