

SEYMOURSHORES at COWANPOINT

WATERFRONT & VIEW HOMES

- 8 beautiful, waterfront bare land strata lots
- 3 special view bare land strata lots
- Strata lots will be sold as part of a “package” to include the property and construction of a single-family detached home.
- Packages provide a selection of designs with sizes from 1,295 to 3,000 square feet on individual lots, with projected package prices ranging from \$1,043,000 to \$1,840,000 for waterfront homes and from \$637,500 for water view homes.

PRIME WATERFRONT LOT

- Lot 1 at Seymour Shores
- Absolutely unique low-bank waterfront property (fee simple), nestled among rock shore, so special that it deserves an equally special owner, designer, and builder to do it justice. The price is high — in line with the quality and uniqueness of this irreplaceable “trophy” property.
- \$1,945,000 + GST

TWO STUNNING VIEW LOTS

- Acreage-size, fee simple lots on Shore Lane are ready for custom homes designed by or for their new owners.
- Lot 1, Shore Lane
\$775,000 + GST
- Lot 2, Shore Lane
\$865,000 + GST

News & Observations (cont.)

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statements along the line, “If I can be assured that the dock will be built and the passenger ferry will run, I will move here.” We always knew how important such a link would be for the future of Bowen Island, but we did not know how strongly that desire is shared.

Will the dock be built and will the passenger ferry run? Yes, absolutely. Construction of the dock is scheduled to take place in late 2017 or early 2018; that timing is dictated by the need for very high tides which happen at those times of the year. Start of passenger ferry runs will follow soon thereafter, and will coincide with the gradual buildout of Seymour Shores and the start of the first phase of Seymour Landing Inn & Resort. We are already talking with qualified marine transportation companies who would be willing and able to provide passenger ferry ser-

vice at that time. What has not yet been decided is whether the initial start of operation will be by way of existing water-taxi-sized boats, or by a new 40-passenger vessel. That decision will depend on the timing of the pending rezoning application for the Seymour Landing area. In that context, we are pleased to share the good news that Municipal planning staff are now in the position to work on Bowen Island Properties’ rezoning proposal. More about that in our next publication. ■

For further information, site visits, next events, etc. feel free to call us at 604-947-0000.

Bowen Island Properties LP

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Website: www.bowenislandproperties.ca

For information call 604-947-0000

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Creating neighbourhoods where people love to live

Note: Prices and descriptions of real estate in this publication are subject to change without prior notice. E. & O.E.

Bowen Island Properties LP

Building Community on Bowen since 1988

A timely update on what’s happening | November 20, 2015

Report about Pending Rezoning Application (Cates Hill)

We have applied for rezoning to allow the stratification of one home on each of four lots on Rivendell Drive (Lots 62, 64, 65, and 68).

