REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **Glover Road Innovation District Plan - Amendments**

File #: 6620.00

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: June 5, 2026

RECOMMENDATION:

1. THAT Council receive the report dated June 5, 2026 titled, "Glover Road Innovation District Plan - Amendments" for information; and
2. THAT Council endorse the Glover Road Innovation District Plan; and
3. THAT Council direct staff to prepare a related Official Community Plan amendment bylaw for consideration.

PURPOSE:

The purpose of the report is to consider the Glover Road Innovation District Plan (the "Plan") as amended in response to Council's comments at the May 25, 2026 Special Council meeting.

POLICY:

Official Community Plan Bylaw No. 3200 (OCP) includes the following policy:

4.15 INNOVATION BOULEVARD PLAN

> *Create an Innovation Boulevard Master Plan for the Innovation Boulevard District to guide and facilitate the development of an Innovation Boulevard along Glover Road between the Civic and Historic Cores and Kwantlen Polytechnic University.*

In addition, the OCP's District Policies (Appendix B) articulate a vision and policies for the Innovation District intended to provide the basis for an area plan to be adopted by Council.

The Economic Development Strategy includes the following goal:

Goal 1A Innovation
Pursue a Foodtech Innovation Vision

The area plan for the Innovation District is intended to shape the physical spaces to support the economic activities envisioned in the City's economic development goals.

COMMENTS/ANALYSIS:

The project team has amended the Glover Road Innovation District Plan in response to comments and questions from Council at the May 25, 2026 Special Council meeting. Council's comments and questions, along with the corresponding responses and Plan amendments, are summarized in Attachment 1. These responses include minor amendments to the Plan as well as references to existing Plan sections that address the question or comment. Minor graphic design updates have also been added to the Plan document (title page and section break backgrounds).

Based on the incorporation of these refinements, staff recommend that Council endorse the Glover Road Innovation District Plan as amended. Furthermore, as outlined in the May 19, 2026 staff report that presented the Plan at the May 25, 2026 Special Council meeting, staff also recommend that Council direct staff to prepare the Plan as an OCP amendment bylaw, to incorporate it into the OCP through a future OCP amendment process. This process will include further consultation with outside agencies and a public hearing prior to Council considering adoption of this Bylaw. Related amendments to the City's Regional Context Statement and Metro Vancouver Regional Growth Strategy will also need to be completed as a part of this process.

BUDGET IMPLICATIONS:

Endorsement of the Glover Road Innovation District Plan does not commit the City to any additional expenditures. Implementation actions in support of the Plan, with cost implications, will be advanced for Council's consideration as part of the annual Financial Plan cycle.

The preparation of the Glover Road Innovation District Plan was funded through the City's Financial Plan at a cost of $175,000.00.

ALTERNATIVES:

1. Require further changes to the Glover Road Innovation District Plan.

2. Deny endorsement of the Glover Road Innovation District Plan.

Respectfully Submitted,

Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:

Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:

Rachel Ollenberger, AScT
Acting Director of Engineering, Parks & Environment

Attachments:
1. Summary of Council Questions, Comments and Responses
2. Glover Road Innovation District Plan

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendations.

Francis Cheung, P. Eng.
Chief Administrative Officer