

Attn: Mr. Tyson Baker, Senior Development Planner
Planning and Development Services Division
District of Sechelt
2nd Floor, 5797 Cowrie Street
Sechelt, BC V0N 3A0

April 29, 2025

Dear Mr. Baker,

Re: Public Engagement Summary for Development Application 3360-2025-02 (Lot B Baillie Road)

On behalf of MNA Holdings Ltd. (the “**Owner**”), CityState is the applicant for a Zoning Amendment application for “Lot B” Baillie Road (the “**Site**”). The intent of the proposed bylaw amendments is to facilitate the development of five slab-on-grade buildings comprised of 23 Townhouse units. A Public Information Meeting (“**PIM**”) was held on April 23, 2025, at the Seaside Centre in Downtown Sechelt. The purpose of this letter is to summarize the proceedings of said meeting as well as various other correspondence with nearby residents.

NOTIFICATION

CityState notified the community of the PIM in accordance with [Section 8.16](#) of *District of Sechelt Planning & Development Procedures Bylaw No. 566, 2018*. Specifically, notification was published in two editions of the *Coast Reporter*, on April 11 and 18, 2025, and postcard notifications were mailed to properties within 100 m of the Site—43 property owners in total—as well as to the West Sechelt Community Association. Email invitations were also sent to members of Council and Planning and Development staff.

MEETING

The meeting was held at the Seaside Centre from 5:30-7:30 pm on Wednesday, April 23, 2025. Wayfinding signage was posted outside of the venue. A sign-in sheet was available for attendees to complete upon their arrival, although this was not enforced. Ten information boards were set up around the perimeter of the room. After reviewing the information boards and asking questions, attendees were prompted to complete a two-sided, open-ended questionnaire. There were also blank building elevations and colour pencils provided for attendees of all ages to envision the colours they would like to see on the buildings. This was primarily offered to help make the event more accessible to young families.



Figure 1. Display Boards at Public Information Meeting on April 23, 2025.

Four members of the project team were present to facilitate and answer questions:

- Aidan Shirley (Development Manager, CityState)
- Carola Thompson (Senior Development Manager, CityState)
- Danson Fong (Senior Design Technologist, CityState)
- Rob Lee (Principal, Mara + Natha Architecture)

Attendees started arriving before the event started—around 5:10 pm. Based on our conversations, it seemed that most attendees were proximate or direct neighbours of the Site and were notified of the meeting from the postcard notifications. An attendance of around 25-30 people was sustained for the first hour or so with moderate turnover. Six members of Council attended the meeting; no District of Sechelt staff attended.

A total of 36 attendees completed the sign-in sheet; several others did not, therefore the exact attendance is unknown, but is estimated at around 50 people. A total of 18 questionnaires were completed and returned. Most attendees were comfortable expressing their feedback verbally to our facilitators and wanted to continue to stay engaged in this project moving forward.

Feedback was predominantly focused on the following areas:

1. **Form & Character:** Although a Development Permit application has not yet been submitted, the most common feedback related to the form and character of the proposed development. Concerns included building height, massing, and overlook onto adjacent properties. While impacts to individual properties are noted further down in this letter, it was explained that the reliance on four-unit buildings in the design (for all but one building) was intended to complement the surrounding SSMUH zoning and future development scale of the neighbourhood (for which Fourplex and Townhouse buildings are permitted). It was further noted, from a height and shading perspective, that the maximum building height for the proposed R5 zone is actually 0.5 m lower than the existing R2 zone. We expect that specific feedback on the form and character can be addressed meaningfully at the Development Permit stage without changes to the proposed zoning designation.
2. **Location:** Many attendees noted the need for more housing, and didn't take issue with the project design itself, but expressed that it would be better suited for another location—many citing the “established” character of the neighbourhood. By definition, infill development will impact existing neighbourhoods; the alternative to which is further consideration and emphasis on the periphery of West Sechelt, such as Sunshine Trails and the Sawarne lands.
3. **Density:** While some attendees didn't mind the Townhouse form, it was suggested that the 23 proposed units was too many for the size of the Site. Noted effects of the proposed density are those mentioned elsewhere in this letter (e.g. massing, traffic). Alternative density suggestions ranged from one Single Detached Dwelling to “slightly” fewer units.
4. **Traffic:** It was noted that Baillie Road is used by many as a “shortcut” to Derby Road and that speeding is common. Some felt that the new trips generated by the proposed development would create unsafe conditions for both vehicles and other road users. It is noted that the peak trip generation is 13 trips per peak hour or one every 4.6 minutes. This contributes very little to overall traffic flows. As part of the proposed roadworks along Baillie Road, we will explore the potential for speed control measures (e.g. speed bumps), subject to support from Engineering staff. Assuming that these issues are supported by empirical data, we trust that a solution will be identified at the Detailed Design stage of the project.
5. **Parking:** In addition to traffic, the proposed parking ratio of 1.52 resident stalls per unit raised concerns that this would put pressure on the street right-of-way (there is not currently on-street parking on Baillie Road). It was further questioned how these stalls would be allocated. While allocations have not yet been finalized, one option is that every four-bedroom unit will have two parking stalls and every three-bedroom unit will have one stall. Overall, the parking ratio almost perfectly splits the difference between the required parking ratios for SSMUH (one stall per unit) and Townhouse (two stalls per unit) uses.

In general, we feel that the feedback received reflects an unmaterialized policy context for Sechelt. Many attendees seemed aware of the existence of new policy guidelines, including SSMUH-enabling zoning designations and recent OCP updates respecting density and building heights. However, because of the nascency of these enactments, the proposal still feels inconsistent with the existing neighbourhood context (Single Detached Dwellings). The proposed development was designed with consideration of staff feedback and complements the future build-out of the R2 zone—just in a strata configuration rather than a subdivision, due to the anomalous size and geometry of the lot. We will continue to communicate with neighbours throughout the project, including targeted engagement with certain owners regarding specific impacts to their property.

In addition to the PIM, CityState received four phone calls from three property owners regarding the proposed development. These enquiries were primarily requests for information, which were fulfilled. One person noted that they live just outside of the notification radius and suggested that the date, time, and location of the PIM should be posted on the development sign. This suggestion was passed along to staff as a potential housekeeping amendment for future development applications.

One call came from an immediate neighbour the day before the PIM. They expressed that they may not be able to attend the meeting in person, to which we offered to visit their house earlier in the day to discuss the proposed development. Their position on the proposed development was neutral, noting previous owners' attempts to develop the Site and issues that they had encountered. The meeting was productive and informative for both parties.

Overall, CityState engaged directly with at least three immediate neighbours of the Site, each of which shared their individual concerns related to privacy and neighbourliness. These concerns included window positioning, orientation of balconies, setbacks, and landscaping. Other comments were made about the current state of the Site, including requests for access to maintain sightlines. My personal contact information was shared with each of them (as well as with anyone else who asked) to initiate conversations at the Development Permit stage. We acknowledge their concerns and look forward to working together to address them through the design development process.

