



1301 SHOREWAY ROAD LIFE SCIENCES DEVELOPMENT

BCDC Permit Application No. M1981.064.03

June 18, 2026

PROJECT LOCATION

PROJECT VICINITY



PROJECT SITE



PROJECT LOCATION

PROJECT VICINITY



PROJECT SITE



PROPOSED PROJECT

Outside Jurisdiction

- Demolish existing 4-story building
- Construct two 7- to 8-story office/R&D buildings and 9-level parking garage

Within Shoreline Band

- Reconfigure existing surface parking lot
- Redevelop and expand existing public access areas

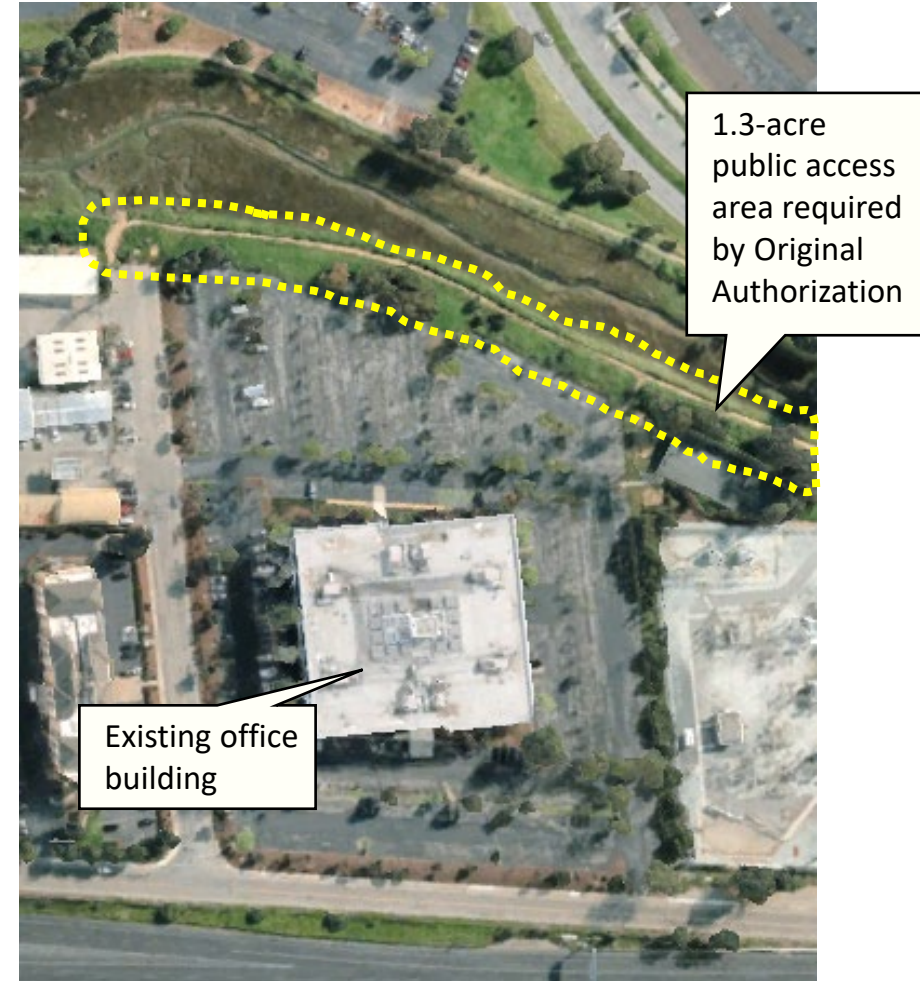


EXISTING BCDC PERMIT (M1981.064)

