



Center for Tibetan Buddhism and Culture

DEVELOPMENT PERMIT REPORT





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PROJECT TEAM

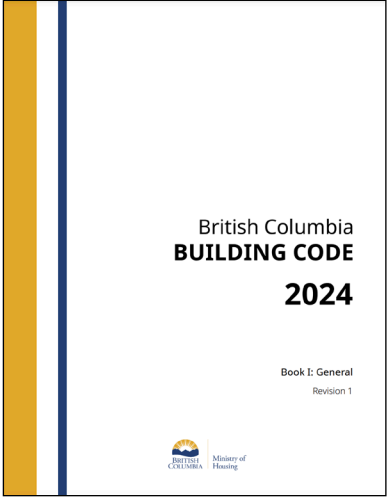
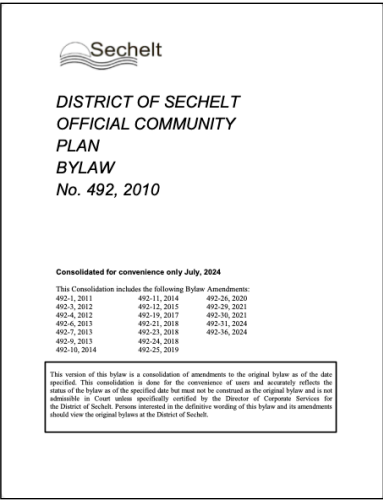
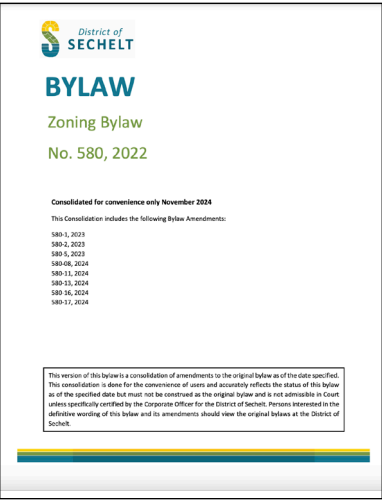
OWNER, ASSET MANAGER & OPERATING PARTNER:
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CIVIL CONSULTANT
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Michael Costa

APPLICABLE POLICIES



The project is located in Sechelt's Downtown Centre Commercial District and is governed by the District of Sechelt's Zoning Bylaw. The project incorporates the following policies and guidelines:

- District of Sechelt Zoning Bylaw
- District of Sechelt Official Community Plan (OCP)
- BC Building Code 2024

It is the intention of the project to meet or exceed the requirements of the above guidelines.

PROJECT SUMMARY SHEET

SITE INFORMATION:

CIVIC ADDRESS:
5788 Cowrie Street, Sechelt, BC, V0N V0N 3A6

LEGAL ADDRESS:
Lot: 26 Block: B District Lot: 303 Plan: VAP7808 PID 010-533-354

RELATIONSHIP TO BYLAW REQUIREMENTS:

TOTAL SITE AREA:	703.1 SQ M
SITE COVERAGE:	44%
BYLAW REQUIREMENTS:	75%
GROSS FLOOR AREA:	415.9 SQ M
BYLAW REQUIREMENTS:	N/A
FLOOR AREA RATIO:	0.59
BYLAW REQUIREMENTS:	1.4
BUILDING HEIGHTS:	
• Principal Building 1 (Drop-in Centre):	4.7M
• Principal Building 2 (Accommodation, Office, Shop):	7.6M
BYLAW REQUIREMENTS:	12M (PRIMARY STRUCTURE), 5M (ACCESSORY STRUCTURE)

SETBACKS:	
• Principal Building 1 (Drop-in Centre):	REAR: 6.7M EXTERIOR (WEST): 3M INTERIOR (EAST): 0M
• Principal Building 2 (Accommodation, Office, Shop):	FRONT: 0M EXTERIOR (WEST): 3M INTERIOR (EAST): 0M
BYLAW REQUIREMENTS:	
• PRINCIPLE STRUCTURE SET BACK 3M FROM REAR AND 3M FROM EXTERIOR SIDE	
• ACCESSORY STRUCTURE SET BACK 1.5M FROM ALL SIDES	

PARKING RATIONALE:

PROVIDED: 5 Stalls including one accessible stall

The use of the site is anticipated to generate limited demand for parking. A drop-off zone has been added to Ocean Avenue to facilitate accessible drop-off and ride share use. The area is highly walkable, is well connected to the bikelane network and is served by transit routes on Cowrie. Additionally, the site benefits from ample street parking on Cowrie Street and Ocean Avenue.

The design prioritizes lush landscape surrounding the meditation centre, which is integral to its spiritual and meditative purpose. Reducing on-site parking allows us to maintain this natural environment, fostering a serene atmosphere for visitors while minimizing the site's ecological footprint. This approach reflects our commitment to sustainability and the values of mindfulness that the centre represents.

PROJECT OVERVIEW

The Centre for Tibetan Buddhism and Culture includes two Primary Buildings:

- Primary Building 1: drop-in centre for meditation and sharing of Tibetan Buddhism and culture;
- Primary Building 2: a support building with accommodation, office space and shop to support the drop-in centre.

The two buildings are connected through a colourful garden courtyard, to provide a place for meditation, ceremonies, and teachings of Tibetan Buddhism.

The meditation space offers a luminous sanctuary for group meditation and workshops of 25 participants. The space can connect to the exterior deck through a generous folding glazed wall, extending the capacity for gatherings through the courtyard, and allowing for seamless connection from indoors to outdoors.

At the heart of the site, linking the meditation space and the accommodations, is the courtyard gardens, with colourful plantings, a meditation deck and outdoor living spaces.

The accommodations are located on the southern edge of the site with access off Ocean Avenue, includes living spaces for the full-time caretaker and three guest bedrooms for visiting students and teachers. The ground floor has a spacious kitchen, dining room, and a living room centered around a fireplace, ideal for hosting guests. Also on the ground floor is an accessible bedroom and bathroom. Through a folding glazed wall, the living spaces connect to the exterior to support hosting of larger gatherings and indoor-outdoor living.

The upstairs includes three bedrooms organized around a more private lounge, which opens onto a sizable covered balcony, usable year-round.

