



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

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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 Polices 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  
May 11, 2026

PUBLICATION OF NOTICE OF PUBLIC HEARING on May 27 and June 3, 2026

PUBLIC HEARING HELD on June 9, 2026

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

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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 May 11, 2026

PUBLICATION OF NOTICE OF PUBLIC HEARING on May 27 and June 3, 2026

PUBLIC HEARING HELD on June 9, 2026

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].

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Mayor

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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:

