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DP/ DRC SUPPLEMENT *AS UPDATED 17 MARCH 2016*



w e s t b a n k



APPLICATION FOR REZONING + DEVELOPMENT PERMIT

DESIGN REVIEW COMMITTEE SUPPLEMENT: 17 MARCH 2016

SEWELL'S LANDING AT HORSESHOE BAY

PRINTED: 15 MARCH 2016



HORSESHOE BAY VILLAGE CENTRE

FERRY TERMINAL

UPLAND REZONING SITE

SEWELL'S MARINA
MARINE/COMMERCIAL PROPERTY BOUNDARY

SITE OVERVIEW

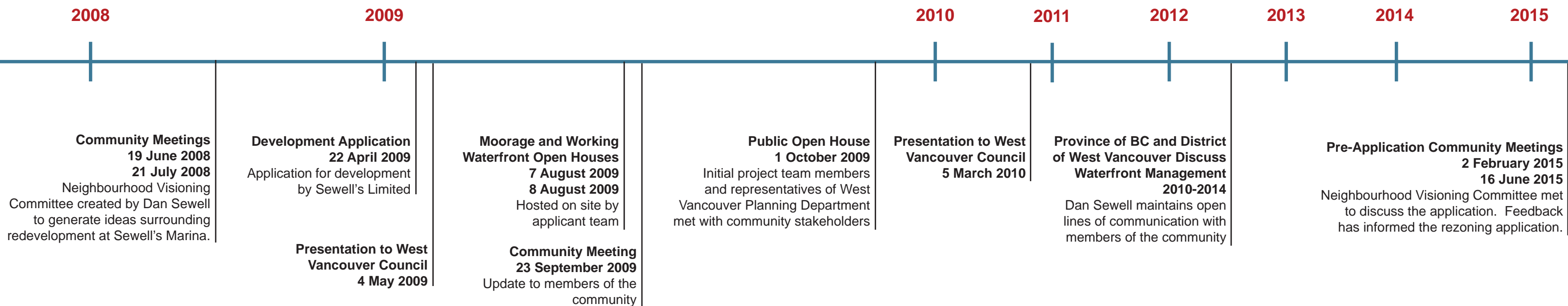
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westbank





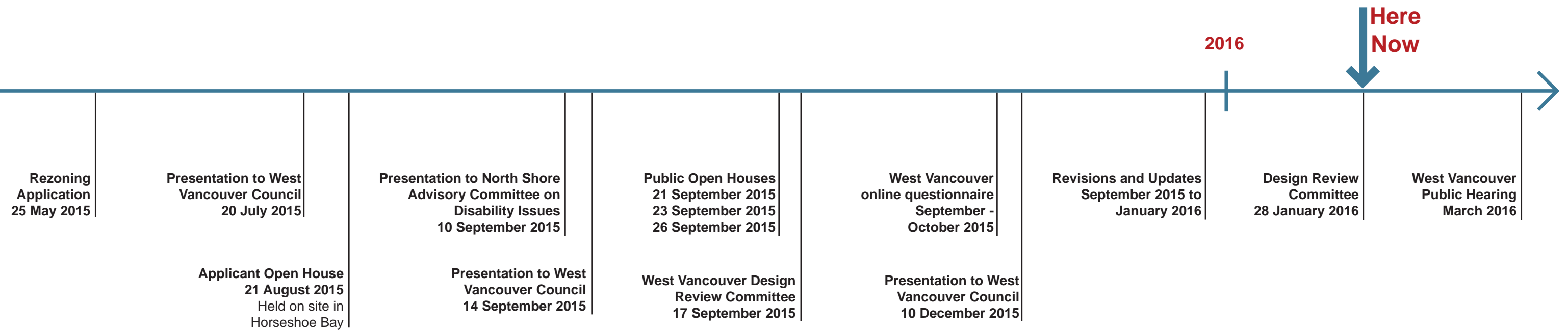
^ Community meeting, October 1 2009
Gleneagles Community Centre, West Vancouver



^ Community meeting, October 1 2009
Gleneagles Community Centre, West Vancouver



^ Community meeting, October 1 2009
Gleneagles Community Centre, West Vancouver



^ Community meeting, October 1 2009
Gleneagles Community Centre, West Vancouver



^ Community meeting, October 1 2009
Gleneagles Community Centre, West Vancouver



^ Community meeting, February 2 2015
The Boathouse Restaurant, Horseshoe Bay

ARCHITECTURAL RENDERINGS



Perspective view towards
proposal at Sewell's Marina

PROJECT OVERVIEW



Perspective view towards
proposal at Sewell's Marina

PROJECT OVERVIEW



Perspective view towards
proposal at Sewell's Marina

PROJECT OVERVIEW



Perspective view towards proposal at Sewell's Marina

PROJECT OVERVIEW

COLOUR AND MATERIALITY

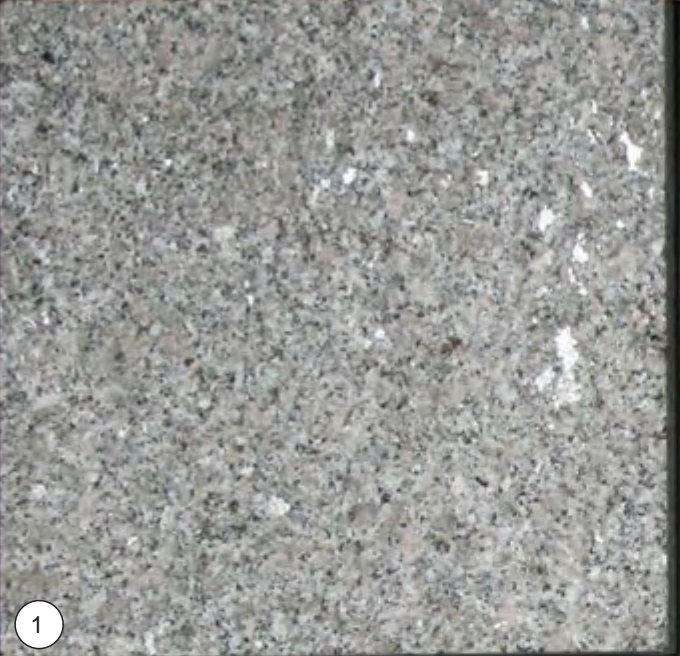




COLOUR AND MATERIALS INSPIRATION

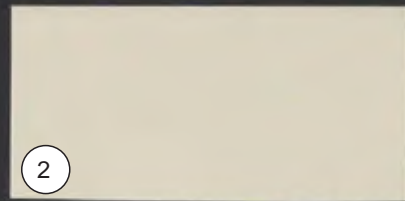
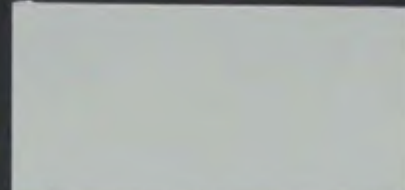
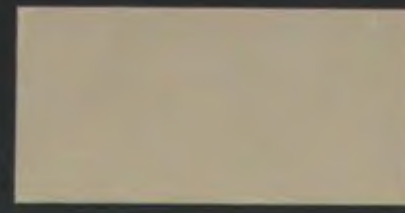
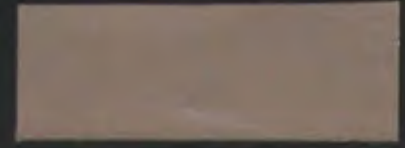


COPPER ACCENTS



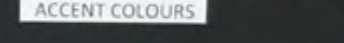
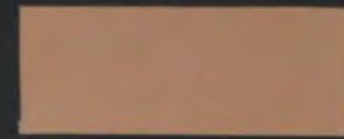
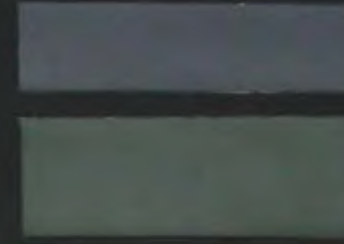
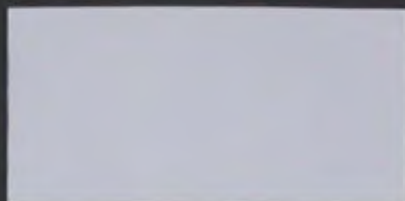
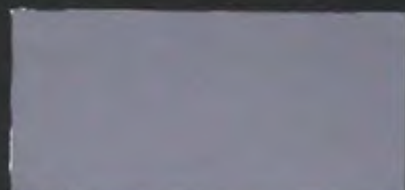
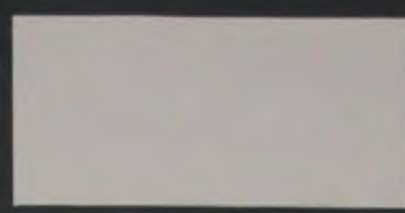
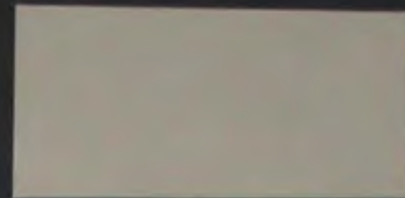
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FACE STONE – BUILDING WALLS

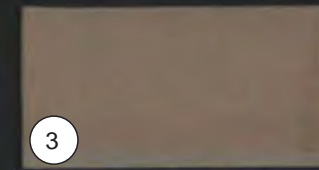
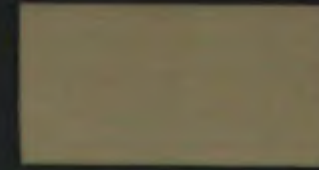


2

TEXTURED CEMENT RENDER WALLS

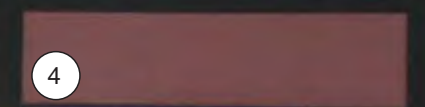
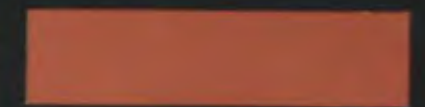


ACCENT COLOURS



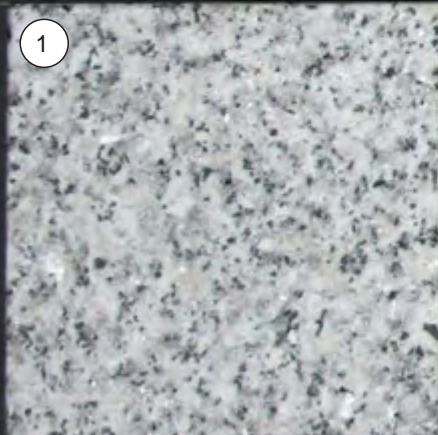
3

WOOD SHINGLE COLOUR PALETTE
UPPER WALLS OF PARCEL 4



4

COMMERCIAL AREA CANOPIES

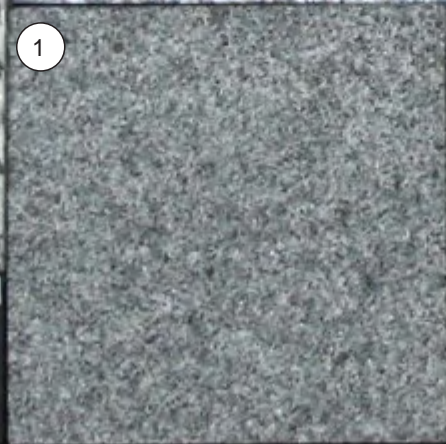


1

PAVERS



LAID STONE – LANDSCAPE WALLS

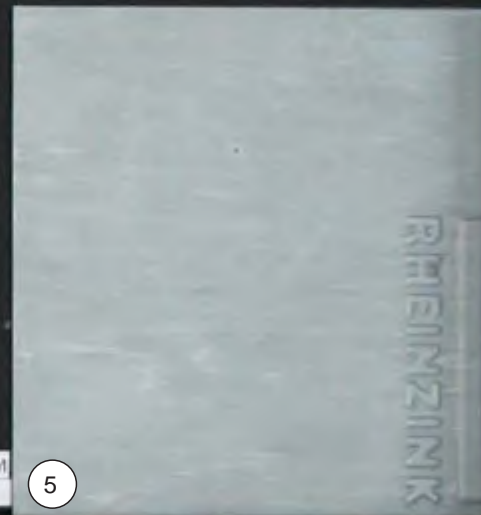


1



CEMENT RENDER TEXTURE

STANDING SEAM
ZINC ROOF



5



6



7

TIMBER

WOOD SOFFITS

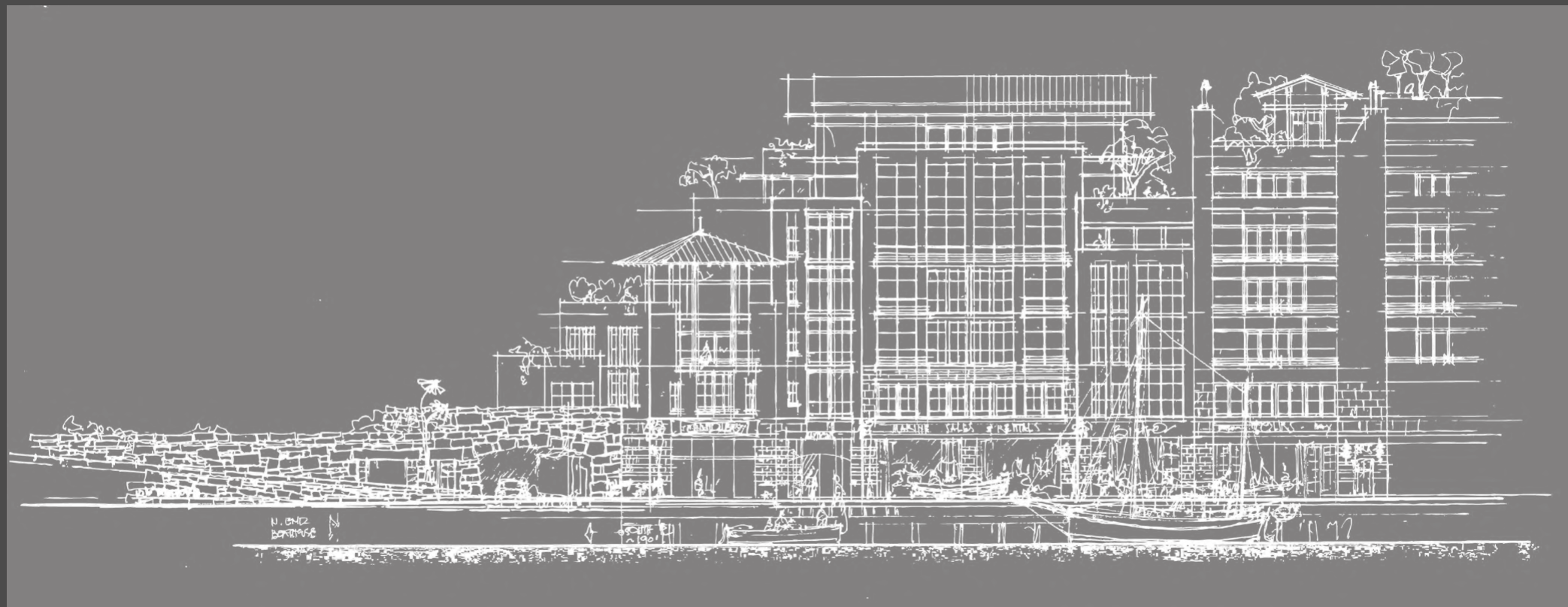


SEWELL'S LANDING
AT HORSESHOE BAY



Waterfront
+ Marine
Commercial

PERSPECTIVE VIEWS



WATERFRONT + MARINE COMMERCIAL

PARCEL 1








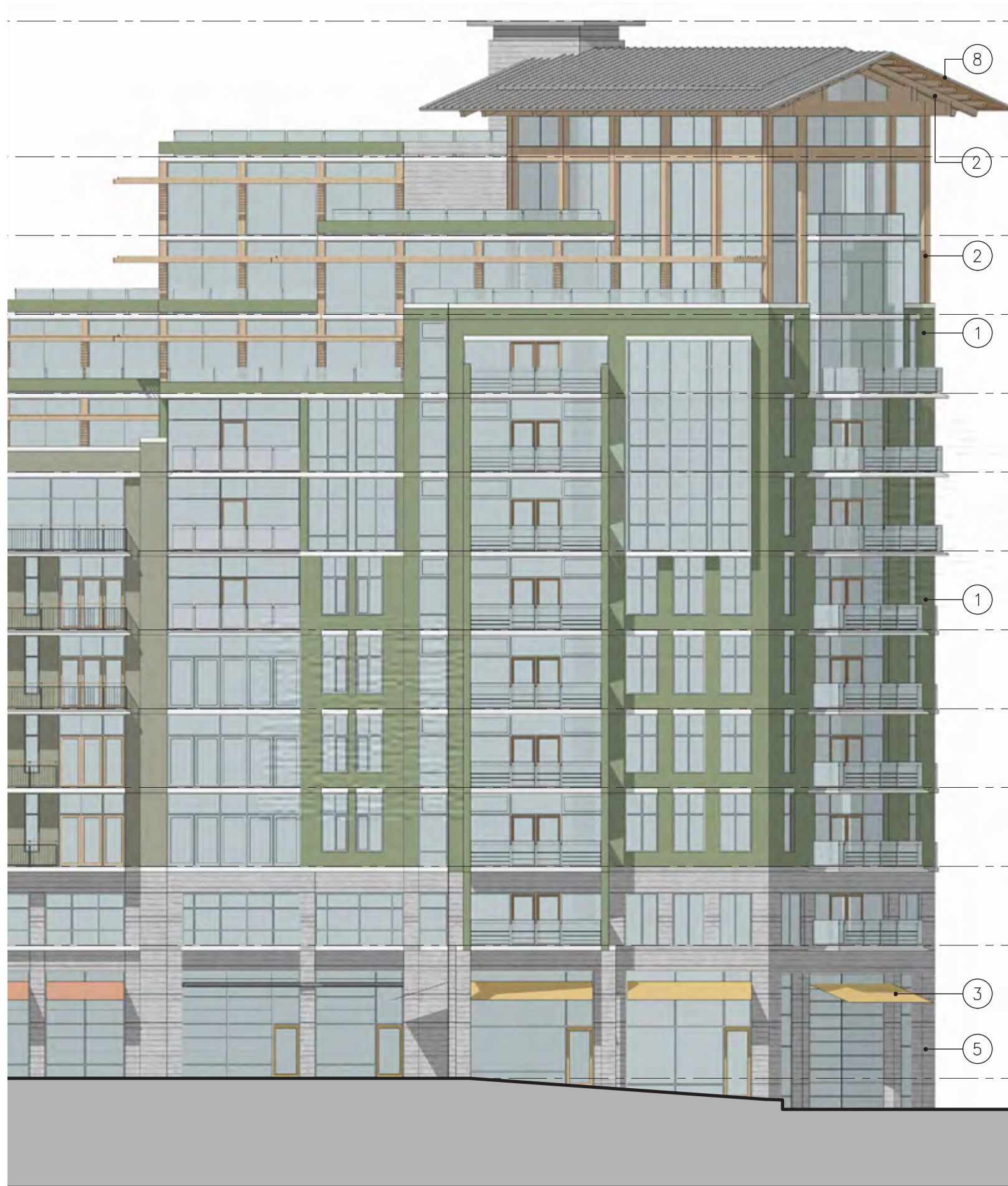
MATERIALS LEGEND

- ① CEMENT LIME RENDERED WALL FINISH
- ② WOOD SOFFITS, BEAMS, AND TRELLISES
- ③ CANOPIES, GUARDRAILS, AND ARCHITECTURAL DETAILS
- ④ TOWNHOME SHINGLES

- ⑤ TYPICAL LOWER WALL STONE
- ⑥ GRANITE PAVING
- ⑦ DRYPOINT STONE RETAINING WALL
- ⑧ STANDING STEAM ZINC ROOFING

-  Cement Lime Rendered Wall Finish #1
-  Cement Lime Rendered Wall Finish #2
PERISTYLE BRASS
-  Cement Lime Rendered Wall Finish #3
LINK GREY





| Revision No. | Description | Date |
|--------------|-------------|------|
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| Issue | Issue Date |
|--------------------|------------------|
| Issue for Rezoning | May 22, 2015 |
| Issue for DP Stage | January 11, 2016 |
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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 ---- |

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 |
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-  Cement Lime Rendered Wall Finish #1
-  Cement Lime Rendered Wall Finish #2
PERISTYLE BRASS
-  Cement Lime Rendered Wall Finish #3
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Project

Sewell's Landing

6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title

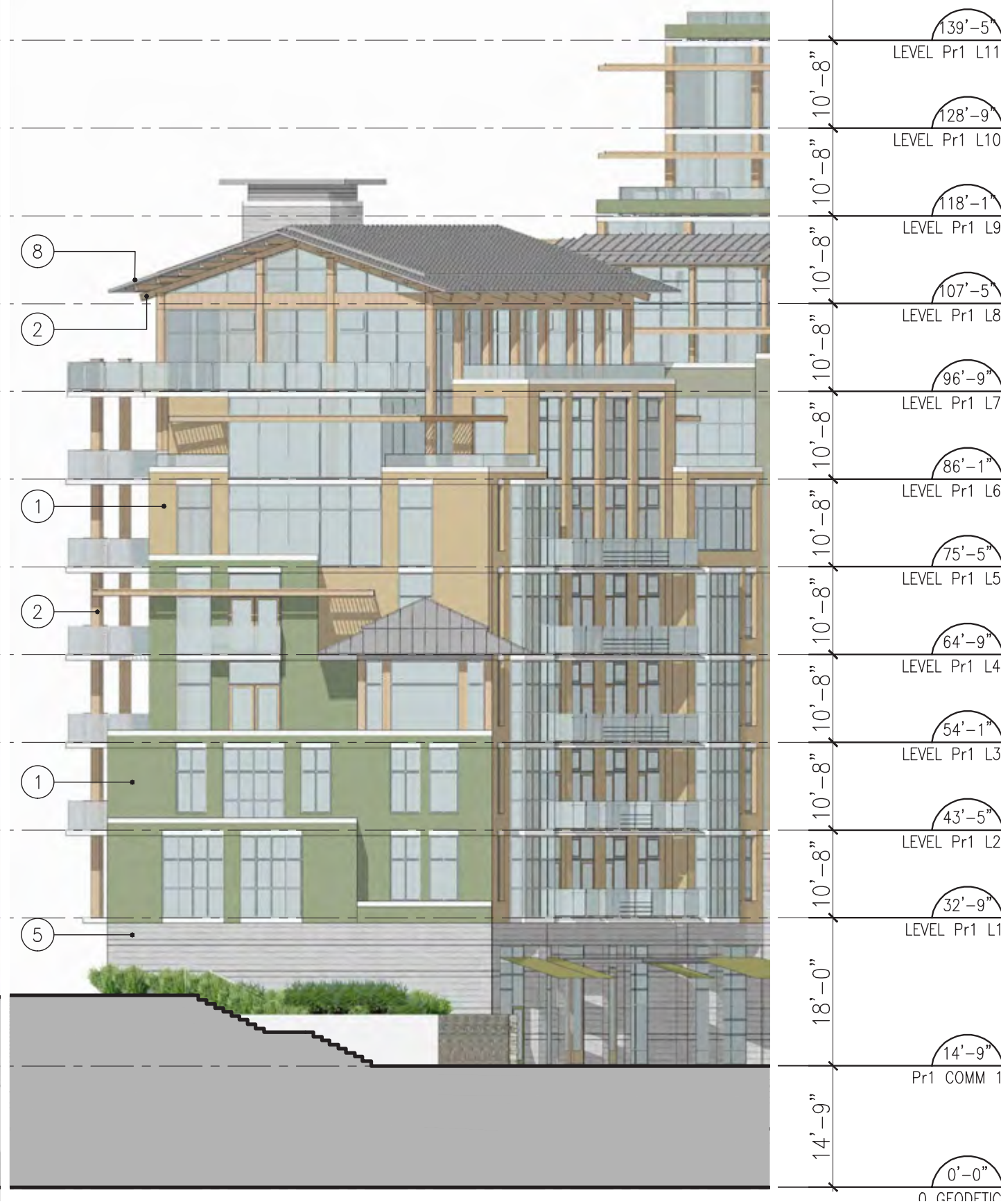
PARCEL 1 ELEVATIONS

Drawn By: NC/PM Checked: GB

Project Number: 1504 Scale: AS NOTED

Revision: Sheet Number: ----





MATERIALS LEGEND

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- ② WOOD SOFFITS, BEAMS, AND TRELLISES
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- ⑦ DRYPOINT STONE RETAINING WALL
- ⑧ STANDING STEAM ZINC ROOFING

