

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #18-45 2018 NOVEMBER 28

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Gescan, A Division of Sonepar Canada Inc.
2441 United Boulevard,
Coquitlam, BC V3K 6A8
Attn: John Speck
- 1.2 Subject:** Application for the rezoning of:
Lot B; D.L's 69 and 70 Plan LMP7609
- From:** Amended CD M5 Light Industrial District
- To:** Amended CD M5 Light Industrial District
- 1.3 Address:** 4260 Still Creek Drive
- 1.4 Location:** The subject site is located in the Willingdon Business Park on the south side of Still Creek Drive, immediately north of Grandview Highway and Trans Canada Highway, between Gilmore Avenue and Still Creek Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a total area of 13,900.00 m² (149,618 sq. ft.) with a frontage of approximately 81.13 m (266 ft.) along Still Creek Drive.
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a change in use to accommodate the Owner's planned office space and data centre.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject property is located on the south side of Still Creek Drive between Gilmore Avenue and Still Creek Avenue, within the Willingdon Business Park (see *attached* Sketch #1). Office developments in line with the M5 Light Industrial District are located immediately to the east and west, as well as to the north across Still Creek Drive. The Grandview and Trans Canada Highways are located immediately to the south of the property.

3.0 BACKGROUND INFORMATION

- 3.1 On 1990 December 17, Council granted Final Adoption for Rezoning Reference #44/90, which permitted the construction of a five-storey multi-tenant office building on the subject site.
- 3.2 On 1992 August 24, Council granted Final Adoption for Rezoning Reference #36/92, which permitted the construction of a secondary, free-standing laboratory and office building within the southwest portion of the subject property, measuring approximately 278.7 m² (3,000 sq. ft.), for the purposes of geotechnical testing and storage uses. This building was occupied by Golder Associates, an environmental and energy consultant company, until the company relocated their offices in 2015. The building is currently vacant.
- 3.3 On 2016 July 20 Council received an initial rezoning report, Rezoning Reference #16-32, to permit a change of use from a laboratory and office to a fitness centre within the secondary building, utilizing the M5L Light Industrial District as a guideline. The fitness centre would be an accessory use, supporting the principle multi-tenant office building. Council authorized the Planning Department to work with the applicant towards a suitable plan of development for presentation to a future Public Hearing. Since that time, the site has been purchased by Fortinet Technologies Canada, a cyber security company developing and marketing cyber security products and services. Rezoning Reference #16-32 has been cancelled as Fortinet does not wish to pursue the establishment of a fitness centre within the existing building.
- 3.4 Fortinet Technologies Canada intends to occupy 53% of the multi-tenant office building (levels one and two) and lease out the remaining 47% to other businesses. While Fortinet's principle business operation is an office use – research and development, marketing, and office administration, a component of their business operation requires a data centre for the operation and storage of data servers and related equipment. Given that the approved development plans for the site is for office and laboratory use only, rezoning is required for the proposed data centre and related equipment.

4.0 GENERAL INFORMATION

- 4.1 The applicant is proposing a change of use to a portion of the ground level of the principle building from office to data centre use, as well as a change of use to the existing laboratory and office building within the southwest portion of the subject site to an enclosed building used to house the emergency backup generators and other mechanical and electrical equipment related to the office and data centre operation. Minor elevation changes are also proposed to accommodate additional windows (louvered openings).

The proposed change in use requires rezoning to the Amended CD Comprehensive Development District, utilizing the M5 Light Industrial District as a guideline. Vehicular access to the site will remain from Still Creek Drive.

