



OCEAN FRONT LIFESTYLE Beachfront Cottage – Color scheme, that is!

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everyday: 5665 Teredo Street Sechelt.

» CHECK OUT THE DETAILS!



AT WATERMARK, THE GENTLE SEA IS RIGHT AT YOUR FRONT DOOR

The six-storey Watermark buildings feature 104 luxury suites, a café-bistro and commercial space. Terraced architecture and large, south-facing balconies maximize the panoramic views of the Georgia Strait and the pebble beach below. Contemporary concrete construction pairs with natural elements of river rock and driftwood to create a structure that is distinctive, proud and authentically Sunshine Coast.

Suites ranging from \$264,900 to over \$1,000,000. Amazing value for this
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MAGAZINE
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MEDIA KIT

The Developer reserves the rights to make modifications to plans, project materials and specifications to
maintain the high standards of this development. E & O.E.

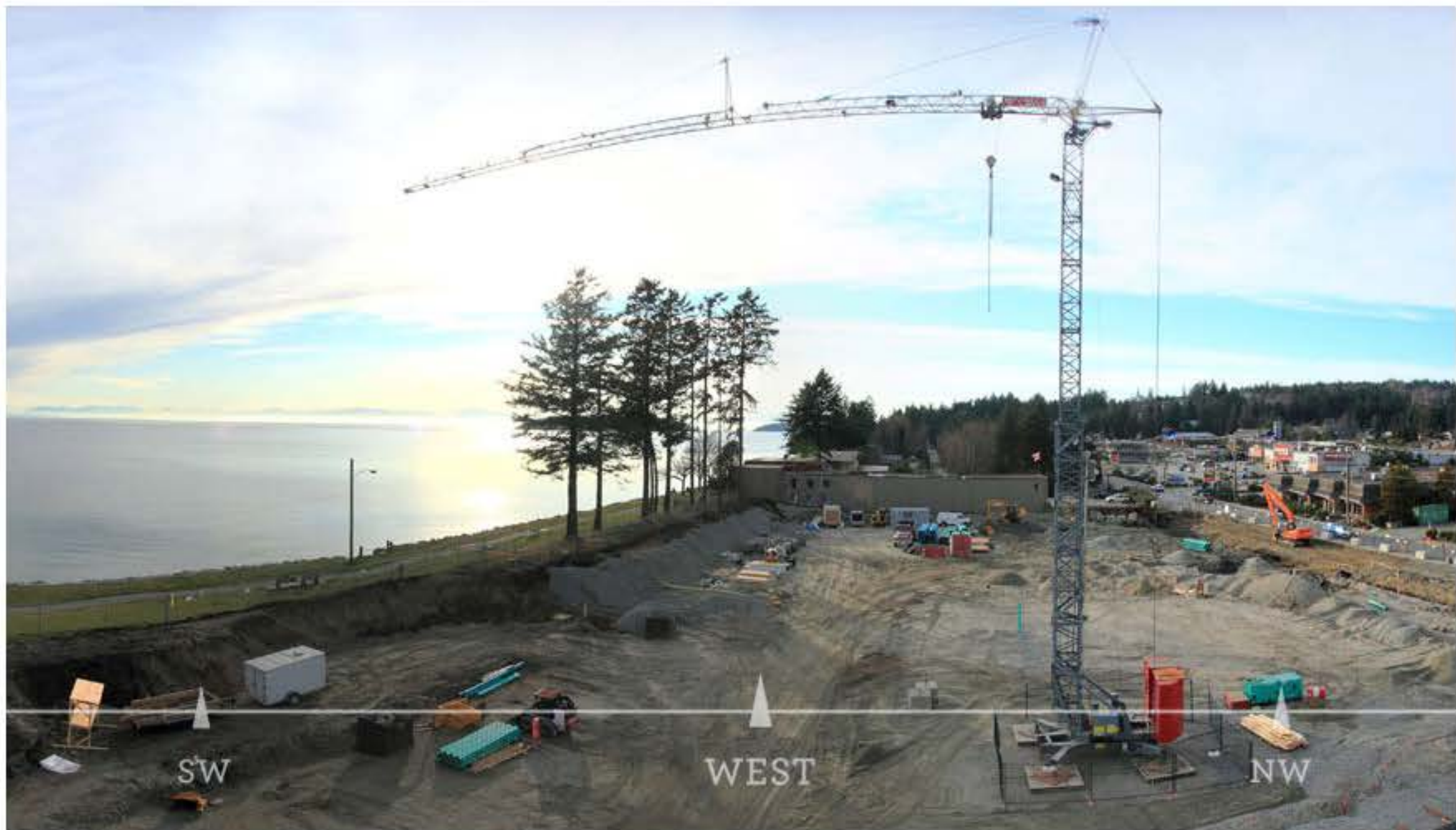




VIEWS

Panoramic Views from the Watermark at Sechelt

This spectacular view is taken from the centre of the Phase I building at approximately 50 feet, this shot showcases the Southeast to West ocean views while also displaying the great Mountain and Inlet views towards the North and Northeast.



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DETAILS

This could be your home

SUITE FEATURES

- » Luxurious Wool Carpet in all bedroom areas
- » Engineered hardwood flooring
- » Granite double edge kitchen countertops with 1" square glass Mosaic Backsplash
- » Kitchen Aid stainless steel finishes kitchen appliances package
- » Double stainless steel kitchen under-mount sink including an under sink Garburator
- » Kohler plumbing fixtures throughout
- » Quality ceramic and/or porcelain tile in bathrooms
- » Polished marble bathroom countertops
- » Natural Gas fired fireplace
- » Natural Gas outlet on balconies and patios for BBQ or heater
- » Electric baseboard heating with individual room temperature controls for added comfort and convenience
- » Spacious outdoor patio, balcony or deck
- » Suites are available in either our Beachfront Cottage or Coastal Contemporary color schemes

BUILDING FEATURES

- » Buildings and suites are accessible (e.g. for wheelchairs)
- » All units are designed as adaptable (for aging in place)
- » Durable and fire resistant concrete structure construction
- » Expansive main floor lobby with entrance from Teredo Street
- » Energy efficient Low E glazing
- » Central hot water system
- » Secure and well lit partially-underground parking garage
- » Storage lockers on parking level
- » Secured scooter parking area
- » Secured bicycle storage area with racks
- » Owner workshop on parking level
- » Multi-purpose amenity room

NEW HOME WARRANTY

- » For absolute peace of mind, all Watermark suites are covered by a 2-5-10 year warranty through Travelers Guarantee Company of Canada.



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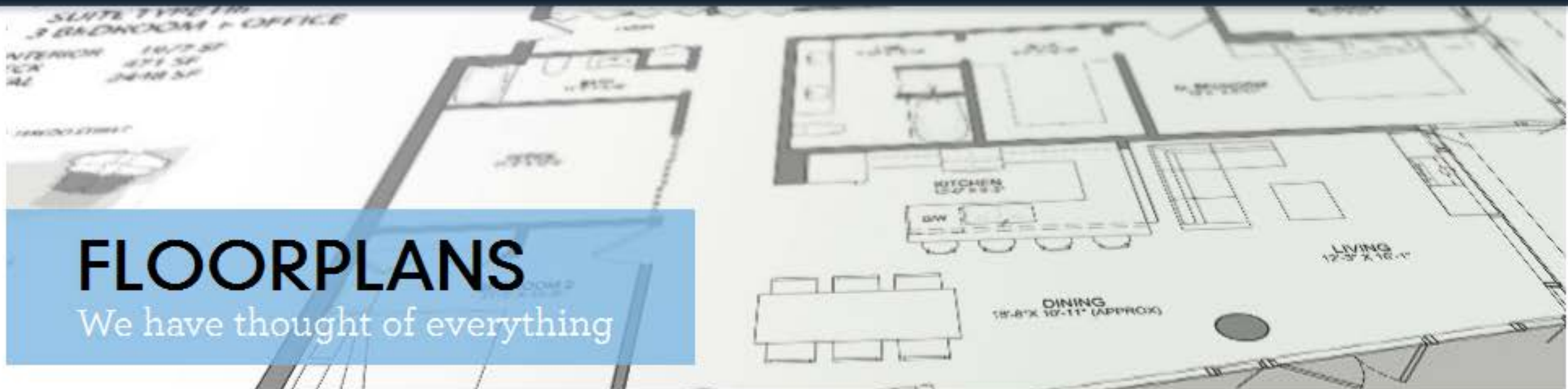
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FLOORPLANS

Select a phase to view available units.



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PURCHASERS TESTIMONIALS

What are current purchasers saying...

I've been coming to the Sunshine Coast for years to visit my parents. I love the area and had thought about retiring there but didn't want the responsibility of a house and yard. When I saw the advertisement for The Watermark, I stopped in to the presentation centre. The terraced architecture really appealed to me as did the solid (and quiet!) concrete construction, interior design and high-end finishing touches. I was so keen on the project I bought a water front suite right away! Every time I come up the Coast, I drop in to talk to the Sales team, see the building grow and hear about the next construction steps. A major advantage for me is the location – right on the water yet across the street from shopping, close to the hospital and only twenty-five minutes from the ferry. I might even get Mom and Dad to move in until I'm ready to retire! They'd love it, as I will.

Fern, Vancouver

[Top](#)

We are looking forward to living the Coastal lifestyle that the Watermark has to offer, while still being near friends and family in the Coquitlam area. Oceanfront property, beautiful scenery and friendly people. What more could you ask for!

Donna & Phil, Coquitlam

[Top](#)

Since visiting the Sunshine Coast, we found the community fits our retired lifestyle perfectly. The location and amenities speak for themselves. In essence, we are sure that anyone considering the Watermark will be impressed with the construction and professionalism of the entire team. The Sales Team was very professional and was there to answer any questions and still continue to do so today. We look forward to viewing the constant updates on the website, this communication allows us to feel like we are part of the construction process although we are not in Sechelt. We're looking forward to moving into our waterfront property in Sechelt, knowing fully that we will still be in close proximity to Vancouver and our family and friends.....

