



THE CORPORATION OF DELTA
Tsawwassen Area Plan Review Public Forum
COMMENT SHEET

Comment Sheets Received
55

Date: September 15, 2009 (Tuesday)
Time: 6:30 p.m. – 9:30 p.m.
Place: South Delta Secondary School

Creating a Vibrant Town Centre

SUMMARY:

Please provide us with your comments on the Tsawwassen Town Centre area:

1. A “complete community” offers a full range of shopping, financial, personal and health services, within walking or transit distance from your home. Do you feel that the Tsawwassen Town Centre currently offers all the services to meet your needs?

	Number. of Responses	Percentage
Yes	25	45.5%
No	24	43.6%
No Response	6	10.9%
Total	55	100.0%

If no, what's missing?

- Library badly sited, need cinema
- More variety in goods and services are needed
- Any number of basic retail items right down to bed sheets
- Pedestrian friendly lifestyle area; restaurants, pubs, theatre, artist's gallery, farmer's market.
- Too centralized; Not enough variety. Need to create some satellite centres that can be walked to.
- Cultural venues.
- I can't complain as I can walk to library, to my dentist and the clinic and stores & coffee spots. I do miss the movie theatre but does that come under personal?
- We pretty much have all the lawyers, doctors, dentists, physios etc. that's all we need. A movie would be nice!
- I live in Boundary Bay - it is too far to walk & carry groceries, etc. Also a computer community has cultural activities ie small movie theatre, places for people to gather.
- Quality choice
- Entertainment facilities
- Town square, theatre
- We will never be big enough to be totally sustained like hospital-special health needs-department stores. Decent & Regular Transit Services
- Everything is scattered and not in close proximity. Centre is largely car parks-does not have great plaza feel.
- This is a strip mall that needs to be changed. Why has the density not increased as it was supposed to do in the last area plan?
- Except a theatre and bowling alley
- We miss the stationery store, films, more live music, more grass & trees, parking in level or under
- One small movie theatre .Electric golf carts to pick up and drop off people to center. A building with good acoustics for town meetings, craft fairs, business functions. (Would bring business here)
- Cultural & entertainment facilities
- Small stores-the specialists that can only home with more people

- Bicycle lock up information booth/or child's drop off while mum gets her hair done.
- Too many cans and a freeway type of roadway that is rather dangerous
- Entertainment/recreation
- There should be more competitive pricing to match Superstore/Costco/Home Depot, etc
- Places to buy clothes entertainment
- Entertainment, options; diverse shopping (household goods & everyday clothing)
- Clothing stores are all expensive.
- You have to drive to Ladner to buy a toaster, printer ink, reasonably priced underwear, etc. just to name a few things.
- Nothing in between Thrifty/Safeway high priced produce and junk you have to pick thru at Joe's.
- Library is too small, books on the road not on the shelves. Too many banks not a lot of variety in restaurants.

2. A vibrant functional town centre is accessible to everyone. Are you satisfied with pedestrian routes and accessibility in Tsawwassen Town Centre?

	Number of Responses	Percentage
Yes	23	41.8%
No	29	52.7%
No Response	3	5.5%
Total	55	100.0%

If not, why?

- As it stands it's ok. With densification the existing routes would be inadequate
- Very car centric; narrow sidewalks near busy streets, poorly planned shopping strip malls.
- TTC is designed for vehicles. It is unsafe for walking and biking. Conflict between traffic for local activities and commuting out of the town.
- Poorly enforced traffic laws; no proper bike routes
- Bus service needs increasing once an hour not enough. Crossing 56th & 12th still a problem. 12th also need more of a warning for drivers
- I walk into town centre almost daily, via the walkway in Winskill and sometimes along Highland Park to McDonald's - quite pleasant along that route. I do avoid 56th Street however.
- Although pedestrian access/mobility can be improved
- The shopping centres are "islands into themselves" not walkably connected - not in an interesting way anyway
- The town centre is divided by a major highway (56th). The town centre should be regrouped in one or two quadrants at most rather than four.
- It is not safe or pleasant to walk along the sidewalks. I agree with the presenter that the large parking lots are not inviting - more parking to roofs or underground, give better options -e.g. small community golf carts to go shopping areas.
- There are really no pedestrian routes except along 56 & 12 both busy & noisy. There are no bike paths to encourage us to bike to the town center.
- Needs to be better & safer
- It is designed for an automobile culture
- I think this would be increased. As above largely car parks -large space between stones.
- The development is still of the strip mall plan. The developers were not held to the last densification plan of the current Official community plan.