On the south side of the site, facing Cowrie Street, are offices for the non-profit organization, and a small storefront to foster community engagement with the teachings of Tibetan Buddhism and to create an engaging street front on Cowrie.





SITE SUMMARY

CONTEXT



PRESENT USE
The property (pictured below) has a single-family bungalow and shed, which are currently being used for a small business.

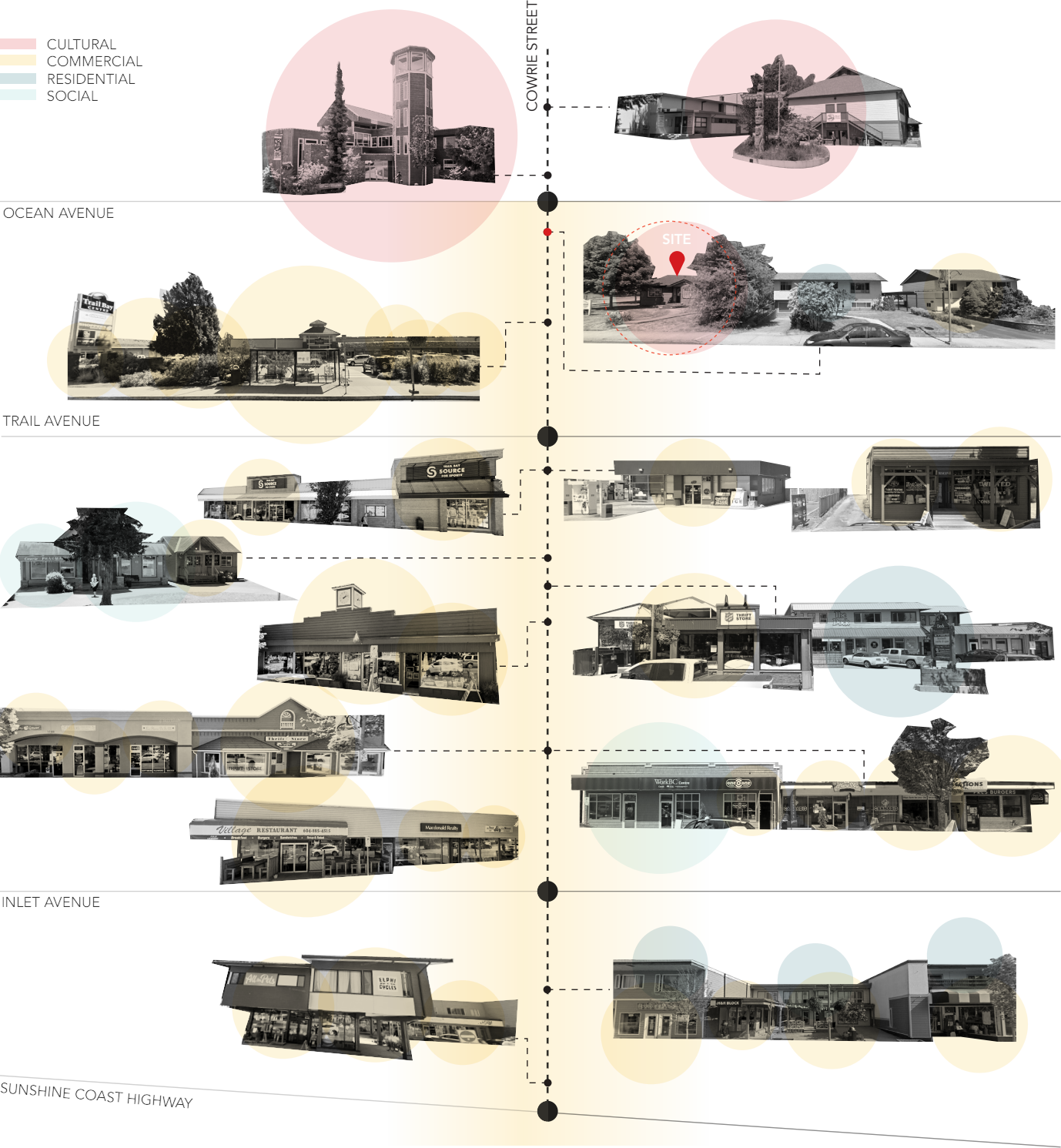


- | | |
|--------------------------------|---|
| Public Indoor Amenities | Spiritual & Religious Spaces |
| 1. Library | 1. St. Hilda's Anglican Church |
| 2. Aquatic Centre | 2. Latter-day Saints Church |
| Public Parks | 3. Bethel Baptist Church |
| Public Services | Schools |
| 1. Fire Hall | 1. Ecole Du Pacifique |
| 2. Visitor Centre | Places of Interest |
| 3. RCMP | 1. Ancient Log |
| 4. Courts | 2. Streetside Garden |
| 5. Canada Post | 3. Rockwood Pavillion |



STREETSCAPE ANALYSIS

- CULTURAL
- COMMERCIAL
- RESIDENTIAL
- SOCIAL



The proposed development brings a storefront and offices accessed directly off Cowrie, aligning with the commercial frontage along Cowrie.



COWRIE STREET - NORTH ELEVATION



COWRIE STREET - SOUTH ELEVATION



OCEAN AVE - EAST ELEVATION



OCEAN AVE - WEST ELEVATION

ZONING

The site is within the **C-4: Downtown Centre Commercial** zoning designation, within the District of Sechelt. The intent of this zone is to provide a mix of retail, office, tourist commercial, cultural/civic facilities and apartment units within the downtown core.



	C4	Downtown Centre Commercial
	CC-1	Community And Civic
	R-4	Urban Infill Residential
	PA-1	Park Conservation
	R2	Low Density Residential
	CD	Comprehensive Development

OCP ALIGNMENT

The site is within the **DPA-6 - Downtown Sechelt** designation of the OCP. A wide range of commercial and mixed uses is supported in the Downtown/Village neighbourhood. Much of the future development in the Downtown will consist of redevelopment of existing properties to higher density uses, including mixed residential and commercial uses, and tourist commercial use. The DPA guidelines are intended to guide this transition while retaining the character of the Downtown. Many of the Vision Plan concepts for improving and revitalizing key areas of the Downtown are incorporated in the DPA guidelines.

