



w e s t b a n k

MERRICK
ARCHITECTURE

BOROWSKI SAKUMOTO FLIGG MCINTYRE LTD.

COUNCIL RECORD OF SEWELL'S LANDING REZONING AND DP APPLICATIONS
REZONING APPLICATION + DP/ DRC PRESENTATION + DP/ DRC SUPPLEMENT + UPDATED PLANS: 29 APRIL 2016

SEWELL'S LANDING

AT HORSESHOE BAY

CONTENTS

UPDATED PLANS	29 APRIL 2016	A
DP/ DRC PRESENTATION	17 MARCH 2016	B
DP/ DRC SUPPLEMENT	<i>AS UPDATED</i> 17 MARCH 2016	C
REZONING APPLICATION	10 JUNE 2015	D

A

UPDATED PLANS 29 APRIL 2016

SEWELL'S LANDING AREA CALCULATION

	SHEET	A2.01	A2.02	A2.03	A2.04	A2.05	A2.06	A2.07	A2.08	A2.09	A2.10	A2.11	A2.12	A2.13	A2.14	A2.15	(A) RESIDENTIAL SUITES TOTAL	(B) AMENITY	(C.) COMMERCIAL	(E) RESIDENTIAL CIRCULATION	(D) EXTERIOR WALKWAY AREA	RESIDENTIAL TOTAL (A+B+E)	FLOOR AREA TOTAL (A+B+C+D+E)	(FAR) FLOOR AREA TOTAL AMENITY-EXTERIOR WALKWAY	
		PARKING P4	PARKING P3	PARKING P2	PARKING P1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	LEVEL 11	LEVEL 12								
PARCEL 1	UNITS		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	LEVEL 11	LEVEL 12											
	UNIT A			1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455													
	UNIT A1											1,776													
	UNIT A2												3,184	788											
	UNIT B			1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700													
	UNIT C			1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854														
	UNIT C1										1,652														
	UNIT C2											2,024													
	UNIT C3												1,692												
	UNIT D			1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243														
	UNIT D1											1,546													
	UNIT E			1,243	1,243	1,243	1,243	1,243	1,243	1,243	1,243														
	UNIT E1										1,264														
	UNIT F			1,165	1,165	1,165	1,165	1,165	1,165	1,165	1,165														
	UNIT G			1,523	1,523	1,523	1,523	1,523	1,523	1,523	1,523														
	UNIT G1					1,148	1,148	1,148	1,148	1,148	1,148														
	UNIT G2											1,472													
	UNIT H			1,706	1,706	1,706	1,706	1,706	1,706	1,706	1,706														
	UNIT H1				1,706	1,706	1,706	1,706	1,706	1,706	1,706														
	UNIT H2					1,039	1,039	1,039	1,039	1,039	1,039														
	UNIT H3										1,663														
	UNIT H4											2,025													
	UNIT I			1,537	1,537	1,537	1,537	1,537	1,537	1,537	1,537														
	UNIT I1				1,259	1,259	1,259	1,259	1,259	1,259	1,259														
	UNIT I2					1,417	1,417	1,417	1,417	1,417	1,417														
	UNIT I3							926	926	926	926														
	UNIT I4								926	926	926														
	AMENITY			3,928	3,928	3,928	3,928	3,928	3,928	3,928	3,928														
	COMM A			2,144	2,144	2,144	2,144	2,144	2,144	2,144	2,144														
	COMM B			4,288	4,288	4,288	4,288	4,288	4,288	4,288	4,288														
	COMM C			1,978	1,978	1,978	1,978	1,978	1,978	1,978	1,978														
		63		8,410	13,426	13,148	12,264	11,773	11,773	10,651	8,378	5,179	3,468	3,184	788		0	94,032	3,928	8,410	12,106	15,513	110,066	133,989	114,548
PARCEL 2A	UNITS					LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10										
	UNIT A						1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277	1,277										
	UNIT A1													2,049											
	UNIT A2														1,875	778									
	UNIT B				875	875	875	875	875	875	875	875	875	875	875										
	UNIT B1					622	622	622	622	622	622	622	622	622	622										
	UNIT B2																								
	UNIT C				1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348										
	UNIT C1												1,217												
	UNIT D				987	987	987	987	987	987	987	987	987	987	987										
	UNIT D1					1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030										
		28			3,210	4,277	4,277	4,277	4,277	4,277	4,277	4,277	3,116	2,049	1,875	778		0	32,413		6,562	2,484	38,975	41,459	38,975
PARCEL 2B	UNITS					LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5															
	UNIT A						1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264										
	UNIT A1														2,323										
	UNIT B					872	872	872	872	872	872	872	872	872	872										
	UNIT C					1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349	1,349										
	COMM D				2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070	2,070										
		10				3,485	3,485	3,485	3,485	3,485	3,485	2,323					0	12,778		2,070	1,792	937	14,570	17,577	16,640

SEWELL'S LANDING AREA CALCULATION

	SHEET	A2.01	A2.02	A2.03	A2.04	A2.05	A2.06	A2.07	A2.08	A2.09	A2.10	A2.11	A2.12	A2.13	A2.14	A2.15	(A) RESIDENTIAL SUITES TOTAL	(B) AMENITY	(C.) COMMERCIAL	(E) RESIDENTIAL CIRCULATION	(D) EXTERIOR WALKWAY AREA	RESIDENTIAL TOTAL (A+B+E)	FLOOR AREA TOTAL (A+B+C+D+E)	(FAR) FLOOR AREA TOTAL AMENITY-EXTERIOR WALKWAY)
		PARKING P4	PARKING P3	PARKING P2	PARKING P1	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	ROOF								
PARCEL 3						LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9										
	UNIT A					1,581																		
	UNIT A1						1,581	1,581	1,581	1,581	1,581													
	UNIT A2										2,043	2,043												
	UNIT B					906	652																	
	UNIT B1							894	894	894														
	UNIT C					911	652																	
	UNIT C1							899	899	899														
	UNIT C2										1,053													
	UNIT C3											1,276												
	UNIT C4												2,155											
	UNIT C5													1,571										
	UNIT D								574	574	574													
	UNIT D1											836												
	UNIT D2												2,325											
	UNIT D3													1,692										
	UNIT D4														1,140									
	UNIT E							1,190																
	UNIT E1								1,120	1,120	1,120													
	UNIT E2											1,094												
	UNIT F						927	858																
UNIT F1								856	856	856														
UNIT G						913	846																	
UNIT G1								846	846	846														
UNIT G2											1,199													
UNIT H						848	848																	
UNIT H1								836	836															
UNIT H2										1,400														
UNIT I						1,140	1,140	1,140	1,140															
AMENITY						1,188	574																	
	48					7,226	7,767	8,746	8,746	8,170	6,225	5,644	3,847	2,711		0	59,082	1,762		5,414	14,322	66,258	80,580	64,496
PARCEL 4A				LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5																
UNIT A					1,040																			
UNIT B					665	721																		
UNIT C					941	537																		
UNIT D						791	761																	
UNIT E						1,085	761																	
COMM E					1,705																			
COMM F						797																		
COMM G						727																		
					3,229	2,646	3,134	1,521								0	7,301		3,229		113	7,301	10,643	10,530
PARCEL 4B				LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5																
UNIT A						1,184																		
UNIT B						828	828																	
UNIT C						727	727	514																
UNIT D						914	618																	
UNIT E							1,094	907																
	10					3,653	3,267	1,421							0	8,341					79	8,341	8,420	8,341
TOTAL	159																213,947	5,690	13,709	25,874	33,448	245,511	292,668	253,530
SITE SIZE		100,270																				245,511	292,668	
FAR		2.53																						

Revision No.	Description	Date

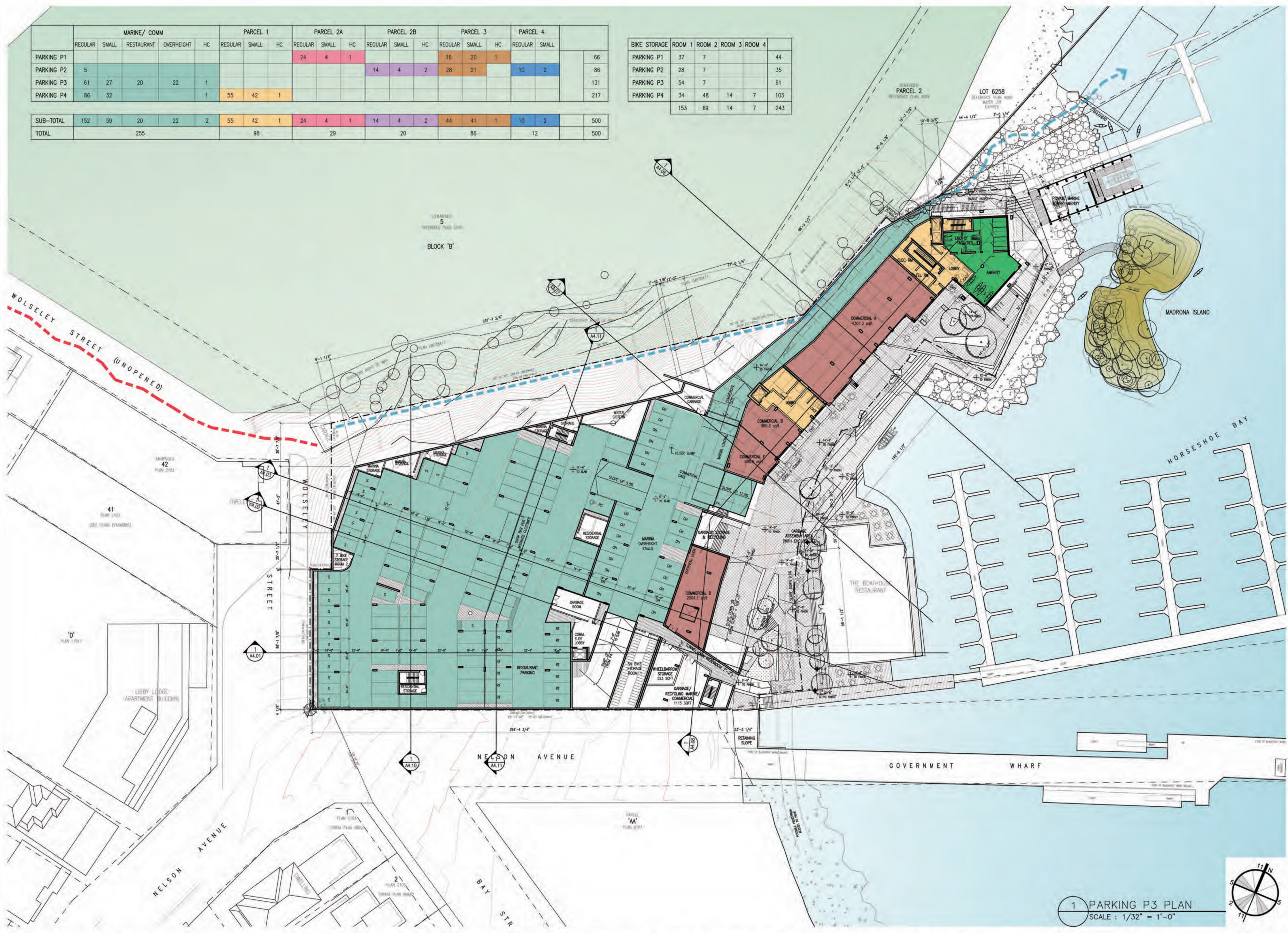
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016

Consultant

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

Sheet Title
PARKING P3 PLAN

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



	MARINE/ COMM					PARCEL 1			PARCEL 2A			PARCEL 2B			PARCEL 3			PARCEL 4		
	REGULAR	SMALL	RESTAURANT	OVERHEIGHT	HC	REGULAR	SMALL	HC	REGULAR	SMALL	HC	REGULAR	SMALL	HC	REGULAR	SMALL	REGULAR	SMALL		
PARKING P1							24	4	1						16	20	1			66
PARKING P2	5									14	4	2			28	21		10	2	86
PARKING P3	61	27	20	22	1															131
PARKING P4	86	32			1	55	42	1												217
SUB-TOTAL	152	59	20	22	2	55	42	1	24	4	1	14	4	2	44	41	1	10	2	500
TOTAL			255					98			29			20					12	500

BIKE STORAGE	ROOM 1	ROOM 2	ROOM 3	ROOM 4	
PARKING P1	37	7			44
PARKING P2	28	7			35
PARKING P3	54	7			61
PARKING P4	34	48	14	7	103
	153	69	14	7	243

1 PARKING P3 PLAN
SCALE : 1/32" = 1'-0"



Revision No.	Description	Date

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

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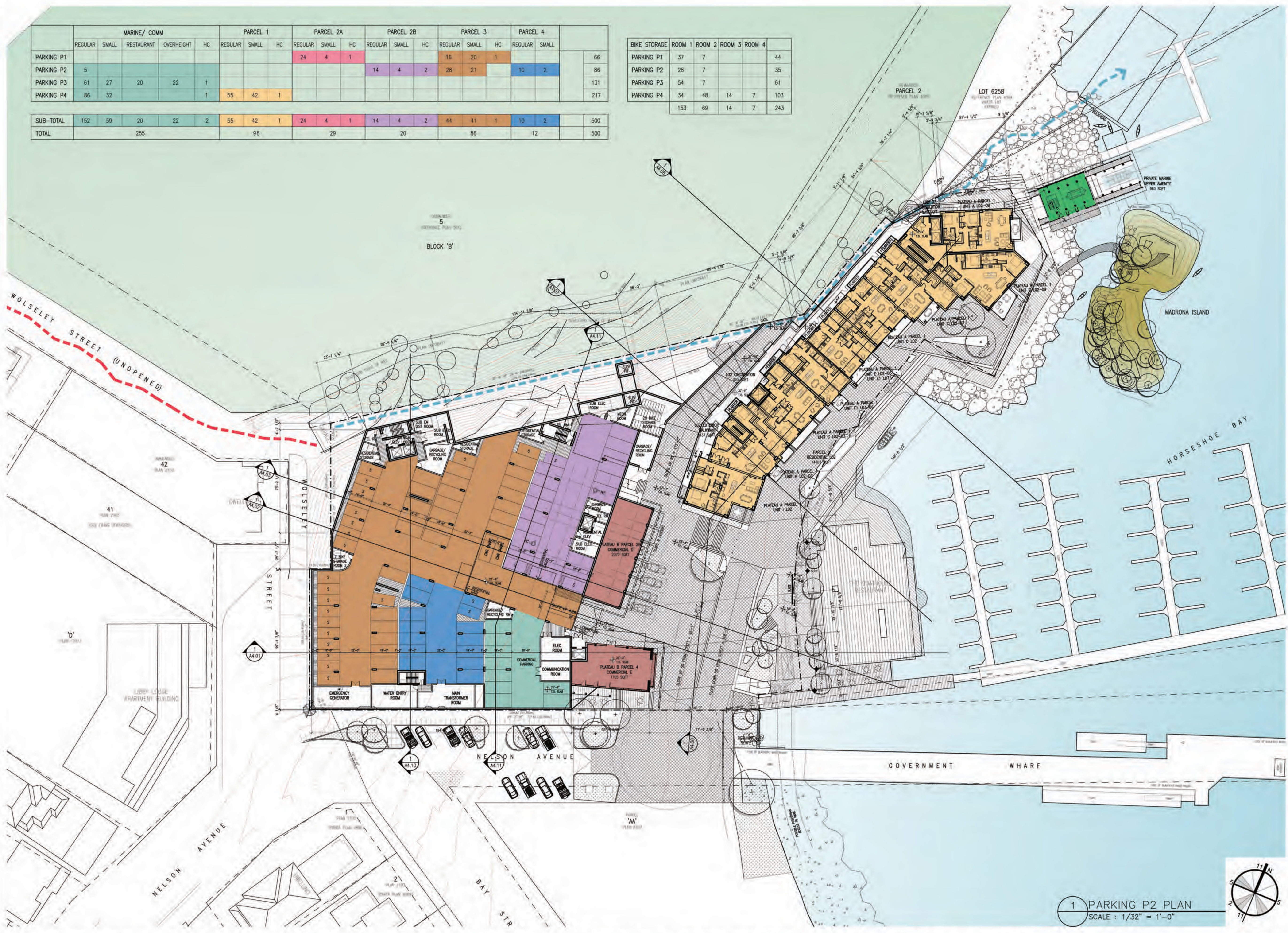
Project
Sewell's Landing
6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title
PARKING P2 PLAN

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

	MARINE/ COMM					PARCEL 1			PARCEL 2A			PARCEL 2B			PARCEL 3			PARCEL 4		
	REGULAR	SMALL	RESTAURANT	OVERHEIGHT	HC	REGULAR	SMALL	HC	REGULAR	SMALL	HC	REGULAR	SMALL	HC	REGULAR	SMALL	REGULAR	SMALL		
PARKING P1									24	4	1								66	
PARKING P2	5											14	4	2	28	21		10	2	86
PARKING P3	61	27	20	22	1															131
PARKING P4	86	32				55	42	1												217
SUB-TOTAL	152	59	20	22	2	55	42	1	24	4	1	14	4	2	44	41	1	10	2	500
TOTAL			255						98		29		20		86			12		500

BIKE STORAGE	ROOM 1	ROOM 2	ROOM 3	ROOM 4	
PARKING P1	37	7			44
PARKING P2	28	7			35
PARKING P3	54	7			61
PARKING P4	34	48	14	7	103
	153	69	14	7	243



Revision No.	Description	Date

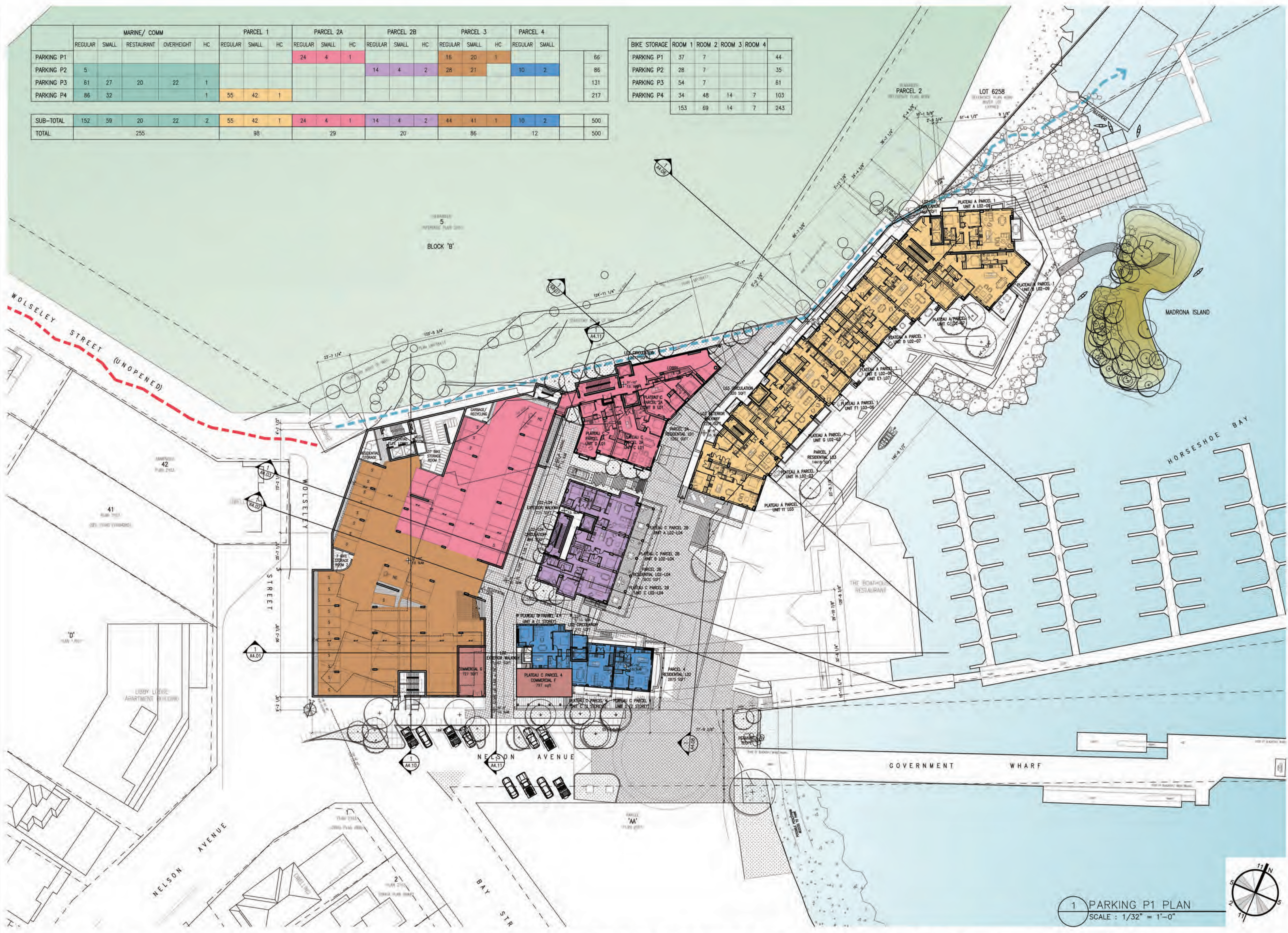
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016

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

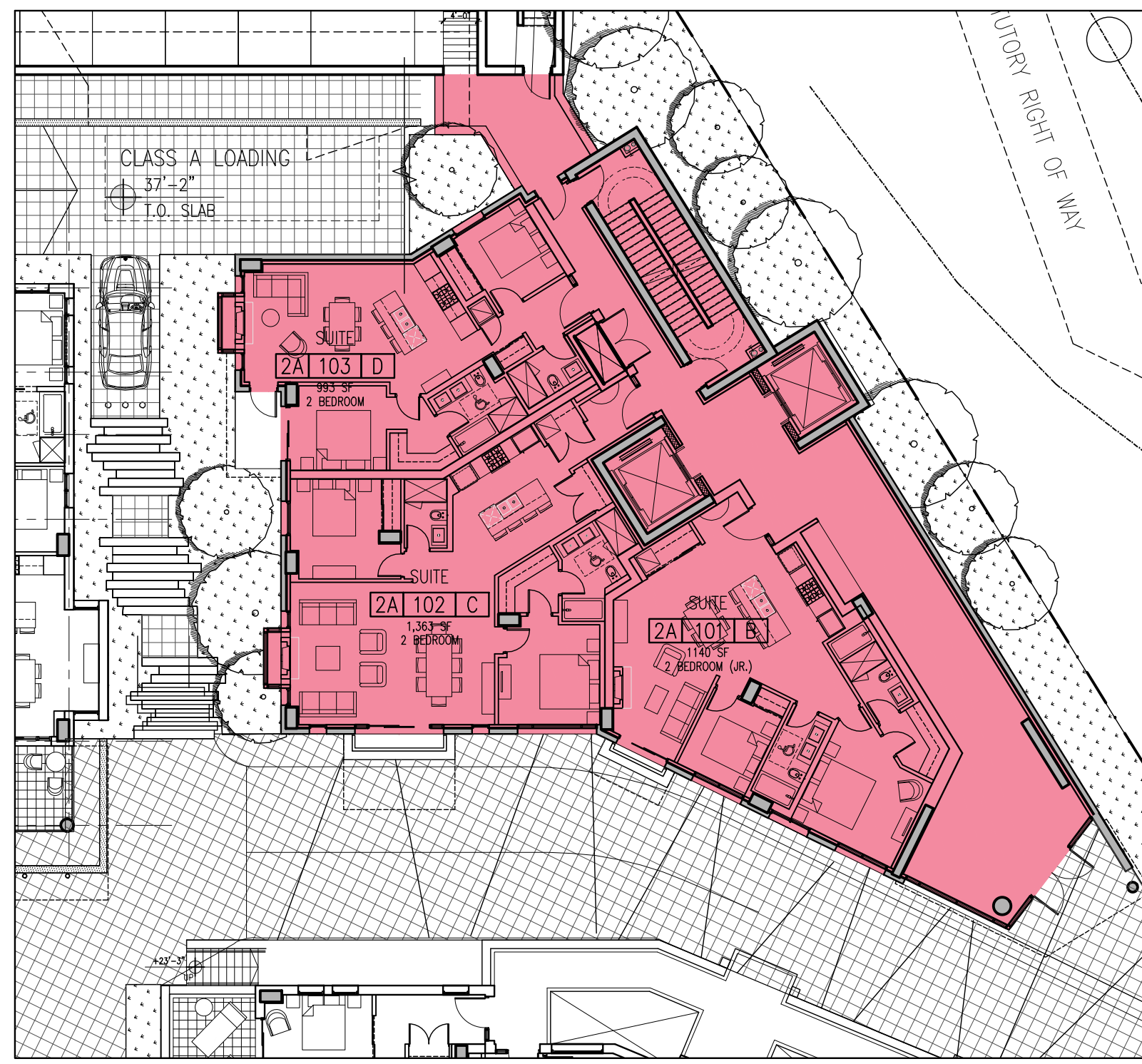
Sheet Title
PARKING P1 PLAN

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

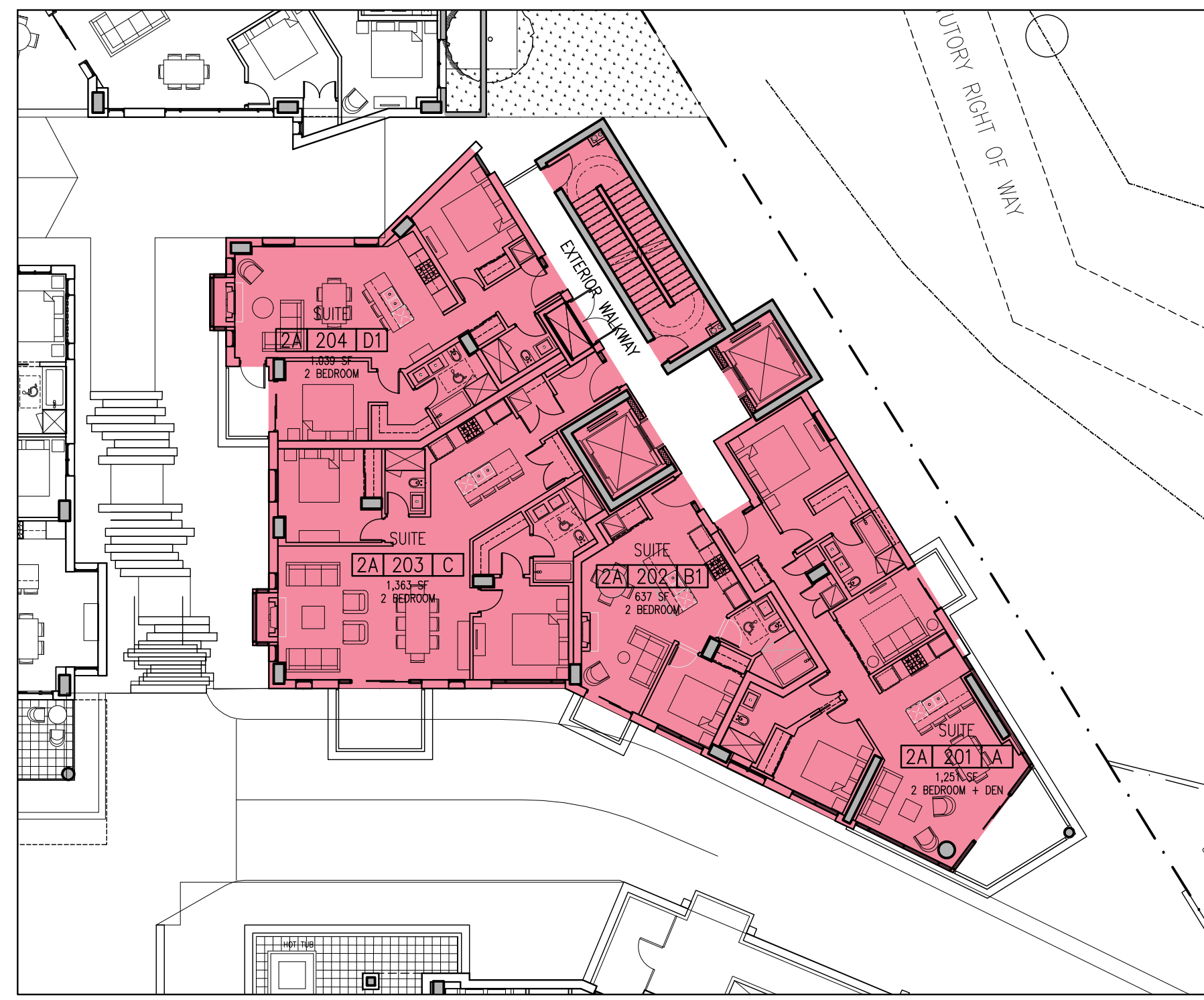


	MARINE/ COMM					PARCEL 1			PARCEL 2A			PARCEL 2B			PARCEL 3			PARCEL 4		
	REGULAR	SMALL	RESTAURANT	OVERHEIGHT	HC	REGULAR	SMALL	HC	REGULAR	SMALL	HC	REGULAR	SMALL	HC	REGULAR	SMALL	HC	REGULAR	SMALL	
PARKING P1									24	4	1									66
PARKING P2	5											14	4	2	28	21		10	2	86
PARKING P3	61	27	20	22	1															131
PARKING P4	86	32				55	42	1												217
SUB-TOTAL	152	59	20	22	2	55	42	1	24	4	1	14	4	2	44	41	1	10	2	500
TOTAL			255			98			29			20			86			12		500

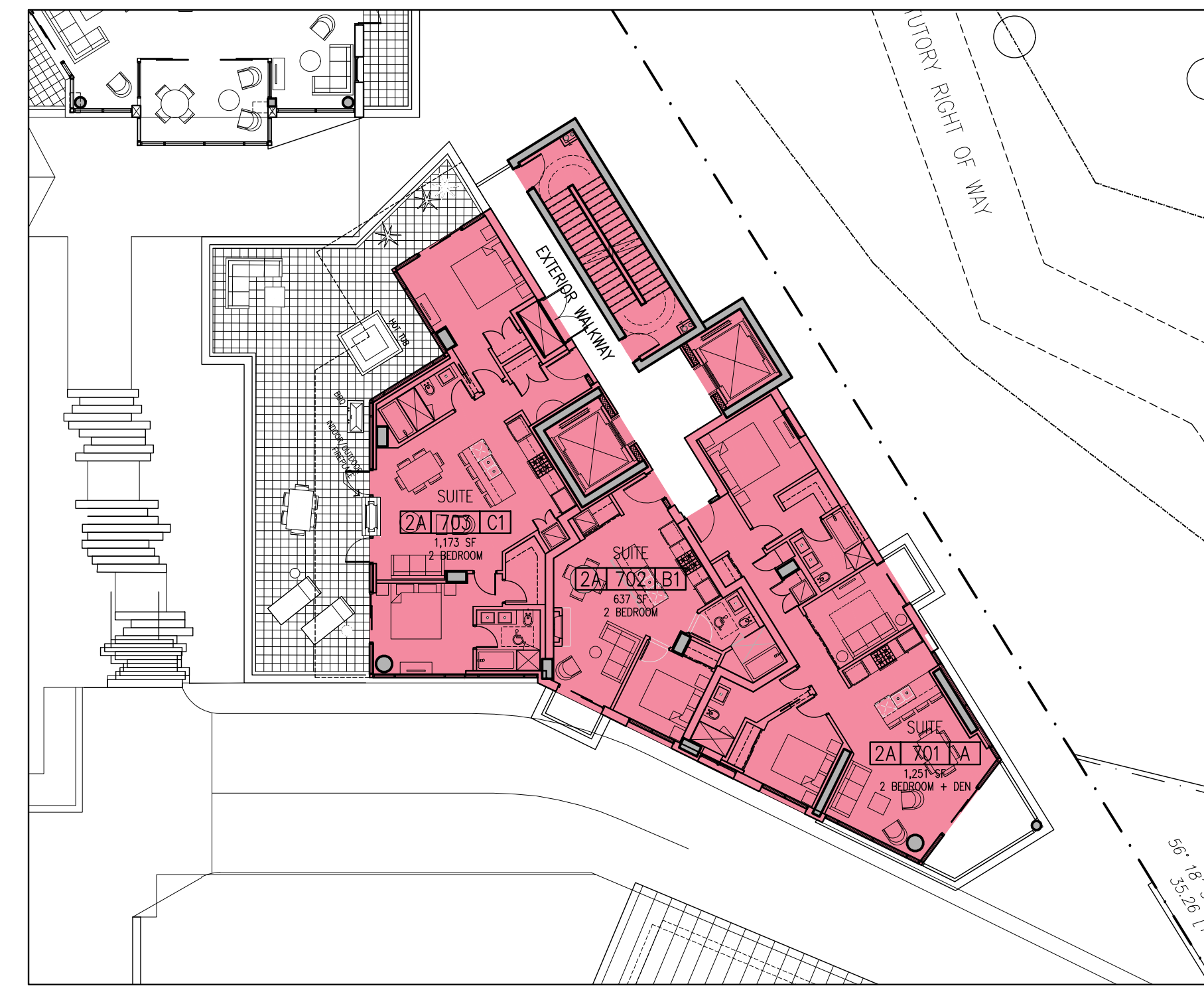
BIKE STORAGE	ROOM 1	ROOM 2	ROOM 3	ROOM 4	
PARKING P1	37	7			44
PARKING P2	28	7			35
PARKING P3	54	7			61
PARKING P4	34	48	14	7	103
	153	69	14	7	243



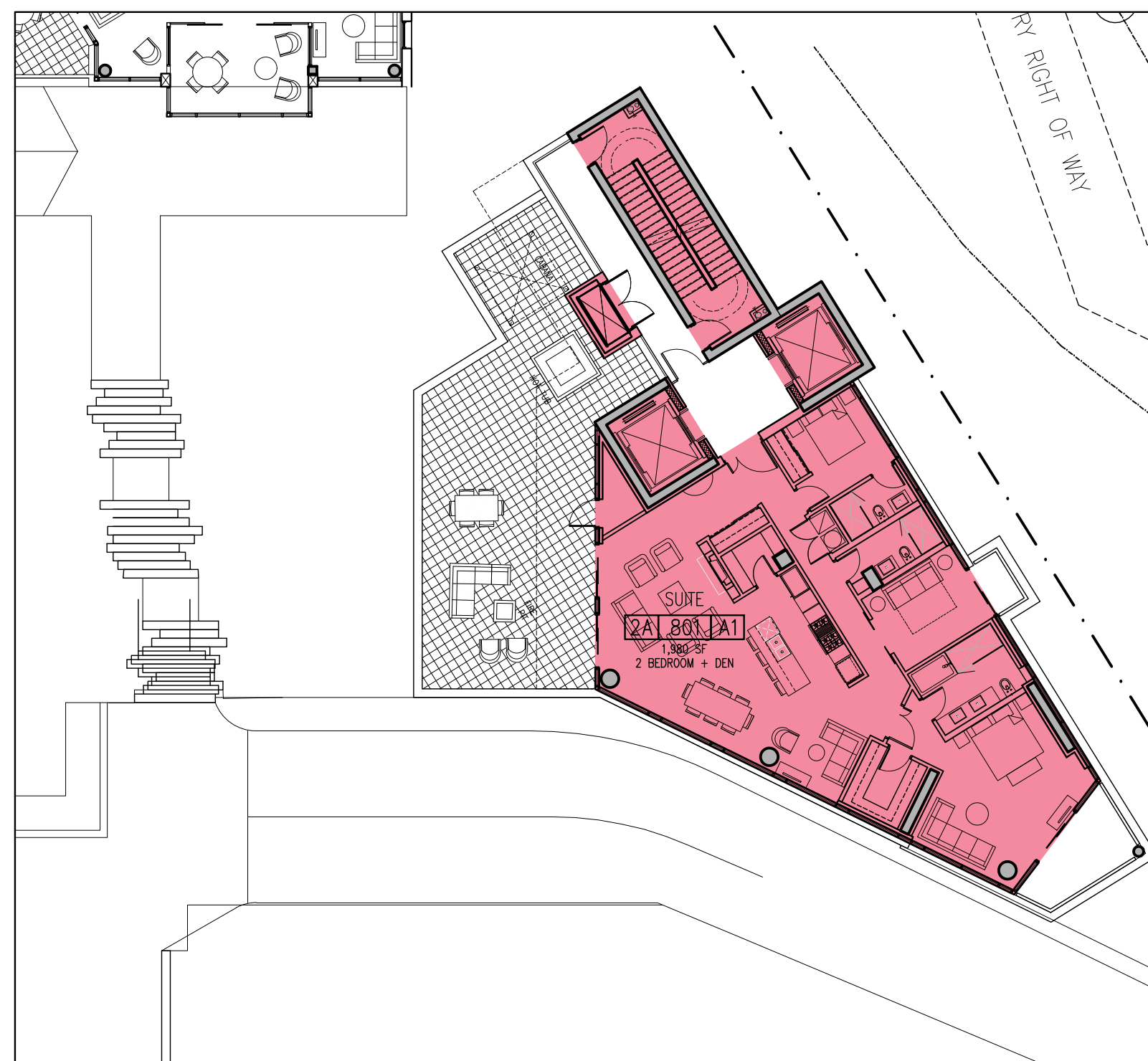
1 PARCEL 2A - LEVEL 01 FLOOR PLAN
SCALE : 1/16" = 1'-0"



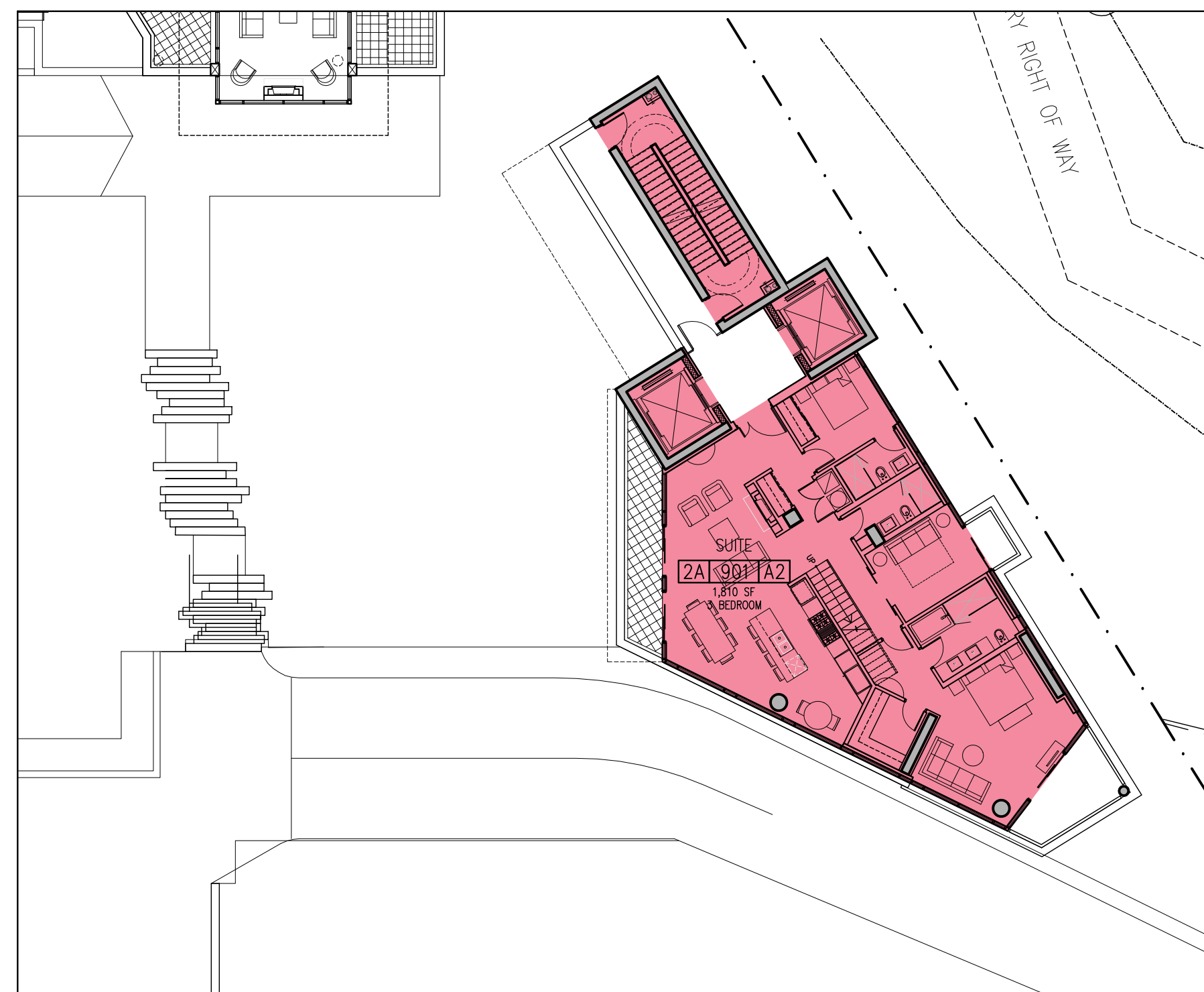
2 PARCEL 2A - LEVEL 02 (LEVEL 03-06 TYPICAL) FLOOR PLAN
SCALE : 1/16" = 1'-0"



