

Tsawwassen Town Centre

CREATING A PLACE WORTH WALKING TO IN THE TSAWWASSEN TOWN CENTRE.

WHY ARE WE HERE?

- We are here to plan for change in our community.
- In recent years, Tsawwassen has changed and the region has changed. The Tsawwassen Town Centre Mall must change to respond.
- An ageing population and a more diverse populace that is more urban, less traditional and constantly connected through technology is changing the way we live, shop, work and play.
- Century Group has been working for a few years on plans to re-design and re-develop its Tsawwassen Town Centre. Late 2017, after presenting a plan for development on a new mixed-use building on the property that was rejected, Delta Council requested that we instead develop a masterplan for the re-development of the whole site.
- In response, we spent a number of months in 2018 constructively working with City of Delta staff to explore the site's re-development opportunities and constraints and to look at the future of the site in the larger context of the community. This helped shape a masterplan concept for public consideration. While we appreciate Delta's input, this masterplan is Century Group's alone.
- We are presenting this masterplan concept for your review. We are seeking your feedback and input prior to finalizing a plan that we will submit as an official development application to the City of Delta.
- There will be further opportunities for public feedback and input after we file our formal application.

Details of the Plan

- Approximately 700 new apartment homes offering housing options meeting lifestyle choices not currently met in Tsawwassen.
- Approximately 11,150 m² (120,000 sq.ft.) of commercial retail space to replace the current out-dated 12,540 m² (135,000 sq.ft.) of space.
- All of the residential space and retail space is contained in a number of low-rise buildings and 3 mid-rise concrete buildings.
- A new, larger and more socially engaging Tsawwassen community library.
- A new library plaza of 1,275 m² (14,000 sq.ft.) added next to the existing Rotary Plaza - a total of 2,025 m² (22,000 sq. ft.)
- More than 3,700 m² (40,000 sq.ft.) of additional on-site outdoor space for gatherings and public enjoyment.

Key Benefits of the Plan

- A renewed Tsawwassen Town Centre transformed in character, form and scale from a sea of suburban parking lots with buildings set in them to a walkable scale, mixed-use urban village where people can shop, live and gather socially. A place worth walking to.
- A combination of low-rise and mid-rise buildings in a site configuration that provides attractive community social gathering places in the form of an expanded civic square and other outdoor public open spaces.
- A new and expanded Tsawwassen community library that will be the community's living room.
- A new walkable, engaging high street with street-front retail shops.
- Most parking moved to a well-planned underground parking structure, making it more comfortable and convenient for people to enter and circulate around the site safely as pedestrians, cyclists and drivers.
- A variety of new housing choices that do not exist in the community for people of all generations who are seeking to live in a vibrant urban setting with community character.
- Lots of people within walking distance of shops, services and community amenities, reducing the need to drive from place to place and creating an urban pattern that will make it easier to justify increasing transit service levels.

Context and Connections

HOW CAN WE CONTRIBUTE TO THE NETWORK OF PARKS IN TSAWWASSEN?



Housing Types and Styles



Site Plan

FEATURES

A combination of low-rise and mid-rise buildings for a variety of new housing types to meet the needs of all generations in Tsawwassen. Site planning and siting of these buildings and open spaces has been carefully considered to support a vibrant urban setting and contribute to the overall community character.

With a planned mix of market apartment housing, which will include luxury housing with majestic views, as well as housing appropriate for average local income earners, we are committed to providing inclusive housing opportunities for adults with developmental disabilities, where they can feel they are part of their community. We will do this in cooperation with not-for-profit organizations and government authorities.



Site and Precedents



Site Plan

URBAN DESIGN PRINCIPLES

Village Character

- pedestrian scale for buildings on the public realm
- wide sidewalks where vendors can spill outside

Pedestrian Orientated

- create pedestrian orientated streets and alleys
- use material cues, such as pavers to signify pedestrian priority and low curbs where necessary

Open Space

- edges of open spaces should be selected to activate spaces
- cafes and restaurants that can spill out into open space, libraries, community centres, art centres

Edges that Welcome

- welcoming gateways into the site for both pedestrians and vehicle traffic
- ensure a welcoming interface with 56th Street



Integrate landscaping into the built form



Provide a mixture of streets and mews



Enhance spaces with great lighting



Craft buildings to respect the sun



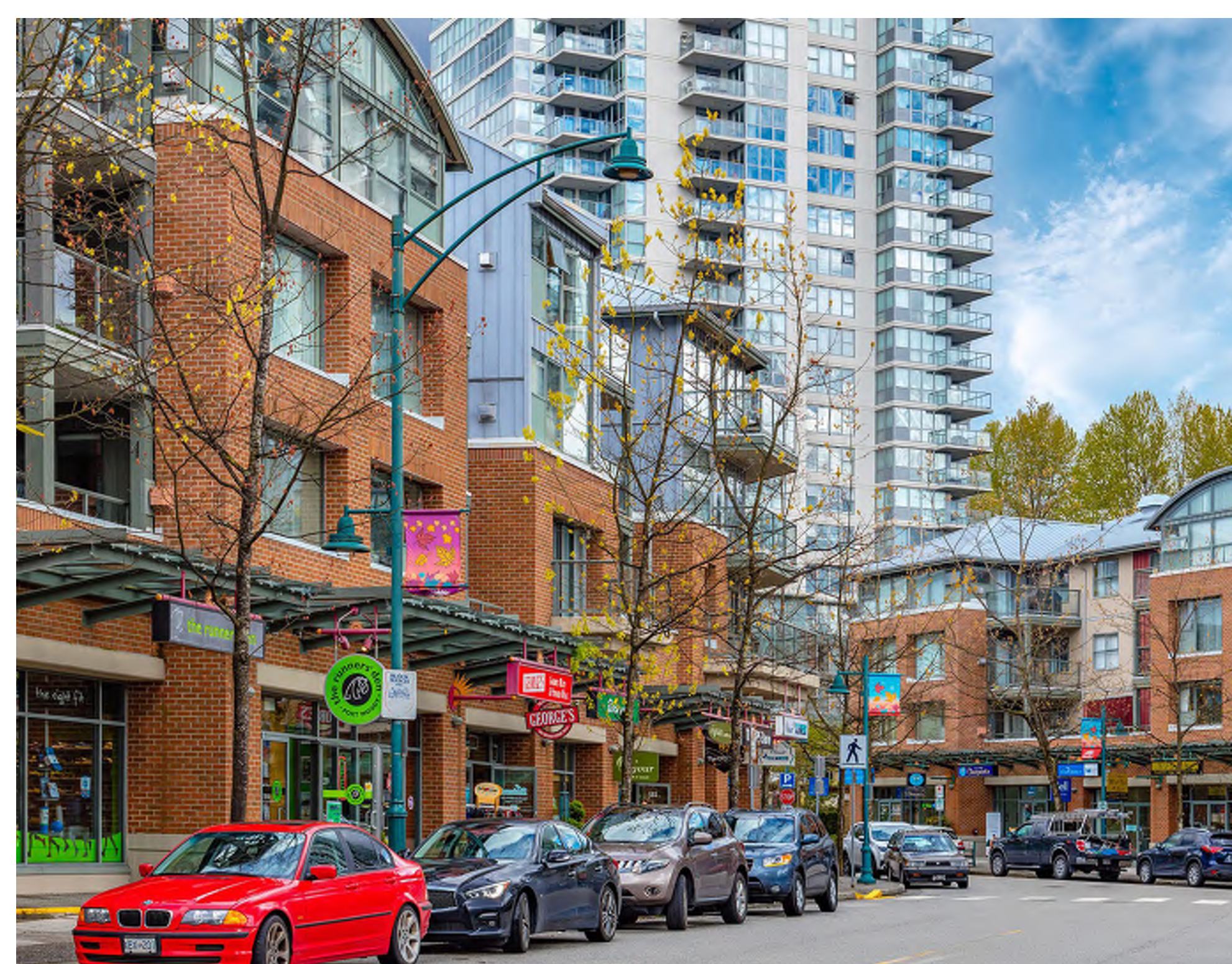
Wider streets to allow for outdoor displays



Provide a mix of retail and residential



Provide street furniture



Create a variety of scales of buildings



Allow for street festivals and celebrations

Open Space Principles



THE BIG IDEA - A NEW CENTRAL LIBRARY ON A PUBLIC PLAZA



Comfort

Incorporate weather protection, adequate lighting and plenty of seating.



