

YOU ARE INVITED TO LEARN ABOUT A VISION FOR BOWEN ISLAND & THE ROLE WE ASK TO PLAY IN IT

Bowen Island Properties Limited Partnership invites you to **information meetings** at **Cates Hill Chapel** (661 Carter Road) this **Saturday, September 20**, from 10:00 am to 1:00 pm, and this coming **Thursday, September 25**, from 5:00 to 7:00 pm (same information at both meetings).

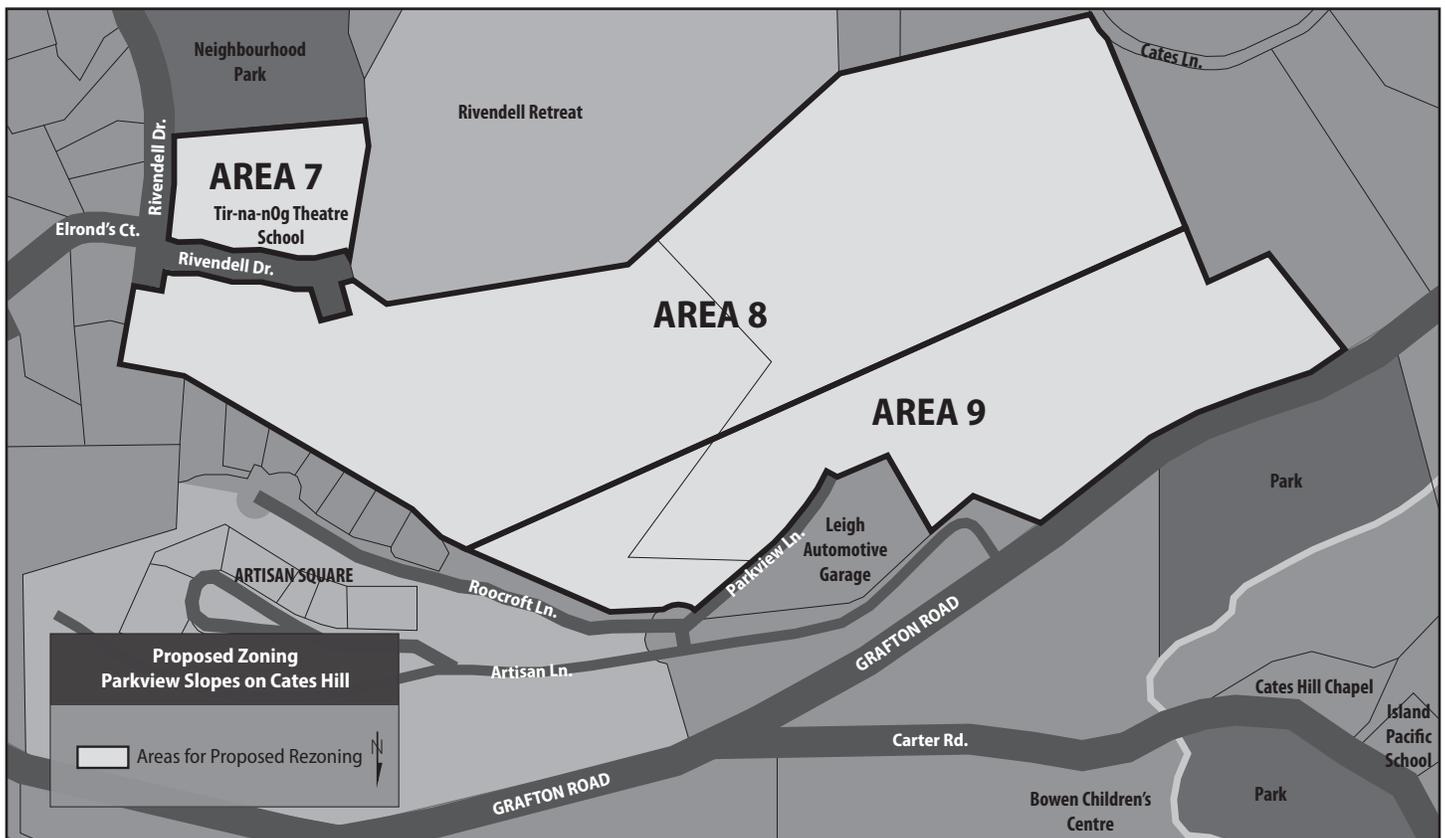
Applications have been made to the Municipality for the rezoning of two community development projects in two locations with quite different functions, but still perfectly in tune with a unifying vision for Bowen Island's future.

