

# Item 16



## City of Delta COUNCIL REPORT Regular Meeting

To: **Council**

File No.: **LU009754**

From: **Development Department**

Date: **April 3, 2025**

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### **Tsawwassen Town Centre Mall Application - Consultation Program Results**

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

▪ **RECOMMENDATIONS:**

- A. THAT the results of the consultation program for the Tsawwassen Town Centre Mall application be received.
- B. THAT the public consultation program as outlined in the New Rezoning Application for Tsawwassen Town Centre Mall (Century Group Lands Corporation) report dated November 26, 2024 be considered complete.

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▪ **PURPOSE:**

The purpose of this report is to confirm the completion of the public consultation program for the Tsawwassen Town Centre Mall application and share the feedback received with Council, the applicant and the public.

▪ **BACKGROUND:**

In November, the City of Delta received an application for the redevelopment of the Tsawwassen Town Centre Mall site. The application for rezoning and subdivision proposes to include 1,433 residential units, including a mix of strata, market rental (15%) and non-market rentals (5%). The proposed development also includes 6,596 m<sup>2</sup> of commercial space, including a relocated 2,880 m<sup>2</sup> Thrifty Foods grocery store. A total of 1,833 vehicle parking stalls is proposed for all uses including the proposed central plaza and new library. The project is expected to be developed across five phases over two separate legal parcels with a total area of 3.3 ha. The following diagram illustrates the process the City of Delta is following to consider the application.

#### **Where We Are In The Process**



▪ **DISCUSSION:**

Given the scale of the project and the anticipated community interest, the City conducted a Public Notification and Consultation program to ensure community members are aware of the application and had the opportunity to provide input within the limits of provincial legislation. The consultation program ran from February 4 to March 16, 2025.

*Public Notification and Consultation Activities*

The consultation program was designed to ensure awareness of the application and provide opportunities for interested residents to learn more and share their feedback. Key features of the program include:

- A mailout to 12,302 Tsawwassen households
- Four two-page newspaper ads in the Delta Optimist and North Delta Reporter
- Seven social media posts, each with a reach of more than 3,000
- One online public information session attended by 253 participants
- Two in-person public information sessions attended by 650 participants
- 1,458 feedback forms completed
- 789 emails received through the dedicated application email address ([ttc@delta.ca](mailto:ttc@delta.ca))

*Consultation Results*

The City of Delta gathered community input primarily through a feedback form and submissions to the application email address. The results of these activities are detailed in the Consultation Report provided in Attachment A. Some of the key findings of the program include:

- The City received feedback forms from approximately 10% of the households in Tsawwassen that received the mailout.
- The majority of the participants live in Tsawwassen (86%) and have resided in the community for 21 or more years (53%).
- Participants were provided a list of 11 elements of the project and asked to identify the ones they liked. The responses were fairly evenly distributed amongst the options with a higher level of support for the proposed library (32%), addition of housing (29%), and support for the local economy (29%). The proposed mobility hub (8%) and the building form and design (4%) were amongst the least supported elements and about a third of participants do not see any benefits to the proposal.
- Participants were also provided a list of 11 elements of the project and asked to identify the ones they are concerned about. Participants were aligned on the elements of the project they have concerns about with increased traffic congestion (84%), building height (79%), density (60%), and strain on provincial services (58%) selected the most frequently. Of less interest were affordability of housing units (14%) and capacity of utility services (21%).

- Participants were invited to rate their overall support for the proposal. Most are opposed (73%) to the proposal in its current form and the remaining indicate they support the proposal (15%) or have concerns (12%).
- The most common themes from the comments provided by participants include:

Comments in Support (135)	Comments in Opposition (1,048)
<ul style="list-style-type: none"> <li>• Increased Housing Supply and Affordability</li> <li>• Revitalization and Community Benefits</li> <li>• Efficient Land Use and Smart Planning</li> <li>• Support for Young Families and Local Workers</li> <li>• Challenges Can Be Solved</li> </ul>	<ul style="list-style-type: none"> <li>• Height and Scale Concerns</li> <li>• Traffic and Road Impacts</li> <li>• Lack of Amenities and Infrastructure</li> <li>• Loss of Small Town Character</li> <li>• Strain on Healthcare and Schools</li> </ul>

- Staff received 789 emails through the dedicated application email address, including 338 that were also sent to [mayor-council@delta.ca](mailto:mayor-council@delta.ca). The themes raised in these emails generally align with those summarized from the feedback forms. A review of the emails also revealed some additional themes listed below:
  - Concerns that current infrastructure projects are supporting the proposal
  - Clarification of the Official Community Plan requirements and compliance
  - Confirmation of the process to consider the application and public input
  - Questions about the need for housing, the Housing Target Order and the role of development on Tsawwassen First Nation.

### Other Submissions

In addition to participating in the engagement program, some residents chose to share their views directly with Council by emailing [mayor-council@delta.ca](mailto:mayor-council@delta.ca) and submitting four petitions related to the application. These submissions are managed by the City Clerk's office in accordance with the Council Procedure Bylaw and the Community Charter. Both are considered Council Correspondence which is provided to each member of Council both electronically and in hard copy on a weekly basis.