MERRICK ARCHITECTURE

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Project

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

Sheet Title

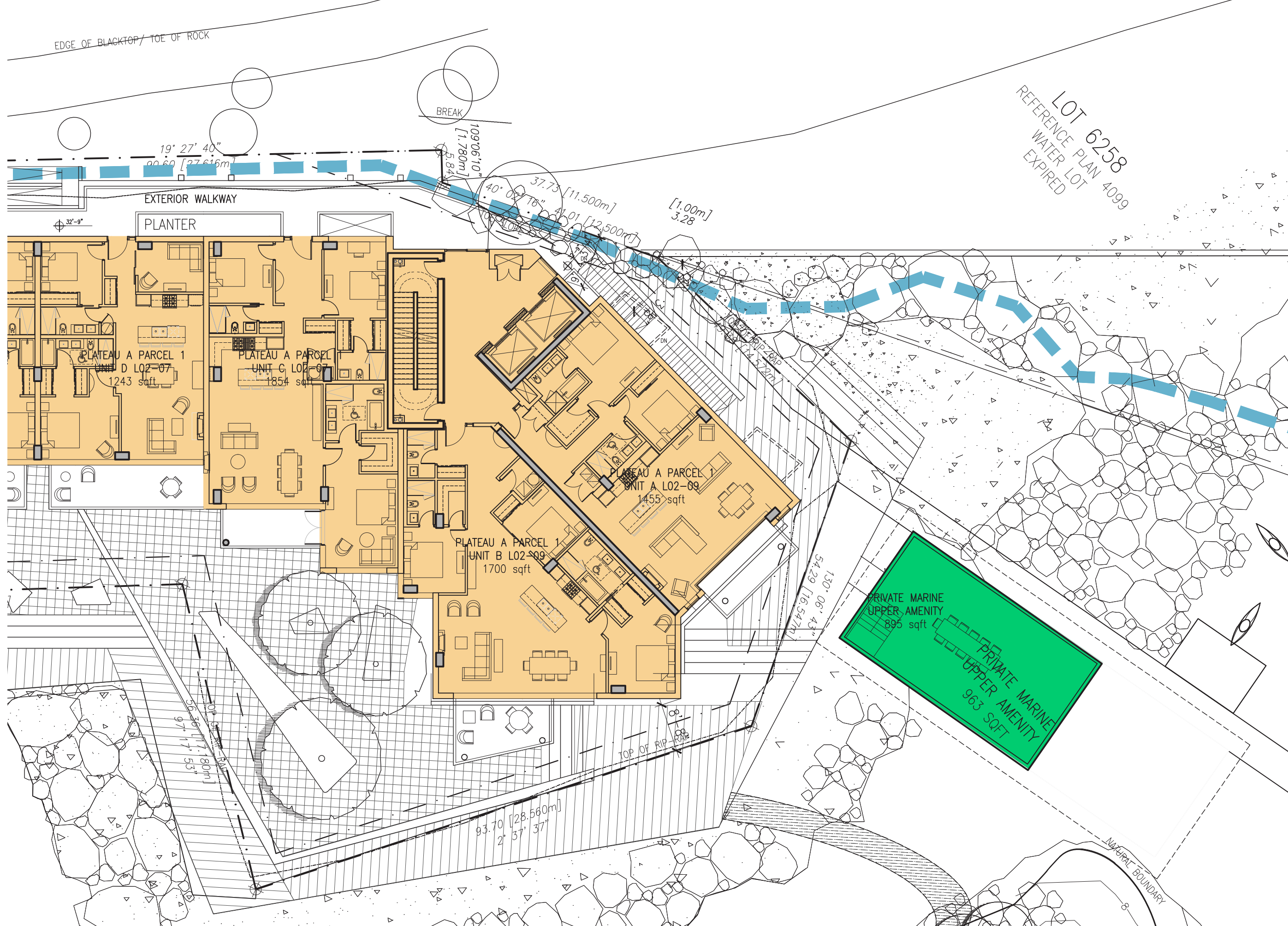
PARCEL 1 ELEVATIONS

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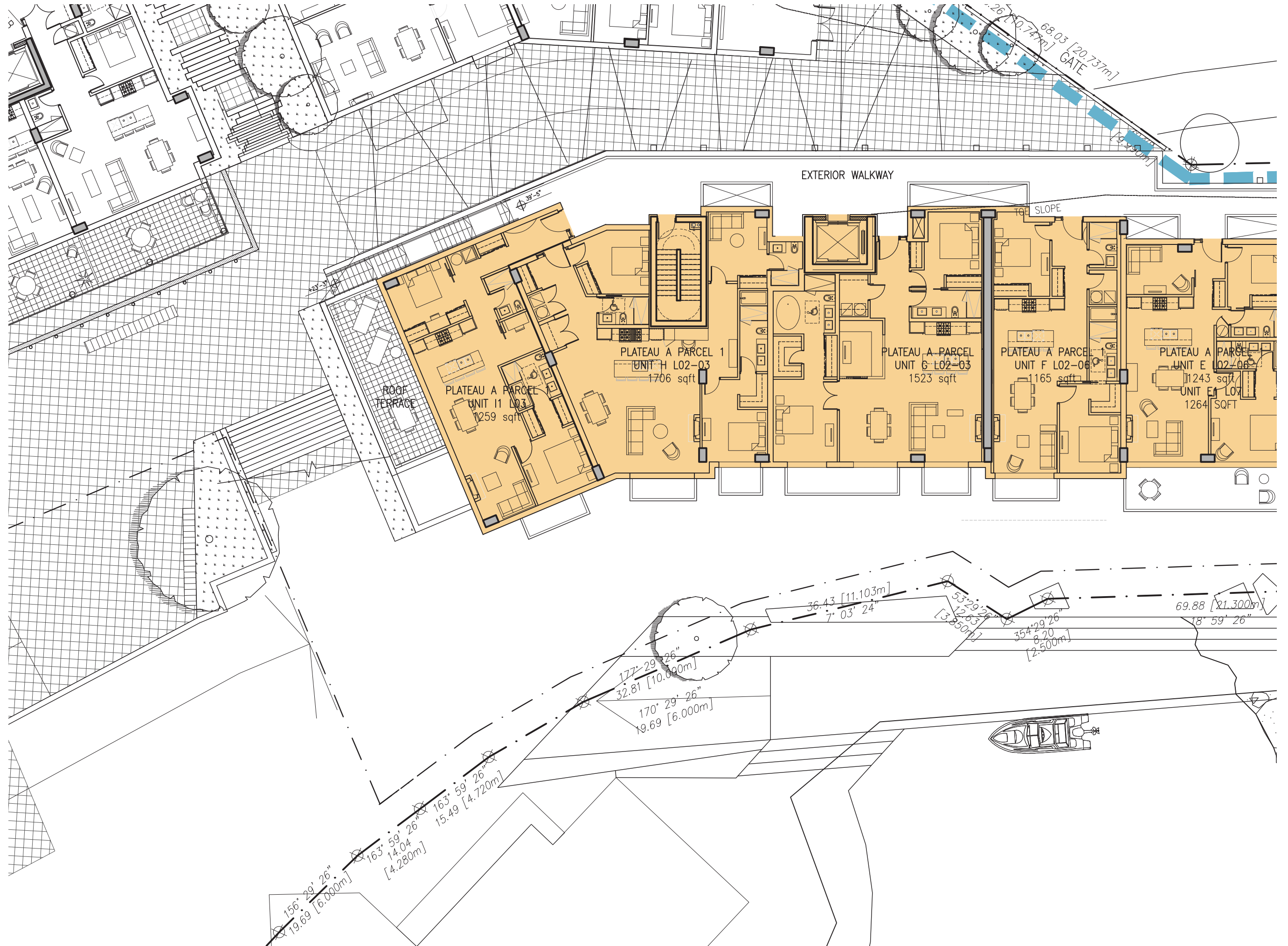
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Project
Sewell's Landing
 6695 Nelson Avenue
 Horseshoe Bay, BC
 For Westbank

Sheet Title
PARCEL 1 - LEVEL 02 FLOOR PLAN

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| Drawn By | Checked |
| NC/PM | GB |
| Project Number | Scale |
| 1504 | AS NOTED |
| Revision | Sheet Number |
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A203



| Revision No. | Description | Date |
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| Issue | Issue Date |
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| Issue for Rezoning | May 22, 2015 |
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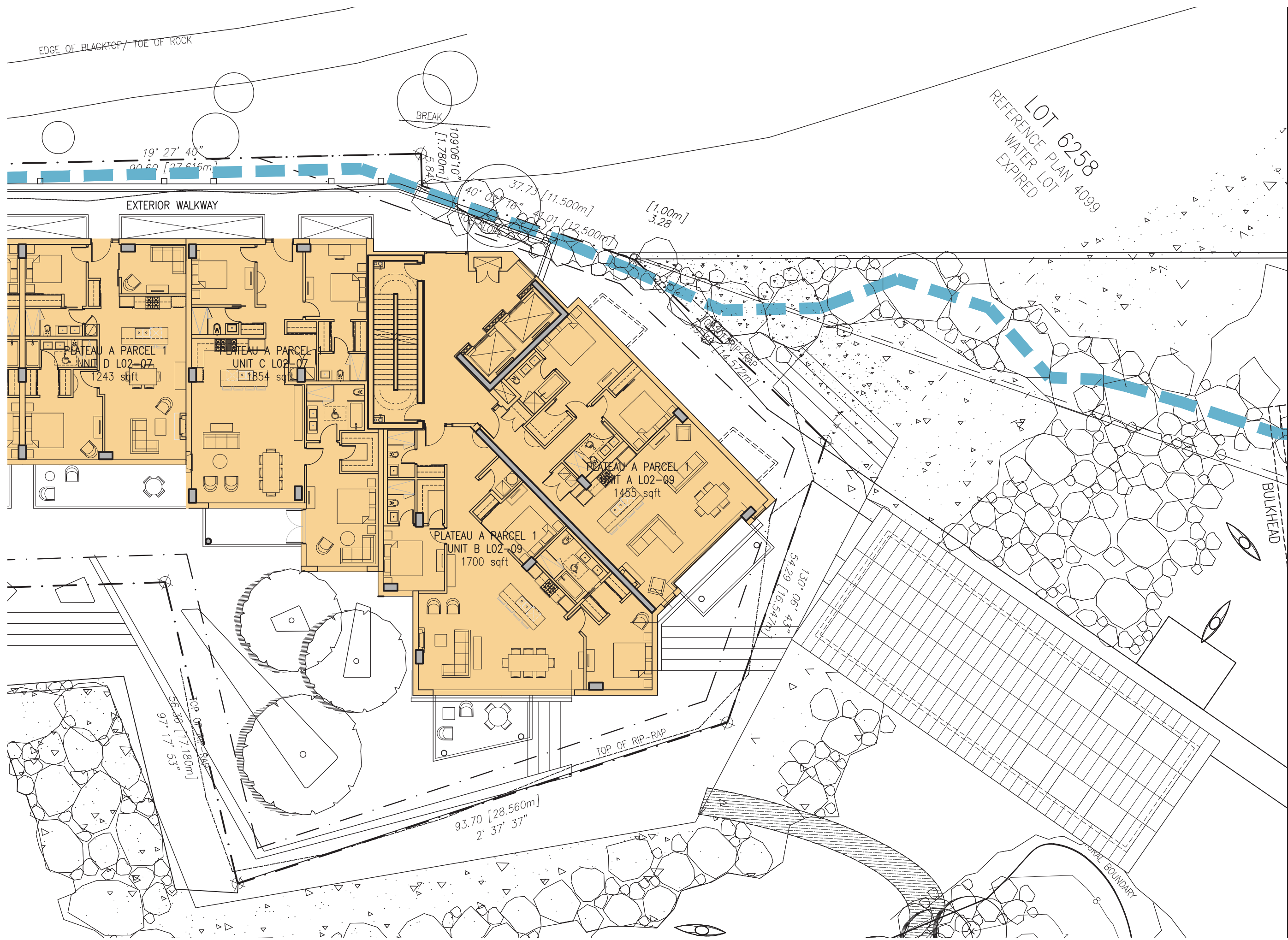
Project

Sewell's Landing

6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title
PARCEL 1 - LEVEL 03 FLOOR PLAN

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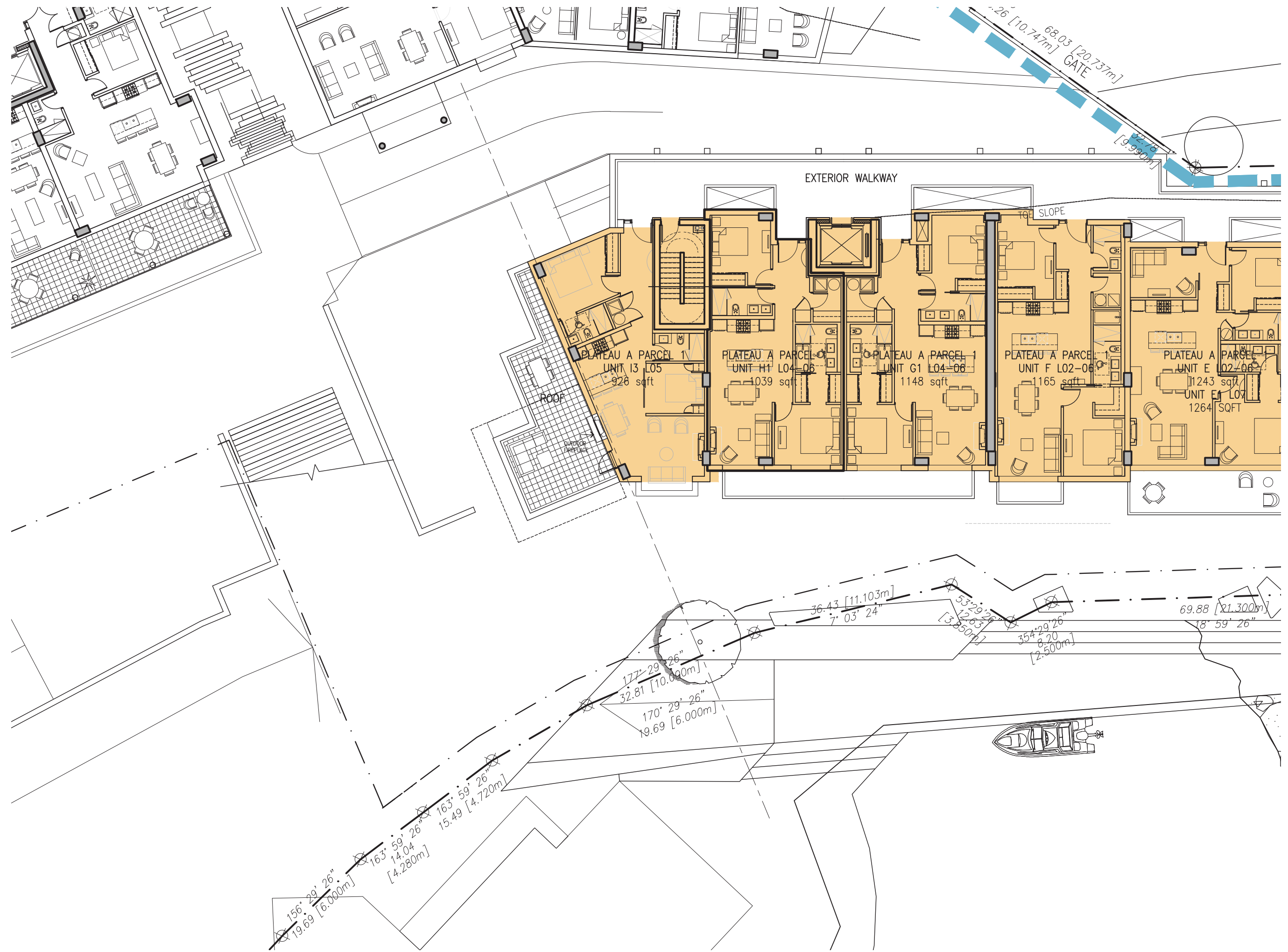


LOT 6258
REFERENCE PLAN 4099
WATER LOT
EXPIRED

BULKHEAD

NATURAL BOUNDARY





68.03 [20.737m]
GATE

EXTERIOR WALKWAY

SLOPE

ROOF

PLATEAU A PARCEL 1
UNIT I3 L05
928 sqft

PLATEAU A PARCEL 1
UNIT H1 L04-06
1039 sqft

PLATEAU A PARCEL 1
UNIT G1 L04-06
1148 sqft

PLATEAU A PARCEL 1
UNIT F L02-06
1165 sqft

PLATEAU A PARCEL 1
UNIT E L02-06
1243 sqft

UNIT E1 L07
1264 SQFT

156° 29' 26"
19.69 [6.000m]

163° 59' 26"
14.04 [4.280m]

163° 59' 26"
15.49 [4.720m]

177° 29' 26"
32.81 [10.000m]

170° 29' 26"
19.69 [6.000m]

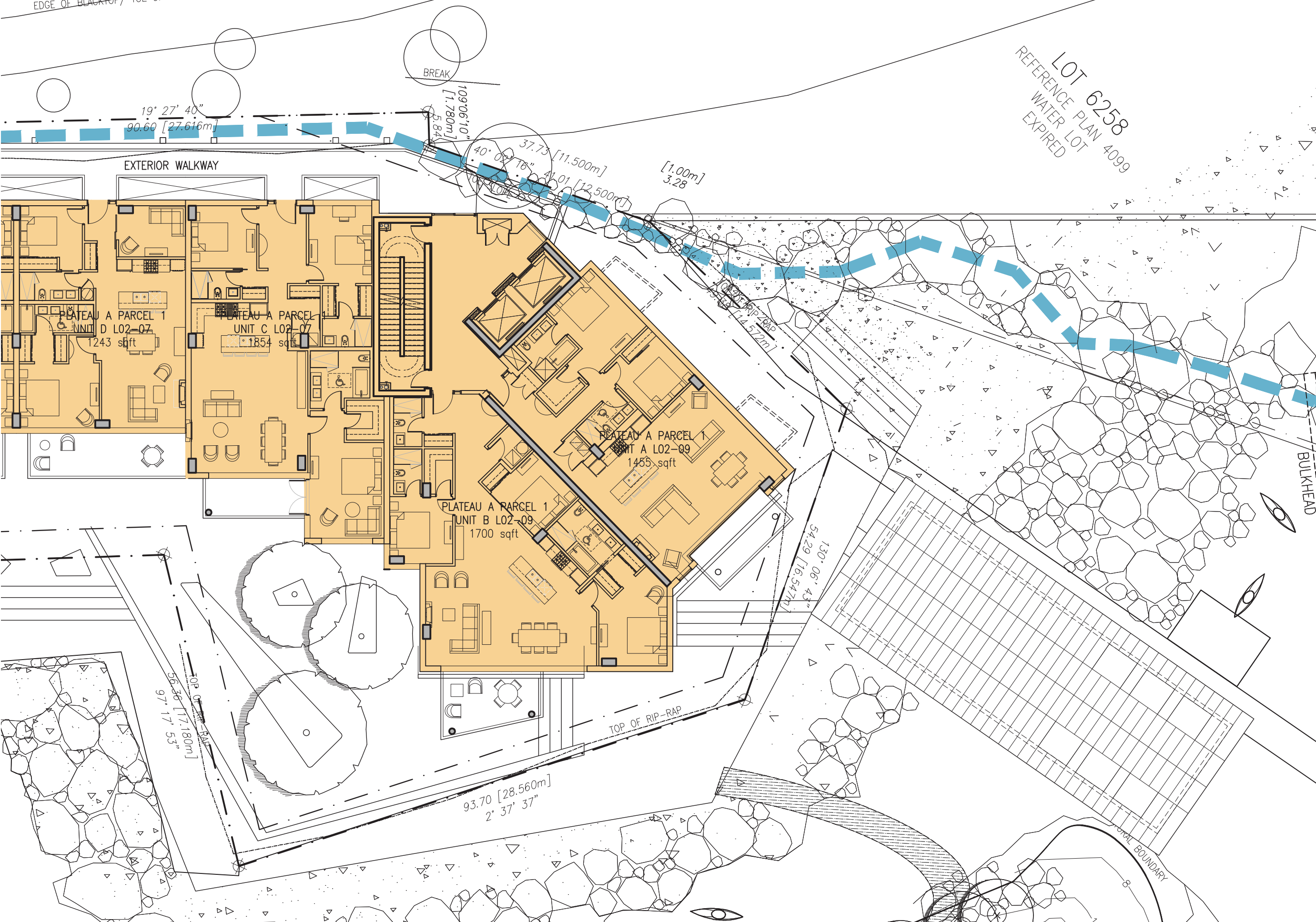
36.43 [11.103m]
7° 03' 24"

53° 29' 26"
12.03 [3.650m]

354° 29' 26"
8.20 [2.500m]

69.88 [21.300m]
18° 59' 26"

