

B

DP/ DRC PRESENTATION 17 MARCH 2016



w e s t b a n k



BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.

APPLICATION FOR REZONING + DEVELOPMENT PERMIT

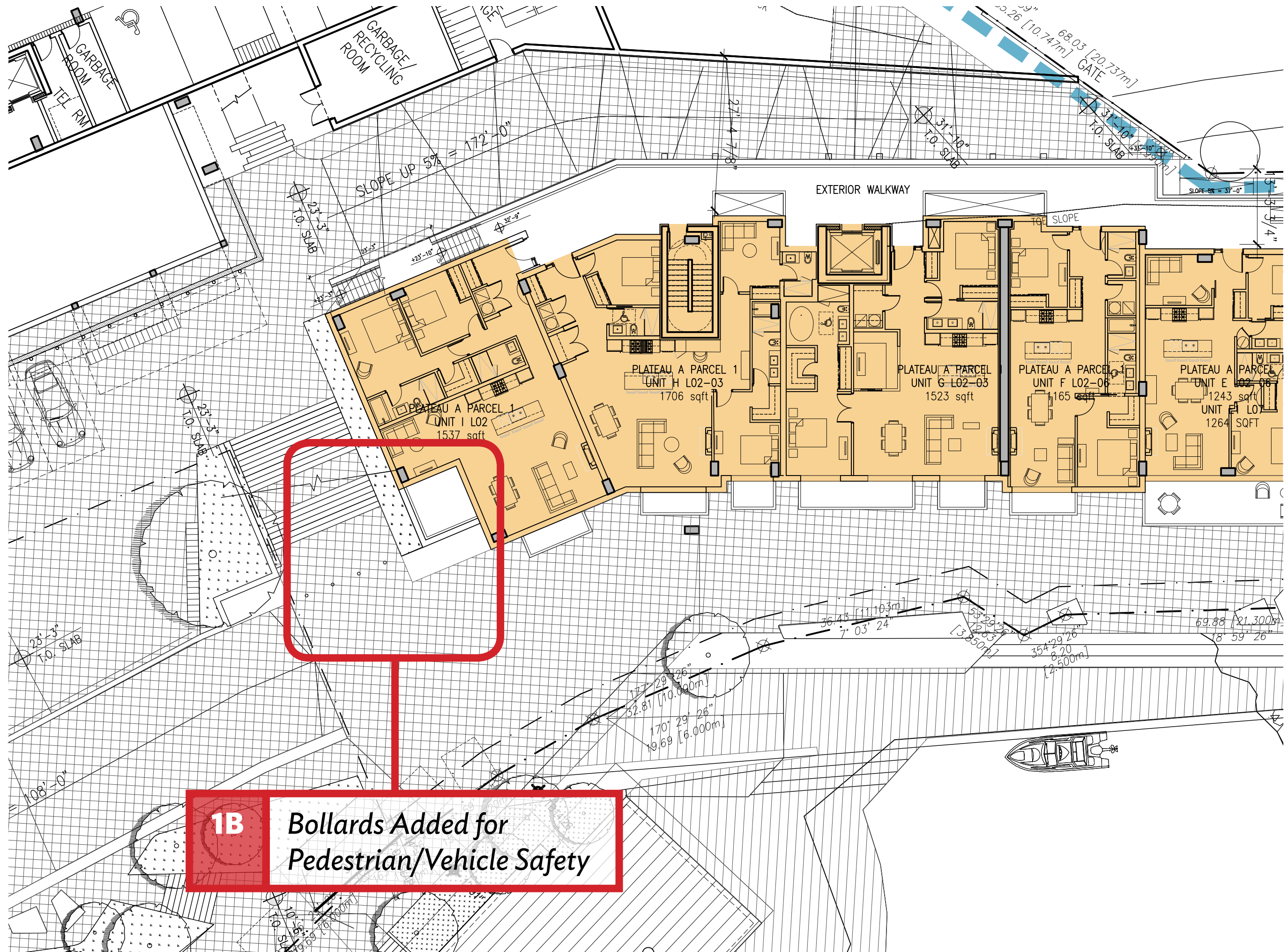
DESIGN REVIEW COMMITTEE PRESENTATION: 17 MARCH 2016

