

2.0 PROPOSAL

2.1 Overview

In 2018, Council approved rezoning the property from Heavy Industrial Districts (M-2) 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 land use designation and revert to industrial zoning with the purpose of selling to an industrial or employment 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 that require that property to be zoned Light Industrial Districts (M-1).

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.

The applicant’s project summary letter is attached as Appendix A.

3.0 POLICY AND REGULATIONS

3.1 Official Community Plan

Land Use Designation

The subject site is designated (QC) Queensborough Commercial in the Queensborough Community Plan (QCP), Schedule D to the Official Community Plan (OCP). The land use designation is described, in part, as follows:

Purpose: To allow retail, service and office commercial uses at ground level and may include commercial or office above the ground level.

Principal Forms and Uses: Retail, service and office commercial uses.

The application proposes to amend the QCP land use designation to (QME) Queensborough Mixed Employment, which is described, in part, as follows:

Purpose: To allow a variety of office, light industrial and service commercial uses with a focus on employment generation.

Principal Forms and Uses: Light industrial, service and office commercial uses.

Development Permit Area

The subject site is located within the QA2 Queensborough Commercial Development Permit Area (DPA), which aligns with the current land use designation, but is not consistent with the proposed land use. Through the OCP amendment application, the DPA for the site would be amended to QC1 Queensborough Industrial and Mixed Employment. Future Development Permit applications will be subject to the design guidelines within this DPA.

The subejct site is also located within the QE1 Flood Hazard DPA; however, industrial uses that are not adjacent to a dyke are exempt from the requirements of this DPA.

3.2 Zoning Bylaw

The subject site is currently zoned Comprehensive Development District (1084 Tanaka Court) (CD-82). The CD-82 zone permits commercial uses such as public assembly and entertainment uses, business and professional offices, cafes and restaurants, child care, commercial schools, retail stores, and personal service establishments.

4.0 BACKGROUND

4.1 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 a currently vacant building formerly occupied by Lowes, which is zoned M-1 (Light Industrial Districts) and designated QME. Also to the north of the site is 1135 Tanaka Court (also zoned M-1), which went through a site-specific rezoning process in 2021 to permit a cannabis infused product manufacturing facility as a permitted use. 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.

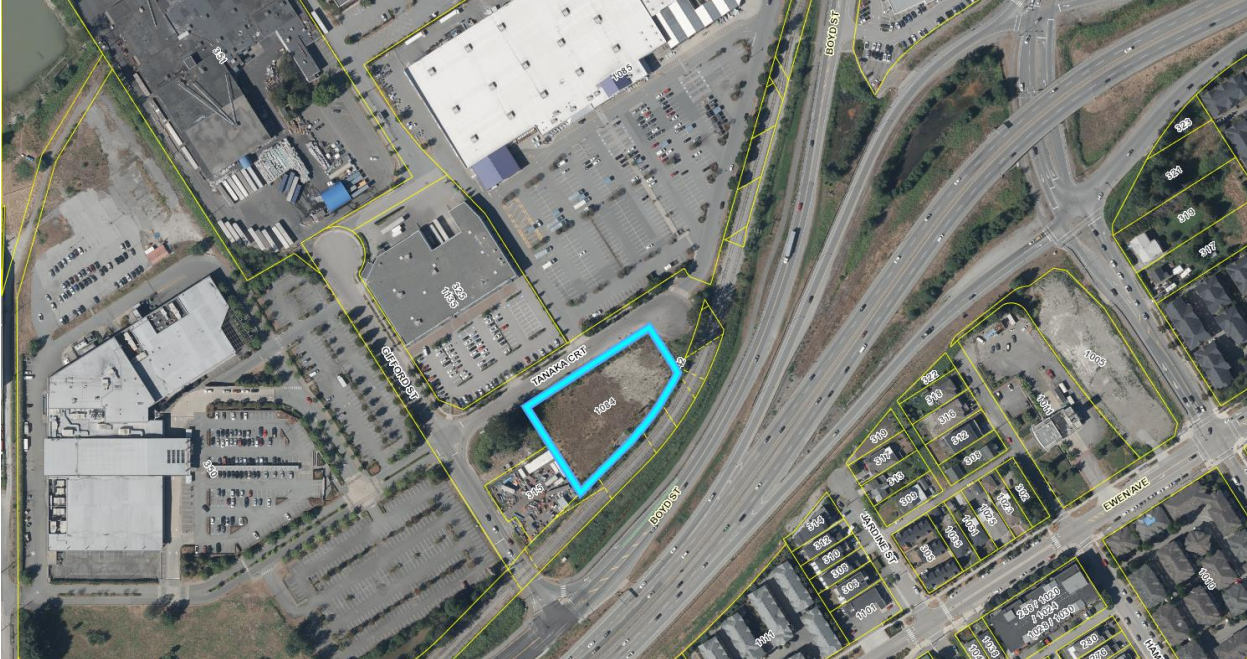


Figure 1 - Site Context Map with 1084 Tanaka Court outlined in blue.

4.2 Trees

There are currently no trees on site; 18 trees were previously removed in order to preload the site. These trees were removed ahead of the tree permit issuance, and as such, a no-build covenant was registered on title to secure replacement trees as well the retention of seven cottonwood trees flanking the site, prior to development occurring on the property. The legal agreement would require the replacement trees to be provided as part of future development of the site.

4.3 Previous Applications

In 2018, the property was rezoned from M-2 (Heavy Industrial Districts), to Comprehensive Development District (1084 Tanaka Court) (CD-82) 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.

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.

4.4 Proximity to Transit Service and other Sustainable Transportation Options

The site is located approximately 220 m (722 ft.) from Boyd Street via Gifford Street and Tanaka Court, which has an existing bicycle route. Nearby transit service is outlined in the table below.

Bus Service	Approx. Frequency	Approx. Distance
#418 Kingswood/22 nd Street Station	30 minutes	260 m. (853 ft.) to Westbound stop at Boyd Street and 270 m (886 ft.) to Eastbound stop at Boyd Street

Table 1: Site Proximity to Transit Service

5.0 DISCUSSION

5.1 Official Community Plan (OCP) Amendment

Overall Evaluation

The region is facing shortages of industrial and employment lands which play a crucial role in supporting the local and regional economy. This application would provide additional industrial and employment zoned lands which include multiple options for use of the site in the future. This would be consistent with the intent of regional and City policy supporting industrial growth and intensification.

The application is consistent with the City’s general approach in locating industrial and employment land and would be compatible with the surrounding existing and future land uses including the Starlight Casino to the west and the surrounding mix of industrial, and large format commercial uses. The proposed applications for this site are considered reasonable as they would:

- align with regional and City policy to project, intensify and expand the city’s industrial land supply
- be consistent with the findings and direction in the City’s Retail Strategy;
- be consistent with surrounding OCP designations and zoning; and
- be compatible with adjacent uses.