ATTACHMENTS

The following attachments are appended to this summary letter:

1. Coast Reporter Advertisement Tearsheets (April 11 & 18, 2025)
2. Postcard Notification to Neighbours
3. Information Boards
4. Sign-in Sheet
5. Completed Questionnaires
6. Coloured Elevations

We look forward to presenting this project to the Advisory Planning Commission and Council in the near future and welcome any questions or comments related to our application to be directed to aidan@citystate.ca or (778) 707-3659.

Sincerely,



Aidan Shirley
Development Manager, CityState Consulting Group

Arts & Culture



ArtBeat



By Michael Gurney

It's about time

A new exhibition at The Kube gallery in Gibsons features the work of a professional garden designer whose two-dimensional artwork gives shape to the concept of time.

Chris McQuilkin uses fine-tipped fountain pens (carefully sourced from a German supplier) to create abstract landscapes composed of infinitesimally small crosshatches. Everything — like the supernal sunset depicted in *Gentle Into the Darkness* — is drawn freehand.

The occasional blemishes become part of the image... except for one canvas. After 17 hours of exacting labour, his partner slathered olive oil over the Christmas turkey and accidentally splattered the nearby artwork, ruining it. "Then I redid it," McQuilkin said, "and the spacing of it was so much better."

In McQuilkin's work, time is of the essence. To mark a milestone birthday, he devised a unique self-portrait: every day he lived is represented as a geometric form. He's also fascinated with ancient civilizations (as a child in Northern Ireland he dreamed of one day becoming a palaeontologist and developed a passion for megalithic structures).

His works explore the sexagesimal (base-60) numeral system devised by the ancient Sumerians, which gave rise to the 60-minute hour and 24-hour day. "It's all sort of based around my fascination for a 7,000-year-old way of calculating time that we still use today on our watch, and nobody pays attention to it or even asks why," he said.

The concentrated effort on such miniature detail orients him to the vast expanse of history. "We live our lives in the click between two gears," he said. "And as it clicks over, we jump from dinosaurs to Marscape. It's really humbling, but it's also super fascinating. It's a little bit like it's saying: wake up and smell the roses."

McQuilkin's exhibition *Temporal Lines* continues at The Kube until the end of April.

See ARTBEAT page 42



New dimensions emerge in art of earth and clouds

MICHAEL GURNEY
Arts & Culture Writer

Two artists whose works transform prosaic leavings into transcendent topographies opened complementary exhibitions during a reception held at the Gibsons Public Art Gallery on April 5.

In her Gibsons debut, Burnaby-based artist and educator Dorothy Doherty inaugurated *Surfaces*. The painted panels of its images evoke an archeological dig: Doherty strips away layers of pigment to reveal two-dimensional artifacts underneath. Torn city maps, antique computer printouts, and other paper ephemera of urban life fade into view, shaped and stained by their overcoats.

Meanwhile, in Sunshine Coast artist Carolina Franzen's *Man Made Cloud*, Franzen sustains a metamorphic trajectory launched at her first solo show two years ago: repurposing packaging paper from the news distribution industry as substrate for delicate freehand lines. The stacks of coloured striations, seen at a distance, coalesce into undulating landscapes.

"I think we have a similar purpose in mind," observed Doherty, whose retirement as an art specialist in the public school system was followed by further studies at Capilano University. As a life-long mixed-media artist, she paints from an East Vancouver studio and shapes ceramics at an arts complex overlooking Burnaby's Deer Lake. "In terms of why we do our art, we're both involved with climate change and the environment. Most of my work is driven by an interest in preserving the best of our nature."

Doherty also works with botanical materials. A collection of small panels provide a glimpse of her latest project: studies of plant material, pressure, heat and time. After gathering distinctive flora, she compresses the biomass between two surfaces then dips it into boiling water sometimes infused with dye. The result — organic minerals transferred to paper — appears as seductively coloured impressions whose primal contours might as well have been traced by contemporaries of Lascaux cave artists.



MICHAEL GURNEY PHOTO

Artists Dorothy Doherty and Carolina Franzen are both scheduled to deliver talks about their respective series at the Gibsons Public Art Gallery.

"I'm always looking to find out what's beneath," she added, "revealing what's below the surface. I think that applies to our human interactions as well: we can dismiss people if they don't [immediately] fit our paradigm. But then we need to sit down a little bit, and learn a little bit more." Her manipulation of maps and data reflects the human drive to forge a route through conflicting forces: "Isn't wayfinding what art's all about?" Doherty said.

The minute filaments of Franzen's works also trace singular and independent paths before coalescing into the series's titular clouds. "Drawing these lines made me gesturally think about reintroducing the tree into the paper, reversing the process [of manufacture]," she said. Her drawings are influenced by her academic background in literary theory; she draws together experiences that are both industrial and natural.

Clouds can manifest as dreamy and miasmic. In her depiction of Texada Island, she reflected on an experience of observing the sun through the haze generated by wildfires. The island gradu-

ally came into view, wispy and indefinite in the murk. "It just shadowed the sun slightly, and I felt it was appropriate to document the wildfire like that," she said. "Clouds are obviously beautiful, but the industrial world, too, is putting out clouds."

The contrast in scale between Franzen's painstaking ligatures and their resulting macrocosms is intended to prompt reflection on the imperceptible processes that make up the world in its dizzying complexity.

Over four adjoining panels, she pencilled the concentric rings of a mammoth tree trunk. Its heart is tantalizingly off-centre; she resisted the urge to create a geometrically-explicit gyre by heeding nature's dictate. "Everyone wants the feeling of a tunnel that you walk into," she said, "but I realized, no: that doesn't actually work for me. A tree is not like that."

Both shows continue until month-end. Franzen will deliver an artist talk at the gallery on April 12 from 2 to 3 p.m. Doherty returns to the gallery to share insights at 2 p.m. on April 27.

PUBLIC INFORMATION MEETING

CityState invites the public to share input on a Zoning Amendment application to allow a proposed townhouse development at **Lot B Baillie Road**.



Apr 23, 2025



5:30-7:30 pm



Seaside Centre
5790 Teredo St.



Applicant:

info@citystate.ca
(778) 707-3659

District of Sechelt:

planning@sechelt.ca
(604) 740-8459

Arts & Culture



ArtBeat



By Michael Gurney

Sweet serenade for Mother's Day

A pair of tireless teen musicians have been announced by High Beam Dreams as its featured entertainment for a fourth-annual Mother's Day High Tea on May

10. The catered tea at the Gibsons event venue will include a debut performance by the duo of Brielle Taylor and Josh Paolozza.

Both Taylor and Paolozza are founding members of the progressive rock ensemble BELT. Paolozza (a drummer, fiddler and classical guitarist) is also a fixture with the North Shore Celtic Ensemble. Taylor is a powerful vocalist who recently headlined the Artesia Coffee House presented by the Sunshine Coast Arts Council; she will sing and perform dramatic works at next week's Festival of the Performing Arts.

