

Tsawwassen

TOWN CENTRE

A Plan for Renewal

Revised Rezoning Application

City of Delta File: LU009754
15 September 2025



In collaboration with:
The logo for ARCADIS HAPA, with "ARCADIS" in orange and "HAPA" in grey, preceded by a stylized orange and grey icon.



Dear Mayor & Council, and the Community of Delta

15 September 2025

Mayor and Council
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2



Re: Tsawwassen Town Centre Revised Application - LU009754

Further to our original application of October 2024, I hereby submit Century Group's revised application for the Tsawwassen Town Centre Mall project.

We hope you will love it.

This revision responds to community feedback received during the official public consultation process in February and March 2025 and in particular to the 14 April 2025 Council direction that we "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..."

This revision reduces the scale and the scope of the project to what was to be the first two phases (of 5 phases) on the south of the site. This reduces the project to 600 homes (from the former 1,433) and reduces building height by 25% to 18 storeys from the originally proposed 24 storeys. This allows for a new, expanded Thrifty Foods as well as housing and other new retail and amenity space.

Notably, the revised application adds a significant dedicated space for community health care in the form of a 6,500 sq. ft. (600 m²) clinic space. This responds to what we know is a pressing need for better health care delivery in Delta. In consultation with the local health care community, this space is proposed to be dedicated to the Delta Hospital and Community Health Foundation. This will facilitate the creation of an Urgent and Primary Care Centre operated by Fraser Health or some other model of delivery.

This proposal is a follow up of many years of work that started in the early 2010s. Many iterations of a plan have been presented and discussed since that time with very little progress in part because there was no framework for a bold plan to be considered.

In June 2024, Council approved the Delta Official Community Plan 2024 titled "Housing Our Future". After months of work by staff and council members this plan provided the framework for bold planning. We submitted our original comprehensive development plan in October 2024 based on the guidance of the OCP that allowed for denser and taller buildings to create the urban centre that is contemplated for Tsawwassen Town Centre in this OCP.

Fear about the height of buildings and loss of perceived character has been raised by opposition groups that present no practical alternative to see renewal of the town centre. Concerns about 'loss of character' are hard

to address in the absence of actual character in the town centre to defend. There is little charm in the built environment of the Town Centre, consisting largely of auto-oriented parking lots that are at odds with the concept of a walkable town core.

Subjective views of character aside, without adding housing supply in forms that are viable in today's housing market, no project will proceed. The community of Tsawwassen with its skewed age demographics is a community slowly isolating itself from the next generation who want a chance to live in our community and work in our health care and retail centres of the future and enjoy the best that Tsawwassen and Delta have to offer.

In any event I trust that Mayor and Council are not acceding to fear; rather to hope for the future and what renewal will bring to Tsawwassen and adding to the diversity of Delta as a whole.

In summary, our plan revision focuses on four elements:

- A significant community amenity contribution in the form of dedicated health care space;
- An improved retail experience that focuses initially on a 'high street' concept that is anchored by a new and expanded Thrifty Foods store;
- Significant new housing options which include a mix of rental and strata housing, and a range of sizes from studio suites to 3-bedroom homes;
- An enhanced architectural expression is included in this submission. While this type of detail is normally reserved for the later approval stage, we felt it important to invest in articulating the architectural vision as outlined more fully in our submission package.

What remains from the original application is the same compelling vision to modernize and transform the Tsawwassen Town Centre from parking spaces into people places, not just for current residents, but for a new generation of Deltans that will reinvigorate the community while meeting the housing needs of the evolving region.

Sincerely,
Century Group Lands Corporation

A handwritten signature in black ink, appearing to read "Sean Hodgins".

