REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Glover Road Innovation District Plan

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

Date: May 19, 2026

RECOMMENDATION:

THAT Council receive the May 19, 2026 report titled, "Glover Road Innovation District Plan" for information.

PURPOSE:

The purpose of the report is to present the Glover Road Innovation District Plan ("the Plan"), for Council's information and feedback. Following receipt of feedback from Council, the Plan will be refined and presented for endorsement by Council at a future Regular 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:

1. Background

The Glover Road Innovation District Plan considered here was preceded by a Market Analysis and Development Strategy prepared by Colliers Strategy & Consulting Group and completed in 2024. The Colliers report, jointly funded by the City, Kwantlen Polytechnic University and KPU Communities Trust, examined the economic basis for an Innovation District in the City's context and identified financially viable development typologies for consideration in future planning.

In May 2025, the City engaged Arcadis Professional Services Inc. to prepare an area plan for the Innovation District in accordance with the OCP and its District Policies. The project's scope called for a plan to guide land use and urban design within the District, including policies and guidelines to address:

- Land uses and zoning
- Block plan and street network
- Public realm (including streetscapes, open spaces, public art)
- Building massing and design

In addition to the firm policy foundation established by the OCP and the economic analysis provided by the Colliers report, further direction for the area plan came from KPU's 2050 Official Campus Plan and subsequent work by the University and its development and real estate agency, KPU Communities Trust (KPUCT).

2. Process

The consultant completed the first phase of work on the Plan in June 2025 consisting of a review of relevant City and regional policies, case studies of existing Innovation Districts and a detailed site analysis of existing conditions. Following the background research and literature review, the consultant hosted a day-long design charrette with participation from City staff of various departments, Council members, SCEDAC members, KPU and KPUCT staff. Two concept plans were developed at the design charette and later merged into a single preferred concept for public consideration at Open House #1 in September 2025. Utilizing the public input from the open house

and companion online survey and landowner/developer input from a separate process led by subconsultant, CBRE, the project team developed a draft plan for further public consultation at a second open house in February 2026. Following Open House #2, the draft plan was presented to ADP and SCEDAC, revised and finalized for presentation to Council.

The following timeline summarizes the key engagement events:

- July 8, 2025 - Design Charrette
- August 26, 2025 - Landowner/Developer Workshop
- September 23, 2025 - Open House #1 (with online survey)
- February 4, 2026 - Open House #2 (with online survey)
- February 18, 2026 - Advisory Design Panel (ADP)
- February 24, 2026 - Socio-Cultural Economic Development Advisory Committee (SCEDAC)
- March 5, 2026 - KPU/City Staff Workshop

KPU's participation in the project began with input on the terms of reference prior to consultant selection and continued throughout all phases of the work with technical input provided at a dedicated workshop with City staff in March 2026. Staff also wish to acknowledge KPU's generous contribution of its facilities for hosting the design charrette and both open houses.

3. Plan

The Glover Road Innovation District Plan articulates a vision for a "…complete, mixed-use community that specializes in providing the ideal conditions to incentivize innovative businesses that are forward-thinking, entrepreneurial, progressive and creative." Central to the Plans' vision are these "Big Moves", which inform the Plan's policies that are proposed to guide future development within the Plan area:

a) Gateways - Establish two gateway entrances into the Innovation District area, at the intersection of Logan Avenue and 203A Street, and Glover Road and Kwantlen Crescent on the KPU Langley campus.
b) Hub Buildings - Develop two hub buildings as a part of the Gateways, to create facilities to focus entrepreneurship, research and innovation, complete with in-building work and collaboration spaces and adjacent outdoor amenities.
c) Green Streets - Create a loop of green streets around the District.
d) Internal Street - Add a proposed new street between Eastleigh Cr. and 203A St. to provide access to new employment-based, commercial and residential uses.
e) Network of Open Spaces - Develop and link a series of proposed plazas, parks and greenways throughout the Plan area.

f) Service Lane - Add a proposed rear lane for loading and industrial traffic.
g) Parcel Size Gradient - Match parcel sizes to support planned land uses.
h) Active Frontages - Identify/support locations for street-front commercial use.