Satch and Luciana, Delta

[Top](#)

When my husband and I first saw the fantastic design for the new Watermark condos to be built on the waterfront of Sechelt, we immediately fell in love with the idea of owning one of the future condos ourselves. We were not only impressed by the visual presentation of the future site, but with the courtesy shown to us by the sales staff who explained and answered our many, many questions. Unfortunately, my husband passed away before he could realize his dream of waking up each day with the sounds of the ocean, but I hope to live that dream for him. Several times a week I park my car and walk along the path fronting the ocean just to see how the construction is going, and to wonder at the complexity of the structure. To think that when I move into my suite, I will be able to walk along that ocean path every day and then be able to walk to the shops, banks, pharmacies, doctor's office, library and swimming pool leaving my car safely behind in the ground level car park of the building. I am counting the days.

Gwendolyn, Sechelt

[Top](#)

Since retiring we had been seriously contemplating how we wanted our future to be. We were not using all the amenities that Vancouver had to offer but were focussing on a quieter and simpler life. Spending more and more time on the coast convinced us this was where our future should be. For curiosity sake we stopped in at the display for the Watermark and were impressed by the size and lay out of the suites, not to mention the wonderful view of the ocean and it's proximity to everything we needed as we age. We have shops, banks, recreation and seniors center, and even the hospital is within walking distance. The Watermark not only ticks every box but the design of the building is outstanding. We are very pleased with the service from the people at the Watermark and can't wait to move in.

Bruce, Vancouver

[Top](#)

You know that the time is coming up to down size and add to comfort and convenience....Of course, we became aware of the planned complex on the water front, right downtown, on the beach, by the Watermark!

When we got to talk about it, we found out that both of us had stopped by the Watermark office, so we were both thinking about it.... We stopped by the sales office and were given all the information we needed, such as it being a concrete building and the standards it was being built by, the different floor plans and other options. Fortunately, we were in the position to take advantage and get on board, even before the ground floor was broken. We were present to see the first pour of concrete, over a very impressive net of steel rebar. This is not a stick framed building with vinyl siding but a SOLID concrete building that will give us peace of mind. We are happy with our decision and impressed with the professionalism of the sales staff and the construction site. Sechelt is growing up!

Barry & Janete, Sechelt

[Top](#)

Our interest in the Watermark came about quite accidentally last August 2011 when in the midst of our busy careers and full weeks with little down time we received a pretty postcard in the mail showing the model of the Watermark project and beachfront! We were planning to upgrade more of our home in preparation for retirement a year later. An opportunity came to use a sunny weekend day for a drive to the sunshine coast and escape our to-do lists and check out the new look in Sechelt we didn't expect from long ago visits. We lingered in Gibsons, then meandered on to Sechelt and found the banner for the Watermark site. Intriguing!! Shining water's edge, kids swimming and jumping off the wooden floats, pedestrians and wheelers enjoying the curving pathway, breathing the fresh air. We went into the sales office to find out what might be available. Curiosity only...no intention of moving from the home we love. We met Fran and she explained the possibilities for us, pricing and move in date estimates. The architecture, style and unit layouts were very appealing to us. We left to mull over new ideas for our future!

Over the next three weeks we studied real estate in various communities around the lower mainland and Vancouver Island that had similar amenities and waterfront access.....nothing anywhere near the affordable prices of the Watermark! And over those three weeks we also felt that a move to a one level home was a good choice for a couple like us who are aging in a three story townhouse! We returned then to Sechelt to pick a suite, explore the town some more, drive further up the coast, eat at local restaurants, enjoy the pub at Porpoise Bay and watch the float planes take off and land yards from our vantage point! Perfect!!! Back to the south shore to sign the documents and sleep on it at the nearby motel. The morning sunrise sealed our wide smiles about the decision we had made, so we continued our plans for the home renovation, late 2012 retirement and subsequent home sale. We are grateful to have the time to wind down our careers the way we chose, with much optimism about the future regarding our new home with easy access to travel opportunities and outdoor lifestyle. We also can watch the development grow on the website and Facebook as if we were right there sitting on a viewpoint bench along the community walkway! Perfect again!

Mahri and Charles, West Vancouver

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RENDERINGS

See what your new home will look like

Watermark's park-like environment mirrors the surrounding landscape, and reflects the materials nature has used to create this stunning coastline.

First impressions count, so residents and visitors to Watermark are welcomed by a vibrant display of white-stemmed birches, rose bushes, cherry trees, dogwoods, Japanese maples, flowering bulbs in season, and terraced walls of stone. Throughout the property, rocky outcroppings are fashioned from concrete to create public spaces for soaking up the sun, watching the sea, or enjoying entertainment from an amphitheatre.

The walkways are planned to follow gentle slopes, with thoughtfully positioned resting points along the way, the paths create a harmonious link between the town's amenities and the seaside Boulevard.

Between plantings of beach grasses and wild roses, large, smooth rocks and benches have been placed, providing comfortable places to sit, relax, and take in the remarkable views. Native plants edge the walking trails, echoing the Sunshine Coast's woodland environment, and old growth trees have been preserved as reclaimed habitat for small mammals and birds.



North exposure



Southwest exposure



Southeast exposure



Beachfront Cottage



Watermark Model



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ABOUT US

Watermark: Between Village and the Sea

Just steps from the shops and amenities of downtown Sechelt is Watermark. The buildings feature 104 residential suites, a café-bistro and 6500 sq. ft. of commercial space. This is the highpoint of the Sunshine Coast, six storeys rising up from the beach to look over a vast ocean, punctuated with forested islands, sailboats en route to Desolation Sound, and cruise ships bound for Alaska.

Watermark is directly on a south-facing pebbled beach, where sunlight warms the stones at low tide, sparkles on cobalt waves, and fades into magnificent sunsets. The small, round, foot-friendly pebbles are ideal for walking, wading, and swimming.

Neighbours meet for coffee in the village or a barbecue on the balcony. Sunsets provide the evening entertainment. Life slows down to soak up the sun and listen to the sea.



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DEVELOPER

A Local, Solid Development Team

The development team for Watermark is locally based—and as solid as the concrete construction of these landmark buildings. Watermark is owned by Seacliff Properties, a privately owned development firm with an extensive history of successful large-scale construction and development projects throughout British Columbia.

The developer, architect, and landscape architect undertook an extensive planning and design process to create a community that is absolutely West Coast—and uniquely Sechelt. Contemporary yet timeless.

Concrete construction was chosen for its low-maintenance longevity, with natural elements of wood and stone to merge in harmony with the coastal environment. By engaging fully with the local community, they have carefully created 104 individual homes within a landscaped waterfront park, where the finished product far exceeds the sum of its individual parts.



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PARTNERS

Working together to build Watermark

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ARCHITECTS/PROJECT MANAGEMENT

For more than 2 decades, ICR Projects Inc., led by Leo Mariotto, has provided Project Management, Design and Construction Management services for a wide variety of construction projects throughout British Columbia. ICR's experience includes Multi Family Residential, Commercial, Industrial, and award winning multi-purpose sports and entertainment complexes. With a long record of successful diversified projects, ICR takes a lead role in managing the delivery of projects that vary in scope, size and complexity. ICR's Project Management and Design Process is collaborative with an approach that encourages and empowers the project team to develop and implement innovative solutions to meet the developer and end user's needs, expectations and budgets.



TRB ARCHITECTURE INC.

ARCHITECTS

TRB Architecture Inc. has built a legacy that spans over 55 years providing quality architecture, design, planning, place-making and technical acumen on projects across the Lower Mainland, BC and the West Coast. Our philosophy is to connect our architecture and design with the community and place that it resides in. At Watermark we are proud of what the entire project and ownership team has achieved, through a profound respect and humility for the beautiful natural setting of West Coast and a commitment to high quality design.

www.trbarchitecture.ca

TRB ARCHITECTURE INC.

WAKEFIELD CONSTRUCTION

CONSTRUCTION MANAGER

Wakefield Construction, a member of the Greater Vancouver Home Builders' Association and the Coast Community Business Association, is made up of the best local and international talent with more than two centuries of experience. Truthfulness and integrity are built into our company; quality and lasting value are built into our projects. 'We believe the community is the most important part of any development and so we build with the community in mind'.

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25 THINGS

The Sunshine Coast is a wonderful place to be



★ 25 THINGS TO DO ON THE SUNSHINE COAST!

1. STROLL THE GIBSONS SEAWALK
2. BUILD A SAND CASTLE
3. HAIL A WATER TAXI
4. PLAY GOLF
5. HIKE THE SKOOKUMCHUCK NARROWS
6. CATCH YOUR DINNER
7. EXPLORE VENICE OF THE NORTH
8. LISTEN TO THE MUSIC
9. SIP A GLASS OF WINE
10. CRUISE FOR A DAY
11. CLIMB MOUNT ELPHINSTONE
12. GET TO KNOW TIDAL AND MARINE LIFE
13. HIKE TETRAHEDRON PROVINCIAL PARK
14. VISIT HOUSE OF HEWHIWS
15. SCUBA DIVE
16. RIDE THE SLIDE
17. PLAY IN THE SNOW!
18. BIKE DOWN A MOUNTAIN
19. HEAR YOUR FAVORITE AUTHORS
20. FILL YOUR BASKET
21. PADDLE
22. BROWSE
23. TRAVEL BACK IN TIME
24. BITE INTO A RIPE TOMATO
25. VISIT RUBY & SAKINAW LAKE



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ABOUT SECHELT

Learn about Sechelt and the beautiful Sunshine Coast

SECHELT: LAND BETWEEN TWO WATERS

Just twenty five kilometres from the ferry terminal at Langdale is the town of Sechelt: literally, a gathering place, and a home to some 9000 sculptors, writers, musicians, potters, divers, cyclists, sailors, birdwatchers, and skiers. Here, the landmass gathers to a narrow waist, and the restless, open ocean gathers close to its quieter inland sea. People gather together for croissants and conversation, drinks and dinner, cycling excursions, and farmers' market forays.

