



ENGAGEMENT SUMMARY

Tsawwassen Town Centre Public Open House

28 September 2023

Introduction

In September at the Tsawwassen Town Centre Mall, Century Group, architectural consultant Arcadis, and landscape consultant HAPA Collaborative hosted a public open house open to all members of the public. Participants were encouraged to respond to a series of engagement boards seeking feedback about housing, retail & economic activity, the future library, public art, public space & activation, as well as the look & feel of the project.

To kick-off the public feedback process for the Tsawwassen Town Centre Mall site, we held a workshop-style Public Open House. The intent of this event was to collect high-level feedback on the type of development the community was interested in seeing.

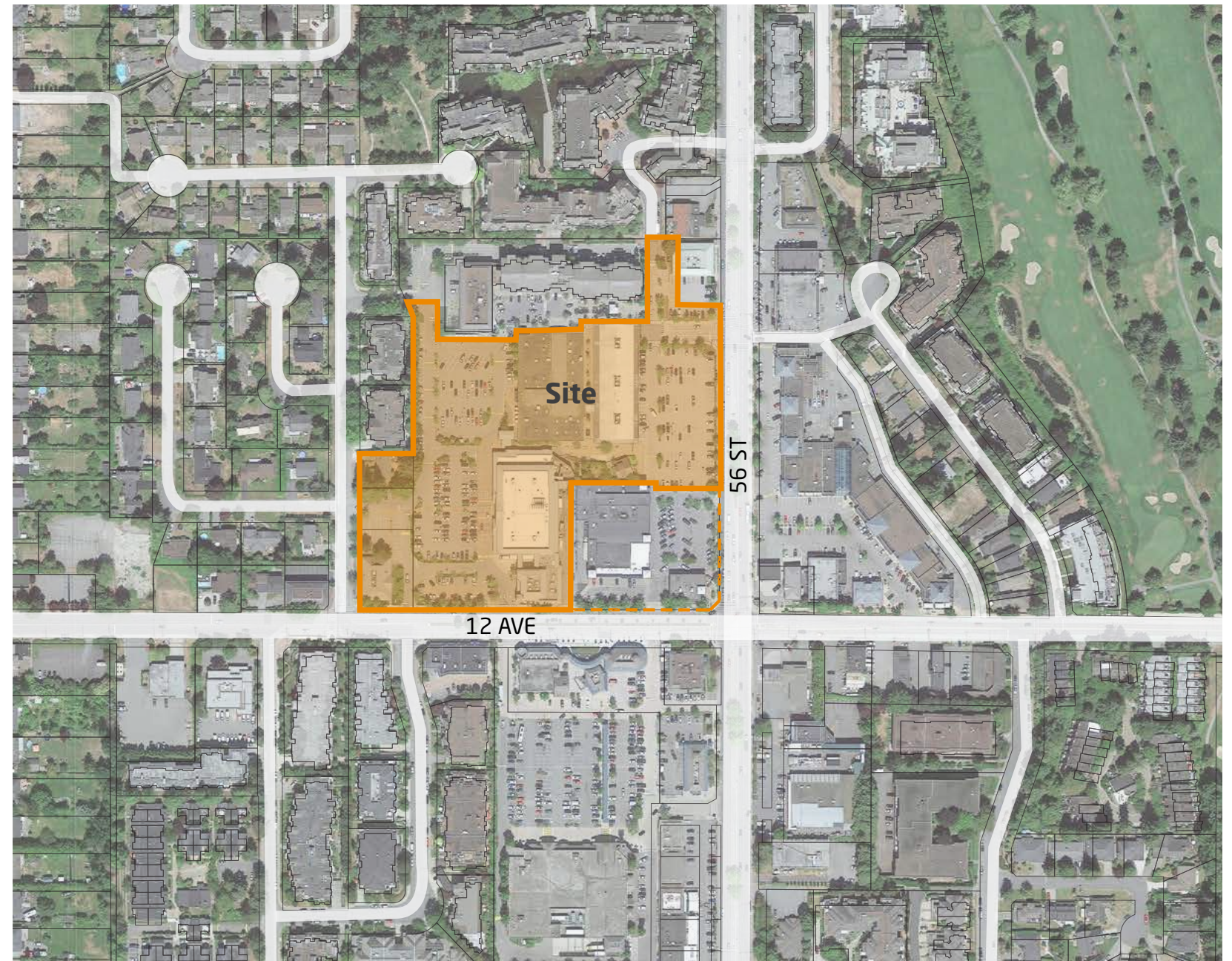
There were 4 different feedback stations:

- Housing
- Retail
- Public Space
- Look & Feel

Additionally, participants could leave comment cards to capture any further thoughts they had not incorporated in the workshop process.

This document provides a summary of the feedback collected at the various stations referenced above.

Location Tsawwassen Town Centre Mall
Date Thursday 28 September 2023
Time 6 pm - 8 pm



What We Heard Previously

In June 2023, at the Southlands Red Barn, Century Group invited a diverse group of local citizens, who reflect a variety of community interests, to explore a vision and conceptual ideas for the redevelopment of the Tsawwassen Town Centre site.

The feedback from this June event was used to inform our selections for the September public open house. You will see “What We Heard” bubbles throughout the boards referencing the feedback from this event.

TSAWWASSEN TOWN CENTRE MASTER PLAN
BOARD 2:
WHAT WE'VE HEARD SO FAR - EVENT #1
June 2023 Centurygroup

THIS OR THAT EXERCISE

Housing

- Most participants preferred smaller home sizes
- Participants preferred a mix of tenures (rental and ownership)

Retail

- Participants somewhat preferred local-serving retail
- Results heavily favoured small local shops

Public Spaces

- More smaller open spaces were preferred over one large open space
- There was a mix of preferences for landscaped and softscaped public spaces

Look and Feel

- There was a slight preference for a contemporary look and feel (over a more historic look)
- Natural materials were preferred by most residents (over more modern materials)

Placemaking

- There was a strong preference for retail at the core of the site, rather than connected to surrounding streets
- Places for people were heavily preferred over surface parking

SITE PLANNING EXERCISE

Distributed Density
Most tables distributed density in mid-rise slab forms with a few shorter towers in certain locations

Community Heart
A central opening gathering space, typically near the library, was portrayed in every scenario in some way

Smaller Open Spaces
Design choices favoured a series of small, interconnected open spaces over one large, central open space

Limited Surface Parking
Small areas of surface parking were proposed in some schemes, but most parking was delegated underground

Sub-Areas for Activities
A series of smaller areas including plazas, playgrounds, and building amenities for public activities, as well as enclosed spaces for residential uses, were mixed in throughout the sites

Pedestrian Priority
Pedestrian and cyclist movement was considered across most sites, with cars directed underground or to limited areas of surface parking

Sunlight & Views
Views from the buildings, and shadowing of public spaces was an important consideration of all schemes

Vertical Mix of Uses
Most tables placed density on top of and around the grocery store and library to promote a convenient mix of uses in a compact area

Example site plans created by participants

TSAWWASSEN TOWN CENTRE MASTER PLAN
BOARD 3:
WHAT WE'VE HEARD SO FAR - EVENT #1
June 2023 Centurygroup

This map summarizes the visions that were created by event participants, highlighting the key features that were consistent across the plans.