Sean Hodgins
President

We Heard the Community & We Heard Council

Original Rezoning Application

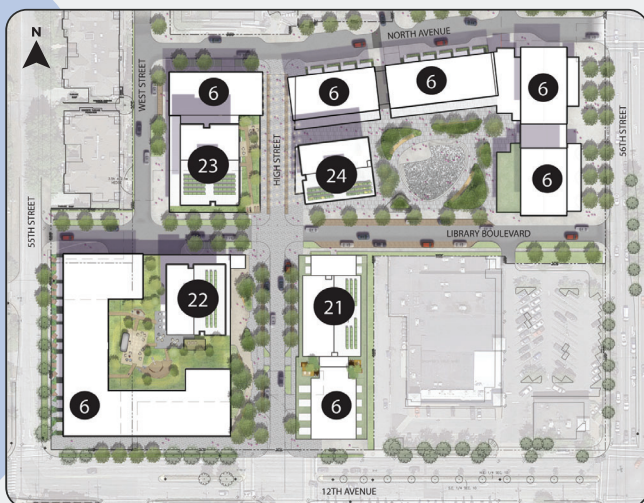
In October 2024, Century Group submitted a rezoning application to update the Town Centre. The plan was to create a lively, walkable community that included:

- A new Urban Village Centre for Tsawwassen
- 1,433 homes, including market strata, rental and below market housing
- A new flagship public library with a 25,000 sq. ft. plaza
- A newly expanded Thrifty Foods grocery store
- A mix of low-rise and high-rise buildings, up to 24 storeys
- Total of 5 phases

Revised and Reduced Rezoning Application

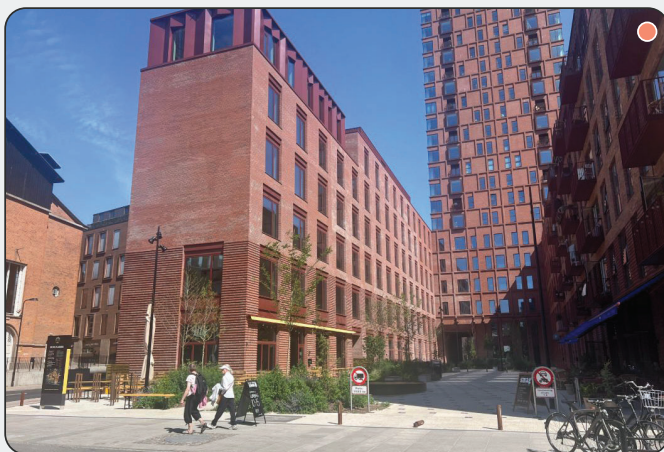
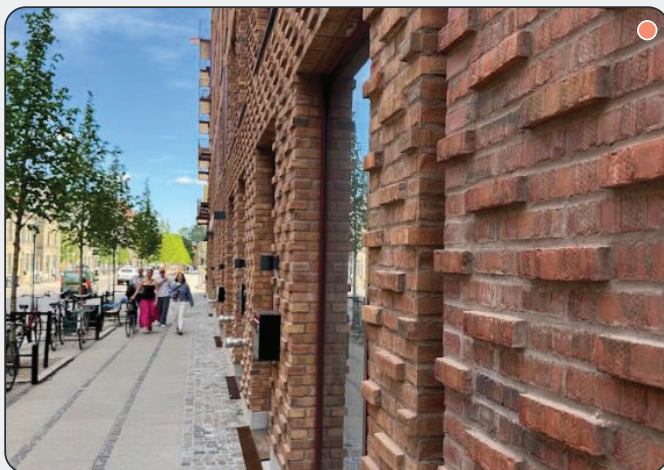
After the 14 April 2025, Council meeting, Century Group listened closely to Council and public feedback. We've made big changes to the plan based on what the community said. Some of the changes include:

- A significant reduction in the scope and scale of the project
- **Housing density reduced by 57%**; from 1,433 homes to about 600 units
- **Building height reduced by 25%**; the tallest building is now 18 storeys
- Space to be **gifted** to the Delta Hospital and Community Health Foundation for a **community clinic**
- A newly expanded 35,000 sq. ft. **Thrifty Foods** grocery store
- Approx. 17,000 sq.ft of exciting new retail
- Total of 2 phases



The existing mall will remain open

Inspired by Copenhagen



Images of project precedents from our architectural tour and how this informs an 'Inspired by Copenhagen—Made in Tsawwassen' approach have been included in this revision package. We note these details are normally reserved for a later Development Permit stage of approval however we felt it important for Mayor and Council, as well as the community, to see we are working towards a superlative design expression.