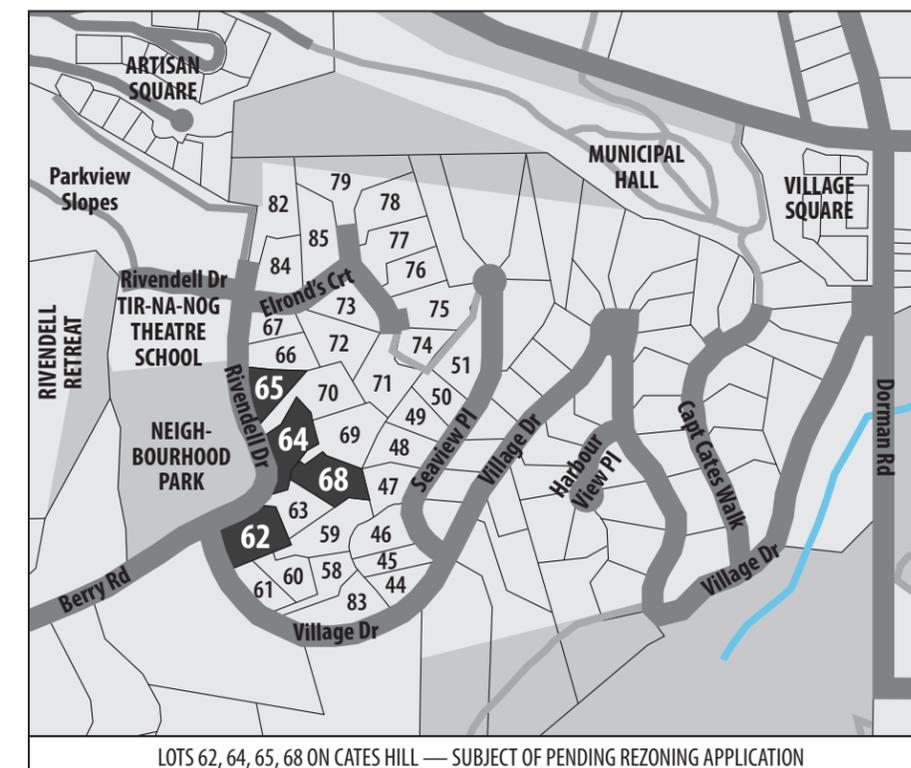
The four homes shall be built exactly as already allowed under the **current zoning**, namely as single-family detached homes including legal secondary suites — much the same as many other homes in the immediate neighbourhood and elsewhere on the island. **The only difference** shall be that the secondary suite can be separately owned by a “secondary owner” instead of rented by a tenant. In other words, instead of the building being occupied by one party as owner and the other party as renter, the ownership of the building will rest with two owners. All other regulations shall remain exactly the same

— overall building size, the size of the suite relative to the main part of the building, lot coverage, setbacks, height restrictions, parking requirements, etc.

The proposed rezoning shall not allow subdivision or bare land stratification (i.e., the subdivision of the land into two bare land strata lots). For the aforesaid reasons, the proposed rezoning will not increase density (i.e., the number of residents per lot). It will not increase parking. It will not change the form and character of the neighbourhood. It will not cause increased demand on public services.

What is our intent for the rezoning? We want to continue what has already been done successfully on several of the adjacent lots on Rivendell Drive and elsewhere on Cates Hill, namely to build one

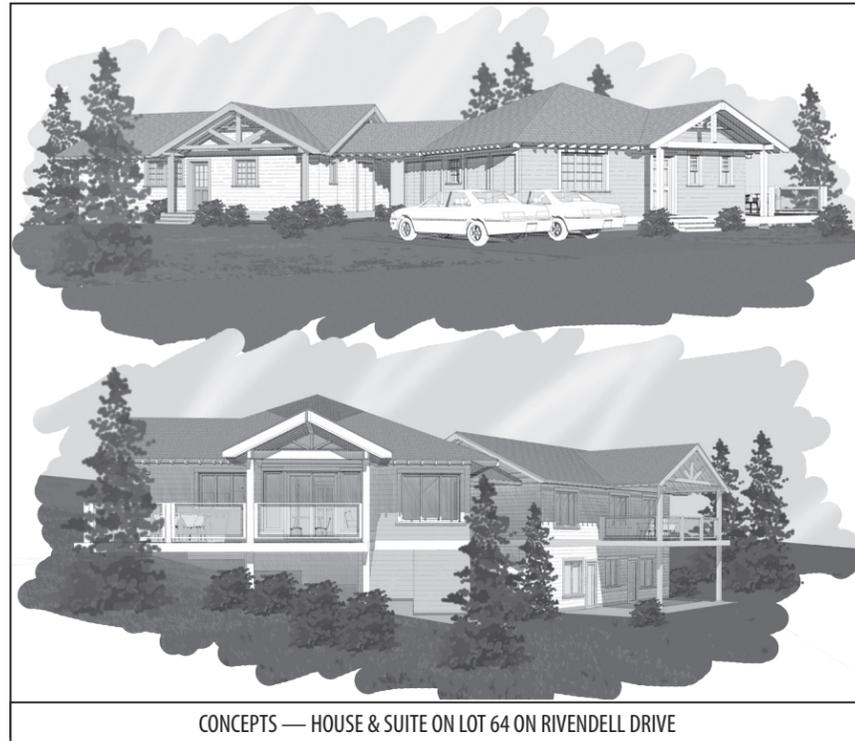
house that contains two dwellings — typically one dwelling for the owner, and a second dwelling (secondary suite) for a family member or tenant. This building form is typically called a “mortgage helper.” In the past, mortgage helpers have enabled many young families to build or buy a house which they could not have afforded otherwise, and they have provided an otherwise rare source of legal rental accommodation on the island. However, (continued on next page)



