



District of West Vancouver

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

Effective Date:

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 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.

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
June 22, 2026

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on
June 22, 2026

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 June 22, 2026

READ A THIRD TIME on June 22, 2026

APPROVED by The Ministry of Transportation and Transit on June 23, 2026

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

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CONSULTANTS PAGE

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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>	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 FAR and a height of 3-4 storeys with commercial use at street level and residential above.		- 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>	3.6.7b Encourage a mix of housing types by prioritizing studio, 1- and 2-bedroom dwelling units in Village designations. 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). 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.	✓	- 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>	4.2.5 Minimize disruption of public realm due to vehicle access by: b) sharing access through driveway easements, parking right-of-ways and/or dedication of new lanes, where appropriate; c) locating parking to minimize driveway length and designing parkade ramps to limit site impact	✓	- 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>	4.4.1 Create architectural interest through building articulation, with particular attention to street-facing facades and corner lots.	✓	The building section is staggered with setbacks on the upper floor's balconies to maintain the scale of the street.

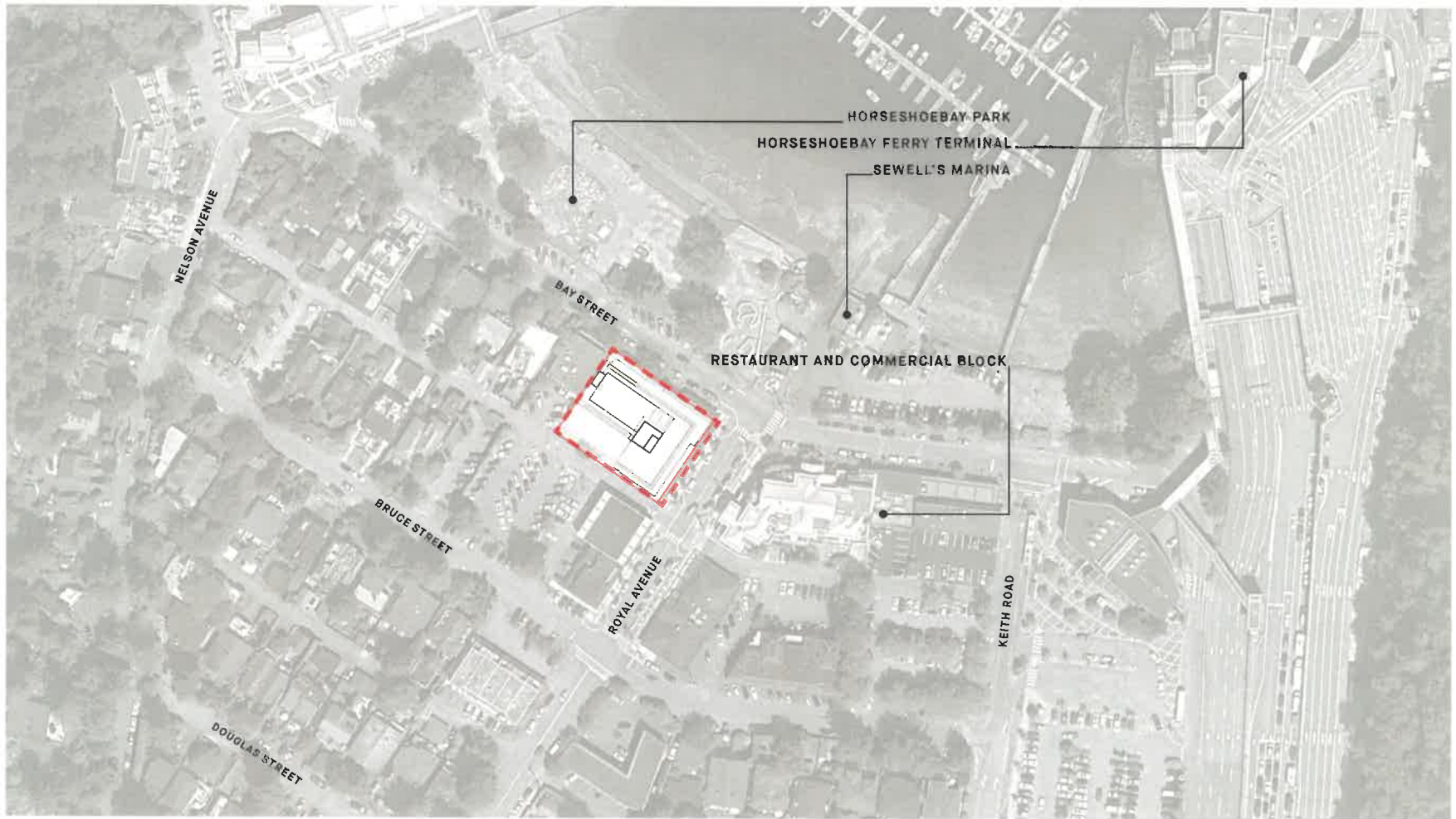
COMPLIANCE WITH HORSESHOE BAY LOCAL AREA PLAN & DESIGN GUIDELINES

TOPIC	DESCRIPTION	COMPLIANCE	COMMENTS
4.5 <i>Building Design</i>	4.5.1 Reflect Horseshoe Bay's Eclectic and historical identity both as working waterfront and a recreational seaside cottage destination 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. 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;	✓	- 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.
5.3 <i>Village</i>	5.3.1 Increase Village vibrancy with reference to the Horseshoe Bay Streetscape Design Guidelines by: 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. 5.3.2 Articulate commercial uses and increase pedestrian interest with reference to the Horseshoe Bay Streetscape Design Guidelines by: a) including extensive fenestration and avoiding blank walls; b) considering roll-up and/or foldaway doors 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;	✓	- 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.