"This will be an afternoon of refinement and indulgence," writes High Beam Dreams co-owner Vineet Miglani. "It will [be] inspired by the grace of Jane Austen's England and the charm of Bridgerton's grand society gatherings. We feel our beautiful fragrance garden and intimate venue is now primed to pay homage to that era and celebrate its grandeur."

The annual tea will also involve pastry chef Hillary Prince (previously of Brassica). Prince has English roots and is known for her deft hand in creating unique takes on classic desserts. She spent much of her career at Vancouver's award-winning Gastown restaurant L'Abattoir, where she worked alongside renowned chef-owner Lee Cooper and built an enviable dessert program.

Meanwhile, efforts by entrepreneur gardener Stephanie Grindon of BioScapes Gardening have been underway to ready the blossom-bordered grounds.

Full details and ticket sales for the artful tea are available online at highbeamdreams.com.

See ARTBEAT page 37

RAVEN'S CRY

Student films project cutting-edge creativity

MICHAEL GURNEY
Arts & Culture Writer

A three-month student film competition unspooled last Saturday with an invitation-only screening at the Raven's Cry Theatre that attracted scores of participating filmmakers, supporters and admirers.

The Raven's Cry Theatre Student Film Festival was launched in mid-February by theatre staffer and career movie production professional Jason "Rowdy" Rody, with support from venue owners Kevin and Jen McGarry.

"I really love the engagement I have with the community here, in this theatre on the shísháhlh Nation," said Rody. "I felt very lucky to come up with an idea last year, when I started talking with the [Raven's Cry] owners. We're not just here to watch films; we're here to experience stories and visions from these young filmmakers. The Sunshine Coast may seem like a small community, but today we're introducing some big voices captured through the lens of teen directors, writers and creators."

The competition began in mid-February with a daylong editing workshop hosted by Rody at the theatre complex. 11 short film submissions ultimately stemmed from pupils in School District 46's ProjectSPIDER learning community, secondary students from Chatelech and Elphinstone high schools, and performers at the Driftwood Theatre School.

The films spanned (and occasionally defied) genres. Mervy Mingo's *Santa* offered nostalgic perspective on familial ties and wish-making by a protagonist poised on the cusp of post-secondary life. Taho Shinagawa's meditative *Where We Live* documented dazzling natural landscapes across the Coast's geographic expanse. Six students from Elphinstone Secondary's TV program produced a side-splitting sendup of mercenary tactics in the fashion world's corporate grind (*Benjamin's Buttons*): Nathan Perrins, Mervy Mingo, Atala Herrera, Hana Fraser, Garnet Janyk and Morris Emmerson.

Animator Talia Harding, who first released the latest instalment in her *The Ants Go Marching* franchise during last June's ProjectSPIDER film festival, earned audience cheers for her tale of reconcilia-



MICHAEL GURNEY PHOTO

Young filmmakers who participated in an inaugural annual festival gathered in the lobby of the Raven's Cry Theatre after awards were announced.

tion between warring factions of ants and bees.

An unnerving study in suspense (suitably titled *Horror*) elicited shrieks and laughter in scenes constructed by Connor Murawsky, Mason Ferguson, Bella Bothwell and Autumn Heusdon.

Awards were allotted by audience votes. *Nuclear Princess* — which offered tongue-in-cheek commentary on the superficiality of fashion and lifestyle vloggers — took third prize. Its director, textile artist Willow Rody, is one of the producers of the upcoming Ripped Open Fashion Cabaret. The show of upcycled and repurposed fashion is scheduled for May 4 in Gibsons and will highlight the work of young designers and models.

Second-place finisher *Jet Vento* is a sequel to the secret agent epic introduced during last year's ProjectSPIDER festival. The adrenaline-packed plot revolves around a race to deactivate a nefarious anti-aging device. Team members collaborated over nearly two months to film and edit the thriller, which includes a dramatic skydiving leap from a light aircraft — and the hero's ignominious landing in a scrag-

gly evergreen.

"It was a bit rushed, but now I know so much more about filmmaking now because of it," said producer Rowan Rody. His collaborator (and fellow star) who in 2019 launched a YouTube platform under the moniker Liam Moon, agreed: "This movie got me back into filmmaking," he said, "and now I want to make short films."

Top honours went to a revisionist fairy tale by students of the Driftwood Theatre School: *To Evil or Not To Evil*. "I learned a lot more about technology and how to use it," said actor Julian Falkin, who portrays the doddering King Eldric. "And I really enjoyed acting in it."

"Movies are so much more than they look," said Doris Garner, who stars as a sinister, calculating queen coveting an effective skin-care regimen. "It looks so simple when you're watching it."

"It's a massive community," added co-star Haelyn Treliving, "and the fact that our community is so willing to bring this group of teens toward the world of filmmaking is very generous."

Organizers of the film festival plan for it to continue on an annual basis.

PUBLIC INFORMATION MEETING

CityState invites the public to share input on a Zoning Amendment application to allow a proposed townhouse development at **Lot B Baillie Road**.



Apr 23, 2025



5:30-7:30 pm



Seaside Centre
5790 Teredo St.



Applicant:

info@citystate.ca
(778) 707-3659

District of Sechelt:

planning@sechelt.ca
(604) 740-8459

ZONING AMENDMENT APPLICATION

LOT B BAILLIE ROAD



PUBLIC INFORMATION MEETING

CityState invites you to share input on a proposed townhouse development in your neighbourhood.



