

REPORT

Planning and Development

To: Mayor Johnstone and Members of Council
Date: August 26, 2024

From: Rupinder Basi, Acting Director,
Planning and Development
File: OCP00044
REZ00253
EDMS #2485144

Item #: 2024-483

Subject: Official Community Plan Amendment and Rezoning Application for
1084 Tanaka Court: Preliminary Report

RECOMMENDATION

1. **THAT** Council direct staff to review the application as outlined in the “Application Review Process” section of this report.
2. **THAT** Council direct staff give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the *Local Government Act*,
3. **THAT** Council direct staff to advise, consult, and seek input by written comments with:
 - a. the Ministry of Transportation and Infrastructure,
 - b. School District 40, and
 - c. the following First Nations:
 - i. Cowichan Tribes;
 - ii. Halalt First Nation;
 - iii. Katzie First Nation;
 - iv. Kwantlen First Nation;
 - v. Kwikwetlem First Nation;
 - vi. Lyackson First Nation;
 - vii. Lake Cowichan First Nation (Ts’uubaa-asatx First Nation);
 - viii. Musqueam Nation;

- ix. Penelakut Tribe;
- x. Qayqayt First Nation;
- xi. Seabird Island Band;
- xii. Semiahmoo First Nation;
- xiii. Shxw'ōwhámél First Nation;
- xiv. Skawahlook First Nation;
- xv. Soowahlie First Nation;
- xvi. Squamish Nation;
- xvii. Sto:lo Nation;
- xviii. Sto:lo Tribal Council;
- xix. Stz'uminus First Nation;
- xx. Tsawwassen First Nation; and
- xxi. Tsleil-Waututh Nation.

4. **THAT** Council not require staff to consult with:
- a. the Board of the regional district in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts;
 - c. the Greater Vancouver Sewerage and Drainage District Board; and
 - d. the Councils of immediately adjacent municipalities;
- as none are considered to be affected by this application.

PURPOSE

To seek Council’s approval to process the proposed Official Community Plan (OCP) Amendment and Rezoning applications for 1084 Tanaka Court as outlined within this report.

EXECUTIVE SUMMARY

OCP Amendment and Rezoning applications have been received for 1084 Tanaka Court. The applications propose to amend the land use designation from Queensborough Commercial to Queensborough Mixed Employment, update the OCP Development Permit Area (DPA) to Queensborough Industrial and Mixed Employment to be consistent with the permitted land use, and rezone the property from Comprehensive Development District (1084 Tanaka Court) (CD-82) to Light Industrial Districts (M-1). The applicant’s proposal is to amend the land use designation and zoning to industrial uses so the site can be sold to and developed by an industrial

developer. No form of development is proposed at this time; a Development Permit would be submitted separately at a later date.

BACKGROUND

Previous Applications

In 2018, the property was rezoned from M-2 (Heavy Industrial Districts), to Comprehensive Development District (1084 Tanaka Court) (CD-82). The rezoning was to facilitate the development of a three storey commercial building with retail at grade, public assembly on the second level (banquet hall) and office use on the third level plus attached four storey parking structure.

Policy and Regulations

The OCP land use designation for the subject property is Queensborough Commercial (QC) and the zoning is CD-82. The land use designation and zoning both do not permit industrial uses and as such, applications for OCP and zoning amendment are required to allow industrial development. As part of the OCP amendment the OCP Development Permit Area would also be updated to refer to industrial and mixed employment design guidelines. A summary of these and other related City policies and regulations is included in Attachment 1.

Site Characteristics and Context

The subject site is currently vacant. It is approximately 4,790 sq. m. (51,559.1 sq. ft.), located north of Boyd Street and west of the Queensborough Bridge. A rail line runs along the southeast side of the site.

The site is surrounded by commercial and industrial uses. Immediately to the west is 315 Gifford Street, which is zoned M-2 (Heavy Industrial Districts) and designated Queensborough Commercial. Further to the west is Starlight Casino, zoned C-CD-1 (Queensborough Destination Casino Comprehensive Development Districts) and designated Commercial Entertainment. Immediately to the north is the old Lowes Hardware site, which is zoned M-1 (Light Industrial Districts) and designated Queensborough Mixed Employment. Further to the north and northwest are sites zoned M-2 and designated Industrial. To the south, across Boyd Street and Highway 91A, are residential (mix of single-detached and multiple unit dwellings) and commercial uses. A site context map is provided in Figure 1 below. Additional site context maps are provided in Attachment 1.

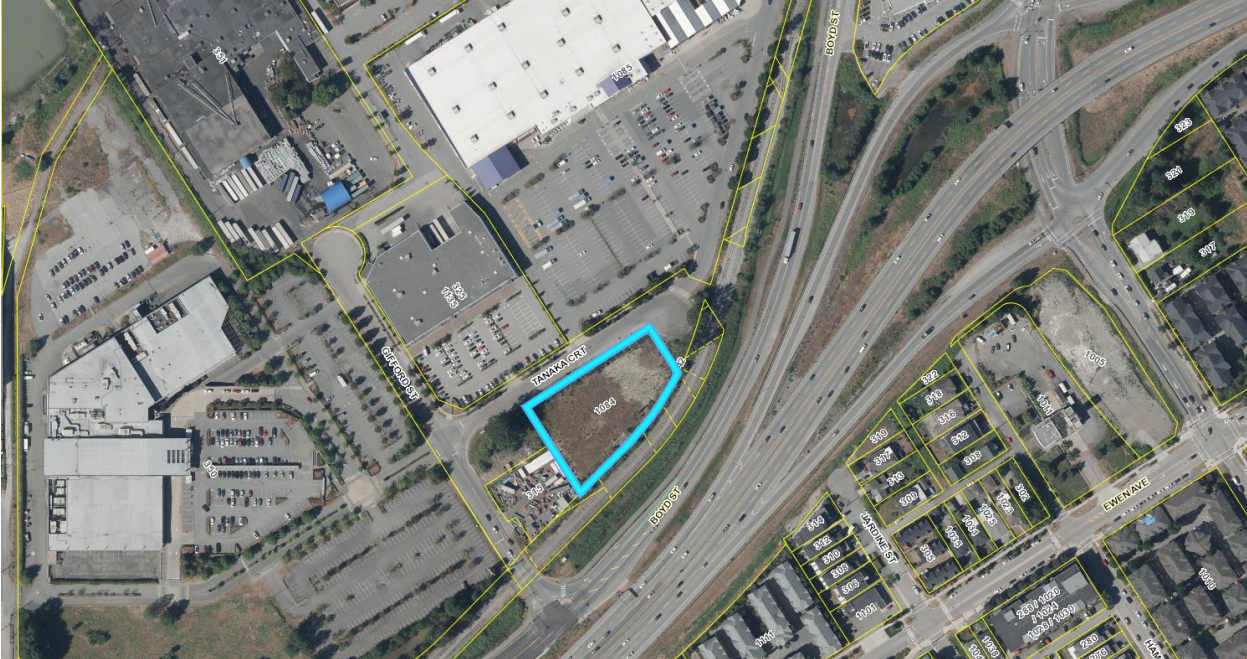


Figure 1 - Site Context Map with 1084 Tanaka Court outlined in blue.

PROJECT DESCRIPTION

In 2018, Council approved rezoning the property to Comprehensive Development District (1084 Tanaka Court) (CD-82). At that time, the applicant had the intention of developing a banquet hall with retail and office uses. The applicant has indicated that the banquet hall proposal has not been commercially viable, and as such has submitted a proposal to amend the site’s zoning and land use designation to allow industrial with the purpose of selling to an industrial user. The proposal is to rezone the site to Light Industrial Districts (M-1) and amend the OCP land use designation from Queensborough Commercial (QC) to Queensborough Mixed Employment (QME). Although no form of development is proposed at this time, the applicant has indicated that they have received interest from potential purchasers for a number of industrial uses including self-storage or a trade school.