Sechelt has the charm of a village, but all the amenities of a town. The Sunshine Coast is known to have milder winters, less rainfall, and more annual hours of sunshine than Vancouver.



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- ★ **AMENITIES**
- Sechelt Public Library
 - Sechelt Seniors Centre
 - St. Mary's Hospital
 - Sechelt Aquatic Centre
 - Sechelt Fire Department
 - Sechelt Water Aerodrome
 - Canada Post
 - Volunteer Centre
 - Raven's Cry Theatre
 - Capilano University
 - Chatelech Secondary School

- 🍴 **RESTAURANTS**
- The Daily Roast
 - Starbucks Coffee
 - Gilligan's Pub
 - Lighthouse Marina
 - Driftwood Motor Inn
 - Wheatberries Cafe
 - The Old Boot Eatery
 - Daphne Restaurant
 - Saffron

- 🏃 **RECREATION**
- Halfmoon Sea Kayaks Rentals
 - Suncoast Diving
 - Tennis Courts
 - Porpoise Bay Golf & Country Club

- 🛒 **SHOPPING**
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 - Tsain-Ko Village
 - Shoppers Drug Mart
 - Home Hardware
 - Trail Bay Source for Sports
- 💰 **BANKS**
- TD Bank Financial Group
 - Sunshine Coast Credit Union
 - BMO Bank of Montreal
 - Bank of Nova Scotia
 - RBC Royal Bank of Canada





On the Cover: The Watermark at Sechelt

Oceanfront living in downtown Sechelt...

Following the successful launch of their first phase, it's full speed ahead for Sechelt's new waterfront landmark with the release of the final 52 units at the Watermark at Sechelt. With suites ranging in size from 650 to more than 1970 square feet, buyers are offered the best of all worlds: Leading-edge design, a low maintenance lifestyle, panoramic ocean views – and prices you won't find anywhere else in coastal BC.

"This is the last great parcel of oceanfront land and we're confident that the prices we're offering are absolutely the best value anywhere in coastal BC," remarks Ian Porter of Pacific Spirit Properties, the Watermark's developer. "We're offering waterfront concrete construction from \$368 per square foot -which is an exceptional value."

Panoramic ocean views starting from \$264,900 plus enter to win a new car

Construction on the Watermark initially broke ground last fall, and backed by an experienced development team sales to this point have been extremely encouraging. Suites in Phase I are scheduled for occupancy in early 2013, and provide spectacular views of the Georgia Strait, ocean access outside your front door, south facing balconies and luxury designer finishes – all starting from under \$265,000. Visitors to the presentation centre also have the opportunity to enter into a draw for a new 2012 Smart Car, giving you another great reason to see firsthand what the Watermark has to offer.

"This is a very unique opportunity to be able to develop a property like this right in the centre of town, and the upswing in activity we're seeing right now bodes well for prospective purchasers," Porter continues. "Buyers are in an excellent position to buy at the low spot in the cycle, which means a great return on their investment down the road."

Support from the local community has also been tremendous and with construction being managed by respected local builder Wakefield Construction, owners have the added assurance of a top quality product built in a one-of-a-kind location. When complete, The Watermark's design will consist of two contemporary buildings of six

tiered-storeys that step back from the ocean at each level to provide for expansive outdoor entertaining areas perfect for BBQs and other gatherings. The buildings will be separated by a large green space that will include a public plaza and ocean view podium, and in addition to its 104 residential units, three live-work studios and 6400 sq ft of commercial space, a waterfront cafe and bistro will also be incorporated into the final plans.

The charm of a village, with the amenities of a larger urban centre

Situated in the picturesque community of Sechelt, the Watermark is set amidst the backdrop of coastal forests, stunning scenery and awe-inspiring mountain highlands. Home to 9,500 residents and a thriving arts community, the community itself is the perfect base for outdoor activities with sheltered waters for kayaking or sailing, numerous trails for walking, hiking or jogging, nearby golfing and abundant bird-watching opportunities, and the Watermark is also just steps from local conveniences including a recreation centre with indoor pool, library and downtown shopping.

The property's unique cascading design allows owners to take advantage of the highest viewpoint along the Sunshine Coast, and the development's timing coincides perfectly with a major expansion taking place at nearby St. Mary's hospital that is poised to set a new standard in patient care for local residents.

"For anyone looking to retire in the area the expansion of St. Mary's Hospital is a huge benefit," Porter adds. "When complete, St. Mary's will offer 50% more acute care beds and each patient room will be single occupancy which makes for a far less stressful environment for patients."

Promising to make an exciting impact on Sechelt's waterfront for years to come, interested parties are invited to contact the sales team for complete information by calling The Watermark at Sechelt toll free at 1-855-732-4358 or by visiting www.thewatermark.ca.



Your Weekly Community Newspaper • Serving the Sunshine Coast, British Columbia • Thursday, May 24, 2012

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At a site visit by elementary school students, members of the construction team demonstrated tools and explained how they built the Waterfront building. Construction Manager Leighton Bell explained that, at over 170 feet, the new crane on site is now the tallest structure on the Coast. PHOTO: HEATHER JAL

shíshálh to form alliances over title issues

The shíshálh First Nation is giving notice that it is stepping up its momentum on its Aboriginal title litigation against the provincial and federal governments. Shíshálh will also be challenging government decisions regarding land and resource use, within shíshálh unceded territory, which do not meet the Crown's legal duty to accommodate shíshálh title and rights.

The acceleration of shíshálh's litigation arises after two years of exhaustive effort, expense and goodwill by shíshálh to achieve some interim reconciliation with the province through discussions that would have allowed for the title litigation to be placed into abeyance.

Recently, interim reconciliation discussions collapsed after the province failed to follow through on their previous proposals and statements.

"We have made every effort to be reasonable, yet we have been pushed into a corner as our rights have been systematically denied. We have exhausted every effort to reconcile our differences and to carve a path towards resolution. It is clear that the provincial and federal governments are incapable of meeting their legal and constitutional obligations to us," said Chief Garry Feschuck of the Shíshálh First Nation. "This litigation is our only recourse to resolve uncertainty for all citizens

in our Territory, and for industry who use or seek to use our Territory's lands and resources. But we have now spent years trying to get the Province to reach an amicable settlement. Time and again, we have sat through the province changing negotiations, shifting the terms of discussions and changing course. In the last six months we thought some real progress had been made, but at the eleventh hour things went backwards yet again.

"Shíshálh Territory is experiencing a 'death by a thousand cuts' as lands and resources continue to be exploited and utilized by others without recourse or benefit to our people.

This clearly demonstrates the provincial and federal governments' inability or unwillingness to meet their legal and constitutional obligations to us. One example is with respect to the outstanding dock tenure issue at Pender Harbour, one of our village sites - at the heart of our territory and economy which has been devastated in recent decades by the Province issuing tenures for hundreds of docks. For years, we have pursued settlement of that issue - and we thought we had an understanding that would have given certainty to shíshálh, private landowners and the Province. One of the consequences of the collapse of these discussions

is that there will be no certainty for anyone."

"It's ironic," said Chief Feschuck, "The Clark government said interim reconciliation agreements were a focal point for their policy for engagement with First Nations. Yet, in two years of discussions on interim reconciliation with shíshálh all they have accomplished is conflict, frustration and increased uncertainty. They have done exactly the opposite of what they said they wanted to achieve. We are now developing legal strategies and alliances with other First Nations in British Columbia to join forces to resolve the outstanding Aboriginal title and rights of our Nations."


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Talk of The Town



Wayne Rowe
Mayor,
Town of Gibsons

February 28 marks the culmination of a lengthy public process to create a plan to provide direction for the development and improvement of the Gibsons harbour area over the next several years. While the harbour area has been the subject of a number of studies over the past few decades the current plan began in

earnest in 2009.

The public process began with an open house visioning exercise in September 2009 followed by an intensive three-day charette. The results of the charette were presented in a second open house. A subsequent study was undertaken to assess the economic viability of the proposed land use designations. This in turn was followed by another public information session in February 2011 and the creation of an online discussion forum to facilitate further public input.

Based on the work of the town's consultants and the information received during the public process combined with the efforts of the town planning committee, a plan was created and the bylaw to incorporate the draft plan into the official community plan was given first reading by Council in November 2011.

The last stage in the public process is the public hearing now set for February 28. This is an opportunity for any member of the public to express support for the plan or to voice any concerns.

Submissions may be made either in writing or by an oral presentation at the hearing.

It is important to understand that after the conclusion of the public hearing the council members are precluded from receiving any further submissions whether by letter, email or in person. The validity of the bylaw is contingent upon the council giving consideration only to the information provided through the public hearing process.

Please take this opportunity to ensure that your views receive consideration.

Capilano University making movie magic

Students, alumni and film industry aficionados alike have a major reason to celebrate as the Nat and Flora Bosa Centre for Film and Animation officially opened its doors Feb. 17 at Capilano University's North Vancouver campus.

Home to the largest full-time four-year production-oriented film degree program in Western Canada, the award-winning 6,662 square-metre (71,709 sq. ft.) LEED Gold standard facility will provide every tool

necessary to create a production, both live-action and animated, from idea to final releasable production.

"Our government's investments in college and university infrastructure have created and maintained jobs across Canada," said Parliamentary Secretary Andrew Saxton. "This project will allow Capilano University to strengthen its reputation as an innovative leader in our community and across Canada."

"Capilano University's

new film and animation facility will help students get the crucial job skills they'll need to be competitive in the industry," said Naomi Yamamoto, Minister of Advanced Education. The construction of the Nat and Flora Bosa Centre was one of 39 projects at post-secondary institutions throughout the province that were part of the Knowledge Infrastructure Program, a joint federal-provincial investment designed to renew infrastructure at post-secondary institutions across B.C. while also providing local jobs for communities.

