

In March 2010 Council was advised that a draft consultation report had been forwarded to the applicant for comment; however, at about this time the foreshore head lease negotiations between the District and the Province stalled. The uncertainty around future commercial tenure impacted all marinas and yacht clubs in West Vancouver, and Sewell's Marina had to postpone anticipated capital improvements.

The head lease was finalized and stable commercial tenure restored in the summer of 2014, at which time the Sewell family began discussions with Westbank, culminating in a partnership agreement in December 2014.

During the period between 2010 and 2014 the Sewell family continued community discussions via meetings with individuals, small 'coffee klatch' groups, and marina patrons. In addition, the Sewell family periodically provided updates to councillors and staff. Paul Merrick continued fine tuning the concept – altering building footprints, massing, and design – in response to input from the local community.

Over the past six months Westbank, Merrick Architecture, and the Sewell's have met with the original 'visioning' group on two occasions; immediate neighbours were also invited to an information meeting where the current proposal was reviewed in detail. The local Horseshoe Bay community has remained, as in 2009, very engaged throughout the process and has helped to inform the proposal. A formal development application was submitted in late May 2015.

PROPOSAL & BACKGROUND

Context

Sewell's Marina is located in the northwest corner of the Horseshoe Bay village. To the west-northwest the site backs onto very steep, wooded terrain. The waterfront is situated to the north, the ferry terminal and Horseshoe Bay Village to the east and southeast, and residences including detached homes and Libby Lodge generally to the south and southwest.

The Proposal

Sewell's Marina has partnered with Vancouver-based developer Westbank Projects Corp. and Merrick Architecture to propose a comprehensive redevelopment of the subject property that would retain the long established community marina while adding predominantly residential and a limited amount of commercial floor space.

The proposal is a product of years of community consultation and outreach on the part of Sewell's, with both official and large-scale (the public meeting at Gleneagles Community Centre) and informal ('coffee klatches', visioning groups) event formats utilized to garner feedback from a wide variety of local residents.

Project highlights are as follows:

- approximately 170 residential units and 15,000 square feet of commercial space (a net increase of approximately 5,000 square feet of commercial space);
- preliminary building heights between one and eleven storeys above visible grade, with taller buildings nestled toward the adjacent hill;
- 469 off-street parking stalls over four levels of underground parking, 225 of which are for the marina and commercial uses and 244 of which are allocated to the residential component;
- many different unit floor plans including one bedroom, two bedroom, and three bedroom, some with den or family room; and
- a proposed seaside village character, with small squares and a variety of circulation options for vehicles and pedestrians.

Status

The proposal is currently under staff review (Planning, Engineering, Parks, Fire, et al). Matters under review include but are not limited to appropriateness and 'fit', traffic and transportation, streetscape design, parking, utilities design and capacity, edge transition to District parks, opportunities for a lengthened and improved waterfront path, etc.

ITEMS TO ADDRESS

This proposal is being sent to the Design Review Committee for early feedback on a site development concept. Detailed building elevations and architectural details will be referred back to the Committee at a future meeting once the site development concept has received public and Council feedback.

Staff would like the Committee to consider the following in their comments:

1. General appropriateness and fit – is the concept potentially compatible with the attitude, spirit, and established character of Horseshoe Bay?
2. Site planning, the arrangement of building masses, the amount of proposed floor area, responsiveness to natural and urban context, site grading, and the extent to which the proposal works with the land.
3. The pedestrian experience on the site including circulation and shared spaces with vehicular traffic, landscape design, preliminary information on materials and plant species, and the quality and purpose of the public realm.
4. Adjacencies, impacts on neighbouring residents and property owners (such as BC Housing's Libby Lodge and the neighbouring undeveloped single residential lot), and potential for improvements to the park interface and waterfront path, etc.
5. General architectural design, style, and use of materials (recognizing that the submission is at the conceptual level and does not yet include full architectural expression or details).
6. The residential experience on site – privacy, views, access, etc.

Date: September 10, 2015
To: Design Review Committee
From: Andrew Browne, Senior Community Planner
Re: **Sewell's Marina Redevelopment**

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7. The commercial experience on site – location, size, activity, types of uses, etc.
8. Potential for public art in and around the site and what form that could take (integrated into architecture, standalone sculptural pieces, lighting installations?).
9. What the members would like to see for the next, detailed appearance before the Design Review Committee in order to be able to provide a fulsome review of the proposal – detailed elevations for each building, etc? Please discuss.

Andrew Browne
Senior Community Planner

Attachments:

- Drawing booklet
- Marina Commercial Sites Development Permit Area BF-C9 and guidelines
- Public Consultation for Sewell's Marina Development Proposal: Public Comment Tabulation and Summary (October 19, 2009)