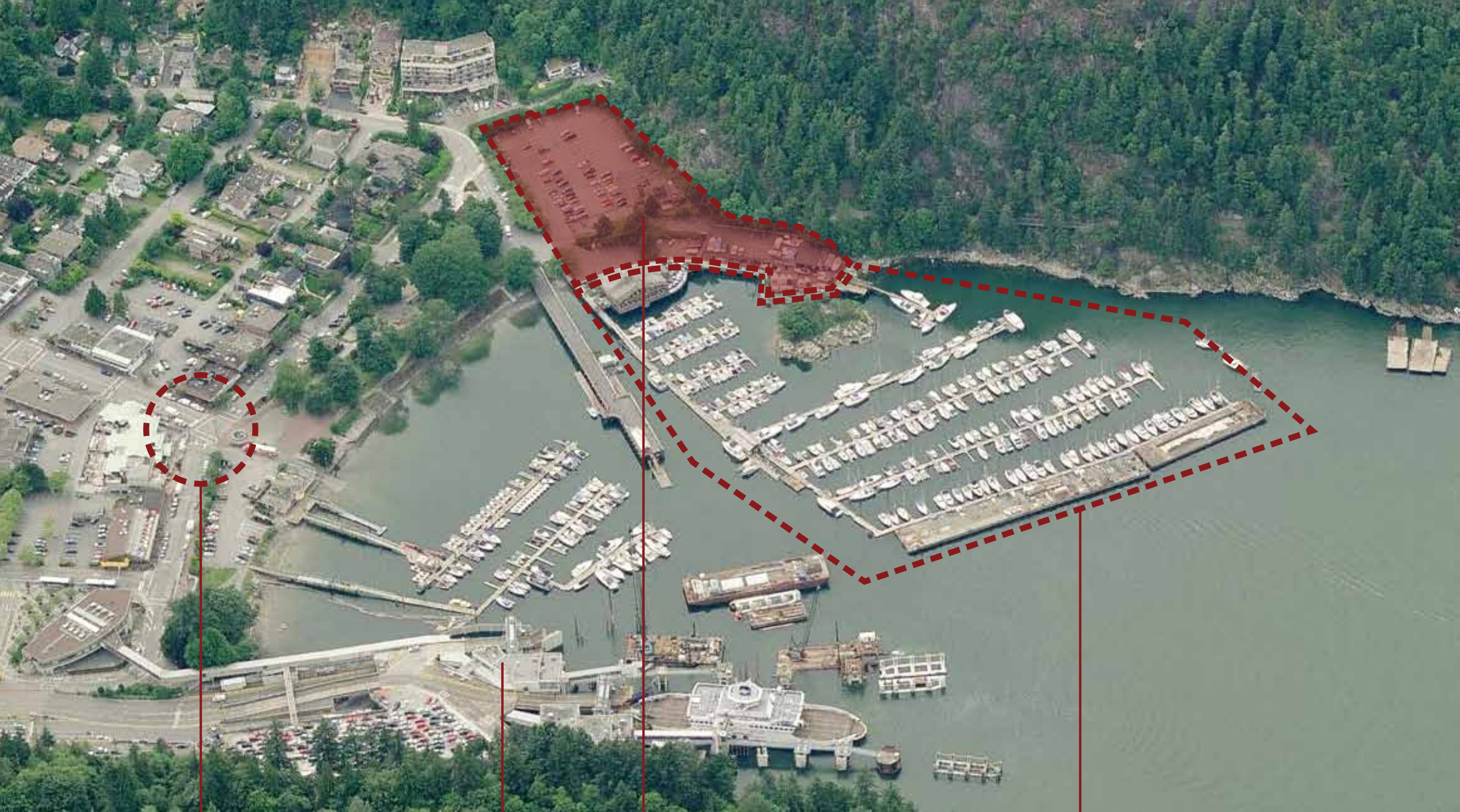




Proposed Redevelopment of **Sewell's Marina**

**Presentation to the
Howe Sound Community Forum**

October 16, 2015



HORSESHOE BAY VILLAGE CENTRE

FERRY TERMINAL

UPLAND REZONING SITE

SEWELL'S MARINA
MARINE/COMMERCIAL PROPERTY BOUNDARY

SITE OVERVIEW

PROCESS



LEGEND

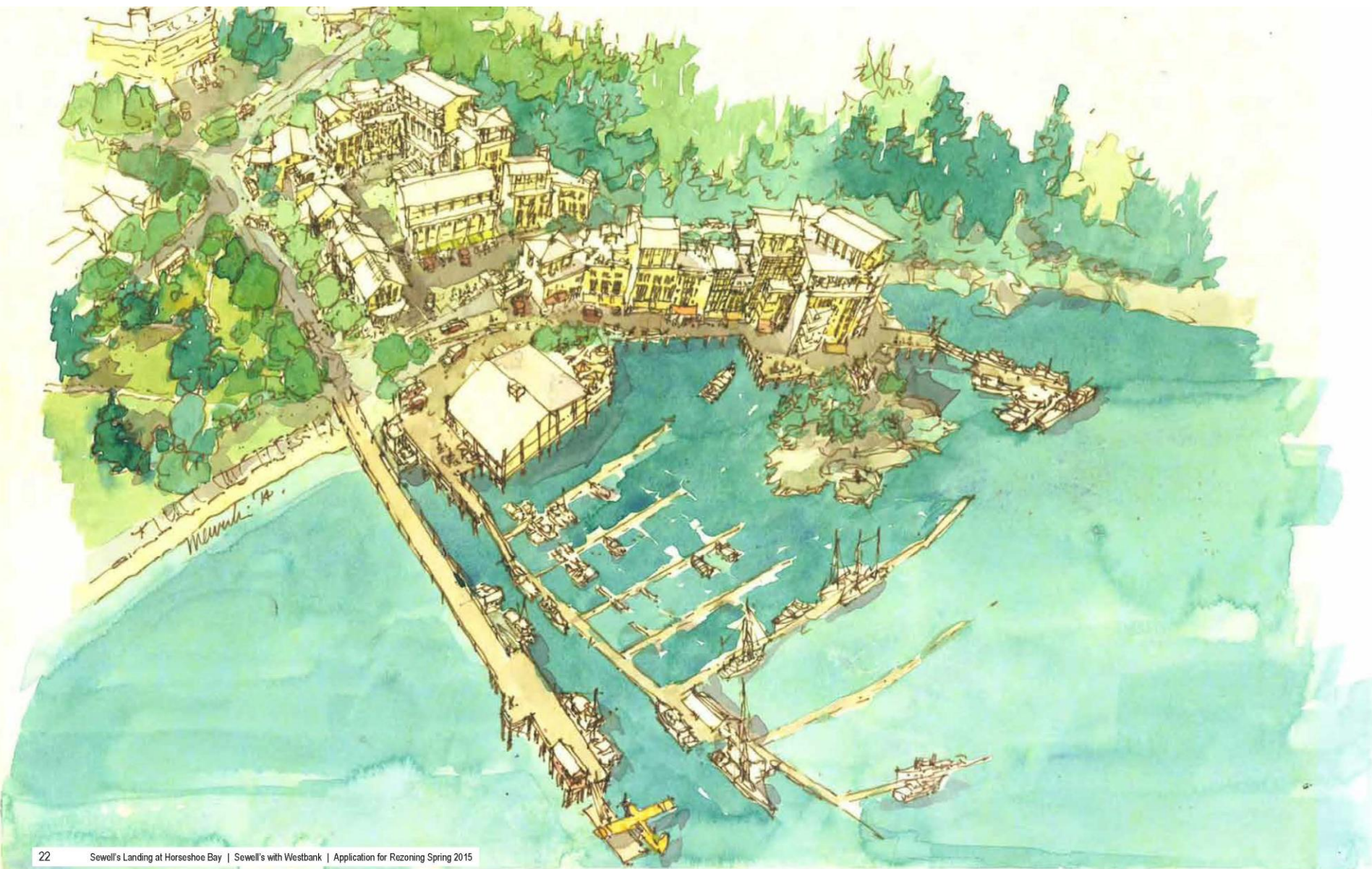
Applicant

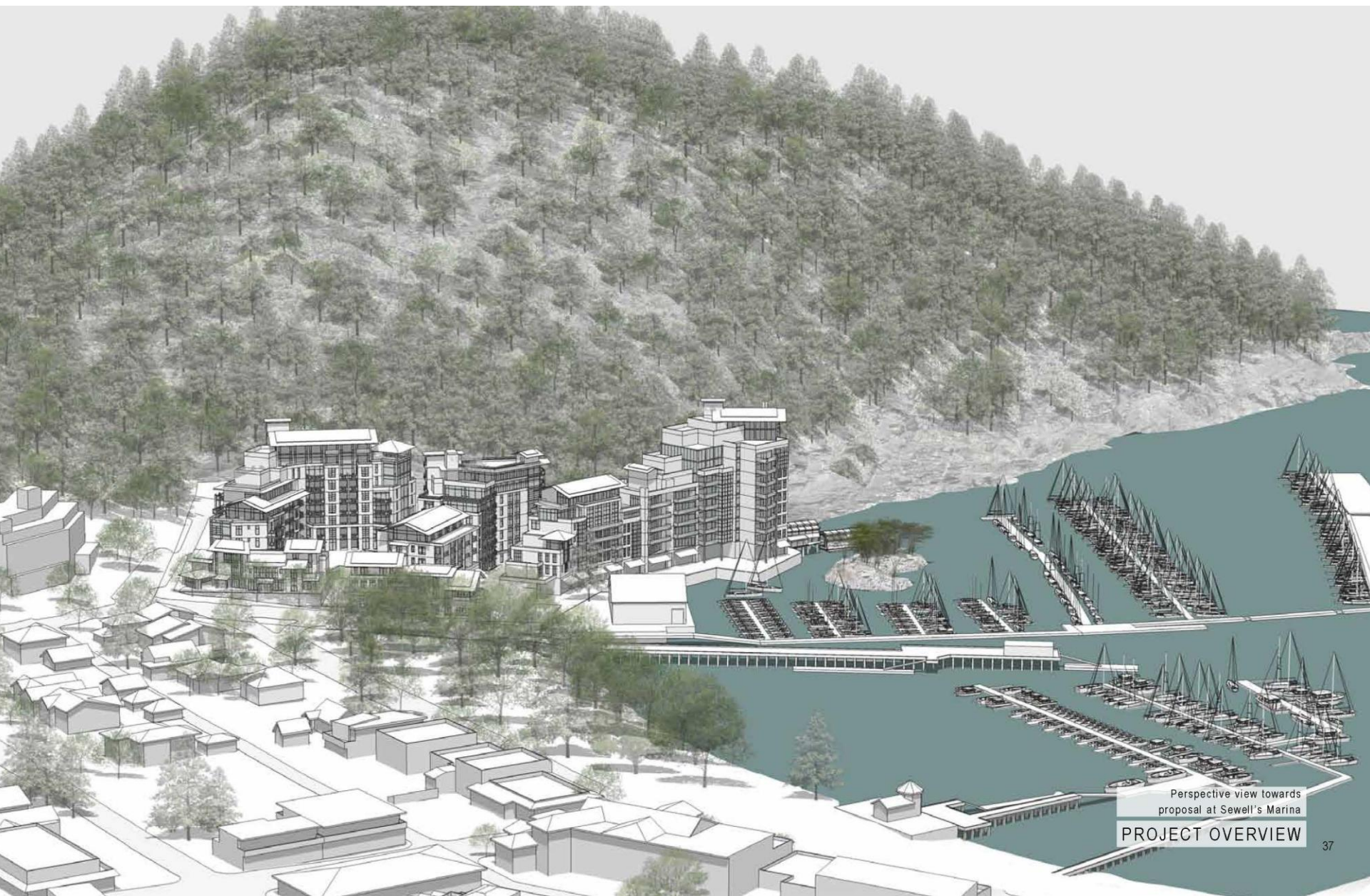
District

Council

Public consultation, DRC, etc. (Sept 2015).







Perspective view towards
proposal at Sewell's Marina
PROJECT OVERVIEW

Community Consultation

Event	Date	Time	Location
Design Review Committee	Sept 17, 2015	4:30 p.m.	Council Chamber
Open House #1	Sept 21, 2015	4-7 p.m.	Gleneagles Community Centre – Lobby
Open House #2 and Public Meeting (with presentations and Q&A)	Sept 23, 2015	open house from 6 p.m. presentation from 7 p.m.	Gleneagles Community Centre – Gym
