

DEVELOPMENT PERMIT NO. 2025 – (02)

This Development Permit is issued to:

Trail Bay Developments Ltd., Inc. No. 90041
PO Box 400
5755 Cowrie Street
Sechelt, BC
V0N 3A0

1. This Development Permit is issued subject to compliance with all the applicable Bylaws of the District of Sechelt except as specifically varied or supplemented by this Permit.
2. This permit applies to the lands within the District of Sechelt described below:

Parcel Identifier: 025-947-273

Legal Description: Parcel L, Block 7, District Lot 303, Plan BCP10229

Addressed as: 5755 Cowrie Street

3. The Property is located in a designated Development Permit Area:
 - a) Development Permit Area #6 Downtown Sechelt

CONDITIONS OF PERMIT

1. This Development Permit applies to following works on the Property:
 - a) Exterior changes in siding, windows, and roofing materials to support of interior renovations.
 - b) Expansion of indoor space by enclosing two existing open areas.
 - c) Revisions to parking layout with line painting.
 - d) Relocation of existing street trees to facilitate new tenant entrance/exit.
 - e) Installation of a new garbage enclosure.
 - f) Installation of a new commercial loading dock.
 - g) Installation of new signage subject to a sign permit and development variance permit.

2. The Property and the works shall be developed strictly in accordance with the following terms, conditions and provisions of this Development Permit and any plans and specifications attached to this Development Permit shall form part of this Development Permit:
 - a) Attachment 1, which contains the Topographic Survey (24040-1006), prepared by Strait Land Surveying Inc., dated June 27, 2024.
 - b) Attachment 2, which contains the Architectural Plans and Drawings, prepared by Mallen Gowing Berzins Architecture Inc., dated May 23, 2025 (Rev. B).
3. Provide a security bond in the amount of \$10,000 in the form of a bank draft or certified cheque. This security bond will be held to ensure that the works have been satisfactorily completed in accordance with the plans and specifications in Attachments 1 – 2 and the conditions of this permit.

Final Review & Development Permit Closure

100% of the security bond may be released after; Final Report #1 is submitted and approved, by the District of Sechelt through the associated building permit application within the online CloudPermit system.

- 1) Final Report #1 – Final Review: Prepared and signed by the qualified professional immediately following completion of all works confirming that all works have been done in accordance with the requirements of this permit.
4. If construction for the development permitted by this Permit does not substantially commence within twenty-four months of the date of issuance, this Permit shall lapse.
5. Notice of this permit shall be filed at the BC Land Title and Survey Authority under the authority of Section 503 of the *Local Government Act* and upon such filing, the terms of this permit or any amendment hereto shall be binding on all persons who acquire an interest in the lands affected by this permit.

**THIS DEVELOPMENT PERMIT IS NOT A BUILDING PERMIT.
THIS DEVELOPMENT PERMIT IS NOT A SIGN PERMIT.**

Authorizing Resolution of Council:

Resolution No:

Date of Resolution:

Date of Approval:

Date of Issue:

Authorizing Signature:

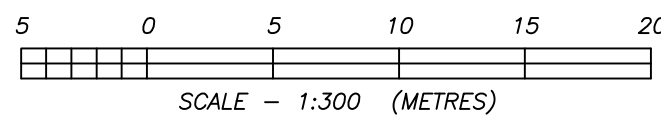
X

Andrew Allen

Director of Planning & Development

- Attachment – 1
- Attachment – 2

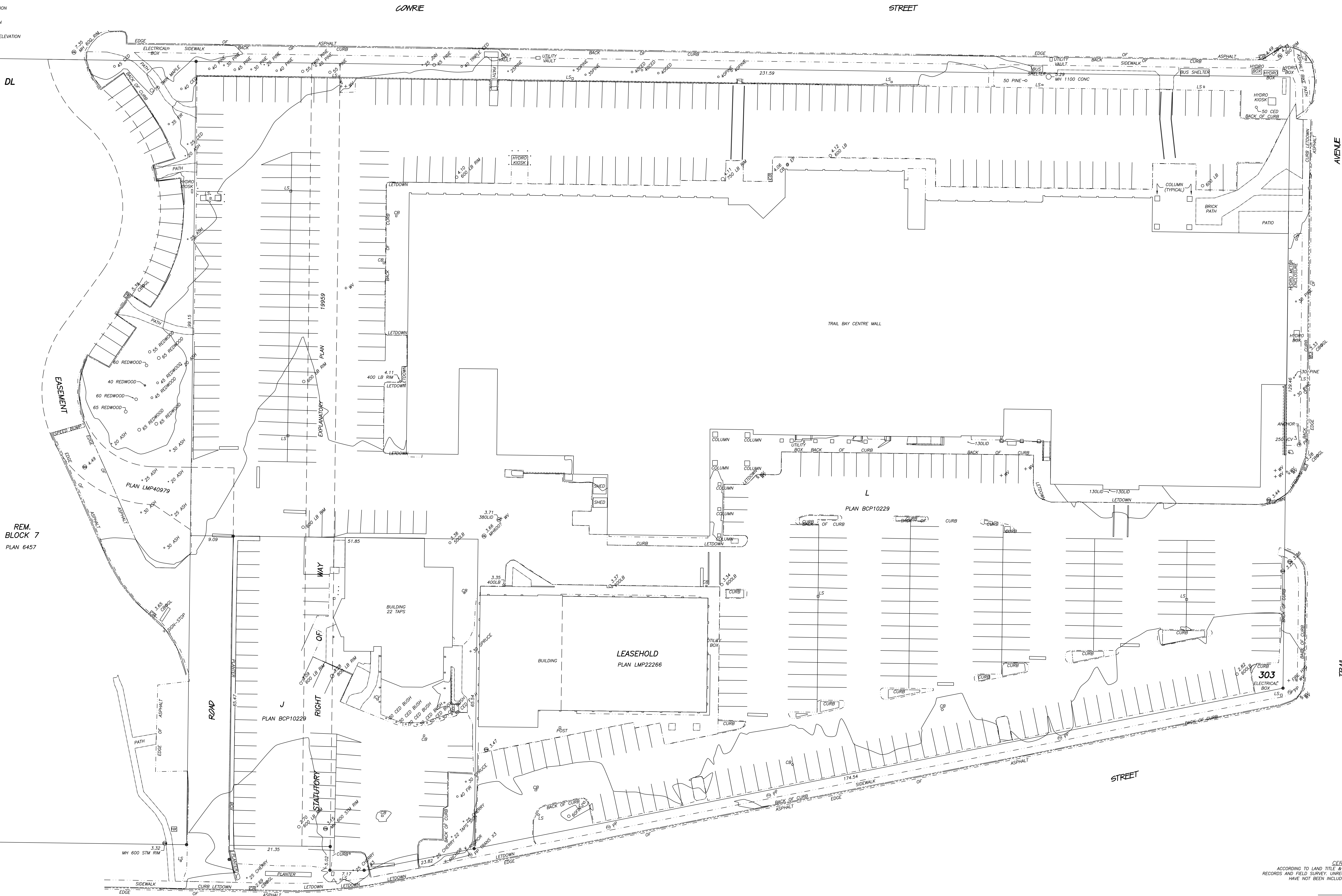
TOPOGRAPHIC SURVEY OF PARCEL L PLAN BCP10229 AND LOT J PLAN LMP46433; BOTH OF BLOCK 7 DISTRICT LOT 303 GP.1 NWD.



LOCATION: 5740 & 5770 TEREDO STREET, SECHULT, BC
PID: 023-947-273 & 024-799-661

LEGEND:

- DENOTES A STANDARD IRON POST FOUND
- DENOTES GROUND ELEVATION
- DENOTES A WATER VALVE
- 40 FT 8 DENOTES TREE, SPECIES AND SIZE (A, CM) LISTED
- ⊕ DENOTES POWER POLE
- ⊕ 1.25 DENOTES A SANITARY MANHOLE AND RIM ELEVATION
- ⊕ 3.05 DENOTES A STORM MANHOLE AND RIM ELEVATION
- ⊕ DENOTES UNKNOWN UTILITY MANHOLE AND RIM ELEVATION
- CB DENOTES CATCH BASIN
- LS DENOTES LAMP STANDARD
- ICV DENOTES IRRIGATION CONTROL VALVE
- HK DENOTES HYDRO KIOSK



NOTE:

ALL DISTANCES ARE IN METRES.
CONTOUR INTERVAL IS 1m.
GEODETIC ELEVATIONS ARE IN METRES AND REFERENCED TO THE CANADIAN DATUM AND WERE DERIVED FROM DUAL-FREQUENCY GNSS OBSERVATIONS WITH REAL TIME CORRECTIONS FROM THE SMARTNET NETWORK.
THIS PLAN IS FOR PRELIMINARY DESIGN PURPOSES ONLY AND REPRESENTATIVE OF FEATURES AND STRUCTURES AT THE TIME OF THE SURVEY. FINAL BUILDING LOCATIONS MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
TREE SPECIES AND DIMENSIONS SHOULD BE VERIFIED BY A QUALIFIED ARBORIST PRIOR TO DESIGN AND PERMIT APPLICATION.
LOT DIMENSIONS ARE DERIVED FROM FIELD MEASUREMENTS AND FROM REGISTERED PLANS BCP10229 AND LMP46433.
DIMENSIONS ARE TO EXTERIOR OF MAIN WALL.
PARCEL L AND LOT J MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:
• UNDERSURFACE RIGHTS J18365
PARCEL L MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:
• STATUTORY RIGHT OF WAY G31428
• LEASE BURRO26
• RIGHT OF FIRST REFUSAL BURRO26
• RESTRICTIVE COVENANT BURRO27
• EASEMENT BN32796
• LEASE BCP10229
• STATUTORY RIGHT OF WAY BK216334
• LEASE BN317884
• COVENANT CA3130968
LOT J MAY BE AFFECTED BY THE FOLLOWING ENCUMBRANCES:
• STATUTORY RIGHT OF WAY G31427
• COVENANT G31429
• MODIFICATION CA9479099
THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF TRAIL BAY PROPERTIES.
THE REGISTERED OWNER OF PARCEL L IS TRAIL BAY DEVELOPMENTS LTD.
THE REGISTERED OWNER OF LOT J IS 5770 TEREDO HOLDINGS LTD.
COPYRIGHT 2024.

ACCORDING TO LAND TITLE & SURVEY AUTHORITY RECORDS AND FIELD SURVEY, UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.



DATE OF SURVEY: APRIL 23, 2024
STRAIT LAND SURVEYING INC.
SEAMUS POPE, B.C.L.S.
BOX 61 (5689 DOWLING ST)
SECHULT, BC V0N 3A0
T: 604-885-3237
24040-1006

2025-05-23 REISSUED FOR DP

LEGAL DESCRIPTION

PARCEL L DISTRICT LOT 303 GROUP 1
NWD PLAN BCP10229
PID: 025-947-273

CIVIL ADDRESS

5755 COWRIE STREET
SECHELT, BC V0N 3A0

ARCHITECTURAL

MALLEN GOWING BERZINS ARCHITECTURE INC.
SUITE 300 7 EAST 6TH AVE.
VANCOUVER, BC V5T 1J3
604-484-8285

DREW ABERCROMBIE
EMAIL: DABERCROMBIE@MGBA.COM
604-484-8285

PETER J MALLEN
EMAIL: MALLEN@MGBA.COM
604-484-8285

CLIENT

TRAIL BAY PROPERTIES LTD
PO BOX 400, 5755 COWRIE STREET
SECHELT, BC
604-885-5614

NICOLE GRUNBERG
EMAIL: NGRUNBERG@TRAILBAYPROPERTIES.CA
604-855-5614

PROJECT MANAGER - TERRY BROOKES
EMAIL: TERRYB@THEEDGE.CA

DESIGN RATIONALE

PROPOSAL RATIONALE

In line with the City's goals outlined in the Official Community Plan (OCP) and Downtown Sechelt Guidelines (DPA-d), this project effectively addresses the need to maintain attractive street-level retailing to attract visitors and serve local residents.

The proposed development consists of exterior and interior improvements to the existing Trail Bay Centre mall structure to facilitate an enhanced retail experience. The consolidation of some of the smaller CRU's will increase the attraction for new larger retail businesses. The minor addition of area ensures the ability to maintain some of the existing smaller local businesses with an established presence in the community through relocation.

The proposed updates to the retail frontage maintain the high standard of urban design, pedestrian scale and building material considerations outlined in the OCP.

PROJECT DESCRIPTION

The Trail Bay Centre mall is a thriving community hub for visitors, offering a variety of locally owned and operated businesses, shops, restaurants and professional services. The proposed design seeks to respond to the needs of the growing community while maintaining the established sense of place and visual identity.

The OCP recognizes the essential role of the mall within the Downtown Sechelt zone, citing encouragement for redevelopment in order to orient the services towards the street by using individual entries. The proposed design offers new tenant entry from Trail Avenue as an addition to the continuous commercial streetscape.

SITE LOCATION & CONTEXT

The property is outlined by Cowrie Street to the North, Trail Avenue to the West and Teredo Street to the South. The proposed design maintains all existing setbacks and existing building height. The additional tenant entry from Trail Avenue provides enhanced access to the street residents, with the minor tree relocation ensuring the maintenance of the current pedestrian realm.

The proposed design allows for a minimally invasive repainting of parking stall separations per required Bylaw dimensions to provide additional parking stalls without disruption to everyday patron activity.

