

Engagement Boards

Tsawwassen Town Centre Mall
September 28, 2023

Join Us in Shaping the Future of Tsawwassen Town Centre

We are here to re-imagine the future of our community.

Since it opened in 1971, much has changed at Town Centre Mall with the introduction of Thrifty Foods in 2001 and the Oliva project and Rotary Square in 2007. Over the last decade, the Tsawwassen Mills project at TFN, the rise of online shopping and a pandemic have changed the local retail and service economy greatly. Yet quality local shops and services that people can walk to remain as important as ever—perhaps even more desired.

Our vision is to create more than a shopping centre, but an urban neighbourhood with hundreds of homes over new retail and anchored by a new public library. The homes will provide much needed housing choice and strengthen the retail and service economy. Less certain is how public transit and transportation options will adapt to all these new people but more frequent transit will undoubtedly follow.

We have done much work to imagine this future. But the types of homes, the height of buildings and how the public spaces look and feel are yet to be determined. And how the library could truly become a focal point of community life is a big part of what we want to imagine with you.

We have ideas. Tell us yours.

Sean Hodgins,
Century Group



Keep in touch with Connect@TsawwassenTownCentre.ca

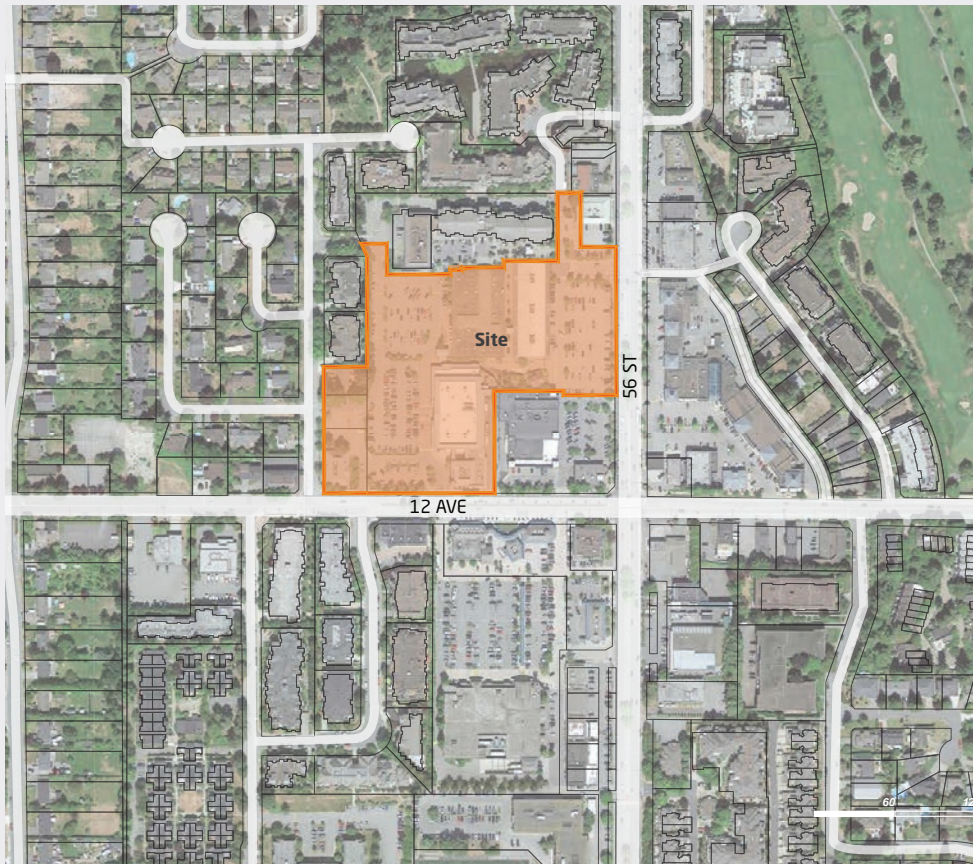
You can also connect with us,
at TsawwassenTownCentre.ca
or by scanning this QR Code.



PROJECT OVERVIEW

PROJECT SITE

Century Group and Arcadis are preparing a master plan for the 8 acre Tsawwassen Town Centre site at 12 Ave and 56 St. This site is located in the heart of the community, and will shape the future of Tsawwassen's Town Centre neighbourhood.



The project includes:

- Residential Units - including Strata, Rental, and Non-Market Housing
- Retail - a variety of commercial and service uses
- A Library
- Open Spaces and Plazas

WHAT WE'VE HEARD SO FAR - EVENT #1

In June 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. 48 people attended and provided their initial ideas and feedback.

They considered a series of "This or That" questions about different elements of a future plan, using dot voting to express their preferences. Next, they engaged in an interactive planning exercise to explore how buildings and open space might be distributed on the site, looking at the spatial realities using representative scaled block pieces to conceptualize a layout for redevelopment of the site. There was also an opportunity to provide other ideas and feedback by completing feedback forms at the end of the event.



HAPPENING NOW - EVENT #2

We are reaching out more widely today to continue to collect preliminary feedback that will inform the design of the project.

Tonight we will be collecting your thoughts on housing, retail, public art, public space and activation, and the look and feel of the site. Feedback will inform a preliminary application to be submitted in Early 2024

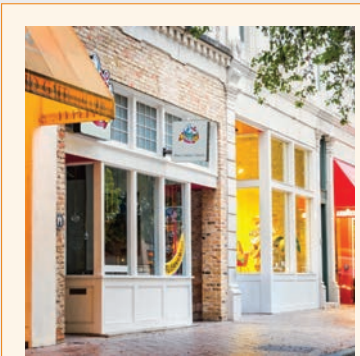
WHAT WE'VE HEARD SO FAR - EVENT #1

THIS OR THAT EXERCISE



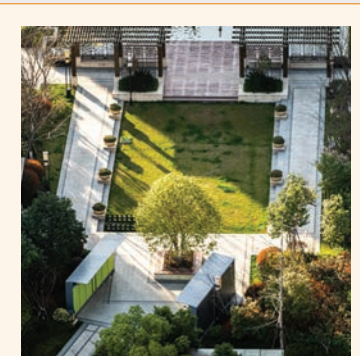
Housing

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



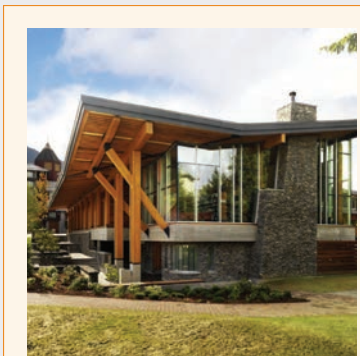
Retail

- 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 hardscaped and softscaped public spaces



Look and Feel

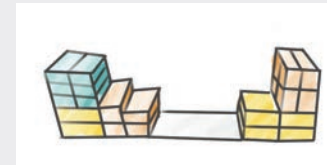
- There was a slight preference for a contemporary look and feel (over a more historic look)
- Natural materials were preferred by most residents (over more modern materials)