SEWELL'S LANDING

AT HORSESHOE BAY

**MORE DETAIL ANALYSIS AND PROVIDE
REFINED BUILDING DETAILS**

01



1B Bollards Added for Pedestrian/Vehicle Safety

1C

*Board Form
Concrete Clarified*



1D

*Colour Palette Refined /
Strengthened*



Perspective view towards
proposal at Sewell's Marina

PROJECT OVERVIEW

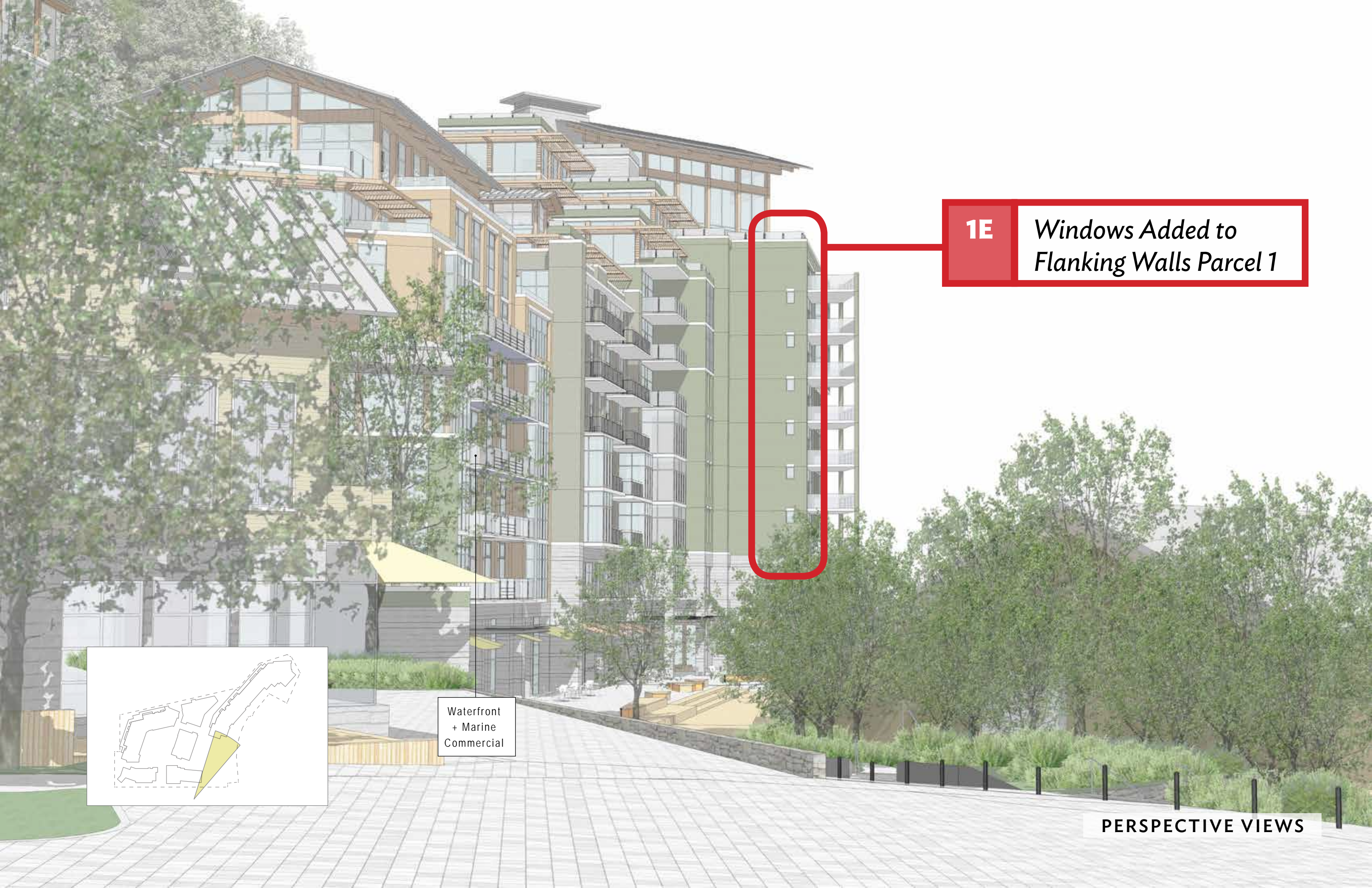
1D

*Colour Palette Refined /
Strengthened*



Perspective view towards
proposal at Sewell's Marina

PROJECT OVERVIEW



1E

*Windows Added to
Flanking Walls Parcel 1*



Waterfront
+ Marine
Commercial

PERSPECTIVE VIEWS

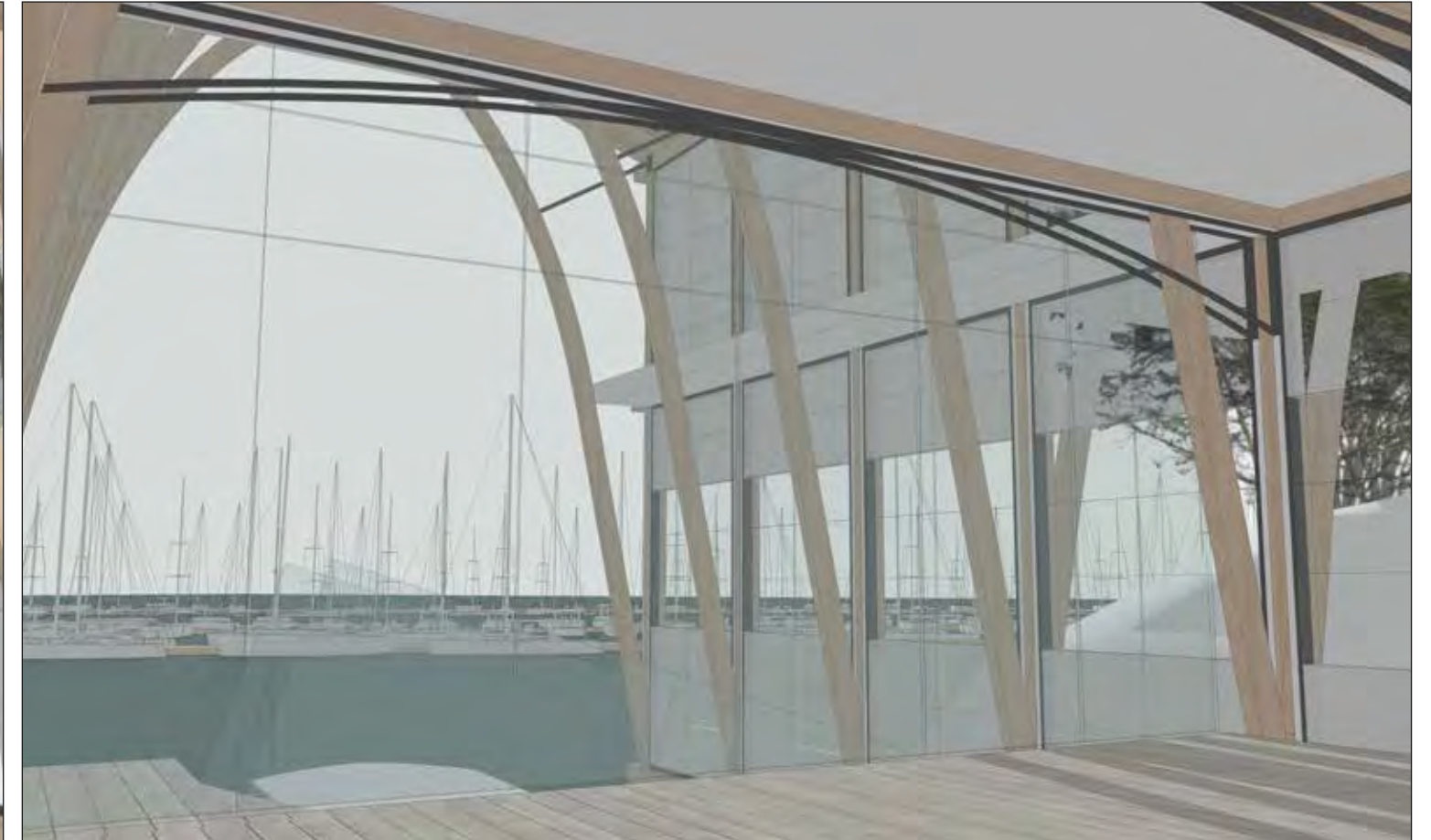
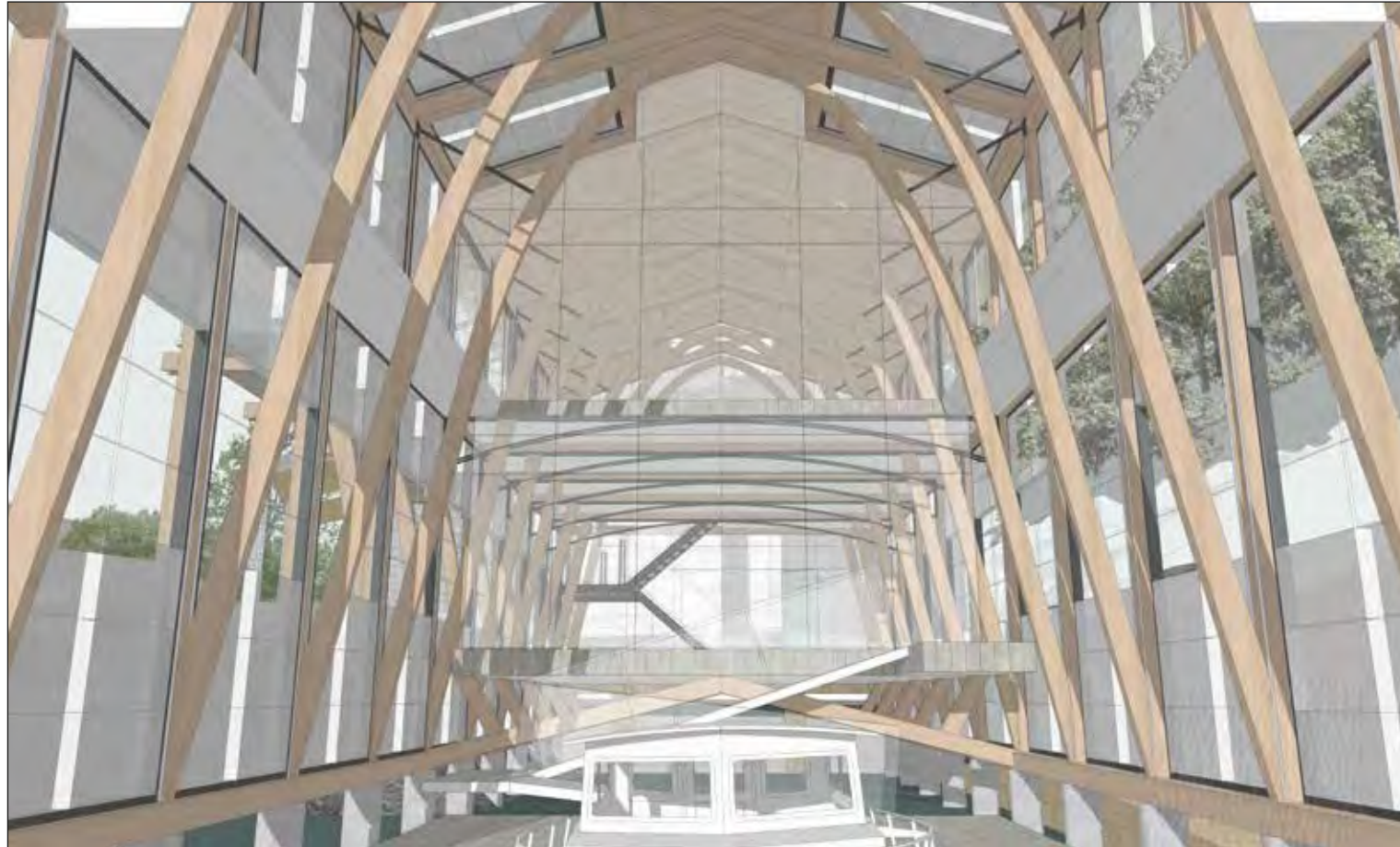
1F

*Details of
Residential Amenity*

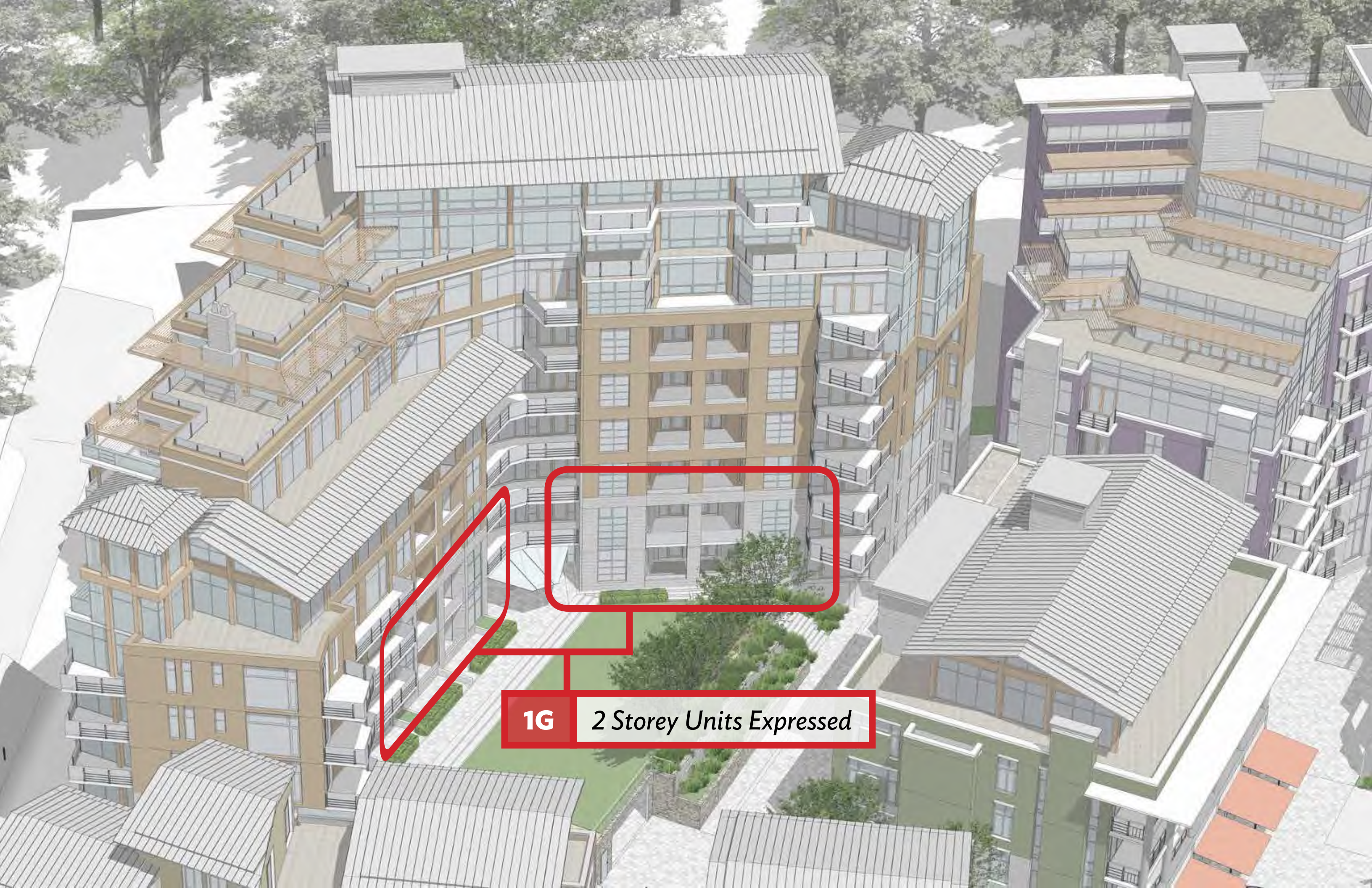


1F

*Details of
Residential Amenity*



Residential Amenity Building
Interior Views



1G

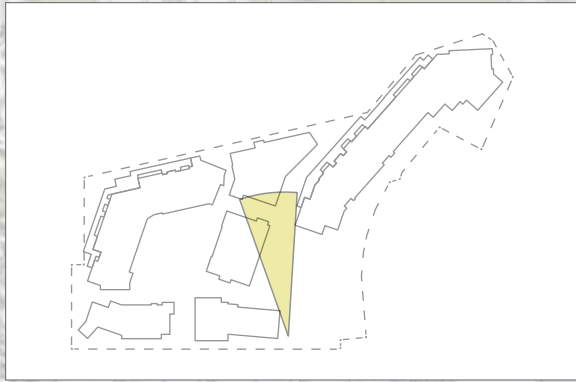
2 Storey Units Expressed

ADDRESS SECTIONAL RELATIONSHIP BETWEEN
PARCEL 1 AND PARCEL 2A

02

2

View Out From
Parcel 2A - Middle Unit

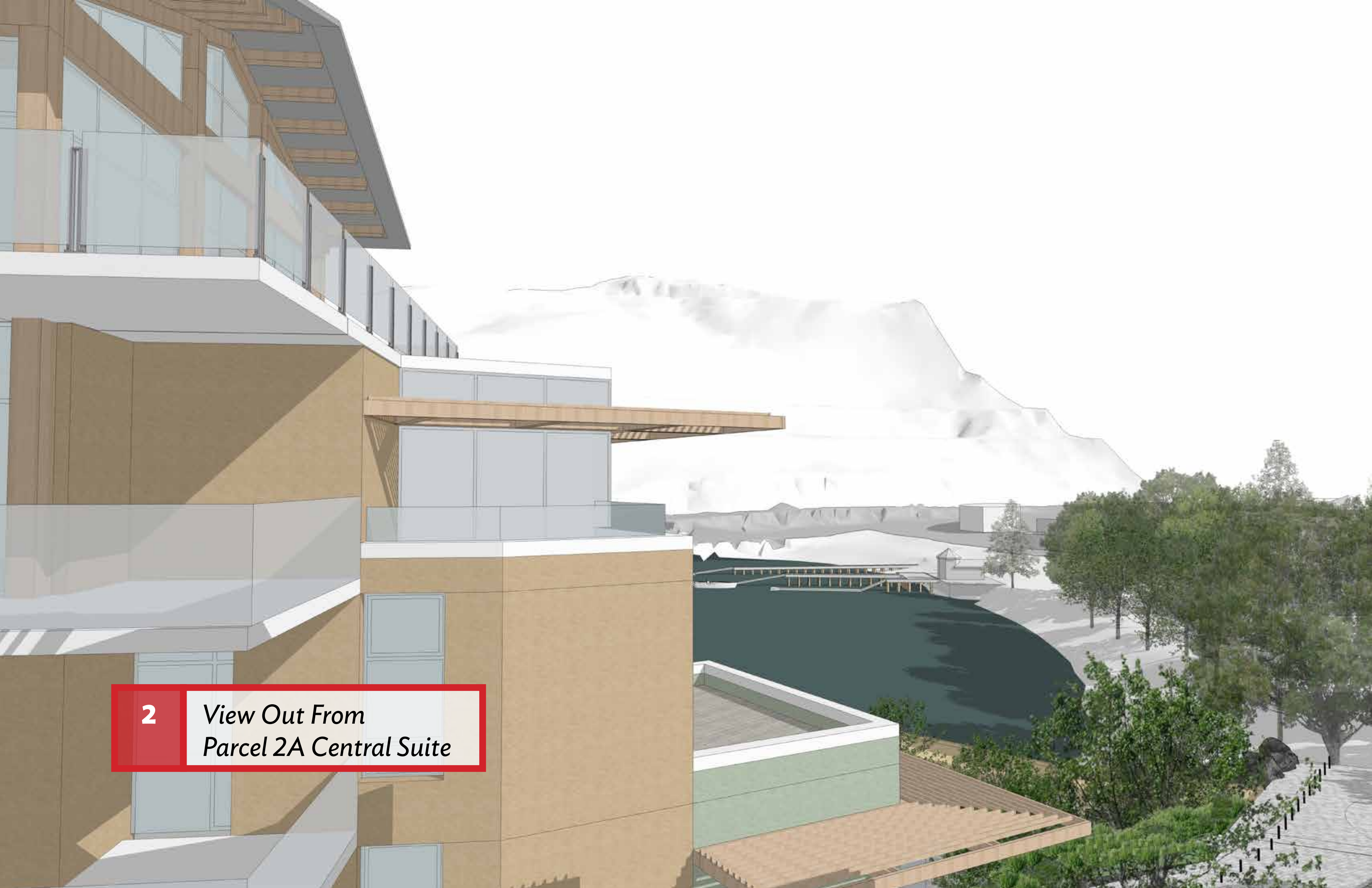


Village Hillside

PERSPECTIVE VIEWS



2 *View Out From
Parcel 2A North Suite*



2 *View Out From
Parcel 2A Central Suite*

REVIEW COLOUR PALETTE AND CLARIFY ITS APPLICATION
IN THE CONTEXT OF THE BUILDINGS

03

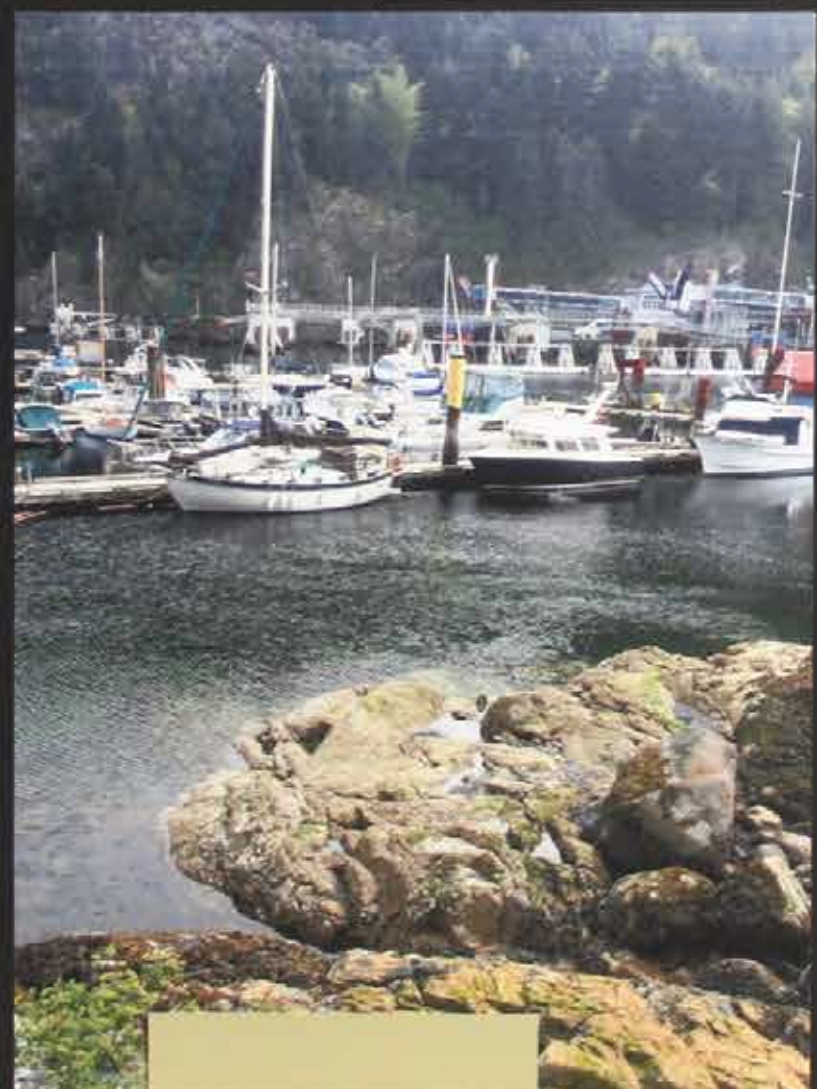
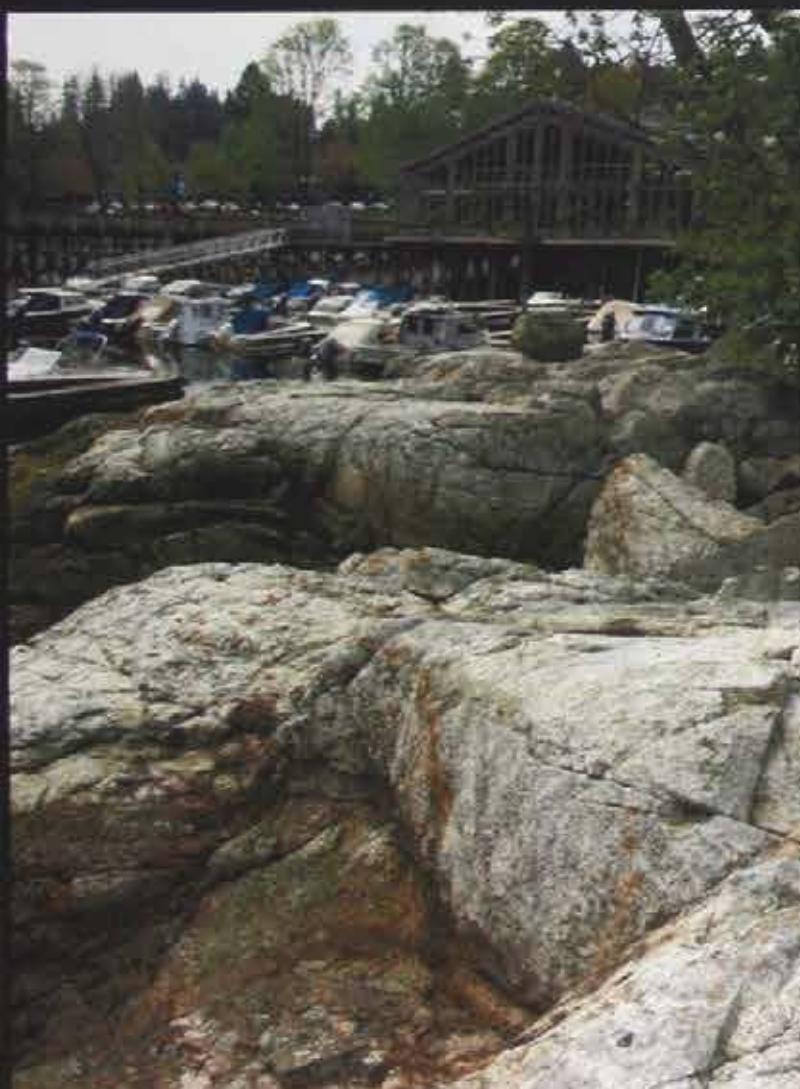
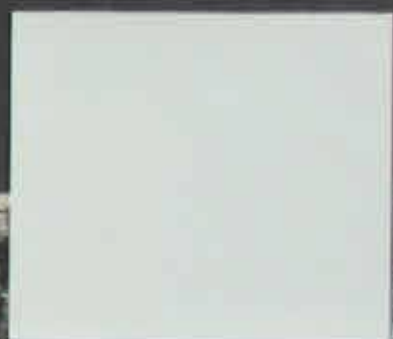
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*Colour Palette Refined /
Strengthened*