Delight

Once the needs of protection and comfort are met, design elements that allow for playfulness, spontaneity and delight.



Protection

Protect open spaces from vehicular traffic and noise from busy streets.



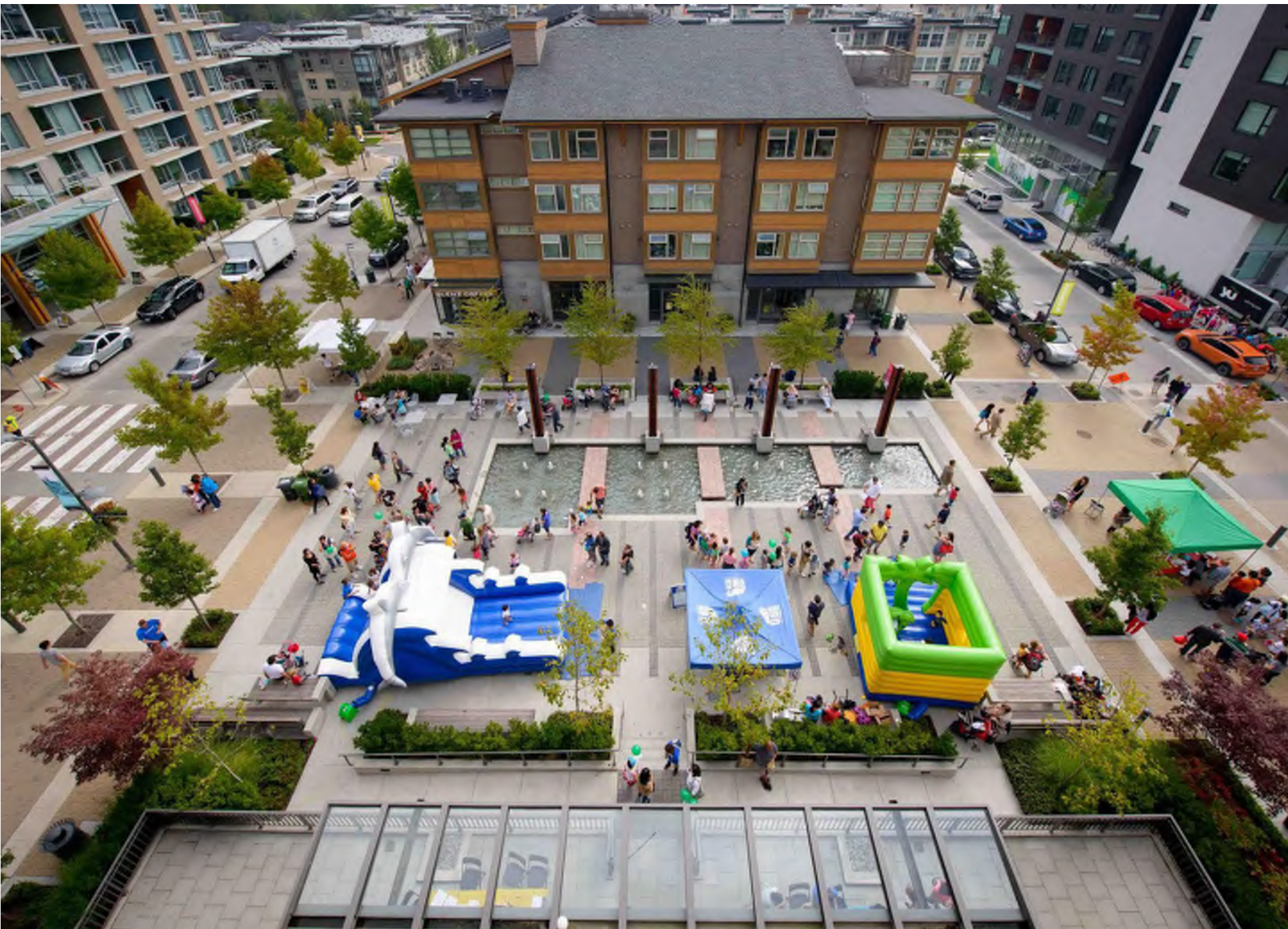
Scale

Design the open space for the human scale. This requires an understanding of how people may use a space including sitting, observing, playing and celebrating.



Flexibility

Accommodate a wide variety of activities including large and small scale events and the every day.



Invitation

Design the open space to be welcoming and inviting for people of all different ages, interests and backgrounds.



Connections

Incorporate the open space into a larger network, which becomes the backbone of the Town Centre.



Edge Enclosure

Utilize design elements to enclose the space making it feel contained and comfortable.



Focus

A place to build up energy and activity, looking from edges inwards to a focal point.



What Would a New Tsawwassen Library and Library Plaza Mean To The Community?

“LIBRARIES ARE THE AVANT-GARDE OF CIVILIZATION. THEY HAVE TO EVOLVE AND LOOK INTO THE FUTURE, NOT ONLY THE PAST.”

ACCESS TO TECHNOLOGY

Providing access and skills training to navigate today’s world of technology and information free of cost.



OPEN INVITATION TO OUTDOOR COMMUNITY SPACES

Libraries complement public community spaces, offering opportunities to both spill outdoors and draw people in - extending and enhancing the public realm.



ART + PERFORMANCE + EVENTS

Indoor spaces offer the opportunity for a wide variety of community events and exhibitions, including lectures, performance, films, etc.



READING + RESEARCH + STUDY

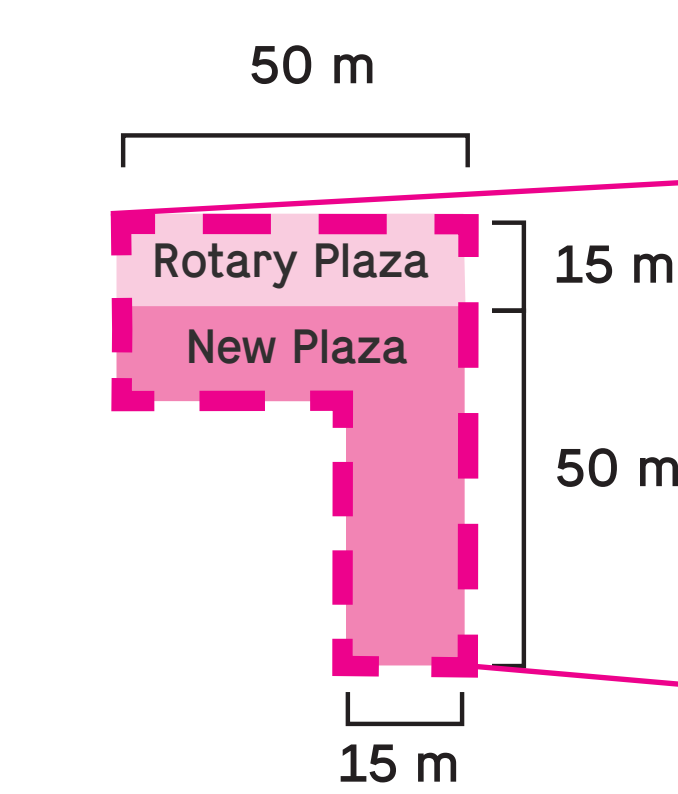
Libraries can still provide collections of materials and quiet spaces found in traditional libraries, offering spaces for research, reading and study.