EDGE OF BLACKTOP / TOE OF ROCK



| Revision No. | Description | Date |
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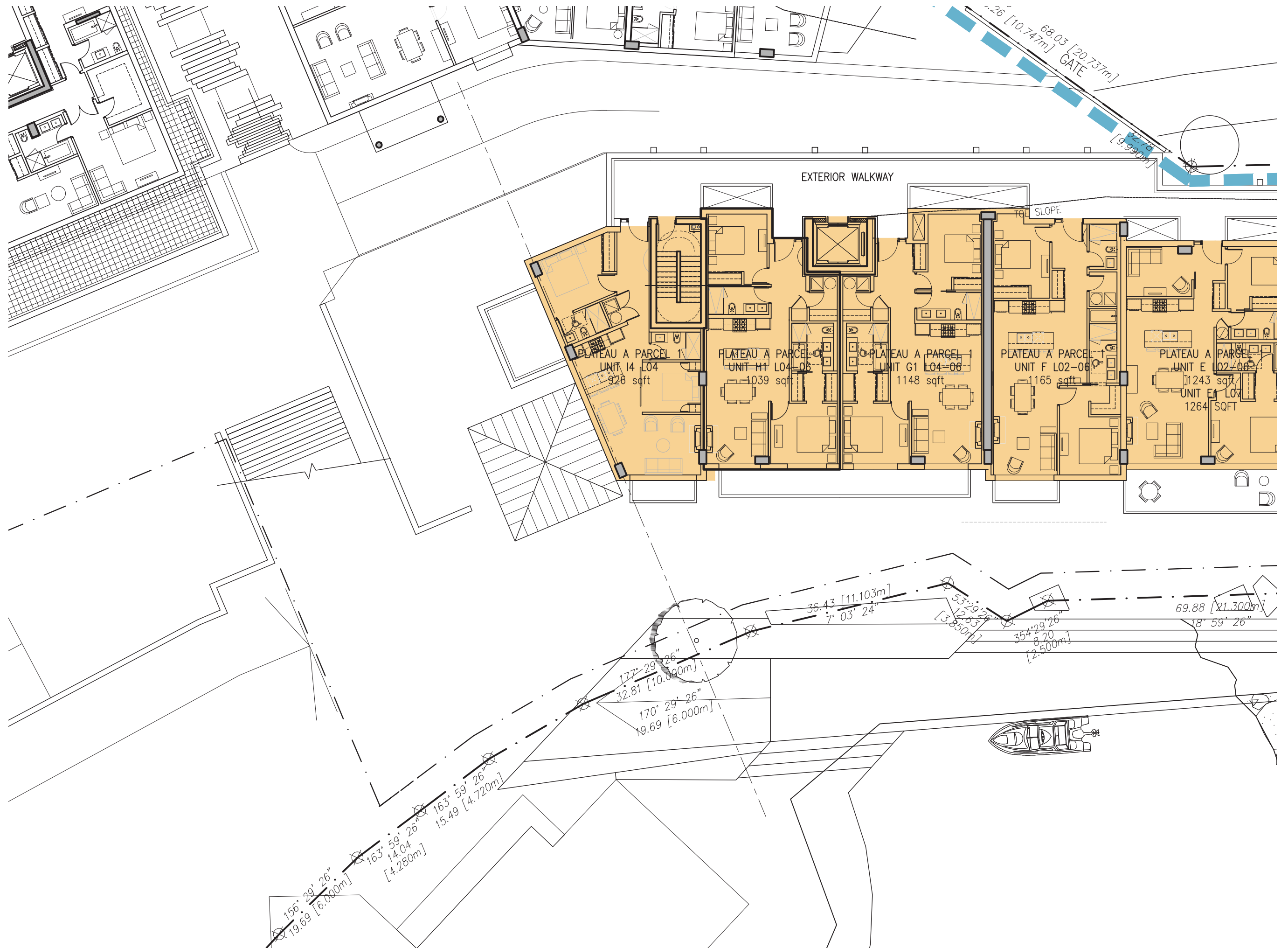
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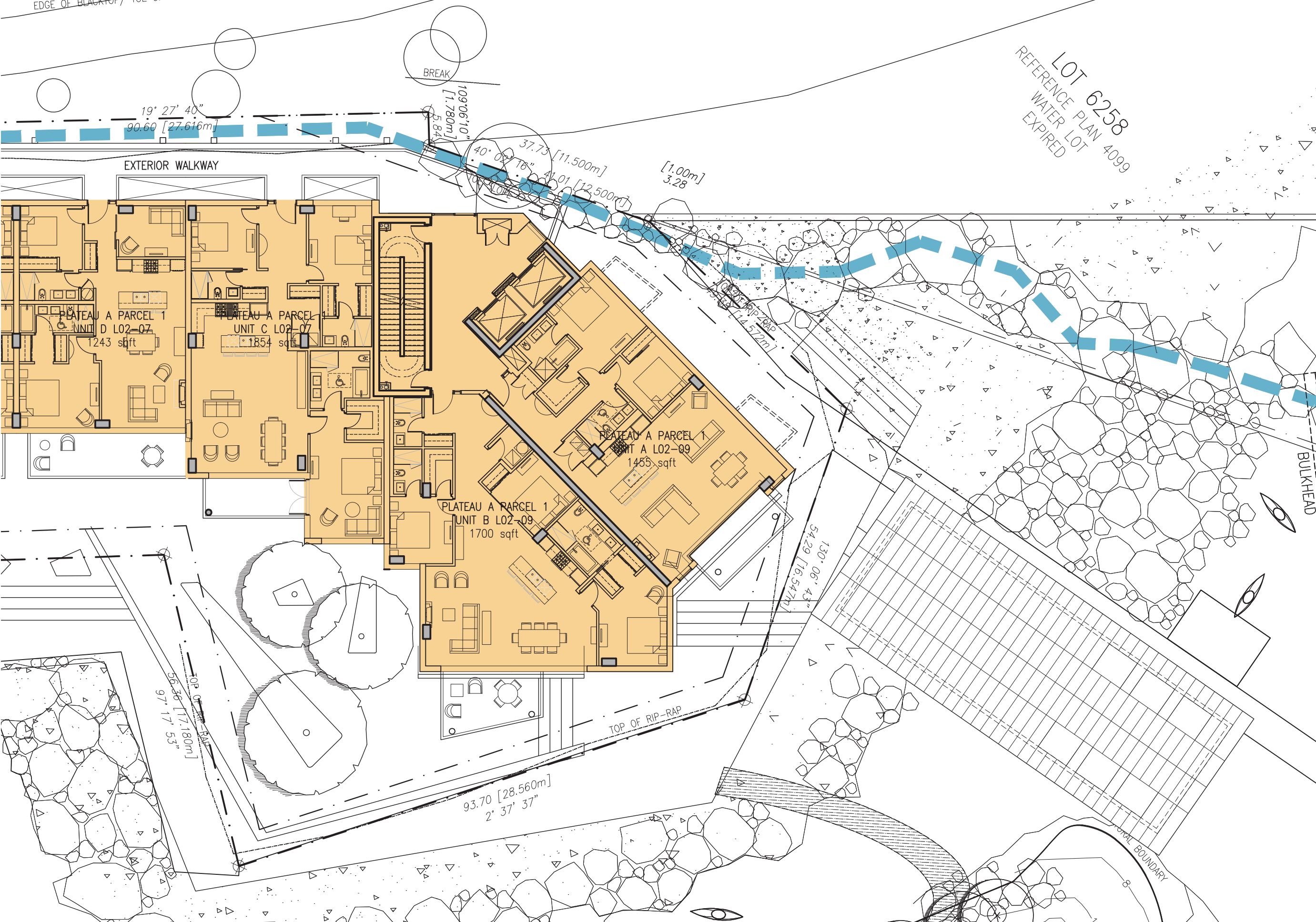
Project
Sewell's Landing
6695 Nelson Avenue
Horseshoe Bay, BC
For Westbank

Sheet Title
PARCEL 1 - LEVEL 05 FLOOR PLAN

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|------------------------|-------------------|
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EDGE OF BLACKTOP / TOE OF ROCK



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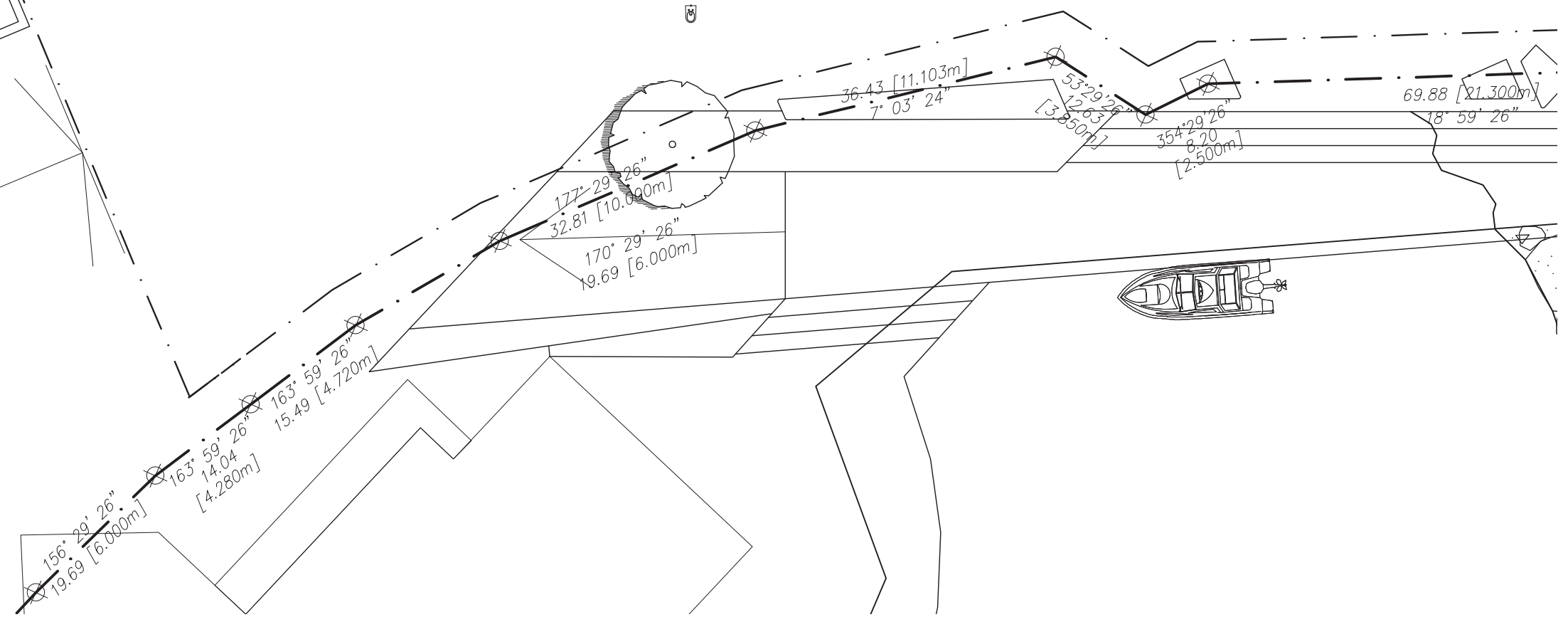
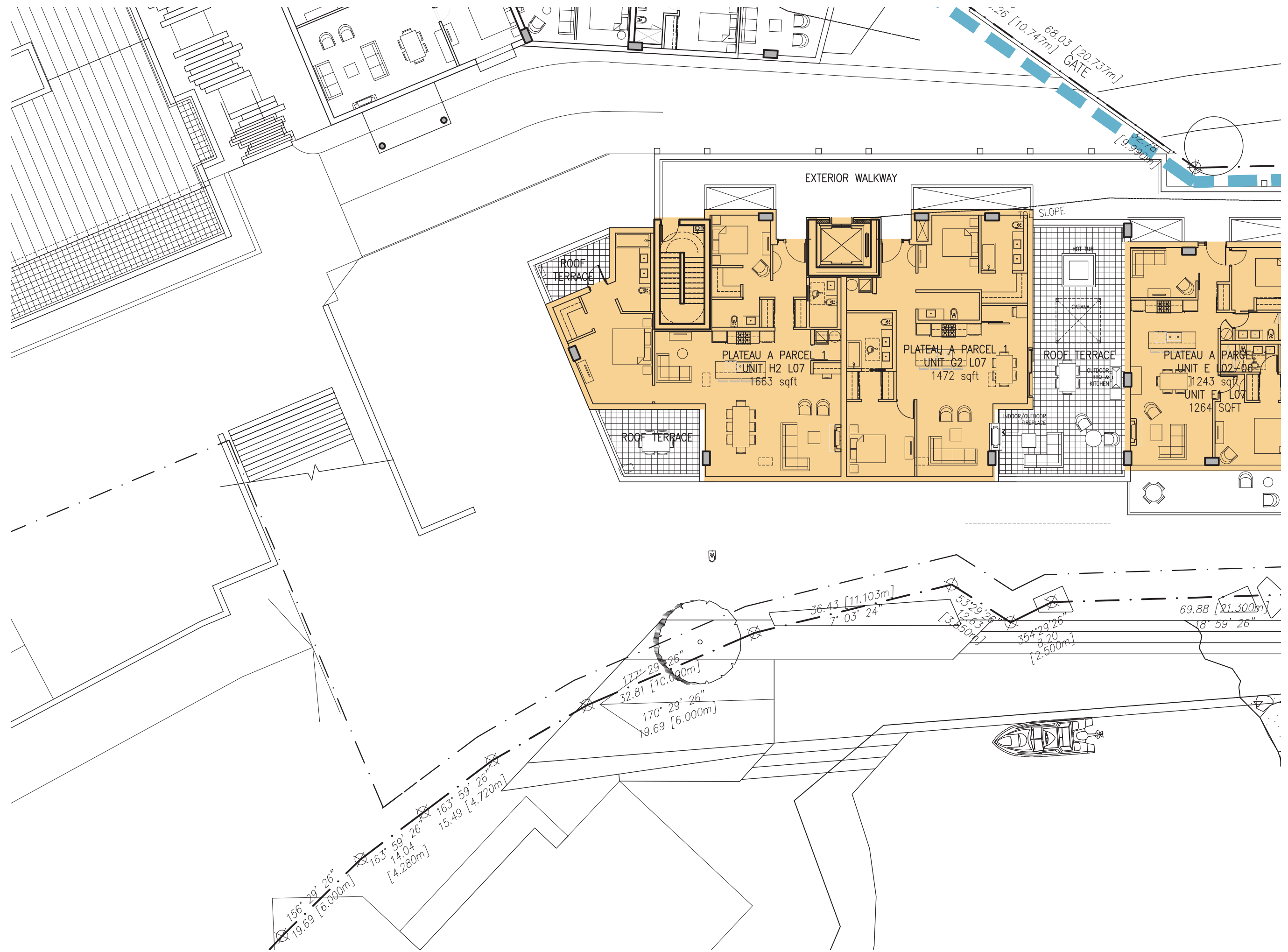
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Project
Sewell's Landing
6695 Nelson Avenue
Horseshoe Bay, BC
For Westbank

Sheet Title
PARCEL 1 - LEVEL 06 FLOOR PLAN

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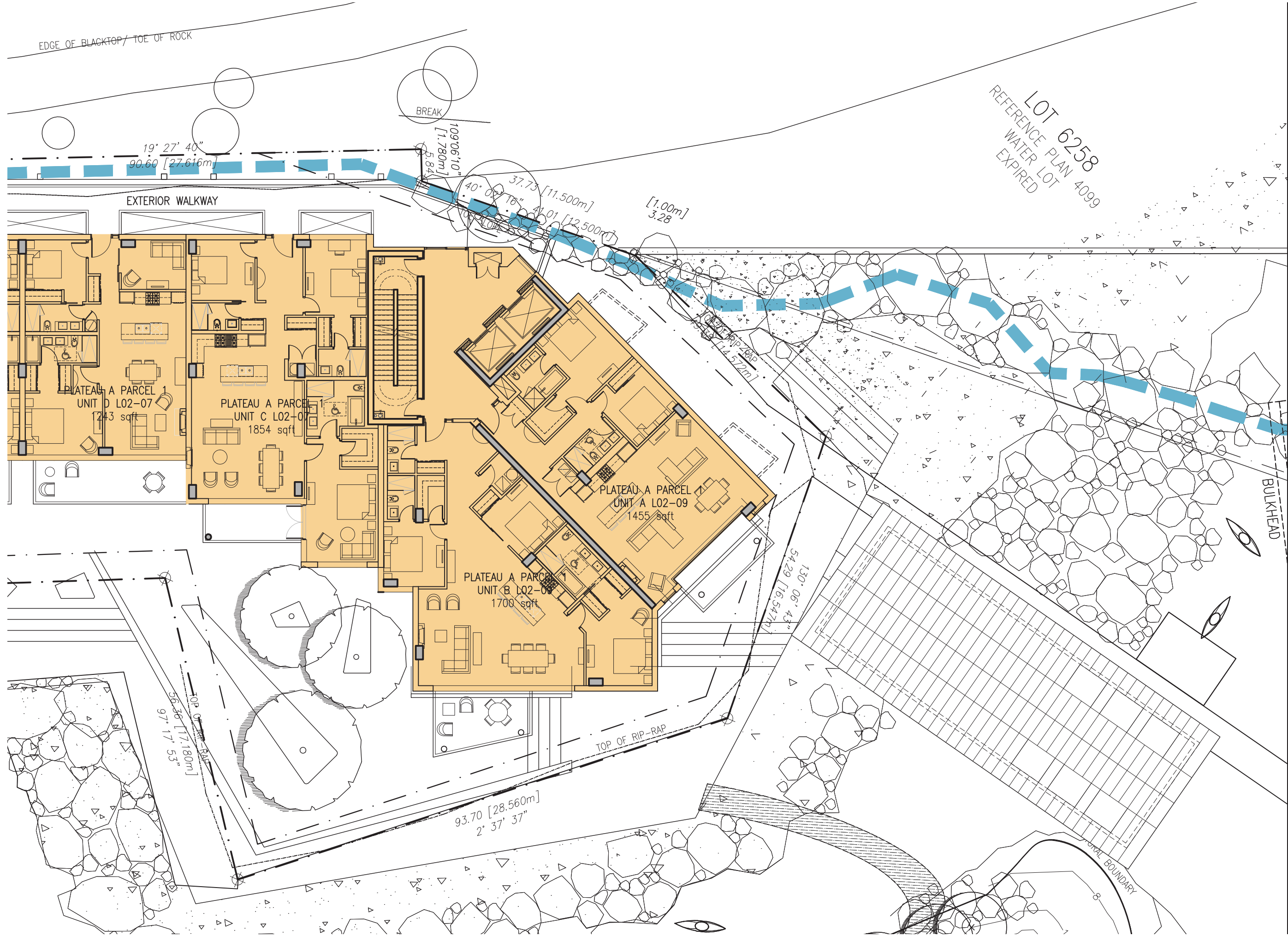
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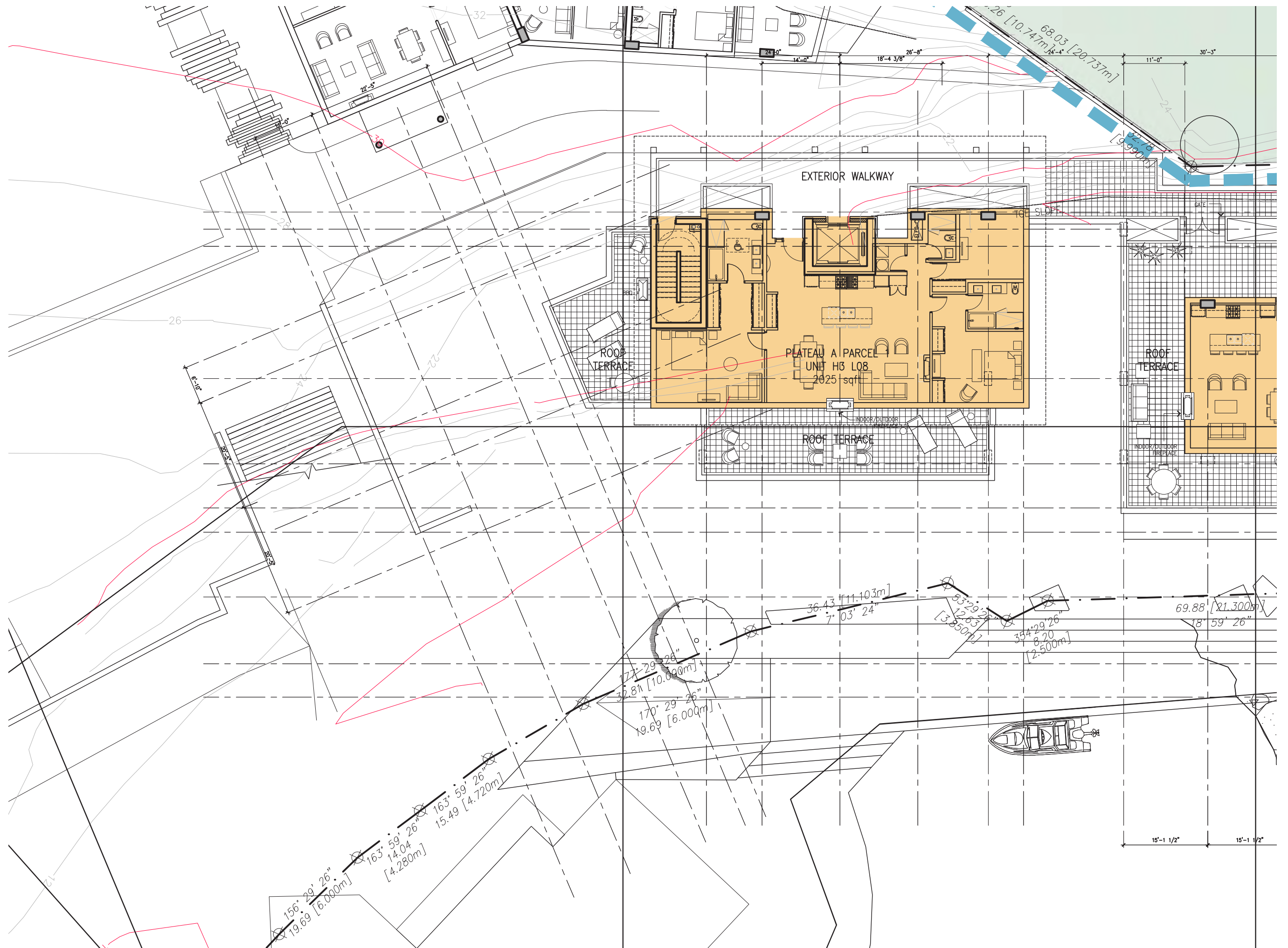
PARCEL 1 - LEVEL 07 FLOOR PLAN

Drawn By: NC/PM Checked: GB

Project Number: 1504 Scale: AS NOTED

Revision: Sheet Number:





EXTERIOR WALKWAY

ROOF TERRACE

PLATEAU A PARCEL
UNIT H3 L08
2025 sqft

ROOF TERRACE

ROOF TERRACE

INDOOR/OUTDOOR
FIREPLACE

156° 29' 26"
19.69 [6.000m]

163° 59' 26"
14.04 [4.280m]

163° 59' 26"
15.49 [4.720m]

177° 29' 26"
32.81 [10.000m]

170° 29' 26"
19.69 [6.000m]

36.43 [11.103m]
7' 03" 24"

53° 29' 26"
12.03 [3.650m]

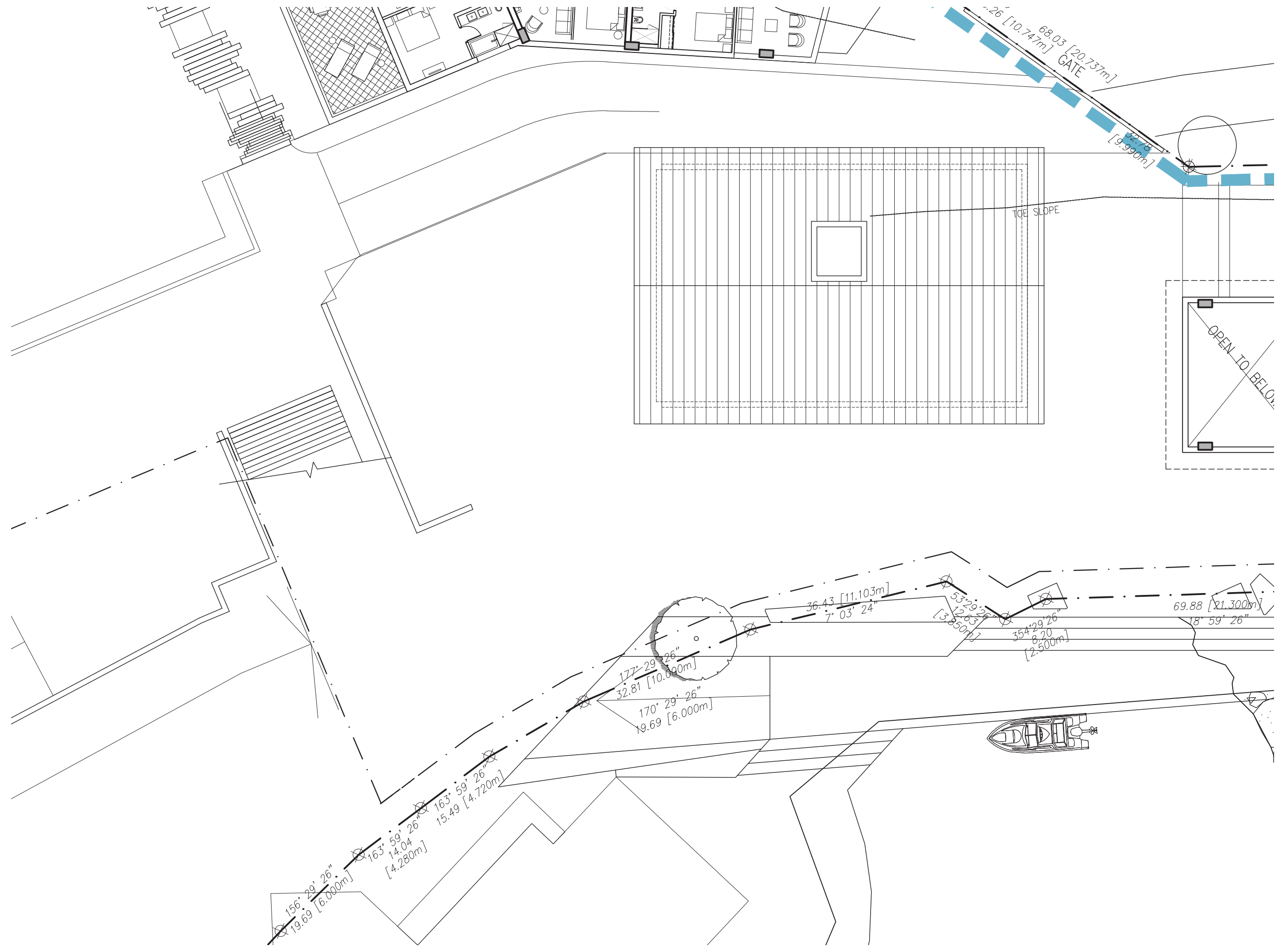
354° 29' 26"
8.20 [2.500m]