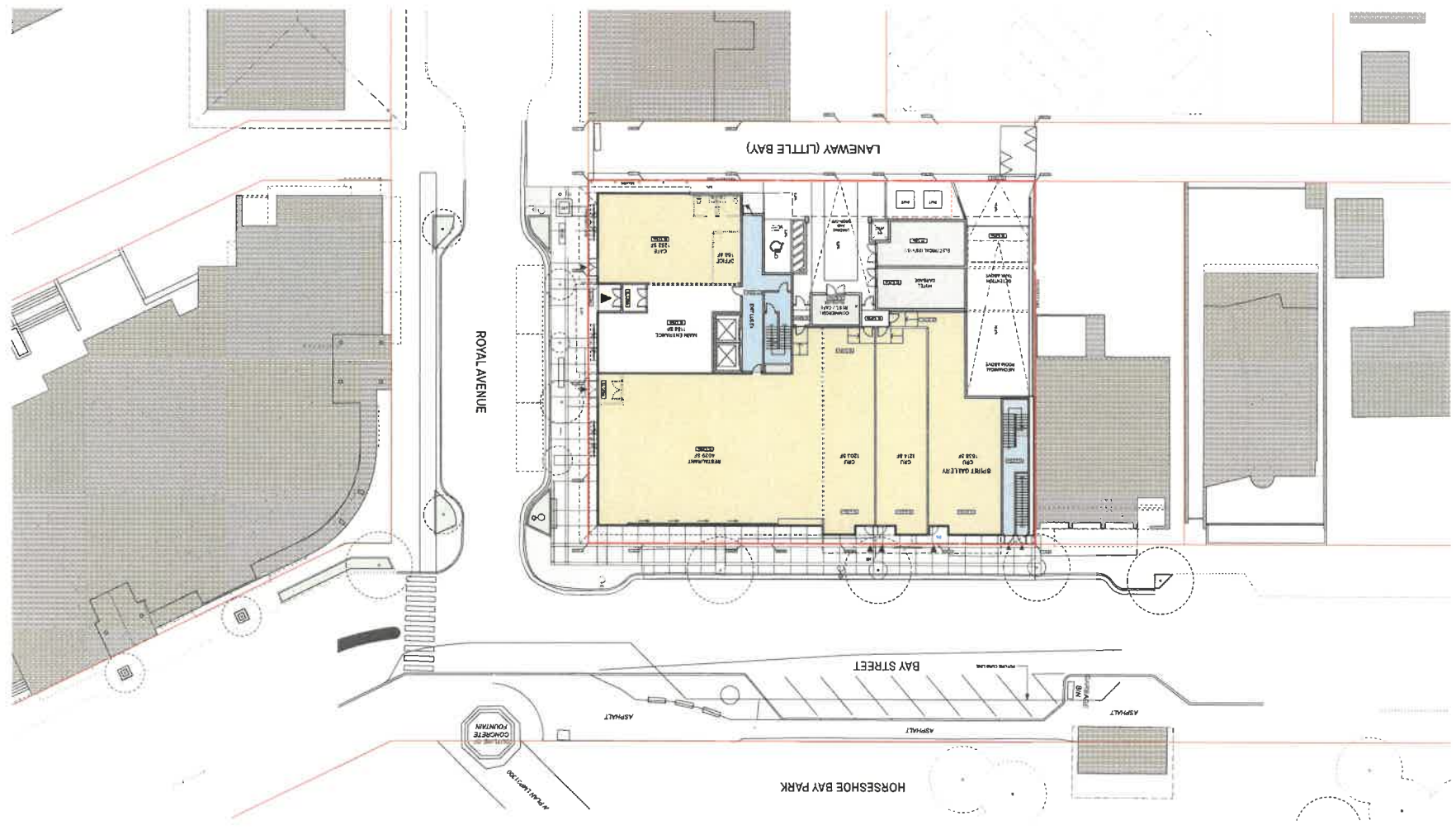
COMPLIANCE WITH HORSESHOE BAY LOCAL AREA PLAN & DESIGN GUIDELINES

TOPIC	DESCRIPTION	COMPLIANCE	COMMENTS
5.4 <i>Waterfront</i>	5.4.1 Emphasize Bay Street as the primary commercial street with reference to the Horseshoe Bay Streetscape Design Guidelines by: a) presenting a continuous streetwall with strong unit identity; b) prioritizing the pedestrian realm in conjunction with future investment in Horseshoe Bay Park; c) facilitating the expansion of restaurants, cafés and similar storefronts where commercial use is permitted by increasing outdoor dining opportunities.	✓	- 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>	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.	✓	- Proposed cafe glazing to wrap the corner into "Little Bay" for visual interest both indoor / outdoors.
5.6 <i>Royal, Keith & Nelson</i>	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.	✓	- 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>	6.2.5 Deliver public art through development that: a) reinforces Horseshoe Bay's sense of place and communicates its continued evolution over time; b) celebrates its historical, cultural and natural features; and, c) supports broader place-making strategies including improved wayfinding, pedestrian experience and enhanced public spaces 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.	✓	- 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 PLAN



