



## Seascape Village

### Issue

A proposed 46 unit condominium project in the District of Sechelt (District) was declined at a local municipal Council meeting due to its lack of conformity and compatibility with local area Official Community Plan policies, the downtown plan, and design guidelines. TyPlan was retained to review the project and suggest planning and design changes that would support local planning objectives.



### Innovation

Through a review of local area planning and design policies, a number of planning and design modifications were suggested by TyPlan in order for the proposed development to conform to local area planning objectives.

### Solution

TyPlan prepared and submitted a revised planning justification report that was supported by both staff and Council. The project received rezoning approval based on TyPlan's suggested planning and design modifications. In addition, an additional development parcel was identified as part of the development's site plan to support the District's policy objectives increasing development profitability.

Contact Information  
TYPLAN  
604.461.6664  
or  
[russ@typlan.ca](mailto:russ@typlan.ca)

