



THE CORPORATION OF DELTA

**Tsawwassen Area Plan Review Public Forum
COMMENT SHEET**

**Date: September 23, 2009 (Wednesday)
Time: 6:30 p.m. – 9:30 p.m.
Place: Cliff Drive Elementary School**

Community Planning for all Generations

SUMMARY:

Please provide us with your comments on planning for all generations in Tsawwassen

1. Please tell us the age group you fall into:

	Number of Responses	Percentage
Under 20	0	0.0%
21 to 35	2	3.7%
36 to 45	9	16.7%
46 to 55	11	20.4%
Over 55	31	57.4%
No response	1	1.9%
Total	54	100.0%

2. Are you retired?

	Number of Responses	Percentage
Yes	20	39.2%
No	31	60.8%
Total	51	100.0%

3. Do you have children living at home?

	Number of Responses	Percentage
Yes	16	30.8%
No	36	69.2%
Total	52	100.0%

4. Are you satisfied with services for you and your family in Tsawwassen, such as medical services, cultural opportunities, entertainment, child care etc?

	Number of Responses	Percentage
Medical	41	36.0%
Cultural	21	18.4%
Child Care	14	12.3%
Entertainment	14	12.3%
Sports	24	21.1%
Total	114	100.0%

5. What services should we encourage in Tsawwassen ?

- No entertainment for kids
- Small town/community shop and shopping. A local farm for fresh produce.
- Holistic health, sustainable living programs, alternative medicine.
- Cultural & entertainment. We don't even have a cinema, no more bowling alleys.
- Entertainment
- Entertainment for young people
- All the above
- No new services needed
- Cultural entertainment- more talent should be exhibited in the mall. We should have music, dance, guitar, athletics, something on every weekend & during the week, to draw people there to shop & linger.
- Full service hospital; film-theatre some for children, teens some for adults (quality films) more live music venues.
- It would be great to have a movie theatre again.
- Tsawwassen is already very special place on "island" that feature incredible assets that have attracted people to live and spend their lives here for the past 50 yrs.
- Local movies, indoor sports, local theater.
- Cultural, Entertainment
- Entertainment
- None
- Cannot think of any services needed
- Maintain and enhance delta hospital
- All services. How about more than one restaurant? More than one bookstore. How about a real community center.
- Provide office space or services that would encourage employment in area
- Entertainment and sports activities
- Improve local bus frequency
- Better retail of all sorts. Private bus express service to downtown.
- Need to have much better vibrancy in the community. Need to be able to downsize as people age, need housing that is affordable to young families
- Youth Programs & centres, youth activities ice rec centre, hangout, sports opportunities i.e. sailing club
- Where there is a defined need someone will recognize the opportunity and fill the need. Leave this sort of thing alone and allow free enterprise to flourish.
- Cultural Entertainment, Child care, retail
- A movie theatre, a bowling lane (like Silvercity)
- More cultural arts, more entertainment, dining, music, more diversity in sports, better use of community centers

- more entertainment i.e. theater
- Coordinated activities with neighborhood
- A variety of retail stores from low cost to higher end. Recreational opportunities.
- More of the above
- Theatre like 5th Avenue theater in Vancouver. We have good (excellent) restaurants and a lot of parking at night. If the theatre showed the best movies we would have people coming from Surrey-White Rock-Langley-Abbotsford, etc
- More entertainment oppurtunities for example bowling alley more theatres, dancing hall etc. Cultural ethnicity, history of Tsawwassen linked with Tsawwassen
- Acute care enhancement in Delta hospital. Bus service along Pacific, perhaps tied with eh new route which serves 200 people (maximum) in the in the Indian band community.
- Lots of space in schools after hours. Use our school space! Movie theatre turned into parking lot.
- We need an ambulance station full time.
- We have excellent services. We are a fortunate community.
- a movie theatre
- Post secondary/ adult community education/urban agriculture. Farmers Market, transit center at town centre. Cycle paths.
- Delta assist. Handy dart
- What about a farmer's market
- Encourage density and diversity so that additional services can be justified
- Entertainment for all ages. We have nothing to do in the evening except go to eat out at the same few places, rent a movie or go to the pub.
- Encourage concerts. We should not have to have large concerts in the Baptist Church.
- We need a farm market or outdoor local food place to interface with local farmers.
- Sport tournaments with out of town participants.
- Use Cammidge hosue as a program centre for adults meetings and other events in between the occasional wedding rental.

6. When you retire, do you wish to stay in Tsawwassen or would you consider a different community?

	Number of Responses	Percentage
Tsawwassen	37	75.5%
Different Community	12	24.5%
Total	49	100.0%

If not, Tsawwassen, why?