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

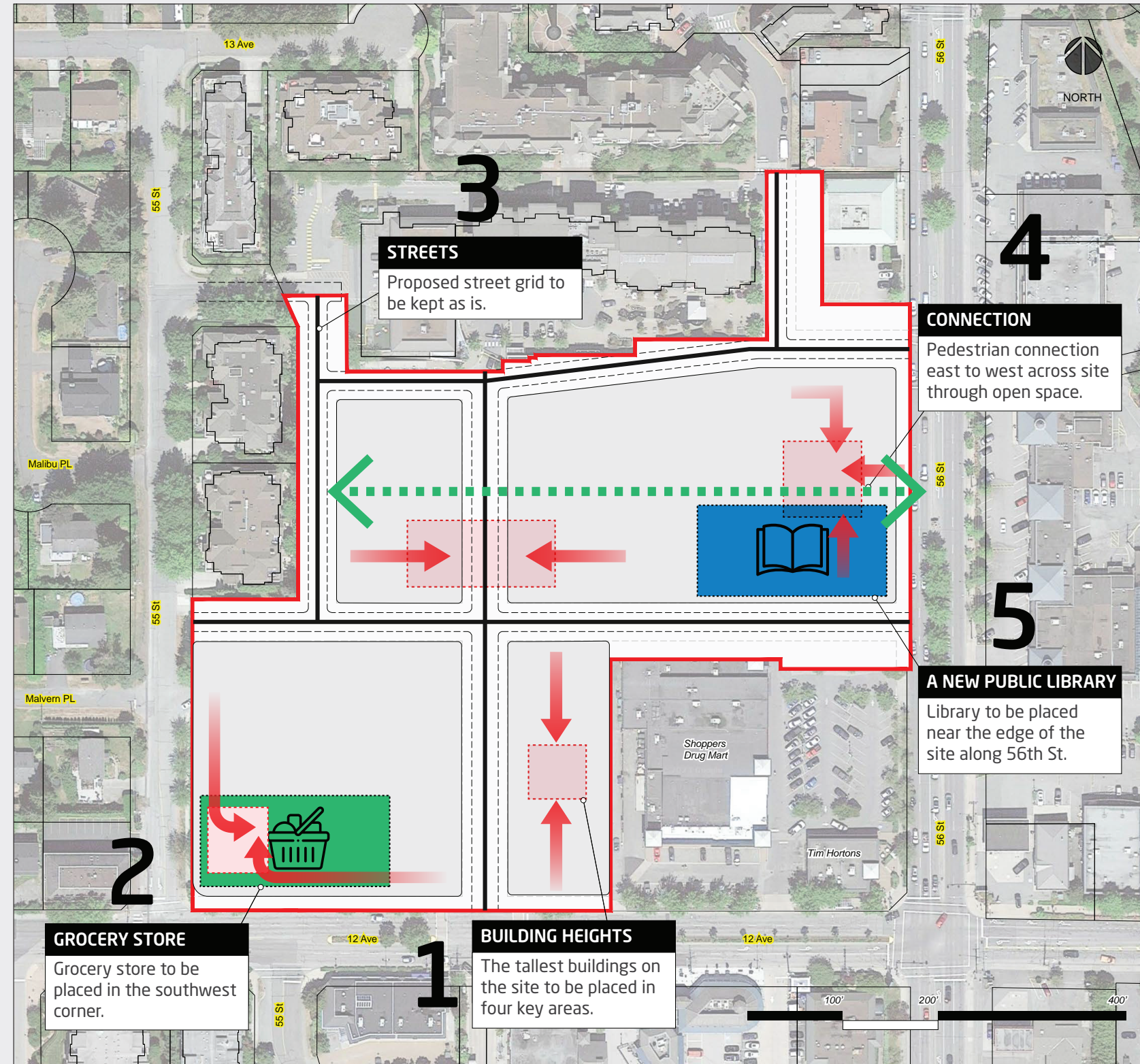
Example site plans created by participants



WHAT WE'VE HEARD SO FAR - EVENT #1

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

- 1 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.
- 2 GROCERY STORE**
Most event participants suggested the grocery store be placed in the southwest corner, though some suggested along 56th St.
- 3 STREETS**
Participants typically kept the suggested internal street grid for the site as shown.
- 4 CONNECTION**
Many tables suggested at least a partial open space connection be maintained east to west through the site.
- 5 A NEW PUBLIC LIBRARY**
Most event participants suggested the library be placed close to the edge of the site near 56th St.

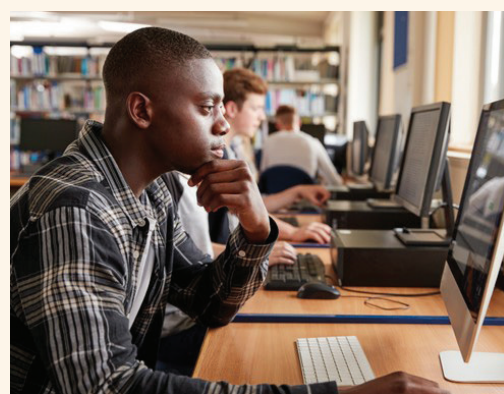


 Proposed Streets
 Tallest Buildings
 Open Space Connection

A NEW PUBLIC LIBRARY

WHAT DOES IT MEAN TO BUILD A NEW PUBLIC LIBRARY?

Today, a library is about much more than books. We are looking to create a space that would allow for the following uses (and more!) which acts as the heart of the community.



Browse the Internet.



Learn to use a telescope.



Catch up with your favourite movies or TV shows.



Attend a class for children or teens.



Book a meeting room.



Download an audio book.



Digitize photos, VHS, or 8mm film.



Borrow a mandolin, keyboard, or other musical instruments.



Cool off in the summer.



Gather with members of your community.

HOUSING

WHAT WE'VE HEARD SO FAR






PEOPLE PREFER SMALLER HOME SIZES.

i 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.

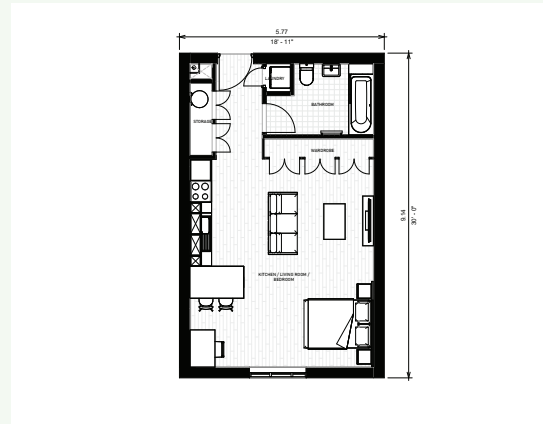
To see an example layout of the types of homes listed, see the adjacent board.