5.2 Industrial and Mixed Employment Land Demand

Over time, industrial lands have faced redevelopment pressure to convert to other land uses such as residential and commercial; as such, there has been erosion of industrial land supply in the region. The region is facing shortages of industrial lands despite the crucial role they play in supporting local the local and regional economy. Demand for industrial lands have increased as supply diminishes, as local through to global markets shift (e.g. increases in online retail and shipping), and as the region continues to grow. As such, New Westminster and other local and regional governments have focused for many years on protecting and intensifying existing industrial lands.

The Metro Vancouver Regional Industrial Lands Strategy (2020) (MVRILS) acknowledges this shortage in availability of all types of industrial lands in the region, including those in the employment lands category. New Westminster policy, including the Official Community Plan (2017), the Economic Development Plan (2018) and the Industrial Land Strategy (2008) all align with the regional policy (such as the MVRILS)

and acknowledge the need to retain limited existing industrial lands. Policy 2.3 and 2.4 of the QCP encourage the intensification of existing industrial businesses and land, and aim to reduce conflict between industrial uses, goods movement corridors, and adjacent land uses.

5.3 Official Community Plan Land Use Designation

Initially, the current (QC) Queensborough Commercial Official Community Plan land use designation for this site was thought to be appropriate to support the Starlight Casino located to the west. However, since the completion of the Queensborough Community Plan in 2014, there have been changes to the retail landscape and, as noted above, to the demand for industrial and employment lands.

In the last ten years, as acknowledged in the City's Retail Strategy, there has been an acceleration in the growth of online and e-commerce based services. There is an on-going shift in traditional brick and mortar locations to more experiential based retail which is more focused on "prioritizing customer engagement with a retailer's brand across all key shopping and information channels, blurring the lines between customers' experience in store, on social media platforms and on company websites". Given this shift, the Retail Strategy has sought to focus retail energy in key mixed-use nodes rather than have it stretched out and diluted.

The general approach to locating industrial and employment land uses in New Westminster has been to locate heavier, potentially impactful uses (e.g. manufacturing, processing, large-scale transportation facilities, etc.) adjacent to key transportation infrastructure such as rail, highways, and rivers. These areas are generally designated "I (Industrial)" within the OCP and often zoned Heavy Industrial (M-2). Lighter or employment based uses (e.g. self-storage, auto repair, small-scale assembly/manufacturing) are permitted in areas in closer proximity to commercial or residential uses and are often used to transition from heavier industrial into these areas. The Queensborough Community Plan also seeks to support light industrial and mixed employment uses on smaller parcels and reserves large parcels for heavier uses. As such, the (I) Industrial land use designation is not considered appropriate for the site.

The QME designation is considered the right fit for this site as it provides more flexibility in allowing for a mix of light industrial and employment uses permitted in the M-1 zone including: light manufacturing, trade schools, self-storage, truck and industrial equipment repair, sales, rental, and storage, retail building supply establishments, trade contractor offices and workshops, scientific laboratories, and taxi offices. This designation would shift away from requiring retail or office only and be supportive of regional and municipal industrial and employment policies allowing light industrial, service and office commercial uses.

5.4 Zoning and Compatibility with Adjacent Uses

The application would be consistent with the general approach to locating industrial and employment land uses in New Westminster as it would continue the transition from zoned Heavy Industrial (M-2) and designated Industrial along the waterfront to the

north, to Light Industrial (M-1) zoned and QME designation on this property and the property on the north side of Tanaka Court continuing to the residential and commercial areas directly to the south of Highway 91A and Boyd Street. The proposed QME land use designation and Light Industrial (M-1) zoning would also be compatible with the property directly to the west, which is zoned Heavy Industrial (M-2) and is currently being used as a storage yard.

The proposed Light Industrial Zoning District (M-1) on this site would be consistent with the general approach for locating industrial and employment land uses and be consistent with the M-1 zoning on other properties surrounding the site.

5.5 Site Servicing and Off-Site Improvements

The proposal has been reviewed by the City’s Engineering Services Department regarding required site servicing and off-site improvements. The attached Engineering Servicing Memo (Appendix D) outlines the improvements that would be required to facilitate development once a Development Permit application is received for the site. Such improvements would be provided in accordance with City standards, as determined by the Director of Engineering.

6.0 PUBLIC AND COMMITTEE CONSULTATION

As outlined in the applicant’s Project Summary Letter (Appendix A), the applicant presented the proposal to the Queensborough Residents Association on September 10, 2024. There were 20 participants at the meeting and no questions were raised.

City-led consultation included a project website and online survey, published on Be Heard New West and open between October 11 and October 28. Residents within 100 metres of the project were notified of the survey, and an invitation to participate was posted in one issue of the New West Record.

One survey response was received which was focused on conservation of native habitat in the area where possible. This feedback was provided to the applicant for consideration as part of a future development. The City-led Consultation summary report can be found in Appendix E.

6.2 OCP Amendment *Local Government Act* Consultation

Section 475 and 476 of the *Local Government Act* provides requirements for consultation prior to consideration of an OCP amendment. Following direction from Council, staff submitted a request for written comments to local First Nations. Local First Nations were subsequently advised of the APC meeting.

Feedback received to date through consultation with Local First Nations is summarized below. This feedback has been provided to the applicant for consideration.

Squamish Nation recommended that the applicant engage a consultant to provide an archeological assessment. Tsawwassen First Nation also requested copies of interim

and final environmental and archaeological reports produced. Staff note that at this time, the City does not have a requirement for archaeological monitoring to take place on these types of development projects; however, staff have identified this topic as requiring further study, and intend to develop a more robust policy on archeological assessments in partnership with local First Nations and Council. In the interim, the applicant has indicated that they will voluntarily retain an archaeological consultant to assess the site.

Squamish Nation also recommended that the project consider implementation of climate resilient standards, that building designs anticipate future climate impacts, and that buildings be designed to net zero carbon emissions and the highest sustainability standards. They also provided feedback that they expect job/business opportunity creation for Squamish Nation members as part of the developmental/construction phase of the project.

While no form of development is being proposed at this time, staff will continue to work with the applicant to address the feedback received by the Nations as part of this rezoning and OCP Amendment application.

6.3 Advisory Planning Commission

Consideration by the Advisory Planning Commission is required for this project since an Official Community Plan amendment is proposed. The meeting has been advertised by:

- Mailing postcards to all owners and occupants within 100 m. (328 ft.) of the site. A total of 19 postcards were distributed;
- Sending letters to the Queensborough Residents’ Association, New Westminster School District, and local First Nations; and
- Posting information on the Be Heard New West project page and on the City’s website.

