

TELUS LIVING SECHELT PROJECT INFORMATION

1. WHO IS OMICRON?

Omicron is one of the largest integrated development, design and construction firms in Western Canada. With offices in Victoria and Vancouver, the company fields a team of 135 in-house architects, engineers, interior designers, project managers, and builders who work together to deliver projects. Current and recent projects include TELUS Living Nanaimo, the Marriott Hotel in Nanaimo, the James at Harbour Towers in James Bay, and Eagle Creek Village in View Royal.

On behalf of TELUS, Omicron has submitted a Rezoning and Official Community Plan Amendment application to the District of Sechelt which will undergo a comprehensive application review and referral process, opportunities for public input, a public information meeting, a public hearing and decision by the Mayor and Council in 2021-2022.

A Development Permit application, showing detailed building and site design, will be made in the fall of 2021 and will also undergo a review, referral and decision by Mayor and Council.

2. IF APPROVED, WHEN WILL CONSTRUCTION BEGIN?

Pending all approvals, construction is tentatively scheduled to begin in the fall of 2022.

3. WHAT IS TELUS LIVING SECHELT? WHAT ARE YOU PROPOSING TO BUILD?

TELUS Living Sechelt is a new market rental apartment development that will add approximately 57 new rental homes to Sechelt's Downtown Village neighbourhood, though the final count is still to be determined. The site is currently home to the TELUS' works yard and the Cozy Court Motel. The development will replace the motel, while retaining that portion of the existing TELUS building required to maintain local TELUS services.

Located near the corner of Cowrie Street and Inlet Avenue the site is ideally located and within an easy 10 minute walking distance of shops, cafes and restaurants, the Sechelt Farmers' Market, Trail Bay Mall, medical and social services, banks, public transit, the Sechelt Hospital, parks, recreation and cultural opportunities, and education centres such as Capilano University, the Ecole du Pacifique and the new YMCA daycare centre.

TELUS Living Sechelt will be a six-storey, mixed-use building with ground floor retail and commercial and five storeys of residential rental apartments above. The building and grounds will be woven together by a comprehensive landscape and public realm strategy to beautify and animate the development's two public street frontages facing Inlet Ave. and Periwinkle Lane. Public realm enhancements are proposed to improve the streetscape and neighbourhood pedestrian connectivity.

TELUS Living Sechelt is designed to appeal to, and meet the housing needs of, a wide cross-section of the community and region. It will be differentiated by: classic and contemporary exterior architecture, extensive landscaping, a variety of unit types and sizes, building accessibility, adaptable accessible units, workspace and amenity spaces, secure parking, an EV charging station, bicycle storage, integrated technology offerings, and a low environmental footprint.

The project falls within the boundaries of the Downtown Village Neighbourhood and aligns with much of the community's rental housing initiatives, the Integrated Sustainability Plan, the Strategic Plan 2021, Master Transportation Plan, and Parks Master Plan.

4. WHAT IS OMICRON ASKING THE DISTRICT OF SECHELT FOR?

TELUS owns the approx. 33,000 sq. ft. development Site at 5528 and 5536 Inlet Ave. comprising of four properties: the recently acquired Cozy Court Motel properties (2) and the Telus Communication works properties (2). On behalf of TELUS, Omicron has filed a Rezoning and Official Community Plan Amendment application seeking permission to build approximately 57 new market rental homes with ground floor retail and commercial spaces, in a single building on the site.

Most of the Official Community Plan policies and guidelines will be met by the development including the plan's definition of "Downtown Commercial" with ground floor commercial spaces and apartments above. Six storeys is supported by the OCP under certain conditions and all of these have been met. However the application is requesting a site-specific increase to the allowable number of apartment units and massing in response to the community's urgent demand for rental accommodation needs.

The existing Zoning of the site is a mix of tourism commercial (C-3 Zone) and downtown commercial (C-2 Zone). A new, site-specific, Zone is requested in support of the Site's proposed density and massing.

With a focus on the environment, health and lifestyle, and with a very walkable neighbourhood, the development proposal includes small car spaces, more accessible spaces, an EV charging parking space, and a car share space, along with secure bicycle and scooter storage. Thus, a parking stall reduction is requested to 64 spaces.

5. WHO DO YOU ANTICIPATE WILL LIVE AT TELUS LIVING SECHELT?

TELUS Living Sechelt will offer a diverse and inclusive range of housing options to appeal to a wide cross-section of the community providing workforce, empty nesters and seniors housing. Residents will have the choice of one bedroom, one bedroom plus den, two bedroom, and two bedroom plus den homes as well as units that are accessible and adaptable to accommodate people with disabilities and those who may wish to age in place. Integrated technology features will be incorporated into the project design along with indoor/outdoor work and amenity spaces.