Apr 23, 2025

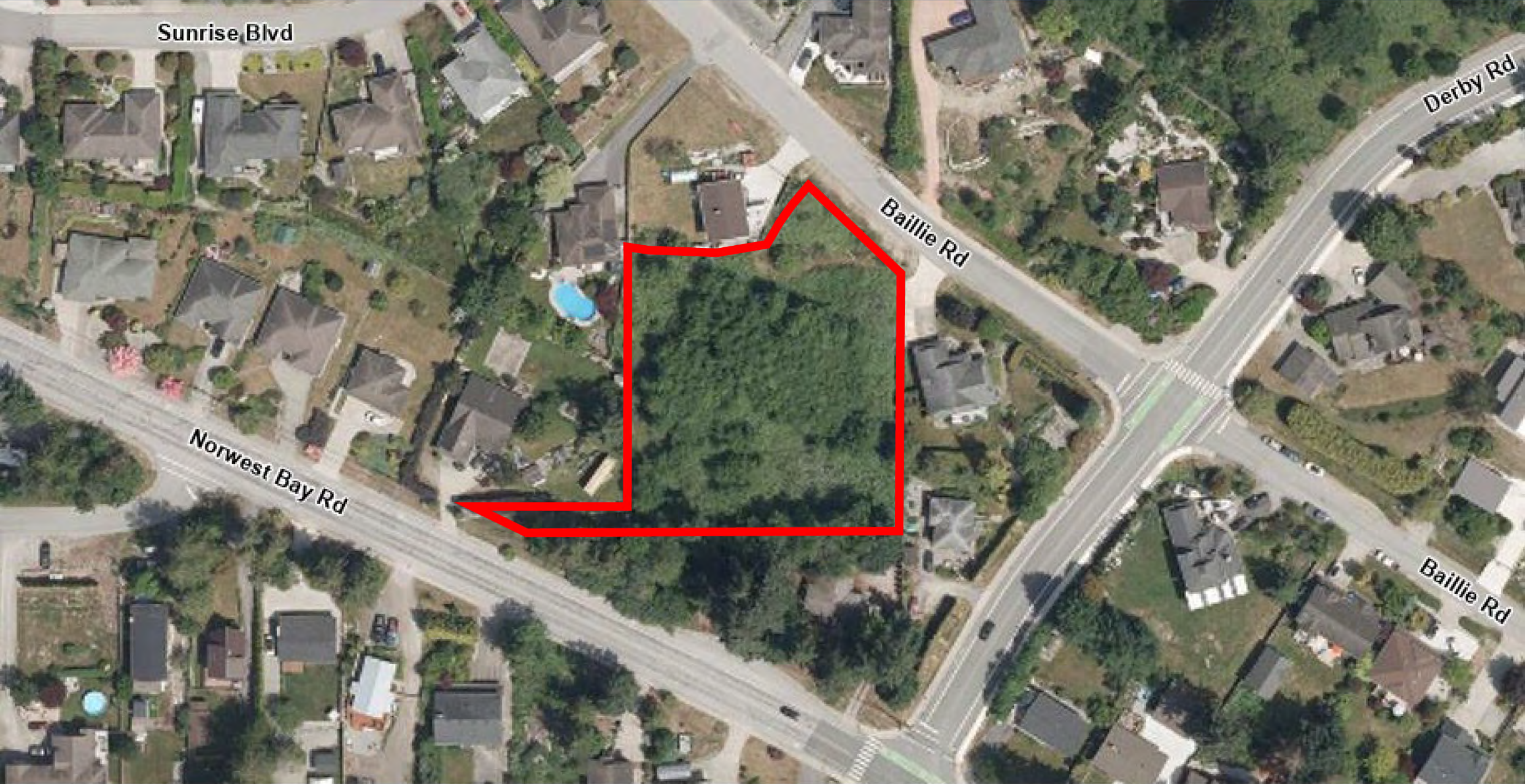


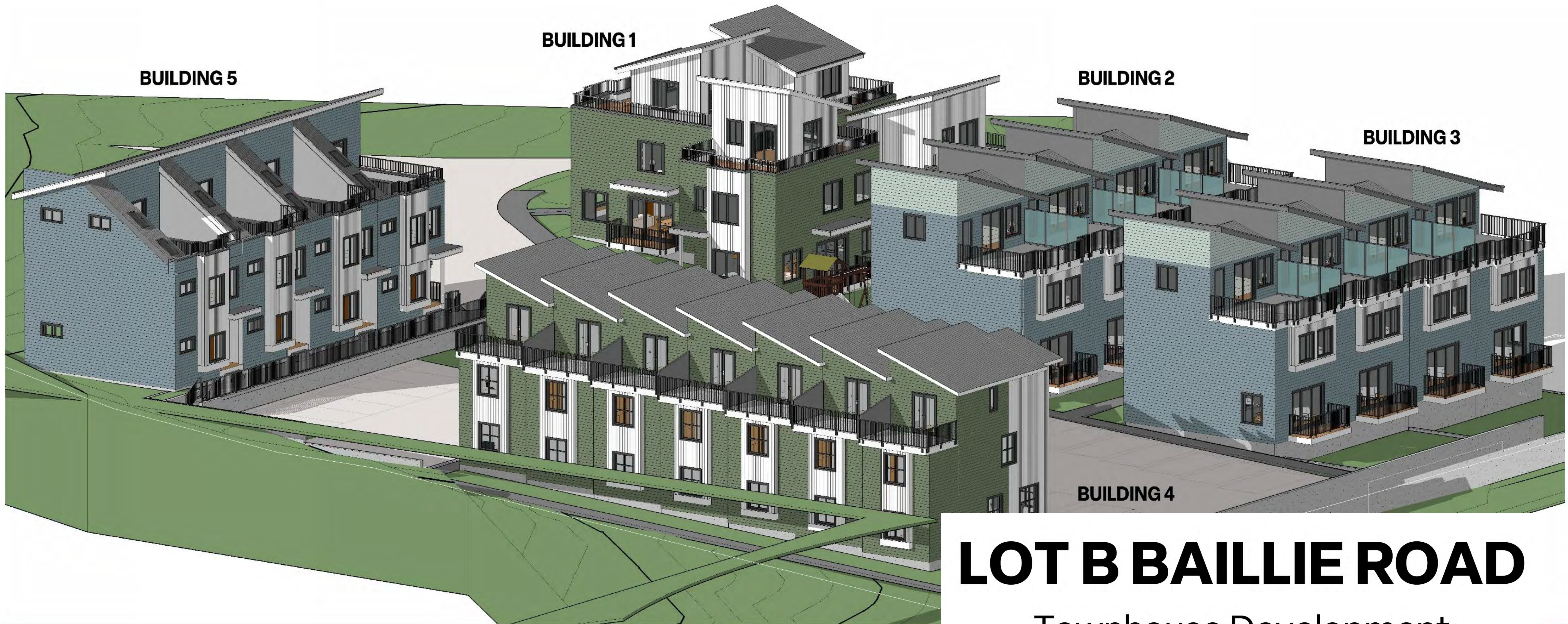
5:30-7:30 pm



Seaside Centre
5790 Teredo St.

SITE LOCATION





LOT B BAILLIE ROAD

Townhouse Development

Public Information Meeting

23

UNITS

3

STOREYS

1.12

SITE AREA
(ACRES)