Petition Title	Condition(s) of the Petition	Number of Signatures
We, The Citizens and Community of Tsawwassen Petition the City of Delta to Not Approve the Tsawwassen Town Centre Development Proposal (1)	"We the undersigned of this petition, oppose the approval of the City of Delta for the Development. File Number: LU009756. And Should Not Be Approved and deferred to our 2026 Municipal Elections."	576
We, The Citizens and Community of	"We the undersigned of this petition, oppose the approval of the City of Delta for	2806

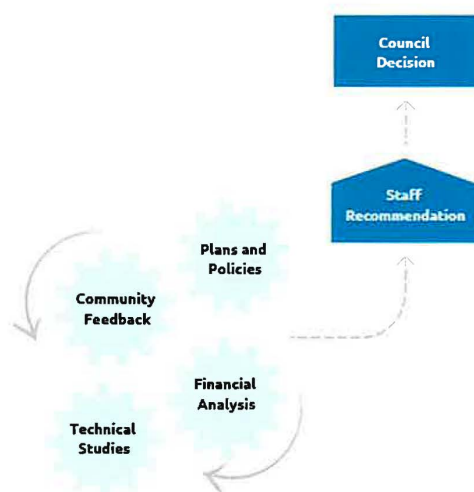
Petition Title	Condition(s) of the Petition	Number of Signatures
Tsawwassen Petition the City of Delta to Not Approve the Tsawwassen Town Centre Development Proposal (2)	the Development. File Number: LU009756. And Should Not Be Approved and deferred to our 2026 Municipal Elections.”	
No Towers in Tsawwassen	“We request that the City of Delta denies the current development proposal (File Number LU009754).”	1158
Dream South Delta	“We request the mayor and council of the City of Delta to take the following three actions:  1. Deny the current proposal. 2. Ensure any redevelopment proposal for the site incorporates density metrics of a maximum of 200 residential units per hectare. 3. Ensure any redevelopment proposal for the site incorporates maximum building heights of six storeys.”	1969
Dream South Delta*	“We request the mayor and council of the City of Delta to:  1. Deny the current redevelopment proposal for the Tsawwassen Town Centre including the significant community contribution, and 2. Explore in depth the financial and operational benefits of including a library in the new design of the Winskill Aquatic and Recreation Centre.”	354

\*Received March 24, 2025.

For the convenience of Council, the correspondence sent to [mayor-council@delta.ca](mailto:mayor-council@delta.ca), and copies of the petitions have been compiled into binders and provided to Council for their consideration as background information along with the complete findings of the feedback forms. These binders are also available at City Hall for the community to review.

*How this feedback will be used*

Through this report, staff are sharing the results of the consultation process with Council, the applicant and the community for information. The applicant will then have the opportunity to respond to the comments and refine their proposal. If the applicant chooses to proceed with their application, Council will receive a comprehensive technical review of the proposal as well as a summary of all agency comments for consideration when making a decision, alongside this community feedback. Before an application is given any readings, legislation requires a Council keep an open mind, listen to all points of view and consider all relevant information, to ensure fairness of process.



▪ **CONCLUSION:**

This report summarizes the results of the community consultation program for the Tsawwassen Town Centre Mall proposal. The consultation provided residents with an opportunity to learn more about the application and share their feedback. Overall, while there were elements of the project that were liked, most participants did not support the proposal in its current form, citing concerns that the proposed building height is out of character with the surrounding community and that the traffic impacts and strain placed on provincial services will be significant. The applicant will be provided with the consultation findings and, should they wish to proceed, has the opportunity to review the feedback received and revise the proposal before it is brought forward to Council for consideration.

*D. Mayhew*

Doreann Mayhew  
General Manager, Development

Department submission prepared by: JoAnne Kleb, Manager of Engagement/jk

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Communications & Engagement	Deanie Wong	DW
City Clerk	Michelle Jansson	MJ

▪ **ATTACHMENT:**

A. Tsawwassen Town Centre Mall Application – Community Consultation Report

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# MIXED-USE HIGH RISE DEVELOPMENT PROPOSAL FOR TSAWWASSEN TOWN CENTRE MALL SITE



**Community Consultation Report**  
April 2025

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scəwəθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

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<p>The following Attachments are referenced in the report and available at <a href="http://letstalk.delta.ca/ttc">letstalk.delta.ca/ttc</a>.</p> <ul style="list-style-type: none"><li>• Attachment A: Engagement Timeline</li></ul>	

**Note to readers:** The consultation process offers residents an opportunity to share their views on the application. Feedback received will be shared with Council, the applicant, and will also be available for the community to review. Council will take this input into consideration, along with other relevant factors, as part of their decision-making process.

## CONSULTATION SNAPSHOT

### How We Informed



**12,302**

Tsawwassen  
Households  
Received a Mailout

**7,400**

Visitors to the  
Website

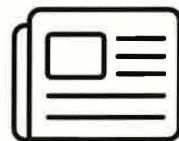


**1,140**

Downloads of  
Project Documents

**4**

Two-Page  
Newspaper  
Advertisements



**7**

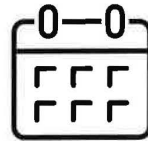
Social Media  
Posts

**6,100**

E-blast Subscribers  
on Let's Talk Delta



### How People Engaged

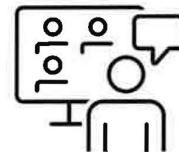


**3**

Public Information  
Meetings

**650**

Attendees at  
In-Person Public  
Information  
Meetings



**253**

Participants in  
Online Public  
Information  
Meeting

**1,458**

Feedback Forms



**789**

Emails to  
tcc@delta.ca

**WHAT WE LEARNED**

- The City received feedback forms from approximately 10% of the households in Tsawwassen that received the mailout.
- The majority of the participants live in Tsawwassen (86%) and have resided in the community for 21 or more years (53%).
- Participants were provided a list of 11 elements of the project and asked to identify the ones they liked. The responses were fairly evenly distributed amongst the options with a higher level of support for the proposed library (32%), the addition of housing (29%), and the support for the local economy (29%). The proposed mobility hub (8%) and the building form and design (4%) were amongst the least supported of the elements and about 1/3 of participants do not see any benefits to the proposal.
- Participants were also provided a list of 11 elements of the project and asked to identify the ones they are concerned about. Participants were aligned on the elements of the project they have concerns about with increased traffic congestion (84%), building height (79%), density (60%), and strain on provincial services (58%) selected the most frequently. Of less interest were affordability of housing units (14%) and capacity of utility services (21%).
- Participants were invited to rate their overall support for the proposal. Most are opposed (73%) to the proposal in its current form and the remaining indicate they support the proposal (15%) or have concerns (12%).
- Themes from the different perspectives of participants include:

Comments in Support (135)	Comments in Opposition (1,048)
<ul style="list-style-type: none"> <li>• Increased Housing Supply and Affordability</li> <li>• Revitalization and Community Benefits</li> <li>• Efficient Land Use and Smart Planning</li> <li>• Support for Young Families and Local Workers</li> <li>• Challenges Can Be Solved</li> </ul>	<ul style="list-style-type: none"> <li>• Height and Scale Concerns</li> <li>• Traffic and Road Impacts</li> <li>• Lack of Amenities and Infrastructure</li> <li>• Loss of Small Town Character</li> <li>• Strain on Healthcare and Schools</li> </ul>

## 1. INTRODUCTION

### Background

In November, the City of Delta received an application for the redevelopment of the Tsawwassen Town Centre Mall site. The application for subdivision and rezoning proposes four mixed-use residential towers up to 24 storeys in height as well as several mid-rise buildings up to six storeys in height. Given the scale of the project and the anticipated interest of the Tsawwassen community, the City designed a consultation process that would enable public involvement within the constraints of recent changes to provincial legislation.

### Where We Are In The Process



The consultation process ran from February 4 to March 16, 2025. A summary of the findings and the analysis is provided in this report and will be shared with Council, the applicant, and the community. The applicant will have an opportunity to revise their proposal to address feedback from the community before the application is presented to Council for a decision, should the applicant wish to proceed.

### Application Process

The following is an overview of the application process and how the community is informed and involved:

#### Application Submitted (November 2024)

The application was received in November. The City issued a news release, created a web page on [letstalk.delta.ca/ttc](http://letstalk.delta.ca/ttc) to share it with the community while staff reviews got underway.

#### Staff and Agency Review (December 2024 to April 2025)

As part of the review process, the application was provided to internal departments and external government agencies.

#### Public Notification and Consultation (February to March 2025)

Once required information was received to support community consultation, the City arranged for several opportunities for residents to learn more and share their feedback. All available reports and studies were published on the website.

**Feedback Shared (April 2025)**

Following the end of the consultation period, the feedback was compiled into this report which will be provided to Council, the applicant and the community for consideration.

**Applicant Revisions (May 2025 - )**

If the applicant wishes to proceed with their application following the consultation process, they have the opportunity to revise their proposal based on the feedback before it is provided to Council for consideration.

**Council Decision (TBD)**

Once the applicant submits their final application to the City, it will initiate the process to consider an amendment to the Zoning Bylaw and will be presented to Council for consideration of first, second, and third readings. A copy of the consultation report and a summary of how the feedback has been considered will accompany the staff report to Council.

## 2. OUR APPROACH

The following is a summary of the communications and consultation activities performed to support awareness and involvement in the consultation process.

### Application Website

A dedicated project website was launched on the City's engagement platform, Let's Talk Delta, at the start of the project to provide a central resource for all information about the project and opportunities for involvement. As the project progressed, all supporting materials from the online information session, the open houses displays, and Q&As were available for residents to view.

Let's Talk Delta

Home City of Delta Why Engage? FAQs Projects Q Search Sign in Register

# MIXED-USE HIGH-RISE DEVELOPMENT PROPOSAL FOR TSAWWASSEN TOWN CENTRE MALL SITE

Home / Mixed-Use High Rise Development Proposal for Tsawwassen Town Centre Mall Site

## Mixed-Use High Rise Development Proposal for Tsawwassen Town Centre Mall Site

[f](#) [t](#) [in](#) [e](#)

**Location:** 1219 56 Street, 5499 12 Avenue, 1236 55 Street and Unaddressed Parcel with PID 008-792-801

**File Number:** LU009754

**Applicant:** Stefan Melnyk, Century Group Lands Corporation

**Your Questions**

Flipbook by [issuu](#) Publish for free

**Watch our Online Info Session!**

Application Overview

**Key Dates**

Online Information Session  
**February 20 2025**

Public Information Meeting #1  
**February 26 2025**

*View of proposed development from above (note that existing Shoppers Drug Mart building shown in bottom left corner is not part of the proposed development)*

**Mailout**

A Tsawwassen-wide mailout was distributed to 12,302 homes and businesses. The mailout summarized the proposal, described the process for considering the application and provided the opportunities for involvement.



**WE WANT TO HEAR FROM YOU!**  
Tsawwassen Town Centre Mall Site Proposal



The City of Delta has received an application for the redevelopment of the Tsawwassen Town Centre Mall site. The application for subdivision and rezoning proposes 4 mixed-use residential towers up to 24 storeys in height as well as several mid-rise buildings up to 6 storeys in height. The application is consistent with the Official Community Plan. A Development Permit would be required for each phase of the project to regulate form and character if the application is approved. The following fact sheet summarizes the application and the engagement program. Feedback will be collected through to March 16, 2025.

**Contact** Complete information about the application is available at [letstalk.delta.ca/ttc](http://letstalk.delta.ca/ttc). Feedback will be collected through to March 16, 2025. For more information, email [ttc@delta.ca](mailto:ttc@delta.ca) or phone 604-952-3814.

**Perspective View**




**Proposal Details**

- 1,433 residential units, including a mix of strata, market and non-market rentals
- 6,596 m<sup>2</sup> of commercial space, including a 2,880 m<sup>2</sup> grocery store
- 1,833 vehicle parking stalls
- Floor Space Ratio (FSR) of 3.4
- 5 phases across two separate legal parcels with a total area of 3.3 ha

**Key Features**



**Where We Are In The Process**



**Get Involved!**

Residents are invited to learn more about the application and complete an online feedback form to share their views prior to March 16, 2025. Consider attending one of the following three information sessions to engage with staff and the applicant.

**Online Information Session**  
Thursday, February 20, 2025  
6 pm to 7:30 pm (presentation and Q&A)  
Online via ZOOM (registration required at [letstalk.delta.ca/ttc](http://letstalk.delta.ca/ttc))

**Public Information Meeting #1**  
Wednesday, February 26, 2025  
3 pm to 5 pm  
South Delta Recreation Centre (Main Hall)  
1720 56 Street, Delta

**Public Information Meeting #2**  
Thursday, February 27, 2025  
5 pm to 7 pm  
South Delta Recreation Centre (Main Hall)  
1720 56 Street, Delta

**Q&A**

Here are answers to some of the questions you may have. You can also submit your questions on Let's Talk Delta.