Open House #3	Sept 26, 2015	12-3 p.m.	The Boathouse Restaurant

Notification



OPEN HOUSE

Sewell's Marina Development Proposal

Sewell's Marina in Horseshoe Bay has proposed a redevelopment of their property that would retain the long-established community marina while adding residential and a limited amount of commercial floor space. Their proposal is a product of years of informal consultation in the Horseshoe Bay community. Come to a consultation to find out more and share your views.

• • • • • **TWO OPEN HOUSES** • • • • •

Monday, September 21 | 4-7 p.m.
Gleneagles Community Centre Lobby, 6262 Marine Drive

Saturday, September 26 | 12-3 p.m.
The Boathouse Restaurant, 6695 Nelson Avenue
*Note: This location is **not** accessible. Call Kristi Merilees at 604-925-7008 for more information. Thank you.*

• • • **ONE PRESENTATION & OPEN HOUSE**

Wednesday, September 23
open house from 6 p.m. & presentation at 7 p.m.
Gleneagles Community Centre Gym, 6262 Marine Drive

Visit westvancouver.ca/sewells for more info and to share your opinion. 

- Newspaper ads
- Posters at District sites
- Approx. 1050 mailed letters to the Horseshoe Bay community (owners and occupants)
- Website and community calendar

Official Community Plan

- Variety of objectives relating to diversity of housing types, neighbourhood character, local economic development, civic engagement, and so on.



Official Community Plan (cont.)

- Marina Sites – Policy BF-C9
 - “Retain existing marinas and yacht clubs and encourage their improvement or redevelopment compatible with their waterfront and residential settings.”



- Existing Zoning
 - M3 Marine Zone 3
 - Allows commercial uses that relate to and support marinas
- Proposed Zoning
 - Comprehensive Development (CD) Zoning
 - Approx. 250,000 sq ft
 - Would add residential use to the site



THE BEGINNING...