● iPhone photos captured by Sean Hodgins & Gary Andrishak

Architectural Design Influences

The focus of many conversations during the consultation phase was how the 'look and feel' of the redevelopment of Tsawwassen Town Centre will add to and improve the sense of identity within Tsawwassen. This is something that Century Group and its architectural team have worked on very carefully.

Century Group has always preferred Scandinavian architecture and this was successfully introduced into our award-winning Southlands Tsawwassen project at a village scale. Our challenge was to find examples of how Scandinavian themes could be successfully introduced at an urban scale, and Copenhagen was selected as a case study.

Our Project Master Planner, Gary Andrishak (Arcadis Architecture and Urbanism) has followed the evolution of Copenhagen and its neighbourhoods since attending architectural school there five decades ago. Gary and Sean Hodgins travelled to Copenhagen in spring 2025 to tour examples of the urban forms that display positive attributes of urban centres on the periphery of Copenhagen's downtown core. In particular, the neighbourhoods of Paper Island and Carlsberg Byen provided the best examples that inspired our design evolution with a mix of high-rise and low-rise expressions.

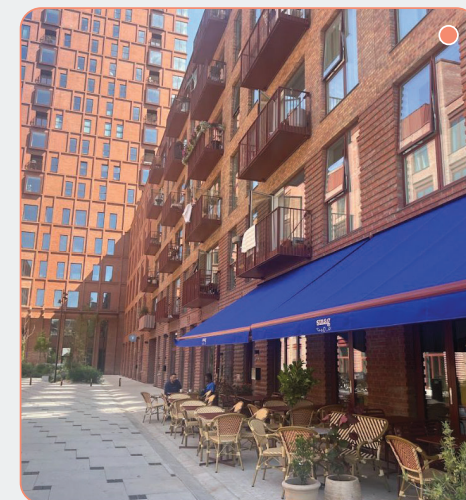
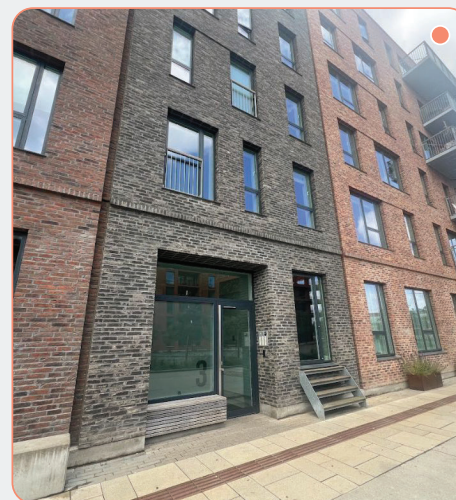
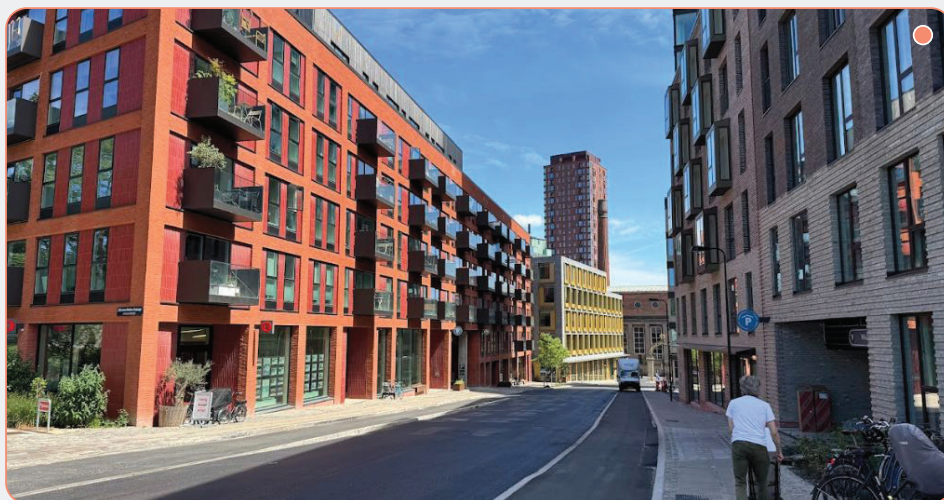
Inspired by Copenhagen **Made in Tsawwassen**