Report about Pending Rezoning Application (Cates Hill)

(continued from previous page) due to increased costs since 2007/2008, the costs to construct secondary suites are higher than what lenders are typically willing to finance. As a result, the so-called “mortgage helpers” of the past regrettably don’t seem to work any longer on Bowen island.

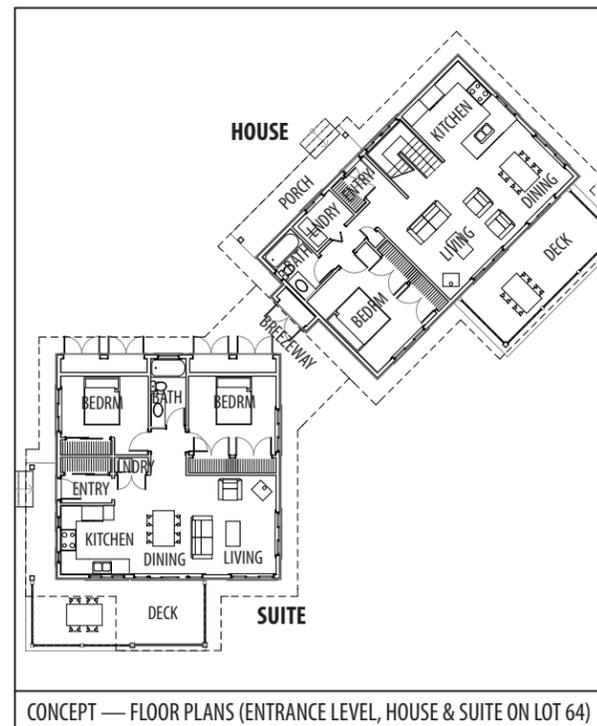
The proposed rezoning shall serve as a “pilot project” to explore public opinion about housing diversity and affordability. While the need for such is widely recognized and prominently stated in three successive Official Community Plans, it has become urgent to put policies and bylaws into place to allow for the construction of diverse housing forms.



CONCEPTS — HOUSE & SUITE ON LOT 64 ON RIVENDELL DRIVE

Currently the strongest demands are coming from two demographic groups: a) young families with children looking for a starter home with a price ceiling of \$550,000, and b) small households (typically single parents with one or two children) and small households (mostly retirees) with a price ceiling of \$395,000. Due to the scarcity of rental options that provide long-term tenure, both of those crucial demographic groups currently are excluded from residency and home ownership on the island.

What will happen next? Thankfully, on September 29, 2015 Municipal Council gave its tentative approval (5 in favour, 2 opposed) to refer the application to the Advisory Planning Commission (APC), and for Municipal staff to prepare a draft by-law. On October 21, 2015 the APC unanimously recommended that the rezoning application proceed. We understand that the application is in the hands of Municipal planning staff, and if everything goes well the application will move forward to a Public Hearing at which time members of the public will be able to provide their input. ■



CONCEPT — FLOOR PLANS (ENTRANCE LEVEL, HOUSE & SUITE ON LOT 64)

FEATURED OFFERINGS Cates Hill — House & Suite

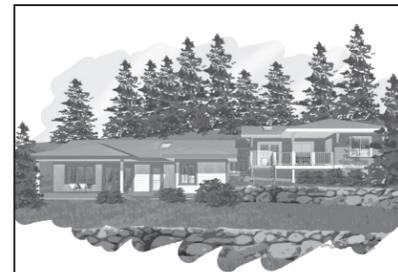


937 Rivendell Drive (Lot 64, Cates Hill Village)

House: 3 Bedrooms, 2 Baths, 1,515 ft²
Anticipated Price: \$550,000 + GST*

Suite: 2 Bedrooms, 1 Bath, 930 ft²
Anticipated Price: \$390,000 + GST*

*Prices based on construction start by early 2016. Early inquiries welcome.