FORM & CHARACTER - ARCHITECTURAL CHARACTER, MASSING AND MATERIALITY

The proposed design has been developed to support interior and exterior retail changes while ensuring the existing character of the existing building is maintained. The enclosure of the current existing canopy with wood siding provides a balanced blending in with the various existing exterior materials.

The proposed design aligns with the typical coastal color scheme as outlined in the Official Community Plan (OCP), while tying into the color palette of the existing craftsman signage framing.



CERTIFIED PROFESSIONAL

REV	DATE	DESCRIPTION	BY	CHKD	APP'D
1	2025-05-23	ISSUED FOR O.P.	AS	DA	
2	2025-04-02	ISSUED FOR O.P.	AS	DA	
REV	DATE	DESCRIPTION	BY	CHKD	APP'D

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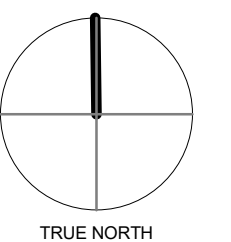
PROJECT

TRAIL BAY CENTRE
5755 COWRIE ST
SECHULT, BC
V0N 3A0

SHEET TITLE:

DESIGN RATIONALE

PLT/DATE	PROJECT NO.
2025-05-23	24001
SCALE	
6" = 1'-0"	REVISION
DRAWING NO.	
A001	B



1
A101



GENERAL NOTE: DRAWINGS ARE FOR DESIGN INTENT PURPOSE. ALL DIMENSIONS TO BE SITE VERIFIED.

1 PROPOSED SITE PLAN
A102 SCALE: 3/8" = 1'-0"

PROJECT SUMMARY SHEET

Note - Existing square footage estimated based on available data

ZONING DESIGNATION FORM & CHARACTER AREA	C-4 DOWNTOWN CENTER COMMERCIAL D6A DOWNTOWN SECHTEL		
	EXISTING	CHANGE	PROPOSED
TOTAL SITE AREA	336,910 <i>sf</i>	+807 <i>sf</i>	337,717 <i>sf</i>
SITE COVERAGE	38.3%	+ 0.24%	38.54%
BUILDING AREA	122,310 <i>sf</i>	+783 <i>sf</i>	136,364 <i>sf</i>
GROSS FLOOR AREA	135,581 <i>sf</i>	+783 <i>sf</i>	136,364 <i>sf</i>
FLOOR SPACE RATIO	0.40		0.4
USE	EXISTING TO REMAIN		
BUILDING HEIGHTS	EXISTING TO REMAIN		
SETBACKS	EXISTING TO REMAIN		

PARKING STATS - PROPOSED

TOTAL EXISTING STALLS	431 stalls*
* Number of parking stalls reflects previously approved and incorporated parking variances	
TOTAL REMOVED STALLS	- 4 stalls [2 to accommodate new loading, 2 to accommodate new garbage enclosure]
TOTAL REQ. NEW ADDITIONAL STALLS	- 4 stalls [to accommodate floor area additions]
TOTAL REQ. NEW STALLS TO ACCOMMODATE PROPOSED DESIGN	+ 8 stalls
TOTAL PROPOSED STALLS	431 stalls**
** 8 new parking stalls provided by revising parking layouts to meet minimum requirements for stall dimensions, refer to new layout outlined in blue.	

SCOPE LEGEND

BUILDINGS IN SCOPE	NOT IN SCOPE
ADDED AREA	

PARKING REQUIREMENTS

MANEUVERING AISLE REQUIRED at 90 degree	7.5m aisle width
REGULAR STALL SIZE	6.0m x 2.5m
ACCESSIBLE STALL SIZE	6.0m x 3.7m
MAX SMALL CAR STALLS PERMITTED at 20%	86 stalls

