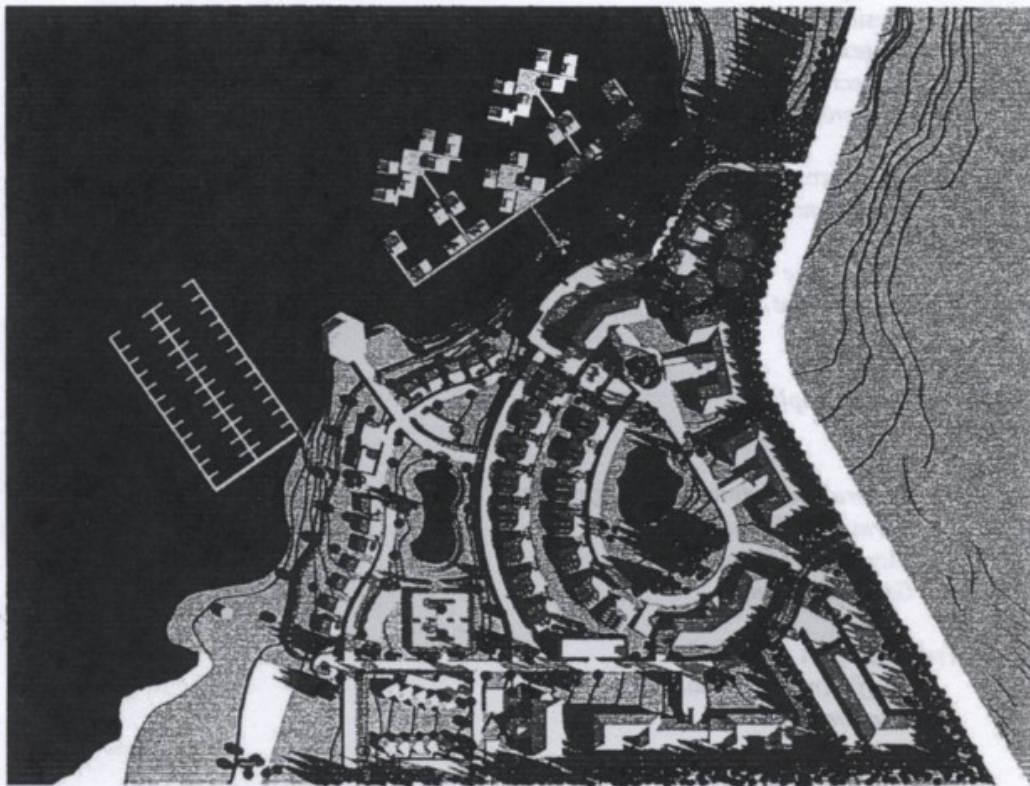


JACKSON POINT at SECHLET  
*A mixed-use waterfront development*



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**PREAMBLE**

This document has been prepared to support an application for an Official Community Plan Amendment and Rezoning consideration for a Comprehensive Development Plan for the defined site.

The applicant and consultant met with the District of Sechelt planning staff in late Spring of 2005 to discuss plans for rezoning the site, which is presently not in use. The Director of Planning provided the contextual overview to processing a development proposal including current and proposed projects and site-specific contextual issues, including relevant vested interest and community groups, along with District of Sechelt plans and policies and priorities for the community.

After preliminary review of current plans and policies the prime consultant prepared alternative land use concept plans for further discussion with the District of Sechelt Planning Department. General staff support was indicated for one of the land use concepts. However, the rezoning application process was stalled at that time due to property negotiations in progress.

In the past, six-month negotiations have developed to a point which allows the application process to proceed. This process has included ongoing meetings with the District of Sechelt Planning Department, preparation of site design concepts and review with Planning Department, revisions to design concept and further review of Planning Department. The proposed concept was presented to the Advisory Planning Commission and received positive comment.

The past few months have been focused on obtaining the necessary consultants' input to address site contextual issues such as soils analysis, environment, detailed topography and servicing, along with impact studies related to the potential effects of the proposed development.