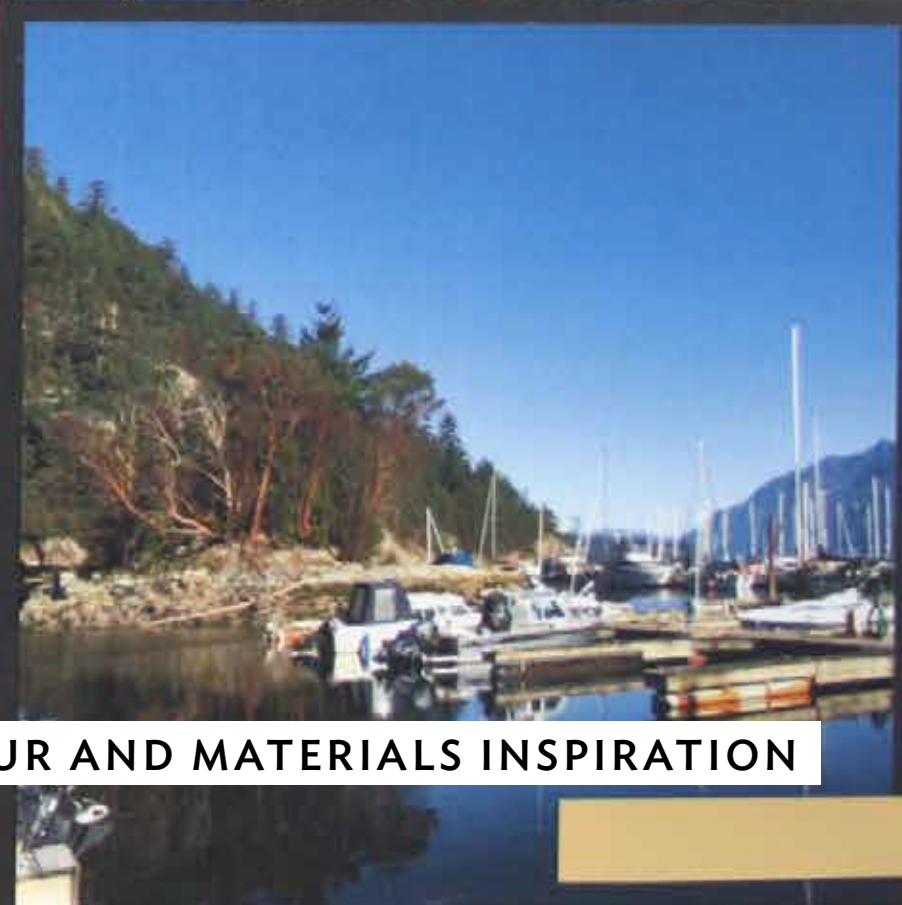
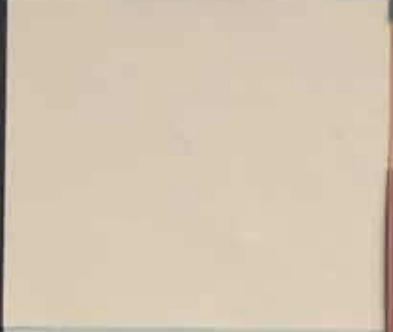
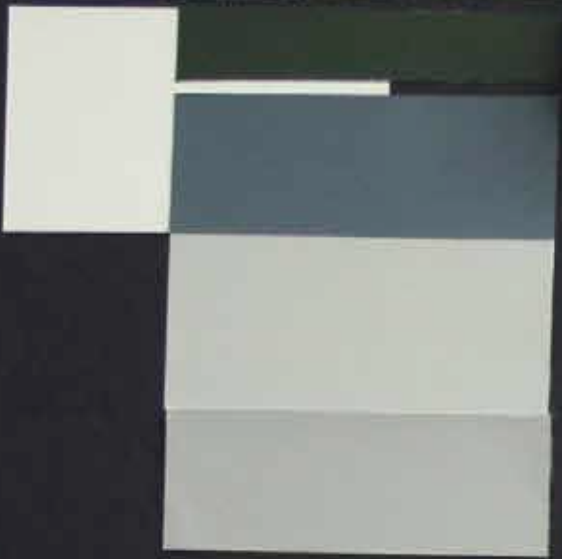


Perspective view towards
proposal at Sewell's Marina

PROJECT OVERVIEW



COLOUR AND MATERIALS INSPIRATION



COLOUR AND MATERIALS INSPIRATION

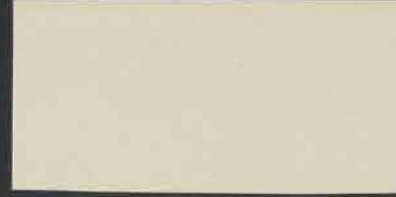
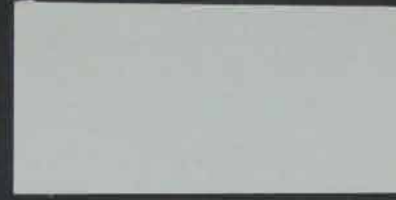


BEFORE AFTER

COPPER ACCENTS



FACE STONE – BUILDING WALLS



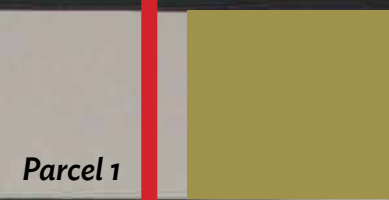
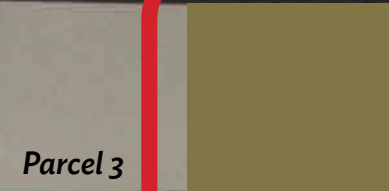
TEXTURED CEMENT RENDER WALLS