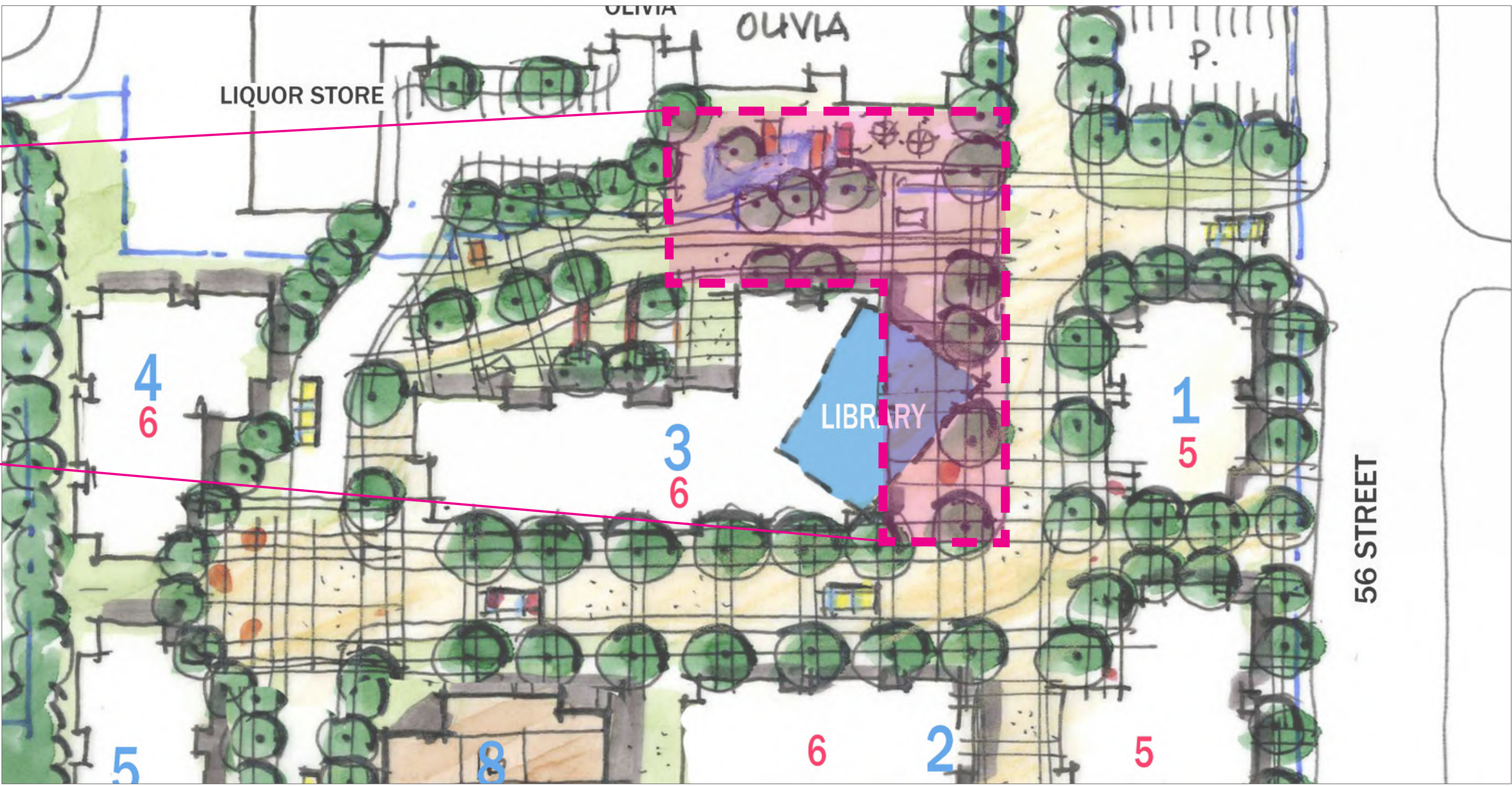
Familiar Public Spaces - A Comparison in Metro Vancouver

TSAWWASSEN TOWN CENTRE

TSAWWASSEN

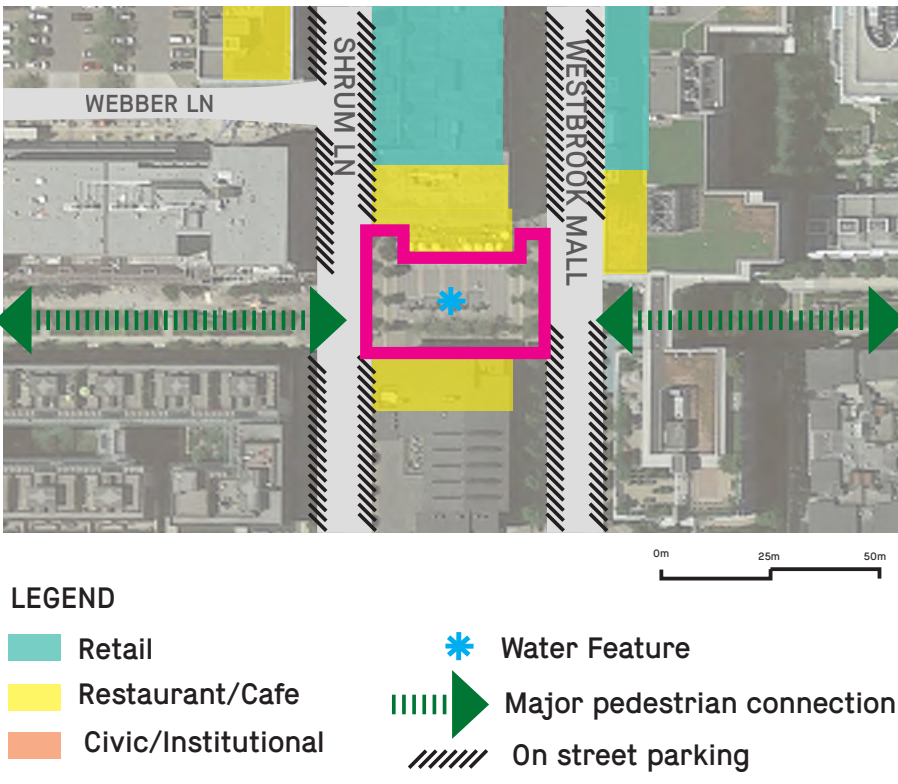
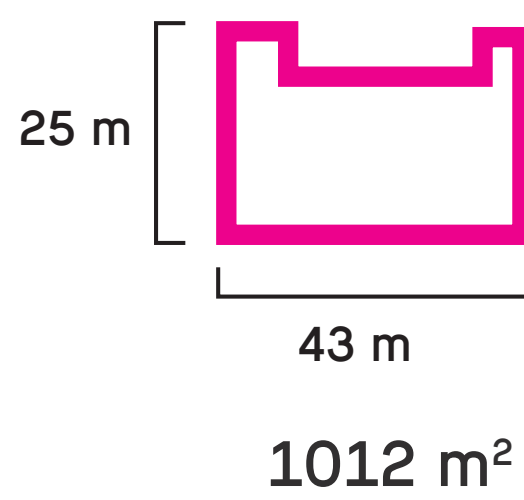