- BUILDING HEIGHTS**
Participants typically placed the tallest buildings on the site in four key areas as denoted by red boxes on the map. Buildings ranged from 6 to 20 stories.
- GROCERY STORE**
Most event participants suggested the grocery store be placed in the southwest corner, though some suggested along 56th St.
- STREETS**
Participants typically kept the suggested internal street grid for the site as shown.
- CONNECTION**
Many tables suggested at least a partial open space connection be maintained east to west through the site.
- A NEW PUBLIC LIBRARY**
Most event participants suggested the library be placed close to the edge of the site near 56th St.

Legend:
 - - - Proposed Streets
 → Tallest Buildings
 <- - - -> Open Space Connection



1. Housing

HOUSING

Activity Summary


Participants were given 6 dot stickers for this activity. They used these to express their preferences for the most appropriate unit type for each of the 3 described user groups:

- Seniors buying or renting to downsize
- First time homebuyers or renters
- Families upgrading from a starter home by buying or renting

BOARD 6: HOUSING


Apartment

Studios
\$




Average Size: **450-500 SF**

1 Bedroom
\$\$




Average Size: **550-600 SF**

2 Bedroom
\$\$\$



Average Size: **650-800 SF**


3 Bedroom
\$\$\$\$



Average Size: **850-1,200 SF**


Townhouse

2 Bedroom
\$\$\$



Average Size: **750-900 SF**

3 Bedroom
\$\$\$\$






Average Size: **900-1,200 SF**

BOARD 5: HOUSING

WHAT WE'VE HEARD SO FAR

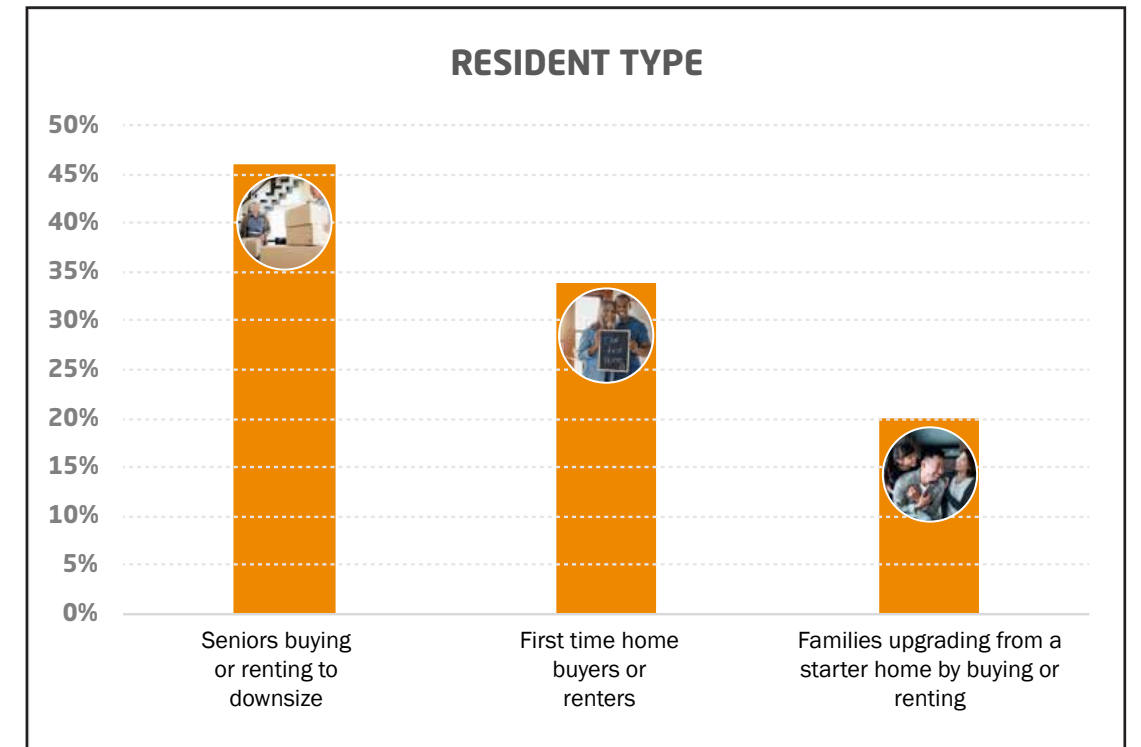
PEOPLE PREFER SMALLER HOME SIZES.

Instructions:
We want to learn more about what you think about the size of homes that we might build. Read the list of potential residents of this site. For each type of resident, indicate with a dot sticker in the corresponding columns what types of homes and sizes you think would be appropriate. Choose as many options as you think are appropriate for that type of resident. To see an example layout of the types of homes listed, see the adjacent board.