Parcel 3

Parcel 1

Parcel 2

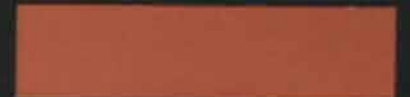
Parcel 1



ACCENT COLOURS



WOOD SHINGLE COLOUR PALETTE
UPPER WALLS OF PARCEL 4



COMMERCIAL AREA CANOPIES



PAVERS



LAID STONE – LANDSCAPE WALLS



CEMENT RENDER TEXTURE

STANDING SEAM
ZINC ROOF



TIMBER



WOOD SOFFITS



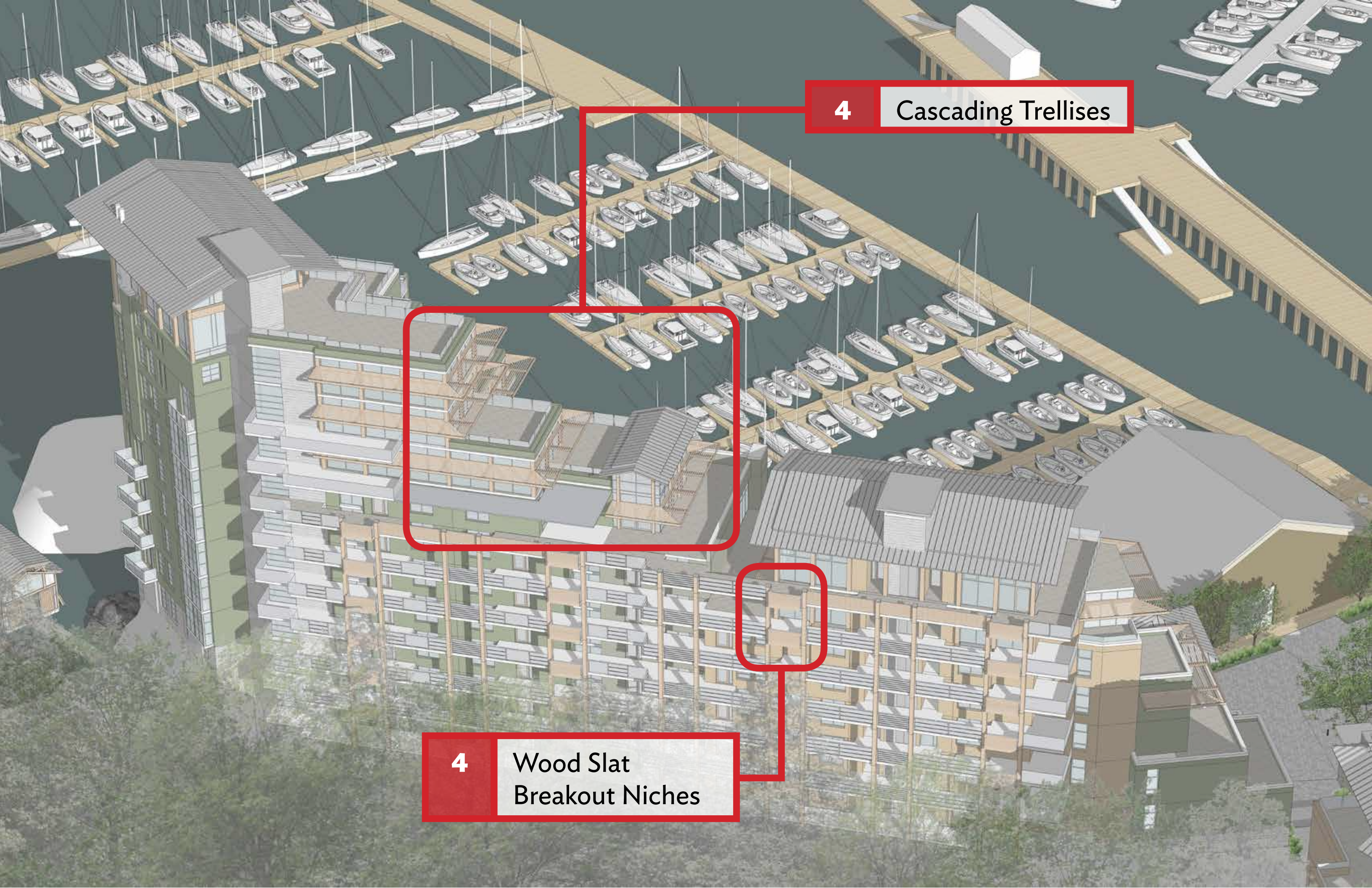
westbank



SEWELL'S LANDING
AT HORSESHOE BAY

FURTHER UNDERSTAND OF THE MATERIAL PALETTE AND THE
INTRODUCTION OF WOOD THROUGHOUT THE PROJECT

04



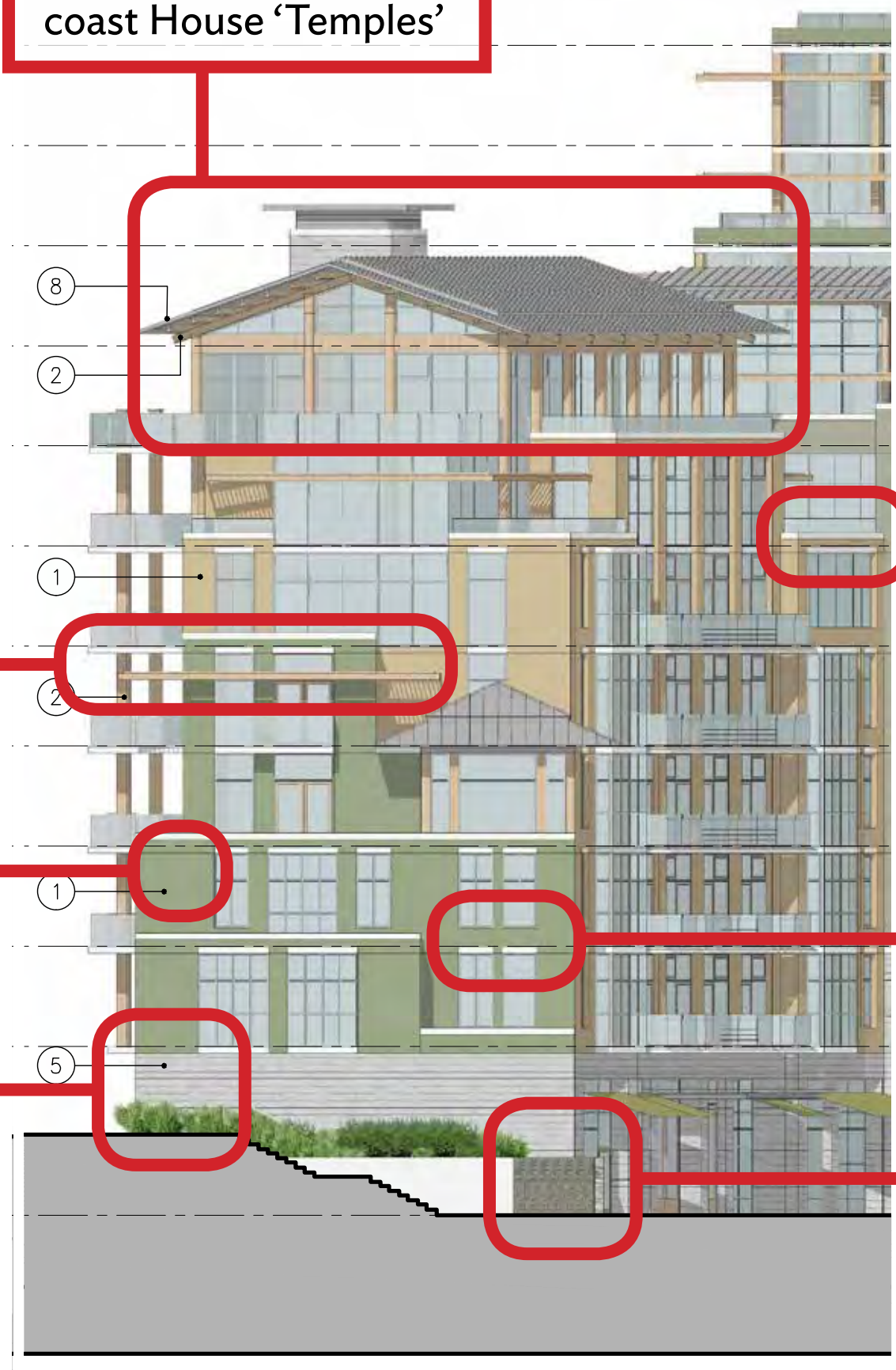
4 Cascading Trellises



4 Wood Slat Breakout Niches



Heavy Timber West-coast House 'Temples'



MATERIALS LEGEND

① CEMENT LIME RENDERED WALL FINISH	⑤ TYPICAL LOWER WALL STONE
② WOOD SOFFITS, BEAMS, AND TRELLISES	⑥ GRANITE PAVING
③ CANOPIES, GUARDRAILS, AND ARCHITECTURAL DETAILS	⑦ DRYPOINT STONE RETAINING WALL
④ TOWNHOME SHINGLES	⑧ STANDING STEAM ZINC ROOFING

Wood Trellises on Steel Outriggers

Matte Cement Render Walls

A-B Stone Coursing at Building Base

Concrete Parapets

Concrete Slab Lintel with Soffit Venting

Drypoint Granite Walls

MERRICK ARCHITECTURE
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 F: 604.683.9313
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 18 Bastion Square
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 F: 250.490.5215
 www.merrickarch.com

Revision No.	Description	Date

Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016

Consultant

Project
Sewell's Landing
 6695 Nelson Avenue
 Horseshoe Bay, BC
 For Westbank

Sheet Title
PARCEL 1 ELEVATIONS

Drawn By NC/PM	Checked GB
Project Number 1504	Scale AS NOTED
Revision	Sheet Number

4

Wood Boardwalk + Furnishings

MERRICK ARCHITECTURE

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01	Issue for DP	2016-01-14

Issue Issue Date



PFS STUDIO

PLANNING • URBAN DESIGN
LANDSCAPE ARCHITECTURE

1777 West 3rd Avenue
Vancouver BC V6J 1K7
604.736.5168

Consultant

Project

6409 Bay Street
Horseshoe Bay, BC
For
Westbank

Sheet Title
RENDER SITE PLAN

Drawn By	Checked
MH / MP	KM
Project Number	Scale
15014	1/32" = 1'-0"
Revision	Sheet Number

STORMWATER DAYLIGHTING

- Rocky stream bed as part of Foreshore Enhancement

MADRONA ISLAND

- Foreshore sensitive accessible bridge
- Granular foot path
- Lookout / ceremony space
- Existing planting enhancement
- Seating

WATERFRONT PROMENADE

- Mixed use plaza: Working marina & Public realm amenity
- Multilevel accessible waterfront with mixed seating opportunities
- Bollard / paving band separation for pedestrian protected zone
- Mixed paving materials: Stone & wood
- Native & adaptive ornamental planting
- Enhanced foreshore and connection to Madrona Island
- 'End of trip' bike facility & non-motorized boat storage and launch
- Continuation of Horseshoe Bay Park walk
- Enhance Existing Boathouse Restaurant planting and patio

LOWER RESIDENTIAL PLAZA

- Vehicular / pedestrian shared plaza
- Connection to existing hiking path
- Bollard / paving band separation for pedestrian protected zone
- Access to P1 parking garage
- Native & adaptive ornamental planting

UPPER RESIDENTIAL PLAZA

- Amenity Lawn and wood patio deck.
- Stone surfacing and seating steps
- Ornamental planting
- Stone stair and wood stair access to lower residential plaza
- Private Patios facing onto amenity space
- Accessible path from Nelson Ave to Lobby entry

COMMERCIAL PLAZA

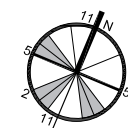
- Vehicular / pedestrian shared plaza
- Stone surfacing
- Bollard / paving band separation for pedestrian protected zone
- Feature Tree and ornamental planting
- Stone stair to waterfront promenade
- Access to P2 parking garage

NELSON STREET

- Extend Nelson sidewalk - To the approval of the District of West Vancouver
- Enhance turnout by creating a node in the park connection / water front promenade
- Preserve existing street trees
- Enhance boulevard planting - Species to the approval of the District of West Vancouver
- Terraced townhouse access

PARK CONNECTION

- Connect waterfront promenade to existing Horseshoe Bay Park walk
- Preserved cherry trees