DOWNTOWN VISION, IDENTITY & GOALS

- Develop downtown as a vibrant, welcoming seaside community.
- Support unique places to shop, live and enjoy the social/cultural activities of the community.
- Consistent urban design approach that emphasizes the pedestrian experience.
- Retain the unique Sechelt “village” character.
- Revitalize the downtown through investment in streetscape upgrades.
- Provide attractive “gateways” to the entrances to downtown.
- Increase opportunities for living downtown with a range of housing types.
- All new buildings should have upper storeys.
- Provide public plazas and pedestrian seating

SPECIAL OCP VISION FOR COWRIE

New development on Cowrie Street should include ground floor commercial or cultural/public uses to create a continuous commercial streetscape.



New development in the downtown should provide public plazas and wide pedestrian seating areas to encourage street level interaction and activity.



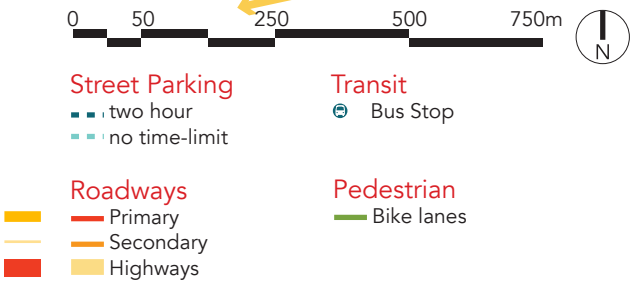
All new buildings in the downtown centre should have upper storeys. Single storeys are not supported. Landscaping is supported.

CIRCULATION - MACRO

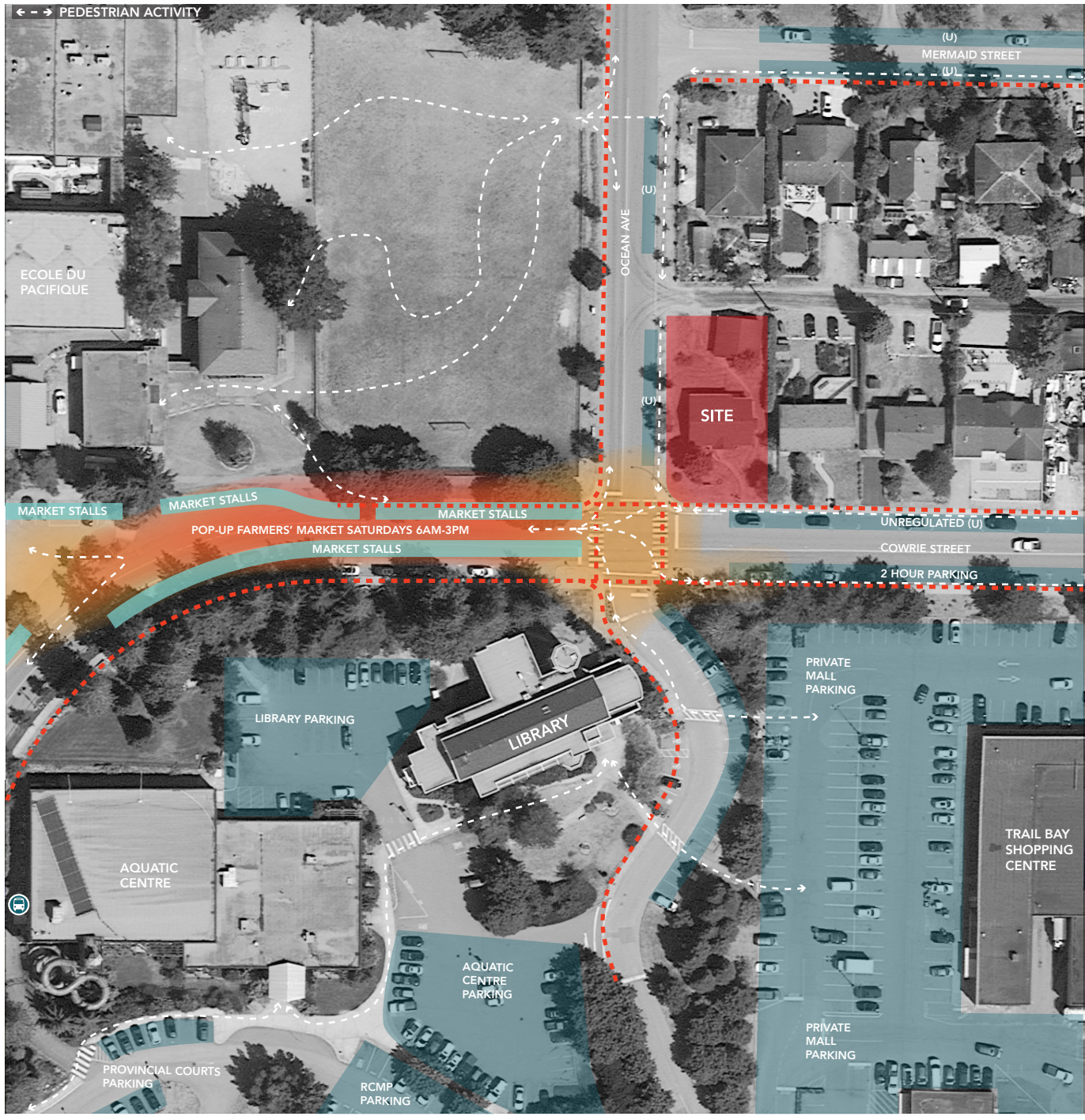


The site is in a highly walkable area and is well served by transit, bike routes and vehicle access.

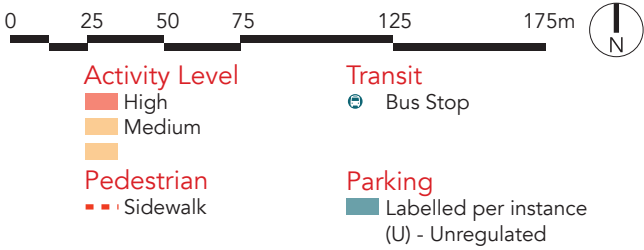
The surrounding streets have a combination of unregulated and 2-hour limit street parking.