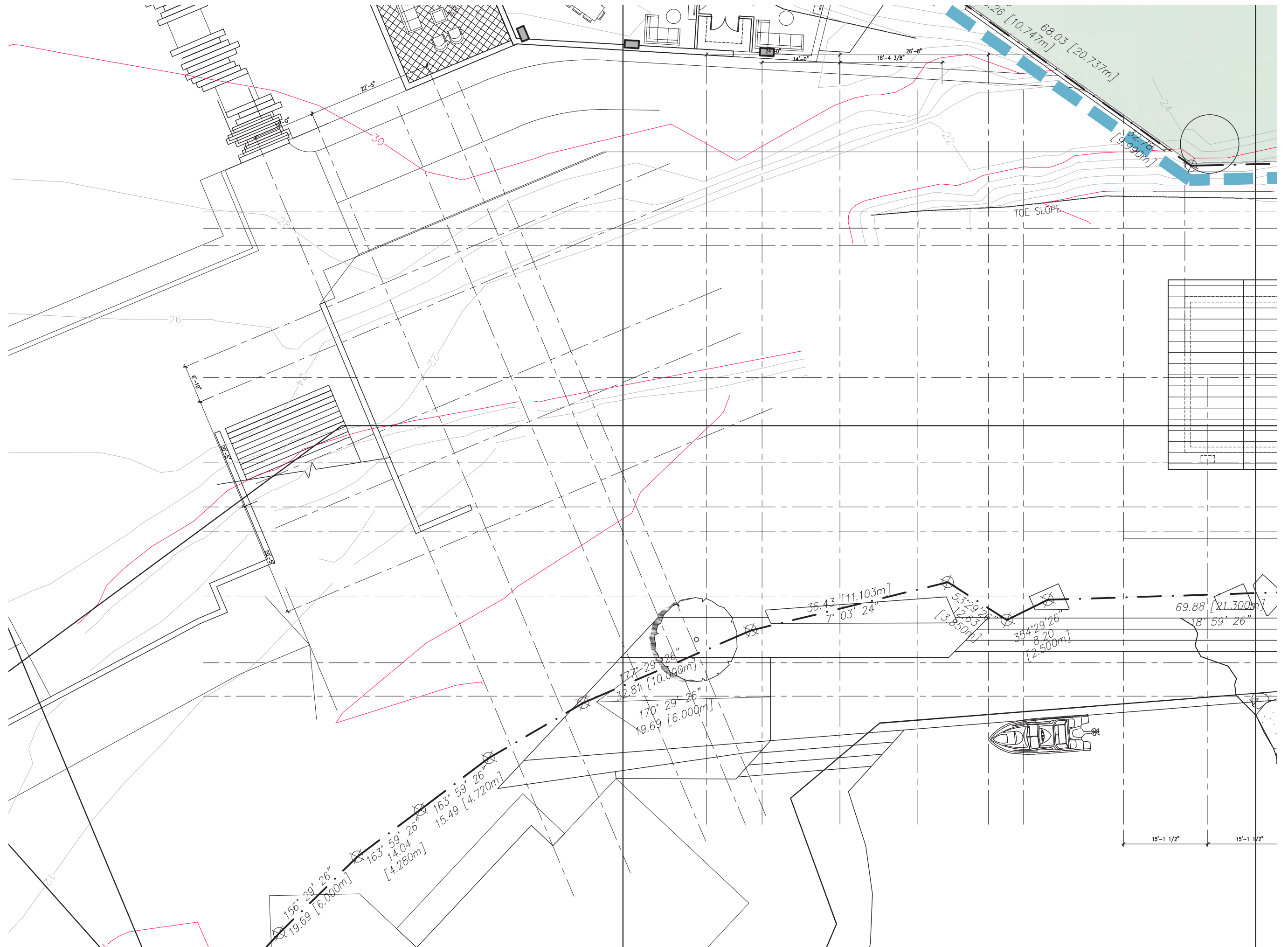
69.88 [21.300m]
18' 59" 26"

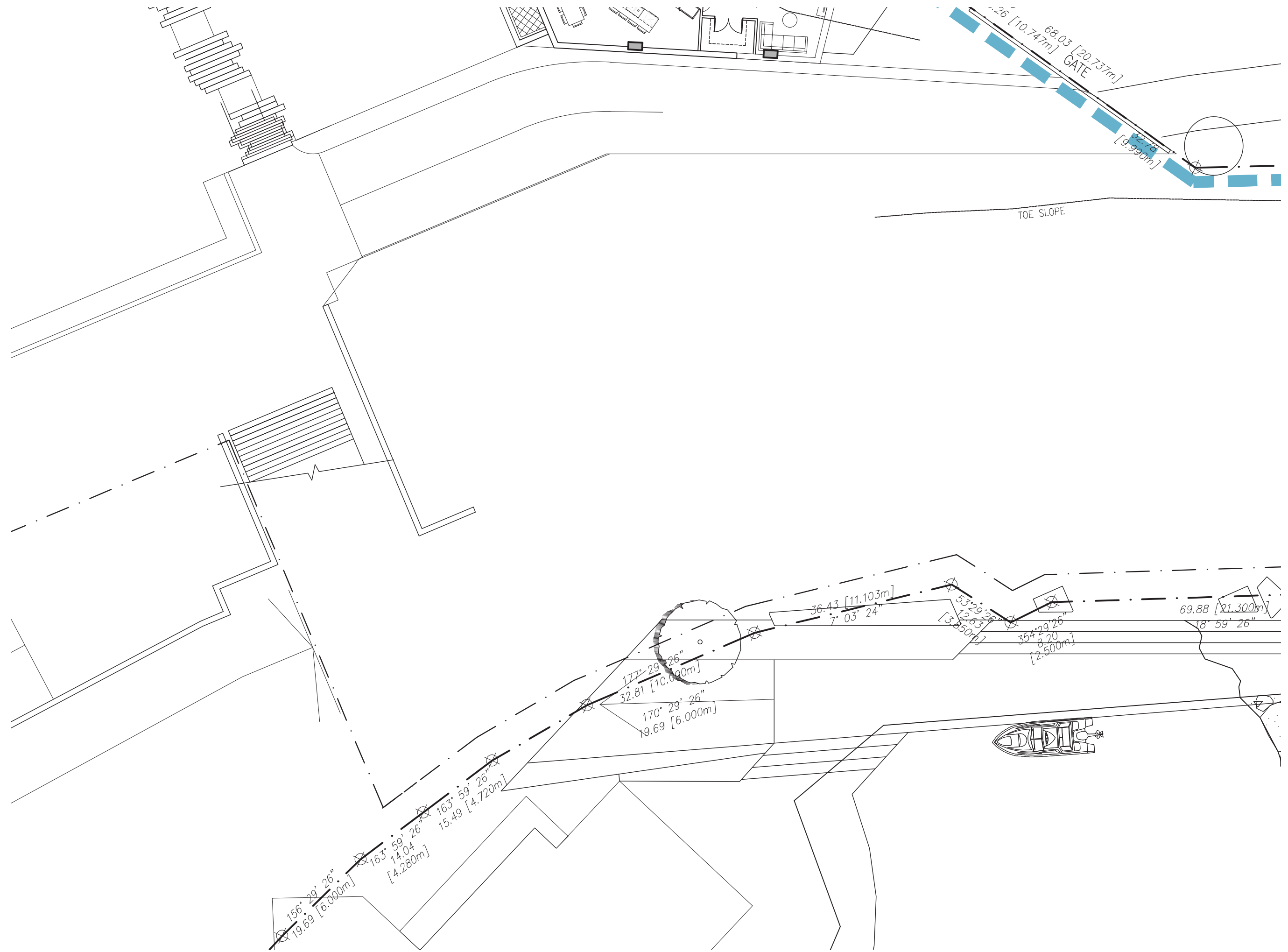
15'-1 1/2"

15'-1 1/2"









TOE SLOPE

GATE

156° 29' 26"
19.69 [6.000m]

163° 59' 26"
14.04 [4.280m]

163° 59' 26"
15.49 [4.720m]

177° 29' 26"
32.81 [10.000m]

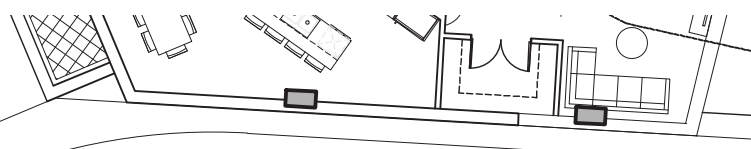
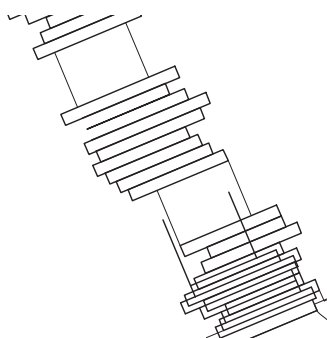
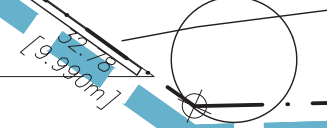
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354° 29' 26"
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69.88 [21.300m]
18° 59' 26"



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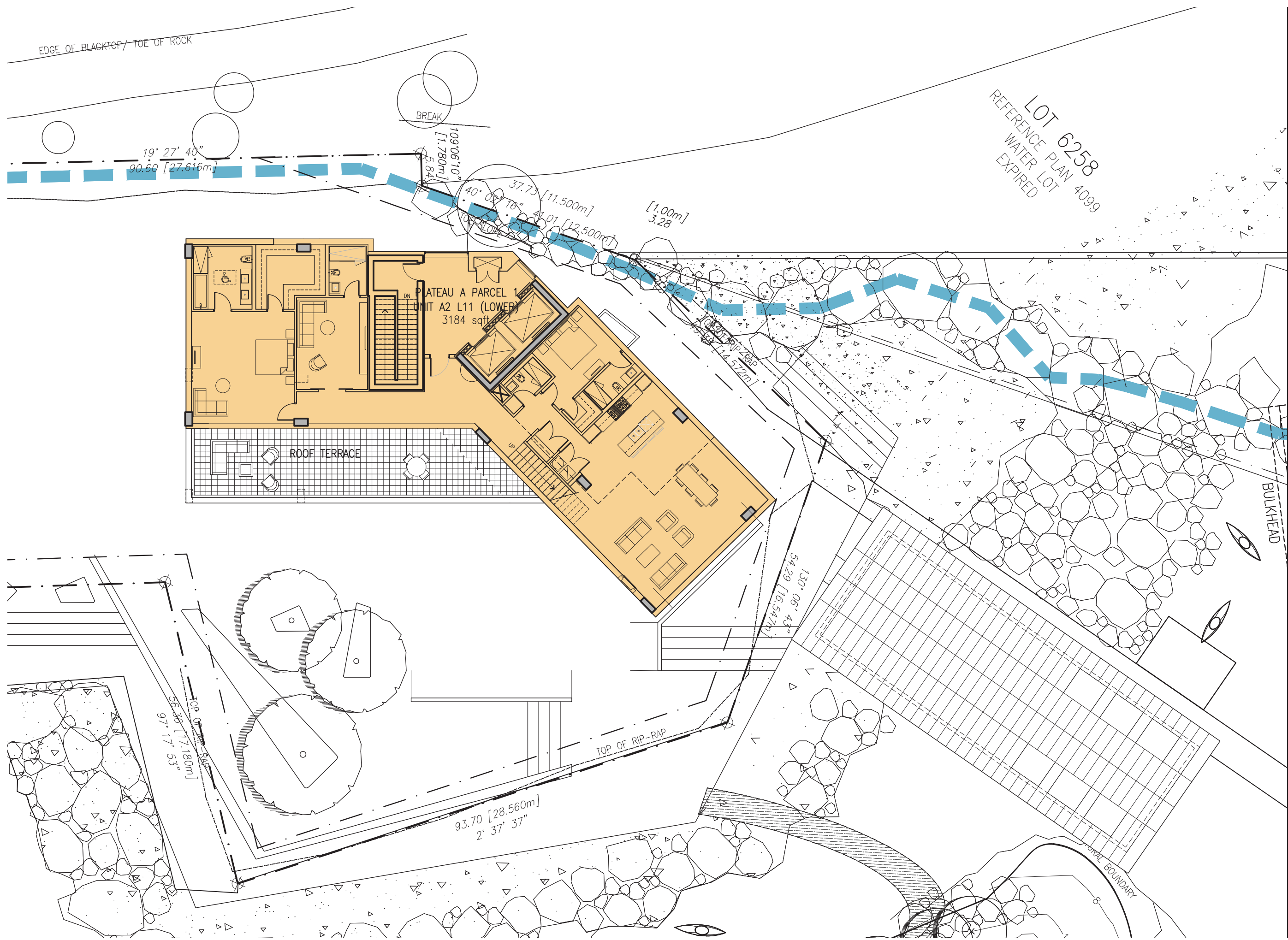
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Sheet Title
PARCEL 1 - LEVEL 11 FLOOR PLAN

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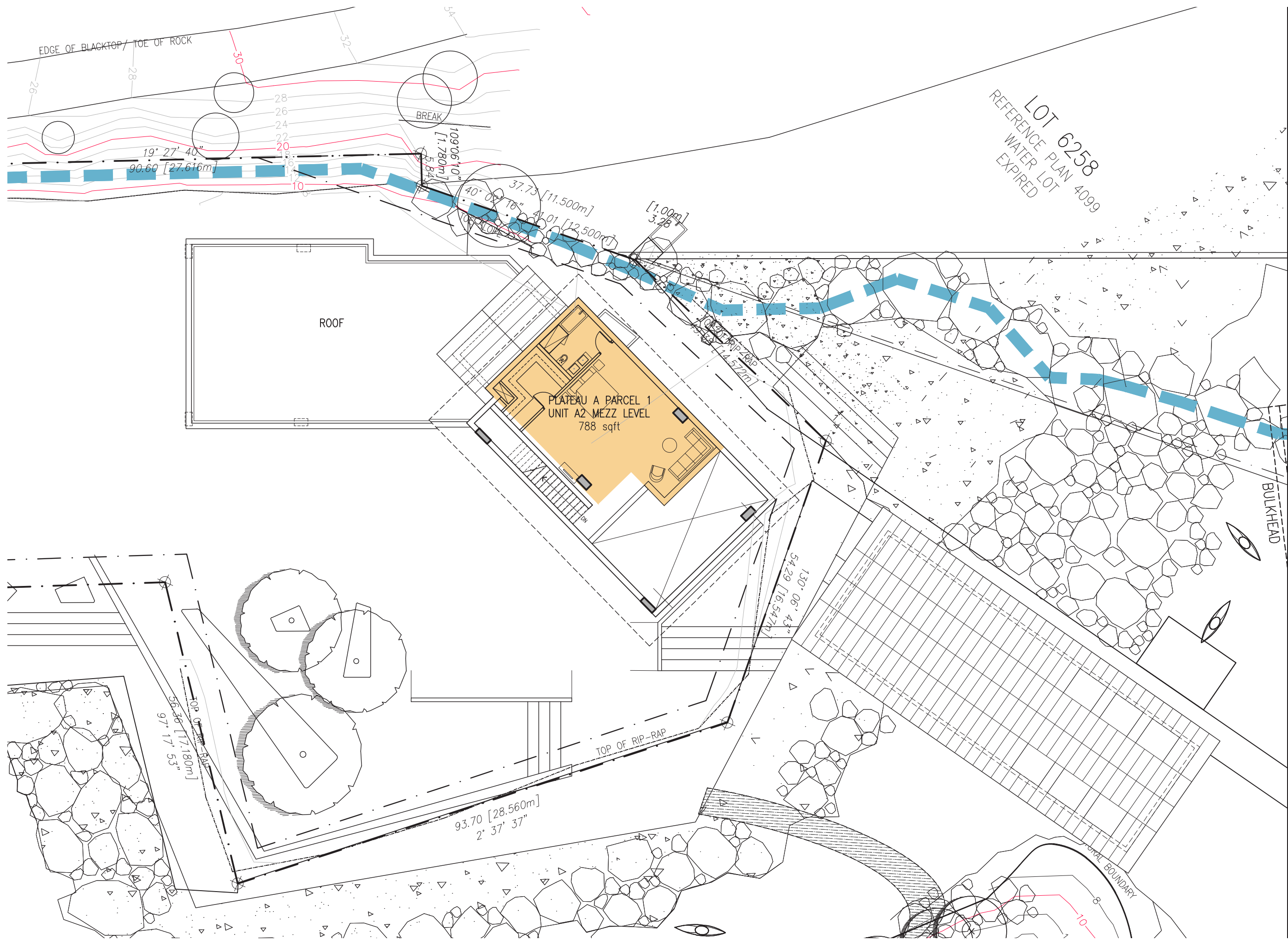
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Sheet Title
PARCEL 1 - LEVEL 12 FLOOR PLAN

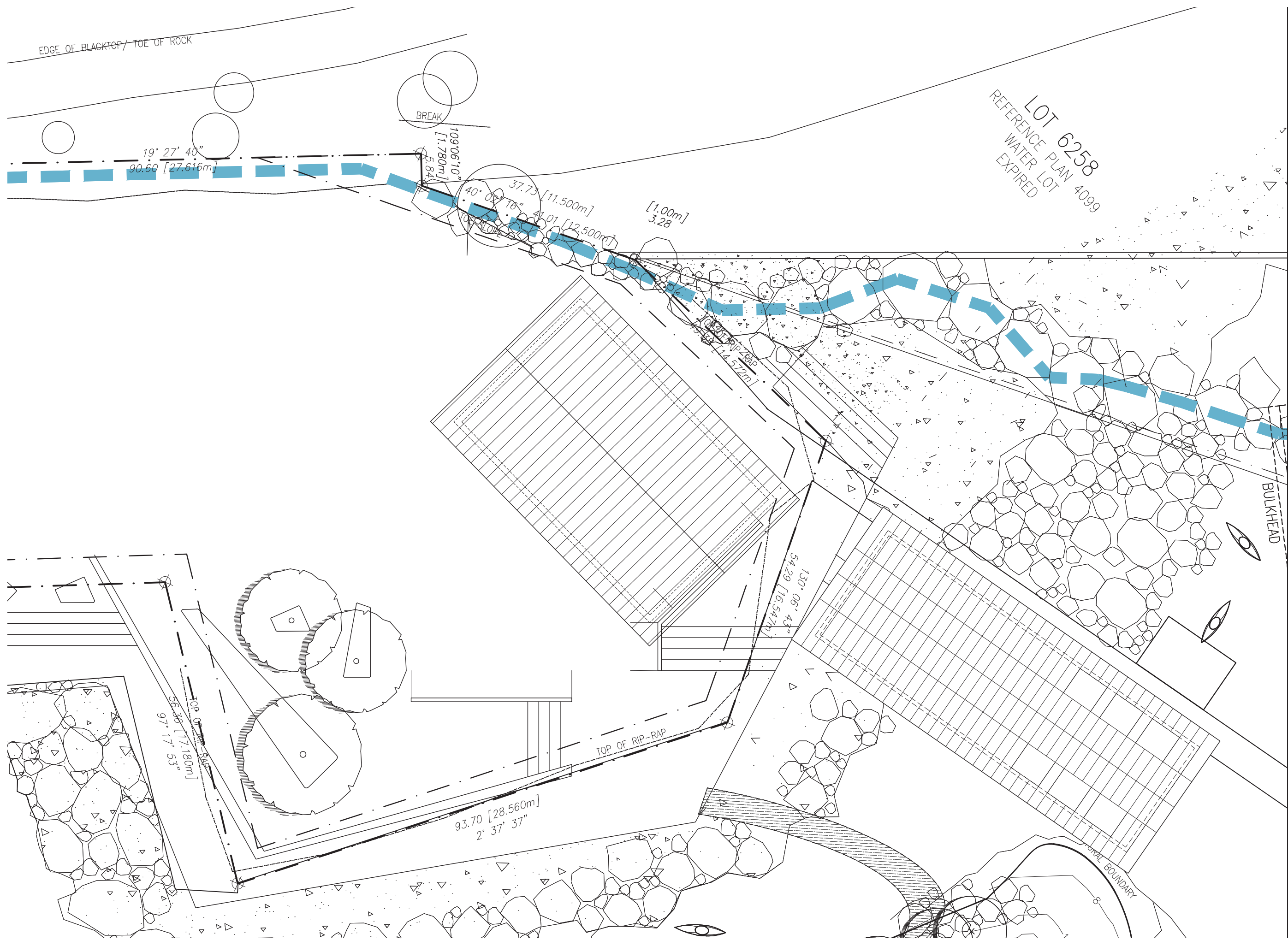
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| Drawn By NC/PM | Checked GB |
| Project Number 1504 | Scale AS NOTED |
| Revision --- | Sheet Number |



LOT 6258
REFERENCE PLAN 4099
WATER LOT
EXPIRED

BULKHEAD

NATURAL BOUNDARY



LOT 6258
REFERENCE PLAN 4099
WATER LOT
EXPIRED

| Revision No. | Description | Date |
|--------------|-------------|------|
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| Issue | Issue Date |
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| Issue for Rezoning | May 22, 2015 |
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Consultant

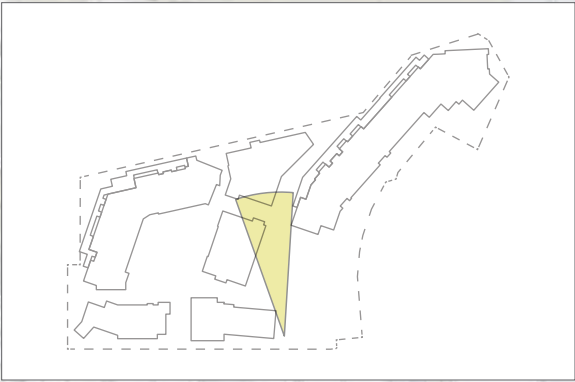
Project
Sewell's Landing
6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

