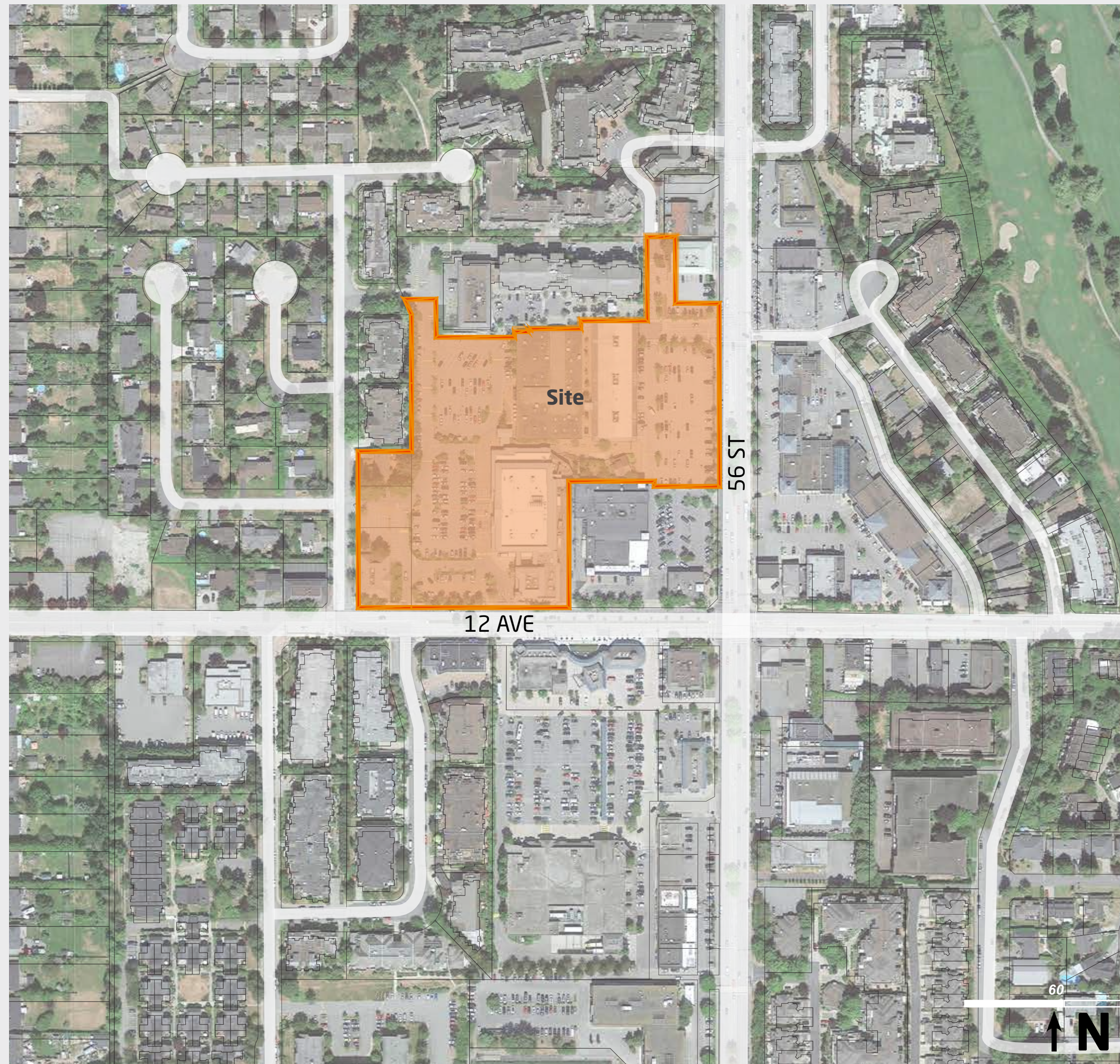


# BOARD 1: PROJECT OVERVIEW

## 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.



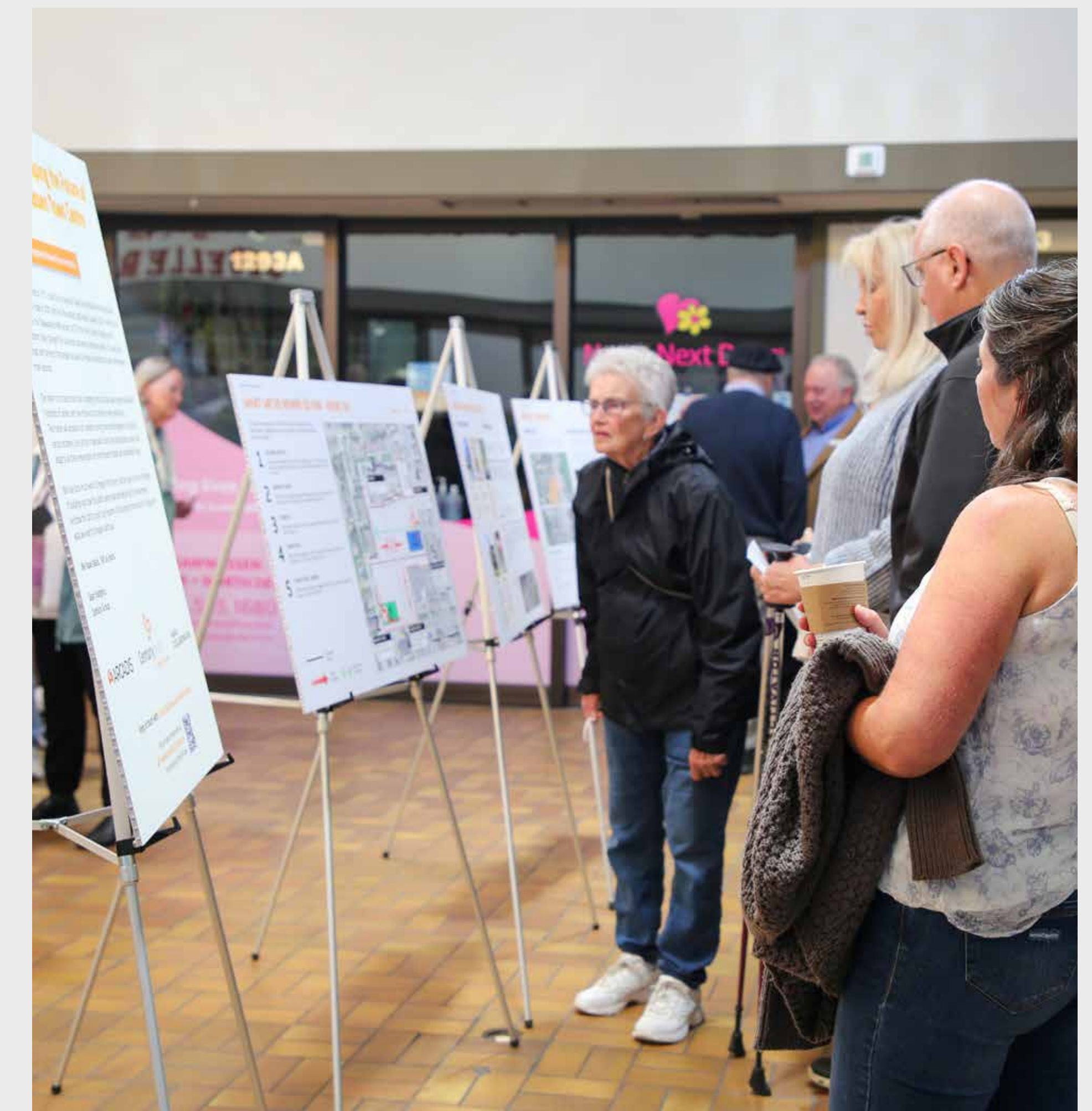
### The project includes:

- Apartments and townhouses - including strata, rental, and non-market housing
- Shopping, dining, and commercial services
- A library
- Open spaces and plazas

## WHAT WE'VE HEARD SO FAR

Century Group has held a series of public engagement events to understand the community aspirations for this project. 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. In September, at the Tsawwassen Town Centre Mall, Century Group and architectural consultant Arcadis hosted a public open house open to all members of the public. The outcomes of these events are presented on the following boards.

Additionally, multiple focus groups and presentations were held with small groups in the community.



## HAPPENING NOW

Tonight, we are sharing preliminary plans and sketches for the development, in advance of an application to the City of Delta to rezone this site. We will use feedback collected tonight to further refine the plan before submission.

# WHAT WE'VE HEARD SO FAR - JUNE 2023

## THIS OR THAT EXERCISE



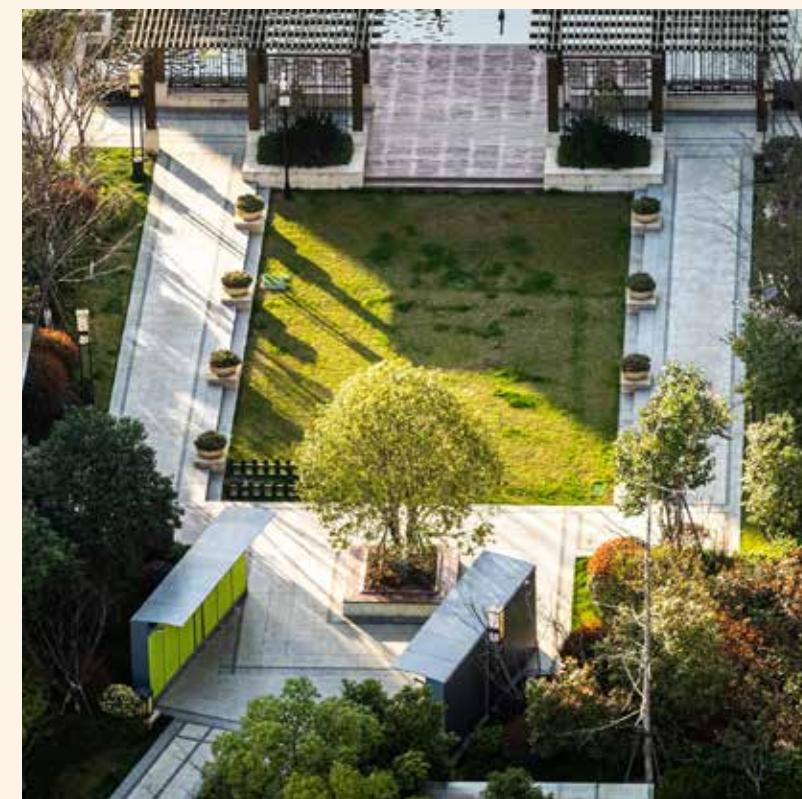
### Housing

- 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

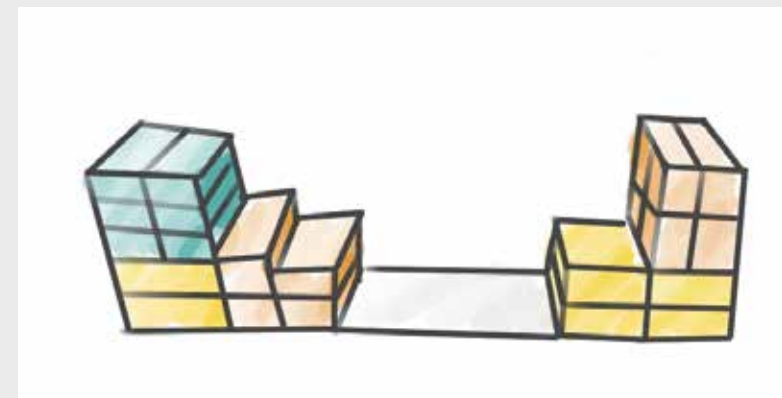
- There was a slight preference for a contemporary look and feel (over a more historic look)
- Natural materials were preferred by most residents (over more modern materials)



