

MARCH 2019

Horseshoe Bay

WEST VANCOUVER CANADA



“Listen to the land and it will tell you what it wants to be”

– PAUL MERRICK, ARCHITECT

As described by Greg Borowski, a principal at Merrick Architecture, the new development is like a village unto itself, with six unique, low-profile buildings – right on the waterfront, but nestled into the mountainside. Featuring all-concrete construction – for safety, security, and quiet living – the buildings are topped by heavy timber roofs that express the West Coast style, while blending with the neighbourhood.

The new village also connects seamlessly into the Horseshoe Bay community. Borowski says: “One of the first things that Dan Sewell said to us was that Horseshoe Bay was going to have ‘to change to stay the same.’” Sewell said that the only way to protect the things that people love about the Bay was to ensure both an uplifting re-investment and an influx of new residents to reinvigorate the commercial area.

Working with the local community and the District of West Vancouver, Merrick and Westbank came up with a plan that opened-up and enhanced the part of Horseshoe Bay that everyone loves best: the waterfront. That included a cash contribution from the project team of more than \$10-million towards community amenities and improvements, including a new waterfront walkway extending for the first time from the ferry terminal past the marina and all the way to Madrona Island. Knowing how much community members and visitors enjoy events like the annual Dinner on the Dock, this expands that access to an unprecedented degree. Sewell says that in addition to the \$10-million amenity contribution, the project has also enabled him to replace the marina’s fuel tanks and lines with state-of-the-art and environmentally secure alternatives and to upgrade water, sewer and electricity connections, to the benefit of the whole neighbourhood.

All in all, Sewell says, “it’s allowing us to save the best of the Bay,” and to bring in much-needed new investment, as well as adding critical new population to keep new and old businesses strong and sustainable.

Reinvigorating West Van’s most beautiful waterfront

A NEW PROJECT BY WESTBANK RESTORES AND EXPANDS ‘THE BEST OF HORSESHOE BAY’

Looking out to the dramatic beauty of Howe Sound – the steep, snow-capped mountains rising abruptly from a sheltered sea – Dan Sewell is celebrating his decision to stay in Horseshoe Bay, to rebuild the marina his grandfather opened in 1931 and to revitalize a community he has loved all his life.

Working with an architect who inspired him (Paul Merrick), and a developer he’s come to admire (Westbank), Sewell says he’ll be proud to share his spectacular property with a new generation of fortunate Horseshoe Bay residents.

Things might have been different. Ten years ago, the Sewell family was fielding offers of “crazy money” from offshore buyers, eager to

snap up a marina business that was soon needing rehabilitation. But Sewell’s children, Megan and Eric, love the Marina and the Bay. So, the family began an envisioning process, moving almost 2.5 acres of blacktop parking underground with spectacular Paul Merrick designed homes above, extensive landscaping and public walkways with improved access to the water and marina.

The solution is exquisite. Architect Merrick, a West Vancouver resident and one of the innovators in the West Coast Modernist style, was inspired by the challenge. In Horseshoe Bay, he envisioned an echo of Portofino, the famous Italian village boasting an enchanting ring of pastel-hued houses clustered around a tiny piazzetta and harbour.



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Horseshoe Bay Boardwalk & Marina

Resort-like amenities – plus access to the best in West Coast recreation

Horseshoe Bay's iconic arched boathouse is both a waterfront clubhouse and home to a historically inspired Chris-Craft power boat that is available to the new strata residents – complete with a skipper, gas and insurance. Befitting a year-round waterfront resort, residents also have access to paddleboards and kayaks, not to mention a fully-equipped fitness facility.

Horseshoe Bay is also minutes from sailing, fishing, diving, and from hiking and skiing. There are two golf courses within 20 minutes (Gleneagles and Furry Creek), and the Sea-to-Sky Gondola and the

climbing mecca of Squamish are not much further. And of course, the summer and winter attractions of Whistler are just an hour away. Where in the world can you be fishing at first light, golfing Gleneagles in the afternoon and skiing Cypress Park or Grouse Mountain under lights that evening?

HORSESHOE BAY TRANSFORMATION TO CULMINATE WITH PARK RENEWAL

A complete renewal of the popular Horseshoe Bay Park will give unprecedented access to the Howe Sound foreshore, with a seawalk that will stretch from the BC Ferry Terminal past the beautiful new Sewell's Marina and residential development and all the way to Madrona Island.

