



**Century**group

LEADING BY DESIGN

# Creating Communities for the 21st Century





# Creating Communities for the 21st Century



**Sean Hodgins**  
**CPA, CMA President**

## History & Philosophy

**S**ean Hodgins is the President of Century Group Lands Corporation, a real estate development, construction, and property management company, whose offices are located in New Westminster, B.C. The company manages a suite of properties including apartment rentals, seniors' living, hospitality, and hotels. It began in 1957 with Sean's father, George, an Irish immigrant, who got involved with selling land for real estate just northwest of Vancouver. By the mid-1990s, Sean, who was then in his mid-twenties, joined the family business. "Since the end of World War Two, the neighbourhoods springing up throughout North America have been dominated by the automobile," Sean states. "Previous to the war, communities were more people-oriented, where most everyone knew his or her neighbors." Sean says, "we wanted to recapture that elusive sense of community which had disappeared since 1945. We wanted homes with a front porch where neighbors could interact with one another. No longer did we want a community dominated by the automobile, but instead, a community dominated by people." "In some ways these newer neighborhoods would be partly based on what one might find in the medieval towns of Europe, where people lived close to shops and other amenities. This helped to create a sense of community." Sean's belief is that "the street should be for people and not just cars." Even the 1950s idea of every new home having a two-car garage to accommodate the automobile should by now be seen as passe. Most post war builders were guilty of this sort of building, but now we should look to something new.

“ We wanted to recapture that elusive sense of community. ”





## Tsawwassen

**R**ecently Sean's company began a housing project in Tsawwassen, South Delta, B.C. "This community would incorporate a residential neighborhood with a farming area. We were fortunate to have about 500 acres of farmland, which some people wanted to have fully developed for housing. It was a contentious issue to say the least. However, most people were opposed to a totally residential community. Even if they weren't farmers themselves, they still wanted to preserve the land for agriculture and farming."







**Discovery Centre**



**Grange**



**Grange Main Floor**



**Discovery Centre**



**Prado**



**Red Barn**



## Connecting People

Fortunately, Sean's mother's family owned the land, which had been in the family since the 1880s. Sean says, "it was decided that 250 acres would be preserved for farming and agriculture, while another 50 acres would be solely for growing food. These 50 acres are for a not-for-profit group called Southland Grange Centre for Farming and Food. We hired a farm manager to take care of this portion of land. Another 100 acres would be for residential development." Sean claims that they were inspired by a community in Georgia which incorporated a farming area with a residential area. "We wanted to connect people with food and farming. For instance, in the market square, there is a bi-weekly farmers' market bringing people together.

In addition, there is a cottage courtyard where people congregate around barbecues and pizza ovens while cooking their food. This idea of a public square is similar to piazzas found in Italy, where people wine and dine and meet up with their friends and neighbours." This neo-classical or neo-traditional style has enabled Sean's company to win no fewer than five Georgie Awards in 2023. The houses are somewhat Scandinavian in style with peaked sloped roofs with less overhang. Sean states that he has been greatly helped by a firm in Bethesda, Maryland, DPZ Co Design and by the architectural company ZGF Architects from Portland but who also work in B.C.









## Future Projects

# Century City



“Again, we are going to incorporate food & community”

Right now,” says Sean, “we are working on a one thousand home development in Surrey called Century City. It’s a transit-oriented project. Again, we are going to incorporate food and community. There will be a market hall nearby where people can buy local produce. The development will be across from the Transit Station.”



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## Budgeting and Looking Ahead



As the Step Code Requirements in B.C. increase, Sean notes that “things are becoming more expensive for home builders and developers. We are increasingly having to spend more and more money on things for which people are seeing less and less. We are learning how to meet the requirements in a logical way but it’s still a struggle for us.” British Columbia recently implemented a Step Code which consists of five steps. These steps are primarily to do with energy efficiency in the home. By 2032, Step 5 will enforce Net Zero efficiency. Sean admits that these restrictions are making it more difficult for builders. He suggests that builders “choose the best envelop and energy consultant you can find. These people can help you reach your targets in the most cost-effective way.” Despite the challenges that Century Group and other builders are facing, Sean is confident that all will be well in the future for the building trade in B.C. Moreover, given the fact that Century Group just went home with five Georgie Awards last month, it’s fair to say they know exactly how to meet any challenges that come their way.