CIRCULATION - MICRO



The site is adjacent the pop-up farmers market and the project offers a continuation of the pedestrian experience along Cowrie with a southfacing plaza, the building bulled up to the streetfront and a small shop on the SW corner facing the community amenities and market.





DESIGN RESPONSE

VISION AND GUIDING PRINCIPLES

The key words in the word cloud below represent descriptive words used during the vision workshop. These words provide a thematic understanding to guide design principles and our path forward.



“iÀ}^~} vÀœ“ Ì...i Û^Ã^œ~ ÜœÀŽÃ...œ« >Ài Ì principles to reference as this project moves forward.

VALUES REFLECTED

- Reflect Tibetan Buddhist values;
- Support the delivery of core teachings of Tibetan Buddhism;
- Embody “actions speak louder than words”; and
- Primary focus is as a meditation center, not to be diluted by other uses.

BRIDGING CULTURES

- Blend of West Coast and Tibetan Buddhist vernacular, merging the styles together; and
- Root in the values of Tibetan Buddhist and Bhutanese architecture regarding, while creating a familiar and approachable space related to the Sechelt context.

WELCOMING, PEACEFUL & CALM

- Feels like a fresh start for newcomers;
- Provide a touch-point to connect with the community;
- Welcoming, approachable and unthreatening; and
- Bring calmness and serenity to those who come.

BUILDING AS BACKDROP

- Less ornate than traditional temples;
- Calming space with minimal visual clutter;
- Provide a backdrop for ceremonial and decorative items; and
- Bring colour through Thangkas, gardens and statues.

ACCESS TO LIGHT

- Bring light into the space, consider eastern light;
- Invite sunlight as a way to bring freshness to the design; and
- Consider impact of future developments on access to light and site the project to minimize impact.

PRESENT & FUTURE THINKING

- Design to be a long lasting (seven generation) building;
- Consider the urban direction of Sechelt’s downtown and respond to potential future context;
- Be considerate of current neighbours;
- Integrate flexibility for future uses; and consider functionality for other purposes if the site changes hands.

BALANCE PUBLIC AND PRIVATE

- Align with District of Sechelt community plan for street frontage and activation;
- Use fencing, screening and landscape strategically to indicate public vs. private spaces;
- Contribute to the public realm (shop, landscape, office) while providing privacy for accommodations and Meditation Centre



PROGRAM

The following interior and exterior spaces will support the vision for the Centre for Tibetan Buddhism and Culture, as derived from the Vision Workshop:

OVERALL SPATIAL QUALITIES

- Welcoming, light and fresh
- Safe, secure and universally accessible;
- Flexible + adaptable;
- Warm, modern and contemporary with wood;
- Connected to views;
- Indoor/outdoor connectivity
- Blend of West Coast and Tibetan Styles

ENTRY

- Transition space between exterior and meditation space.
- Storage for shoes, jackets.
- Covered area outside
- Welcoming & comfortable
- Familiar & approachable
- Kitchenette with tea area

MEDITATION CENTRE

- Not ornate, building as backdrop
- Muted, calm, warm
- Well-lit but easy on eyes, soft
- Teacher on north or west, facing east or south
- Built-ins at front for display & cushion storage
- Separate chair/larger item storage
- Possibility to open to garden space

LIVING & BEDROOMS

- Primary bedroom for full-time caretaker
- Accessible bedroom with western style bed
- Dorm style room with 2+ beds, close to the floor. Possibility to increase capacity.
- Ocean view + balcony off main living space

KITCHEN & DINING

- Feeling of a large family home with capacity to host meals for up to 12 people
- Flexible - can adjust levels of privacy and openness
- Kitchenette area on upper level with room for hot plate
- Immediate adjacency with dining. Connection to exterior with potential to extend outdoors.
- Close to meditation space

GARDENS

- Water Feature (waterfall)
- Bright Colours - fruits, flowers, seasonal
- Natural Pathways and elements
- Native vegetation with a touch of cultivation
- Building revealed by landscape
- Some maintenance is okay
- Fire pit for Puja ceremony

SHOP

- Simple shelving similar feel to tearoom
- Separate from meditation, with commercial address
- Book store 25 books, singing bowls, ritual items
- 2-3 people to stand comfortably
- Indicates items are not free, but for sale
- May have separate operating hours



SITE + EXTERIOR SPACES

The Centre for Tibetan Buddhism and Culture is at the north east corner of Cowrie Street + Ocean Avenue in the District of Sechelt, on the Sunshine Coast of British Columbia, Canada.

Located on the opposite corner from the District's Municipal Hall and Public Library, the site provides a unique opportunity to create a cultural centre that will build community, and support local education and awareness of Tibetan Buddhism. The project will be a new and important cultural amenity for Sechelt and the greater Sunshine Coast community.

Providing indoor-outdoor connectivity is a key strategy for the project, with the two buildings connected through a central courtyard that forms the heart of the site.

The accommodation and support building (Primary Building 2) is pushed forward to anchor the end of Cowrie St. in anticipation of future development to create a continuous street frontage in line with the District Official Community Plan.



SITE CONTEXT

CENTER FOR TIBETAN BUDDHISM AND CULTURE

THE KEY EXTERIOR SPACES INCLUDE

PUBLIC CORNER

At the corner of Cowrie St. and Ocean Ave there is a large granite boulder to sit or play on. The shop window is located on this corner, providing a touch-point for people to stop and enjoy cultural aspects of Tibetan Buddhism. The openness and paving at this corner will emphasize the pedestrian experience, with seating and a unique place to shop.

COURTYARD DINING

Adjacent the indoor living space is an outdoor dining area that seeks to connect occupants to the outdoors, providing seating and gathering options outside.

