

COUNCIL AGENDA	
Date: MAY 11/2026	Item: 18/
June 9, 2026 PH	4.3 / R-1



4.3 / R-1

DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	April 15, 2026
From:	Lisa Berg, Senior Community Planner
Subject:	Development Proposal for 6404 to 6418 Bay Street

RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated April 15, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026” be read a first time.

RECOMMENDATION

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026” be read a first time.

RECOMMENDATION

THAT proposed “Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026” and “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026” be presented at a public hearing scheduled for June 9, 2026, at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled public hearing.

RECOMMENDATION

THAT proposed Development Permit No. 25-099 be presented at a public meeting scheduled for June 9, 2026, at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, to be held concurrently with the public hearing scheduled for June 9, 2026, at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled public meeting.

1.0 Purpose

To present to Council a proposed Official Community Plan (OCP) amendment, a rezoning, and associated development permit for 6408 to 6418 Bay Street (**Appendix A**) to facilitate a mixed commercial and hotel project (**Appendix B**).

2.0 Legislation/Bylaw/Policy

Provincial Legislation

The *Local Government Act* (LGA) requires that a public hearing be held on the proposed OCP amendment and rezoning bylaws, in accordance with Section 464 through 470.

Official Community Plan

An amendment to the Horseshoe Bay Local Area Plan, forming a part of the OCP, is required to accommodate the proposal. See section 3.0 below.

Zoning Bylaw

The site is currently zoned C1 (Commercial Zone 1). A rezoning is required to facilitate the proposal.

3.0 Council Strategic Objective(s)/Official Community Plan

2024-2026 Council Strategic Plan

The proposed mixed commercial and hotel development generally supports Council's Strategic Plan by contributing to a more vibrant local economy (Objective 3.1–3.3) by supporting commercial activity and providing visitor-serving amenities in Horseshoe Bay. The project also aligns with mobility objectives (4.1, 4.3) through frontage, pedestrian, and transit-supportive improvements, and can advance environmental goals (1.1, 1.7) through application of the Step Code and EV-readiness. While not directly referenced in the Strategic Plan, the development is broadly consistent with Council's direction to strengthen commercial centres, support economic vitality, and improve the public realm.

Official Community Plan

Community-wide Directions within the Official Community Plan (OCP) include policies to support economic development and visitor accommodation within the community, including:

Policy 2.3.3: Enhance Horseshoe Bay Village Centre as a local and regional destination with commercial land uses such as: a) Retail, service and restaurants centred on the waterfront; b) Regional transportation facilities; c) Visitor accommodation; d) Tourism and recreation; and e) Secondary office use.

Policy 2.3.11: Incentivize hotel development and other major business and employment creation opportunities through bonus density provisions in appropriate locations.

The Horseshoe Bay Local Area Plan (LAP) includes policies to support economic development and visitor accommodation within Horseshoe Bay:

Policy 3.5.2: 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 and a height of 3-4 storeys with commercial use at street level and residential above.

Policy 3.6.15: 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.

The site is located within the 'Village Heart' land use designation and the proposal is subject to the general and sub-area guidelines found within the LAP. A policy analysis is provided section 6.2 below.

4.0 Financial Implications

4.1 Community Amenity Contributions

New developments are to deliver community amenities related to the impacts of development. The value of the amenity is proportional to the increased potential land use in comparison with existing zoning and land uses on the site. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

District staff have reviewed the development proposal, considering the proposed visitor accommodation and commercial uses. It was concluded that a CAC is not applicable.

4.2 Infrastructure and Servicing

Staff confirmed through a utility modelling analysis that no offsite infrastructure upgrades to sanitary or water services are required to accommodate the proposal.

Development Cost Charges (DCCs) would also be applicable in compliance with the District's Development Cost Charge Bylaw and Metro Vancouver and Translink DCC Bylaws at the building permit stage. DCCs fund upgrades or provision of infrastructure services resulting from development.

5.0 Background

5.1 Previous Decisions

Not applicable.

5.2 History

Not applicable.

6.0 Analysis

6.1 Context

The site consists of three properties located at 6408, 6412 and 6418 Bay Street, with a combined total site area of approximately 1,700 m² (18,299 sq. ft.). It is a primary commercial corner site, bounded by Bay Street to the north with Horseshoe Bay Park beyond, “Little Bay” lane to the south, Royal Avenue to the east, and a commercial property to the west. The site is relatively flat and is within the village context of Horseshoe Bay (Figure 1).



Figure 1: Subject Site

The site is developed with existing one and two storey commercial and office buildings with surface rear parking lots accessed from the lane. Bay Street has a temporary asphalt sidewalk while Royal Avenue was recently updated with a new sidewalk, street trees and gutter.

6.2 The Proposal

The applicant proposes to rezone the site to allow for a mixed-use development with commercial units at street level and a 42-room hotel above. The proposal consists of a four-storey building with a partial fifth floor (amenity space) above an underground parkade and a proposed Floor Area Ratio (FAR) of 2.4 (Figure 2 and 3).



Figure 2: Rendering of proposed building (corner of Bay St and Royal Ave)



Figure 3: Rendering of proposed building (corner of Royal Ave and Lane)

Building Design & Expression

The building is designed with an architectural expression emphasizing horizontality through cantilevered balconies. The concept of the design was inspired by a series of floating slabs with the incorporation of greenery. On the balconies, taller planter walls alternate with lower walls with more glazing to add variety and interest. Wood soffits bring warmth to the building materiality, which includes board-formed concrete, cementitious panels, wood shingles, glass guardrails and fabric awnings. The building is designed with continuous pedestrian weather protection along the ground floor façade.

Ground Floor

The proposal incorporates a mix of retail uses including a larger space on the corner for a restaurant to activate the corner of Bay Street and Royal Avenue. The design incorporates large areas of operable storefronts that will enable the restaurant to open along the sidewalk. The western retail space is envisioned to house the Spirit Gallery that currently operates on the site. Additional small scale retail spaces are provided for neighbourhood-level services. On the Royal Avenue frontage, space for a café is envisioned to serve hotel guests as well as the public. The hotel lobby is located on Royal Avenue between the café and restaurant.

Levels Two & Three

The second and third floors provide 33 hotel rooms for visitors. Each hotel room includes a large balcony with overhangs above to provide guests private outdoor space with views to the bay to the north and with south views overlooking a landscaped deck at the second floor. Amenity space for hotel guests is provided on level two.

Level Four

The top level of the building contains 9 larger suites with five 1-bedroom units and four 2-bedroom units. The suites are designed for flexibility and management by the hotel as visitor accommodation with short- and longer-term stays. This level is stepped back to reduce building mass while providing generous outdoor decks for the north and east-facing suites. South suites have access to balconies that overlook the landscaped deck below along the lane.

Level Five (Partial Level)

A rooftop amenity space is provided for patrons of the hotel but would also be available for use by the community that could provide for a hub for events or gatherings. The amenity space is outfitted with outdoor seating and patio areas, landscaping and trellis details, and a universal washroom and storage integrated with the building elevator overrun.

Parking & Access

Vehicle access is via the rear lane (Little Bay) to an underground parkade that is designed to include 43 parking spaces, secure bicycle storage, and other storage rooms. One accessible parking space is located on the property at the lane, for a total of 44 parking spaces. The parking will be managed by the developer for use by the hotel guests customers, and staff.

In analyzing the proposed parking, for context, the zoning bylaw would require approximately 66 parking spaces for a mixed-use commercial and hotel building. While the proposal is for a total of 44 parking spaces, a parking reduction is supportable based on the site context, a shared parking strategy, transportation options, and the proposed uses.

Horseshoe Bay functions as a compact commercial village with frequent pedestrian activity, ferry connections, and established transit service. The applicant submitted a Traffic Impact Assessment (TIA) which has been reviewed and accepted by staff. It indicates that a share of the hotel guests and commercial patrons are expected to arrive without a vehicle, reducing peak parking demand. Stays are typically short-term with a high parking turnover, allowing more efficient use of fewer stalls. Lastly, commercial and hotel use typically peak at different times of the day. This allows for the same parking supply to be shared rather than parking each use independently at its maximum demand.

To ensure flexibility for the detailed building permit application stage¹, the proposed zoning amendment bylaw requires a minimum of 42 vehicle stalls. The proposed reduced parking aligns with Horseshoe Bay's pedestrian and seasonal tourist orientation and transit service. The proposal encourages active transportation while avoiding additional excavation and issues related to the water table. 'Back-of-house' services such as a loading and drop-off space, garbage and recycling rooms, and electrical transformers (PMTs) are in the lane.

Public Realm

The proposal will deliver frontage improvements including a new sidewalk and street trees on Bay Street. The mature street trees on Bay Street are proposed to be replaced with a new row of street trees, subject to review of potential underground service or street light conflicts. Parallel street parking on Bay Street is proposed to be maintained, and the angle parking on the north side of Bay Street next to the park would remain. One-way west-bound traffic on Bay Street would continue, with a bicycle share-row, and the corner bump-out that was installed by the District is to remain.

On Royal Avenue, as the District recently completed updates along the frontage of the site including a new concrete sidewalk and street trees, the applicant worked with the District to redesign and deliver updates to the east side of Royal Avenue (the opposite side of the street from the project). The proposed design includes improvement to the boulevard including deletion of the separated bike lane and temporary planters and expansion of the public realm for pedestrians (Figure 4).

¹ To accommodate the potential expended spatial requirements for mechanical equipment or other necessary infrastructure for the commercial or hotel uses.



Figure 3: Rendering of public realm on Royal Avenue

See **Appendix G** for the proposed development permit.

Policy Context & Response

An amendment to the OCP (**Appendix E**) is required to accommodate the development as the applicant proposes:

- a Floor Area Ratio (FAR) of 2.4, which exceeds the FAR outlined in the LAP with a range of 1.75 – 2.0 FAR; and
- a building height of 5 storeys to accommodate an amenity level, which exceeds the building height outlined in the LAP with a building height of 3-4 storeys.

A rezoning is required (**Appendix F**) to accommodate the proposal as site is currently zoned C1 (Commercial 1). While C1 allows for general retail use, the site is proposed to be rezoned to a Comprehensive Development Zone (CD92) based on the proposal for a mixed-use development with hotel use. To ensure flexibility and long-term viability of the development, and in response to the comments provided by the Planning Committee, the proposed CD92 zone for the site includes rental dwelling units as a permitted use that would be restricted to be located only on upper floors of the building.

Staff recommend support of the proposed OCP amendment and rezoning as the proposed hotel and commercial spaces would directly support the local business economy and strengthen Horseshoe Bay as a commercial village. A well-designed mixed-use project will contribute to the commercial vibrancy and street-level activity in the area, supports transit ridership and tourism, and provides long-term municipal revenue via property taxes and business licenses.

Planning Committee

The proposal was considered by the Planning Committee at its meeting on November 26, 2025, and the Committee passed the following motion:

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

1. Consideration to ensure the scale and massing of the development is human scaled and relates to its Village context; and
2. 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).

In response, and through feedback from the public and staff, the applicant proposed refinements to the design:

1. The linear glass canopy has been replaced by fabric awnings, which emphasize the pedestrian level and reduce the scale at the sidewalk.
2. Warmer materials have been brought down to grade, including a wood shake texture that provides additional detail and interest, and highlights the lobby entrance (Figure 4).
3. The smaller retail frontages incorporate recessed entries, helping to create a finer grain along the sidewalk, and to further emphasize the individual retail units.
4. Additional differentiation through colour and storefront detailing in the southwest corner café and the corner restaurant is provided to emphasize the series of individual retail shops and fit within the surrounding neighbourhood scale and eclectic retail character.

In response to the Committee's second recommendation regarding project viability, it is proposed that the CD92 zone permit flexible visitor accommodation use that would allow the developer/hotel operator the opportunity to lease suites either on a nightly basis (traditional hotel use), or for periods of times greater or less than 30 days. However, the CD92 zone would not allow for strata residential development.



Figure 4: Lobby Entrance on Royal Ave

6.3 Climate Change & Sustainability

The proposal promotes sustainability and low-carbon transportation options (e.g., walk, bike and transit) and deploys transportation demand strategies. With the site's strategic location within the Village Heart of Horseshoe Bay, the proposed development provides the opportunity to connect to local pedestrian and transportation networks, including the ferry terminal. It will utilize existing infrastructure such as roads, sewer, stormwater drainage and water connections.

In general compliance with the District's Building Bylaw and the Sustainable Building Policy, the applicant has proposed to achieve: Step 3 + ZCSC EL-3² for the ground floor commercial units and Step 2 + ZCSC EL4 of the Zero Carbon Step Code for the hotel units on the upper floors.

6.4 Public Engagement and Outreach

Public Information Meetings

Prior to formal submission³, the applicant held a preliminary public consultation meeting to gather feedback from the public on July 17, 2025. Subsequently, upon formal submission of the rezoning application, the applicant held another public information meeting in compliance with the Development Procedures Bylaw on November 20, 2025. Summaries of those meetings and feedback received by the applicant are attached as **Appendices C and D** respectively and are available on the District's website. The feedback from the public was primarily supportive of the proposal, citing benefits such as updated accommodations, improved

² EL-3 is considered "Strong Carbon Performance" and in most cases will require decarbonization of both space heating and domestic hot water systems or potential for full electrification of a building.

³ In compliance with the Preliminary Development Proposal and Public Consultation Policy

retail activity, and broader economic contributions to Horseshoe Bay. Constructive and critical feedback focused primarily on the building's design character and architectural expression, and construction impacts.

Public Hearing and Notification

In compliance with the LGA and the Development Procedures Bylaw the proposed bylaws are subject to a public hearing. Notice of the public hearing will be given in accordance with the LGA requirements and District procedures should the proposal advance.

Signage

The applicant has already installed a development information sign on the property. Should the proposal advance, the applicant will be required to update the sign with particulars about the public hearing and concurrent public meeting.

Website

In alignment with current practise, a description of the proposal and current project plans are available online and should the proposal advance, applicable dates will be updated.

6.5 Conditions Precedent to Adoption

Prior to adoption of the bylaws and approval of the development permit, the following requirements must be met:

- Ministry of Transportation and Transit (MoTT) approval on the rezoning bylaw as per section 52 of the *Transportation Act*; and
- Registration of a development covenant (to secure site servicing and offsite boulevard and frontage upgrades).

7.0 Options

7.1 Recommended Option

Council give first reading to the proposed bylaws and set a date for a public hearing and concurrent public meeting.

7.2 Considered Options

Council may:

- a) give first reading to the proposed bylaws and set an alternative date (to be specified) for a public hearing and concurrent public meeting; or
- b) defer consideration of the proposal pending receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the application.


8.0 Conclusion

Staff assessment of the application has concluded that the proposal is appropriate and supportable based on relevant OCP policies. Specifically, the proposal is generally consistent with the Horseshoe Bay Local Area Plan development permit area guidelines, meets the intent of the “Village Heart” Local Area Plan policy, and is supported by Council’s strategic plan to support commercial vibrancy and visitor accommodation within the HSB village and within proximity to the ferry terminal, public parks and transit service.

Staff recommends that the proposed bylaws be given first reading and a date for a public hearing and concurrent public meeting be scheduled.

Author: 

Lisa Berg, Senior Community Planner

Concurrence: 

Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

- A. Context Map
- B. Project Profile
- C. July 17, 2025 Preliminary Public Information Meeting Applicant Summary
- D. November 20, 2025 Public Information Meeting Applicant Summary
- E. Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026
- F. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026
- G. Development Permit No. 25-099 (with schedules)

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APPENDIX B – PROJECT PROFILE

(at April 15, 2026)

Project	6408 – 6418 BAY STREET (TROLLS SITE)
Application	File No. 25-099 (PDA02963)
Applicant	Northwest Realty Inc on behalf of KM 8 Canada Holding Ltd
Architect	Yamamoto Architecture Inc
Landscape Architect	M2 Landscape Architecture and Arboriculture
Site:	
• Address	6408 Bay Street
• PID	013-115-251
• Legal Description	LOT 12 BLOCK 34 DISTRICT LOT 430 PLAN 2103
• Address	6412 Bay Street
• PID	013-115-227
• Legal Description	LOT 11 BLOCK 34 DISTRICT LOT 430 PLAN 2103
• Address	6418 Bay Street
• PID	014-049-376
• Legal Description	LOT 10 BLOCK 34 DISTRICT LOT 430 PLAN 2103
Site Area (Combined)	1,700 m ² (18,299 sq. ft.).
Existing Zoning	C1
OCP Policy	Horseshoe Bay LAP Policy 3.5.2 “Village Heart” and 3.6.15
DPA	Section 4 “General Guidelines” and Section 5 “Sub-Area Guidelines”
Proposal	To rezone the site to allow for a 5-storey mixed use retail and hotel building with underground parking

Particulars	Proposed	Notes
Floor Area Ratio (FAR)	2.4	
Building Height	19 m	Excludes elevator overrun and rooftop mechanical equipment
Number of Storeys	5	4 storeys + partial 5th floor
Gross Floor Area	3,118.8 m ² (43,031.5 sq. ft.)	
Number of Hotel Rooms	42	
Setbacks	0 m	From all P/Ls
Parking	44	43 within underground parkade 1 accessible space at the lane
Bicycle Parking/Storage	34	Complies
EV Charging	Level 2	Complies

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6408-6418 BAY STREET
PUBLIC CONSULTATION MEETING

Engagement Summary Report

Date: August 8, 2025

Prepared for: Northwest Properties

Prepared by: Pooni Group

EXECUTIVE SUMMARY

In partnership with KM 8 Canada Holding, locally based Northwest Properties intends to submit an Official Community Plan (OCP) amendment and a Zoning Amendment to the District of West Vancouver. The application seeks to permit the development of a four-storey mixed-use building at 6408–6418 Bay Street in Horseshoe Bay. The proposed building includes ground-level commercial space, two levels of boutique hotel with 33 rooms, and a top floor with nine long-term stay accommodations.

To support the application and gather early feedback, the project team hosted a Public Consultation Meeting (PCM) at Gleneagles Clubhouse on July 17, 2025. Information presented at the PCM was also made available on the project website (StayatHorseshoeBay.ca). A comment form was available at the event and on the project website from July 17 to July 27, 2025, allowing the public to share their thoughts on the proposal. A dedicated project email was also provided as an alternative communication channel. Since the website launch, it has recorded 339 unique visitors.

Approximately 115 people attended the in-person Public Consultation Meeting. While turnout was high and the event prompted many conversations between attendees and the project team, fewer attendees chose to provide written feedback, with 36 comment forms and three emails received. Overall, comment form responses were generally positive, particularly in regard to the hotel components of the proposal. Many also offered suggestions and ideas across a range of topics, reflecting thoughtful engagement with the project. Key themes from the comment form feedback are summarized below:

- **Village vitality and year-round activation:** Desire for bringing new energy to Horseshoe Bay through a hotel and new commercial spaces that serve both locals and tourists. *(17 responses)*
- **Design compatibility and aesthetics:** Several respondents noted the current design feels too modern or boxy, urging a more “village-like,” West Coast, or Whistler-inspired look. *(12 responses)*
- **Desire for local, non-chain businesses:** Preference for unique, independently operated businesses- like local restaurants, florists, art galleries, and gift shops- over national chains or repetitive business offerings. *(15 responses)*
- **Parking and traffic:** Multiple responses highlighted the need for adequate public parking, drop-off areas, and traffic management, especially given nearby ferry and tour bus activity. *(9 responses)*
- **Support for hotel use, community-serving retail, and rooftop/public realm enhancements:** Many respondents supported the hotel as a much-needed addition for visitors to West Vancouver, emphasized the importance of including practical local amenities such as a small grocery store, post office, or pharmacy, and suggested rooftop or public realm features like a spa, restaurant, community space, widened sidewalks, patios, and improved laneways. *(27 responses)*
- **Height and view impacts:** While the proposed scale was generally accepted, a few responses noted concern about building height, loss of views, or shadowing. *(5 responses)*

- **Desire to maintain village character per the LAP:** Some respondents emphasized that the proposal should align with the Horseshoe Bay LAP in terms of scale, character, and use mix. *(7 responses)*
- **Project viability and momentum:** A few participants stressed the importance of ensuring the project is financially viable and desire to see it proceed without unnecessary delays. *(4 responses)*

table of contents.

5	1. Introduction
9	2. Feedback Summary
12	3. Conclusion
13	Appendices

Appendix A - Notification Mailer	14
Appendix B - News Advertisement	15
Appendix C - Project Website	16
Appendix D - Presentation Boards	18
Appendix E - Email Submissions	26
Appendix F - Transcript of Comment Form Submissions	27

1. INTRODUCTION

A Public Consultation Meeting (PCM) was held on July 17, 2025, from 6:00 p.m. to 8:00p.m. at the Gleneagles Clubhouse. Display boards were arranged throughout the space, presenting key information about the proposal. Members of the project team were available to speak with attendees, answer questions, and discuss the project in more detail. Attendees were invited to share their feedback by completing a comment form available at the event, with additional opportunities to submit comments through the project website or dedicated email address following the meeting.

For those unable to attend in person or who wished to take more time to review the materials, the project website (StayatHorseshoeBay.ca) provided ongoing access to a digital version of the display boards. From July 17 to July 27, 2025, the comment form for submitting feedback was available on the project website.

The following report summarizes the 6408-6418 Bay St engagement activities, including:

- Community Notification
- Project Website (online engagement)
- In-Person PCM
- Feedback Summary
- Conclusion

A. Community Notification

The public was notified about the PCM in the following ways:

- Addressed Mailer; and
- Newspaper advertisement.

Both notifications shared similar information, informing the surrounding community about the development proposal and the upcoming PCM. Contact information for the project team and details about the project website were included in the notifications.

Addressed Mailer

On July 3, 2025, a total of 217 addressed mailers were distributed via Canada Post to residents and property owners within a 100-metre radius of the site. The District of West Vancouver provided both the notification map and the mailing address list used for distribution.



A copy of the notification mailer is included in [Appendix A](#).

Newspaper Advertisement

Two newspaper advertisements were published in the North Shore News to inform the public about the PCM on July 9 and July 16, 2025.

A copy of the advertisement is included in **Appendix B**.

B. Project Website

The project website served as the central hub for information about the proposal. It allowed the public to learn about the project, sign up for updates, and contact the project team directly. A digital version of the display boards presented at the Public Consultation Meeting (PCM) was made available on the site and remains accessible for ongoing reference. An online comment form was also provided during the active engagement

Launch and Updates

- **July 3, 2025:** The website's landing page was updated with details about the upcoming PCM.
- **July 17, 2025:** The site was updated to include a downloadable PDF of the display boards and an online comment form for public feedback.
- **July 27, 2025:** The online comment form was removed following the close of the comment period. The display boards and contact information remain available for public review.

Engagement Traffic

From July 3 to July 27, 2025 (last day of engagement period), the website recorded 329 unique visitors.

Screenshots of the project website are included in **Appendix C**.

C. In-person PIM

Event Details

Date: Thursday, July 17, 2025

Time: 6:00 PM- 8:00 PM

Location: Gleneagles Clubhouse (6190 Marine Drive)

A total of 115 members of the public attended the in-person PCM.

PCM Attendance

The following individuals from the project team attended the July 17 in-person PCM. A District staff member was in attendance and available to answer questions from the public.

Ownership Group (KM 8 Canada)

- Frank Aigner
- Gerald Schweighofer

Development Manager (Northwest Properties)

- Christoph Richter
- Kelly Richter
- Klaus Richter
- Stacey Silgailis

Architect (Yamamoto Architecture)

- Josie Li
- Taizo Yamamoto

Planning & Communications (Pooni Group)

- Angela Chau
- Blaire Chisholm
- Maren Thompson

Presentation Boards

The presentation board headings, which are representative of the content presented, included:

- Welcome
- Process Milestones
- Project Team
- Neighbourhood & Site Context
- Policy Context
- Project Vision
- Benefits to the Community
- Site Plan
- Outdoor Space
- Transportation & Parking
- Design Concept
- Design Concept
- Elevations
- Sections
- Shadow Studies
- Share Your Feedback

A copy of the presentation boards is included in **Appendix D**.

2. FEEDBACK SUMMARY

Approximately 115 people attended the in-person Public Consultation Meeting. While turnout was high and the event prompted many conversations between attendees and the project team, fewer attendees chose to provide written feedback—36 comment forms and three emails were received.

Through this engagement process, the project team was able to inform the public about the proposal for the site, address questions, and gather feedback.

The public was able to provide feedback in the following ways:

- Email: lberg@westvancouver.ca (District of West Vancouver) or info@TidesAtHorseshoeBay.ca (project team)
- In-person and online comment forms

Emails

The project team received three emails with feedback.

Themes of comments

- **Design and village character:** Two respondents noted the building looked too boxy or urban, urging the use of timber, stone, and other materials to reflect Horseshoe Bay's coastal character. *(2 responses)*
- **Height and massing concerns:** One respondent opposed the proposed four-storey height, citing inconsistency with the Local Area Plan. *(1 response)*
- **Hotel use and revitalization:** Two respondents supported the hotel and its potential to bring energy and vibrancy to the village. *(2 responses)*
- **Neighbour privacy concerns:** A neighbouring property owner requested that upper-storey balconies not extend fully westward to protect privacy. *(1 response)*
- **Public realm and gathering space suggestions:** One respondent suggested public space at the northeast corner, including outdoor seating and First Nations art. *(1 response)*
- **View and shadow impacts:** One respondent raised concerns about blocked views and shadowing on the adjacent park and playground. *(1 response)*
- **Construction impacts and communication:** One respondent asked to be kept updated and for business operations to remain unaffected during construction. *(1 response)*

Copies of the email submissions can be found in **Appendix E**.

Comment Forms

Total received: 36

Total support: 22

Total neutral/mixed sentiment: 14

The comment form consists of three questions. Key themes of comments are summarized for each question below.

Q.1 The proposal aligns with the uses and height envisioned in the Local Area Plan and includes a four-storey building with a mix of commercial, hotel, and long-term stay accommodation uses. To support this, we're seeking a modest increase in density—from 2.0 to 2.32 FAR (Floor Area Ratio)— through an OCP amendment. The building features step-backs on the second and fourth floors to reduce its visual impact and maintain a village scale at street level. Do you have any comments on the proposed building scale, density, or general design?

Themes of comments:

- **Concerns about design compatibility and aesthetics:** Many residents described the building as boxy, modern, or lacking imagination, asking for a more “village-like,” West Coast, or Whistler-inspired design. Several cited the Starbucks building as a good precedent. *(14 responses)*
- **Desire to maintain village character per the LAP:** Respondents referenced the Horseshoe Bay LAP and its vision for 3.5 storeys, expressing concern that the current proposal deviates from the plan in terms of height and massing. *(6 responses)*
- **Concerns about height and view impacts:** A few respondents felt that a four-storey building would block views, impact neighbouring properties, or over-reach for the site. *(4 responses)*
- **Support for hotel use specifically:** While some noted concerns, many supported the idea of a hotel in principle, highlighting Horseshoe Bay’s need for accommodations and vibrancy. *(10 responses)*
- **Support for village vitality and year-round activation:** Respondents welcomed the concept of replacing surface parking or older structures with a well-designed project that enlivens the village core and improves public-facing spaces. *(9 responses)*
- **Need for project viability and momentum:** A few respondents expressed support for increasing the scale or density slightly if it would ensure the project’s financial feasibility and avoid delays or withdrawal. *(3 responses)*
- **Suggestions for rooftop/public realm uses:** Several responses mentioned rooftop bistros, patios, or public gathering spaces as welcome enhancements to the proposal. *(4 responses)*
- **Requests for clarity or explanation:** Some respondents asked for a clearer explanation of the FAR increase or the long-term hotel/stay uses, and the number of hotel rooms that could be removed to accommodate the permitted maximum FAR. *(3 responses)*

Q.2 We're still early in the process and open to ideas that reflect local interests. In addition to a corner restaurant, a café, and the return of the Spirit Gallery, what other types of shops or services would you like to see at the ground level?

(6 respondents did not answer Q.2 or indicated N/A)

Themes of Comments:

- **Desire for grocery or convenience-oriented retail:** Many respondents called for a small-scale grocery store, produce market, or general store serving local residents rather than tourists. *(11 responses)*
- **Support for locally owned, character-enhancing businesses:** Several people emphasized avoiding chains and bringing in unique, non-franchise shops that reflect or enhance the charm of Horseshoe Bay. *(8 responses)*
- **Appreciation for or requests to retain specific existing businesses:** Multiple responses asked for Olive and Anchor, the Spirit Gallery, or even Troll's to remain or return in some form. *(6 responses)*
- **Requests for restaurants and vibrant food options:** Some responses highlighted the need for quality dine-in restaurants, rooftop patios, bistros, and restaurants with patios that support Horseshoe Bay as a destination. *(7 responses)*
- **Interest in wellness or lifestyle-oriented uses:** Suggestions included spas, nail salons, rooftop wellness areas, and similar uses. *(4 responses)*
- **Desire for practical services (post office, bank, bookstore, pharmacy, etc.):** Several comments included post offices, banks, bookstores, or dry cleaners to serve full-time residents. *(6 responses)*
- **Concerns about redundancy or oversupply:** Many explicitly noted there are already enough cafés, pizza places, or dog groomers in the area. *(6 responses)*
- **Suggestions for cultural or tourism-related amenities:** Ideas included museum-style displays, BC tourism offices, or shops showcasing local art and history. *(3 responses)*
- **Calls for water-based business or marine uses:** A few respondents mentioned wanting to see diving charters, boating services, or other sea-based retail opportunities. *(2 responses)*

Q3. Do you have any other comments or suggestions about the proposal?

(16 respondents did not answer Q.3 or indicated N/A)

Themes of Comments:

- **Support for revitalization and hotel use:** Multiple respondents expressed strong support for the project overall, viewing it as a way to activate Horseshoe Bay, provide needed hotel rooms, and create local vibrancy. *(6 responses)*
- **Desire to preserve or enhance village character:** Several respondents stressed the importance of maintaining the “village feel” in alignment with the Horseshoe Bay Local Area Plan. Suggestions included learning from areas like Edgemont Village and being careful not to over-modernize. *(6 responses)*
- **Design and architecture suggestions:** Respondents offered constructive ideas such as rooftop amenities (spa, multipurpose space), better massing articulation, and references to materials or design elements used in The Sanctuary. *(5 responses)*
- **Transportation and public realm improvements:** Comments called for better planning around parking (especially public or paid), drop-off areas for buses and taxis, and enhancements to sidewalks and patios. One respondent questioned the practicality of bike lanes due to road width. *(5 responses)*
- **Broader planning priorities:** A few respondents questioned whether energy should be directed to this proposal when other nearby developments remain incomplete or underutilized. *(2 responses)*
- **Site-specific or operational ideas:** Suggestions included moving the existing laneway house nearby, preserving visual themes on the waterfront, and naming specific businesses they would like to see in the area. *(3 responses)*

A transcript of the comment form submissions can be found in [Appendix F](#).

3. CONCLUSION

Overall, feedback from the Public Consultation Meeting was generally supportive with constructive suggestions. Many respondents expressing support for introducing a hotel use and activating the village core year-round. The proposal was appreciated for its potential to replace surface parking with a well-designed building and to enhance public-facing spaces, though some participants raised concerns about height, massing, and design compatibility with the Horseshoe Bay Local Area Plan. Attendees offered a range of ideas for ground-level uses, including grocery or convenience retail, unique local businesses, and vibrant food options, as well as cultural and marine-oriented amenities. Several respondents emphasized the importance of maintaining the “village feel” while ensuring the project’s financial viability and timely delivery. All feedback received through this process will be carefully reviewed and considered as the proposal advances through the planning and approvals process.

appendices.

