

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.