The applicant has also installed a development information sign on the site more than 14 days prior to this meeting.

7.0 INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications. A staff-led project team was assigned to review this project and consists of staff from Engineering (Servicing and Transportation), Fire, Electrical, Parks and Recreation, and Planning and Development (Building, Planning, and Trees) Departments who have provided comments throughout the development review process.

8.0 PROCESS

8.1 Application Review Process

The application is progressing through the City’s development process. The following steps have been completed to date:

- 1. Preliminary Report to Council (August 26, 2024)
- 2. Community-led Consultation (October 11 to 28, 2024)
- 3. Presentation to Advisory Planning Commission (**WE ARE HERE**);

Next Steps:

- 4. Report to Council for Consideration of First and Second Readings of OCP Amendment and Rezoning Bylaws;
- 5. Public Hearing and Council consideration of Third Reading of OCP Amendment and Rezoning Bylaws;
- 6. Applicant Completion of Adoption Requirements;
- 7. Council Consideration of Final Adoption of OCP Amendment and Rezoning Bylaws.
- 8. Development Permit considered by Director of Planning and Development.

9.0 LAND USE QUESTIONS FOR APC

The Advisory Planning Commission is being asked to review the Official Community Plan amendment application for this project, and provide feedback related to the following:

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

APPENDICES

- Appendix A: Applicant Project Summary Letter
- Appendix B: Draft Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (1084 Tanaka Court) No. 8483, 2024
- Appendix C: Draft Zoning Bylaw No. 6680, 2001, Amendment Bylaw (1084 Tanaka Court) No. 8484, 2024
- Appendix D: Engineering Services Memo
- Appendix E: City-Led Consultation Summary Report

This report was prepared by:
Amanda Mackaay, Development Planner

This report was reviewed by:
Mike Watson, Supervisor of Development Planning
Demian Rueter, Manager of Development Planning

Appendix A:
*Project Summary and
Land Use Rationale*

1084 Tanaka Court Project Summary Letter

The application proposes to amend the land use designation from Queensborough 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 that the site can be sold to and developed by an industrial development proponent.

1084 Tanaka Court is 1.184 acres of raw, vacant land in New Westminister's Queensborough Landing neighborhood. This land has been preloaded. It is located on the southside of Tanaka Court, across from the previous Lowes building supplies centre. The 12 acre Lows property is zoned M-1 Light Industrial, and it has just been sold.

The south side of our property runs parallel to Boyd Street. To the west of the site is 315 Gifford street, a .476 acre vacant property zoned M-2 Heavy Industrial. On the north west corner of Gifford street is an approximately half acre site owned by the City of New Westminister.

The subject site is located adjacent to a Southern Rail line that runs along the southern boundary of the site between the subject property and Boyd Street. We have been in discussions with Southern Rail who have indicated that they do not have any major concerns with the proposal since there are no new crossings being proposed.

Our proposal is to return 1084 Tanaka Court back to Light Industrial designation M-1. It comes primarily from a need to address the critical shortage of industrial land supply in Metro Vancouver. The current zoning of Queensborough Comprehensive Development District (CD-82) has not garnered any interest in the real estate market as the area has a glut of commercial vacancies.

PREVIOUS BANQUET HALL and COMMERCIAL DEVELOPMENT PROPOSAL 2018

These are the critical factors that forced us to attempt to repurpose this site from the 2018 Banquet Hall and Commercial Development proposal:

- 1.) a change in the post-covid economy with regards to large banquet halls,
- 2.) the volume and cost of the parking spaces required for a banquet hall,
- 3.) a rash of commercial vacancies in the immediate area.

A SHORTAGE of INDUSTRIAL LAND THE LOWER-MAINLAND

Metro Vancouver industrial land vacancy is less than one percent — amongst the lowest in North America, according to the study commissioned by the Greater Vancouver Board of Trade and NAIOP Vancouver, a commercial real estate advocacy group. (report enclosed)

Industrial land makes up only four per cent of the total land mass in Metro Vancouver, but contributes to more than 450,000 direct and indirect jobs, and \$50 billion in GDP.

For every one per cent increase in land available for jobs and production in Metro Vancouver, the report suggests an estimated 126,100 jobs are created, and \$12.2 billion in gross domestic product is generated for the province.

Twenty-seven per cent of Metro Vancouver jobs are located on industrial land. In view of these drivers, we believe that this property, which has been very difficult to develop, would be better suited as industrial land, which is what it was previously to its current zoning.

BC COMPANIES ARE RELOCATING

Alberta is benefiting from the relocation of BC companies who are relocating due to the shortage of industrial land in the Lower-mainland. This has a significant environmental impact, as many of these relocated companies now rely on trucking to-and-from the Lower-mainland ports to get their products to market.

PRIME INDUSTRIAL LOCATION

1084 Tanaka Court is within metres of highway 91 and only 33 KM to Delta Port and 32 km to the Pacific Border crossing.

INTEREST IN INDUSTRIAL LAND

We had previously received interest in this property from a large international Union that was looking for a site to build a training facility. They have now found another location, as our current zoning was not appropriate.

We currently have a purchase offer for this property. The potential buyer wishes to remain anonymous at this time. We have received a non refundable deposit for 1084 Tanaka court, which is subject to rezoning to M1-light industrial. A further significant deposit is due on January 2nd. The land use on this property will be clearly permissible within the M1-light industrial zone.

QUEENSBOROUGH RESIDENTS ASSOCIATION

We presented this application to the Queensborough Residents Association on September 10 2024. There were no questions raised by any of the 20 participants at this meeting. We encouraged them use the Be Heard New West portal on the city website, should they have any comments. We also informed them that this proposal required a public hearing.

INDIGENOUS ARCHEOLOGICAL ASSESSMENT

We have contracted Antiquus Archeological Consulting to do an archeological assessment of this site to respond to the Squamish Nations inquiry. We have been in contact with the Squamish Nation Archeological Manager and informed him that this site already has 3 metres of preload materials on it. Antiquus will work with the Squamish Nation to create this assessment.

We look forward to your input and will answer any questions you might have regarding this proposal.