14	Appendix A - Notification Mailer
15	Appendix B - News Advertisement
16	Appendix C - Project Website
18	Appendix D - Presentation Boards
26	Appendix E - Email Submissions
27	Appendix F - Transcript of Comment Form Submissions

APPENDIX A - NOTIFICATION MAILER



Subject site is outlined in brown in map above

Public Consultation Meeting(PCM) for **6408, 6412, & 6418 BAY ST**

You are invited to a preliminary public consultation meeting (PCM) for a proposed development at 6408-6418 Bay Street, West Vancouver. The proposal seeks approval for an Official Community Plan ("OCP") amendment and rezoning application to permit the development of a four-storey mixed-use building, including ground-level retail, two levels of boutique hotel accommodation with thirty-three (33) rooms, and a residential top floor with nine (9) long-term stay accommodations.

Please join us for an applicant-led Public Consultation Meeting:

- Date:** Thursday, July 17, 2025
Location: Gleneagles Golf Course Great Hall
6262 Marine Drive, West Vancouver, BC
Time: Drop-in between 6:00pm- 8:00pm



APPENDIX B - NEWS ADVERTISEMENT

Public Consultation Meeting(PCM) for **6408, 6412, & 6418 BAY STREET**



EVENT DETAILS:

Date: Thur, July 17, 2025

Location: Gleneagles Clubhouse - Great Hall
(6190 Marine Drive, West Vancouver)

Time: Drop-in format
between 6pm- 8pm, no
formal presentation

*Note: This meeting is
applicant-led and is not a
District of West Vancouver
event.*

You are invited to a preliminary Public Consultation Meeting (PCM) for a proposed development at 6408-6418 Bay Street, West Vancouver. The proposal seeks approval for an Official Community Plan (“OCP”) amendment and rezoning application to permit the development of a four-storey mixed-use building, including ground-level commercial space, two levels of boutique hotel accommodation with thirty-three (33) rooms, and a residential top floor with nine (9) long-term stay accommodations.

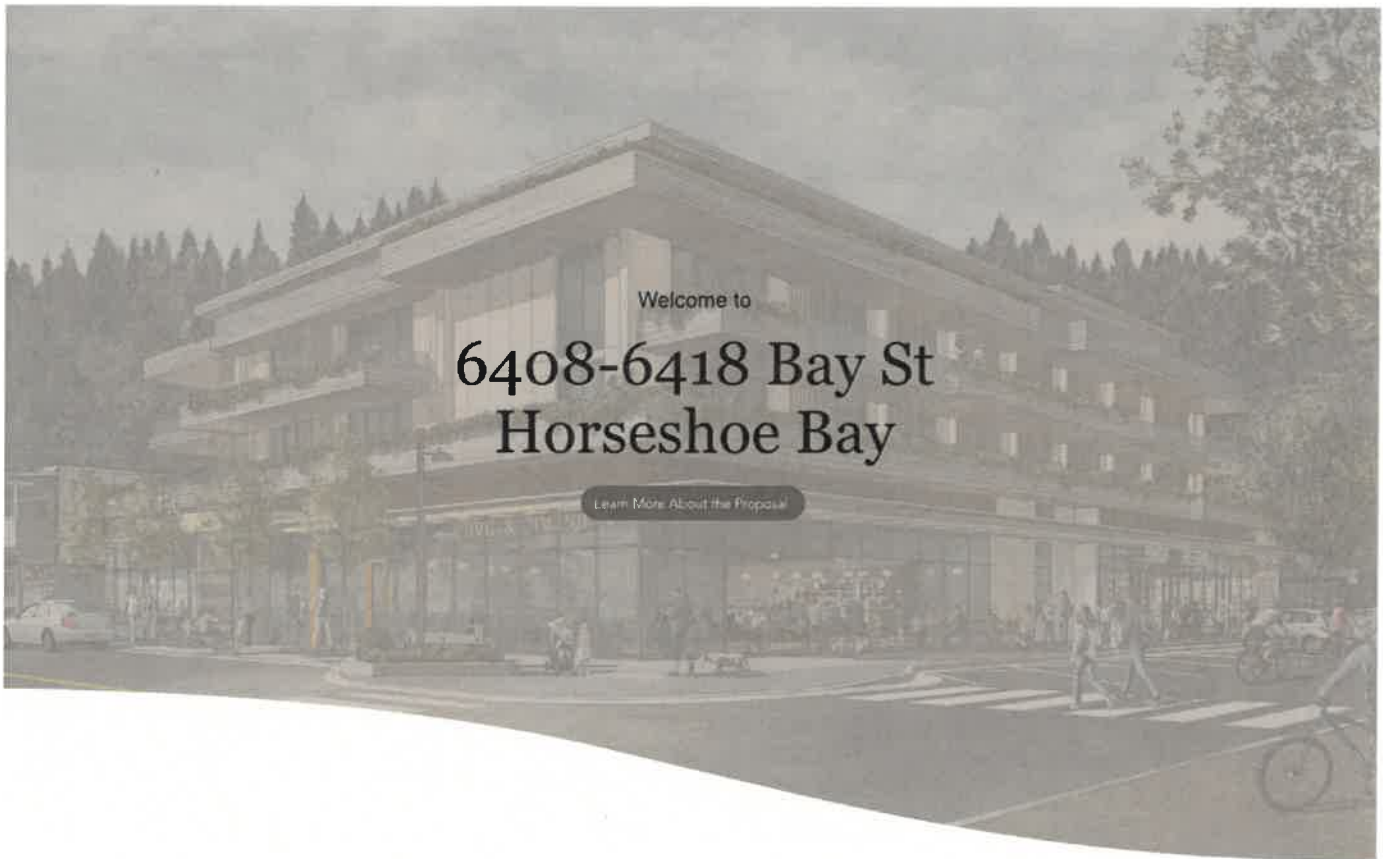
Join us on July 17 where we will introduce the project team, share our vision for the site, answer questions, and gather your feedback.



PROJECT WEBSITE:
www.TidesatHorseshoeBay.ca

NORTHWEST
PROPERTIES

APPENDIX C - PROJECT WEBSITE



On June 17, we held an applicant-led Public Consultation Meeting

The comment period now closed. You can still email us at info@TidesatHorseshoeBay.ca.

Click on the image to download a copy of the digital display boards. The same information was shown at the in-person meeting on July 17.



Subscribe to Our Newsletter

Enter your email here *

Sign Up

Questions?

Contact the project team at info@TidesalHorseshoeBay.ca

This website is managed by the applicant and not affiliated with the District of West Vancouver.




APPENDIX D - PRESENTATION BOARDS


WELCOME

6408-6418 Bay Street
Public Consultation Meeting

This is an applicant-led preliminary Public Consultation Meeting (PCM) for a development proposal at 6408-6418 Bay Street in Horseshoe Bay, West Vancouver.

Thank you for joining us! We are hosting this PCM in advance of a formal Official Community Plan and Zoning amendment application submission to the District of West Vancouver. The purpose of today's meeting is to:

-  Share proposal information
-  Provide neighbourhood & policy context
-  Gather your feedback & listen to your input

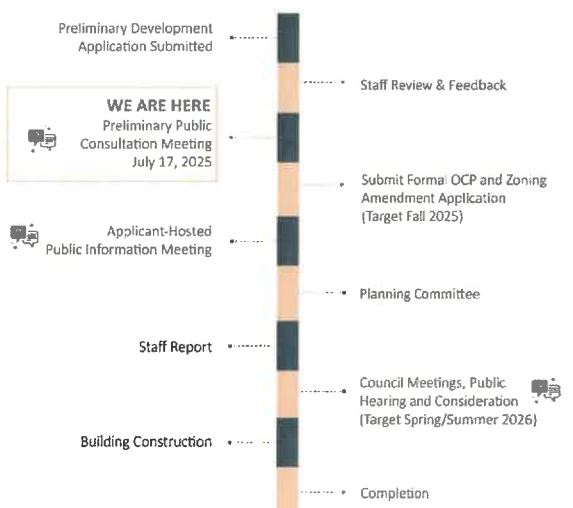
 Please take a moment to fill out a paper comment form before you leave or use the QR code to access the online comment form any time until July 27, 2025
www.TidesatHorseshoeBay.ca

We respectfully acknowledge that we are situated on the traditional territories of the x'məθk'ayəm (Musqueam), Skwəwú7mesh (Squamish), and saliwatəf (Tseil-Wautuh) Nations.

Process Milestones

6408-6418 Bay Street
Public Consultation Meeting

We are at the early consultation stage. Your feedback will help shape the formal Official Community Plan (OCP) and Zoning amendment application. The following is a timeline of the key project milestones in the development process, from preliminary application to Council consideration.



- Preliminary Development Application Submitted
- Staff Review & Feedback
- WE ARE HERE**
Preliminary Public Consultation Meeting July 17, 2025
- Submit Formal OCP and Zoning Amendment Application (Target Fall 2025)
- Applicant-Hosted Public Information Meeting
- Planning Committee
- Staff Report
- Council Meetings, Public Hearing and Consideration (Target Spring/Summer 2026)
- Building Construction
- Completion

District of West Vancouver

APPENDIX D - PRESENTATION BOARDS (CON'T)

Project Team

6408-6418 Bay Street
Public Consultation Meeting

We have assembled a local, experienced team to help this proposal forward.

Project Partners

KM 8 Canada Holding is a real estate investment firm with 30 years of experience in B.C., focused on long-term projects that deliver positive community impact. A subsidiary of Austrian based Evergreen Foundation, the owners of KM 8 Canada have been Glenaeles residents for over 20 years.

Northwest Properties is a locally based commercial real estate owner, developer, and manager. Established in 1968, the company has developed, leased, and managed over 2.4 million square feet of mixed-use space across B.C. and the Pacific Northwest. The co-owners have lived in Horseshoe Bay for over 50 years and are committed to ensuring this project reflects the character and needs of the local community.

<p>KM 8 CANADA HOLDING LTD.</p> <p>YAMAMOTO ARCHITECTURE</p>	<p>KM 8 Canada Holding Ownership Group</p> <p>Northwest Properties Development Manager</p> <p>Yamamoto Architecture Architect</p> <p>Pooni Group Public Engagement</p>
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Neighbourhood & Site Context

6408-6418 Bay Street
Public Consultation Meeting

Located across from the revitalized Horseshoe Bay Park and near the ferry terminal, the site is currently home to Trolls restaurant, Spirit Gallery, YZ Law, and Olive & Anchor restaurant. The proposal reimagines the site with a hotel, long-term stay accommodations, ground-level retail, restaurants, and other services.

<ul style="list-style-type: none"> Transit Stop Transit Routes (250, 257, 262) Designated Cycling Routes Pedestrian Zones Spirit Trail 	<ul style="list-style-type: none"> 1 Horseshoe Bay Public Dock 2 Horseshoe Bay Public Park 3 Public Washrooms 4 Sewell's Marina 5 Horseshoe Bay Ferry Terminal 	<ul style="list-style-type: none"> 6 Horseshoe Bay Ferry Terminal (Vehicle Loading) 7 Horseshoe Bay Motel 8 Restaurant and commercial block
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APPENDIX D - PRESENTATION BOARDS (CON'T)

Policy Context

6408-6418 Bay Street
Public Consultation Meeting

A range of planning policies encourage vibrant, mixed-use development in Horseshoe Bay to support economic development, tourism, and local businesses.

Regional Growth Strategy (Metro 2050)



Purpose: Metro 2050 utilizes land use policies to guide the future development of the region.

This site is designated as **General Urban** under Metro Vancouver's Regional Growth Strategy. This designation supports residential and mixed-use neighbourhoods that include local amenities like shops, services, and parks.

- This proposal supports the regional vision by adding new long-term stay and visitor accommodation, as well as commercial services in an area surrounded by shops, transit, and public space.

Official Community Plan (2018)



Purpose: the Official Community Plan (OCP) guides community priorities, growth, and change in West Vancouver.

The OCP identifies opportunities such as turning Horseshoe Bay Village Centre into a local and regional destination that should be enhanced with commercial land uses, including visitor accommodation (Policy 2.3.3).

Horseshoe Bay Local Area Plan (2021)



Purpose: Adopted in 2021 as part of the OCP, the Horseshoe Bay Local Area Plan (LAP) establishes a framework that guides gradual and positive change to strengthen the identity, livability, and success of the village and neighbourhood.

The site is designated as "Village Heart", a key area extended to support Horseshoe Bay's identity as a walkable, vibrant water-front village. The LAP envisions 3-4 storey mixed-use buildings with retail at street level and long-term stay accommodation or hotel uses above. Additionally, the site is located north of "Little Bay," the lane that serves as the primary connection between the village and the BC Ferries terminal, where street activation is encouraged.

- The proposal aligns with the LAP by:
 - Introducing a four-storey mixed-use building that fits the intended scale and form.
 - Providing ground-level commercial spaces including a restaurant, cafe, and space for local businesses.
 - Offering both hotel rooms and long-term stay accommodations, supporting a mix of accommodation.
 - Enhancing the public realm through weather protection, outdoor seating, and public art.
 - Designing the building with upper-level setbacks and material choices that respond to village character.

While the proposed density (FAR 2.32) slightly exceeds the LAP's guideline range (1.15-2.0), the design responds to the LAP through thoughtful massing, setbacks, and alignment with community goals - supporting local businesses, enhancing the public realm, adding accommodation, and contributing to a vibrant village.

Project Vision


6408-6418 Bay Street
Public Consultation Meeting

Our vision is to create a vibrant, mixed-use building that reflects the character of Horseshoe Bay. Commercial, hotel, and long-term stay accommodation uses are combined in a design that is pedestrian-friendly and responsive to the site and surroundings.

Project Statistics

- Zoning:** CD (Comprehensive Development)
- Building Height:** 4 Storeys
- Floor Area Ratio:** 2.32 FAR
- Hotel Unit:** 33 units
- Long-Term Stay* Unit:** 9 units
- Vehicle Parking:** 43 stalls
- Bike Parking:** 23 stalls

*Note: "Long-term stay" refers to accommodations intended for extended occupancy by guests or tenants, distinct from typical short-term hotel use or standard rental apartments. The specific apartment model is still being refined as part of the early planning stage.



APPENDIX D - PRESENTATION BOARDS (CON'T)

Benefits to the Community

6408-6418 Bay Street
Public Consultation Meeting

This project helps address key challenges identified in the District's 2018 Economic Development Plan by supporting local businesses, expanding the visitor experience, and contributing to a more vibrant, destination-oriented village at the gateway to the Sea-to-Sky.

Vibrant Village: By providing a mix of commercial, hotel, and long-term accommodation uses, the project supports Horseshoe Bay's goal of becoming a more vibrant and welcoming village for locals and visitors.





Job Opportunities: The commercial aspects of the building are expected to provide new job opportunities for the community.



Public Art: Dedicated public art on the corner facade of Little Bay and Royal Avenue. The artist choice and process for the public art will be localized.

Economic Investment: A hotel will encourage additional community investment with additional tourism dollars being brought to the community.

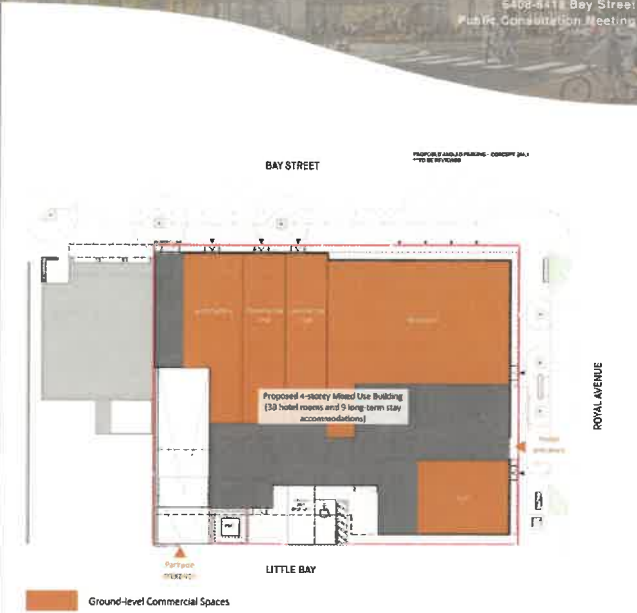


Welcoming Space: The hotel lobby and cafe will operate as a gathering area for hotel guests while also serving the greater community.



Site Plan

6408-6418 Bay Street
Public Consultation Meeting



Proposed 4-story Mixed Use Building
(30 hotel rooms and 9 long-term stay accommodations)

Proposed 100-150 parking - concept plan to be refined

BAY STREET

LITTLE BAY

ROYAL AVENUE

Ground-level Commercial Spaces

APPENDIX D - PRESENTATION BOARDS (CON'T)

Outdoor Space

6408-6418 Bay Street
Public Consultation Meeting

A variety of landscaped and activated outdoor spaces help connect the building to the surrounding community.

- Integrated planters on balconies
- Public realm activation via take-out window alongside restaurant space
- Rooftop patio with large planters, view towards Howe Sound and Brunswick Mountain
- Restaurant patio spill out space with large operable walls
- Landscape deck facing "Little Bay"
- Public art opportunity to activate "Little Bay"

Transportation & Parking

On-site parking and thoughtful circulation are designed to minimize added pressure on Bay Street, Royal Avenue, and nearby ferry traffic.

Ground Level Circulation

Parade Level Circulation

43 Vehicle Parking Spaces:
9 stalls reserved for long-term stay guests

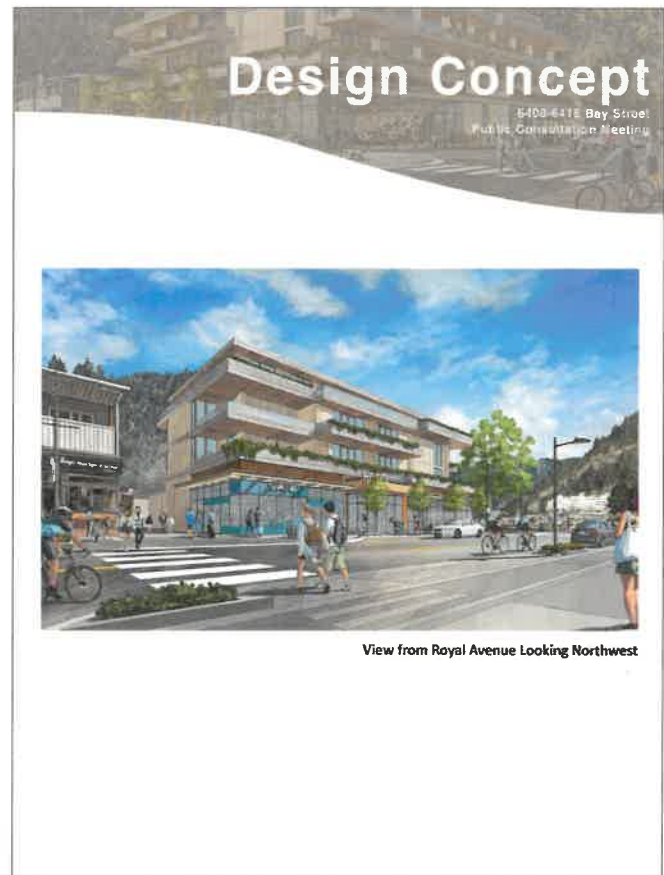
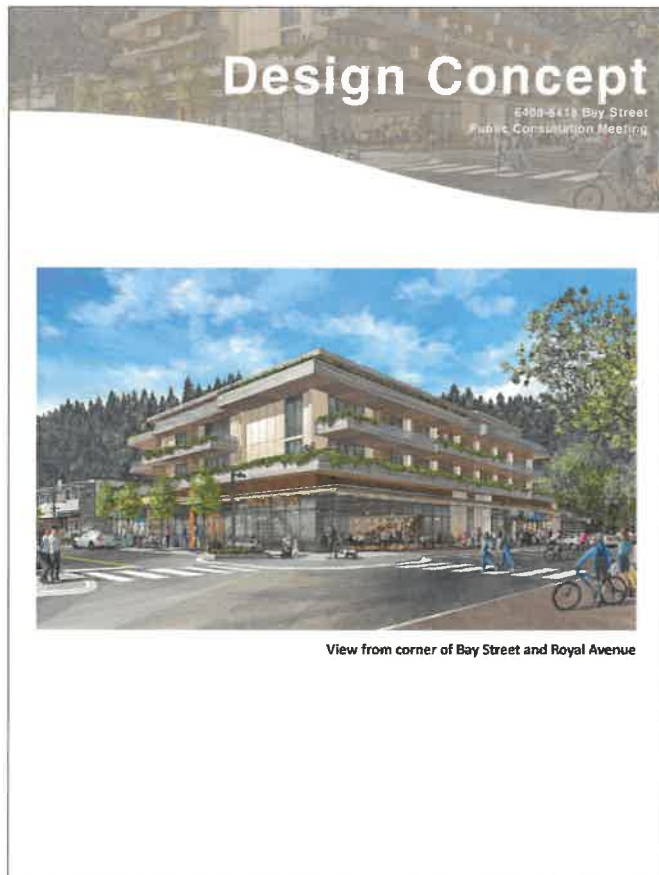
23 Bicycle Parking Spaces: 6 short-term and 17 long-term stalls

Site Access and Servicing: Parking entrance, loading bay, and garbage area are all located off the lane ("Little Bay") at the far corner of the lot to reduce on-site traffic impacts

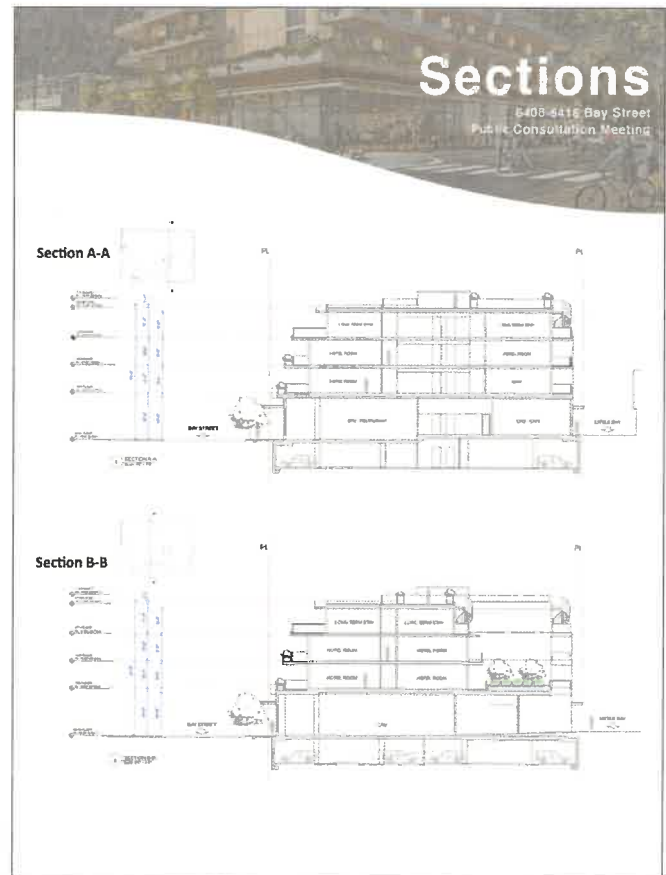
During and After Construction: Parking for construction workers will be managed off-site to reduce impacts on nearby streets. Once complete, all guest and tenant parking will be accommodated in the underground parkade to help minimize pressure on local parking

Legend:
■ Reserved Long-Term Stay Parking Spots — Vehicle Circulation
■ Garbage Areas — Cycling Circulation

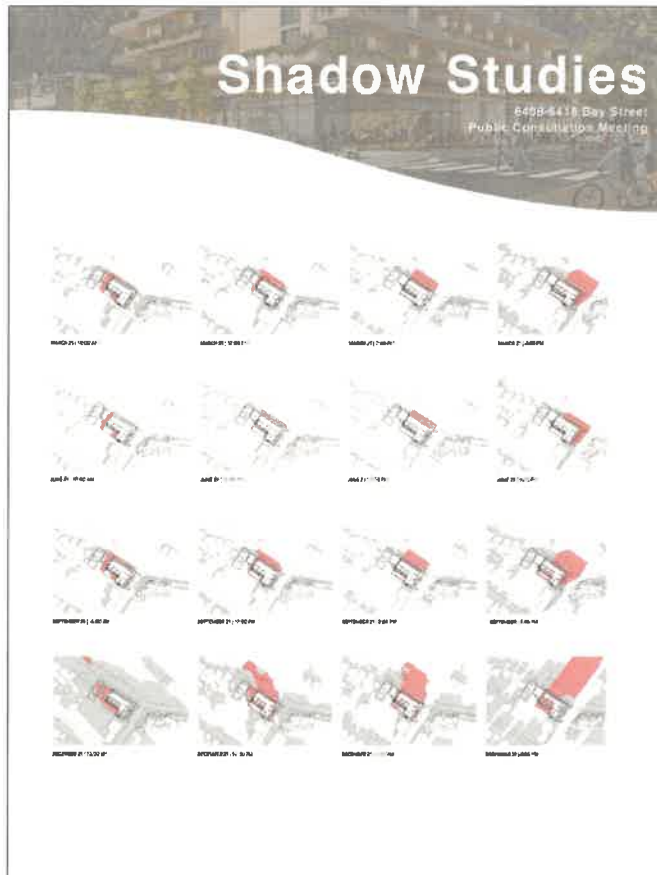
APPENDIX D - PRESENTATION BOARDS (CON'T)



APPENDIX D - PRESENTATION BOARDS (CON'T)



APPENDIX D - PRESENTATION BOARDS (CON'T)



APPENDIX E - EMAIL SUBMISSIONS

EMAIL	
1	<p>To whom it may concern:</p> <p>I won't be able to attend the public consultation meeting later this week, but I wanted to share my thoughts on the hotel/restaurant/market rental proposal at 6408 Bay Street.</p> <p>As someone who travels regularly to the Sunshine Coast, I often spend time in Horseshoe Bay. For much of its life, the "Village" has been a hodge-podge of uninspired architecture—until the redevelopment of 6390 Bay Street and the addition of Horseshoe Bay West Vancouver brought a welcome shift. The use of timber frame and mixed materials introduced a more fitting West Coast, oceanside character.</p> <p>My first reaction to the proposed hotel development was that it's a great idea but lacks the look that should compliment a "charming village" like Horseshoe Bay. The current architecture feels out of place, lacking the warmth and character that this setting calls for. It looks more like it belongs in Ambleside than in a coastal village. Think, seaside village rather than urban downtown.</p> <p>This is a rare opportunity to enhance the spirit of the village. I encourage the use of timber framing and materials that echo the rugged shoreline—stone, glass, and wood. More thoughtful design consideration should be given, especially as this will become a prominent feature on the marina front.</p> <p>I hope these comments are helpful. Please don't hesitate to reach out if you'd like to discuss further.</p> <p>Warm regards,</p>
2	<p>Good morning to you,</p> <p>Thank you for the great way in which you shared your proposal for the new development planned for Horseshoe Bay.</p> <p>We are the owners of [REDACTED] the neighbouring property to the west. Our building consists of a doctors office (Docs on the Bay) on the bottom floor and two residential units upstairs. As mentioned to both Christoph and Taizo, we have balconies in the front and back and are planning a rooftop garden. It would be very much appreciated if our existing privacy could be maintained and if the 2nd, 3rd and 4th floor balconies would not stretch all the way to the West end of the building to ensure privacy for both.</p> <p>We expect that there will be no disruption of our business.</p> <p>We would appreciate to be kept up to date with matters that might affect and involve our property.</p> <p>We are excited about this project and what it will bring to Horseshoe Bay.</p> <p>Best regards,</p>
3	<p>Thank you for asking for comments prior to the development permit submission.</p> <p>As a long time resident of Horseshoe Bay, I offer genuine comments that I believe will improve the development and make it more amenable to the neighbors and the City. I am not against the development of the site or the construction of hotel suites, but as it is now proposed, I have a number of concerns.</p> <p>My main concern is that it does not fit in with the Horseshoe Bay Local Area Plan (LAP) and design guidelines.</p> <p>The project should give something back to the community rather than maximizing the buildable floor areas and height. As proposed, the Tides At Horseshoe Bay building will not provide positive change to the village and will in fact, in my opinion, will harm the character of the neighborhood and cast a shadow on the play ground in the winter.</p> <p>Why couldn't a bit of public space be provided at the NE corner for people to gather, sit or look around, preferably with some first nations art like has been done on the latest development at Granville St. and West Broadway built around a pillar. The current hard corner of the building will block pedestrian's views of the ocean when they are walking in the village.</p> <p>The proposed height of four stories is higher than all other existing buildings, and when it is placed in the middle and front of the bay, it blocks out the sea view for most residents of the Bay. It will also block the view for many of the tourists that walk around the Bay and will cast a shadow on at least part of the children's play area and park in the winter. As proposed, the Tides At Horseshoe Bay building will not provide positive change to the village and will in fact harm the character of the neighborhood.</p> <p>The Architect's rendering shows existing trees on the S. side of the road gone. This building replaces the identify and character of the village with glass and concrete, pushed right up against the sidewalk and street. This development does nothing to create new housing options and certainly does not enhance the public realm of the Bay.</p> <p>My main concern, four stories is just too high for that location, and the width of the proposed building. I would firmly oppose any building that is higher than 3 stories in this location</p> <p>The proposed building takes up too much space along the frontage of the waterfront to essentially go straight up, four stories, on all four sides.</p> <p>The proposed building is essentially a brick shape, with the setbacks on the 2nd and 4th floors rendered completely ineffective because the balconies and planter containers stick out in place of interior floor area. The overall effect is the facade of the building effectively goes straight up. In contrast, the development across the street (with Starbucks) used setbacks effectively and also used sections of sloped roof to soften the profile of the building.</p> <p>Quite frankly, the Tides at Horseshoe Bay building feels like it is designed to maximize floor area and profit. The shape of this building reminds me of a Minecraft building.</p> <p>This site is at the heart of Horseshoe Bay and it should be developed with more consideration of how it will fit into the village neighborhood and strengthen the character of Horseshoe Bay, especially from a ground level perspective, where most residences and visitors of Horseshoe Bay experience the bay from. This development squeezes the pedestrians between the treeless street and the glass wall, with no enjoyable place to stop or linger to enjoy an ice cream or coffee, or just to kill some time before the ferry leaves.</p> <p>Waterfront developments such as this are well suited to outdoor patios and other shops that offer a place to sit down or buy a treat, or just linger in a pleasant spot. I do not see any such "spots" around this building.</p> <p>I think it would be nice to have a Trolls or other restaurants with patios at street level or even on the roof as a destination restaurant. Hopefully the Hotel will have a restaurant that the public can use.</p> <p>I hope you give my comments consideration and in particular, lower the proposed height of the building. The current proposal is too wide, and too tall to be the center and front of the bay. It is literally 2 to 3 stories higher than the buildings around it. A four storey building, in this location is just too tall.</p> <p>Thank you for your consideration.</p>