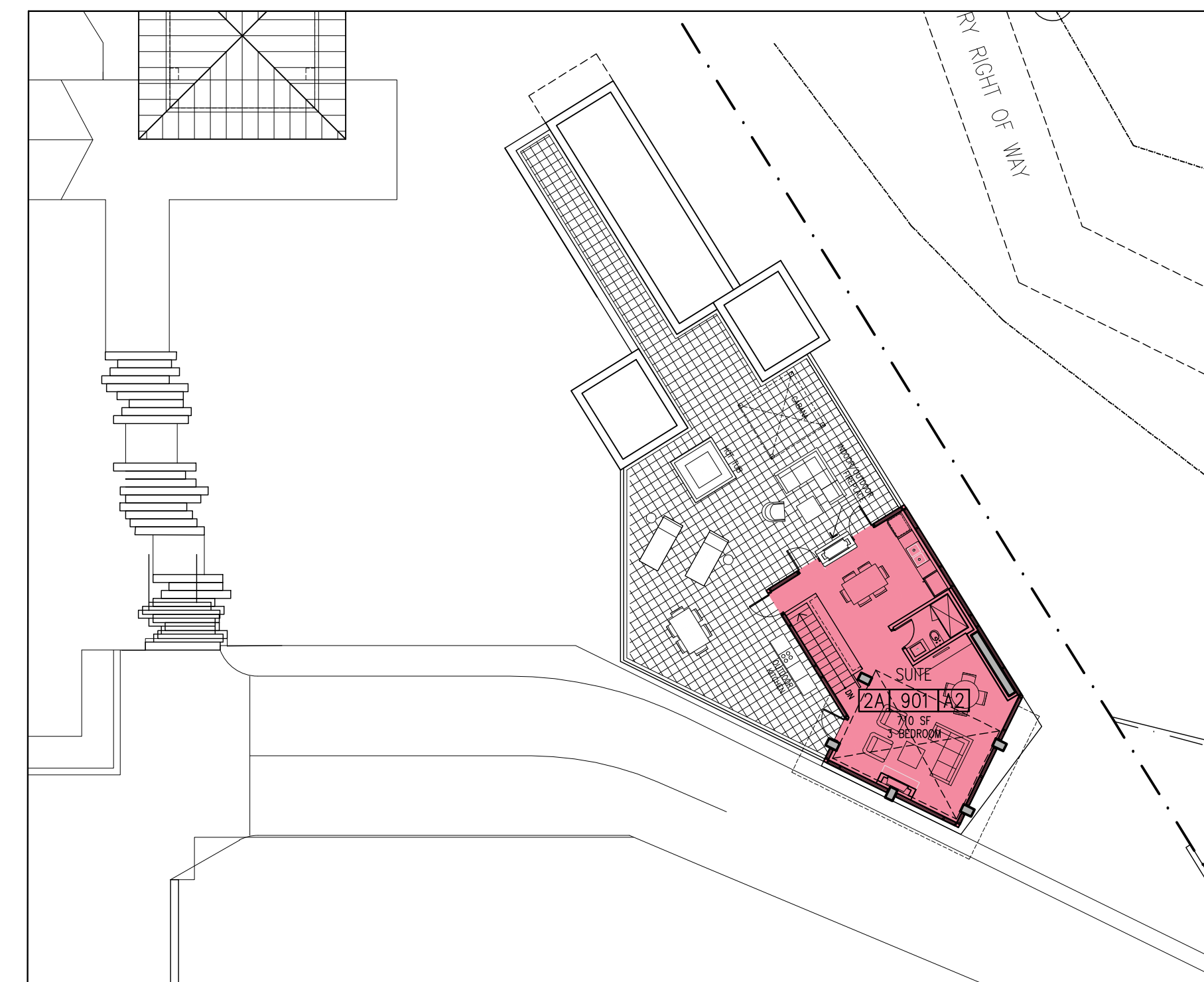
3 PARCEL 2A - LEVEL 07 FLOOR PLAN
SCALE : 1/16" = 1'-0"



1 PARCEL 2A - LEVEL 08 FLOOR PLAN
SCALE : 1/16" = 1'-0"



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



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

Revision No.	Description	Date
R1	Suite Updates	March 10, 2016
R2	Window Updates	March 22, 2016
R3	Plan Updates	April 18, 2016
R4	Plan Updates	April 22, 2016

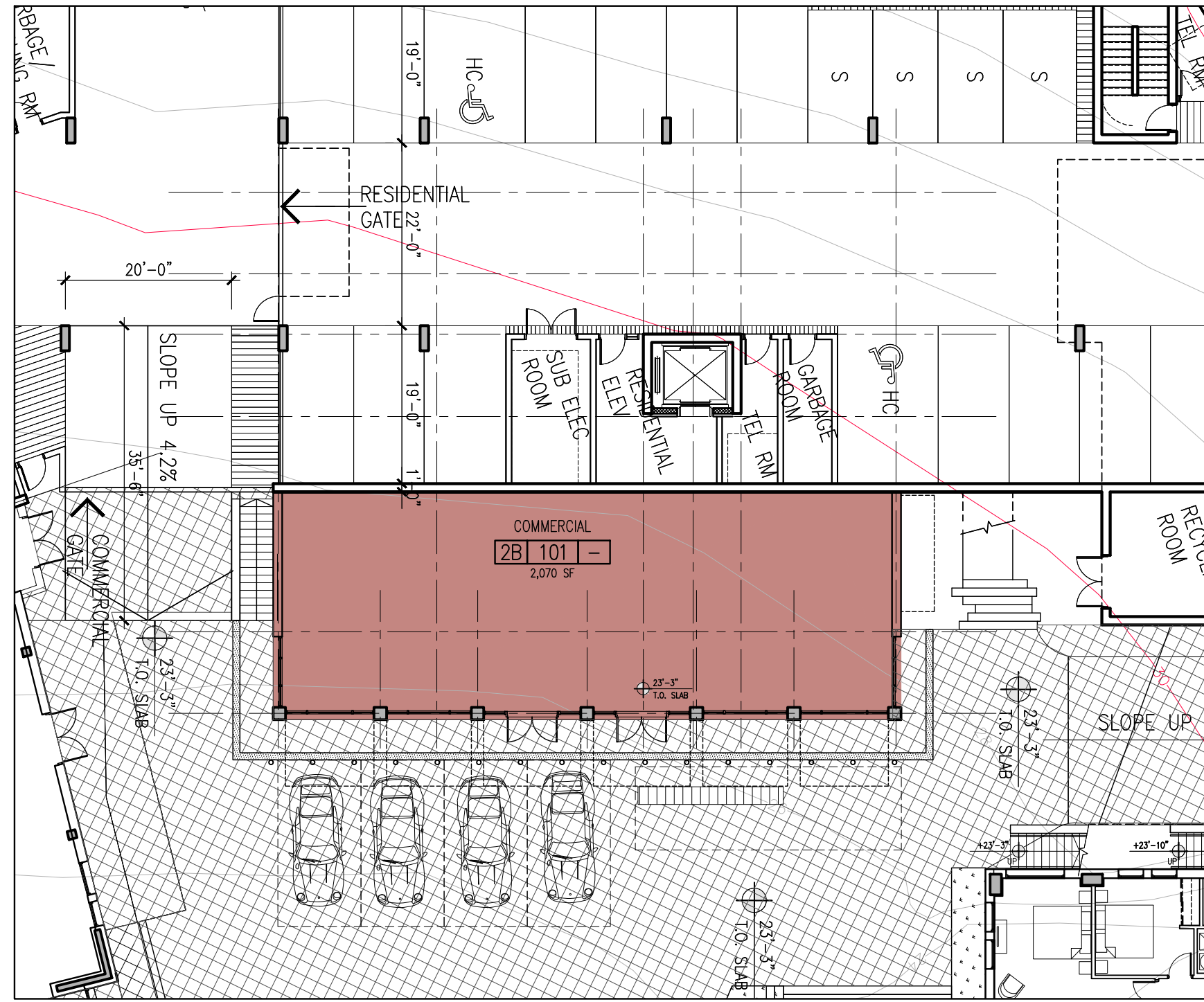
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016
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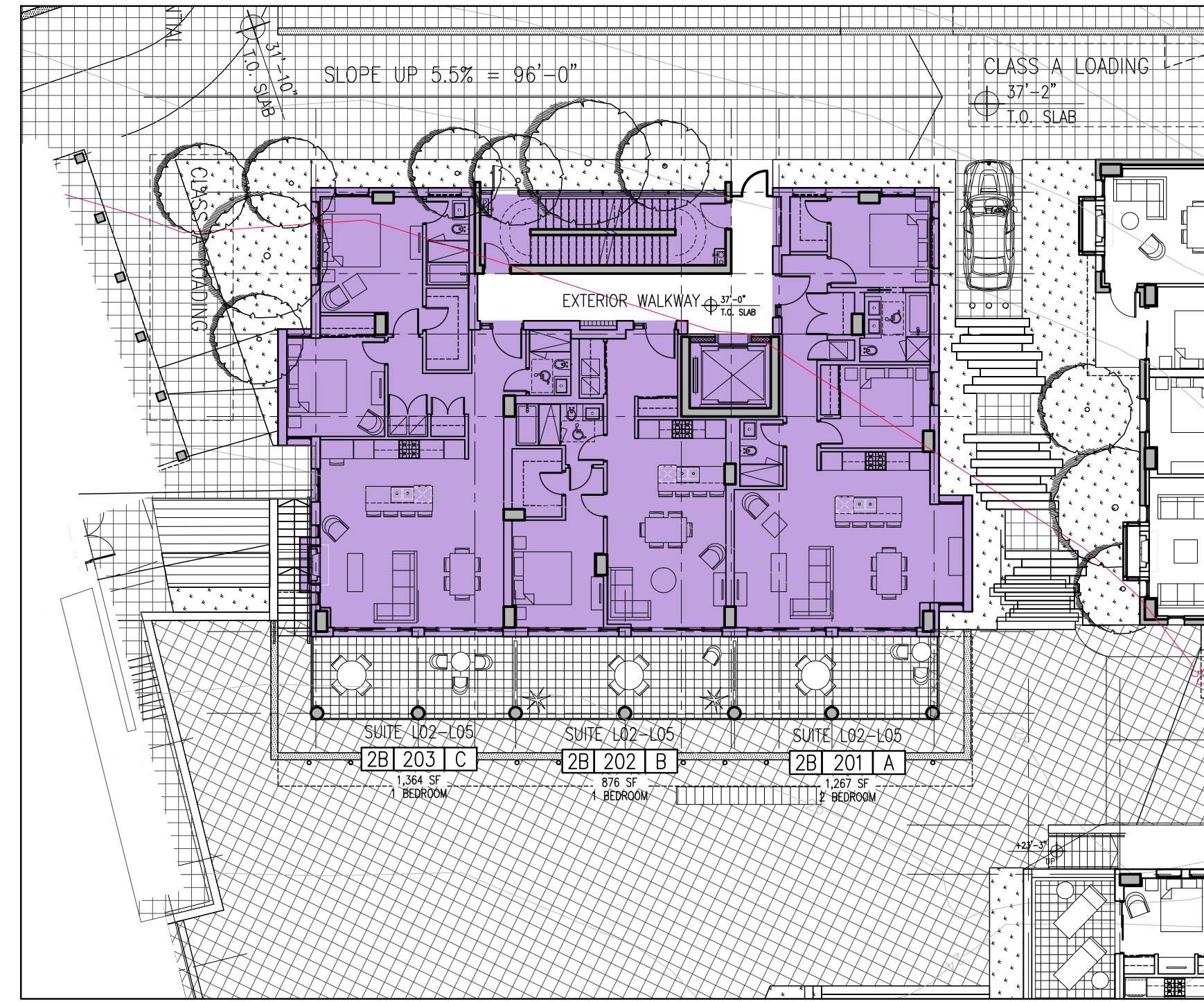
Project
Sewell's Landing
6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title
PARCEL 2A - FLOOR PLANS

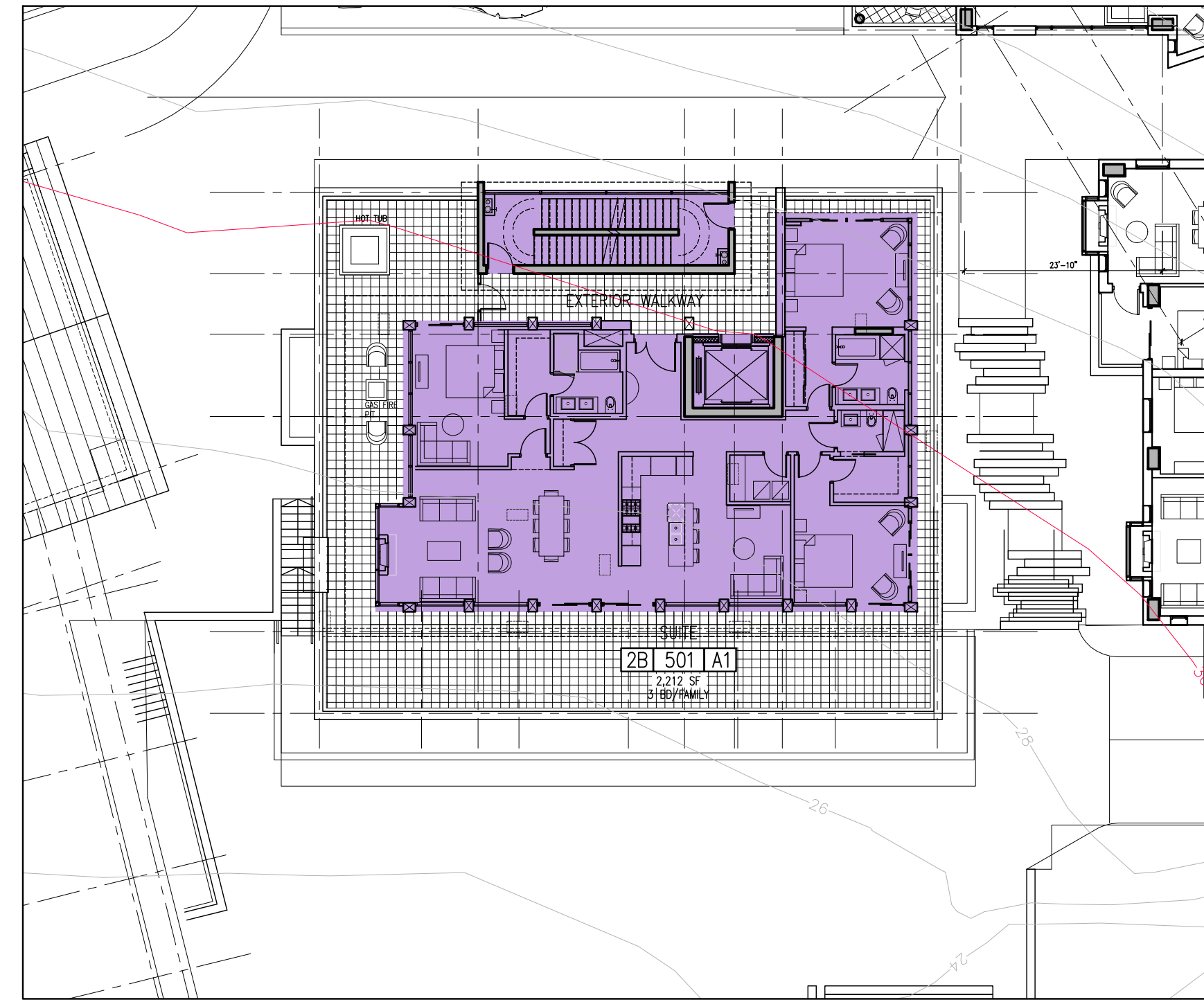
Drawn By	NC/PM	Checked	GB
Project Number	1504	Scale	AS NOTED
Revision	R4	Sheet Number	



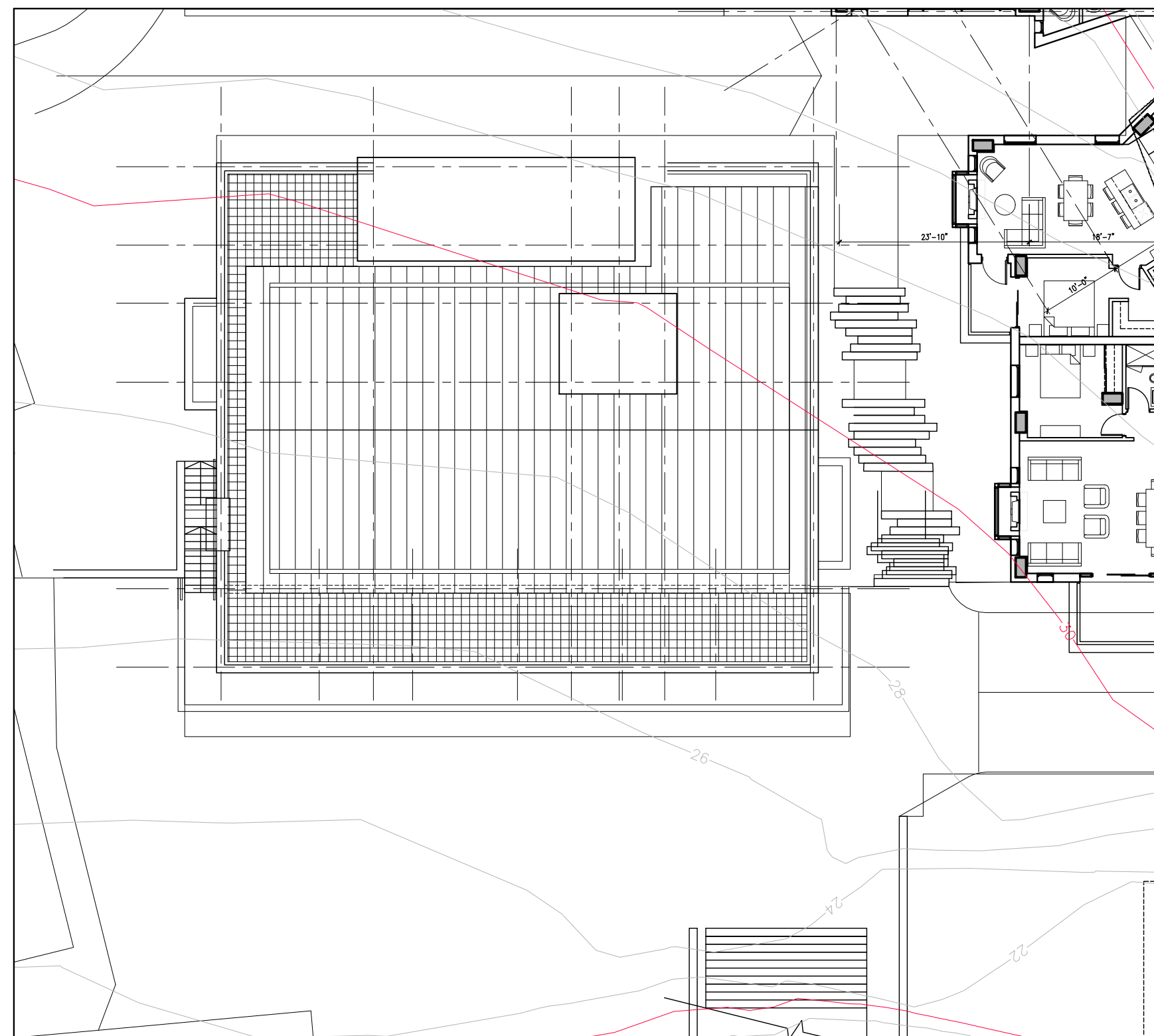
1 **PARCEL 2B – LEVEL 01 COMMERCIAL FLOOR PLAN**
SCALE : 1/16" = 1'-0"