- I'm one of the forgotten -under the wires, would love to stay probably have to stay - nobody to buy my house change bylaw at my house-to multi-and bulldoze them.
- Depends on what Tsawwassen looks like then-rows of houses, condos & apartments congested traffic and paved paradise or clean shorelines, clean air, organic green farmland, parks and sustainable living
- To be close to cultural and social activities.
- Not enough services close by
- It's presently an ongoing discussion and we're not sure
- Not enough housing to downsize to
- Might move to be closer to grandchildren if the kids settle in a small town.
- By the time I retire Tsawwassen will be packed to the rafters with people. Not the peaceful community I first moved to.
- The lifestyle values & amenities of Tsawwassen are the greatest assets; I love to come back to this community when I see the community elsewhere in the GVR.
- here now
- Not enough services close by

- If the current trends continue i.e. development (lack of) I would die of boredom here.
- Resident since 1981 best place in lower mainland
- Boring no sense of place-community. No entertainment, poor shopping choices
- Would move if we don't supply downsizing options and new activities or seniors that involve them in the community
- I like to be within walking distance of amenities & entertainment
- If Tsawwassen grows to become another Vancouver or Surrey, I may be intended to leave.
- Whistler-active lifestyle
- I would leave if Southlands gets developed. I love TSAWWASSEN as it now stands.
- I would stay in TSAWWASSEN if there were sufficient housing options and diversity of programs for seniors. Currently not enough.
- The only reason I would move is to be nearer my grandkids, most of who live in Vancouver. I love where I live now because I am close to the town centre.
- Traffic congestion- trapped at most times of the day. Poor public transport.
- Barriers would be Hospital size and capability

7. Would you support more specialized seniors' housing in Tsawwassen to accommodate our aging population?

	Number of Responses	Percentage
Yes	39	78.0%
No	11	22.0%
Total	50	100.0%

If yes, where in the community should we consider this type of housing?

- We have enough
- Very close to the town centre. Mall for accessibility for seniors.
- Seniors should be living with their families
- Downtown Core
- Close to the town centres of course so that they don't have to drive to all amenities and services.
- Close to town (walking distance)
- Close to town centre so it's easy to use services
- Close to town centre. Rezone areas that are presently single family for infill housing. Area to the south of Royal Oaks is a much underutilized neighborhood.
- Where land has been developed already. I don't want to see more land taken away for housing. The area we have for housing & services just has to be organized better.
- Close to amenities - but with gardens, green space-trees
- As with the Waterford and kinsmen the right place is in the Town center. (so not to have sprawl) where it is easy to walk to services and retail/F&B
- Only in the core area. Build upward not on the farm land - what has already been done was a mistake and will cost dearly
- Close to town centre or/and walking areas (parks etc)
- Close to town (walking distance)
- If there is a real need these facilities should be around the town center on 56th.
- TGC should suffice
- The present center the housing needs to be near center. Could consider a satellite center that includes services.
- Close to all amenities centrally located
- There will be a decline in requirements within 15 years
- Close to amenities & town center

- This is a given- first for empty nesters looking to downsize. Second to provide assisted-living options for seniors in need so they don't have to leave the community
- town center
- near the town core
- Downtown/subdividing
- town center
- Near Kinsmen-near town centre or Beach Grove
- In the current town centre and within the new Southlands development. Must be in places that are walkable to services etc.
- Expand Kinsmen by adding additional levels
- Close to shopping & healthcare
- Depends would the land be already zoned for this type of housing or is farmland (green space) being considered - then NO!
- Near Kin Village
- Small pods with good communication & town center & services
- For single women who are poor
- I would support more affordable housing for young people as well as and change the single family neighborhood destination in certain areas.
- On view locations-small, high quality architecture development.
- Many current areas are available
- Very near to shopping and doctors as walking is difficult as you age.
- Every housing development should be compelled to include paying development cost charges for specialized housing.
- Undecided but perhaps Southlands. Perhaps some of the elderly could be living with children if Delta would take the plunge and allow in-law suites (legal that is)
- As close to the town centre as possible.
- town center
- Near mall
- Close to town centre
- Near the town centre-seniors find getting around more difficult as they age/suffer ill health. Even 2 blocks is a long way to the shops if you have heart problems.
- In the town centre, may be above the shopping.
- In town centre or as part of Southlands Village,
- Southlands or town centre for independent ambulatory seniors. Anywhere on the fringe for extended care.

8. ***With school enrollment declining in Delta, and in Tsawwassen, would you support land use changes to reverse this trend, and create more housing opportunities for families?***

	Responses	Percentage
Yes	25	50.0%
No	25	50.0%
Total	50	100.0%

If yes, what type of housing, and where?