Appendix B:

*Draft Official Community Plan Bylaw No. 7925,
2017, Amendment Bylaw (1084 Tanaka Court)
No. 8483, 2024*

CITY OF NEW WESTMINSTER

BYLAW NO. 8483, 2024

A bylaw to amend the Official Community Plan Bylaw No. 7925, 2017

WHEREAS:

- A. The Council has adopted Official Community Plan Bylaw No. 7925, 2017 and wishes to amend the Official Community Plan that was adopted by that bylaw;
- B. The Council has considered the consultation matters set out in s. 475 of the *Local Government Act* including whether any consultation on this bylaw that the Council considers to be required should be early and ongoing;
- C. The Council has specifically considered whether consultation on this bylaw is required with the board of the Greater Vancouver Regional District; First Nations; the Councils of adjacent municipalities; the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District; the Provincial and Federal governments and their agencies; and any other persons, organizations, and authorities it considers will be affected;
- D. The Council has consulted on this bylaw with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in s. 476(2) of the *Local Government Act* in respect of this bylaw;
- E. The Council has, between first and second reading of this bylaw, considered the bylaw in conjunction with:
 - i. the City's Capital Expenditure Program (as contained in the Five Year Financial Plan (2024 - 2028) Bylaw No. 8442, 2024); and
 - ii. the Integrated Solid Waste and Resource Management Plan, the Integrated Liquid Waste and Resource Management Plan, and the Drinking Water Management Plan of the Metro Vancouver Regional District;
- F. The Council has held a Public Hearing on this bylaw to amend the Official Community Plan;

NOW THEREFORE the Council of the Corporation of the City of New Westminister, in open meeting assembled, enacts as follows:

- This Bylaw may be cited as "Official Community Plan Bylaw No. 7925, 2017, Amendment Bylaw (1084 Tanaka Court) No. 8483, 2024."

1. The land that is the subject of this bylaw is hatched in black and outlined in bold on the map attached hereto as “Schedule A”, and is referred to in this bylaw as the “Subject Land”.
2. The Official Community Plan is amended by altering the land use designation of the Subject Land from “(QC) Queensborough Commercial” to “(QME) Queensborough Mixed Employment”, and by amending Map 11 Land Use Designation Map and Schedule C Land Use Designation Map included in the Queensborough Community Plan (Schedule D to the OCP) accordingly.
3. The Queensborough Community Plan Development Permit Areas are amended by altering the Development Permit Area of the Subject Land from “Queensborough Commercial” to “Queensborough Industrial and Mixed Employment”, and by amending Development Permit Area “Map A Commercial and Mixed-Use Development Permit Areas” and “Map C Industrial And Mixed Employment Development Permit Areas” accordingly.
4. The Official Community Plan and each of its schedules is further amended by making such consequential changes as are required to give effect to the amendments particularized in this bylaw, including changes to the format and numbering of the plan, maps and map legends and the table of contents.

GIVEN FIRST READING this _____ day of _____, 2024.

GIVEN SECOND READING this _____ day of _____, 2024.

PUBLIC HEARING held this _____ day of _____, 2025.

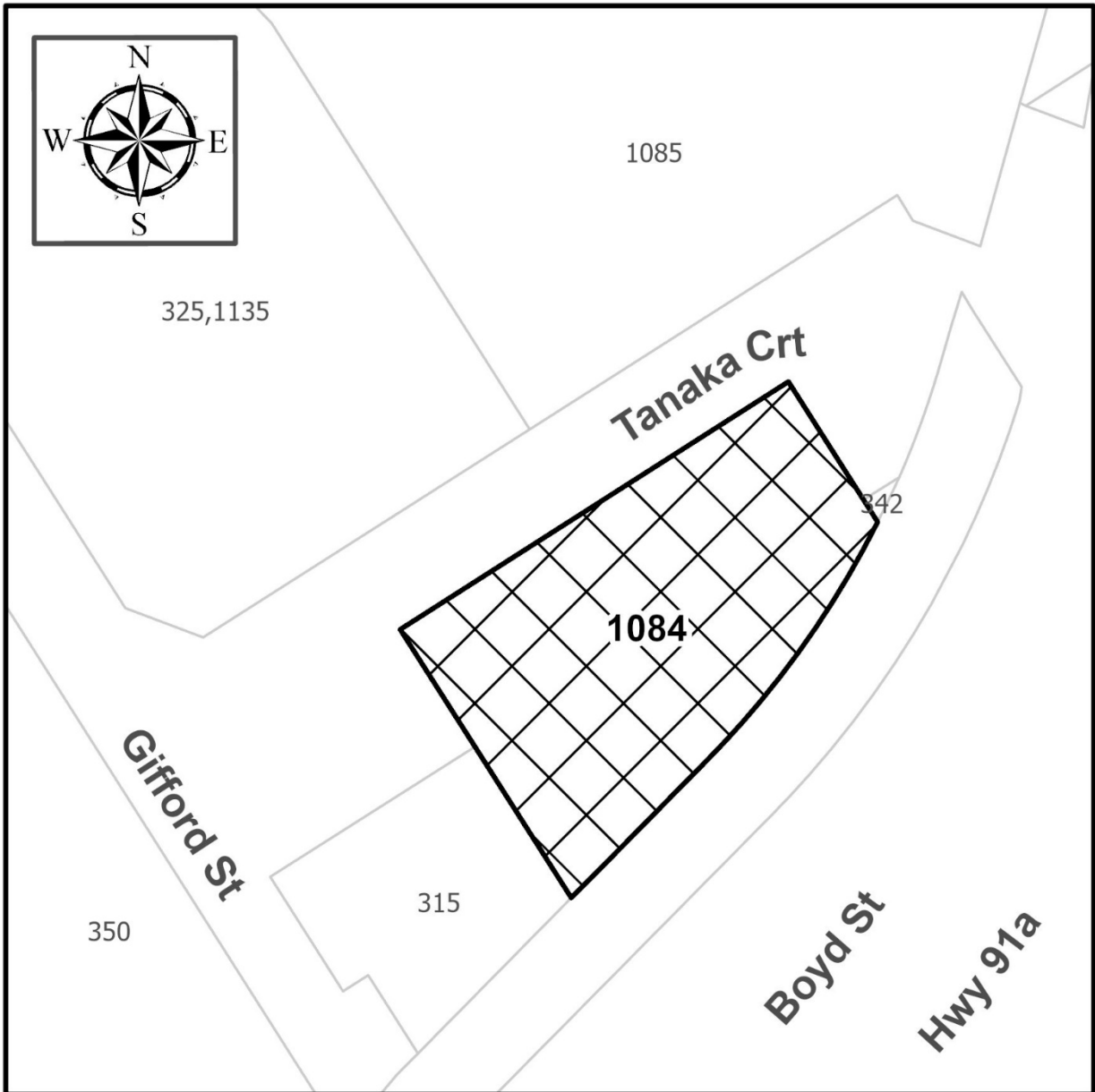
GIVEN THIRD READING this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

Mayor Patrick Johnstone

Hanieh Berg, Corporate Officer

Schedule A



Appendix C:

*Draft Zoning Bylaw No. 6680, 2001,
Amendment Bylaw (1084 Tanaka Court) No.
8484, 2024*

**CORPORATION OF THE CITY OF NEW WESTMINSTER
ZONING BYLAW NO. 6680, 2001, AMENDMENT BYLAW (1084 TANAKA
COURT) NO. 8484, 2024**

A Bylaw to Amend Zoning Bylaw No. 6680, 2001

The Council of The Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

Citation

1. This Bylaw may be cited for all purposes as “Zoning Bylaw No. 6680, 2001, Amendment Bylaw (1084 Tanaka Court) No. 8484, 2024”.
2. The Lands that are the subject of this bylaw are shown as outlined in bold on the map attached to this bylaw as Schedule A, and are referred to in this bylaw as the “Subject Lands”.