### 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



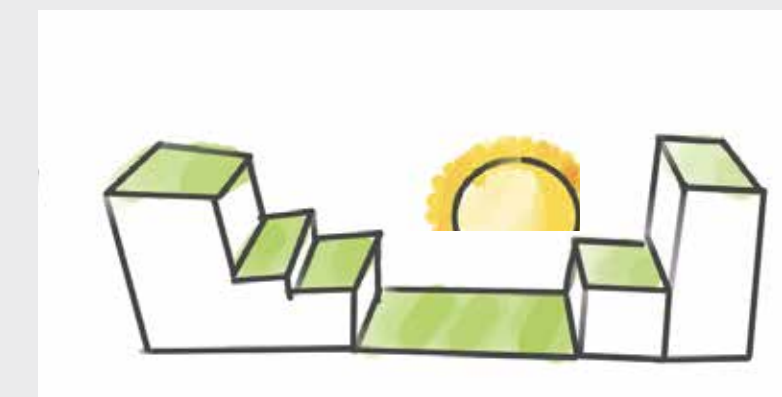
### Sub-Areas for Activities

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



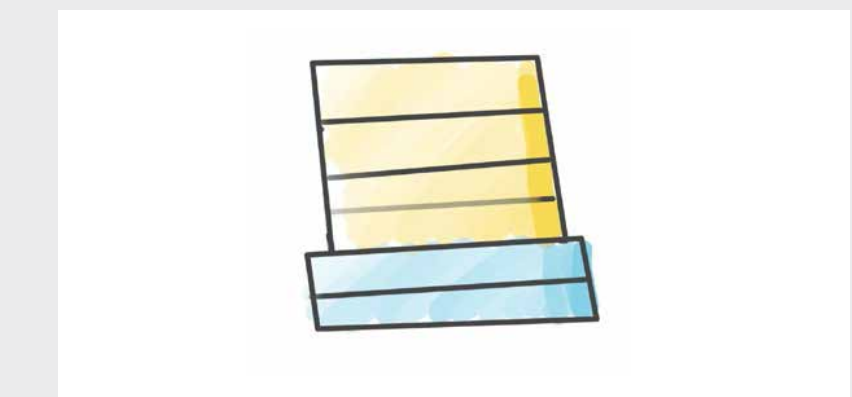
### Pedestrian Priority

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

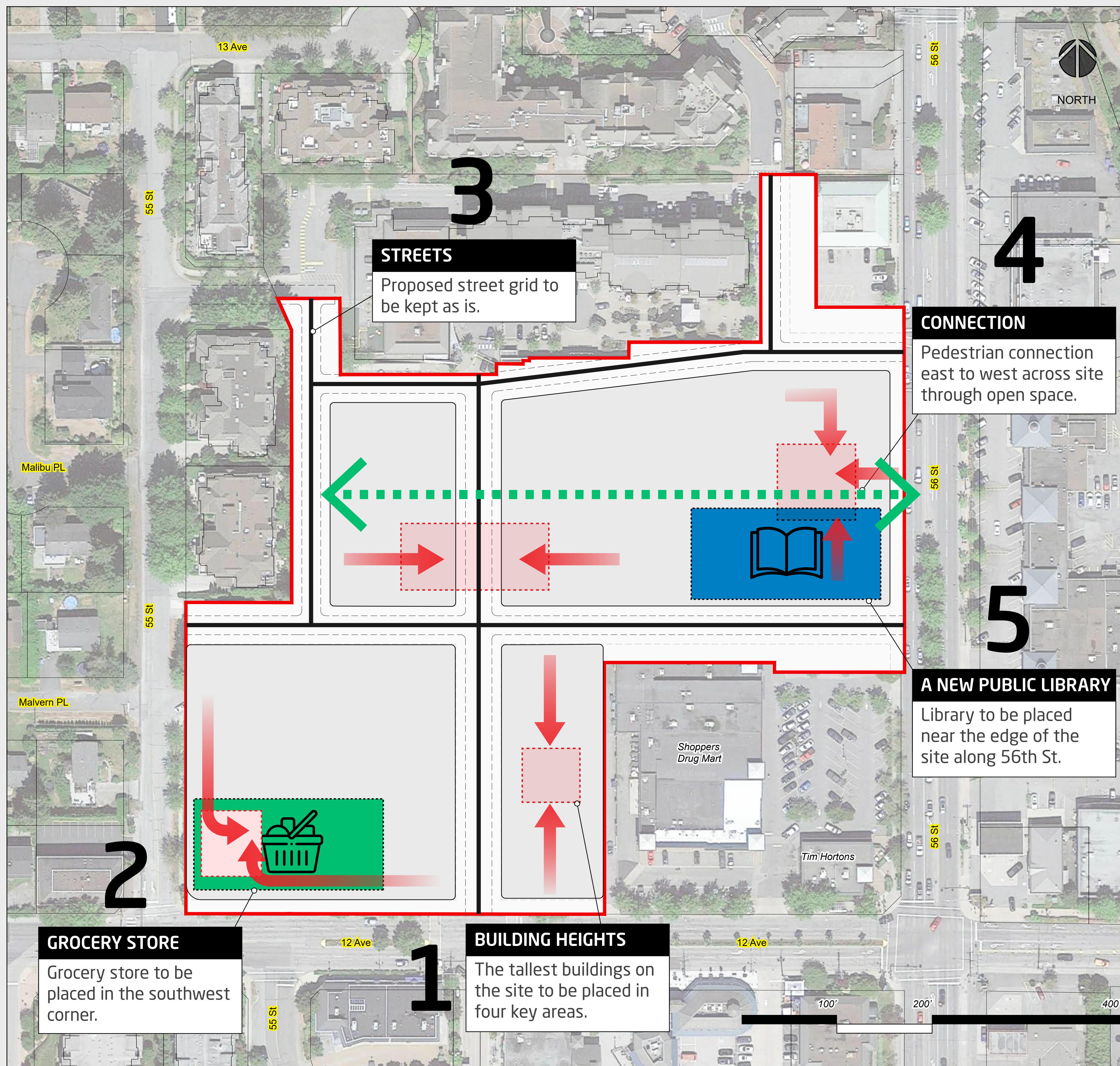
Example site plans created by participants



# WHAT WE'VE HEARD SO FAR - JUNE 2023

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 participants 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.



# WHAT WE'VE HEARD SO FAR - SEPTEMBER 2023

## HOUSING

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



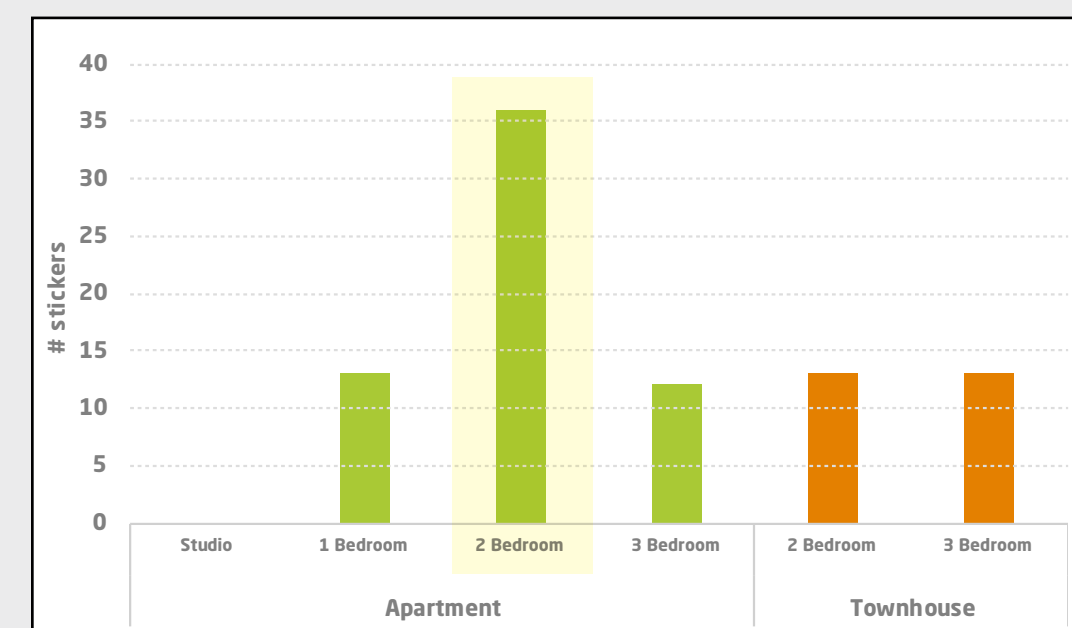
**SENIORS BUYING OR RENTING TO DOWNSIZE**