**Will these homes be affordable?**  
Rental and non-market housing are expected in projects that are 18 storeys or higher. Approximately 20% of the units would be rental including 5% below-market rentals.

**Is there a need for a development of this size?**  
Delta has been ordered by the Province to add 3,607 units within 5 years and recent estimates show the need is growing. Some of the housing proposed could help meet the need.

**How long will it take to build if approved?**  
It is expected to take at least 10 years, depending on market demand.

**How will it impact schools and health care?**  
Delta School District and Fraser Health are aware of our population projections and are planning for growth. They have received copies of this proposal for comment.

**Do we have the infrastructure?**  
The applicant would be responsible for upgrading infrastructure to support their project. The City is also working on plans for water, sewer, stormwater, and transportation services for the three growth areas identified in the Official Community Plan, including Tsawwassen.

**What will happen to the grocery store?**  
The applicant is working with Thrifty's to relocate into the proposed development.

**What is the 'community contribution'?**  
The Official Community Plan allows for developments up to 24 storeys with a significant community amenity. The proposal includes a new library, central plaza, public art, and market-rental and below-market housing.


**Will there be a public hearing?**  
A public hearing is not allowed under provincial legislation (Section 464 of the Local Government Act). The City is conducting an engagement program to share information and gather feedback from the community.

**Learn More**

Here is what you will find at [letstalk.delta.ca/ttc](http://letstalk.delta.ca/ttc):

- Complete application
- Site plan and perspectives
- Master Plan drawings
- Traffic Management Study
- Feedback form
- Links to relevant bylaws and reports

**Share Your Feedback**



Complete a feedback form at [letstalk.delta.ca/ttc](http://letstalk.delta.ca/ttc) or at the public information meetings before March 16, 2025. Feedback will be shared with staff, the applicant, Council and the community.

**Newspaper Advertisements**

To support awareness of community members who are not online, the City ran two full-page advertisements in the Delta Optimist as well as the North Delta Reporter providing background and promoting opportunities for involvement.

**Social Media**

The City leveraged its social media accounts to raise awareness of the application and promote participation. Seven posts were published on each of its main accounts for Facebook and Instagram.

### Application Email (ttc@delta.ca)

The City of Delta established a dedicated email address at ttc@delta.ca to provide a direct channel for residents to ask questions about the proposal and application.

### Online Public Information Sessions

The City hosted one online Public Information Session on Feb. 20. Similar to the in-person format, the applicant also participated. City staff provided a brief presentation on the application and process and the applicant provided an overview of the proposal. The presentations were followed by a Q&A session using the Zoom platform. The one-and-a-half hour session was attended by 253 participants and approximately 260 comments or questions were submitted. Panel members were able to respond to approximately 40 questions. The City prepared a document to provide answers to the main themes of the questions submitted following the event.

The use of the Online Public Information Session format is fairly new to Delta and this was the first time it was used for a development application. The City of Delta invited residents to provide feedback on the format following the meeting. Responses were received from 72 of the attendees, 30% found the meeting very helpful and 39% found it somewhat helpful. Participants like the format and had suggestions for improvements such as more detail around key topics as well as better moderation of the Q&A portion including removal of participants who are not participating constructively.

### In-Person Public Information Meetings

Two in-person Public Information Meetings were held to provide opportunities for residents to speak with staff and with the applicant. The meetings were well attended with approximately 350 participants at the first meeting on Feb. 26 and 300 at the second on Feb. 27. Attendees were encouraged to complete a feedback form to formally provide their views on the proposal.

### Feedback Form

Between February 4 and March 16, 2025, community members had the opportunity to complete a feedback form online to share their views. Paper copies were also available at the Public Information Meetings. The City received 1,458 feedback forms.

The form served as the formal mechanism for providing feedback on the proposal. Its main focus was to gather thoughts on what residents like and did not like about the proposal, their overall opinion and any additional suggestions.

### Tsawwassen First Nation

Representatives from the Tsawwassen First Nation and the City of Delta meet regularly to discuss regional matters including development proposals. Discussions are underway and a summary of their feedback will be provided should the application proceed to be considered by Council.

## Departments and Agencies

As part of the review process, staff provided a copy of the application to various internal departments and external agencies. Circulated internal departments include:

- Building
- Community Planning
- Finance
- Development Engineering
- Roads and Transportation Engineering
- Telecommunications Engineering
- Utilities Engineering
- Climate Action and Environment
- Parks, Recreation and Culture
- Lands Management
- Urban Forestry
- Waste Management
- Addressing and Road Naming
- Delta Fire and Emergency Services
- Delta Police
- Social Planning

Circulated external agencies include:

- BC Hydro
- Telus
- TransLink
- B.C. Archaeology Branch
- Delta School District
- Fraser Health
- Transport Canada
- NAV Canada
- Fraser Valley Regional Library

Consultation with internal departments and external agencies has been initiated and is ongoing. Feedback collected through this process will be provided as part of presenting the application to Council for consideration should the applicant wish to proceed.