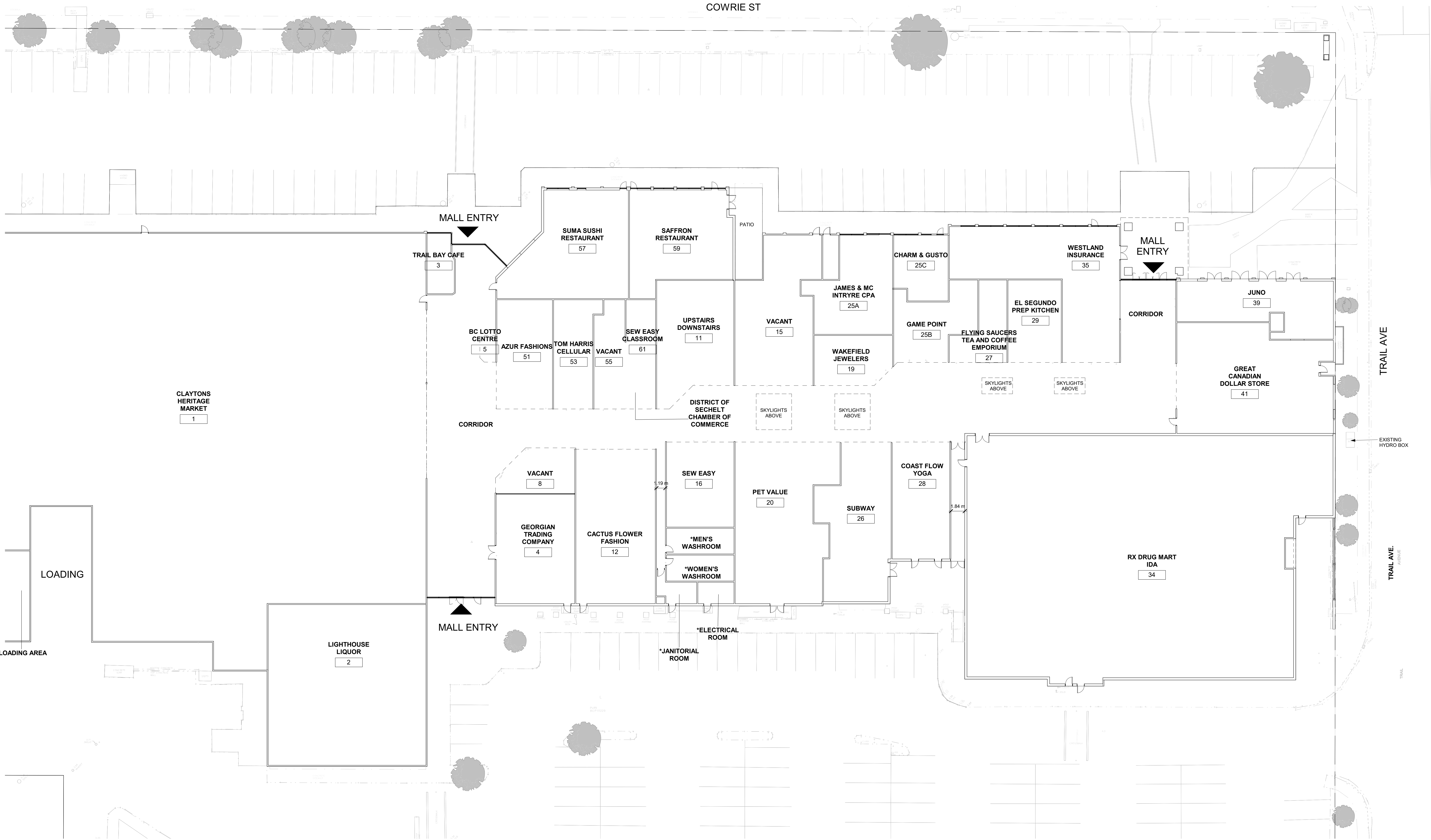


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TRAIL BAY CENTRE
5755 COWRIE ST
SECHTEL, BC
V0N 3A0

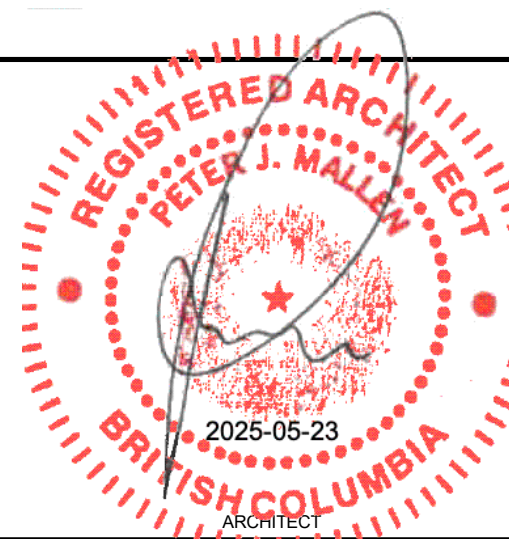
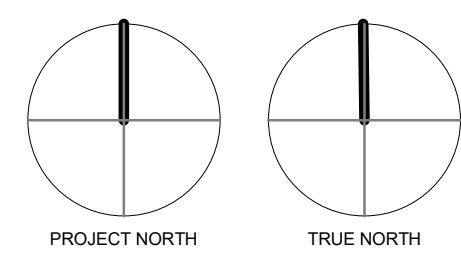
PROPOSED SITE PLAN

PROJECT DATE	2025-05-23	PROJECT NO.	24001
SCALE	As indicated	REVISION	
PROJECT NO.	A102	REVISION	B



1 GROUND FLOOR PLAN - EXISTING
A111 SCALE: 1/16" = 1'-0"

GENERAL NOTE: DRAWINGS ARE FOR DESIGN INTENT PURPOSE. ALL DIMENSIONS TO BE SITE VERIFIED.