1275 m² New Plaza
+ 750 m² Existing Rotary Plaza
2025 m² Total Plaza Area



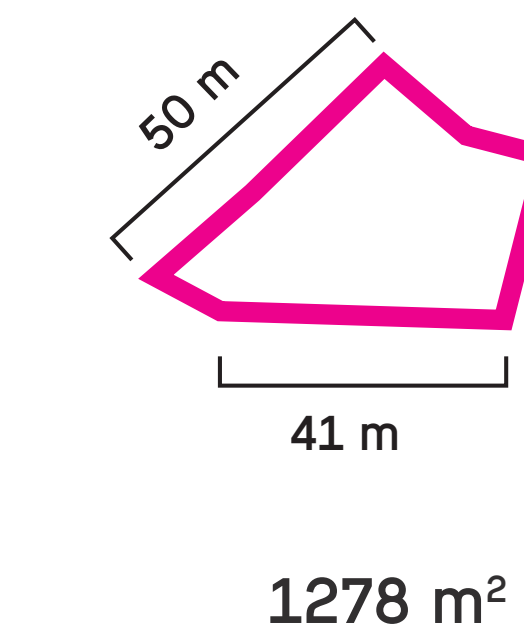
NORMAN MACKENZIE SQUARE

Wesbrook at UBC



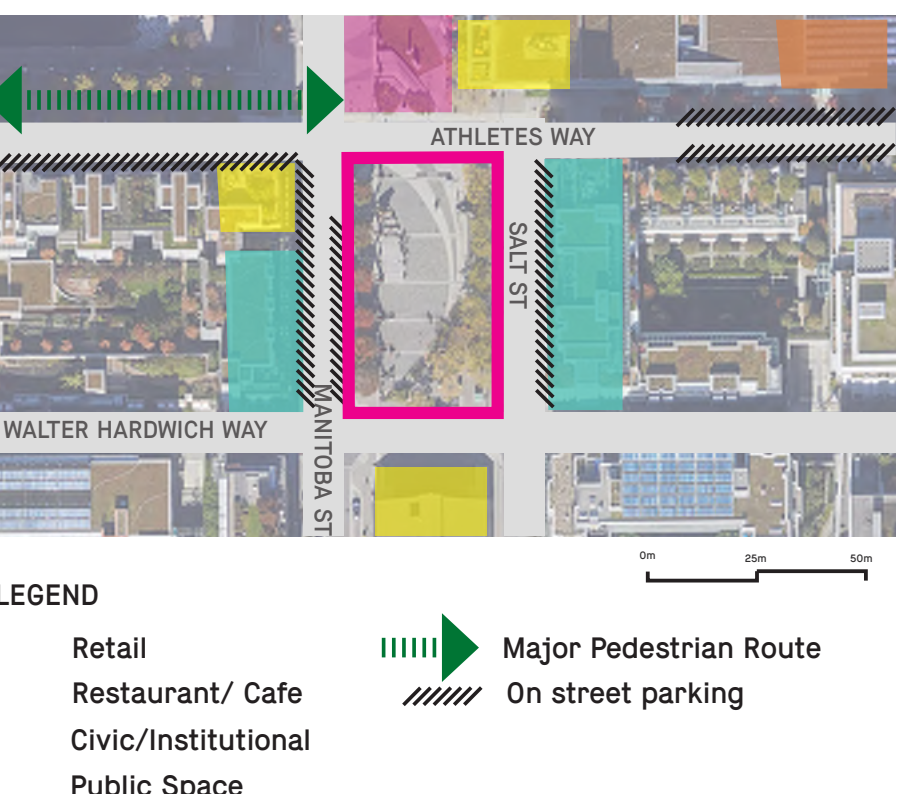
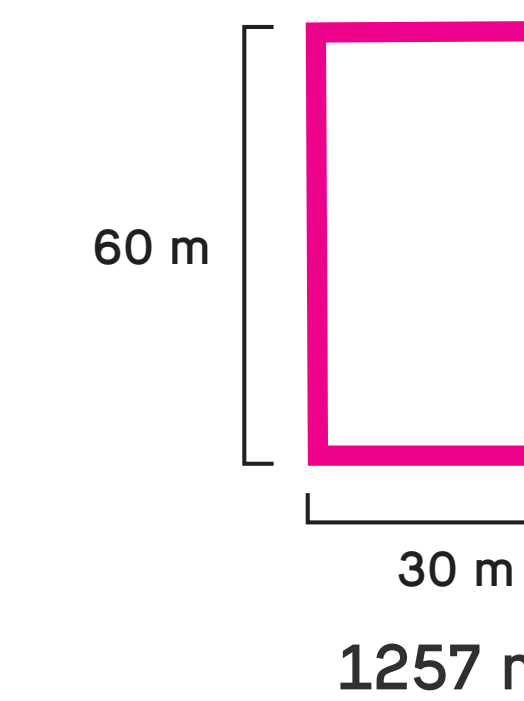
LYNN VALLEY PLAZA

NORTH VANCOUVER



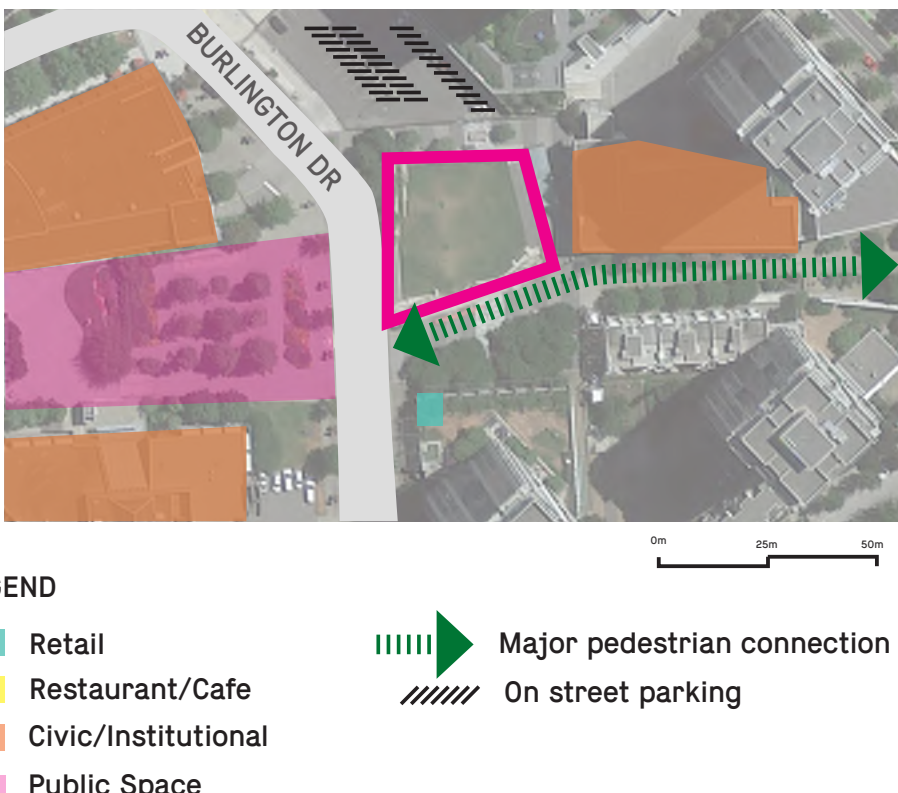
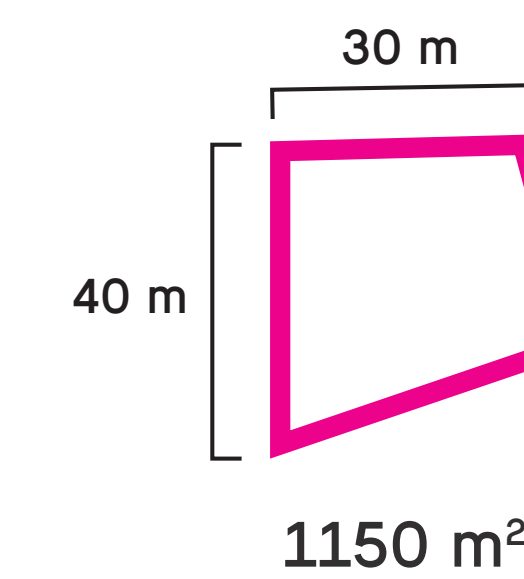
OLYMPIC VILLAGE SQUARE

VANCOUVER



SPIRIT SQUARE

COQUITLAM



Tsawwassen Town Centre
A Place Worth Walking To


Centurygroup


Rositoh Hemphill Architects
HAPA
Hapa Collaborative Landscape Architecture Urban Design

Case Study:

Lynn Valley Library, North Vancouver

PROVEN INGREDIENTS:

- MULTI-LEVEL STACKED LIBRARY FACING ONTO PLAZA
- COMMUNITY PROGRAMMING IMMEDIATELY BESIDE PLAZA
- INWARD-FOCUSED PEDESTRIAN SPACE WITH CLEAR CONNECTIONS TO BUILDINGS
- FLEXIBILITY FOR MANY CONDITIONS AND USES