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"



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

Revision No.	Description	Date
R3	Suite Updates	April 15, 2016

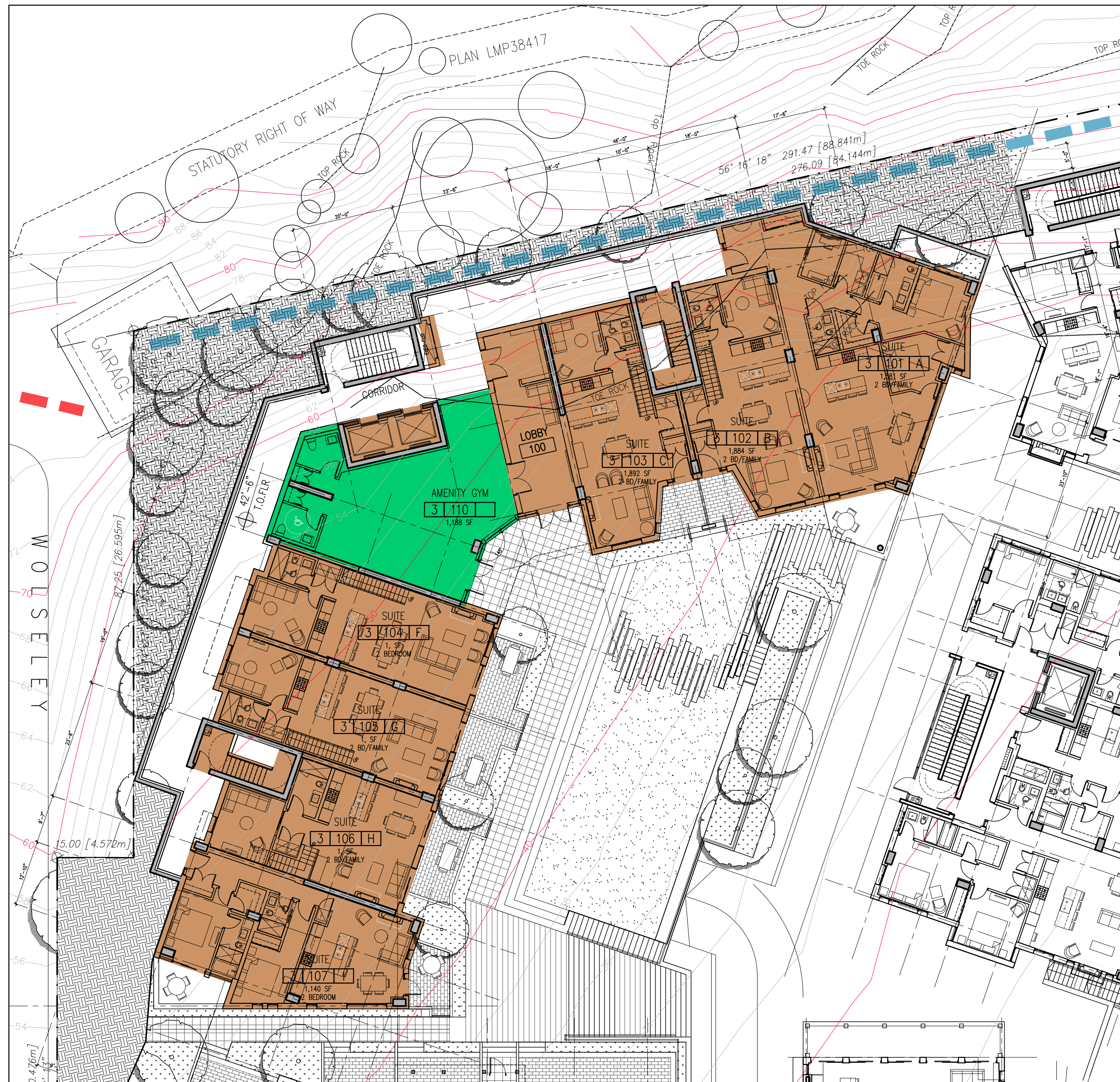
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Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016
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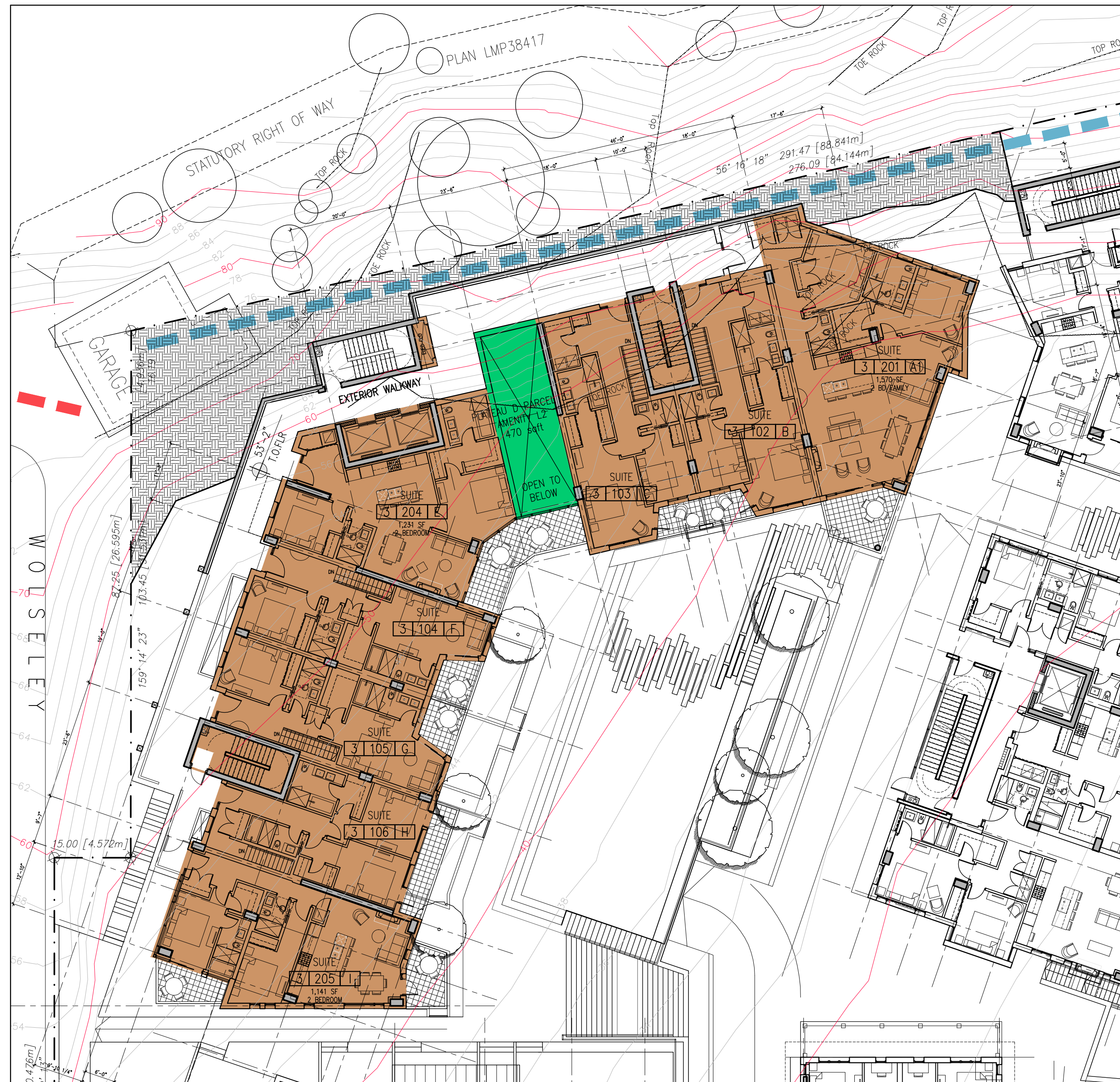
Project
Sewell's Landing
6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title
PARCEL 2B - FLOOR PLANS

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



1 PARCEL 3 - LEVEL 01 PLAN
SCALE : 1/16" = 1'-0"



2 PARCEL 3 - LEVEL 02 PLAN
SCALE : 1/16" = 1'-0"

Revision No.	Description	Date
R4	Suite Updates	April 19, 2016

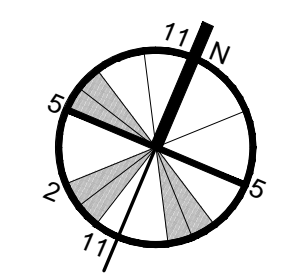
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016
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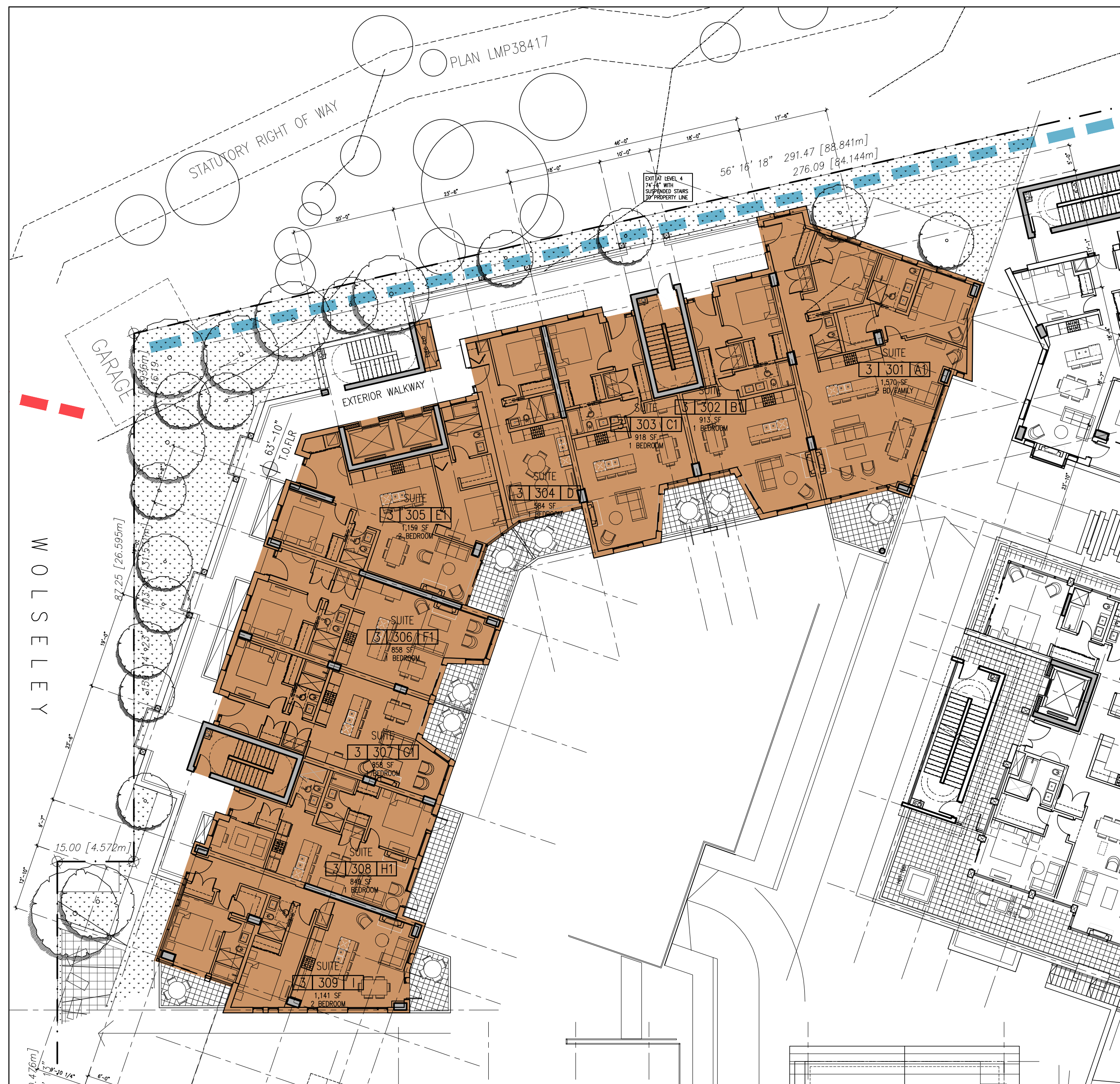
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Project
Sewell's Landing
6695 Nelson Avenue
Horseshoe Bay, BC
For
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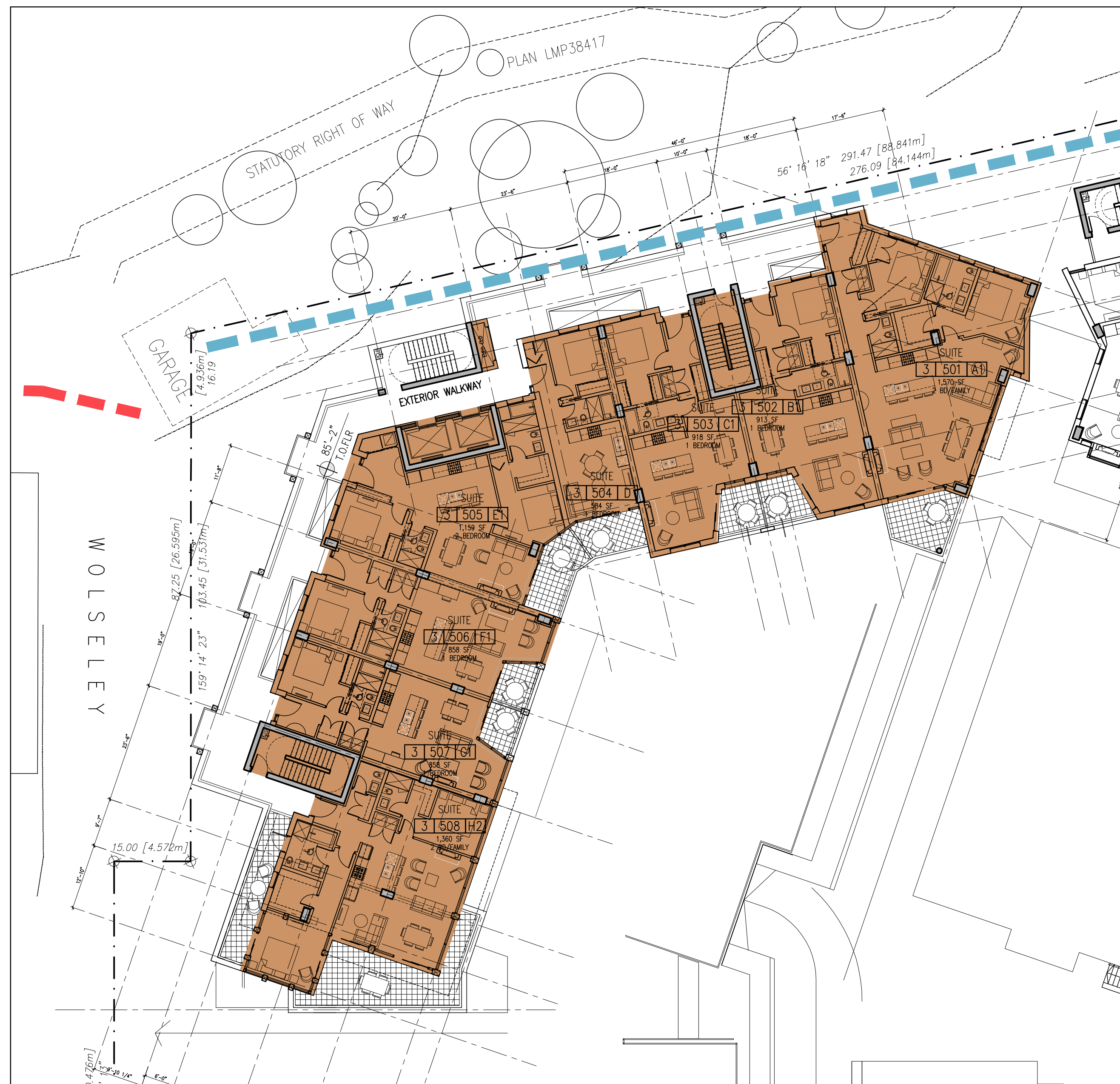
Sheet Title
**PARCEL 3 - LEVEL 01 AND
LEVEL 02 FLOOR PLAN**

Drawn By	Checked
NC/PM	GB
Project Number	Scale
1504	AS NOTED
Revision	Sheet Number
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1 PARCEL 3 - LEVEL 03 (Level 04 Typical) PLAN
SCALE : 1/16" = 1'-0"



1 PARCEL 3 - LEVEL 05 PLAN
SCALE : 1/16" = 1'-0"

Revision No.	Description	Date
R4	Suite Updates	April 19, 2016

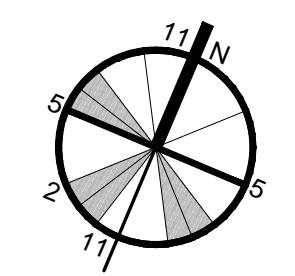
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016
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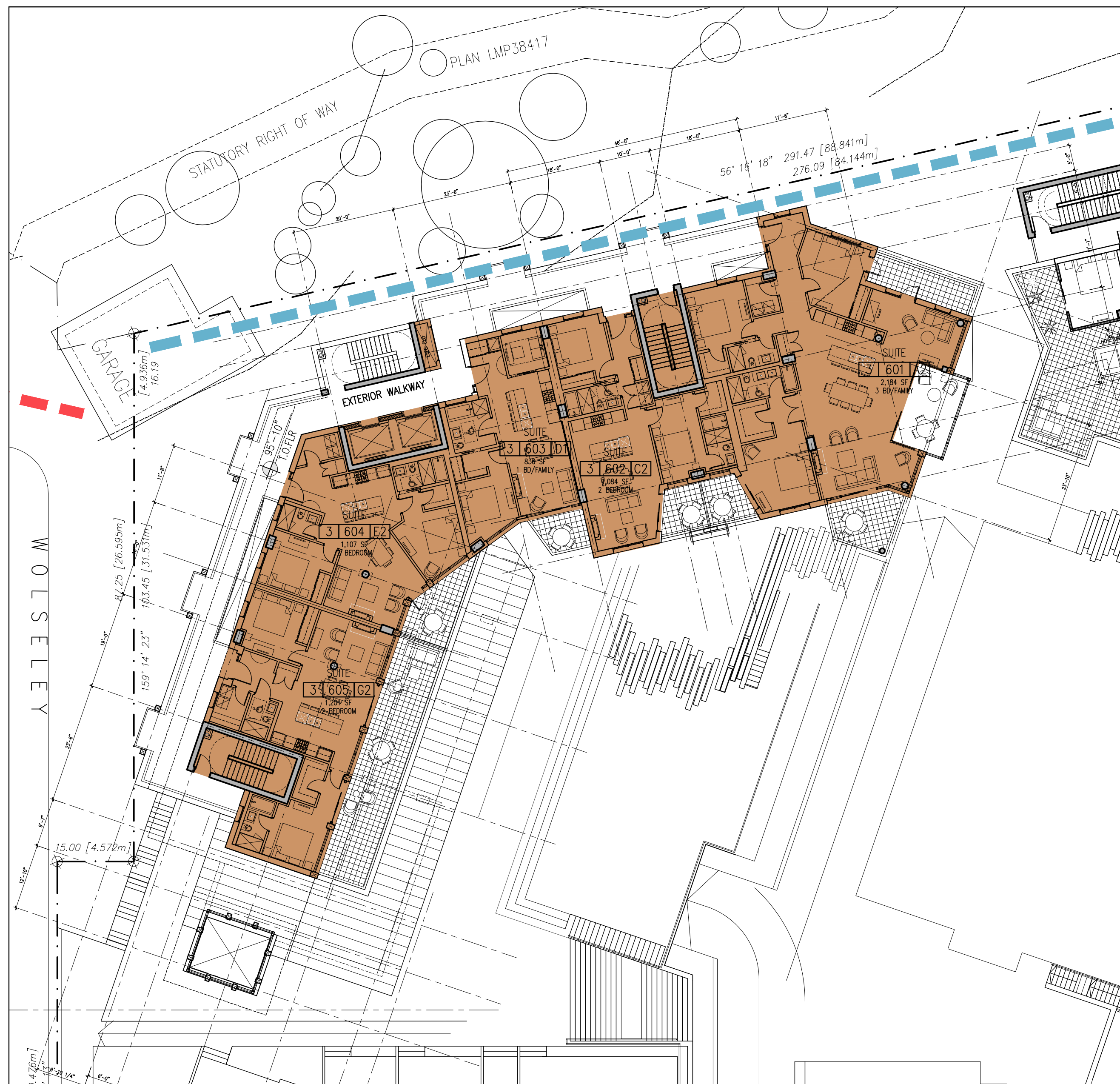
Consultant