- Need greenery along road between that & sidewalk for more pleasant walking.
- Traffic should not be travelling at high speeds close to pedestrians. Retail services etc. should all be on one side of 56th St. (west side) so we are not driving back & forth. Make it more compact. Maybe we need to make larger boulevards to separate traffic from pedestrians. Maybe colored walkways for pedestrians to direct them away from traffic areas. Large oaks or maple trees could surround a courtyard for shade & beauty.
- Pedestrian overpass between 2 malls
- Currently it is disjointed end snow removal/sidewalks is very poor.
- More bike lanes, slow down
- There are not sufficient lanes for cyclists; and it isn't safe to cycle on 56th St. because cars travel too fast.
- 56th Street cuts right through it all & 12th ave
- It is good now
- No- all cement and asphalt it looks sterile & no place to sit down except for commercial
- Too car oriented
- Not completely & well connected. Must dodge traffic in parking lots
- Municipal lanes are clogged, parking is difficult. Sidewalks are bumpy, stamped concrete is lumpy because the access is all off 56th street and no other streets, cars use parking lots and driveways as roads and pedestrians are walking in the middle of traffic.

3. A strong, healthy town centre would feature a wide range of housing types. Would you support more housing options in the town centre area, including ground oriented townhomes and medium to high-rise apartments?

	Number of Responses	Percentage
Yes	32	58.2%
No	17	30.9%
No Response	6	10.9%
Total	55	100.0%

If no, why?

- Over shop apartments required in new town centre
- But not higher than 5 storey
- Much more housing in core, up to 6-story frame, and designed to appeal to empty nesters who should be encouraged to vacate single-family for parents with kids
- But limited to 6 storeys
- Med high-rise apts not high towers. However your numbers show there already is enough room in the current plan for this. No need to alter it.
- I don't want high-rise apartments. The town centre is too small for this. I would support more development like Olivia, where retail is on ground floor and housing on top. But would need good parking below!
- 4-5 storey but not high-rise, possibly row houses or gardens as part eg 2 or 1 storey - then on that roof a garden with upper housing set back- so it feels like ground level.
- Small amount of townhomes and low to med rise apartments that blend into the community are attractive.
- I would like to see more town houses (brownstones) around the town centre. We would spoil our town centre if we build beyond 4 storeys. Our town centre needs other housing options other than just apartments. Another complex like Windsor Woods would create an interesting

living model.

- Increased density is very complex issue concerning traffic service & so on. Why to build more housing if no of people is decreasing?
- As long as you contain it within Town Centre
- I can support town homes but not high rise apartments. This is a small town that cannot absorb hi rise development.
- Larger building would shadow and darken our city centre- We need sunshine!
- We need townhomes with small gardens. Medium lowrise with stones underneath gardens & trees.
- It would create too much traffic and congestion. There are already new condos being built near the golf course. TSAWWASSEN should not be an area for more new development such as this.
- Don't see need for great variety esp. no high-rises
- High-rise is too dense
- No medium to high rise apartments under 4 levels-okay
- Why not a "cluster" of High Rises with shops below. The views above the tree home would be fabulous. People like living in high rises as indicated by the number & height in the metre area.
- Not unless you have housing above shops/offices for rent like apts at affordable rates.
- A mixture of housing options, but regarding high rises I don't think we want to look like Richmond.
- That is the place for them not more shopping areas.
- We can't keep packing people in Peninsula
- There is presently a sufficient range of housing types.
- Must be densified
- Support "above commercial" housing, nothing taller than 4 stories. Hi rise is a city atmosphere and dehumanizes the landscape. Townhouses fine. I'd like a garden not just a balcony if I bought that type of housing.

4. Would you support higher density and new forms of buildings in the town centre? If no, why?

	Number of Responses	Percentage
Yes	37	67.3%
No	12	21.8%
No Response	6	10.9%
Total	55	100.0%

4 a. Medium Rise (6-8 storeys)?

	Number of Responses	Percentage
Yes	24	43.6%
No	17	30.9%
No Response	14	25.5%
Total	55	100.0%

4.b High Rise (over 8 storeys)?

	Number of Responses	Percentage
Yes	12	21.8%
No	28	50.9%
No Response	15	27.3%
Total	55	100.0%

Comments?