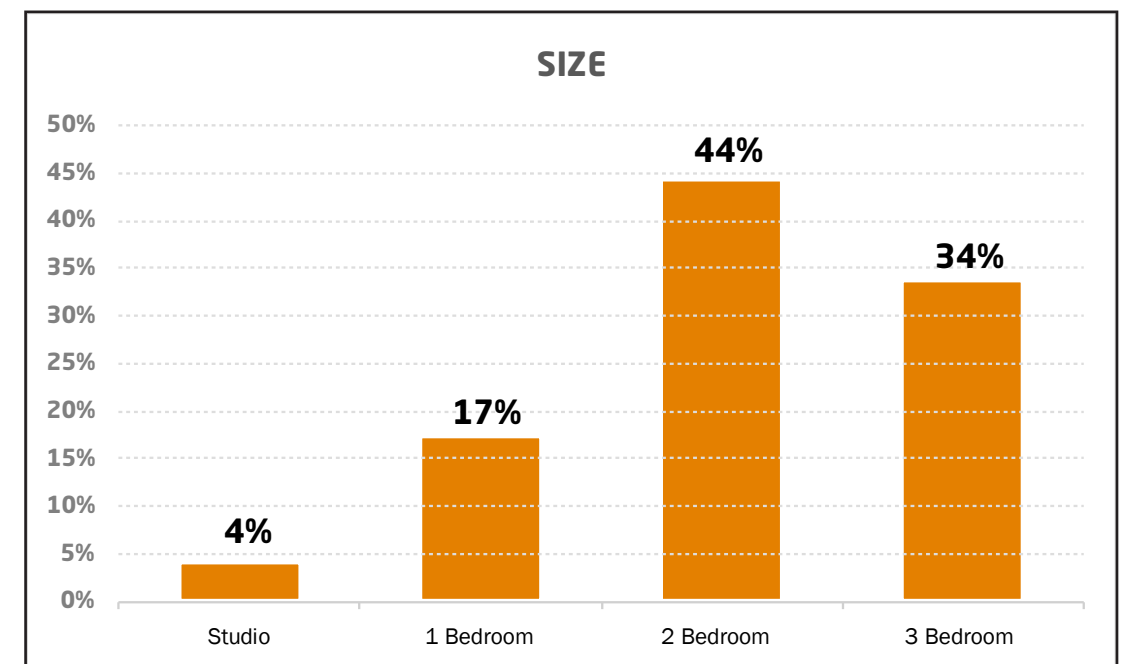
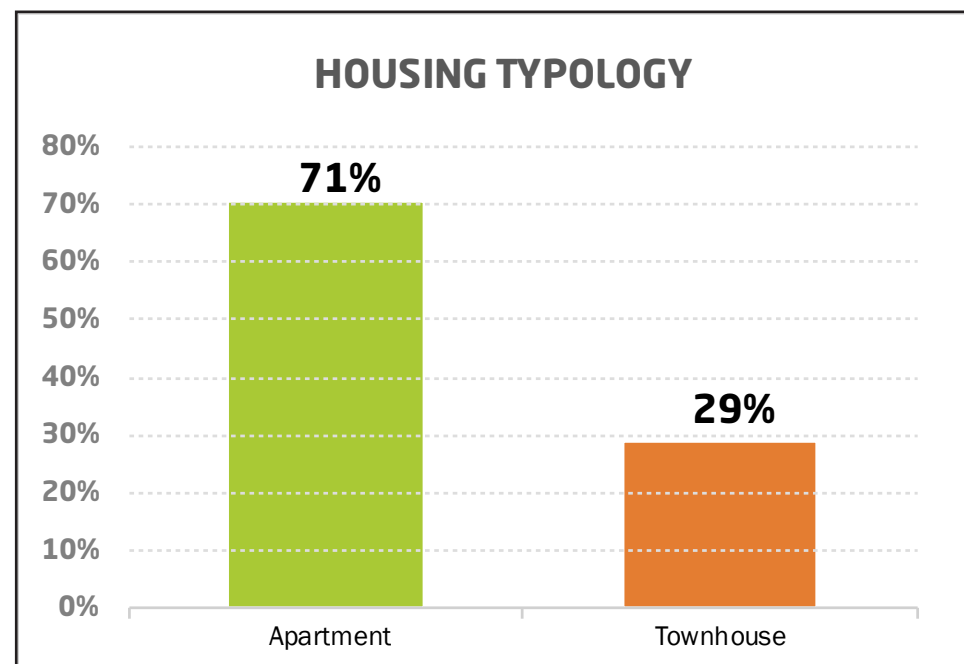
	Apartment				Townhouse	
	Studios	1 Bedroom	2 Bedroom	3 Bedroom	2 Bedroom	3 Bedroom
 Seniors Buying or Renting to Downsize	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
 First Time Home Buyers or Renters	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
 Families Upgrading from a Starter Home by Buying or Renting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Results - Summary of Dots Placed

Participants placed many more dots in the row for Seniors downsizing than the other two categories.



Participants placed many more dots in the apartment type of unit than townhouse type. 2-bedroom apartments were the most preferred for type, regardless of user or housing typology.



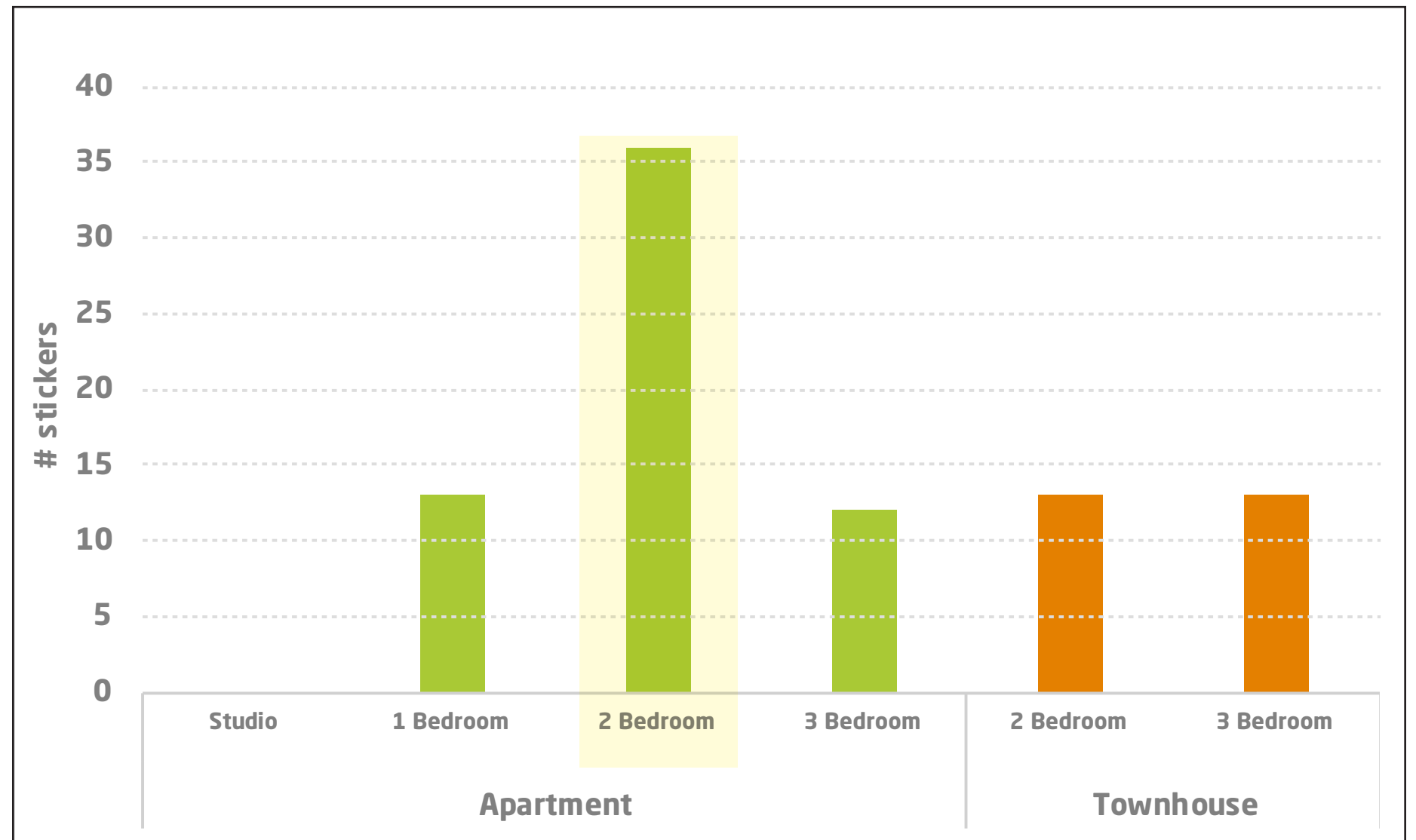
Results - Preferences by User Type

People felt that these were the most appropriate unit sizes for...