6408-6418 BAY STREET PCM ENGAGEMENT SUMMARY REPORT

APPENDIX E - TRANSCRIPT OF COMMENT FORM SUBMISSIONS

COMMENT FORM		
<p>Q.1 The proposal aligns with the uses and height envisioned in the Local Area Plan and includes a four-storey building with a mix of commercial, hotel, and long-term stay accommodation uses. To support this, we're seeking a modest increase in density—from 2.0 to 2.32 FAR (Floor Area Ratio)—through an OCP amendment. The building features step-backs on the second and fourth floors to reduce its visual impact and maintain a village scale at street level. Do you have any comments on the proposed building scale, density, or general design?</p>	<p>Q.2 We're still early in the process and open to ideas that reflect local interests. In addition to a corner restaurant, a café, and the return of the Spirit Gallery, what other types of shops or services would you like to see at the ground level?</p>	<p>Q.3 Do you have any other comments or suggestions about the proposal?</p>
<p>#</p>	<p>1</p>	<p>Love to have a Hotel!!! Concern: Most neighbours in Village Centre are hoping the delivery trucks can unload underground - they are noisy - heaters & AC in the laneways</p>
<p>2</p>	<p>Love a spa on rooftop :) Best of luck going forward - [REDACTED]</p>	<p>The building needs softening. It looks too boxy. The setbacks look negligible. Comparing to the existing building with the Starbucks and the lovely rounded aspect, across from it, it does not fit in.</p>
<p>3</p>	<p>No T-shirt chain restaurants or chain store. Keep the local ownership, doesn't necessarily need to be local ownership but business that enhance the character and diversity of Horseshoe Bay and Sor to Sky Country. Thank you for your presentation and including Olive and Anchor + the Spirit Gallery</p>	<p>My one and only concern - the nine long term suites at the top: Will they be short-term rentals - or how long will rental leases allowed to be? Otherwise much needed beautiful design.</p>
<p>4</p>	<p>In general support mixed use hotel, local shops and long term use. Like setback on the second floors. Would like to see setbacks at the corner of Royal and Bay. Thus opening up the view from Royal Avenue - similar to the set back at starbucks.</p>	<p>This is an interesting project with a very good design, and considering that the existing local repurposed, this project would be a suitable and beneficial replacement for the site.</p>
<p>5</p>	<p>Love a specialty store like Meinhats or Theory - perhaps ladies clothing to sand out the village feel.</p>	<p>I Would like a simple explanation of the density increase. I don't understand what 2.0 to 2.32 FAR looks like. What would need to happen if the proposed building did not receive approval for the increase - how many fewer rooms would it mean?</p>
<p>6</p>	<p>Bowling Alley - Deli - Tish Mijer A real opportunity to be near the sea!</p>	<p>The construction needs to be sold. Unlike the Sanctuary which is a black hole, a white elephant. A responsible development please. Who and what commercial entities will try HBay rents? - A deli? a butcher? A bowling alley</p>
<p>7</p>	<p>- not a pizza place - we have enough - not a dog groomer - we have enough - a spa! something that does not create "fumes" for the units above - as long as it is inviting and does not repeat what we have for residents and tourists - Water base business (charters etc.) dive shop. - historical spot (museum) pictures etc. of HBay (could also be a tourism BC office that can sell tickets to attractions for guests and public) Info centre</p>	<p>- Looks sleek - Maybe on ground level, triangle corner semi circle to open up the "corner" more coming down Royal. (Like starbucks) - rooftop bistro for public</p>
<p>8</p>	<p>Olive and Anchor Restaurant and Dedum would be great!</p>	<p>Looks Good!</p>
<p>9</p>	<p>- Ice Cream parlour - Post Office - Dry cleaner - Spa, nail, hair - Bakery - Drug store</p>	<p>Very boxy design! Like the balcony with window boxes and flowering plants. With the change in parking so that buses can park on the side of the street, traffic control and parking provided should be sufficient? Plant and greenery is important.</p>
<p>10</p>	<p>Although we'd like to see a small-scale grocery store, the building is probably not suited to that purpose. I suggest the addition of a florist/gift shop (not like the one recently opened), maybe a "resort-style" clothing store - something like the ones found on BC ferries. For ideas, all you need to do is come to Horseshoe Bay when they are filming a movie series, their "staged" shops are very appealing.</p>	<p>I support anything that will breathe more "village" life into Horseshoe Bay. There is no reason it can't be as nice or nicer than Deep Cove or Dundarave, for example. This looks like it will improve the area.</p>
<p>11</p>	<p>Drive-in quality restaurants such as Olive and Anchor. These are what makes the H. Bay neighbourhood so great year-round. Gift shops ice cream parlours are seasonal, leave those out of the tenant mix</p>	<p>- as proposed, scale, density and design are all palatable - would you consider an additional storey or 2, perhaps outdoor rooftop space for the hotel? If so, I support - I like to see stuff actually get built. My concern is that the business opportunity might not be attractive enough capped at 4-storied with high cost concrete construction. Also, the clientele is frequently ferry users, whose price point is skewed to the low end; if the project is too high end due to high initial building costs, I see a risk of empty room and inadequate revenue. I want this hotel to succeed and not fail. I would support more height and density if it supports the building case. I've seen this movie too many times in West Van. Projects scaled down due to height overhead position rendering the project not viable, and nothing gets built.</p>
<p>12</p>	<p>Perhaps one more shop showcasing local H. Bay/ Glenesgles artists see hallie homes it up on royal ave. Ask hallie or another restaurant with dine-in and take away.</p>	<p>I do want this to get done. It' an important part of keeping the commercial H. Bay vibrant.</p>
<p>13</p>	<p>A post office, a large grocery store, ie facilities for local residents, not just for tourists. In the early 20's there was a hardware store, a bookstore, a community centre, a bank, a gas station a sea-contained village</p>	<p>As said before, make sure the project is especially robust enough to be viable in this location, for this clientele, and it is an adequate scale from the get go to withstand the inevitable costs for scaling it down.</p>
<p>14</p>	<p>Any quality enterprise that could add to this community.</p>	<p>It's unfortunate that we will be losing Trof's. The concept of a new hotel is fine, but why not put it on the site of the current hotel/hotel which should be either renovated or replaced? If little Bay st. is made pedestrian, what will happen to the parking behind the pharmacy?</p>
<p>15</p>	<p></p>	<p>Feeling it would be advantageous to complete/fill the "new" condo development hugging the cliff and the waterfront first. This hotel is over reach for the currents Horseshoe Bay site. I am not against progress - I am against poor planning and greed.</p>

6408-6418 BAY STREET PCM ENGAGEMENT SUMMARY REPORT

APPENDIX E - TRANSCRIPT OF COMMENT FORM SUBMISSIONS (CON'T)

25	Horseshoe Bay suffers from its immediate proximity to the BC Ferries terminal. It also suffers from limited road access and parking. The sanctuary was "sold" as bringing new life and prosperity to the village - it hasn't! The village is simply not an appropriate site as a tourist goal. The ferries will grow and grow as the lower mainland population increases.	Improved grocery service for local residents. More careful, long-range planning to maintain the small village character rather than attracting tourists. The existing Village motel should be improved in quality and service for travellers on their way to Bowen and Vancouver Island and the sunshine coast - the latter will be a major growth site over the next 20-30 years.	
26	Design looks good.	no more gift shops book store specialty food shops eg cheese, oils, etc. clothing - not souvenir items rooftop bar?	
27	I am ok supporting the additional FAR and use the opportunity to design a more interesting North-West Corner to mirror the building across the street, where Starbucks is located, definitely more exposure to sun for outdoor seating and inviting the community and food traffic around	I think a lot of HB and Caulfeild Residences would love to see a small grocery store for fresher produce, with an underground parking and short term parking around, that could be feasible. bringing in higher density and more people without cars, they need to shop somewhere	I really like what The Sanctuary did to soften the density of the building, adapting some of the "Fishing Village" characteristics, choice of building materials and colours. The building looks too boxy and square, I am hoping that the performance calculation would allow for more interesting architecture and design features. Wouldn't it be nice to have the Spa on the rooftop?
28	We're concerned about the overall height of the proposed building, going from one story to four story adds over 30' to current building which restricts views from several blocks behind on Bruce and Douglas streets and therefore reducing market value of these properties.	There should be emphasis on restaurant space with patios. Horseshoe Bay has and should remain a destination for visitors	We need to keep a theme for the Horseshoe Bay waterfront. A Whistler like theme should be focal point for the entire waterfront area which includes new home builds. Building high on the waterfront should be avoided to maintain view corridors. Higher buildings should be placed further back from the waterfront near the top of the hill.
29	I'm excited to see well designed density, and hopefully amenities, in the Bay. I also value the lowrise, village-like character of the area, and to that end, I think this proposal might benefit from a stepback of balconies' outer edges on the third floor as well as an increased stepback of the balconies' outer edges on the fourth. This would make it less overbearing. Especially at the corner of Bay and Royal, the deep overhang of the 4th floor balcony is heavy, boxy and inelegant looking.	N/A	
30	No imagination. It's the same design as in the city, like Kits, Broadway, 4th Avenue, etc. The design will age with in 10 to 20 years. No thought for investor to keep up with the increase in the population. It's based on money and real estate. No thought on basic amenities as in grocery stores, convenient banking, medical centers, ect...	The Bay don't need no clothing store, but more practical stores. Don't forget winters can be hell to go in or out of the Bay. The transit are not able to go down, due to icy road during bad days im weather. I don't see this generation walking down from the top of Nelson or even from Eagle Harbour. Getting staff to work in Horseshoe Bay is not easy at the best of time. Caulfeild has the same problem. The bus service is even worse at Caulfeild then Horseshoe Bay.	The roads has no room for bicycle lanes.
31	I think it is a substantial improvement over the current site that is mostly parking lot and is only attractive from the water side.		This is a lovely use of space and having a boutique hotel would be a nice addition to the bay
32	While I appreciate that the developer has local roots and has tried to stay within the plan laid out in the Local Area Plan, I am concerned about two things. 1/ The building design is not what we envisioned in the LAP, it has no "village feel". This building could be dropped onto any street in the Greater Vancouver area. Using "Galleries on the Bay" as an example, you should be able to come up with something more interesting. While your proposed plantings help a little there is no guarantee that they will remain there, in my opinion they are just "window dressing". 2/ Asking for a "modest increase in density" also goes against the spirit of the LAP. I was one of the members of the Horseshoe Bay LAP Advisory committee and can say that a great deal of effort went into the LAP process, and for a good reason - to maintain the village atmosphere of Horseshoe Bay! Also, from memory the LAP called for a maximum height there of 3.5 floors - not 3 or 4 floors!	The idea of a small hotel on that corner is most appealing, and as it looks like the original Horseshoe Bay Motel will be demolished within the next few years, which is at this point the only Hotel/Motel in West Vancouver, I think your offering will be a success. Yes, keeping the Spirit Gallery and Olive and Anchor is important - both are major players in our village's commercial scene. However, I question why we need yet another Cafe/coffee shop. We already have Blenz, Starbucks, Flour Bakery, Seaside Village Cafe and Goldies. Please no more Pizza joints either - three are enough. There has been no mention so far of Trolis, and I'm not sure if there is space for them in your building. As to new stores and services, I'm not sure what the future holds for Canada Post, but most residents really miss our Post Office, consideration should be given to a small post office there.	We clearly have a long way to go with the development of this site and it's important to consider that what happens here will influence further development in our village. Please, let's try to preserve and improve the village atmosphere of Horseshoe Bay. Thank you, Chris Adshead
33	The Bay is in great need of a facelift and this looks amazing	It would be great to get the The Dive Boat business that runs charters out of Horseshoe Bay to have a more retail commercial area along with being more visual to the public. I believe the company name is Dragon Charters	Nook Italian restaurant Browns restaurant Fred's in West Van that also owns Cafe Crema would be great as well
34	I am happy with the concept of a mix use design. However, I think that the proposed building is like any other you would see in the Lower Mainland. Horseshoe Bay is a village and should maintain the feeling of a village that is inviting and has character. I hope that you can develop a more interesting shape of a building rather than boxes on top of boxes. I am also concerned about floor ratio and therefore density which is not complying with the LAP.	A hotel is an excellent idea. We do need a restaurant if not two as Trolis and Olive and Anchor are being displaced. We do NOT need another cafe, or pizza shop. We do need a book store, a community police office, a Post Office, a bank, a daycare and a mini grocery store.	I hope that you can honour the LAP and create a good addition to our village such as Edgemont Village in North Vancouver. It has character, interesting design and is a pleasure to visit.
35	I think the proposal is good but I would like a more west coast/marine design not such a sleek modern one	I like the idea of Spirit Gallery, a restaurant but do not want another coffee shop as there are too many in Horseshoe Bay already	Was a member of the HB LAP plan group and I live in a penthouse in Galleries on the Bay that look right on to Trolis and the future site of your project We really need some hotel rooms so I am all in favour of the project
36	I support the proposal as presented. Consider additional landscaping where possible along Little Bay, such as on Feature Wall and edge of second floor roof deck. Clarify if the 4th floor long-term stay accommodations are part of the hotel or a separate residential tenancy (long-term leases) with its own entrance lobby for visitors, deliveries, mail, etc.).	Consider a wine bar occupancy for the cafe location.	The angled parking along the Bay Street frontage should be re-considered. It was stated at the Open House that this was proposed as the current drive lane in the street is ambiguous and too wide and has created conflicts between through traffic and parking. There are better uses for the excess paved roadway width: - widening the sidewalks to improve pedestrian experience and accessibility - adding a bike lane - widening sidewalk for patio dining - adding a landscaped boulevard with street trees

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6408-6418 Bay Street Horseshoe Bay

APPENDIX D



Public Information Meeting Engagement Summary Report

Prepared for Northwest Properties
December 9, 2025

Table of Contents

Executive Summary	.....	3
Introduction	.....	4
Feedback Summary	.....	7
Conclusion	.....	9
Appendices	.....	10

Executive Summary

Northwest properties, in partnership with KM8 holdings, has submitted a development application to the District of West Vancouver that proposes to amend the Official Community Plan (OCP) and zoning bylaw. The application seeks to permit the development of a four-storey mixed-use building at 6408–6418 Bay Street in Horseshoe Bay. The proposed building includes ground-level commercial space and three levels of boutique hotel with 42 rooms.

On November 20, 2025, the project team hosted a Public Information Meeting (PIM) at the Gleneagles Golf Clubhouse to present a refined proposal, gather feedback, and answer community questions. All materials shared at the PIM are available on the project website (TidesatHorseshoeBay.ca). Comment forms were provided at the event and at the project website from November 20 to December 4, 2025, giving the public multiple opportunities to share their thoughts. A dedicated project email was also available for questions or additional input.

Approximately 72 people attended the in-person PIM on November 20. The engagement period spanned from the date of the event to December 4, with the project website recording 129 unique visitors.

Throughout the engagement period, a total of 18 comment forms and one email were received. Overall, community sentiment leans positive, with many respondents noting the potential benefits of the proposal, including updated accommodations, improved retail activity, and broader economic contributions to Horseshoe Bay. Constructive and critical feedback focused primarily on the building's design character and architectural expression, as well as potential construction-related impacts.

Introduction

A Public Information Meeting (PIM) took place on November 20, 2025, from 6 PM to 8 PM at the Gleneagles Golf Clubhouse. The venue featured a series of display boards outlining key elements of the proposal, and project team members were on hand to speak with attendees, respond to questions, and provide additional context. Participants were encouraged to share their input by completing a comment form at the event, with the option to submit further feedback afterward through the project website or the project's dedicated email.

For individuals who were not able to join the meeting, or who preferred to review the materials at their own pace, the project website (TidesatHorseshoeBay.ca) offered continuous access to the digital display boards. An online comment form was also available through the website from November 20 to December 4, 2025, allowing community members to submit feedback during the engagement period.

A. Community Notification

The public was informed about the upcoming PIM through multiple channels, including:

- Addressed Mailer;
- Newspaper advertisement; and
- Site Sign.

All notifications provided consistent information about the development proposal and details of the PIM. They also included contact information for the project team and directions to the project website for additional resources and updates.

Addressed Mailer

On November 3, 2025, 217 mailers were sent via Canada Post to residents and property owners within approximately 100 metres of the site. The notification map and mailing address list for distribution were provided by the District of West Vancouver.



A copy of the notification mailer is included in Appendix A.

Newspaper Advertisement

Information about the PIM was communicated through two advertisements in the North Shore News, published on November 12 and November 19, 2025.

A copy of the advertisement can be found in Appendix B.

B. Project Website

The project website served as a main source of information about the proposal. It provided the public with an overview of the project, the ability to sign up for updates, and direct contact with the project team. A digital version of the display boards from the Public Information Meeting (PIM) was available on the site and remains accessible for reference. An online comment form was also offered during the engagement period to collect feedback.

Launch and Updates

- **November 5, 2025:** The website's landing page was updated with information about the upcoming PIM.
- **November 20, 2025:** A downloadable PDF of the display boards and an online comment form were added to the site to facilitate public feedback.
- **December 4, 2025:** The online comment form was removed following the close of the comment period. The display boards remain available for viewing, and the public can continue to sign up for project updates or contact the project team through the website.

Engagement Traffic

As of December 4, the final day of the engagement period, the website had recorded 129 unique visitors.

Screenshots of the project website are provided in Appendix C.

C. In-Person Public Information Meeting

Event Details

Date: Thursday, November 20, 2025

Time: 6:00 PM - 8:00 PM

Location: Gleneagles Golf Clubhouse (6190 Marine Drive)

A total of 72 members of the public attended the in-person PIM.

PIM Attendance

The project team was present to engage with attendees and respond to questions. A District staff member was also in attendance to provide additional information and support.

Development Manager (Northwest Properties)

- Christoph Richter
- Kelly Richter
- Klaus Richter
- Stacey Silgailis

Architect (Yamamoto Architecture)

- Josie Li
- Taizo Yamamoto

Planning & Communications (Pooni Group)

- Blaire Chisholm
- Angela Chau
- Joyce Peng

Presentation Boards

The following presentation boards were displayed:

- Welcome
- Process Milestones
- Project Team
- Neighbourhood & Site Context
- Policy Context
- What We Heard
- What We Heard
- Project Vision
- Benefits to the Community
- Site Plan
- Outdoor Space
- Transportation & Parking
- Design Concept
- Design Concept
- Axo Views
- Sections
- Shadow Studies
- Share Your Feedback

A copy of the presentation boards is included in Appendix D.

Feedback Summary

Through this engagement process, the project team was able to inform the public about the proposal for the site, address questions, and gather feedback.

The public was able to provide feedback in the following ways:

Email: lberg@westvancouver.ca (District of West Vancouver) or info@TidesAtHorseshoeBay.ca (project team)

In-person and online comment forms

Email

One email was received during the engagement period. The respondent expressed overall support for the proposed hotel and indicated enthusiasm for the project. A specific concern was raised regarding the inclusion of a street-level café, with the respondent noting that there are already several coffee shops and cafés in the village. The respondent also identified prior involvement in the Horseshoe Bay Local Area Plan process and offered support for the project.

A copy of the email submission can be found in Appendix E.

Comment Form

Total received: 18 responses

Support: 11 responses

Supportive with specific considerations/constructive: 2 response

Concerned: 3 responses

Neutral: 2 responses

Q.1 Did you attend the Public Consultation Meeting in July regarding this project?

Of the 18 respondents, 8(44%) respondents indicated that they attended the July Public Consultation Meeting and 10(56%) indicated that this is their first time learning about the project.

Q.2 Do you have any comments on the current proposal?

The following section summarizes the feedback received, organized by key themes and overall sentiment.

Supportive (61%):

- **Support for adding hotel accommodations to Horseshoe Bay:** Several respondents expressed support for the introduction of hotel accommodations in Horseshoe Bay, noting the need for additional visitor and short-term lodging options in the area.
- **Appreciation for design refinements, including wood elements and building step-backs:** Respondents commented positively on recent design refinements, particularly the use of wood materials and the stepping back of upper floors, which were seen as helping to soften the building's appearance.
- **Interest in seeing the project proceed without unnecessary delay:** Some respondents indicated a desire for the project to advance in a timely manner, citing the importance of moving forward without prolonged delays.
- **Potential to refresh the village and support economic activity:** Respondents noted that the proposal could help revitalize Horseshoe Bay by updating existing conditions and contributing to increased economic activity in the area.

- **General support for the overall concept and design:** Several respondents expressed overall approval of the proposal, offering positive comments on the project's concept and design.

Supportive with specific considerations/constructive (11%):

These respondents were generally supportive or neutral but identified specific considerations:

- **Interest in rooftop or additional public access:** One respondent expressed interest in greater community access to the building such as potential rooftop access in addition to the ground-level retail spaces.
- **Desire to see certain businesses retained:** One respondent indicated support for the proposal while expressing a preference for the retention or relocation of certain existing local businesses as part of the redevelopment.
- **Height and parking concerns:** One respondent raised concerns related to building height and parking, noting these as key considerations for the proposal.

Concerned (17%):

- **Construction noise and disruption:** Some respondents raised concerns about potential noise, duration, and general disruption associated with construction, particularly with respect to impacts on nearby residents.
- **Architectural character and alignment with village identity:** Respondents commented on the proposed building's architectural expression, noting concerns about its alignment with Horseshoe Bay's village character, including references to massing, colour palette, façade articulation, and overall design identity.
- **Public realm interface and building form:** Feedback included suggestions for improved attention to the public realm, such as enhanced corner treatments, increased visual interest at grade, and avoidance of blank wall surfaces.
- **Community-oriented amenities:** One respondent suggested the inclusion of additional community-serving amenities as part of the proposal.

Neutral / no comment (11%):

These responses did not provide substantive feedback or were brief expressions of interest without evaluative content.

A transcript of the comment form submissions can be found in Appendix F.

Conclusion

Overall, feedback received through the Public Information Meeting and online engagement period was generally supportive, with many respondents recognizing the potential benefits of introducing a mix of hotel and commercial uses, revitalizing retail activity, and enhancing Horseshoe Bay as a destination. Several participants offered constructive feedback or specific considerations, including access to rooftop or public spaces, retention of local businesses, height and parking concerns, and potential construction impacts. A few respondents expressed opposing views, primarily related to the building's design, massing, and alignment with the Horseshoe Bay Local Area Plan. Attendees also suggested ideas for ground-level uses and emphasized the importance of maintaining the village character while ensuring the project is delivered in a timely and financially feasible manner. All feedback will be reviewed and considered as the proposal progresses through the planning and approvals process.

Appendices

A. Notification Mailer	.....	11
B. News Advertisement	.....	12
C. Project Website	.....	13
D. Presentation Boards	.....	14
E. Email Submission	.....	32
G. Comment Form Responses	.....	33

Appendix A: Notification Mailer



Subject site is outlined in brown in map above

Public Information Meeting (PIM) for **6408, 6412, & 6418 BAY ST**

Northwest Realty Inc. dba Northwest Properties has submitted a development application to the District of West Vancouver to permit the development of a four-storey, mixed-use building with ground-floor retail, three storeys of hotel use, and rooftop amenity areas. The proposal is intended to activate the village year-round and will provide much-needed visitor accommodations to Horseshoe Bay, helping to support local businesses and enhance vibrancy.

Please join us for an applicant-led Public Information Meeting:

Date: Thursday, November 20, 2025
Location: Gleneagles Golf Clubhouse- Great Hall
 6190 Marine Drive, West Vancouver, BC
Time: Drop-in between 6:00pm - 8:00pm

NORTHWEST
 PROPERTIES

Appendix B: Project Website

Welcome to
6408-6418 Bay St
Horseshoe Bay
[Learn More About the Proposal](#)

Join the Conversation
 Applicant-Led Public Information Meeting

You're invited to learn more about a proposed four-storey, mixed-use development in the heart of Horseshoe Bay.

Event Details

Date: Thursday, November 20, 2025
 Time: 6:00pm – 8:00pm
 Location: Glenagee Golf Clubhouse – Great Hall (6180 Marina Drive)
 Format: Drop-in, no presentation

Join the project team in person to view display boards and ask questions about the proposal. If you cannot attend, all presentation materials will be available on the website starting November 20, and feedback will be accepted online until December 4, 2025.

Click on the image to download a copy of the digital display boards. The same information was shown at the in-person meeting on November 20.

[click to download](#)

Name *

Neighbourhood *

Email

I would like to receive project updates via email.

Q.1) Did you attend the Public Consultation Meeting in July regarding this project?

Please select one

Yes

No

Q.2) Do you have any comments on the current proposal?

Submit

Appendix C: News Advertisement

Public Information Meeting for

6408, 6412, & 6418 BAY STREET



EVENT DETAILS:

Date: Thurs, Nov 20, 2025

Location: Gleneagles Clubhouse - Great Hall
(6190 Marine Drive, West Vancouver)

Time: Drop-in format
between 6pm- 8pm, no
formal presentation

*Note: This meeting is
applicant-led and is not a
District of West Vancouver
event.*

Northwest Realty Inc. doing business as Northwest Properties has submitted a development application to the District of West Vancouver to permit the development of a four-storey, mixed-use building with ground-floor retail, three storeys of hotel use, and rooftop amenity areas. The proposal is intended to activate the village year-round and will provide much-needed visitor accommodations to Horseshoe Bay, helping to support local businesses and enhance vibrancy.

The overall nature of the proposal is consistent with the materials presented at the previous meeting, though minor enhancements and additional details will be shared.

Join us on November 20, 2025 where we will introduce the project team, share our vision for the site, answer questions, and gather your feedback.



PROJECT WEBSITE:

www.TidesatHorseshoeBay.ca

NORTHWEST
PROPERTIES

Appendix D: Presentation Boards



This is an applicant-led Public Information Meeting (PIM) for a development proposal at 6408-6418 Bay Street in Horseshoe Bay, West Vancouver.

We're pleased to share details of the proposed redevelopment at 6408–6418 Bay Street in Horseshoe Bay. Since our first public engagement (Public Consultation Meeting) in July 2025, we have refined our proposal based on community feedback and guidance from the District of West Vancouver.

Objectives of this meeting:



Connect project team with the community



Present our refined proposal following the PCM in July 2025



Listen to your input and answer any questions you may have



Share your feedback:

Please take a moment to fill out a paper comment form before you leave, or use the QR code to submit your input online until December 4, 2025.

www.TidesatHorseshoeBay.ca

We respectfully acknowledge that we are situated on the traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tseil-Waututh) Nations.



A formal Official Community Plan amendment, Rezoning Bylaw amendment & Development Permit application was submitted to the District in Fall 2025.





Project Partners

KM 8 Canada Holding is a real estate investment firm with 30 years of experience in B.C., focused on long-term projects that deliver positive community impact. A subsidiary of Austrian based Evergreen Foundation, the owners of KM 8 Canada have been Gleneagles residents for over 20 years.

Northwest Properties is a locally based commercial real estate owner, developer, and manager with deep roots in the community. Founded in 1968, NWP has developed, leased, and managed more than 2.4 million square feet of mixed-use, retail, office, and hospitality space across British Columbia and the broader Pacific Northwest. Over more than five decades, Northwest Properties has been widely recognized for ethical conduct and reliability, maintaining a solid asset base by minimizing risk through informed and prudent decision-making. The co-owners have lived in Horseshoe Bay for over 50 years and are committed to ensuring this project reflects the character and needs of the local community.



Campbell River, B.C.



Nanaimo, B.C.

KM 8 CANADA HOLDING LTD.

Ownership Group



Development Manager

YAMAMOTO ARCHITECTURE

Architect



Public Engagement

Neighbourhood & Site Context

6408-6418 Bay Street
Public Information Meeting

Located across from the revitalized Horseshoe Bay Park and near the ferry terminal, the site is currently home to Troll’s restaurant, Spirit Gallery, YYZ Law, and Olive & Anchor restaurant. The proposal reimagines the site with a four-storey, mixed use building with three levels of hotel use, ground-level retail, restaurants, and other services.



- | | | |
|---|--------------------------------|--|
|  Transit Stop | 1 Horseshoe Bay Public Dock | 6 Horseshoe Bay Ferry Terminal (Vehicle Loading) |
|  Transit Routes (250,257, 262) | 2 Horseshoe Bay Public Park | 7 Horseshoe Bay Motel |
|  Designated Cycling Routes | 3 Public Washrooms | 8 Restaurant and commercial block |
|  Pedestrian Zones | 4 Sewell's Marina | |
|  Spirit Trail | 5 Horseshoe Bay Ferry Terminal | |



A range of planning policies encourage vibrant, mixed-use development in Horseshoe Bay to support economic development, tourism, and local businesses.

Regional Growth Strategy (Metro 2050)



Purpose: Metro 2050 utilizes land use policies to guide the future development of the region.

This site is located within the **General Urban designation under Metro Vancouver's Regional Growth Strategy (Metro 2050)**. This designation supports **residential and mixed-use neighbourhoods** that include local amenities like shops, services, and parks.

- This proposal supports the regional vision by providing visitor accommodations in an area surrounded by commercial uses, transit, and public space.

Official Community Plan (2018)



Purpose: the Official Community Plan (OCP) guides community priorities, growth, and change in West Vancouver.

Supporting tourism and visitors

- 2.3.11 Incentivize hotel development and other major business and employment creation opportunities through bonus density provisions in appropriate locations.

Horseshoe Bay Local Area Plan (2021)



Purpose: Adopted in 2021 as part of the OCP, the Horseshoe Bay Local Area Plan (LAP) establishes a framework that guides gradual and positive change to strengthen the identity, livability, and success of the village and neighbourhood.

The site is designated as **"Village Heart"**, a key area intended to support Horseshoe Bay's identity as a walkable, vibrant waterfront village. While **the LAP envisions 3-4 storey mixed-use buildings with residential use above ground-floor commercial** for the area, the proposed boutique hotel offers a similar built form and contributes to the same goals of vitality, activity, and local economic support.

- This proposal aligns with the LAP by:
 - » Aligning with LAP Policy (3.6.15) through **encouraging visitor accommodations** on site
 - » Introducing a **four-storey mixed-use building** that fits the village scale and character
 - » Providing **active street-level commercial spaces** including a restaurant, café, and local retail
 - » Offering **short-term accommodations** that support tourism and local businesses
 - » Enhancing the **public realm** through weather protection, outdoor seating, and potential for public art
 - » Using **setbacks and natural materials** that reflect Horseshoe Bay's small-scale, waterfront identity

While the proposed density (FAR 2.32) is slightly higher than the LAP's guideline recommended range (1.75-2.0), the design mitigates impacts through thoughtful massing, setbacks, and alignment with community goals—including supporting local businesses, enhancing the public realm, and contributing to a lively village experience.



Community feedback has shaped the proposal. Here's how we've responded to what we heard at the July 17, 2025 Public Consultation Meeting.



Revitalizing the Village

What we heard:

Desire to bring new life to Horseshoe Bay year-round through uses that attract both locals and visitors.

How we've responded:

While the earlier concept included some long-term stay accommodations, the revised proposal focuses fully on visitor accommodations to better support local businesses and activate the village year-round. The updated design includes a boutique hotel with retail, café, and restaurant spaces that contribute to a lively, welcoming waterfront destination.



Managing Parking & Traffic

What we heard:

Concern about parking availability and traffic circulation near the ferry and tour bus areas.

How we've responded:

The plan includes 43 underground parking spaces (a net increase of 26 stalls over what is available today), and shifts access and loading to the rear lane ("Little Bay") to reduce street congestion. A Traffic Impact Assessment has been completed and submitted in accordance with the District of West Vancouver's requirements for the development application.



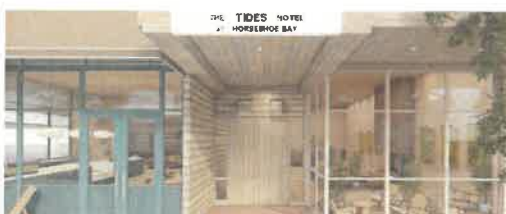
Support for Local Businesses

What we heard:

Preference for independent, community-oriented businesses over national chains.

How we've responded:

We're engaging with existing local tenants like Spirit Gallery and Olive & Anchor and intend to curate unique, locally operated shops and eateries.



A More "Village-Like" Design

What we heard:

Desire to see the design better reflect Horseshoe Bay's West Coast character and feel less modern or boxy.

How we've responded:

The architecture now draws inspiration from the waterfront and local materials, with warmer tones, textures, and detailing that echo the village's maritime roots.

What We Heard

6408-6418 Bay Street
Public Information Meeting



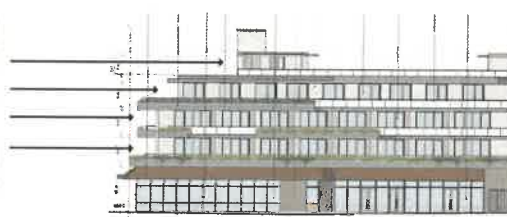
Enhancing Public Spaces

What we heard:

Interest in more public realm features - wider sidewalks, patios, greenery, and potential rooftop spaces.

How we've responded:

The proposal adds wider sidewalks, weather protection, outdoor seating, and laneway upgrades, with ongoing exploration of rooftop opportunities that balance privacy and views.