	Apartment				Townhouse	
	Studios	1 Bedroom	2 Bedroom	3 Bedroom	2 Bedroom	3 Bedroom
 Seniors Buying or Renting to Downsize						
 First Time Home Buyers or Renters						
 Families Upgrading from a Starter Home by Buying or Renting						

Apartment

Studios

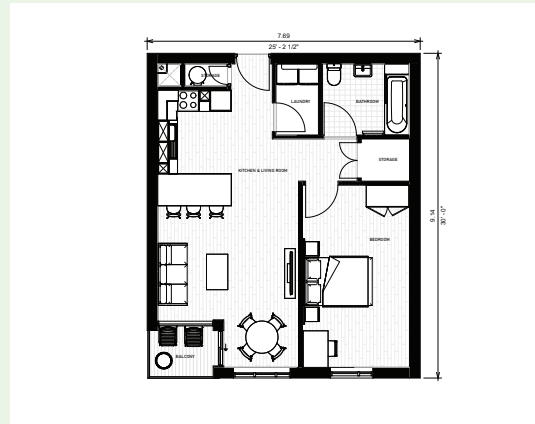
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Average Size: **450-500 SF**

1 Bedroom

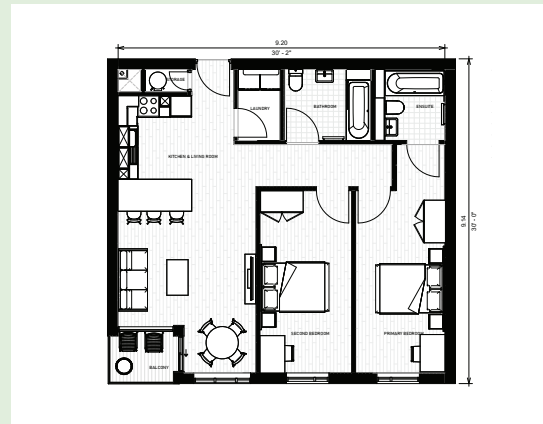
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Average Size: **550-600 SF**

2 Bedroom

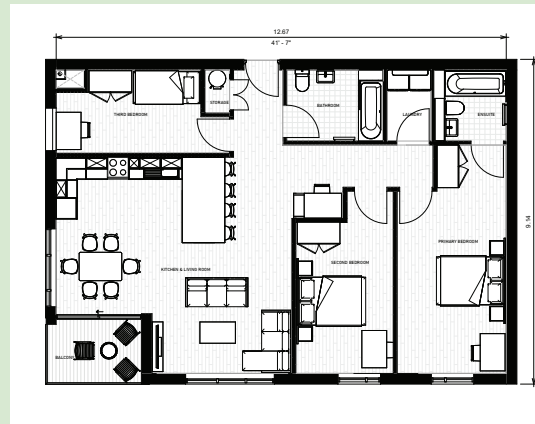
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Average Size: **650-800 SF**

3 Bedroom

\$\$\$\$

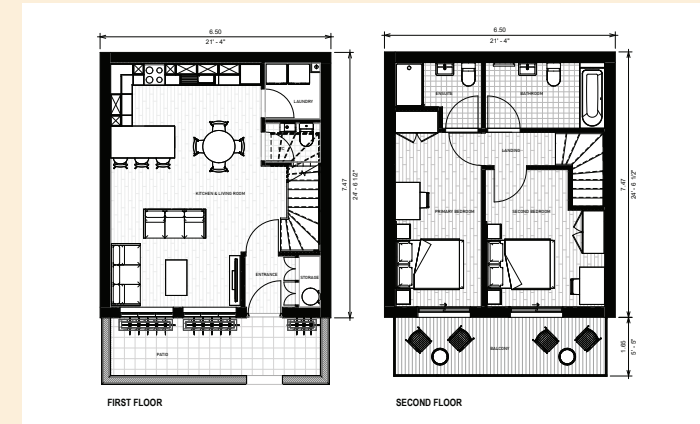


Average Size: **850-1,200 SF**

Townhouse

2 Bedroom

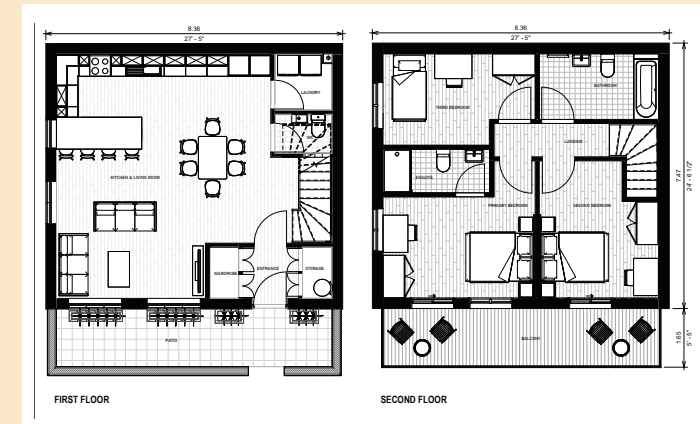
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Average Size: **750-900 SF**

3 Bedroom

\$\$\$\$



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

RETAIL

WHAT WE'VE HEARD SO FAR



PEOPLE PREFER SMALL SHOPS THAT CATER TO LOCALS.

i 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



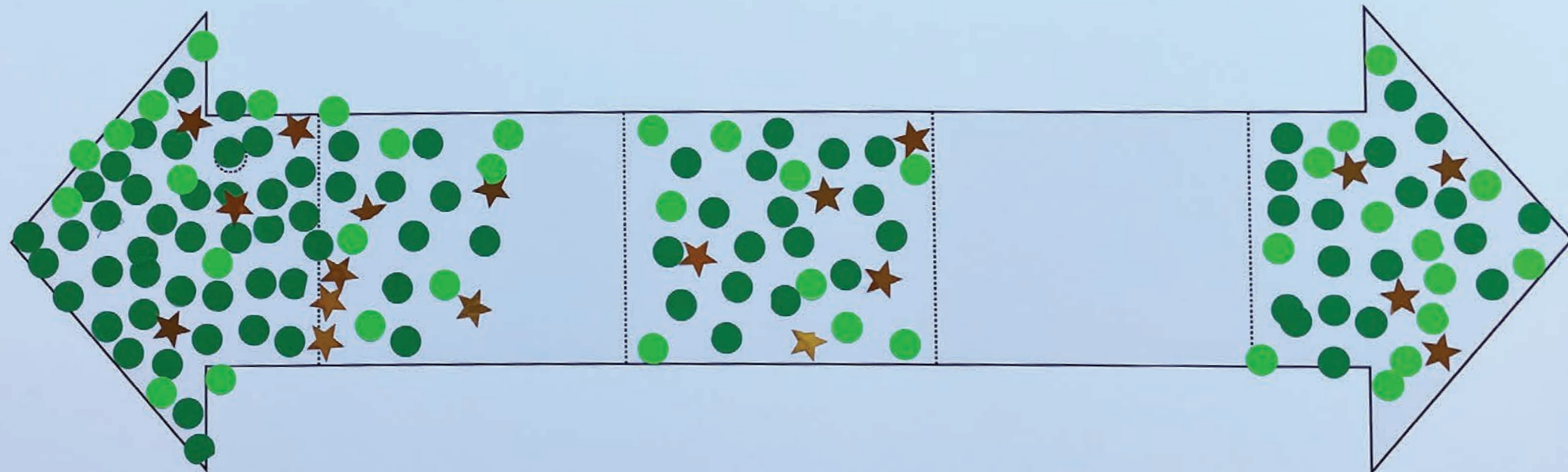
Smaller Scale Grocery

ex. Meridian Market



Specialty Grocery

ex. Independent Butcher or Deli



RETAIL

WHAT WE'VE HEARD SO FAR



PEOPLE PREFER SMALL SHOPS THAT CATER TO LOCALS.

i 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.