- Southlands
- People are choosing to have fewer children for a sustainable lifestyle. This has nothing to do with housing availability.
- Infill housing & basement suites
- Multifamily housing-higher density near the town centre.
- Southlands
- That is a general trend throughout BC. Land use is good as it is.

- The subdivision next door to Royal Oaks & across from Winskill should be rezoned. It is close to schools & amenities and is becoming rundown.
- A lot of young people living in Vancouver do not know about Tsawwassen. They just think there is a ferry terminal here. To increase school enrollment, advertise the advantages of smaller class sizes, safer community, closer parent-teacher relationships here in Tsawwassen to outlying communities. Maybe transportation could be offered the 1st year only.
- Legal services, coach houses, duplexes & townhouses where single family is zoned.
- Not everyone is having children and trends not just in Tsawwassen. The key is adult education culture & wellness. The Core lifestyle values.
- Higher density in the uplands it won't be cheap!
- Smaller (i.e. 2 bedroom) higher density Southlands seems a natural
- Southlands
- Land use change - yes to provide facilities for existing residents-strong no re: increasing density to have schools. This is backwards- the schools are services to the community you don't
- ground 1600 sq ft with secondary suites
- I have difficulty envisioning an affordable alternative for housing.
- Preferably houses/and or condos that is affordable for younger families
- You run risk of having too few schools (see surrey) with a surge of housing construction. It is almost impossible to match school construction with population decline/growth of children (solution? Less birth control? Less TV?)
- More town homes, duplexes, coach houses, infill. Southlands and/or re development of box house areas.
- Southlands development can provide the best balance of all the needs and desires of citizens of Tsawwassen. Agricultural sustainability, densification, local employment to avoid commuting.
- Rezoning of larger properties need city center, coach homes near city center
- affordable to encourage younger families
- Build up, not out! 6 storeys is acceptable in the town centre- not on the Southlands
- Not on Southlands. Need affordable housing. This won't be what Century is planning, that's for sure.
- A variety of housing options as suggested by the plan for the Southlands. Single family, duplex and row housing would attract people with young families.
- School enrollment is declining throughout BC. Large families are a thing of the past.
- School enrollment is declining world-wide. Land is not increasing so need to preserve what we have for agri.
- Townhouses; allow dividing big homes
- Duplexes in certain areas allow secondary suites, intergenerational housing-extended families.
- Some - not Hodgkin's plan and definitely only 1 & 2 storey houses. 1900 units is not sensible-1000 developed over the 10-12 yrs in parkland settings would be acceptable. I would favour a gated community with house sites.
- I have never heard of anyone finding it difficult to obtain a home Tsawwassen.
- This is a leading question.
- On the Southlands-smaller lot sizes so some large lots can be subdivided. Higher building in Tsawwassen core area (the view would be capitalized on as they have done in White Rock-increase in taxes collected *legalize secondary suites.
- not sure
- Town homes, smaller lots-smaller homes
- School enrollment decline seems to be a western demographic issue, which could change selling of school property is a short sighted reaction.
- Single and multi family in Southlands. Multi family in town centre. Diversify some areas of existing residential areas. Allow secondary suites.
- Encourage younger families with housing affordable for couples in child bearing years with corresponding levels of income to that level of career experience – townhouses
- Apts big enough for families with kids and storage for bikes, strollers etc.

9. ***Are you satisfied with the level of services for children and youth in Tsawwassen?***

	Number of Responses	Percentage
Yes	23	53.5%
No	20	46.5%
Total	43	100.0%

If no, why not?