Some of the design principles observed in Copenhagen included:

- Design simplicity that favours basic building forms that are timeless in character;
- Quality of materials, relying more on brick, ceramic tile and high-quality metal work rather than large expanses of glass facades;
- High integration of mixed retail uses at the ground level with quality landscape architectural elements in adjacent public spaces.



Perspective from High Street looking south west



● iPhone photos captured by Sean Hodgins & Gary Andrishak ● Conceptual Rendering

Inspired by Copenhagen **Made in Tsawwassen**



Perspective from 12th Avenue looking north east

○ Conceptual Rendering

Tsawwassen TOWN CENTRE

High Street Plaza



Perspective from 12th Avenue looking north west

Note: Public art is conceptual only and not representative of final condition.

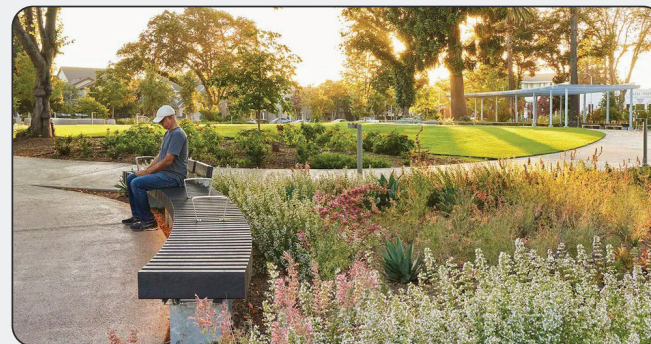
A Series of Small Plazas

Aiming to create a cohesive design that enhances the pedestrian experience, we observed in Copenhagen a strong integration of mixed-retail uses at the ground level, complemented by high-quality landscaping in public spaces that anchors placemaking and establishes a distinct sense of place. A series of small plazas will offer flexible spaces to linger, socialize, or move between areas for a change of scenery.



Connect

Incorporate the open space into a larger network, which encourages connectivity and accessibility.



Hard and Soft

Provide a balance of hard surfaced outdoor areas and celebrate the natural beauty of Tsawwassen.



Flexibility

Accommodate a wide variety of activities.

A Health Care Contribution



Perspective from High Street looking south west

Health Care at the Heart of Town Centre

Our revised proposal focuses our community amenity contribution on the **dedication of space for a health care clinic**. This clinic space is proposed to be transferred as an asset to the Delta Hospital and Community Health Foundation. This organization has been the focal point for supporting health care in our community and will ensure the space is allocated to the best possible health delivery use.

While we heard many positive comments about the original proposal's inclusion of a new library, we heard more people say that a community amenity contribution should focus on health care and that is what has driven this decision to provide clinic space the community can call its own.

The clinic is a practical response but will also add greatly to the sense of place to have this facility centrally located in a walkable urban centre.



September 11, 2025

Sean Hodgins, President
Century Group Lands Corp
11 Eighth Street
10th Floor, Anvil Centre
New Westminster, BC V3M 3N7

Dear Sean,

On behalf of Delta Hospital and Community Health Foundation, we are honoured to accept the generous offer of a 6,500 square foot unit, including designated drop-off and underground parking allocations, within the proposed Tsawwassen Town Centre project.

Further to the various discussions between Delta Hospital and Community Health Foundation and Century Group regarding healthcare needs in Delta, we confirm that the Foundation would be honoured to receive this gift which would be used for healthcare-related purposes only.

This contribution represents a meaningful and impactful investment in the health and well-being of our residents. It aligns with the Foundation's mission to advocate, fund, and inspire outstanding healthcare at the Delta Hospital Campus of Care and throughout the broader community.