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REV	DATE	DESCRIPTION	BY	CHK
1	2025-05-23	ISSUED FOR CP	AS	DA
2	2025-05-23	ISSUED FOR CP	AS	DA
REV	DATE	DESCRIPTION	BY	CHK

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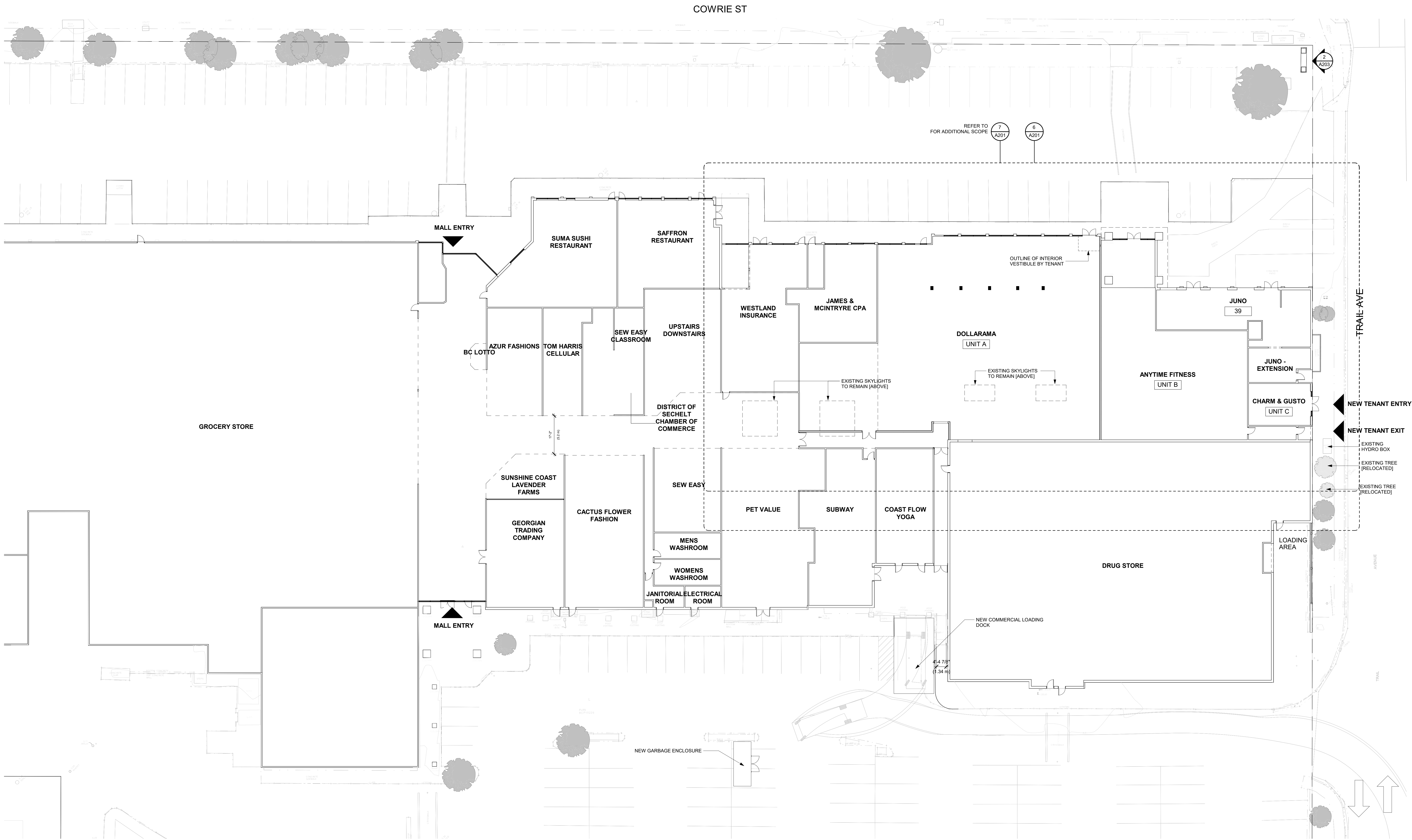
PROJECT
TRAIL BAY CENTRE
5755 COWRIE ST
SECHELT, BC
V0N 3A0