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



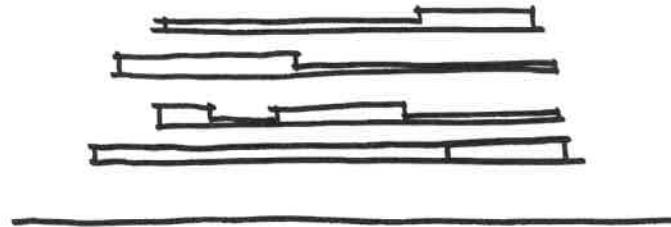
7 | ADJACENT CORNER TO SITE



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

CLIENT:
NORTHWEST PROPERTIES
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TRAFFIC:
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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

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

NORTHWEST
PROPERTIES

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	(8,856.1 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 WIC 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	800 - 870 SQ.FT.
4 TWO BEDROOM UNITS	10% OF UNITS	840 - 1080 SQ.FT.
4 A KING ROOM	10% OF UNITS	550 - 680 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
			80 SPACES

SECTION 401.11			
HOTEL	42 UNITS	1 SPACE / UNIT	42 SPACES
GROSS FLOOR AREA OF OTHER USES	862 SQ.M.	1 SPACE / 83.6 SQ.M.	10 SPACES
			66 SPACES

PROVIDED SPACES

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

ELECTRICAL VEHICLE LEVEL 2 (ROUGH-IN)

BICYCLE PARKING:

USE	AREA/UNIT	RATE	REQUIRED
SECTION 140 / 143.01 (5) (SECURE BIKE PARKING)			
COMMERCIAL GROSS AREA	862.19 SQ.M.	0.3 SPACE / 100 SQ.M.	3 SPACES
HOTEL	N/A	N/A	0 SPACES
			3 SPACES

SECTION 140 / 143.02 (SHORT BIKE PARKING)			
COMMERCIAL GROSS AREA	862.19 SQ.M.	0.4 SPACE / 100 SQ.M.	3 SPACES
HOTEL	N/A	N/A	0 SPACES
			3 SPACES

PROVIDED SPACES

SECURE BIKE PARKING	34 SPACES
SHORT TERM BIKE PARKING	6 SPACES
	40 SPACES

3 2026-04-13 ISSUE FOR DP REVIEW
 2 2026-04-13 ISSUE FOR DP REVIEW
 1 2025-10-25 ISSUE FOR DP

NO - DATE - REVISION

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PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC

2026-04-13

DRAWING TITLE -

STATISTICS

SCALE - NTS

CITY - 2026-04-13

DRAWN - YANAMOTO

CHECKED - TY

PROJECT NO. -

A1.1



LOCATION MAP
311

2 2025-04-03 SCALE FOR DP REVIEW
3 2025-04-12 SCALE FOR DP REVIEW
4 2025-10-23 SCALE FOR DP

NO -- DATE -- SCALE --

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PROJECT --

MIXED-USE DEVELOPMENT

8408 BAY STREET, WEST VANCOUVER, BC
2025-10-23

LOCATION MAP

SCALE -- NTS

DATE -- 2025-10-23

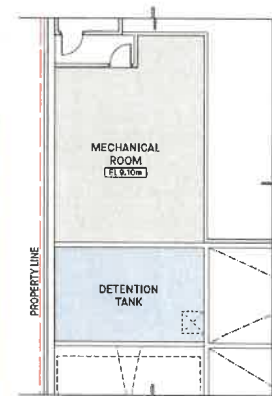
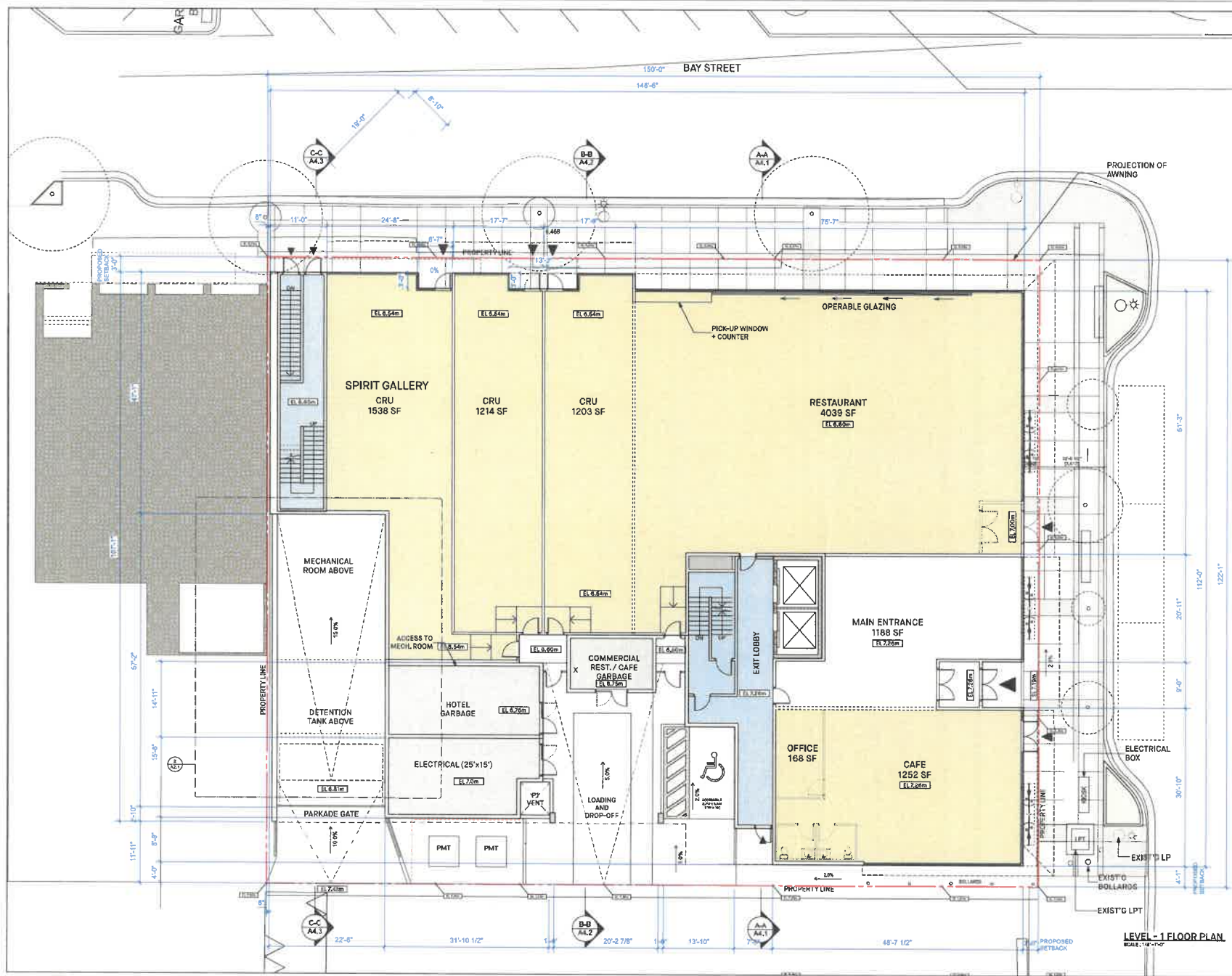
DRAWN -- NTS