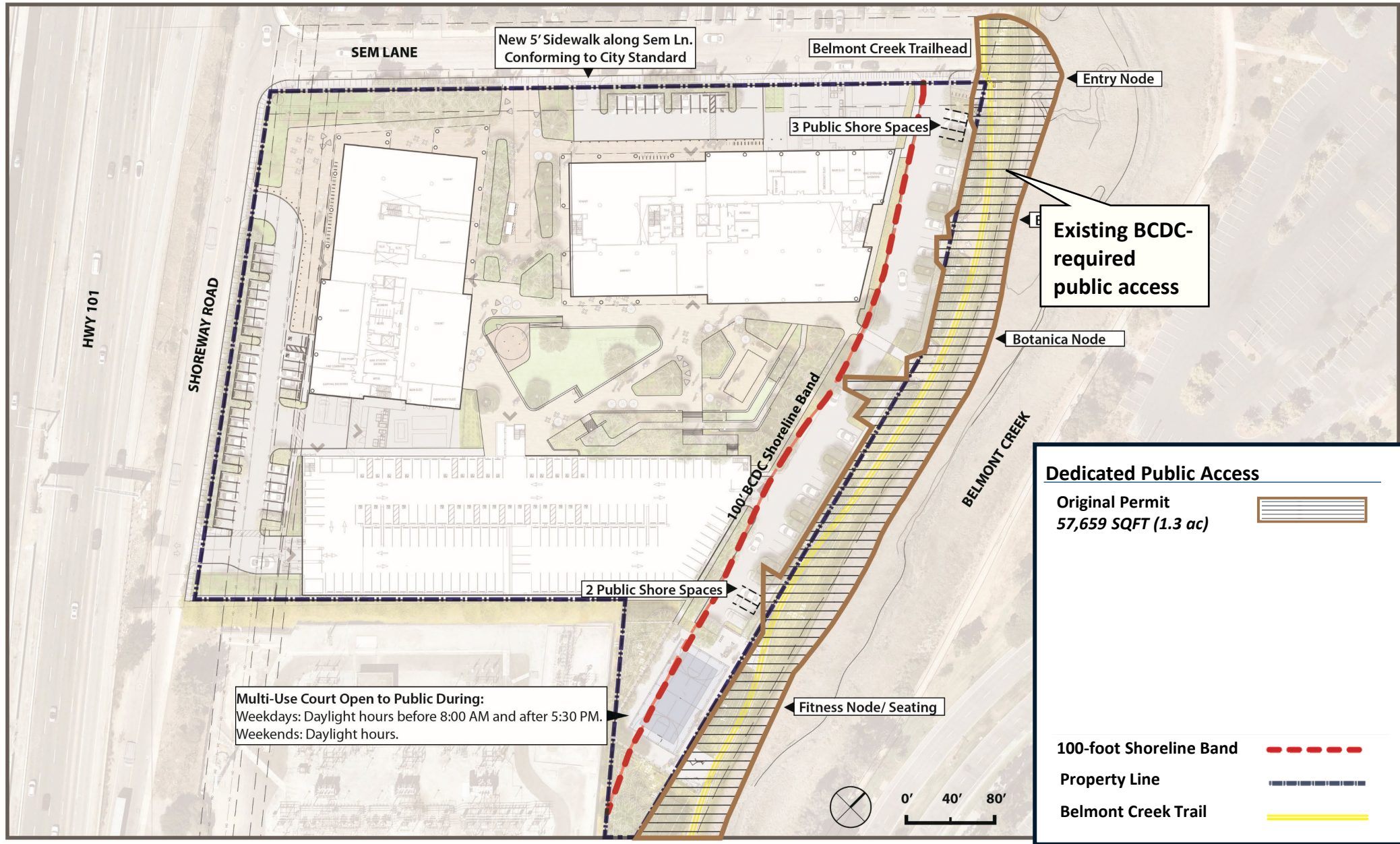
Original Permit (1982) – Authorized construction of the existing office building and required 57,659 square feet (1.3 acres) of public access along Belmont Creek.

- Amendment No. One (1982) – Authorized installation of an 18-inch pipe.
- Amendment No. Two (1985) – Authorized construction of a private sports court and required public access trail connections.