SHEET TITLE

EXISTING MAIN LEVEL
FLOOR PLAN

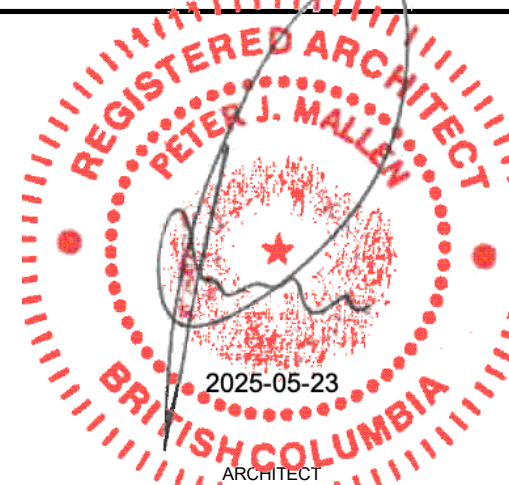
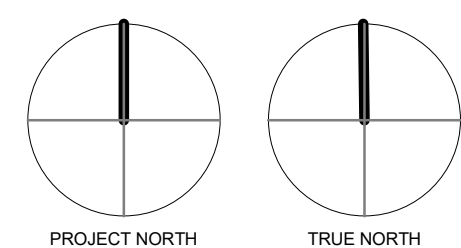
PROJECT NO. 24001	PROJECT DATE 2025-05-23
REVISION B	SCALE 1/16" = 1'-0"

A111



1 GROUND FLOOR PLAN - PROPOSED
A112 SCALE: 1/16" = 1'-0"

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REV	DATE	DESCRIPTION	BY	CHK
1	2025-05-23	ISSUED FOR CP	AS	DA
2	2025-05-23	ISSUED FOR CP	AS	DA
REV	YYYY-MM-DD	DESCRIPTION	BY	CHK

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PROJECT
TRAIL BAY CENTRE
5755 COWRIE ST
SECHLT, BC
V0N 3A0

SHEET TITLE
PROPOSED MAIN
LEVEL FLOOR PLAN

PROJECT DATE 2025-05-23	PROJECT NO. 24001
SCALE 1/16" = 1'-0"	REVISION B
DRAWING NO. A112	



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SHEET TITLE:

EXTERIOR
ELEVATIONS AND
PARTIAL PLAN

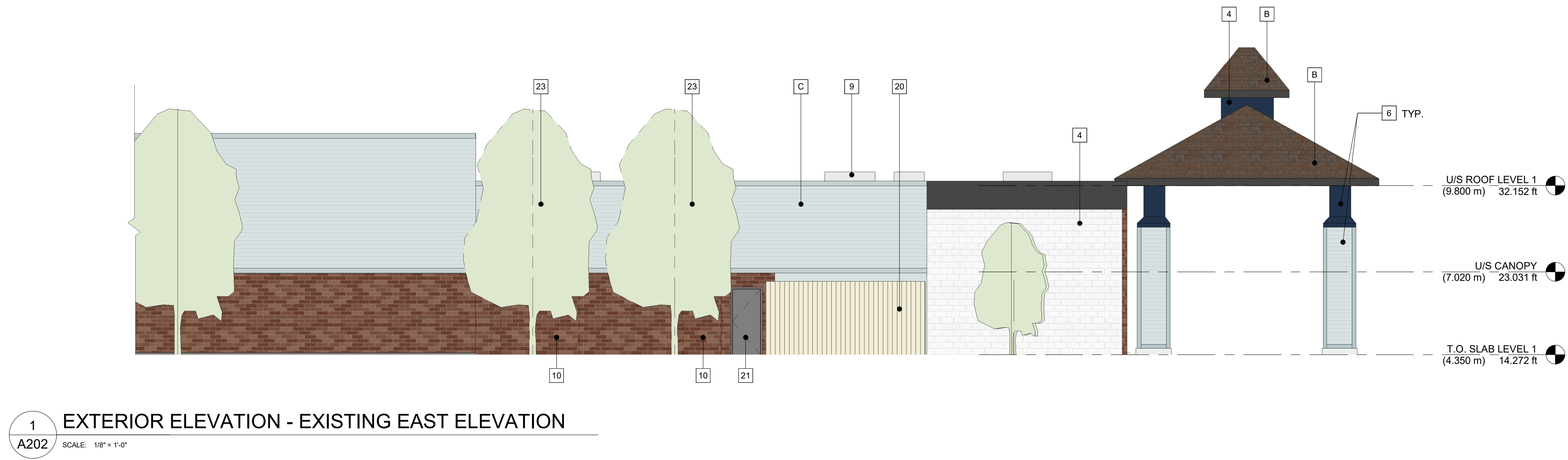
PLOT DATE: 2025-05-23	PROJECT: 2401
SCALE: As indicated	REVISION: B
DRAWING NO. A201	