SENIORS BUYING OR RENTING TO DOWNSIZE

- 2 bedroom apartments



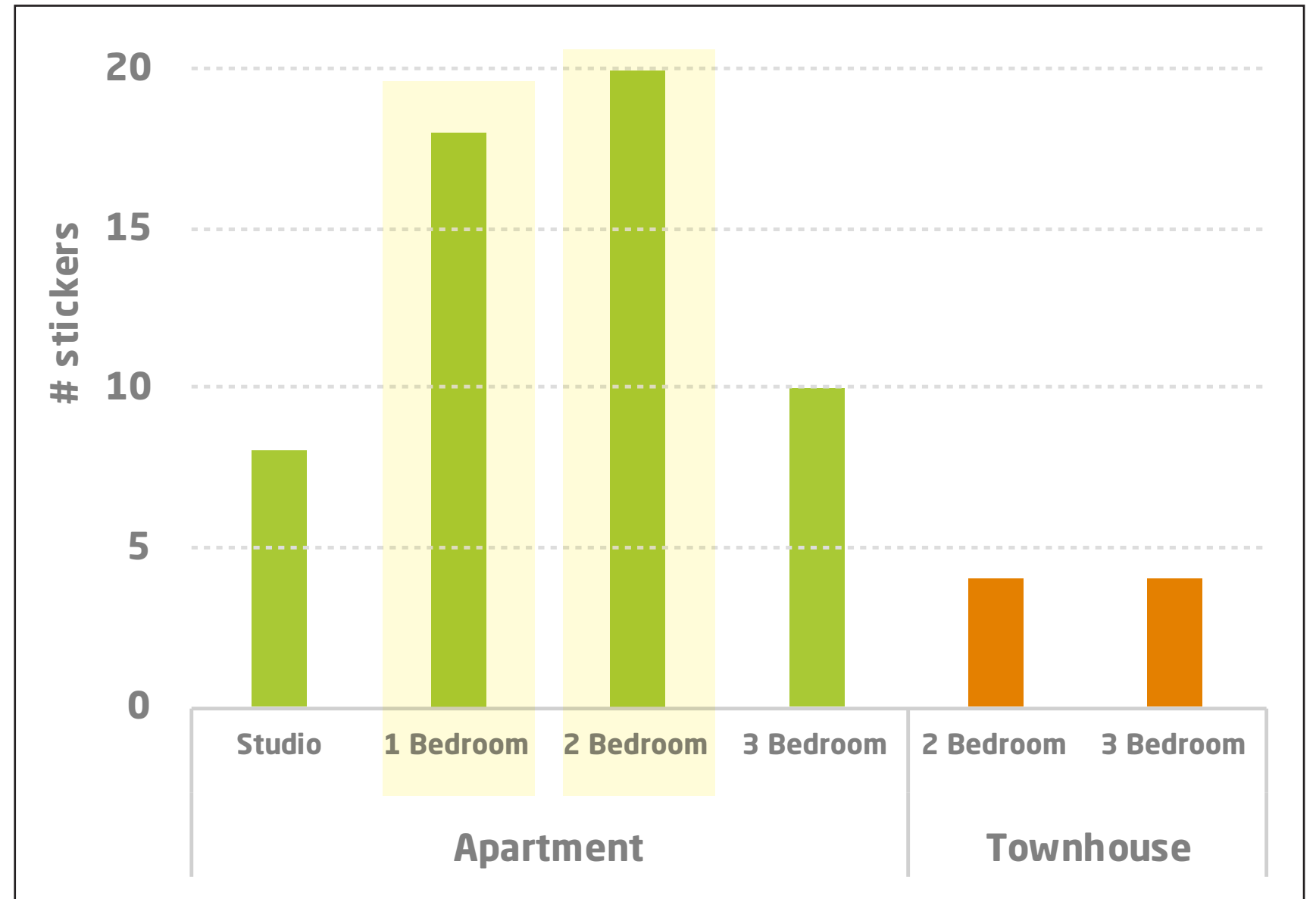
Results - Preferences by User Type

People felt that these were the most appropriate unit sizes for...



