



# **Sewell's Landing Development Proposal**

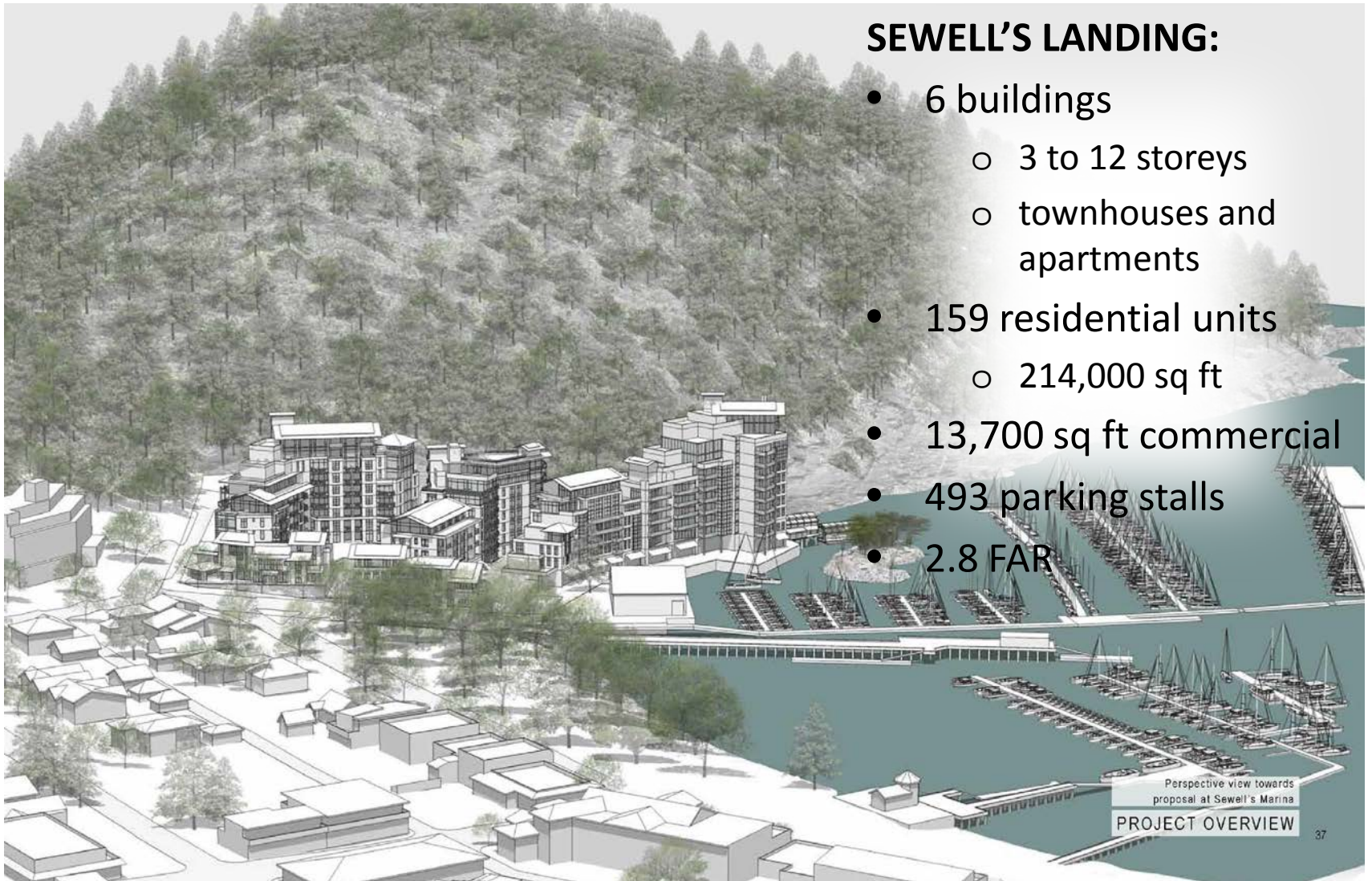
**PUBLIC HEARING**

September 19, 2016

# BACKGROUND



# OVERVIEW



## SEWELL'S LANDING:

- 6 buildings
  - 3 to 12 storeys
  - townhouses and apartments
- 159 residential units
  - 214,000 sq ft
- 13,700 sq ft commercial
- 493 parking stalls
- 2.8 FAR