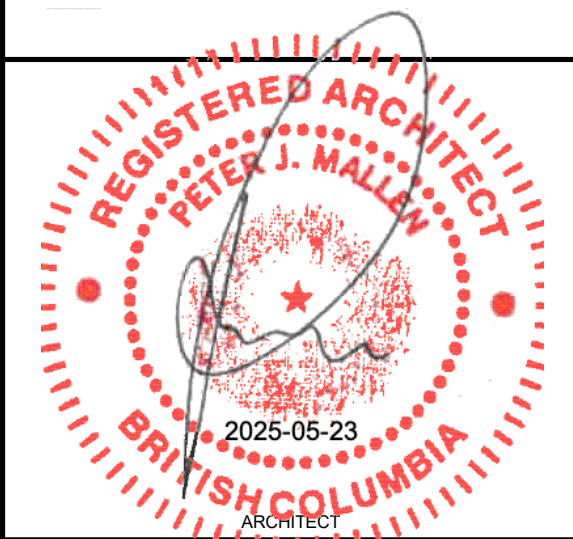
SCOPE KEYNOTES		MATERIAL KEYNOTES	
1	DEMOLISH EXISTING AWNINGS	A	EXISTING BRICK CLADDING TO REMAIN
2	DEMOL EXISTING PATIO POST-BEAM FRAMING	B	EXISTING CUPOLA SHINGLE ROOF TO REMAIN
3	EXISTING WOOD SIGNAME FRAMING TO REMAIN	C	EXISTING SIDING TO REMAIN (LIGHT BLUE)
4	EXISTING CUPOLA TO REMAIN	D	EXISTING SLOPED METAL ROOF TO REMAIN
5	DEMOLISH EXISTING GLAZING	E	NEW SIDING (MEDIUM BLUE)
6	EXISTING COLUMNS TO REMAIN		
7	EXISTING GALLERY TO REMAIN		
8	DEMOLISH EXISTING ENTRY DOORS AND GLAZING		
9	EXISTING MECHANICAL UNIT TO REMAIN		
10	DEMOLISH EXISTING WALL TO ACCOMMODATE NEW OPENINGS		
11	EXISTING SPANDREL TO REMAIN		
12	ENCLOSE EXISTING FRAMED ENTRY (AREA 1)		
13	INFILL AREA BETWEEN COLUMN AND WALL		
14	NEW ENTRY W/ GLAZING		
15a	NEW GLAZED DOUBLE DOOR ENTRY W/ SIDELIGHT INFILL		
15b	NEW GLAZED DOUBLE DOOR ENTRY		
16	NEW STOREFRONT GLAZING		
18	ENCLOSED AREA 2		
19	EXISTING GLAZING TO REMAIN		
20	EXISTING WOOD GAS METER ENCLOSURE TO REMAIN		
21	EXISTING DOOR TO REMAIN		
22	NEW EXIT DOOR		
23	EXISTING TREES TO BE RELOCATED		



GENERAL NOTE: DRAWINGS ARE FOR DESIGN INTENT PURPOSE. ALL DIMENSIONS TO BE SITE VERIFIED.



SCOPE KEYNOTES	MATERIAL KEYNOTES
1 DEMOLISH EXISTING AWNINGS	A EXISTING BRICK CLADDING TO REMAIN
2 DEMOLISH EXISTING PATIO POST-BEAM FRAMING	B EXISTING CUPOLA SHINGLE ROOF TO REMAIN
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4 EXISTING CUPOLA TO REMAIN	D EXISTING SLOPED METAL ROOF TO REMAIN
5 DEMOLISH EXISTING GLAZING	E NEW SIDING (MEDIUM BLUE)
6 EXISTING COLUMNS TO REMAIN	
7 EXISTING CANOPY TO REMAIN	
8 DEMOLISH EXISTING ENTRY DOORS AND GLAZING	
9 EXISTING MECHANICAL UNIT TO REMAIN	
10 DEMOLISH EXISTING WALL TO ACCOMMODATE NEW OPENINGS	
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15b NEW GLAZED DOUBLE DOOR ENTRY	
16 NEW STOREFRONT GLAZING	
17 ENCLOSED AREA 2	
18 EXISTING CLADDING TO REMAIN	
19 EXISTING WOOD GAS METER ENCLOSURE TO REMAIN	
20 EXISTING DOOR TO REMAIN	
21 NEW EXIT DOOR	
22 EXISTING TREES TO BE RELOCATED	



CERTIFIED PROFESSIONAL

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