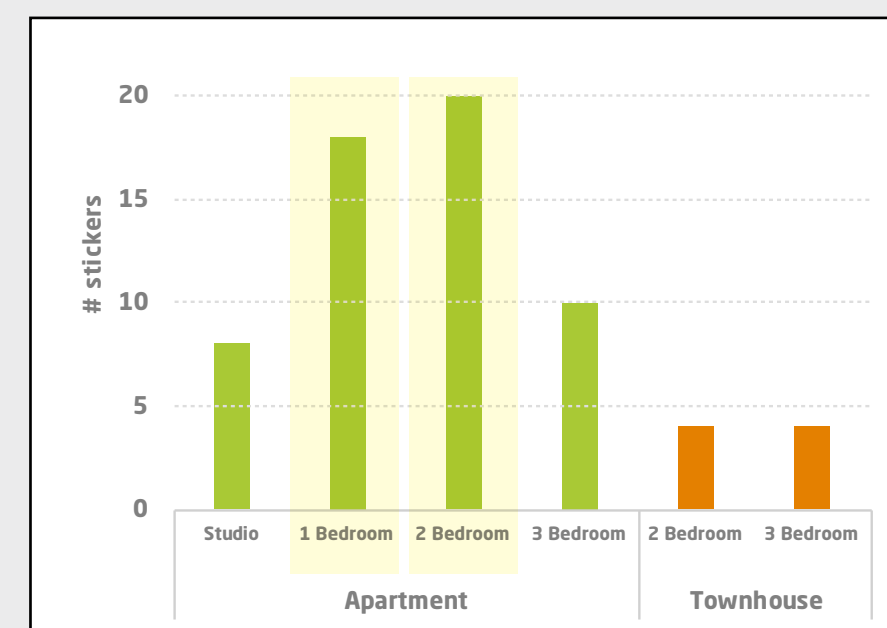
**FIRST TIME HOME BUYERS OR RENTERS**



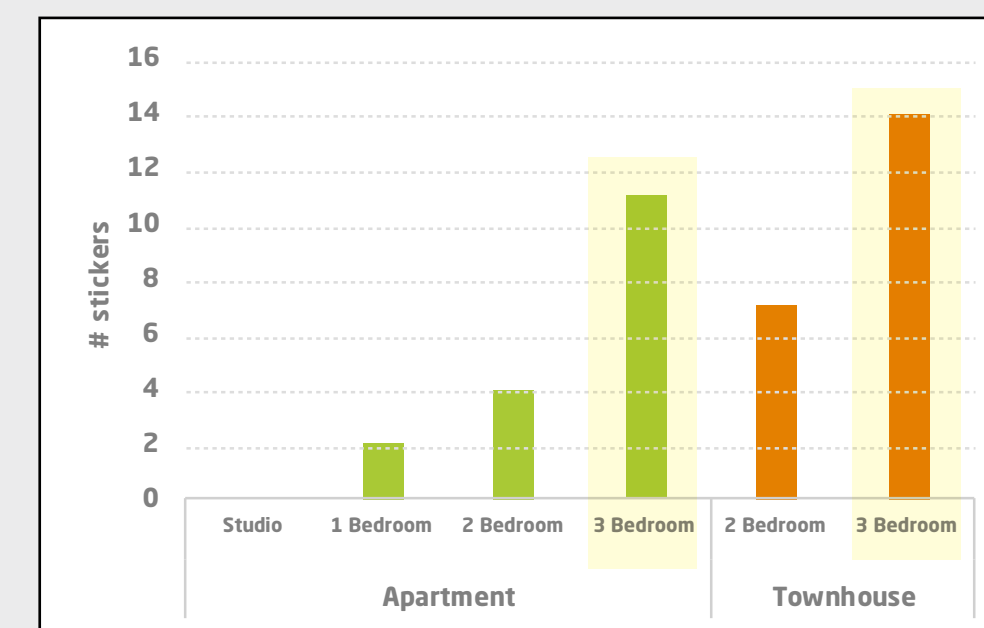
**FAMILIES UPGRADING FROM A STARTER HOME BY BUYING OR RENTING**



- 2 bedroom apartments



- 1 bedroom apartments
- 2 bedroom apartments



- 3 bedroom apartments
- 3 bedroom townhouses



**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.

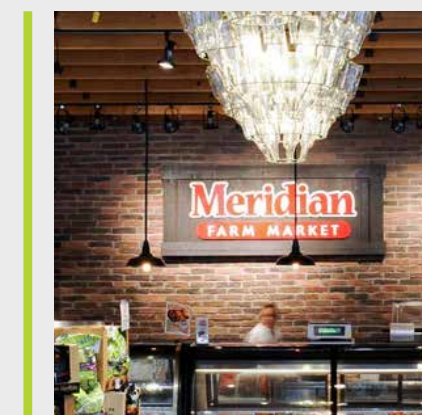
## RETAIL

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



**Large Scale Grocery**  
ex. Current Thrifty Foods or Similar

**57%**



**Smaller Scale Grocery**  
ex. Meridian Market

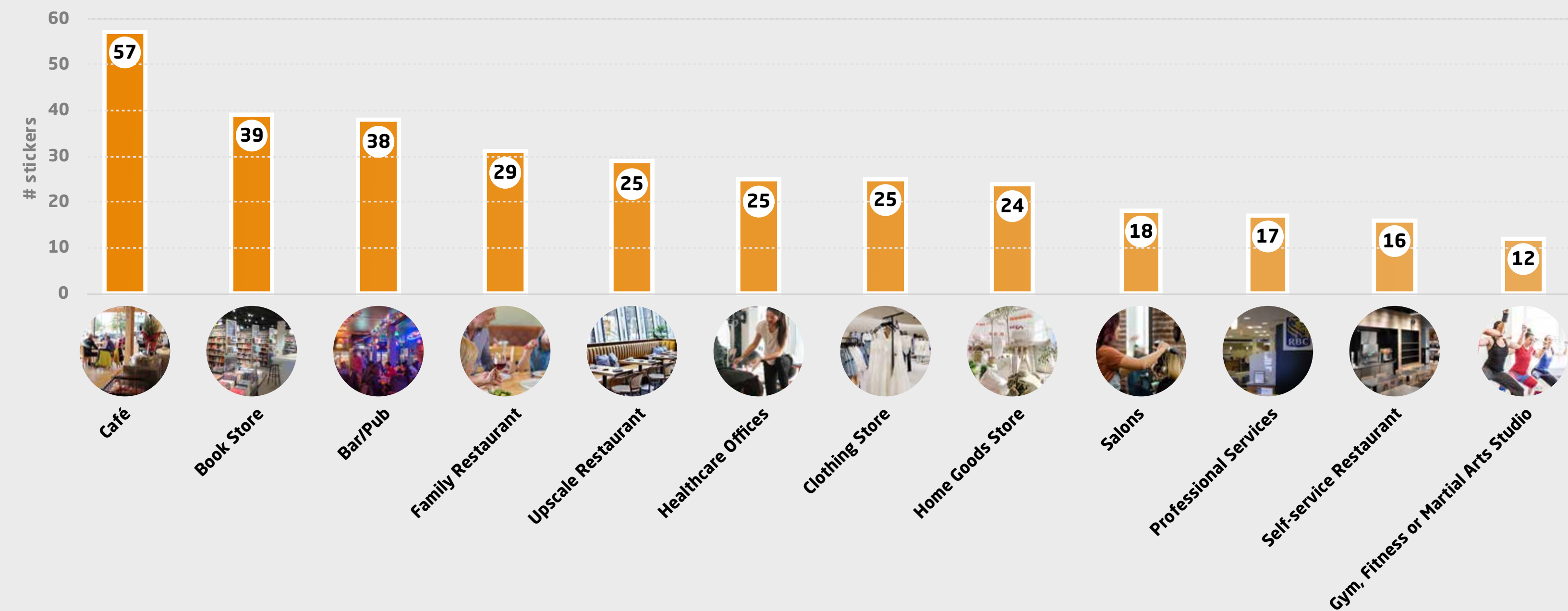
**23%**



**Specialty Grocery**  
ex. Independent Butcher or Deli

**20%**

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.



**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.

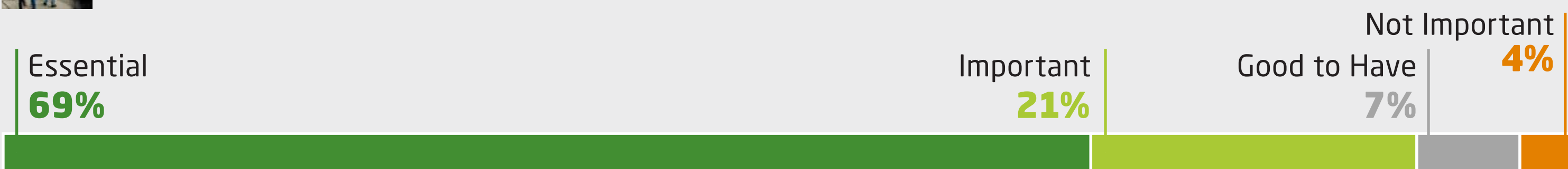
# WHAT WE'VE HEARD SO FAR - SEPTEMBER 2023

## PUBLIC SPACE AND ACTIVATION

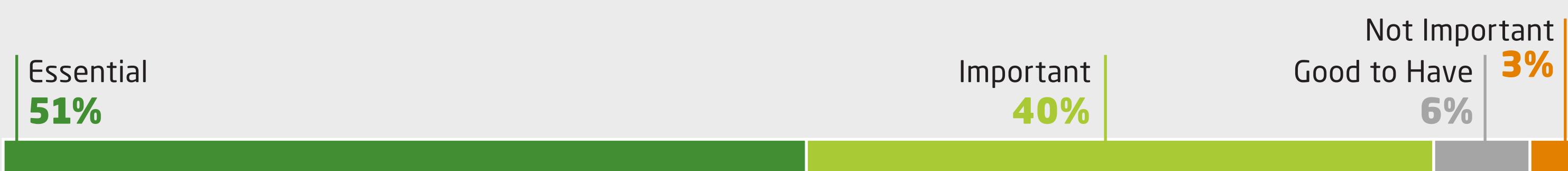
People felt that these activities were absolutely essential to occur on the site.



### START AND END MY TRANSIT TRIPS



### STOP TO VISIT ON MY WALK AROUND TOWN



## LOOK AND FEEL

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



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



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



1

#### “Stop to Visit on my Walk Around Town”

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

#### “Meet Friends to Gossip over Saturday Morning Coffee”

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



3

#### “Public Art that is Integrated into Landscape”

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



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

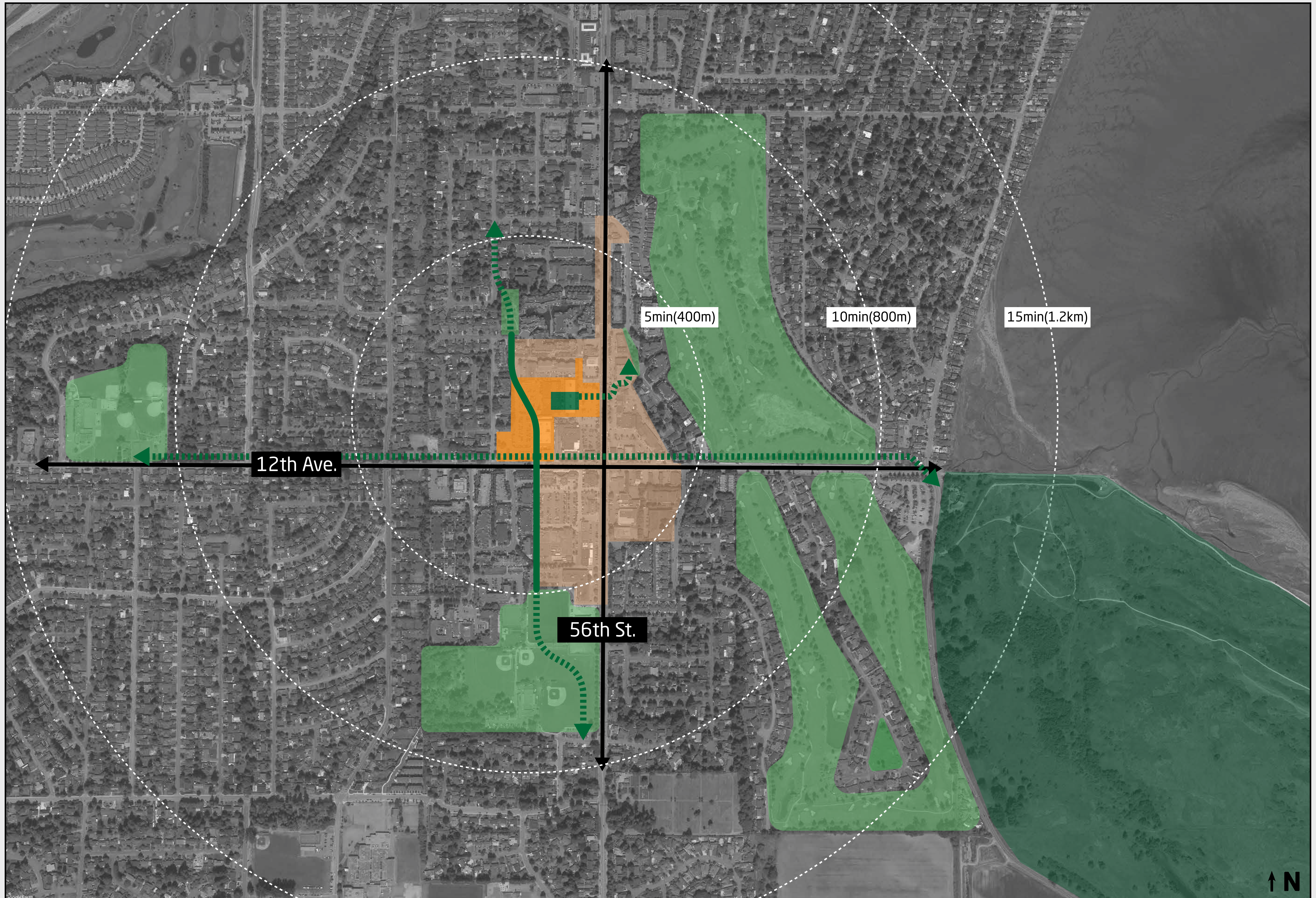
The selected images show more open and people-oriented spaces, with building heights that support their creation.

BOARD 6:  
**SITE CONTEXT**

**NEIGHBOURHOOD CONNECTIONS**

The Tsawwassen Town Centre mall site is strategically located in the heart of Tsawwassen. The project will take advantage of this location by proposing pedestrian-friendly streets, allowing it to act as a connecting hub for several important active and passive nearby green spaces, as well as to other retail destinations in the Town Centre. Within a 15 minute walk, residents will be able access Winskill Park, Beach Grove Golf Course as well as neighbouring shopping centres. It's time to get walking.

Two key arterials, 56 Street and 12 Avenue provide convenient vehicle connections to the east, west, north and south.

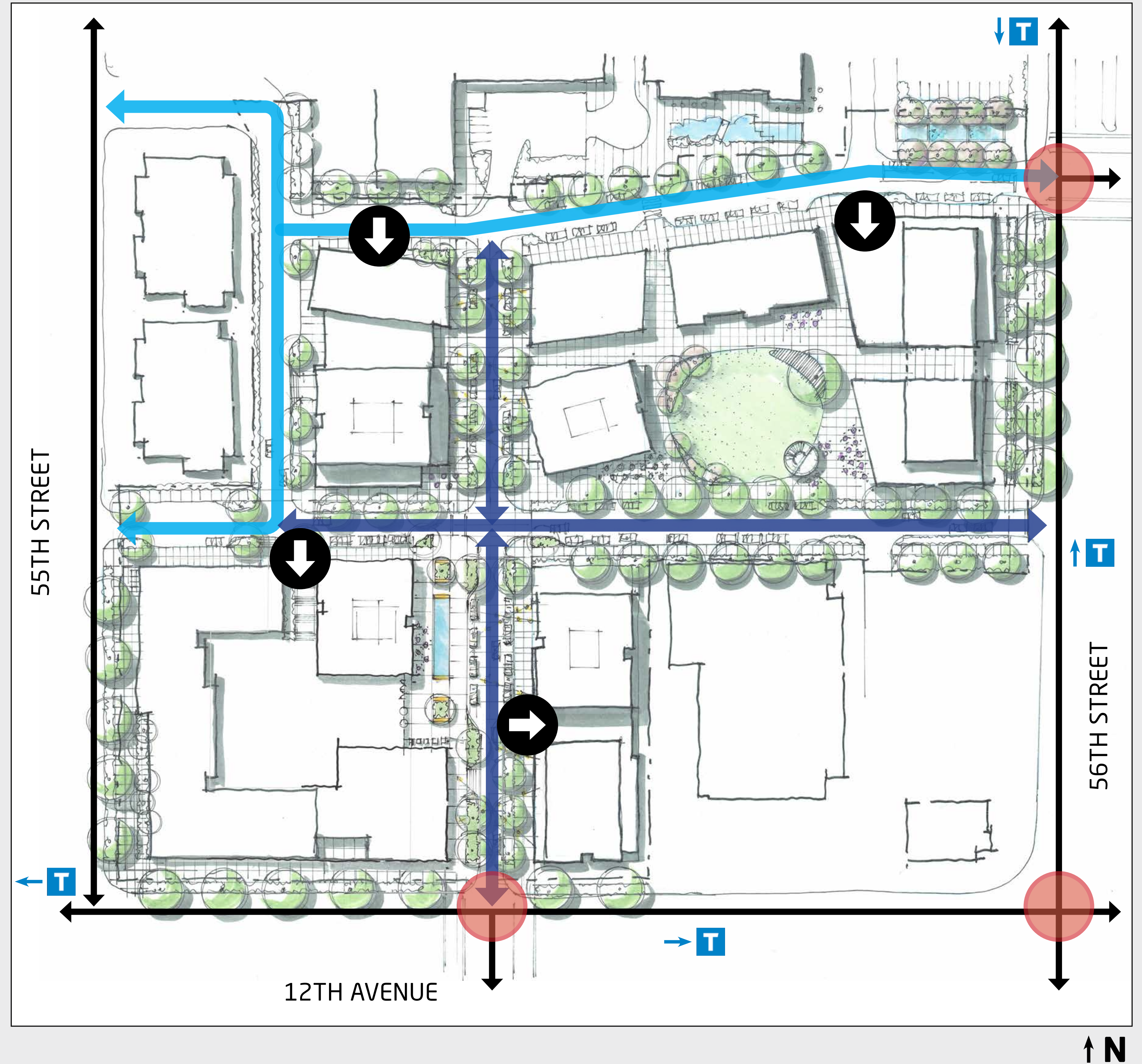


# CONNECTIVITY AND ACCESSIBILITY

## VEHICULAR CIRCULATION



- The proposed street grid provides access for local traffic into and out of the site while maintaining a pedestrian-oriented village centre that discourages cut through traffic.
- Key access points will connect the site to the two main arterial streets of 56 Street and 12 Avenue.
- The majority of the parking will be located below grade in a brightly lit, easy to navigate parkade.