Tsawwassen Town Centre
*A **Place** Worth Walking To*


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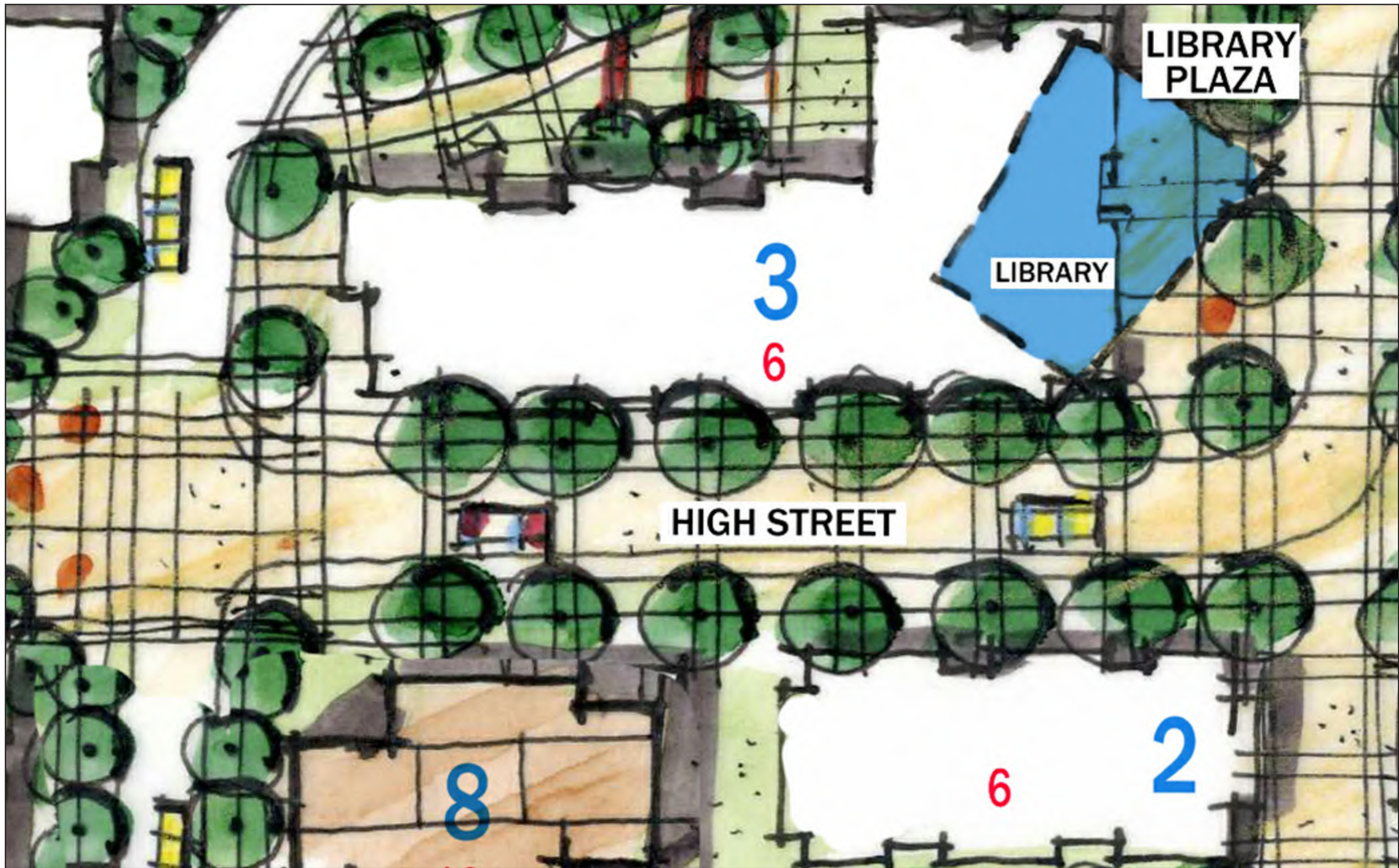
Site Plan