The first project is **PARKVIEW SLOPES on Cates Hill**. Parkview Slopes describes the 19.45-acre hillside roughly located below Rivendell Retreat to the south, and above the entrance to Artisan Square to the north.

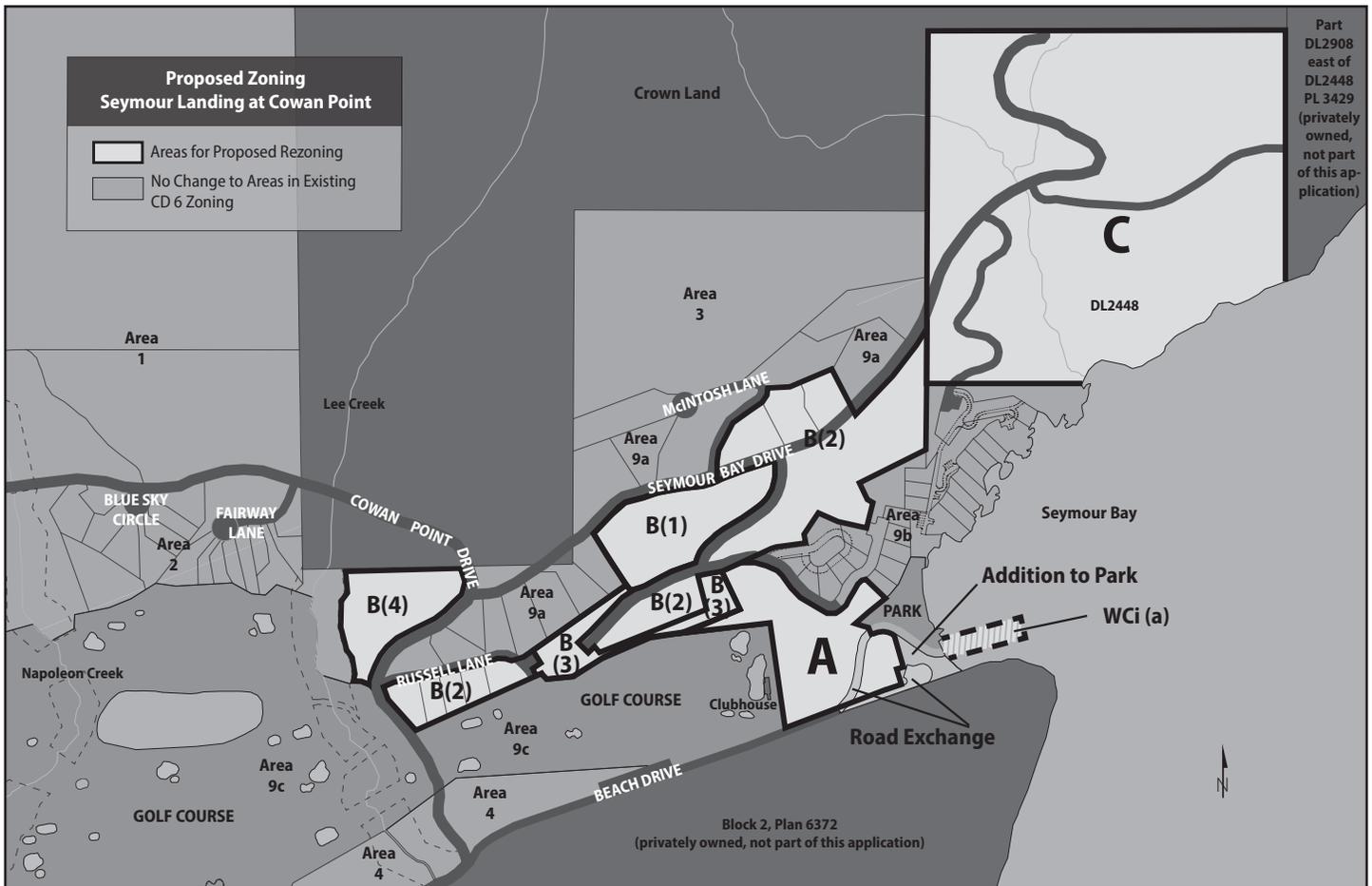
Parkview Slopes has two existing vehicular access points: a) Parkview Lane off Artisan Lane near Leigh Automotive, and b) Rivendell Drive at the base of the driveway to Rivendell Retreat. A third access point will be a pedestrian trail access from Cates Lane off Cates Hill Road.