FIRST TIME HOME BUYERS OR RENTERS

- 1 bedroom apartments
- 2 bedroom apartments



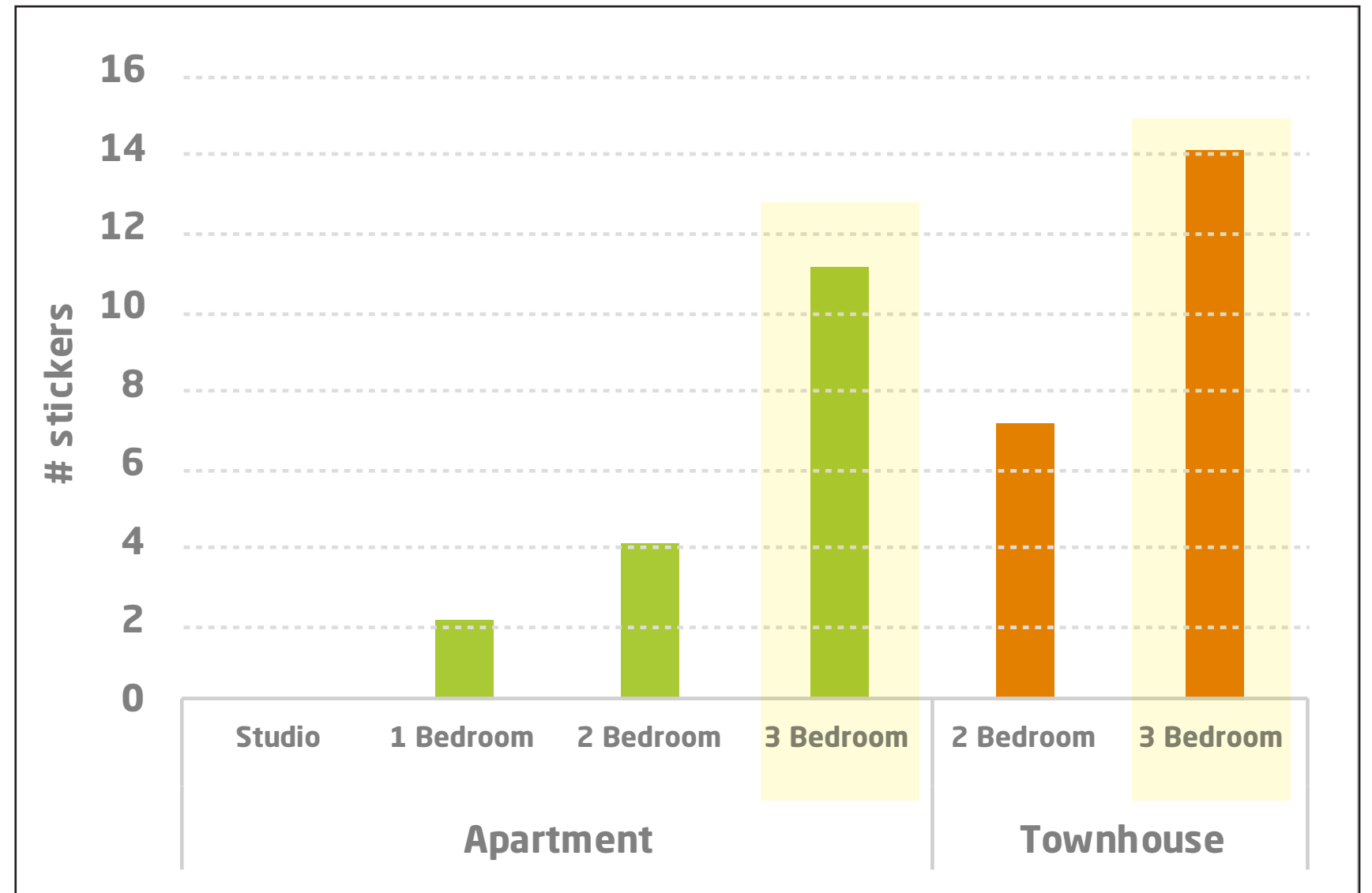
Results - Preferences by User Type

People felt that these were the most appropriate unit sizes for...



FAMILIES UPGRADING FROM A STARTER HOME BY BUYING OR RENTING

- 3 bedroom apartments
- 3 bedroom townhouses



Insights - Housing



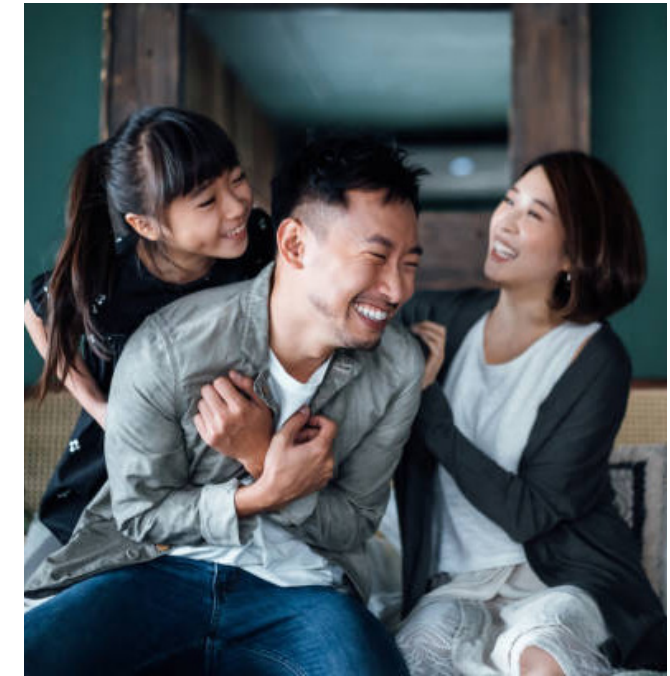
1

We should include a variety of housing types with a focus on 2- and 3- bedroom units.



2

There is a lot of interest in seniors downsizing and this should inform unit sizing.



3

There is not a strong desire for townhouse units at this site, except for use by families.



2. Retail

RETAIL

Activity Summary

Participants were given 6 dot stickers for this activity.

They were asked to first indicate a size and type preference for the grocery store, ranging from a larger scale grocery such as the existing Thrifty's Foods to a specialty grocery like an independent butcher or deli.

They could then use their remaining stickers to express their preferences for what types of retail they would like to see on the site.

Finally, there was a board to leave additional ideas for the grocery or additional retail they would like to see at the site.

BOARD 8: RETAIL

WHAT WE'VE HEARD SO FAR
PEOPLE PREFER SMALL SHOPS THAT CATER TO LOCALS.

Instructions:
Read the list of potential types of stores that would be possible on the site. Indicate with dot stickers what types of shopping and retail you would want to visit at the future Tsawwassen Town Centre development.

BOARD 7: RETAIL

WHAT WE'VE HEARD SO FAR
PEOPLE PREFER SMALL SHOPS THAT CATER TO LOCALS.

Instructions:
There is currently a Thrifty Foods on the site, but we are interested in hearing what kind of grocery would best serve the community. Thrifty Foods' lease ends in 2031, and this gives us the opportunity to maintain the Thrifty Foods or explore other kinds of grocery retail.
The arrow represents a range of options for the size of the store and the variety of goods sold. Place a dot sticker along the scale to indicate your preference for what kind of grocery store you would like to see on the site.

Large Scale Grocery
ex. Current Thrifty Foods or Similar

Smaller Scale Grocery
ex. Meridian Market

Specialty Grocery
ex. Independent Butcher or Deli

RETAIL

Results - Type of Grocery

There was a clear preference for a large scale grocery to return to the site.