- Density in town centre would obviate the need for major housing elsewhere
- Not higher than 5 storeys
- If too high then block out sun, views and create lack of scale with rest of town.
- High quality concrete & glass high rise condos...get away from leery rot-prone low-rise construction
- 4-6 would be better
- Absolutely, absolutely no to 6-8 storey buildings. Three at maximum and only if a few of them. We need to maintain vistas and not be closed in.
- Redevelopment of our strip malls is critical. Use 1 or 2 floors
- 4-6 storey limit
- Mixed housing - ie architectural types, but not high rises!
- If it is offset by green areas - small parks with benches & play areas for kids, gardens. At present it is too much concrete.
- More mixed use - as per 92 existing TAP max existing storey limit
- Low-med rise. No more than 6 storeys
- same as above
- Increase Housing options & density but do not sacrifice green space outside town centre
- I think more housing options are needed to attract people & businesses to Tsawwassen.
- We should be focusing on mixed use. Bottom floor business and 3 storey residential or brownstones close to the street. We are not Paris, nor White Rock not even Ladner. We are a small peninsula not capable of being anything else.
- Every time century builds the lanes get narrower and parking spaces get smaller
- High rises dominate the space. Take away from the village.
- Maybe not tearing down in a big way but renovations is needed (less costly). Entrances to stores should be from the outside of mall as well. More activity is needed in the outside center of the mall, nothing is happening there!
- Personally the Highrise in a "cluster". They draw people to them and the specialty shops & restaurants to service them.
- Office for services/ doctors under one roof physiotherapy & psychological fitness under one roof. Beauty clothes and shoe stores under one roof!! Also a sports building e.g. bowling, squash, table tennis karate
- Nothing over 6 storeys
- I would support over 8 storeys if Southlands undeveloped. Otherwise medium rise
- If we must grow then spread out from the existing town center.
- 5 stories enough, 6 at the most. Have first floor for families, have a play room indoor, have a community kitchen in it so people can get together cook & eat.

- This would destroy the character of Tsawwassen and make it another Cloverdale/Langley/White Rock- NO Must be densified

5. Are you satisfied with the type and amount of public amenities in the Tsawwassen Town Centre? If no, what is missing?

	Number of Responses	Percentage
Yes	20	36.4%
No	30	54.5%
No Response	5	9.1%
Total	55	100.0%

If no, what is missing?

- More "gathering" areas, small eating establishments offering more variety of food.
- But I don't think we can expect the variety of these that can satisfy with the population many of prefer it.
- Like the library (of course better resourced would be good) and Winskill
- No entertainment options. One pub. Few restaurants of high quality.
- Movie theatre, music venue...better library
- Would like to see a dress store aimed at older women. Current short fitted fashions don't suit us older gals.
- A movie theatre is missing. I miss this. I miss the restaurant and dancing that was there when we moved (removed by Century) I miss the bowling alley (closed by Century). They took all of this away & now complain there's nothing to do!
- A movie theatre and proper theatre/stage facilities.
- Galleries, appropriate not/ cultural centres.
- An art centre would be welcome addition
- We need a theatre-say multi-use-plays, movies-same for kids & teens
- Public transit
- Live theatre/ auditorium. Shops should stay open later. More coffee houses/bistros.
- I think there is always room for improvement -more outdoor cafes overlooking gardens as opposed to 56 and 12 and parking lots.
- A nice library
- Would like century holdings to rebuild the movie theater they tore down and re-open the bowling alley they closed.
- Theatre, both live & films (see #1). Live music; more green trees; parking- levels or underground.
- The amenities are too spread apart. Dairy Queen, Hospice cottage are difficult to drive into the parking lots from 56th St. Also other mall (Benj Moore, Albany Books) the parking & driving thorough fare is hazardous.
- The Community Police Station being "open". Public involvement in setting public amenities for the area.
- Toilets, clean place for bus ticket/theatre/show tickets and train tickets altogether with other tickets
- Another vegetable/ fruit market; a stationery/computer store, (but not a big box store; a water park within the town centre for young families; and activities for youth.
- Movie House, Bowling

- Some places to sit down & just talk to friends.
- I think the Southlands should be saved or a nature preserve.
- Need more amenities for young people
- Theatre, accessible public washrooms, benches/places to sit
- A more accessible plaza for public
- Library too small, but needs to be in the centre of town. Old bowling alley could be used as a community facility. Need to work more with Century Group and other local landlords to utilize underused spaces in town. If you are going to deal with the lack of foresight in leaving too little potential public space in the town core 40 yrs ago.