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

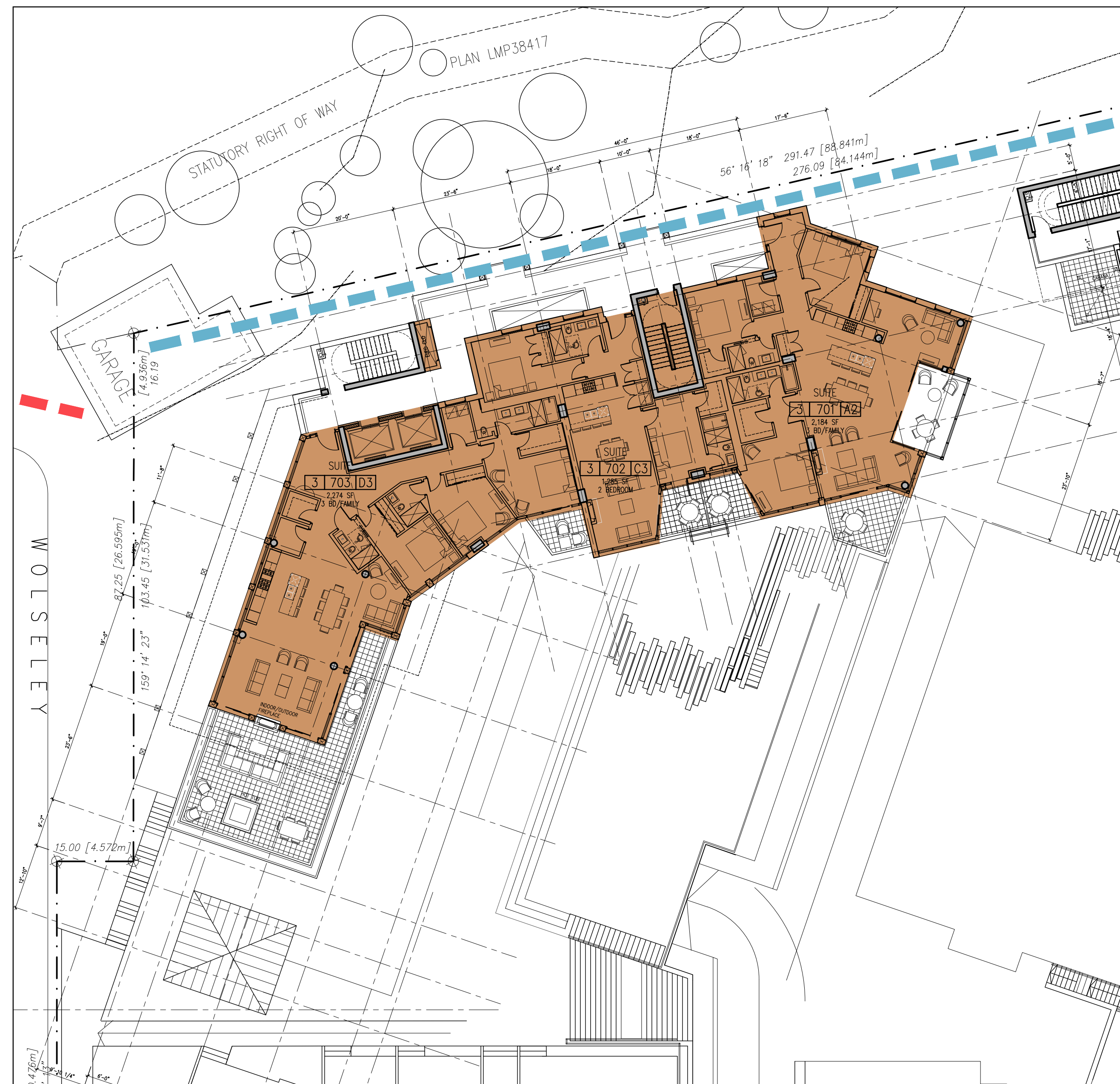
Sheet Title
**PARCEL 3 - LEVEL 03-04
AND LEVEL 05 FLOOR PLAN**

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





1 PARCEL 3 - LEVEL 06 PLAN
SCALE : 1/16" = 1'-0"



1 PARCEL 3 - LEVEL 07 PLAN
SCALE : 1/16" = 1'-0"

Revision No.	Description	Date
R4	Suite Updates	April 19, 2016

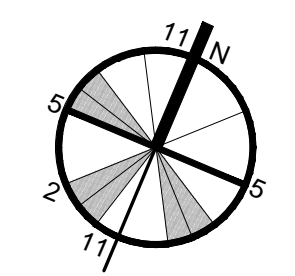
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016
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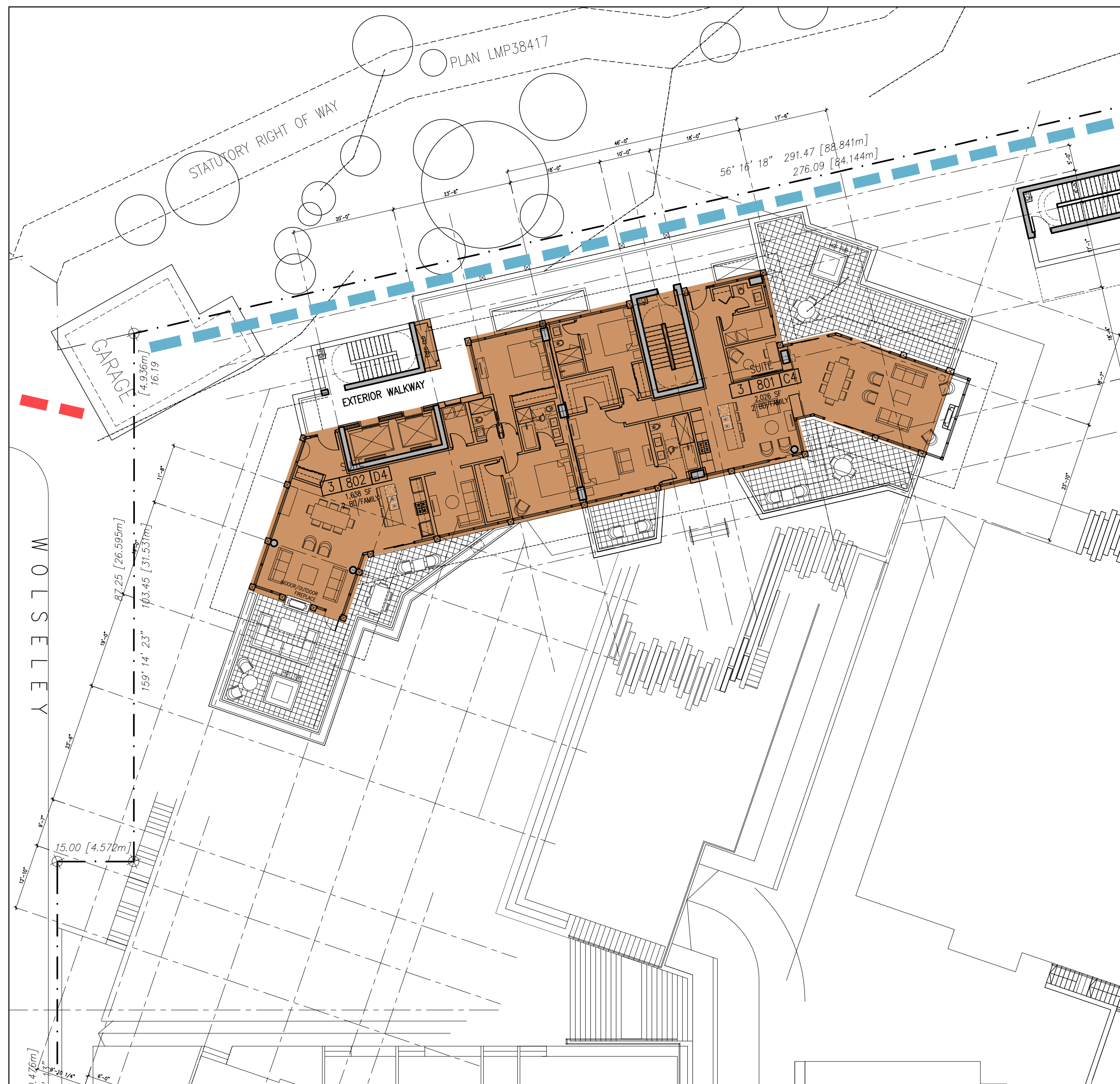
Consultant

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

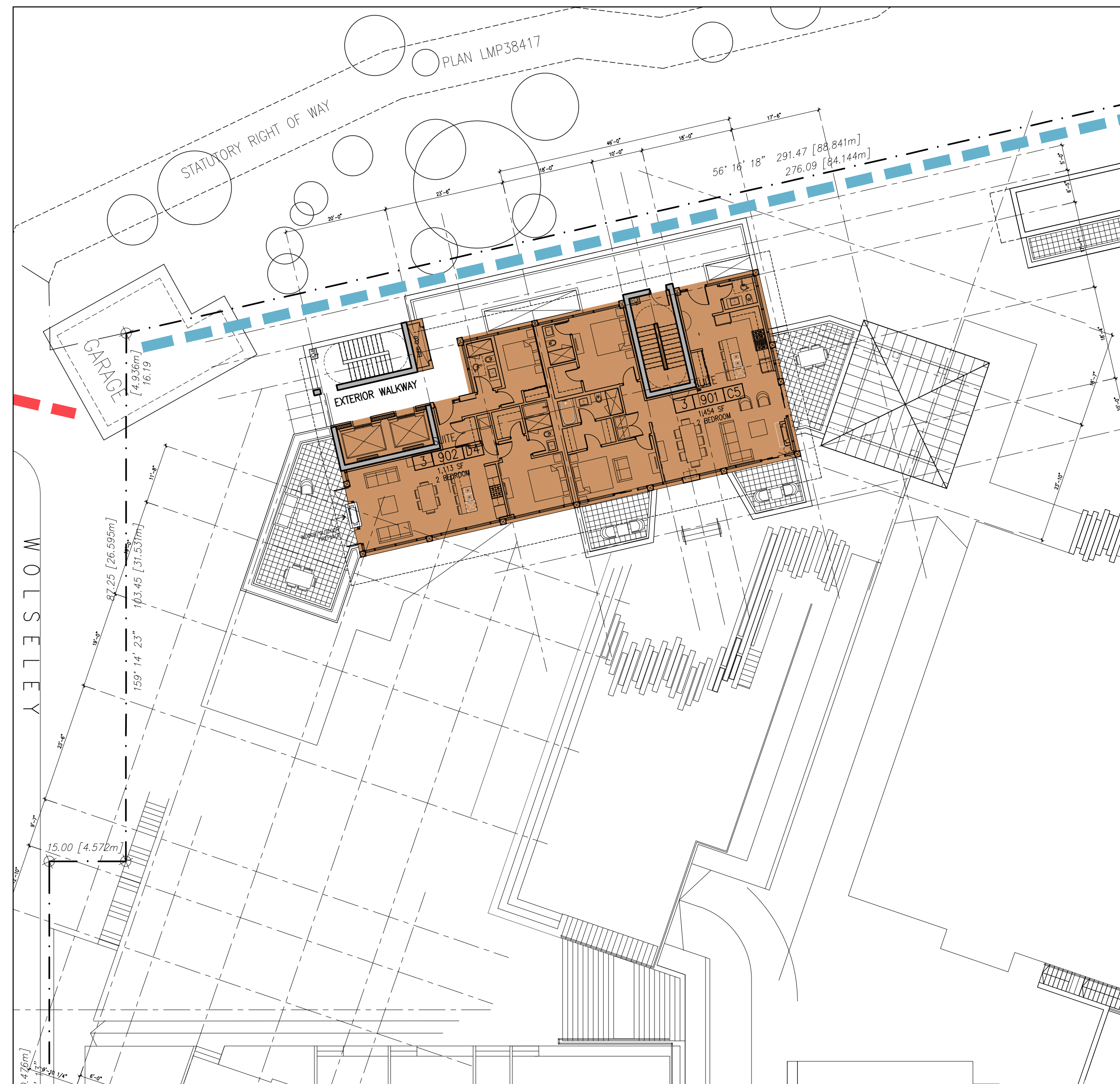
Sheet Title
**PARCEL 3 - LEVEL 06 AND
LEVEL 07 FLOOR PLAN**

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





1 PARCEL 3 - LEVEL 08 PLAN
SCALE : 1/16" = 1'-0"



2 PARCEL 3 - LEVEL 09 PLAN
SCALE : 1/16" = 1'-0"

Revision No.	Description	Date
R4	Suite Updates	April 19, 2016

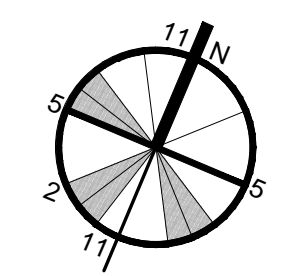
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016
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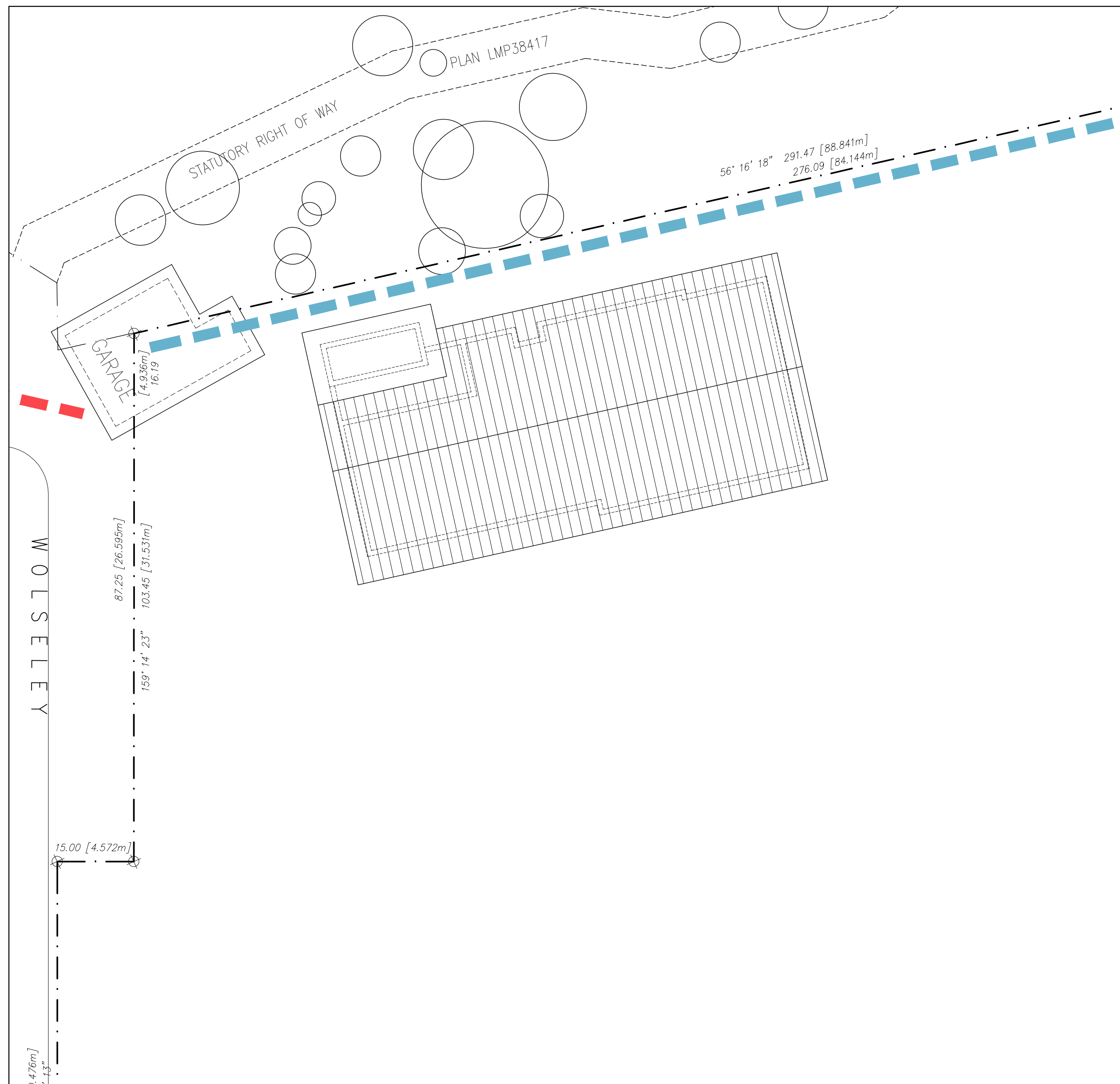
Consultant

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

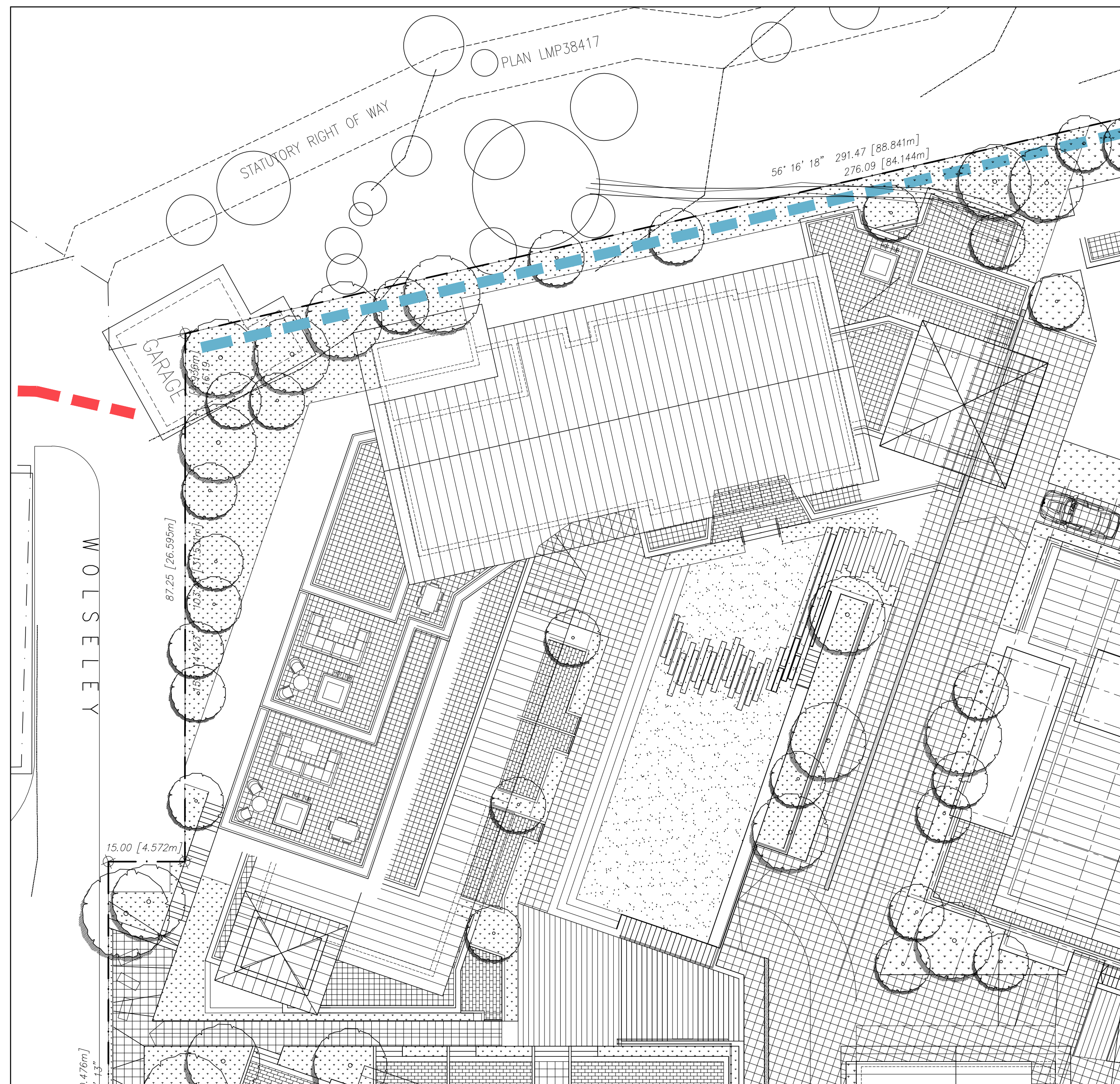
Sheet Title
**PARCEL 3 - LEVEL 08 AND
LEVEL 09 FLOOR PLANS**