MEDITATION DECK

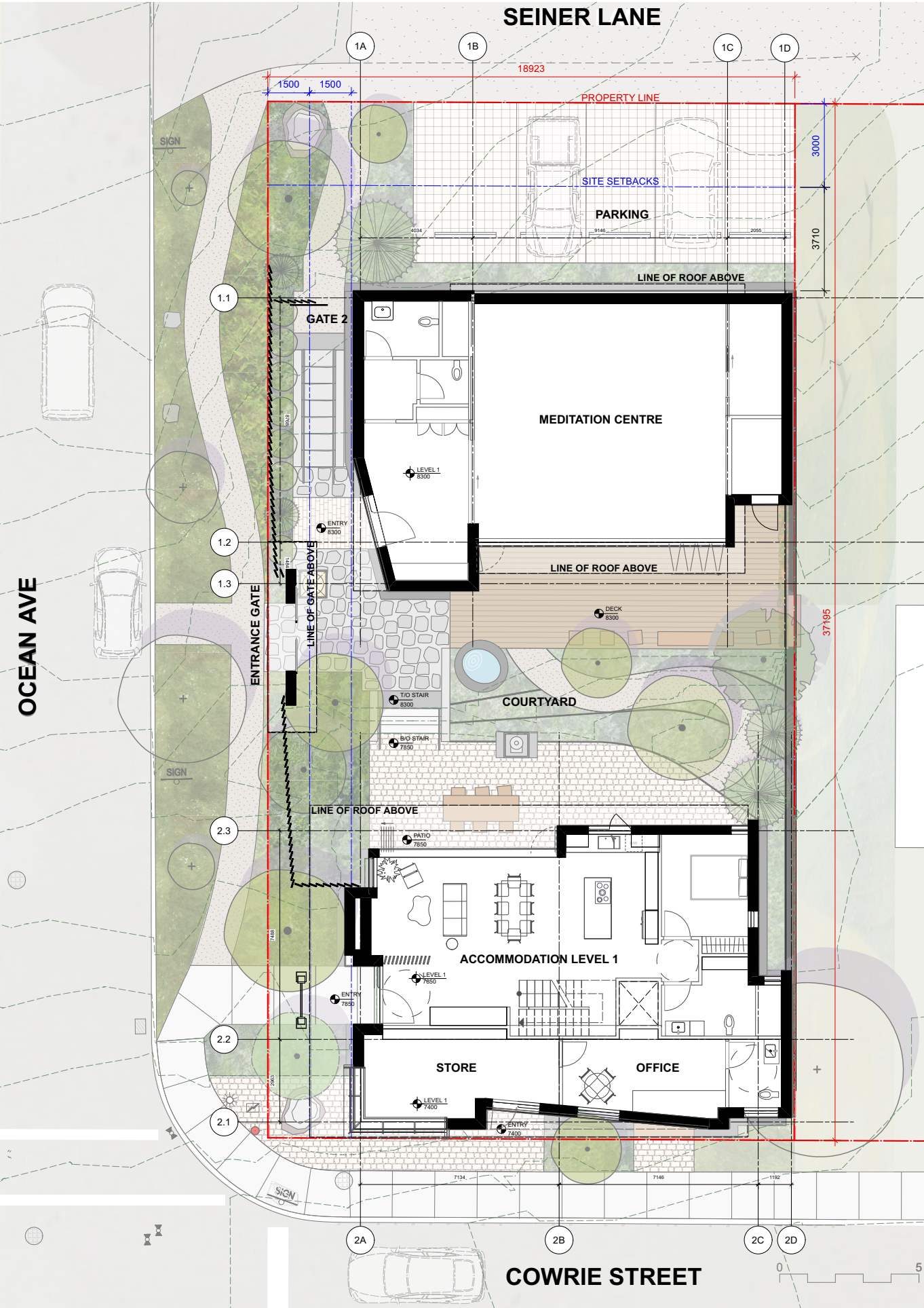
The porch extends out from the meditation centre creating a seamless extension from the interior of the meditation hall to the courtyard gardens.

PRAYER WHEEL

Along the path towards the entry to the meditation centre is a prayer wheel that attendees will touch and move as they proceed to the hall. This is practiced globally by Tibetan Buddhists.

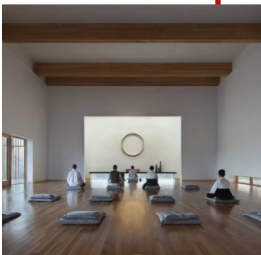
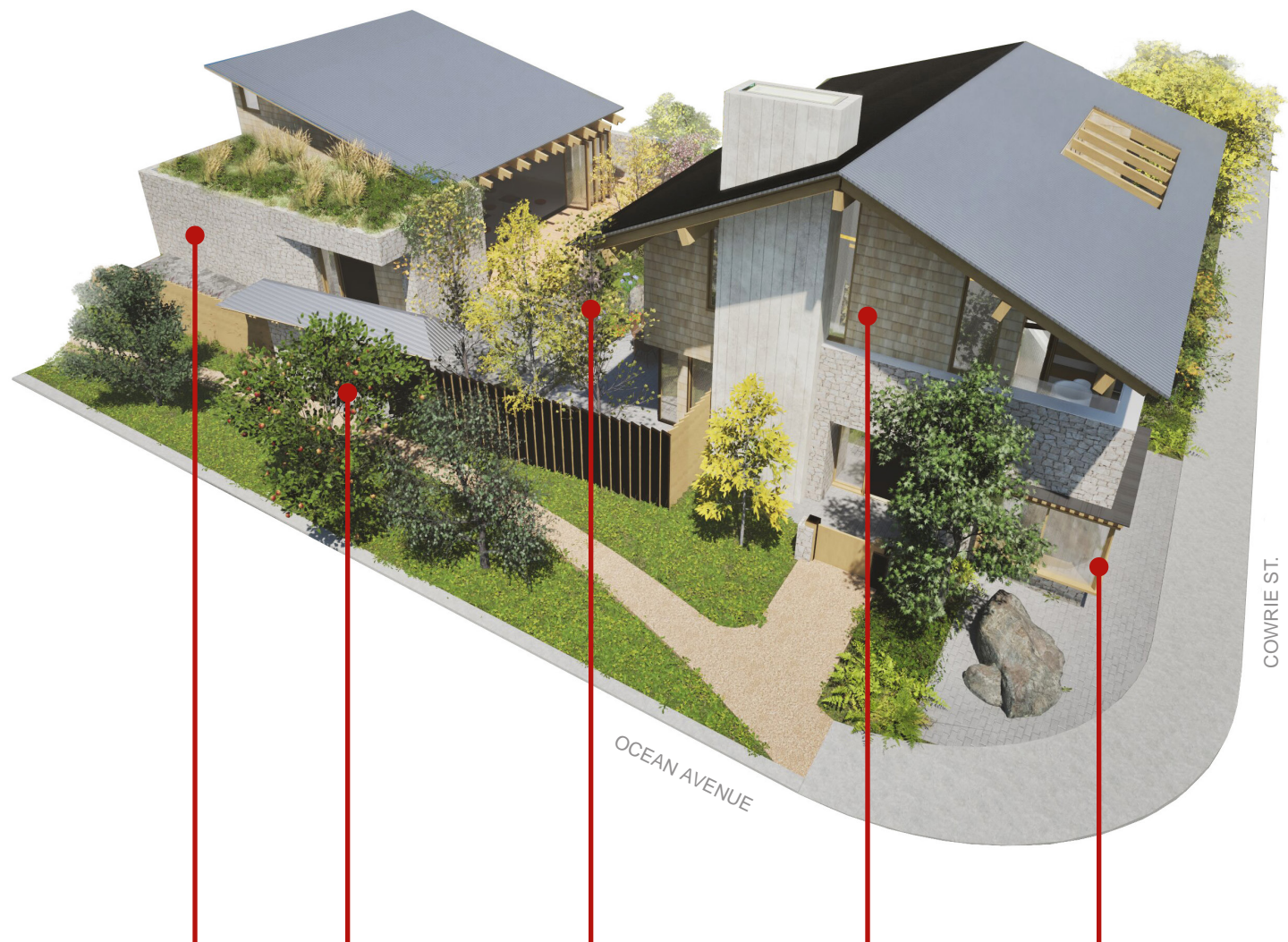
WATER FEATURE & PATH