6. Do you use public transit to get around in your community? If yes, why do you travel by transit?

	Number of Responses	Percentage
Yes	11	20.0%
No	44	80.0%
No Response	10	18.2%
Total	65	100.0%

If no, why not?

- Not convenient. Poor service.
- The local bus runs too infrequently
- Working on biking and walking more. Haven't thought beyond that.
- Live walking distance to town centre, service is too infrequent for going to other areas.
- I commute everyday to UBC. Local transit is inconvenient.
- Bicycle & car & Shank's Pony
- I often stop at the town centre en route to somewhere else i.e. need the car. When I am doing my larger grocery shopping or garden stuff, it is too difficult to take more than 2 bags on a bus!
- I walk or drive in the community. I refuse to wait an hour for a community bus at a "loonie" a ride in for order to have more people utilize the service thereby leave cars at home-no way apparently.
- It's too expensive and not at all convenient.
- Distance/ destinations vary detail
- Not convenient, but also not a good thing in my experience.
- I walk
- It is pricey for a short ride - I try to only go when I have a number of errands & would be carrying a lot.
- Too old
- I like to drive to town centre but I walk everywhere else here.
- The commuting bus is a great idea but it needs to use more regular every half hr - 15min. Imperial Village and one not to the ferry.
- Too inconvenient
- Lack of service
- I tend to walk, bike or take the car.
- Can walk to town centre or ride our bicycles.
- I walk or cycle, take the car if have lots to carry. Would use transit if more frequent shuttles.

- I don't like the traffic on 56th & 12th Ave & don't want to have to cross at 12th & 56th as a pedestrian. I usually have too many groceries to carry on a bus but I know I should make a point of taking it sometimes, but it takes longer.
- Too cumbersome
- Transit is too expensive and too infrequent.
- Because the Boundary Bay shuttle only goes to SDRC. It should go all around Tsawwassen w/o transfers, so kids can get to more schools activities.
- To get around TWN by Public Transit - The blue bus is a joke - Jay Leno style. The cost & time to go downtown by Public Transit return is more than parking costs & inconvenience costs to driver.
- For a clean community and health wise (walk & bicycle).
- I have no car, and I also ride a bike often.
- Inconvenient
- Do little travelling and then there is no transit to destination.
- In winter when it snows
- Not convenient not comfortable the bus stops very near my house, but the carrying groceries suck.
- I live next to Town Center.
- I bike around community.
- 56th shuttle duplicates bus route, wastes time up on the bluff where people don't bus during the day anyway.
- TFN shuttle does not go to the ferry so don't use that one. It is ridiculous that there is no ferry to town core transit for Tsawwassen.

7. Would you support more high-density housing options in the Tsawwassen Town Centre in order to support increased community services such as more retail and personal services?

	Number of Responses	Percentage
Yes	32	58.2%
No	15	27.3%
No Response	8	14.5%
Total	55	100.0%

If no, why not?

- Essential
- Wrong reason. You mean encouraging more population the reason we need more housing is rather smaller households greyer population, more understanding we have to preserve green space.
- If not too car oriented
- Perhaps but parking is an issue. Need to de-emphasize the vehicle.
- Don't think they are needed at this time.
- I'm happy with all personal services; I don't have to go far for anything, including my beautician. I'm happy with the stores.
- See no 4!
- There is too much land allocated to parking-consider parkade.

- Is there a hidden agenda in these questions? Yes to a point. Some 4-6 storey building with street level commercial.
- But not hi rises
- I am completely happy with the way it is and I just moved here. We do not need to grow.
- Just not towers or high rises
- I do not think we need them
- As long as they are contained within Town Centre
- But no larger than 4 storeys
- We have everything we need.
- Not high rises
- I like to shop in Tsawwassen but most people work in Van or elsewhere & get the deals where they work. I still like to shop outside Tsw. But I find really what I need is here already. We live here because we enjoy the ocean, wildlife, environment not for the shopping.
- Have all we need,
- High density decreases the little town feel that we all love & moved here for.
- See my earlier comments. All neighborhood comments are now supporting high rises at their center.
- Don't you think we have enough housing communities to support the correct community services and retail for other Delta e.g. tourists?
- As long as these housing options are pleasing to the eye & multi-level & affordable
- There is plenty of retail space that is unused.
- and to provide low income family housing

8. Is there adequate parking in the Tsawwassen Town Centre?

	Number of Responses	Percentage
Yes	27	49.1%
No	11	20.0%
No Response	17	30.9%
Total	55	100.0%

Are there any issues regarding traffic and parking that you would like to pass on to staff?