"We are deeply appreciative of the contributions made by the federal and provincial governments, as well as the generous financial support received from the Bosa family," said Capilano University president and vice-chancellor, Kris Bulcroft. "It is especially rewarding to see our vision of creating a new generation of creative, entrepreneurial filmmakers move forward through the meaningful assistance and leadership of so many."

Capilano University has been a major player for many years in providing the

education and real-world training necessary to build British Columbia's thriving film and animation industries. The Bosa Centre will be one of the top film and animation teaching facilities in all of North America and a cornerstone for young talented filmmakers to learn and maintain BC's position as a leader in this industry. It will also benefit Capilano University's four-year film graduates, who will be able to use the centre for their own projects, as well as industry professionals who will use the facility for S3D skills upgrading and low budget productions.

"This is an industry that employs 35,000 people and injects more than \$2 billion annually into the provincial economy," said Peter Leitch, president of North Shore Studios and Mammoth Studios. "Capilano University's film and animation programs produce skilled graduates capable of strengthening the industry's growth, and the Bosa Centre will ensure that students and industry workers alike are provided with the necessary tools for creating excellence in their productions."

The pouring of 'Watermark's heart'



STAFF PHOTO

Watermark VIPs watch big cement pour

Mayor John Henderson dropped in to view the site of the big cement pour February 14 at Watermark in Sechelt. On hand to explain the safety precautions and provide interesting facts and numbers was Ian Porter, Principal Developer for Pacific Spirit Properties. The cement pour, the largest-ever residential pour on the Sunshine Coast, was touted as the 'heart' of the Watermark complex.

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The Local

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Senior drivers

Nicholas Simons seeks fairness in elderly driver's testing

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Arts Feature

The SC Arts Council presents painting: The Vulture, The Loot and The Anvil

Page 7

It's hip to be snipped

BC SPCA expounds on the need for more neutering and spaying

Page 11

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Heart of Watermark to pour for Valentine's



In preparation for the first of several pourings of a massive volume of concrete for the Watermark complex foundation, Swanson's concrete plant is shutting down its operation to all other sites for that whole day. Leighton Bell, Construction Manager at the Watermark site, told The Local, "At a total of 13,000 meters, this is the largest overall volume of concrete pour for any residential project on the Sunshine Coast." Leighton went on to add that the 295,000 lbs. of steel reinforcements used for the first pour meet the highest seismic standards for the Coast, reset just last year. The pour is literally the 'heart of the Watermark site' – appropriate, as the concrete 'core pour' is set for February 14 – Valentine's Day.

PHOTO RON KOWALSKI • THE LOCAL

More room for cyclists on Highway 101

Work is set to begin to widen another section of Highway 101 on the Sunshine Coast to provide pedestrians and cyclists a safer route to travel.

In response to a request by the community, the Province has awarded a \$900,000 contract to Capilano Highway Services to widen the highway between Bay Road and

Nestman Road in Sechelt. The work includes adding a 1.5-metre paved shoulder along the northbound lane and improving the drainage. Construction is expected to begin in early February and finish by the end of April.

This project stems from a community request in 2010 to widen the shoulders along Highway 101. Last July,

the Province agreed and responded by investing \$2.6 million to widen Highway 101 between Nestman Road and Selma Park Road, which included resurfacing the northbound lane and repairing the drainage.

"I know how important this project is to the community of Sechelt and I'm really pleased that we were

able to deliver on our promise, by widening another stretch of Highway 101," said Blair Lekstrom, Minister of Transportation and Infrastructure. "Improving this corridor will mean that cyclists, families and transit users in and around Sechelt can travel safely and comfortably throughout the community."

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See Inside for Details

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[NEWS]

New Sechelt development aims to attract boaters

The developer of a new waterfront condo development in Sechelt is hoping to attract more boaters to the area. Pacific Spirit Properties developer Ian Porter said they would like to improve mooring options for cruisers along the Sunshine Coast.

"The whole area is trying to attract more boaters," he said. Recently, approval was granted for three mooring buoys to be installed in front of the Watermark condo development, which is to be completed by December 2012. In addition, the city has installed a float for day use. Porter said that although Sechelt has been a challenging place for marine development because of its lack of sheltered waterfront, "everyone here is trying to change that."

Rumours of a marina being proposed by the Sechelt Nation have been circulating, but no proposal has been submitted to the government. Porter is hopeful that a marina will be a possibility.

"One of the issues here is where do you keep your boat on the outside," he said. "We would like to provide what options we can and hopefully there will be marina on the outside soon."

For more information visit www.thewatermark.ca

[ON ASSIGNMENT]

Campion Dealer Meeting 2012

PY attended the 2012 Campion Marine dealer meeting in Kelowna, Aug. 28–29, test driving 17 exciting Campion powerboats in the waters of Lake Okanagan.

Highlights included six new 2012 models on display, and the announcement of new Campion dealers in Canada and a new Chinese distributor. www.campionboats.com



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The Local

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Gibsons Fall Fair
Shoppers flocked to buy their pre-Christmas gifts
..... Page 3

Talent competition
The Elves Club will host a talent competition – time to sign up!
..... Page 5

A banana a day ...
Some health tips on dealing with those winter blahs
..... Page 10

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Watermark: a new vision for the coast



STAFF PHOTOS

The sun shone brightly Friday, October 7 when almost a hundred members of the public, VIPs and corporate members met at 1 pm at the Watermark at Sechelt offices for their official groundbreaking ceremony.

MC Ian Porter welcomed everyone, noting that many of those in attendance were people who had purchased units and were looking forward to seeing the long-awaited groundbreaking. Among the dignitaries who were invited to share their comments – and a shovel –

for the development were Mayor of Sechelt, Darren Inkster; Jim Cleghorn for the Sechelt Chamber; Ruth Moore for the Sechelt Downtown Business Association; Douglas Smith for the Sechelt Village Residents Association; Gina Stockwell, for the Coast Community Builders Association; the Project Architect, TRB – Mike Mammone; Project Manager, ICR Project – Leo Mariotto; Construction Manager, Wakefield Inc. – Lance Sparling, the sales and support team of Fran Levy and Bob Michor with

Julie Bloom in support and administration, and Linda Boyes, Marketing, who will move into a purchasing coordinator role as the project moves on.

Porter expressed the pride he shares with the developers and others in working towards a vision for a new housing concept on the coast. “We are really happy to be starting construction on what we know will be a landmark development on the Sunshine Coast,” he said. “We also hope the Watermark at Sechelt will both set a new standard

and also become a catalyst for further development and growth in Sechelt and on the Sunshine Coast.”

Phase I, he added, now commencing construction, represents roughly a \$30 million investment; it will create both short-term economic benefits through the construction stage and long-term benefits through attracting more people to live in downtown Sechelt, where they can leave the car behind and walk to most places.

There are off-site improvements resulting from the project, including upgrades

that include a new traffic light at Teredo and Inlet, new or upgraded sidewalks well beyond the boundaries of the site, significant investments in sanitary sewer and pump station upgrades with a total value of off-site work at \$1.5 million. In addition, he added, the site meets affordable housing requirements, amenity contributions for Seawall upgrades and well over \$1 million in DCCs. These two items alone total \$2.7 million of direct benefits, not including the increased tax revenue.

The Watermark is a 104-suite development with 6,500 sq. ft. of commercial space, a café/bistro and three live work units. Phase I is the initial 52 residential suites, the café/bistro and most of the commercial space facing Inlet and Teredo.

She's smiling now! – Gibsons mom wins \$ 3.85M

“I was at work (at the Gibsons Medical Clinic) when a patient came in and said that someone from Gibsons had the winning Lotto 6/49 on the October 5 draw,” said 48-year-old Linda Plows, a long-time resident of Gibsons with her husband. “As soon as I got a break, I went online and checked the numbers. I started screaming because I knew right away that I’d won!” Plows split the \$7.7



PHOTO SUBMITTED

million jackpot with another winning ticket from Ontario. Her lucky ticket

was purchased at Petro Canada in Gibsons.

Plows left work immediately to tell her mother.

“I got to my mom’s place and she wasn’t there. I walked home thinking ‘I’ve just won the lottery and I have no one to tell’,” laughed Plows.

Plows phoned her husband in Prince George, where he works as a crane operator. “He was just stunned by the news,” said Plows. It took him 14 hours to drive back to the

continued on page 2

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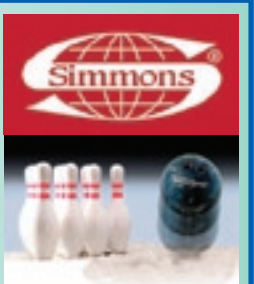
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MUNICIPAL ELECTION

Two confirmed for mayor in Gibsons

IAN JACQUES
Editor

There is officially at least a two-way race for mayor in the Town of Gibsons.

Incumbent Mayor Barry Janyk made it official Tuesday morning, filing his nomination papers with the Town. Incumbent Coun. Wayne Rowe announced his candidacy for mayor during a campaign launch on Sept. 24 at the Blackfish Pub. As of press time Thursday morning, no other candidate had come forward announcing their intention to run for mayor.

In a news release, Janyk said he is asking Gibsons residents to re-elect him to "finish the important work that we have begun."

"These are also challenging times for residents dealing with economic uncertainty — whether they are young families or seniors living on fixed incomes," Janyk said. "That's why Gibsons needs a strong, proven leader who has spent years developing critical connections to senior governments and other agencies that will help our town. It has taken a decade to nurture these relationships, partnerships and friendships and we need them now more than at any time."

Janyk said the key issues in this next term are fundamental to all our futures, including a regional employment plan he has steered for the past year, an affordable housing strategy that will encourage young people to buy and settle here, and development that is in scale with the town and in keeping with residents' values.