Parkview Slopes is intended to provide a broad range of urgently needed alternative housing forms:

- A mixture of *market and non-market rental housing* composed of 1-bedroom to 3-bedroom units (Areas 8&9);
- Detached *cottage-style micro/eco homes* ranging from 750 to 1,150 square feet in size for single and small households on a mixture of long-term lease lots (non-market) and fee simple lots (market) (Area 8);
- Detached and attached *garden-style homes* in a variety ranging from single detached dwellings to duplexes, triplexes, and fourplexes (Area 8);
- A *live-work complex* (Area 9) to provide spaces on floors with ground-level access for use by trades, artisans, and small businesses to manufacture, assemble, store, and display finished and unfinished products. The upper floors may include rooms for *boarders* and/or some *communal living* arrangement under which a single person can rent a small studio-like unit and share in a common kitchen facility.
- Confirm theatre school use (Tir-na-nOg) and other community uses next to the existing theatre school building, such as daycare, assembly, etc (Area 7).



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A parallel application is for the project of **SEYMOUR LANDING on Cowan Point.**

In general, Seymour Landing covers the area between Cowan Point Drive to the west, Seymour Bay Drive to the north, the nine-hole public golf course and Beach Drive to the south, and Seymour Bay to the east.

At Seymour Landing we propose to create an inclusive waterfront community which shall be home to:

- A variety of rental (non-market) and market/owner-occupied apartments, condos, attached homes for *independent/supportive living* (Area B), in connection with
- An *enlarged inn* at Seymour Bay (Area A), with
- Associated *commercial guest accommodation* and mostly attached market homes on District Lot 2448 (Area C).

The proposal includes:

- The retention of a previously allowed *retreat* (Area C);
- The *widening of the waterfront park* at Seymour Bay;
- Construction of a *landing dock at Seymour Bay* for a *small passenger ferry* connecting to Vancouver and the North Shore (WCi (a) zone);
- *Trail extensions*; and
- *Public access to the waterfront* on District Lot 2448, including a small waterfront park.

Over the course of the next 6 to 12 months, Bowen Island Properties Limited Partnership will invite you to learn and share in the vision, and to explore how the spirit and aspirations of three successive Official Community Plans can gradually be implemented.

The vision has a time horizon of 25 to 50 years, and its primary objective is to preserve and protect the unique qualities of the island for generations to come. To be precise, we define “the unique qualities of the island” to be its natural environment, its social and demographic diversity, its culture, and its spirited community.

Bowen Island has a publicly stated goal of *sustainability* – most commonly described as a three-legged stool, with each leg representing one of three fundamental elements: environmental, economic, and social well being. In the past the island has focused much energy on the environmental leg. It seems to be widely recognized that more emphasis is needed now on the legs of economic and social well being.

Both projects – Parkview Slopes on Cates Hill, and Seymour Landing on Cowan Point – are designed to address current and future needs towards a sustainable island community which we sincerely hope will be the beginning of the development of a larger vision for the island as a whole.

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