- We don't need more cars in present town centre
- But cars too dominant; most of town centre is parking
- Allow street parking during the day to quiet flow
- Enforcing existing traffic laws would go a long way making 56th & 12th friendlier, safer
- Look at underground parking. R.V.Y.C. needed parking & put it in underneath the adjacent soccer field.
- There is congestion for motorists around Tim Hortons--the flow is poorly designed there. I'd love to see underground parking and not have cars facing the street which detracts from a good vista - 56th looks and is a Strip Mall --stores should be at street side and parking behind or underneath.
- Parking traffic at the limit of capacity right now. Addition of the Toigo development and later the Ten will paralyze the Town centre. The addition of another 2000 homes in the Southlands is unthinkable!

- Either time controlled intersection or better yet, eliminate half of them. Mostly eliminate pedestrian controls- it makes no sense to allow person to hold up 10 + cars for > 30 seconds.
- Could parkade concept be considered?
- There is too much land allocated to parking - consider parkade
- The parking is difficult to walk from car to shopping
- Consider multi-storey car park in o Thrifty's
- Move the Sunday car sale to Boundary Bay Airport. I never shop on Sunday because you can't get a spot to park. I'll shop in other communities.
- Although in our town centre we have 2 grocery stores and most of us need our cars to bring the groceries home. Lights need to be synchronized on 56 more, people are using no lights.
- Too much space is taken up by parking. There are so many car parks creates too much space between stores. Need to have a read down centre - a focal point to rush from & park on the outside.
- Get rid of the Sunday car sale
- Yes- everything century holdings put in a new building they redraw the parking spaces making them a lot smaller and making a lot more spaces for small cars. There are too many cars on our town roads.
- Rebuild the town on the west side of 56th St. only re route traffic & slow it down. Maybe have the traffic go around the town city. Parking may have to be on another level or underground.
- Leave well enough alone.
- Current parking is adequate for our current population.
- Not much that we can do for the TTC now. It's already been built! Mall/stores, strip malls can't change location after the fact. This whole activity isn't going to do anything for existing plan - it's all leading tot eh path of Southlands Development if med buildings were an option, wouldn't they have been built by now? No developer has come forward to this point except Century so this process is really a waste of time. It's a nice idea but will the TTC change?
- Yes one more parking lot at 12 and Beach Grove for walkers the present one is not big enough
- Too much parking & design of the parking is very ugly. Vehicles need to be in the background, not the forefront.
- Street Parking
- Barely I tend to avoid Tim Horton's/Safeway area. Frustrating
- Parking will be impossible and can never be satisfied - you will have to start parking fees to train people.
- Get rid of some of those stop lights on 56th!
- Not adequate parking in town during peak times. I have spoken to Sean Hodgins and suggested that if Southlands is developed, he move the Sunday car sale out to another location and free up the front Century lot for families who do errands on Sundays to alleviate parking and spread out the Saturday rush.

9. ***Please provide any general comments on the Tsawwassen Town Centre below.***

- It's a strip mall with recent facial make up
- The town centre needs a small cinema and more amenities for all ages.
- Merchants always say - give us more population. I say give us institutional completeness- concentrate on serving the population that's here offering the basics. Our demographics will always be missing single people 19-30. There's wisdom in recognizing that we won't in the foreseeable future have much to offer them...so we shouldn't be building for their presence.
- The presentations were great. Please plan to make the town centre like the ideal models of people, bikes, buildings on streets, sense of scale, public species.
- Should encourage a more diffused town centre with satellite.
- No more pubs. No more bars.