Janyk said he hopes the upcoming debate will be honest and principled.

"I will be reaching out to average folks on limited and fixed incomes and not appealing to those who simply want to profit from our hard work of the last decade," he said.

In his campaign launch on Sept. 24, Rowe reminded everyone that every vote makes a difference, and that "we have a real choice in this election."

He asked for the community's support. "Issues ebb and flow. Election campaigns are the time for voters to weigh the candidate's personal qualities, abilities and integrity and decide how that candidate will bring his/her judgment to bear on various issues important to us all," Rowe said.

He described the qualities he thinks are the most important, including truth, honesty, loyalty, integrity, decisiveness and a strong work ethic.

"I believe I bring these qualities to the office of mayor," Rowe said. "My approach is to formulate policy and to resolve issues by listening respectfully, finding solutions rather than taking positions, collaborating rather than confronting, using reason rather than emotion and deciding rather than deferring. We should focus on core services, streamline our municipal process and make maximum use of our talented staff. We should build up our financial reserves through effective fiscal strategy."

Rowe added that council often hears from the same groups that have a narrow focus, and that council has to find a way to hear from the wider community.

The deadline to file nomination papers is 4 p.m. today (Friday, Oct. 14).



FILE PHOTO

Incumbent Gibsons Mayor Barry Janyk made it official this week, filing his nomination papers to seek re-election in the Nov. 19 municipal election.



CHRISTINE WOOD PHOTO

WATERMARK BREAKS GROUND: Sechelt Mayor Darren Inkster officially turns the sod and kicks off the Watermark at Sechelt building project on Oct. 11. Members of the Sechelt Chamber of Commerce, Sechelt Downtown Business Association, the Sechelt Village Residents Association, Coast Builders Association and those working on the project came out to celebrate and take part in the official ceremony, along with members of the community. Phase one of construction is now underway on the waterfront site in downtown Sechelt. Phase one will include excavating the site and refilling it with 50,000 metric tonnes of Sechelt sand. Following that will be the pouring of concrete, and by next spring, developers plan to have the main structure of the building completed, with phase one wrapping up in December 2012.

GIBSONS HARBOUR AREA PLAN

Vision enters final phase

JAN DEGRASS
Contributing Writer

"So far, so good," were some of the general comments heard from visitors as they read planning documents and watched a 3D computer model of the Town of Gibsons Harbour Area Plan during an open house Oct. 5.

The Town's informal public presentation displayed phase three of the plan developed for the land area around Gibsons Landing over the next 10 to 20 years. It encompasses the upland to South Fletcher and runs from Heritage Hills to the foot of the bluff, but does not include the water or government dock.

Phase three consolidates the visioning from phase one with the feasibility, as determined in phase two, and has now been turned back to the community for feedback.

Consultant Paul Lebofsky of Matrix Architecture called the current plan "a reasonable compromise" and said that it brings clarity.

"I haven't heard any negative comments tonight so far," he said of last

Wednesday's open house.

Some of the controversial issues of past presentations will remain in the current plan, for example, a housing development and tourist accommodation slated for the waterfront and the projected use of prime land in Holland Park for housing.

Other issues include environmental protection of the shoreline. The plan calls for assessing the impact of new and existing development near the water to retain valuable eelgrass and promote water quality. A continuous walkway along the waterfront is another popular request.

The plan also calls for preservation of the scale and character of the community.

"It's one of the things that attracted people here," said the Town's development services co-ordinator, Jeff Paleczny. "It's exciting to get to what the community wants."

Gibsons municipal planner Michael Epp said the plan gives the community clarity on what is planned for the future, and it works for the developers as well who need

to know the parameters for building in Gibsons.

Epp noted that many of the open house visitors were still talking about the big picture, a process that had already taken place during the early visioning meetings. "But it's not too late to have input, as the plan is not yet in bylaw form," Epp said.

The next stage calls for Town staff to consolidate open house comments by Oct. 21. Then the matter will be discussed at a planning committee meeting on Nov. 8, and the committee will make their recommendation to council. If finalized, the plan will be incorporated into the OCP.

"We might have to hand off this council's vision to the next one," said Epp, since the process might not get to adoption by the municipal elections in November.

Residents can still have input by contacting town hall or by testing out a new on-line communication. The website is called www.placespeak.com, and after registering, residents can click on Gibsons Harbour, browse the issues and speak their minds.





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Wendy's

British Columbia's Sunshine Coast

A beautiful sunset over the Lund
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When you live in a temperate rainforest such as the West Coast of Canada, sometimes it can all be about those extra rays. Located a scenic 40-minute ferry ride north from West Vancouver, the Sunshine Coast lives up to its title with milder winters, less rainfall, and more annual hours of sunshine than the big city. It also boasts some of the most breathtaking vistas this side of the country with coastal forests, highlands and far-reaching

seascapes. From a morning stroll along its pristine waterfront to a full day of hardcore outdoor adventure, this area has no end of ways to pursue bliss.

The Sunshine Coast is a peninsula attached to British Columbia's mainland, but as there is no road access people rely on ferries, water taxi and a seaplane service from Vancouver International Airport to reach it.

The first point of entry – and the ferry terminal – is the town of Gibsons – home to the famous Molly's Reach >>

Did you know?

Molly's Reach restaurant was the film set for the Beachcombers TV show



Above:
Smitty's Marina - crammed with yachts



Below:
Seaplane waiting for takeoff

restaurant that provided part of the film set for the popular Beachcombers TV series that ran from 1972 - 1990.

SECHELT

Just 15 miles north of Gibsons is the town of Sechelt - the largest municipality in the area. It offers a waterfront community of around 9,000 residents and provides inspiration and a home for sculptors, writers, musicians - Joni Mitchell was a one-time resident - potters, divers, cyclists, sailors, birdwatchers, and skiers. It features arts and cultural opportunities, ample recreation, and many modern amenities. As a service and retail centre for the Sunshine Coast area, it boasts a thriving business community with opportunity for expansion and innovation, all set amid the beautiful backdrop of Sechelt Inlet.

Sechelt was originally occupied by the aboriginal people of the Sechelt Nation, who hunted, fished and traded here for centuries. Its name is derived from the First Nations word for "the land between two waters". Indian legend has it that the creator gods were sent by the Divine Spirit to form the world. They carved out valleys, trees and formed pools of water that now combine with beautifully cobbled beaches containing driftwood and many coloured pebbles. The treed mountains, cascading creeks and waterfalls create a spectacular coastline that makes this community a

Sechelt was originally occupied by the
aboriginal people of the Sechelt Nation, who
hunted, and traded here for centuries

photographer's delight all-year round.

Its population began to grow when European settlers arrived in the 19th Century. By the early 1900s, Sechelt had a hotel, general store, wharf, and other amenities with an economy that was based on logging, fishing, and tourism from the guests that came via the Union Steamship Company's regular runs along the Sunshine Coast.

A BEAUTIFUL PLACE

In the 1950s, Sechelt's world opened up again due to two new transportation developments: a regular ferry service between Vancouver and Gibsons, and the paving of Highway 101 along the 110-mile length of the Sunshine Coast. There is another ferry terminal at the north end of the highway that connects the east side of Vancouver Island with this stretch of the mainland.

The reason for Sechelt's immense attraction for visitors and residents alike? A seamless integration of modern amenities with a blissful mix of water and land activities, suitable for all ages and ability levels.

One of the more popular sea-based excursions is to >>>

Molly's Reach

welcome back!



Above:

????????????





Above:
Cold water Diving

Did you
know?

Famous singer Joni Mitchell
once lived on the Sunshine
Coast

>> rent a kayak or canoe and paddle around nearby Smuggler's Cove - with its rich history of bootlegging during the Prohibition years - or up Sechelt Inlet to view dolphins and deer. Local islands, Keats and Gambier, provide a focal point destination that are well within paddling distance and provide great summer swimming.

Throughout the year, the ocean around Sechelt offers

The ocean around Sechelt
offers prime salmon fishing
due to an abundance of fish

prime salmon fishing due to its abundance of Coho, Chinook, Chum, Pink, and Sockeye salmon. Anglers love the trout fishing at Trout Lake, Sakinaw Lake, and Ruby Lake and fishing charters and equipment rentals are all available in Sechelt.

For the more adventurous, Sechelt is home to a National Geographic-lauded dive centre that offers lessons, equipment, and rentals. Divers can enjoy some of the world's best cold-water diving on the Sunshine Coast, and there is even a wreck to explore: HMCS

Chaudiere in Sechelt Inlet, plus the foaming rapids of the Skookumchuk Narrows up Highway 101 near Egmont.

For those who prefer more land-based enjoyment, the selection is equally plentiful. There is a par-72, nine-hole championship golf course at the Pender Harbour Club, as well as public 18-hole courses at Sechelt Golf and Country Club and the Sunshine Golf and Country Club in nearby Roberts Creek.

With such magnificent scenery, visitors can enjoy the numerous trails in both the regional and provincial parks that offer excellent viewpoints and bird-watching opportunities.

A WEALTH OF ENTERTAINMENT

While summer is the most popular time of year to visit the Sunshine Coast, snowshoeing and cross-country skiing on groomed trails bring winter sports enthusiasts to the Dakota Ridge Winter Recreation Area.

If less active pursuits appeal, there are a number of notable museums, art galleries and a ton of festivals throughout the year, to satisfy cravings. The House of Hewhiwus (House of Chiefs) museum in Sechelt and the Sunshine Coast Museum in Gibsons both give a detailed history of this colourful area. The world-class Sunshine Coast Festival of the Written Arts, the

>> Hackett Park Crafts Fair, and the Sechelt Arts Festival, all attract large and enthusiastic crowds. Nearby Pender Harbour lays claim to the internationally renowned jazz festival and also puts on other festivals dedicated to blues and chamber music.

Accommodation ranges from cosy to chic with B&Bs, luxury resorts, cottages, and camping providing the usual selection.