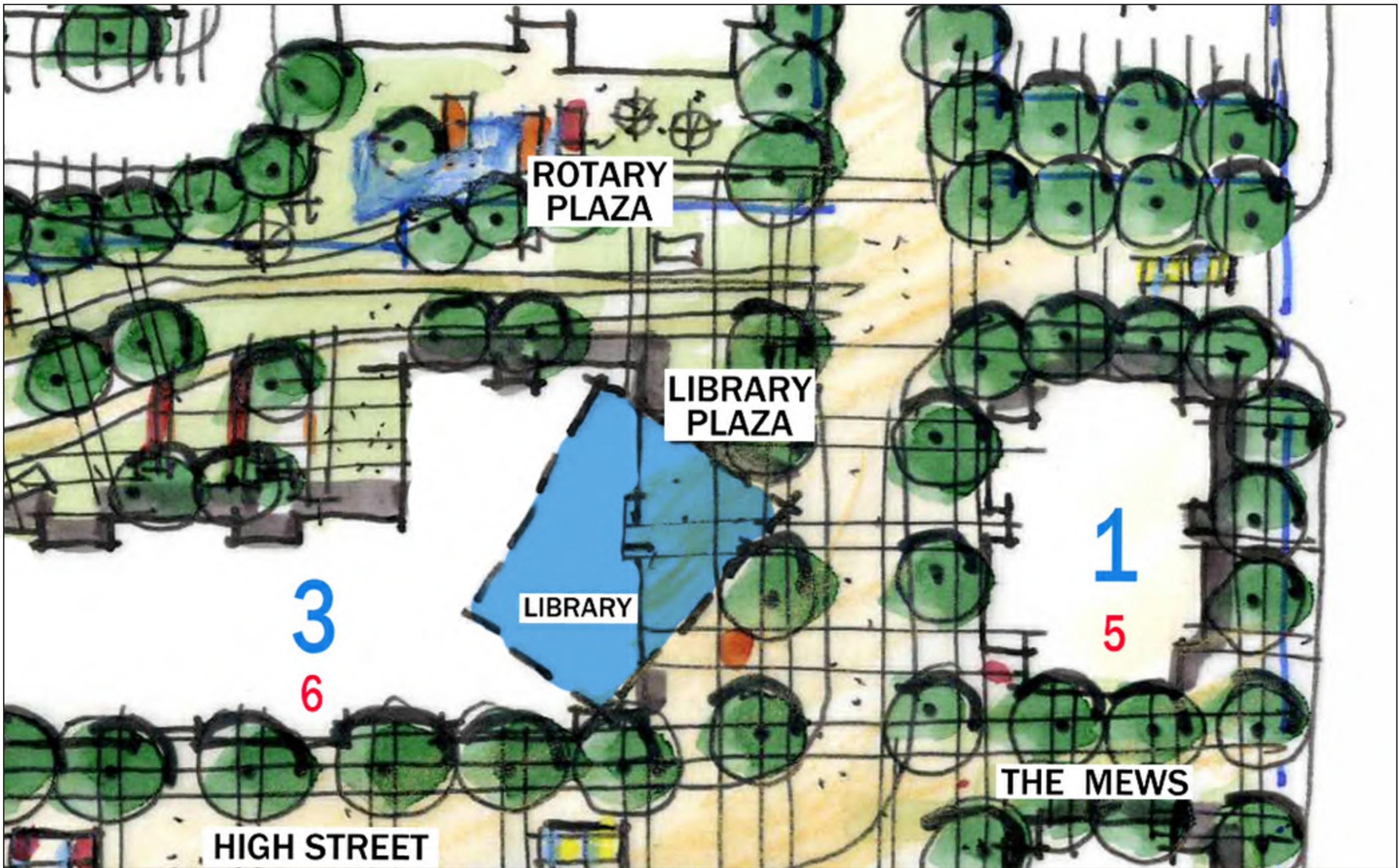
PERSPECTIVE FROM SOUTHEAST



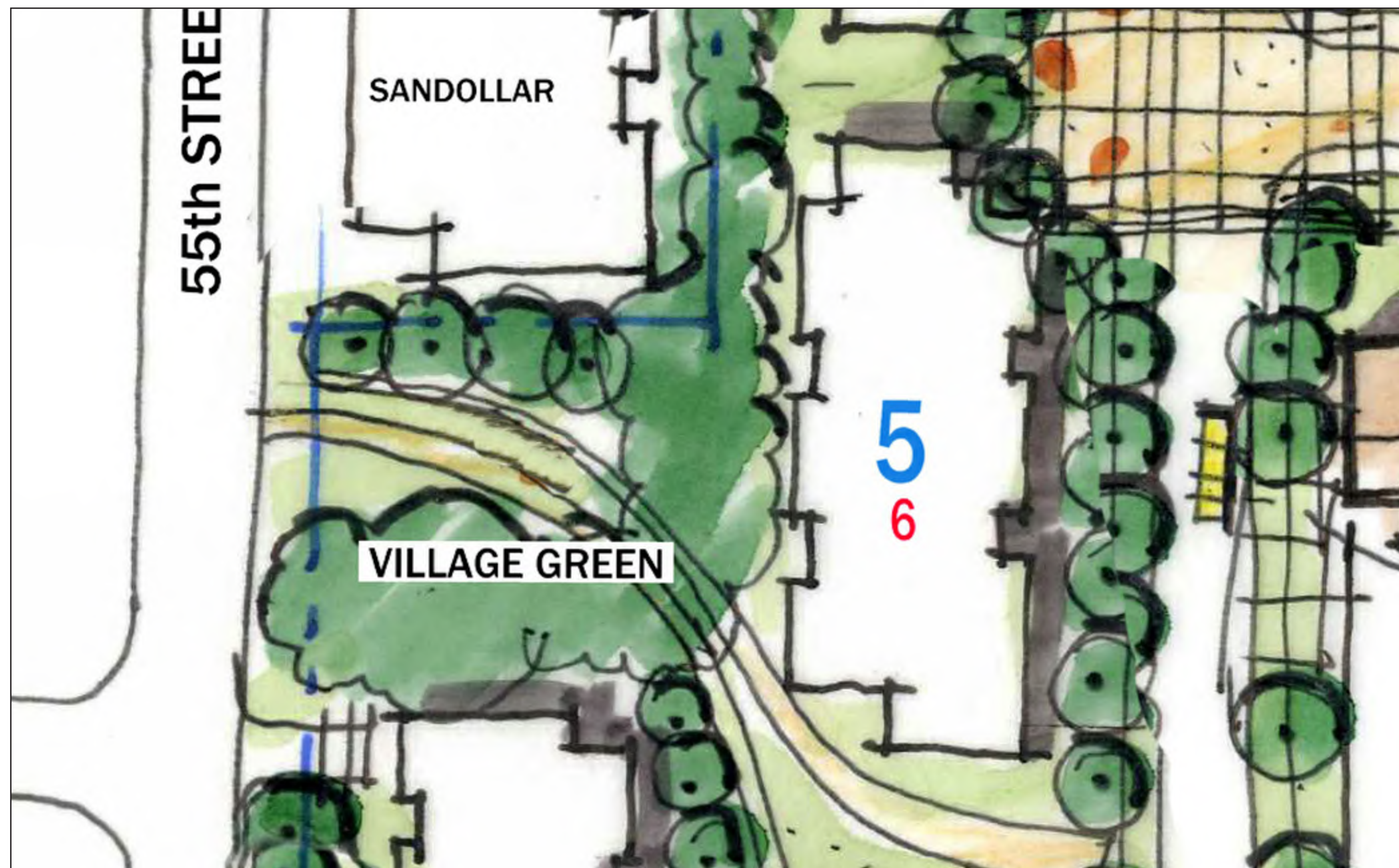
Site Features



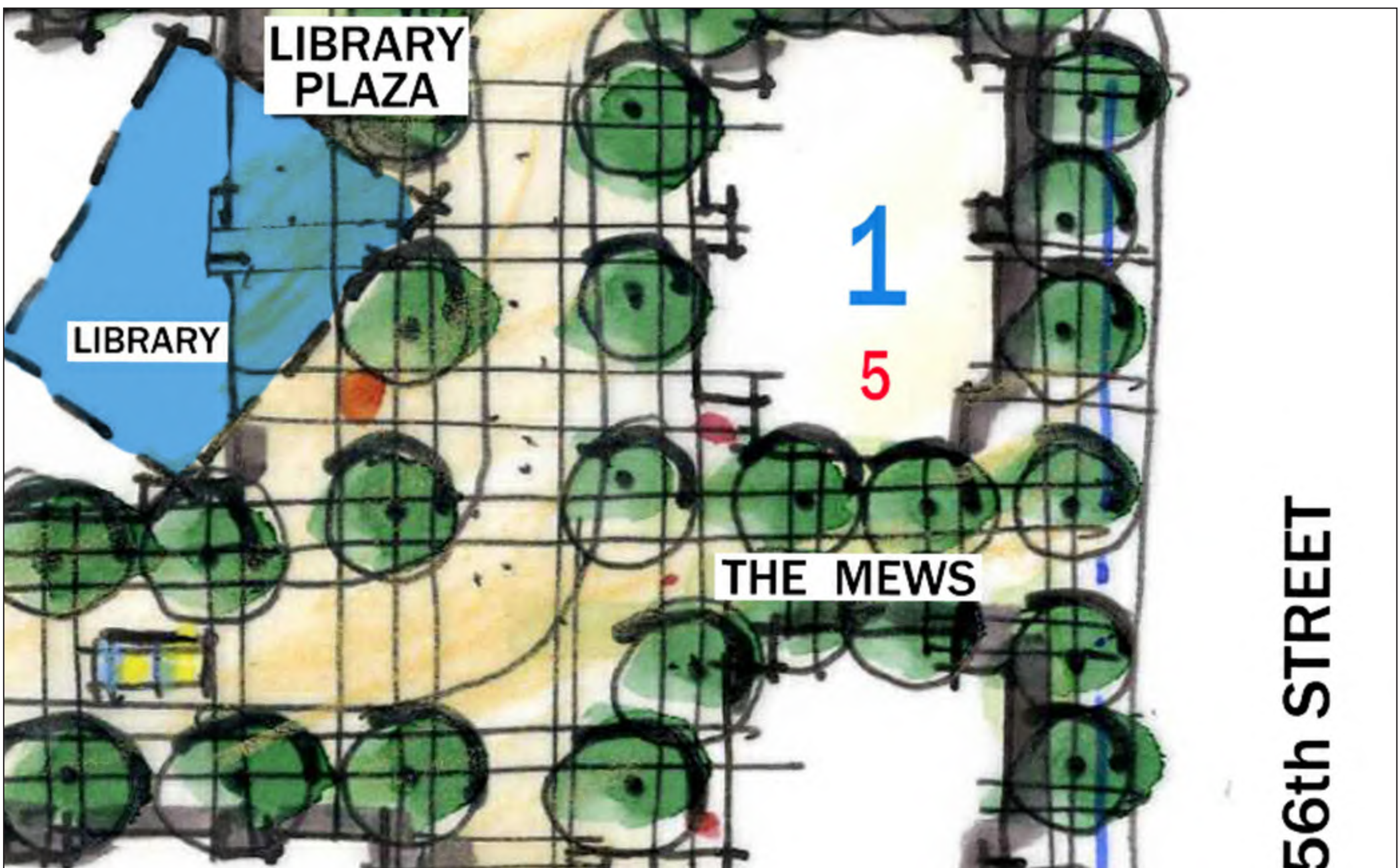
THE HIGH STREET



ROTARY/ LIBRARY PLAZA



GREEN SPACE



THE MEWS

An Invitation Inwards



Keyplan



1. THE MEWS



2. 56 STREET ENTRANCE

A New Town Centre



Keyplan

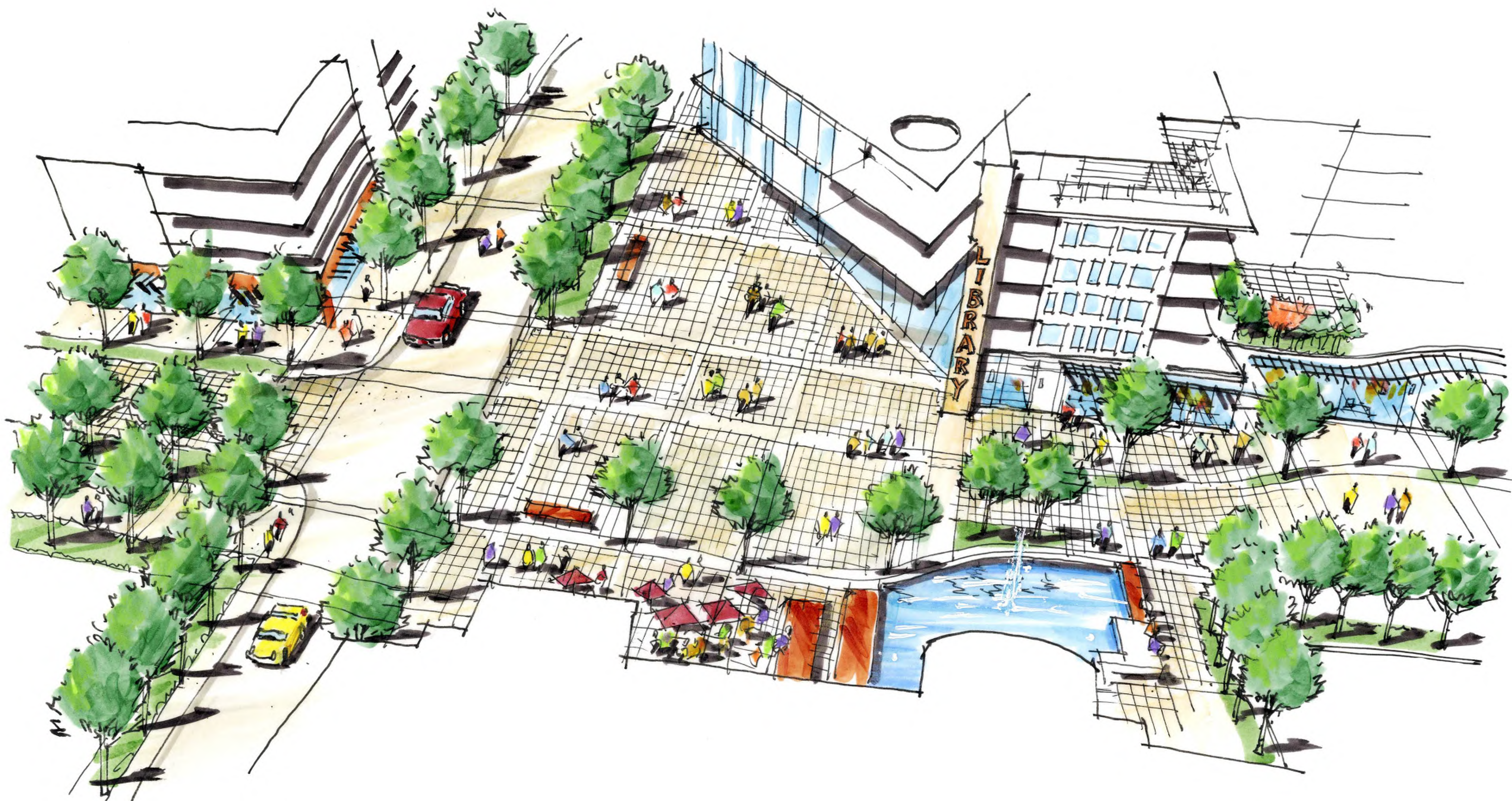


3. LIBRARY PLAZA



4. THE HIGH STREET

A New Town Centre



AERIAL VIEW OF LIBRARY PLAZA



AERIAL VIEW OF THE HIGH STREET

Project Design Team



Rositch Hemphill Architects is an award-winning architectural firm based in Vancouver. Over the past three decades the firm and its members have been involved in the design of thousands of homes and hundreds of communities, including Waterford and Windsor Woods in Tsawwassen, Windsor Gate in Coquitlam and Ialem in the University Endowment Lands.

The RHA team, at the core, has a passion for designing sustainable communities and livable spaces. From Master-Planning, Multi-Family, Resort and Hospitality projects to Mixed-Use and Commercial, RHA works with the understanding that they are creating vibrant, healthy environments in which people will live, work and socialize.

