

# 6408 – 6418 Bay Street



## Public Hearing

June 9, 2026

# Site and Context

- Three properties - 1,700 m<sup>2</sup> (18,300 SF)
- Existing commercial & office buildings
- Bounded by:
  - Bay Street (north)
  - Little Bay Lane (south)
  - Royal Avenue (east)
  - CRU building (west)
- Relatively flat site with rear surface parking lots
- Close to transit, HSB Park and Ferry Terminal

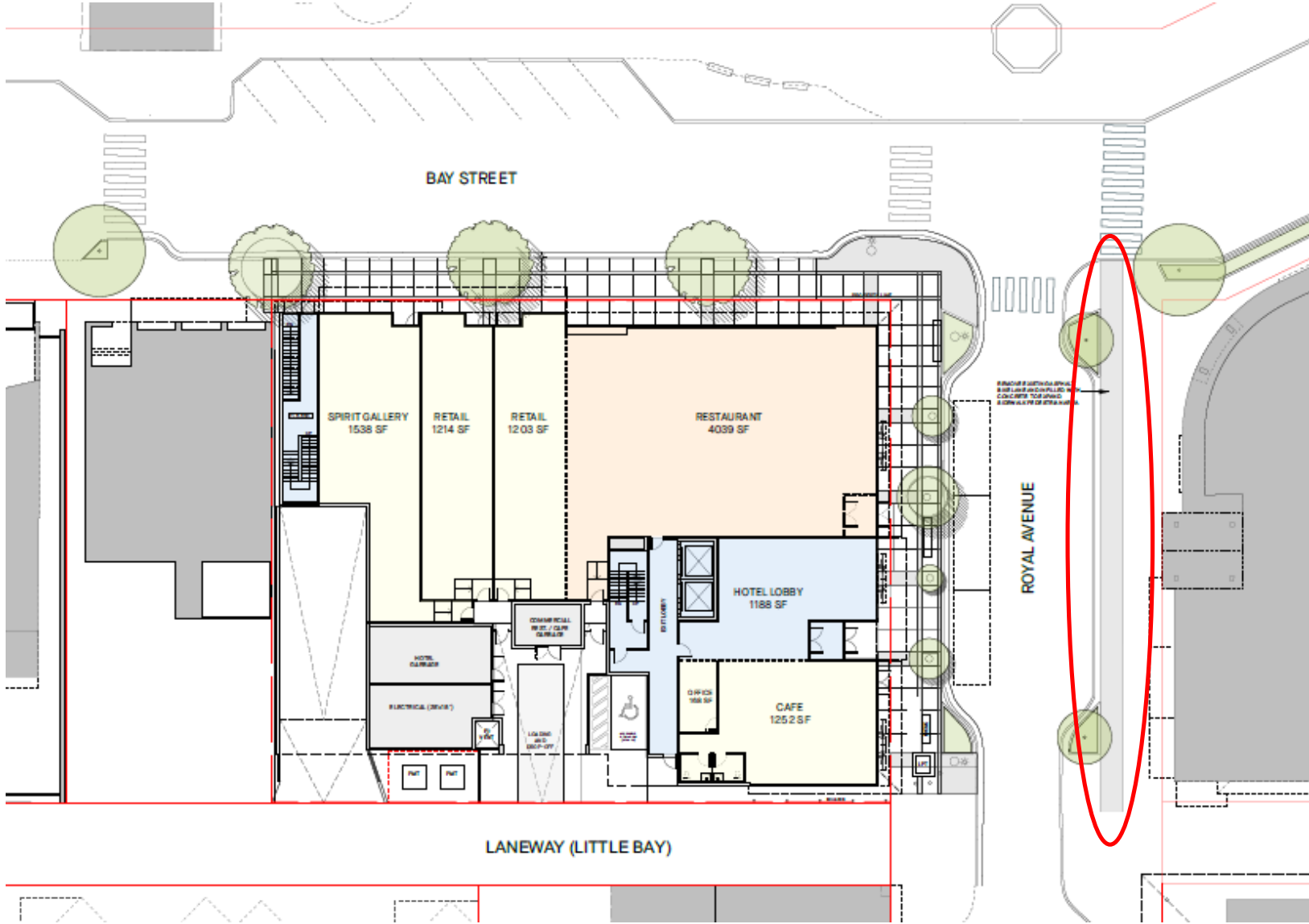


# The Proposal

- Mixed use building:
  - FAR 2.4
  - 4 storeys + partial 5<sup>th</sup> floor
  - Underground parking
  - Ground floor commercial
  - Hotel on upper floors
- Building design, materials and articulation in response to Village context
- New frontage works including sidewalk and street trees on Bay Street and updating the frontage on the east side of Royal Avenue
- Based on review of the commercial uses for the proposal a CAC is not applicable



# Royal Street Frontage



# OCP Policy

## Policy 3.5.2 “Village Heart”:

Extending out from the intersection of Bay Street and Royal Avenue, this designation is the mixed-use building form that defines the Village. Active retail at the ground floor supports the vibrancy and livability of Horseshoe Bay. New buildings within lands designated:

### Village Heart

should be commercial and multifamily residential use with a:

density of 1.75 – 2.0 FAR and a height of 3-4 storeys with commercial use at street level and residential above.



A site-specific amendment to the policy is required to accommodate the proposal.

# OCP Policy

## Policy 3.6.15 (Vibrant & Complete Village)

Encourage provision of visitor accommodation where a building or substantial portion of a building is used for lodging purposes by:

- a) allowing this use in lieu of others;  
and,
- b) considering an appropriate ground floor design that remains compatible with the street character.



An amendment to the policy is recommended to enable the proposal within the context of the LAP.

# Planning Committee

November 26, 2025 Recommendation:

THAT the Planning Committee support the application subject to further review of the following items by staff:

- Consideration to ensure the scale and massing of the development is human scaled and relates to its Village context; and
- Consideration for how the zoning and development permit are drafted to ensure viability for the proposed uses to achieve the objectives for HSB for the hotel use (e.g. design flexibility to allow for longer term stay).

# Planning Committee – Responses

1. Replacing the linear glass canopy with fabric awnings → emphasizes the pedestrian level and reduces building scale at the sidewalk.
2. Bringing warmer materials, including a wood-shake texture, down to grade → provides additional detail and interest, and highlights the hotel lobby.
3. Incorporated recessed entries to smaller retail units → creates a finer grain along the sidewalk and emphasizes the individual retailers.
4. Further differentiation through colour and storefront detailing → at the southwest corner café and corner restaurant to emphasize these areas and to fit the building within the existing neighbourhood scale and eclectic retail character.
5. CD zone allows for hotel use with short- and longer-term stays.

# Public Information Meetings

- July 17, 2025: On Preliminary Proposal (prior to formal application)
- November 20, 2025: On Formal Application
  - Approx. 72 attendees + 129 unique visitors to project website
  - Feedback: 18 comment sheets
  - Generally supportive:
    - Potential benefits including updated accommodations
    - Improved retail activity
    - Broader economic contributions to Horseshoe Bay
  - Concerns:
    - Building design character
    - Architectural expression
    - Construction-related impacts



# Recommendation

Subject to public input at tonight's public hearing, staff recommend support of the proposal based on:

- Consistency with the Local Area Plan (LAP) guidelines
- Meets the intent of the LAP by providing visitor accommodation within the Village, in a mixed-use building format
- Supports Council's strategic objective to support commercial vibrancy and visitor accommodation
- Site proximity to the ferry terminal, public parks and connections, and is supported by transit

**Thank You!**  
**Questions?**

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