Amendments

3. Zoning Bylaw No. 6680, 2001 is amended by:
 - a. Changing the zoning designation of the Subject Land as outlined in Schedule A of this bylaw from “Comprehensive Development District (1084 Tanaka Court) (CD-82)” to “Light Industrial Districts (M-1)” and,
 - b. Updating the Zoning Map annexed as Appendix “A” to Zoning Bylaw No. 6680, 2001 to record this zoning change.

GIVEN FIRST READING THIS _____ day of _____, 2024.

GIVEN SECOND READING THIS _____ day of _____ 2024.

PUBLIC HEARING HELD THIS _____ day of _____ 2025.

GIVEN THIRD READING THIS _____ day of _____ 2025.

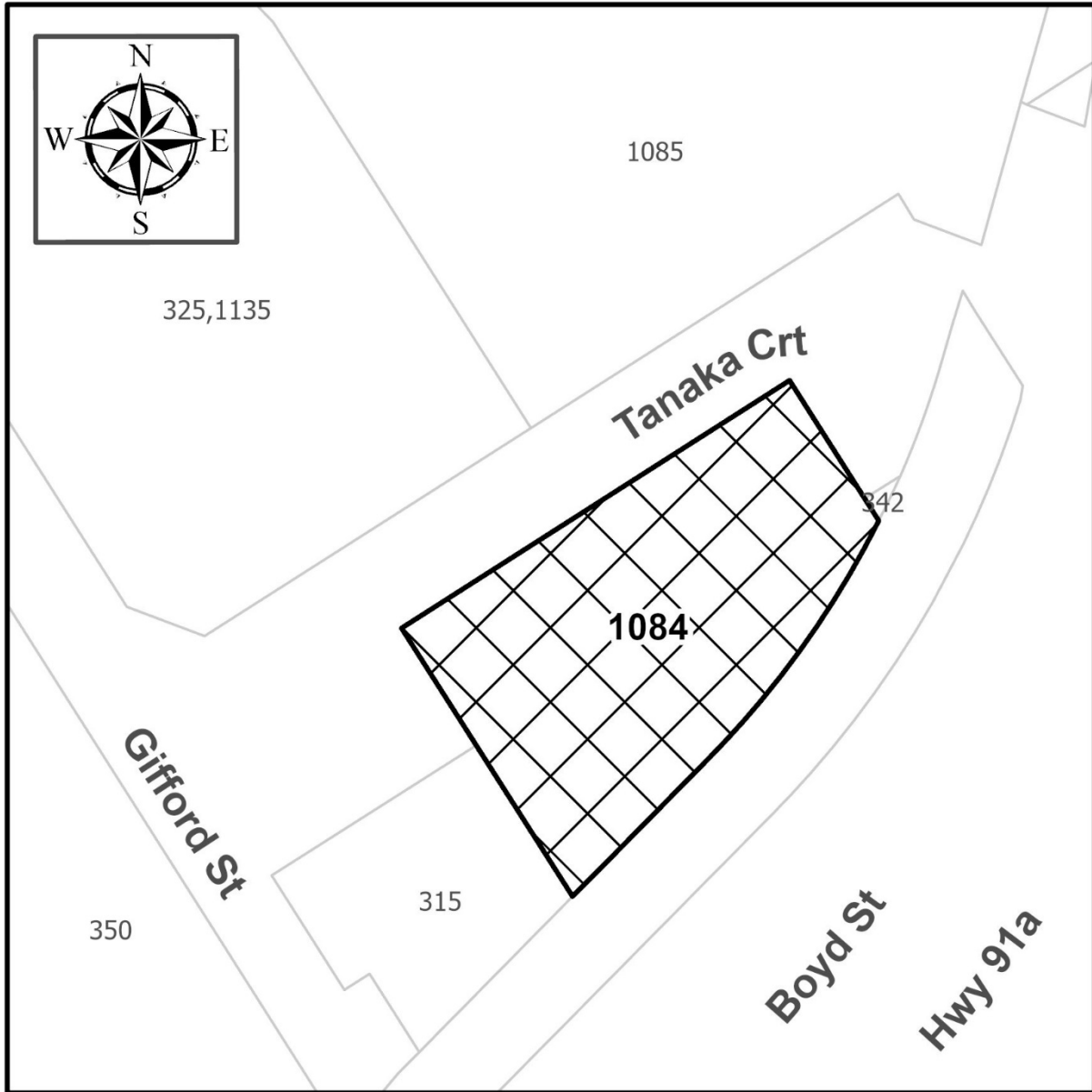
ADOPTED THIS _____ day of _____ 2025.

Mayor Patrick Johnstone

Hanieh Berg, Corporate Officer

Schedule A to Zoning Bylaw No. 6680, 2001, Amendment Bylaw (1084 Tanaka Court) No. 8484, 2024

Area to be Rezoned to Light Industrial Districts (M-1)





Appendix D:
Engineering Services Memo

Memorandum

To: HANNAH JARRETT, Development Planner

Date: July 31, 2024

From: Christian Medurecan, Senior Engineering Technologist

File: PRJ-011418
DRF00346

Subject: WORKS AND SERVICES REQUIREMENTS FOR 1084 TANAKA COURT – OCP00044, REZ00253

We are responding to your Development Permit application as referenced above dated April 17, 2024 for the proposed Rezoning and Official Community Plan Amendment of the subject property.

