

Dream South Delta

Six-storeys vs 24-storeys comparison chart.

The following methodology and reasoning was used to determine figures and other information provided:

Assumptions

- Tsawwassen’s population is 24,000, per the latest 2021 Stats Canada census.
- Average occupancy per residential unit is two (2) persons.

Area Calculations

- Area calculations were done using Google Earth

12.76 hectares

This is the total area within the town core where future redevelopment can be expected. If you refer to our *Tsawwassen Town Core Density Map*, it includes the orange area which is the site of the Town Centre Mall and the pink areas which are situated on each quadrant of the 12th Avenue and 56th Street intersection. All of these areas fall within the new Tsawwassen Urban Centre which means they are all subject to the same guidelines and may be developed to a similar extent. What takes place in the orange area can take place in the pink areas.

Maximum six-storey high buildings and 200 residential units per hectare

This metric is very relevant. It was chosen because until April 2024 it was City of Delta’s standard for high density development throughout the Tsawwassen town core. In that same month, the new Official Community Plan was brought into place that allows buildings up to 24-storeys.

Mix of towers up to 24-storeys with six storey high buildings and 434 residential units per hectare

This is exactly the mix of building heights and level of density being proposed for the Town Centre Mall site. In this chart, we examine what this looks like if, by way of precedent, this same degree of development is extended throughout the entire 12.76 hectares in the town core where future redevelopment can be expected.

Number of residential units

These are simple calculations:

$$12.76 \times 200 = 2,552$$

$$12.76 \times 434 = 5,538$$

Green space

We know from the Town Centre Mall redevelopment proposal, green space is very limited. The largest area of greenspace is a rooftop garden over a new Thrifty Foods, but this would be a private garden not accessible to the public. There is a mostly hard surfaced town square, but this space is similar in size to Shoppers Drug Mart, and therefore not terribly consequential. If this degree of build out was extended throughout the remaining areas of the town core, there would also be very limited green space. For the “maximum six-storey high / 200 units per hectare” option, we know there will be 14 fewer buildings than the higher density option, and therefore would expect this to translate into a considerable amount of green space.

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Vibe

This is subjective, but we feel the “maximum six-storey high / 200 units per hectare” option would be able to maintain a smaller town atmosphere; whereas building the town core up with highrise towers would most definitely result in a big urban feel.

Approximate new residential building count in the town core

For the maximum 6-storey high option, we make an assumption a typical 6-storey residential building would house 108 units. This translates to 24 residential buildings ($2,552 / 108 = 24$). For the higher density option, we looked at the Town Centre Mall redevelopment proposal: In a 3.3 hectare site, there are four highrise towers and approximately six six-storey buildings. We applied this ratio throughout the entire 12.76 hectares in the town core where future redevelopment can be expected. For example, for every 3.3 hectares, there will be four towers up to 24-storeys and six six-storey buildings. This equates to an overall count of 15 towers and 23 six-storey buildings.

Tsawwassen’s population increase all attributable to development within the town core

These are simple calculations:

$2,552$ residential units \times 2 persons per unit = 5,104. Divide this by 24,000, and the result is a 21% population increase.
 $5,538$ residential units \times 2 persons per unit = 11,076. Divide this by 24,000, and the result is a 46% population increase.