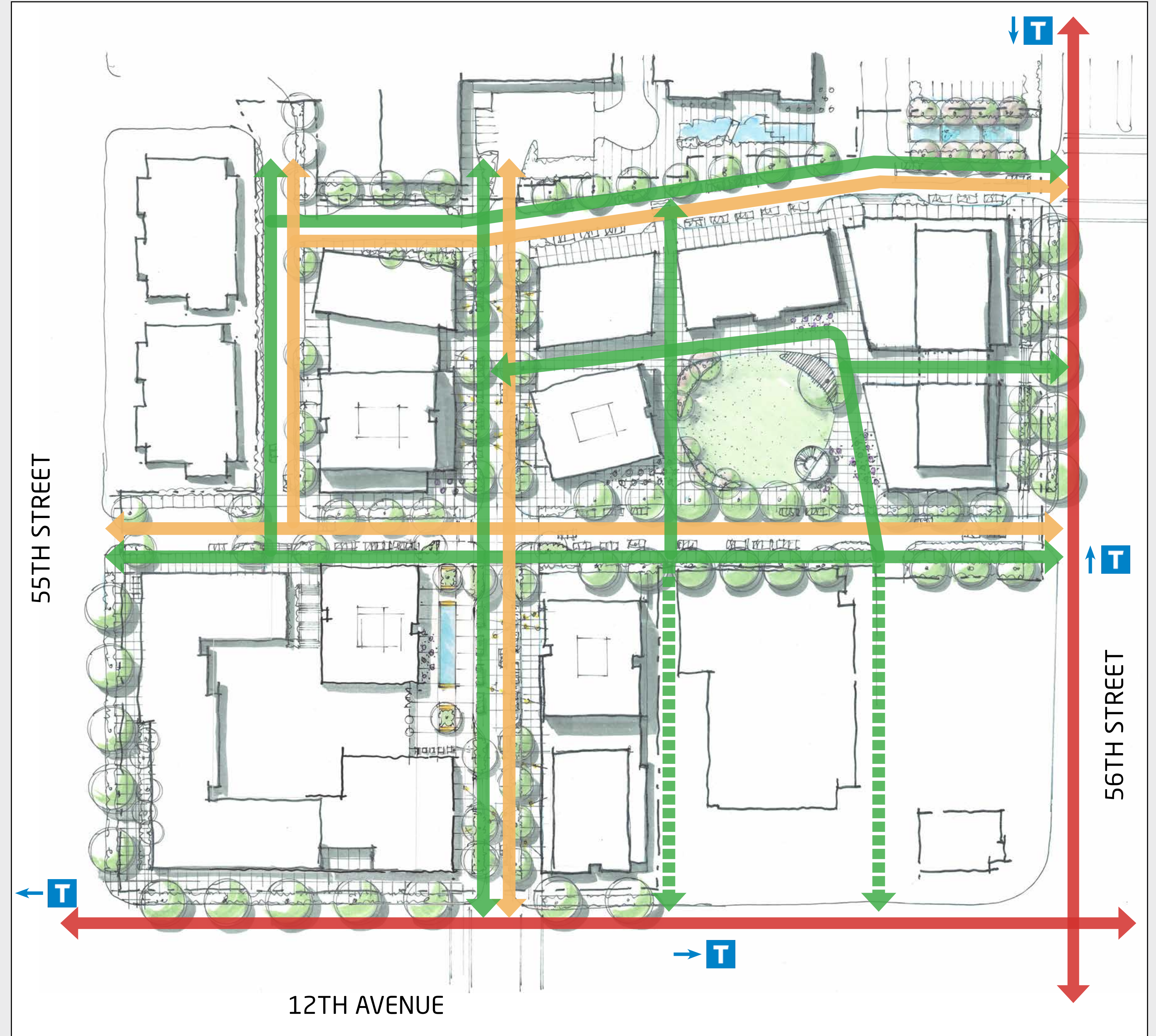


# CONNECTIVITY AND ACCESSIBILITY

## PEDESTRIAN AND BIKE CIRCULATION

- Potential Future Bicycle Lane
- Shared Pedestrian Connections
- Bus Stop
- Shared Bicycle Connections
- Potential Future Pedestrian Connections

• The Tsawwassen Town Centre project is designed to put pedestrians and cyclists first. This includes a T-shaped network of slow streets running east-west and north-south that will be shared between pedestrian, cyclist and vehicle traffic.





BOARD 9:  
**PROPOSED CONCEPT**



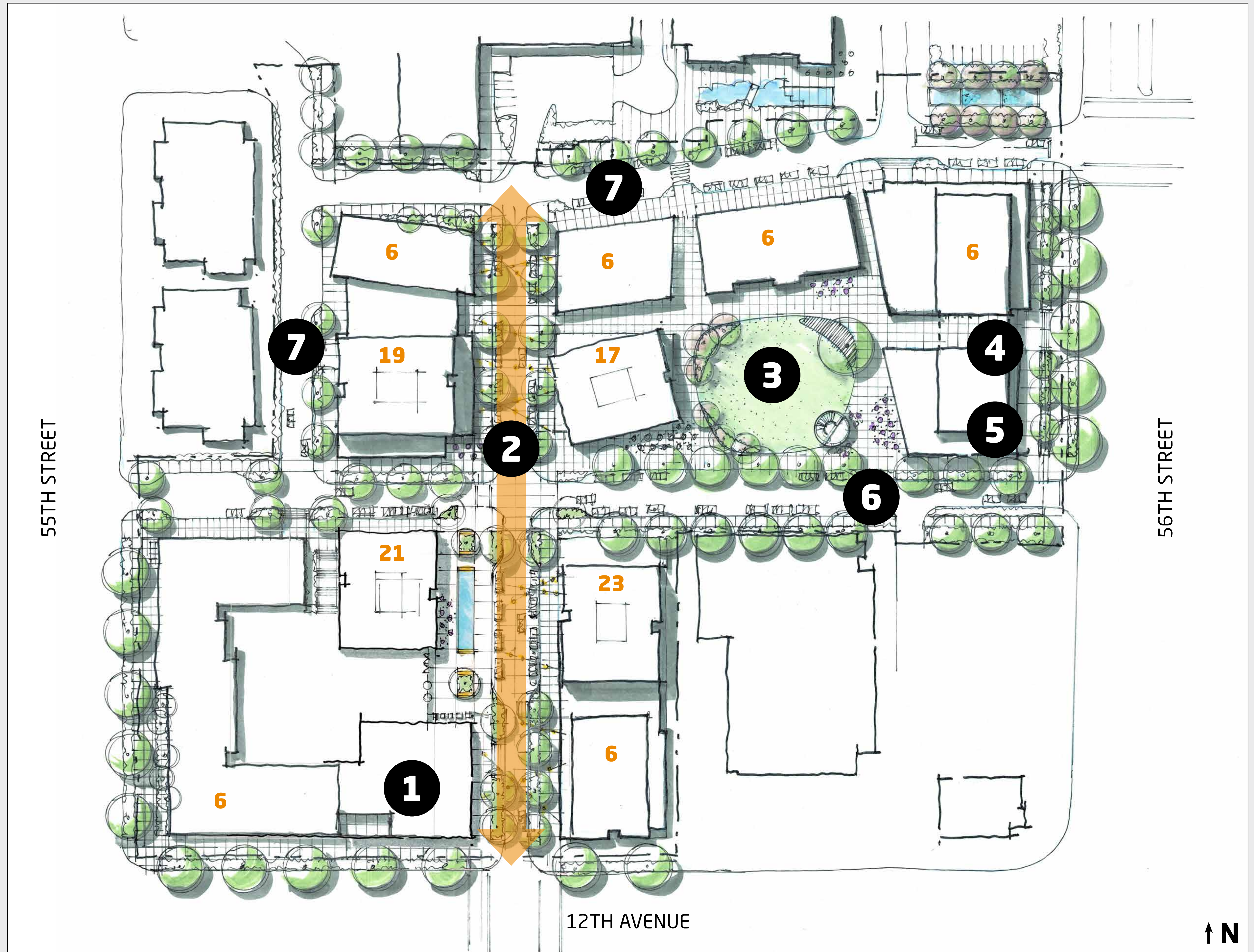
# PROPOSED SITE PLAN

## STATISTICS

USE	APPROXIMATE AREA SF	UNITS
COMMERCIAL	± 50,000 SF	
GROCERY STORE	± 30,000 SF	
LIBRARY	± 12,000 SF	
HOUSING	± 950,000 SF	± 1,250
MOBILITY HUB	± 2,000 SF	
SERVICE	± 7,000 SF	
<b>TOTALS</b>	<b>± 1,000,000 SF</b>	<b>±1,250</b>

## LEGEND

- 1** Grocery Store
- 2** Retail High Street
- 3** Public Plaza
- 4** Mobility Hub
- 5** Library
- 6** Festival Boulevard
- 7** Residential Edge with Townhomes
- #** Building Heights



BOARD 11:  
**HOUSING**

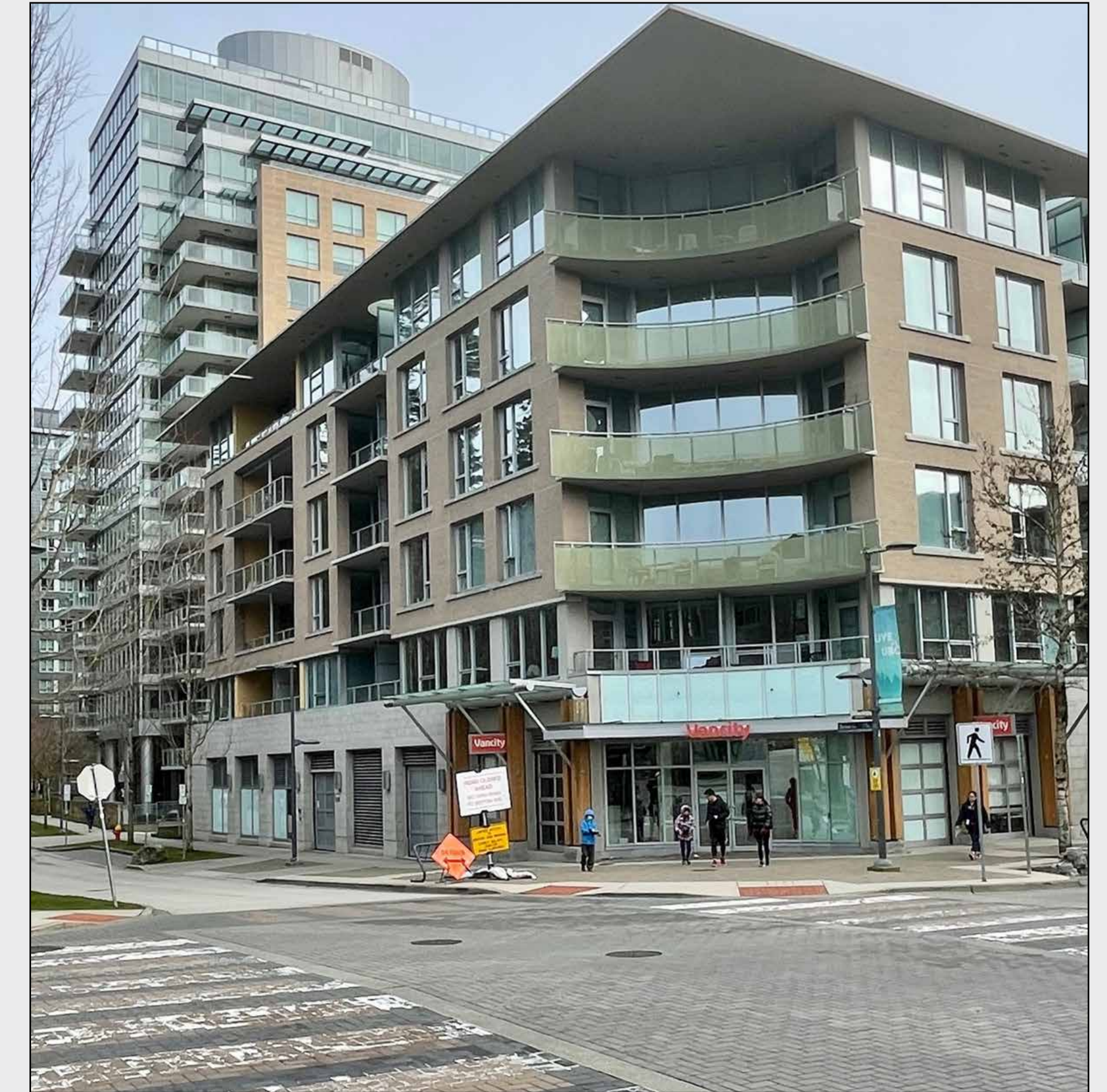


BOARD 12:  
**HOUSING**

## A VARIETY OF HOUSING OPTIONS

The Tsawwassen Town Centre project proposes a mix of land uses to create a vibrant urban village for Tsawwassen. The ground plane is activated with commercial retail, ground-oriented housing, and a community library.