Provided the applicant is successful in obtaining a Development Permit, the Engineering Department requirements include but may not necessarily be limited to the following:

1. The developer is required to submit a subdivision application and follow the subdivision processes. For more information on the requirements, see our webpage at <https://www.newwestcity.ca/subdivision-process#subdivision-process>.
2. The developer shall, at a minimum, familiarize themselves with the following documents and plans:
 - 2.1. Master Transportation Plan
 - 2.2. Active Transportation Network Plan
 - 2.3. Official Community Plan (OCP)
 - 2.4. Zoning Bylaw No. 6680, 2001
 - 2.5. Subdivision and Development Control Bylaw No. 7142, 2007
 - 2.6. Erosion & Sediment Control Bylaw No. 7754, 2016
 - 2.7. Tree Protection and Regulation Bylaw No. 7799, 2016
 - 2.8. Street and Traffic Bylaw No. 7664, 2015
3. A Comprehensive Transportation Review (CRT) will be required for the proposed development. A Terms of Reference (ToR) will be prepared by City Staff at the request of the applicant and as part of the full application review/
4. Modeling of the storm, sanitary and watermain systems are required to confirm if the available capacity is sufficient for the proposed development. In order to complete a detailed review for this project your engineering consultant will need to submit a completed “Utilities Modeling Analysis Application Form” (attached) and pay a modeling fee in the amount of **\$7,899.15**. Any capacity constraints identified in the modeling analysis may require upgrades to the existing infrastructure as a requirement to proceed with your development.
5. A Geotechnical Engineering Report is required from a qualified geotechnical engineer to satisfy potential differential settlement problems for all roads, sidewalks, underground utilities and other required off-site servicing improvements. The report shall also address any anticipated short and long term settlement and potential differential settlement issues. At the completion of the site preparation your geotechnical engineer will be required to certify the off-site works and services have been built in accordance with the design drawings, the Master Municipal Specifications and the Subdivision and

Development Control Bylaw and are expected to perform within the design tolerances for the designated design life of the infrastructure

6. The property is located within a designated floodplain area and no areas suitable for habitation may be constructed with the bottom of a wooden floor system or top of concrete pad elevation lower than 3.53 meters Geodetic Survey of Canada Datum the “Flood Construction Level” (FCL). Prior to building permit approval you will need to obtain a soil deposit permit and complete placement of fill to address the FCL. We will require a letter from a qualified Professional Geotechnical Engineer certifying that the fill placement has been completed and the lot can be safely used for the intended use. There may be additional requirements identified at the time of development permit and building permit application stages and you should discuss any plans for new construction with the Development Services Department.
7. All site drainage works shall be designed and constructed in accordance with the City’s Erosion and Sediment Control Bylaw 7754, 2016. The developer shall retain a qualified professional to ensure that the design and implementation of the erosion and sediment controls meets the requirements outlined in the Bylaw.
8. Onsite storm sewer water management will be required to limit the post development flow to pre-development flow. The onsite works shall be designed in accordance with the City’s Integrated Storm Water Management Plan. The development will be required to provide on-site storage for a 25 year 24 hour storm event to pre-development runoff rate due to existing catchment constraints in the Boundary Road System.
9. All existing trees are to be protected in accordance with the City’s Tree Protection and Regulation Bylaw No. 7799, 2016 and any trees identified for removal will need to have a permit approved and in place prior to removal.
10. Provision of easement, dedications and statutory rights-of-way that may be required to meet the capacity, functionality and design objectives for all modes of travel of the City including access to the proposed development. To be confirmed through a complete review of a full application with required technical information, studies and analysis.
11. All construction to be in accordance with the most current MMCD (Platinum Edition), City of New Westminister Subdivision and Development Control Bylaw No. 7142, 2007, Design Criteria and Supplementary Specifications unless specified elsewhere.

WORKS AND SERVICES – OFF-SITE

12. Under the City of New Westminister Subdivision and Development Control Bylaw No. 7142, 2007 and amendments thereto, the developer for the above noted property is also required to enter into a Works and Services Agreement with the City addressing off-site servicing requirements prior to issuance of a building permit. The off-site services shall include, but are not necessarily limited to the following:

ROADWORKS

The subject site is bounded by Tanaka Court to the north and Southern Railway to the south. According to the City's Master Transportation Plan (MTP) Tanaka Court is classified as a local road.

Tanaka Court

12.1. Reconstruction of Tanaka Court frontage complete with new sidewalk, curb and gutter, trees, landscaping (including drainage and irrigation), street lighting (including pedestrian level lighting), signage, underground electrical and telecommunication servicing. Tanaka Court shall be reconstructed up to road centerline based on the following minimums:

- Reconstruction of the existing road structure shall be based on the analysis of a Benkelman Beam Test, or other approved method, carried out on the existing road which is to be upgraded. If the test results are proven satisfactory, the minimum requirement shall be a mill and overlay.
- 1.8m wide unobstructed sidewalk along the property frontage up to Gifford Street
- 2.0m wide boulevard
- 2.4m wide parking lane
- 3.0m wide travel lane
- Wheelchair letdowns at south east corner of Gifford Street and Tanaka Court
- Pedestrian crossing across Tanaka Court at the east end of the subject property with wheelchairs on both sides of the road

Southern Railway

12.2. Provision of suitable chain-link fencing along the Southern Railway frontage to deter the public from crossing the railway property and tracks.

Vehicular Site Access

12.3. All vehicle access requirement shall meet City Bylaws specifications.

UNDERGROUND UTILITIES

Sanitary

12.4. Provision of an adequate single sanitary sewer service connection for the development complete with a manhole or inspection chamber at property line. Size and location to be determined by the developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development flows shall be upgraded at the developer's expense.

Storm

12.5. Provision of an adequate single storm sewer service connection for the development complete with a manhole or inspection chamber at property line. Size and location to be determined by the developer's consulting engineer and approved by the City. Existing

infrastructure which is undersized or not capable of handling the post development flows shall be upgraded at the developer's expense.

Water

- 12.6. Provision of an adequate single water service connection for the development satisfying the fire and domestic demands complete with a suitable water meter with backflow protection. Size and location to be determined by the developer's consulting engineer and approved by the City. Existing infrastructure which is undersized or not capable of handling the post development water demands must be upgraded at the developer's expense.

Electrical, Telecommunication and Gas

- 12.7. All costs associated with the design and conversion of the existing overhead electrical and telecommunication utilities on the roadways adjacent to the site with an underground system for the development. Please contact Marc Rutishauser in the City Electrical Operations Department at (604) 527-4533 for electrical servicing details. Contact Telus and Shaw directly for telecommunication servicing details.
- 12.8. City communication conduit shall be provided in accordance with the City's intelligent City Design requirements as it pertains to the Fiber Optic Network and Street Lighting Design. Please contact Phil Kotyk, Fiber Network Operations Manager at (604) 527-4641 for City communication servicing details.
- 12.9. All costs associated with the design and construction of gas servicing for the development. Please contact Fortis BC directly for servicing details.
- 12.10. All third party utility construction drawings shall include the Civil Design Drawings base plan and must be submitted to the City's Engineering Services Division for review and approval. The developer's consulting engineering shall ensure that the design of all third party utilities, including New Westminster Electrical, have been coordinated with the Civil Design Drawings. Coordination of the drawings must be completed prior to issuance of the Works and Services Agreement.