June 24, 1915
Whytecliff, BC



ROWBOATS AND PICNICS



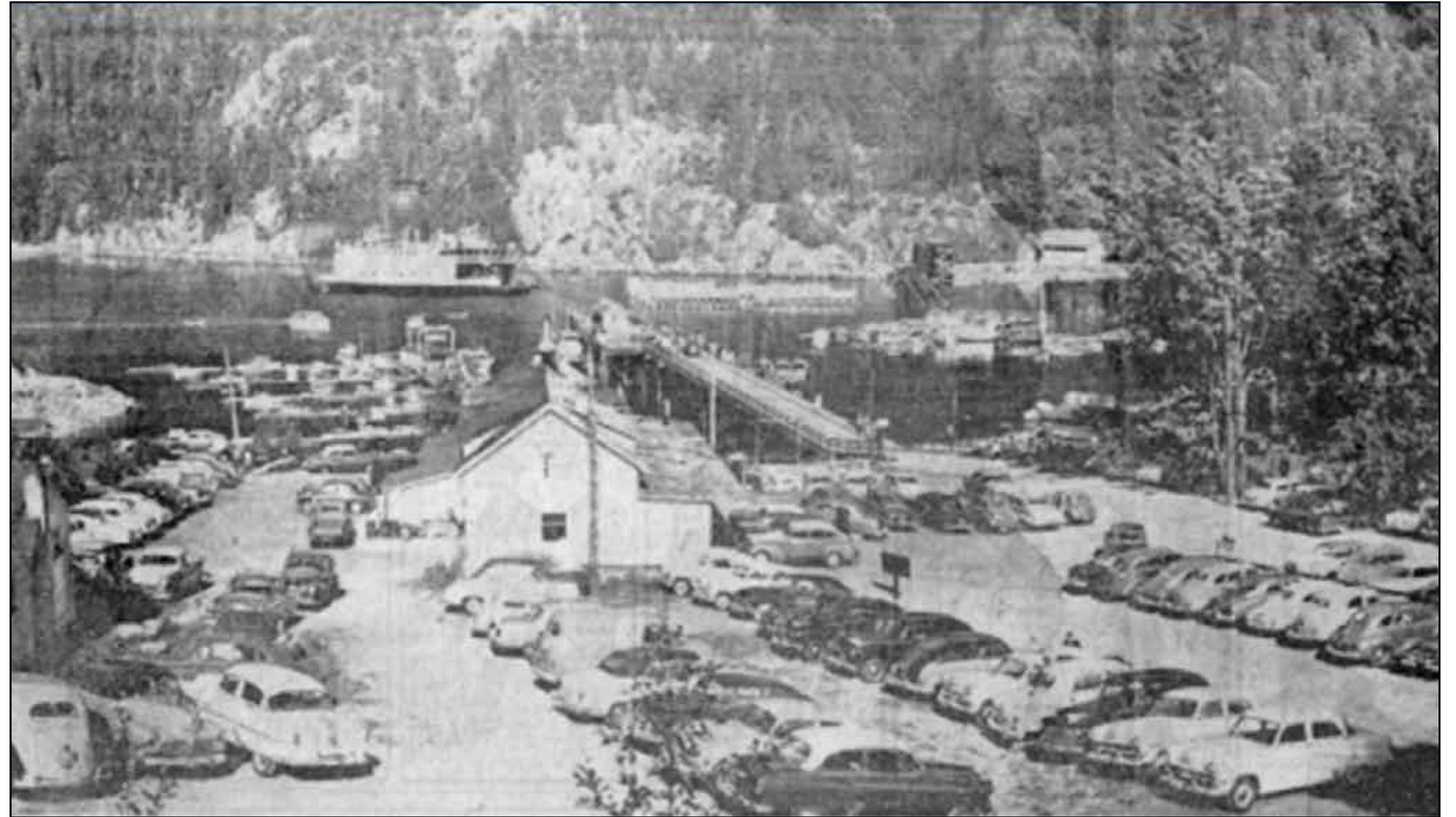
1939

Outbreak of WWII
Victory Ship Construction



1951

Blackball Ferry began
service to Gibsons



early 1950s

Outboard motors,
fiberglass and
aluminum boats





Kevin Breckman

President & Skipper
Sea Dragon Dive Charters

"We have been running Scuba charters out of Horseshoe Bay which I consider a seaside jewel for 10 years. The proposed development will keep the feel of the seaside jewel, accentuating the water environment. I must say we feel privilege to be one of the commercial companies located in Horseshoe Bay with the great diving of Howe Sound minutes away. The increase in commercial space means there is an opportunity for our dive business, the additional levels of parking will help the local business, the mix of housing, the seaside paths and revitalization of the marina - it just doesn't get any better; and to think I can live here!"



Gary Troll

Owner,
Troll's Family Businesses
since 1946

"This project is so wonderful; everyone is excited. We need these homes and the people to support the businesses; we are doing what we can with events like Taste of the Bay; but we need more. Paul Merrick has utilized the existing property in such a positive way, with limited view impacts, andit just works. Build as much as you can - it looks so good! People can downsize, families can move in, all of it is good. And most important it maintains family tradition of contributing to Horseshoe Bay and West Vancouver. Let's get this going."



Liz Byrd

Visioning Committee, Former
Councillor, Member of Western
Residents Assoc.

"It's the awakening of Horseshoe Bay - isn't it! What I like is you are actually building in sympathy with the landscape. Wonderful addition to building our community."



Dr. Vim Hofmeyr

Docs on the Bay
Family Practice

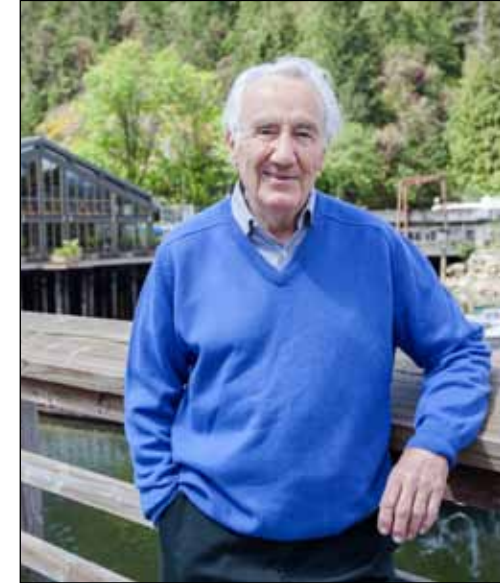
"The Merrick concept for the marina property is just what the Doctor ordered. It will bring the population back to healthy levels, help the school system, help the business community and I hope create enough demand to encourage more services, maybe a pharmacy or perhaps even a medical lab. Horseshoe Bay needs this project and the Sewell site is the perfect place to build density."



Christine McPhee

Resident, Business Owner,
Member Visioning Committee

"I wholeheartedly support the Sewell's project. Having been involved in the process from the very beginning, it has the trademark Sewell integrity and forward thinking that bodes well for the future of Horseshoe Bay and its constituents."



Dave Patrick

Resident, Retired Business Owner
Chair, Western Residents Assoc.

"Recently, a former Mayor expressed to me that Horseshoe Bay is looking tired - the last major revitalization was in 1986. This project will rejuvenate Horseshoe Bay or revitalize or whatever word you want to use - this will be the spark plug that gets it going. The Merrick design looks good and replaces a big parking lot with homes, gardens - vitality. It will bring more commerce to the Bay which, is badly needed and for new and different business to move into the Bay."