1

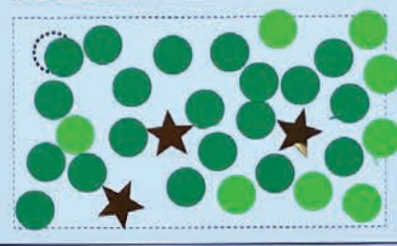
Café



2

Family Restaurant

(ex. White Spot)



3

Upscale Restaurant



4

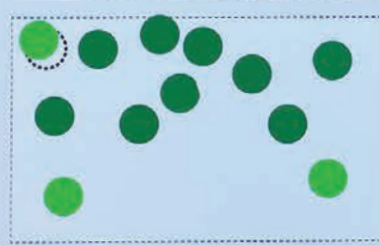
Bar / Pub



5

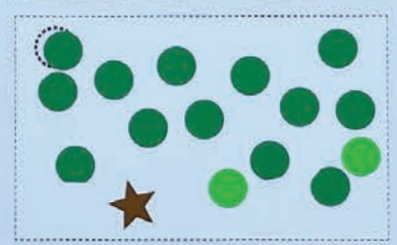
Self-Service Restaurants

(ex. Freshii, Chipotle)



6

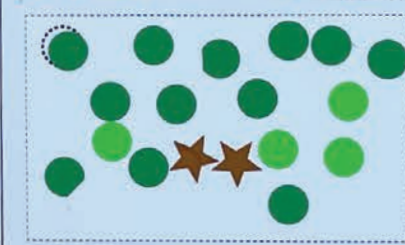
Gym, Fitness or Martial Arts Studio



7

Salons

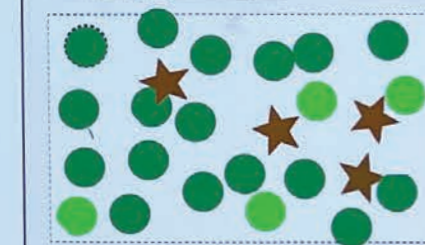
(ex. Nail, Hair)



8

Healthcare Offices

(Doctor, Physio)



9

Book Store



10

Clothing Store



11

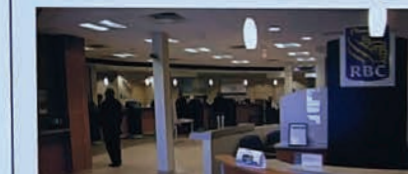
Home Goods Store



12

Professional Services

(ex. Bank, Lawyer)



RETAIL

WHAT WE'VE HEARD SO FAR



PEOPLE PREFER SMALL SHOPS THAT CATER TO LOCALS.

Instructions:

Do you have additional thoughts about the type of grocery store you'd like to see on the site?

Do you have additional thoughts about the type of retail you'd like to see on the site?

Leave a sticky note to indicate your additional preferences and ideas.

Grocery Store

Other Retail

No CHAIN STORES

NO CHAIN! except Keep Thrifty's!

Keep Thrifty's

Keep our local shops!
Like Toekwon Do!
& Peek-a-boo!

KEEP + BRING IN MORE SMALL BUSINESS

Laundromat

Small, independant, specialty food stores i.e. butcher, baker, green grocer etc.

Seafood & Deli

Will not park underground for groceries
Will use other grocery stores in Tsanwasan

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

FRESH PRODUCE
FISH
MEAT

Keep THRIFTYS

Keep Thrifties!

Keep Joe's

A GOOD BAKERY!

LOCAL UNIQUE STORES

Recreation for Teen Ager

NO CHAIN CAFE SHOPS

Keep Joe's "The Hub" "Albany Books" etc

More diverse options, keep Thrifty's & Joe's

Deli catessen + Fish Store

Rose @ Crown

TRYLORINC Alterations Sewing

Loyalty (i.e. affordable rent) to pre-existing stores:
- Amanda Jewelry
- Peek-A-Boo etc.

Keep Thrifty's

Specialty Bakery
- High End
- Good Cappuccino market too small

KOMBUCHA BREWERY

like Welks on main st.
- home
- high end
- misc
- TRENDY
Meinhearts

BOARD 10:

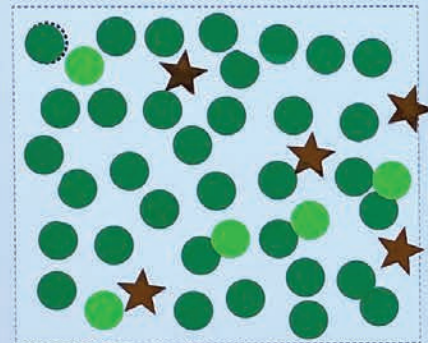
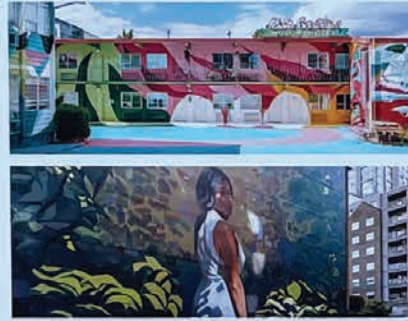
PUBLIC ART

i 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.

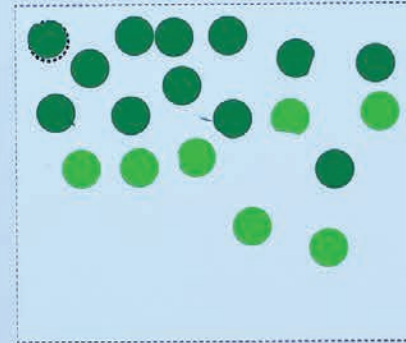
1

Murals



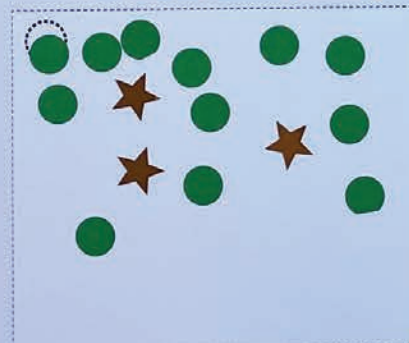
2

Objects (Sculpture, Monument)



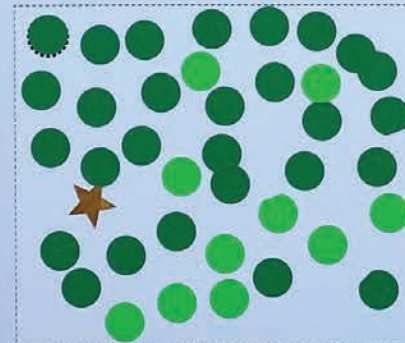
3

Digital Media and Light

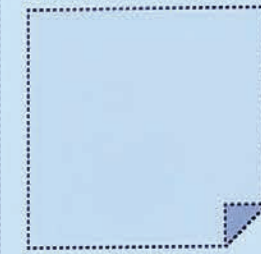


4

Integrated into Landscape



What other ideas for art do you have?



interactive
climable
playground
kid
friendly

Carving
Shed
Artist
in Action

COOLING
FOUNTAIN
SHADE!!!