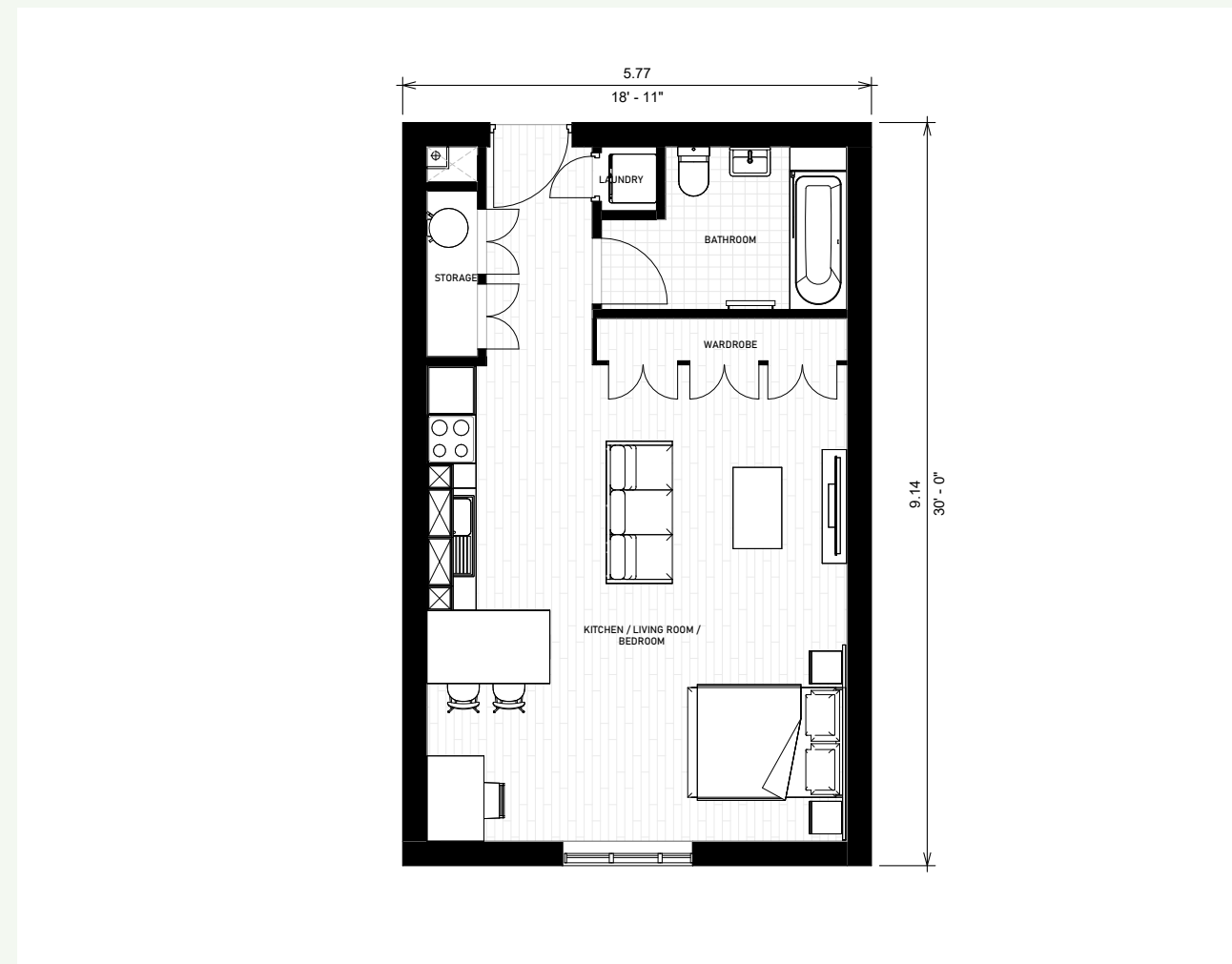
Above this active ground level there will be a range of housing options including market & non-market options. This much needed housing will help the City of Delta meet its provincial housing targets and accommodate accelerating population growth. Non-market housing will include rental and inclusive housing such as for those with disabilities.



## Apartment

### Studios

\$



Average Size: **450-500 SF**

### 1 Bedroom

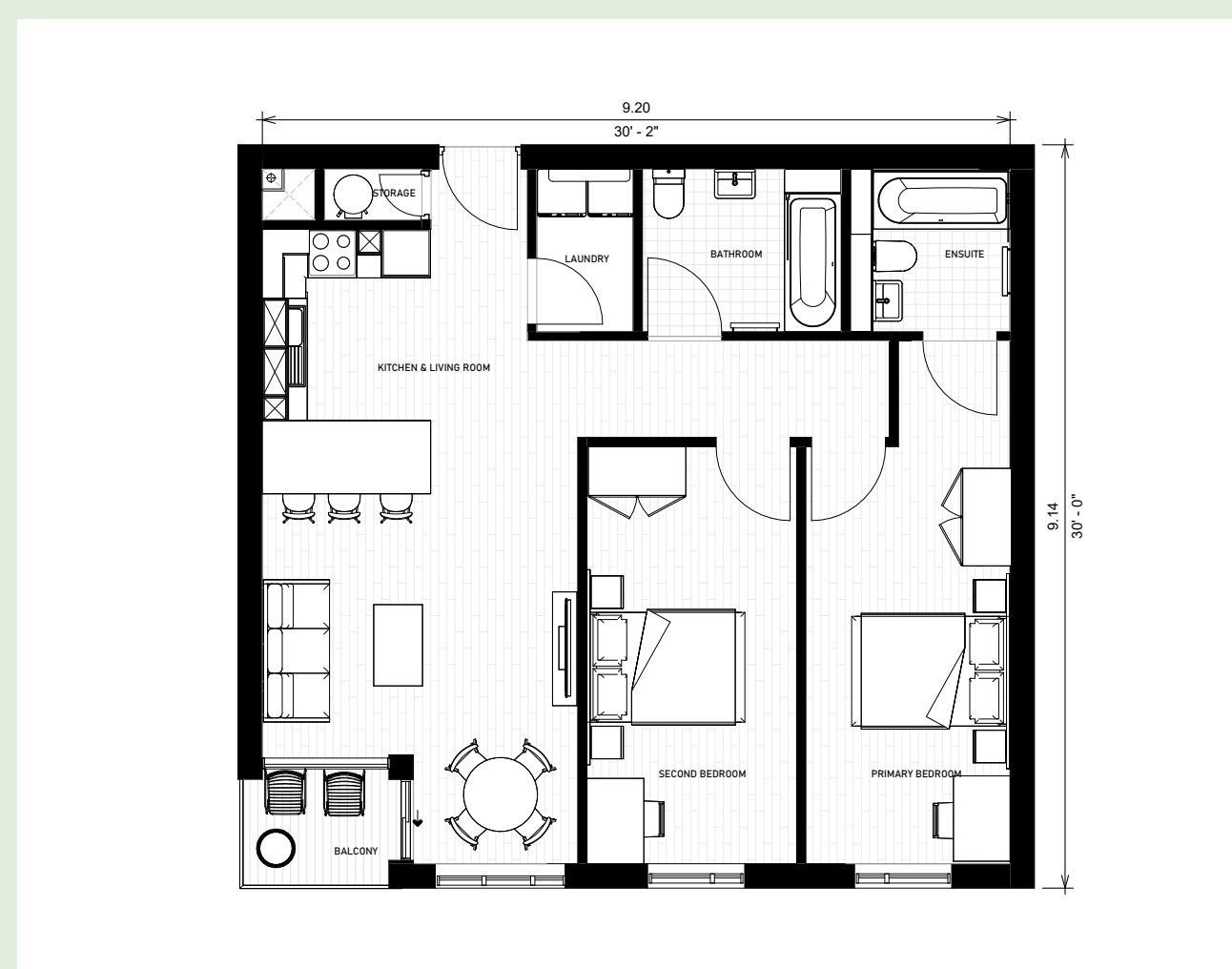
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Average Size: **550-600 SF**

### 2 Bedroom

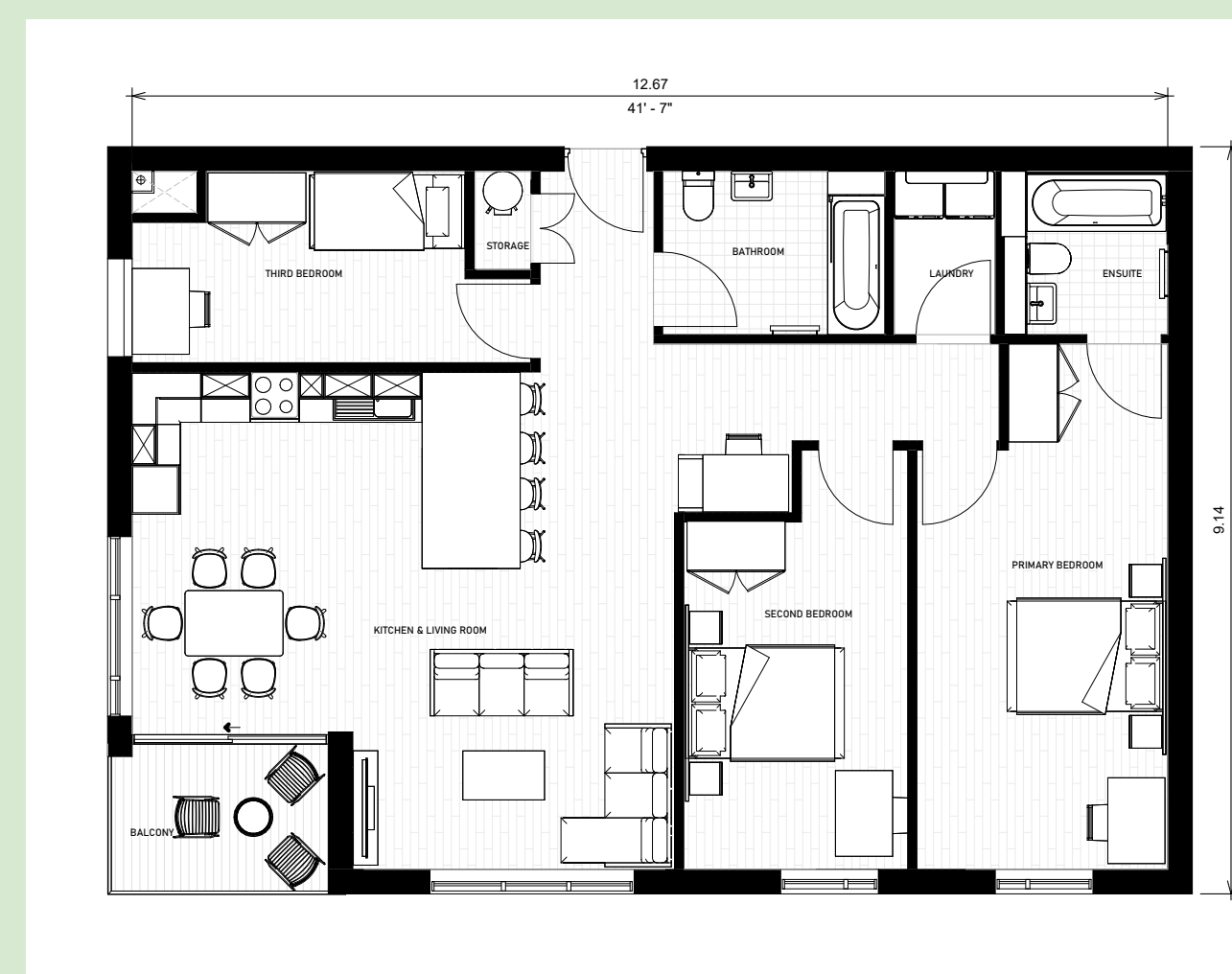
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Average Size: **650-800 SF**