Four chapters outline the policies and guidelines for achieving the Plan's vision:

District Policies address land use, open space, transportation and mobility throughout the Innovation District.

Precinct Policies follow the same subject headings but are tailored to fit the characteristics of four sub-areas within the Plan, recognizing the scale and diversity of the Innovation District - an L-shaped corridor that stretches more than 900 metres from end to end.

Design Guidelines are provided for building design, frontages, servicing and utilities, building articulation and materiality, streetscape and public realm and sustainable landscaping for the Innovation District overall and, where applicable, specific to precincts.

Implementation 24 actions are listed with priority and lead agency responsibility assigned for each.

The Plan's vision, policies and guidelines embrace flexibility to support the City's economic development initiatives, encourage investment, promote long-term viability, and identify the approximate location and character of proposed land uses, major roads, parks and other key features. This approach will enable the straightforward translation of the Plan into a new appendix of the City's OCP (see next steps below for details) and is consistent with the *Local Government Act* (LGA).

More specifically, the Plan's Mixed Employment and Transit Oriented Core land uses support the Plan's vision of generating innovative and research-based employment activities that are combined with residential and commercial uses to create active, multi-use and energetic '24/7' neighbourhoods that are common to innovation districts. The Plan's proposed internal streets will help guide rezoning applications by ensuring adequate road access is provided to redevelopment parcels, which supports orderly, comprehensive development and is key to attracting the new investments envisioned by the Plan. The Plan also includes a series of proposed plazas and parks as guiding features, to ensure that as redevelopment occurs, amenity-rich and green 'people places' are provided to foster the gathering and collaboration opportunities that are critical to successful innovation districts while also providing much-needed new parkland and tree plantings in a currently under-served area.

Given that the proposed land use plan will permit increased densities through future rezoning applications, the new roads, plazas and parks proposed in the Plan will help

to ensure these new densities result in functional, practical, and livable future developments that generate new jobs, homes and economic opportunities, and positively contribute to the City's quality of life.

4. Implementation and Next Steps

Implementation of the Glover Road Innovation District Plan will require a long-term commitment from the City, cooperation and funding contributions from partners including KPU, KPU Communities Trust and senior government agencies as well as significant investment from property owners, developers and businesses. While some aspects of the Plan's implementation will be outside of the City's control, the Implementation Strategy (Section 7.1) lists actions the City can take in support of realizing the objectives of the Plan.

Following presentation of the Plan to Council on May 25, key next steps include:

a) Council endorsement of the Plan at a future Council meeting, following receipt and incorporation of feedback from Council at the May 25 meeting;
b) Preparing the Plan as an OCP amendment bylaw, to incorporate it into the Official Community Plan through a future OCP amendment process. This process includes consultation with outside agencies and a public hearing prior to Council considering adoption of this Bylaw; and
c) Undertaking related amendments to the City's Regional Context Statement and Metro Vancouver 2050 Regional Growth Strategy (from "Mixed-Employment" to "General Urban"), given that the Plan includes a proposed land use redesignation from Mixed-Employment to Transit-Oriented Core. City staff have already referred the Plan to Metro Vancouver staff and notified them of the potential amendment and need for future consultation.

BUDGET IMPLICATIONS:

Endorsement of the Glover Road Innovation District Plan does not commit the City to any additional expenditures. Implementation actions to support the Plan and their cost 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.

SUMMARY:

The Glover Road Innovation District Plan will complement the City's economic development program by helping to shape a new mixed-use community uniquely positioned for innovation, entrepreneurship and opportunity.

ALTERNATIVES:

1. Require changes to the Glover Road Innovation District Plan, as directed by Council.

Respectfully Submitted,



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

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks & Environment

Attachment(s):

1. Glover Road Innovation District Plan

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer