



1084 Tanaka Court

OCP Amendment and Rezoning Applications

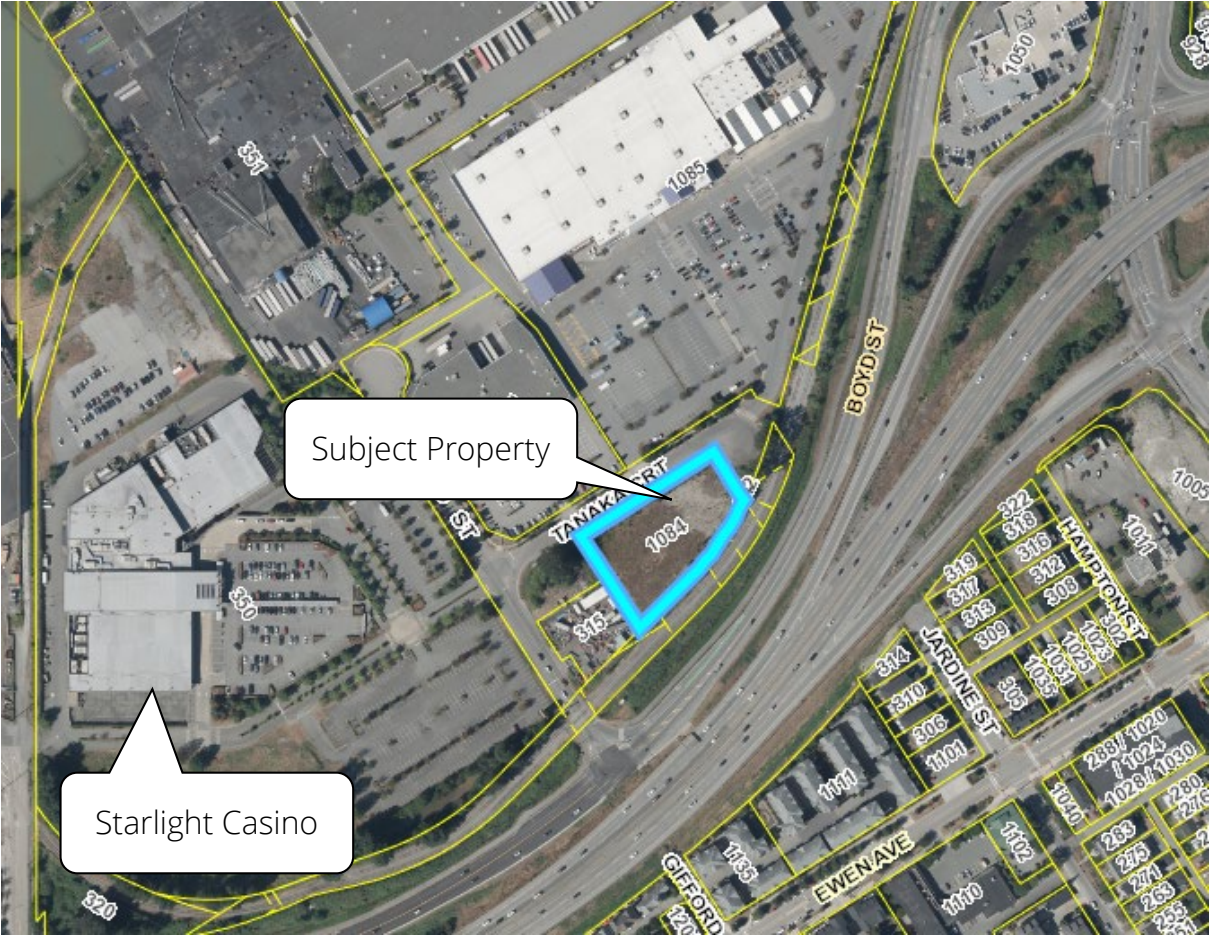
Advisory Planning Commission – November 19, 2024

Amanda Mackaay, Development Planner



NEW WESTMINSTER

Site Context



Site Area:

- 4,790 sq. m. (51,560 sq. ft.)

Site Dimensions:

- Frontage: 92 m (304 ft.)
- Depth: 49 m (160 ft.)

- Currently vacant site; trees previously removed

- Surrounded by commercial and industrial uses

Policy Context

Official Community Plan

- Designation: Queensborough Commercial
- Development Permit Area: Queensborough Commercial & Queensborough Flood Hazard

Zoning Bylaw

- Comprehensive Development District (1084 Tanaka Court) (CD-82)

Previous Application

Council Approved Rezoning (2018)

- Rezone from M-2 (Heavy Industrial Districts) to Comprehensive Development District (1084 Tanaka Court) (CD-82)

Application Overview

OCP Amendment:

- Land Use: Queensborough Commercial → Queensborough Mixed Employment
- DPA: Queensborough Commercial & Queensborough Flood Hazard → Queensborough Industrial and Mixed Employment & Queensborough Flood Hazard

Rezoning:

- (CD-82) → Light Industrial Districts (M-1)

No form of development proposed at this time.

- Development Permit and Building Permit required at later date

Development Approvals Process

1. Preliminary Report to Council
2. City-led Consultation
3. Presentation to Advisory Planning Commission (WE ARE HERE);

Next Steps:

5. Report to Council for Consideration of First and Second Readings of the OCP Amendment and Rezoning Bylaws;
6. Public Hearing and Council consideration of Third Reading of OCP Amendment and Rezoning Bylaws'
7. Completion of Adoption Requirements;
8. Council consideration of Final Adoption of OCP Amendment and Rezoning Bylaws.

Land Use Question for APC

1. Does the Commission support changing the Official Community Plan land use designation at this location to “QME Queensborough Mixed Employment” to allow for a mix of light industrial and employment uses.

Recommendation

THAT the Advisory Planning Commission provide a motion of support or non-support for the proposed Official Community Plan Amendment and Rezoning applications.