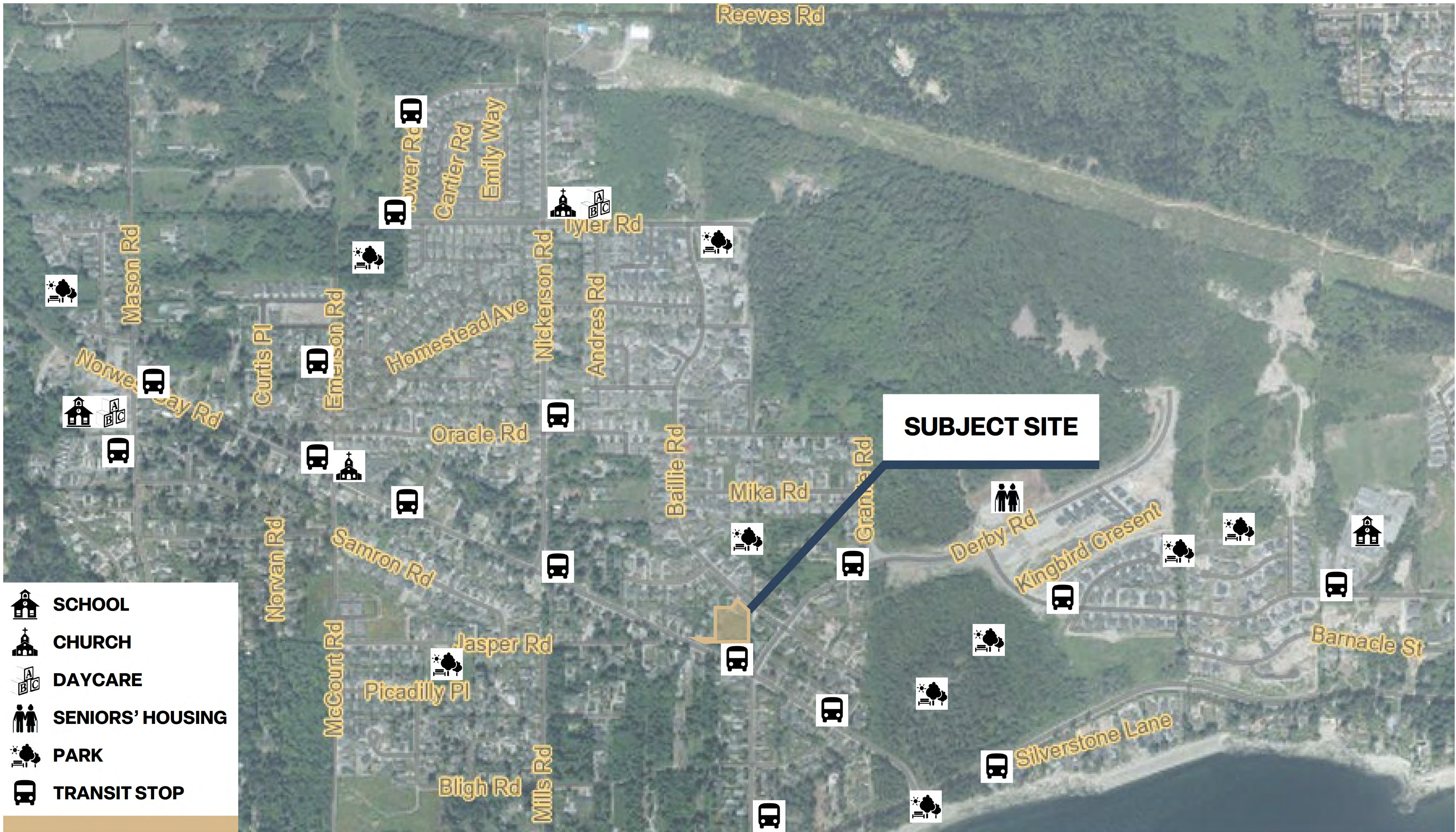
R2

EXISTING
ZONE

R5

PROPOSED
ZONE

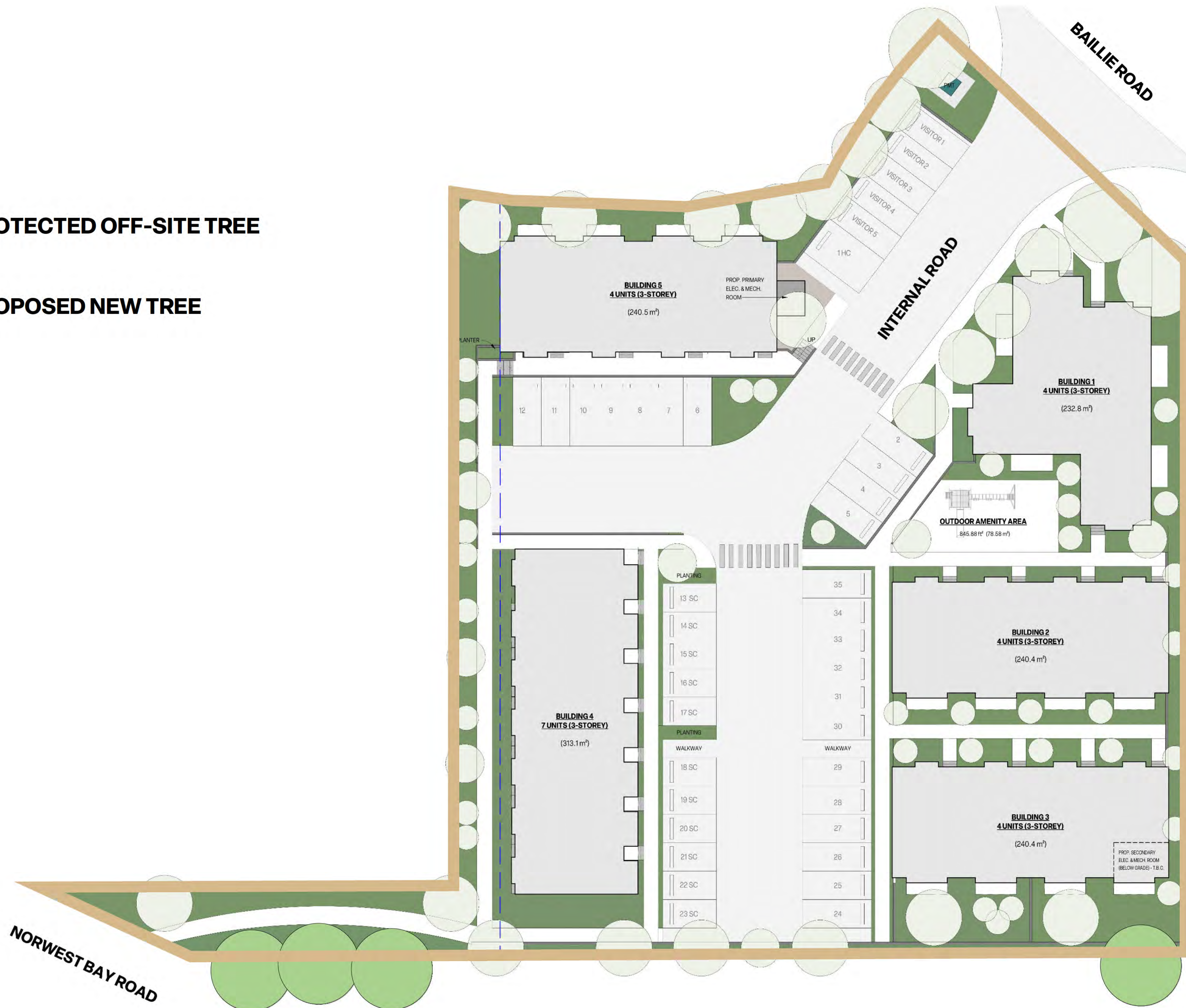
City
State™



LOCATION



-  **PROTECTED OFF-SITE TREE**
-  **PROPOSED NEW TREE**



SITE PLAN

REZONING

The site’s current zone does not meet the vision of Sechelt’s Official Community Plan (OCP). Sites over 1 acre are encouraged to consider attached housing forms, including Townhouses, to facilitate “a mix of housing types and intensification.”