Building Height & Views

What we heard:

Feedback emphasized the importance of maintaining views, sunlight, and a comfortable village scale.

How we've responded:

The design includes stepped building forms to minimize visual and shadow impacts, maintaining a comfortable, village-scale character.



Staying True to the Local Area Plan

What we heard:

Feedback highlighted the importance of maintaining the village character and intent of the Horseshoe Bay Local Area Plan (LAP).

How we've responded:

The proposal supports the LAP's "Village Heart" vision - mixed-use buildings with active ground-floor uses and a human-scaled design.



Keeping Momentum

What we heard:

Community interest in seeing the project move forward without unnecessary delays.

How we've responded:

The project team remains committed to advancing the proposal efficiently, in collaboration with the District and community.



6408-6418 Bay Street
Public Information Meeting

The proposal calls for a four storey, mixed use building that includes ground level retail and three levels of hotel. The intent is to activate the village year-round and will provide much-needed visitor accommodations to Horseshoe Bay, helping to support local businesses and enhance vibrancy.

Enhances **pedestrian-friendly streetscape** and village-scale character

Ground-level retail and restaurant spaces to activate Bay Street & Royal Ave

Cafe along Royal Ave **animating the laneway and pedestrian connections**

Unique, B.C. based **boutique retail and neighbourhood serving shops**

Hotel lobby positioned to **welcome visitors and enhance street presence**



Supports **year-round village activity** and strengthens local businesses

Hotel use is a necessary amenity identified by residents seeking a place for their families and visitors to stay

Levels 2-3: 33 hotel rooms with private balconies and south-facing landscaped deck

Level 4: 9 hotel rooms with kitchenettes, including 5 one-bedroom and 4 two bedrooms with stepped-back terraces

Rooftop space for hotel guests with views of Howe Sound

Benefits to the Community

6408-6418 Bay Street
Public Information Meeting

This project helps address key challenges identified in the District's 2018 Economic Development Plan by supporting local businesses, expanding the visitor experience, and contributing to a more vibrant, destination-oriented village at the gateway to the Sea-to-Sky.

Vibrant Village: By providing a mix of ground-level commercial with a 42-room hotel above, the project supports Horseshoe Bay's goal of becoming a more vibrant and welcoming village for locals and visitors.



Job Opportunities: The commercial aspects of the building are expected to provide new job opportunities for the community.



Public Art: Dedicated public art will be featured in a prominent location to be determined. The artist choice and process for the public art will be locally led.



Economic Investment: A hotel will encourage additional community investment with additional tourism dollars being brought to the community.



Welcoming Space: The hotel lobby and cafe will operate as a gathering area for hotel guests while also serving the greater community.



A variety of landscaped and activated outdoor spaces help connect the building to the surrounding community.



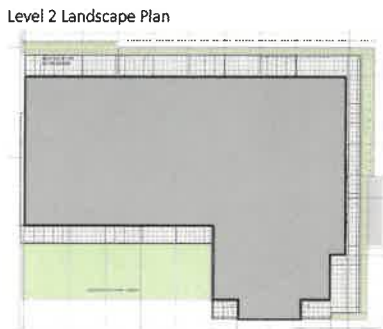
Public realm activation via take-out window alongside restaurant space



Integrated planters on balconies



Restaurant patio spill out space with large operable walls



Rooftop patio for hotel guests with views towards Howe Sound and Brunswick Mountain



Public art opportunity to activate the public realm



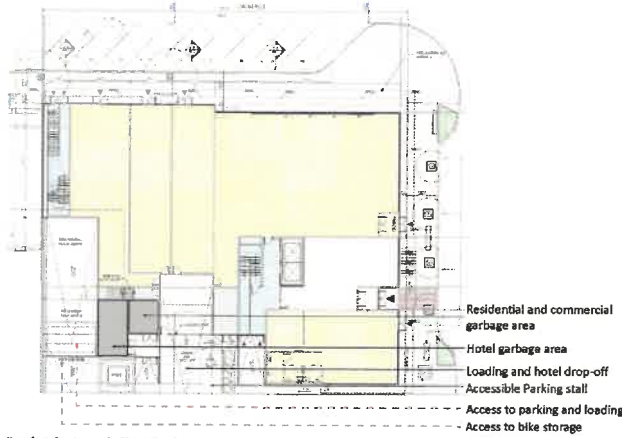
Landscape deck facing "Little Bay"

Transportation & Parking

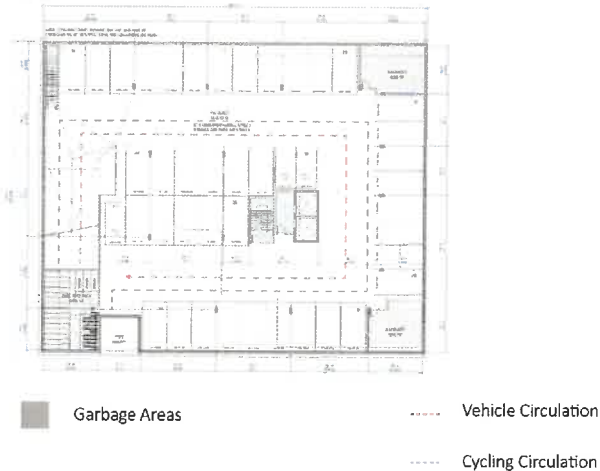
6408-6418 Bay Street
Public Information Meeting

On-site parking and thoughtful circulation are designed to minimize added pressure on Bay Street, Royal Avenue, and nearby ferry traffic.

Ground Level Circulation



Parkade Level Circulation



43 Vehicle Parking Spaces: for visitors and hotel guests



34 Bicycle Parking Spaces: 16 stacked, 15 horizontal, and 3 oversized spaces



Site Access and Servicing: Parking entrance, loading bay, and garbage area are all located off the lane ("Little Bay") at the far corner of the lot to reduce on-site traffic impacts



During and After Construction: Parking for construction workers will be managed off-site to reduce impacts on nearby streets. Once complete, the underground parkade will serve as shared parking for hotel guests and retail staff and customers.

Design Concept

6408-6418 Bay Street
Public Information Meeting



View From Royal Ave Looking North West



Elevation View of Cafe Along Royal Ave

Design Concept

6408-6418 Bay Street
Public Information Meeting



View From Corner of Bay St and Royal Ave



Activated Restaurant Front Along Bay Street



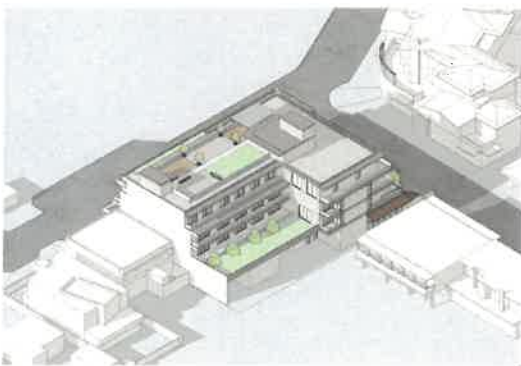
North East



North West



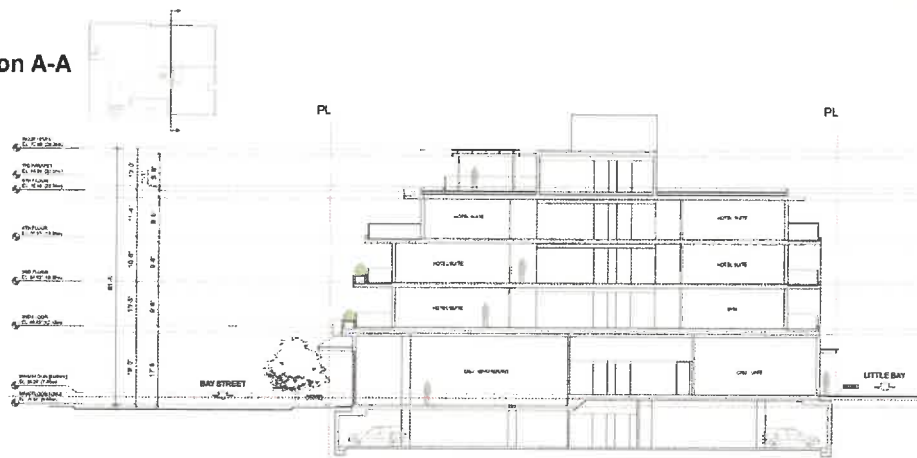
South East



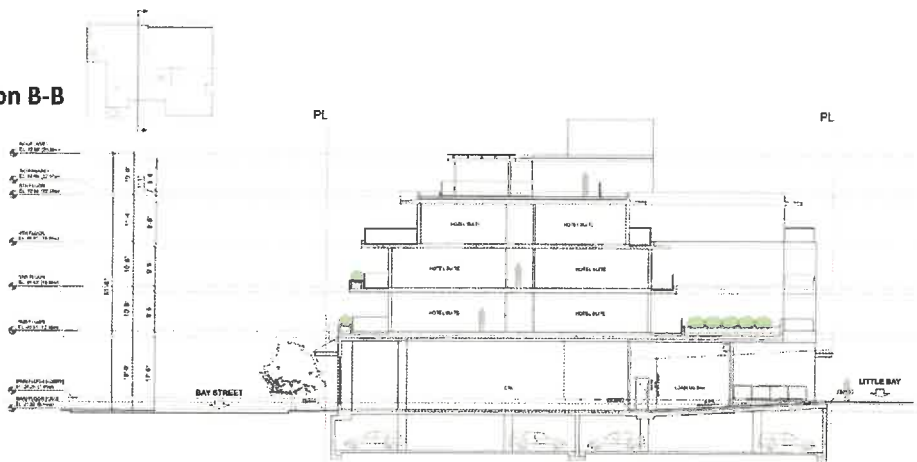
South West

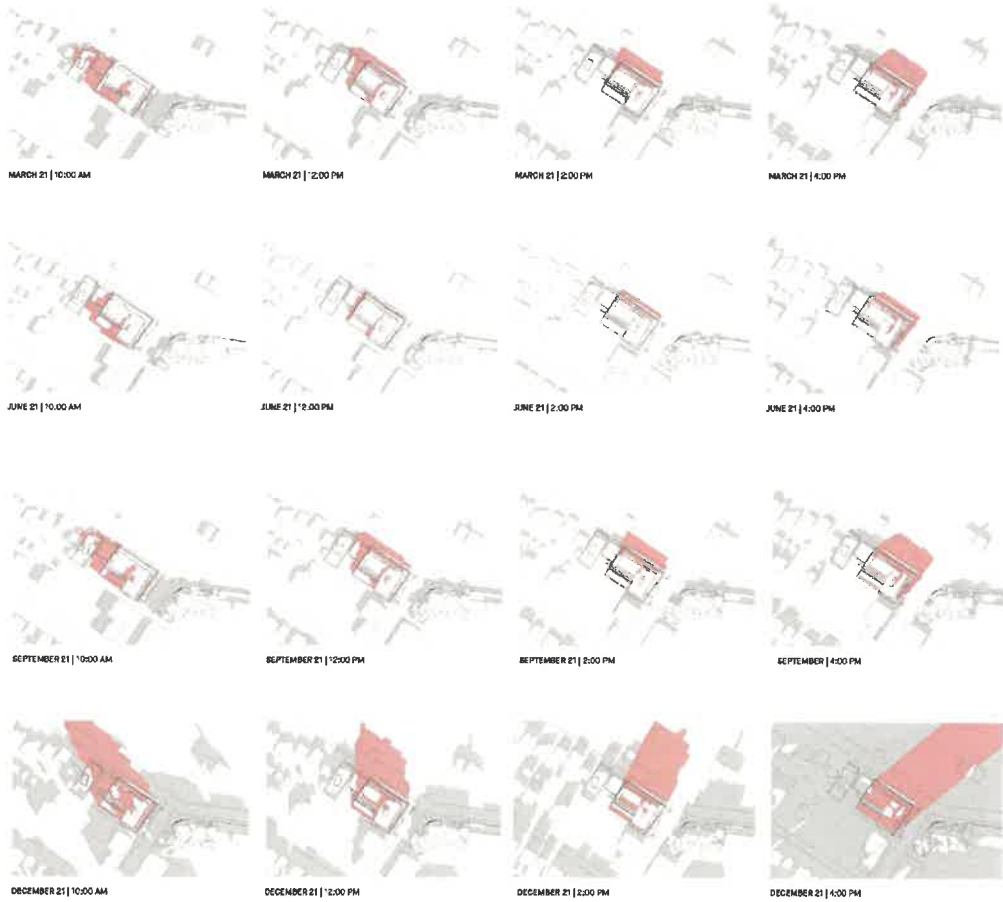


Section A-A



Section B-B





Share Your Feedback

6408-6418 Bay Street
Public Information Meeting

Thank you for taking the time to attend today's applicant-led public information meeting.



Before you leave, please share your comments and feedback with us via the comment forms provided. We look forward to hearing your input.



The display material and comment form are available online at www.TidesatHorseshoeBay.ca until December 4, 2025. Comments can be sent at anytime to info@TidesatHorseshoeBay.ca.



Appendix E: Email Submission

feedback on project
1 message

[REDACTED] Thu, Nov 6, 2025 at 2:57 PM
To: "info@tidesathorseshoebay.ca" <info@tidesathorseshoebay.ca>

Hello

I live in Galleries on the Bay condos in Horseshoe Bay and enthusiastically support your hotel project.
The only thing I don't like in the plan is a cafe on the street level.
I feel we have too may coffee shops and cafes in the village already.

I was a member of the group that created the Local Area Plan for Horseshoe Bay
Please call on me for support when you present to council
Karen

[REDACTED]
[REDACTED]
[REDACTED]

Email:
[REDACTED]

Appendix F: Comment Form Responses

#	Q.1 Did you attend the Public Consultation Meeting in July regarding this project?	Q.2 Do you have any comments on the current proposal?
1	No	Please scale it to allow for local access. The building of the building has to be quiet and friendly to me & my neighbors. Seriously, do not have loud & prolonged construction. Please can I get a bowling alley!!!
2	No	Exterior expression of building does not align with the "fishing village" character described in the HBay LAP and does not add to the vibrancy of the village. Reference to "Westcoast style" has been misunderstood - this is not the location for horizontality but rather a form that expresses individual identity and articulated roof forms (i.e. Galleries). Blank wall surfaces should not occur. This is an important corner in HBay; it should be expressed as an open small plaza area to improve public realm and soften building corner. More thoughts should be given to public realm interface with provision for retail spill out activities. Colour & material palette appears very drab! We want colour, character, individual expression for shops, gathering area at corner....!!!
3	Yes	I like the aesthetic changes with the wood & plantings etc. My main concern is that this project is built without unnecessary delay!! We are in dire need of accommodation!! I hope staff & council do their utmost to keep this project on track. HSB retail areas are in need of refreshing and this will really help HSB become a destination vs a place to grab a coffee while waiting for a ferry. It will also bring much needed economic benefit to the municipality.
4	No	As I don't live in H. Bay (but nearby) I think a boutique hotel is a good idea. The location is OK - will miss Trolls but assume a similar themed restaurant could be encouraged. Height/parking are my main concerns. Thank you.
5	No	Sounds lovely! It continues to make Horseshoe Bay a beautiful destination.
6	No	I was hoping that the community would be more included in the day to day activities of the building ie. access to the rooftop not just the retail space.
7	Yes	Looks amazing
8	No	Very positive for the HSB community & long overdue. Most seaside communities are alive and vibrant with shops, cafes, eateries & public places that are current with the times. HSB is in desperate need of an update!
9	No	Overall, a fine proposal. Very supportive of a decent quality Motel in West Van. As far as requests, I really hope Olive and Anchor is preserved in some form either here or the old Boathouse. It would be very sad to lose it. Ditto Spirit gallery. I think you have a pretty good solution to what I thought might be a major parking issue.
10	No	The exterior look is critical too! I challenge you to meet the high bar set by the Sanctuary! Don't settle for mediocre!
11	Yes	Not yet
12	Yes	The redevelopment proposal in the Bay ticks so many boxes. A hotel with rooms and a view, parking, retail space and restaurant /cafe will bring people into our neighbourhood who will also spend money within our little village. It will revive the prime corner and modernize the dated village. The design is gorgeous and timeless. It is oblivious the local owners have listened to the community and designed something that will suite seaside living. I hope this project gets approved and moves along at a reasonable pace.
13	Yes	I like the changes you've made in response to public input. I support the project.
14	Yes	This hotel is a much needed community amenity. We are in dire need of nice accommodations that are not AirBnB. In terms of an improved aesthetic in HSB, the Sanctuary and park revitalization were a great start, and this project, including the food services concept, will further enhance the local area and help with economic development in the district. It would be great if HSB could become a nice destination with a beautiful place for guests and travellers to stay. There is so much unused potential here. Parking seems more than adequate and the project is very well positioned in terms of the ferry terminal transit hub and access to the mountains. I would urge staff and council to move this plan along with as little delay as possible. It would be bad for the community if escalating costs outpaced the feasibility of the project.
15	No	Great proposal from Great People. A must-do
16	Yes	I'm interested in the progress as I live across the street
17	Yes	I like the visual warmth the wood for the soffit and siding add to the project. I think the stepping back of the floors helps reduce the visual mass of the building. The project quality will be a good addition to the community.
18	No	We are pleased to see that the proposal is still for a needed asset to our community, while the concept is good, we are disappointed that the developer has provided drawings of a boxy uninteresting building that could be anywhere. The proposal seems little changed from that shown in July of this year. During the LAP planning process it was stressed and that there should be an effort by developers to build within the village theme of Horseshoe Bay. The proposal reflects the type of innovative thinking needed to bring life to Horseshoe Bay and celebrate the community waterfront. The grade-level design is simplistic and true to other commercial spaces I'm the area. The animation of the street front will rely on the quality and character of the tenants and with Northwest's expertise, it will be well managed. This is another step forward Horseshoe Bay and I fully support the proposal and hope West Vancouver Council and staff move expeditiously to bring the project to life.

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District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5451, 2026**
(6408 to 6418 Bay Street)

Effective Date:

District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026

Table of Contents

Part 1	Citation	1
Part 2	Severability	1
Part 3	Amends Section 3.5.2 of the Horseshoe Bay Local Area Plan	1

District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026

A bylaw to amend the Official Community Plan to allow for a development within the “Village Heart” land use policy of the Horseshoe Bay Local Area Plan.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends Section 3.5.2 of the Horseshoe Bay Local Area Plan

- 3.1 Official Community Plan Bylaw, No. 4985, 2018, Schedule ii: Area-Specific Policies and Guidelines, Horseshoe Bay Local Area Plan & Design Guidelines, Section 3.5 Village Designation is amended as follows:

- 3.1.1 Section 3.5.2 is deleted in its entirety and replaced with the following:

“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 4-5 storeys with commercial use at street level and residential above; and

for land located at 6408 to 6418 Bay Street to a maximum density of 2.4 FAR and a height of 5 storeys with commercial use at street level and visitor accommodation.

- 3.1.2 Section 3.6.15 is deleted in its entirety and replaced with the following:

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;
- b) Considering additional height and /or density than otherwise designated; and
- c) Prioritizing an appropriate ground floor design that remains compatible with the street character.

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

Mayor

Corporate Officer

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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5452, 2026**
(6408 to 6418 Bay Street)

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026

Table of Contents

Part 1	Citation	1
Part 2	Severability	1
Part 3	Adds the CD92 and Rezones the Site	1
Part 4	Amends the Table of Contents	2
Part 5	Amends the Zoning Maps	2
	Schedule A – CD92 – Comprehensive Development Zone 92 (6408 to 6418 Bay Street)	4
	Schedule B – Amendment to Zoning Maps	6

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026

A bylaw to rezone property at 6408 to 6418 Bay Street for a mixed-use commercial and hotel building.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Adds the CD92 Zone and Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development or site specific zones) is hereby amended by adding Section 692 as the CD92 – Comprehensive Development Zone 92 (6408 to 6418 Bay Street), as set out in **Schedule A** attached to this bylaw.
- 3.2 The Lands shown shaded on the map attached as **Schedule B** to this bylaw are rezoned from C1 (Commercial Zone 1) to Comprehensive Development Zone 92 (6408 to 6418 Bay Street), as set out in **Schedule A** attached to this bylaw.

Part 4 Amends the Table of Contents

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly.

Part 5 Amends the Zoning Maps

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2 Zoning Maps is hereby amended by changing the zoning on the Lands as shown shaded on the map in **Schedule B** attached to this bylaw:

From: C1 – Commercial Zone 1

To: CD92 – Comprehensive Development Zone 92 (6408 to 6418 Bay Street)

Schedules

Schedule A – CD92 - Comprehensive Development Zone 92 (6408 to 6418 Bay Street)

Schedule B – Amendment to Zoning Maps

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

APPROVED by The Ministry of Transportation and Transit on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A – CD92 – Comprehensive Development Zone 92 (6408 to 6418 Bay Street)

692 CD92 (6408 to 6418 Bay Street)

AMENDING
BYLAW

SECTION REGULATION

692.01 Permitted Uses

- (1) accessory buildings, structures and uses
- (2) child care
- (3) community care
- (4) hotel
- (5) office
- (6) dwelling units
- (7) personal services
- (8) restaurants
- (9) retail

692.02 Floor Area Ratio

- (1) Maximum: 2.4 FAR

692.03 Conditions of Use

- (1) Despite s. 110 of the Zoning Bylaw, cooking facilities are permitted within a hotel sleeping room.
- (2) Hotel above commercial premises except for one entrance lobby.
- (3) Dwelling units are restricted to rental tenure and no portion of the first storey shall be used for residential purposes except for one entrance or entrance lobby.

692.04 Setbacks

- (1) All property lines: 0 m

692.05 Building Height

- (1) Maximum: 19 metres
- (2) For clarity, elevator overruns and exterior mechanical equipment are excluded from building height.

692.06 Number of Storeys

- (1) Maximum: 5

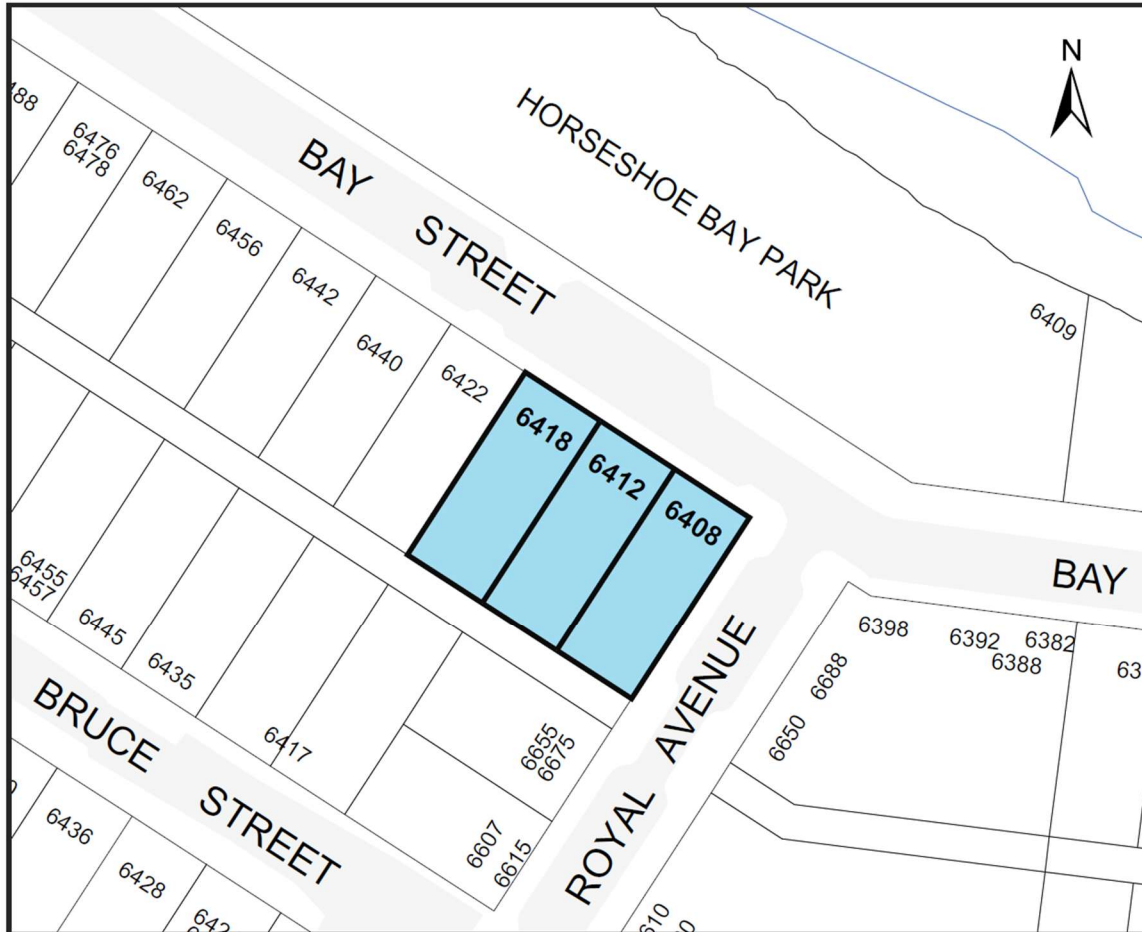
692.07 Off-Street Parking

- (1) Minimum of 42 parking spaces

Schedule B – Amendment to Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

Sketch plan showing the area to be rezoned to CD92:





District of West Vancouver

Proposed

Development Permit No. 25-099

CURRENT OWNER: 1390515 BC Ltd
911 York Street, New Westminster, BC V3L 4S5

THIS DEVELOPMENT PERMIT APPLIES TO:

CIVIC ADDRESS: 6408, 6408A, 6408B & 6412 Bay Street
LEGAL DESCRIPTION: 013-115-227
Lot 11 Block 34 District Lot 430 Plan 2103

CIVIC ADDRESS: 6408 Bay Street
LEGAL DESCRIPTION: 013-115-251
Lot 12 Block 34 District Lot 430 Plan 2103

CIVIC ADDRESS: 6418 Bay Street
LEGAL DESCRIPTION: 014-049-376
Lot 10 Block 34 District Lot 430 Plan 2103

(the 'LANDS')

1.0 This Development Permit:

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Horseshoe Bay Local Area Plan Development Permit Area to promote the delivery of community-identified principles described in section 2.2 of the Horseshoe Bay Local Area Plan so that development maintains and enhances the unique characteristics of Horseshoe Bay subject to the Planning Area Design Guidelines specified in the Official Community Plan; and
- (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

2.0 The following requirements and conditions shall apply to the Lands:

- 2.1 Building, structures, on-site parking, driveways and site development shall take place in substantial accordance with the attached **Schedules A and B**.
- 2.2 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
- 2.3 On-site landscaping shall be installed at the cost of the Owner in accordance with the attached **Schedule C**.
- 2.4 Sustainability measures and commitments shall take place in accordance with the attached **Schedules A and B**.

2.5 All balconies decks and patios are to remain fully open and unenclosed and the weather wall must remain intact.

3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

- 3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering.
- 3.2 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
- 3.3 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.

4.0 Prior to Building Permit issuance:

- 4.1 Provide engineering civil drawings detailing works, including but not limited to:
 - (a) storm water management measures;
 - (b) site service connections;
 - (c) new boulevard plan along the Bay Street frontage of the site and along the east side of the Royal Street frontage of the site including curbs, sidewalk and grading plan; and
 - (d) repaving along the frontage of the Lands,which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District's Manager of Land Development.

5.0 Prior to Occupancy Permit issuance:

- 5.1 Prior to final occupancy the applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.

6.0 Security for Landscaping

- 6.1 Prior to building permit issuance, security for the due and proper completion of the landscaping set forth in section 2.0 of this Development Permit (the "Landscaping Works") shall be provided in the amount of \$693,000 (the "Landscape Deposit") to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.
- 6.2 Release of the Landscape Deposit:
 - (a) Following installation of the Landscaping Works and upon receipt of a certified letter or report by a Landscape Architect in good standing

with the British Columbia Society of Landscape Architects to the District stating that:

- a. the Landscaping Works have been installed substantially in accordance with Schedule A; and
- b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
 - i. any adjustments to retaining walls,
 - ii. changes to the mixture or sizes of any plant materials or trees,
 - iii. completion of any off-site or boulevard works,
 - iv. any areas that received alternative treatment,
 - v. any paving changes, or
 - vi. any other additional or omitted plantings or alterations,

together with a clear rationale and explanation thereof and stating

- c. that a final review with the landscape contractor or consultant of record has been completed, including provision of the date when this final review was completed on,
- d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and
- e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,

then District will release 75% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.

- (b) After a one-year period following certification that the Landscaping Works have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.

6.3 Additional Landscape Security

- (a) No occupancy shall be issued nor will any other final approvals be given for any individual building site identified as a "Parcel" on attached Schedule B, until:
 - a. all of the Landscaping Works are completed, or
 - b. the Owner provides security in addition to and separate from the Landscape Deposit, and in the amount of 110% of the value of the uncompleted Landscaping Works for that specific Parcel only (the "Additional Security Deposit") for the due and proper completion of the uncompleted or

deficient Landscape Works for that specific Parcel only, as determined and certified by the consultant of record; and

- c. the Additional Security Deposit will be released upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects following certification that all the Landscaping Works on the Parcel have been completed.

7.0 This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON [INSERT DATE] .

MAYOR

CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

FOR THE PURPOSES OF SECTION 7.0 THIS PERMIT IS ISSUED ON [INSERT DATE] .
(Council Report: [2026 04 27 Council Report Development Proposal for 6408 6418 Bay Street.docx](#))

Schedules:

- A. Design Rationale
- B. Architecture Plans
- C. Landscape Plans



TIDES AT HORSESHOE BAY

6408 - 6418 BAY STREET
DEVELOPMENT PERMIT APPLICATION

NORTHWEST **M2**
PROPERTIES
YAMAMOTO ARCHITECTURE



APRIL 23, 2026

CONTENTS

A

PROJECT INFORMATION

Contents	02
Consultants	03
Project Description	04
Neighbourhood Impacts and Benefits	05
Compliance With Horseshoe Bay LAP & Design Guidelines	06-08

B

CONTEXT

Context Plan	09
Site Plan	10
Site Photos	11

C

DESIGN RATIONALE

Design Objectives	12
Material Palette	13
Renders	14-19

D

ARCHITECTURE

Statistics	A1.1
Location Map	A1.2
Site Plan	A1.3
Plan | P1	A2.P1
Plan | L1	A2.1
Plan | L2	A2.2
Plan | L3	A2.3
Plan | L4	A2.4
Plan | Roof	A2.5
Plan | Roof Top	A2.6
Elevations	A3.1-A3.3
Sections	A4.1-A4.3
Massing Axos	A5.1
Shadow Studies	A2.SS1-A2.SS.2
Limiting Distance Plan	A2.L1
Building Height Calculation	A2.B1

E

LANDSCAPE

Ground Level Plan	L1
Second Level Plan	L2
Third Level Plan	L3
Fourth Level Plan	L4
Roof Plan	L5
Landscape Details	L6
Landscape Specifications	L7

CONSULTANTS PAGE

APPLICANT

Northwest Properties
Contact: Stacey Silgallis
Email: stacey@nwproperties.ca
Phone: 604.629.8131

ARCHITECT

Yamamoto Architecture Inc.
Contact: Taizo Yamamoto
Email: taizo@yamamotoarchitecture.com
Phone: 604.731.1127

LANDSCAPE

M2 Landscape Architecture and Arboriculture
Contact: Meredith Mitchell
Email: meredith.mitchell@m2la.com
Phone: 604.553.0044

INTERIOR DESIGN

Ste. Marie Studio
Contact: Paula Guerra
Email: paula.guerra@stemariestudio.com
Phone: 604.428.0822

CIVIL

Binnie
Contact: Bryson Caze
Email: bcaze@binnie.com
Phone: 236.521.6244

TRAFFIC

CTS Traffic Engineering Specialists
Contact: Aaron Chan
Email: achan@cts-bc.com
Phone: 604.936.6190 ext.228

SURVEY

Bennett Land Surveying LTD.
Contact: Hebe Kelly LST
Email: hebe@bennettsurveys.com
Phone: 604.980.4868 ext.233

PROJECT DESCRIPTION

The proposed building is a four storey, mixed use building that includes ground level retail and three levels of hotel. The project incorporates three lots in an important location within Horseshoe Bay, occupying a prime location along Bay Street with views towards Horseshoe Bay Park and the Bay beyond.

