



TSAWWASSEN FIRST NATION
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**TSAWWASSEN FIRST NATION
INDUSTRIAL LANDS
METRO VANCOUVER,
BRITISH COLUMBIA**

- Tsawwassen First Nation (TFN), one of the most progressive and innovative First Nations in Canada, is a self-governing entity located in Metro Vancouver, B.C. It has recently implemented the first urban treaty in Canadian history, and the first in the BC Treaty Process. The Treaty provides TFN with municipal status over a land base of 724 hectares (1,800 acres).
- Development of the TFN's land base is a key component of our economic strategy. Land development will generate lease revenues, an expanding property tax base, jobs and business opportunities.
- In 2008, TFN approved a Land Use Plan for the overall community, which designates 135 hectares (335 acres) adjacent to Deltaport for industrial development. In September 2009, a detailed Industrial Lands Master Plan was completed by Parsons Brinckerhoff Vickerman & Associates, a global leader in port development planning.
- TFN's Industrial Lands are located within a contiguous block of land, adjacent to Roberts Bank and Deltaport (owned by Port Metro Vancouver), Canada's largest container port complex and bulk commodities terminal. The Industrial Lands abut modern rail lines served by Class 1 railroads (CN, CP, BC Rail and BNSF) and major highways (Deltaport Way, Highway #17 and the South Fraser Perimeter Road), linking Vancouver to customers throughout North America.
- The industrial real estate market in greater Vancouver is one of the most stable and attractive in North America. As a result, there is a shortage of well located lands that are suitable for the logistics and

goods handling industries. The TFN Industrial Lands are ideal for this use given the location adjacent to Deltaport. The Vancouver industrial market is healthy with high land values and a low vacancy rate. Demand for space has far outpaced supply over the past decade. The overall market is the third largest in Canada with approximately 180 million square feet.

- TFN's Industrial Lands will appeal to tenants of all types and sizes seeking to take advantage of a large industrial park that can provide state of the art intermodal, goods handling, light manufacturing, warehousing and distribution services.
- TFN was selected to partner with Canada and BC to access \$9M in funding through Canada's Economic Action Plan. These funds will finance the servicing of the initial 40 hectares of the TFN Industrial Lands by 2011. In addition, construction of a new grade-separated entrance to the Industrial Lands, a part of the BC Government's Gateway Initiative, will be completed by 2012. This significant government investment creates an important partnership between First Nations, the private sector, and federal and provincial governments – demonstrating a new path to success for First Nations in BC.
- This business park is expected to become the focus of Canada's international trade and grow to dominate the goods handling industry on the West Coast. It will become a reflection of Vancouver role as a port city and serve as the Pacific Gateway for all of North America.

TFN is looking for partners to develop the Industrial Lands. For information please contact:

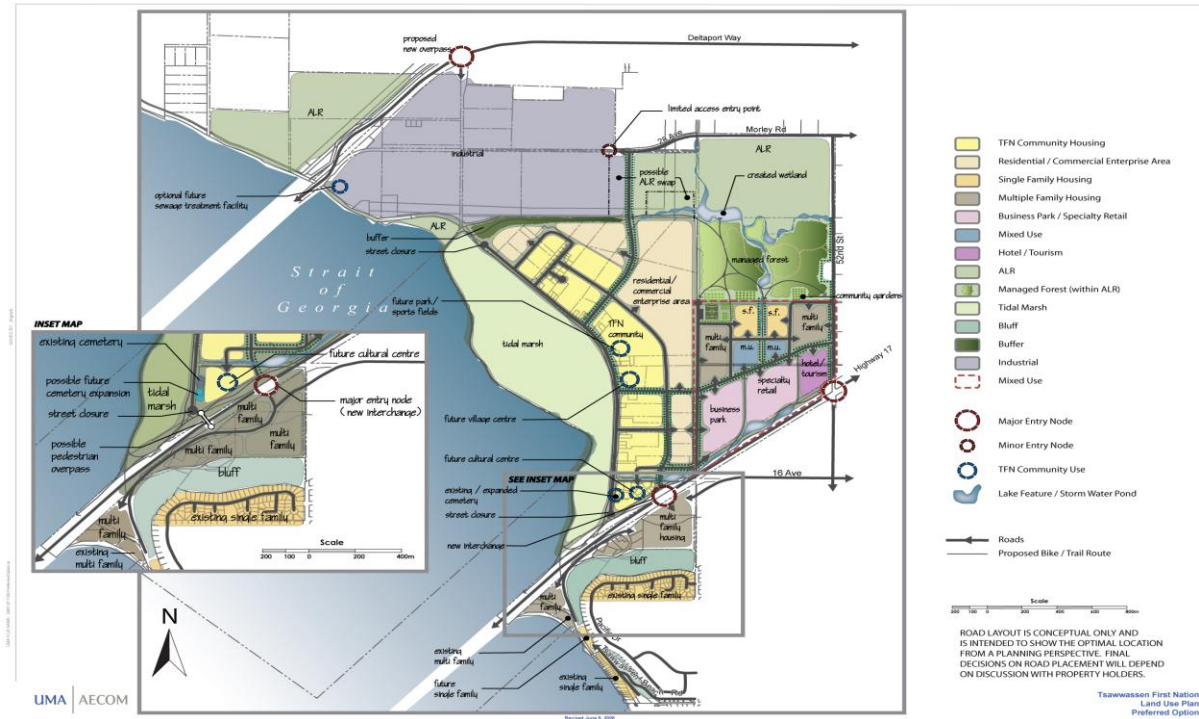
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Tsawwassen First Nation Industrial Lands

APPROVED COMMUNITY LAND USE PLAN (INDUSTRIAL LANDS IN THE NORTHWEST SECTOR)



DETAILED LAND USE PLAN FOR THE INDUSTRIAL LANDS



PROPOSED LAND USES

Proposed Land Uses	Hectares	Comments
Warehouse Distribution	80	3.0 to 3.4 million square feet of distribution and logistics space
Port Related	25	Port related expansion area for new and improved terminal gate, potential intermodal yard and container & truck handling.
Commercial Offices	3	Operational office space for port users and tenants.
Truck Fuel Terminal	2	High throughput fuel station for the 1,000 trucks daily accessing Deltaport.
Energy Park	15	New sewage treatment facility and a state-of-the-art Waste to Energy plant.
Roads / Drainage Corridors	10	
Total Acreage	135	