Outdoor
theatre

Outdoor
piped music

Tsawwassen
First
Nation
Art

Local
Art

Living Green
walls

History
of
Land
murals

TREES!

BOARD 11:

PUBLIC SPACE AND ACTIVATION

WHAT WE'VE HEARD SO FAR



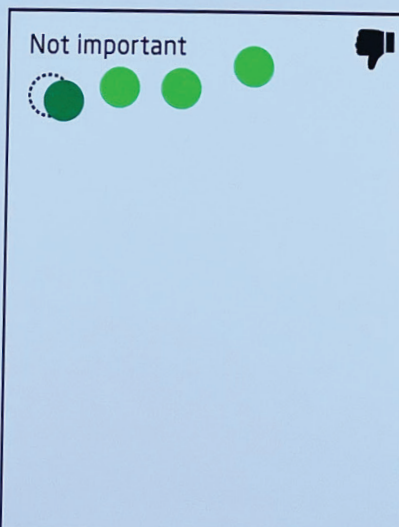
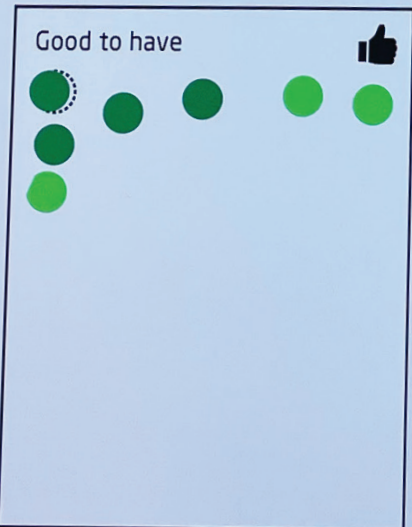
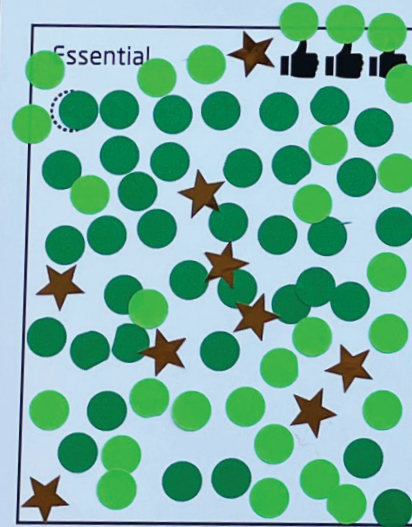
PEOPLE PREFER SMALLER OPEN SPACES BUT HAVE MIXED OPINIONS ON WHETHER THEY ARE PARKS OR PLAZAS.

i Instructions:

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

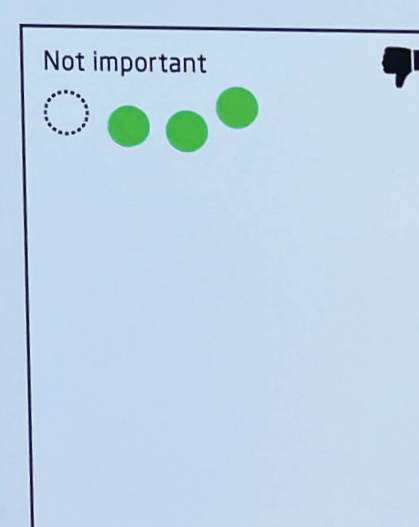
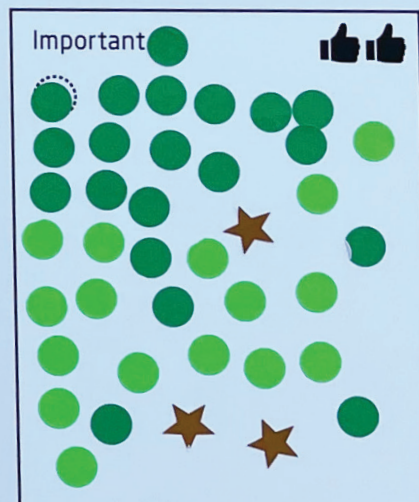
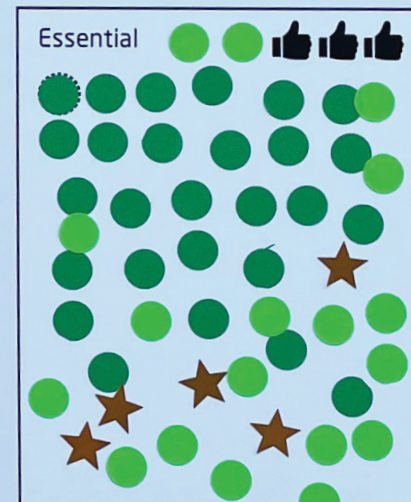
1

Tsawwassen Town Centre will be a place to..
Start and End my Transit Trips



2

Tsawwassen Town Centre will be a place to..
Stop to Visit on my Walk Around Town



BOARD 12:

PUBLIC SPACE AND ACTIVATION

WHAT WE'VE HEARD SO FAR

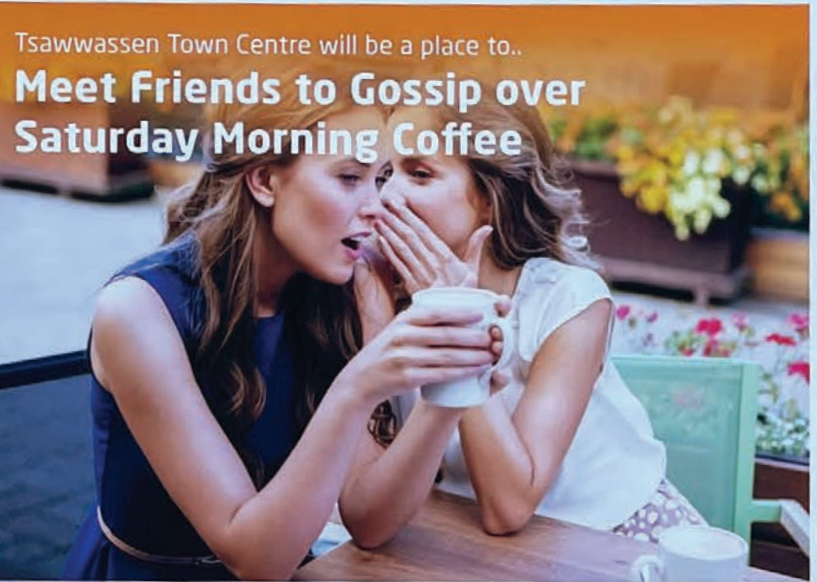


PEOPLE PREFER SMALLER OPEN SPACES BUT HAVE MIXED OPINIONS ON WHETHER THEY ARE PARKS OR PLAZAS.