Currently, the three lots support three separate buildings: Trolls — a one storey restaurant on the corner, Spirit Gallery, YYZ Law — the second floor tenant above Spirit Gallery, a 2-storey building with ground level gallery, and Olive and Anchor — a one storey restaurant occupying the westernmost lot.

The new proposal incorporates similar uses at grade, and allocates a large space on the corner for a restaurant that will continue to activate the corner of Bay Street and Royal Avenue. The design proposes large areas of operable storefront that will enable the restaurant uses to open up along the sidewalk. The western retail space is envisioned to house the Spirit Gallery that currently operates on the site. Additional, small-scale retail stores are provided for fine-grain, neighbourhood serving retail stores.

Along Royal Avenue, a cafe is located to serve the hotel guests as well as the general public. The location at the intersection of Royal Avenue and the Lane will create activity and animation along the laneway side of the building, enhancing pedestrian routes around the site and improving passive

surveillance. The hotel lobby is located off of Royal Avenue between the cafe and restaurant.

Levels Two and Three provide 33 hotel rooms for visitors in a prime location within Horseshoe Bay and steps away from the ferry terminal. Each hotel room is provided with a large balcony with overhangs above so guests can enjoy a private outdoor space and spectacular views year round. South-facing rooms look out onto a lushly planted Level Two landscaped deck, that also serves as an attractive outlook for properties to the south. A gym space is provided on Level Two, overlooking the landscaped deck and providing an amenity for guests.

The top level of the building contains larger hotel suites, including five 1-bedroom units and four 2-bedroom units. With the stepped back upper floor, large roof decks are provided for the north and east-facing units. South units have access to balconies that overlook the landscaped deck along Little Bay.

A rooftop amenity space has been proposed for the patrons of the hotel and restaurant tenant. Overlooking Howe Sound, this space provides a hub for events amongst Horseshoe Bay's beautiful backdrop. Final rooftop programming will be further developed when a restaurant tenant and hotel operator is finalized.

NEIGHBOURHOOD IMPACTS AND BENEFITS

1. **By providing a mix of retail and hotel, the building will support Horseshoe Bay's goal of becoming a more vibrant and welcoming village:**
 - *The retail component of the project will activate the street and encourage local businesses, including a gallery and restaurant. All retail uses will complement and service the hotel within the building as well as the local community.*
 - *The hotel will provide much-needed accommodation to visitors of Horseshoe Bay and to ferry travellers, increasing foot traffic into the community*

2. **The development will provide dynamic, multi-purpose spaces through the building program and adjacencies**
 - *The retail tenant mix will support the needs of hotel guests and visitors*
 - *The cafe will operate in conjunction with the hotel, opening up to the lobby and providing service assistance to guests while also serving the greater community*
 - *The hotel lobby is conceived as a multi-purpose space with a gathering / seating area, additional seating to support the cafe, and possibly waiting room seating for the hotel*
 - *The restaurant will be designed to include indoor and outdoor spaces, fostering a vibrant street with activity at the ground level*
 - *The restaurant could incorporate a take-out window to acknowledge and continue this long-standing feature of the previous restaurant*

3. **The building will create more density in the Village Heart while being sensitive to scale and massing**
 - *The building is stepped back at level 2, and again at level 4 to emphasize the street level of the building and letting the upper levels recede from view*
 - *While organized as a series of horizontal levels with expressed balcony slabs, the ground level of the building will be further developed into a finer grain of vertical elements that emphasize each individual shop*

4. **The project will provide a large investment back into the community**
 - *The building represents the highest and best use of these important three parcels within the Village Heart*
 - *The commercial aspects of the building will provide ample job opportunities for members of the community*

COMPLIANCE WITH HORSESHOE BAY LOCAL AREA PLAN & DESIGN GUIDELINES

TOPIC	DESCRIPTION	COMPLIANCE	COMMENTS
3.5 <i>Village Designation</i>	<p>3.5.2 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:</p> <p>Village Heart</p> <p>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.</p>		<ul style="list-style-type: none"> - Proposed 2.35 FAR (Slightly higher than recommended) - 4-storeys of hotel and commercial with a 5th level rooftop access. Community found that the rooftop had the opportunity to be an amenity space for patrons and locals. Minimal massing on the rooftop, setback for minimal obstruction from street level.
3.6 <i>Land Use Policies</i>	<p>3.6.7b Encourage a mix of housing types by prioritizing studio, 1- and 2-bedroom dwelling units in Village designations.</p> <p>3.6.13a Prioritize active, street level uses such as retail, restaurants and services by reinforcing the scale of walking, shopping streets—with particular attention to Bay Street and Royal Avenue—by means of unit frontages that are generally 5 m (16.4 ft) to 12 m (39.4 ft).</p> <p>3.6.15 Encourage provision of visitor accommodation where a building or substantial portion of a building is used for lodging purposes by:</p> <p>a) allowing this use in lieu of others; and</p> <p>b) considering an appropriate ground floor design that remains compatible with the street character.</p>	✓	<ul style="list-style-type: none"> - Proposed 33 short term accommodations units and 9 long term accommodation units (L2-L4). - Supporting commercial uses in the ground level with both existing restaurant and gallery remaining as tenants.
4.2 <i>Site Planning</i>	<p>4.2.5 Minimize disruption of public realm due to vehicle access by:</p> <p>b) sharing access through driveway easements, parking right-of-ways and/or dedication of new lanes, where appropriate;</p> <p>c) locating parking to minimize driveway length and designing parkade ramps to limit site impact</p>	✓	<ul style="list-style-type: none"> - Parking entrance, loading bay, and garbage staging area are accessible from the lane - Parking entrance placed on the furthestmost corner of the lot to minimize traffic impact on site
4.4 <i>Building Form</i>	<p>4.4.1 Create architectural interest through building articulation, with particular attention to street-facing facades and corner lots.</p>	✓	<ul style="list-style-type: none"> - The building section is staggered with setbacks on the upper floor's balconies to maintain the scale of the street.

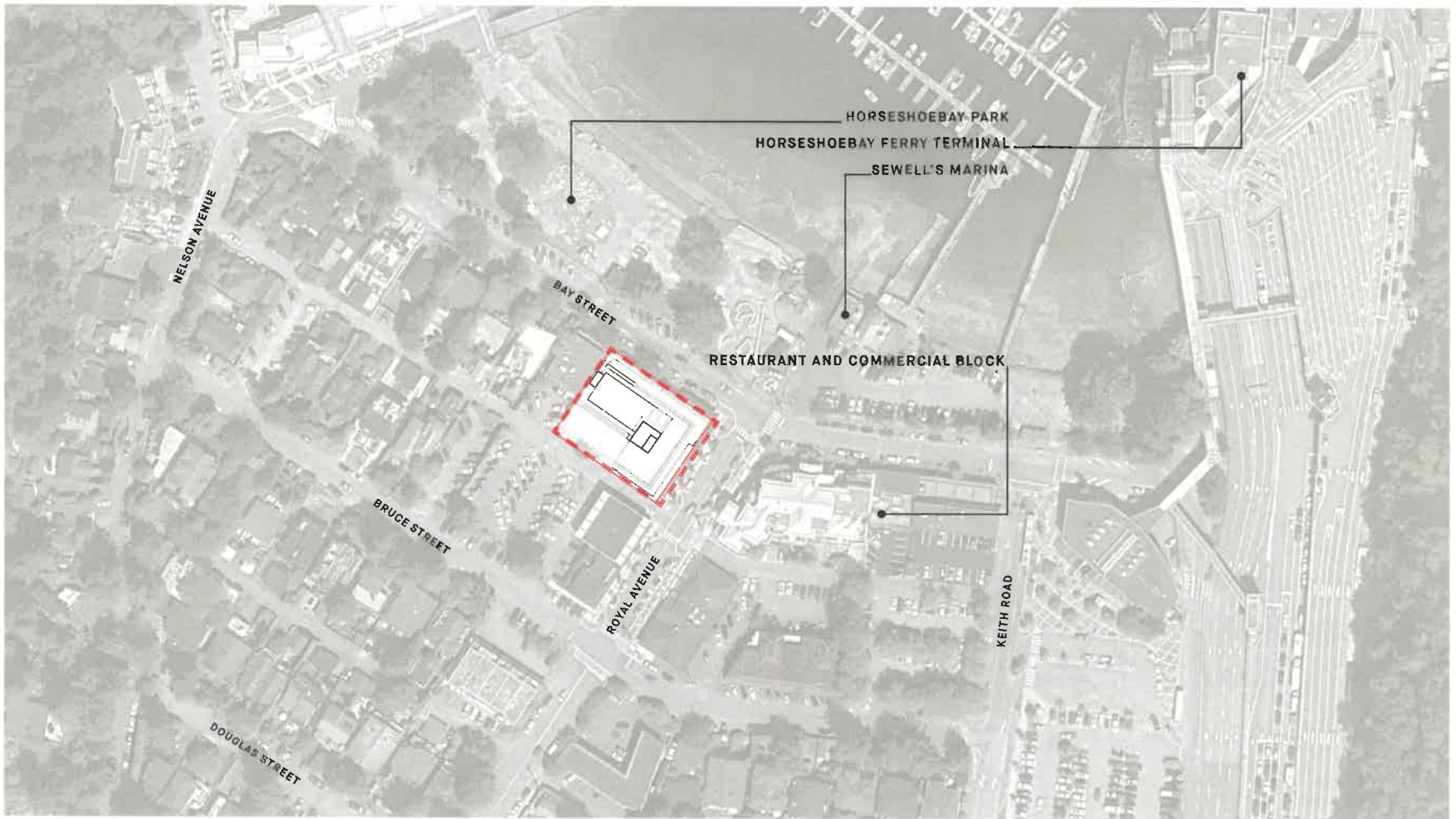
COMPLIANCE WITH HORSESHOE BAY LOCAL AREA PLAN & DESIGN GUIDELINES

TOPIC	DESCRIPTION	COMPLIANCE	COMMENTS
<p>4.5 <i>Building Design</i></p>	<p>4.5.1 Reflect Horseshoe Bay's Eclectic and historical identity both as working waterfront and a recreational seaside cottage destination</p> <p>a) demonstrating individuality while contributing to a harmonious streetscape; b) creating visual interest through diverse styles and rooflines; c) using materials and bright colours to create purposeful accents; and, d) presenting contemporary façades that avoid visual clutter and the use of ornamental elements such as trim.</p> <p>4.5.6 Specify a purposeful material palette that contributes to the overall design of the building by: a) reinforcing form with an application of materials that communicates depth across the façade, emphasizes unit identity, articulates building separations and expresses a relative visual weight between lower and upper storeys;</p>	✓	<ul style="list-style-type: none"> - Architectural expression emphasizing horizontality through cantilevered balconies. - Building concept can be conceived as floating slabs that refer to the previous floating houses that used to occupy the bay - Greenery is incorporated in planters on the different levels, as floating elevations that break up the facade. - On the balconies, taller planter walls alternate with lower walls with more glazing to give variation and interest. - Proposed wood-like soffits to bring warmth to the material palette.
<p>5.3 <i>Village</i></p>	<p>5.3.1 Increase Village vibrancy with reference to the Horseshoe Bay Streetscape Design Guidelines by:</p> <p>a) encouraging compatibility on streets where a retail character is already established; b) maximizing open space for active uses and landscaping; c) supporting continuous weather protection of the sidewalk with consideration for tree canopy impacts; and, d) allowing outdoor seating on public and/or private property subject to a Street Occupancy Permit, where appropriate, with a compatible response in the Bay Street Residential designated area reflecting its residential use.</p> <p>5.3.2 Articulate commercial uses and increase pedestrian interest with reference to the Horseshoe Bay Streetscape Design Guidelines by:</p> <p>a) including extensive fenestration and avoiding blank walls; b) considering roll-up and/or foldaway doors</p> <p>5.3.5b Ensure the livability and compatible scale of larger buildings in context distinguishing different tenure with particular attention to mixed-use buildings by setting back and limiting the length of residential above street level commercial, where appropriate;</p>	✓	<ul style="list-style-type: none"> - Proposed glazing canopy providing continuous weather protection along the ground floor facades. - Two additional commercial retail units proposed along Bay street - Proposed large operable glazing walls for restaurant activity and seating to transition in and outdoors. - Short term accommodation Levels (L2-L3) are set back from street level commercial while long term accommodation (L4) is set back further.

COMPLIANCE WITH HORSESHOE BAY LOCAL AREA PLAN & DESIGN GUIDELINES

TOPIC	DESCRIPTION	COMPLIANCE	COMMENTS
5.4 <i>Waterfront</i>	<p>5.4.1 Emphasize Bay Street as the primary commercial street with reference to the Horseshoe Bay Streetscape Design Guidelines by:</p> <p>a) presenting a continuous streetwall with strong unit identity;</p> <p>b) prioritizing the pedestrian realm in conjunction with future investment in Horseshoe Bay Park;</p> <p>c) facilitating the expansion of restaurants, cafés and similar storefronts where commercial use is permitted by increasing outdoor dining opportunities.</p>	✓	<ul style="list-style-type: none"> - Proposed restaurant, cafe, commercial units, and gallery along Bay Street and Royal Avenue. - Proposed restaurant with large operable glazing walls for fluid indoor/outdoor dining and activity along Bay Street
5.5 <i>Little Bay</i>	<p>5.5.1b Activate "Little Bay" by creating inviting entries by wrapping Keith Road and Royal Avenue retail frontages around corner into "Little Bay", and by providing opportunities for street corner patios at Royal Avenue.</p>	✓	<ul style="list-style-type: none"> - Proposed cafe glazing to wrap the corner into "Little Bay" for visual interest both indoor / outdoors.
5.6 <i>Royal, Keith & Nelson</i>	<p>5.6.2 Create an incremental sense of arrival on Royal Avenue by expanding the public-private interface at Village intersections including corner patios and public art opportunities.</p>	✓	<ul style="list-style-type: none"> - Restaurant corner opens up at Bay Street and Royal Avenue. - Public art opportunity on the facade at the corner of "Little Bay" and Royal Avenue.
6.2 <i>Public Realm</i>	<p>6.2.5 Deliver public art through development that:</p> <p>a) reinforces Horseshoe Bay's sense of place and communicates its continued evolution over time;</p> <p>b) celebrates its historical, cultural and natural features; and,</p> <p>c) supports broader place-making strategies including improved wayfinding, pedestrian experience and enhanced public spaces</p> <p>6.2.6d Locate and scale public art to create a sense of discovery or surprise that enhances Horseshoe Bay's eclectic and quirky character.</p>	✓	<ul style="list-style-type: none"> - Public art opportunity on the facade at the corner of "Little Bay" and Royal Avenue celebrating Horseshoe Bay's character and heritage. - Public art opportunity to front Little Bay to aid in laneway activation and a sense of discovery.

CONTEXT PLAN | VILLAGE HEART



SITE PHOTOS



1 | VIEW ALONG ROYAL AVENUE LOOKING TOWARDS THE WATER



2 | VIEW ALONG BAY STREET LOOKING NW



3 | NE CORNER OF SITE



4 | NW CORNER OF SITE



5 | VIEW BAY STREET LOOKING SE



6 | VIEW FROM LANEWAY



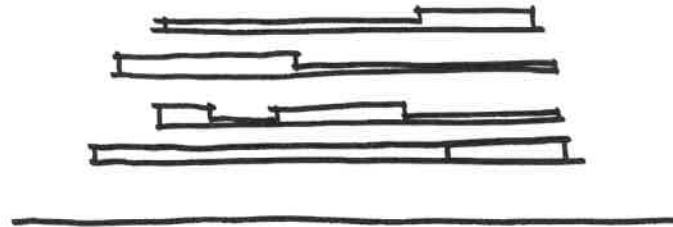
7 | ADJACENT CORNER TO SITE



8 | WATERFRONT VIEW ALONG BAY STREET



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.



DESIGN CONCEPT | MATERIAL STUDY

Board Formed Concrete



Cementitious Panels



Wood Soffits



Wood Shingles



Glass Guardrails



Integrated Planters



Retail Operable Glazing



Fabric Awnings



RENDER | VIEW FROM CORNER OF BAY ST AND ROYAL AVE

REFER TO NARRATIVE PACKAGE FOR MATERIAL AND SIGNAGE DETAILS



RENDER | ACTIVATED RESTAURANT FRONT ALONG BAY ST

REFER TO NARRATIVE PACKAGE FOR MATERIAL AND SIGNAGE DETAILS



RENDER | VIEW FROM ROYAL AVE LOOKING NORTH WEST

REFER TO NARRATIVE PACKAGE FOR MATERIAL AND SIGNAGE DETAILS



RENDER | COLOUR INTRODUCED THROUGH CAFE DESIGN ALONG ROYAL AVE

REFER TO NARRATIVE FOR MATERIAL AND SIGNAGE DETAILS



RENDER | ELEVATION VIEW OF CAFE ALONG ROYAL AVE

REFER TO NARRATIVE PACKAGE FOR MATERIAL AND SIGNAGE DETAILS



RENDER | DEFINED LOBBY ENTRY IN HOTEL

REFER TO NARRATIVE PACKAGE FOR MATERIAL AND SIGNAGE DETAILS



DISTRICT OF WEST VANCOUVER

6408-6418 BAY ST

BUILDING H/I - DP RESUBMISSION

APRIL 23, 2026

PROJECT INFORMATION

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 PHONE: 604 731 1127

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 M2 LANDSCAPE ARCHITECTURE AND ARBORICULTURE
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 BENNETT LAND SURVEYING LTD.
 CONTACT: HEBE KELLY LST
 EMAIL: HEBE@BENNETTSURVEYS.COM
 PHONE: 604 980 4868 EXT.233

DRAWING LIST

SHEET #	TITLE	SCALE
A1.1	STATISTICS	NTS
A1.2	LOCATION MAP	NTS
A1.3	SITE PLAN	1/16" = 1'-0"
A2.P1	LEVEL P1 PLAN	1/8" = 1'-0"
A2.1	LEVEL 1 PLAN	1/8" = 1'-0"
A2.2	LEVEL 2 PLAN	1/8" = 1'-0"
A2.3	LEVEL 3 PLAN	1/8" = 1'-0"
A2.4	LEVEL 4 PLAN	1/8" = 1'-0"
A2.5	ROOF LEVEL PLAN	1/8" = 1'-0"
A2.6	ROOF TOP PLAN	1/8" = 1'-0"
A3.1	ELEVATIONS	3/32" = 1'-0"
A3.2	ELEVATIONS	3/32" = 1'-0"
A3.3	ELEVATIONS	3/32" = 1'-0"
A4.1	SECTIONS	1/8" = 1'-0"
A4.2	SECTIONS	1/8" = 1'-0"
A4.3	SECTIONS	1/8" = 1'-0"
A5.1	MASSING AXOS	NTS
A2.B1	BUILDING HEIGHT CALCULATION	1/8" = 1'-0"
A2.L1	LIMITING DISTANCE PLAN	1:150 / 1:250
A2.SS1	SHADOW STUDY	NTS
A2.SS2	SHADOW STUDY	NTS



YAMAMOTO ARCHITECTURE



STATISTICS:

CIVIC ADDRESS: 6408 - 6418 BAY STREET, WEST VANCOUVER, BC
 LEGAL DESCRIPTION: PID: 013-115-251 / 013-115-227 / 014-049-378
 OCP DESIGNATION: VILLAGE HEART
 PROPOSED ZONING: CD

TOTAL SITE AREA: 1,700.6 SQ.M. = (18,305.3 SQ.FT.) (0.420 ACRES)
 PROPOSED LOT COVERAGE: 71.5%
 BUILDING HEIGHT: PROPOSED
 18.3 M (60') (5 STOREYS)

SETBACKS: PROPOSED
 FRONT (NE): 3.0'
 SIDE (SE): 3.0'
 SIDE SW: 4.0'
 REAR YARD (NW): 0.0'

FLOOR AREA RATIO: PROPOSED
 4.7.1(a) 43,031.5 SQ.FT.
 2.35 FAR

	NET AREA:		GROSS AREA:
1ST FLOOR COMMERCIAL	(9,616.8 SQ.FT.) +	L1	12,226.3 SQ.FT.
1ST FLOOR HOTEL	(2,609.4 SQ.FT.) +		
2ND FLOOR NON-UNIT AREA	(2,461.8 SQ.FT.) +	L2	10,653.0 SQ.FT.
2ND FLOOR UNIT AREA	(8,191.2 SQ.FT.) +		
3RD FLOOR NON-UNIT AREA	(1,796.8 SQ.FT.) +	L3	10,653.0 SQ.FT.
3RD FLOOR UNIT AREA	(6,856.1 SQ.FT.) +		
4TH FLOOR NON-UNIT AREA	(1,589.2 SQ.FT.) +	L4	8,496.3 SQ.FT.
4TH FLOOR UNIT AREA	(6,907.0 SQ.FT.) +		
5TH FLOOR NON-UNIT AREA	(894.8 SQ.FT.) +	L5	1,003.0 SQ.FT.
5TH FLOOR UNIT AREA	(108.2 SQ.FT.) +		
TOTAL :	3,997.7 SQ.M.		43,031.5 SQ.FT.

GFA: 3,998 SQ.M. (43,031.5 SQ.FT.)
 LEASABLE: 3,118.8 SQ.M. (33,571.2 SQ.FT.) 78.0%

HOTEL UNIT BREAKDOWN

5 ONE BEDROOM UNITS	12% OF UNITS	500 - 670 SQ.FT.
4 TWO BEDROOM UNITS	10% OF UNITS	840 - 1080 SQ.FT.
4 A KING ROOM	10% OF UNITS	550 - 690 SQ.FT.
3 A1 KING FAMILY	7% OF UNITS	576 - 666 SQ.FT.
4 A2 KING FAMILY	10% OF UNITS	595 - 599 SQ.FT.
2 A3 SUITE FAMILY	5% OF UNITS	742 SQ.FT.
8 B KING	19% OF UNITS	428 SQ.FT.
12 B1 QUEEN	28% OF UNITS	428 SQ.FT.
42 UNITS TOTAL		

PROPOSED VEHICLE PARKING	PROVIDED	PROPOSED BICYCLE PARKING	PROVIDED
STANDARD	(41)	STACKED	16
SMALL CAR	(2)	HORIZONTAL	15
ACCESSIBLE	(1)	OVERSIZED	3

VEHICLE PARKING:

USE	AREA/UNIT	RATE	REQUIRED
SECTION 351.10			
COMMERCIAL GROSS AREA	862 SQ.M.	1 SPACE / 16.8 SQ.M.	47 SPACES
RESIDENTIAL GROSS AREA	2764 SQ.M.	1 SPACE / 83.6 SQ.M.	33 SPACES
			<u>80 SPACES</u>

SECTION 491.11			
HOTEL	42 UNITS	1 SPACE / UNIT	42 SPACES
GROSS FLOOR AREA OF OTHER USES	882 SQ.M.	1 SPACE/87.2 SQ.M.	10 SPACES
			<u>52 SPACES</u>

PROVIDED SPACES

FULL SIZE VEHICLE	7% of TOTAL (30% MAX.)	40 SPACES
SMALL VEHICLE		3 SPACES
ACCESSIBLE SECTION 142.06		1 SPACE
		<u>44 SPACES</u>

ELECTRICAL VEHICLE: LEVEL 2 (ROUGH-IN)

BICYCLE PARKING:

USE	AREA/UNIT	RATE	REQUIRED
SECTION 140 / 143.01 (3) (SECURE BIKE PARKING)			
COMMERCIAL GROSS AREA	882.19 SQ.M.	0.3 SPACE / 100 SQ.M.	3 SPACES
HOTEL	N/A	N/A	0 SPACES
			<u>3 SPACES</u>

SECTION 140 / 143.02 (SHORT BIKE PARKING)			
COMMERCIAL GROSS AREA	882.19 SQ.M.	0.4 SPACE / 100 SQ.M.	3 SPACES
HOTEL	N/A	N/A	0 SPACES
			<u>3 SPACES</u>

PROVIDED SPACES

SECURE BIKE PARKING	34 SPACES
SHORT TERM BIKE PARKING	6 SPACES
	<u>40 SPACES</u>

3 2028-04-13 MAKE FOR DP REVIEW
 2 2028-04-13 MAKE FOR DP REVIEW
 1 2025-10-23 MAKE FOR DP

NO - DATE - REV -

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PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC

2028-04-13

DRAWING TITLE - STATISTICS

SCALE - NTS	SHEET NO. -
CITY - 2028-04-13	A1.1
DRAWN - YAN/JL	
CHECKED - TY	PROJECT NO. -



2 2020-04-02 ISSUE FOUR OF THE PLAN
 1 2020-04-12 ISSUE FOUR OF THE PLAN
 1 2020-10-23 ISSUE FOUR OF THE PLAN

NO - DATE - ISSUE -

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PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC
 2020-2022



DRAWING TITLE -
 LOCATION MAP

SCALE - NTS

DATE - 2020-10-23

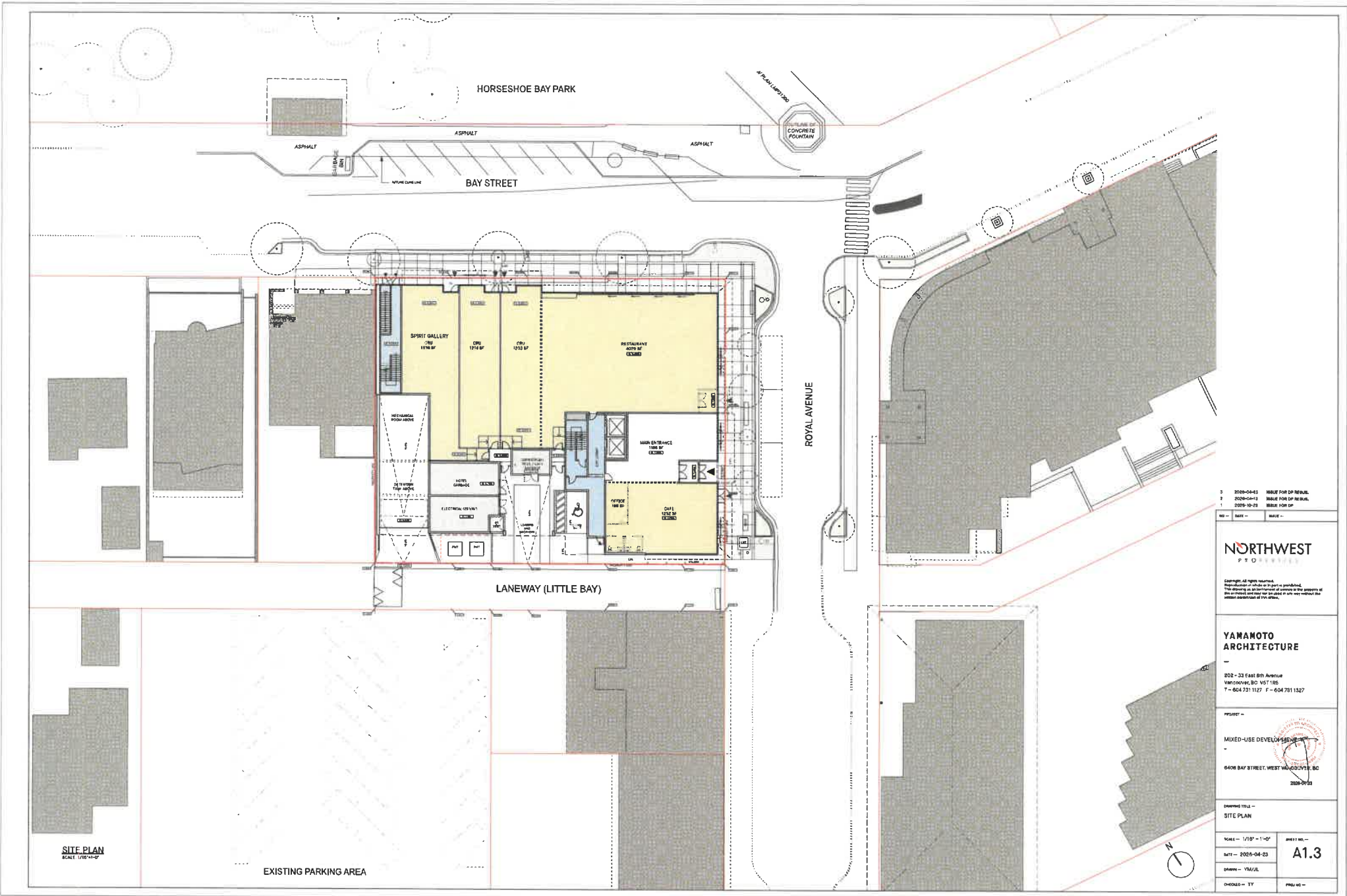
DRAWN - NJ/JL

CHECKED - TY

SHEET NO. -
A1.2

PROJ. NO. -

LOCATION MAP
412



SITE PLAN
SCALE 1/8"=1'-0"

EXISTING PARKING AREA

3	2020-04-11	REVISION FOR CP REVIEW
2	2020-04-11	REVISION FOR CP REVIEW
1	2020-10-23	REVISION FOR CP
NO.	DATE	REVISION

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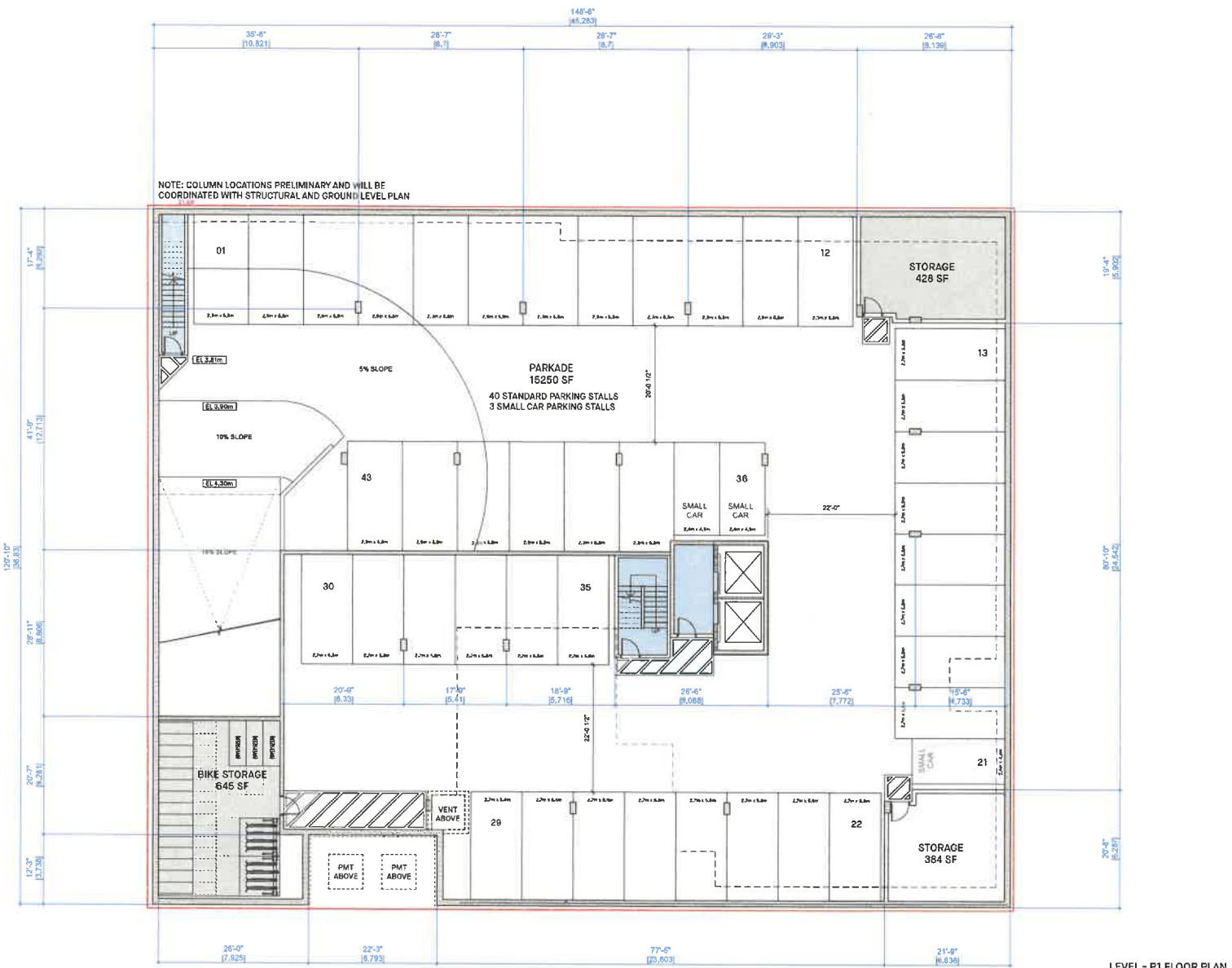
PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC
2020-04-23

