

Southlands



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HOUSING & WORKSPACES

A range of housing choices is key to creating thriving, diverse communities. Southlands provides a mix of cottages, townhomes, apartment-style residences and live-work studios for people at every stage in life.



COMMUNITY FARMING

Local produce is just one benefit of living in a community integrated with farming. Rebuilding a deep connection to agriculture starts by engaging children in growing food.



Community development

How can agriculture be tied directly to the economic, social and ecological vitality of our cities?

The working development plan for Southlands is based on concepts of sustainable design where integrating local food and agriculture is a central focus of community life. The centrepiece for this concept is a vibrant market square with walkable streets that connect agriculture with the larger community. The Southlands neighbourhood will include a mix of cottage, townhome and apartment-style housing.

Located in Tsawwassen, in South Delta, British Columbia, Southlands is a focal point for issues around sustainable growth. Southlands represents a significant transformation in attitude towards community development.

Southlands gives Tsawwassen an opportunity to shape the future of our community. With your support, it would be the first project of its kind in Canada, and would add lasting value to all of Delta.



THE MARKET SQUARE

The Market Square connects the agricultural ethic with local arts and culture. This civic space will be an important link between the agricultural activities on the land and the vibrancy of everyday life in Tsawwassen.



PARKS, TRAILS & OPEN SPACE

Southlands is designed to provide ways to get outdoors, relax and reconnect with nature. Open spaces maintain views and protected wilderness areas preserve habitat for local plants and animals.



OTHER FEATURES

- Community trust farming
- Southlands Farmers' Market
- Culinary Education Kitchen
- Southlands Farming School
- Tsawwassen Centre for Arts & Culture
- Live-Work residences and artist studios
- Market Square restaurants and shops for farm-fresh food, pharmacy, arts and crafts, tea and coffee



Community trust farming

The working development plan for Southlands preserves more than two thirds of the land for local agriculture, wildlife, community recreation and pathways. The largest piece of land is set aside for community trust farming, creating a valuable, community-controlled agricultural asset which supports a new generation of farmers and ensures local food production.

Although active industrial-scale farming on the Southlands has reduced the value of wildlife habitat over the years, the community trust's agricultural practices are designed to protect existing forested areas and create new habitat with trees and hedgerows.

A third of the existing land will be developed in a compact form running along the south part of the site. This will preserve views overlooking a park, the community trust farmlands, and contiguous open space.

EDUCATION & RESEARCH

Kwantlen Polytechnic University's Institute for Sustainable Horticulture would provide research as the lead agency of the BC Centre for Urban Agriculture. Situated in the Market Square, adjacent to a cluster of agricultural buildings, the BC Centre would accommodate a farming school and related learning activities associated with community trust farming and urban agriculture.



Ask yourself the hard questions

HOW DO WE ENHANCE AGRICULTURE AND OUR FOOD SYSTEM?

Agriculture's future is uncertain—farms in BC are disappearing and so are the farmers, even as we strive to save farmland. While there are complex issues surrounding the decline, the ultimate objective is to promote agriculture and a local food system.

The working development plan for Southlands preserves the majority of land as open space and farmland. A community trust ensures its use for local food production and supports a new generation of farmers. It combines varied scales of agriculture, contributes to community and economic vitality, and gives us control of our food supply. A planned farming school will rebuild a deep connection to agriculture by restoring interest in farming and engaging children in growing food.

The vast majority of BC residents (91%) agree that it is important that BC produce enough food so we don't have to depend on imports.

HOW DO WE MANAGE TRAFFIC AND OUR DEPENDENCY ON MOTOR VEHICLES?

Suburban communities were conceived and built at a time when very few anticipated the environmental impact of driving from one place to another. Now, telecommuting technology and wireless networks make possible alternatives such as working remotely from local shared office spaces.

Vehicle use for short trips to the grocery store might be avoided if we lived in communities designed at a 'human scale'. The working development plan for Southlands calls for walkable streets, pathways, improved transit, and transportation options enabling people to move about the community with less dependence on the automobile.

More than 50% of motor vehicle trips made by residents in Tsawwassen are to local destinations.

HOW DO WE REVITALIZE TSAWWASSEN ECONOMICALLY AND CULTURALLY?

Tsawwassen is a good community, and together we can make it great. One of the questions we must face is how can we support local businesses as more people commute into larger urban centres, to large shopping malls and big box stores.

The Southlands Market Square will be a modest, but important, anchor for a new neighbourhood providing goods and services that won't compete with business owners in the town centre. With its vibrant arts community and local produce, the Southlands Market Square will be a cultural destination for residents and visitors designed to improve our local economy and breathe new life into our whole community.

Southlands will stimulate arts and culture, promote locally-grown food, and give people more choice for attractive, environmentally-sound homes and workspaces.

I need your support for Southlands

Let's take the first step together and demonstrate the benefit of a project like this to all of Tsawwassen. The initial phase will focus on creating the Southlands Market Square, along with its Farmers' Market and townhomes, and on establishing the initial community trust farmlands and open areas. If you want to see housing options and these other benefits, come out to support the on-going discussions on the 'Future of the Southlands'.

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Sean Hodgins
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sustainably sourced paper



For more than fifty years Century Group has built places that define neighbourhoods: places with walkable streets where people live, shop and work; and places connected to natural landscapes.

These places, if built at a human scale with the aim of reducing energy use, create more sustainable communities with durable value and lasting beauty. That's Century Thinking.