

# SEYMOUR LANDING

## The Application

In May, Bowen Island Properties (BIP) submitted a **rezoning application** for an area in Cowan Point seeking permission for an additional 151 units of multi-unit housing (for more information visit [rezoning.bowenislandproperties.ca](https://www.rezoning.bowenislandproperties.ca)). The rezoning application has been submitted as an amendment to the Land Use Bylaw (LUB) **without** an amendment to the Official Community Plan (OCP).

Bowen Island's OCP provides the framework for how the island should grow - balancing the needs of residents with the preservation of its unique character and environment.

### OCP Policy 147

*"Council may consider innovative development proposals that exceed the maximum number of dwelling units, the minimum lot size, or the floor space levels for a particular area as established in the Zoning Bylaw or within a restrictive covenant, in cases where there is a demonstrated benefit accruing to the community. While such proposals need not require an amendment to the Official Community Plan if consistent with the objectives outlined above, rezoning will be required. Council encourages proposals to be submitted that provide for community amenities."*

Within the OCP, Cowan Point has long been identified as an area intended to accommodate a mix of housing, recreational, commercial, and community uses within a Comprehensive Development Area (CDA-1). The objectives for CDA-1 emphasize creating a clustered settlement pattern with diverse housing forms, providing land for community-serving uses, and protecting the area's natural features through thoughtful design.

Central to this guidance is **Policy 147** (written above), which unlocks a practical pathway for this vision to be executed. It demonstrates that the OCP anticipates that flexibility may be warranted when new development advances the broader objectives for Bowen Island.

The intent is two-fold, ensuring that future development at Cowan Point: 1) does not occur in isolation, but instead supports a diverse, resilient, and inclusive community fabric; and 2) provides amenity as part-and-parcel of a project that is financially viable and can be implemented.

## The Process

BIP and members of its project team will be attending a BIM Council's Committee of the Whole meeting on September 15 to further consider the application. At this meeting, we are asking for direction: *Will Council direct Staff, in their interpretation of Policy 147, to proceed with a Land Use Bylaw amendment without an OCP amendment?*

We have heard that Council is keen to better understand what amenities – and community benefits – are on offer.

**Does the Cowan Point application provide a demonstrated community benefit? Does it provide for community amenities?**



# understanding process and amenities at seymour landing

## Community Amenities

Community amenities are meant to enhance quality of life. Think public spaces, trails, diverse housing, community-serving facilities or local commercial spaces. At BIP, our passion is to help build an island community, which includes enabling amenities that benefit Bowen Islanders. From our view, the application enables a range of tangible community amenities and benefits, including:

Theme	Community Amenity	Community Benefit
Diverse Housing Options	Compact housing like <b>townhouses</b> and <b>multiplexes</b> for residents at different life stages and income levels.	<i>Supports seniors, workers and families on the Island with more diverse housing to fit their needs.</i>
Local Serving Businesses & Community Programming	Spaces for <b>local retail, cafes, hospitality uses and programs for independent and supportive living.</b>	<i>Supports the local economy, artisans, and store owners by co-locating these spaces where people live. Helps people meet daily needs. Fosters social connection and interaction.</i>
Open Spaces	Outdoor areas, trails and <b>outdoor gathering spaces.</b>	<i>Enables physical activity, and connection with nature.</i>
Environmental Stewardship	Development is <b>clustered</b> , allowing less total land area to be impacted by development.	<i>Protects natural features, maintains wildlife corridors, respects the Island’s landscape. *</i>
Existing Infrastructure	Sufficient capacity of services already exists - including <b>water for domestic and fire fighting purposes, sewer, communications and road networks.</b>	<i>Avoids physical impacts and costs of new construction; increases efficiency and reduces per capita operation/ maintenance costs (avoids tax increases).</i>

\*The rezoning area is outside areas already covenanted for protection of creeks, wetlands and raptor trees.

## Moving Forward

Together, these amenities show how the proposal is predicated on the delivery of tangible community benefits—well beyond any reductionist math that might only emphasize “additional housing units.” So back to our “fork in the road”: *Will Council direct Staff, in their interpretation of Policy 147, to proceed with a Land Use Bylaw amendment without an OCP amendment?*

**If the answer is yes**, we will proceed to consider and negotiate more tangible refinements to the application, including: specific permissions related to the type, size and shape of future housing, of scale; types and quality of amenities; and the specific staging of development. While Provincial Bill 44 removes the requirement for a formal public hearing on rezonings consistent with the OCP, it does not prevent open houses, information sessions, or other opportunities for dialogue. BIP welcomes these forms of engagement, as this application is intended to benefit Bowen Island, and—like Council—we are keenly interested in hearing the community’s perspectives.

**If the answer is no** – and Council directs Staff to require an OCP amendment – this will move the application into a wider, policy-level discussion that asks: is this the “right idea” in the “right place” for Bowen? Already informed by the principles of Bowen’s OCP, we will find ourselves “right back where we started”, having paid a price: time lost! The delay will have direct, measurable costs and risks, especially to the community members that need this type of housing.

The area we are asking to rezone is currently subdivided into 9 single-family lots with no further development allowed. While we could proceed with this as an alternative, the outcome is far from our ideal (as illustrated in the application before Council). It is our strong opinion that the proposal we’ve submitted provides so much more community benefit and is much more in line with the current OCP than the current 9 ‘estate style’ lots that exist there today.