### 3 Bedroom

\$\$\$\$

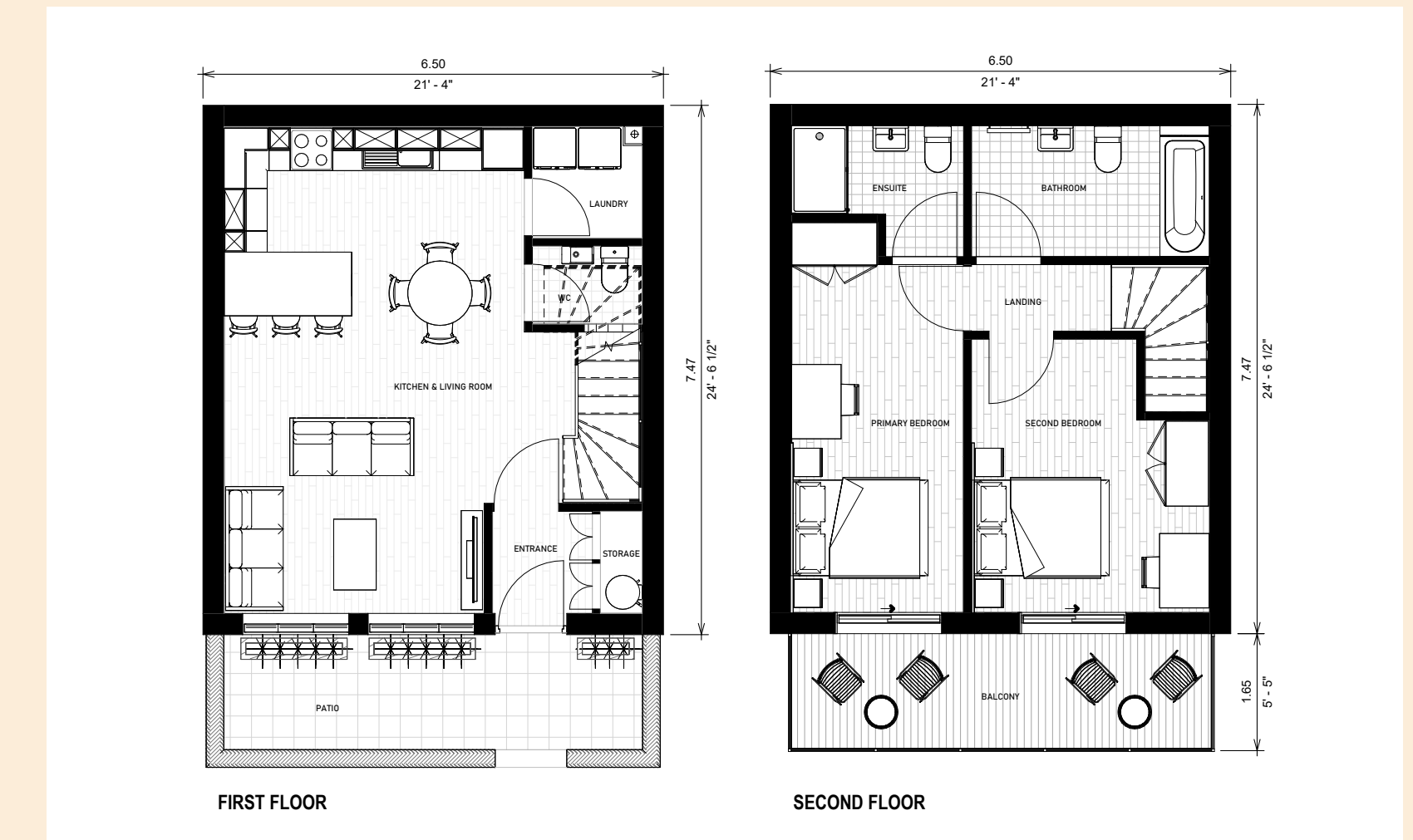


Average Size: **850-1,200 SF**

## Townhouse

### 2 Bedroom

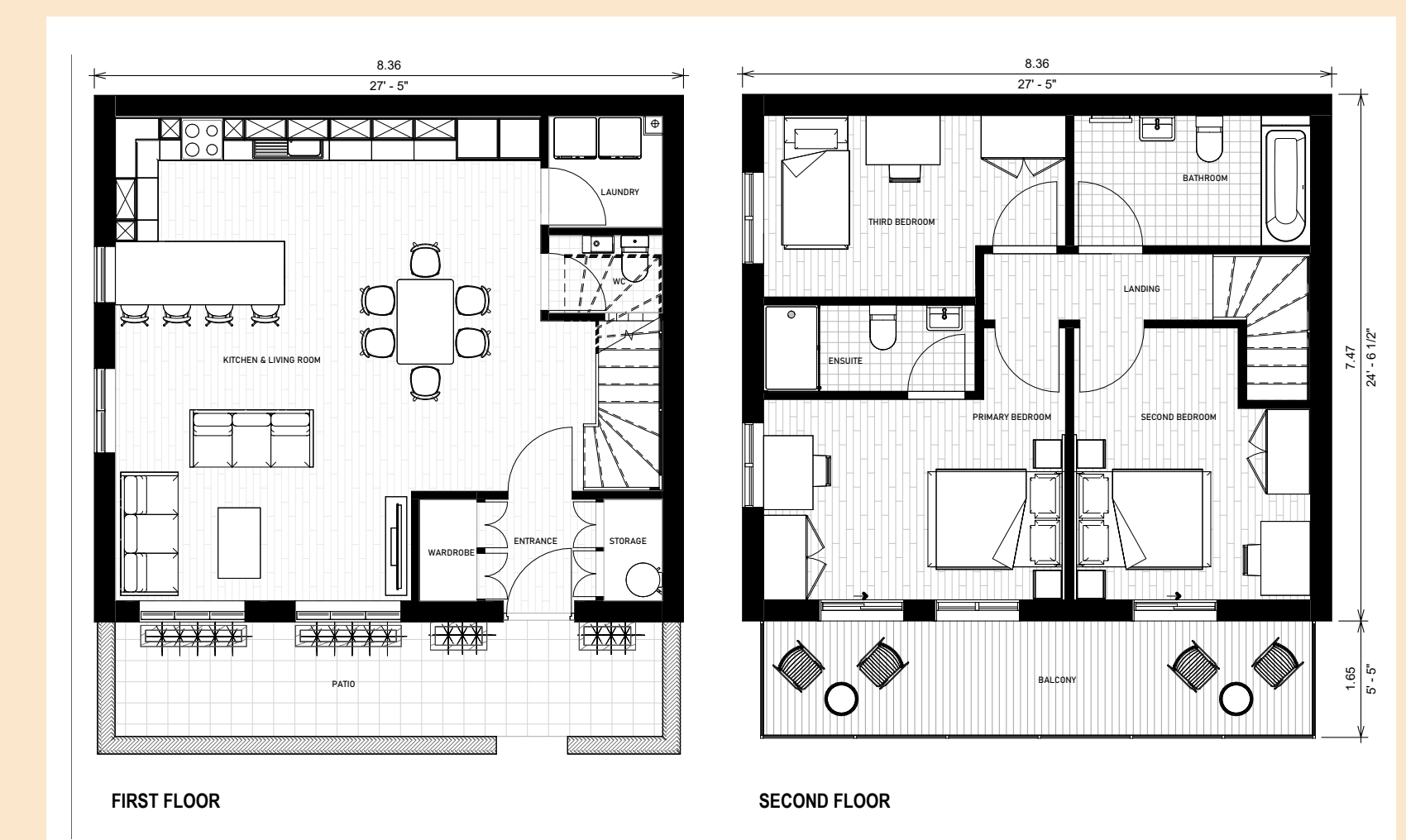
\$\$\$



Average Size: **750-900 SF**

### 3 Bedroom

\$\$\$\$



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

# RETAIL



BOARD 15:  
**RETAIL**

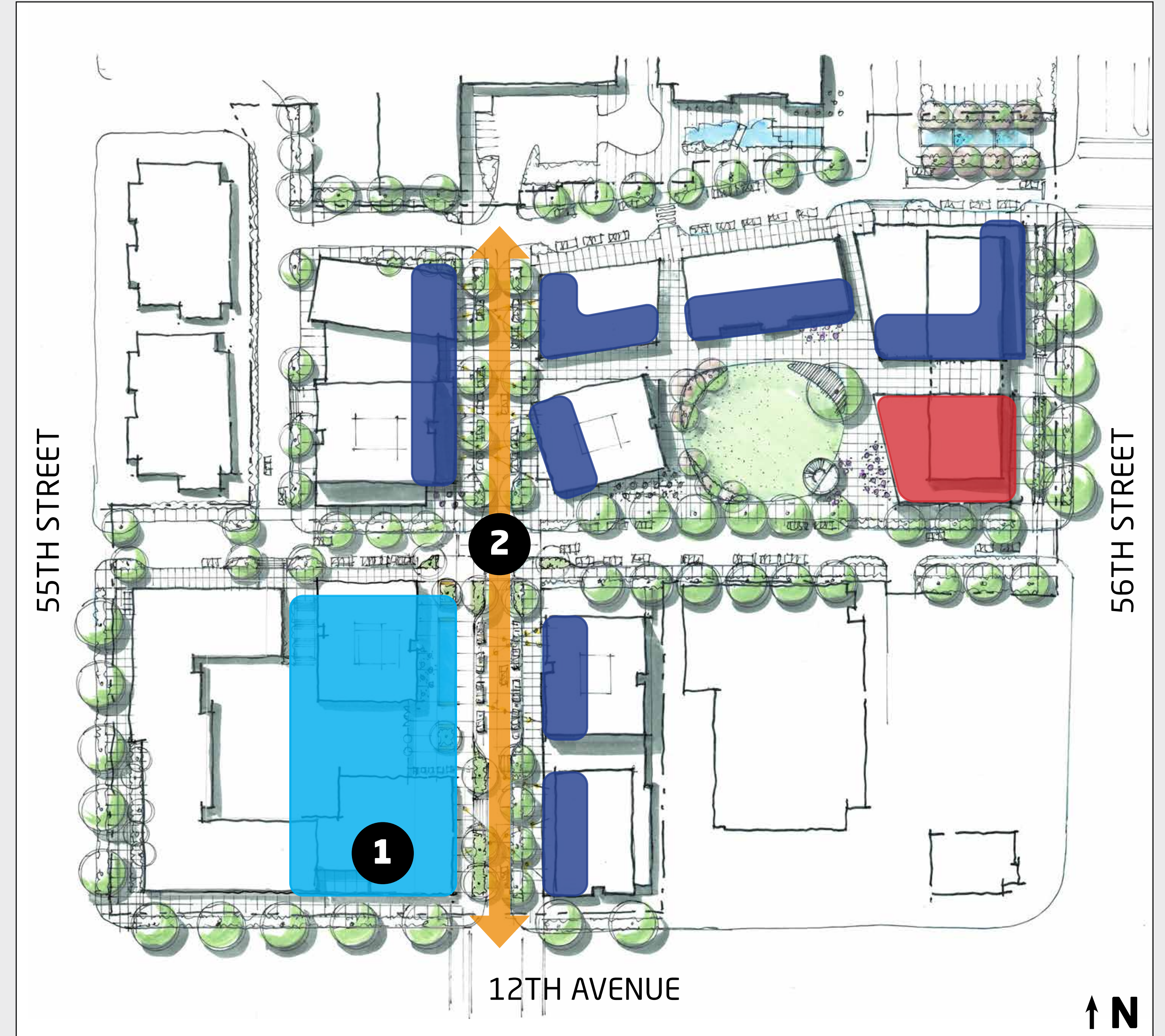


# RETAIL CONCEPT

## SHOPPING, DINING, AND COMMERCIAL SERVICES

The Tsawwassen Town Centre project will include small-scale, local-oriented retail shops and services at grade along the pedestrian-friendly high-streets and the public plaza. This retail will create jobs for local residents by adding economic activity and will meet the aspirations of the community heard at the previous Open Houses by providing space suitable for independent businesses.