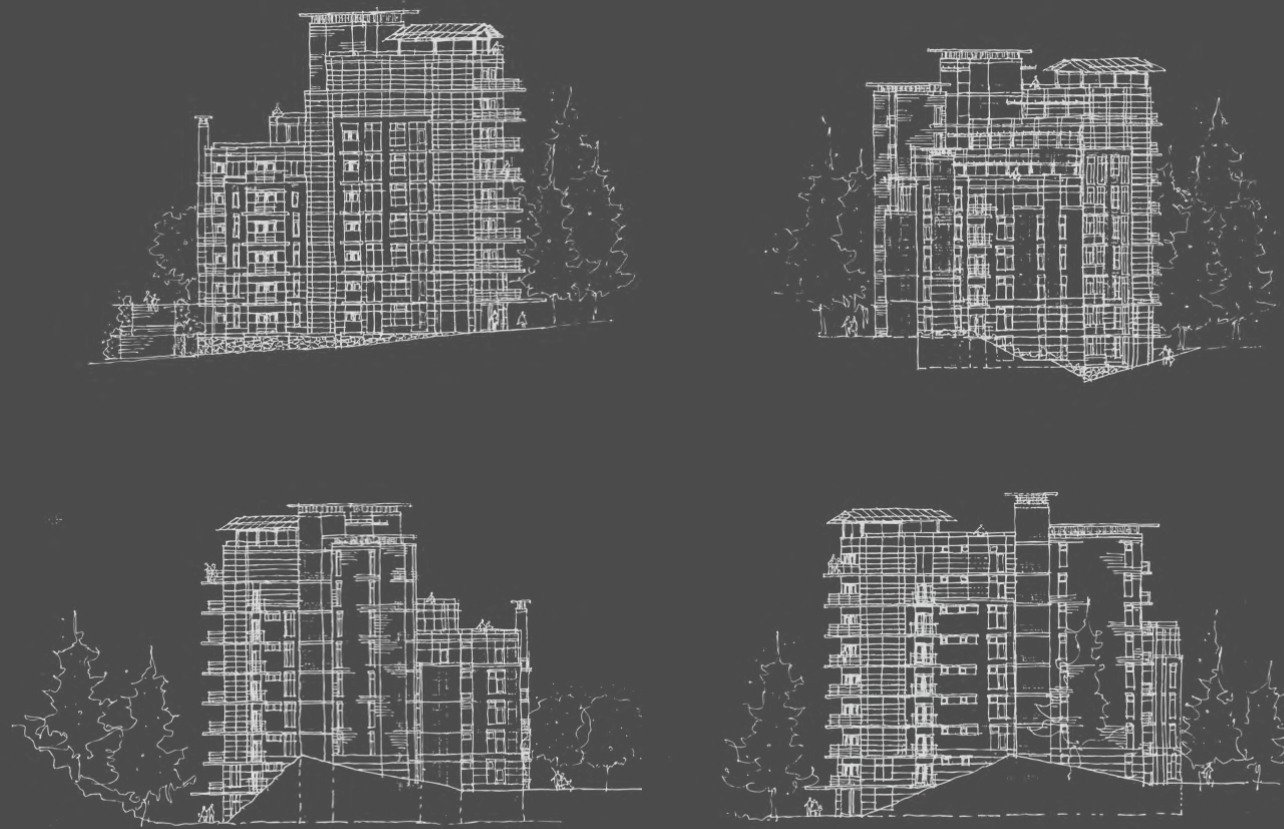
Sheet Title
PARCEL 1 - ROOF PLAN

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



Village Hillside





VILLAGE HILLSIDE

PARCEL 2a

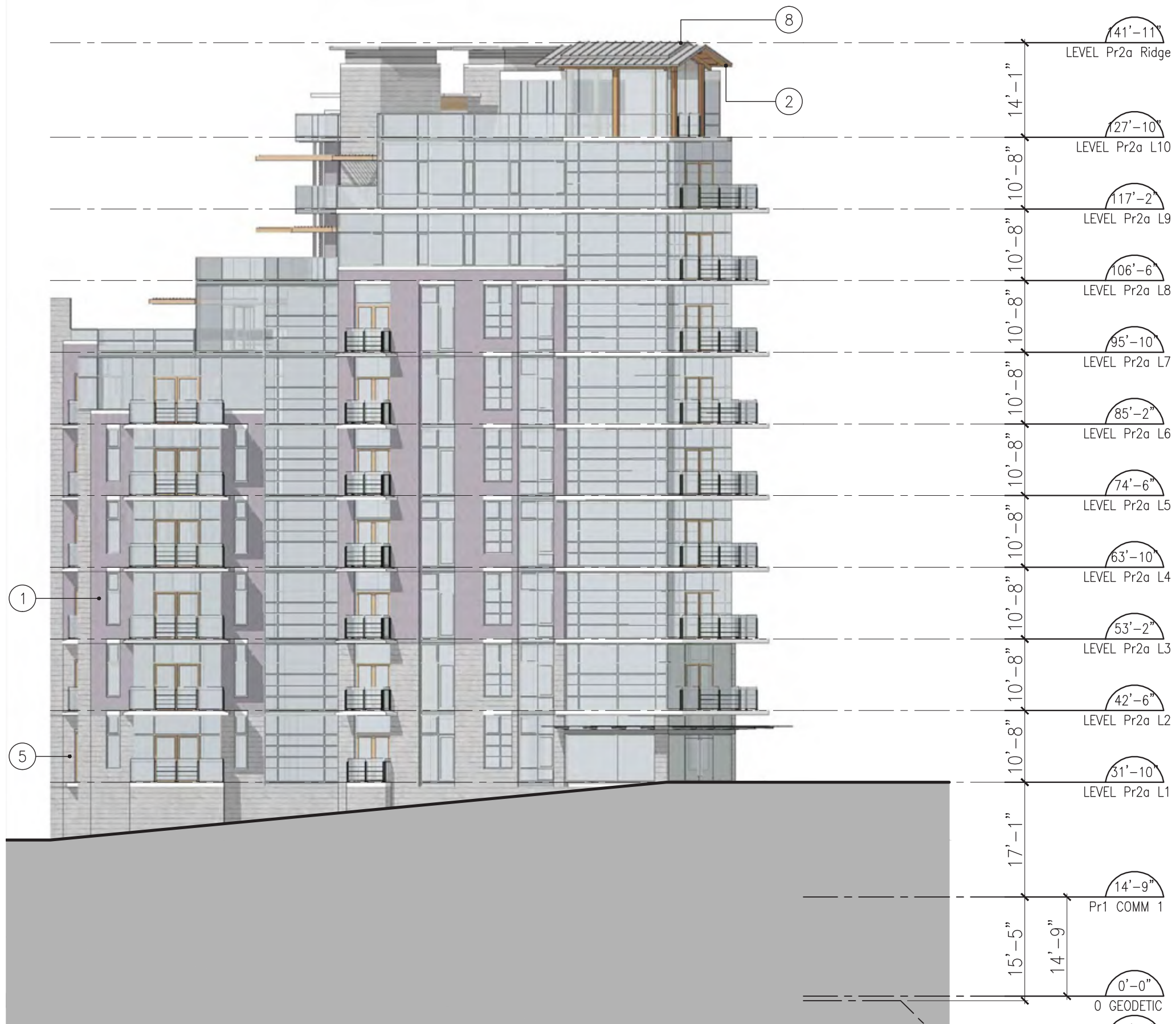




MATERIALS LEGEND

- | | |
|---|---------------------------------|
| 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 |

Cement Lime Rendered Wall Finish #1
EXCLUSIVE PLUM



MATERIALS LEGEND

- ① CEMENT LIME RENDERED WALL FINISH
- ② WOOD SOFFITS, BEAMS, AND TRELLISES
- ③ CANOPIES, GUARDRAILS, AND ARCHITECTURAL DETAILS
- ④ TOWNHOME SHINGLES
- ⑤ TYPICAL LOWER WALL STONE
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- ⑦ DRYPOINT STONE RETAINING WALL
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Cement Lime Rendered Wall Finish #1
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Project
Sewell's Landing
6695 Nelson Avenue
Horseshoe Bay, BC
For Westbank

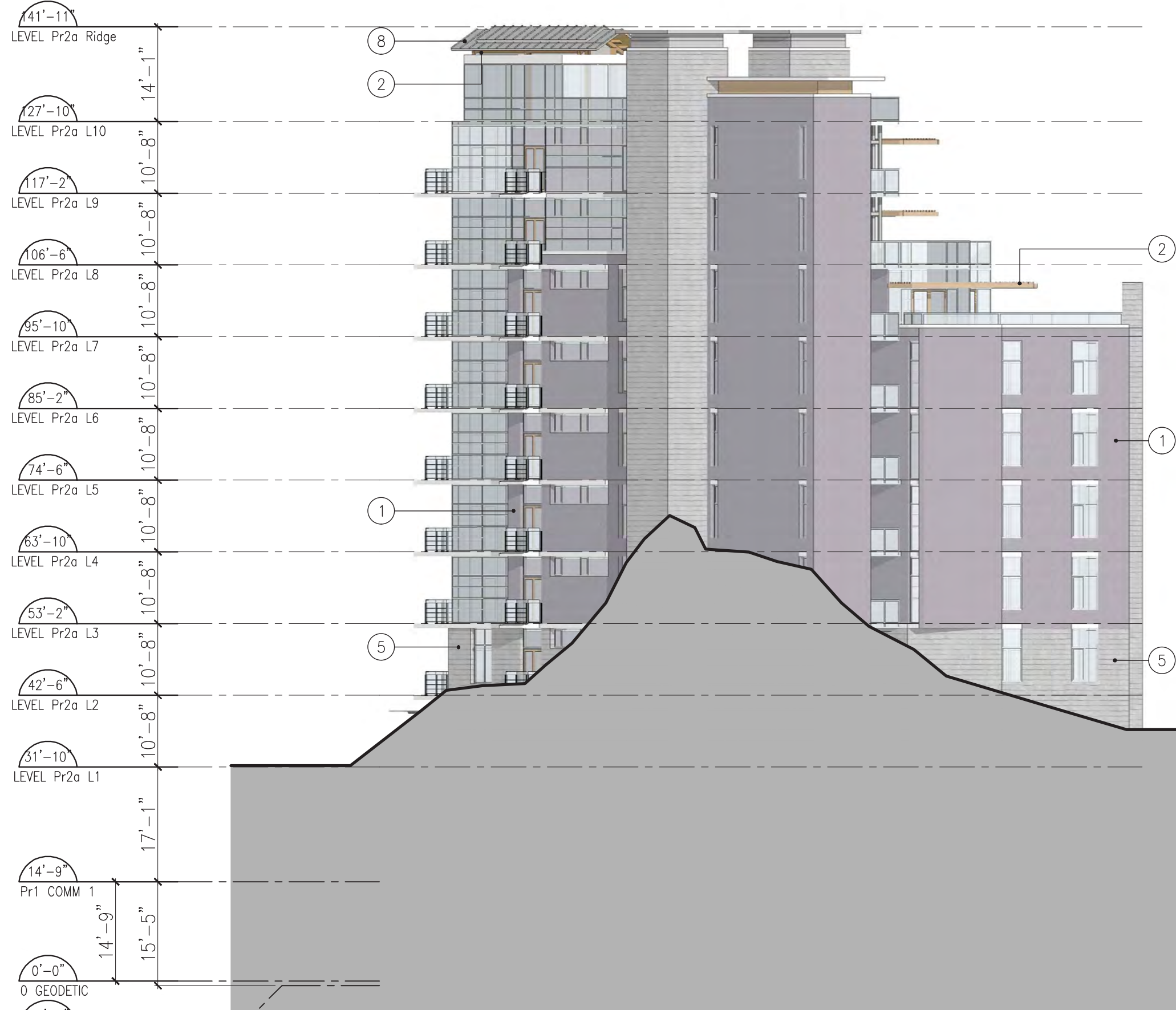
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PARCEL 2A ELEVATIONS

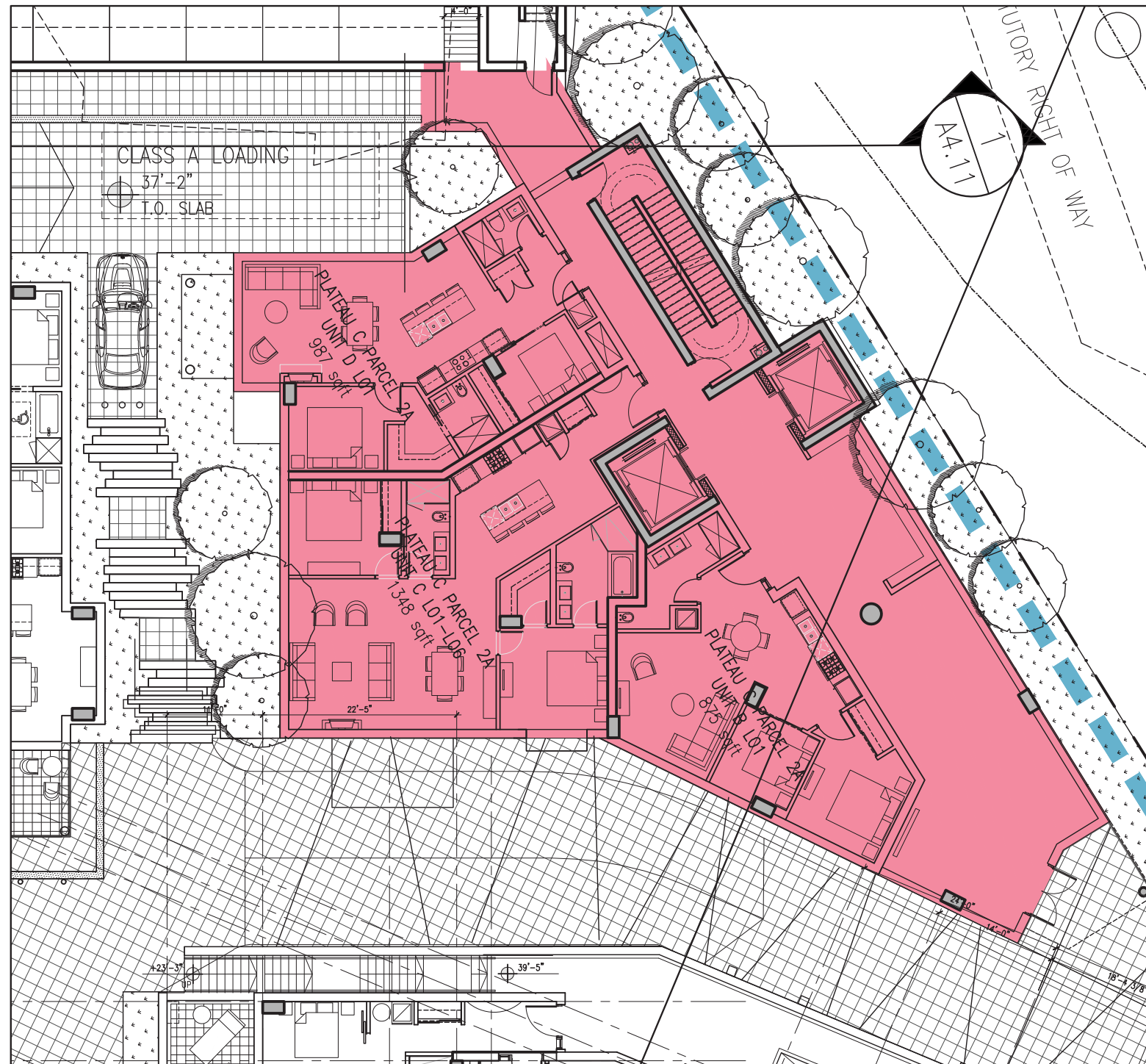
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| Drawn By | Checked |
| NC/PM | GB |
| Project Number | Scale |
| 1504 | AS NOTED |
| Revision | Sheet Number |
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MATERIALS LEGEND

- ① CEMENT LIME RENDERED WALL FINISH
- ② WOOD SOFFITS, BEAMS, AND TRELLISES
- ③ CANOPIES, GUARDRAILS, AND ARCHITECTURAL DETAILS
- ④ TOWNHOME SHINGLES
- ⑤ TYPICAL LOWER WALL STONE
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Cement Lime Rendered Wall Finish #1
EXCLUSIVE PLUM





1 PARCEL 2A — LEVEL 01 FLOOR PLAN
 SCALE : 1/16" = 1'-0"

| Revision No. | Description | Date |
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Project

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Horseshoe Bay, BC
For
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Sheet Title

PARCEL 2A - FLOOR PLANS

Drawn By

NC/PM

Project Number

1504

Revision

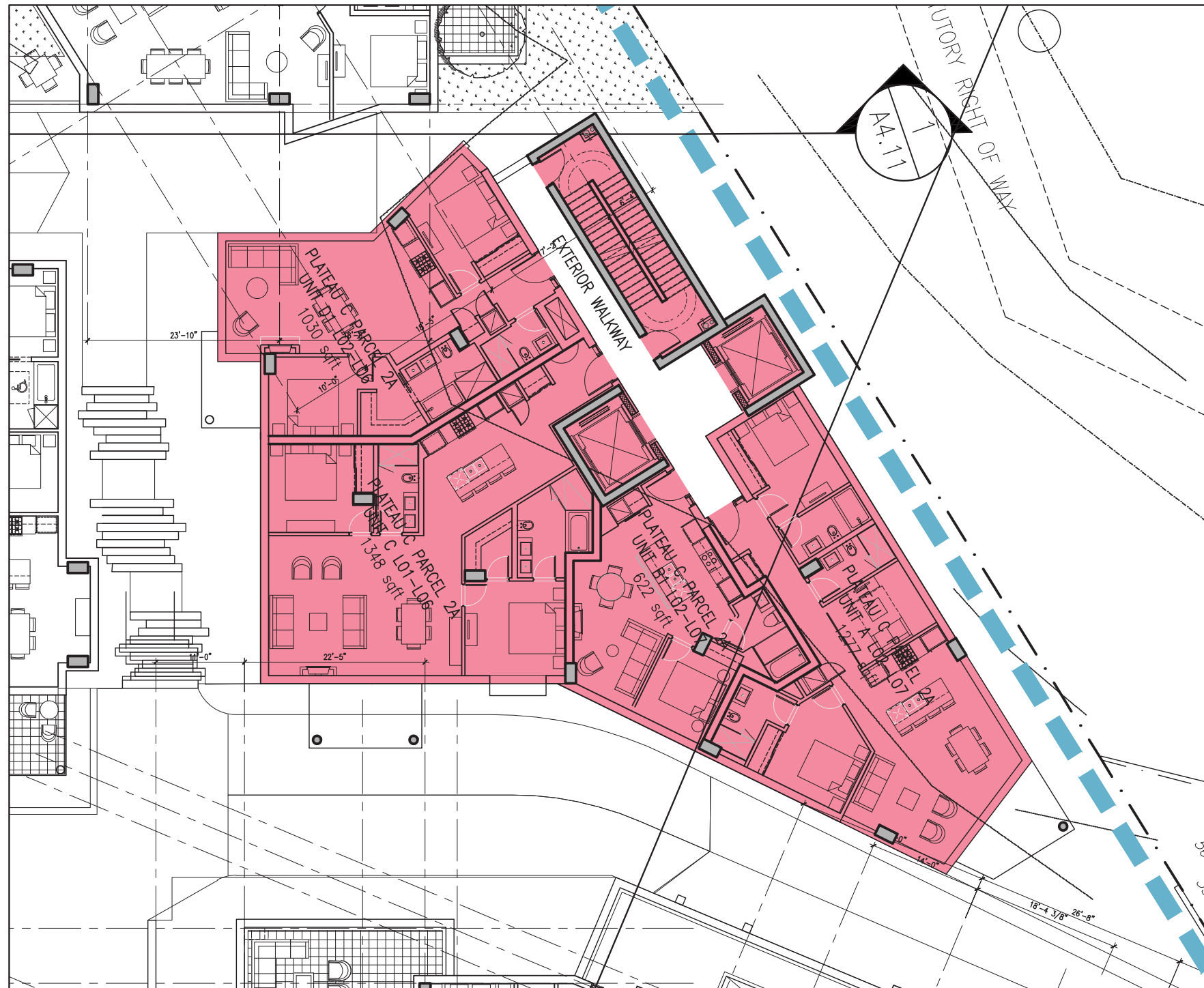
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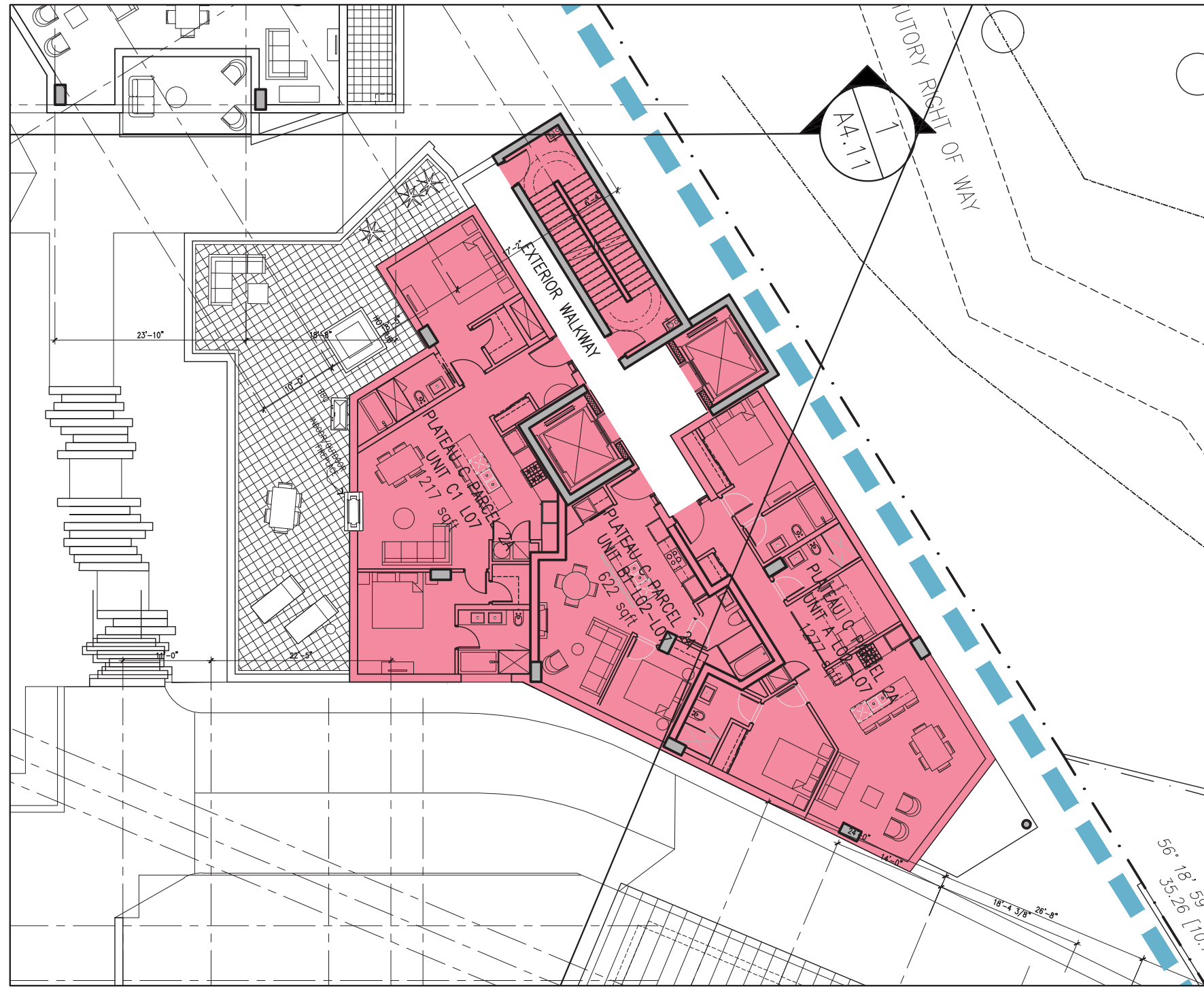
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AS NOTED