>>>
6th and Fir
Vancouver, BC
by Westbank
2012



>>
Shangri-La Vancouver
Vancouver BC
by Westbank
2006



>
Fairmont Pacific Rim
Vancouver BC
by Westbank
2012



<<
Woodward's Redevelopment
by Westbank
Downtown Vancouver
2008

<
Courtyard at Woodward's
by Westbank
Downtown Vancouver
2009

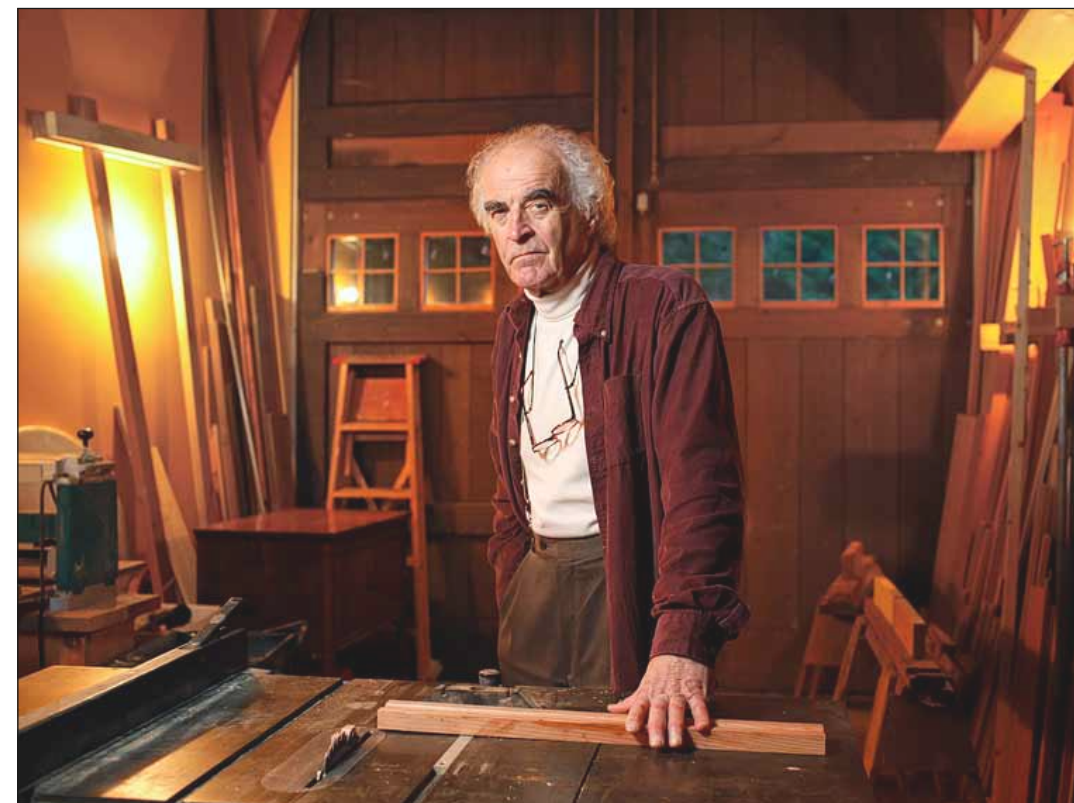


<<
Riverway Golf Clubhouse
Burnaby, BC
by Merrick Architecture
2012

<
Hollyburn Centre
West Vancouver, BC
by Merrick Architecture
2010

>
Sentla Residence
West Vancouver, BC
by Merrick Architecture
2009

>>
Paul Merrick
Founder, Merrick Architecture





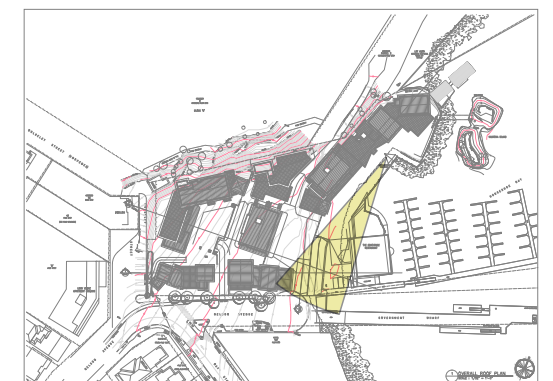
LANDSCAPE PLAN



SEWELL'S LANDING

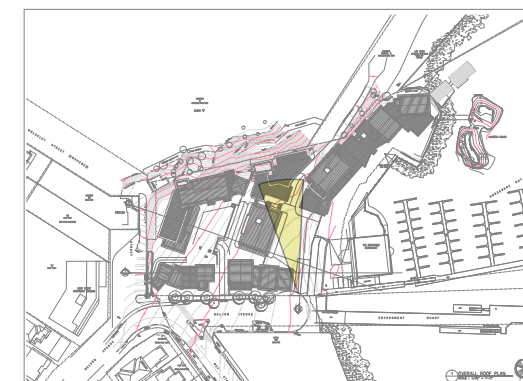


Perspective view towards
Horseshoe Bay from townhouses
CONCEPT OVERVIEW



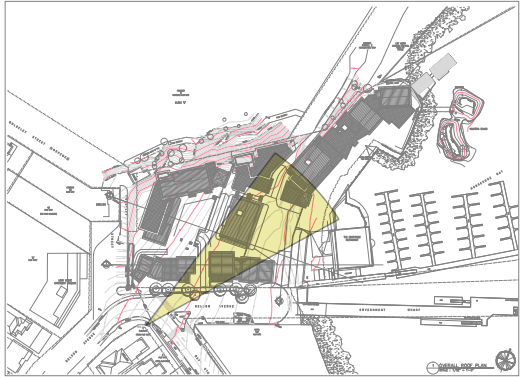
Perspective view looking south over waterfront boardwalk at Sewell's Landing

PROJECT OVERVIEW



Perspective view looking north over courtyard and marine retail

PROJECT OVERVIEW



Perspective view looking east along Bay Street

PROJECT OVERVIEW



COLOUR AND MATERIALS INSPIRATION

NATIVE ZONE



ARBUTUS



VINE MAPLE



OREGON GRAPE



SALAL



OSTRICH FERN

NATIVE/ADAPTED ZONE



MANZANITA



ORANGE HONEYSUCLE



WILD GINGER



EVERGREEN HUCKLEBERRY



PHILADELPHUS LEWISII MOCK ORANGE



MAIDENHAIR FERN



SWEETSCENTED BEDSTRAW

STREETSCAPE ZONE



CHERRY TREE (SPRING)