Existing tenants will be relocated to the new project where possible, based on lease negotiations. One grocery-store sized retail unit is also proposed to allow for a relocation of the existing Thrifty Foods onsite.



### LEGEND

- 1** Grocery Store
- 2** Retail High Street
- Grocery
- Retail
- Library



# PUBLIC SPACE AND ACTIVATION

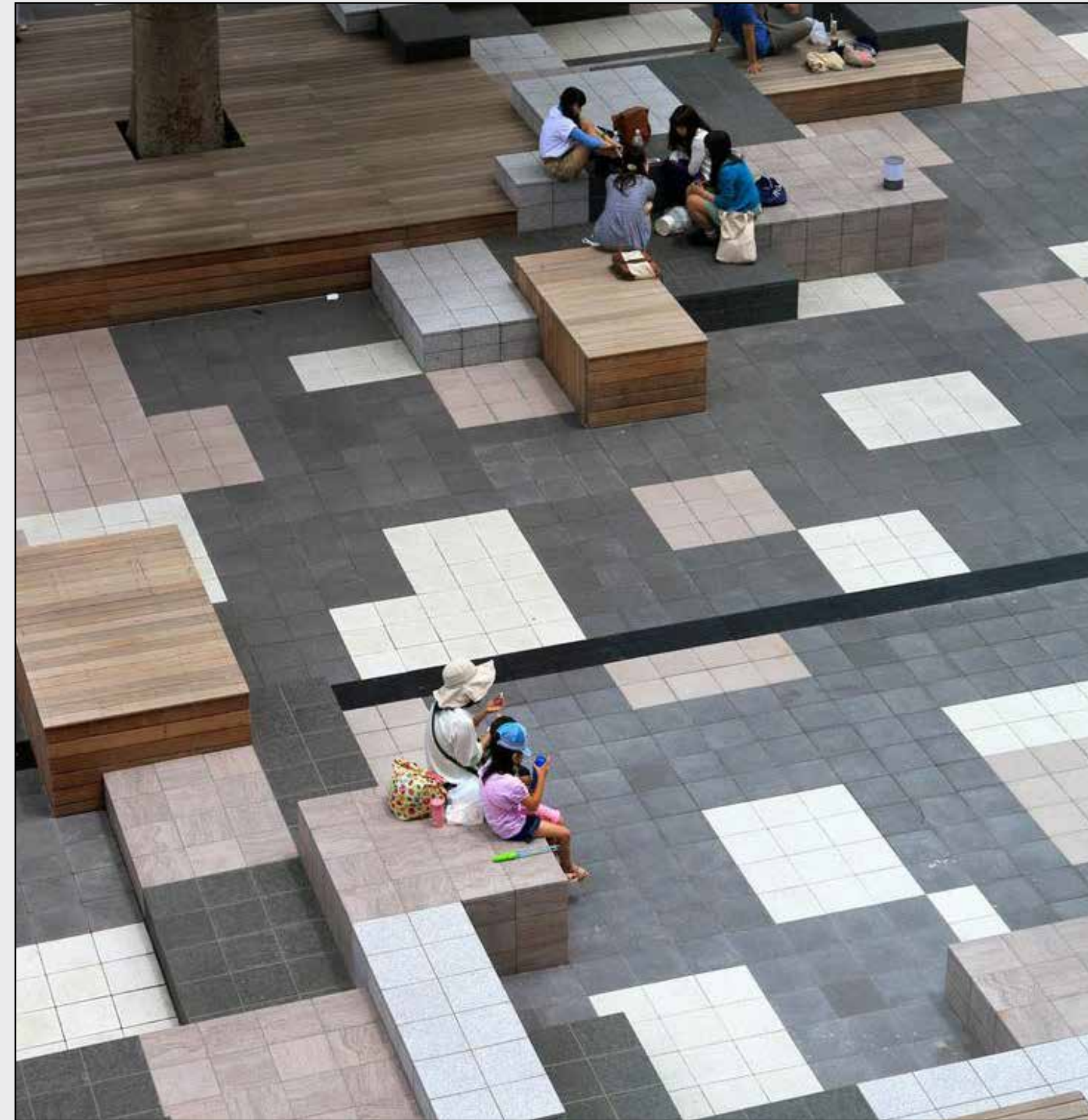


# PUBLIC SPACE AND ACTIVATION

## A SPACE FOR COMMUNITY GATHERING

In response to feedback heard during the first two Open Houses, the Tsawwassen Town Centre project proposes a signature new publicly-accessible open space and plaza adjacent to the new library. The combined area of approximately 2,800m<sup>2</sup> will act as the community's shared living room, with both hardscape and softscape elements. This plaza will offer opportunities for programmable events, including markets, live performances and festivals. Adjacent to the new grocery store, a smaller 'market square' will provide a more intimate space for gathering.

Between these two public spaces, pedestrian-friendly streets, alleys and breezeways with wide sidewalks for cafes, restaurants and retail spillout will create a sense of vibrancy along the ground level that is currently lacking in the area. Our goal is to prioritize the pedestrian, and we aim to create a space that allows for the community Passeggiata - an Italian concept where the community strolls and gathers.



# LOOK AND FEEL



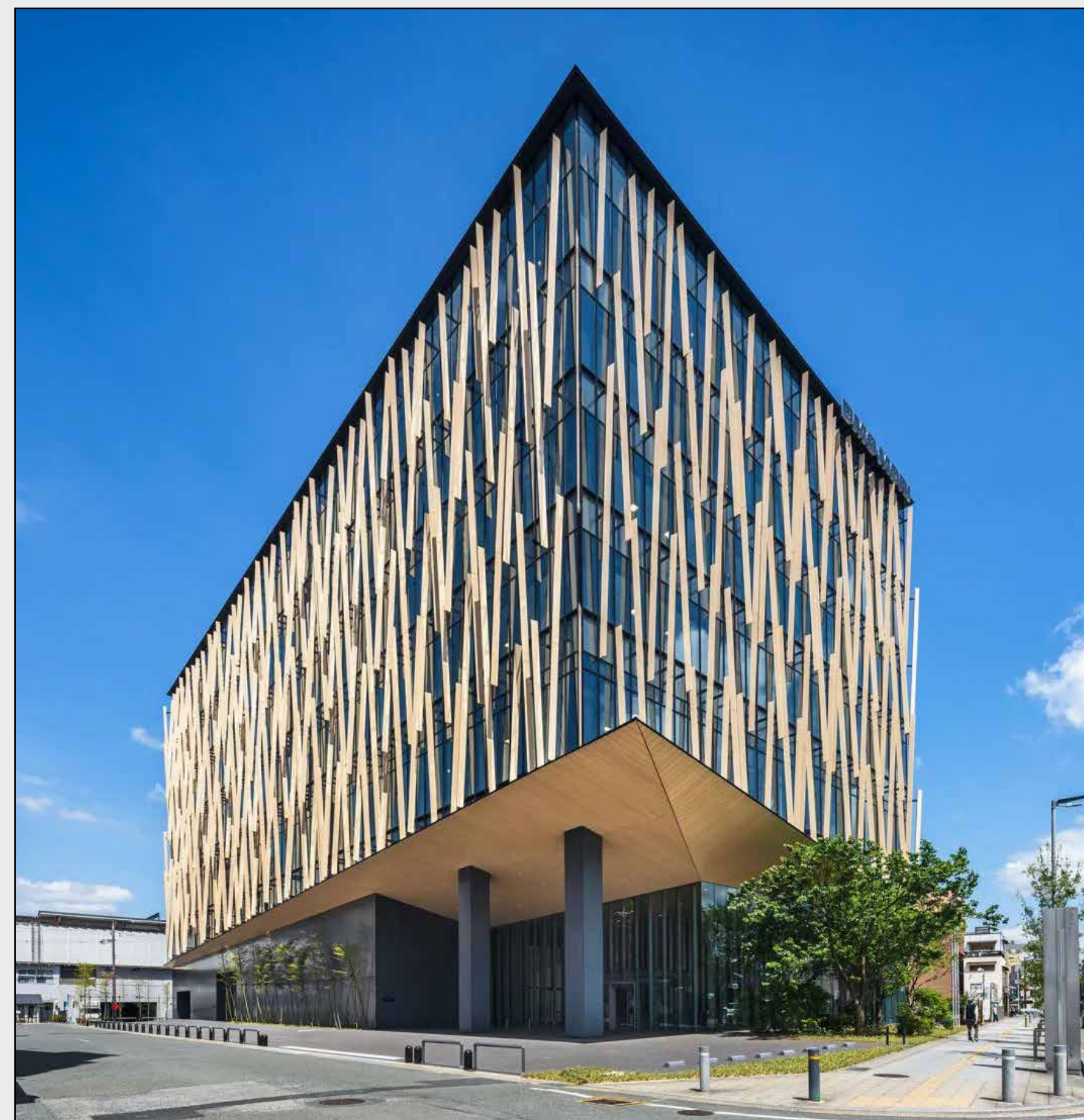
# LOOK AND FEEL

## A UNIQUE LOCAL CHARACTER

We are conscious of the special place that Tsawwassen residents hold for their local community and, as such, we are striving to define a unique Tsawwassen Village Centre architectural expression for the project, one distinct from other community centres within the Lower Mainland.