- Sports are great, but literally no entertainment. Movie theatre gone. Bowling alley gone.
- How are we empowering youth to be leaders in their community? What choices or power they have to initiate change or contribute?
- Nothing for teens to do
- Not enough to do. No movies, no bowling no dancing-Boring!
- Not enough activities for teenagers except to party. Need more stuff for them.
- Maybe there should be more of a communal area for people of all ages to linger in a courtyard in the center of town. (The movie nights really get people out!) May be the bowling alley could be used for movies in the winter.
- Need a small movie theatre for teens, kids-adults. Schools as community centres for child care. Black Grove is great place for young children.
- I have been involved with the Tsawwassen on the Youth. I believe there is abundance of "real" things for youth to do in a real community.
- Don't know
- Nothing for teens to do
- I have 3 grandchildren in Tsawwassen -ages 8 to 14. The services facilities, opportunities for them here from sports, cultural, friends etc is as good as you would want or need- a beach, dike trails as well as organized sports.
- There aren't any - outside of sports organizations. TSAWWASSEN is one of the most youth untrendy community I have ever seen
- Very difficult in activities for terms
- Not sure as I'm fairly new to Tsawwassen
- I have not assessed the BC Government cuts which were certainly be adverse
- Schools closing create problems for the community beyond children issues. Need more Arts & Cultural & Sports activities or Youth Crime will increase.
- Nothing to do for teenagers, no organized sports
- Day care options are not satisfactory if your child is in extra-curricular activities & day care you can't get them where they need to go.
- I raised 2 sons here: They had lots to do-were kept very busy.
- Community centres are old, often inadequate and under-utilized. Youth have nothing to do in free time-subsequently there is a lot of aimless hanging out, causing trouble, as evidenced by the frequent vandalism reports in Tsawwassen (optimist/leader crime reports)
- Funding does not provide enough
- As far as children I feel there are plenty of services available to our children. As for youth there is definitely room for improvement. Our youth need to become more involved in activities.
- Need activities that are not just sport oriented. Movies, bowling alley.
- Services are pretty good. Organized range of activities is good.

10. What enhancements to child and youth services should we consider?

- Movie theatre and arts/theatre.
- Maybe a local farm with petting type zoo. See www.russellorchardsma.com
- Include youth in decision-making processes about their own future. Allow them to be active in projects that enrich our community-organic community gardens. Fine arts, sustainable living education courses.
- Recreational combines with educational programs.
- Drug use seems to be a big problem in the community -we need more place to keep kids busy!
- Movie theatre, drop in play centre.
- Drop in centres -like Winskill
- More entertainment i.e. cinemas. It took my son 3 hrs to take bus home from Silver City.
- We should send a questionnaire to our youth.
- See above. Gardens at schools. Move live venues for teens-adults.
- A bowling alley. A movie theatre.
- Tons to do for children K to 9. What is missing are organized with youth events
- Evening activities & entertainment
- Movie theatre, drop in play centre
- None
- More programs (like boys & girls club) during school holidays are needed.
- How about a real community center for starters.
- There is no money! Replace Campbell cuts-more taxes?
- More youth centers, skate parks, cheap transportation not sure, in my view its parents responsibility to create nice environment for their kids & friends
- More sports fields. Better library museums, historical sites, First Nations Recognitions.
- Job opportunities, weekend & evening hang out centers. Youth activity areas. Some place to go in the Winter to get out of the rain & be social
- Activities & day care program. Similar to Whistler which mixes day care with ski lessons & kindergarten classes
- Movies, bowling alley
- Bring back a movie theatre. Keep pool open later. Runs better bus (i.e. community one)
- More youth programming within the community centres, better equipped community centres, Liase with local arts centres, liase with local sports organizations. Liase with senior's groups-partnerships between youth & seniors.
- Assuring that all neighborhoods can access services
- Movies bowling alley.
- Getting places
- Great will come to the next week.
- See above answer. Think of innovative ideas for school build up that are empty.
- The most important aspect is strong parental involvement.
- More arts & music
- Volunteer work programs.
- Presently adequate
- Encourage non structured activities and safe entertaining places to coffee houses- drop in centers.
- Parent cooperation with Police: parenting programs for parents of at risk kids.
- Organized programs led by youth ideas – not by what adults feel youth would like to do.
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11. Please provide any general comments on tonight's meeting on Planning for all Generations in Tsawwassen.

- One of your presenter's comments was certainly in poor taste. Referring to youth aged 20-30 as "fridge magnets" or "barnacles" was insulting and degrading. I thought this meeting was meant to plan ways of supporting these youth, as the boys & girls club speaker pointed out, these youth who are financially challenged are struggling. Where were the youth at this meeting? I was the youngest there by far and I am nearly 30. The youth have lost faith in your systems. Cut out the political BS and do something about it.