945 Rivendell Drive (Lot 62, Cates Hill Village)

House: 3 Bedrooms, 2 Baths, 1,383 ft²
Anticipated Price: \$520,000 + GST*

Suite: 2 Bedrooms, 1 Bath, 815 ft²
Anticipated Price: \$375,000 + GST*

*Prices based on construction start by early 2016. Early inquiries welcome.

DESIGNS COMING SOON FOR THE FOLLOWING PROPERTIES

- 933 Rivendell Drive (Lot 65)
- 941 Rivendell Drive (Lot 68)

News We Want to Share

When we invited the public to attend a pre-marketing event about Seymour Shores on October 24 and 25, 2015 we were curious to see how many visitors would come, and what their response would be. After all, the Seymour Shores project is quite different from any other existing waterfront neighbourhoods on Bowen Island, and as such has no precedent.

Well, if the weather was any indication, then the gods must have been pleased with what they saw. It was one of those magical days with sunshine, a mild breeze, marvelous views, the sound of waves gently lapping at the rock shore — an atmosphere so beautiful and peaceful that there was no need or desire by us to do much promotional talking. The location and ambiance spoke simply for themselves.

Attendance was strong, and some of the attendees came back repeatedly. There was no shortage of sincere well wishes and expression of hopes and dreams for the future of Seymour Landing. Many of the talks centered around people’s current homes and frequently voiced desires to scale down and to simplify their lives.

What was most intensively queried and discussed was the grand vision for Seymour Landing and its immediate neighbourhood — the intended combination of hospitality, education, recreation, maintenance of health, life-long learning, Scandinavian spa, independent/supportive living, the public golf course in combination with bocce lawns, tennis, and racquetball, etc.

However, in all those engaging talks nothing came even remotely close to the intense interest in the passenger ferry link between Seymour Bay and downtown Vancouver (and the North Shore). We were more than just surprised (and not quite prepared) for repeated

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CURRENT OFFERINGS Cates Hill & Cowan Point

Prime Building Lots

CATES HILL	
929 Elrond’s Court (Lot 67)	\$352,000+GST 0.186 acre
COWAN POINT	
935 Fairway Lane (Lot 1)	\$343,000+GST 0.452 acre
933 Fairway Lane (Lot 2)	\$298,000+GST 0.175 acre
931 Fairway Lane (Lot 3)	\$298,000+GST 0.172 acre
945 Blue Sky Circle (Lot 13)	\$352,000+GST 0.285 acre
961 Blue Sky Circle (Lot 15)	\$343,000+GST 0.380 acre
869 Seymour Bay Drive (Lot 4)	\$415,000+GST 0.432 acre
798 McIntosh Lane (Lot 1)	\$550,000+GST 0.729 acre
803 McIntosh Lane (Lot 10)	\$575,000+GST 1.238 acre
3 new lots on Shore Lane from \$775,000+GST (see back page)	

Note: Home+Lot packages are available on many of the lots listed above (see details below).

Home+Lot Packages

CATES HILL	
929 Elrond’s Court (Lot 67)	\$712,500+GST 1,634 ft ² , 3 Bedrooms, 2.5 Baths
COWAN POINT	
935 Fairway Lane (Lot 1)	\$622,000+GST 1,310 ft ² , 3 Bedrooms, 2 Baths
933 Fairway Lane (Lot 2)	\$645,000+GST 1,642 ft ² , 3 Bedrooms, 2.5 Baths, Family Room
945 Blue Sky Circle (Lot 13)	\$721,000+GST 1,640 ft ² , 3 Bedrooms, 2.5 Baths
961 Blue Sky Circle (Lot 15)	795,000+GST 2,031 ft ² , 3 Bedrooms, 2.5 Baths, 2-Car Carport
869 Seymour Bay Drive (Lot 4)	795,000+GST 1,744 ft ² , 3 Bedrooms, 2.5 Baths

Note: Square feet based on pre-construction drawings