Large Scale Grocery
ex. Current Thrifty Foods or Similar

57%



Smaller Scale Grocery
ex. Meridian Market

23%



Specialty Grocery
ex. Independent Butcher or Deli

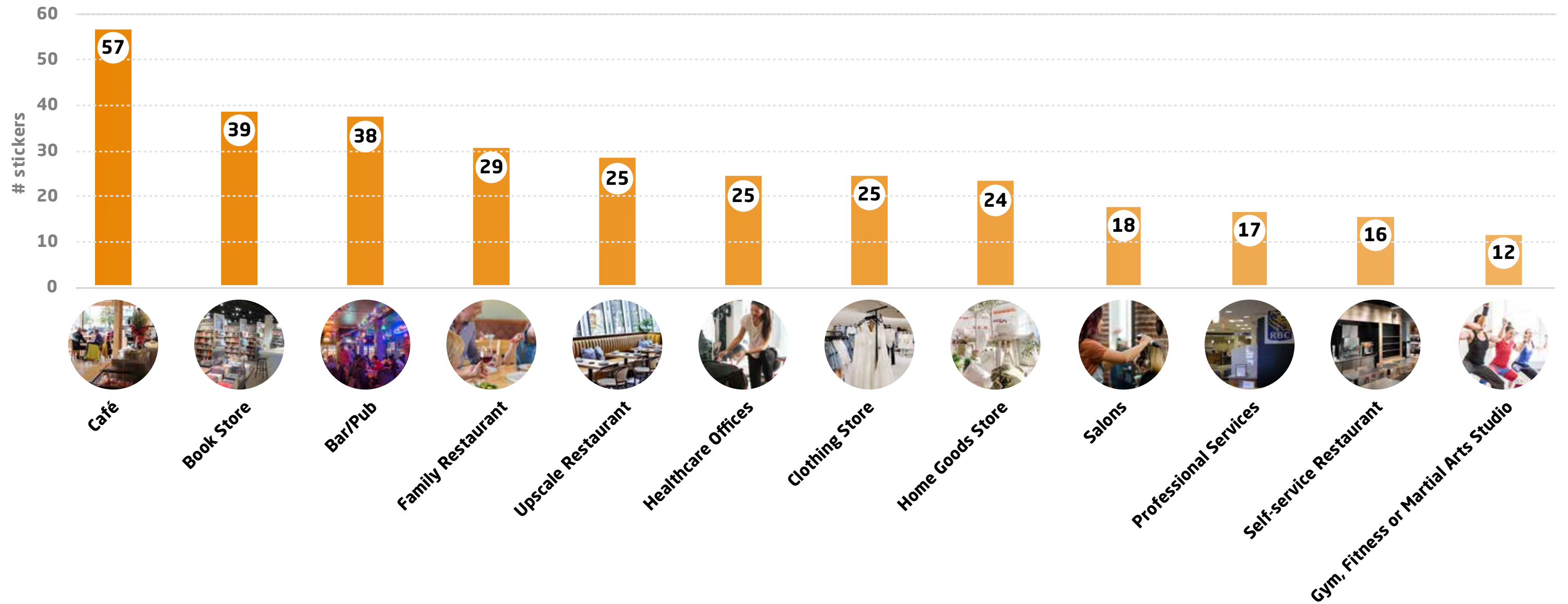
20%

57% of users would like a large-scale grocery to return.

RETAIL

Results - Retail Interest

People are most interested in places to gather together over a meal - cafes, bars/pubs, and restaurants, both family and upscale. Additionally there is a clear desire for a bookstore.



Results - Additional Ideas

Participants left a variety of comments about additional grocery or retail elements they'd like to see. Some of the highlights include...

“
Recreation for teenagers
”

“
Keep our local shops!
Like taekwondo! & peekaboo!
”

“
Will not park underground for groceries,
will use other grocery stores in Tsawwassen
”

“
How can small retail compete? Rents?
Restrictive practices / covenants
”

“
No chain!
Except keep Thrifty's
”

“
Loyalty (i.e. affordable rent) to pre-existing stores:
amanda jewellery, peek-a-boo, etc.
”

“
Small independent specialty food stores
i.e. butcher, baker, green grocer, etc.
”

“
A good bakery
”

RETAIL

Insights - Retail



1

There is a strong preference for keeping Thrifty's Foods or similar large scale grocery store.



2

There is a clear interest in social spaces with food and drink on the site - cafes, bars, and restaurants.



3

The retention of small businesses and bringing in new independent stores is important to the community.



3. Public Space and Activation

PUBLIC SPACE AND ACTIVATION

Activity Summary

Participants were given 10 dot stickers for this activity - 2 for public art and 8 for public space and activation.

The first board asked them to consider their preferences for public art on the site. In addition to voting on 4 types of art, participants could leave sticky notes with other ideas.

Then, a series of boards asked them to consider possible activities they might do on the site. They were then asked to rank these activities as “Essential”, “Important”, “Good to Have”, or “Not Important”.

Finally, there was a board to leave additional ideas for what the community might want to do in the public space of the site.

BOARD 12: PUBLIC SPACE AND ACTIVATION

WHAT WE'VE HEARD SO FAR

PEOPLE PREFER SMALLER OPEN SPACES BUT HAVE MIXED OPINIONS ON WHETHER THEY ARE PARKS OR PLAZAS.

Instructions:
Take a sheet of dot stickers. Review the boards with potential activities. Rank activities as "Essential", "Important", "Good to Have", or "Not Important".

BOARD 10: PUBLIC ART

Instructions:
Use a dot sticker to indicate what type of public art you'd most like to see. Using sticky notes, indicate more specific art ideas you have for the site - including types or artists.

Board 3: Tsawwassen Town Centre will be a place to... Meet Friends to Gossip over Saturday Morning Coffee

Board 4: Tsawwassen Town Centre will be a place to... Celebrate with Friends on a Friday Night

Board 10 Categories:

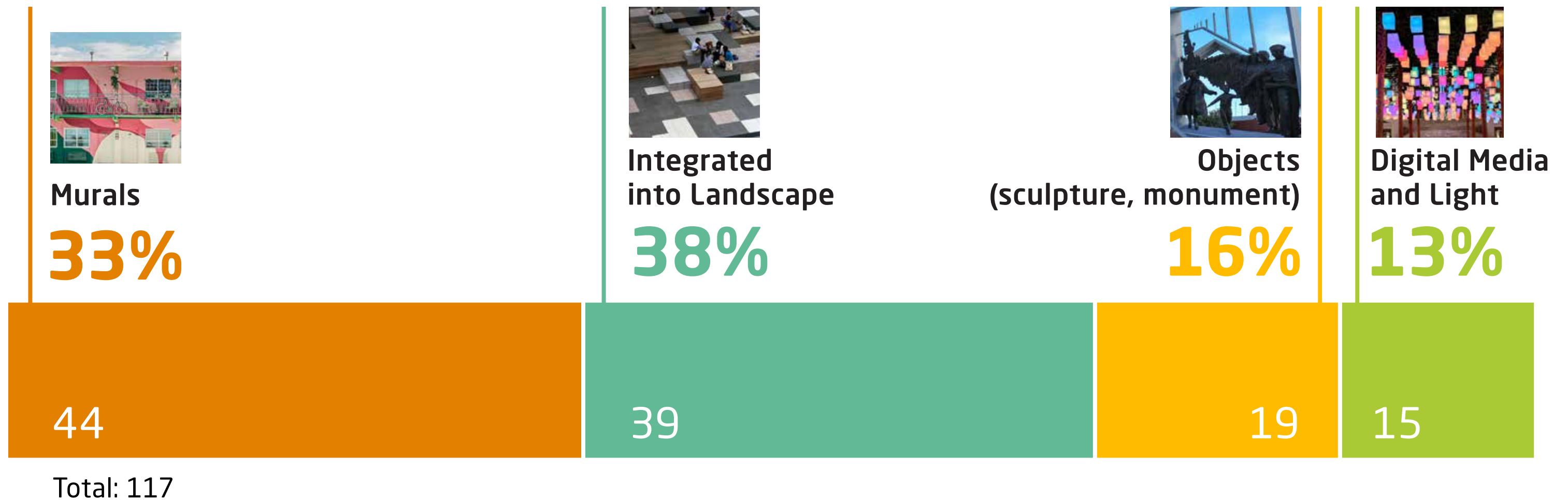
- 1 Murals
- 2 Objects (Sculpture, Monument)
- 3 Digital Media and Light
- 4 Integrated into Landscape

Board 10 Additional: What other ideas for art do you have?

PUBLIC SPACE AND ACTIVATION

Results - Type of Public Art

Most participants favoured Murals or Integrated Into the Landscape for the form of public art.



Results - Additional Ideas

Participants left a variety of comments about additional public art elements they'd like to see. Some of the highlights include...

“

Interactive climbable playground,
Kid friendly

”

“

Cooling fountain shade

”

“

Outdoor theatre

”

“

Carving shed artist in action /
Tsawwassen First Nation art

”

PUBLIC SPACE AND ACTIVATION

Results - Public Space and Activation

People felt that these activities were absolutely *essential* to occur on the site.



