



Item.....
Meeting.....2020 May 25

COUNCIL REPORT

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**TO:** CITY MANAGER 2020 May 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #19-26**  
**Four-Storey Data Centre and Office Development**  
**Edmonds Town Centre Plan**

**ADDRESS:** 6700 Southridge Drive (see *attached* Sketches #1 and #2)

**LEGAL:** Lot A, DL 171, Group 1, NWD Plan LMP45547

**FROM:** CD Comprehensive Development District (based on M2 General Industrial District)

**TO:** Amended CD Comprehensive Development District (based on M2 General Industrial District, the Edmonds Town Centre Plan, and in accordance with the development plan entitled “Translink Operations & Control Centre” prepared by RDHA Architects Inc.)

**APPLICANT:** Brook Pooni Associates  
200 – 1055 West Hastings Street  
Vancouver, BC V6E 2E9  
Attn: Blaire Chisholm

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2020 June 23.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 June 08 and to a Public Hearing on 2020 June 23 at 6:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development.
  - b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d. The review of a detailed Sediment Control System by the Director Engineering.
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- f. The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
- g. The deposit of the applicable Regional Transportation Development Cost Charge.
- h. The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- i. The submission of a detailed Comprehensive Sign Plan.
- j. The submission of a Site Profile and resolution of any arising requirements.
- k. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- l. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

## **R E P O R T**

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a new 4-storey data centre and office building.

### **2.0 POLICY FRAMEWORK**

The proposed development is in line with the Light Industrial designation of the Council-adopted Edmonds Town Centre Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

#### **A Connected Community**

- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.
- Social connection - Enhance social connections throughout Burnaby.

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**A Dynamic Community**

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

**3.0 BACKGROUND**

- 3.1 The subject site currently accommodates an industrial/office building which was constructed in 1999 under Rezoning Reference #99-01 for Bombardier Transportation for offices and the assembly of SkyTrain cars. The property has since transacted to TransLink, which currently utilizes the space for office and maintenance purposes.
- 3.2 On 2019 September 11, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development 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 CD Comprehensive Development District (utilizing the M2 General Industrial District as a guideline) in order to permit the construction of a light industrial/office building measuring approximately 1,700 m<sup>2</sup> (18,299 sq.ft.), to accommodate a SkyTrain Control Centre in a vacant portion of the site. Vehicular access will be provided from Southridge Drive.

The combined development requires the provision of 183 additional parking stalls on site in accordance with the Zoning Bylaw. Due to site constraints related to the siting of the existing and proposed buildings, and the substantial slope to the east of the proposed new building, the applicant has indicated that they are able to accommodate a total of 155 parking spaces on site. Under the Council adopted policy for cash-in-lieu parking within Town Centres the applicant could purchase the remaining 28 required parking at \$10,000 per stall equalling a total of \$280,000. However, given the subject site's location on the periphery of the plan, and any potential locations for City off-street parking would be within the core areas of the plan, this site would not benefit from the provision of additional City-owned parking within these core areas. As an alternative to the cash-in-lieu option available the applicant has requested to use these funds to support active transportation through the provision of transit passes and enhanced bicycle storage and end of trip facilities for employees, equivalent to the cash-in-lieu amount. A Section 219 Covenant to secure this provision, and bonding for the Transportation Demand Management (TDM) measures will be required prior to Final Adoption. Further, the site is required to provide 8 loading spaces to serve the combined development, but is only able to accommodate 5 loading spaces due to the above noted site constraints. As the proposed development is primarily automated, the available 5 loading spaces are deemed to be sufficient to serve the site.

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4.2 Primary servicing for the subject site has been provided for through Subdivision Reference #99-04; however, the Director Engineering will be requested to provide an estimate for any further services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to:

- reconstruction of curbs on Southridge Drive;
- provision of a new bus shelter on Southridge Drive; and,
- provision of street trees in the centre median of Southridge Drive.

4.3 The GVS & DD Sewerage Development Cost Charge will apply to this rezoning.

4.4 The Regional Transportation Development Cost Charge will apply to this rezoning.

4.5 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.

4.6 A detailed environmental assessment was undertaken as part of the previous rezoning (Rezoning Reference #99-01). As significant time has lapsed since the original environmental assessment, the submission of a Site Profile and resolution of any arising requirements is required.

4.7 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.

4.8 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

- Section 219 Covenant is required for the provision of Transportation Demand Management (TDM) measures for the reduction of required parking;
- Section 219 Covenant and bonding are required to assure the provision and continuing maintenance of stormwater management system; and,
- Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip facilities.

**5.0 DEVELOPMENT PROPOSAL**

5.1 Site Area: - 2.57 ha (6.35 acres)

5.2 Site Coverage: - 48%

5.3 Proposed Gross Floor Area:

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**Existing Building (unchanged)**

Office	-	3,157 m <sup>2</sup>	(33,982 sq. ft.)
Manufacturing	-	4,189 m <sup>2</sup>	(45,090 sq. ft.)
Warehouse	-	1,138 m <sup>2</sup>	(12,249 sq. ft.)
Total Existing Floor Area	-	8,484 m <sup>2</sup>	(91,321 sq. ft.)

**Proposed Building (new)**

Office	-	2,648 m <sup>2</sup>	(28,503 sq. ft.)
Storage/Data Centre	-	1,098 m <sup>2</sup>	(11,819 sq. ft.)
Total Proposed Floor Area	-	3,746 m <sup>2</sup>	(40,322 sq. ft.)

**TOTAL COMBINED FLOOR AREA** - 12,230 m<sup>2</sup> (131,643 sq. ft.)

5.4 Vehicle Parking:

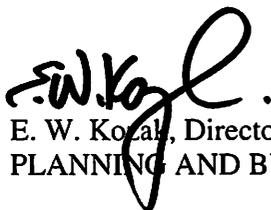
Office	-	5,805 m <sup>2</sup> @ 1/46 m <sup>2</sup>	= 126 spaces
Manufacturing	-	4,189 m <sup>2</sup> @ 1/93 m <sup>2</sup>	= 45 spaces
Warehouse/Data Centre	-	2,236 m <sup>2</sup> @ 1/186 m <sup>2</sup>	= 12 spaces
Required	-	183 spaces	
Provided	-	155 spaces	

5.5 Bicycle Parking:

Required and Provided - 19 spaces

5.6 Loading:

Required - 7 spaces  
 Provided - 5 spaces

  
 E. W. Kozal, Director  
 PLANNING AND BUILDING

JBS:  
**Attachments**

cc: City Solicitor  
 City Clerk





- |                                                     |                                                                               |
|-----------------------------------------------------|-------------------------------------------------------------------------------|
| <b>1</b> Single and Two Family Residential          | <b>9</b> Industrial                                                           |
| <b>3</b> Medium Density Multiple Family Residential | <b>10</b> Institutional                                                       |
| <b>4</b> High Density Multiple Family Residential   | <b>12</b> Park and Public Use/Public School                                   |
| <b>5</b> Commercial                                 | <b>17</b> Low or Medium Density Multiple Family Residential (Ground Oriented) |
| <b>6</b> Medium Density Mixed Use                   | <b>22</b> Low/Medium Density Mixed Use                                        |
| <b>7</b> High Density Mixed Use                     |                                                                               |

## Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change