L1.00

DEVELOP STREET LIGHTING DETAILS WITH
CONSIDERATION OF THE WEST COAST CONTEXT

05

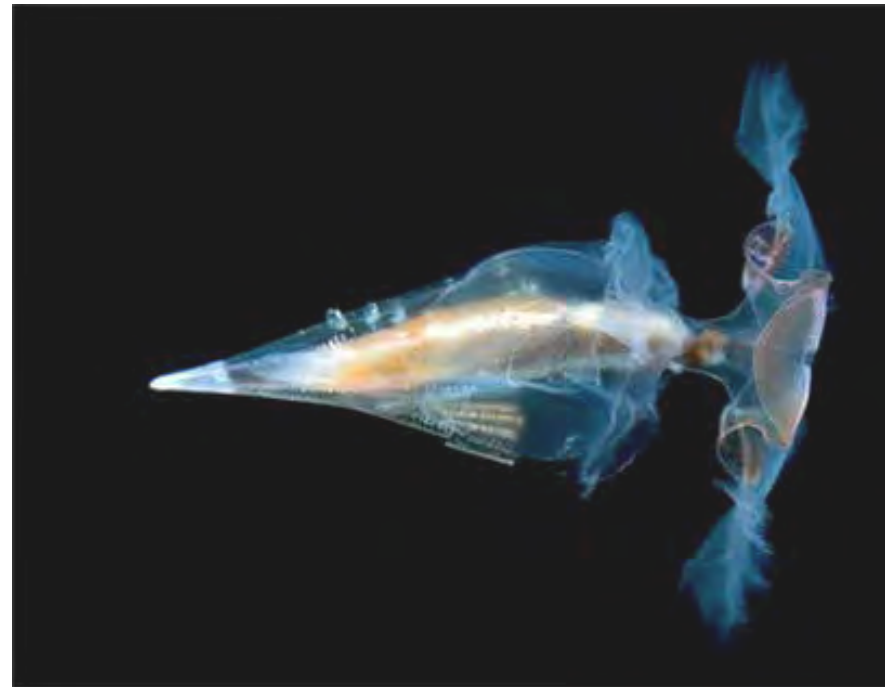
5

*Natural Inspiration
+ Whimsy*



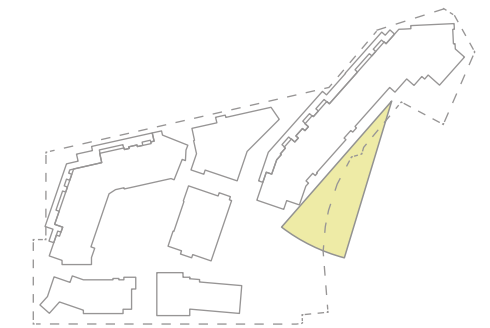
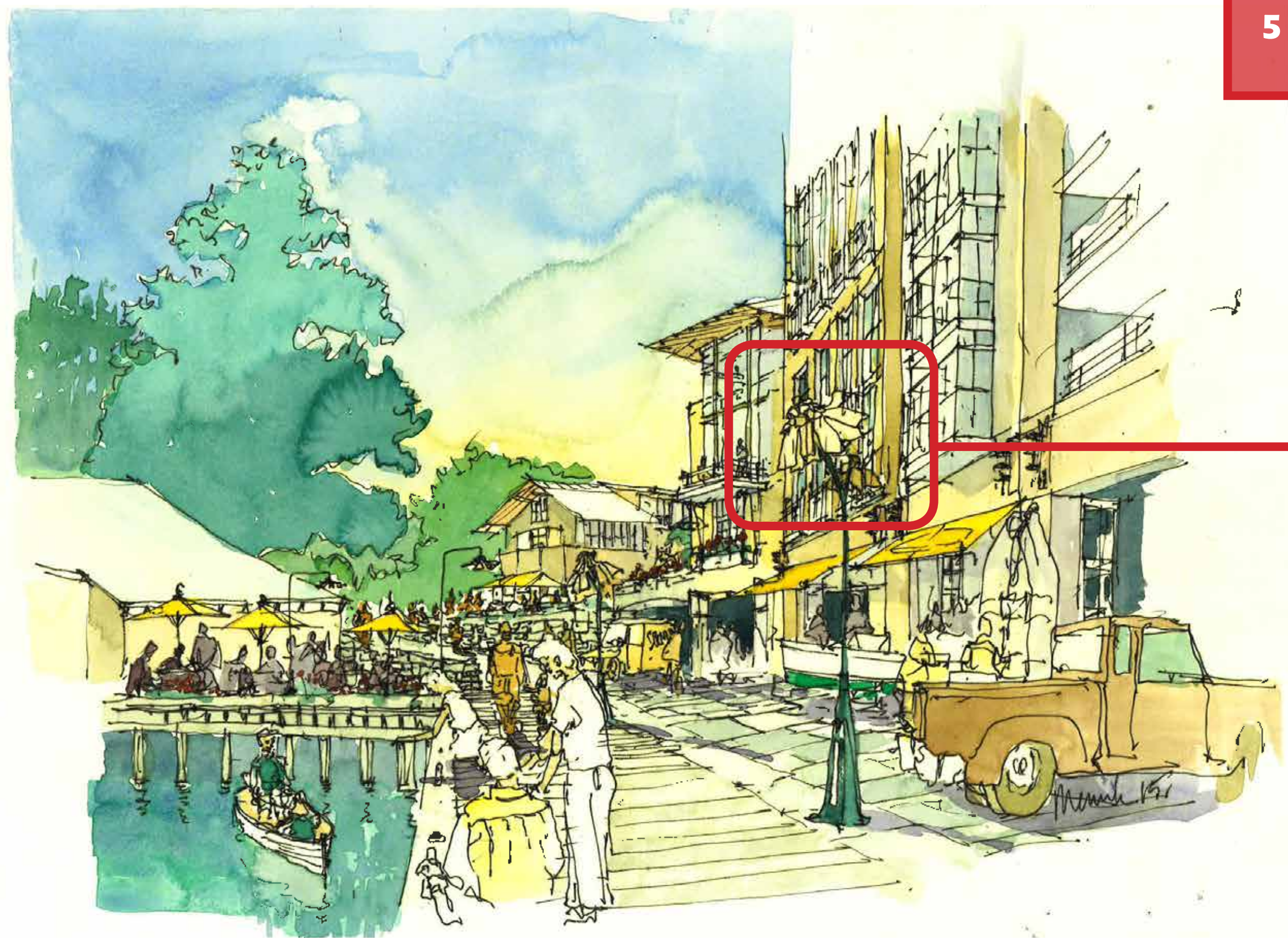
5

*Natural Inspiration
+ Whimsy*



5

*Natural Inspiration
+ Whimsy*



Perspective view looking south over waterfront boardwalk at Sewell's Landing

PROJECT OVERVIEW

Revision No.	Description	Date
01	Issue for DP	2016-01-14

Issue Issue Date



PFS STUDIO

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Consultant

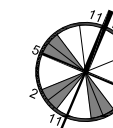
Project

6409 Bay Street
Horseshoe Bay, BC
For
Westbank

Sheet Title

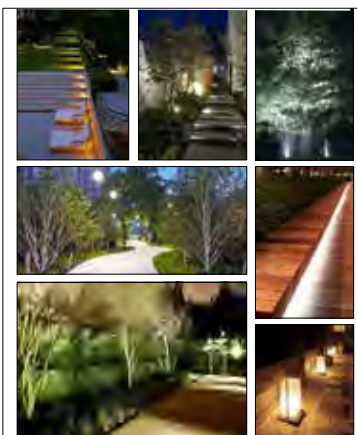
**LIGHTING CONCEPT
PLAN**

Drawn By	Checked
MH / MP	KM
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15014	1/32" = 1'-0"
Revision	Sheet Number
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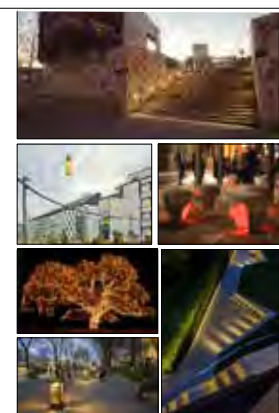
L6.01

RESIDENTIAL



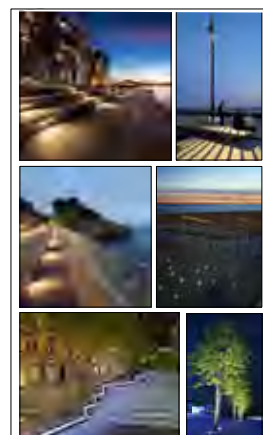
- STEP LIGHTING
- TREE UPLIGHTING
- BOLLARD PATHWAY AND COURTYARD LIGHTING
- BENCH RECESS STRIP LIGHTING
- CATENARY AMBIENT LIGHTING
- PRIVATE PATIO

PLAZA



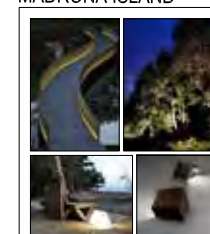
- CATENARY AMBIENT LIGHTING
- STEP LIGHTING
- FEATURE TREE UPLIGHTING / SEASONAL LIGHTING
- BOLLARD/COLUMN PLAZA LIGHTING
- BENCH RECESS STRIP LIGHTING