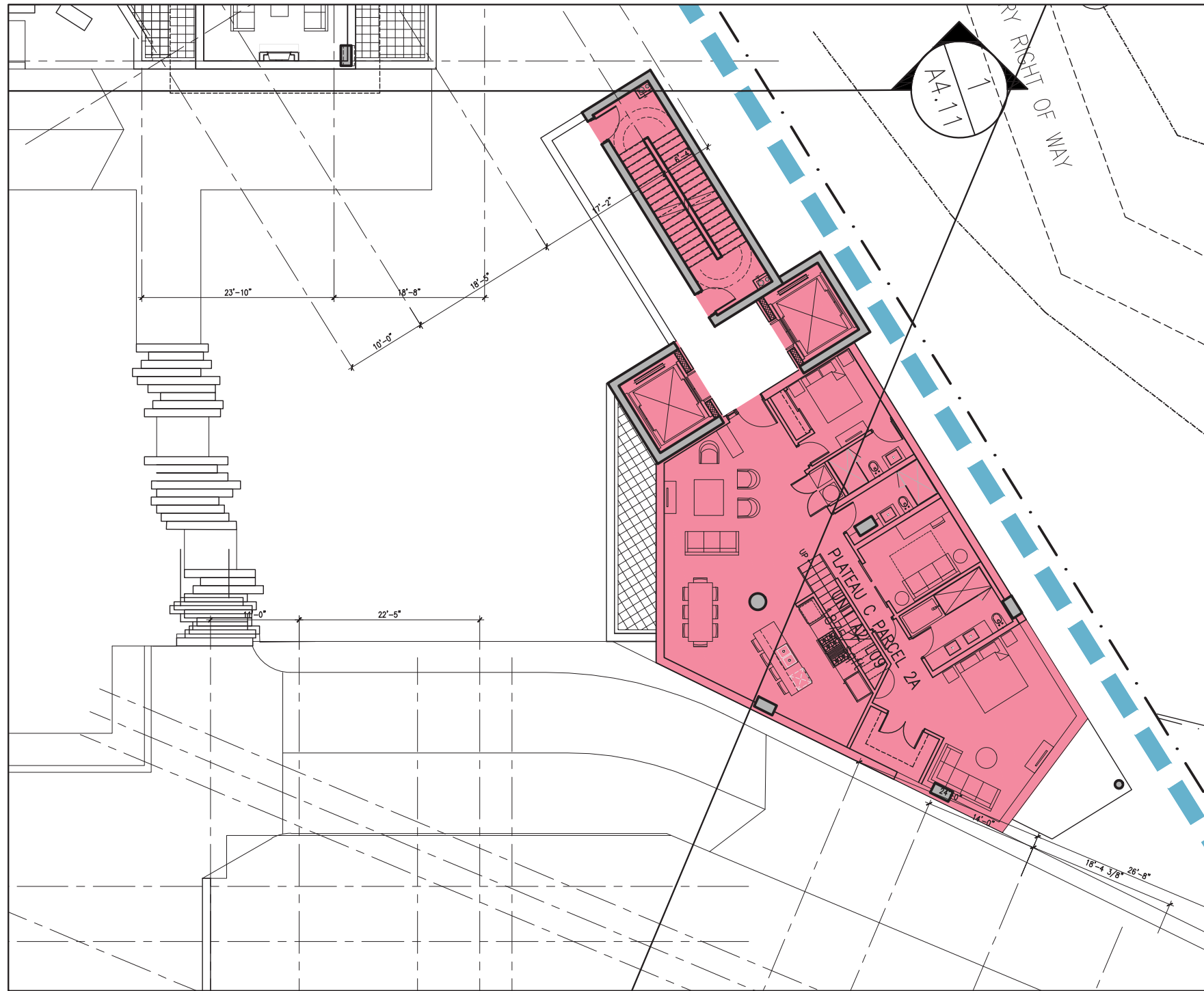
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2 **PARCEL 2A - LEVEL 02 (LEVEL 03-06 TYPICAL) FLOOR PLAN**
SCALE : 1/16" = 1'-0"



3 PARCEL 2A – LEVEL 07 FLOOR PLAN
 SCALE : 1/16" = 1'-0"



5 PARCEL 2A – LEVEL 09 FLOOR PLAN
 SCALE : 1/16" = 1'-0"

| Revision No. | Description | Date |
|--------------|-------------|------|
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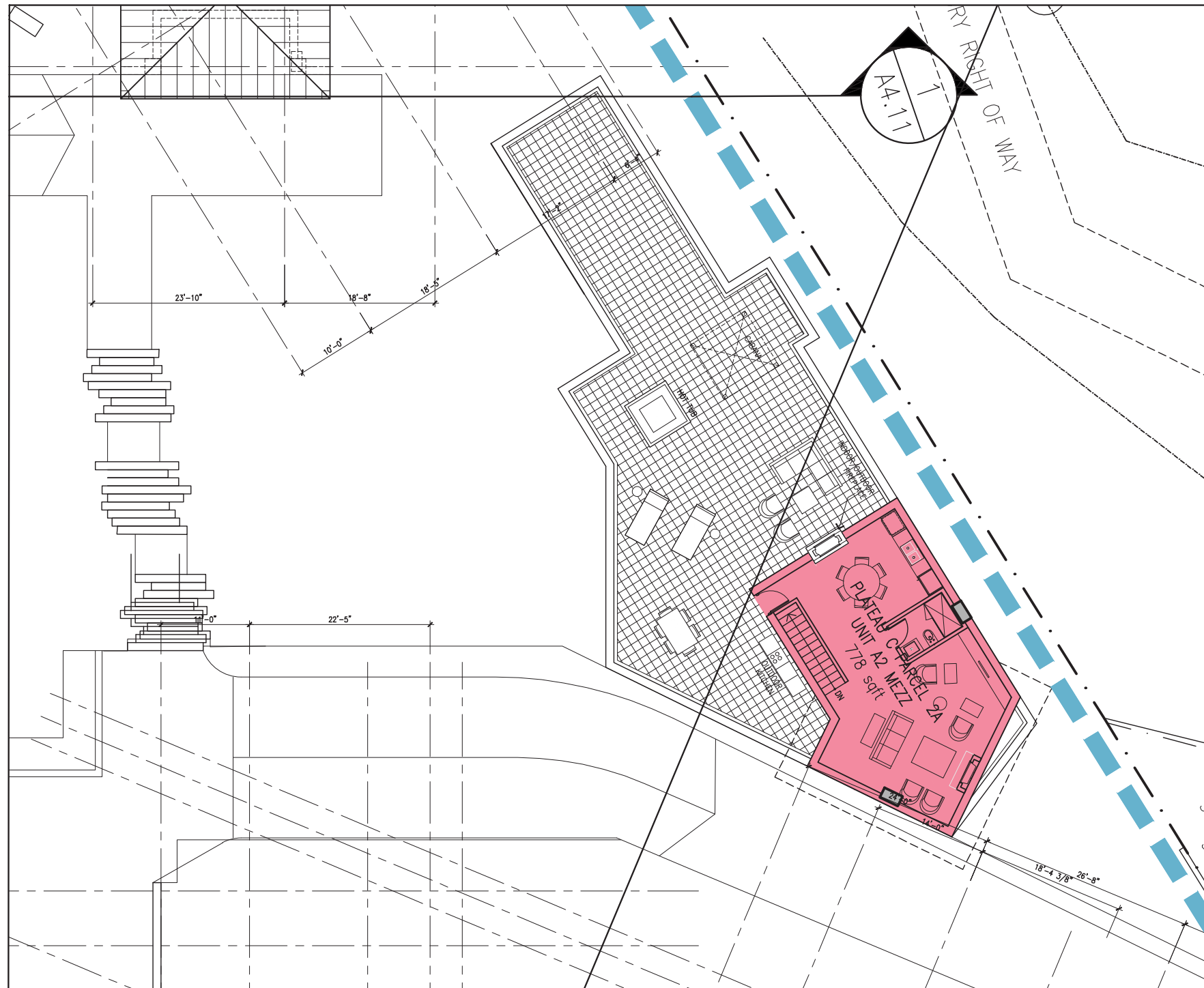
Project

Sewell's Landing

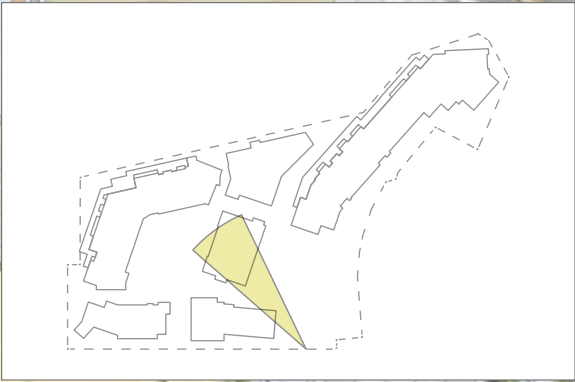
6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title
PARCEL 2A - FLOOR PLANS

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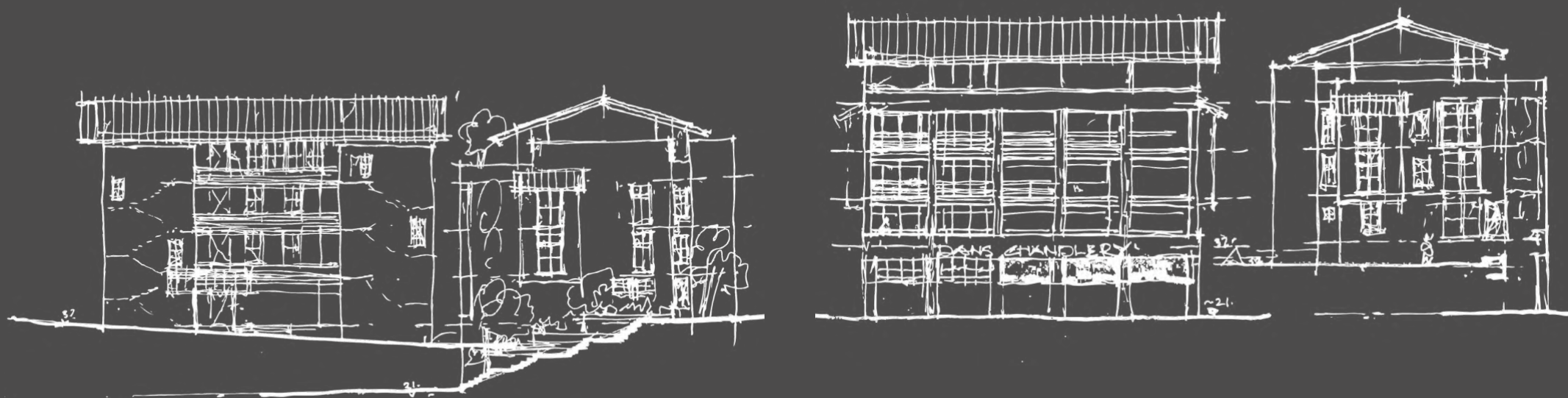


6 PARCEL 2A – LEVEL 10 FLOOR PLAN
SCALE : 1/16" = 1'-0"



Village Plaza

PERSPECTIVE VIEWS



VILLAGE PLAZA

PARCEL 2b

CONCEPT SKETCH



MATERIALS LEGEND

- | | |
|---|---------------------------------|
| ① CEMENT LIME RENDERED WALL FINISH | ⑤ TYPICAL LOWER WALL STONE |
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| ④ TOWNHOME SHINGLES | ⑧ STANDING STEAM ZINC ROOFING |



○ PARCEL 2A -- ELEVATION A
SCALE: 1/16"=1'-0"

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 |



○ PARCEL 2A -- ELEVATION B
SCALE: 1/16"=1'-0"

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|--------------|-------------|------|
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|--------------------|------------------|
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Sheet Title
PARCEL 2B ELEVATIONS

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

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|---|---------------------------------|
| ① CEMENT LIME RENDERED WALL FINISH | ⑤ TYPICAL LOWER WALL STONE |
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PARCEL 2A - ELEVATION C
 SCALE: 1/16"=1'-0"

MATERIALS LEGEND

- | | |
|---|---------------------------------|
| ① CEMENT LIME RENDERED WALL FINISH | ⑤ TYPICAL LOWER WALL STONE |
| ② WOOD SOFFITS, BEAMS, AND TRELLISES | ⑥ GRANITE PAVING |
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PARCEL 2A - ELEVATION D
SCALE: 1/16"=1'-0"

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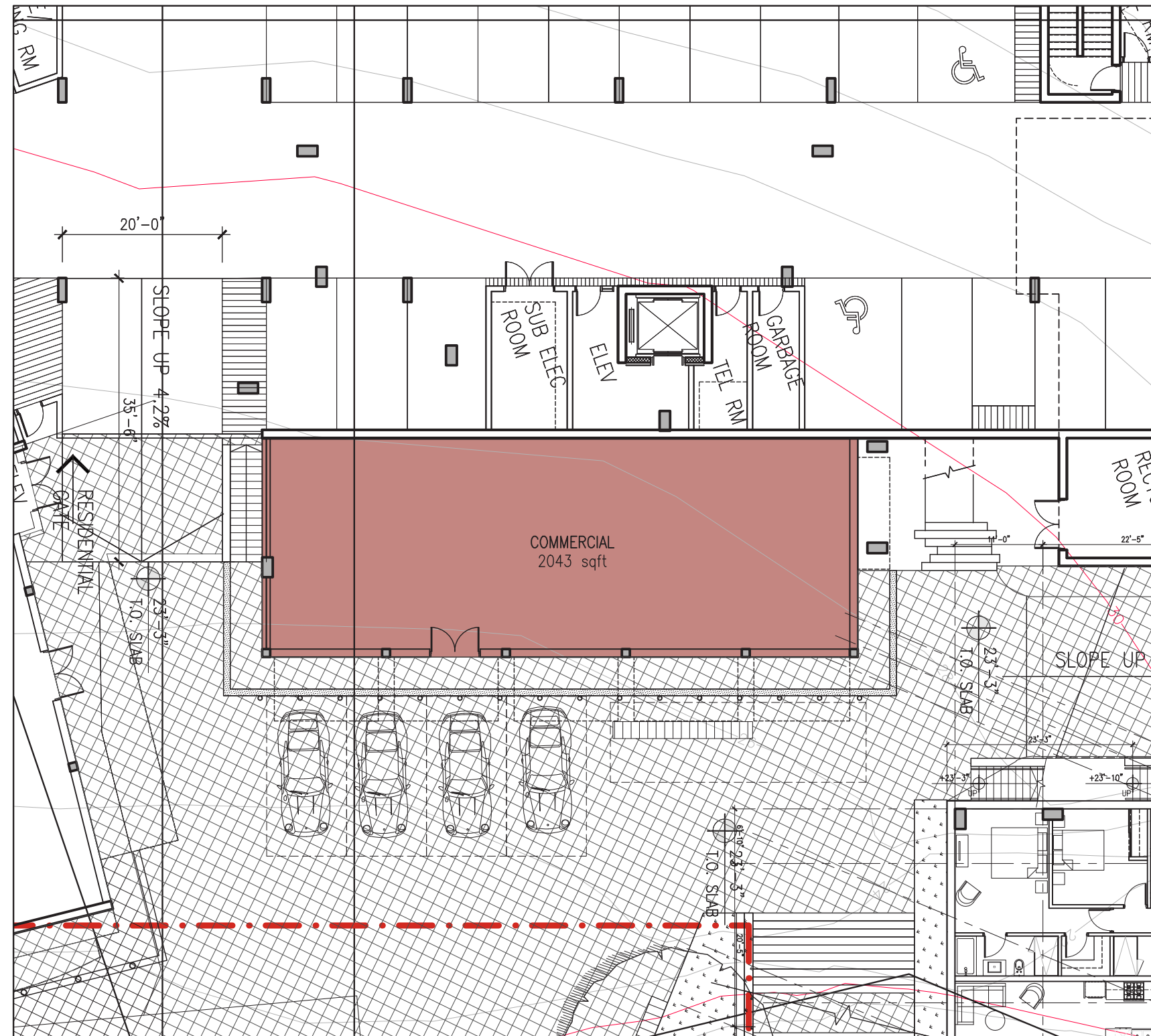
Sewell's Landing

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Horseshoe Bay, BC
For
Westbank

Sheet Title

PARCEL 2B ELEVATIONS

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| Drawn By NC/PM | Checked GB |
| Project Number 1504 | Scale AS NOTED |
| Revision | Sheet Number |
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1 PARCEL 2B – LEVEL 01 COMMERCIAL FLOOR PLAN
 SCALE : 1/16" = 1'-0"

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Project

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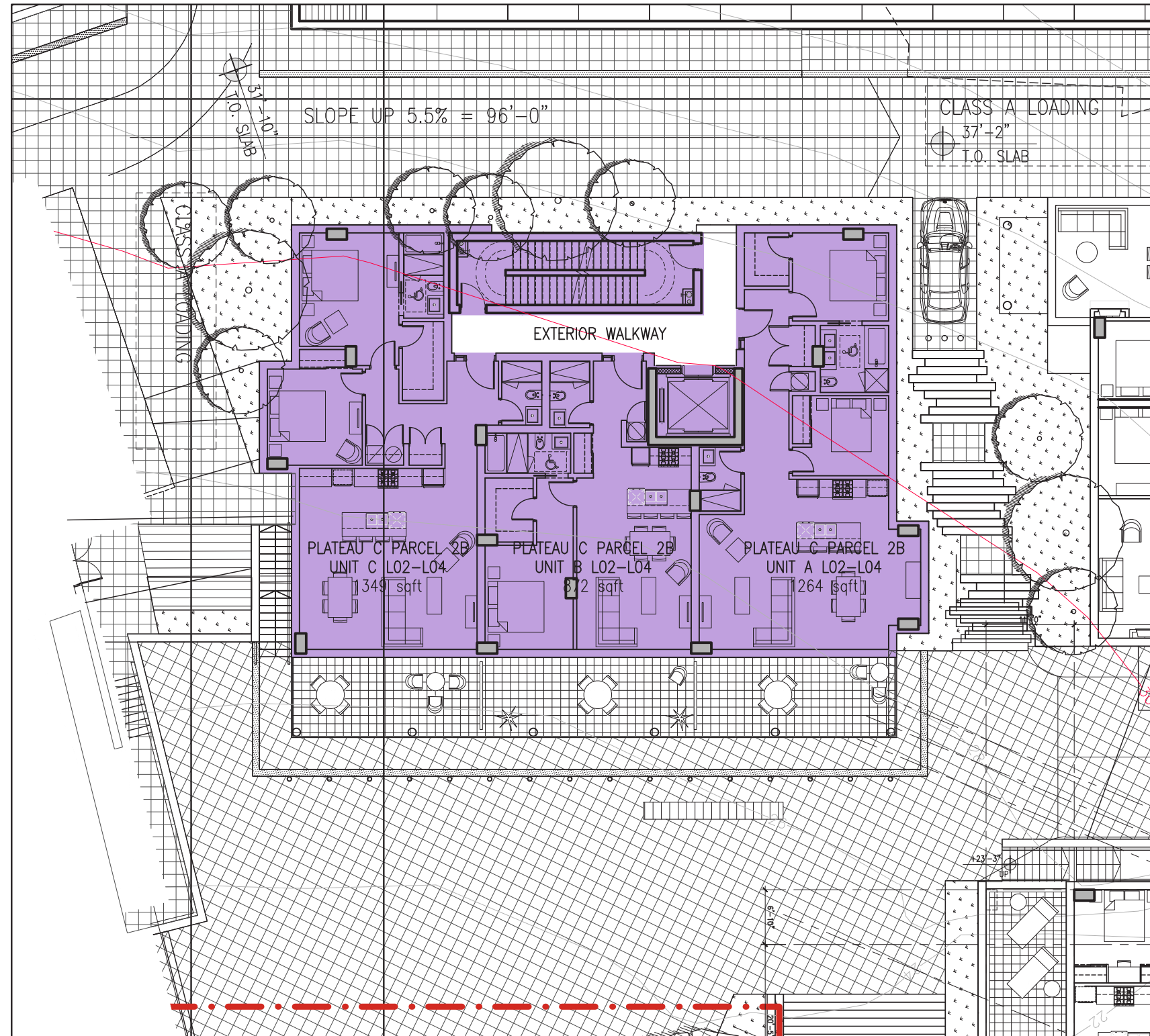
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PARCEL 2B - FLOOR PLANS

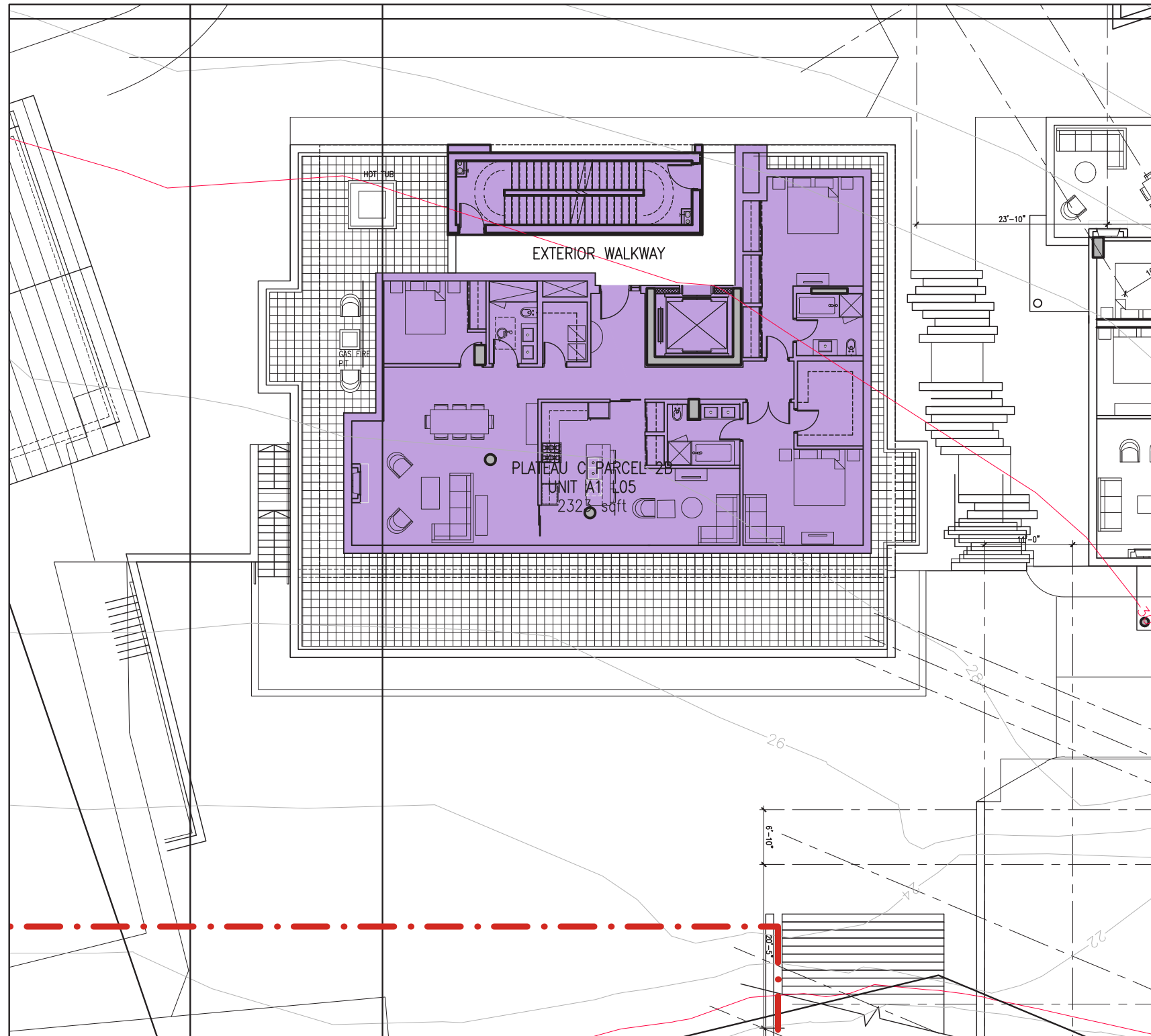
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Project Number: 1504 Scale: AS NOTED

Revision: Sheet Number



1 PARCEL 2B – LEVEL 02 (TYPICAL 03–04) FLOOR PLAN
SCALE : 1/16" = 1'-0"



1 PARCEL 2B – LEVEL 05 FLOOR PLAN
SCALE : 1/16" = 1'-0"

| Revision No. | Description | Date |
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Project

Sewell's Landing

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Horseshoe Bay, BC
For
Westbank

