

BCR Industrial Lands

Micro / pilot facility | 0.5 MW facility request

53.87969, -122.74395 | Target year 2029

DECISION AT THIS STAGE

Verify the intended uses with the planning authority

Confirm data-centre use and continuous natural-gas generation separately against the current definitions, zone provisions, amendments and parcel-specific conditions. Use the cited research to scope that review; a refresh does not resolve use permission.

The project brief and what remains to be verified

POWER	0.5 MW facility / 0.4 MW IT Available electrical capacity and a connection date are not established. Confirm utility allocation, route and cost.
WATER	Dry cooling / No evaporative makeup assumed Cooling sensitivity only. Peak-day, domestic, fire and permitted supply need design.
CONNECTIVITY	1 Gbps / 1 planned route(s) Carrier service and physical route diversity have not been verified.
FOOTPRINT	0.356 ha analysis footprint The selected mapped parcel may cover only part of a marketed property. Area comparisons apply only to this footprint, not to the entire advertised property. Confirm or draw the intended development boundary.

Read before making a commitment

12 open question(s) or source gap(s). Essential site evidence: Data-centre zoning research - Research only use permission unreviewed. Ask the planning authority to confirm the specified use and parcel conditions. Data-centre and natural-gas generation zoning remain separate unresolved checks; see the full report.

The next decisions

An initial action brief for the developer and their advisers.

01 **0.5 MW connection not confirmed**

Supplying utility: Request a written response for 0.5 MW initial demand, ultimate load and 2029 service year.

02 **No evaporative makeup assumed; other site water unconfirmed**

Water provider and mechanical designer: Confirm domestic/fire supply and the selected dry-cooling design; no evaporative makeup is assumed.

03 **1 Gbps / 1 route to verify**

Carrier engineering team: Confirm 1 Gbps and 1 physically distinct route(s) for this footprint.

Evidence and traceability

Assessment BC-FD92DB35. Policy reference 2026-10-26. Evidence checked 2026-10-27. 88 applicable source references in the complete report.

Data-centre zoning research - Research only use permission unreviewed

Last successful check 2026-10-27; vintage not supplied Source

Natural-gas generation zoning research - Research only use permission unreviewed

Last successful check 2026-10-27; vintage not supplied Source

National Road Network - nearby BC road segments - Dated evidence review required

Last successful check 2026-10-25; vintage 2018-10-25 Source

Selected references only. Read the complete evidence report for all source failures, dates, assumptions, methods and limitations.

Explore this location and generate the full evidence report

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