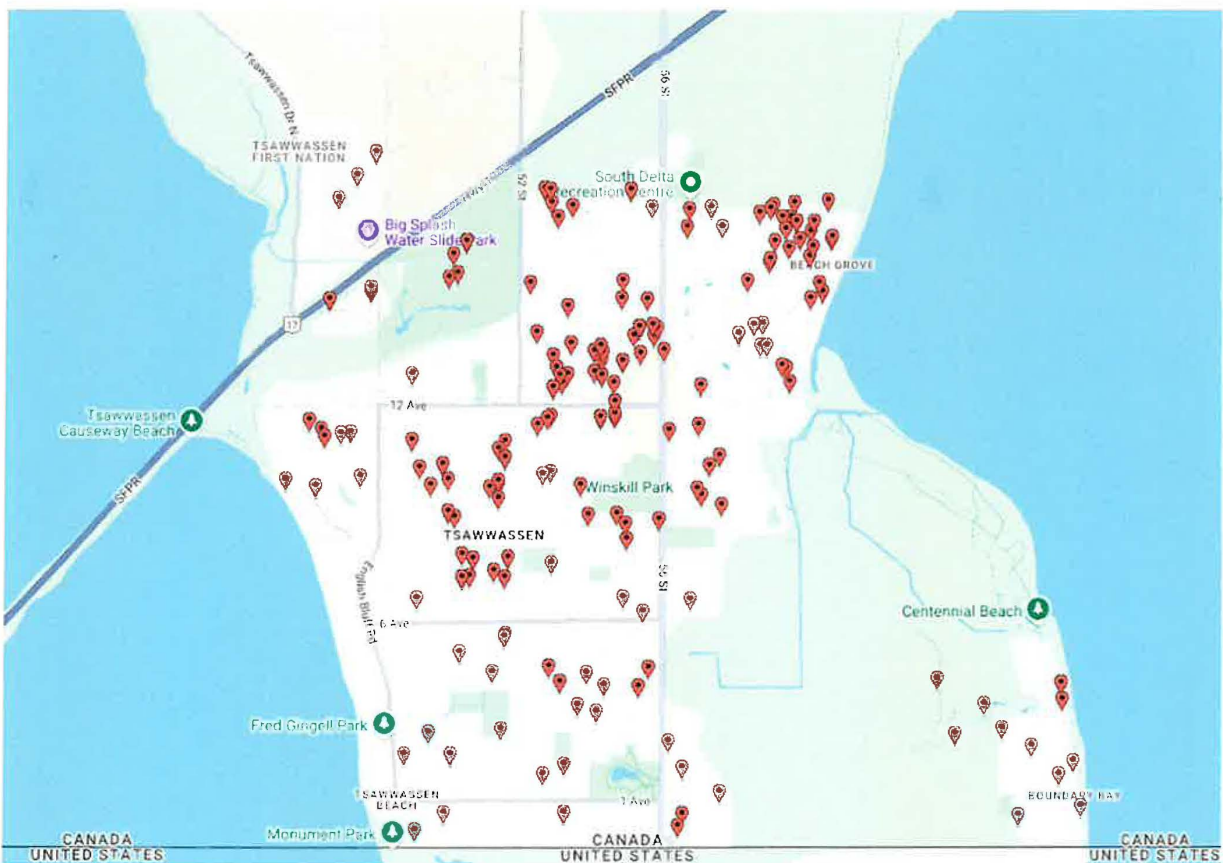
### 3. WHAT WE LEARNED

#### Feedback Form

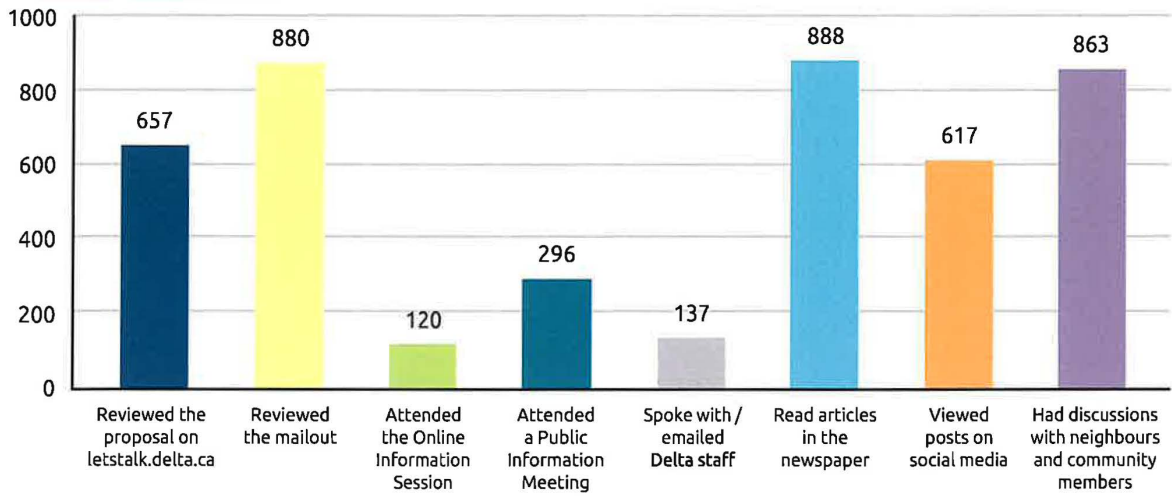
Between February 4 and March 16, 2025, community members had the opportunity to complete a feedback form online to share their views. Paper copies were also available at the open houses. The City received 1,458 feedback forms. The following is a summary of the results. The complete findings can be viewed at [letstalk.delta.ca/ttc](https://letstalk.delta.ca/ttc).

#### Q1 – Q4:

Participants were asked to provide their name, address, postal code and email address as part of completing the form. This information was reviewed to verify residency and to flag any irregular submissions. The following map shows the location of the first 250 respondents. Participation was distributed across Tsawwassen.