The proposal is now ready to proceed with formal applications for an Amendment to the Official Community Plan designation from Industrial to a Comprehensive Development Area, and Rezoning from Industrial to a Comprehensive Development Zone.

The ensuing process includes the need for community participation, consultation with regional and provincial authorities, revision and development of the proposed concept along with further detailed study. This support document to the Official Community Plan amendment and Rezoning application is therefore envisioned as a work in progress.

## EXECUTIVE SUMMARY

The following document presents a proposal for a mixed-use comprehensive development plan to restore and develop a 35 acre former log sorting site located on the east waterfront of Porpoise Bay. A site inventory of existing conditions has been undertaken, municipal policies reviewed, and issues, opportunities and constraints identified as a basis for the generation of an appropriate land use concept.

The proposal envisions a mixed-use residential, resort, recreation development with approximate 400 units, which includes a marina, float home live/work village and neighbourhood retail facilities. The form and character is compatible with the Sechelt locale (even the tallest structures are low-rise). A community beachfront park is provided in the southwest area of the site along with a linear parkway adjacent to the waterfront.

Green planning initiatives include water management (storm retention/detention, rain water collection, grey water reclamation and low volume toilets in residential buildings), an overall small site building footprint, energy conscious design (community geothermal heating/cooling system) tree retention, and the provision of significant open space.)

Findings from a traffic impact study are included and preliminary servicing concepts for the proposed development plan.

The implementation of the proposed development requires an amendment to the OCP and the establishment of a C.D. Zone. The OCP recommends the establishment of C.D. areas for large sites and the zoning bylaw uses C.D. Zones as a means of accommodating mixed-use development plans designed to respond to specific site conditions.

Presenting a reliable phasing program is difficult to predict. At this time, a five-year buildout program is probably a reasonable assumption.

This is a work in progress. Public consultation, further consultations with regulatory authorities, presentations to council and development permit and subdivision applications will follow. The proposal will evolve as the planning process proceeds.

**BACKGROUND**

*LOCATION*

The site is located approximately nine kilometers north of the town centre in the Sandy Hook/Tuwanek neighbourhood area, and is bounded by Sechelt Inlet to the west and Sechelt Inlet Road to the east. (fig.1)

*LEGAL DESCRIPTION*

Westerly portion of the North half of District Lot 1410, Group 1, New Westminster District except part dedicated as road by the deposit of Plan 11948. (fig. 2)

Water Lot 6102 is a water lot directly adjacent to the Westerly site boundary. (fig. 3)