Thanks to the project team's \$10-million amenity and community contribution, the Horseshoe Bay Park will get a facelift and expansion in virtually every aspect. There will be more green space, more seating of all kinds, playground improvements, upgraded washroom facilities, lookout points, a new plaza and new space for concerts, celebrations and festivals – greatly expanding the potential of community events like the annual Dinner on the Dock. The changes will enhance views and access to the water and bolster foreshore environmental protection while maintaining access to the "working waterfront."

These improvements will also unfold even as BC Ferries is embarking on a rehabilitation of the Horseshoe Bay Terminal – staying within its existing footprint, but upgrading the terminal technically and aesthetically, and improving the connections and integration with the community itself.



New Views on the Working Waterfront



Village Green, New Lagoon & Beach Access



A natural timber playground on continuous pathways



Resident boathouse featuring the Chris Craft Corsair 25



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Market Update

KARIM VIRANI
VIRANI REAL ESTATE ADVISORS



Q Who's coming to Westbank's Horseshoe Bay?

Most are from the North Shore – people familiar with Horseshoe Bay's beauty and convenience. Everyone from West Van downsizers to young couples who want the services of the city plus walk-out-your-door access to every kind of West Coast adventure. These homes and amenities are ideal for anyone transitioning from big, labour-intensive houses into luxurious, full-service townhomes or condominiums.

Q What's the biggest draw?

Location, of course. Just 20 minutes from downtown Vancouver, Horseshoe Bay is also the gateway to Howe Sound, Vancouver Island and the Sunshine Coast. You can drive to Squamish and Whistler, or walk over and catch a ferry to the Sunshine Coast, Vancouver Island or for an afternoon adventure on Bowen Island. Even if you never leave the Bay, this is Metro Vancouver's most beautiful waterfront resort.

There's also great value – with leading edge design and concrete construction, top end appliances, underground parking, waterfront views, and first class amenities, this is outstanding value in an outstanding location.

Q Why do you call it "a luxury urban resort"?

Because it is! Even while being incredibly convenient to the city, Horseshoe Bay is a waterfront haven – an unparalleled oceanside resort. It's also perfectly appointed: people love the range of amenities, from the fitness facilities and watersport equipment to the 24-hour concierge. This isn't a downtown-style condo. There are 158 luxury homes – each with grand front doors and 10-foot ceilings. Because of the unique design, units also have spectacular views of Howe Sound in one direction and they also open onto the mountainside behind. You get maximum light and the fresh cross-breeze of both ocean and forest. It's the kind of place other people would love to go for a holiday.

Our buyers also say they appreciate the project's environmental consciousness. Westbank's usual LEED Gold construction standard also features a seawater-based geo-exchange system providing hot water, heat in the winter and air conditioning in the summer – all while reducing greenhouse gas emissions by 70 per cent.

Q How are sales?

Buyers have already snapped up more than two-thirds of the units and we've broken all West Van records for absorption of a condo project. We've recently sold the penthouse and sub-penthouse homes at Horseshoe Bay and we still have a great selection of homes, priced from \$1.4 million.

Horseshoe Bay is the jewel of West Van, which is already the most valuable real estate market in Metro Vancouver. The Real Estate Board (of Greater Vancouver) reported the benchmark home price in West Vancouver in November 2018 at almost \$2.4 million, compared to \$1.3 million on Vancouver's West Side. That's up 100-per-cent in 10 years. And condos are the strongest performers. While detached housing prices declined, condo prices went up 4.6 per cent in the 12 months from November 2017.



Westbank – Beauty, Artistry and Sustainability

Established in 1992, Westbank is a practice dedicated to the creation of beauty, in all forms and in the broadest definition. Known in Vancouver for icons such as the Shangri-la and Pacific Rim Hotels, Telus Garden and Vancouver House, Westbank has a particular orientation toward transformative projects such as Woodward's, Mirvish Village, KING Toronto and Oakridge – catalysts for change both in their cities and on a global scale. Horseshoe Bay, while unusual in that list, reflects a similar aspiration: we are committed to building something that is beautiful in its own right, and that also makes a transformative contribution to its community.



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WEST VANCOUVER CANADA

A warm community offering the best of west coast modern architecture from Canada's most respected residential developer.



Waterfront 2 Beds, 3 Beds and Townhomes Available Now

This is not an offering for sale. Any such offering can only be made by way of disclosure statement E.&O.E.



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