START AND END MY TRANSIT TRIPS



STOP TO VISIT ON MY WALK AROUND TOWN



PUBLIC SPACE AND ACTIVATION

Results - Public Space and Activation

People generally agreed that these activities were *important* to occur on the site. - there was less clear preference for these items than those deemed Important, with some clear votes for Not Important or only Good to Have.



HOLD A COMMUNITY GATHERING FOR A LOCAL CAUSE



MEET FRIENDS TO GOSSIP OVER SATURDAY MORNING COFFEE



Results - Public Space and Activation

People had *mixed opinions* on if these activities should occur on the site - there was less clear preference for these items than those deemed Important, with some clear votes for Not Important or only Good to Have.



CELEBRATE WITH FRIENDS ON A FRIDAY NIGHT



GATHER WITH NEIGHBORS IN THE PARK FOR A PERFORMANCE



HANGOUT AND PEOPLE WATCH IN THE PLAZA



PUBLIC SPACE AND ACTIVATION

Results - Public Space and Activation

Finally, people generally agreed that these activities were *not important* to occur on the site, relative to the other options, and should not be prioritized.



WORK OR READ WITH MY HEADPHONES ON



Results - Additional Ideas

Participants left a variety of comments about what they'd like to do on the site. Some of the highlights include...

“

Dog park / Kids play area

”

“

Green space and playground near café etc.
So young families can enjoy a coffee while kids play.

”

“

Architectural character! People love Fort Langley ...
Colour and design can transcend a space into beauty.

”

“

Trees are a very important part of a
healthy living environment. Trees please.

”

“

Spaces for activities for teens
(escape rooms, bowling, climbing wall, etc.)

”

“

Wider sidewalks/paths, materials for better acoustics, access to
hearing loops/tech + braille/tactile markers.

”

“

A place to meet and watch in sun
and shade out of rain

Amphitheatre / Stage for entertainment

”

Insights - Public Space and Activation



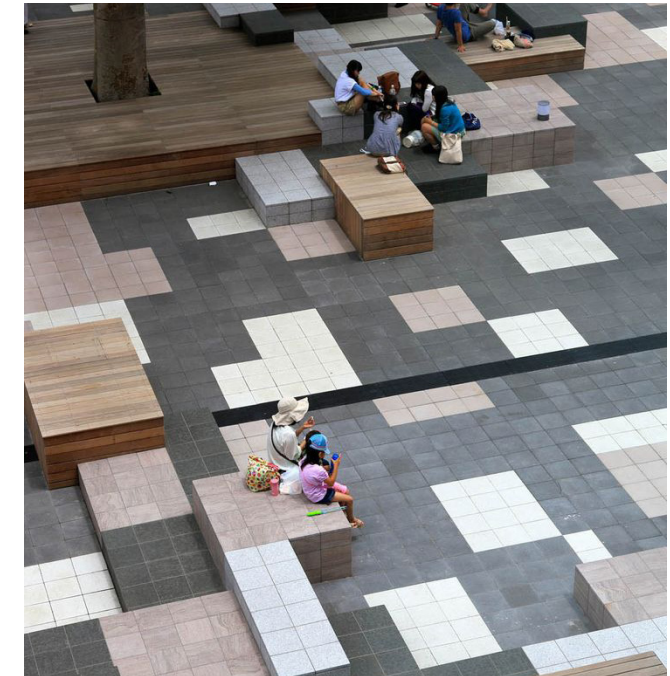
1

The site is going to be a place people pass through - both on transit and walking around town. It should be designed to support non-destination use.



2

There is a clear interest in spaces where people can gather together in the community.



3

Preferences for public art indicate a desire to integrate art within the architectural development rather than in stand alone forms.



4. Look and Feel

LOOK AND FEEL

Activity Summary

Participants were given 6 star stickers for this activity.

They were asked to indicate which images best indicate their desired architectural character for the Tsawwassen Town Centre. Participants could choose between 36 different images.

TSAWWASSEN TOWN CENTRE MASTER PLAN | ENGAGEMENT WORKSHOP

BOARD 16: LOOK & FEEL

WHAT WE'VE HEARD SO FAR

PEOPLE PREFER A CONTEMPORARY LOOK AND FEEL WITH MORE NATURAL MATERIALS

Instructions:
Place your dots on the images that best respond to your thoughts about the character of Tsawwassen Town Centre. You may want to add a small sticky note with the reason you chose the picture.

01 02 03

04 05 06

TSAWWASSEN TOWN CENTRE MASTER PLAN | ENGAGEMENT WORKSHOP

BOARD 17: LOOK & FEEL

WHAT WE'VE HEARD SO FAR

PEOPLE PREFER A CONTEMPORARY LOOK AND FEEL WITH MORE NATURAL MATERIALS

Instructions:
Place your dots on the images that best respond to your thoughts about the character of Tsawwassen Town Centre. You may want to add a small sticky note with the reason you chose the picture.

13 14 15

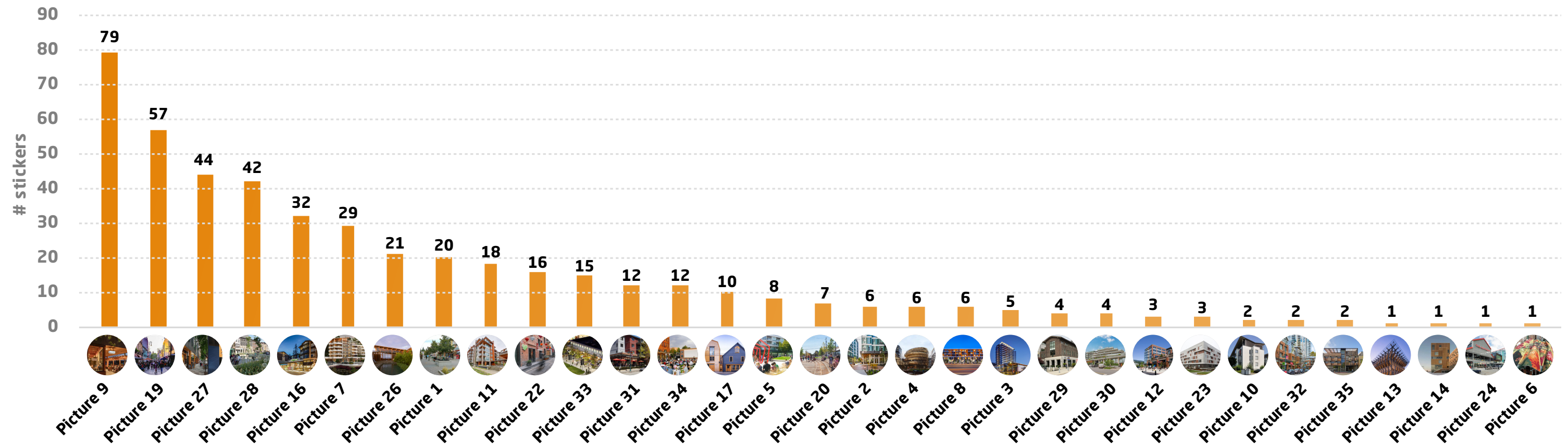
16 17 18

19 20 21

22 23 24

Results - Most Preferred Images

There were 6 pictures that clearly had more dot stickers than the remaining images.



