

Plans taking shape on reserve

Tsawwassen First Nation moving forward with large-scale industrial park and multi-faceted seniors community

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Big changes will soon be coming to the Tsawwassen First Nation reserve.

The band has completed a detailed master plan for the development of 134 hectares (335 acres) of industrial land south of Deltaport Way.

The acreage acquired in the recent treaty is to be developed into a large industrial park that can provide state-of-the-art intermodal, goods handling, light manufacturing, warehousing and distribution services, explained TFN spokesperson Tanya Corbet.

At a build-out of around 15 years, the development is expected to generate 1,500 permanent jobs, according to the band, as well as an additional "hard hat" jobs through construction.

In September, the federal and provincial governments announced they had partnered with the TFN to kick-start a major industrial development.

The \$9 million cost-sharing arrangement will see the band extend road, water, sanitary sewer and drainage to undeveloped land adjacent to the Deltaport container terminal at Roberts Bank.

At the time, Chief Kim Baird said the funding would help the TFN create a sustainable, self-sufficient future.

As far as servicing new infrastructure, the TFN has secured approval for two connections to the Metro Vancouver water system and is working with the regional district and the Corporation of Delta for future sewer connections, said Corbet.

She said the first phase of connecting servicing to the industrial land would be done by 2011.

Meanwhile, the TFN is also working on developing a seniors community on a two-hectare (five-acre) parcel just south of Highway 17.

Corbet said the band is working with TransCity Building Corporation, an experienced developer in continuum-of-care seniors communities, to develop a complex where retired people can obtain an independent living condo or rental unit.

As they age and their need for personal assistance increases, they can move into assisted living and then complex care within the same community.

"The community will offer a full spectrum of lifestyle options: condominium ownership, full service rental



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An industrial park on the Tsawwassen First Nation reserve adjacent to the Deltaport container terminal is expected to generate 1,500 permanent jobs. The band is also working on plans for a seniors complex south of Highway 17.

accommodation, assisted living and 24-hour nursing care (complex care)," Corbet said. "Continuum-of-care projects are the leading edge in seniors housing."

Corbet said before any decision is finalized, every project would be brought to the band's membership for consultation and/or ratification.

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