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





1 PARCEL 3 – ROOF PLAN
SCALE : 1/16" = 1'-0"



2 PARCEL 3 – OVERALL ROOF PLAN
SCALE : 1/16" = 1'-0"

Revision No.	Description	Date

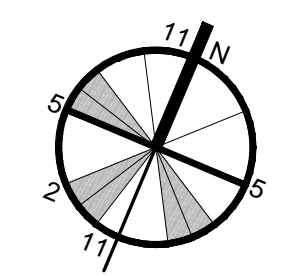
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016

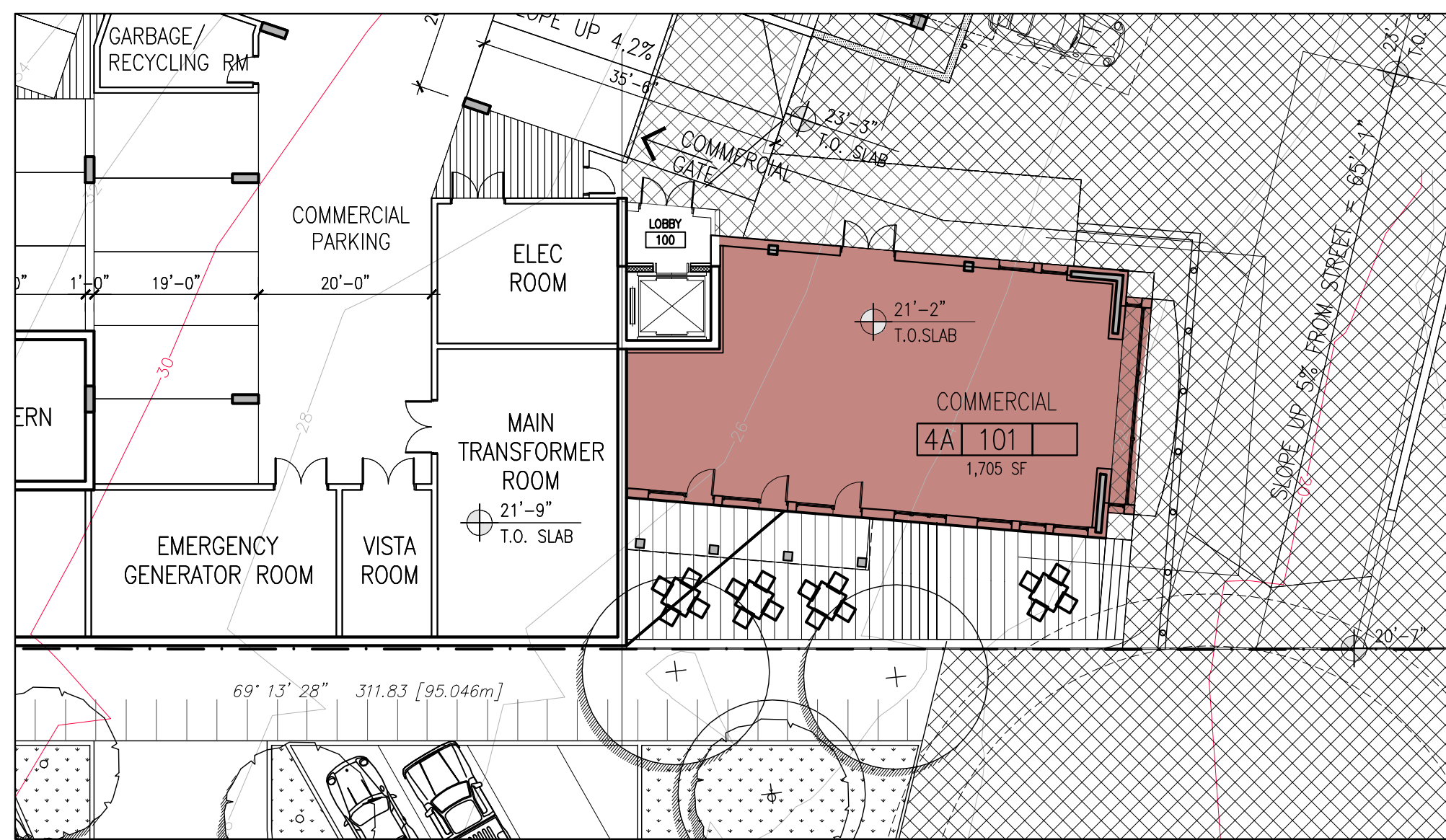
Consultant

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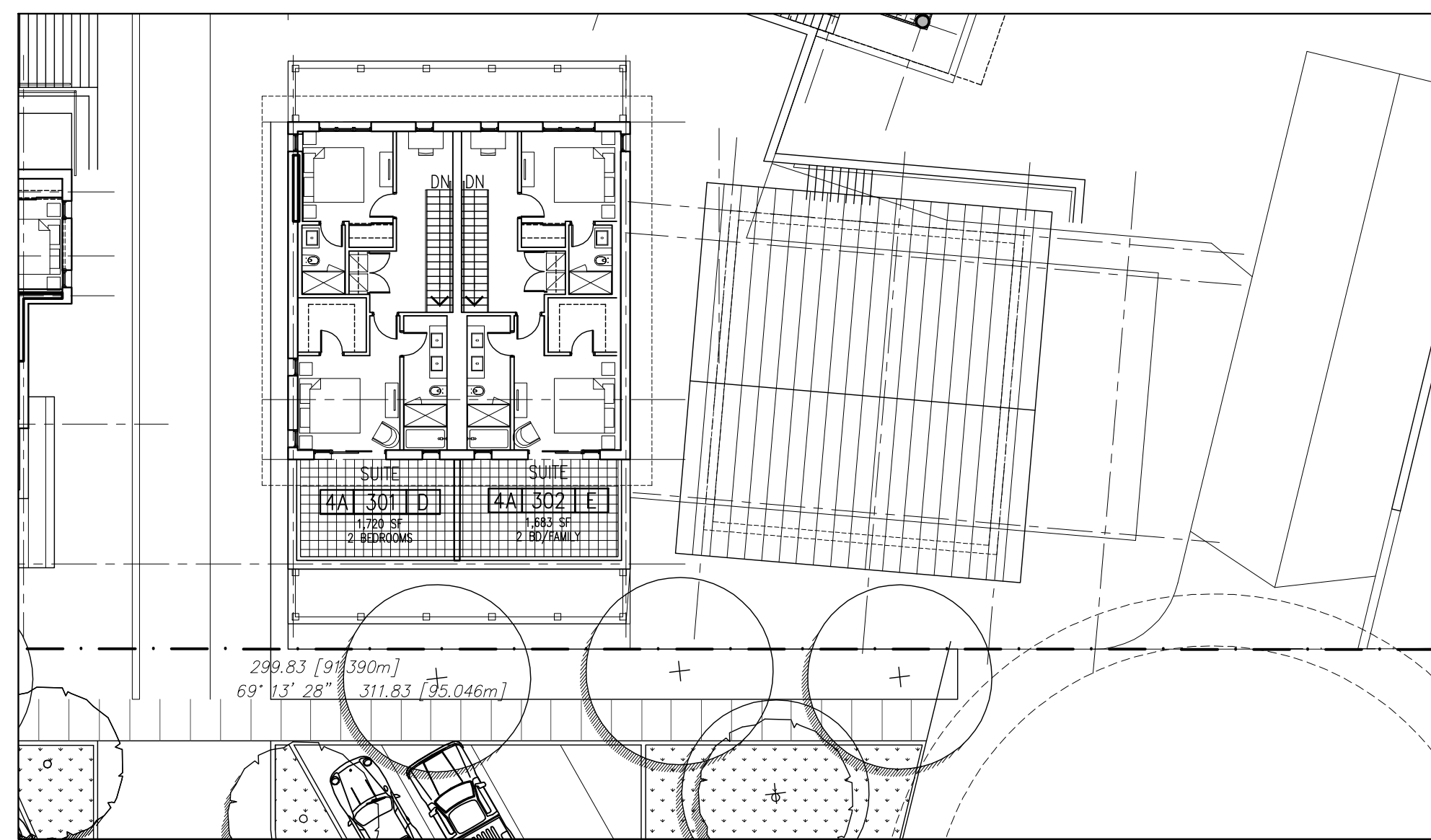
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PARCEL 3 - ROOF PLAN

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

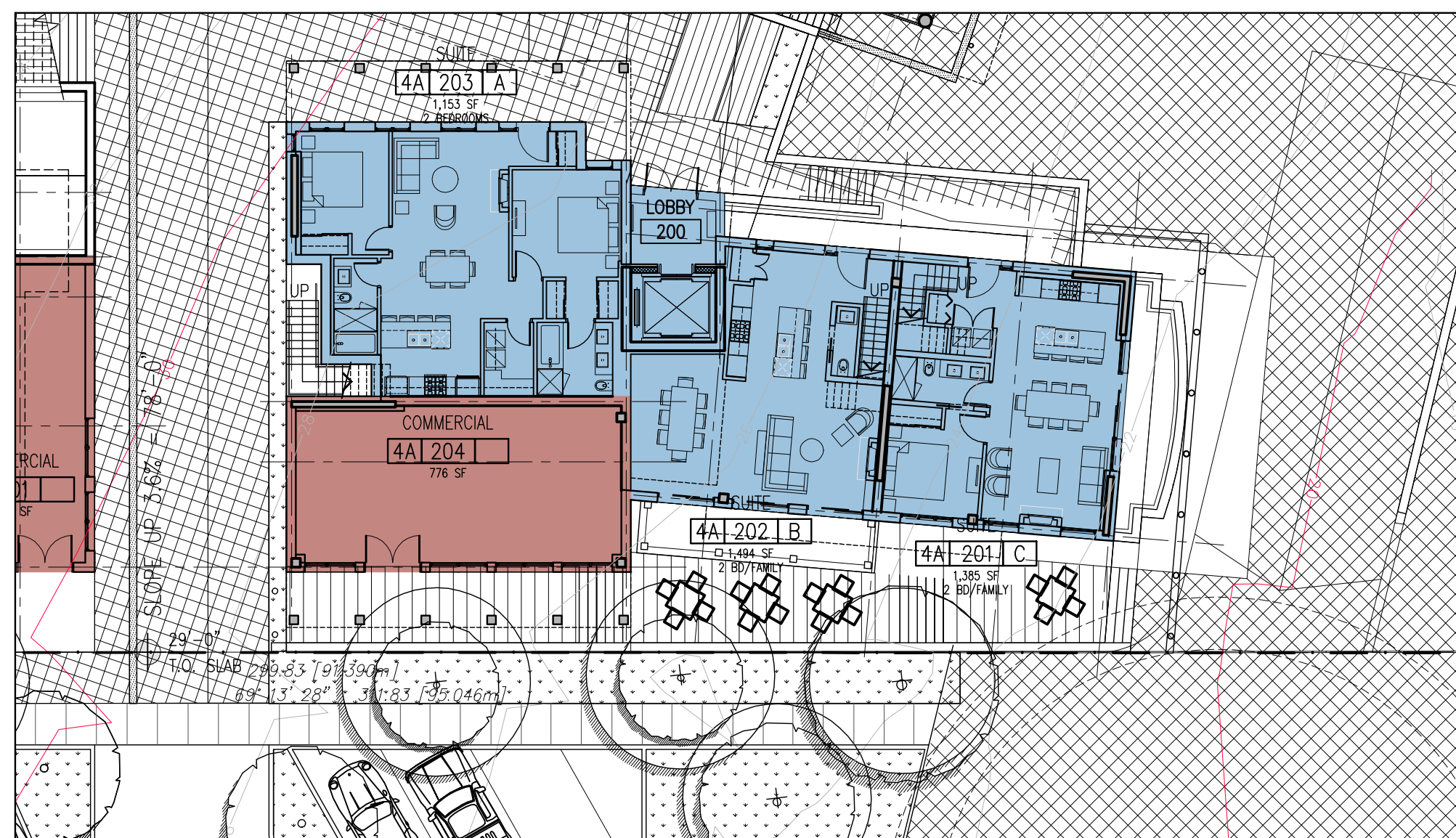




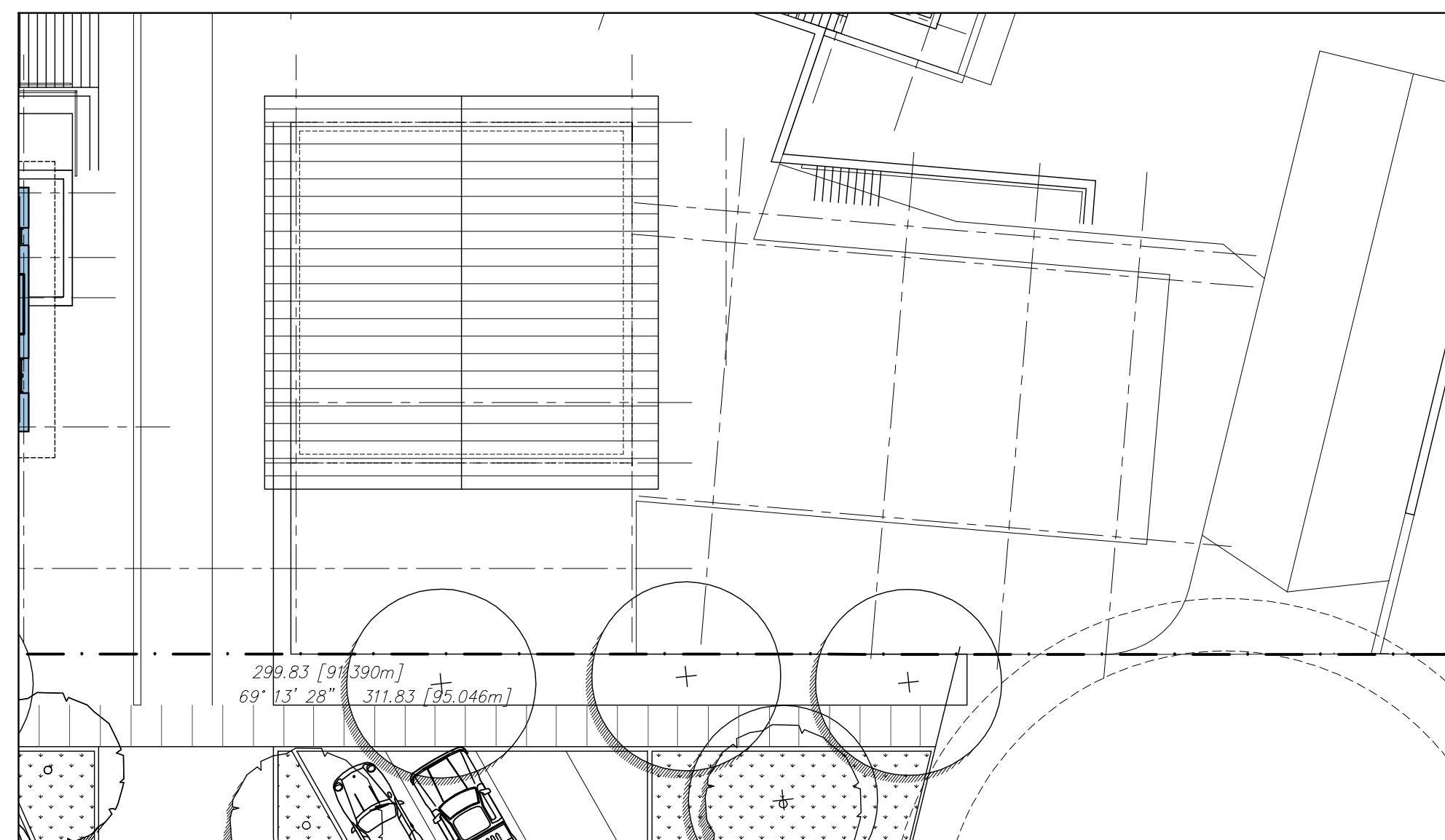
1 Parcel 4A - Level 1 Floor Plan
SCALE : 1/16" = 1'-0"



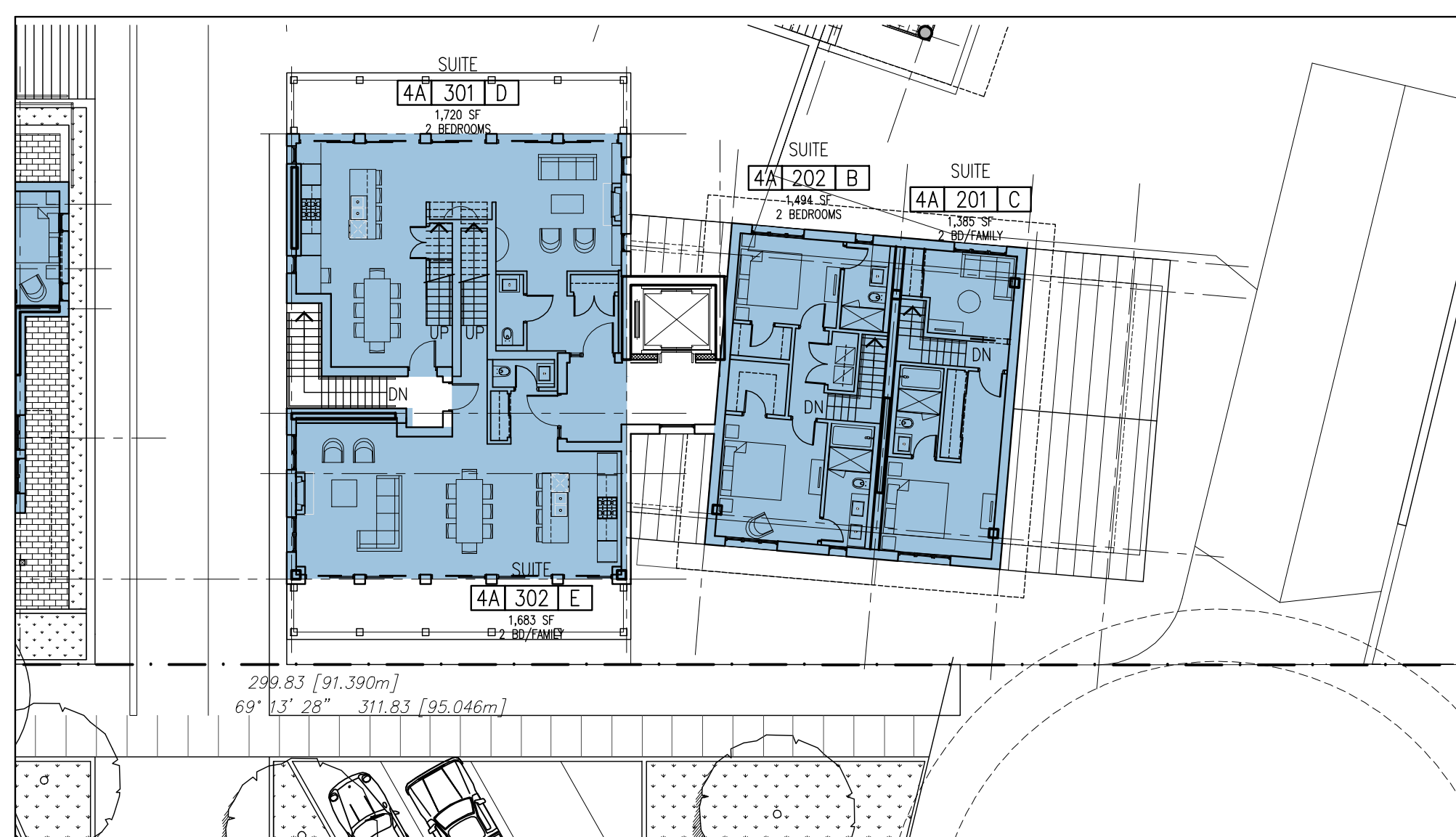
4 Parcel 4A - Level 4 Floor Plan
SCALE : 1/16" = 1'-0"