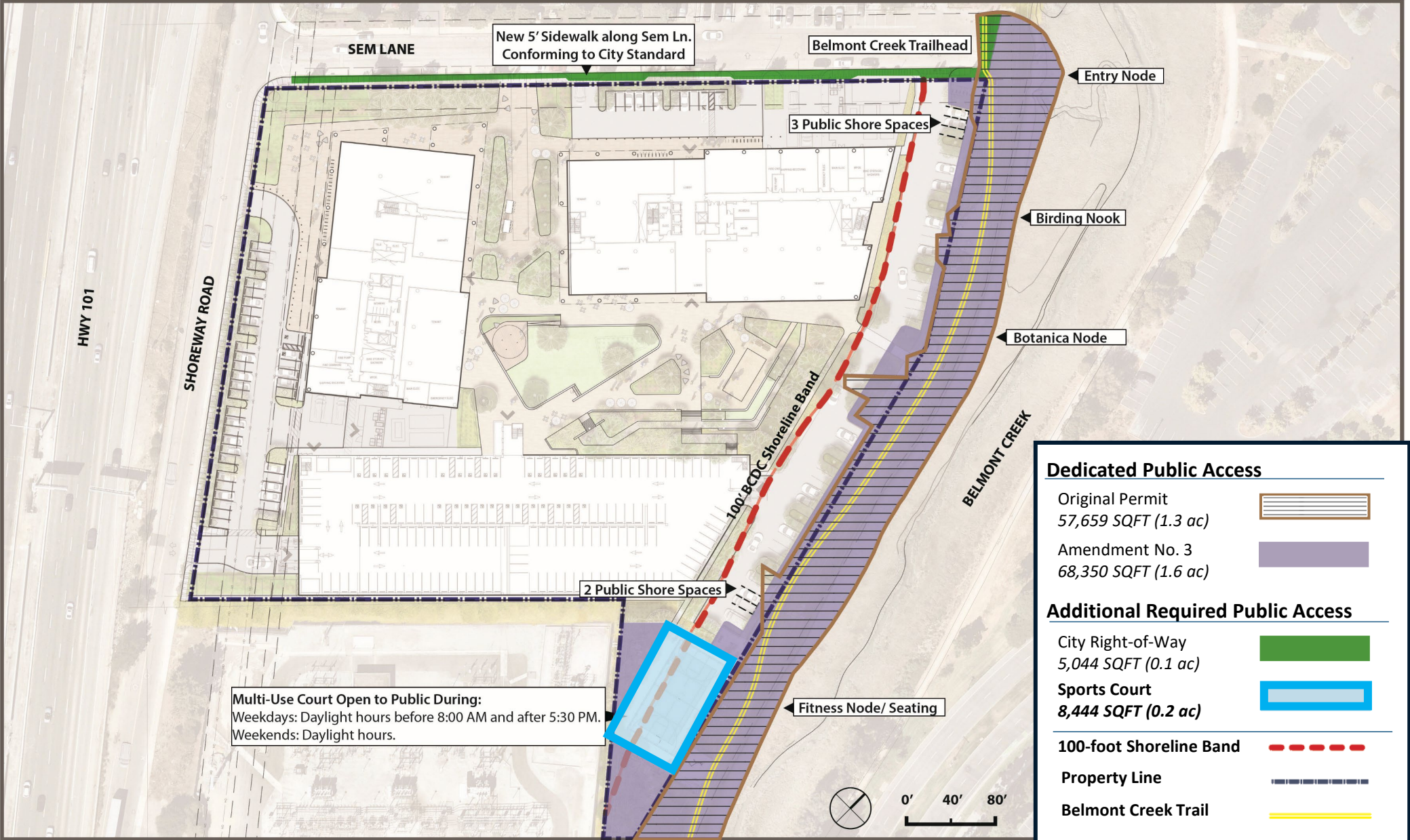
Material Amendment No. Three – Would fully redevelop the site with a new life sciences campus and expand the existing 57,659-square-foot (1.3-acre) public access area. This Material Amendment would replace all prior authorizations.