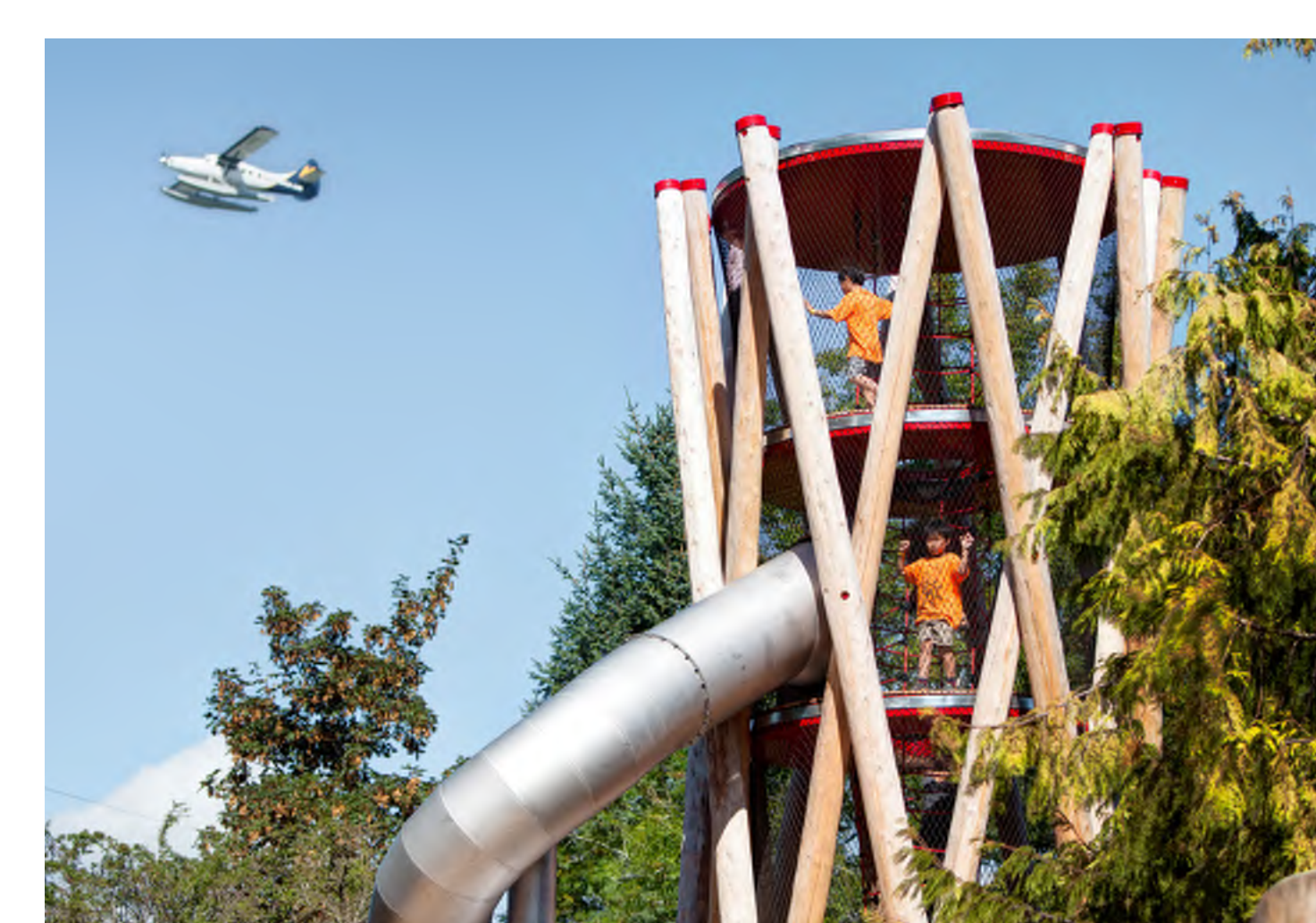


HAPA

Hapa Collaborative is a landscape architecture and urban design practice established with placemaking, attentiveness and collaboration in mind. We see each project as an opportunity to partner, to dream big and to synthesize ideas wrought from many, often opposing, influences. Our goal with each commission is to evoke the poetry of the place and in doing so reveal something delightful but perhaps previously unseen.

Hapa is a new voice for contemporary landscape design and a small, agile, and fresh alternative to traditional landscape architecture practice. We revel in the crossover between art and engineering, landscape and architecture, and ecology and culture, and it results in truly unique design responses. We work within the full breadth of scales from master plans to pocket parks, civic spaces to private residences, and streetscapes to green roofs. However, we like to specialize in landscape urbanism, integrated sites, and community processes. We like to explore new materials, forge new relationships, and ultimately build places that people remember.

