

DISTRICT OF WEST VANCOUVER
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COUNCIL REPORT

Date: June 25, 2015 File: 1010-20-15-037
From: Andrew Browne, Senior Community Planner
Subject: **Proposed Renewal and Redevelopment of Sewell's Marina**

RECOMMENDED THAT:

The report dated June 25, 2015 regarding the proposed redevelopment of Sewell's Marina be received for information.

Purpose

The purpose of this report is to inform Council about Development Application No. 15-037 for the comprehensive redevelopment of Sewell's Marina in Horseshoe Bay, which would retain the marina while adding predominantly residential with some limited commercial uses. No action is required by Council at this time.

1.0 Background

1.1 Prior Resolutions

At the June 1, 2009 Council meeting Council passed the following motion:

THAT the District led proposed public consultation process for redevelopment of 6695 Nelson Avenue in Horseshoe Bay described in the May 20, 2009 report entitled, "Revised Public Consultation Process for Proposed OCP Amendment for the redevelopment of the upland portion Sewell's Marina (6695 Nelson Avenue) in Horseshoe Bay" be approved.

1.2 History

The Sewell family began the marina in Horseshoe Bay in 1931, and the business model and marina operations have evolved and adapted through multiple generations over the years. In 2009 the Sewell family recognized that change was again required to ensure the marina legacy would continue, and they convened a group of local residents and business leaders to meet as an ad hoc visioning group with architect Paul Merrick. This group had several meetings culminating in the Paul Merrick concept presented here.

In May 2009 the Merrick concept was presented to Council, and District staff were directed to consult with the public. In October 2009 a District-led 'workbook' public meeting was held at the Gleneagles Community Centre, with over 115 people attending and 74 workbooks completed.

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, Thunderbird Marina, and the West Vancouver Yacht Club each postponed capital improvements.

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

During the period between 2010 and 2014 the Sewell family continued discussions regarding the project with the visioning group as 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, and Sewell's have met with the original visioning group twice and the immediate neighbours were 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 residential and commercial program that is seen in the application.

2.0 Policy

2.1 Policy

The Official Community Plan designates the subject lands as being within the Marina Commercial Sites Development Permit Area BF-C9, the objective of which is to retain existing marinas and yacht clubs and encourage improvement or redevelopment compatible with their waterfront and residential settings.

2.2 Bylaw

The Zoning Bylaw establishes rules regarding the use, form, and location of development, including floor area, building height, and setbacks.

The subject lands are zoned M3 – Marine Zone 3, which provides for marinas and various associated or supportive land uses. The zone allows a maximum building height of 7.6 metres but is silent on permitted floor area ratio (FAR).

A redevelopment of this property with additional land uses and building forms would require a Comprehensive Development (CD) zone tailored to the site, its context, and the proposed development.

3.0 Analysis

3.1 Discussion

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.

A context map is attached as Appendix A.

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 with some limited commercial uses.

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:

- 171 residential units in six buildings, with four levels of underground parking;
- preliminary building heights between two and nine storeys, with taller buildings nestled toward the adjacent hill;
- 469 total off-street parking stalls, 225 of which are for the marina and commercial uses and 244 of which are allocated to residential;
- many different unit floor plans including one bedroom, one bedroom + den or family room, two bedroom, two bedroom + den or family room, three bedroom, and three bedroom + den or family room;
- a proposed seaside village character, with small squares and a variety circulation options for vehicles and pedestrians; and
- coordination with the Horseshoe Bay Streetscape Study and the District's Parks department for consistent streetscape treatment and identification of opportunities for an enhanced waterfront path.

Preliminary Comments

Sewell's Marina, Westbank Projects, and Merrick Architecture have submitted a proposed vision for Sewell's Marina that is very well researched, well detailed, and, at first blush, compatible with the attitude, spirit, and established character of Horseshoe Bay.

Staff will be reviewing the project in more detail and returning to Council with a program of community consultation.

3.2 Sustainability

Information to be provided at a later date.

3.3 Consultation & Communications

In contrast with much of West Vancouver, with families away vacationing in summer, Horseshoe Bay comes alive in the summer with activity, residents, and visitors. Sewell's Marina intends to continue its program of informal outreach and presence at events during late July and early August with the goal of raising awareness of this proposal within the community.

Staff will be developing a more detailed plan for community consultation likely to begin in mid-September and continue into the fall. Staff will advise Council of the anticipated program, format, and schedule when available.

4.0 Options

4.1 At the time of consideration of this report, Council may:

(a) receive the report for information; or

(b) receive the report for information and request that additional information (to be specified) be provided at a later date.

Author:

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Appendices:

A – Context map

B – Drawing booklet (“Sewell’s Landing at Horseshoe Bay, Application for Rezoning Spring 2015”)

Appendix A – Context map

