



Item .....
Meeting ..... 2019 January 28

COUNCIL REPORT

**TO:** CITY MANAGER 2019 January 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-45**  
**Proposed change of use within an existing light industrial - office development to accommodate a data centre for a high-tech cyber security business**

**ADDRESS:** 4260 Still Creek Drive (see *attached* Sketch #1)

**LEGAL:** Lot B; D.L.'s 69 and 70 Plan LMP7609

**FROM:** Amended CD M5 Light Industrial District

**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park Community Plan guidelines, and in accordance with the development plan entitled "4260 Still Creek Drive Willingdon Park Phase 3" prepared by Hlynsky + Davis Architects Inc.)

**APPLICANT:** Gescan, A Division of Sonepar Canada Inc.  
2441 United Boulevard  
Coquitlam, BC V3K 6A8  
Attn: John Speck

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2019 February 26.

---

**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 February 11 and to a Public Hearing on 2019 February 26 at 6:00 p.m.
2. **THAT** the following be established as a prerequisite to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The approval of the Ministry of Transportation to the rezoning application.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a change of use within an existing light industrial – office development to accommodate a data centre for a high-tech cyber security business.

### 2.0 POLICY FRAMEWORK

The proposed development is in line with the Business Centre designation of the Willingdon Business Park Community Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

#### A Safe Community

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

#### A Connected Community

- Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments.

#### A Dynamic Community

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

### 3.0 BACKGROUND

- 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 m<sup>2</sup> (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.
- 3.5 On 2018 November 28, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

**4.0 GENERAL COMMENTS**

4.1 The applicant is requesting rezoning to the amended CD Comprehensive Development District (based on M5 Light Industrial District and Willingdon Business Park Community Plan area as guidelines) in order to permit the following:

- change of use to a portion of the ground (8,518 sq. ft.) and second (4,019 sq. ft.) floors of the principal building from an office to an ancillary data centre use;
- change of use to the secondary building (laboratory and office use) to a service building to house emergency back-up generators and ancillary equipment to support the proposed data centre use;
- conversion of a portion of the west surface parking area to an electrical vault (surface mechanical chillers and free cooler equipment; and,
- structural upgrades to the P1 underground parking level to support the equipment loads above.

Some minor changes are also proposed to the south elevation of the building including replacement of existing glazing with metal louvers, as well as the existing landscaping. No additional density or gross floor area is proposed with this rezoning application.

- 4.2 The proposed conversion of a portion of the west surface parking area and P1 underground parking level would result in a loss of 9 parking spaces for a total of 498 spaces, which exceeds the minimum required parking for the overall development (310 parking spaces).
- 4.3 The Director Engineering will assess the need for any further required services to the site, including but not necessarily limited to a cash in-lieu contribution towards the upgrading of the Still Creek Avenue cross walk in front of the subject site with a Rectangular Rapid Flash Beacon (flashing lights) and curb bulges.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #18-45  
 2019 January 23.....Page 4

- 4.4 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided.
- 4.5 The GVS & DD Sewerage Charge (Vancouver Area) of \$2.67 per sq. ft. of additional gross floor area will apply to this rezoning.

**5.0 DEVELOPMENT PROPOSAL**

5.1 Site Area (*no change*): - 13,918.0 m<sup>2</sup> (149,759 sq. ft.)

5.2 Proposed Gross Floor Area:

Principal Building (4260 Still Creek Drive) - 29,081.7 m<sup>2</sup> (313,033 sq. ft.)  
 Emergency Generator Room (4280 Still Creek Drive) - 292.2 m<sup>2</sup> (3,146 sq. ft.)

5.3 Height (*no change*):

Principal Building (4260 Still Creek Drive) - 5 storey  
 Accessory Building (4280 Still Creek Drive) - 1 storey

5.4	Parking:	Required	Provided
	Vehicle Parking	310	498
	Loading ( <i>no change</i> )	6	13
	Bicycle Parking	53	53

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

ZT/SMN:rh  
**Attachment**

cc: City Solicitor  
 City Clerk