CHERRY TREE (SUMMER)

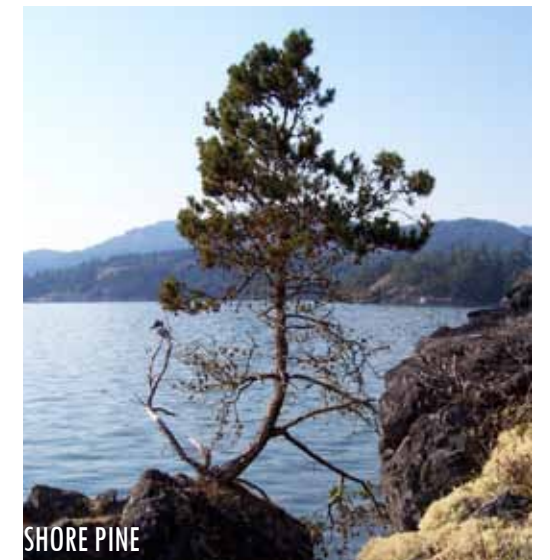


MEXICAN FEATHERGRASS

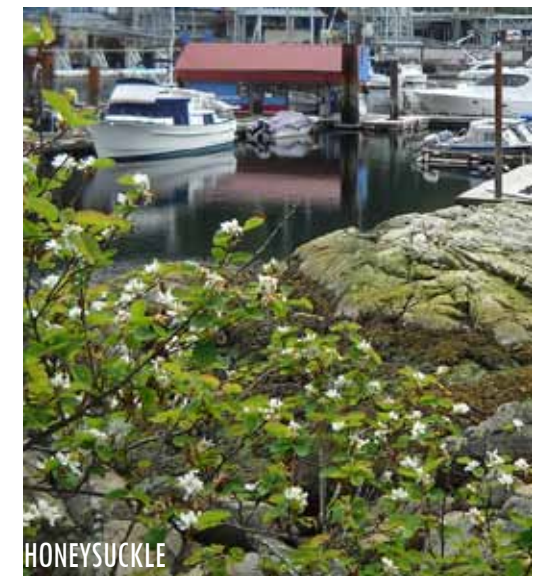
ISLAND ZONE



ARBUTUS



SHORE PINE



HONEYSUCKLE

PLANTING PALETTE



PROPOSAL

View towards Sewell's Marina
from Horseshoe Bay - Spring 2009

PEDESTRIAN VIEWS



PROPOSAL

View towards Sewell's Marina
along Bay Street - Spring 2015

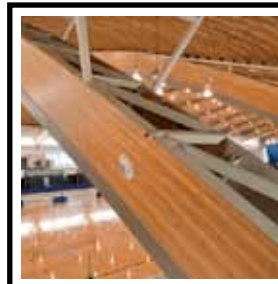
PEDESTRIAN VIEWS



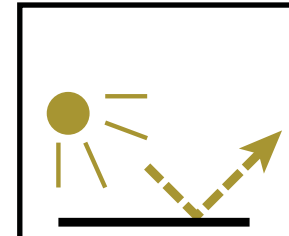
PROPOSAL

View towards Sewell's Marina
along Nelson Avenue - Spring 2015

PEDESTRIAN VIEWS



Feature locally-sourced wood in the project to reduce the environmental impact of transporting construction materials



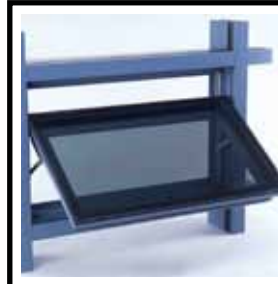
High albedo roofing to reduce solar heat gain