As part of the OCP amendment, the Development Permit Area (DPA) would be amended from Queensborough Commercial to Queensborough Industrial and Mixed Employment to be consistent with the permitted land use. A Development Permit (DP) has not been submitted at this time as no form of development is proposed. A DP application would be submitted separately at a later date once the site has been sold and a new owner is ready to develop.

DISCUSSION

Given the regional industrial land shortage, as documented by Metro Vancouver’s Regional Industrial Lands Strategy, further consideration of a proposal to convert lands back to industrial use in an appropriate location is warranted. The proposal could add to the supply of industrial lands in New Westminster, and the location of the subject site,

with access to highways and adjacent to other industrial properties, is considered appropriate for further consideration of industrial land uses.

As part of the development application review process, staff would continue to work with the applicant to bring the proposal into alignment with key City and regional policies and regulations.

APPLICATION REVIEW PROCESS AND NEXT STEPS

Below is an overall outline of the development review process for this project:

1. Preliminary report to Council (WE ARE HERE);
2. Consultation with First Nations, outside agencies and organizations impacted by the Official Community Plan amendment as required by Sections 475 and 476 of the Local Government Act;
3. City-led public consultation, including dissemination of information to the local Residents Association;
4. Review by the Advisory Planning Commission;
5. Council consideration of First and Second Readings of the Bylaws;
6. A Public Hearing (for OCP Amendment), followed by Council’s consideration of Third Reading of the Bylaws;
7. Council consideration of adoption of the Bylaws.

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications, which facilitates interdepartmental review, providing comments to the applicant throughout the development review process. This project-based team includes staff from Planning and Development, Engineering, Economic Development, and Parks and Recreation Departments.

FINANCIAL IMPLICATIONS

Financial considerations will be evaluated as part of the application review process and any relevant details will be included in the First and Second Reading Report to Council.

OPTIONS

The following options are offered for Council’s consideration:

1. **THAT** Council direct staff to review the application as outlined in the “Application Review Process” section of this report.

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2. **THAT** Council direct staff give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the *Local Government Act*,
 3. **THAT** Council direct staff to advise, consult, and seek input by written comments with:
 - d. the Ministry of Transportation and Infrastructure,
 - e. School District 40, and
 - f. the following First Nations:
 - xxii. Cowichan Tribes;
 - xxiii. Halalt First Nation;
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 - xxxv. Skawahlook First Nation;
 - xxxvi. Soowahlie First Nation;
 - xxxvii. Squamish Nation;
 - xxxviii. Sto:lo Nation;
 - xxxix. Sto:lo Tribal Council;
 - xl. Stz'uminus First Nation;
 - xli. Tsawwassen First Nation; and
 - xlii. Tsleil-Waututh Nation.
 4. **THAT** Council not require staff to consult with:
 - a. the Board of the regional district in which the area covered by a plan is located (Metro Vancouver);
 - b. any greater boards or improvement districts;

- c. the Greater Vancouver Sewerage and Drainage District Board; and
 - d. the Councils of immediately adjacent municipalities;
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5. That Council provide staff with alternative direction.

Staff recommend Options 1, 2, 3 and 4.

ATTACHMENTS

- Attachment 1 – Background Information
- Attachment 2 – Project Summary Letter
- Attachment 3 – Official Community Plan Amendment Consideration of Public Consultation

APPROVALS

This report was prepared by:
Hanna Jarrett, Development Planner

This report was reviewed by:
Mike Watson, Acting Manager of Development Planning

This report was approved by:
Rupinder Basi, Acting Director, Planning and Development
Lisa LeBlanc, Acting Chief Administrative Officer