For something more permanent, however, the opportunities to buy into Sechelt are few and far between. But all that is set to change with the building of a new condo development on a prime beachfront location that capitalises on both proximity to Sechelt's town centre amenities and glorious far-reaching oceanic views.

HIGH WATERMARK

The Watermark (www.thewatermark.ca) is due to be completed towards the end of 2012 and comprises two six-storey buildings that will feature 104 luxury suites, a café-bistro and commercial space. It possesses a unique terraced architecture with large, south-facing balconies that maximize the panoramic views of the vast ocean punctuated with forested islands, sailboats en route to Desolation Sound, and cruise ships bound for Alaska. At the end of a day of outdoor adventure, Watermark has such a blissful location that residents can fall asleep to the ocean's lullaby at their windows.

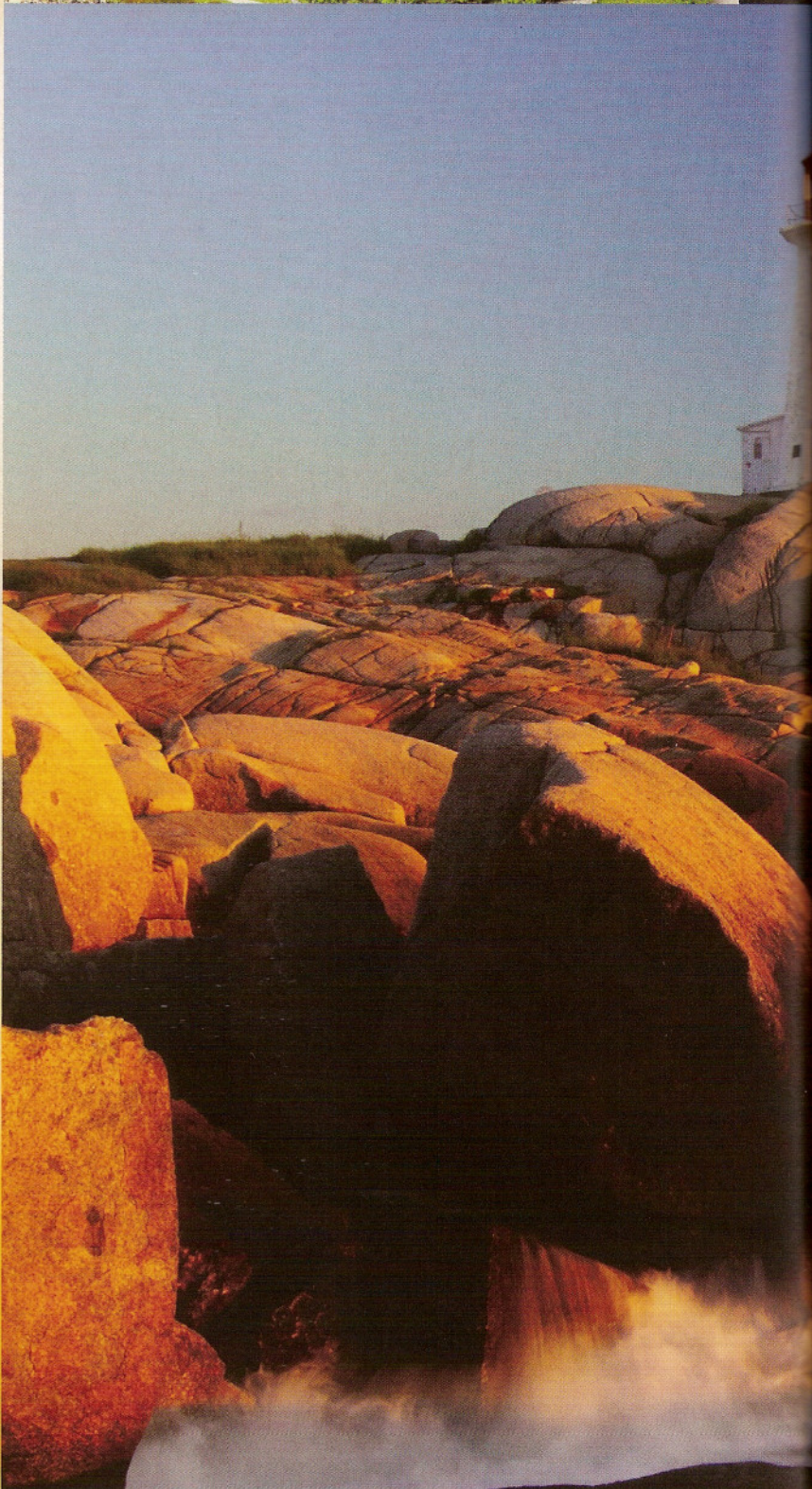
This contemporary concrete construction pairs with natural elements of river rock and driftwood to create a structure that is distinctive, proud and authentically Sunshine Coast. The suites range from one to three bedrooms – some with home office areas – and prices vary from \$249,900 Cdn to \$963,900 Cdn (£161,500 to £623,000) and offer amazing value for this waterfront location.

One of the major attractions of this new project is its ability to provide year-round residence with lock-and-leave capability for those owners who prefer to keep their Sunshine Coast home as a weekend or holiday retreat.

The convenience factor that it presents is huge: right across the street from Watermark is Sechelt's main shopping area, with grocers, bakeries, banks, and a liquor store. A little further down the road is the new Aquatic Centre, with a lap pool, steam room, waterslide, lazy river, gym, and fitness studio. On Saturdays, April through September, residents can fill their baskets at the popular Sechelt Farmers Market and St Mary's hospital is just minutes away.

With the charm of a village, but all the amenities of a town, Sechelt really does enable life to slow down to soak up the sun and listen to the sea.

Compiled by Nicola Way of www.BestHomesBC.com and www.AssignmentsCanada.ca 001 604 781 9279 nicola@besthomesbc.com. Specialists in off-plan and resale properties throughout British Columbia and Canada.



Waterfront wonder

Sechelt close to Vancouver, but worlds away

By Christina Symons, Special To The Sun July 2, 2011

WATERMARK AT SECHELT

Project location: 5665 Teredo St., Sechelt

Project size: 104 suites

Residence size: 645 -1,976 sq. ft.

Price: \$249,900 - \$963,900

Developer: Pacific Spirit Properties (Joint venture between Seacliff Properties and North Shore Credit Union)

Architect: TRB Architecture

Sales centre: 5665 Teredo St. Sechelt

Hours: 10 a.m. -5 p.m.

Telephone: 1-855-SECHELT (1-855-732-4358)

Email: info@thewatermark.ca

Website: thewatermark.ca

Occupancy date: December 2012

There are many characteristics that make the Sunshine Coast community of Sechelt a charming hometown or getaway spot, but none more obvious than what surrounds it. The sea.

Known as "the land between two waters," Sechelt sits on an isthmus, a narrow strip of land between the open Strait of Georgia and a calm tidal inlet. It's a 30-minute drive north of Gibsons, where the nearby Langdale terminal provides 40-minute BC Ferries' crossings to Horseshoe Bay in the District of West Vancouver.



This summer, a new development called Watermark, on a key piece of Sechelt waterfront, is poised to lure weekenders and locals looking to move into the heart of a genuine seaside village.

"We had been watching this property for about a decade," says Ian Porter, principal with Seacliff Properties, which acquired a joint interest in the parcel of land about two years ago, then embarked on a complex redevelopment process.

"We felt it was one of the best, if not the best waterfront property on coastal B.C., because of the location right in town and its true walk-on waterfront."

Flanked by smooth pebble beaches, Sechelt is a sleepy little place that has yet to be fully discovered, Porter maintains. Visitors and locals alike enjoy the Saturday Farmers' Market, family bakeries, vintage shops, or many restaurants, artists studios, galleries and festivals. There is also a strong aboriginal community -the Sechelt (shíshálh) Nation -with a rich history celebrated at the House of héwhíwus cultural centre and museum.

Outdoor enthusiasts take advantage of countless Sunshine Coast pursuits, from kayaking, paddle board, sailing, swimming, diving, fishing, golf and hiking to cross-country skiing. The weather is cooperative, with a mild micro climate that nets more sunshine on average than many other places in coastal B.C.

Watermark's six-storey contemporary concrete building is designed to be in tune with the property and community, rising in a terraced fashion up from the beach. The two main buildings, Phase 1 and 2, are angled thoughtfully to optimize views on three sides, and provide public access to the village, gardens, waterfront bistro and shore through the centre of the land via lush gardens and pathways.

Quality construction, walk-on waterfront and proximity to amenities such as the library, hospital and shopping were the big draws for Inge and Adolf Henneberger. The couple has purchased a unit in Watermark and plans to move there from their home overlooking the water on the outskirts of Sechelt.

"We have a beautiful property with a million-dollar view, but it's three acres and that is a lot to care for," says Inge. "We didn't want to trade down in terms of the view and that's why we bought at Watermark."

For Adolf, who enjoys seeing dolphins and bald eagles every day, lifestyle planning is another priority.

"We have to look ahead," he says, noting that being right on the waterfront along with easy access to doctors, dentists, hospitals, library and shopping has a lot of appeal, as does the social aspect of living in Sechelt's village. The couple has spent time living on Granville Island and enjoy the vibrancy of a sea-walk community.



The Hennebergers bought a 1,200-square-foot waterfront unit from the collection of one-level suites, ranging in price from \$249,900 (streetside one-bedroom) to \$963,900 (waterfront penthouse) with generous balconies and glazing to let in natural light, sea or mountain views. All suites are designed to be adaptable for accessibility and monthly strata fees are proposed to be within a range of \$108 to \$324.

Interiors promise to be stylish, yet practical, with kitchens to offer double-edge granite counters and backsplash, stainless steel appliances, plus breakfast bars in most suites. Underfoot, engineered hardwood flooring will run through the units, with carpet in bedrooms and tiled baths to set off marble vanity countertops. Units will be fitted with natural gas fireplaces for heating (with electric baseboards as backup) and outlets on balconies and patios for gas barbecues.

