

6(applicant presentation).



TIDES AT HORSESHOE BAY

6408 - 6418 BAY STREET
FIRST READING PRESENTATION

NORTHWEST
PROPERTIES
YAMAMOTO ARCHITECTURE

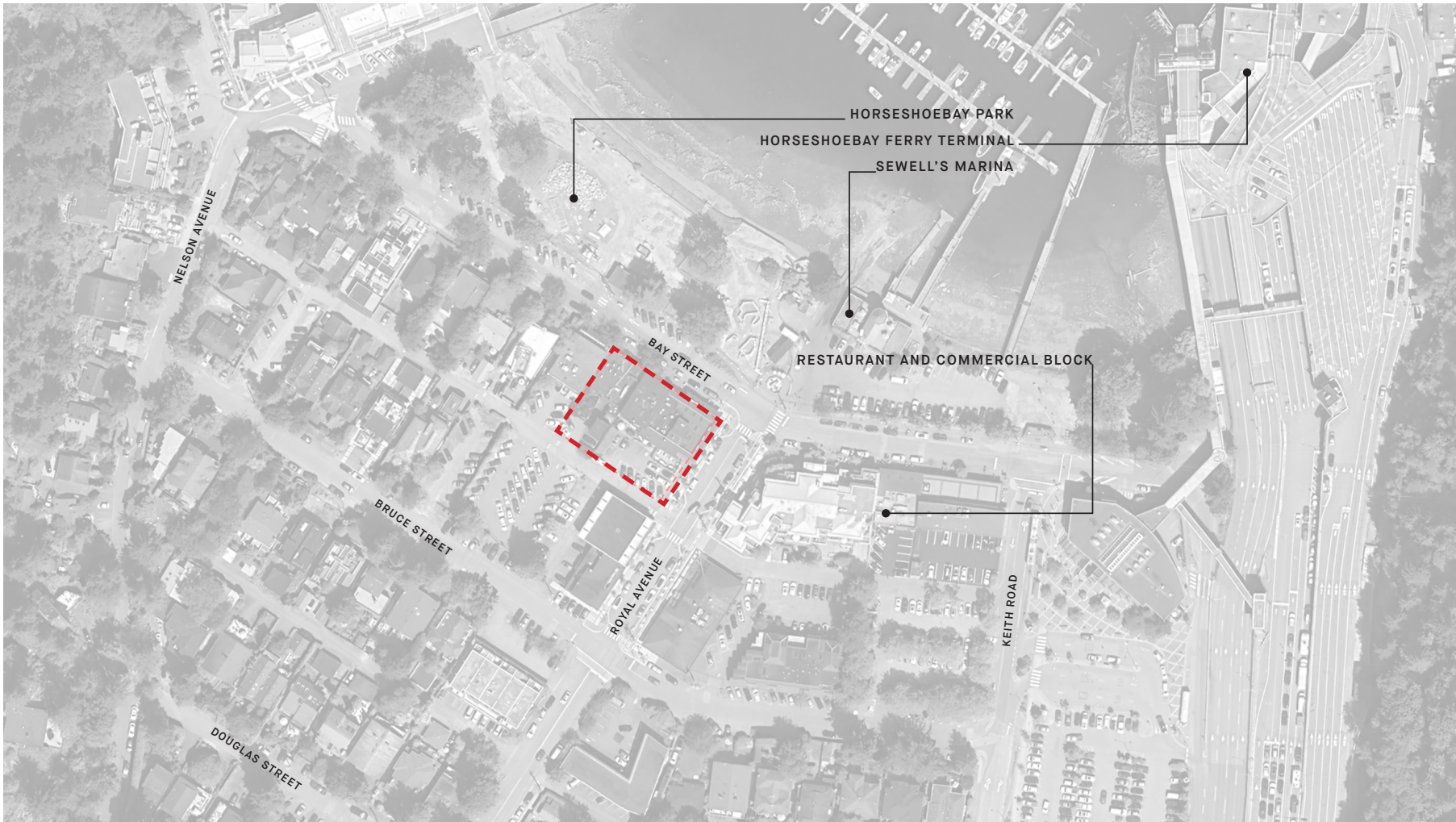
M2
LANDSCAPE ARCHITECTURE

MAY 11, 2026

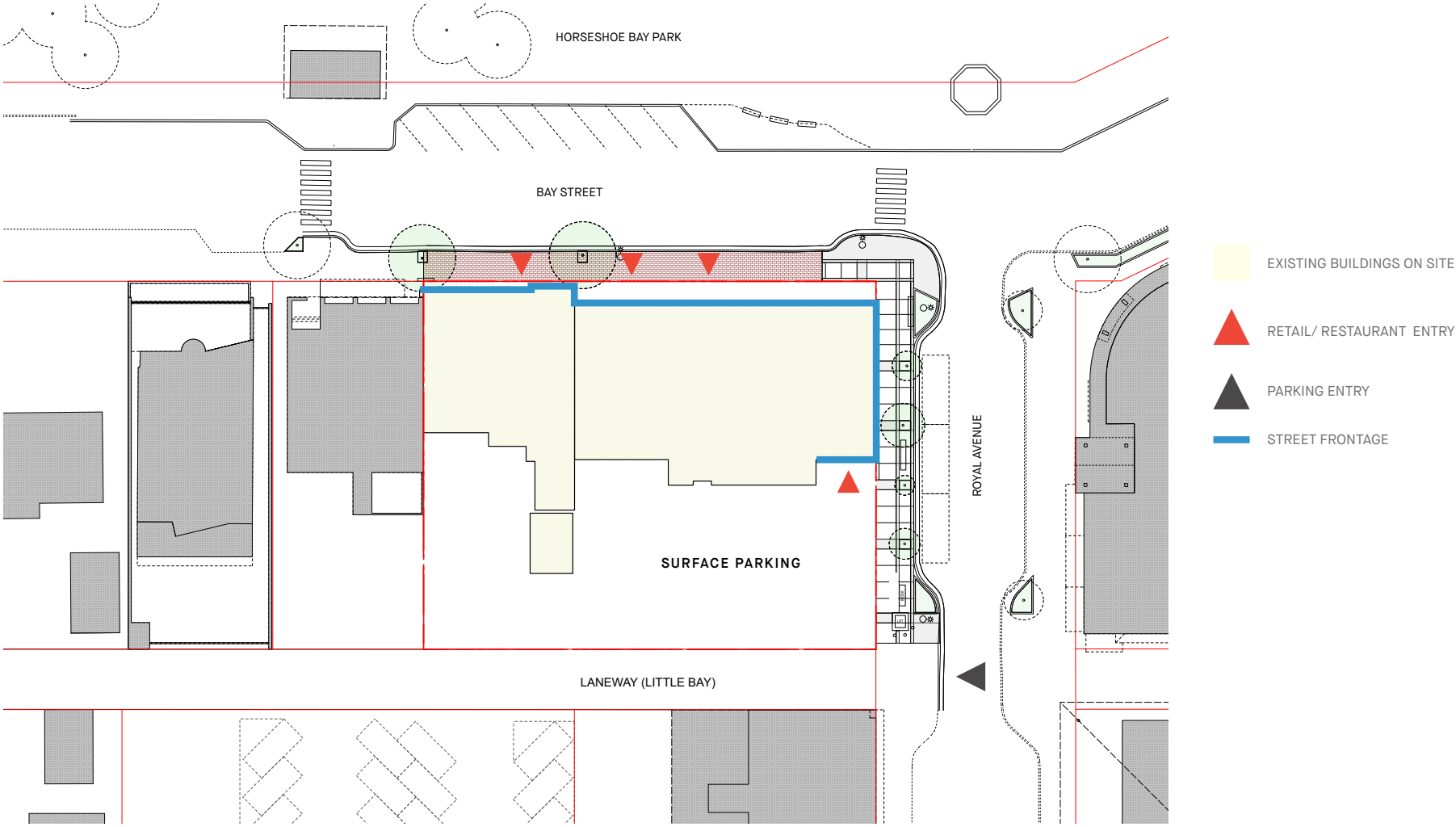
EXISTING CONDITIONS VS. PROPOSED



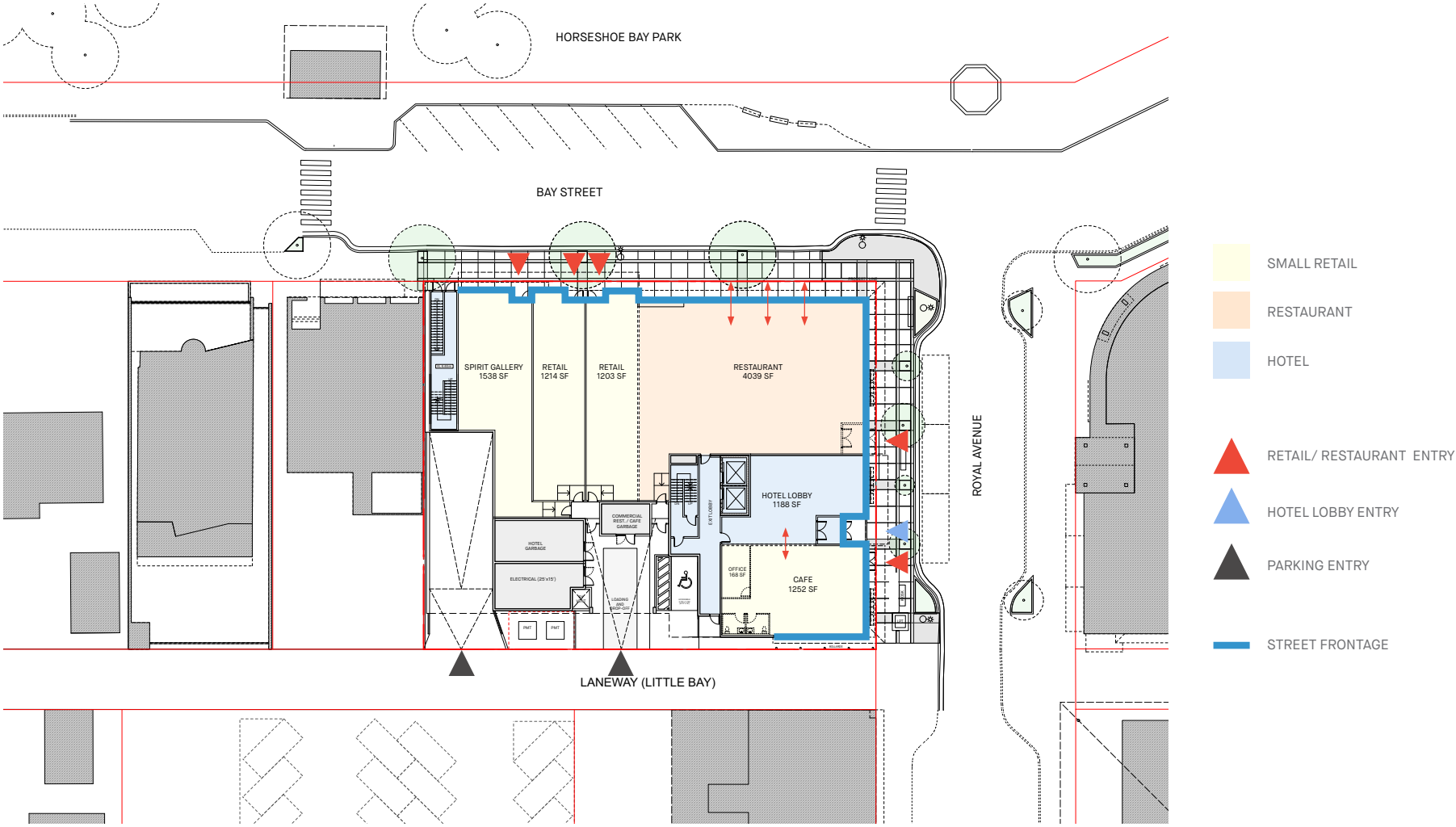
CONTEXT PLAN | VILLAGE HEART



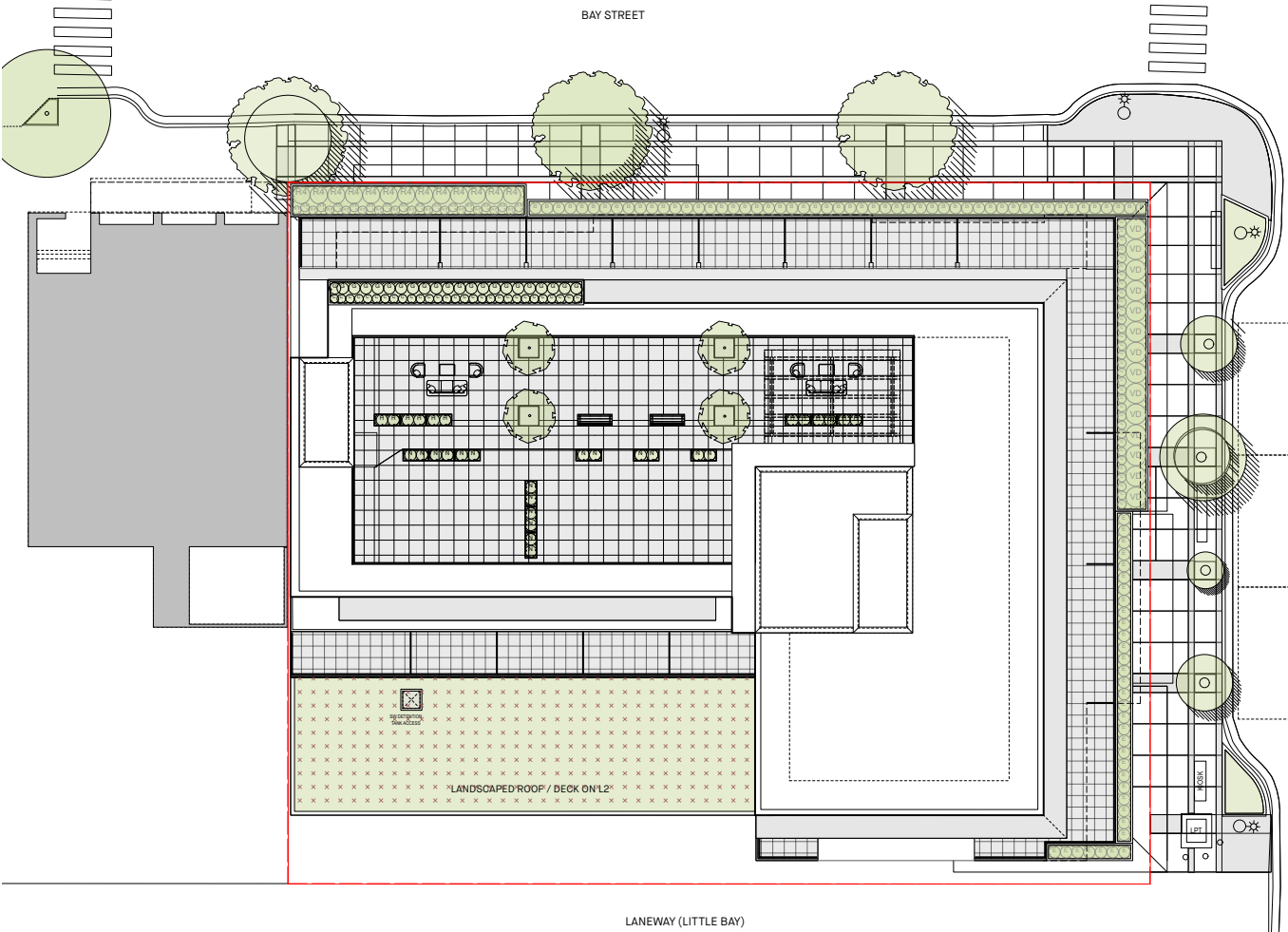
EXISTING SITE PLAN