WATERFRONT

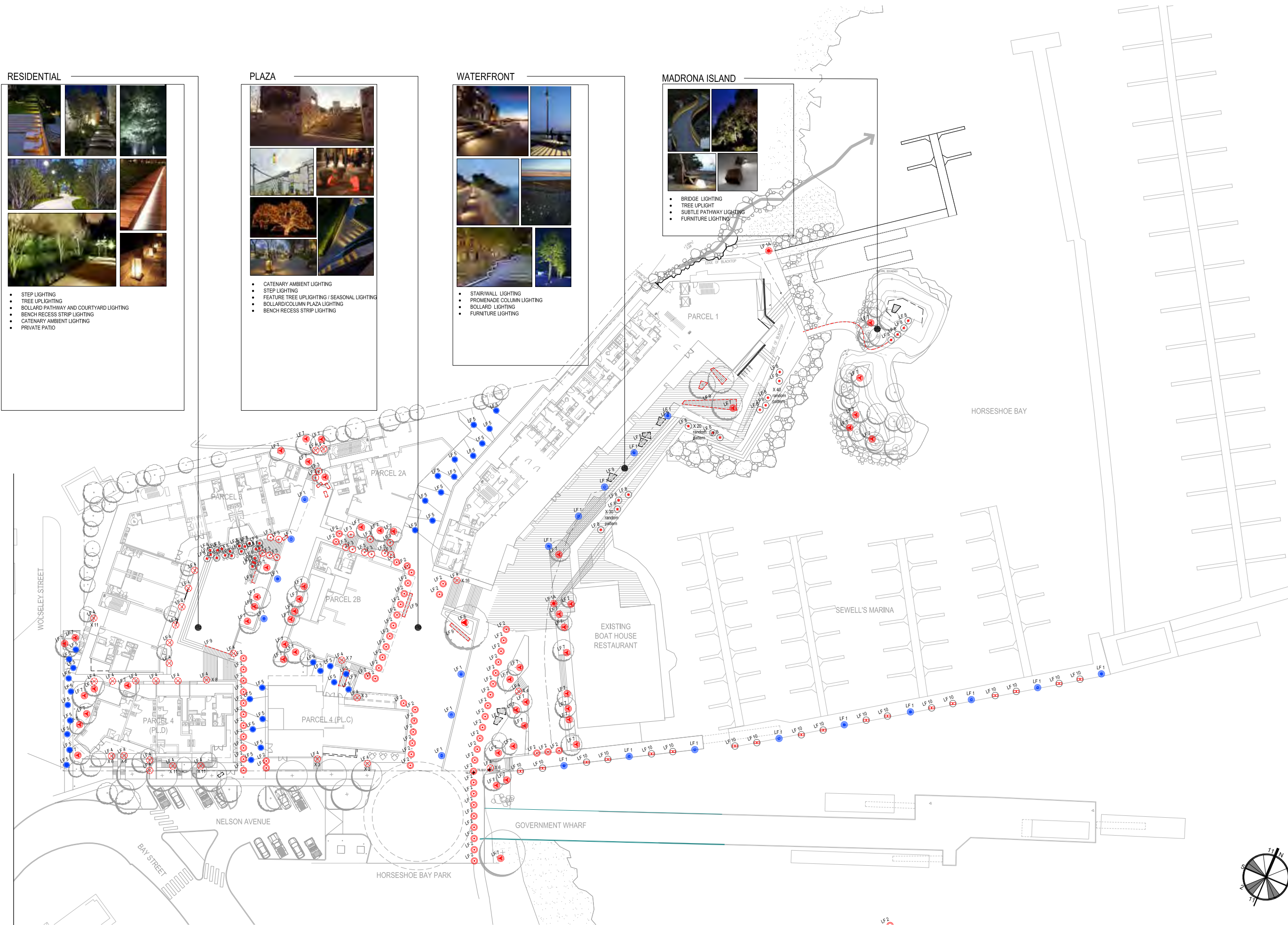


- STAIR/WALL LIGHTING
- PROMENADE COLUMN LIGHTING
- BOLLARD LIGHTING
- FURNITURE LIGHTING

MADRONA ISLAND

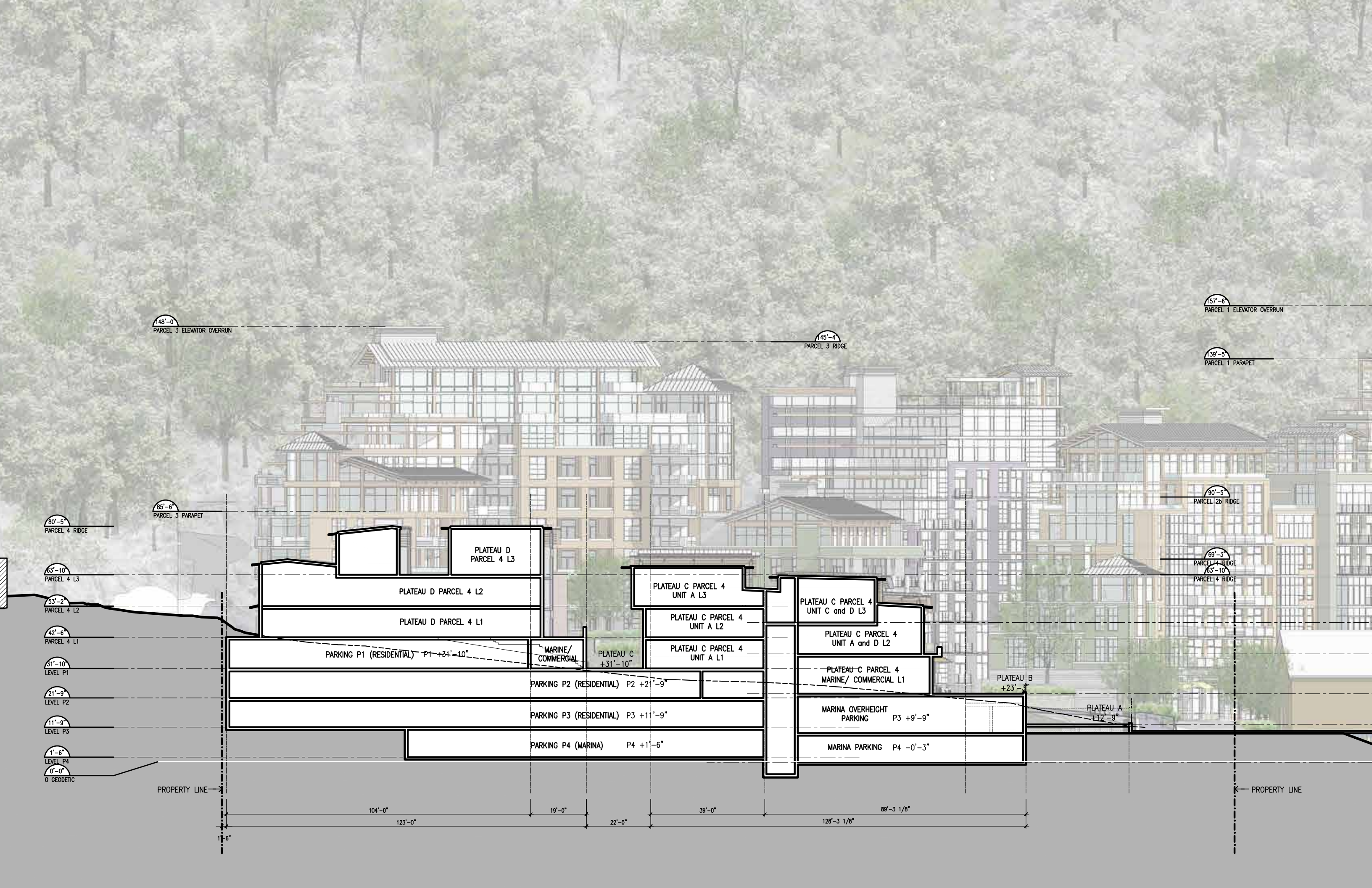


- BRIDGE LIGHTING
- TREE UPLIGHT
- SUBTLE PATHWAY LIGHTING
- FURNITURE LIGHTING



PROVIDE ADDITIONAL SECTIONS TO FURTHER
UNDERSTAND THE MASSING

06



148'-0"
PARCEL 3 ELEVATOR OVERRUN

145'-4"
PARCEL 3 RIDGE

157'-6"
PARCEL 1 ELEVATOR OVERRUN

139'-5"
PARCEL 1 PARAPET

80'-5"
PARCEL 4 RIDGE

85'-6"
PARCEL 3 PARAPET

90'-5"
PARCEL 2b RIDGE

63'-10"
PARCEL 4 L3

69'-3"
PARCEL 4 RIDGE
63'-10"
PARCEL 4 RIDGE

53'-2"
PARCEL 4 L2

42'-6"
PARCEL 4 L1

31'-10"
LEVEL P1

21'-9"
LEVEL P2

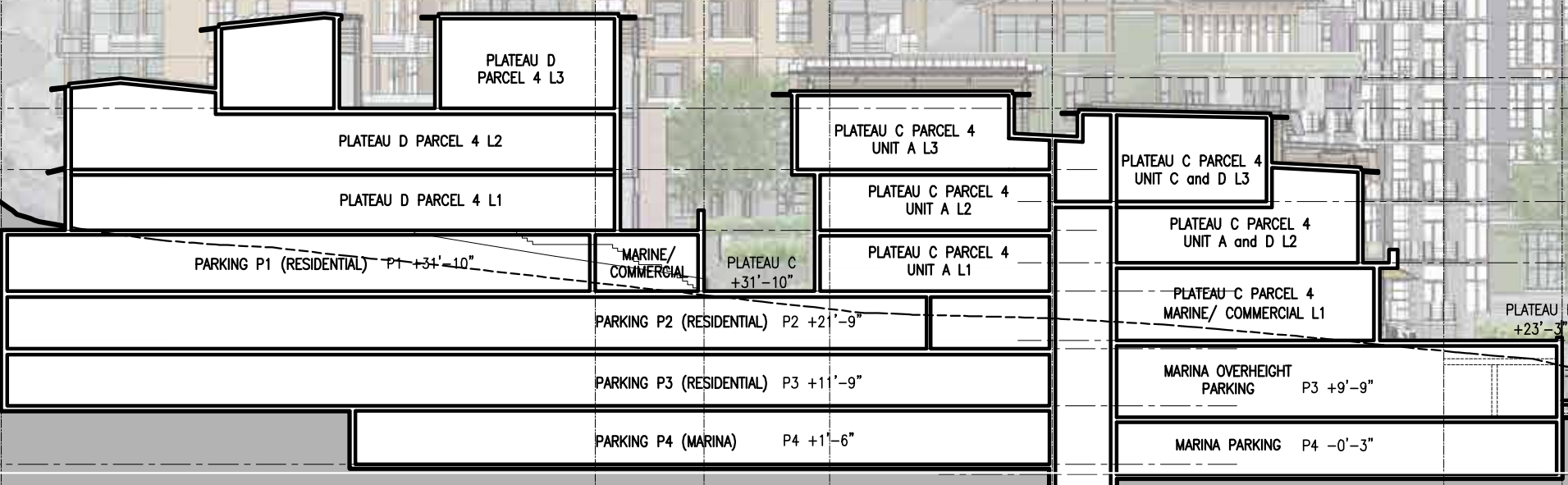
11'-9"
LEVEL P3

1'-6"
LEVEL P4

0'-0"
0 GEODETIC

PROPERTY LINE

PROPERTY LINE



104'-0" 123'-0" 19'-0" 22'-0" 39'-0" 128'-3 1/8" 89'-3 1/8"

11'-6"