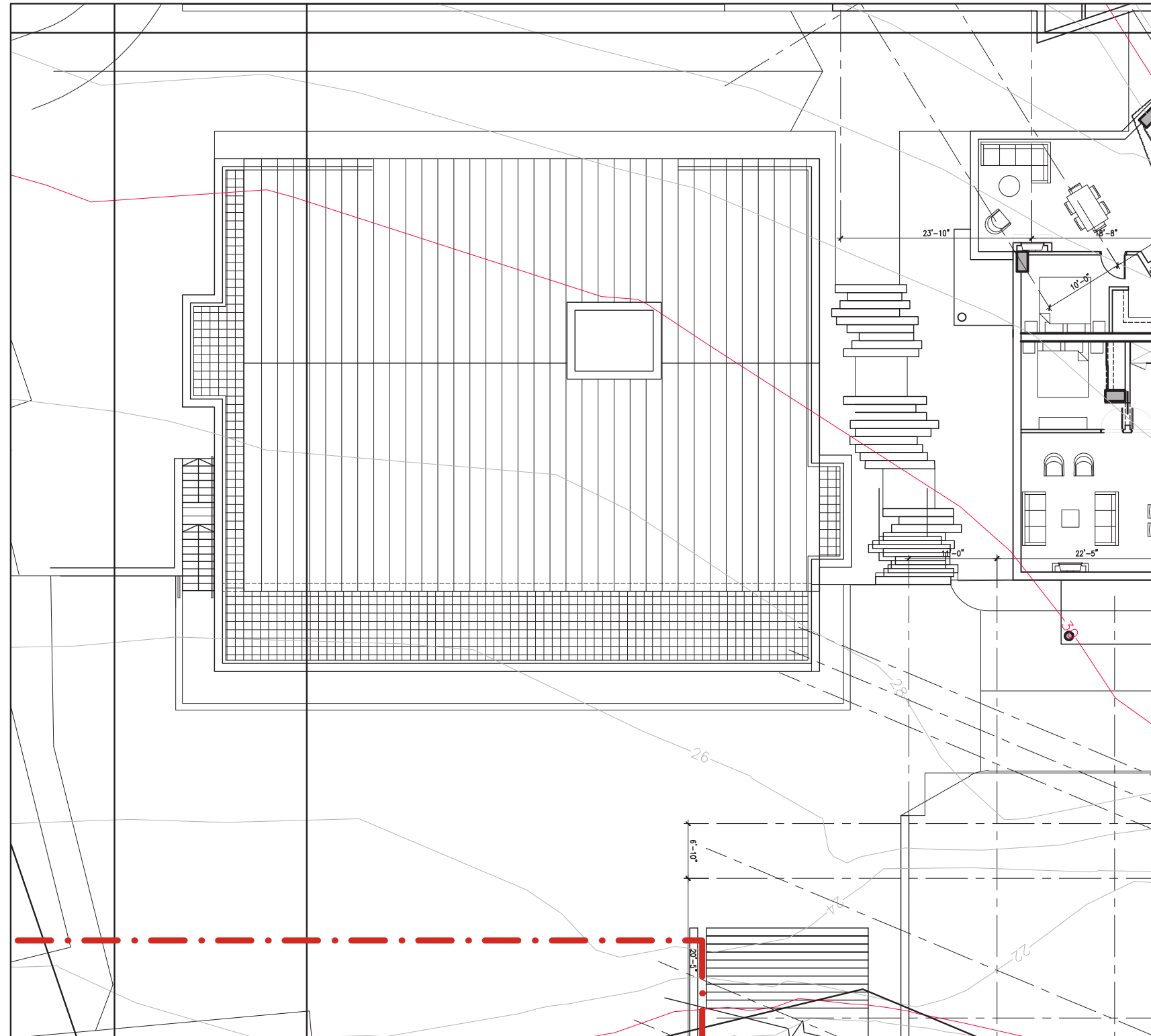
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PARCEL 2B - FLOOR PLANS

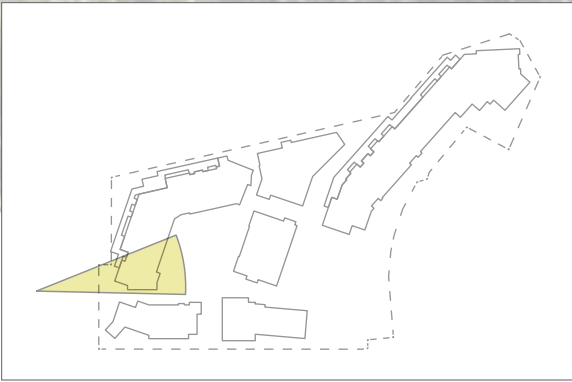
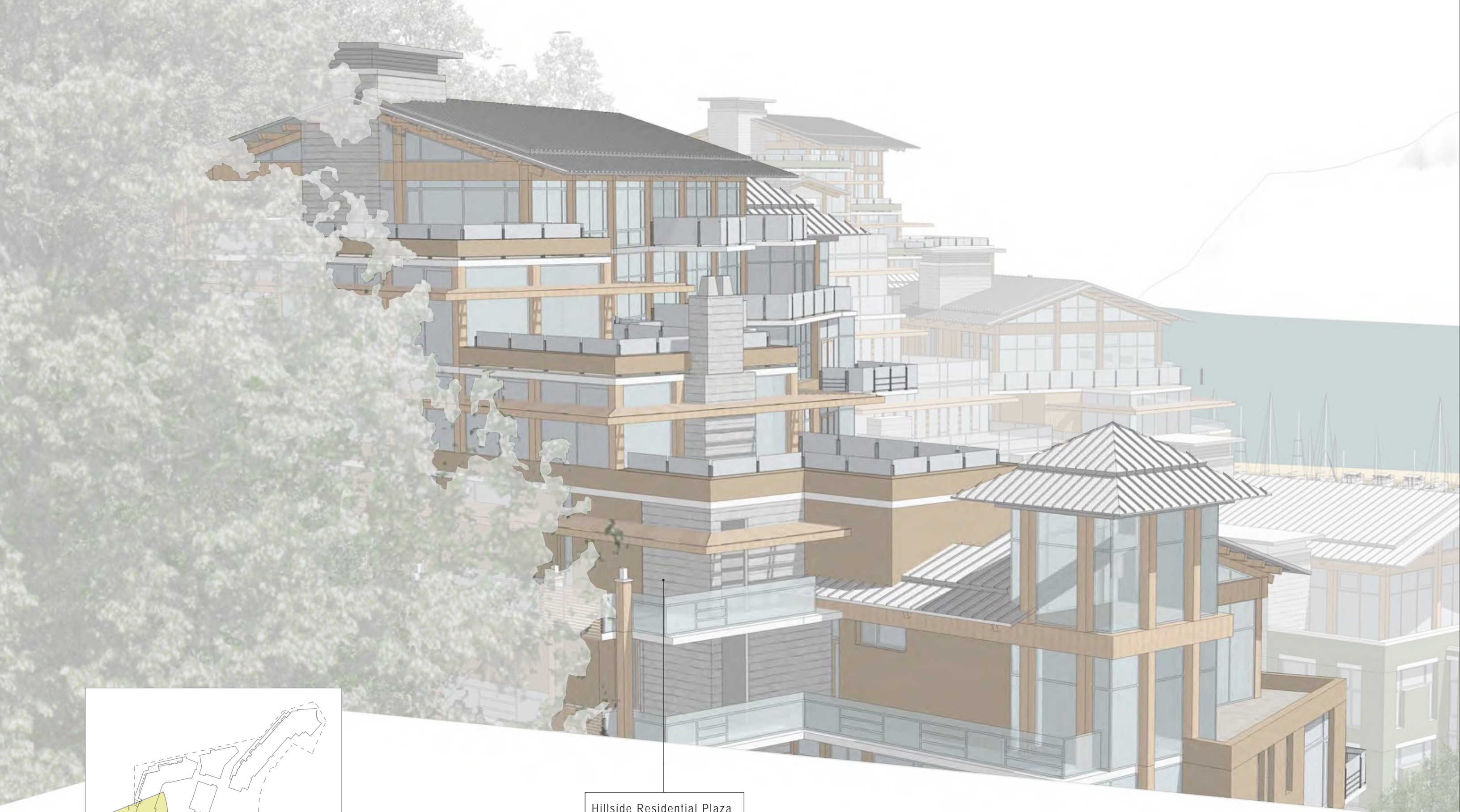
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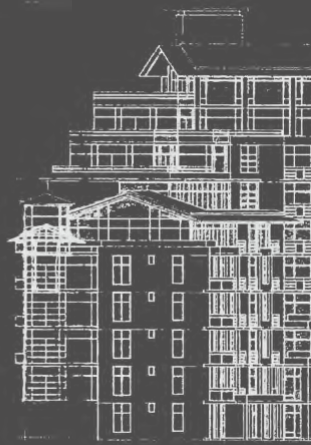
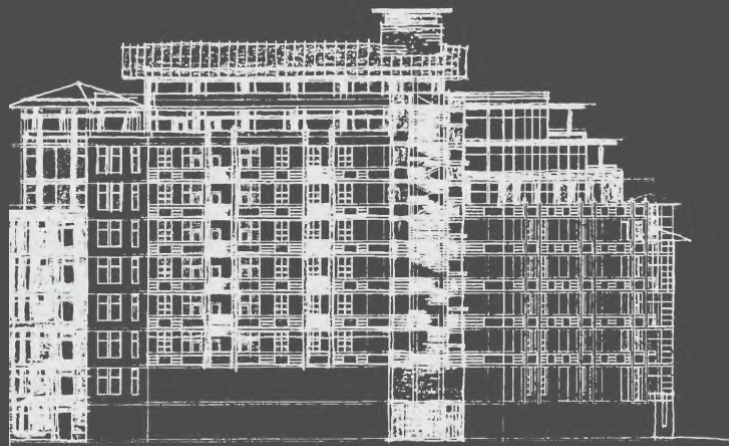
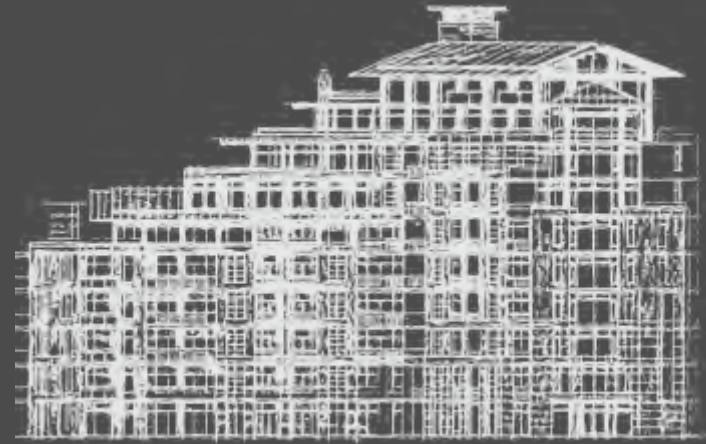
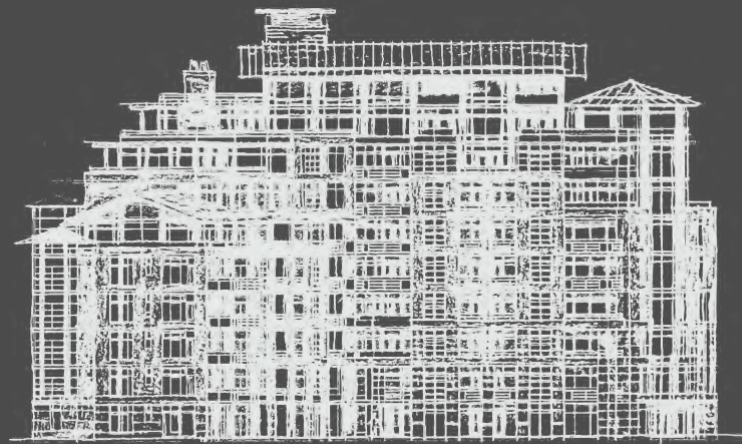
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1 PARCEL 2B — ROOF PLAN
SCALE : 1/16" = 1'-0"



Hillside Residential Plaza



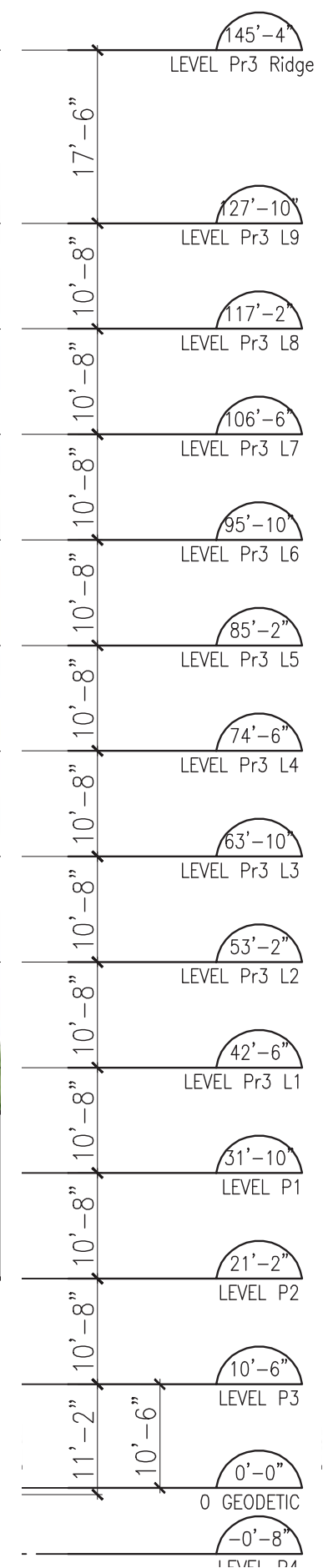
HILLSIDE RESIDENTIAL PLAZA

PARCEL 3

CONCEPT SKETCH









- 145'-4"
LEVEL Pr3 Ridge
- 127'-10"
LEVEL Pr3 L9
- 117'-2"
LEVEL Pr3 L8
- 106'-6"
LEVEL Pr3 L7
- 95'-10"
LEVEL Pr3 L6
- 85'-2"
LEVEL Pr3 L5
- 74'-6"
LEVEL Pr3 L4
- 63'-10"
LEVEL Pr3 L3
- 53'-2"
LEVEL Pr3 L2
- 42'-6"
LEVEL Pr3 L1
- 31'-10"
LEVEL D1

MATERIALS LEGEND

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



Cement Lime Rendered Wall Finish #1



- 145'-4"
LEVEL Pr3 Ridge
- 127'-10"
LEVEL Pr3 L9
- 117'-2"
LEVEL Pr3 L8
- 106'-6"
LEVEL Pr3 L7
- 95'-10"
LEVEL Pr3 L6
- 85'-2"
LEVEL Pr3 L5
- 74'-6"
LEVEL Pr3 L4
- 63'-10"
LEVEL Pr3 L3
- 53'-2"
LEVEL Pr3 L2
- 42'-6"
LEVEL Pr3 L1
- 31'-10"
LEVEL D1



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For
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Sheet Title
PARCEL 3 ELEVATIONS

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| Project Number 1504 | Scale AS NOTED |
| Revision | Sheet Number |
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A3.06

MATERIALS LEGEND

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Cement Lime Rendered Wall Finish #1



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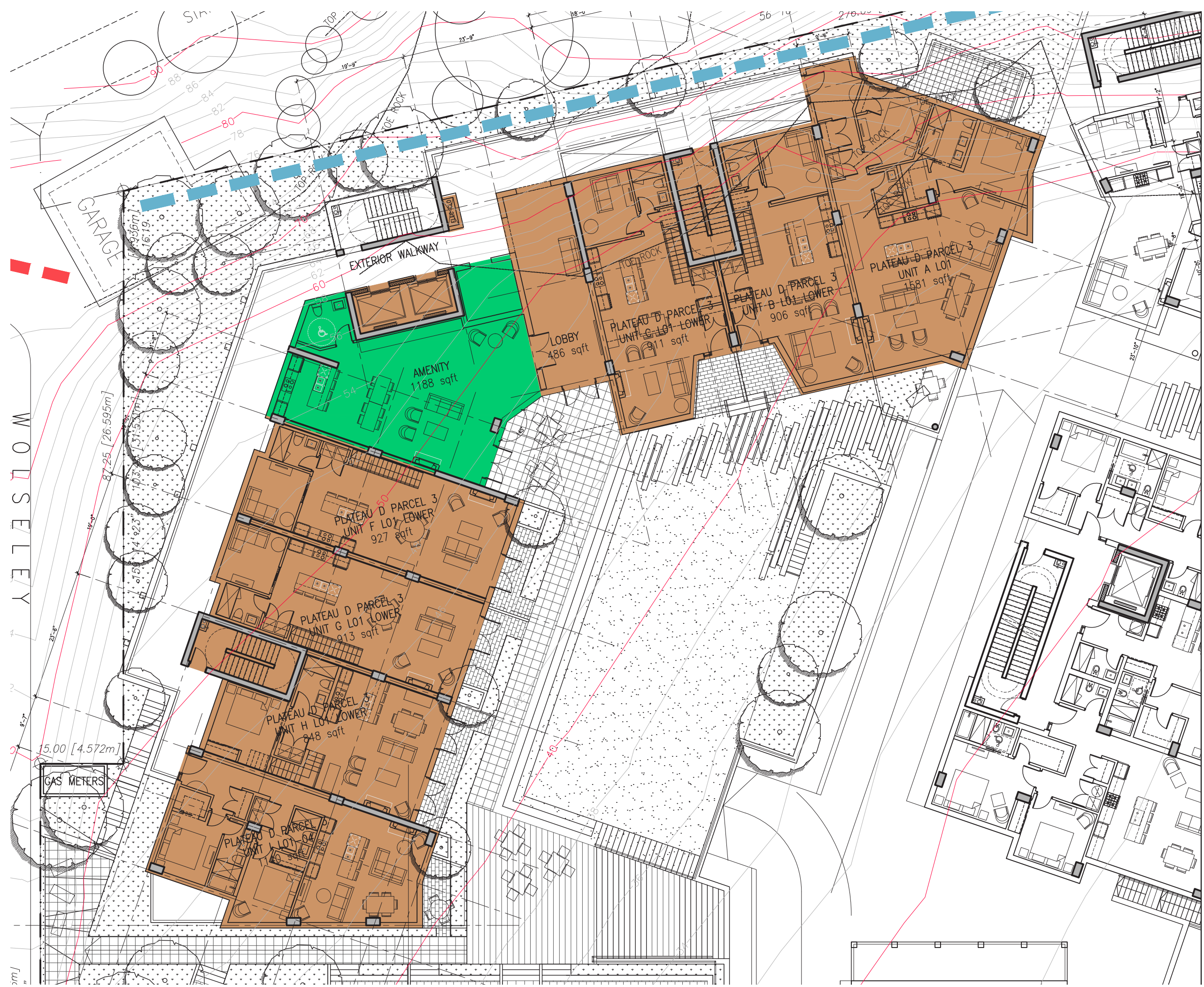
Consultant

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

Sheet Title
PARCEL 3 ELEVATIONS

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| Project Number 1504 | Scale AS NOTED |
| Revision | Sheet Number |
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A3.06



WOLSELEY

1m

GARAGE

EXTERIOR WALKWAY

GAS METERS

AMENITY
1188 sqft

LOBBY
486 sqft

PLATEAU D PARCEL 3
UNIT C L01 LOWER
911 sqft

PLATEAU D PARCEL 3
UNIT B L01 LOWER
906 sqft

PLATEAU D PARCEL 3
UNIT A L01
1581 sqft

PLATEAU D PARCEL 3
UNIT F L01 LOWER
927 sqft

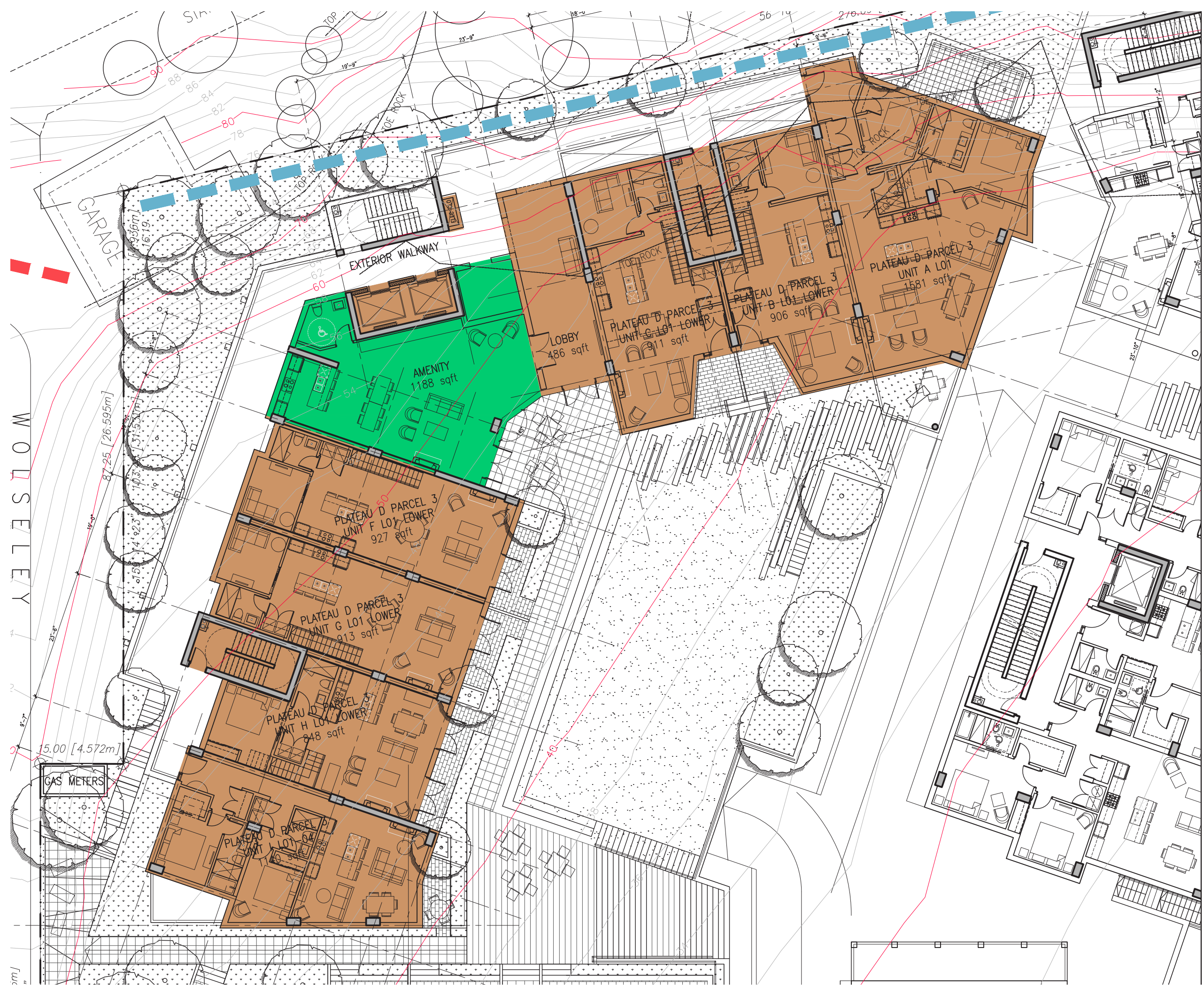
PLATEAU D PARCEL 3
UNIT G L01 LOWER
913 sqft

PLATEAU D PARCEL 3
UNIT H L01 LOWER
848 sqft

PLATEAU D PARCEL 3
UNIT I L01 LOWER
812 sqft

81.25 [26.595m]