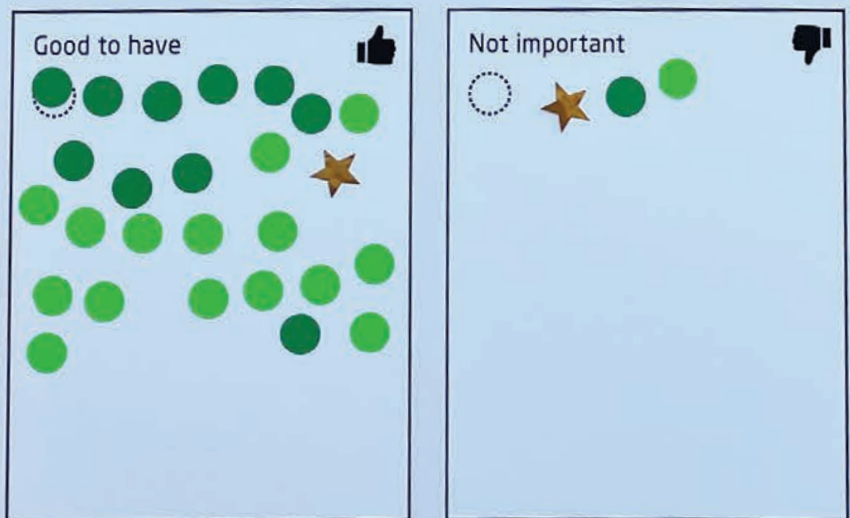
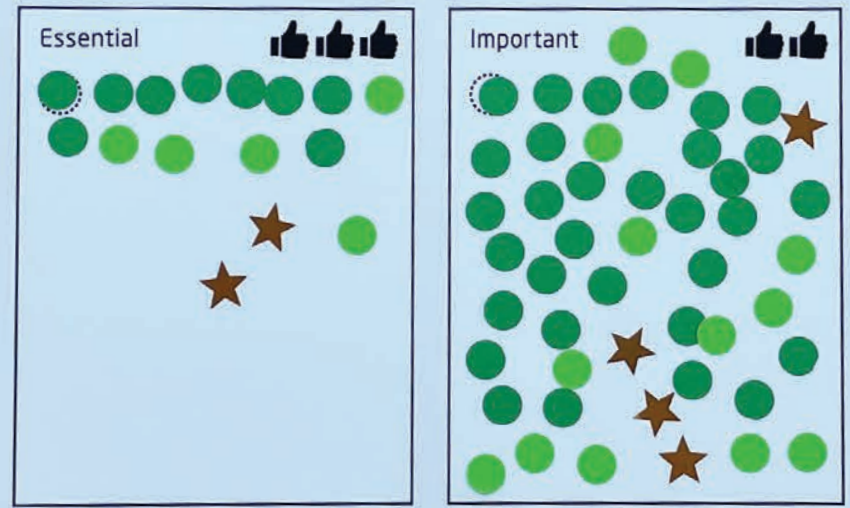
i Instructions:

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3



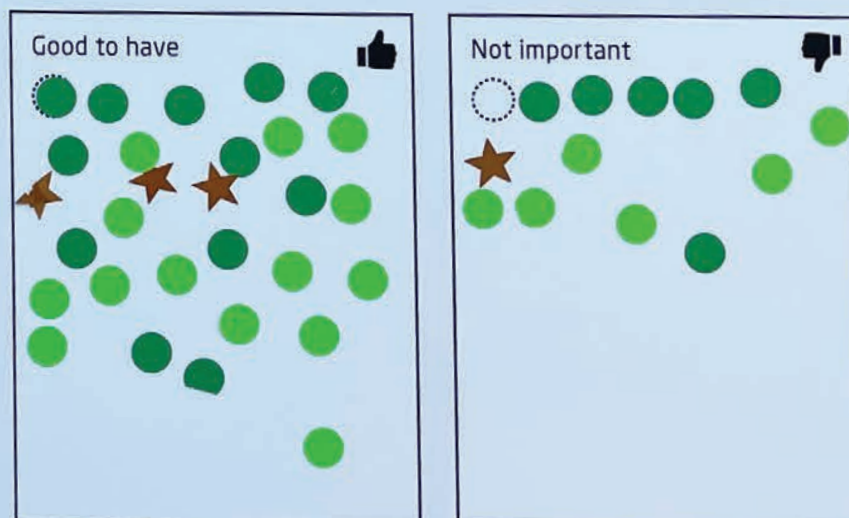
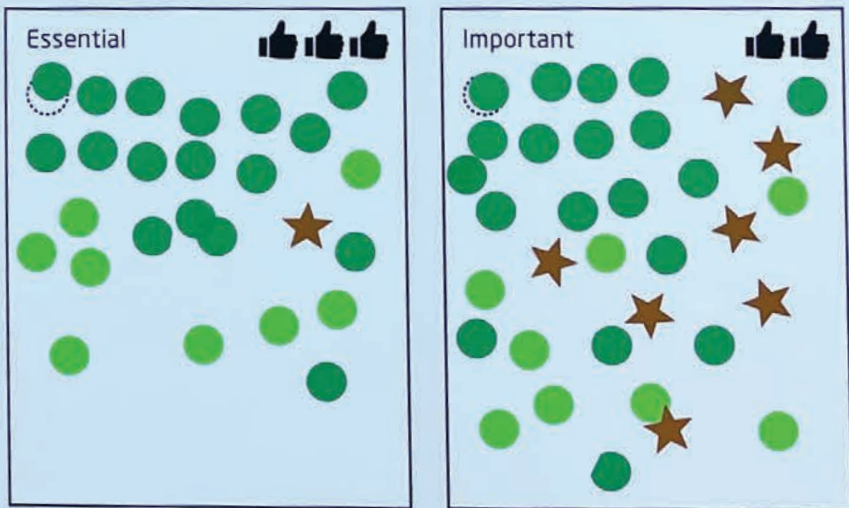
Tsawwassen Town Centre will be a place to..
Meet Friends to Gossip over Saturday Morning Coffee