Results - Most Preferred Images

The top images focused on warm wood character and commercial spaces with covered gathering spaces.



Results - Most Preferred Images

The top images also focused on walkable plazas and gathering spaces in front of a diverse set of buildings with varied heights. The streetfront created is interesting and varied, with retail at grade and residential uses above.



Results - Most Preferred Images

The top images also focused on a west coast architectural style, again using wood, as well as slanted and varied rooflines.



PICTURE 9

DOTS: 79

OPEN
FOR
TAKE OUT

revel.

- WARM, WOOD CHARACTER
- COVERED GATHERING AREA
- COVERED WALKWAY

PICTURE 19

DOTS: 57



- PEDESTRIAN ONLY AREA

- GATHERING AREA

- VARIED BUILDINGS AND STOREFRONTS

PICTURE 27

DOTS: 44



- WARM, WOOD CHARACTER
- COVERED GATHERING AREA

PICTURE 28

DOTS: 42



- PEDESTRIAN ONLY AREA

- GATHERING AREA

- VARIED BUILDINGS AND STOREFRONTS

PICTURE 16

DOTS: 32



USE OF WOOD

- VARIED, SLOPED ROOFLINES

- RESIDENTIAL ON TOP OF COMMERCIAL

PICTURE 7

DOTS: 29

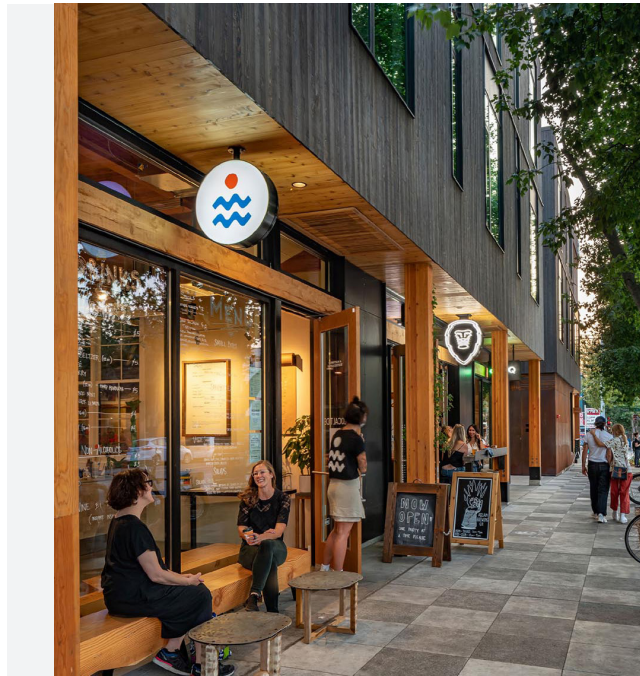


- CONTEMPORARY ARCHITECTURE

- USE OF WOOD

- VARIED, SLOPED ROOFLINES

Insights - Look and Feel



1

The use of contemporary architectural styles with wood and warmth connects with the community's ideal character for the site.



2

There is once again a clear interest in spaces where people can gather together in the community.



3

The selected images show more open and people-oriented spaces, with building heights that support their creation.



Conclusions

Three Main Takeaways



1

Many comments across activities focused on ensuring this is a place to gather for the community. It is both a destination and a place to path through - socialization, both in the public spaces and in the types of retail, should be prioritized.



2

Creating variety in housing and retail types is important to the community, particularly when it comes to small businesses. This should be a unique place that supports all types of community members.



3

The character of the site should be warm, contemporary, and include nature and a variety of art types.

AMANDA JEWELLERY

1285C

Precision
Essence

MAIN DESIGN UNIT

Public Space and Activation

WHAT WE'VE HEARD TO DATE

PEOPLE PREFER SMALLER OPEN SPACES BUT HAVE MIXED OPINIONS ON WHETHER THEY ARE PARKS OR PLAZAS.

1. **Activity/Use:**
Take a group of 100 citizens. Review the nearby public spaces and mark them as 'Good' or 'Bad' based on their importance. 'Good' to 'Bad' or 'Not important'.

Activity/Use	Good	Bad	Not important
1. Celebrate with Friends on a Friday Night	4	1	0
2. Hang Out and People Watch in the Plaza	3	2	0
3. Gather with Neighbors on a Saturday Morning	3	2	0
4. Meet with Friends on a Sunday Afternoon	3	2	0
5. Meet with Friends on a Wednesday Afternoon	3	2	0
6. Meet with Friends on a Tuesday Afternoon	3	2	0
7. Meet with Friends on a Monday Afternoon	3	2	0
8. Meet with Friends on a Sunday Morning	3	2	0
9. Meet with Friends on a Saturday Morning	3	2	0
10. Meet with Friends on a Friday Morning	3	2	0
11. Meet with Friends on a Thursday Morning	3	2	0
12. Meet with Friends on a Wednesday Morning	3	2	0
13. Meet with Friends on a Tuesday Morning	3	2	0
14. Meet with Friends on a Monday Morning	3	2	0
15. Meet with Friends on a Sunday Evening	3	2	0
16. Meet with Friends on a Saturday Evening	3	2	0
17. Meet with Friends on a Friday Evening	3	2	0
18. Meet with Friends on a Thursday Evening	3	2	0
19. Meet with Friends on a Wednesday Evening	3	2	0
20. Meet with Friends on a Tuesday Evening	3	2	0
21. Meet with Friends on a Monday Evening	3	2	0
22. Meet with Friends on a Sunday Afternoon	3	2	0
23. Meet with Friends on a Saturday Afternoon	3	2	0
24. Meet with Friends on a Friday Afternoon	3	2	0
25. Meet with Friends on a Thursday Afternoon	3	2	0
26. Meet with Friends on a Wednesday Afternoon	3	2	0
27. Meet with Friends on a Tuesday Afternoon	3	2	0
28. Meet with Friends on a Monday Afternoon	3	2	0
29. Meet with Friends on a Sunday Morning	3	2	0
30. Meet with Friends on a Saturday Morning	3	2	0
31. Meet with Friends on a Friday Morning	3	2	0
32. Meet with Friends on a Thursday Morning	3	2	0
33. Meet with Friends on a Wednesday Morning	3	2	0
34. Meet with Friends on a Tuesday Morning	3	2	0
35. Meet with Friends on a Monday Morning	3	2	0
36. Meet with Friends on a Sunday Evening	3	2	0
37. Meet with Friends on a Saturday Evening	3	2	0
38. Meet with Friends on a Friday Evening	3	2	0
39. Meet with Friends on a Thursday Evening	3	2	0
40. Meet with Friends on a Wednesday Evening	3	2	0
41. Meet with Friends on a Tuesday Evening	3	2	0
42. Meet with Friends on a Monday Evening	3	2	0