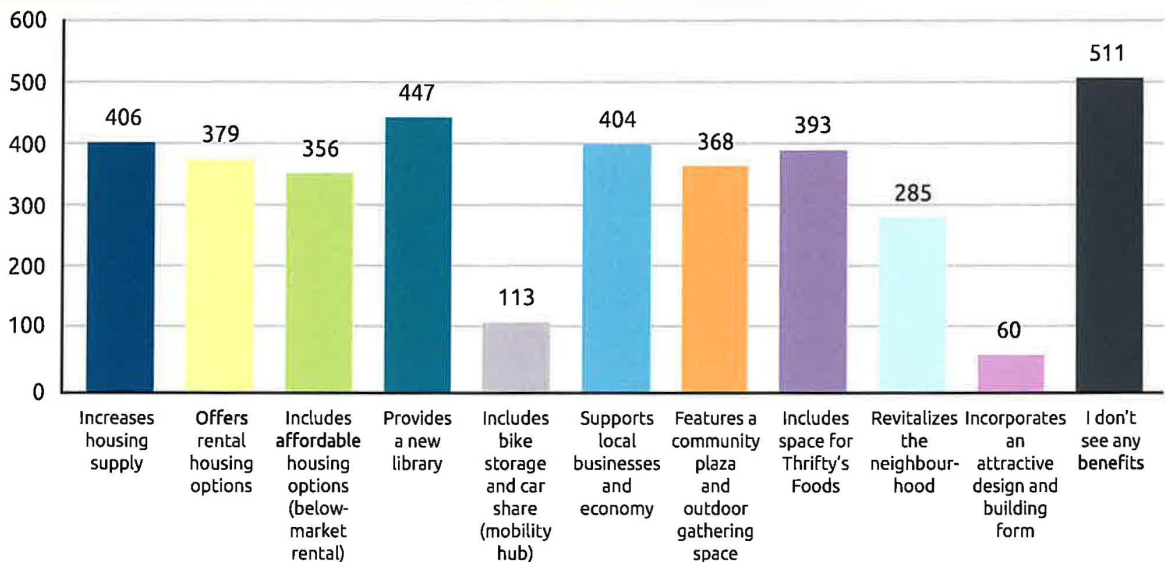


**Q5: How did you learn about this proposal?**



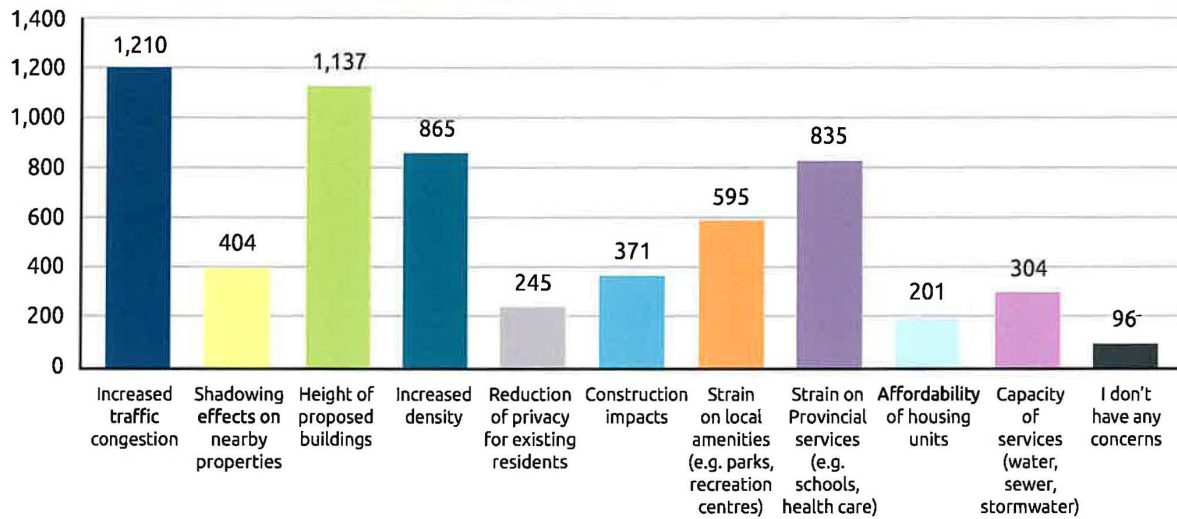
*In addition to the mailout, articles in the newspaper and discussions with neighbours and community members were the primary sources of information for participants.*

**Q6: Some elements of the project that I like include (please select up to 5):**



*Support for the elements of the project was fairly evenly distributed amongst the options with a higher level of support for the proposed library (32%), the addition of housing (29%), and the support for the local economy (29%). The mobility hub and the design were amongst the least supported of the options and about 1/3 of participants do not see any benefits to the proposal.*

**Q7: Some elements of the project that I am concerned about include (please select up to 5):**



*Participants were aligned on the elements of the project they have concerns about with increased traffic congestion (84%), building height (79%) and density (60%), and strain on provincial services (58%) selected the most frequently. Of less interest were affordability of housing units (14%) and capacity of utility services (21%).*

**Q8: Based on your review of the project information, please select the response that best reflects your current opinion of the proposal (check one):**

	Tsawwassen	Ladner	North Delta	Rural	I don't live in Delta
I am in support	100	29	11	2	67
I am concerned	160	11	0	0	2
I am opposed	964	70	4	3	3
I am undecided	6	0	0	0	2

*The majority of participants (73%) are opposed to the proposal as presented and the remaining indicate they support proposal (15%) or have concerns (12%). Those that are in support are a mixture of Tsawwassen residents and participants who do not live in Delta.*

**Q9: Do you have any additional comments or suggestions regarding the proposed high-rise development?**

The following is a summary of the key themes from the comments in support of the proposal and in opposition. The number of times key words related to each theme were mentioned is also provided.

Comments that oppose the proposal (1048) offered the following views:

**1. Height and Scale Concerns**

Respondents felt the proposed 24-storey towers were out of proportion with Tsawwassen's current character. Comments emphasized that such tall buildings would dominate the skyline, create shadowing, reduce privacy, and significantly alter the aesthetic of the town. Suggestions included limiting building heights to 6–10 storeys for a better fit with the community.

**2. Traffic and Road Infrastructure**

Comments expressed worries about increased congestion on already limited roadways, especially 56 Street and 12 Avenue. With only two roads in and out of Tsawwassen, people feared gridlock during peak times and emergencies. There were repeated calls for transportation upgrades before approving dense developments.

**3. Lack of Amenities and Infrastructure**

Respondents questioned whether the area's basic infrastructure—like sewer, water, parks, and emergency services—could support thousands of new residents. Many argued the current systems are already under strain and need investment before considering developments of this scale.

**4. Loss of Small Town Character**

A recurring sentiment was that the development would erode Tsawwassen's "small-town feel." Residents described the town as quiet, community-oriented, and surrounded by nature, and felt that high-density, urban-style buildings were inconsistent with this identity.

