



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009754**

From: **Development Department**

Date: **September 25, 2025**

Tsawwassen Town Centre Mall Application Update

The following report has been reviewed and endorsed by the City Manager's Office.

Council is asked to consider the information presented in this report and adopt one of the following options:

Option 1:

- A. THAT the response package be received and staff be directed to prepare a Zoning Amendment Bylaw for consideration at a future Council meeting.
- B. THAT the notice required under Section 467 of the *Local Government Act* be provided a minimum of 20 days prior to Council's consideration of the Zoning Amendment Bylaw.

Option 2:

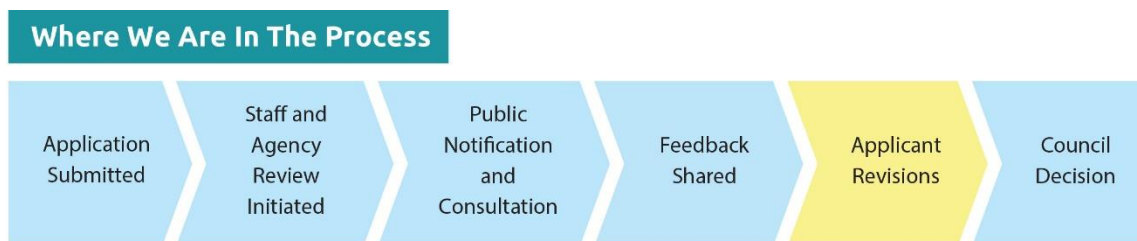
- A. THAT application LU009754 be denied.
- B. THAT the applicant be advised that any future proposals will require a new application and review process.

▪ **PURPOSE:**

The purpose of this report is to provide an update to Council on the applicant's response (Attachment A) to the community engagement summary provided to Council and the applicant at the April 14, 2025 Regular Meeting and seek directions on next steps.

▪ **BACKGROUND:**

In November 2024, the City of Delta received an application for the redevelopment of the Tsawwassen Town Centre Mall site. The application for rezoning and subdivision included 1,433 residential units and 6,596 m² (70,999 ft²) of commercial space, including a relocated Thrifty Foods grocery store. Amenities proposed included a central plaza and new library. The project was proposed to be developed across five phases over two separate legal parcels. The following diagram illustrates the process the City of Delta has been following to consider the application.



The public engagement process for this application included the creation of a dedicated project website, resident notification letters sent to all properties in Tsawwassen, an online information session and two in-person Public Information Meetings. The engagement process provided opportunities for residents to learn more about the application, ask questions and submit comments.

A summary of feedback received was presented to Council at the April 14, 2025 Regular Meeting (Attachment B). At this meeting, Council passed a resolution to encourage the applicant to work with staff on a revised proposal that addressed community feedback, in particular, the community's concerns regarding building height and related concerns such as traffic. Minutes from this meeting are provided in Attachment C.

▪ **DISCUSSION:**

On September 16, 2025, the applicant submitted their response to the public feedback and Council resolution. The revised submission includes several key differences from the original application:

- The area of the proposed development has changed significantly, the revised proposal includes only the south portion of the site;
- The original significant community amenity which included a large central plaza and new library has been replaced with a proposed health care clinic to be gifted to the Delta Hospital Community Health Foundation;
- A third tower has been added to the south portion of the revised site; and
- The revised proposal includes new architectural design typology.

The table below compares data on the original and revised proposal:

Project Attribute	Original Proposal	Revised Proposal
Site area	3.3 ha (8.2 ac)	1.5 ha (3.7 ac)
Number of residential units on north portion of site	738	0
Number of residential units on south portion of site	695	600
Tower heights	21 to 24 storeys	15 to 18 storeys
Community amenity floor area	Up to 1,579 m ² (16,996 ft ²) for a new library with outdoor public plaza	604 m ² (6,501 ft ²) for a new health care clinic
Grocery store floor area	2,736 m ² (29,450 ft ²)	3,252 m ² (35,004 ft ²)

Requirement for a Significant Community Amenity

The Official Community Plan designation for this site is Urban Centre. The purpose of this designation is to allow for higher density residential and mixed-use development, allowing for buildings up to six storeys with opportunities for up to 24 storeys in key locations where a significant community contribution is provided. Council must decide whether the community amenity is significant as part of their decision on the zoning bylaw amendment and the overall application.

As part of the original application, the owner proposed a Community Hub, consisting of a library space owned by the City with a publicly accessible central plaza which would provide an outdoor gathering space for the community. The proposed community contribution has changed significantly under the applicant's response. In the response package, the applicant has proposed a health care clinic that would be gifted to the Delta Hospital and Community Health Foundation. Staff have not had the opportunity to fully evaluate this contribution but would note that the Ministry of Health and Fraser Health are responsible for managing and delivering health care services in Delta. The ability to operate the proposed health care clinic would be subject to future provincial funding for this facility.

Addressing Key Community Feedback Themes

The resolution passed by Council at the April 14, 2025 Regular Meeting encouraged the applicant to work with staff on a revised proposal that addresses the community feedback, in particular, the community's concerns regarding building height and related concerns such as traffic. Within the revised site area, the applicant has proposed a maximum of 18 storeys and 600 residential units. The previous application had a maximum of 24 storeys and 1,433 units within a larger site area. This proposal does not consider any redevelopment of the north portion of the site, which would require the submission of a separate application in the future.

Discussion on Council Recommendation Options

Staff are seeking direction from Council prior to undertaking further review and advancement of this application. Two options have been provided for Council's consideration.

Option 1:

If Council agrees that the applicant has achieved the direction provided, Council may choose to accept the applicant's response package and move the application to the final stage, Council Decision. Staff would need to prepare and bring forward for Council's consideration the zoning bylaw amendments and associated legal agreements. Staff would engage with the applicant and legal counsels to draft the bylaw amendments and legal agreements. The complexity of these agreements would require several months of staff effort. Further details regarding the proposed health care clinic would also be sought if the application advances. It is anticipated that the Council report for this project would be ready for consideration early spring 2026.

Once the zoning bylaw amendments are prepared and prior to Council consideration, the City is required to provide statutory notice of bylaw consideration. The notification area would be consistent with the original notification letter and would include all properties in Tsawwassen. The minimum statutory notice requirements outlined in the provincial *Local Government Act* is 10 days. Staff recommend increasing the notification period to 20 days prior to consideration, providing additional time for residents to respond in writing. Under the *Local Government Act*, a public hearing must not be held for zoning bylaw amendments that are consistent with the Official Community Plan.

Option 2:

If Council determines the response package is a substantive enough change from the original submission and does not have enough merit to continue in the current process, Council may choose to deny the application.

This option would restart the application process for any future proposals (refer to process figure above). If a new application is submitted and determined to be complete, staff would review and bring forward a report to Council outlining a proposed community consultation process for the new application. The new consultation process would allow the community to review the proposal based on the merit of the new application.

Implications:

Financial Implications – There are no financial implications.

▪ **CONCLUSION:**

The applicant has submitted a response package to address community feedback received for their proposed development. Staff are seeking direction on next steps for advancement of this file.

D. Mayhew

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General Manager, Development

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MK/rl

▪ **ATTACHMENTS:**

- A. Applicant's Response Booklet
- B. Community Consultation Report dated April 3, 2025
- C. Excerpt of Minutes from April 14, 2025 Regular Meeting of Council