

## COUNCIL MEMBER'S MOTION

*For consideration at the Standing Committee on City Finance and Services meeting on  
July 15, 2026*

### 5. Addressing the Risks of Digital Infrastructure

Submitted by: Councillor Maloney

#### WHEREAS

1. The explosive growth of AI and new digital technologies is driving major investment in data centre infrastructure across Canada, including in Vancouver, where Telus has announced plans to build two AI data centres;
2. The U.S. experience has shown that, in the absence of thoughtful regulation, data centre construction and operation can create legitimate concerns and serious impacts on both nearby residents and municipal infrastructure;
3. Data centres serve a variety of roles and can be distinguished by the number of servers they accommodate and the technologies they employ. Hyperscale data centres, specifically designed to support Artificial Intelligence, differ from conventional storage data centres in both scale and energy needs due to the technologies involved. As a result, hyperscale facilities present new challenges for cities;
4. More and more municipalities are questioning whether it is appropriate to locate data centres near residential areas and are requiring further studies to mitigate potential impacts ([US National Association of Counties](#));
5. Data centers also risk occupying scarce commercial- and industrial-zoned land in Vancouver while creating fewer post-construction jobs than other uses ([Joint Legislative Audit and Review of Virginia](#));
6. Concerns have also been raised that although AI infrastructure generates substantial value for private investors, it contributes only marginally to the local economy ([The Tyee](#));
7. Vancouver is already seeing AI data centre development, with projects like the conversion of 175 West Cordova (DP-2022-00689) moving forward. Before more follows, the City has an opportunity to implement a robust impact assessment framework that weighs economic, social, and community implications prior to granting further approvals; and
8. The City of Vancouver can ensure proper impact assessment of AI infrastructure under consideration and the consistency of projects with the public interest by using its land-use authority, permitting powers, and public reporting requirements.

THEREFORE BE IT RESOLVED THAT

- A. THAT Council direct staff to urgently report back on how to develop a Data Centre Public Impact Requirement requiring applicants, prior to rezoning or permitting, to commission a third-party assessment addressing water, greenhouse gas emissions, potential air contaminants, and noise and heat impacts, and mitigation measures including heat recovery, and employment impacts relative to other viable industrial uses for the land.
- B. THAT Council direct staff to report back on how staff could assess the consistency of any data centre development applications with the City's climate targets and other strategies and objectives.
- C. THAT Council direct staff to review existing and emerging data centre uses in Vancouver, including 175 West Cordova (DP-2022-00689) and similar retrofitted facilities, and report back on pre- and post- retrofit noise complaints, current ambient noise levels and any other measurable community impacts associated with new or retrofitted data centre facilities to inform the Data Centre Public Impact Requirement.
- D. THAT Council direct staff to review and report back on whether the Noise Control By-law adequately addresses continuous mechanical noise, low-frequency noise and data-centre related equipment noise in mixed-use, commercial and light industrial contexts, taking into account literature from the U.S. and provide recommendations for enhanced enforcement or bylaw amendments.
- E. THAT Council direct staff to report back on options for enforcement of applicants' commitments, including a Data Centre-specific business license, which would require annual public disclosure of water consumption, power consumption, and noise levels and provide a point of accountability should applicants violate commitments made as part of the Public Impact Requirement.
- F. THAT Council direct staff to explore and report back on options for securing public benefit from data centres, such as an enhanced Community Amenity Contribution in the case of rezonings, recognizing that data centres create significant private wealth for their investors, such that the City and its residents should not be left to deal with any impacts, infrastructure pressures and opportunity costs.
- G. THAT Council direct staff to report back on resolution A, E and F prior to the rezoning of 111 East 5th Avenue for one of the proposed Telus data centre, to ensure that compliance with this new regulatory framework is confirmed before any Council decision is scheduled;

FURTHER THAT Council direct staff to report back on options to ensure compliance with resolution A, E and F prior to the permitting approval of the proposed Telus Data Centre at 150 West Georgia Street.

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