15.00 [4.572m]





| Revision | Description | Date |
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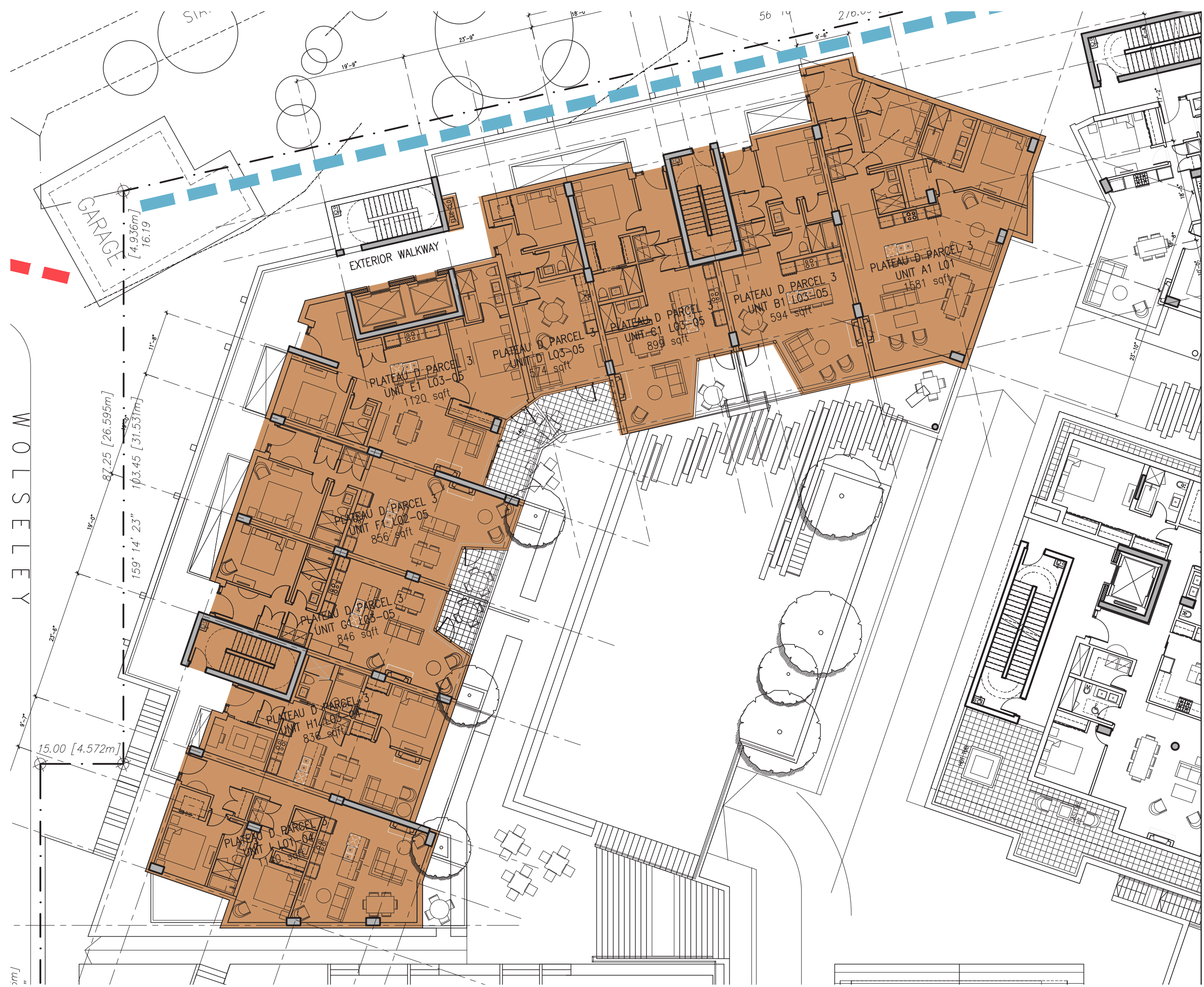
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Project
Sewell's Landing
6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title
**PARCEL 3 - LEVEL 01 AND
LEVEL 02 FLOOR PLAN**

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

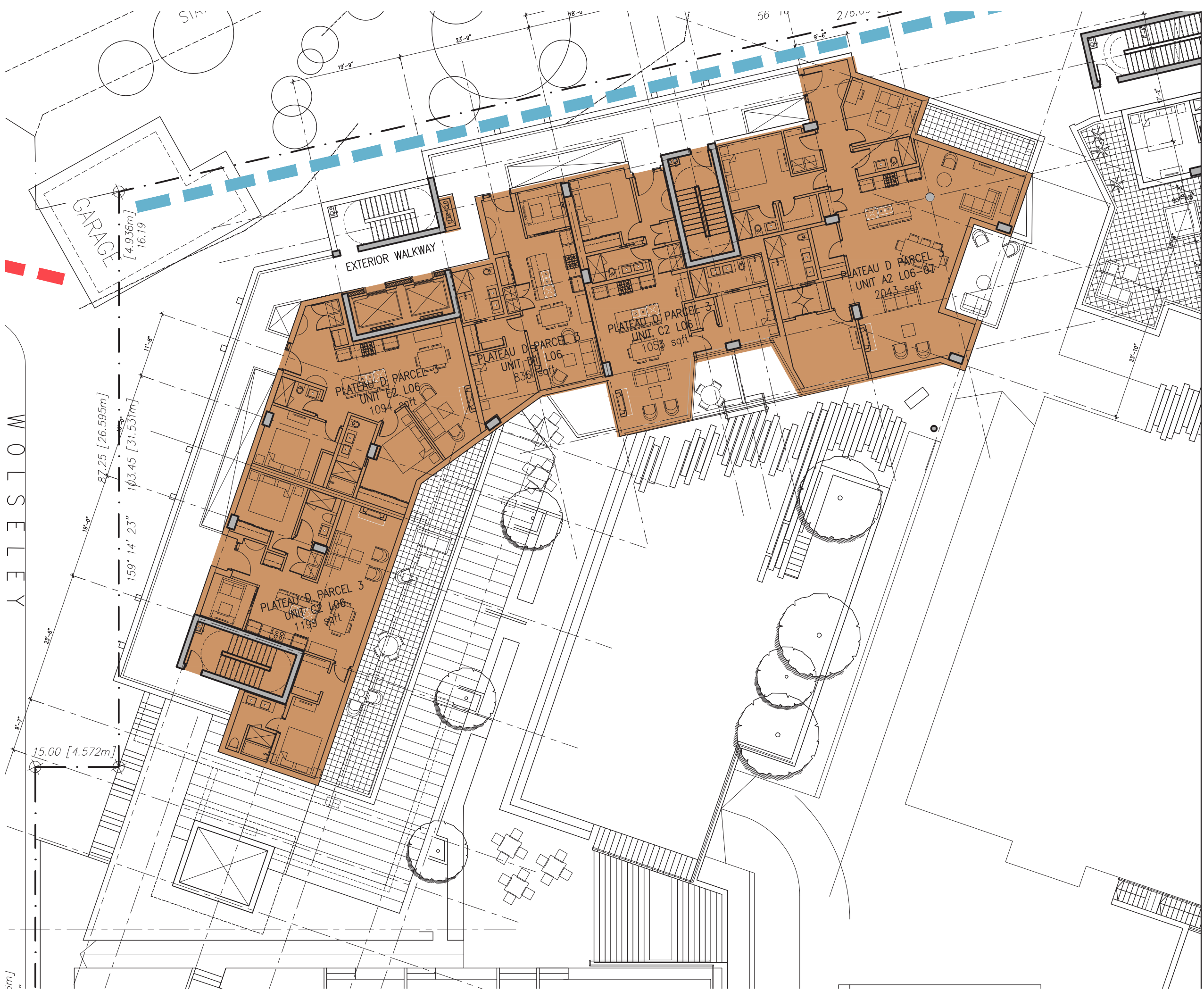


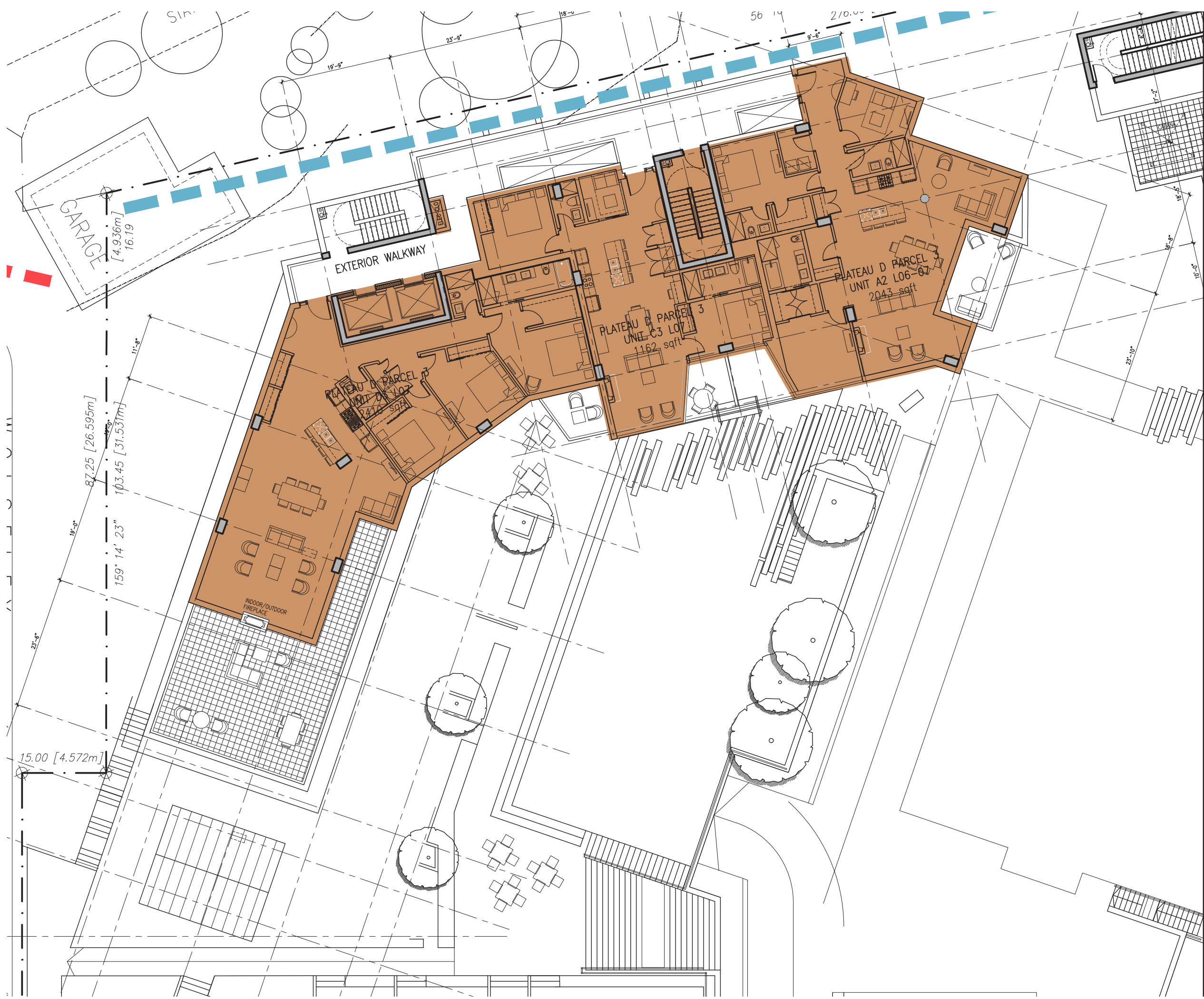
WOLSELEY

1/8" = 1'
1/4" = 2'

WOLSELEY

3m





| Revision | Description | Date |
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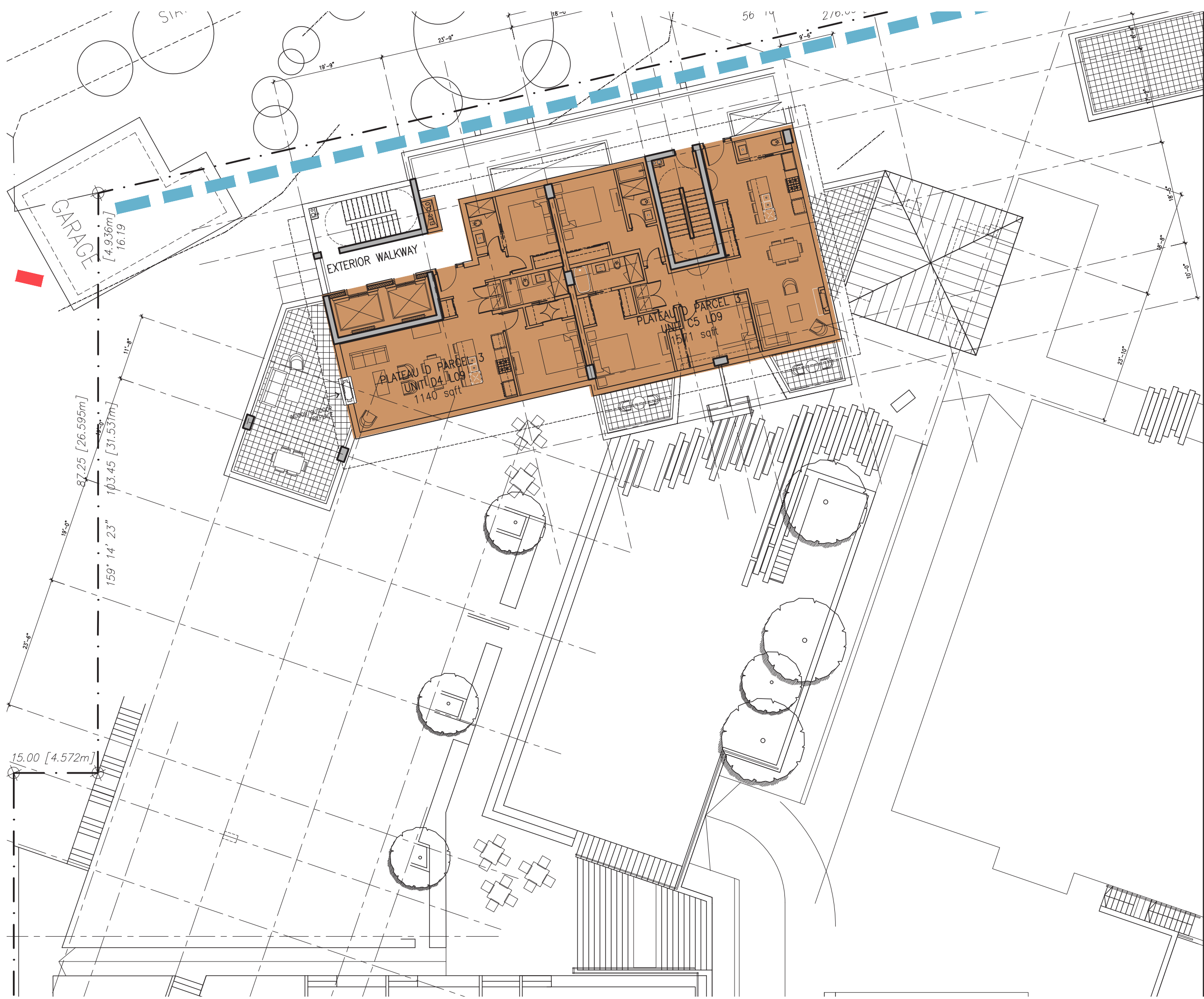
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Project
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Sheet Title
**PARCEL 3 - LEVEL 06 AND
LEVEL 07 FLOOR PLAN**

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|------------------------|-------------------|
| Drawn By NC/PM | Checked GB |
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| Revision | Sheet Number |



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: 250.480.5215

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| Revision | Description | Date |
|----------|-------------|------|
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| Issue | Issue Date |
|--------------------|------------------|
| Issue for Rezoning | May 22, 2015 |
| Issue for DP Stage | January 11, 2016 |
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Consultant

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

Sheet Title
**PARCEL 3 - LEVEL 08 AND
LEVEL 09 FLOOR PLANS**

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

1/2"

W O L S E L L E Y

15.00 [4.572m]

87.25 [26.595m]

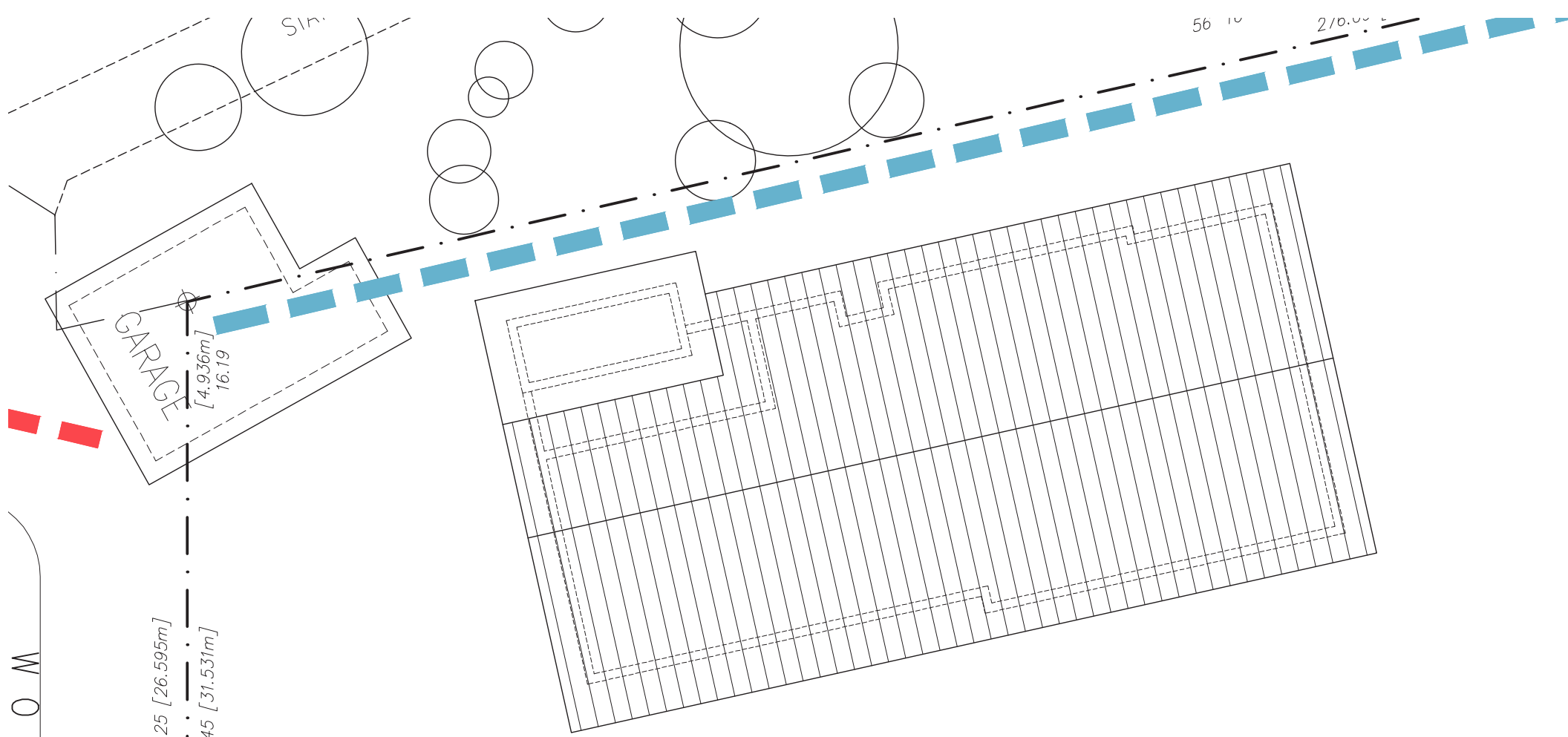
103.45 [31.531m]

159' 14" 23"

GARAGE

[4.936m]

16.19



56 10

210.00

51m

VANCOUVER
139 Cambie Street, Suite 300
Vancouver BC V6B 2P4
: 604.683.4131
: 604.683.9313

VICTORIA
8 Bastion Square
Victoria BC V8W 1H9
: 250.480.7811
: 250.480.5215

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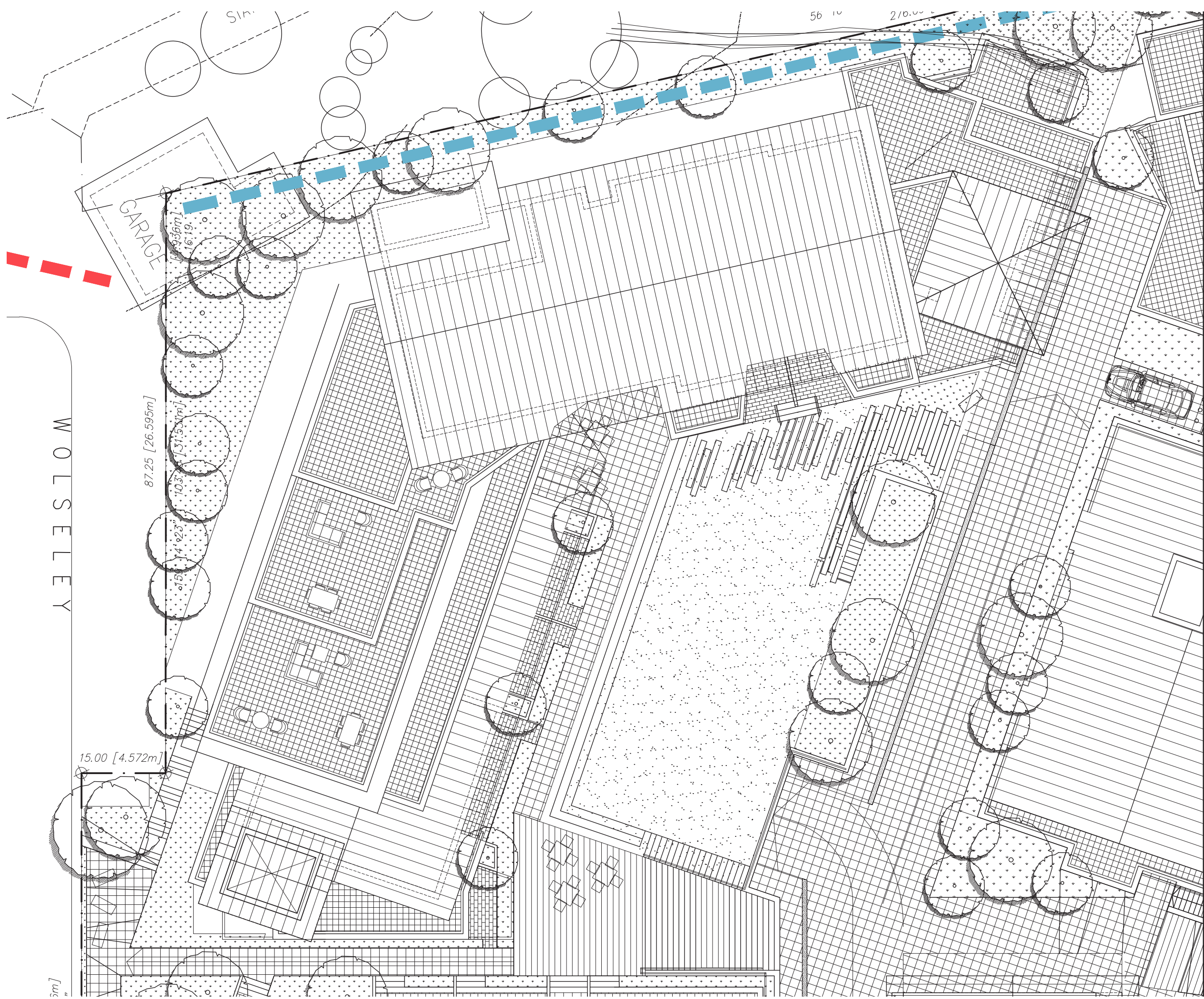
| Issue | Issue Date |
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| Issue for Rezoning | May 22, 2015 |
| Issue for DP Stage | January 11, 2016 |
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Consultant

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

Sheet Title
PARCEL 3 - ROOF PLAN

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



WOLSELEY



Townhomes

Townhomes



PERSPECTIVE VIEWS