- I support 3-4 storey apartment housing & townhouses along core/downtown areas with higher density single family housing elsewhere - i.e. smaller lot sizes, infill housing & basement suites to encourage higher density & open up the community.
- We have lots of single family homes, condos & rental units. Townhomes is what is lacking.
- Town Centre must be rezoned for higher density to increase population in a climate friendly way, and to save green spaces i.e. Southlands.
- I would like to see different styles of architecture (for housing) to look at, to see what might be preferable for this community or examples from other communities. Maybe there could be regular shuttle service from a senior's housing area to the shops & services.
- Missed it-have to view on line.
- We need to preserve the Southlands for generations to come. DT's a gift to the community.
- Key words to preserve & enhance the quality of life in Tsawwassen: "quality over quantity".
- Do not build on the flood plain or farm land. If we can't build up then we do not grow but we can still improve our quality of life!
- Life is going to be intolerable for future generations, if you put more and more houses & people in Tsawwassen, home many more traffic lights on 56 one and 1/2 entrances into TWS 52nd is useless if we have our show, so 56th will become a traffic nightmare, the head of the household man or woman, want a decent wage and there are very few jobs in Tsawwassen, who will pay a decent salary hence the wage earners will travel further afraid, traffic nightmare & then but not least of all the tunnel, no chance of that being altered for 25 yrs so the government said.
- The different discussion groups addressed pretty well all aspects. Slow and controlled growth is a must make better use of land already developed - allow some zoning changes - consider more than 4 levels up no to agricultural land changes for new developments therefore no to southland proposals - who says that this community has to grow as some developers would like to see- we are like a giant cul de sac and to add 2000 units (people & cars) with only 2 roads in/out of town present traffic is already to much. We have to be realistic! This community's situation is different than most municipalities and we cannot compare!
- Most important point was discussed during our group sessions tonight. Please review and consider. Consideration should be given for some zoning changes allow to subdivide - allow to build higher (10-12 floors) rather than to develop new land on a massive sealed (case in point-southlands) there will be growth like in the past, however we have to consider the quality of life present and future - we cannot support much more traffic with only 2 street leading in and out of town.
- It was agreed across the board that we have a gem of a community here. It is unique and very special, so the first and foremost concern is to not endanger what we have. Again it was agreed to "tweak" the existing community. Let things evolve slowly e.g. the new cafe in beach grove. We do not want an aggressive imposed change in any way. As I said if it isn't broke don't fix it. The fix would destroy our gem.
- How can any discussion regarding growth of school aged family population avoid discussing the need for growth of adequate jobs & a growing local economy? Our population (lack of) growth trend for Tsawwassen is a depressing prospect for the future of this community.
- A thought just came to me. Of the 5 public forums only one is centrally located the last one to be held at the South Delta Rec Centre. I attended the 1 SA meeting, tonight's meeting & am keen on the remaining forums but I with her home to walk quite a bit ride my bike or take a bus, as I do not have access to a vehicle. Little more centrally located forums would help in future TAPS.
- To increase population so as to fill empty schools is ridiculous. Too many statistics & views quote Delta - we are a different community with separate problems than North Delta or Ladner.
- Great idea. I commend you for going through this process. Re: focus groups, try not to let 20% dominate 80% of the conversation. Otherwise well done!
- The committee needs to bring into the debate people from Fraser Valley Health Authority to input what their needs will be as our community continues to age.
- Excellent job! Lots of ideas to work with.
- A wish list great, but what is missing from this process is the COST of securing the items on the wish-list. (cost includes things besides \$)
- Really good points. Seems that all generations are in agreement that there needs to be more activities for youth and more options for affordable, diverse housing.
- I liked Robyn & Linda re aging most. We are not planning well enough for aging citizens & aging in place.

- Utilize the empty classroom in all Tsawwassen schools for seniors programs. Age friendly communities are needed both for seniors but also to attract young families to Tsawwassen. Although overall trend for elementary schools in the province is declining enrollment, if we can make Tsawwassen better and offer more then we can attract younger families than other lower mainland communities which will be better for our local schools and businesses.
- Would prefer non-break out to hear more ideas.
- Please limit "monster home" building in Tsawwassen. Allow secondary suites/carriage homes.
- Appreciated the concerns of active aging. Was hoping for more discussion to keep and bring in more of the 20-55 group for work & education
- I have found the social, educational and peaceful environment wonderful for many families over the past 30 years. Why is there a need to overrun the area with vehicles, roads and people? Only money. The school board rep just gave a long presentation on school enrollment decreasing throughout BC. How can Tsawwassen be any different?
- As need for low income seniors & disabled.
- This questionnaire is all about housing, not planning for all generations. Planning for all generations includes parks, quality of life air quality and the fact that we live in an area which has international significance for wildlife habitat. Planning for all generations includes protection of farmland.
- Had to provide legal suite for my aging father- could'nt take a chance on someone complaining in the neighborhood the move would have been too hard on him as well as the cost associated with renovations to our house. He was on DVA assistance and they advised me that unless he was living in a self-contained suite in our home (legal) that his daily & weekly assistance would not be covered. I spoke to city hall at the time and verified that they would not give a permit to build an in-law suite in our home. He had to move from his condo to Kinsmen. This took up a space that someone without a family could have in the area.
- Better pedestrian walk ways for elderly especially through parking areas. Planning for disabled access- Committee of council for disabled access. Outdoor swimming pool for children/youth/everyone/
- Didn't

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