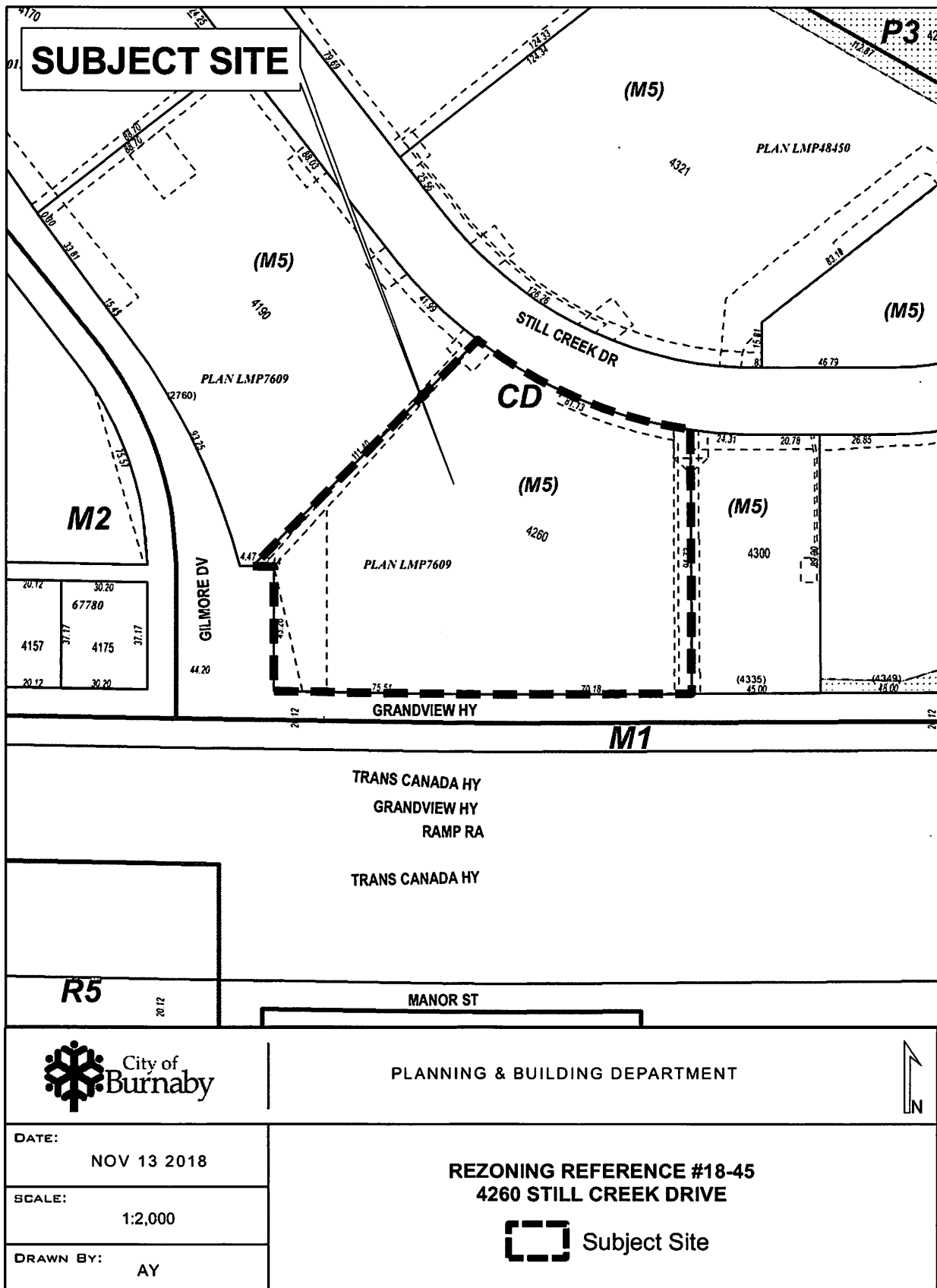
- 4.2 The subject site is situated within the Willingdon Park Business Centre and is designated for light industrial and office uses. The proposal meets this intent of the Willingdon Park Community Plan, with the proposed data centre being an accessory use to the primary office use of the subject property.
- 4.3 The submission of a suitable plan of development will be required.
- 4.4 No road dedications will be required in conjunction with this rezoning application.
- 4.5 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site.
- 4.6 This rezoning application will require the approval of the Ministry of Transportation.
- 4.7 Given there is no additional gross floor area proposed as part of the rezoning application, GVS & DD Sewerage Charges are not required in conjunction with this rezoning application.
- 4.8 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP ZT
Attachment

cc: City Solicitor
City Clerk



Sketch #1

October 22, 2018

John Speck
Gescan, a Division of Sonepar Canada Inc.
2441 United Boulevard,
Coquitlam, British Columbia

City of Burnaby
Planning and Building Department
4949 Canada Way
Burnaby, British Columbia V5G 1M2
Attn: Zeralynne Te, Community Planner

Re: Lot B; District Lots 69 & 70; Group 1; New Westminster District Plan LMP7609
#4260 Still Creek Drive
Burnaby, British Columbia V5C 6C6

Dear Ms. Te,

The Owner of #4260 Still Creek Drive, formally propose to amend the existing Comprehensive Development District property located at #4260 Still Creek Drive. The subject property is bordered by Still Creek Drive to the north; the Grandview Highway and the Trans-Canada Highway to the south; and the Gilmore Diversion to the west.

The submission seeks to rezone the existing CD-M5 Light Industrial for a change in use to accommodate the Owner's planned office space and data centre within the #4260 building. The data centre is an integral function of the business of the Owner. As an ancillary function of the Office use, the data centre represents a small fraction of the building's total floor area.

To meet the project requirements the following considerations for rezoning are requested:

1. **Change of use:** to the Out Building from Laboratory to Utility use, to house the emergency back-up generators and other mechanical and electrical equipment associated with the office and data centre operation. The Out Building is currently vacant and offers the opportunity to visually and acoustically contain the required support equipment.
2. **Change in use:** to reduce existing surface parking count by 14 parking stalls to accommodate proposed, architecturally fenced, exterior, mechanical units. As the existing facility has a significant over supply of available parking, the proposed reduction in parking would not be less than the *required* quantity of onsite parking.
3. **Change in use:** to reduce the parkade parking count by 19 parking stalls to accommodate structural upgrades to the #4280 building to support the proposed equipment structural loads. As the existing facility has a significant over supply of available parking, the proposed reduction in parking not be less than the *required* quantity of onsite parking.

GESCAN

Division of Sonepar Canada Inc.

The proposed rezoning changes are compatible with the existing CD-M5 Light Industrial zoning and the proposed changes in use do not impact the Site Coverage, nor the building's Floor Area Ratio. The existing mature landscape features of this site will be protected and will remain intact.

Thank you for your consideration and look forward to working with the City of Burnaby staff on this rezoning, amendment.

Yours truly,



John Speck, Gescan
Authorized Owner's Agent