PROPOSED PUBLIC ACCESS



PROPOSED PUBLIC ACCESS



ISSUES RAISED

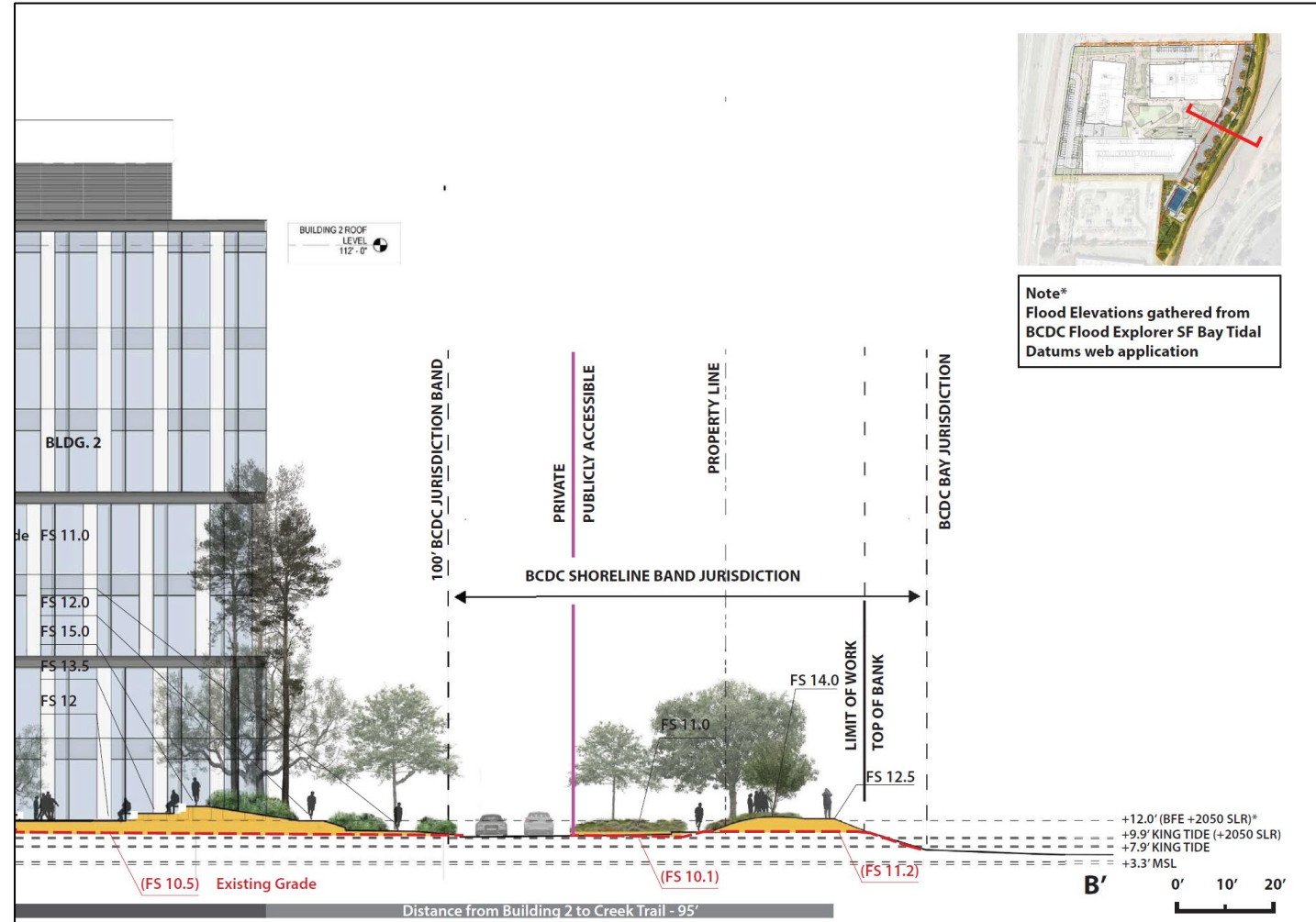
- McAteer-Petris Act and Bay Plan
 - Maximum Feasible Public Access
 - Sea Level Rise
 - Bay Resources

MAXIMUM FEASIBLE PUBLIC ACCESS

- The McAteer-Petris Act requires projects in BCDC's jurisdiction to provide maximum public access to the Bay consistent with the project.
- A project is reviewed in its entirety, including areas outside BCDC jurisdiction.
- This project was presented twice before the Commission's Design Review Board (DRB), on August 7, 2023, and January 8, 2024.

SEA LEVEL RISE

- Current shoreline elevations range from +10 feet to +11.5 feet NAVD88.
- The project would raise the shoreline to +12.5 feet NAVD88 (up to +15 feet in certain areas).
- The project is resilient through 2050 using the 2024 Ocean Protection Council (OPC) Guidance intermediate-high scenario.
- To remain adaptable to 2100, the permittee will prepare a Sea Level Rise Adaptation Plan to address flood risks.



PROJECT TIMELINE AND RELATED SPECIAL CONDITIONS

If the project has not commenced within 5 years of issuance, prior to commencement, the permittee will:

1. Conduct a review for **special-status species** likely to appear on site and ensure minimization measures avoid adverse impacts.
2. Demonstrate that required public access will be **resilient to sea level rise** to 2050 and adaptable to 2100 based on best available science at that time (including updated Ocean Protection Council [OPC] guidance).

STAFF RECOMMENDATION

Approval with Conditions:

- Expand existing 57,659-SQFT (1.3-acre) dedicated public access area to 68,350 SQFT (1.6 acres)
- Provide a new 5,044-SQFT publicly accessible sidewalk
- Provide a new 8,444-SQFT shared-use sports court
- Minimize potential impacts to Bay resources
- Prepare a Sea Level Rise Adaptation Plan to address flood risks through end-of-century
- If construction has not commenced within 5 years, prior to commencement:
 - Review special-status species and ensure minimization measures avoid adverse impacts
 - Demonstrate required public access will be resilient to sea level rise to 2050 and adaptable to 2100

THANK YOU



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