A water feature will anchor a meandering path down to the more residential side of the courtyard, providing serene ambient noise.



SITE PLAN

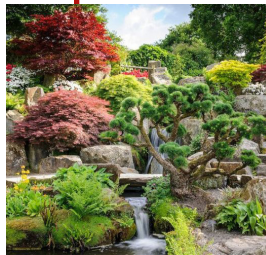
BUILDING DESIGN



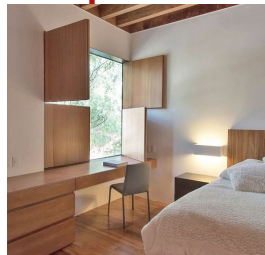
MEDITATION
CENTRE



ENTRY GATE



COURTYARD
GARDEN



ACCOMMODATION



SHOP



VIEW OF THE SHOP, OFFICE AND ACCOMMODATIONS FROM CORNER OF COWRIE AND OCEAN



VIEW OF MEDITATION CENTRE FROM COURTYARD

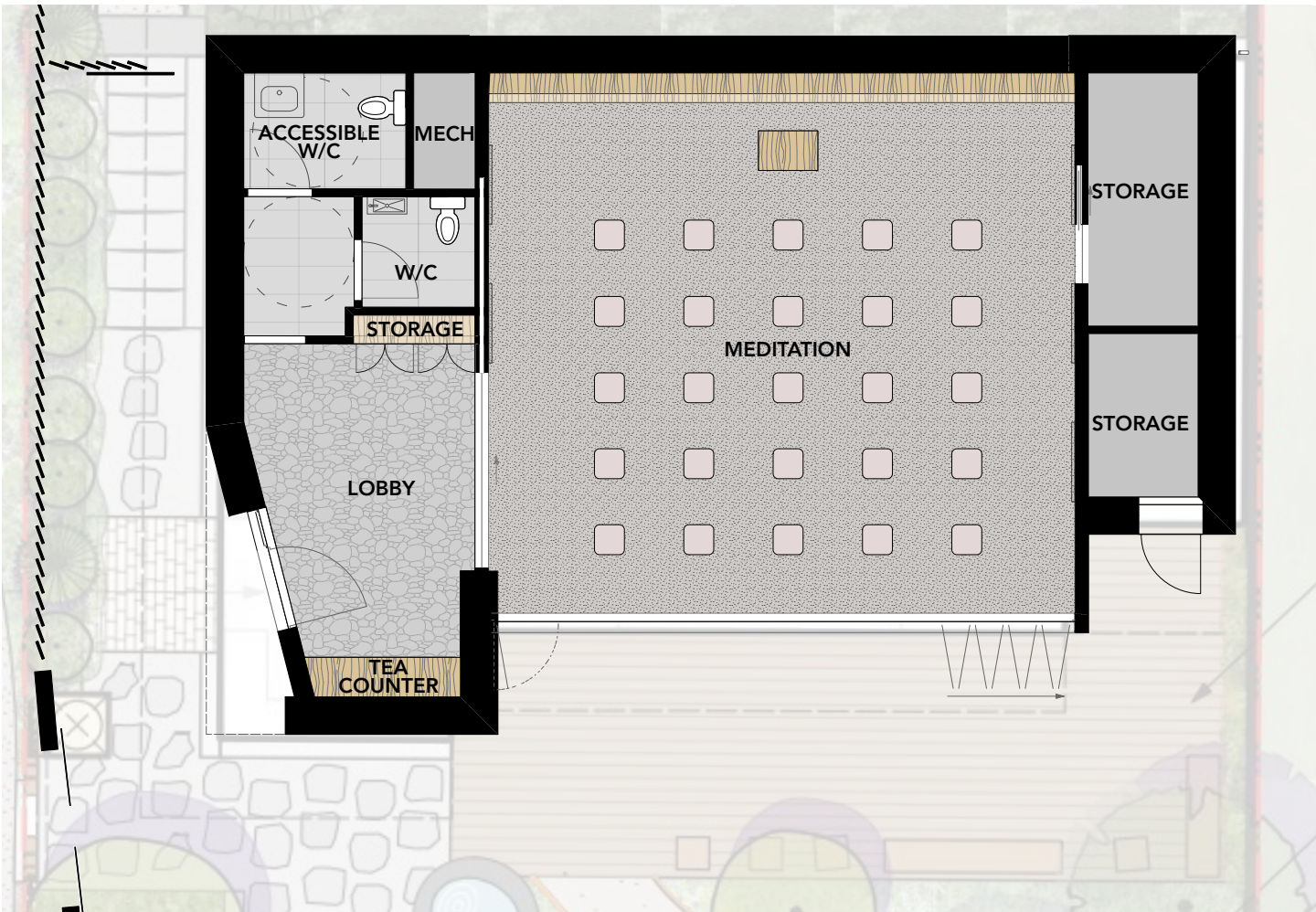
MEDITATION SPACE

Across a lush courtyard garden, the meditation space embodies harmony and mindfulness. The approach leads through a large entry and tea space, thoughtfully designed to welcome visitors with warmth and calm. Complementing this are well-placed washrooms and storage areas, ensuring practicality without disrupting the tranquility of the space.