**5. Strain on Healthcare and Schools**

Concerns were raised about limited access to family doctors, lack of walk-in clinics, hospital overcrowding, and schools nearing or at capacity. Many felt that adding thousands of new residents without expanding these critical services would lower the quality of life for everyone.

**6. Opposition to Developer Interests**

Some respondents criticized the perceived profit motives of the developer, suggesting the project was driven more by return on investment than community needs. They questioned the adequacy of community contributions and felt the city was prioritizing development over residents.

**7. Parking Concerns**

Concerns included insufficient parking for both residents and retail customers, as well as the impact on nearby neighbourhoods from overflow parking. Many doubted the proposed number of parking stalls was realistic given Tsawwassen's car-dependent layout.

**8. Environmental and Emergency Concerns**

Comments highlighted potential environmental risks, including strain on natural ecosystems, bird collisions from tall buildings, and limited evacuation routes in case of natural disasters. The lack of planning for emergencies was viewed as an oversight.

**9. Need for Affordable or Family Housing**

Comments emphasized the need for housing that working families and younger residents can actually afford. Some respondents were sceptical that the proposed development would offer meaningful affordability, and instead called for more family-sized units and co-op housing.

**10. Consideration of Mid-Rise Alternatives**

Instead of high-rises, many commenters proposed mid-rise buildings (6–12 storeys) as a compromise. These were seen as a more appropriate way to add housing while preserving the town’s character and scale. Several comments supported gentle densification over towers.

Comments that support the proposal (135) offered the following views:

**1. Support for Increased Housing Supply and Affordability**

Respondents expressed strong support for the project due to the urgent need for affordable and diverse housing options. Younger residents, seniors, and those looking to downsize shared personal stories about being priced out of the community. Supporters emphasized that the development could help retain residents, attract new ones, and provide opportunities for intergenerational living.

**2. Revitalization and Community Benefits**

The project is seen as a chance to rejuvenate the aging town centre, which several commenters described as dated, underused, or an “eyesore.” Comments highlighted the benefits of a new library, a central plaza, improved walkability, and a sense of place. The development is viewed as an opportunity to create a true “downtown” for Tsawwassen with spaces for public gathering, social activity, and local businesses.

**3. Efficient Land Use and Smart Planning**

Comments supported the vertical density and higher buildings as a responsible way to make better use of the land, aligning with Official Community Plan policies and recent provincial housing legislation. Supporters noted that concentrating density in the town centre preserves surrounding green space and supports public transit and active transportation.

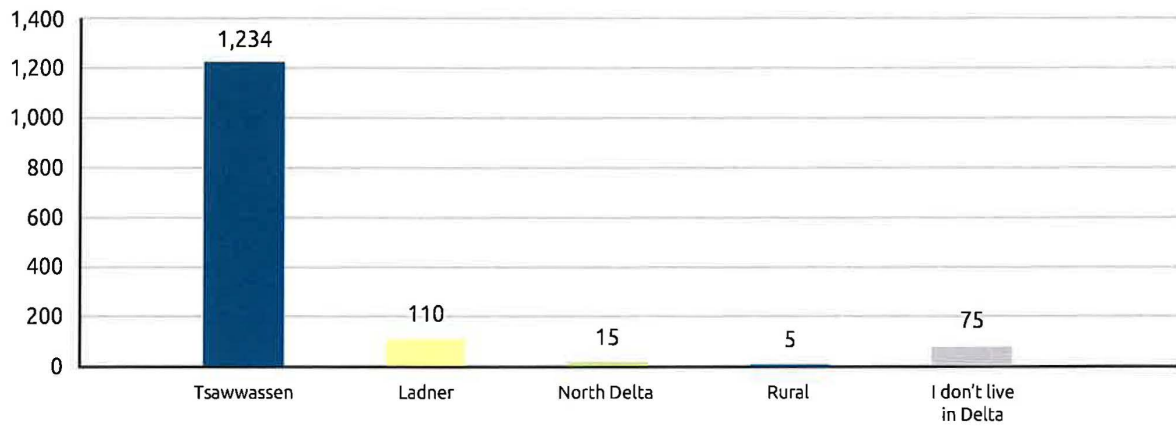
**4. Support for Young Families and Local Workers**

Comments referred to the lack of housing options for young people and families, which leads to departures from the community. The proposed development is seen as a path to greater equity and inclusion by allowing more people to live near where they work, go to school, or grew up.

**5. Acknowledgement of Concerns with Constructive Suggestions**

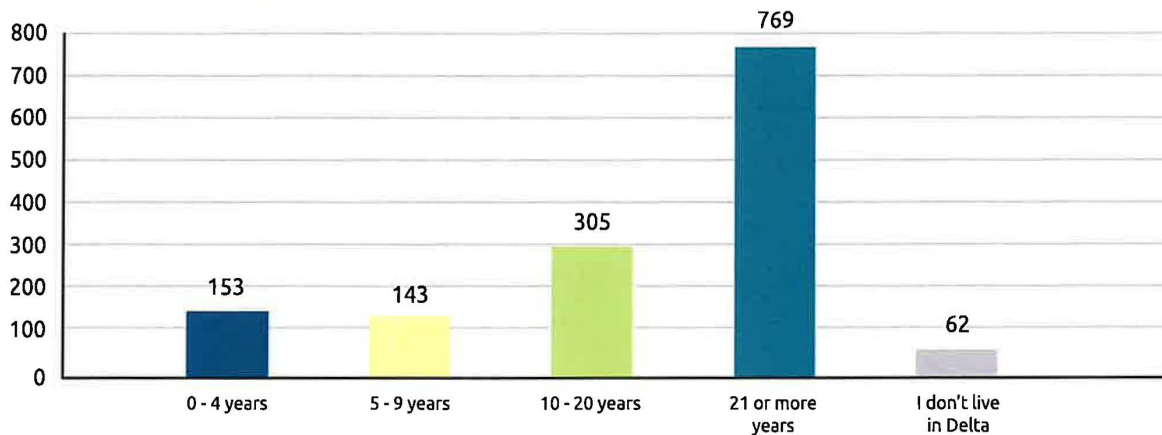
Supporters often acknowledged concerns about infrastructure, parking, and tower height, but argued that these challenges are solvable and should not delay much-needed housing. Suggestions included improving transit service, adding more family-sized units, and ensuring that below-market rentals are high-quality and managed fairly.