We deeply appreciate Century Group's commitment to enhancing local healthcare infrastructure, and we look forward to the positive outcomes this space would help us achieve.

Warm regards,

Lisa Hoglund, CFRE
CEO

Andrew Jackson
Board Chair



5800 Mountain View Boulevard Delta, British Columbia, V4K 3V6 | 604 940 9695 | dhchfoundation.ca

Housing Our Future



Perspective of 12th Avenue looking north

Homes for the Next Generation

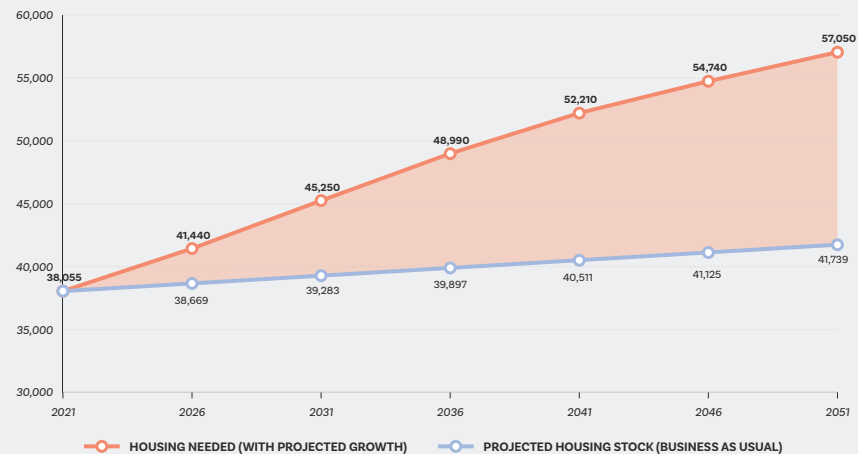
“Housing Our Future” was the theme of Delta’s Official Community Plan that was updated in 2024. Our revised application delivers on the promise of new and more diverse housing in a community that now mostly comprises large and expensive single-family homes.

Our plan will see the construction of a mix of rental and strata homes including studio suites all the way to 3-bedroom suites.

Importantly, the housing will include modern amenities such as community kitchens for large gatherings, pet care, fitness rooms and bike maintenance facilities.

This proposal represents 4.3% of Delta’s stated goal of approving 14,000 homes that will be built over the next 20 years.

Housing Need and Housing Stock, 2021 to 2051



Housing Not Keeping Pace with the Growth*

Delta is expected to need another 14,000 homes over the next 20 years and the rate of development is not keeping pace. In order to accelerate development in the city and meet the housing demand, the City is reducing ‘red tape’, investing in infrastructure, and working to update outdated bylaws and plans.

*City of Delta - 2024 Official Community Plan, page T1, figure 4.

Vibrant Retail Spaces



Perspective of High Street approaching 12th Avenue

Approx. 52,000 sq.ft. of Exciting New Retail

As noted, our plan begins the process to add new retail space to Tsawwassen Town Centre. This focuses initially on the retail High Street and is anchored by a new Thrifty Foods store expanded in size by approximately twenty percent with a pharmacy component to complement the health care clinic space outlined previously. We continue to work collaboratively with Thrifty Foods on the final details, subject to Council approval of this rezoning application.

In addition to the new and expanded 35,000 sq. ft. Thrifty Foods, approximately 17,000 sq. ft. (1,574 m²) of new commercial space will begin the process of revitalizing the retail experience in the Town Centre. The employment and economic activity created by new shops and services will be an important element of maintaining a local economy, which was another factor raised during the consultation process.



September 15, 2025

Mayor and Council
City of Delta
4500 Clarence Taylor Crescent
Delta BC V4K 3E3

Re: Support For Rezoning Application LU009754 - Tsawwassen Town Centre Mall

Dear Mayor and Council Members:

On behalf of Thrifty Foods, I am writing to express our strong support for the rezoning application for the Tsawwassen Town Centre Mall, which would enable the inclusion of a new, potentially expanded Thrifty Foods as part of the proposed development.