4



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



PUBLIC SPACE AND ACTIVATION

WHAT WE'VE HEARD SO FAR



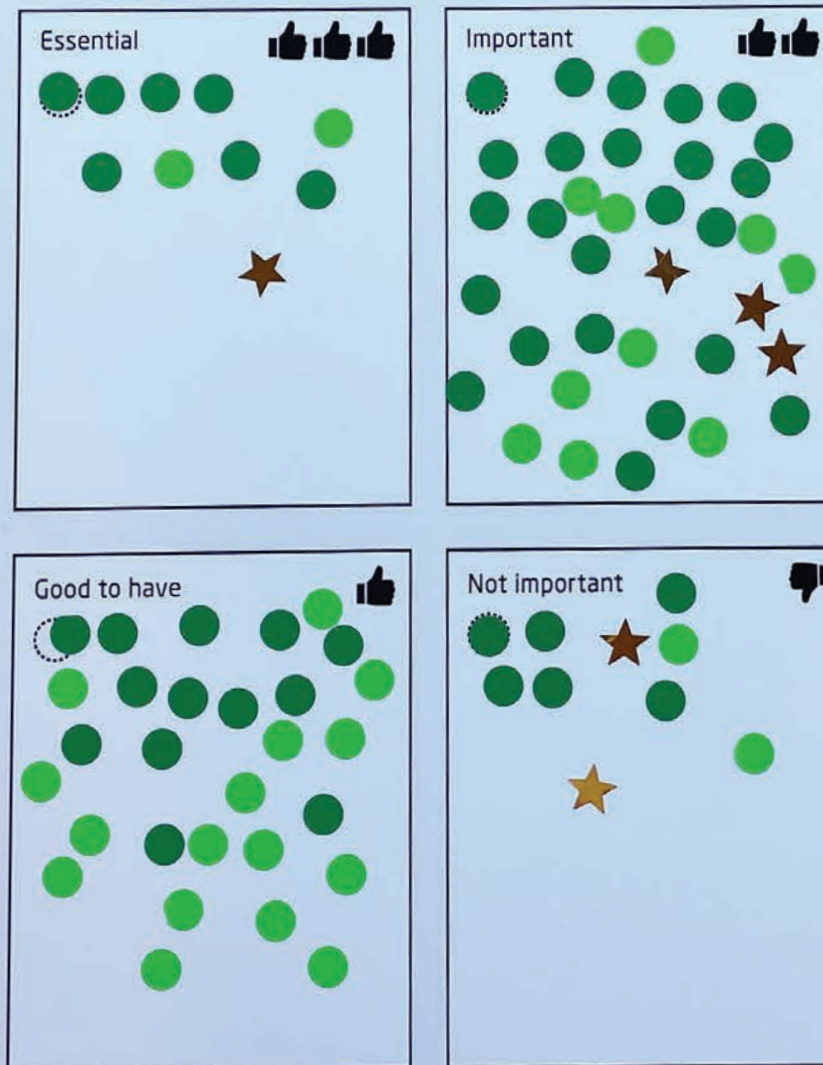
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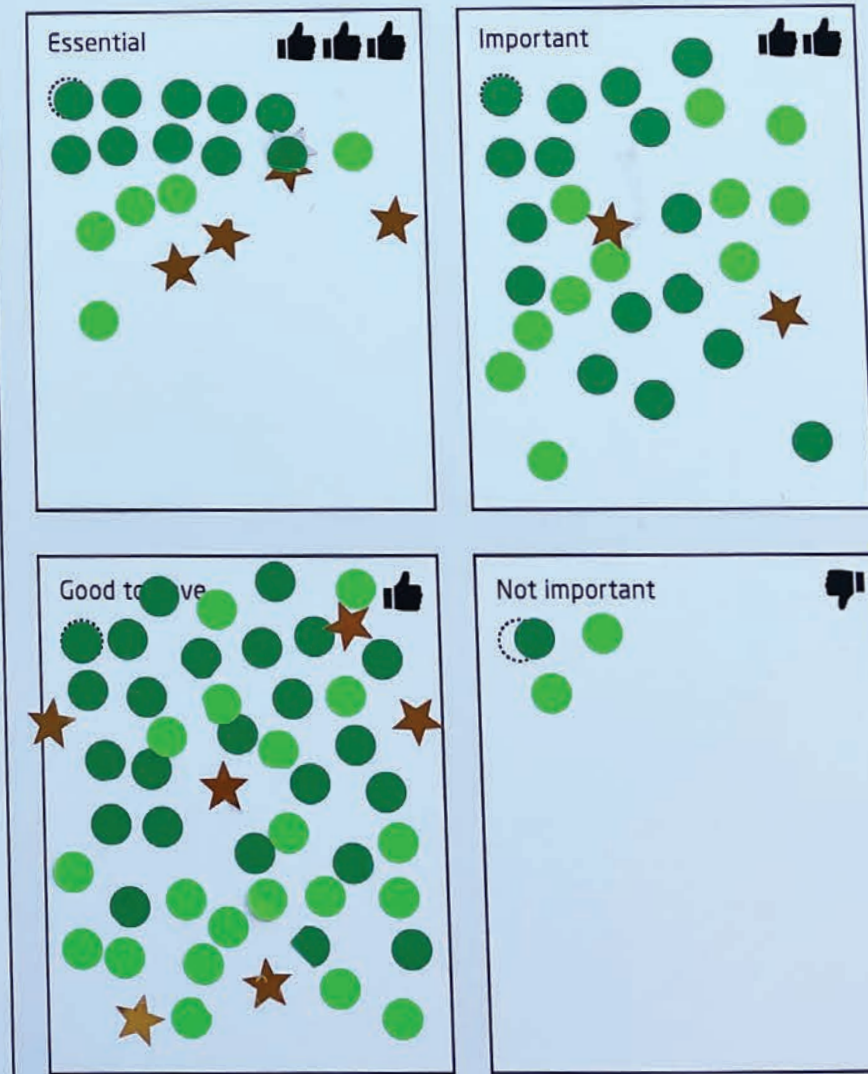
5

Tsawwassen Town Centre will be a place to..
Hang Out and People Watch in the Plaza



6

Tsawwassen Town Centre will be a place to..
Gather with Neighbours in the Park for a Performance



BOARD 14:

PUBLIC SPACE AND ACTIVATION

WHAT WE'VE HEARD SO FAR



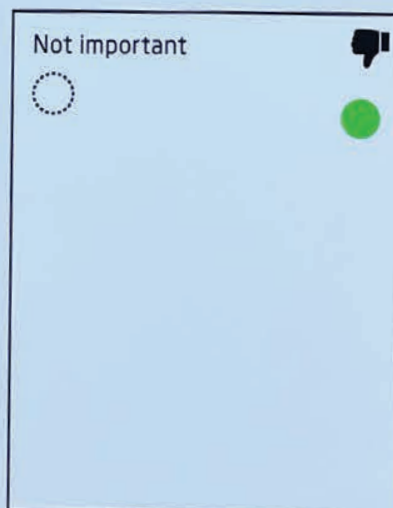
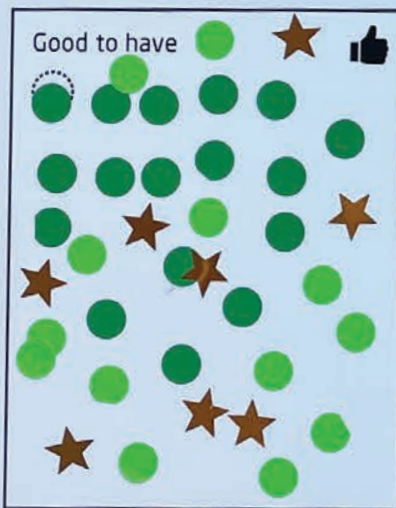
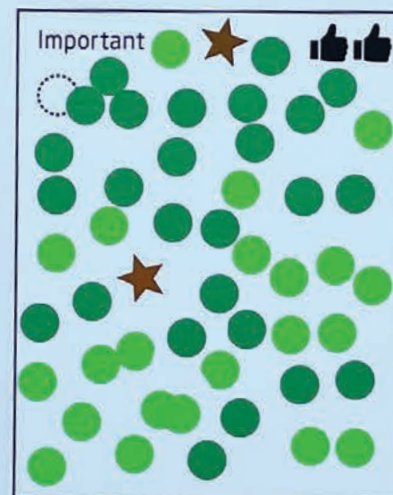
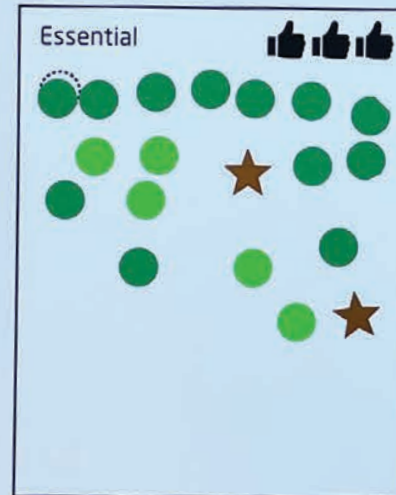
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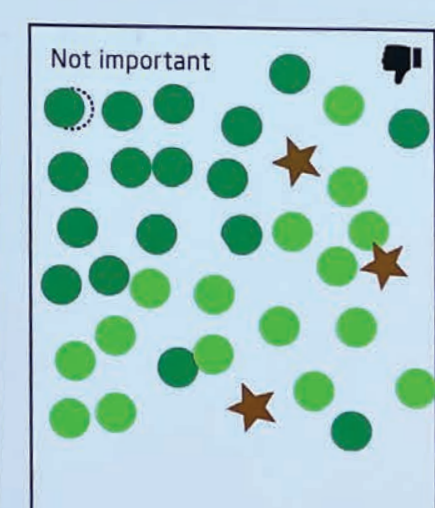
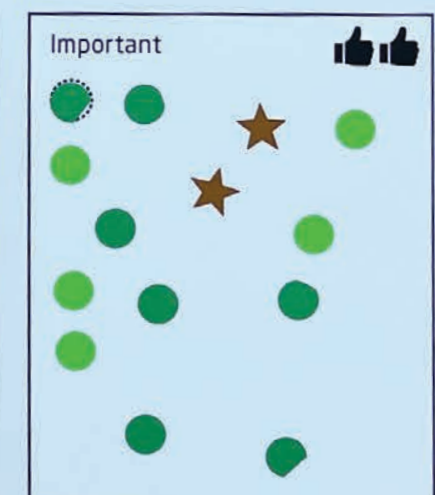
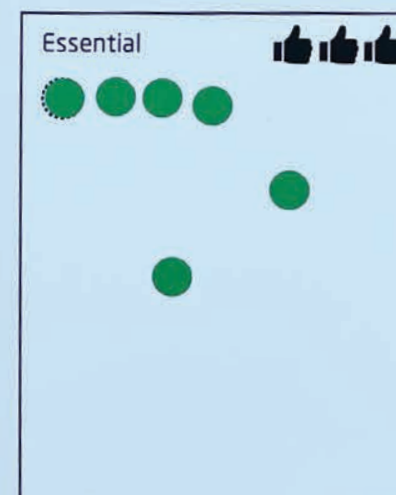
7

Tsawwassen Town Centre will be a place to..
Hold a Community Gathering for a Local Cause



8

Tsawwassen Town Centre will be a place to..
Work or Read with my Headphones On



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:

How do you see yourself using the public spaces at the future Tsawwassen Town Centre?

Leave a sticky note to indicate your additional preferences and ideas. Use dot stickers to "like" the ideas of others!

What else would you want to do in this space?

Green space + playground near cafe etc so young families can enjoy a coffee while kids play. ✓ Gated park

Small areas for sitting & musicals including covered areas so we can use year round, in the rain.

Dog Park + kids play area ✓ ✓

Seating! ★

Small public area, trees, water feature + lots of seating so we can rest

Spaces for activities for teens
Services: -Escape Rooms
-Climbing wall
-Bowling etc

STAGE FOR ENTERTAINMENT

Where is the 20 storey building? ★★

MOVIE THEATRE

outdoor seating!
Bike Parking!

Kid play area. ★

Dog Park

gather w/ friends & enjoy lunch + listen to music while kids play safely (enclosed)

Trees + more trees? Water features?

Ampitheatre ✓ ✓

Passive exercise stations

Place trees among the walking areas.
Lamp posts facing down wards to minimize Light Pollution.

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

Water fountains for drinking
Public outdoor washroom

outdoor Pool?

Please not asphalt everywhere.
Green space - grass, trees
Cooling for a hot planet

Natural Areas with trees, gardens, water features

Connectivity & space
Bike/Running/Walking Pathways
53A Almy Avenue into Town Centre

Connect with a Active Transportation Road (to come I hope) on 56th St.

ACCESSIBILITY
yes, we have building code (ramps etc) but think of hearing + visually challenges as well

Architectural Character!
People love Ft. Langley La Cour
Colour and design can transcend a space into beauty.

TREES ARE A VERY IMPORTANT PART OF A HEALTHY LIVING ENVIRONMENT. TREES PLEASE.

Restaurant with WATER VIEWS ★

Spaces for teens - yes!
Spaces for seniors - yes!

Learn about + see Sustainability: promote/model conservation.

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

Yes!!!

Public Station Bench

BOARD 16:

LOOK & FEEL

WHAT WE'VE HEARD SO FAR



PEOPLE PREFER A CONTEMPORARY LOOK AND FEEL WITH MORE NATURAL MATERIALS

i 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.

Heritage
beachy
★



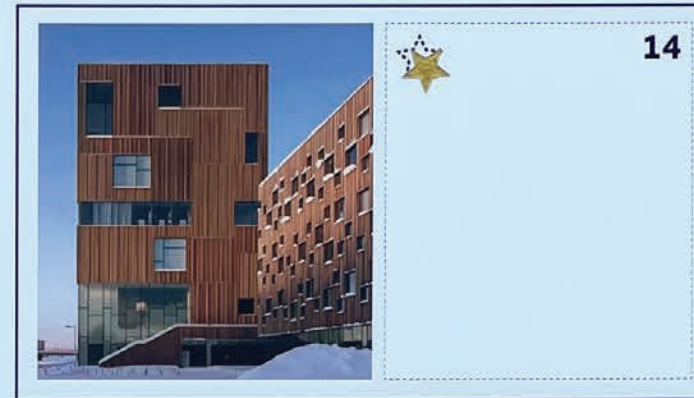
BOARD 17: LOOK & FEEL

WHAT WE'VE HEARD SO FAR 

PEOPLE PREFER A CONTEMPORARY LOOK AND FEEL WITH MORE NATURAL MATERIALS

i 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.



BOARD 18: LOOK & FEEL

WHAT WE'VE
HEARD SO FAR



**PEOPLE PREFER A
CONTEMPORARY
LOOK AND FEEL
WITH MORE
NATURAL
MATERIALS**

i 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.