*HISTORY*

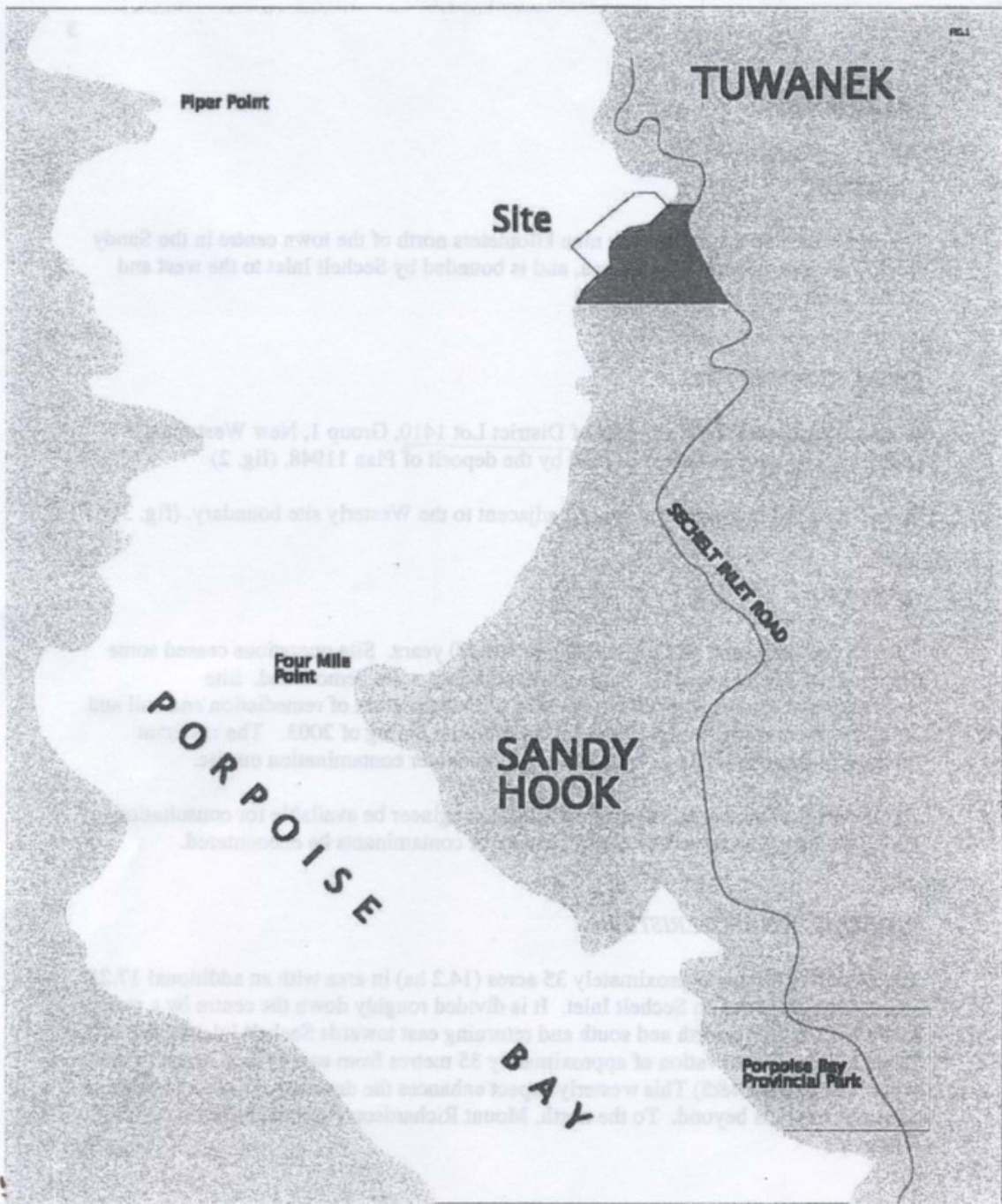
The site has been used as a log sort for at least 60 years. Site operations ceased some time in 2001. Following this, the existing buildings were demolished. Site contamination studies were prepared and a phased program of remediation and soil and groundwater investigative program followed in the Spring of 2003. The resultant findings indicated that there is no soil or groundwater contamination on site.

It is recommended that an environmental soils engineer be available for consultation during construction should localized patches of contaminants be encountered.

*PHYSICAL CHARACTERISTICS*

The waterfront site is approximately 35 acres (14.2 ha) in area with an additional 17.25 acre (17 ha) waterlot on Sechelt Inlet. It is divided roughly down the centre by a steep rocky bank running north and south and returning east towards Sechelt Inlet Road. There is a drop in elevation of approximately 35 metres from east to west down to the water's edge.(figs.4&5) This westerly aspect enhances the dramatic prospect to Sechelt Inlet and the hills beyond. To the north, Mount Richardson dominates the visual landscape

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SITE LOCATION

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NORTH HALF OF LOT 1410, GROUP 1