6. WHAT ARE THE BENEFITS OF TELUS LIVING SECHELT TO THE BROADER COMMUNITY?

TELUS Living Sechelt aligns with the District of Sechelt's housing goals through the introduction of 57 new rental homes reflecting a diverse mix of unit sizes including units that are adaptable and accessible. The project repurposes the Telus works yard and an aged motel to provide housing for approximately 100 residents which will make a long-term contribution to the vibrancy and economy of the downtown area. Streetscaping and undergrounding of the overhead wires in front of the Site will occur.

TELUS Living Sechelt also aligns with the District of Sechelt's Community Sustainability Action Plan. The project includes investments in safe streets and provides active transportation connectivity through investments in wide sidewalks, bike storage and encouraging residents and visitors to walk, bike or take the bus.

7. WHAT ARE THE ENVIRONMENTAL BENEFITS OF TELUS LIVING SECHELT?

TELUS Living Sechelt aligns with the District of Sechelt's Community Sustainability Action Plan. The project will be constructed to meet Step Three of the BC Energy Step Code (a graduated standard for energy efficiency), the equivalent standard of Green Building Gold.

The project will include extensive landscaping of the site, Inlet Ave. and Periwinkle Lane frontages. TELUS Living Sechelt is also a catalyst for safe streets and active transportation connectivity as the project will see the construction of wide sidewalks with street trees, encouraging residents and visitors to walk, cycle or take the bus.

To reduce water consumption, the project will include low-flow plumbing fixtures and drought-resistant landscaping.

8. WHAT ARE THE ECONOMIC BENEFITS OF TELUS LIVING SECHELT?

TELUS Living Sechelt represents a \$25 million project investment that will generate approximately \$1 million in development and application fees for the District of Sechelt and the Sunshine Coast Regional District.

Local contractors will be hired wherever possible and approximately 125 construction employment jobs will be created.

Once completed, the development will be home to approximately 100 residents who will buy goods and services in the downtown area.

With the construction of the development, additional annual property taxes will increase from the current total of approximately \$50,000 per year to approximately \$200,000 per year.

9. WHAT ARE THE SOCIAL BENEFITS OF TELUS LIVING SECHELT?

Rising real estate purchase costs and the increasing number of tourism oriented, "short-term", nightly rentals have created an extreme shortage of rental housing on the Sunshine Coast. TELUS LIVING Sechelt will address that need by providing 57 units of long-term tenancy, market-rental housing. This will be guaranteed by way of a legal agreement with the District of Sechelt.

TELUS Living Sechelt will provide an opportunity for a public art installation either in its lobby or at an exterior location.

By locating in the downtown area of Sechelt, the Telus Living Sechelt project and its residents will create more vibrancy in the neighbourhood and its walkability will promote healthy lifestyles.

10. GIVEN THAT THIS IS A TELUS PROJECT, WILL THERE BE ANY SPECIAL TECHNOLOGY FEATURES?

TELUS Living Sechelt will include several technology features that will make it unique among residential developments in Canada. This will include:

- Sophisticated building access and video intercom system that integrates with personal smart phone devices
- Technology integrations throughout building and site, that includes programmable digital displays at entry lobbies
- Smart home technology

- High efficiency building systems including lighting and heating that allow for easy upgrading so the building can continue to be on the forefront of sustainability

11. WILL THERE BE A BUILDING MANAGER?

Yes, TELUS Living Sechelt will retain a local property manager.

12. WILL PETS BE ALLOWED?

Yes, the development will allow small pets.

13. WHAT PUBLIC SAFETY CHANGES WILL BE MADE TO THE STREETS THAT BOUND THE PROJECT?

Omicron has engaged specialists in transportation planning, design and traffic engineering, to provide an analysis of traffic impacts, and their recommendations have been included in the project design.

Omicron is working with the District of Sechelt to ensure that public safety measures are a design priority and that infrastructure upgrades include the addition of wide sidewalks, street lighting and street trees. With this streetscaping, and the existing transit connectivity, the development is in keeping with the District of Sechelt's safe streets, active Living and sustainability objectives.

14. WHAT WILL THE RENTS BE?

The apartments will be rented at market rates, appealing to middle-income workforce earners, and empty-nesters and seniors looking to downsize with maintenance-free Living.

15. WHAT IS THE ANTICIPATED TIMELINE FOR DEVELOPMENT?

The District of Sechelt's approval process is comprehensive. We hope for a favourable decision by the spring of 2022. A 2-year construction period will follow.

16. FOR MORE INFORMATION

Please see the District of Sechelt website for further information on development application processes and on opportunities to make comments.

For more project information, dates of information meeting(s), or posing questions and comments, please email us at hellosechelt@telusliving.com .