Having purchased a condo in Vancouver previously, the Hennebergers have no problem visualizing this pre-sale development, although some locals remain watchful, having seen other proposed developments stall. To satisfy the wary, the developer is offering a guarantee to start construction on Watermark by Oct. 31, or purchasers may cancel their agreements and receive a full refund of deposit, plus interest.

"Some people might not realize the value here yet," says Adolf, who has stayed in similar oceanfront condo developments in Hawaii. "In years ahead, they'll be disappointed they didn't buy in early."

The couple is excited to see the next chapter of their Sechelt residency realized and, like Porter, they expect the local lifestyle to be a big draw to Vancouverites.

"The Sunshine Coast is a sleeper," admits Porter. "But I think we are at the beginning of a stage when people are going to start to realize how close and accessible it is."

"Just look at my scenario," says Porter, whose main residence is in Vancouver and also resides part-time in Sechelt. "My wife and kids can come over on a Wednesday afternoon and I can leave work downtown on Friday, bicycle to the ferry terminal and then ride over there."

You can't get to second homes in Kelowna, Kamloops or even Vancouver Island that easily, he concludes.



An Afternoon in Sechelt

September 12th, 2011 @ 11:15am (PT) by **Rebecca Bollwitt**

posted in [bc](#), [travel](#), [vancouver](#)

tags: [sunshine coast](#)

Earlier this summer I was invited to Sechelt along with [other media](#) to check out the site of [the new Watermark development](#). After working with residents to plan these new seaside condos, developers were ready to show off the buildings' designs and locations.

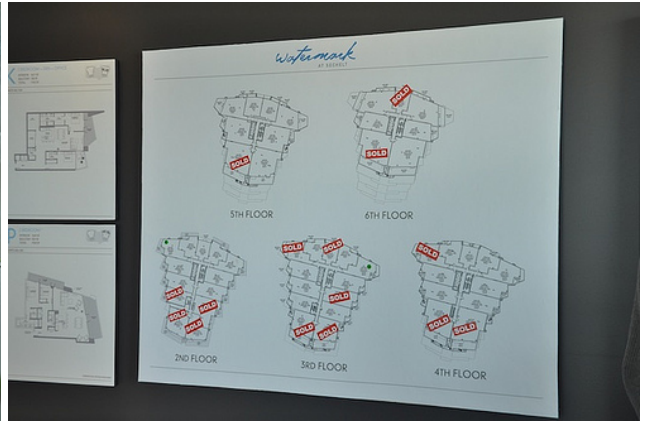
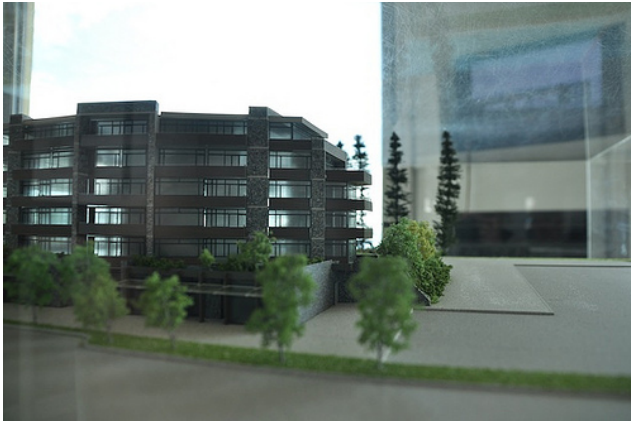


We flew out of the sea plane terminal in Coal Harbour and landed on the Sunshine Coast a quick 20 minutes later. The alternative is to pay the one-way fare from Horseshoe Bay to Langdale by ferry however flying gets you there in about half the time. Located [about 30 minutes from the ferry](#) terminal in Gibsons, it's close enough to the city yet far enough away to enjoy the beaches, forest trails, coves, rapids, artisan offerings and more that are all abundant in the region.



I've been visiting Sechelt for the last 20 years and there hasn't been any major changes to the town's core during that time (although now they have a stoplight) which is part of its charm. There are more neighbourhoods and bigger shops however nestled between the Pacific and the Sechelt inlet, the community is still very close-knit. The Watermark will have two buildings (phase one and phase two) each sitting at six storeys with terraced levels. It's located near the [Sechelt Library](#), the [Aquatic & Fitness Centre](#), retail, and an oceanfront pathway.







After a quick bite at the [Lighthouse Pub](#) (right in the terminal) we hopped back into our sea plane and took off again for Vancouver in the same afternoon.



Returning home, I handed my camera over to John Biehler who rode in the co-pilot seat. Ships criss-crossing the inlet, a BC Ferry on its way to Horseshoe Bay, the green tuft of the Stanley Park peninsula, and the ever-growing skyline of the downtown core.







Sechelt from the air







BCCONDOS.NET





The Sunshine Coast will always have a special place in my heart (and it's still a part of the "604" as well). It was nice to hop over for an afternoon and see how it's growing. The Watermark development (with its impressive floor plans and affordable pricetags) seems to be just the beginning of new chapter for Sechelt. Soon enough, this alluring hidden gem won't be so hidden.

Related posts: [Skookumchuck Narrows & Sechelt Inlet](#), [Putting Sechelt on Google Maps](#), [Sechelt Peninsula by Air](#).



Sunshine Coast beckons property buyers

Publish Date: August 10, 2011

Every time Jacques Roiseux wonders why he ever left the Lower Mainland, the film producer and director goes for a walk at his new place. It's guaranteed that he'll end up thinking, "Okay, this is all right."

Roiseux moved to Roberts Creek on the Sunshine Coast in May this year, from a 3,900-square-foot property in North Vancouver, where he had about a 2,000-square-foot house. The father of two now owns something much larger. He's planning to clear some of the land for horses.

"I wasn't going to be able to move up in the market or get something bigger, you know, with more space," Roiseux related in a phone interview with the *Georgia Straight* on why he set out for the Sunshine Coast. "I like space. And so for half the money of my small house in North Vancouver, I got two houses here and four acres."

Roiseux is obviously being modest when he describes his new property as being "quite nice". It's on a gentle hillside facing south, toward the Strait of Georgia, where the water opens up all the way to Seattle.

Getting to the Lower Mainland is not a problem. According to Roiseux, it takes him an hour and a half to reach downtown Vancouver by bus and ferry. The ferry crossing from Langdale near Gibsons to West Vancouver's Horseshoe Bay is 40 minutes.

With its relatively affordable real estate, proximity to Metro Vancouver, and natural attractions, the Sunshine Coast is a haven for many who believe they've been priced out in the big cities—perhaps like East Vancouver in the not-too-distant past, when houses were cheap on that side of the city. Not anymore.

The Sunshine Coast has the lowest benchmark price for a detached house—\$432,224 as of July 2011—among all the areas covered by the Real Estate Board of Greater Vancouver. Maple Ridge comes second at \$454,080. For East Vancouver, it's \$854,004.

Gibsons-based realtor Menno van Driel has been in the business for 16 years, and he has seen several newcomers make the region northwest of Greater Vancouver their new home.

"There are a lot of people who can barely rent something in the Lower Mainland," van Driel told the *Straight* in a phone interview. "Then they find out somehow that on the Sunshine Coast, you can get it; you can buy a house."

Van Driel has recently noticed a number of high-end purchases, indicating that people from the Lower Mainland have been disposing of their former properties and putting down their equity on more expensive waterfront houses on the Sunshine Coast.

"This has always been a bit of an overflow area," van Driel said. "People who want to have more for less."

In July this year, according to the REBGV, sales of detached homes on the Sunshine Coast, totalling 48,



outpaced those in areas like New Westminster, Port Coquitlam, Squamish, and Whistler-Pemberton.

Communications and videography expert Claudia Ferris moved with her family from East Vancouver to Gibsons about five years ago, drawn in part by the region's greener lifestyle but also by the property price.

"We have a lot of teachers that teach in West Vancouver who could never afford real estate there so they live in the Sunshine Coast," Ferris told the *Straight* by phone. "Their lifestyle is so much better. You might not have to have two parents working full-time. If you're a single parent, it might be more affordable. I've been able to work a little bit less."

Ferris and her husband commute to Vancouver for work three days each a week.

Gibsons' Bob Michor is the sales manager for the Watermark, a 140-unit waterfront condo project in Sechelt by Pacific Spirit Properties. The first phase of the development will be ready for move-in by December 2012. Michor says several prospective buyers are from the Lower Mainland.

"Some people may sell their house and buy into here, and then they may still pick up a bachelor suite or one-bedroom in Vancouver to come and play in," Michor told the *Straight* by phone. "They'll have the best of both worlds."

Prices at the Watermark start at \$249,900.

Source URL: <http://www.straight.com/article-419966/vancouver/coast-beckons-buyers>



Country home has town conveniences close by

Small rural acreage has a private setting, but is near Courtenay

VANCOUVER SUN JUNE 18, 2011

6815 River Avenue South, Merville

Type: 2-bedroom, 1-bathroom detached

Size: 1,060 sq. ft.

B.C. Assessment, 2011: \$312,000

Listed for: \$355,000

Sold for: \$347,500

Sold on: May 1

Days on market: 34

Listing agent: James Smith at Royal LePage Comox Valley

Buyers agent: Garth Parkin at Royal LePage Comox Valley

The big sell: This property - consisting of five legal parcels -benefits from the best of two worlds. It is just 15 minutes from town, but is nestled in 1.34 acres of treed land, with 250 feet of river frontage with a private beach and swimming hole. Manicured gardens and a large front porch that runs the length of the house provide the entryway to the wood-framed home. The rustic feel continues inside, with hardwood floors and a cosy woodburning fireplace. There is a 21-by-12foot kitchen and an equally sized living room. The master bedroom is upstairs and a smaller bedroom is on the main floor. The property is level, with a large portion that has a lawn and a patio facing the sunny southern exposure.