At the heart of the building lies the stunning meditation hall, bathed in natural light thanks to glazing on all cardinal sides. Large overhangs

provide gentle protection from the elements, while the south wall opens entirely to a spacious wooden ground-level deck. This seamless indoor-outdoor flow allows practitioners to connect deeply with nature, and accommodate larger groups.

Inside, the hall is adorned with sacred thangkas, statues, and offerings, creating an atmosphere of reverence and peace. Every detail has been thoughtfully crafted to foster stillness and connection, making this meditation hall a sanctuary for personal and communal practice.



MEDITATION CENTRE FLOOR PLAN



VIEW TO THE MEDITATION SPACE FROM EXTERIOR DECK



VIEW OUT TO COURTYARD FROM MEDITATION SPACE

ACCOMMODATIONS AND SUPPORT SPACES

The most publicly active corner hosts a shop, enriching the neighborhood with a welcoming presence and a touch-point to the centre’s teachings. The offices and shop are separate from the accommodations and are accessed directly off Cowrie Street.

The ground level of the accommodations is a harmonious blend of functionality and serenity. The entry off Ocean Avenue offers increase privacy for the full-time caretaker and guests.

Inside, the space is inviting, yet calming. The open-concept kitchen, dining, and living areas flow into one another and connect seamlessly to the outdoors. This connectivity creates a dynamic environment perfect for hosting, or simply enjoying the beauty of the gardens. A fully accessible bedroom and washroom support inclusive living.

The second level is a bright and tranquil retreat, thoughtfully designed. A large skylight invites sunlight to cascade into the floor below, and provides a sense of openness throughout. At the south west corner, taking advantage of sunlight and views, lies an upper lounge, with fireplace and generous deck.

The upper floor includes three bedrooms, and a well-appointed washroom. A private sauna and adjacent cooling deck provide a private sanctuary for wellness and rejuvenation.

For added accessibility, a lift is included to connect both levels and ensure every space is welcoming and functional for all.



GROUND LEVEL



UPPER LEVEL



CENTER FOR TIBETAN BUDDHISM AND CULTURE

KEY FEATURES

ATTENTION TO CRAFT



ENTRY GATE



ARTICULATED ENTRIES



INDOOR/OUTDOOR CONNECTION



SERENE INTERIOR



FOLDING GLAZED PARTITION



EXPOSED STRUCTURE

MATERIAL PALETTE

STANDING SEAM ROOF



WOOD
STURCTURE



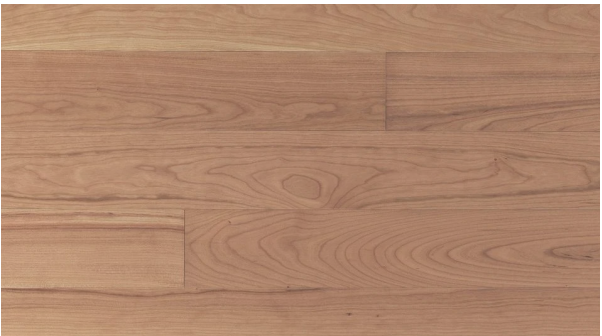
CONCRETE

WOOD CLADDING



STONE MASONRY

WOOD FRAMED WINDOWS



HARDWOOD
FLOOR



EARTHEN FLOOR

The palette is Inspired by the bountry of natural elements on the Sunshine Coast. Through use of wood, stone, and earthen materials, the project makes use of local materials and building techniques while bringing a sense of calm and deep connection to nature.



A scenic view of a lake and mountains framed by evergreen trees. The image shows a calm body of water in the middle ground, with rolling mountains in the background. In the foreground, the dark silhouettes of evergreen trees frame the left and right sides of the image. The sky is a pale, hazy blue.

SUSTAINABLE STRATEGIES

SUSTAINABLE REGIONAL ECONOMIES

A key goal for this development is to support sustainable local economies by prioritizing the use of locally sourced materials and craftspeople. By sourcing building materials from nearby suppliers, the project minimizes transportation emissions and environmental impact. Employing local trades and craftspeople strengthens the regional economy while building community capacity and expertise. This approach creates a cycle of economic benefits that stays within the community, all while promoting environmental stewardship and resilience.

RESILIENT AND REGENERATIVE

The Centre for Tibetan Buddhism and Culture incorporates several resiliency measures to support regenerative and long-term sustainable development of the site. Key resiliency strategies include the use of renewable, low-carbon energy systems; low-impact site stormwater management through retention and detention strategies; an enhanced building envelope to reduce thermal energy demand intensity; optimized natural ventilation and daylighting to reduce energy use intensity; and long-lasting, durable, and natural building materials. Together these measures will ensure the project is equipped to handle environmental challenges and maintain occupant safety for many generations.

PASSIVE DESIGN TO MINIMIZE CLIMATE IMPACT

With the use of passive design strategies and aligning with the CAGBC Zero Carbon Building Design Standard, the Centre for Tibetan Buddhism and Culture is targeting net zero carbon emissions. The building design leverages natural elements like sunlight, shade, and ventilation to regulate indoor temperatures and provide a high degree of thermal comfort with minimal energy use. This approach focuses on thermal mass, insulation, airtight construction, and strategic window placement, to keep spaces warm in the winter and cool in summer. Passive strategies will be complimented with a low-carbon energy system, and radiant heating and cooling system, to provide very low thermal energy demand intensity and total energy use intensity.