DRAWING TITLE -
SITE PLAN

SCALE - 1/8" = 1'-0"	PROJECT NO. -
DATE - 2020-04-23	A1.3
DRAWN - YMA/JL	PROJECT NO. -
CHECKED - TY	



LEVEL - P1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



3	2025-04-02	ISSUE FOR PERMIT
F	2025-04-13	ISSUE FOR CP PERMIT
1	2025-02-23	ISSUE FOR CP
REV	DATE	REASON

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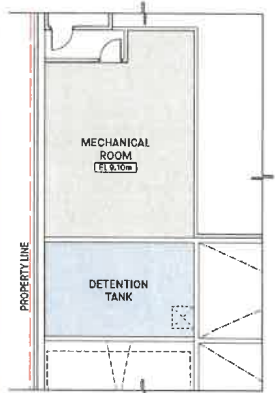
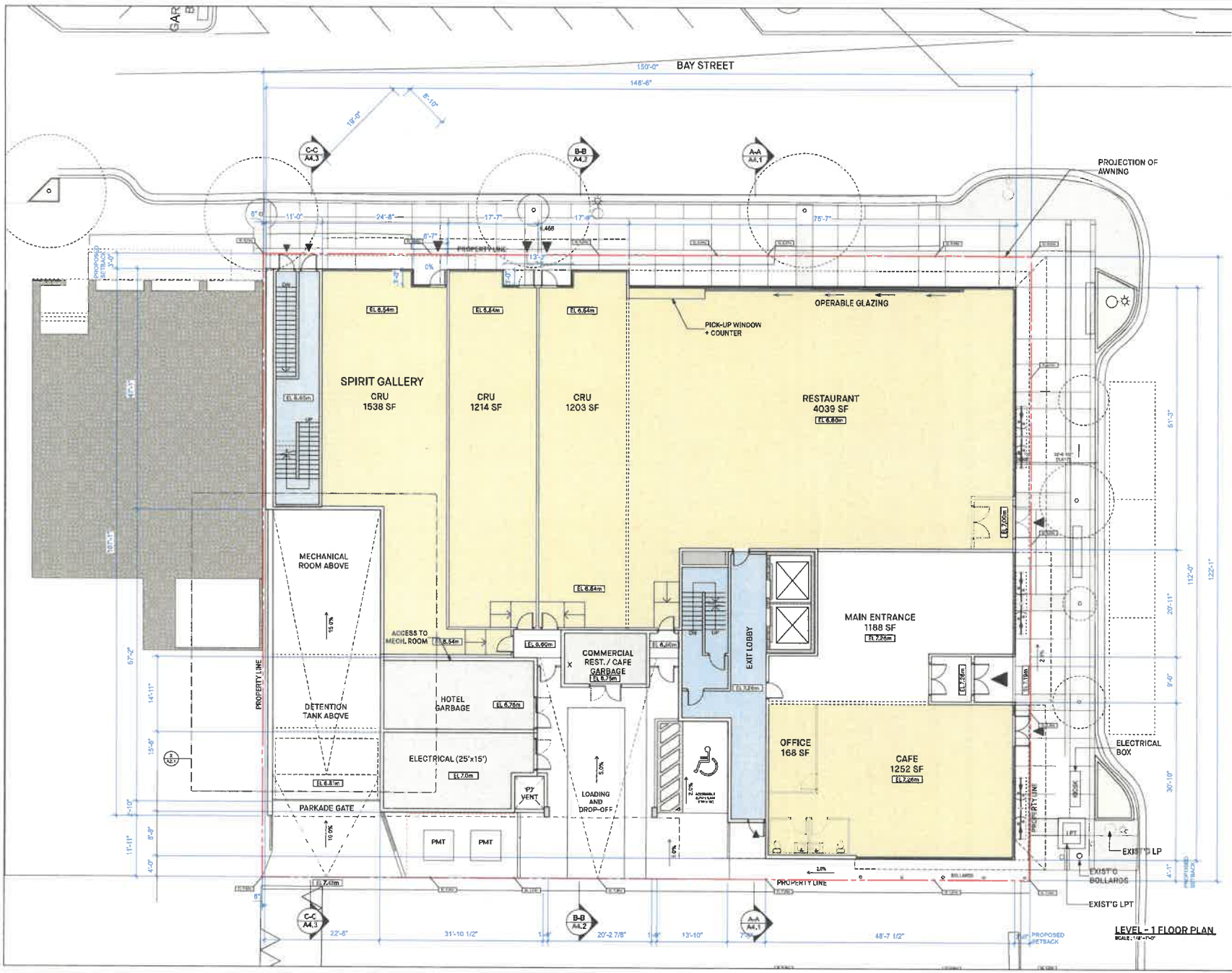
PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC
2025-04-02

DRAWING TITLE -
PLAN - P1

SCALE - 1/8" = 1'-0" SHEET NO. -
DATE - 2025-04-13 A2.P1
DRAWN - NJ/JL
CHECKED - TY



ROYAL AVENUE

3 2028-04-23 ISSUE FOR PERMITS
2 2008-04-13 ISSUE FOR USE PERMITS
1 2005-10-23 ISSUE FOR USE PERMITS

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PROJECT -

MIKED-USE DEVELOPMENT

6406 BAY STREET, WEST VANCOUVER, B.C.
2028-04-23

DRAWING TITLE -
PLAN - LEVEL 01

SCALE - 1/8" = 1'-0" SHEET NO. -
DATE - 2028-04-23 **A2.1**
DRAWN - YAM/JL
CHECKED - TY PROJ NO. -



1 2025-04-02 ISSUE FOR CP PERM.
 2 2025-04-13 ISSUE FOR CP PERM.
 3 2025-10-23 ISSUE FOR CP

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PROJECT -
 MIXED-USE DEVELOPMENT
 6408 BAY STREET, WEST VANCOUVER, BC
 2025-07-23

DRAWING TITLE -
 PLAN - LEVEL 02

SCALE - 1/8" = 1'-0" DRAWING -
 DATE - 2025-04-13 A2.2

OWNER - NUL
 DESIGNER - TY

LEVEL - 2 FLOOR PLAN
SCALE: 1/8"=1'-0"





LEVEL - 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 10-28-2023 ISSUE FOR CP REVIEW
 2 10-09-2023 ISSUE FOR CP REVIEW
 3 10-15-2023 ISSUE FOR CP REVIEW
 NO - DATE - NAME -

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PROJECT -
 MIXED-USE DEVELOPMENT
 8408 BAY STREET, WEST VANCOUVER, BC
 2023-01-02

DRAWING TITLE -
 PLAN - LEVEL 03

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - 2023-10-23	A2.3
DRAWN - NLC/JL	PROJECT -
CHECKED - TY	



LEVEL - 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

2 2024-04-23 ISSUE FOR PERM.
1 2024-04-13 ISSUE FOR PERM.
1 2023-10-23 ISSUE FOR DP

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PROJECT -
MIXED-USE DEVELOPMENT
6408 BAY STREET, WEST VANCOUVER, BC
2024-022

DRAWING TITLE -
PLAN - LEVEL 04

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - 2024-10-23	A2.4
DRAWN - NJ/JL	
CHECKED - TV	PROJECT -





2025-04-23 SCALE FOR REVIEW
 2025-04-13 SCALE FOR REVIEW
 2025-10-23 SCALE FOR DP

NO - DATE - DRAW -

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PROJECT -

MIKEO-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC
 2025-04-23

DRAWING TITLE -

PLAN - ROOF LEVEL

SCALE - 1/8" = 1'-0"	SHEET NO. -
DATE - 2025-04-23	A2.5
DRAWN - N.L.J.L.	
CHECKED - T.Y.	PROJECT -

ROOF LEVEL PLAN
 SCALE: 1/8"=1'-0"





ROOF TOP LEVEL PLAN
SCALE: 1/8" = 1'-0"

3	2020-04-23	SCALE FOR CP PER.D.R.
2	2020-04-13	SCALE FOR CP PER.D.R.
1	2020-10-22	SCALE FOR CP

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PROJECT —
MIXED-USE DEVELOPMENT
—
6406 BAY STREET, WEST VANCOUVER, BC
2020-2022

DRAWING TITLE —
PLAN - ROOF TOP LEVEL

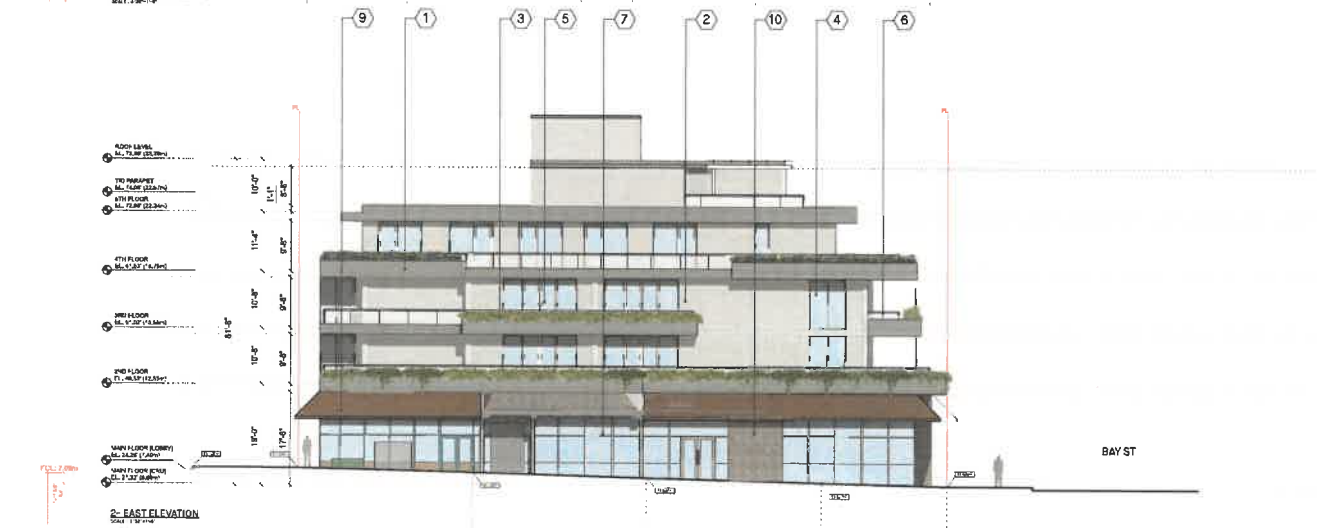
SCALE - 1/8" = 1'-0"	DATE - 2020-04-23	DRWING - NJ/JL	CHKD BY - TY
PROJECT NO. -			

A2.6

- ① BOARD FORMED CONCRETE
- ② CEMENTITIOUS PANELS
- ③ INTEGRATED PLANTERS
- ④ VINYL WINDOW
- ⑤ VINYL SLIDERS
- ⑥ ALUMINIUM AND GLASS GUARD
- ⑦ COMMERCIAL STOREFRONT GLAZING
- ⑧ OPERABLE STOREFRONT GLAZING
- ⑨ FABRIC AWNING
- ⑩ WOOD SHINGLES



1- NORTH ELEVATION
Scale: 1/8" = 1'-0"



2- EAST ELEVATION
Scale: 1/8" = 1'-0"

3 2020-04-12 ISSUE FOR PERM.
7 2020-04-13 ISSUE FOR PERM.
2020-10-23 ISSUE FOR DP

NO - DATE - MARK -

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PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC

2020-01-23

DRAWING TITLE -

ELEVATIONS

SCALE - 3/32" = 1'-0"

DATE - 2020-04-13

DRAWN - H.L.J.L.

CHECKED - T.V.

DATE PLOTTED -

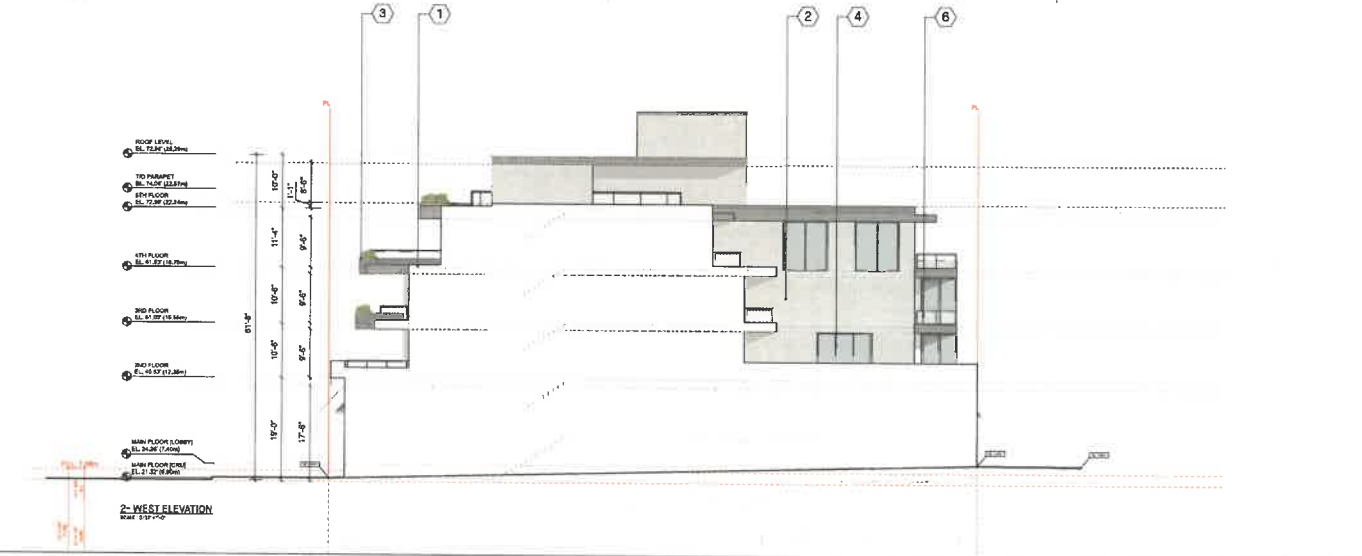
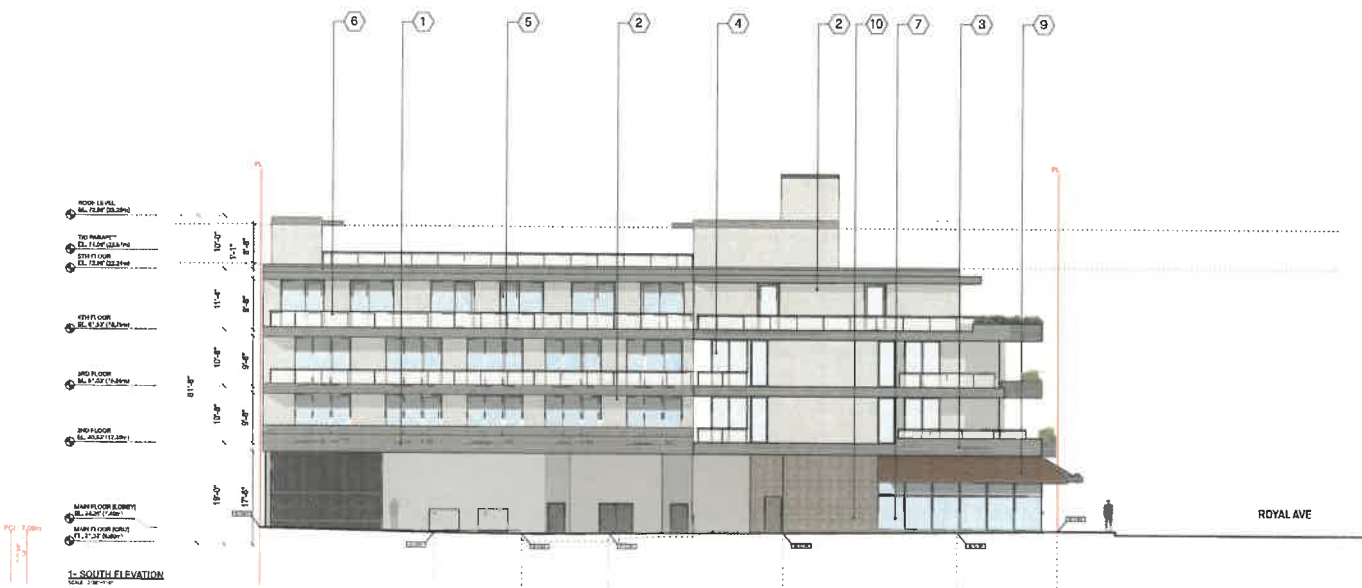
SCALE -

PROJECT -

FILE NO -

A3.1

- ① BOARD FORMED CONCRETE
- ② CEMENTITIOUS PANELS
- ③ INTEGRATED PLANTERS
- ④ VINYL WINDOW
- ⑤ VINYL SLIDERS
- ⑥ ALUMINIUM AND GLASS GUARD
- ⑦ COMMERCIAL STOREFRONT GLAZING
- ⑧ OPERABLE STOREFRONT GLAZING
- ⑨ FABRIC AWNING
- ⑩ WOOD SHINGLES



3	2026-04-13	REVISION FOR CP OF BUIL.
2	2026-04-13	REVISION FOR CP OF BUIL.
1	2025-10-27	ISSUE FOR CP

NO. — DATE — ISSUE —

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PROJECT —

MIXED-USE DEVELOPMENT
—
8408 BAY ST REET, WEST VANCOUVER, BC
2026-07-23

DRAWING TITLE —
ELEVATIONS

SCALE — 3/32"=1'-0"	SHEET NO. —
DATE — 2026-04-13	A3.2
DRAWN — HL/JL	
CHECKED — TY	PROJ. NO. —

- ① BOARD FORMED CONCRETE
- ② CEMENTITIOUS PANELS
- ③ INTEGRATED PLANTERS
- ④ VINYL WINDOW
- ⑤ VINYL SLIDERS
- ⑥ ALUMINIUM AND GLASS GUARD
- ⑦ COMMERCIAL STOREFRONT GLAZING
- ⑧ OPERABLE STOREFRONT GLAZING
- ⑨ FABRIC AWNING
- ⑩ WOOD SHINGLES



RENDERED NORTH ELEVATION

3	2025-04-21	ISSUE FOR CP REVIEW
2	2025-04-11	ISSUE FOR CP REVIEW
1	2025-10-21	ISSUE FOR CP

NO	DATE	ISSUE
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NORTHWEST
PROJECTS

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PROJECT --
MIXED-USE DEVELOPMENT
8408 BAY STREET, WEST VANCOUVER, BC
2025-01-02

DRAWING TITLE --
ELEVATIONS

SCALE -- 1/32" = 1'-0"	DWG NO. --
DATE -- 2025-04-23	A3.3
DRAWN -- JLL	
CHECKED -- TY	PROJECT --

WALL SCHEDULE

<p>FOUNDATION CONCRETE WALL</p> <ul style="list-style-type: none"> CHAMFERED AND REINFORCED TO MATCH MINIMUM 12" MIN. CLEARANCE FROM EXISTING FOUNDATION MINIMUM 12" MIN. CLEARANCE FROM EXISTING FOUNDATION MINIMUM 12" MIN. CLEARANCE FROM EXISTING FOUNDATION MINIMUM 12" MIN. CLEARANCE FROM EXISTING FOUNDATION 	
<p>ML CONCRETE WALLS & COLUMNS</p> <ul style="list-style-type: none"> 3000 PSI C.A. CONCRETE WALL OR COLUMN 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	
<p>EXT. CONCRETE WALLS & COLUMNS</p> <ul style="list-style-type: none"> 3000 PSI C.A. CONCRETE WALL OR COLUMN 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	
<p>EXT. CONCRETE WALL SYSTEMS</p> <ul style="list-style-type: none"> 3000 PSI C.A. CONCRETE WALL OR COLUMN 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	

<p>EXT. CONCRETE WALL W/ CLADDING THERMAL</p> <ul style="list-style-type: none"> 3000 PSI C.A. CONCRETE WALL OR COLUMN 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	
<p>EXT. CONCRETE WALL W/ CLADDING</p> <ul style="list-style-type: none"> 3000 PSI C.A. CONCRETE WALL OR COLUMN 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	
<p>EXT. STEEL STUD WALL W/ CLADDING THERMAL</p> <ul style="list-style-type: none"> 3000 PSI C.A. CONCRETE WALL OR COLUMN 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	

FLOOR SCHEDULE

<p>SLAB ON GRADE (W/O PARKING)</p> <ul style="list-style-type: none"> 4" MIN. THICK CONCRETE SLAB ON GRADE 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	
<p>SUSPENDED SLAB IN PARKADE</p> <ul style="list-style-type: none"> 4" MIN. THICK CONCRETE SLAB ON GRADE 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	
<p>SUSPENDED SLAB BELOW HEATED AREAS THERMAL</p> <ul style="list-style-type: none"> 4" MIN. THICK CONCRETE SLAB ON GRADE 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	
<p>SUSPENDED SLAB BELOW RAISED AREAS</p> <ul style="list-style-type: none"> 4" MIN. THICK CONCRETE SLAB ON GRADE 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	

ROOF SCHEDULE

<p>SUSPENDED SLAB BELOW HEATED AREAS THERMAL</p> <ul style="list-style-type: none"> 4" MIN. THICK CONCRETE SLAB ON GRADE 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	
<p>SUSPENDED SLAB BELOW RAISED AREAS</p> <ul style="list-style-type: none"> 4" MIN. THICK CONCRETE SLAB ON GRADE 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	
<p>CANTILEVERED ROOF</p> <ul style="list-style-type: none"> 4" MIN. THICK CONCRETE SLAB ON GRADE 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 1" MIN. CLEARANCE FROM EXISTING FOUNDATION 	



3 2008-04-15 ISSUE FOR DP REVIEW
 7 2009-04-14 ISSUE FOR DP REVIEW
 1 2011-10-23 ISSUE FOR DP

NO - DATE - DRAW -

NORTHWEST
CORPORATES

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PROJECT -
 MID-USE DEVELOPMENT
 8408 BAY STREET, WEST VANCOUVER, BC
 2009-09-23

DRAWING TITLE -
 SECTION

SCALE - 1/8"=1'-0"
 DATE - 2008-10-23
 DRAWN - M.L.L.
 CHECKED - T.V.

DWG NO. -
A4.1
 PROJ NO. -



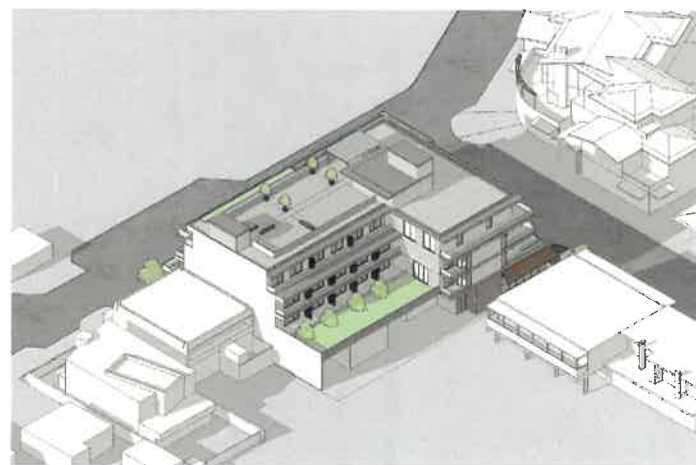
NORTH EAST



NORTH WEST



SOUTH EAST



SOUTH WEST

2 2025-04-01 MAKE FOR DP REVIEW
 3 2025-04-13 MAKE FOR DP REVIEW
 1 2025-10-23 MAKE FOR DP

NO -- DATE -- NAME --

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PROJECT --

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC



DRAWING TITLE --

AXO VIEWS

SCALE -- NTS

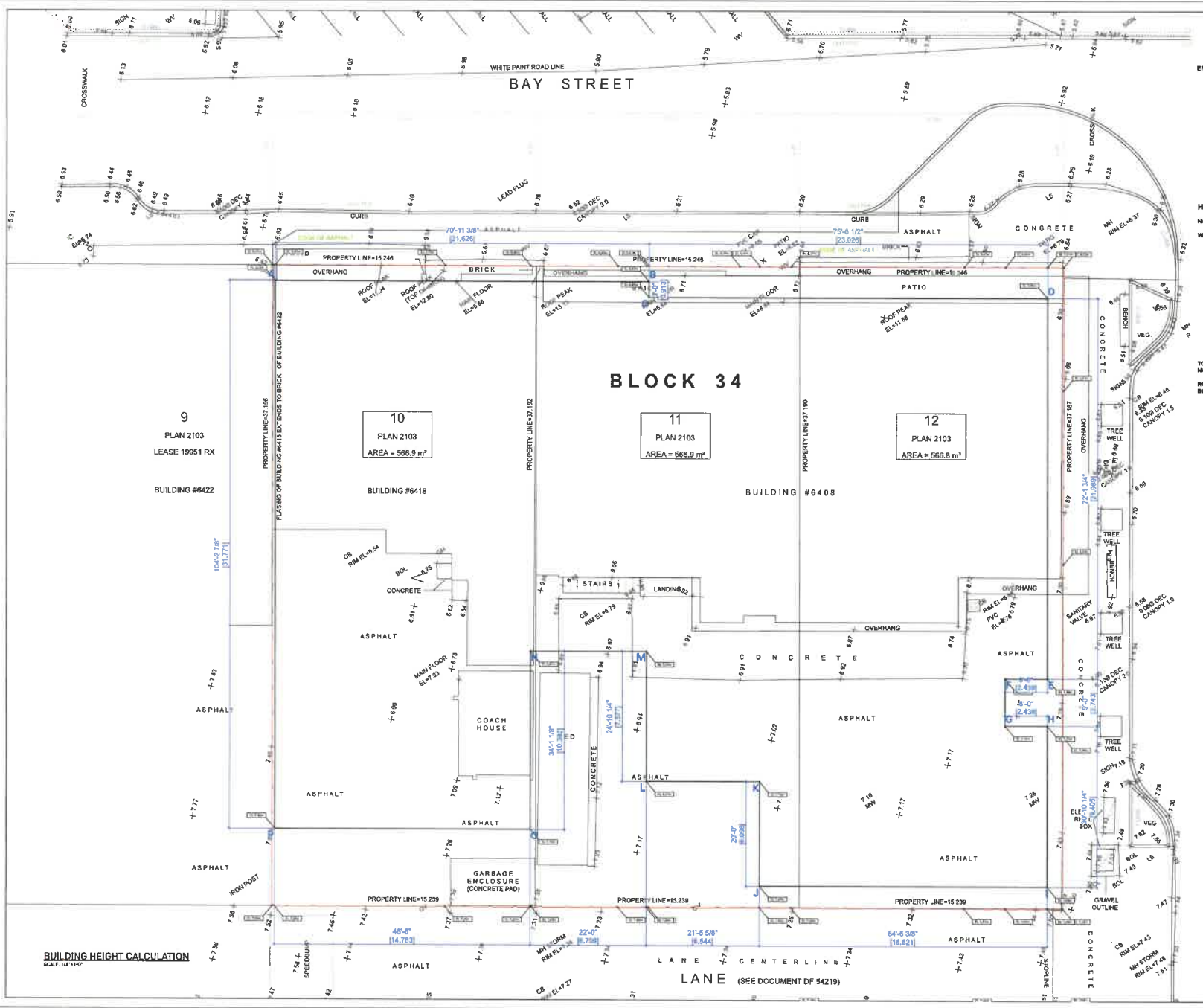
DATE -- 2025-04-23

DRAWN -- ME/JL

CHECKED -- TY

Sheet No. --
A5.1

PROJ NO --



ENDPOINT NATURAL GRADE

A	8.55
B	8.43
C	8.40
D	8.46
E	8.46
F	8.34
G	7.59
H	7.16
I	7.21
J	7.46
K	7.28
L	7.11
M	6.93
N	6.93
O	7.13
P	7.38

HEIGHT CALCULATION

NATURAL AVERAGE GRADE

WALL SECTION AVERAGE GRADE	LENGTH
A-B	(8.56 + 8.43) / 2 x 21.93 = 148.25
B-C	(8.43 + 8.45) / 2 x 9.91 = 5.98
C-D	(8.45 + 8.56) / 2 x 23.93 = 148.78
D-E	(8.56 + 7.14) / 2 x 21.98 = 150.82
E-F	(7.14 + 7.29) / 2 x 2.64 = 17.26
F-G	(7.29 + 7.18) / 2 x 2.74 = 18.54
G-H	(7.18 + 7.21) / 2 x 2.64 = 17.52
H-I	(7.21 + 7.46) / 2 x 9.41 = 68.90
I-J	(7.46 + 7.29) / 2 x 16.82 = 63.86
J-K	(7.29 + 7.13) / 2 x 6.19 = 42.56
K-L	(7.13 + 7.11) / 2 x 6.54 = 46.58
L-M	(7.11 + 8.82) / 2 x 1.58 = 15.18
M-N	(8.82 + 6.93) / 2 x 6.71 = 44.47
N-O	(6.93 + 7.13) / 2 x 10.79 = 12.06
O-P	(7.13 + 7.38) / 2 x 14.78 = 107.25
P-A	(7.38 + 8.55) / 2 x 31.77 = 221.28

