

PROJECT UPDATE

Our last publication posed the question, "Will Council direct Staff... to proceed with a Land Use Bylaw amendment without an OCP amendment?"

Council's answer on September 15, 2025 to that question was "No".

BOWEN ISLAND'S "POPULATION CAP"

The rationale behind our rezoning application and our previous publications all centered around the number of dwelling units permitted within the Cowan Point development...and the flexibility granted to Council to make amendments where community benefit could be demonstrated.

At the Committee of the Whole meeting on September 15, 2025, a second Policy in the Official Community Plan (OCP) was raised:

Policy 129. The provision of multi-dwelling units will be achieved through density re-allocation – there will be no overall increase in the total number of primary dwelling units than was anticipated in the 1996 OCP.*

*Note: The total number of units may vary to reflect the creation of secondary suites and detached secondary suites, allowed in all residential areas, and the policies in this Plan regarding development of affordable, rental and special needs housing in Snug Cove Village centre.

As material to that discussion, a July 2025 Municipal Staff Report was also presented whereby the number of primary dwelling units in the 1996 OCP were calculated, concluding: **ONLY 46 more units can be created for all rezoning applications outside Snug Cove.**

Once rezoning is approved for those additional 46 units (outside of Snug Cove), only an amendment to OCP Policy 129 can allow for any future development outside Snug Cove.



PROCESS TIMELINE

MAY 2025

Submitted Land Use Bylaw Amendment application.

JULY 2025

Council Meeting where staff introduced the application and OCP Policy 147 to Council.

SEPTEMBER 2025

Committee of the Whole Meeting to seek clarity on OCP Policy 147.

Council Direction to require OCP Amendment in addition to Land Use Bylaw Amendment.

NOVEMBER 2025

Submitted OCP Amendment Application

FUTURE STEPS

Application review process

Public Hearing

Decision by Council - Yes or No?

If yes, then:

- Subdivision
- Financing
- Development Permitting
- Construction



OUR VISION REMAINS

In response to the direction from Municipal Council, in November Bowen Island Properties submitted an application to amend the OCP. This is in addition to our application to amend the Land Use Bylaw (LUB) as previously communicated.

Our vision remains—instead of the current option to sell nine large lots for single-family homes and secondary suites, we imagine something better for that area: diverse housing centered around a neighbourhood hub on a 12-acre, development-ready site, designed to fit the existing neighbourhood character of Seymour Landing.

To enable that future, we seek an additional 151 units of multi-unit housing and additional uses that include: independent seniors' living, live/work, hospitality and neighbourhood commercial uses.

On a practical level, we seek to amend Cowan Point-specific policies in the OCP (i.e. Policies 146, 147 & 148), as well as Policy 129 to address the limitations of the "Population Cap."

FUNDAMENTAL QUESTIONS

The fundamental issue of housing diversity and affordability that our Island community faces is not a new conversation. Few solutions exist.

We're left with at least two questions:

1. With a "Population Cap" that only allows rezoning for 46 additional dwelling units outside Snug Cove, and given the significant current infrastructure restrictions that restrict further development in Snug Cove until they are resolved, how can Bowen Island realistically meet its need for diverse and affordable housing options?
2. Will the OCP review that is currently underway address this "Population Cap"? If so, how?

We hope our applications can advance reasonably soon—before we say farewell to more long-term empty nesters who don't want to leave the island...but who have few options to stay, and for whom independent/supportive living units would be very welcome.

