



Where We're Going -- Economic Impact

In 2013, Deloitte completed an economic impact analysis of TFN's current and development of the TFN lands which shows that TFN projects will have a major impact on the region's economy over TFN's build-out. TFN currently has one of the province's largest development projects underway, with over \$1 billion worth of investment in our developments on our lands.

The following is a summary of that study.

1. Overall Construction Impact:

- Deloitte estimates this project alone will provide:
 - > \$3.74 billion in total construction spending
 - > \$1.06 billion in construction employment income
 - > 21,360 person-years of construction employment

2. On-going Impact:

- Deloitte estimates that build out of the three current industrial projects will generate:
 - > 10,830 jobs created (6,000 Full time/4,500 part time)
 - > \$484 million in annual employment income

Planning Ahead

TFN is continuing to build our economy through responsible, careful land development. Our goal is to be sustainable in every way – culturally, economically, socially and environmentally.

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TSAWWASSEN FIRST NATION MOVING FORWARD



Building a Strong Foundation

Tsawwassen First Nation (TFN) has a clear and progressive vision that seeks to build a successful and sustainable economy that will increase self-sufficiency, improve socio-economic conditions of TFN Members and revitalize TFN language and culture.

A strong economic foundation is critical to our vision. We now have the opportunity to play a lead role in the economic future of the region. Our community Land Use Plan lays out our vision for long-term, sustainable growth built on responsible development of our land base.

The new projects we are building and the partnerships we are forging are developing new sources of revenue, building new infrastructure, and creating many new jobs. Most importantly, these projects promise a bright future for our children and our

children's children. The opportunities they have to live, work, and learn on Tsawwassen Lands is the reason we are undertaking this work.

With a strong economic base, we are beginning to rebuild our social and cultural strength. We will be able to put resources into protecting and revitalizing our language and our culture, enhancing the education system for our children, and improving our Nation's health and wellness.

Partnerships are key to our success. We are working with business partners that share our vision for long-term growth. Our government partners at all levels work with us to implement our Treaty, and our community partners work with us to deliver programs and services to our people. We are a small and growing community, and we need strong partnerships to succeed.



Where We Are

Commercial development

- Ivanhoe Cambridge and Property Development Group lease agreements with TFN for a 99-year lease for 180 acres to support construction of a 1.8 million square foot mixed-use complex with retail, entertainment and office uses
- Currently under construction and, once complete, will be one of BC's largest shopping destinations

Industrial development

- Opened a new 330-acre industrial park, connected to Deltaport Way via a new overpass, immediately adjacent to Port Metro Vancouver's Deltaport Terminal
- Secured funding from the Canada Economic Action Plan to complete roadworks and site servicing of the initial 100 acres
- Negotiating or signed leases for 70 acres of this initial phase that will accommodate approximately 1.3million square feet of warehouse space, a container examination facility and a diesel cardlock facility

Residential development

- Anticipated construction of 1840 homes, including a combination of single-family, townhouse, and apartment dwellings, and associated servicing infrastructure
- First phase (42 new single-family units) fully sold out and occupied. Second phase (30 units) under construction

Agricultural development

- 530 acres of the community is designated for agricultural use and is contained within the Agricultural Land Reserve. TFN has the second-highest percentage of ALR land under production of any Lower Mainland jurisdiction
- Twenty-five year leases covering 383 acres of agricultural land signed with 3 local farmers to manage TFN's valuable agricultural land
- Long-term contracts will encourage our farming partners to invest in the land to make it more productive in the long-term

Infrastructure planning and construction

- New tertiary sewer treatment plant under construction to service build out of entire Land Use Plan
- Major improvements to Highway 17 to service TFN developments and construction of new community road system including new entrance to Tsawwassen Lands
- New storm water drainage system in place for TFN community
- Connection to GVWD water system underway

Cultural development

- Increased efforts and initiatives in place to fold cultural aspects into all developments and children's education, including future construction of a new elementary school in the community

Social development

- State-of-the art daycare
- Creation of integrated social program support structure
- Enhanced education program with specific after-school supports



Conceptual Plan

TFN ECONOMIC DEVELOPMENT CORPORATION