Our current store is in need of an upgrade and we are eager to bring the community a new, upgraded store to our customers in the community. Similar stores we've opened in neighboring communities such as White Rock and South Surrey have been very well received.

Consistent as it is with the original application, a new, upgraded grocery store within this project will not only serve current and future residents but also strengthen the broader town centre by creating a daily anchor that draws consistent activity and supports surrounding small businesses. Developments that integrate housing, retail, and essential services such as grocery stores are critical to building more complete, walkable, and sustainable communities.

We believe this project aligns with the City's long term planning goals and will bring lasting benefits to residents, families, and local businesses alike. We respectfully urge Council to approve the rezoning application to help bring this much needed service amenity to the community.

Thank you for your consideration and for your continued leadership in guiding the growth and vitality of our city.

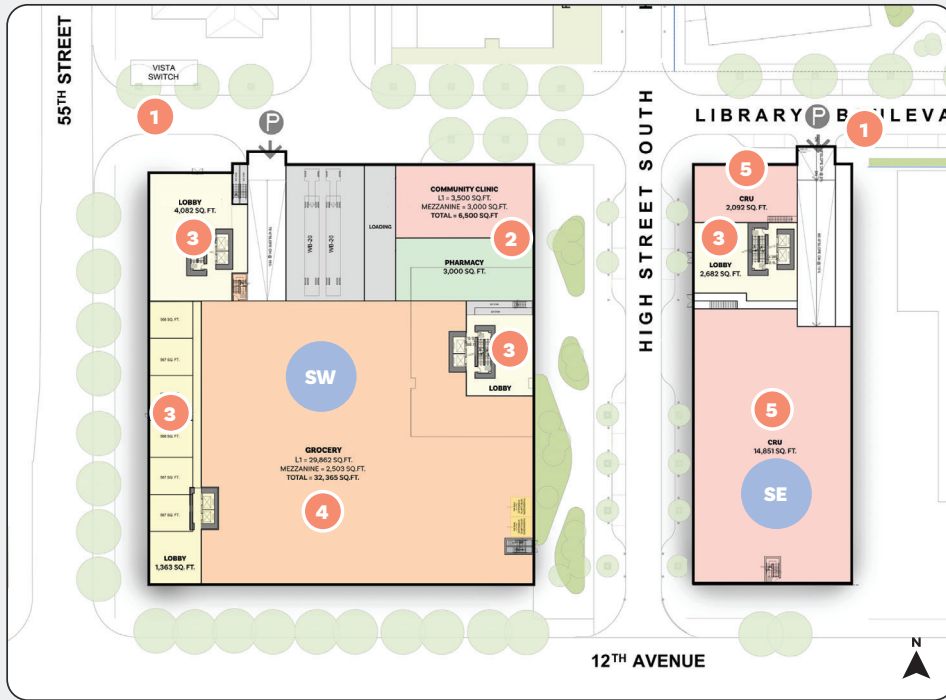
Sincerely,

Sobeys Capital Incorporated


Glen Carlberg
Director, Real Estate and Transactions

Sobeys Capital Incorporated 900-4445 Lougheed Highway, Burnaby BC V5C 0E4

Site Plan & Statistics



- 1 East-west connection from 55th to 56th Street
- 2 Space for a community clinic
- 3 Approximately 100 rental and 500 strata homes
- 4 A new and expanded Thrifty Foods grocery store
- 5 In addition to the grocery store, we are including approx. 17,000 sq. ft. of ground-oriented retail

SW South West Phase (79,903 sq.ft. lot area)

Use	GROSS AREA SQ. FT.	FSR	UNITS
Residential	282,047	3.53	393
Grocery Store	32,365	0.41	
Pharmacy	3,000	0.04	
Community Clinic	6,500	0.08	
Total South West	323,912	4.06	393

SE South East Phase (82,564 sq.ft. lot area)

Use	GROSS AREA SQ. FT.	FSR	UNITS
Residential	149,585	1.81	207
Retail	16,943	0.21	
Total South East	166,528	2.02	207

Total for Both Phases	490,440	3.02	600
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Tsawwassen

TOWN CENTRE

tsawwassentowncentre.ca