148'-0"
PARCEL 3 ELEVATOR OVERRUN

138'-6"
L10 ROOF PARCEL 3

127'-10"
L9 PARCEL 3

117'-2"
L8 PARCEL 3

106'-6"
L7 PARCEL 3

95'-10"
L6 PARCEL 3

85'-2"
L5 PARCEL 3

74'-6"
L4 PARCEL 3

63'-10"
L3 PARCEL 3

53'-2"
L2 PARCEL 3

42'-6"
L1 PARCEL 3

31'-10"
LEVEL P1

21'-9"
LEVEL P2

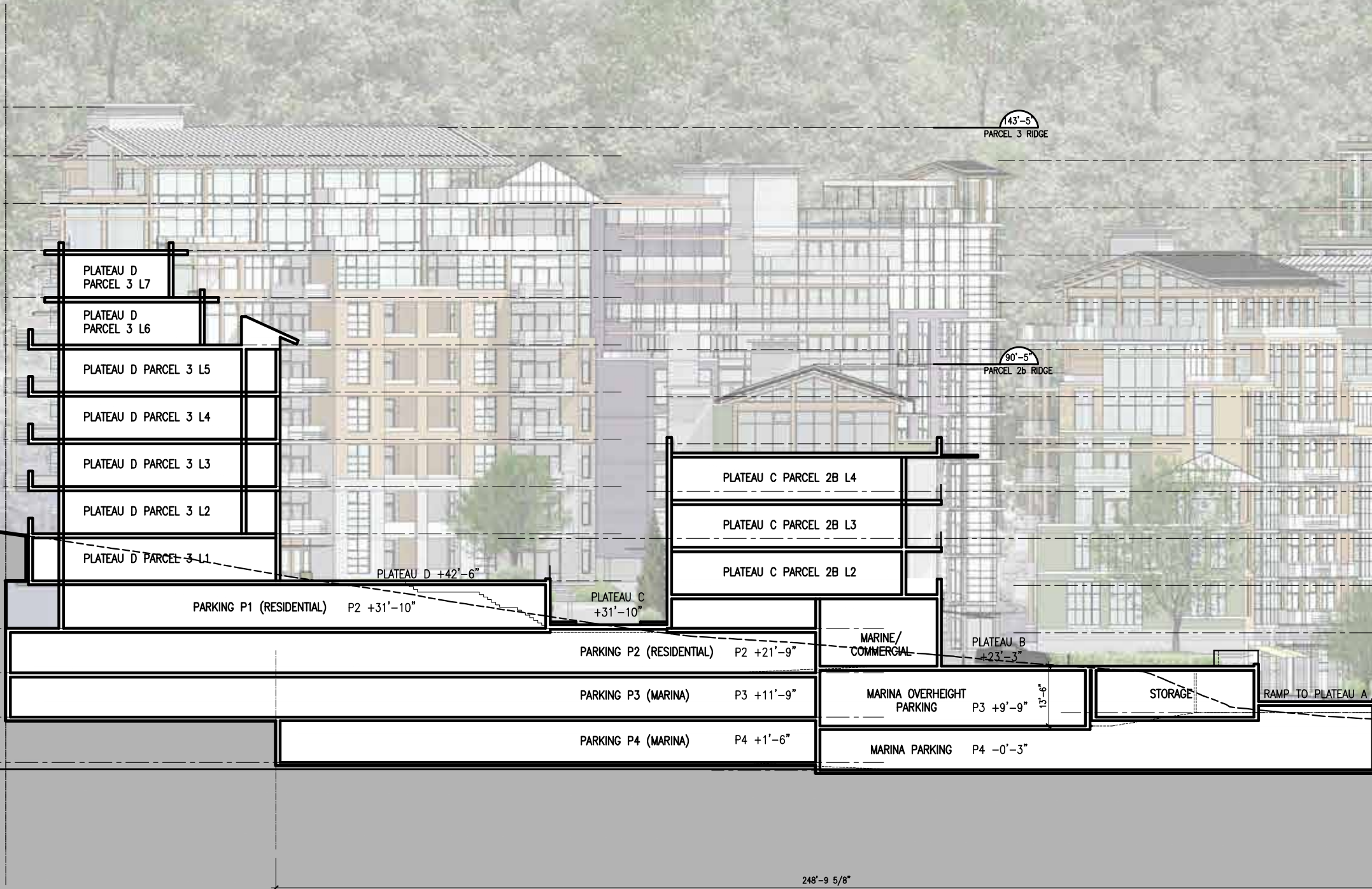
11'-9"
LEVEL P3

1'-6"
LEVEL P4

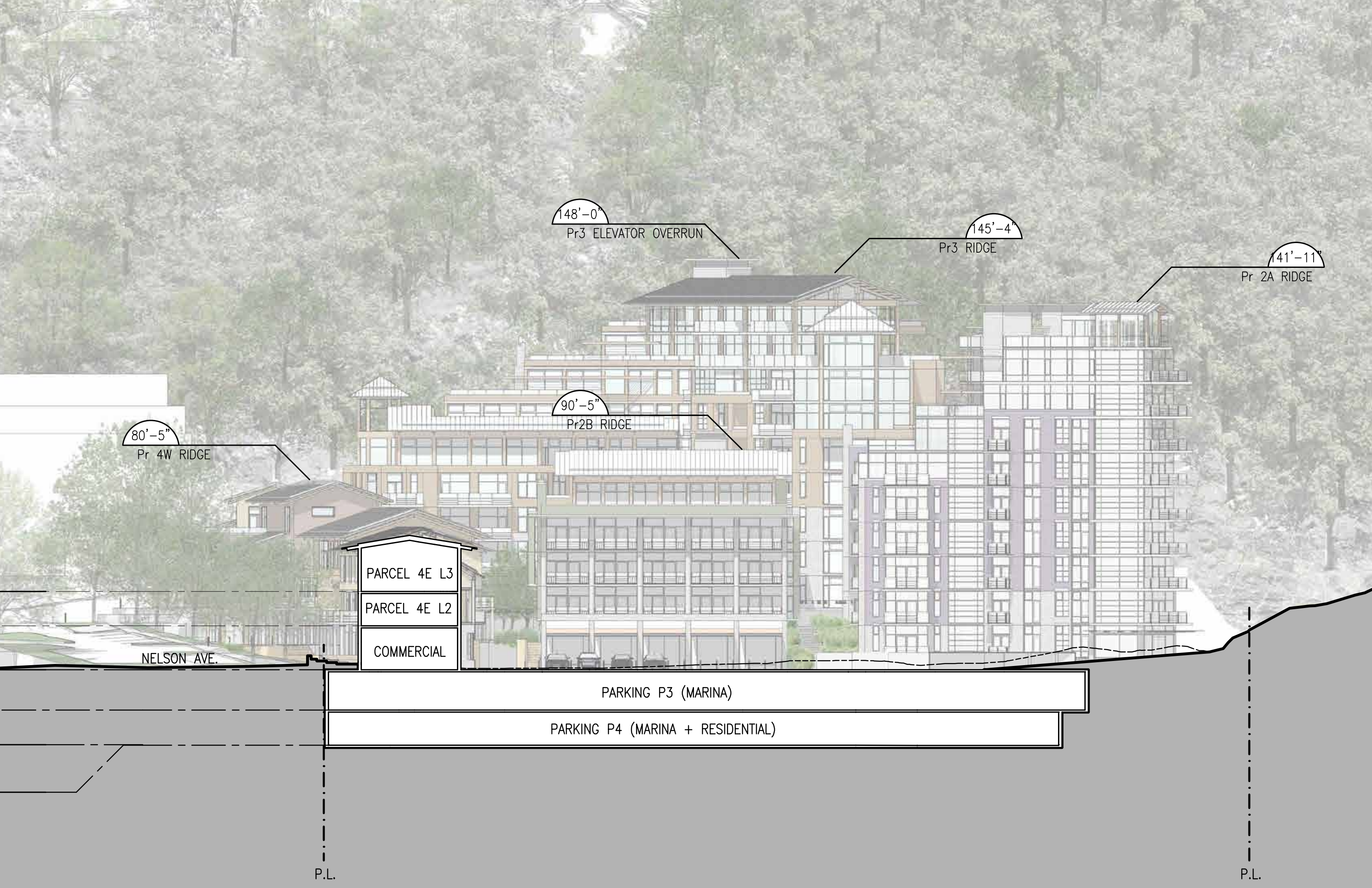
0'-0"
0 GEODETIC

143'-5"
PARCEL 3 RIDGE

90'-5"
PARCEL 2b RIDGE



248'-9 5/8"



148'-0"
Pr3 ELEVATOR OVERRUN

145'-4"
Pr3 RIDGE

141'-11"
Pr 2A RIDGE

90'-5"
Pr2B RIDGE

80'-5"
Pr 4W RIDGE

PARCEL 4E L3

PARCEL 4E L2

COMMERCIAL

NELSON AVE.

PARKING P3 (MARINA)

PARKING P4 (MARINA + RESIDENTIAL)

P.L.

P.L.

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Horseshoe Bay, BC
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Sheet Title
SITE SECTION 5

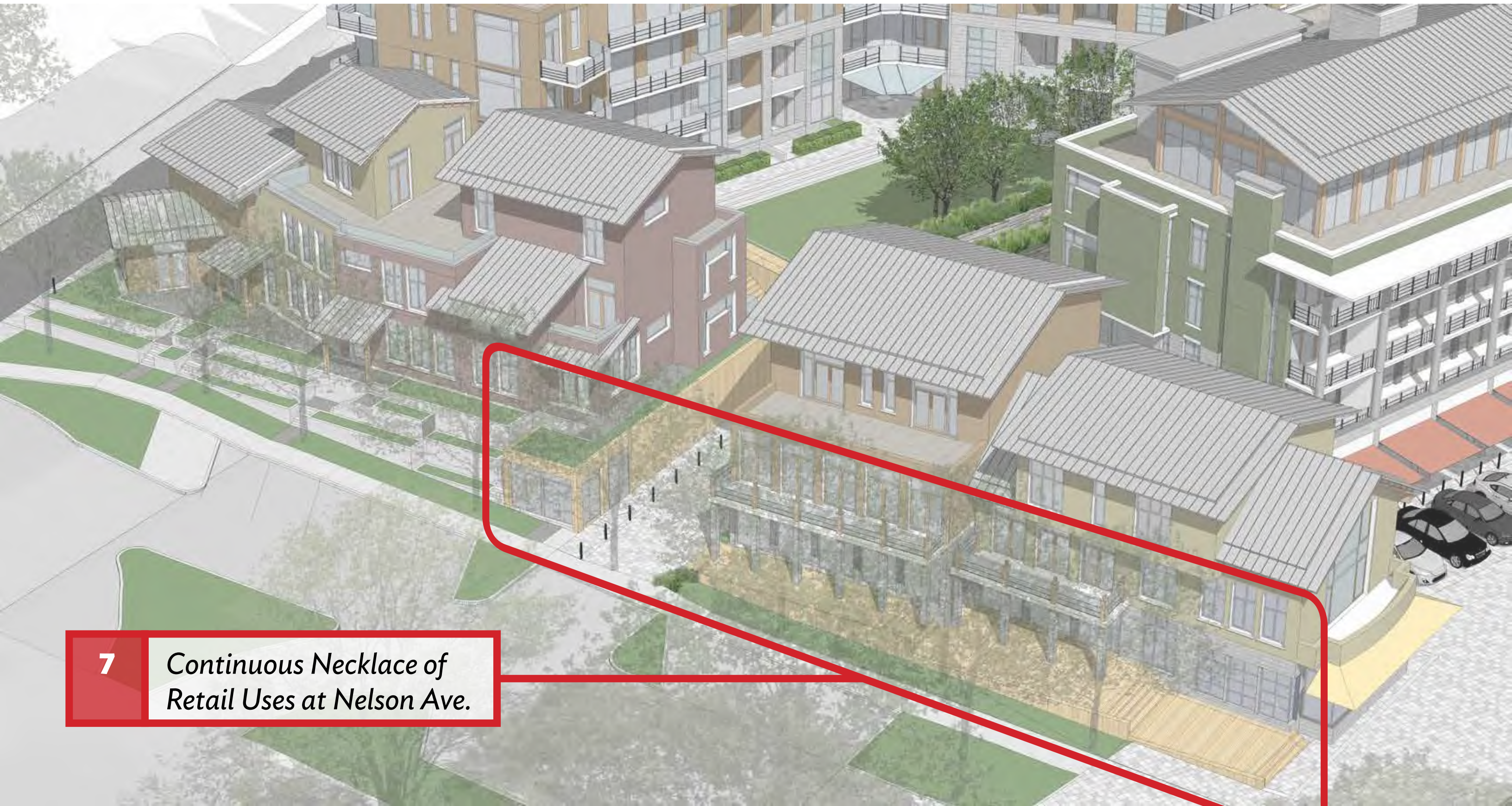
Drawn By NC/PM	Checked GB
Project Number 1504	Scale AS NOTED
Revision ---	Sheet Number

A4.05



REVIEW LINKAGES BETWEEN THE COMMERCIAL
AND RESIDENTIAL USES ON NELSON

07



7

*Continuous Necklace of
Retail Uses at Nelson Ave.*