STREET LIGHTING

- 12.11. Roadway lighting for all street frontages shall be provided and upgraded for safety and to produce accurate and comfortable night time visibility using energy efficient lighting such as LED. Design of roadway lighting shall be in accordance with the City of New Westminster Design Criteria Section 6 and the MMCD (Platinum Edition) Design Guidelines Section 6.0 Roadway Lighting (for LED).

BOULEVARD TREES

- 12.12. The boulevards shall be prepared for boulevard trees complete with a 900mm, New Westminster Planting Blend or approved equal, growing medium for the full width of the boulevard, including drainage and irrigation. Boulevard landscaping and irrigation shall be

provided in suitable locations to the satisfaction of the Parks Department. For further information, please contact Sylvain Martel, Senior Arborist at (604) 527-4625.

- 12.13. Boulevard trees will be selected, purchased, installed and maintained by the Parks Department.
13. The preparation of detailed design drawings by a qualified Professional Engineer for the off-site works and services to the satisfaction of the City and in accordance with the City's Design Criteria, Supplemental Specification and Detail Drawings, and Master Municipal Construction Documents. The engineering design drawings for the proposed works may include the following plans:
 - Road works
 - Storm drainage collection facilities
 - Sanitary sewer collection facilities
 - Water distribution facilities
 - Street lighting
 - Street trees, landscaping
 - Topographical and lot grading plans
 - Erosion and sediment control plans
 - Electrical power supply and distribution facilities
 - Telecommunication facilities
 - Gas facilities
14. Under the Works and Services Agreement with the City the developer must address the following requirements:
 - 14.1. Employment and retention of a Professional Engineer to prepare and seal the design drawings; to provide a Resident Engineer for inspection of all design and construction related problems; to prepare, certify and seal "As-Constructed" drawings, including landscape & irrigation drawings and to certify that all materials supplied and works performed conform to City standards as contained within the Subdivision and Development Control Bylaw and/or the Master Municipal Construction Documents.
 - 14.2. The developer will be required to post a security deposit for 120% of the estimated construction cost of the offsite servicing works including GST. The security deposit shall be in the form of an Irrevocable Letter of Credit or cash deposit. The security deposit will be reduced once the off-site works are completed to the satisfaction of the City less a 10% holdback. Upon issuance of a Certificate of Completion by the City, the 10% security deposit will be held for a two year maintenance period.
15. The following payments and deposits shall be paid at the time of execution of the Works and Services Agreement:
 - 15.1. Payment to cover the cost of preparing the Works and Services Agreement, currently **\$2,067.00** plus tax.
 - 15.2. Payment of **four percent (4%)** of the estimated construction costs to cover engineering and administrative costs incurred by the City.

- 15.3. Under the Works and Services Agreement, the developer will be required to pay a deposit **\$5,000.00** to cover any charges for emergency works and signage.
- 15.4. Payment of a flat fee in the amount of **\$955.00** per tree for the selected, purchased, installed, and maintained by the Parks Department.
- 15.5. Signing of a latecomer waiver clause.
16. Submission of any easement or right of way documents required by the City in relation to the proposed development.
17. The following charges shall be paid at the time of Building Permit Issuance:
 - 17.1. Payment of applicable Greater Vancouver Sewerage & Drainage District (GVS&DD) Development Cost Charges in accordance with Bylaw 187, 1996 and amendments.
 - 17.2. Payment of applicable New Westminster Development Cost Charges in accordance with Bylaw 7311, 2009 and amendments.
 - 17.3. Payment of applicable School Site Acquisition charges in accordance with School District #40 Capital Bylaw No. 2008-1.
 - 17.4. Payment of applicable Regional Transportation Development Cost Charges in accordance with Bylaw No. 124-2018.
 - 17.5. Payment of applicable Greater Vancouver Water District Development Cost Charges in accordance with Bylaw 257, 2022 and amendments.

Should you have any further questions, please contact the undersigned at 604-636-4463 or cmedurecan@newwestcity.ca.

Regards,



Christian Medurecan, ASCT, CPWI-2, BC-CESCL
Senior Engineering Technologist

Attached.

- cc
- L. Leblanc, Director of Engineering Services
 - K. Agyare-Manu, Deputy Director of Engineering Services
 - H. Maghera, Engineering Development Services Supervisor
 - C. Dobrescu, Utilities and Special Projects Engineer
 - G. Otieno, Infrastructure Engineer
 - M. Anderson, Manager Transportation
 - G. Hermanson, Transportation Planner
 - E. Mashig, Manager, Acting Deputy Director of Parks, Planning and Policy
 - M. Rutishauser, Manager, Deputy Director of Electrical Services
 - S. Trachta, Senior Manager Building Inspections