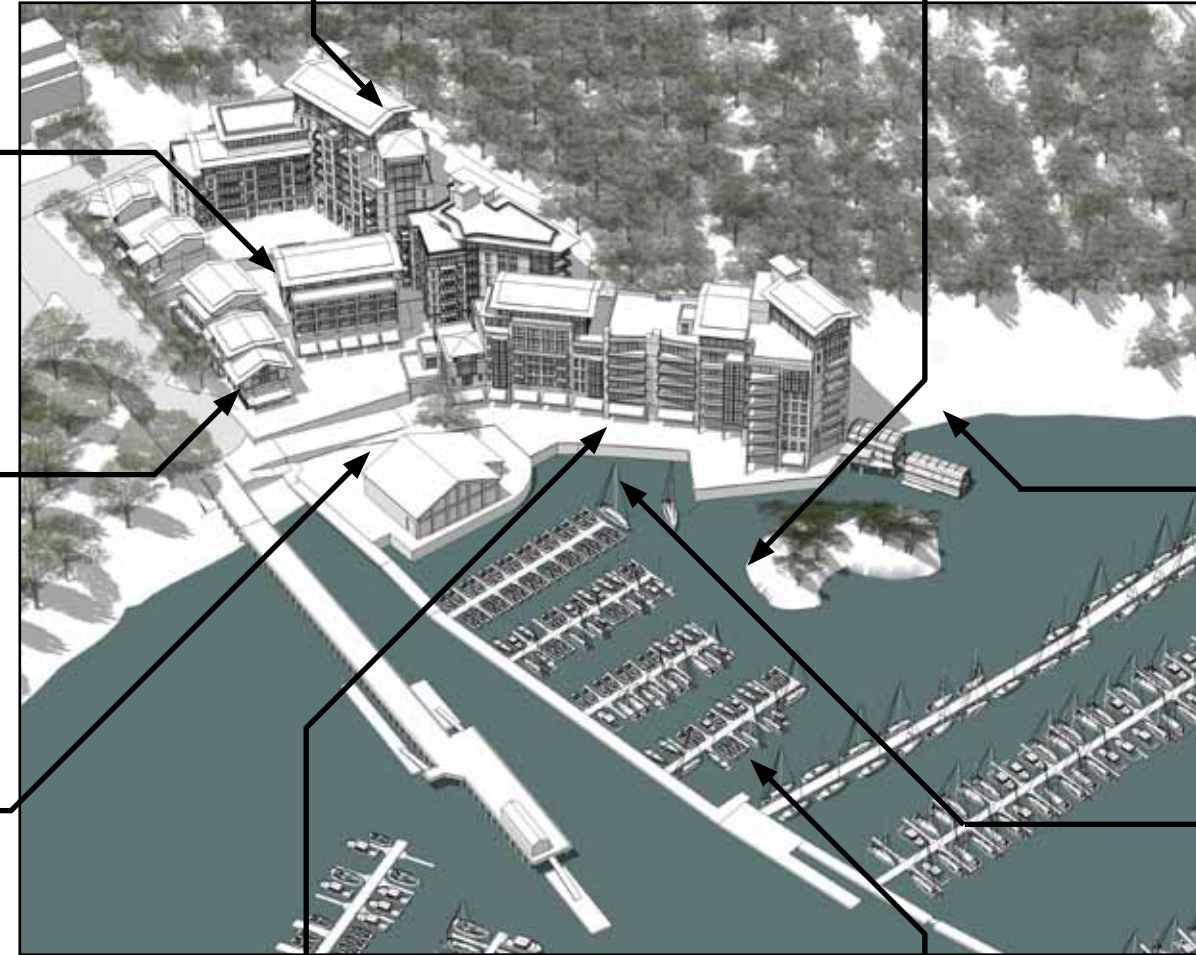
Restore and enhance waterfront habitat including foreshore and marine life



Project designed to LEED Gold standards



Integrate operable windows, doors, and through-unit plans to facilitate natural cross ventilation



Encourage downsizing from single family detached housing to a mixed use community with shared services



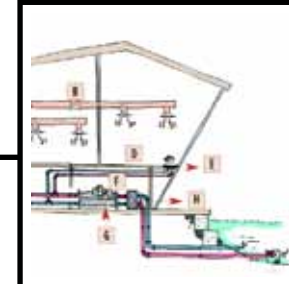
Sheltering West Coast overhangs and insulated wall area reduce energy consumption for heating in winter months and prevent heat gain in summer.



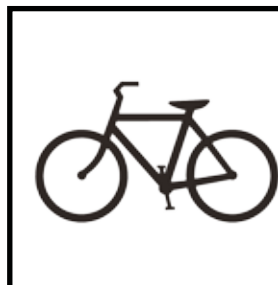
Supplement conventional road delivery of construction materials with barging and water delivery



Replacing existing brownfield parking lot with permeable surfaces and landscaping to improve quality of stormwater runoff



Source energy from a geo-exchange loop



Support recreational and commuting cyclists with racks and commercial opportunities



Integrated recycling facilities to encourage best management practices and reduce GHG emissions through fewer truck trips



Include facilities for kayaking, paddle boarding, and canoeing.



Resetore natural site conditions with locally-inspired landscape design to control stormwater runoff and enhance livability

Next Steps

- Community consultation
- Detailed staff review
- Report back to Council
- Direction from Council to either proceed with preparation of bylaws and permits or for additional consultation














west vancouver



- ① Cement Lime Rendered Wall Finish
- ② Wood Soffits, Beams, and Trellises
- ③ Accent Colours
- ④ Townhome Shingles

- ⑤ Typical Lower Wall Stone
- ⑥ Granite Paving Settes
- ⑦ Stone Retaining Wall
- ⑧ Zinc Roofing