New Westminster District

Scale 3 sheets - 1 inch

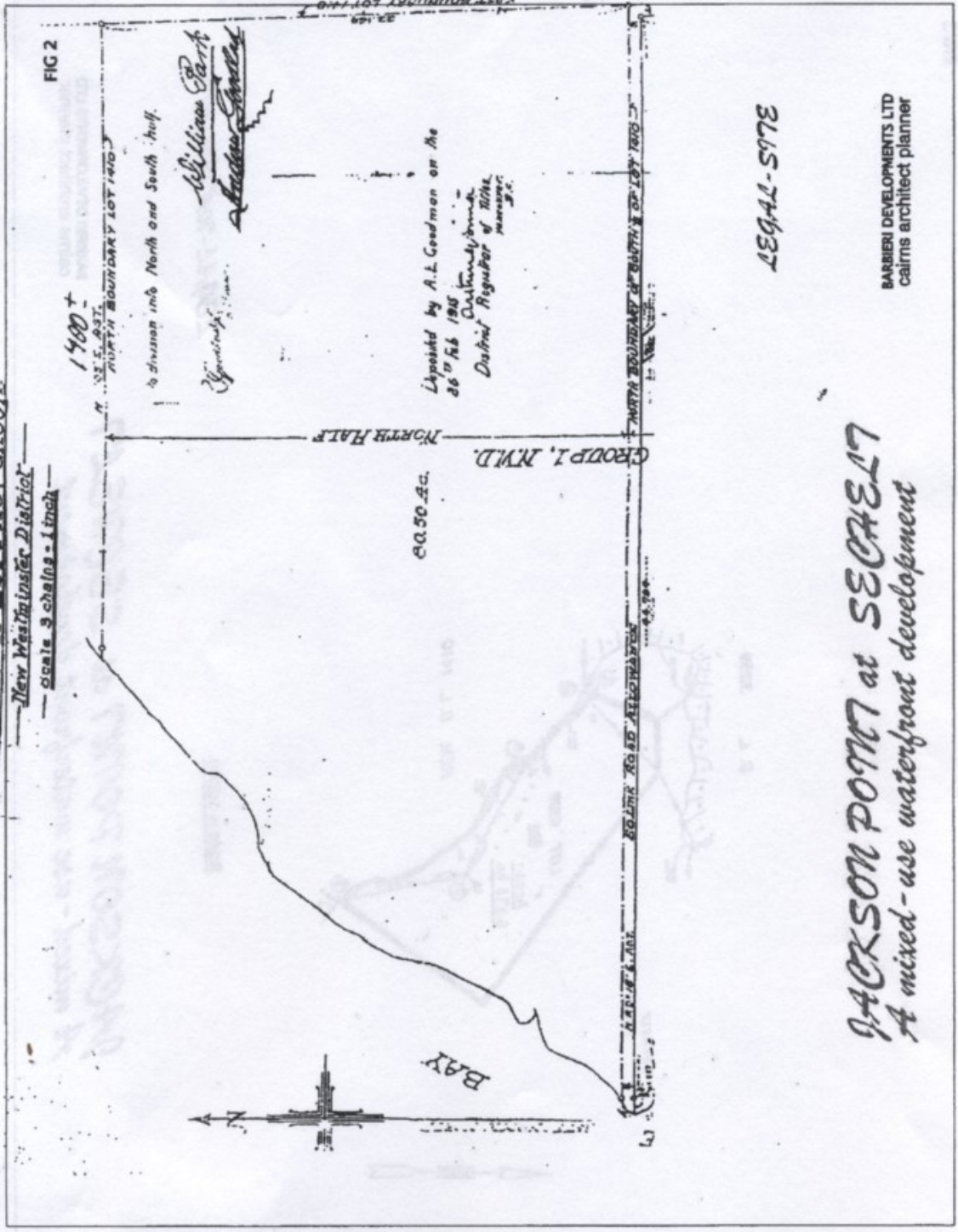


FIG 2

1/400

to divide into North and South half.

William Clark  
Arthur Goodwin

Laid out by A.L. Goodman on the  
26th Feb 1916  
District Registrar of N.W.D.  
Managers

60.50 Ac.

GROUP 1, N.W.D.