“We must consider future generations: a clean environment is a human right like any other”

- Dalai Lama



BUILDING RESILIENCE

- Apply financially sound strategies for capital + operation costs with a durable building that is easy to maintain;
- Design for flexibility with adaptable spaces;
- Consider process and material lifecycles in material selection;
- Create a building that is resilient to fire risk.



ENERGY + CARBON

- Reduce energy demand for the building by employing passive design strategies;
- Reduce carbon emissions at building and site levels;
- Implement renewable energy sources (photovoltaic) and eliminate fossil fuel use.
- Meeting CaGBCs Zero Carbon Building Design Standard



HEALTH, WELLNESS + SAFETY

- Design for diversity and inclusion that is accessible by all;
- Promote occupant safety and comfort; and
- Create gathering spaces to support active, social living.
- Provide healthy spaces with a high level of ventilation and natural light, and good thermal comfort



ECOLOGY + BIOPHILIA

- Incorporate biophilic design, including local + natural materials;
- Directly connect to nature and maximize views and daylight and surrounding landscape; and
- Provide direct connection to exteriors to support a variety of outdoor activities.



WATER EFFICIENCY + MANAGEMENT

- Reduce potable water use for the building and site, and
- Manage stormwater for the site.
- Maximize water infiltration and site retention to reduce impact of stormwater downstream



WASTE MANAGEMENT

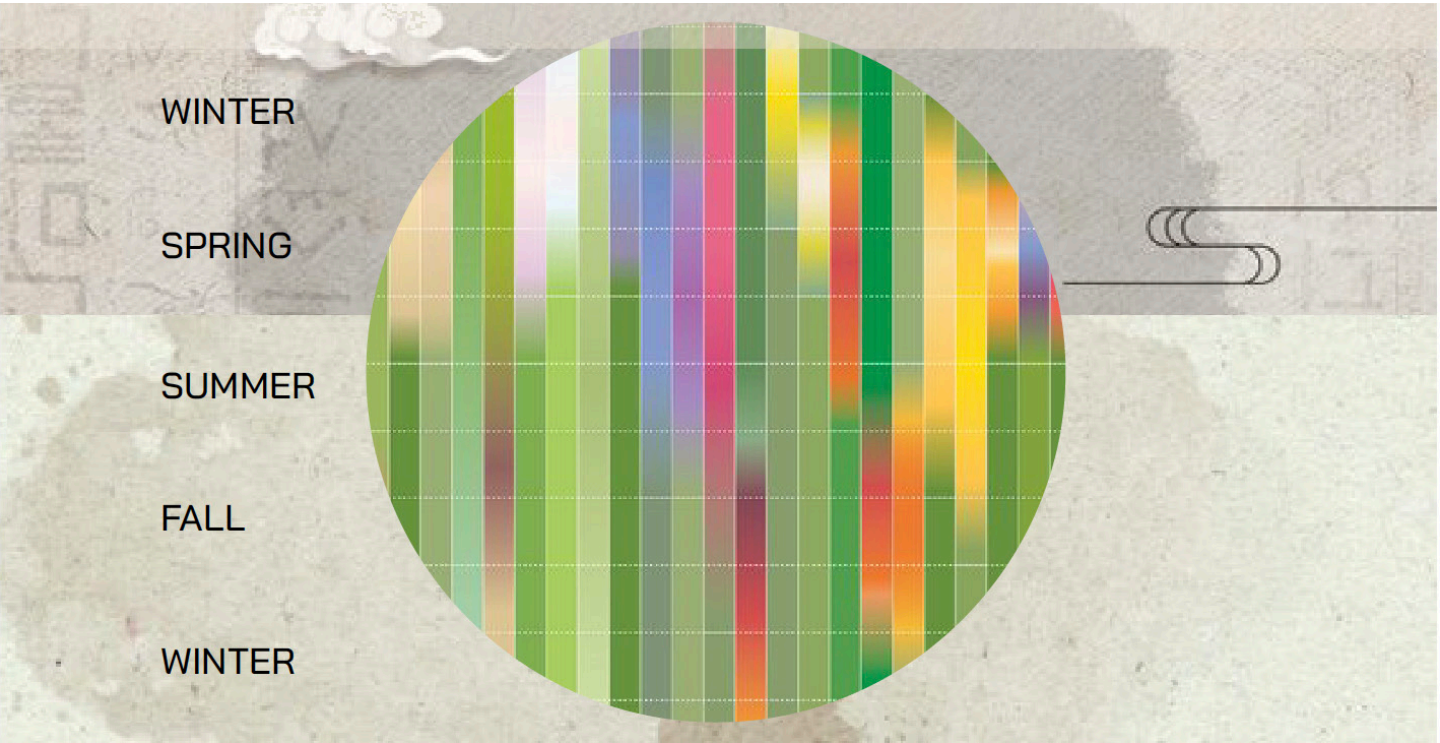
- Reduce facility waste and divert as much waste as possible, and
- Reduce construction waste and divert as much waste as possible with reuse of materials and equipment where feasible.



LANDSCAPE DESIGN: BY LAND AFFAIRS

This Tibetan Buddhist courtyard garden is envisioned as a meditative sanctuary, seamlessly integrating the natural and built environments. A meandering path guides visitors through a lush, year-round tapestry of vibrant greenery and seasonal blooms, encouraging moments of mindfulness at every turn. The tranquil sound of a water feature enhances the sensory experience, creating an atmosphere of calm.

Anchored by a large wooden deck extending from the meditation center, the courtyard bridges the accommodations and meditation space. An outdoor dining and gathering area invites community and supports outdoor living, while a dedicated puja space honors ceremony and spiritual practice. This garden serves as a living extension of both structures, offering a vibrant, sacred space for contemplation, connection, and celebration.



PLANTING STRATEGY: DYNAMIC COLOUR

This courtyard garden in Sechelt is designed with a vibrant, year-round palette, featuring carefully selected plants that thrive in the coastal climate while providing dynamic pops of color. Native and climate-adapted species blend

seamlessly with Tibetan-inspired aesthetics to create a lush, meditative sanctuary. This thoughtful selection celebrates the beauty of each season, creating a vibrant yet calming space for meditation, ceremony, and connection.