Sunshine Coast waterfront condo project [at pre-sale stage]

300 -5665 Teredo Street, Sechelt

Type: 2-bedroom, 2-bathroom apartment

Size: 1,221 sq. ft.

B.C. Assessment, 2011: \$N/A

Listed for: \$474,905

Sold for: \$474,905

Sold on: April 30

Days on market: 4

Listing agent: Bob Michor at RE/MAX Top 20 Realty



Watermark

AT SECHelt

Monday March 28, 2011

After many years of planning and design, a prime piece of Sechelt's waterfront is set to be developed into a top-quality mixed use development. With all approvals now received from the District of Sechelt, Pacific Spirit Properties is set to move ahead with its newest development, the Watermark at Sechelt, containing 104 residential suites, 3 live work units, 6,400 sq.ft. of commercial space and a waterfront café/bistro.

Most homes within the development will enjoy spectacular Southerly views, and with its six floors Watermark will quite literally be the high-point of the Sunshine Coast.

Watermark is to be built of concrete to ensure longevity and low maintenance for owners. Its architectural design combines two contemporary buildings that step-back from the ocean at each level, ensuring a pleasing appearance and expansive private outdoor decks for those lucky enough to be an owner. Extensive, park-like landscaping on the 2.6 acre site coupled with a walk-on pebble beach will give owners an almost resort-like experience.

Mr. Ian Porter, a principal of the developer stated "It is very unique to have such a spectacular oceanfront property right in the centre of town, so close to all the amenities Sechelt has to offer." Watermark is steps to the recreation centre, library, downtown shops and just minutes to the regional hospital.

He went on to say "We have crafted this development to appeal to a broad range of people. We envision the lock-and-leave convenience, the adaptability features built in to each suite and proximity to Sechelt's hospital will appeal to empty nesters. Similarly, the leading edge design, quality of construction and finishes and of course the proximity to shopping and recreation will hold strong appeal for young families.

Typical of projects of its scale, Watermark will require some pre-sale of suites before construction can commence. The developer however feels that the pre-sale requirement of 30 units is very modest for the scale of this project, and reflects the developer's confidence that the project will be well received by both Sunshine Coast and off-coast buyers.

The sale of homes in Watermark will commence in early-April and it is expected that construction will commence by July 2011. Residents of the Sunshine Coast will have the opportunity to take advantage of preferential pricing on the initial 30 suites in the development, with savings of up to \$45,000 on the price of a suite. Marketing of the project is being handled by local realtor Bob Michor who can be contacted at 604-885-5432.

www.thewatermark.ca





WATERMARK AT SECHELT OPENS THE DOOR TO OCEANFRONT LIVING ON THE SUNSHINE COAST

FOR IMMEDIATE RELEASE

Vancouver, B.C., – With two six-story concrete buildings, and a total of 104 residential units, the [Watermark at Sechelt](#) project is ready to break ground at their oceanfront property on the [Sunshine Coast](#). Pre-sale of the real estate development is underway with a 5% discount being applied to any homeowner purchasing their oceanfront home before June 30, 2011, which translates to savings of up to \$45,000.

The [Watermark condos](#) range from 1 bedroom to 3 bedrooms plus, starting at 650 square feet for \$249,900. The majority of units feature panoramic ocean views from south-facing windows and balconies. This waterfront real estate opportunity is located directly on a pebbled swimming beach, on thoughtfully landscaped grounds right in [downtown Sechelt](#). Owners will be in the heart of the Sunshine Coast, a playground of quiet coves, fishing villages, and little towns with just a 40 minute commute from Vancouver.

The Sunshine Coast lifestyle coupled with a top quality development and affordable waterfront real estate has led to [developer Ian Porter](#) receiving interest in the Watermark project from a broad range of individuals and families. "The lock-and-leave convenience, the adaptability features built into each suite and proximity to Sechelt's town centre and regional hospital appeals to empty nesters looking to downsize and reap the benefit of coastal living." Porter adds, "The leading edge design, quality of construction, affordability and activities is a strong appeal for young families. Also, many units were purposefully designed for home/office flex space - ideal for the young urban commuting or local professionals."

Tours of the presentation centre located at the property are being set up daily. Interested parties are able to find further information at [thewatermark.ca](#). Why Sunshine Coast and why now? Here are just a few reasons the Watermark believes this is the best time to be a part of the coastal community:

TOP 10 REASONS TO BE A PART OF WATERMARK AT SECHELT

- 1. YOUR BACKYARD RESORT** – 40 minutes from Vancouver....and yet a world apart
- 2. A BIG, BLUE, BIRD'S EYE VIEW** – Every unit provides a panoramic ocean view
- 3. SECHELT VILLAGE** – Right in the heart of Sechelt, walking distance to coffee and groceries

www.thewatermark.ca

5665 Teredo Street, Box 1459, Sechelt, BC V0N 3A0 Office 604.885.5432 Toll-free 1.855.SECHULT (732.4358)



B C C O N D O S . N E T





- 4. SANDCASTLES AND KAYAKS** – Activities for residents of every age
- 5. THE INTERIOR GOODS** – High end finishing's - Gas fireplace, granite kitchen countertops
- 6. SINGLE LEVEL SUITES** – Easy access for residents of all ages
- 7. EAT LOCAL** - Sechelt's Farmers market runs from April to September each summer
- 8. CELEBRITY SPOTTING** – Dine at the former 'Beachcombers' set at Molly's Reach
- 9. ISLAND HOPPPING-** Gateway to Thormanby Island, Buccaneer Bay, and Jedediah Island
- 10. ART & MUSIC** – Writers, jazz and art festivals annually will uncover your creativity

-30-

Media Contact:

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B C C O N D O S . N E T





FOR IMMEDIATE RELEASE

OCTOBER 5, 2011

Great News! - Watermark is a Go and Construction is about to Start

The archaeological review has now been completed, full construction financing is in place and the development permit and excavation permit will be in hand for commencement of construction on Tuesday October 11th.

Local contractor Art Dew will be on-site to commence the site-work on Tuesday. This site work is a large job, requiring excavation of the site to 15 feet below current grade to remove peat and back-fill with structural fill (sand) from a local pit, and is expected to take about 8 weeks to complete.

The concrete forming and placing work is currently being tendered and will commence immediately upon completion of the site work. Final delivery of suites in Phase I is expected for December 2012

Mr. Ian Porter a principal of the developer, Pacific Spirit Properties Ltd., stated "We are very happy to have all of our construction financing in place and the construction underway. We are very confident that the *Watermark at Sechelt* will set a completely new standard for waterfront living on the Sunshine Coast."

"The Watermark site, with its pebble beachfront combined with walking access to a wide range of shops, services and amenities, is unparalleled in all of Coastal B.C. We were entering uncharted waters, however by designing and bringing to market a large scale, state-of-the-art project in an untested market. Thankfully, the response to the design, layouts and amenities of the project has been overwhelmingly positive. Top quality construction, visually pleasing yet practical design, adaptability for ageing-in-place, access to downtown convenience and a good investment in turbulent times are just a few of the reasons our buyers are smiling."

He went on to add "We appreciate very much the support we have received from the community for this project. While the construction stage will provide a meaningful boost to the local economy, over the longer term the project will also provide Sechelt with an increased tax base, more residents living within the downtown core and will hopefully act as a catalyst for further economic growth and development."

www.thewatermark.ca



Watermark

AT SECHELT

Everyone is welcome to attend the ceremonial ground breaking that will occur on-site on Friday October 7th at 1:00pm with the Mayor of Sechelt and representatives from groups such as the Sechelt Chamber of Commerce, the Downtown Business Association and the Sechelt Village Residents Association in attendance.

Phase I of the Watermark is currently over 40% sold. With 104 residential suites ranging in size from 649 to 1,977 sq. ft., and currently priced from just \$368 per square foot, the project represents exceptional value.

For more information please contact:

Ian Porter
Principal
Pacific Spirit Properties Ltd.
604 885 5432
ian@thewatermark.ca

www.thewatermark.ca





**Wakefield Construction Inc. of Sechelt appointed Construction Manager
for the Watermark at Sechelt**

Tuesday May 17, 2011

Pacific Spirit Properties is pleased to announce that they have awarded the Construction Management for the Watermark at Sechelt development to Wakefield Construction Inc. of Sechelt, and are looking forward to starting the development knowing that Lance Sparling and his team at Wakefield will be running the Construction Management for the development.

Wakefield have worked tirelessly over the last decade to build a company that provides "Peace of Mind" for owners, businesses and corporations alike, undertaking the challenge of building their projects on the Sunshine Coast.

Mr. Lance Sparling President of Wakefield stated "the Watermark at Sechelt will raise the bar for living in the village and on the Sunshine Coast and is the tipping point for Sechelt's downtown revitalization initiative".

Watermark is to be built of concrete to ensure longevity and low maintenance for owners. Its architectural design combines two contemporary buildings that step-back from the ocean at each level, ensuring a pleasing appearance and expansive private outdoor decks for those lucky enough to be an owner. Extensive, park-like landscaping on the 2.6 acre site coupled with a walk-on pebble beach will give owners an almost resort-like experience.

Mr. Ian Porter, a principal of the developer stated "We are very happy to have awarded the construction management of this landmark project to Wakefield, as Lance Sparling and his team have an outstanding record of completing top quality projects on the Sunshine Coast" he went on to say "Our Presentation Center has now been open for 3 weeks and the response has been fantastic and we look forward to it only getting better with the news that Wakefield will be taking a lead role in the construction of the buildings. "

We still have the opportunity for you to take advantage of preferential pricing on the initial 30 suites in the development, with savings of up to \$45,000 on the price of a suite. Marketing of the project is being handled by local realtor Bob Michor who can be contacted at 604-885-5432 or drop by the presentation centre at 5665 Teredo St Sechelt which is open 10am – 5pm daily.