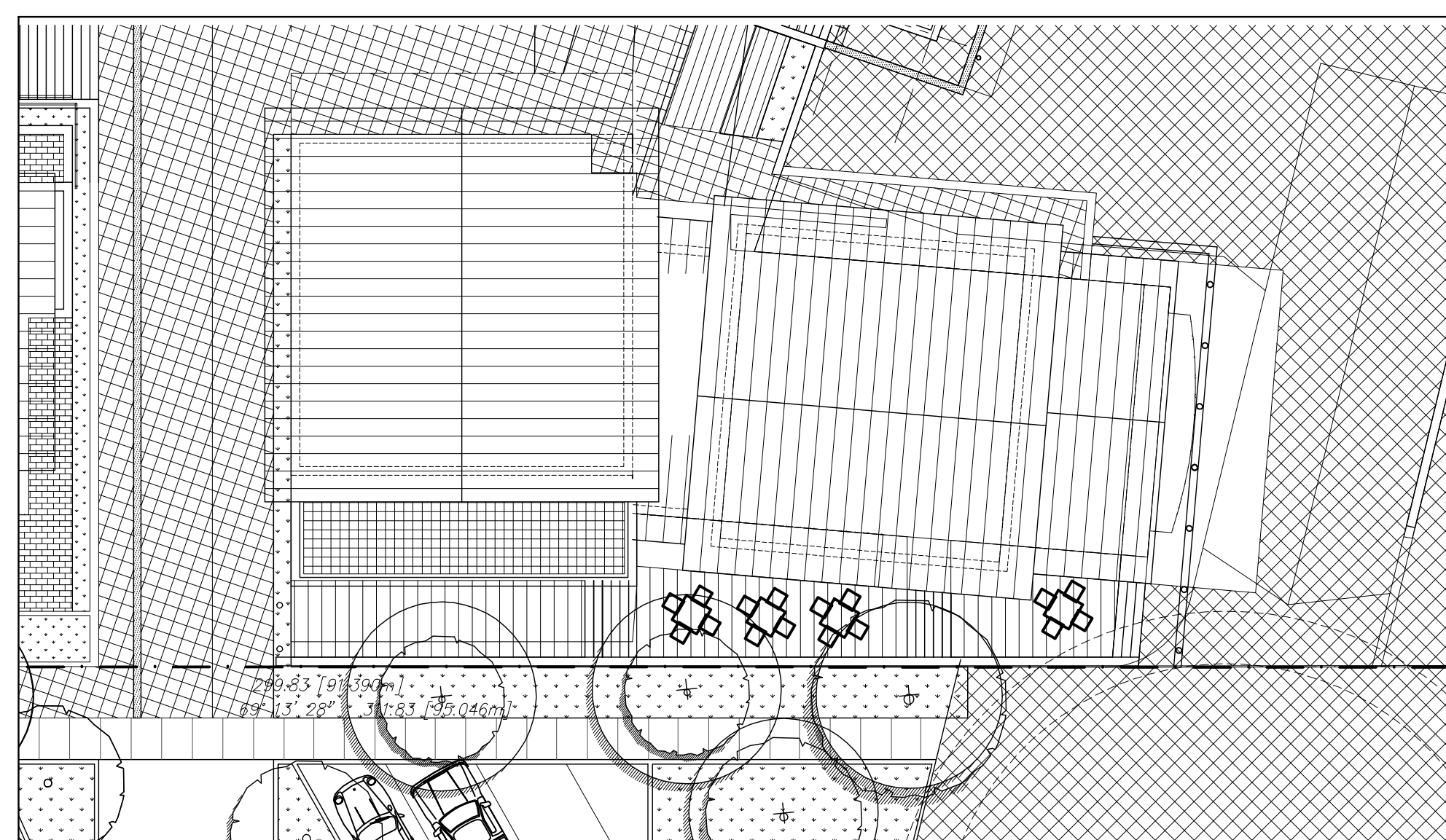
2 Parcel 4A - Level 2 Floor Plan
SCALE : 1/16" = 1'-0"



5 Parcel 4A - Roof Plan
SCALE : 1/16" = 1'-0"



3 Parcel 4A - Level 3 Floor Plan
SCALE : 1/16" = 1'-0"



6 Parcel 4A - Overall Roof Plan
SCALE : 1/16" = 1'-0"

Revision No.	Description	Date
R4	Suite Updates	April 19, 2016

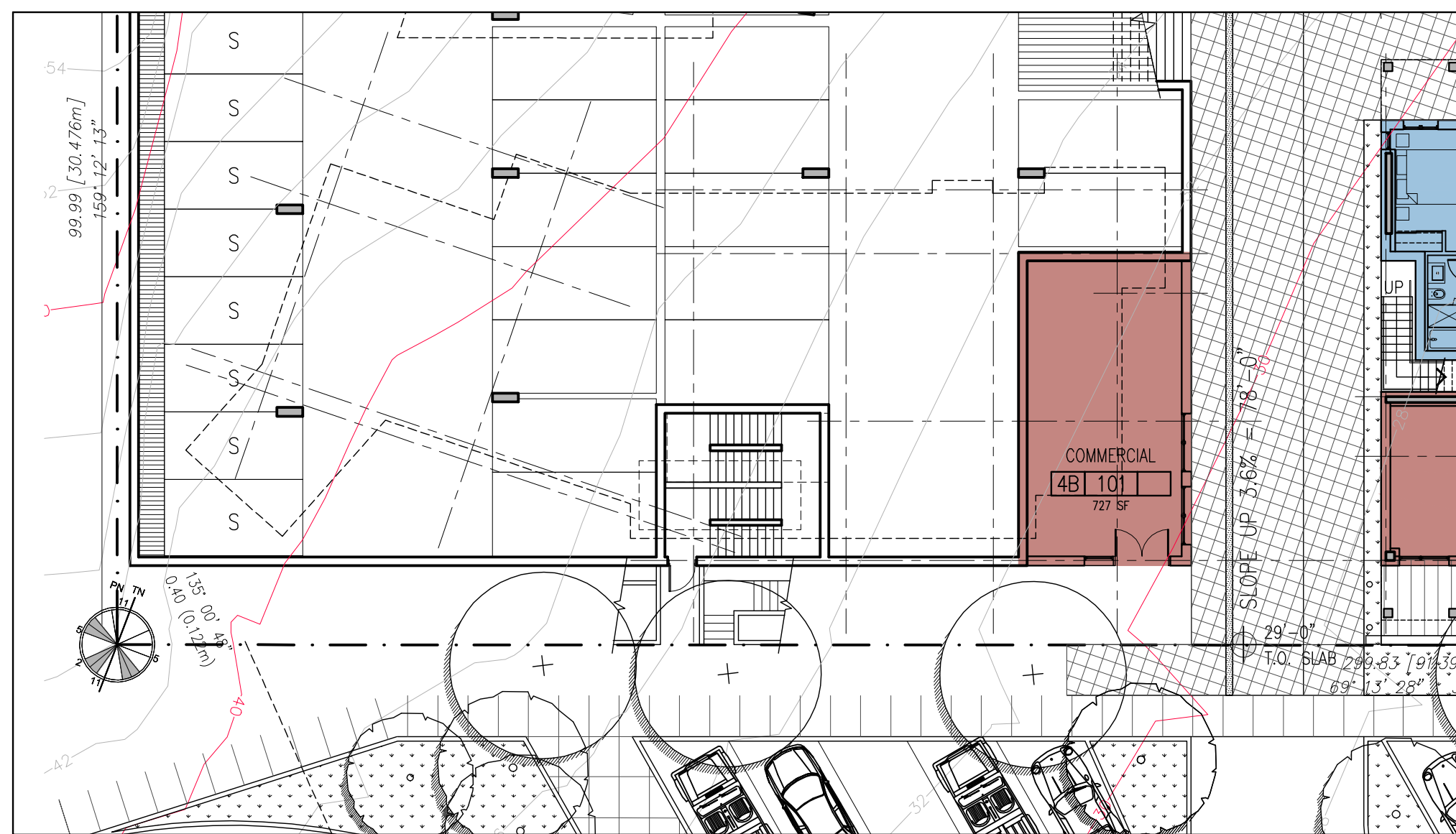
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016
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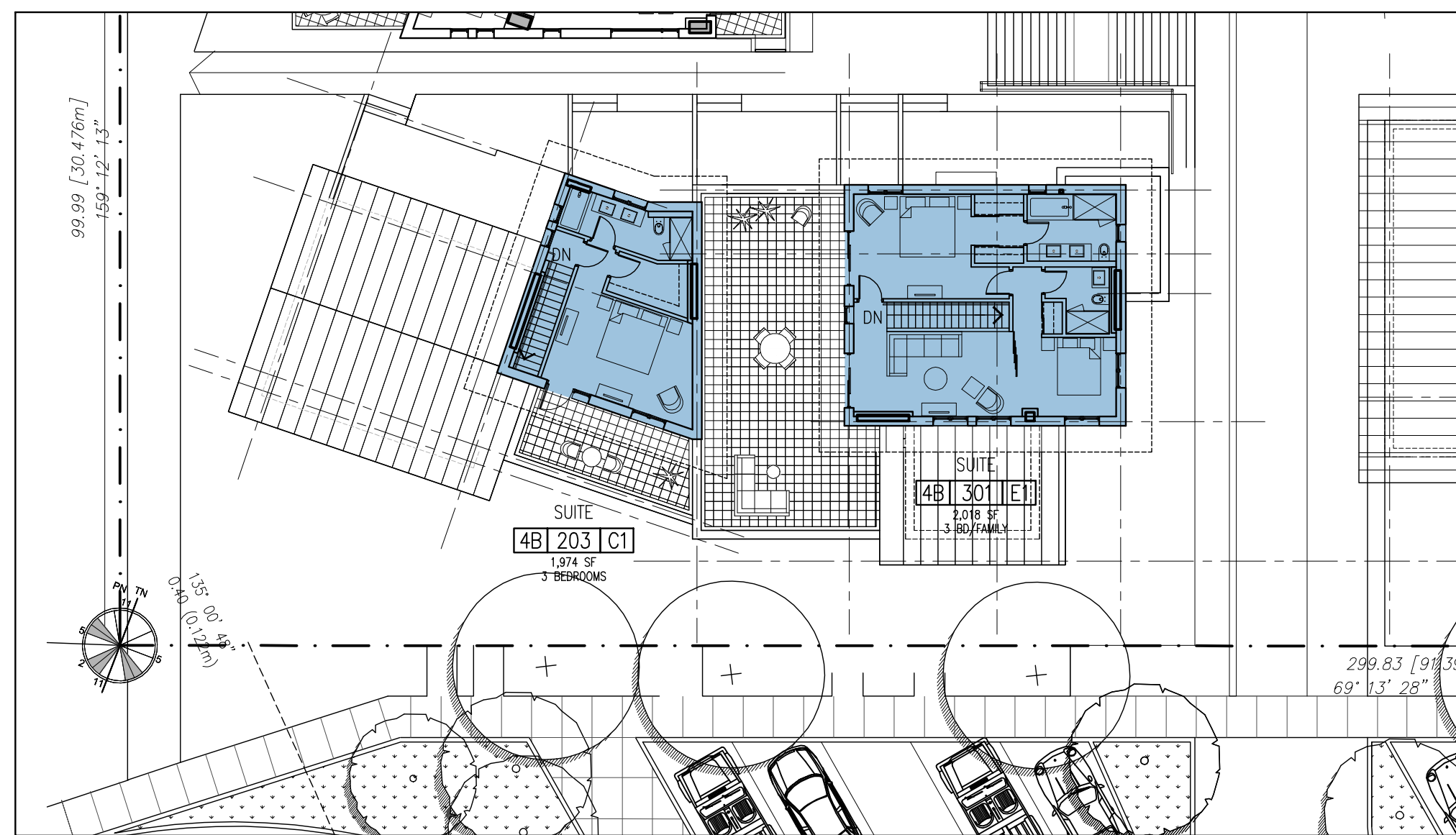
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6695 Nelson Avenue
Horseshoe Bay, BC
For
Westbank

Sheet Title
**PARCEL 4A - PLATEAU C
FLOOR PLANS**

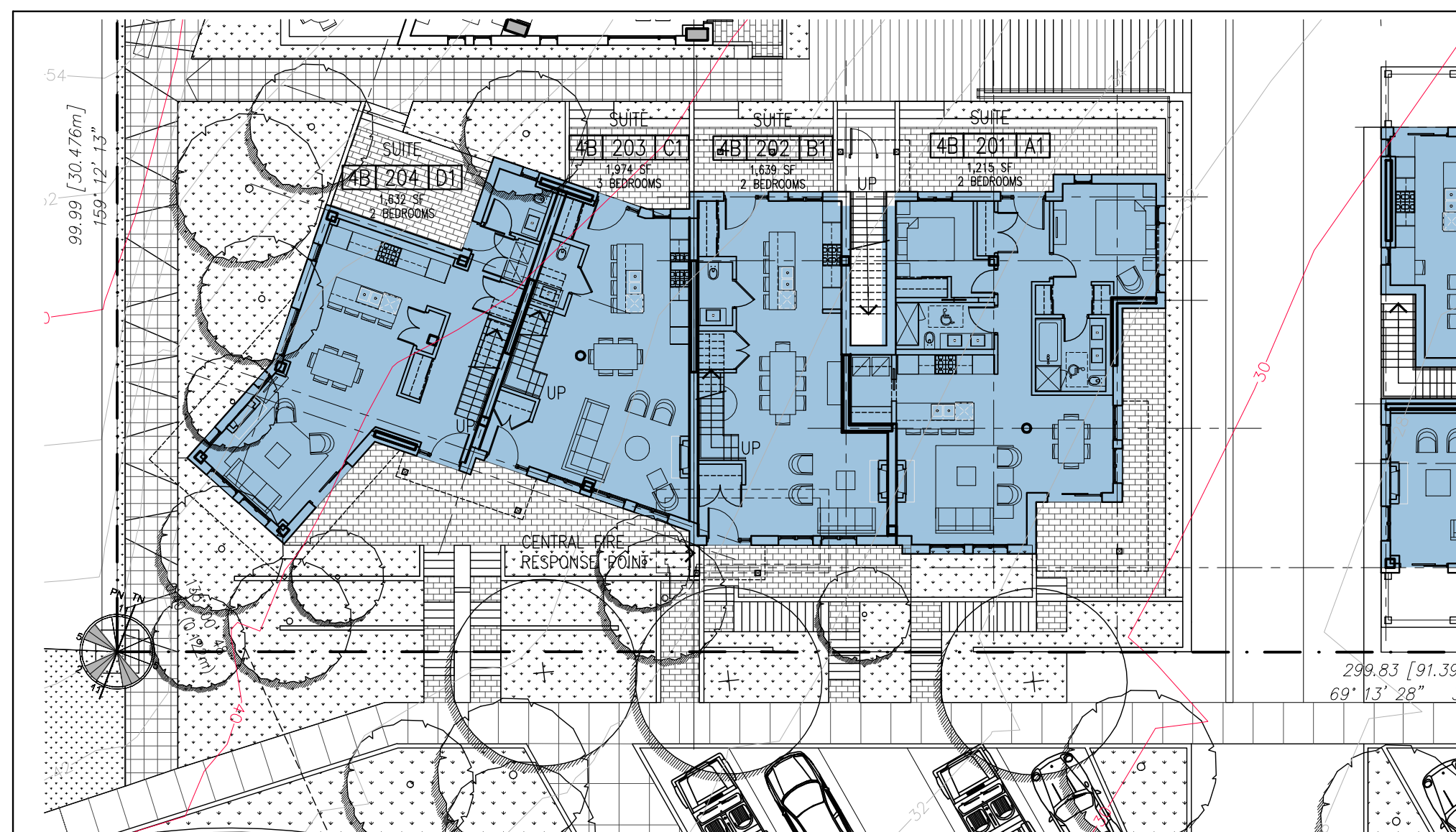
Drawn By NC/PM	Checked GB
Project Number 1504	Scale AS NOTED
Revision ----	Sheet Number



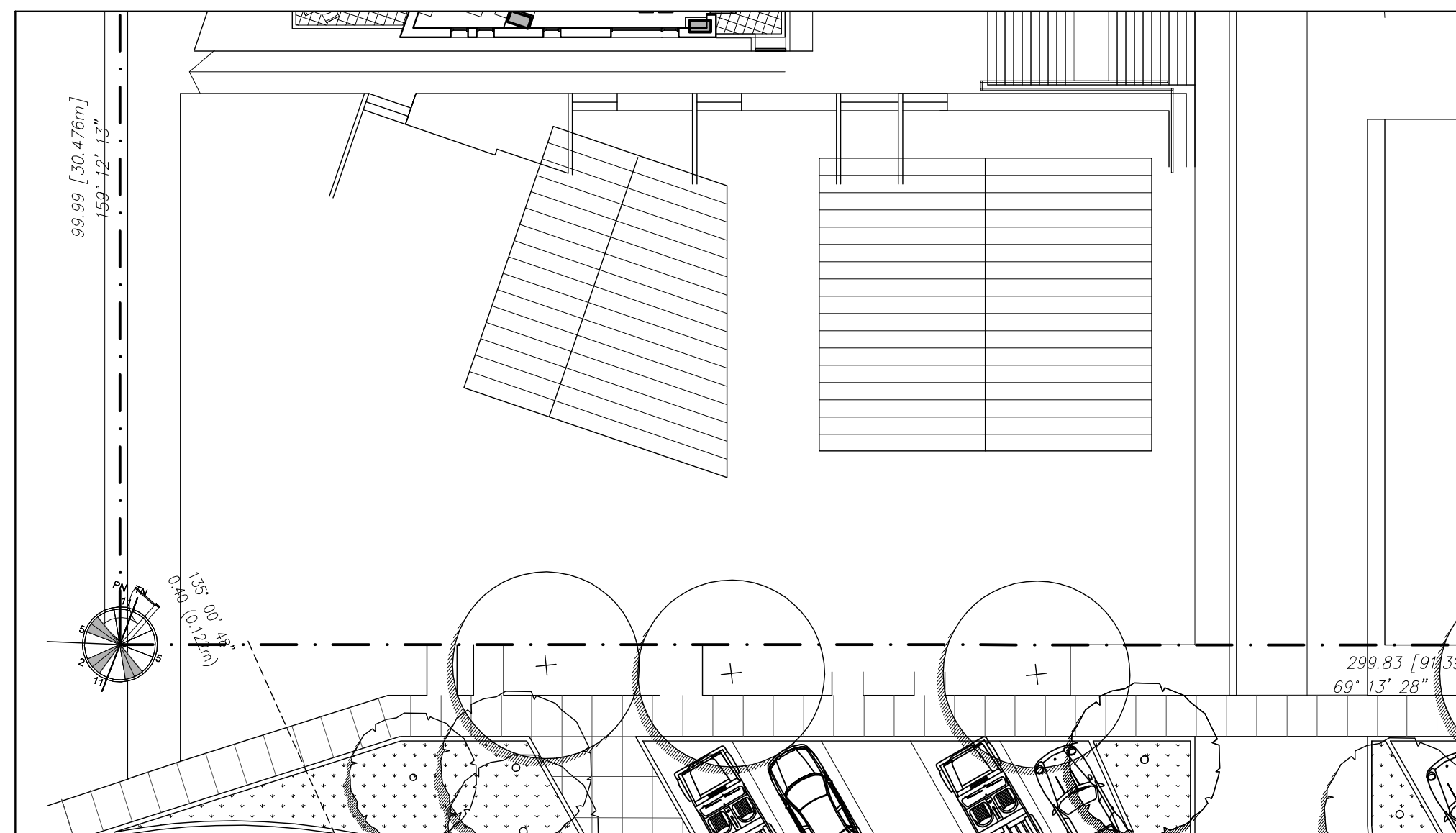
1 Parcel 4B - Level 1 Floor Plan
SCALE : 1/16" = 1'-0"