SITE PLAN

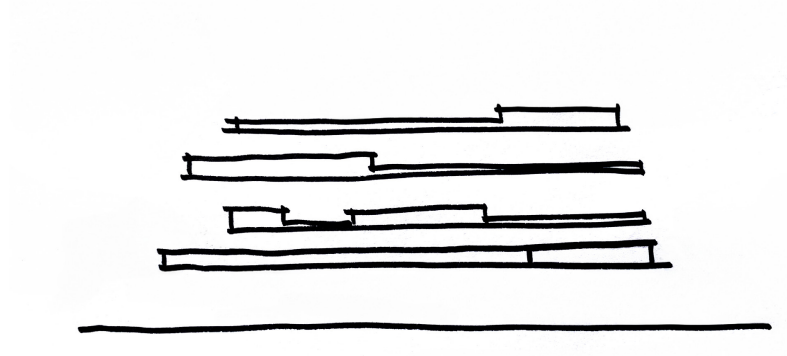


LANDSCAPE ROOF PLAN



- WADA'S MEMORY MAGNOLIA
- PARROTIA PERSICA
- CONCORDE JAPANESE BARBERRY
- RED FRED HEATHER
- EUONYMUS FORTUNEI 'HARLEQUIN'
- RHODODENDRON; YELLOW; MAY
- DAVID'S VIBURNUM
- WINTER HEATH
- FIRE POWER NANDINA
- PINK ELF DWARF HYDRANGEA
- EXTENSIVE GREEN ROOF
- SCORE CUT CONCRETE
- COLOURED CONCRETE WITH SCORE CUT PATTERN

DESIGN CONCEPT | OBJECTIVES



The building is conceived as a series of floating slabs that refer to the previous floating houses that used to occupy the bay. The floating slabs change in thickness along the length of the building, allowing space for planting and creating a varied pattern that refers to the texture of waves on the surface of the water.



NORTH ELEVATION



RENDER | RESTAURANT FRONT ALONG BAY ST



RENDER | VIEW FROM CORNER OF BAY ST AND ROYAL AVE



RENDER | COLOUR INTRODUCED THROUGH CAFE DESIGN ALONG ROYAL AVE



RENDER | ELEVATION VIEW OF CAFE ALONG ROYAL AVE



MATERIAL PALETTE



CEMENTITIOUS PANELS



BOARD FORMED CONCRETE



WOOD SOFFITS



GLASS GUARDRAILS



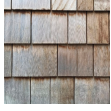
INTEGRATED PLANTERS



FABRIC AWNINGS



OPERABLE GLAZING



WOOD SHINGLES



RENDER | DEFINED LOBBY ENTRY IN HOTEL



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