To align the proposed development with Sechelt’s OCP, we are proposing to rezone the site:

CURRENT ZONE
R2 – LOW DENSITY,
SSMUH CAPABILITY



PROPOSED ZONE
R5 – MEDIUM DENSITY

REQUIREMENT	R5	PROPOSED	Δ
Lot Area	≥ 4,000 m ²	4,520 m ²	+520 m ²
Lot Coverage	≤ 50%	30%	-20%
Units per Hectare (UPH)¹	≤ 35	51	+16
Gross Floor Area (GFA)²	≤ 2,712 m ²	2,915 m ²	+203 m ²
Floor Area Ratio (FAR)²	≤ 0.60	0.65	+0.05
Storeys	≤ 3	3	-
Building Height	≤ 10.5 m	10.5 m	-
Front Setback	≥ 5.0 m	5.0 m	-
Rear Setback	≥ 5.0 m	5.0 m	-
Interior Side Setback	≥ 1.5 m	1.5 m	-
Vehicle Parking³	≥ 51	40	-11
Bicycle Parking	≥ 28	28	-

RATIONALE FOR VARIANCES:

1: In December 2024, Council approved staff-recommended updates to the Official Community Plan to remove Units per Hectare as a parameter for development. While it remains in the Zoning Bylaw, staff have expressed that they do not intend to use it to regulate development. The proposed text amendment is to remove this parameter for the subject site and is supported by staff.

2: The permissible FAR of the existing and surrounding R2 zone is 1.5. While we propose to change to a Townhouse zone (R5) that limits FAR to 0.6, our proposed density increase to 0.65 FAR is modest and well below the limit for surrounding lots. The maximum GFA shown is based on the FAR.

3: The required parking ratio of 2 spaces per unit (+0.2 for visitors) arises due to the strata Townhouse form of development. Our proposed parking ratio of 1.52 spaces per unit (+0.22 for visitors) is greater than what would be Required under the existing zone (1 space per unit; no visitor parking) and for surrounding sites.



DUPLEX



MULTIPLY



TOWNHOUSE

MISSING MIDDLE HOUSING

As Sechelt's looks to grow its workforce and increase access to services, the transition to middle-market housing forms is critical for young families and those looking to downsize.

Sechelt's Housing Needs Report anticipates that 726 new units are needed between 2021-2026.

- Less than 200 units have started construction
- Small-Scale Multi-Unit Housing (SSMUH) is one of the District's key strategies for meeting its housing needs



TYPE A



TYPE B



TYPE C



TYPE D



FAMILY-ORIENTED UNITS

Four unique 3- and 4-bedroom unit layouts are ideal for families and larger households.

UNIT TYPE	COUNT	BEDROOMS	SIZE
Type A	4	3 + den	1,321 ft ²
Type B	8	4	1,459 ft ²
Type C	7	3 + den	1,220 ft ²
Type D	4	4	1,472 ft ²
TOTAL	23		1,364 ft² (avg.)



City
State

COASTAL DESIGN

Neutral, Coastal colours and finishes reflect the natural surroundings of West Sechelt and meet the intent of Development Permit Area guidelines.

- Varied massings and rooflines provide visual interest along Baillie Road, Norwest Bay Road, and to neighbouring properties
- Siting of parking areas away from property lines maintains appealing streetscape
- Consistent colours and finishes create harmonious façades between buildings
- Rooftop balconies for all unit types promote outdoor living and social interaction
- Average of 307 ft² of private outdoor space (patios/balconies/yards/roof decks) per unit

SAMPLE ELEVATION – BUILDING 1 (NORTH-FACING)



SAMPLE ELEVATION - BUILDINGS 2 & 3 (SOUTH-FACING)



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SAMPLE ELEVATION – BUILDING 4 (INTERNAL-FACING)



SAMPLE ELEVATION - BUILDINGS 5 (INTERNAL-FACING)



TREE SCHEDULE			
KEY	QTY	BOTANICAL NAME	PLANTED SIZE / REMARKS
12		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 88L 3 STEM CLUMP
13		ARBUUS MARINA	50L CAL. 1.5M STD. 880
14		CHAMAECYPARIS 'PENDULA'	50L CAL. 1.5M STD. 880
15		CORNUS KOUSA X NUTTALLI 'STARLIGHT'	50L CAL. 880
16		PSEUDOTSUGA MENZIESII	2.5M HT. 880
17		ARBUUS MARINA	50L CAL. 1.5M STD. 880
18		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
19		ARBUUS MARINA	50L CAL. 1.5M STD. 880
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53		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
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55		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
56		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
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69		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
70		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
71		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
72		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880

PLANT SCHEDULE			
KEY	QTY	BOTANICAL NAME	PLANTED SIZE / REMARKS
1		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 88L 3 STEM CLUMP
2		ARBUUS MARINA	50L CAL. 1.5M STD. 880
3		CHAMAECYPARIS 'PENDULA'	50L CAL. 1.5M STD. 880
4		CORNUS KOUSA X NUTTALLI 'STARLIGHT'	50L CAL. 880
5		PSEUDOTSUGA MENZIESII	2.5M HT. 880
6		ARBUUS MARINA	50L CAL. 1.5M STD. 880
7		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
8		ARBUUS MARINA	50L CAL. 1.5M STD. 880
9		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
10		ARBUUS MARINA	50L CAL. 1.5M STD. 880
11		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
12		ARBUUS MARINA	50L CAL. 1.5M STD. 880
13		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
14		ARBUUS MARINA	50L CAL. 1.5M STD. 880
15		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
16		ARBUUS MARINA	50L CAL. 1.5M STD. 880
17		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
18		ARBUUS MARINA	50L CAL. 1.5M STD. 880
19		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
20		ARBUUS MARINA	50L CAL. 1.5M STD. 880
21		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
22		ARBUUS MARINA	50L CAL. 1.5M STD. 880
23		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
24		ARBUUS MARINA	50L CAL. 1.5M STD. 880
25		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
26		ARBUUS MARINA	50L CAL. 1.5M STD. 880
27		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
28		ARBUUS MARINA	50L CAL. 1.5M STD. 880
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31		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
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36		ARBUUS MARINA	50L CAL. 1.5M STD. 880
37		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
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41		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
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71		AMELANCHIER 'AUTUMN BRILLIANCE'	2.5M HT. 880
72		ARBUUS MARINA	50L CAL. 1.5M STD. 880



LANDSCAPING

On-site landscaping is informed by a theme of sustainability and resiliency.

- Incorporates FireSmart practices to foster safe Wildland Urban Interface (WUI)
- Resilient native, drought-tolerant, and fire-resistant plant species are selected to withstand a changing Coastal climate
- 72 on-site tree plantings provide shade, climate resilience, and privacy for neighbouring properties
- Rain gardens and permeable treatments facilitate sub-surface infiltration and avoid pooling near building edges
- On-site pathways and connection to sidewalks facilitate efficient movement and access, including to public transit along Norwest Bay Road



THANK YOU!