TOTALS

NATURAL AVERAGE GRADE	165.07	1294.43
ROOF ELEVATION		25.13
BUILDING HEIGHT		18.38

- 3 2020-04-13 REVL FOR DP REVL.
- 2 2020-04-13 REVL FOR DP REVL.
- 1 2020-10-23 REVL FOR DP



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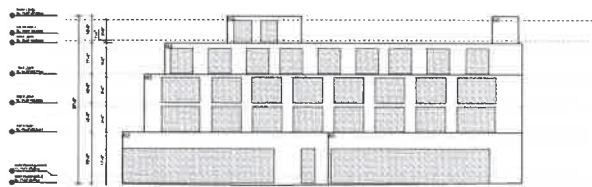
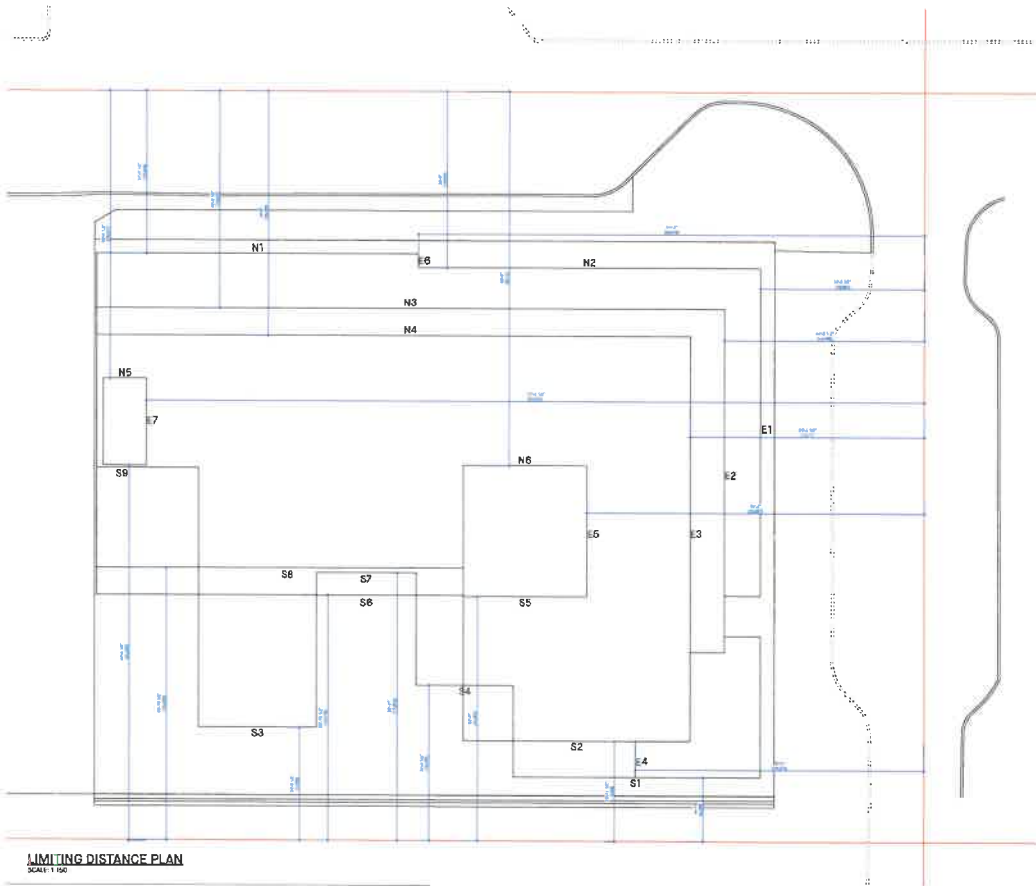
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 T-604.781.1127 F-604.781.1327



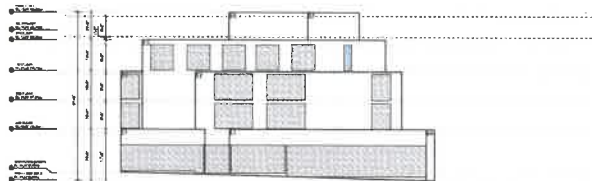
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BUILDING HEIGHT CALCULATION

SCALE = 1/8" = 1'	DATE: N/A
BAY = 2020-10-23	A2.B1
DRAWN = MEL/JL	
CHECKED = TY	PROJECT NO =

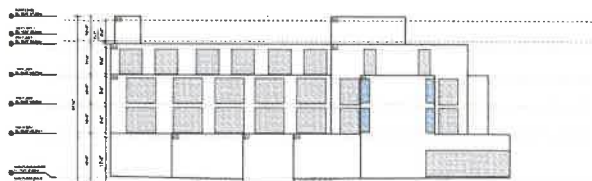
BUILDING HEIGHT CALCULATION
 SCALE 1/8"=1'



BUILDING FACE NORTH
SCALE: 1:200



BUILDING FACE EAST
SCALE: 1:200



BUILDING FACE WEST
SCALE: 1:200

LIMITING DISTANCE PLAN
SCALE: 1:150

LIMITING DISTANCE

ALL NUMBERS IN METERS

ELEVATION	N1	N2	N3	N4	N5	N6	E1	E2	E3	E4	E5	E6	E7	S1	S2	S3	S4	S5	S6	S7	S8	S9	
EXPOSING BUILDING FACE (SQM)	124.8	135.3	274.5	137.9	8.8	25.3	118.3	180.8	135.2	15.3	26.9	5.4	17.8	135.7	98.0	98.0	98.0	25.3	160.5	30.9	85.2	85.2	
UNPROTECTED OPENINGS (SQM)	69.3	72.1	158.3	83.8	0.0	9.6	100.7	68.5	108.3	11.4	0.0	0.0	0.0	38.1	32.0	0.0	98.0	0.0	91.3	0.0	42.6	0.0	
% UNPROTECTED OPENINGS	58%	53%	58%	48%	0%	38%	84%	43%	79%	75%	0%	0%	0%	28%	33%	0%	0%	0%	57%	0%	50%	0%	
MAX % PERMITTED UNPROTECTED OPENING	100%													38%	68%								
LIMITING DISTANCE (M) (3.2.3.1.B) (DISTANCE TO CENTERLINE OF STREET)	11.0	11.9	14.6	16.5	19.4	25.1	11.0	13.4	15.7	19.4	22.7	34.0	52.3	4.3	6.7	7.6	18.0	16.4	16.4	17.8	18.2	25.2	
LIMITING DISTANCE SQUARED	120.6	141.2	214.2	270.9	375.2	631.0	120.6	180.3	246.8	375.4	513.3	1167.1	2733.8	18.4	44.8	57.1	322.3	267.5	289.8	316.6	333.0	635.3	

SPATIAL SEPARATION CALCULATIONS

3 2026-04-13 ISSUE FOR DP REVAL.
7 2026-04-13 MAKE FOR DP REVAL.
7 2025-10-23 MAKE FOR DP

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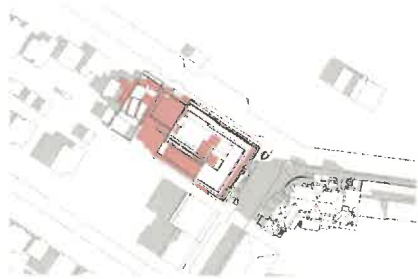
202 - 33 East 8th Avenue
Vancouver, BC V6T 1T6
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PROJECT --
MIXED-USE DEVELOPMENT
6408 BAY STREET, WEST VANCOUVER, BC
2026-04-13

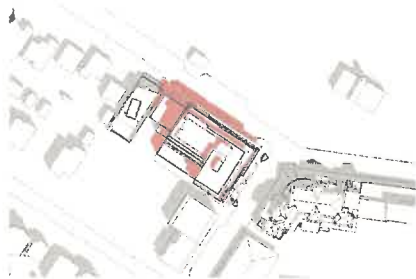
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LIMITING DISTANCE PLAN

SCALE --	SHEET NO. --
DATUM -- 2026-10-23	A2.L1
DRAWN -- ML/JL	
CHECKED -- TY	PROJECT --

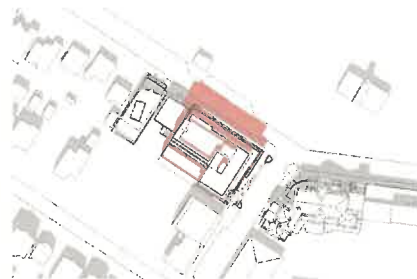




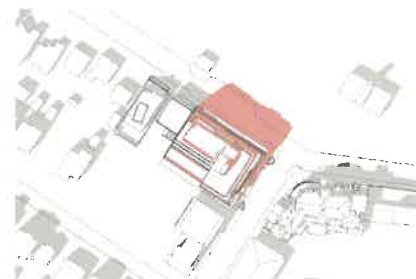
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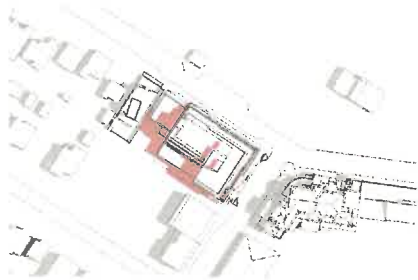
MARCH 21 | 12:00 PM



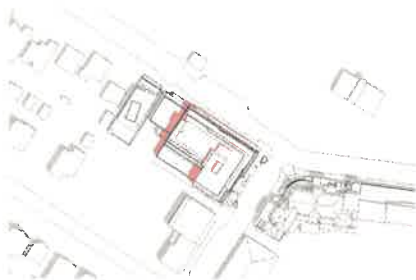
MARCH 21 | 2:00 PM



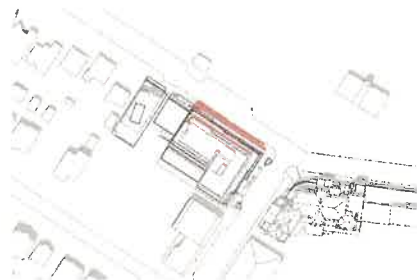
MARCH 21 | 4:00 PM



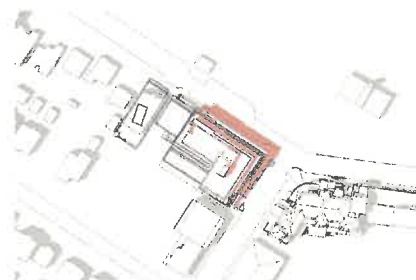
JUNE 21 | 10:00 AM



JUNE 21 | 12:00 PM



JUNE 21 | 2:00 PM



JUNE 21 | 4:00 PM

2	2025-04-11	ISSUE FOR DP REVIEW
1	2025-04-11	ISSUE FOR DP REVIEW
1	2025-10-23	ISSUE FOR DP

NO	DATE	REVISION
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PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC



DRAWING TITLE -

SHADOW STUDY

SCALE - 3/32"=1'0"

DATE - 2025-10-23

DRAWN - MJK

CHECKED - TY

DESIGNED -

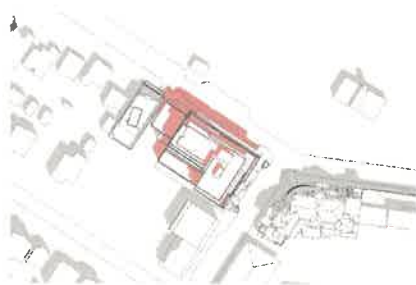
A2.SS1

PROJECT -





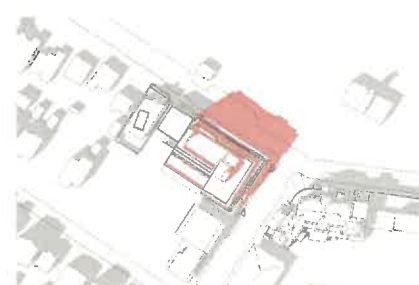
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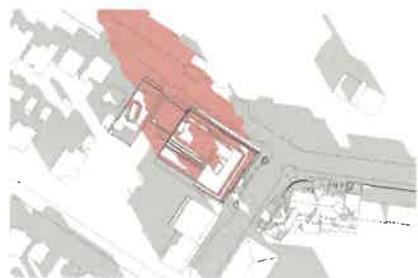
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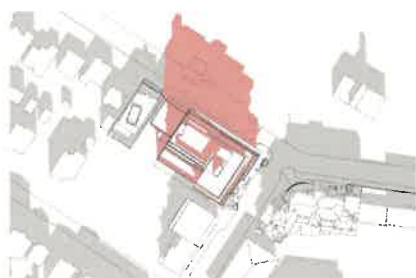
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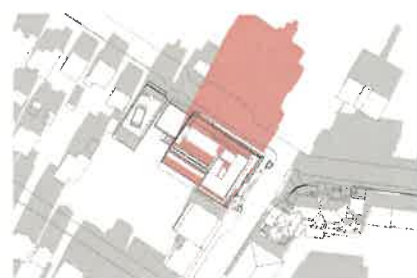
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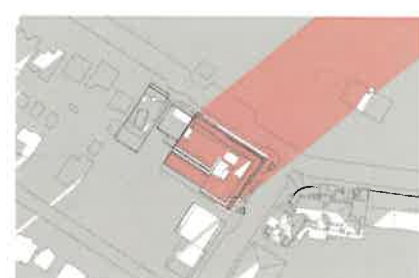
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DECEMBER 21 | 12:00 PM



DECEMBER 21 | 2:00 PM



DECEMBER 21 | 4:00 PM

2025-04-01 ISSUE FOR CP REVL.
2025-04-19 ISSUE FOR CP REVL.
2025-10-02 ISSUE FOR CP

NORTHWEST
PROPERTIES

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YANAMOTO
ARCHITECTURE

232 - 23 East 8th Avenue
Vancouver, BC V6B 1R6
T: 604.731.1327 F: 604.731.1327

PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC

2025-04-01

SHOWING TITLE -
SHADOW STUDY

SCALE - 3/32"=1'0"

DATE - 2025-10-23

DRAWN - M/J/L

CHECKED - TY

DATE -
A2.SS2

PROJECT -



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V3M 3L7
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4' 2' 0' 2' 4' 8'
SCALE: 1/8"=1'-0"

NO.	DATE	REVISION DESCRIPTION	BY
4	2024.02	REVISED PER CITY COMMENTS	GL
3	2024.04	REVISED PER CITY COMMENTS	GL
2	2023.02	REVISED PER CLIENT COMMENTS	GL
1	2023.02	ISSUED FOR PRELIMINARY DESIGN	GL

PROJECT:
MIXED-USE DEVELOPMENT
6408 BAY STREET
WEST VANCOUVER, BC

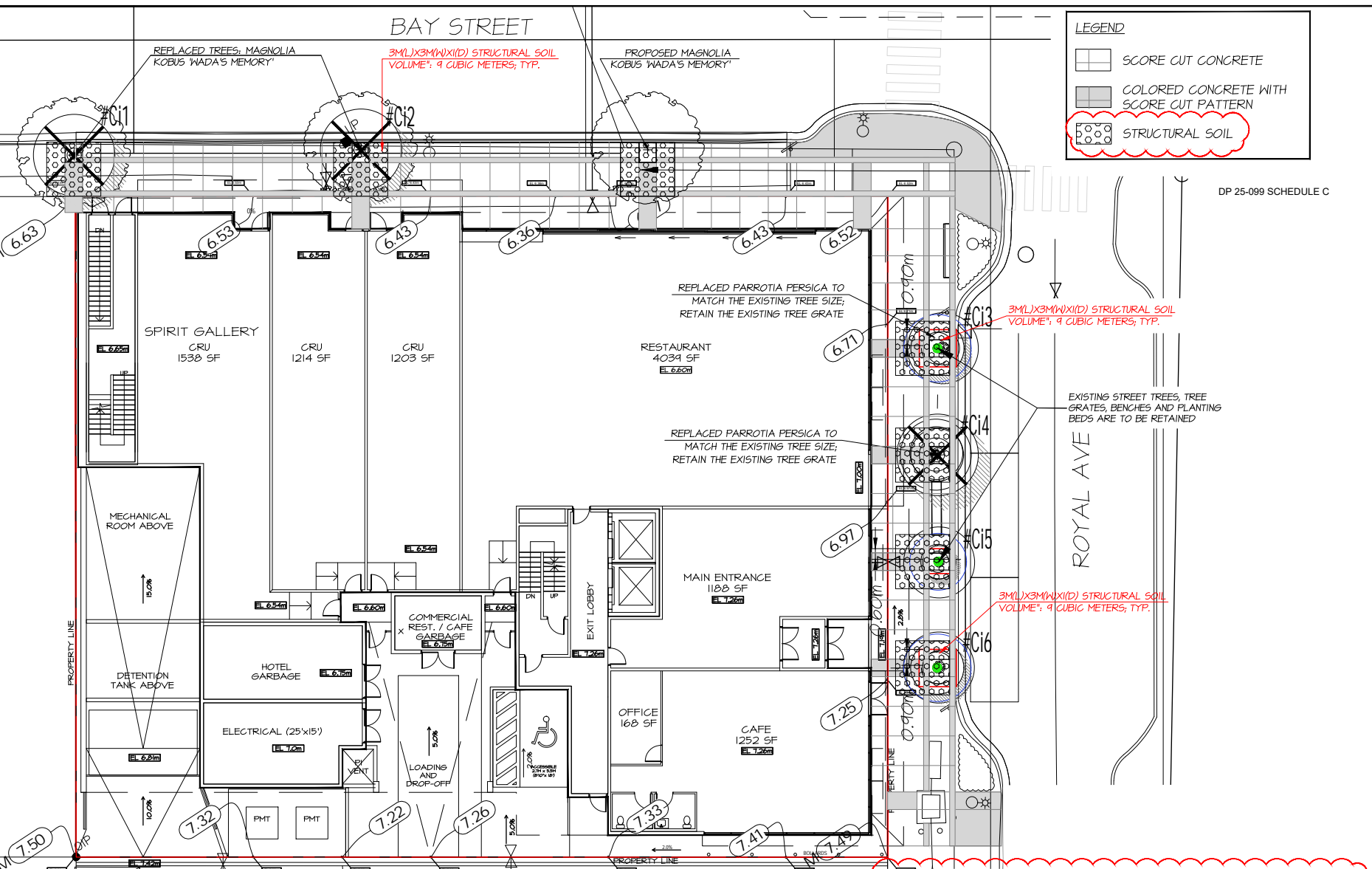
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GROUND LEVEL PLAN

DATE: 25.10.21	DRAWING NUMBER: L1
SCALE: 1/8" = 1'-0"	
DRAWN: GL	
DESIGN: GL	
CHK'D: GL	
M2LA PROJECT NUMBER: 25-027	CF 7

LEGEND

- SCORE CUT CONCRETE
- COLORED CONCRETE WITH SCORE CUT PATTERN
- STRUCTURAL SOIL

DP 25-099 SCHEDULE C



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 25-027	PLANTED SIZE / REMARKS
3		MAGNOLIA KOBUS 'WADA'S MEMORY'	WADA'S MEMORY MAGNOLIA	60CM CAL; B4B	TO MATCH THE EXISTING TREE SIZE
4		PERSIAN PARROTIA	PARROTIA PERSICA		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANADA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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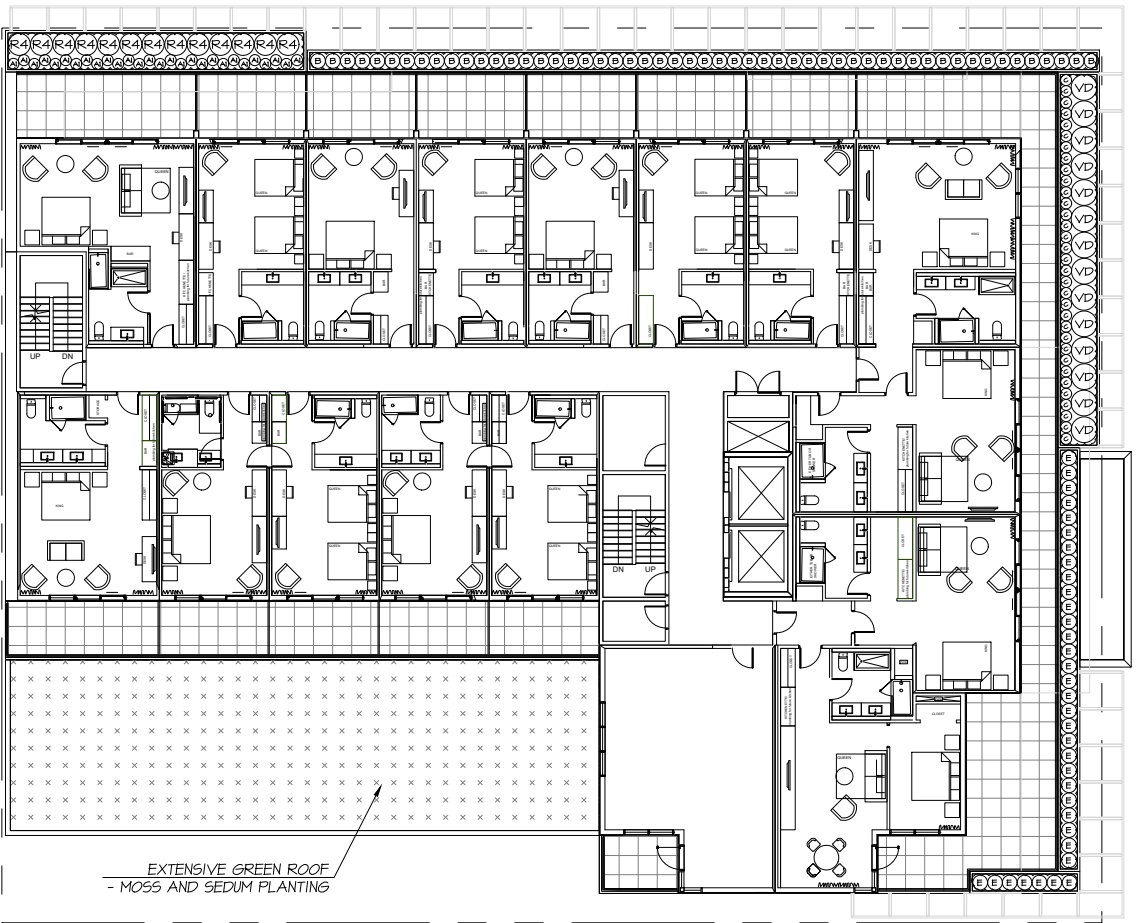


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HARDSCAPE LEGEND

	2'1(L)X2'1(W)X1'(T) PORCELAIN TILE
	NORTHWEST LANDSCAPE SUPPLY AND STONE - DRAIN ROCK - BULK CLEAR CRUSHED GRAVEL 3/4" OR EQUAL PRODUCTS
	EXTENSIVE GREEN ROOF



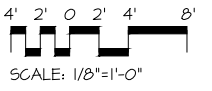
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3	2024.04	REVISED PER CITY COMMENTS	GL
2	2023.02	REVISED PER CLIENT COMMENTS	GL
1	2023.02	ISSUED FOR PRELIMINARY DESIGN	GL

PLANT SCHEDULE - LEVEL 2 M2 JOB NUMBER: 26-027

KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
⊙	58 BERBERIS THUNBERGII 'CONCORD'	CONCORD JAPANESE BARBERY	⊘2 POT; 25CM
⊙	38 CALLUNA VILARIS 'RED FRED'	RED FRED HEATHER	⊘2 POT
⊙	35 HARLEQUIN HINTERGREEPER	BUNYARD FORTUNE HARLEQUIN	⊘2 POT; 30CM #3 POT; 50CM
⊙	13 RHODODENDRON 'GUEST'	RHODODENDRON YELLOWHAT	⊘3 POT
⊙	14 YERBAM DAVILA	DAVID'S YERBAM	⊘2 POT; 30CM
⊙	20 ERICA CARNEA 'GOLDEN SCARLET'	HINTER HEATH	⊘1 POT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. † SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF AVAILABILITY.

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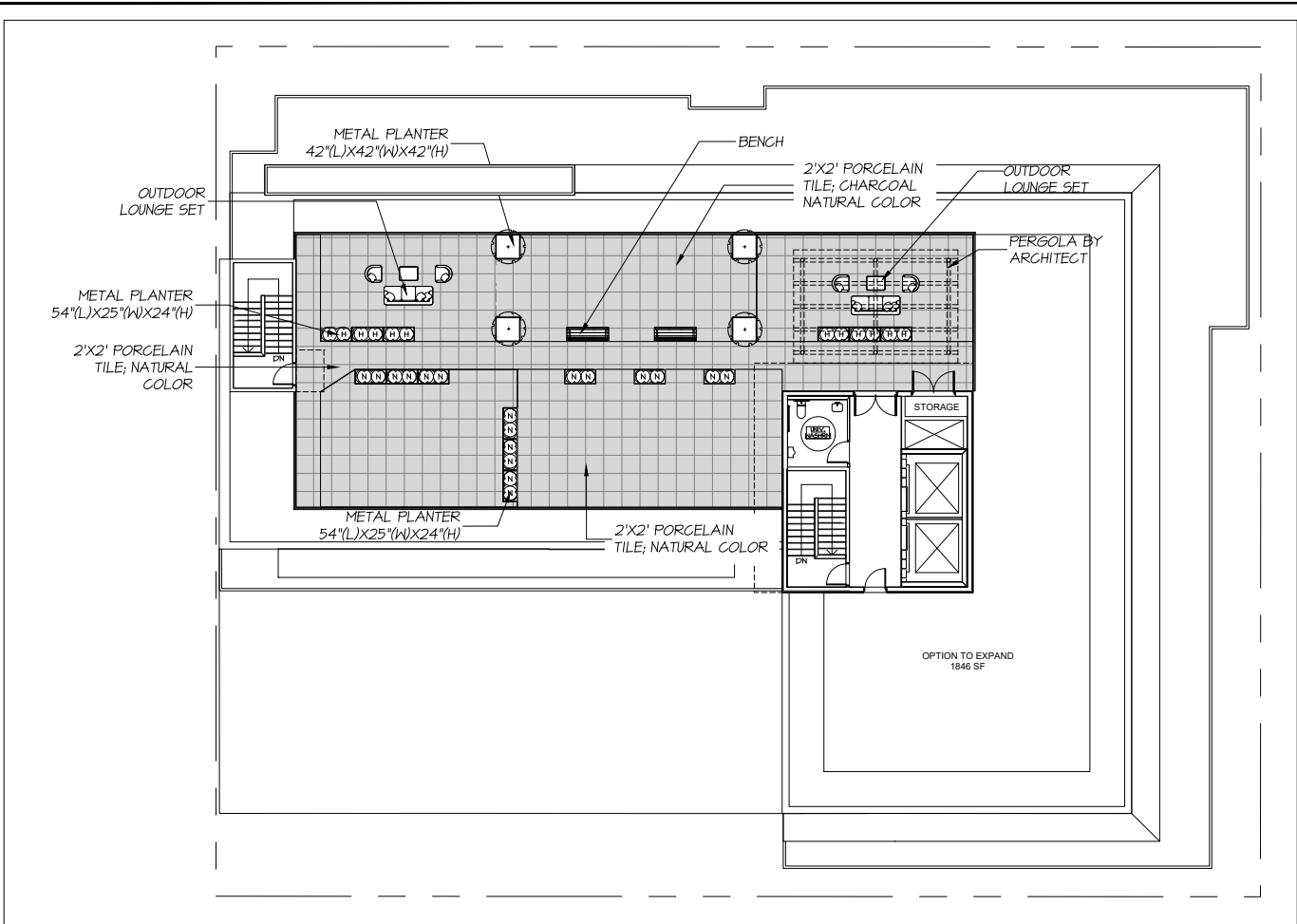
PROJECT:

MIXED-USE DEVELOPMENT
6408 BAY STREET
WEST VANCOUVER, BC




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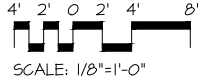
SECOND LEVEL PLAN

DATE: 25.10.01	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L2
DRAWN: GL	
DESIGN: GL	
CHK'D:	
M2LA PROJECT NUMBER: 26-027	25-027



LEGEND

-  SCORE CUT CONCRETE
-  COLORED CONCRETE WITH SCORE CUT PATTERN
-  STRUCTURAL SOIL



PLANT SCHEDULE - ROOFTOP M2 JOB NUMBER: 25-027

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB			
24	CALLUNA VILGOSIS RED FRIED?	RED FRIED HEATHER	#2 POT;
12	HYDRANGEA MACROPHYLLA PINK ELF?	PINK ELF DHARF HYDRANGEA	#2 POT;
18	MANDARINA DOMESTICA FIRE POWER?	FIRE POWER MANDARINA	#2 POT;
22	GENISTA LYDIA	LYDIA HOADNAXEN	#2 POT;

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. † SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT. ‡ SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND TRAGER VALLEY. † SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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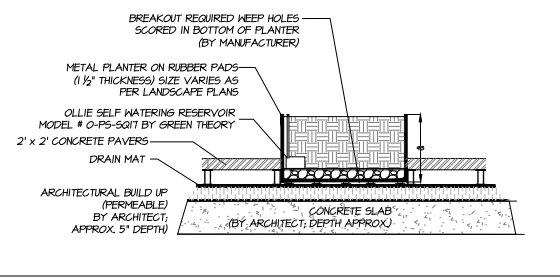
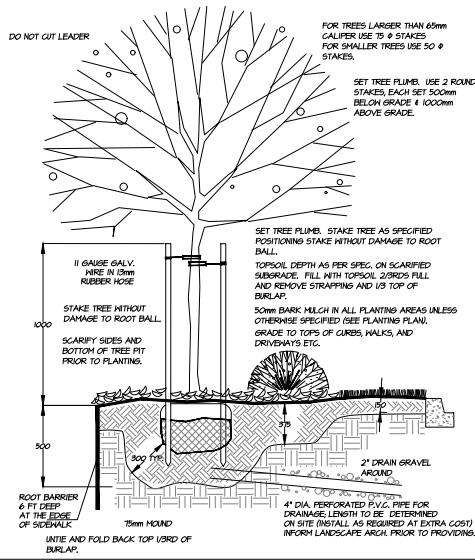
NO.	DATE	REVISION DESCRIPTION	BY
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3	2024.04	REVISED PER CITY COMMENTS	GL
2	2023.02	REVISED PER CLIENT COMMENTS	GL
1	2023.02	ISSUED FOR PRELIMINARY DESIGN	GL

SEAL:

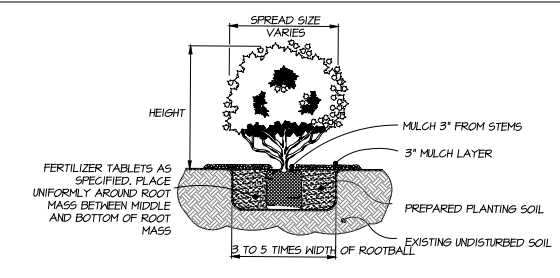
PROJECT:
MIXED-USE DEVELOPMENT
 6408 BAY STREET
 WEST VANCOUVER, BC

DRAWING TITLE:
ROOF PLAN

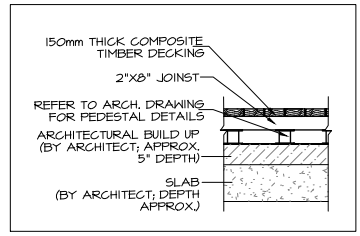
DATE: 25.10.01	DRAWING NUMBER:
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DRAWN: GL	
DESIGN: GL	
CHK'D:	MZLA PROJECT NUMBER: 25-027



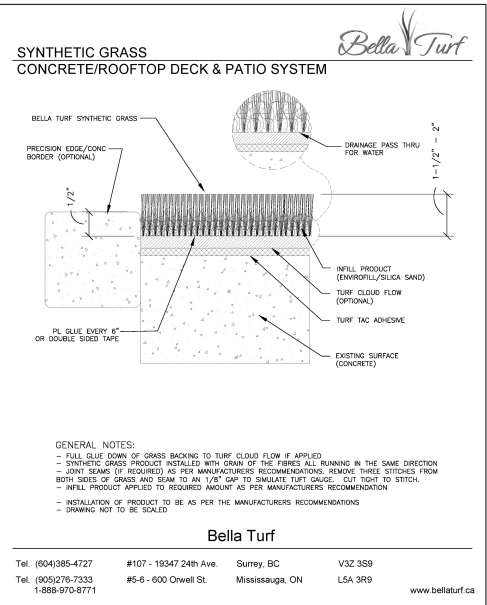
02 MOVABLE PLANTER ON SLAB DETAIL
L6 SCALE: 1'-0"=3/8"



04 SHRUB PLANTING AT GRADE
L6 NTS



03 COMPOSITE WOODEN DECK ON SLAB
L6 SCALE: 1'-0"=3/4"



05 ARTIFICIAL TURF ON SLAB
L6 NTS

01 TREE PLANTING DETAIL AT GRADE
L6 SCALE: NTS

WISHBONE SITE FURNISHINGS
 #210-2700 GLOUCESTER WAY
 LANGLEY, BC V4W 3Y5
 TOLL FREE: 1-866-628-0476
 PHONE: (604) 626-0476
 www.wishboneld.com

SELECT DESIRED DURABLE POWDER COATED ALUMINUM FRAME

- BLACK TEXTURED
- OLIVE RUBBED BRONZE
- BROWN SLATE
- PRECIOUS SAND
- TARTH CLAY
- SIGNAL VIOLET
- FLAME RED
- TEXTURED SILVER
- GREY GOLD
- TIMELESS ROSE
- GROOVY RED
- TRAFFIC YELLOW
- MODERN KHAKI
- ULTRAMARINE BLUE
- NOBLE BRONZE
- VICTOR RIDGE R
- BORDO LICHEN
- WATER BLUE
- PASTEL ORANGE
- YELLOW GREEN
- HARDENED BAMBOO

SELECT DESIRED RECYCLED PLASTIC COLORS:

- BLACK
- GREY
- REDWOOD
- SAND
- HAZELNUT
- RED CEDAR
- RECYCLED BRUSHED WOOD NATURAL
- HARDENED BAMBOO

SELECT DESIRED LENGTH:

- 6' BR (4)
- 8' BR (5)
- 8' BR (4) (SHOW)

SELECT DESIRED UNSTAINED WOOD ALTERNATIVES:

- RECYCLED PLASTIC SLATS
- DURABLE POWDER COATED ALUMINUM FRAME
- LONG LASTING STAINLESS STEEL HARDWARE
- 10 YEAR LIMITED WARRANTY
- TOTAL HEIGHT: 31.625" / 803 MM
- TOTAL DEPTH: 21" / 533 MM
- SEAT HEIGHT: 17.5" / 443 MM
- SEAT DEPTH: 18.5" / 468 MM
- TOTAL LENGTH: 72" / 1829 MM
- HEIGHT: 18.5" / 468 MM
- RECYCLED CONTENT: 75% RECYCLED CONTENT BY WEIGHT (SEAT)

INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

DO NOT SCALE DRAWING.

THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.

ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADSHR.com/MSD AND ENTER REFERENCE NUMBER 20227 L1_Wishbng

PARK BENCHES
 BAYVIEW PARK BENCH (BR-4) WITH ARMRESTS

2022 L1_Wishbng

REVISION DATE: 04/22/2022

06 SHRUB PLANTING AT GRADE
L6 SCALE: 1'-0"=3/4"

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NO.	DATE	REVISION DESCRIPTION	DR.
4	2024.02	REVISED PER CITY COMMENTS	GL
3	2024.04	REVISED PER CITY COMMENTS	GL
2	2023.02	REVISED PER CLIENT COMMENTS	GL
1	2023.00	ISSUED FOR PRELIMINARY DESIGN	GL

NO. DATE REVISION DESCRIPTION DR.

PROJECT:

MIXED-USE DEVELOPMENT
 6408 BAY STREET
 WEST VANCOUVER, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 25.10.01	DRAWING NUMBER:
SCALE: AS SHOWN	L6
DRAWN: GL	
DESIGN: GL	
CHECK: GL	

M2LA PROJECT NUMBER: 25-027

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Table with 4 columns: Item, Revised Per City Comments, Revised Per City Comments, Revised Per Client Comments, Revised Per Client Comments, Date, Revision Description, DR.

DATE: 25.02.2010 DRAWING NUMBER: 220-001

DRAWAL: NTS SCALE: 1:50

DESIGN: AL

CHK'D: 25.02.2010

M2LA PROJECT NUMBER: 220-001

MIXED-USE DEVELOPMENT 6040 BAY STREET WEST VANCOUVER, BC

DRAWING TITLE: LANDSCAPE SPECIFICATIONS

DATE: 25.02.2010 DRAWING NUMBER: 220-001

DRAWAL: NTS SCALE: 1:50

DESIGN: AL

CHK'D: 25.02.2010

M2LA PROJECT NUMBER: 220-001

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 37. For all plant material, the Landscape Architect reserves the right to reassign the contractor's responsibility for the overall growing system... 38. For all plant material, the Landscape Architect reserves the right to reassign the contractor's responsibility for the overall growing system...

38 INSTALLING LANDSCAPE STRUCTURES

- 1. Verify that drainage and protection material is completely installed and accepted before beginning work. Contact Landscape Architect for instructions if not in place. 2. Coordinate work with construction of planters and parking garage.

39 ESTABLISHING MAINTENANCE

- 1. Prepare a schedule of anticipated work to be scheduled prior to start-up. Maintenance operations shall be carried out periodically during the growing season between March and November 30th, however, winter care of the material of the year may be required. 2. Maintenance: Comply with B.C. Landscape Standard, Section 5.1, 'Maintenance Level' as required.

40 GROSS AREA ESTABLISHMENT

- 1. Verify that the Gross Area and Irrigation, Irrigation system or other methods to apply water to Class 1 and Class 2 gross areas (B.C. Landscape Standard, Section 1.1 and 1.2) are established in accordance with the specifications. 2. Verify that the Gross Area and Irrigation, Irrigation system or other methods to apply water to Class 1 and Class 2 gross areas (B.C. Landscape Standard, Section 1.1 and 1.2) are established in accordance with the specifications.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

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PART ONE GENERAL REQUIREMENTS

- 1. For all plant material, the Landscape Architect reserves the right to reassign the contractor's responsibility for the overall growing system... 2. For all plant material, the Landscape Architect reserves the right to reassign the contractor's responsibility for the overall growing system...

14 SITE REVIEW

- 1. Review the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will determine conditions as necessary to their approval to proceed with the project. 2. Review the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will determine conditions as necessary to their approval to proceed with the project.

15 WOODWORK

- 1. Verify that the woodwork is installed in accordance with the specifications. 2. Verify that the woodwork is installed in accordance with the specifications. 3. Verify that the woodwork is installed in accordance with the specifications.

PART TWO SCOPE OF WORK

- 21. SCOPE OF WORK: 1. Other conditions of Contract may apply. Confirm Scope of Work at time of tender. 2. Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

22 MATERIALS

Table with 4 columns: Material, Quantity, Unit, Price. Includes items like Excavation, Backfill, and various types of soil.

23 SOFT LANDSCAPE DEVELOPMENT - CONT

Table with 4 columns: Item, Quantity, Unit, Price. Includes items like Planting, Irrigation, and various types of plants.

24 SOFT LANDSCAPE DEVELOPMENT - CONT

Table with 4 columns: Item, Quantity, Unit, Price. Includes items like Planting, Irrigation, and various types of plants.

25 SOFT LANDSCAPE DEVELOPMENT - CONT

Table with 4 columns: Item, Quantity, Unit, Price. Includes items like Planting, Irrigation, and various types of plants.

6408 – 6418 Bay Street

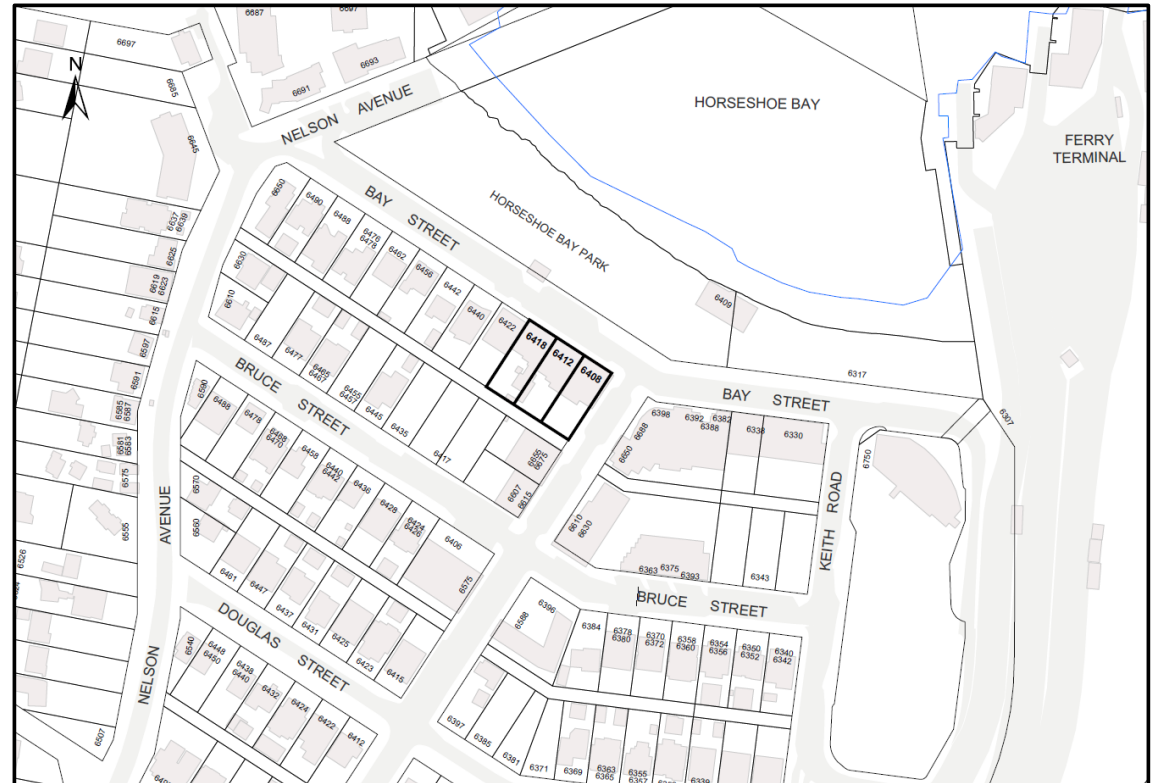


Council Meeting

May 11, 2026

Site Context

- Three properties totaling 1,700 m² (18,300 SF)
- Existing commercial & office buildings
- Bounded by:
 - Bay Street (north)
 - Little Bay Lane (south)
 - Royal Avenue (east)
 - CRU building (west)
- Rear surface parking lots
- Relatively flat site & minimal on-site vegetation



- New street frontage (sidewalk & street trees) on Royal Avenue
- Close to transit facilities

The Proposal

- Mixed use building:
 - FAR 2.4
 - 4 storeys + partial 5th 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.



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.



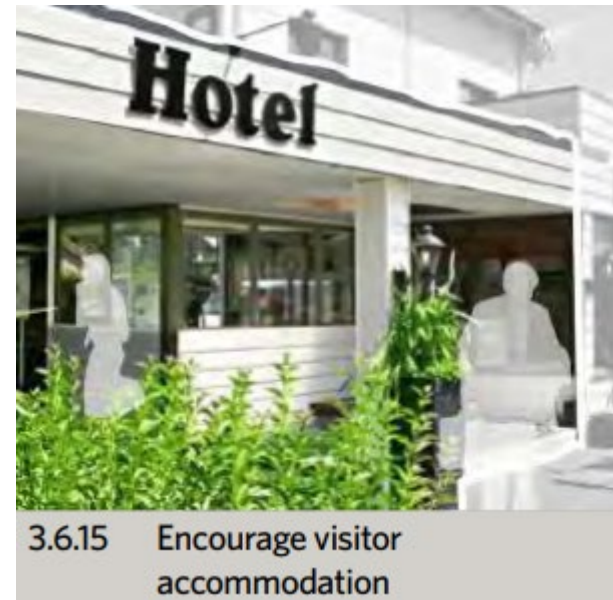
A site-specific amendment to the policy is required to accommodate the proposal.

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

Council give the proposed bylaws first reading and set the date for the public hearing on June 9, 2026.

Staff assessment is that the proposal is appropriate and supportable 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?

6 (applicant presentation).

TIDES AT HORSESHOE BAY

6408 - 6418 BAY STREET
FIRST READING PRESENTATION

NORTHWEST
PROPERTIES
YAMAMOTO ARCHITECTURE

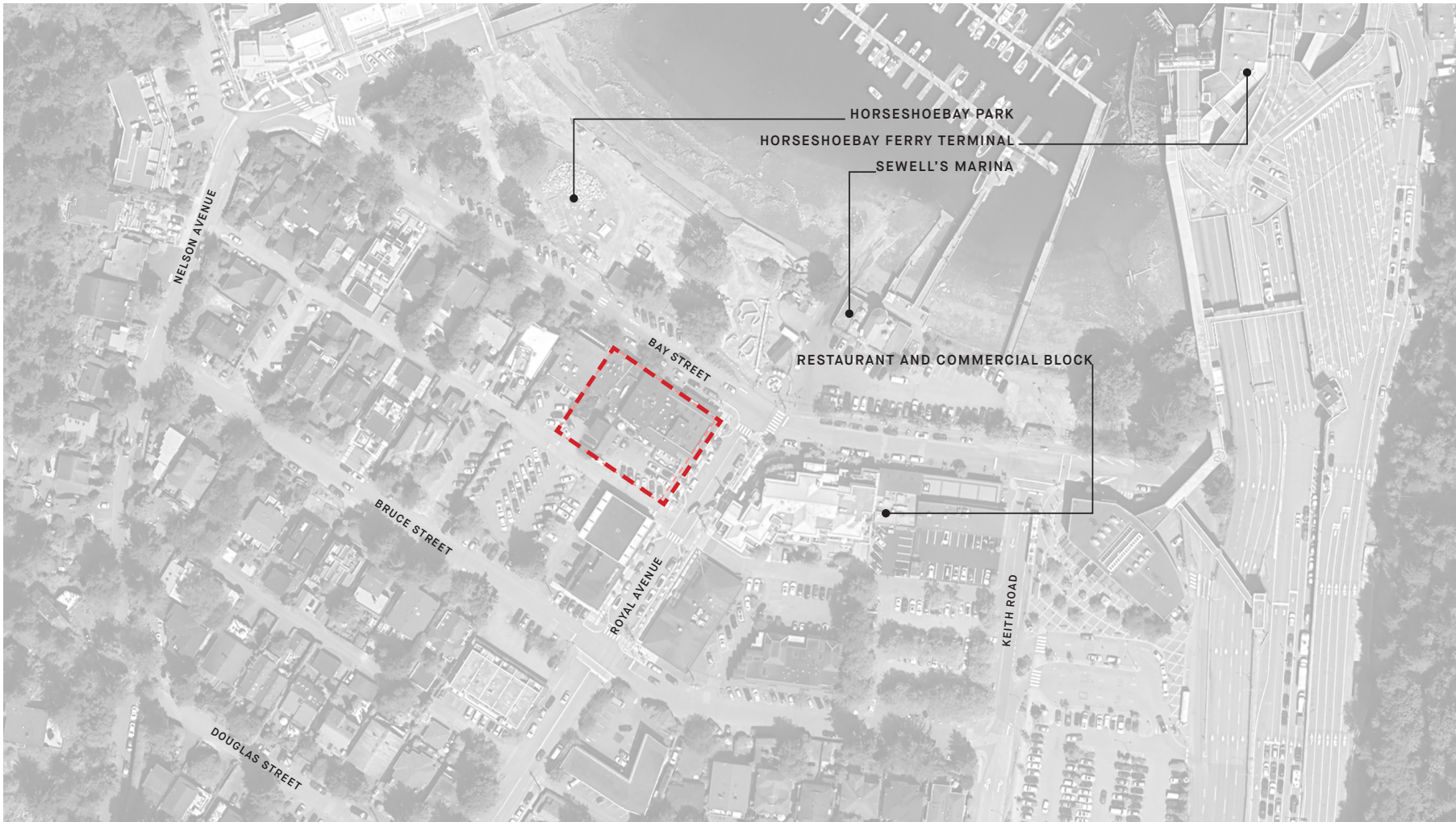
M2
LANDSCAPE ARCHITECTURE

MAY 11, 2026

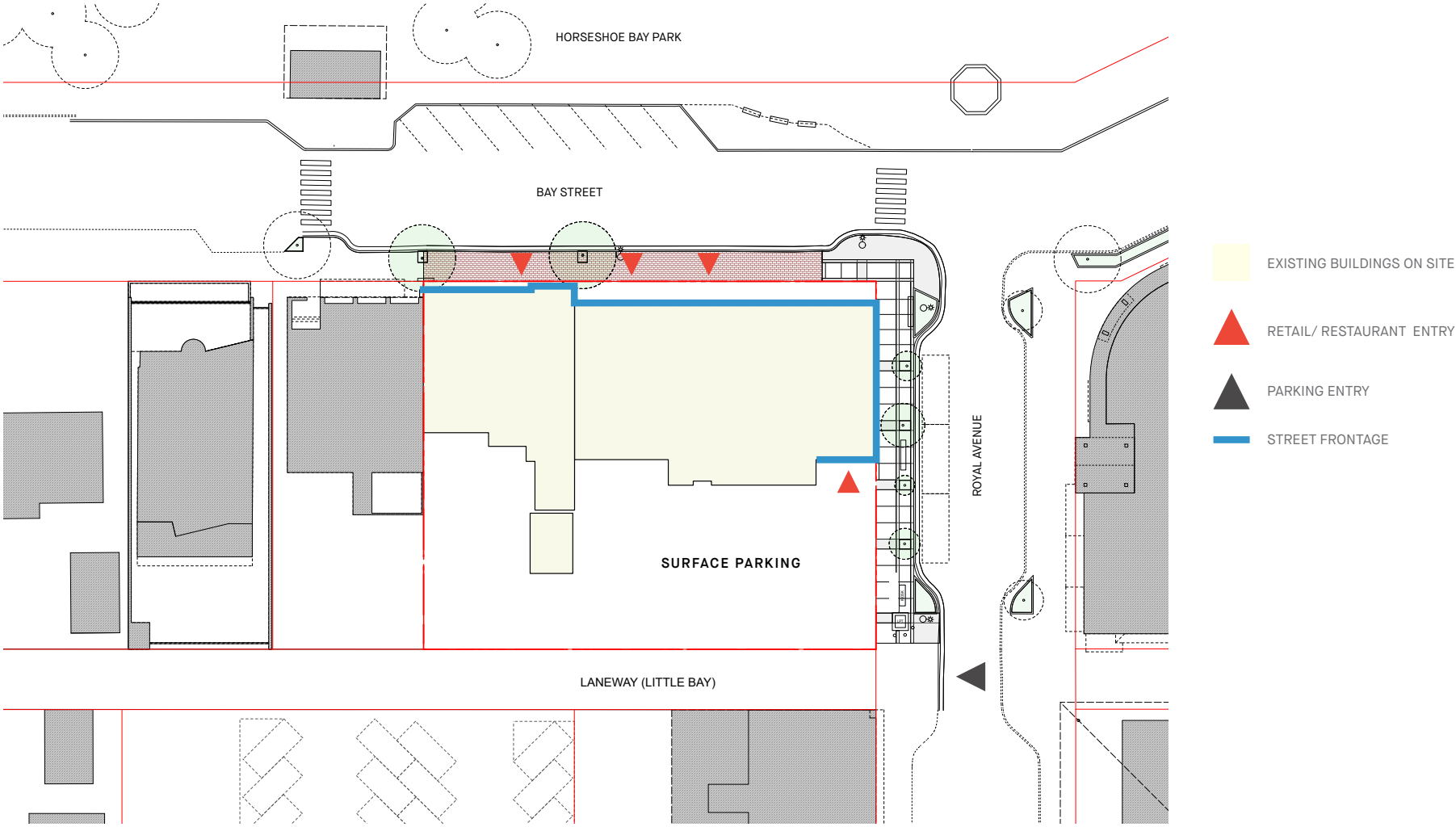
EXISTING CONDITIONS VS. PROPOSED



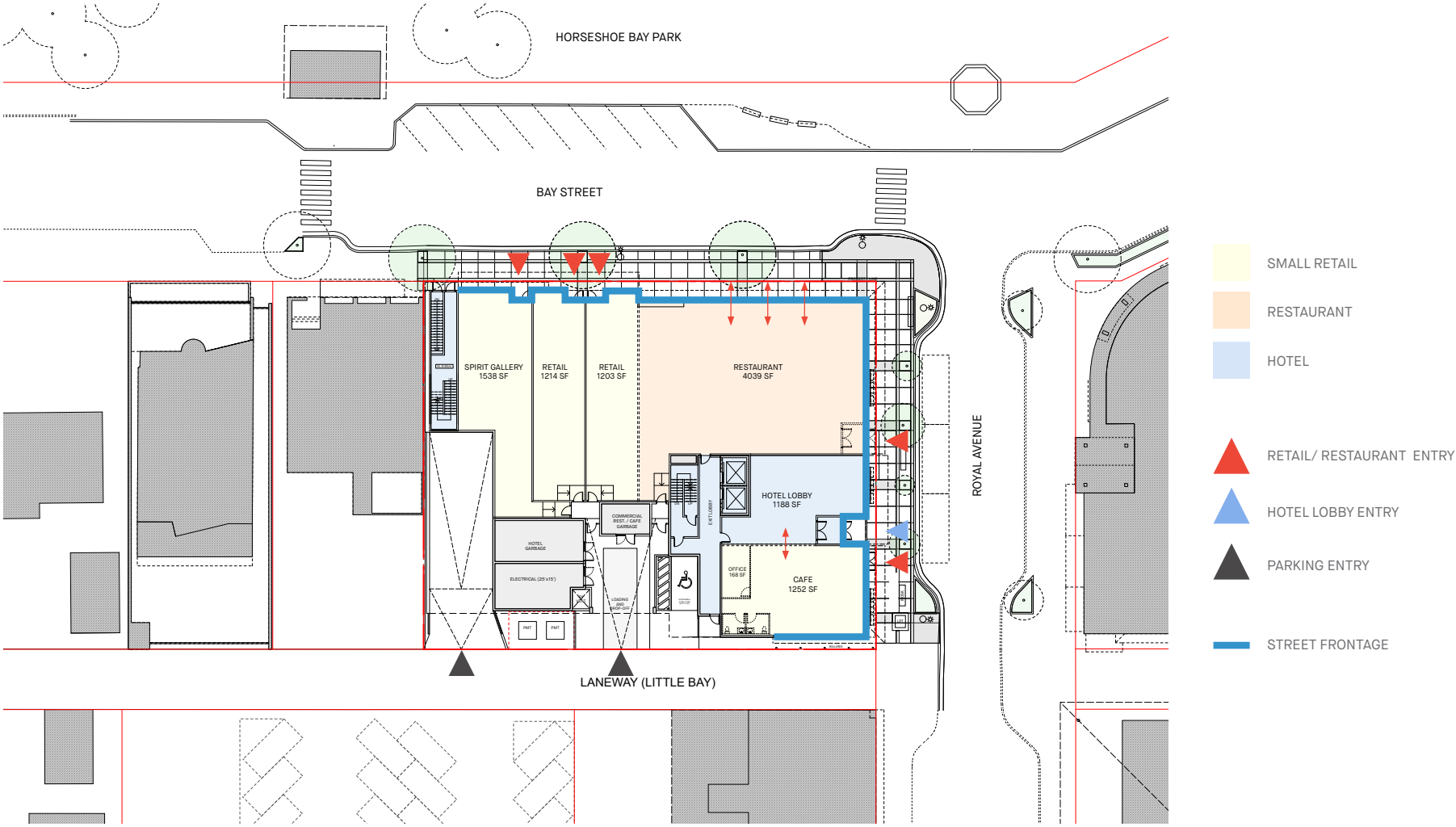
CONTEXT PLAN | VILLAGE HEART



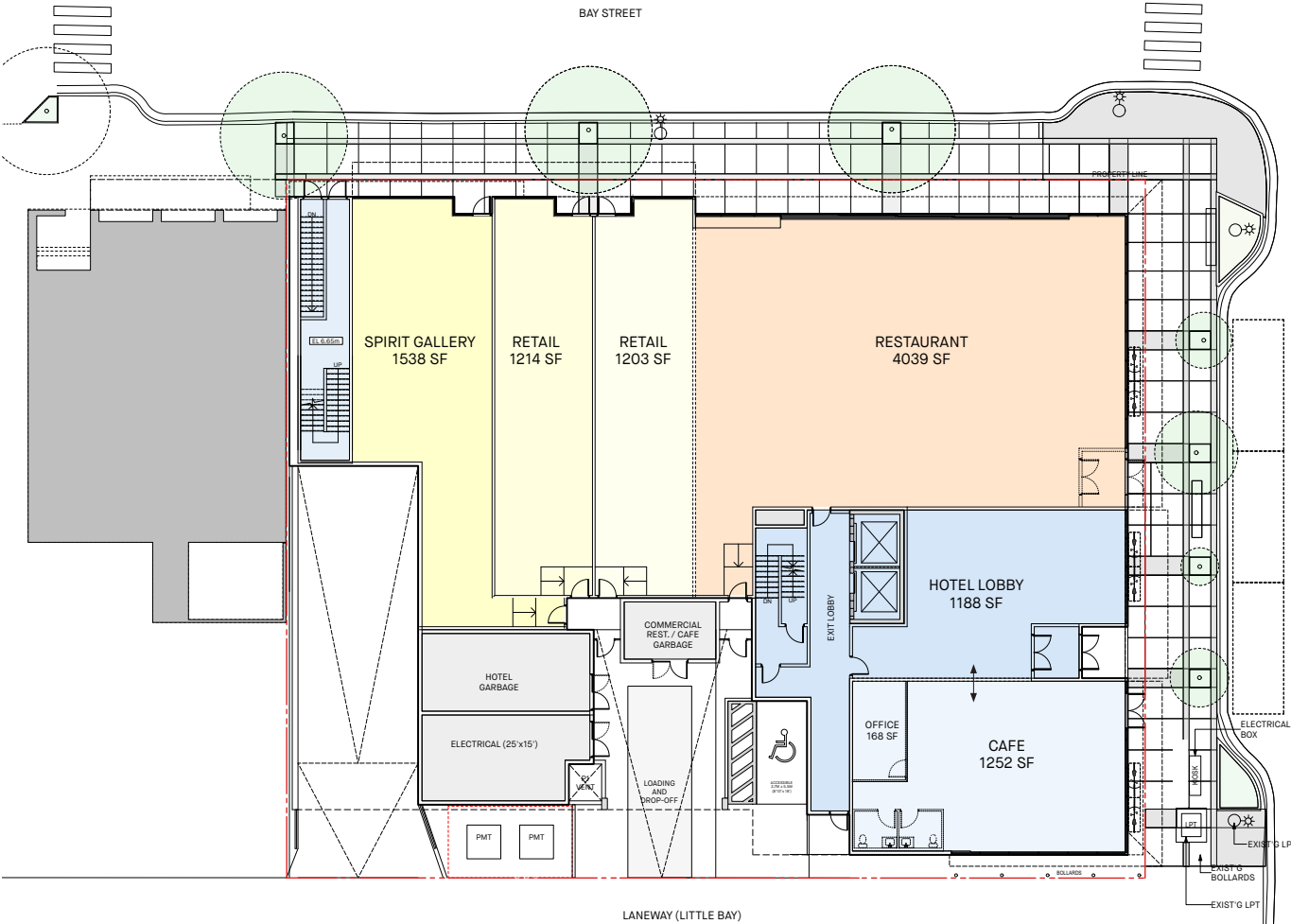
EXISTING SITE PLAN



SITE PLAN



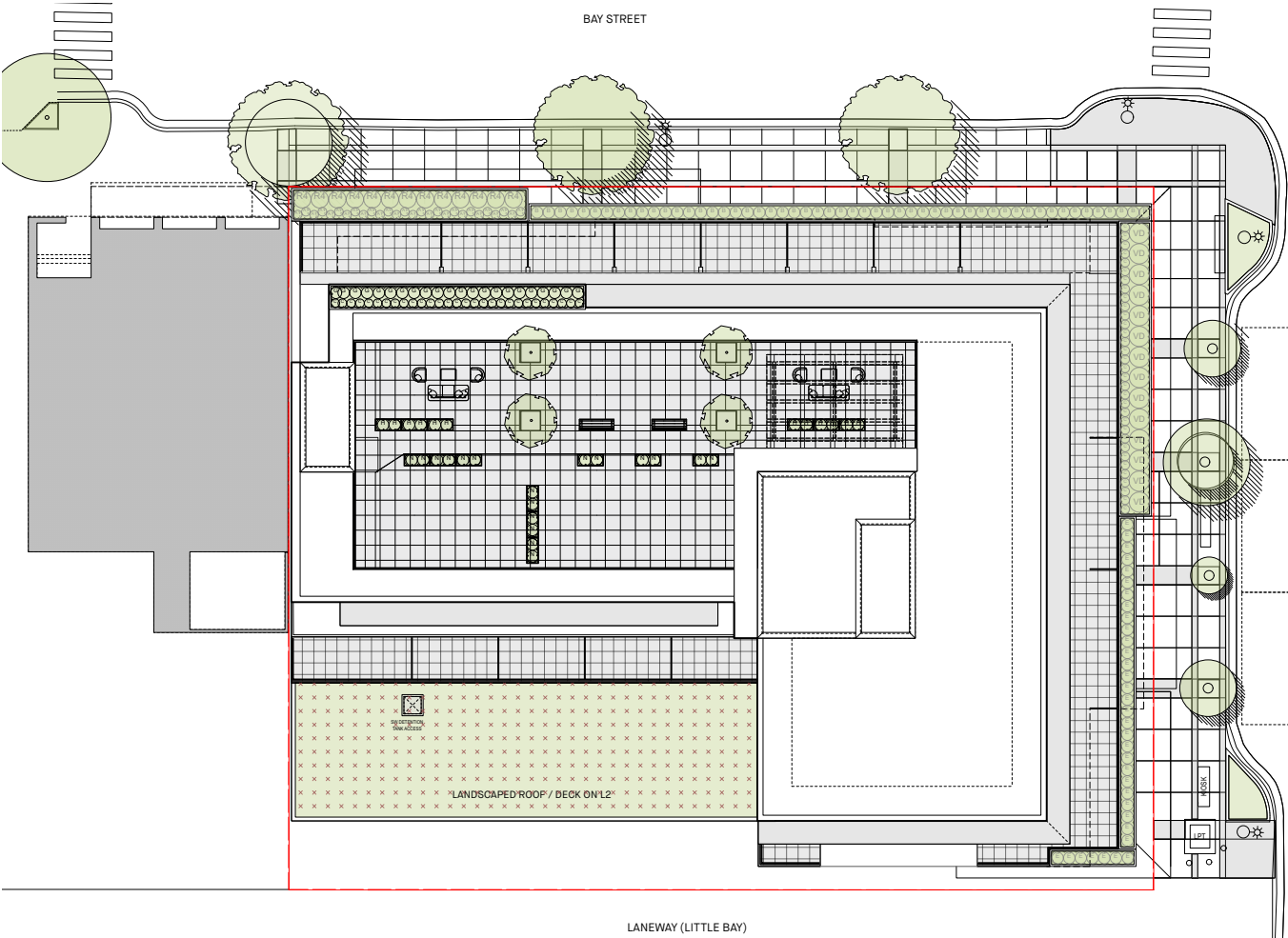
LEVEL 01



ROYAL AVENUE

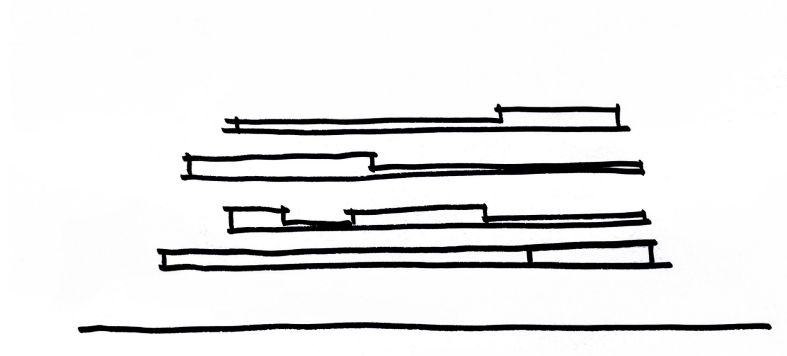


LANDSCAPE ROOF PLAN



- 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



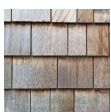
INTEGRATED PLANTERS



FABRIC AWNINGS



OPERABLE GLAZING



WOOD SHINGLES



RENDER | DEFINED LOBBY ENTRY IN HOTEL



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