



# 1084 Tanaka Court

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

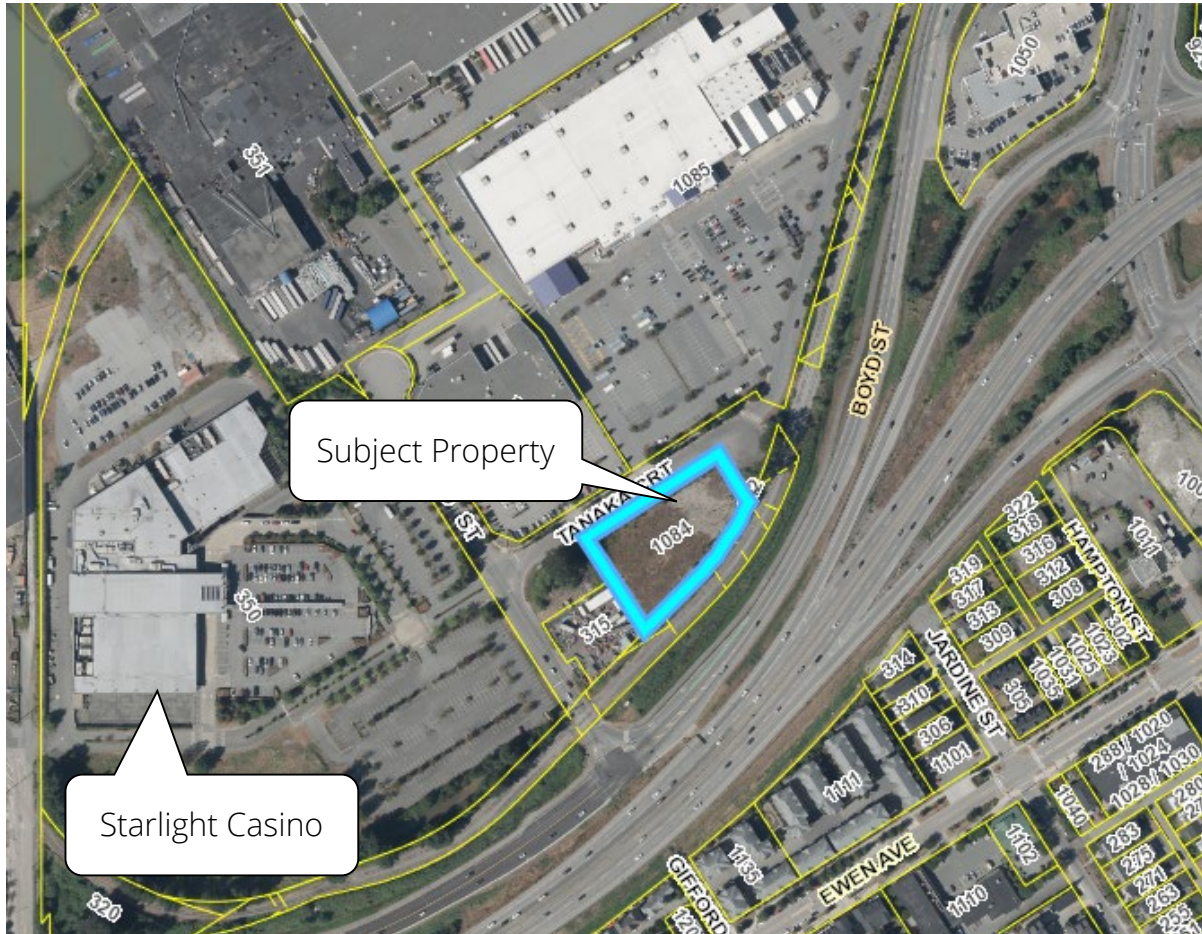
**Zoning Bylaw No. 6680, 2001, Amendment Bylaw (1084 Tanaka Court) No. 8484, 2024**

Public Hearing – January 27<sup>th</sup>, 2025  
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

## Queensborough 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)

# Proposal

## OCP Amendment:

- Designation
  - Queensborough Commercial → Queensborough Mixed Employment
- Development Permit Area:
  - 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.

# Proposal Considerations

- Community consultation and committee review undertaken.
- Aligns with regional and City policy to intensify & expand industrial land.
- Consistent with City's Retail Strategy.
- Consistent with surrounding OCP designations and zoning.

# Recommendation

*That Council consider for Third Reading:*

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