Our recent work includes the urban design framework for Edgemont Village in West Vancouver, streetscape guidelines for Horseshoe Bay in West Vancouver, the urban design framework for the Commercial and Broadway Safeway site in Vancouver, and landscape design and planning for several sites along the North Vancouver Central Waterfront, including the award-winning Foot of Lonsdale Plaza, Lot 5 and the Shipyards, and renovations at Lonsdale Quay.

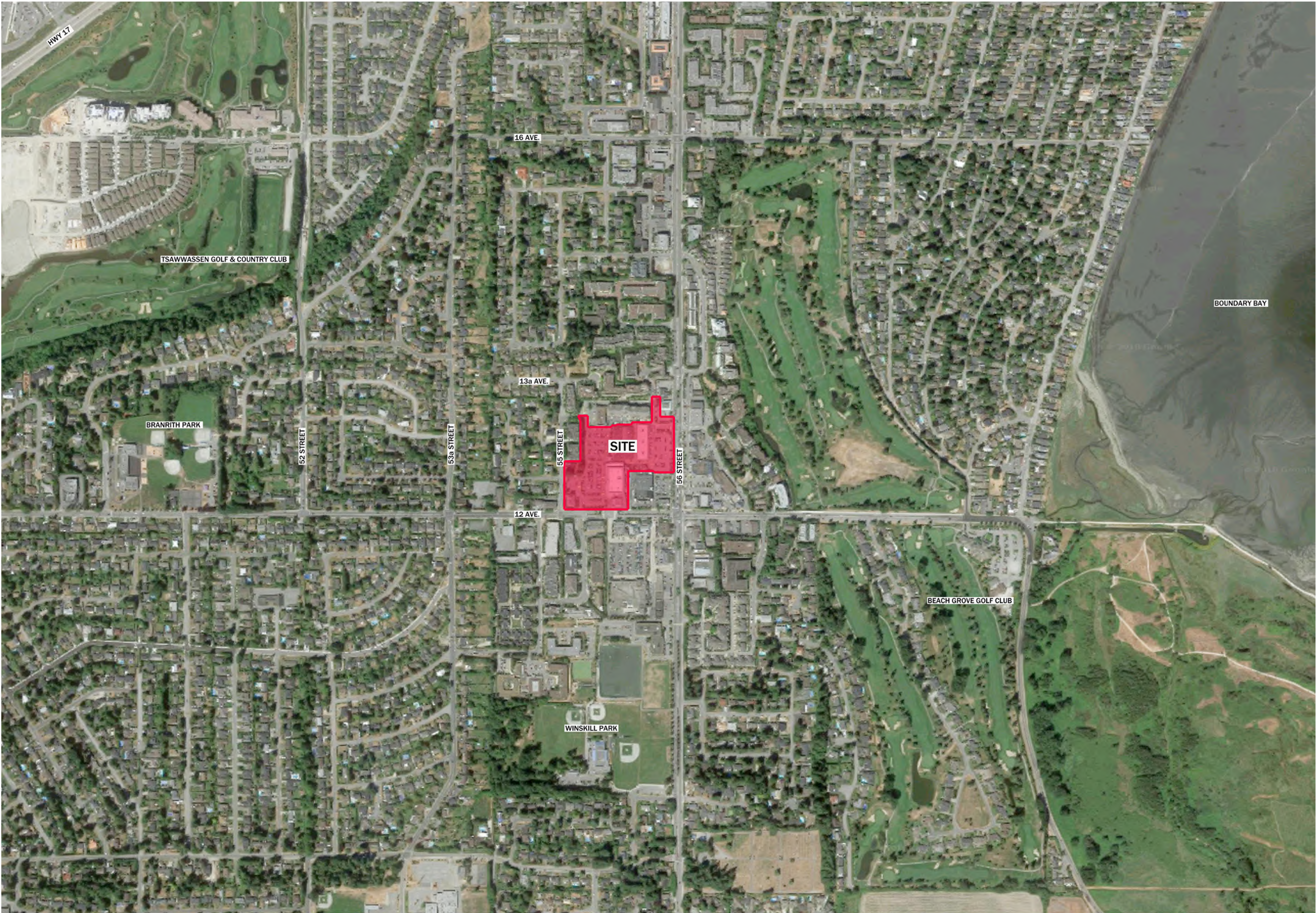


Tsawwassen Town Centre

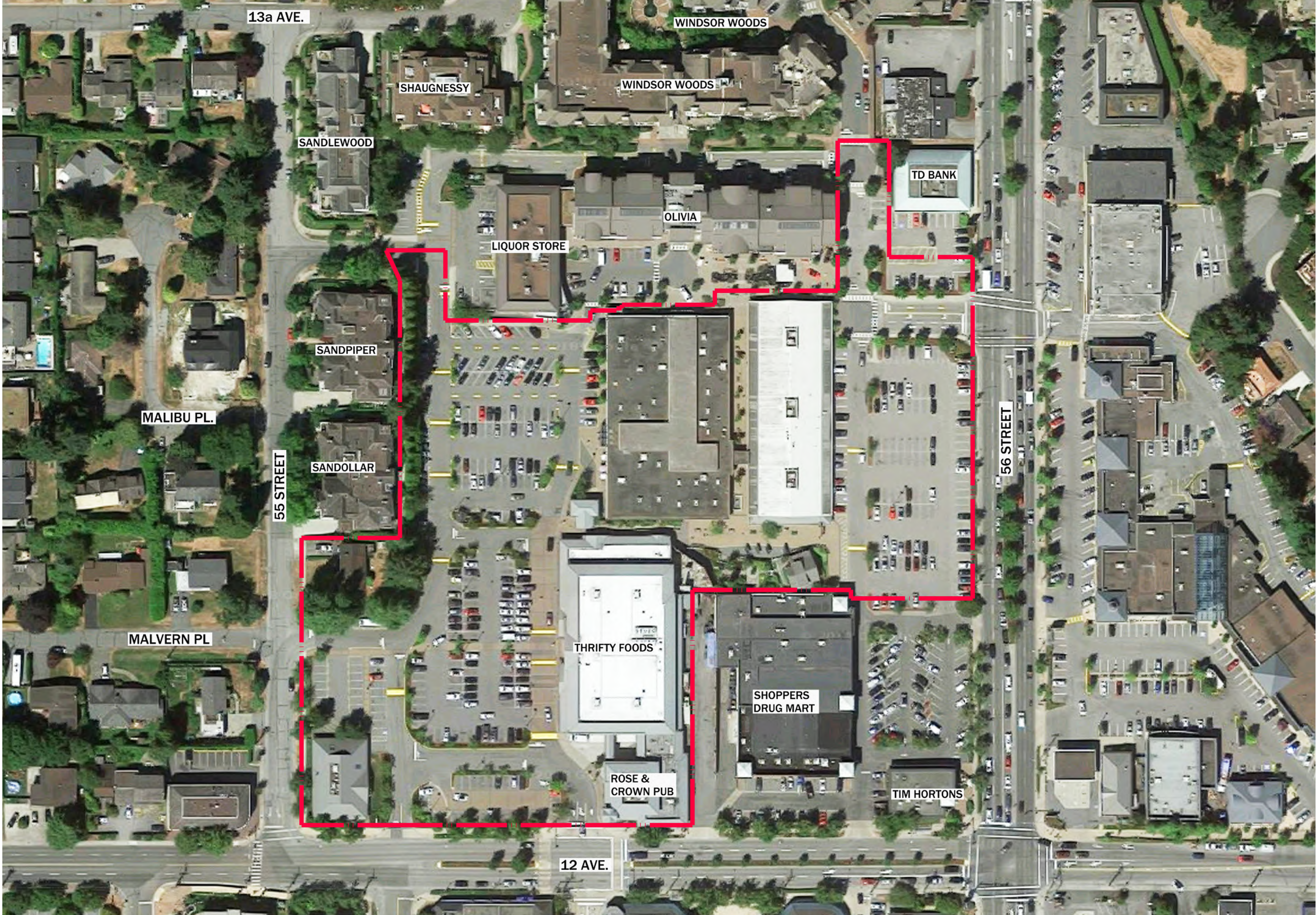
A Place Worth Walking To



Context Plans



OVERALL CONTEXT PLAN



EXISTING SITE PLAN