**Q10: Which part of the City do you live in?**



*The highest level of participation in the feedback form are participants who indicate they live in Tsawwassen at 86%.*

**Q11: How long have you lived in Delta?**



*The majority of respondents have lived in Delta for 21 or more years.*

## Email Correspondence (ttc@delta.ca)

Staff received 789 emails through the dedicated application email address, including 338 that were also sent to mayor-council@delta.ca. The themes raised in these emails generally align with those summarized from the feedback forms. A review of the emails also revealed some additional themes, which are summarized below.

### 1. Current Infrastructure Projects

Residents are concerned that current projects to upgrade infrastructure are being completed in support of the Tsawwassen Town Centre application and that the proposed development may impact the existing or newly upgraded infrastructure. Staff clarified that the existing capacity on 56 Street was overdue for an upgrade and is being upgraded in accordance with the projections in the Official Community Plan. Staff also noted that any additional upgrades required to City infrastructure specific to the site would be the responsibility of the developer.

### 2. Official Community Plan Compliance

Residents requested confirmation of the Official Community Plan (OCP) requirements and if the proposed development is compliant with the land use designation. Staff confirmed that the Official Community Plan allows for developments up to 24 storeys where a significant community contribution is provided.

### 3. Process and Public Hearing

Residents requested confirmation that a public hearing could not be held in accordance with the Local Government Act and inquired how their feedback was to be included in the process. Staff provided an excerpt of Local Government Act, Section 464 (3) and indicated that feedback sent through the engagement program would be included in a summary report.

### 4. Housing Requirements

Residents asked about the Housing Target Order and the requirements for housing in Tsawwassen and Delta and why new construction in Tsawwassen First Nation was not being counted. Staff confirmed that Tsawwassen First Nation is a different jurisdiction and not under the authority of Delta. Residents were also provided with reports and studies related to the overall housing crisis and housing needs in the community.

## Other

The following provides a summary of additional correspondence and submissions regarding the Tsawwassen Town Centre application and received during the engagement program ending March 16, 2025.

### Council Correspondence

Email correspondence sent to mayor-council@delta.ca is managed by the City Clerk's office in accordance with the guidance provided by the Community Charter. Correspondence sent to mayor-council@delta.ca is provided to each member of Council electronically and in hard copy weekly. Correspondence sent to individual email addresses of members of Council is not managed by the City Clerk's office.

**Petitions**

The City of Delta received four petitions related to the application. These petitions are handled by the City Clerk’s Office in accordance with the Council Procedure Bylaw. The petitions are also considered Council Correspondence and are provided to each member of Council electronically and in hard copy weekly.

Petition Title	Condition(s) of the Petition	Number of Signatures
We, The Citizens and Community of Tsawwassen Petition the City of Delta to Not Approve the Tsawwassen Town Centre Development Proposal (1)	“We the undersigned of this petition, oppose the approval of the City of Delta for the Development. File Number: LU009756. And Should Not Be Approved and deferred to our 2026 Municipal Elections.”	576
We, The Citizens and Community of Tsawwassen Petition the City of Delta to Not Approve the Tsawwassen Town Centre Development Proposal (2)	“We the undersigned of this petition, oppose the approval of the City of Delta for the Development. File Number: LU009756. And Should Not Be Approved and deferred to our 2026 Municipal Elections.”	2,806
No Towers in Tsawwassen	“We request that the City of Delta denies the current development proposal (File Number LU009754).”	1,158
Dream South Delta	“We request the mayor and council of the City of Delta to take the following three actions: 1. Deny the current proposal. 2. Ensure any redevelopment proposal for the site incorporates density metrics of a maximum of 200 residential units per hectare. 3. Ensure any redevelopment proposal for the site incorporates maximum building heights of six storeys.”	1,969
Dream South Delta*	“We request the mayor and council of the City of Delta to: deny the current redevelopment proposal for the Tsawwassen Town Centre including the significant community contribution, and explore in depth the financial and operational benefits of including a library in the new design of the Winskill Aquatic and Recreation Centre.”	354

*\*Received March 24, 2025.*

**Access to Consultation Results and Other Submissions**

The Consultation Report will be presented to Council at an upcoming Regular Meeting. In addition, the complete findings from the feedback forms, the correspondence sent to mayor-council@delta.ca, and copies of the petitions will be compiled into binders and provided to Council for their consideration along with the Consultation Report. The binders will also be available at City Hall for the community to review.

## Attachment A: Consultation Timeline

Date	Activity
Nov. 28	News Release – Rezoning application received
Nov. 28	Social Media – Rezoning application received
Nov. 29	Letstalk.delta.ca Eblast – Rezoning application received
Feb. 4 - Mar. 16	Feedback Form
Feb. 4	News Release – Announce start of consultation
Feb. 4	Social Media – Announce start of consultation
Feb. 5	Letstalk.delta.ca Eblast – Opportunities for involvement
Feb. 6	Mailouts delivered to all households in Tsawwassen
Feb. 7	Social Media – Watch for Mailouts
Feb. 10 - Mar. 16	Digital Readerboards promoting consultation events
Feb. 13	Two-page newspaper ads in Delta Optimist / North Delta Reporter
Feb. 17	Social Media – Online Public Information Meeting reminder
Feb. 20	Two-page newspaper ads in Delta Optimist
Feb. 20	Online Public Information Meeting
Feb. 24	Letstalk.delta.ca Eblast – Reminder
Feb. 24	Social Media – Public Information Meeting Reminder
Feb. 26	In-Person Public Information Meeting #1
Feb. 27	In-Person Public Information Meeting #2
Mar. 11	Social Media – Last Week for Feedback
Mar. 13	Social Media – Q&A from Online Information Session
Mar. 16	Consultation closes

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