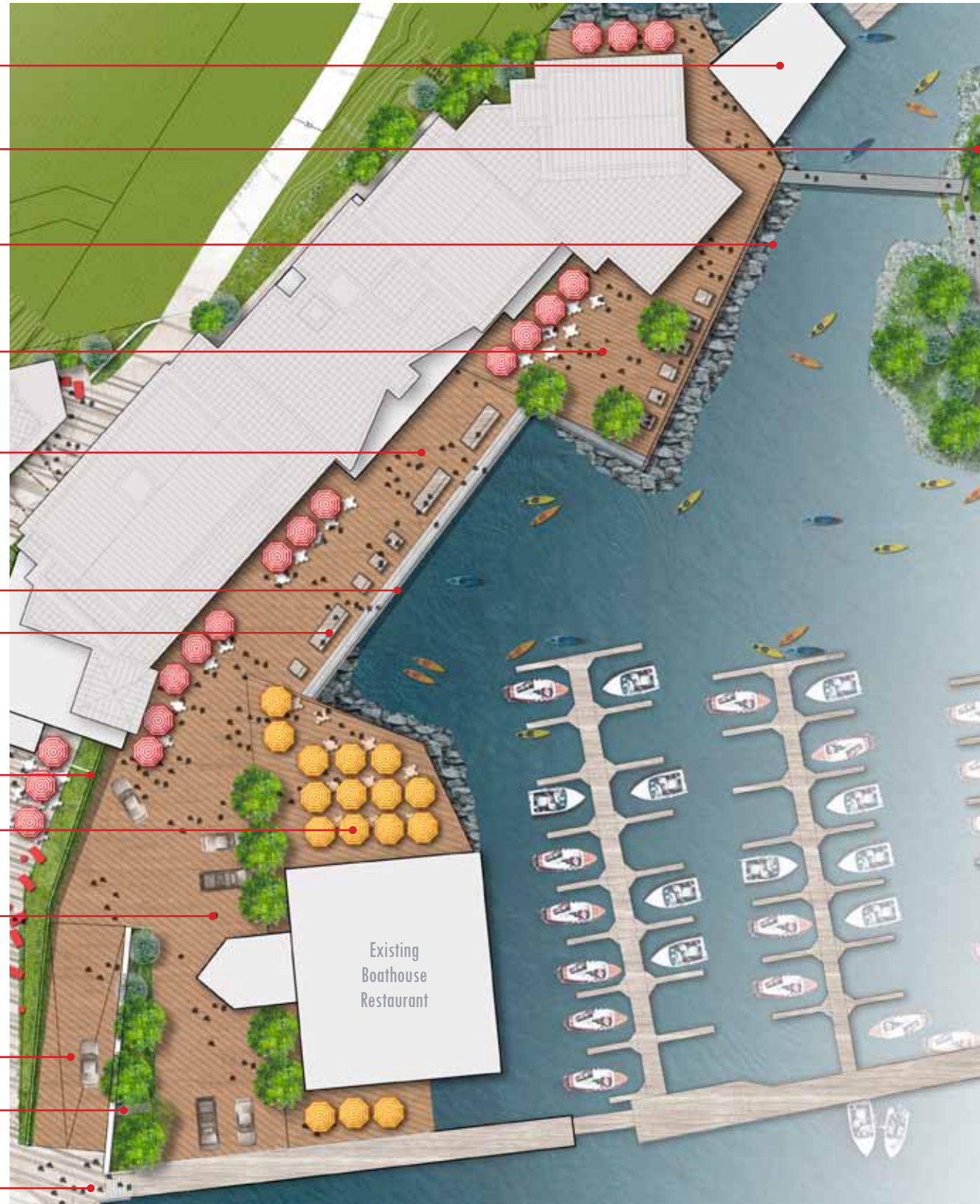
Legend

-  Paved Spaces - Shared Vehicular/Pedestrian
-  Paved Spaces - Pedestrian
-  Private Patios
-  Vegetated Spaces
-  Stairs Connections
-  Walls
-  Main Entry (Residential)
-  Parking Stalls
-  Temporary Parking / Loading
-  Daily Trips
-  Occasional Trips
-  Emergency Access + Short term
-  Parking Entry



CIRCULATION DIAGRAM

- Amenity Building
- Madrona Island Enhancement
- Enhanced Foreshore Habitat
- Pedestrian Only Waterfront
- Shared Vehicular / Pedestrian Waterfront
- Seating Steps
- Bench Seating
- Parking Garage Entry
- Boathouse Restaurant Patio
- Universal Access Parking Stalls
- Ramp
- Bike Storage Entry
- Marina Entry



Mixed Use waterfront



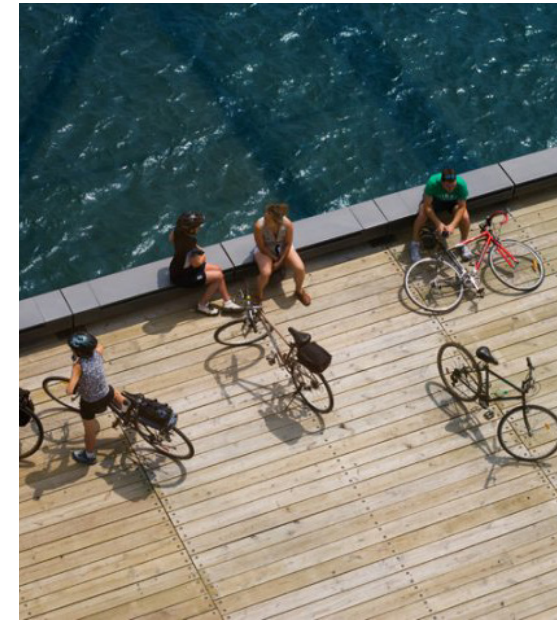
Soaking up the Sun



Seating



Kayak Launch



A place to pause



Seating and Access to the Water

LOWER LEVEL - WATERFRONT



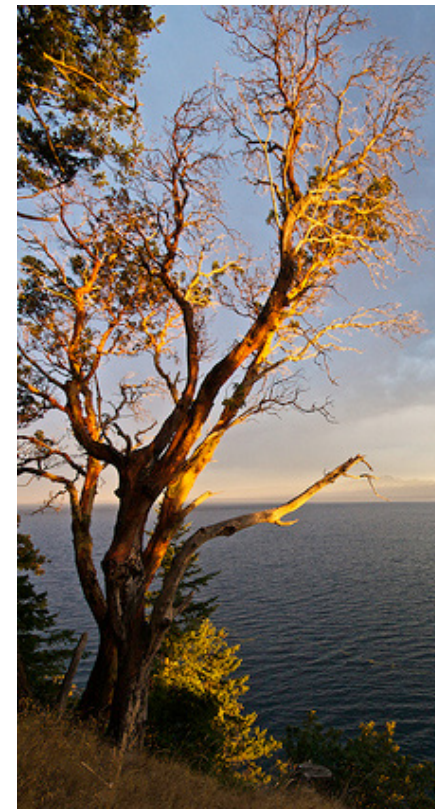
Informal Path
- Minimal Impact

Pedestrian Bridge

Enhanced Foreshore Habitat

Existing Vegetation

Marina Entry



MADRONA ISLAND



SEWELL'S LANDING