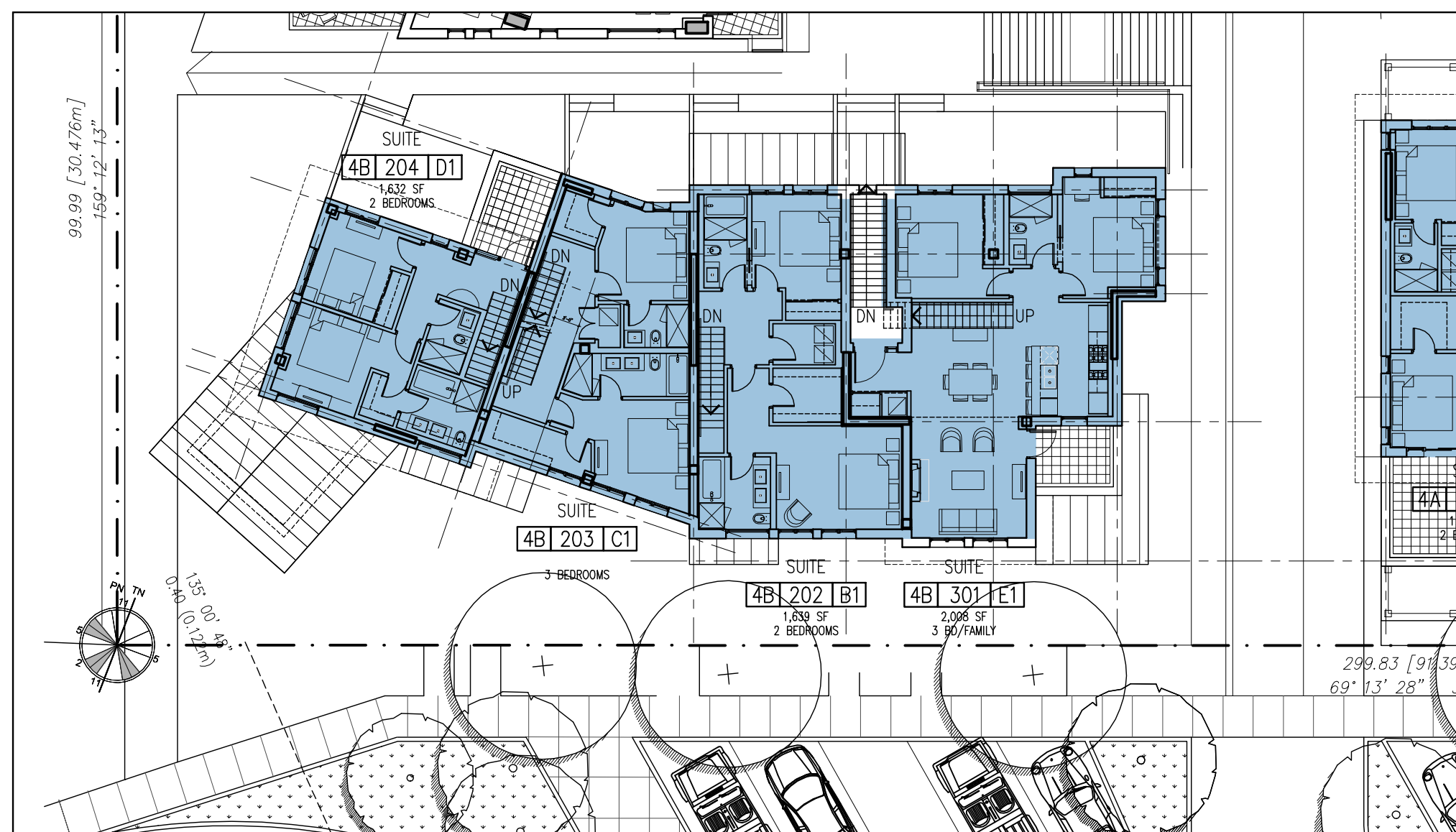
4 Parcel 4B - Level 4 Floor Plan
SCALE : 1/16" = 1'-0"



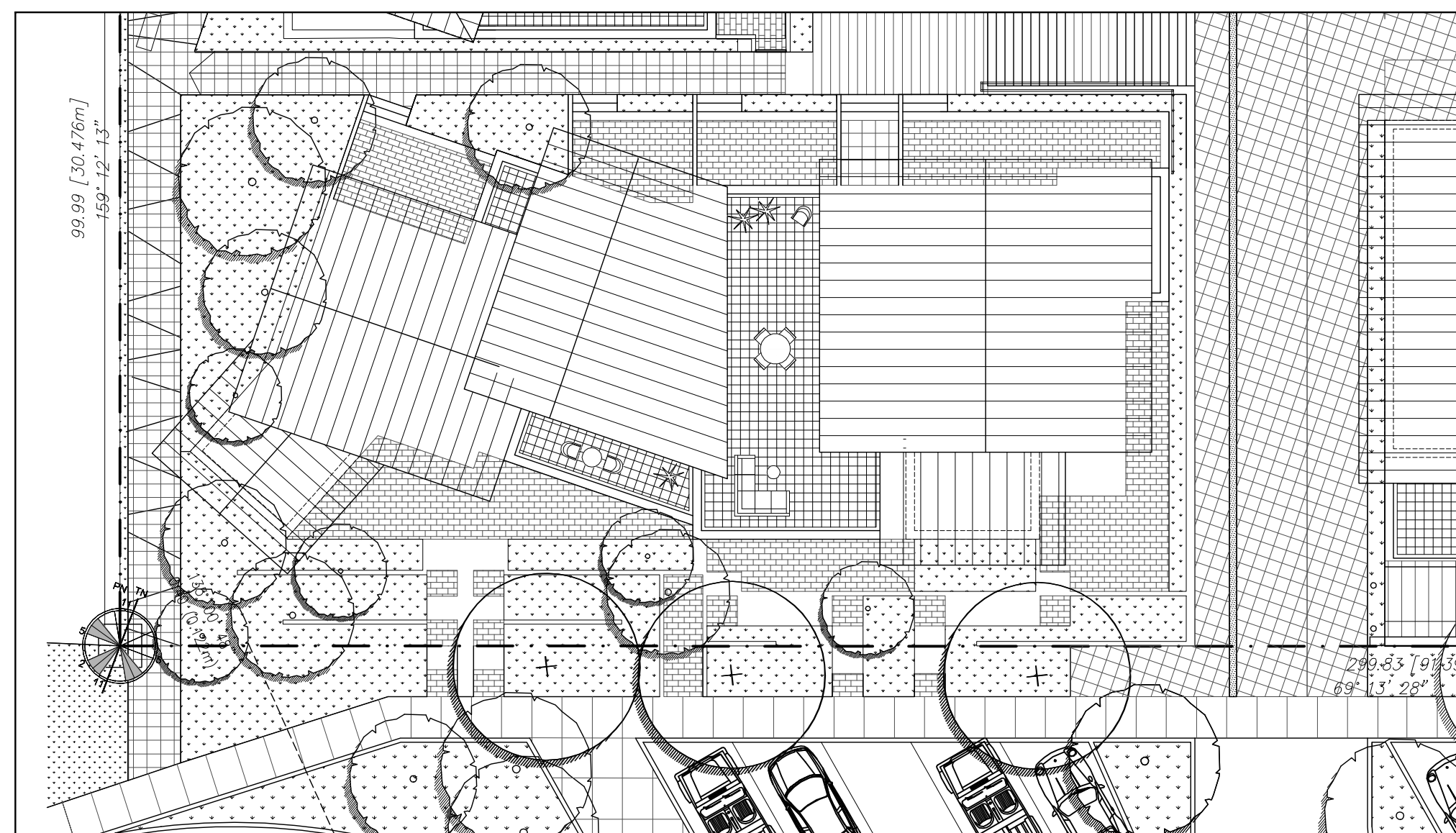
2 Parcel 4B - Level 2 Floor Plan
SCALE : 1/16" = 1'-0"



5 Parcel 4B - Roof Plan
SCALE : 1/16" = 1'-0"



3 Parcel 4B - Level 3 Floor Plan
SCALE : 1/16" = 1'-0"



6 Parcel 4B - Overall Roof Plan
SCALE : 1/16" = 1'-0"

Revision No.	Description	Date
R4	Suite Updates	April 19, 2016

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 4B - PLATEAU D
FLOOR PLANS**

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

Revision		
No.	Description	Date

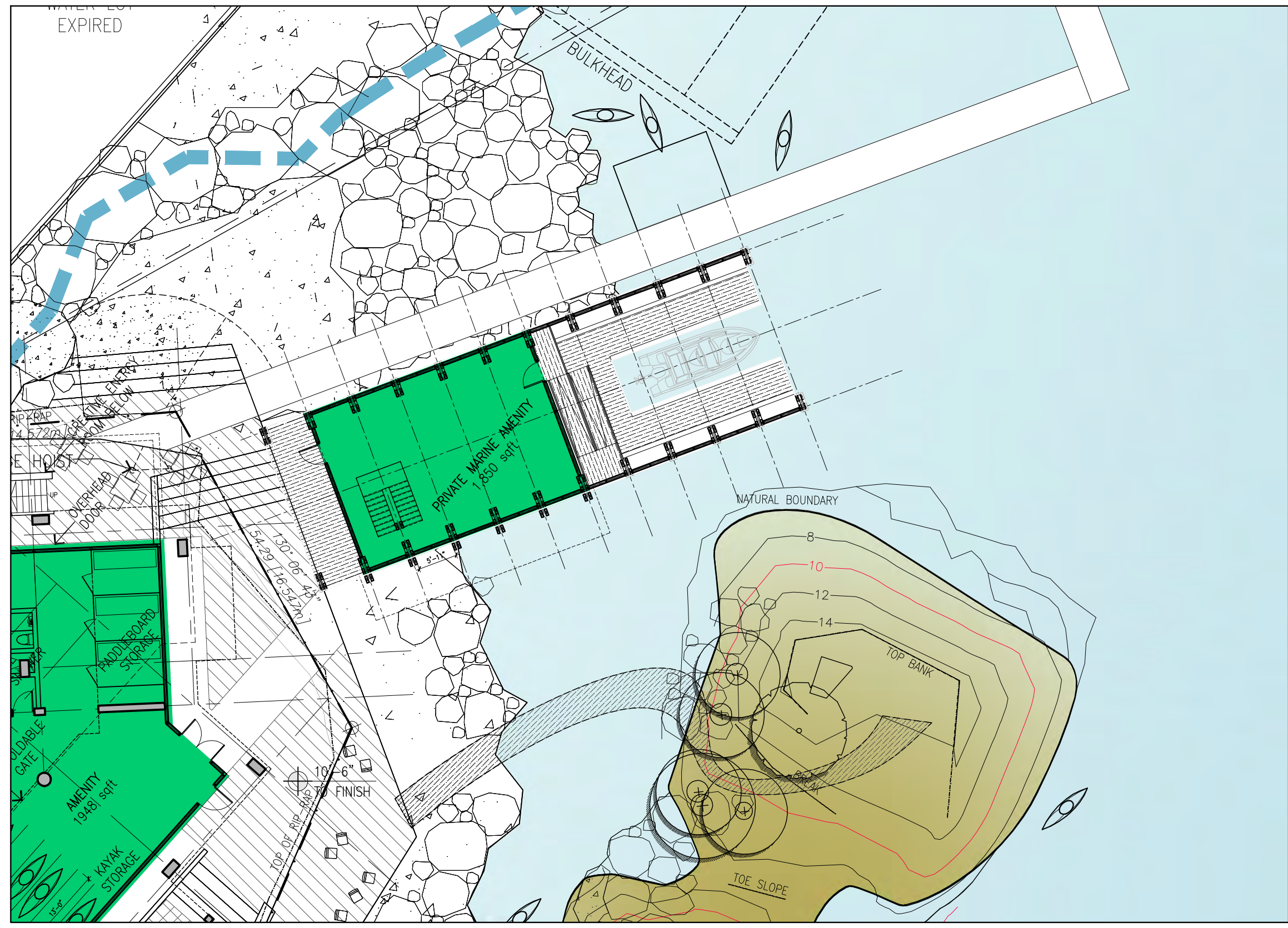
Issue	Issue Date
Issue for Rezoning	May 22, 2015
Issue for DP Stage	January 11, 2016

Consultant

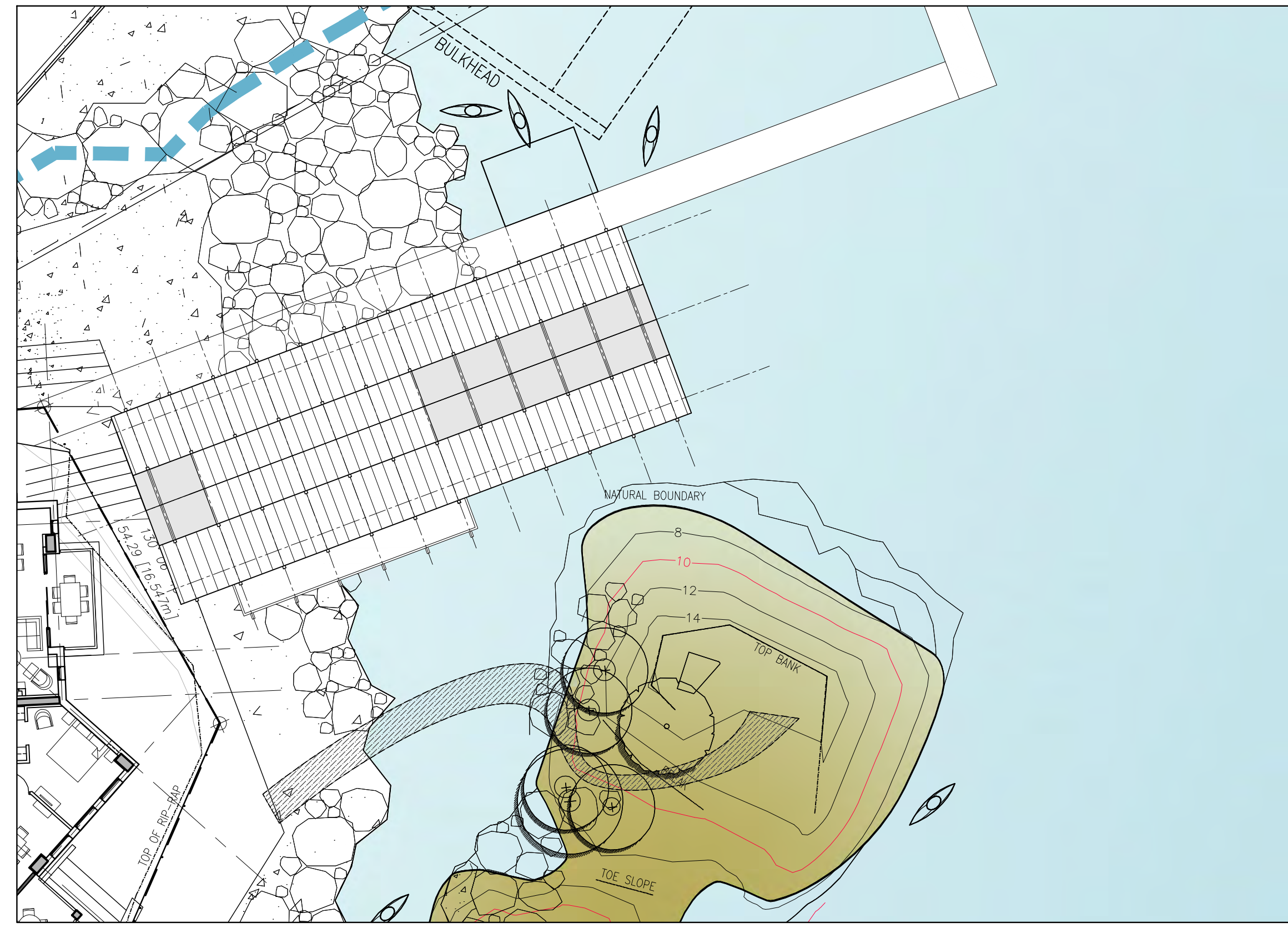
Project
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 For
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Sheet Title
AMENITY BOATHOUSE FLOOR PLANS

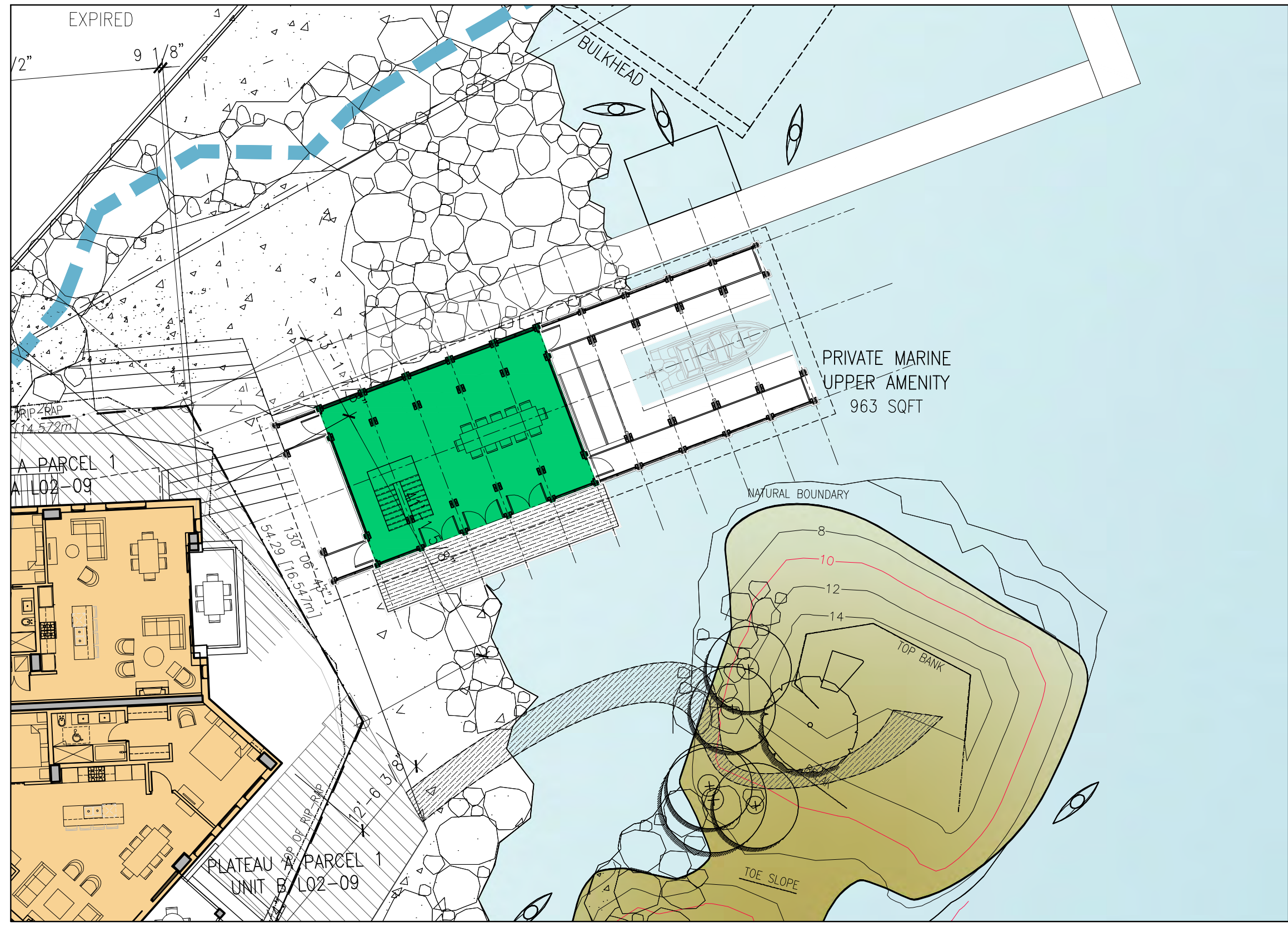
Drawn By	Checked
NC/PM	GB
Project Number	Scale
1504	AS NOTED
Revision	Sheet Number
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1 Amenity Boathouse Lower Level Plan
 SCALE : 1/16" = 1'-0"



3 Amenity Boathouse Roof Plan
 SCALE : 1/16" = 1'-0"



2 Amenity Boathouse Upper Level Plan
 SCALE : 1/16" = 1'-0"