

Consultation Summary

Proposed Rezoning and Development Permit Application at 1050 54A Street

Consultation Process

The consultation process for this application was endorsed by Council at the November 3, 2025 Regular Council Meeting. All components of the Council-endorsed consultation process have been completed.

Public Engagement Summary

The public notice sign was posted on December 10, 2025 and the resident notification letter was mailed out on December 4, 2025.

Staff received 29 pieces of correspondence from the public, including emails, phone calls, and questions and surveys submitted through the Let's Talk Delta webpage (<https://letstalk.delta.ca/lu009921>). The following provides a summary of website engagement during December 2, 2025 and December 17, 2025.

- 289 total website visits
- 23 engaged participants (participated in a survey)
- 107 informed participants (clicked on a content on the page)
- 267 aware participants (viewed at least one page)

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In reviewing the correspondence from the public, five common themes were identified and summarized below:

Ten comments of support were expressed for the provision of more affordable rental housing for seniors in Tsawwassen, and also noted that the proposal meets the City's goals and priorities.

16 comments of concerns and opposition were expressed about the lack of space for the proposed community centre to provide the existing services and programs, the needs of residents, visitors, and staff parking, an increase in density and height, and the need for better communication about the construction timeline.

Response to Opposition and Concerns

The consultation summary was discussed with the applicant. The applicant acknowledged the comments and made changes to the proposed community centre to from the original proposal:

- Increase community centre footprint from 767.5 m² (8,260 ft²) to 786.2 m² (8,463 ft²);
- Add storage space to ensure that programmable rooms are spacious;
- Add a hallway to access Billiards directly with exterior doors for better accessibility;
- Change the layout to allow Billiards to combine with the adjacent two rooms to form a larger space for events;

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- Add sinks in two programmable rooms to accommodate food related events; and
- Increase community centre's visitor parking from 23 spaces to 24 spaces.

The applicant has provided the following responses to other major concerns without making design changes:

- Lack of visitor parking for the proposed community centre, residential and staff parking for the building: The proposed number of visitor parking spaces for the community centre meets the minimum requirement of the Delta Zoning Bylaw. The proposed number of residential parking spaces is 25% less than the minimum required in the Delta Zoning Bylaw. However, it is supported by the preliminary Traffic Impact Assessment (TIA) which accepted by the Department of Engineering. As a comparison, the applicant stated that the current residential parking spaces of The Tides, which has the same residential parking ratio as the subject development for the same type of rental unit, is 20% unoccupied on average. If more parking spaces are needed for the subject development, there will be room to utilize the unoccupied parking spaces from The Tides in the future. The proposal does not require additional staff or staff parking spaces.
- Increase in density and height: The proposed six-storey building complies with the OCP designation for density, height, and the Tsawwassen Neighbourhood Centre and Corridors (SD1-A) Development Permit Area guidelines. The proposed density and height provide the much-needed affordable rental housing for seniors in the community, which meets the City's goals and priorities.
- Needs for better communication about the construction timeline: A preliminary Construction Traffic Management Plan (CTMP) is provided on the Let's talk delta webpage (<https://letstalk.delta.ca/lu009921>). Should the project be approved by Council, a comprehensive CTMP would be required for review, and the applicant would work with the consultants to provide appropriate communication with the neighbouring residents during construction stage.