

SEYMOUR LANDING

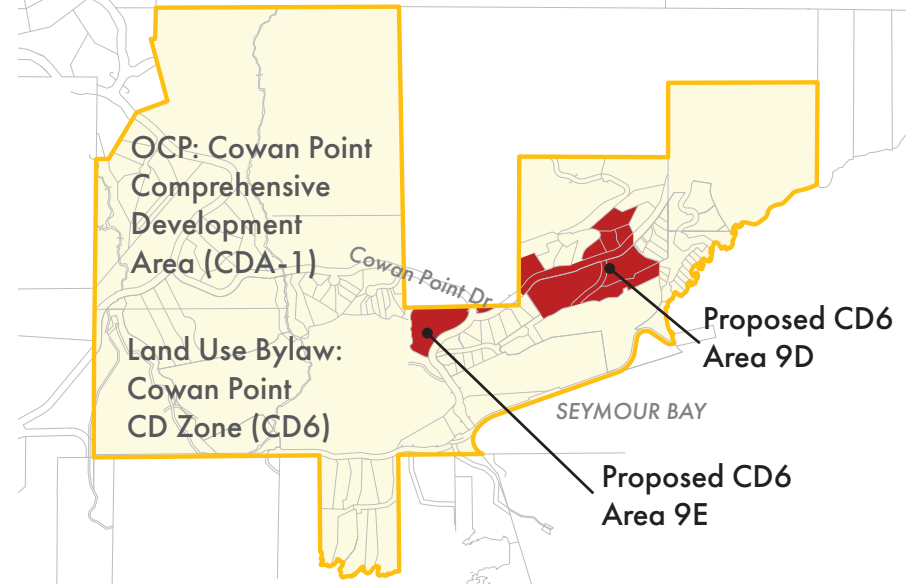
Bowen Island Properties Limited Partnership (BIP) is pleased to announce that we have submitted an application to amend the Land Use Bylaw (LUB) for a portion of Seymour Landing. *In essence, the proposal seeks permission for additional residential development to directly respond to the ongoing and well-documented housing needs of our Island community, and to add some economic drivers by way of small scale, neighbourhood commercial and hospitality uses.*

With a growing recognition of the need for *housing options that better serve a range of residents—including aging adults, young families and our local workforce* – diverse housing supply on Bowen can no longer be ignored. There are decades-long Island conversations about how to address the limited supply of diverse housing, the risk of displacement of locals who cannot afford a single-family home or who cannot find suitable rental accommodation, and those stressing the importance of planning that supports livability, sustainability, inclusion and fiscal possibility.

Our application seeks to better address that by permitting a *greater diversity of more compact housing, specifically: ground-oriented attached forms like townhouses and multiplexes. The majority of the current residential zoning within Cowan Point has been developed, and what remains only allow 1+ acre sized lots, the majority of which are not owned by BIP.* The BIP proposal seeks to enable more compact, infill housing including independent/supportive living, and rental and staff housing in area 9D as defined in CD6 and illustrated in the map at right.



Clarifying Context and Size...



Simply put: our current planning permissions in Area 9D have run out and we believe there is good reason - and ample room - to do more.

Our application is aligned with the objectives of the Bowen Island Official Community Plan, including Objective 65 “To comprehensively plan and implement the Cowan Point phased development in a manner that fosters a sense of community through a clustered settlement pattern with diverse housing types that are located on lots of assorted size”. In addition, Area 9D is located on a fully-serviced site with public road access and **excess capacity within the Cowan Point utilities for potable water, fire protection and sanitary treatment and disposal.**

Area 9D is limited to a “footprint” of ~11 acres of land. For rough comparison, that’s roughly twice the size of the Bowen Island Community School parcel. Assuming total build out, residential “density” – in total floor area – is roughly equivalent to six Snug Cove Apartment buildings (i.e. the new rental building adjacent the community centre), but in townhouses and multiplexes. Commercial use permissions are less than a quarter of what’s permitted at Artisan Square.



understanding our proposal

Policy Reference	Current Allowance	Proposed Change	TOTAL
CD6 Zone (Areas 1 to 9)	161 units	+ 151 units	= 312 units

In the context of an area already designated for “comprehensive development,” and with the infrastructure backbone already in place, it is logical to provide for housing choice and neighbourhood services. This location is perfect for both. By no means or measure is this sprawl, it’s quite the opposite. ***This is about doing “more with less”, utilizing our limited land resources to address our Island-community needs thoughtfully, without densifying to an unrecognizable island scale.***

To address some confusion with respect to housing “units” and their specific location, the above table seeks to clarify: ***in simplest terms, the application asks for 151 additional units.*** These are to be clustered in Area 9D as townhouses and multiplexes and not in the form of 2,500 ft² single family homes.

The proposed LUB amendment seeks an increase in the permitted number of homes – and supportive community uses (like independent supportive living, commercial services, workers housing and indoor/outdoor recreational uses) – with the specific intent to ***increase choices and supports for people as their life-stages and needs shift.***

The scale and material content of this application is aimed to reflect a ***sensitivity to community need, a practical understanding of “what fits” the land... and proposes a minimum unit allowance to support project viability and fiscal reality.***

Community Conversations and What We’ve Heard

In community conversations to date – including public information sessions at Collins Hall – we’ve been reassured by enthusiasm for this idea, especially with respect to housing that supports aging in place and local-serving businesses that support community connection and year-round economic resilience.

In the words of a number of residents: **“When can we move in?”**

That’s a fair question. This application is an opportunity to move beyond general policy goals and guidance – upon which we can all agree – to tangible housing options for real people in a relatively short time frame compared to alternatives.

Council can most effectively and decisively address this question by moving to a rezoning process, where the substance of this proposal, and its measurable merits, might be fully unpacked, negotiated and refined.



For More Information...

This letter – as the first in a series – hopes to clarify “the numbers” contained within the application (including current, proposed and the rationale for the “ask”).

Our next summary will focus on how the application proposes tangible amenities and community benefits – a question highlighted by members of Council at the July 14th meeting. ***Subsequent features will explore critical themes related to housing, infrastructure, economic development, transportation and process among others.***

In addition to publishing further information, we intend to hold additional in-person information sessions and small group discussions as this rezoning process unfolds.

visit <https://rezoning.bowenlandproperties.ca>