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# AN INTERVIEW WITH DARYL TYACKE

ETA Landscape Architecture



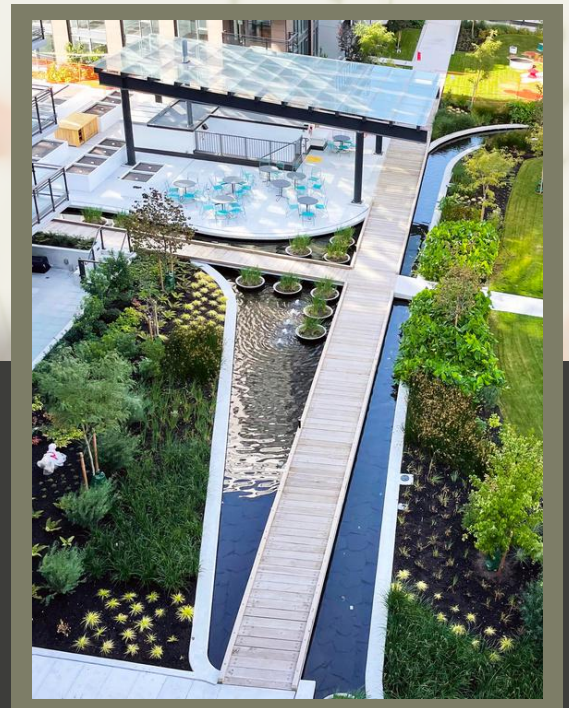
## Introduction

My name is Daryl Tyacke, I am the sole owner of ETA Landscape Architecture. We have been in operation since 2011. Before this, going back to the late 80s, the company was called Expert Associates.

## How long has your company been in operation? How did it get started? What led you to found/join the company?

Gerry Eckford and I founded the company in 2011. Prior to that, it was Eckford and Associates. I have over thirty years of professional project experience in the areas of open-space planning, park and street design, commercial and institutional landscape design, single and multi-family residential design as well as the detailed design of landscape structures and soft landscapes.

To put things into perspective, as an office we have over 30 years of experience and we have completed over 2,000 projects.



## Tell us about what your company does in general?

We maintain a passionate commitment to a design process that integrates architecture with the land; this creates site responses to the full range of human activities.

**eta** landscape architecture

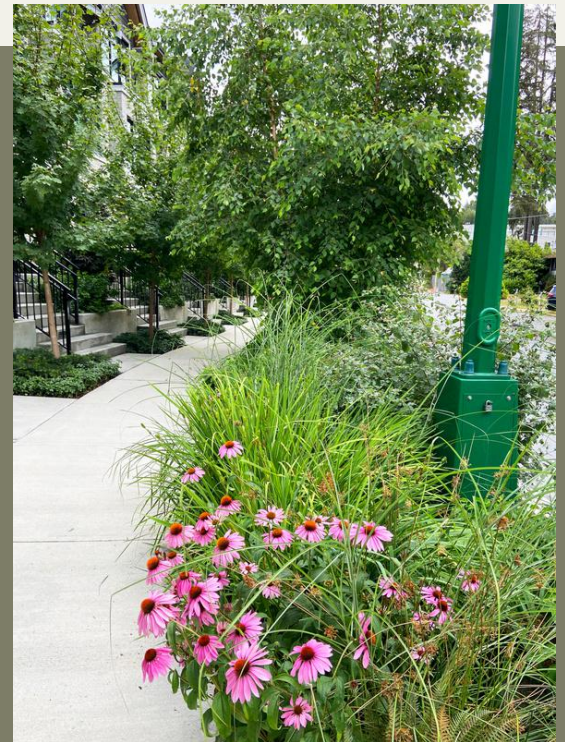




## ETA Landscape Architecture

What is the nature of the work you do for Century Group? Did you work with Century on any of their 2023 Georgie finalist projects – Courtyard Cottages at Southlands Tsawwassen and Southland Tsawwassen?

We've been working with Century Group for about five years. Our first project with them was Courtyard Cottages and it has been a great experience and has turned out very well. We have also been working on a few other projects with them; at the moment, the working names for these projects are Centennial Green and Lots 25 and Lot 35. It has been amazing to see Century Group win a historic number of Georgie Awards this year. We are very proud to have worked on the Courtyard Cottages with them!



Are there any close vendors, suppliers, subcontractors, or partners who help you with your work?

We have a great relationship with Total Ground Effects Landscaping, spanning several decades. Cam MacKenzie was great to work with on the Courtyard Cottages.





## ETA Landscape Architecture

Do you have any advice for young people trying to get into architectural landscaping?

Come with a good, solid portfolio. Once you hit the ground out of school, you need to be able to demonstrate to your prospective employer that you know how to do the basics: grading, detailing, planting. You'll be in much better shape to get your foot in the door if you have a good portfolio that demonstrates you have the necessary skills.

To build on this, at ETA, we believe in active involvement in the profession and the community through participation in committees, design panels, mentorship, and education. It is our belief that this involvement brings vitality, ensuring a current and informed practice.



Do you have any exciting new projects on the horizon, or any others that you might have just wrapped up?

BOSA's Lynn Valley Mall redevelopment is one job we have that is nearing completion. This project won an award of excellence a few years ago. Victoria's Docks Green Phase 1, also with BOSA, is nearing completion and Phase 2 is in development. We have a few projects with Anthem of varying sizes; Maplewood West has just completed and the first of 5 SOCO phases is under construction. The remaining 4 are under various stages of design and permitting. The Burnaby Hospital Expansion will soon be entering the construction phase.

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For more information on ETA  
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