- One of the major pts at my group was the need for better paying jobs in Tsawwassen. I.e. government offices, head offices, etc. Presently most residents leave the area to go to work. Although we were told not to discuss the Southlands, one member suggested that UBC was having land issues and that they might be interested in all the Southlands as an agricultural college. However one person said there already was an agreement in place between the Southlands owner and Kwantlen. I think she might even be part of your TAPC. However, I don't think that should make the other exclusive if we could bring hundreds of students & faculty to the area.
- 1. Keep the Library. The flow for cars though is poor and this was changed with the construction of Olivia--a serious design flow. Used to be able to go both ways. 2. Lots of congestion by the liquor store and shops there--thanks to Olivia too. 3. I'm comfortable with the food stores, produce, the friendly staff - with Starbucks, with Petra's, with Blenz with Tim Hortons--all kinds of places to meet and greet friends. 4. The square put in by Century is nice but small and too out of the way--again design is poor. 5. Problem with Tsw. is everything is put in piecemeal!
- I would hope we could find some way to make our TC more interesting & visually appealing. Mixed housing, but not towers/would be very helpful. Different architecture.
- Consider redefining town centre boundaries west of 56th street & east of power line - thus keeping 56th as a major thorough way on the East side of the town centre.
- It is not a pleasant place to be - the walking between stores is not always easy - esp. if you need to go from one side of 56th or 12th. There is not one coffee shop that doesn't look at cars - road or parking. Maybe to alleviate parking- then either a circulating free or cheap bus or have small carts (electric) that are shared by each community to get to and from shopping - maybe a lane for them as there would be less cars.
- In disarray - because of the fire and thus is an opportunity.
- Please brand it better to reflect Tsawwassen as the gem that it is and the people that live here. Make it a destination on your way to and from the ferry like Sydney, BC is.
- Good forum- an opportunity to meet our neighbors and show thoughts on how we want to improve the wonderful place we live in.
- Could be beautified with more trees
- A town square pedestrian, more social opportunities for wine bars, places for people to socialize, patio's etc. Boutique stores to attract one night kind of consumers into Tsawwassen. High end.
- We live in a strip mall mentality town and until the developers are forced into complying with an OCP and seek constant amendments we will still live in a strip mall
- We enjoy the Tsawwassen Town Centre and do 75% of our Purchases here in town. Cannot think of anything we need except more control of the developers. Century Holdings next move will be to build something new in the Safeway parking lot and make for even more reduced parking. Development of the Southlands is a dumb idea!
- I would like to see Tsawwassen hold a "Blueberry Festival" every year, as we grow so many in this area. People could make pies, jams, etc to sell. Concerts (open -air), Sports events, magic shows, comedy, could be staged outside the mall area to get people to shop Tsawwassen. I like the new seating area & space outside the liquor store & Blenz coffee. Maybe needs a few trees for shade though. Parking is a little tight. Maybe we can start a Tsawwassen dollar program. (Like Salt Spring Island to encourage people to spend money in Tsawwassen.
- The town has missed the Boat by being stuck on shore as the metro area went to high rise town houses. There ought to be a method to preventing new houses being built on land that is in the high density zone and as yet has not attracted the new development. By letting new single family be built there it will be a 10 years before it turns again.

- I love living here for the last eight years I'd like to keep Tsawwassen small and convenient. To getting a bit "higgeldy piggledy" with lots of add ons. I like old world and seaside effect. Keep it sunny and blue not all cramped up.
- It would be nice to see 56th Street become re-designed in that between 12th Ave & say 13th or 14th avenues, that this part of 56th be wide sidewalk with no traffic whatsoever, to create open space for people to shop & relax.
- If Southlands remains undeveloped the whole town centre needs to be redone. Tall high rises, walking areas (think new White Rock)
- You have created a bad situation by allowing the business district to expand before planning for growth, now everyone is looking at farmland. You have also done nothing for increased traffic on highways or other, water & sewage this should have been done before any building permits were issued.
- The town center is fine where it is. I do not want the Southlands Developed
- Do it now- all those houses index power lines for sale-all old tear them down, put up 4 or 5 storey buildings for adults, seniors put material on outside to reduce eliminate magnetic rap, grow food on remaining land. Get the Feds, Prov & municipality to partner!
- Although the Tsawwassen Town Center has improved incredibly since we came here almost 20 years ago, it has a long way to go. Still build on the 1960's model of centering to the automobile.
- It's too bad that the town center area doesn't have underground wiring. Telephone poles distract from the areas new look.
- I think that the TTC should be expanded beyond its current borders to include some of the peripheral existing residential areas, have these areas densified so that the TTC could benefit and grow into a more vibrant urban destination. It would also release the pressure on agriculture land