Perspective view towards  
proposal at Sewell's Marina

PROJECT OVERVIEW

# PROJECT EVALUATION

Overall & OCP  
Density, Height & Form of Development  
Housing Diversity  
DRC & ACDI  
Parking, Traffic & Loading  
Sustainability  
Growth Related Contributions

Perspective view towards  
proposal at Sewell's Marina

PROJECT OVERVIEW



# HOUSING STRATEGY

- **Affordable Housing Fund - \$4 million**
- **No rental restrictions**
- **West Vancouver resident discount (5%)**
- **No assignment flipping**
- **Local Marketing:**
  - **30 days to West Vancouver**
  - **60 days to Lower Mainland**
  - **No foreign marketing**
- **Local sales**
  - **30 days to those who live, work or do business in West Vancouver**
- **Local purchaser declaration**
- **Unit diversity**

## Cash Contribution: \$8.4 Million

1. Community Assets (\$2.2M → \$1.0M)
2. Public Realm (\$2.2M → \$3.4M) (+ \$1.0M park)
3. Affordable Housing (\$4M)

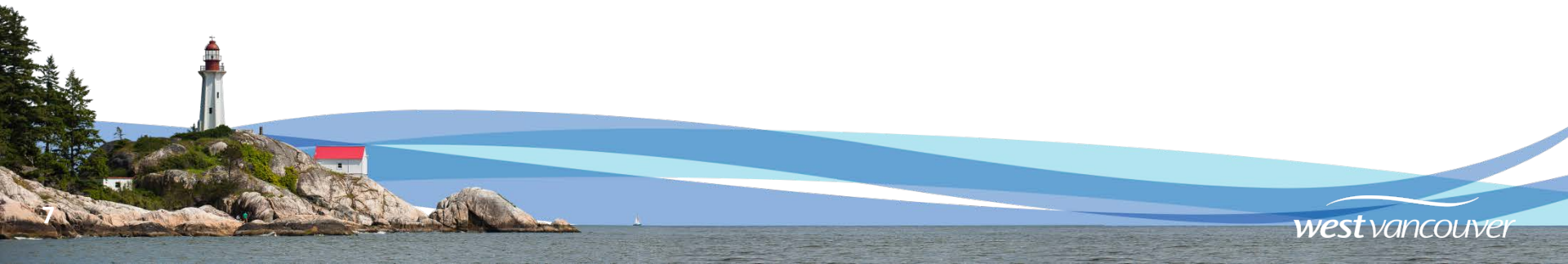
Additional Park Contribution: \$1M

## In-Kind Contribution: \$2.3 Million

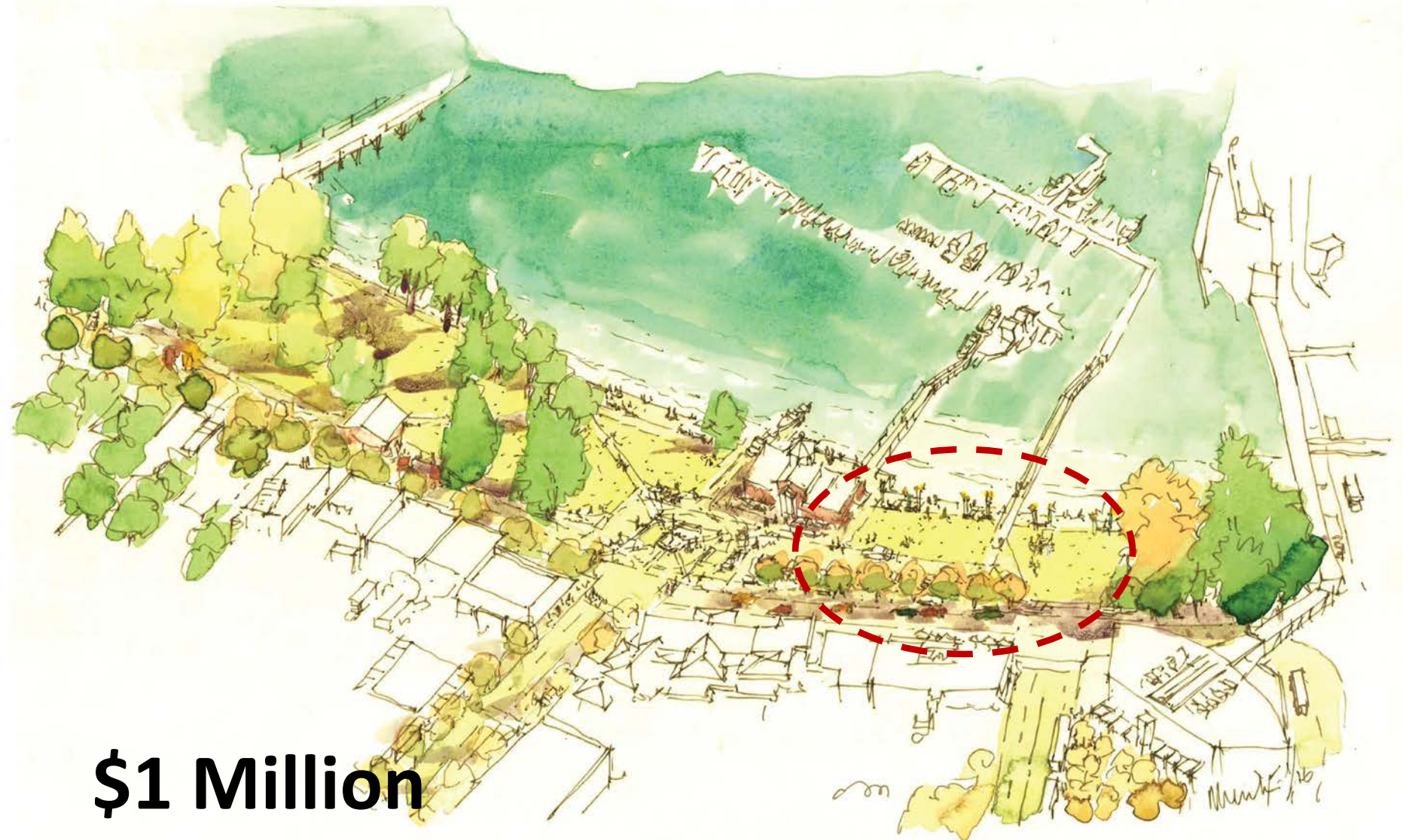
1. Unrestricted Public Access
2. On-Site Public Realm

# WORKING WATERFRONT

- Retention of marine commercial
- Water taxi and barge service to remain operational during (and after) construction
- Moorage customers – renewal options