Please provide your input by completing a questionnaire before you leave.



City
State™

SIGN-IN SHEET

NAME	EMAIL / PHONE	MAY WE CONTACT YOU WITH PROJECT UPDATES?	
Gordon Head.		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Will Markwick		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
J. Rhodes		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
DANE M'CRATT		YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
Bernard Hasenber		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Tanya Little		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Bud Hoffman		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Lathy Collins		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
KEVIN KURTZ		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Christiane Cote		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
	YES <input type="checkbox"/>	NO <input type="checkbox"/>	

SIGN-IN SHEET

NAME	EMAIL / PHONE	MAY WE CONTACT YOU WITH PROJECT UPDATES?	
DENISE LEE		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
LEN SMITH		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Pauline SMITH		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Bart + Greg KOS		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Jonathan Jackson		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>

SIGN-IN SHEET

NAME	EMAIL / PHONE	MAY WE CONTACT YOU WITH PROJECT UPDATES?	
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
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		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>

SIGN-IN SHEET

NAME	EMAIL / PHONE	MAY WE CONTACT YOU WITH PROJECT UPDATES?	
Lyone LeMessurier		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
PAT ROTHENBUSH		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Dann Flatt		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Karen Grady		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Dan Fortin		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Rebecca Leja		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Kevin Nguyen		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
D. McLachlan		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Joey Skogstad		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Brian & Laurie Frisell		YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
		YES <input type="checkbox"/>	NO <input type="checkbox"/>
	YES <input type="checkbox"/>	NO <input type="checkbox"/>	

SIGN-IN SHEET

NAME	EMAIL / PHONE	MAY WE CONTACT YOU WITH PROJECT UPDATES?
George Dueck		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
STU DORNBIERER		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Doug Williams		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
West Sechelt Community Association Candice Sayre		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Barbara Bell		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Dianne + Sandy Strome		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Brenda Fowle		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Adam Shepherd		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Ray Inkster		YES <input type="checkbox"/> NO <input type="checkbox"/>
Darlene + Sid Devri		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <small>(cont)</small>
Robyn Peña		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
		YES <input type="checkbox"/> NO <input type="checkbox"/>



LOT B BAILLIE ROAD

WEST SECHELT

Community Input Survey
We Value Your Comments

HOUSING FORMS

Our proposal has been designed with the following housing trends in mind:

- Sechelt needs 726 new housing units by 2026; two-thirds of these units should be ownership units
- Only 2% (8 units) of Building Permits issued in the last five years were for Townhouse units
- Townhouses are the only housing form that couples with children can afford with 30% of median income
- 67% of new units for couples with children should have 3+ bedrooms

The proposed development addresses these housing needs by delivering:

- A healthy balance of **3- and 4-bedroom units**
- **Spacious living areas** that are suitable for families and larger households
- Generous **private outdoor spaces** (yards, patios, & roof decks) for each unit that encourage play and social interaction
- Low-maintenance building and landscape design to **minimize strata costs** for residents
- Housing within walking distance of **parks, schools, and daycares**
- Connectivity to **public transit** and **active transportation** options along Norwest Bay Road

Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

DESIGN

- Modern, **West Coast-inspired** building design
- **Varied facades and roof lines** create visual interest and streetscape
- Intensive on-site landscaping includes 72 new tree plantings, providing **shade and privacy for neighbours**
- **FireSmart landscape design** that includes native, drought-tolerant, fire-resistant plant species ✓
- **Private outdoor spaces** (yards, balconies, patios, etc.) for each unit
- Maintains **ocean view corridor** from Baillie Road

Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS

no-high density doesn't fit existing area - ocp - new development must be a "fit" into existing neighbourhood.

DENSITY

The R2 zone—which applies to all surrounding properties and most lots in West Sechelt—has a minimum lot size of 600 m². Based on this regulation, the subject site’s size is equivalent to seven R2-zoned lots with up to four units each (28 units total). Instead, we are opting for a more cohesive and thoughtfully designed strata Townhouse proposal with 23 units and an FAR of 0.65 (versus max. 1.50 in the R2 zone).

Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

*not in this area - middle of a subdivision
traffic concerns regarding in/out at Baillie + bring 1 house over from Duby.*

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

*affordable housing 3% of it.
not happy too much traffic - no parking on Baillie*



LOT B BAILLIE ROAD

WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

Too tall, I will lose all the remaining privacy I have, these units will have a view directly into my yard and into my house, I will not live with my curtains drawn for privacy

DESIGN

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Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS

NO

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

NO

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

My Main Concerns: ~~are~~
Privacy to neighbouring lots, specifically to the north.
My view to the South and to the Ocean.
The impact to my Property value.



LOT B BAILLIE ROAD WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

I think they are too tall - 3 stories - and will detract from its current zoning of single family housing.

DESIGN

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Do you feel that the proposed design contributes positively to the neighbourhood's aesthetic?

COMMENTS No it does not conform to the existing neighbourhood of single family housing.

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt's growth?

COMMENTS No!! Please fix the water problems first.

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS
- Worried about access in/out on Baillie.
- Parking for overflow is where?
- Can fire services get in/out easily or do they have to back out onto Baillie.



LOT B BAILLIE ROAD

WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

*Looks good.
~~But very~~ But a little high + probably
too dense in existing neighbourhood.*

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COMMENTS

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS



LOT B BAILLIE ROAD WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

There needs to be more parking on-site - VISITORS will park on Baillie and create a hazard. The site is over-developed. There needs to be room for garbage trucks to maneuver.

DESIGN

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Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS

No. - I don't see how the design is "West Coast" inspired.

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

The R2 zone is out of syn with the OCP for FAR - the OCP has been recently changed to a FAR of 0.6 for ^{superintended} it should not be used as a measurement for comparison.

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

An outdoor amenity area of 845 Sq ft is insufficient for the number of units proposed.



LOT B BAILLIE ROAD

WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

IT'S FAR TOO MUCH IN SUCH A SMALL PARCEL OF LAND. COULD BE OVER ONE HUNDRED PEOPLE.

DESIGN

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Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS *No, I DON'T.*

DENSITY

The R2 zone—which applies to all surrounding properties and most lots in West Sechelt—has a minimum lot size of 600 m². Based on this regulation, the subject site’s size is equivalent to seven R2-zoned lots with up to four units each (28 units total). Instead, we are opting for a more cohesive and thoughtfully designed strata Townhouse proposal with 23 units and an FAR of 0.65 (versus max. 1.50 in the R2 zone).

Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS *I GUESS IT WOULD, BUT I'M NOT CONVINCED THAT WE NEED IT.*

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS



LOT B BAILLIE ROAD

WEST SECHELT

Community Input Survey
We Value Your Comments

HOUSING FORMS

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- Townhouses are the only housing form that couples with children can afford with 30% of median income
- 67% of new units for couples with children should have 3+ bedrooms

The proposed development addresses these housing needs by delivering:

- A healthy balance of **3- and 4-bedroom units**
- **Spacious living areas** that are suitable for families and larger households
- Generous **private outdoor spaces** (yards, patios, & roof decks) for each unit that encourage play and social interaction
- Low-maintenance building and landscape design to **minimize strata costs** for residents
- Housing within walking distance of **parks, schools, and daycares**
- Connectivity to **public transit** and **active transportation** options along Norwest Bay Road

Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

parking: 23 units probably means 2cars/unit
 There are 35 spaces + visitor parking
 where is everyone else going to park?
 are the interior roads wide enough for services? fire?
 why only one entry to the subdivision - Are issues
 if the fire is near Norwest Bay? Garbage bins -
 where will they be put?

DESIGN

- Modern, **West Coast-inspired** building design
- **Varied facades and roof lines** create visual interest and streetscape
- Intensive on-site landscaping includes 72 new tree plantings, providing **shade and privacy for neighbours**
- **FireSmart landscape design** that includes native, drought-tolerant, fire-resistant plant species
- **Private outdoor spaces** (yards, balconies, patios, etc.) for each unit
- Maintains **ocean view corridor** from Baillie Road

Do you feel that the proposed design contributes positively to the neighbourhood's aesthetic?

COMMENTS

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt's growth?

COMMENTS

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS



LOT B BAILLIE ROAD WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

Main concern is: Not enough parking spots. This will create chaos on lower Baillie. Not fair for the existing residents.

Other concerns: Density + unit heights

DESIGN

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS



LOT B BAILLIE ROAD

WEST SECHELT

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COMMENTS

REDICULOUS
A JOKE

DESIGN

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Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS

DEFINITELY NOT

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

DEFINITELY NOT

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

TRY ANOTHER DISTRICT



LOT B BAILLIE ROAD WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

Anything above 4 units affects my life too much. Please don't go ahead with this proposal.

DESIGN

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Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS

No!

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

No!

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

I paid a lot for a house in a nice quiet neighborhood, with a view.
Your proposal to build 23 Townhouses will affect my view and increases traffic and noise.



LOT B BAILLIE ROAD

WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

I am n't agree the ~~the~~ building, be cause the size of the land not big enough for many unit of tow house. I don't think the location good for tow house, and very effect for the resident area, for so many ~~purpose~~ ^{purpose} in very tiny space. thank you.

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Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS

Not at all

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

Not at all

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

Too high, too many people, not space for parking to small for that much unit, strongly not allow at all. Thank you.



LOT B BAILLIE ROAD WEST SECHULT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

WRONG DEVELOPMENT IN THIS AREA
DENSITY IS MUCH TOO HIGH.

DESIGN

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- Maintains **ocean view corridor** from Baillie Road

Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS

THE DESIGN MAY BE PLEASING BUT THE TOWNHOUSES WILL DEVALUE THE NEIGHBOURING HOMEOWNERS.

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

~~NOT AT ALL~~
NOT AT ALL.

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

THIS DEVELOPMENT NEED TO BE PUT ON A LARGE PROPERTY



LOT B BAILLIE ROAD WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

- Too many proposed for this lot.
- Having a building that overlooks my yard is a problem.
- the sizes themselves are fine with me.

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Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS

No, a condensed group of townhouses (23) is too much - noise would be a major issue in this quiet neighborhood. Though the townhouses look nice enough from the outside, this is not the area to build them.

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

In a different area, yes => Up Nickerson where other Townhouses are...

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

This proposal affects my yard that is along part of the development. The added noise this many homes will have is too much. We live in a quiet, housed neighborhood. I agree more homes are needed, but in a different area.



LOT B BAILLIE ROAD

WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS
 Too tall. Too dense. Not enough road structure/space to accommodate this density.
 Wildlife detrement.
 The concerns are too many to count.

DESIGN

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Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS

No.

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

Not at all.

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS



LOT B BAILLIE ROAD WEST SECHELT

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COMMENTS

DEFINITELY NOT IN FAVOUR

DESIGN

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COMMENTS

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS

No

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

NOT ENOUGH LAND FOR SUCH A LARGE NUMBER OF HOMES



LOT B BAILLIE ROAD

WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

Too many homes for this small lot.
 No schools nor daycares within walking distance.
 The ~~one~~ park of Baillie is near but not for little children.

DESIGN

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Do you feel that the proposed design contributes positively to the neighbourhood’s aesthetic?

COMMENTS *I don't have a problem with the design but the windows all look into the neighboring windows, decks, pool — and yards.*

DENSITY

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Do you feel that the proposed form and density contribute positively to West Sechelt’s growth?

COMMENTS *Maybe 2 units total for this small lot.*

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS *The developer has a strange view of generous outdoor spaces. There is not enough space for children to play.*



LOT B BAILLIE ROAD

WEST SECHELT

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COMMENTS

DESIGN

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Do you feel that the proposed design contributes positively to the neighbourhood's aesthetic?

COMMENTS

I AM NOT SURE, THE DEVELOPMENT LOOKS OK BUT I BELIEVE WE NEED TO PLAN BETTER (LOCATION WISE) LIKE PARADISE BAY

DENSITY

(STAY AWAY FROM SFLOTS)

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Do you feel that the proposed form and density contribute positively to West Sechelt's growth?

COMMENTS

Yes but wrong location

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

Drill Groundwater for Landscaping needs - BE SMART & BE A GOOD NEIGHBOR



LOT B BAILLIE ROAD WEST SECHELT

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Please let us know what you think of the proposed housing forms & sizes.

COMMENTS

Respectfully, there is nothing "spacious" about these living areas. There is nothing "generous" about these private outdoor spaces. This design looks at home in North Vancouver or Burnaby. It's far too dense given the neighbourhood's layout and pace. If you reduced the project by 50% you would be closer to the mark.

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Do you feel that the proposed design contributes positively to the neighbourhood's aesthetic?

COMMENTS

Absolutely not. In a neighbourhood without town houses, how could a cluster of 23 contribute positively? You can use all the marketing buzz-words you like; it detracts from the neighbourhood aesthetic.

DENSITY

The R2 zone—which applies to all surrounding properties and most lots in West Sechelt—has a minimum lot size of 600 m². Based on this regulation, the subject site's size is equivalent to seven R2-zoned lots with up to four units each (28 units total). Instead, we are opting for a more cohesive and thoughtfully designed strata Townhouse proposal with 23 units and an FAR of 0.65 (versus max. 1.50 in the R2 zone).

Do you feel that the proposed form and density contribute positively to West Sechelt's growth?

COMMENTS

The density, math wise, may contribute to W. Sechelt's growth. But not in a positive way. It's crammed and out of place. Try redesigning this with less units. maybe then.

**WE VALUE YOUR INPUT;
ANY ADDITIONAL COMMENTS?**

COMMENTS

*Every year, without fail, we come under strict, severe water restrictions. How do 23 three and four bedroom town houses fit into this? Council ought to sort that out before they add to the problem. Also parking will be a nightmare.
This really is a half-baked idea.*

Doug Williams (neighbour)

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