LEGAL-5078

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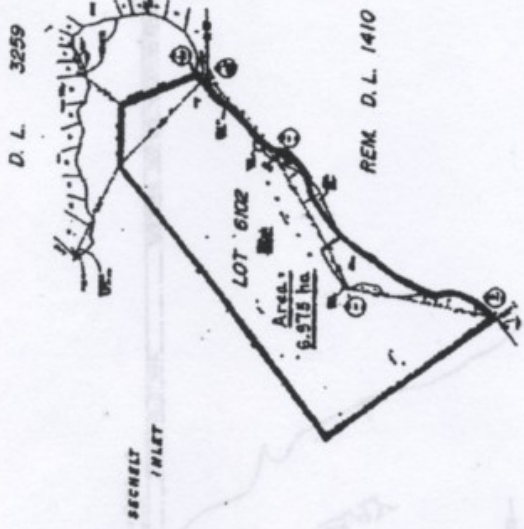
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T.L. 51970

1000

5

FIG 3



Scale = 1:5000

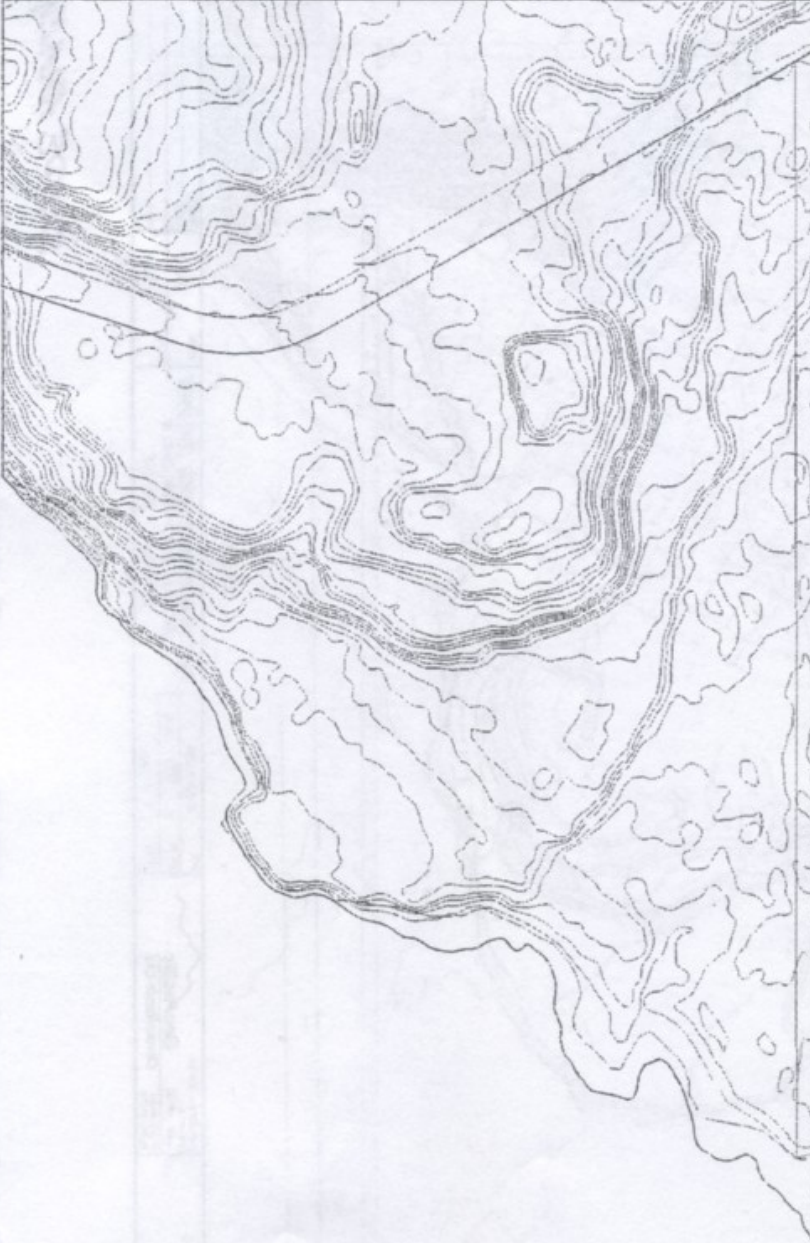
LOT 3241-WATER LOT

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FIG 4



TOPOGRAPHY

**JACKSON PORNIT at SECHSEL**  
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10/12

FIG 5



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**SLOPE ANALYSIS**

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