# HORSESHOE BAY PARK



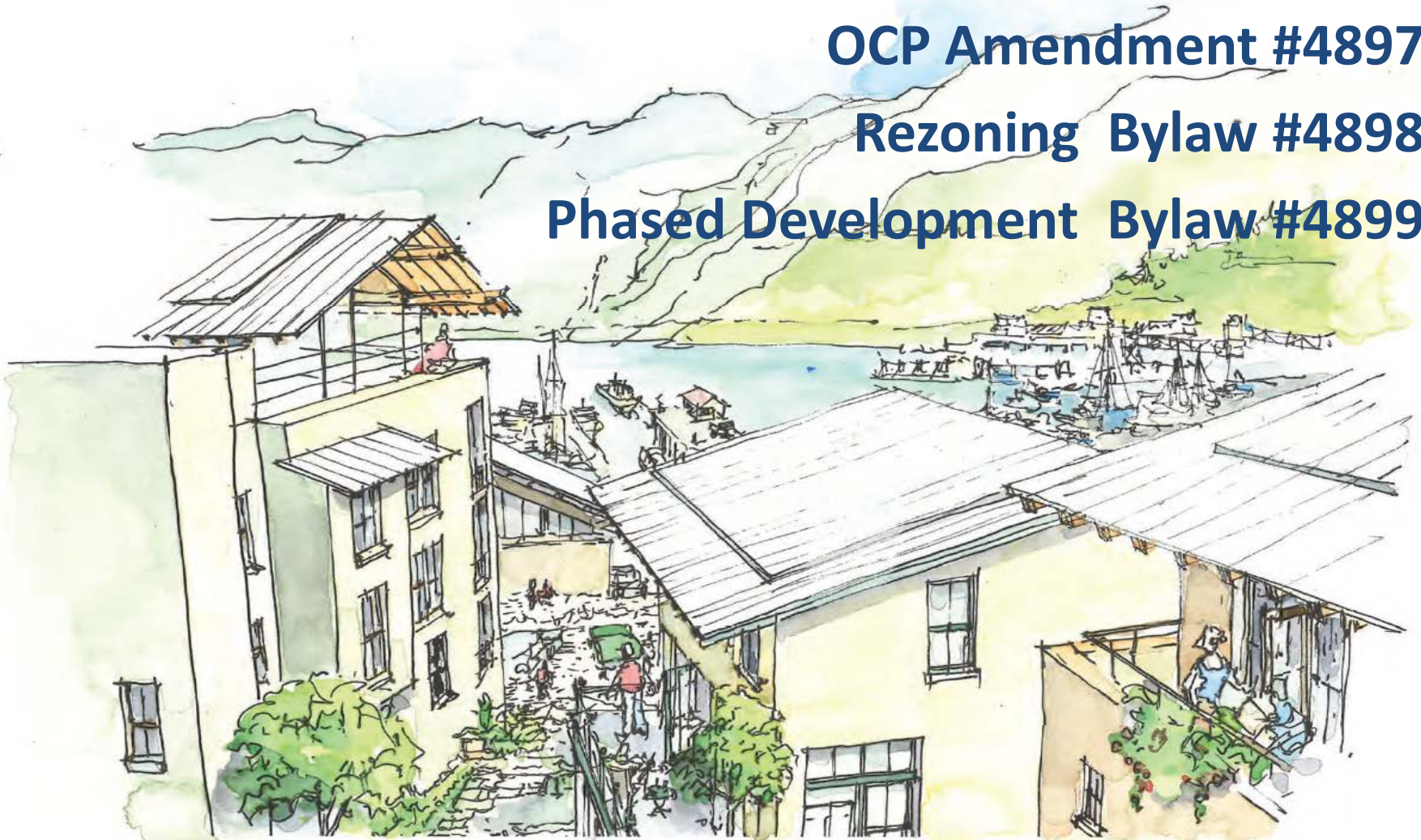
**\$1 Million**

# PROPOSED BYLAWS

**OCP Amendment #4897**

**Rezoning Bylaw #4898**

**Phased Development Bylaw #4899**



*Sketch by Paul Merrick*

# PROPOSED AGREEMENTS

## Master Development Covenant Public Access Agreement Works & Services Agreement

Photograph of Horseshoe Bay looking north.  
Tye Point shown at left.

HORSESHOE BAY CONTEXT

# DEVELOPMENT PERMIT



*Sketches by Paul Merrick*

# PUBLIC INFORMATION MEETINGS



**June 21, 2016**  
**40 people**

**September 14, 2016**  
**80 people**