Appendix E:
City-Led Consultation Summary Report

Summary Report

29 September 2024 - 28 October 2024

Be Heard New West City

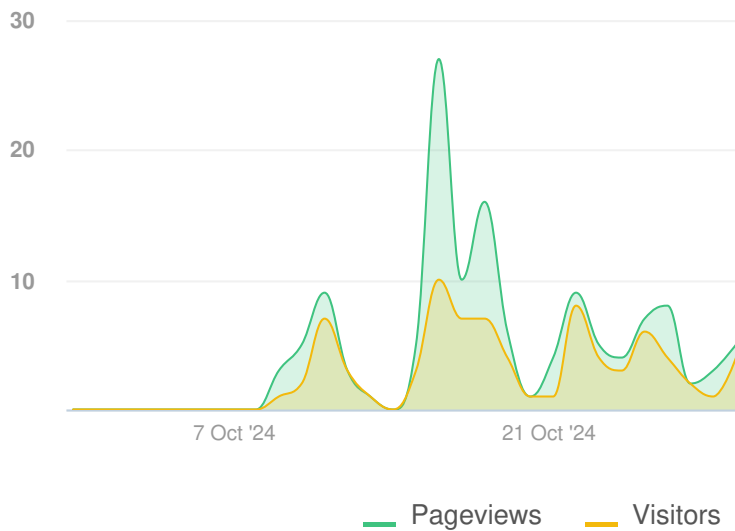
PROJECTS SELECTED: 1

1084 Tanaka Court

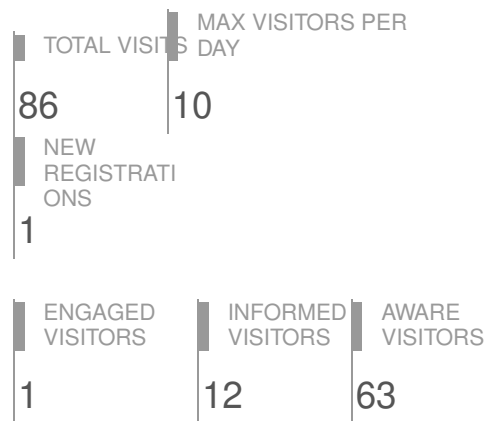
FULL LIST AT THE END OF THE REPORT



Visitors Summary



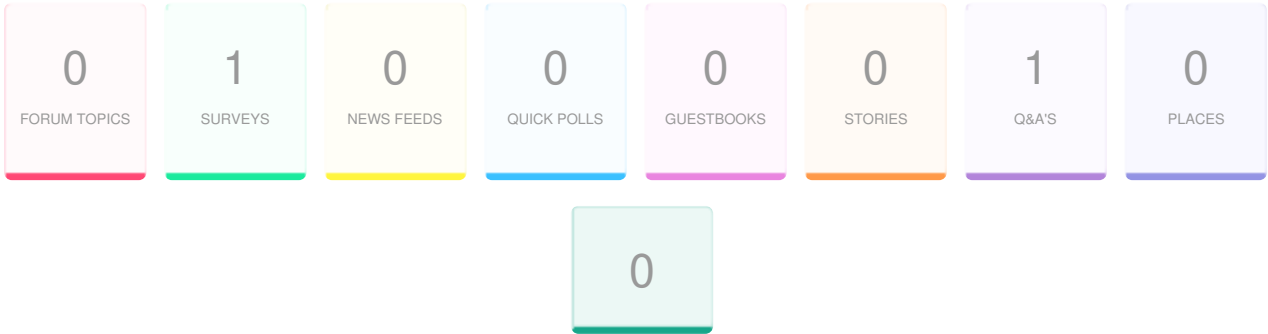
Highlights



PARTICIPANT SUMMARY

ENGAGED	1 ENGAGED PARTICIPANTS			(%)																																						
INFORMED	Registered	Unverified	Anonymous																																							
AWARE	<table border="0" style="width: 100%;"> <tr> <td style="width: 30px;">Contributed on Forums</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Participated in Surveys</td> <td style="text-align: center;">1</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Contributed to Newsfeeds</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Participated in Quick Polls</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Posted on Guestbooks</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Contributed to Stories</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Asked Questions</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Placed Pins on Places</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Contributed to Ideas</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </table>			Contributed on Forums	0	0	0	Participated in Surveys	1	0	0	Contributed to Newsfeeds	0	0	0	Participated in Quick Polls	0	0	0	Posted on Guestbooks	0	0	0	Contributed to Stories	0	0	0	Asked Questions	0	0	0	Placed Pins on Places	0	0	0	Contributed to Ideas	0	0	0	<table border="0" style="width: 100%;"> <tr> <td style="width: 70%;">1084 Tanaka Court</td> <td style="text-align: right;">1 (1.6%)</td> </tr> </table>	1084 Tanaka Court	1 (1.6%)
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<i>* A single engaged participant can perform multiple actions</i>			<i>* Calculated as a percentage of total visits to the Project</i>																																							
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<i>* Aware user could have also performed an Informed or Engaged Action</i>			<i>* Total list of unique visitors to the project</i>																																							

ENGAGEMENT TOOLS SUMMARY



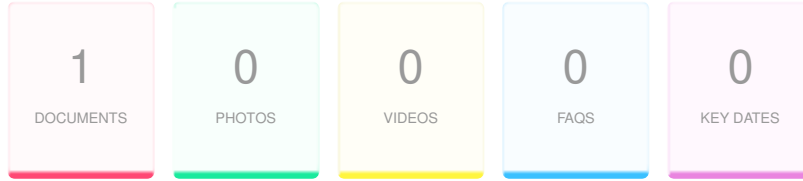
SURVEYS SUMMARY	
1	Surveys
1	Contributors
1	Submissions

TOP 3 SURVEYS BASED ON CONTRIBUTORS	
1	Contributors to Comment Form

Q & A SUMMARY	
1	Q&As
0	Contributors
0	Questions

TOP 3 Q & A BASED ON CONTRIBUTORS	
0	Contributors to Ask a Question about 1084 Tanaka Court

INFORMATION WIDGET SUMMARY



DOCUMENTS	
1	Documents
6	Visitors
9	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS
9 Downloads
Official Community Plan Amendment and Rezoning Application for 1084 Tanaka

TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
www.google.com	16
www.newwestcity.ca	11
www.google.ca	5
www.bing.com	4
newwestcity.maps.arcgis.com	1
opendata.newwestcity.ca	1
www.reddit.com	1

SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
1084 Tanaka Court	63	12	1



NEW WESTMINSTER

Comment Form

SURVEY RESPONSE REPORT

29 September 2024 - 28 October 2024

PROJECT NAME:

1084 Tanaka Court

SURVEY QUESTIONS

Q1 | Please share any feedback you have on the proposed Official Community Plan Amendment and Rezoning at 1084 Tanaka Court.

Screen Name Redacted

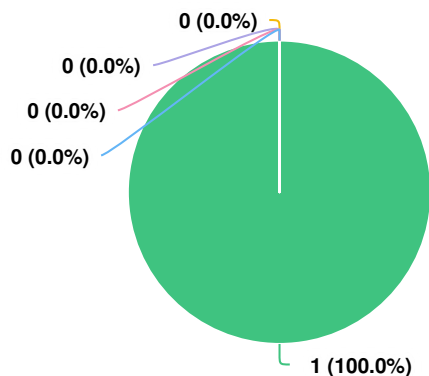
10/17/2024 02:20 PM

I would like to see the proponent conserve as much as possible the native habitat that currently exists in this area. This is important in retaining the ecological functions and services this vegetation/habitat provides to native species and the community, which has been severely reduced/lost in Queensborough, making remaining native habitats all that more important to preserve. Native plants include a number of mature and younger trees and shrubs on and around the site. Appropriate native species should be a priority in enhancing the site following development versus the use of non-native species which provide little to no habitat for local wildlife.

Optional question (1 response(s), 0 skipped)

Question type: Essay Question

Q2 | OPTIONAL: What is your connection to the proposed project?



Question options

- I live in a different neighbourhood, but am interested in the project
- I live in the immediate vicinity (within 1-3 blocks)
- I live in the area but further than 3 blocks away
- I own/operate a business nearby the project site (within 1-3 blocks)
- Other (please specify)

Optional question (1 response(s), 0 skipped)
Question type: Radio Button Question