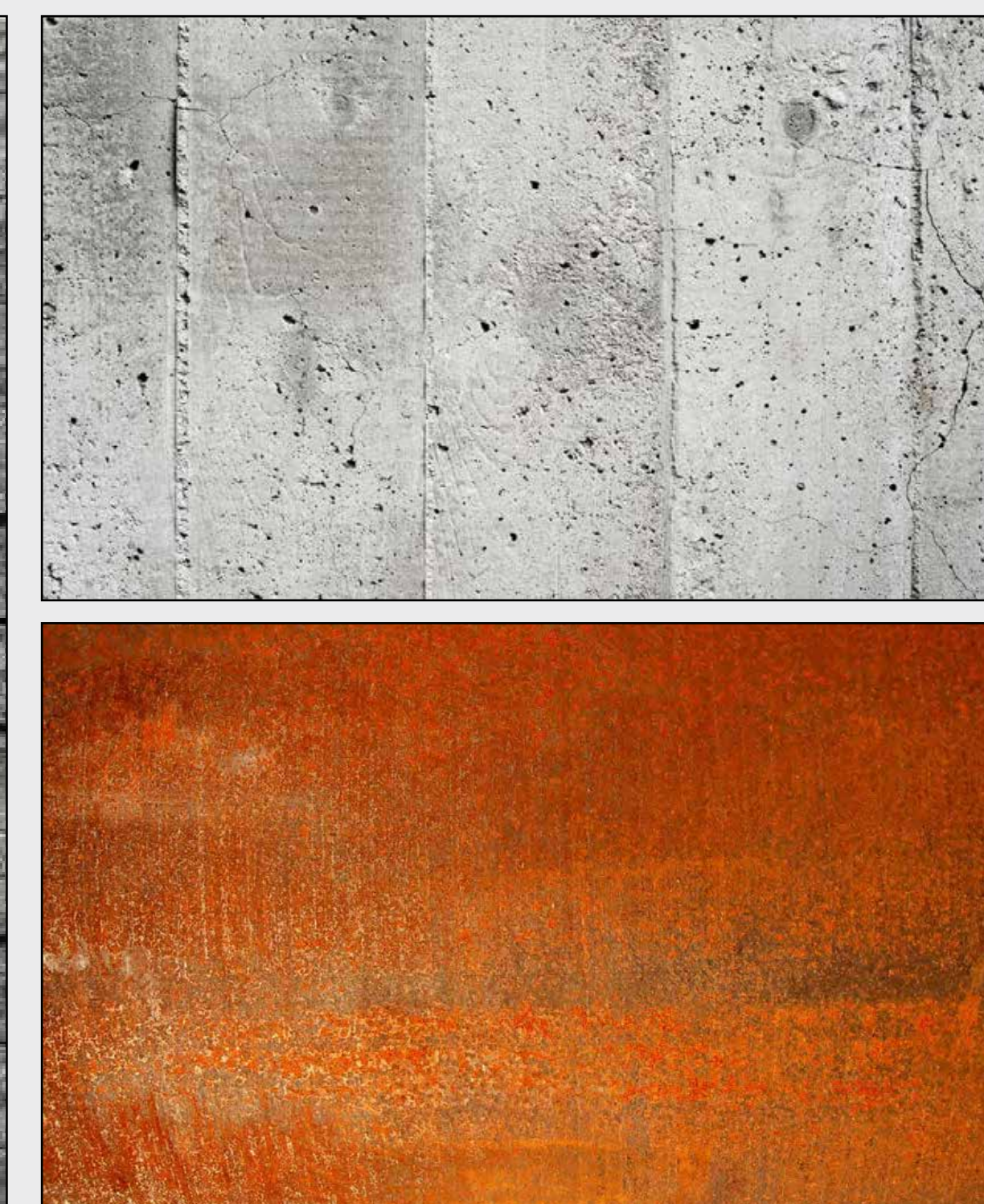
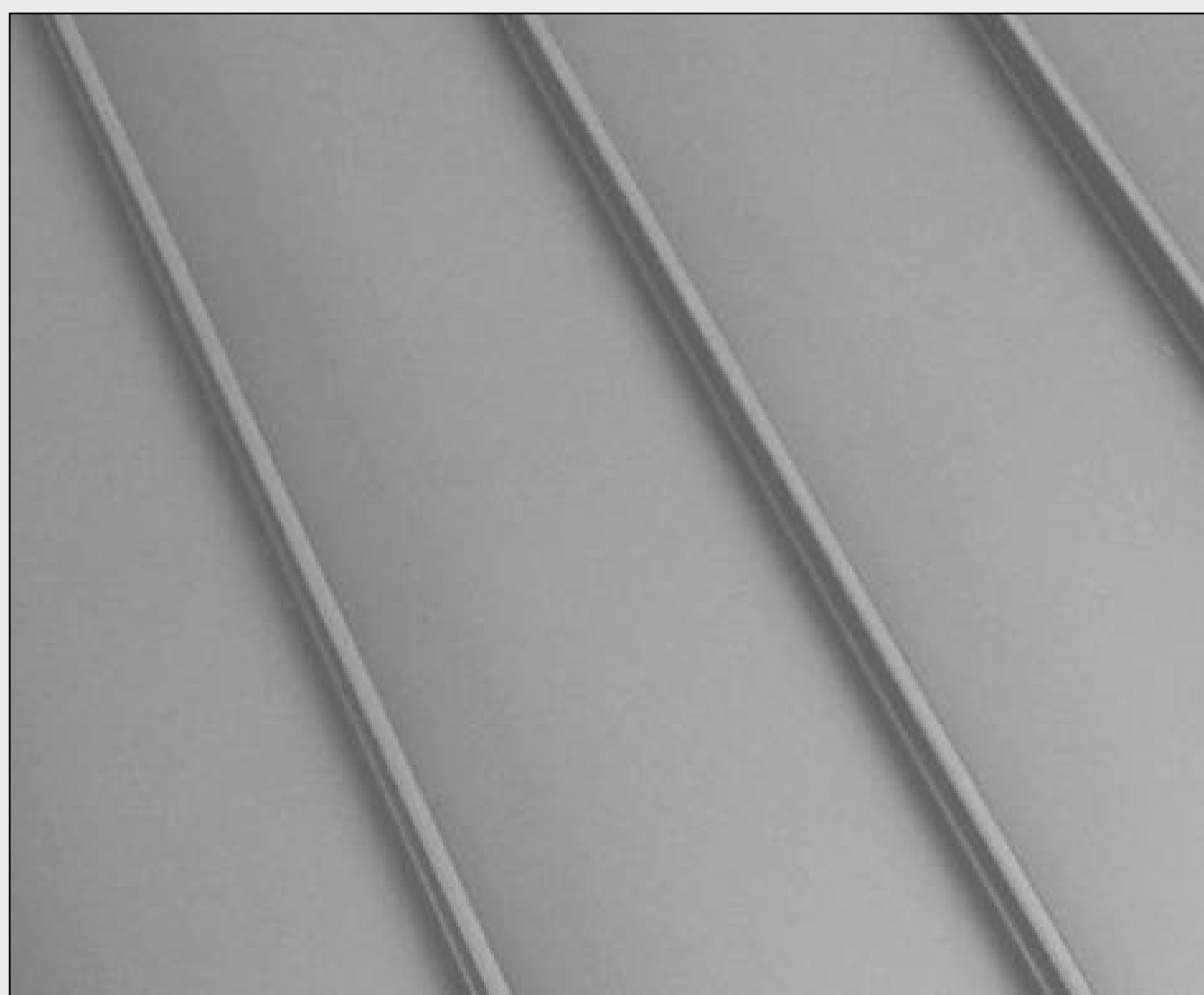
The library is at the heart of this community and will have the boldest architectural expression. This space is envisioned with a wood character and being clearly identifiable from all sides.

The mixed-use residential buildings will use natural materials to provide a warm and welcoming ground plane.



## POSSIBLE MATERIALS

To create an identifiable character, the project is considering the following material palette:



# ACCESS AND CONNECTIVITY

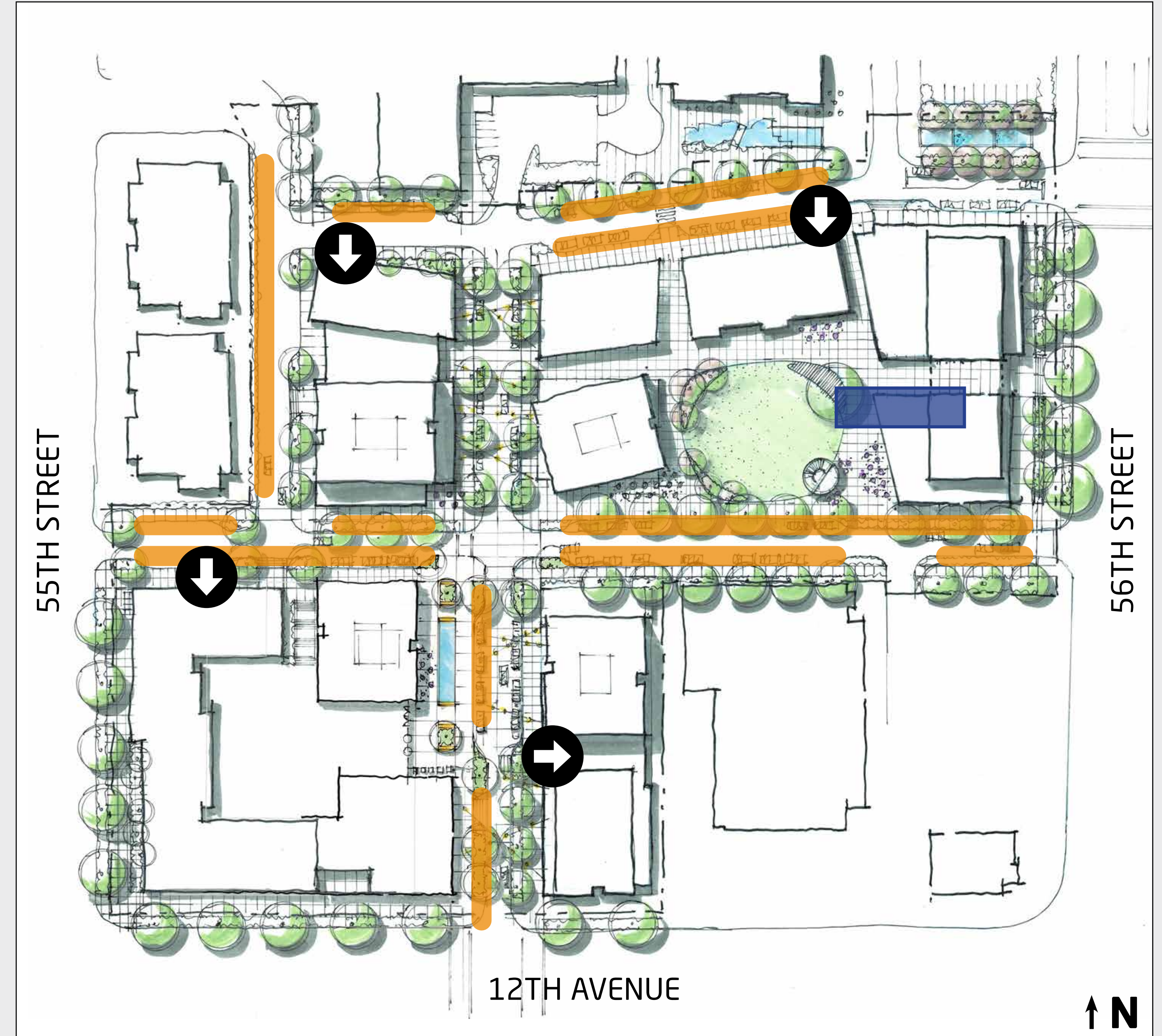
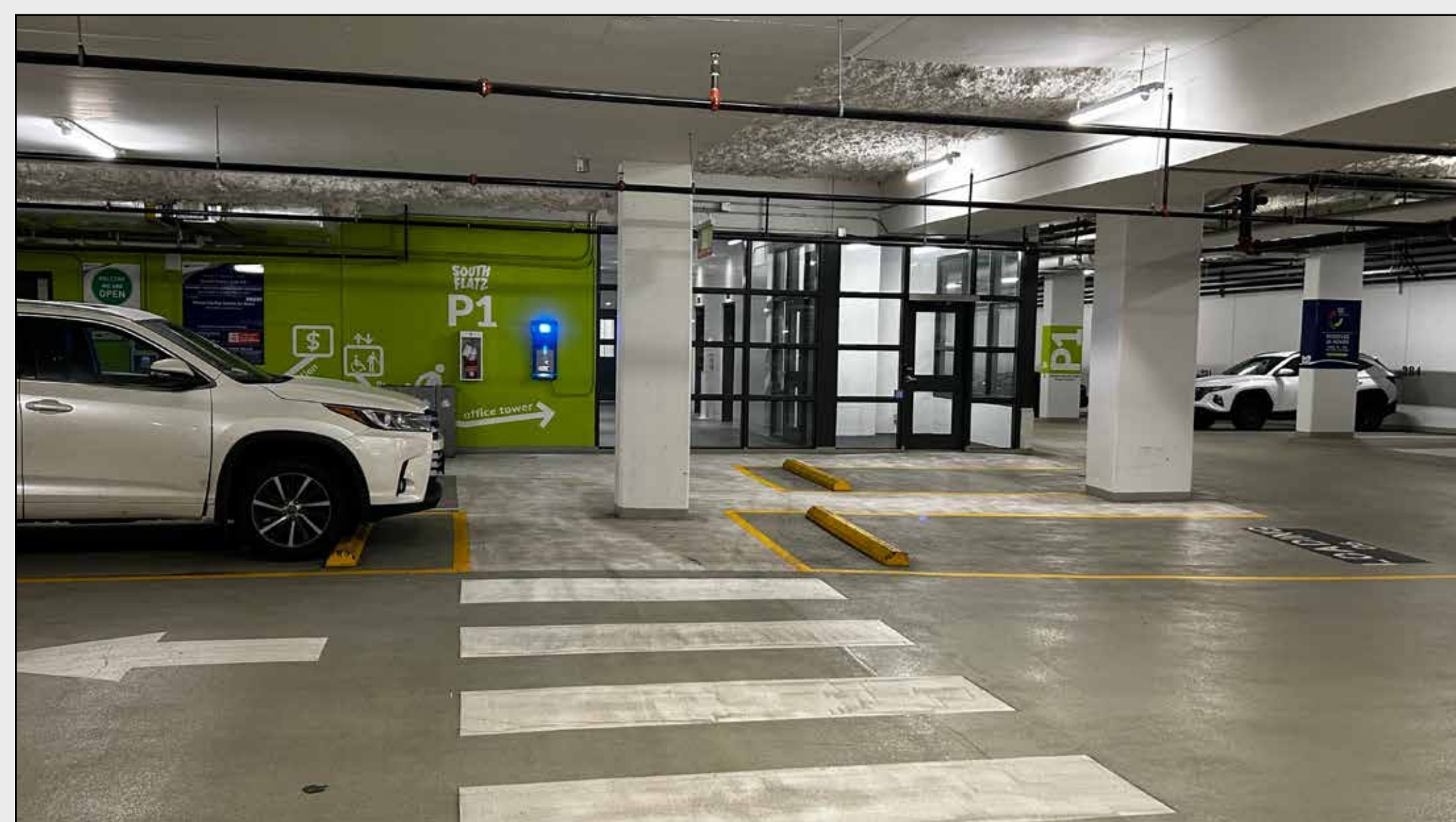


# ACCESS AND CONNECTIVITY

## A WELCOMING SPACE FOR ALL

The Tsawwassen Town Centre project will ensure accessibility and comfortable connectivity for residents and visitors of all ages and abilities. Accessible design elements include a flat public plaza at grade with no stairs, wide sidewalks and public elevators to provide access between the public spaces, the library and the underground parkade.

Underground parkade accesses have been located at the perimeter of the site to ensure that pedestrian movements are prioritized in the public realm.



### LEGEND

Underground parkade entrances



Parallel parking  
Mobility Hub