CHECKED -- TY

SHEET NO. --

A1.2

FILE NO. --



ROYAL AVENUE

3	2020-04-23	REVISION FOR OP. MANUAL
2	2020-04-13	REVISION FOR OP. MANUAL
1	2020-04-13	REVISION FOR OP. MANUAL

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PROJECT -

MIRED-USE DEVELOPMENT

6406 BAY STREET, WEST VANCOUVER, BC
2020-04-23

SHOWN TITLE -

PLAN - LEVEL 01

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

DATE - 2020-04-23

DRAWN - YAM/JL

CHECKED - TY

PROJ. NO. -

A2.1



1 2020-04-03 ISSUE FOR DP REVIEW
2 2020-04-13 ISSUE FOR DP REVIEW
3 2020-10-23 ISSUE FOR DP

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A PART

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PROJECT -

MIXED-USE DEVELOPMENT
6408 BAY STREET, WEST VANCOUVER, BC
2020-04-03

DESIGNED TITLE -
PLAN - LEVEL 02

SCALE - 1/8" = 1'-0"
DATE - 2020-04-13

OWNER - NLCJ
DRAWN BY - TV

PROJECT -
A2.2



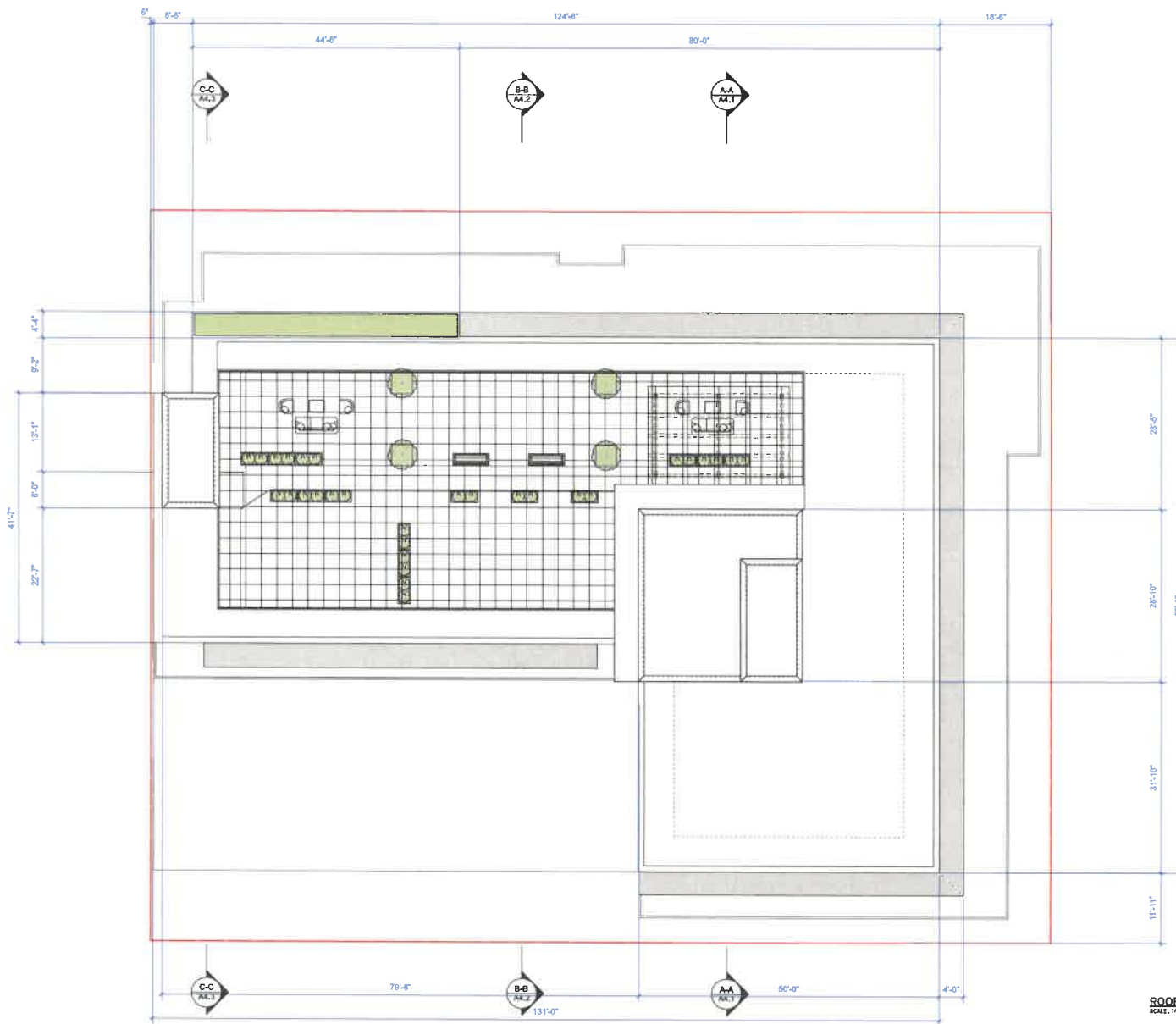
LEVEL - 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 2025-10-23 ISSUE FOR SP. REUB. 1 2025-10-23 ISSUE FOR SP. REUB. 1 2025-10-23 ISSUE FOR SP. REUB.	
NO.	DATE
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PROJECT - MIXED-USE DEVELOPMENT 8408 BAY STREET, WEST VANCOUVER, BC 2025-10-23	
DRAWING TITLE - PLAN - LEVEL 04	
SCALE - 1/8" = 1'-0" DATE - 2025-10-23 DRAWN - N.J.L. CHECKED - T.V.	SHEET NO. - A2.4 PROJ. NO. -



1	2025-04-23	REVISION
2	2025-04-23	REVISION
3	2025-04-23	REVISION
REV	DATE	REVISION
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PROJECT - MIKEO-USE DEVELOPMENT 6406 BAY STREET, WEST VANCOUVER, BC 2025-04-23		
ISSUED TITLE - PLAN - ROOF LEVEL		
SCALE - 1/8" = 1'-0"	DATE - 2025-04-23	PROJECT NO. -
DESIGN - N/A		A2.5
CHECKED - TY		PROJECT NO. -



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

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

NO.	DATE	SCALE
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PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC

2020-04-23

Drawn Title -

PLAN - ROOF TOP LEVEL

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

DATE - 2020-04-23

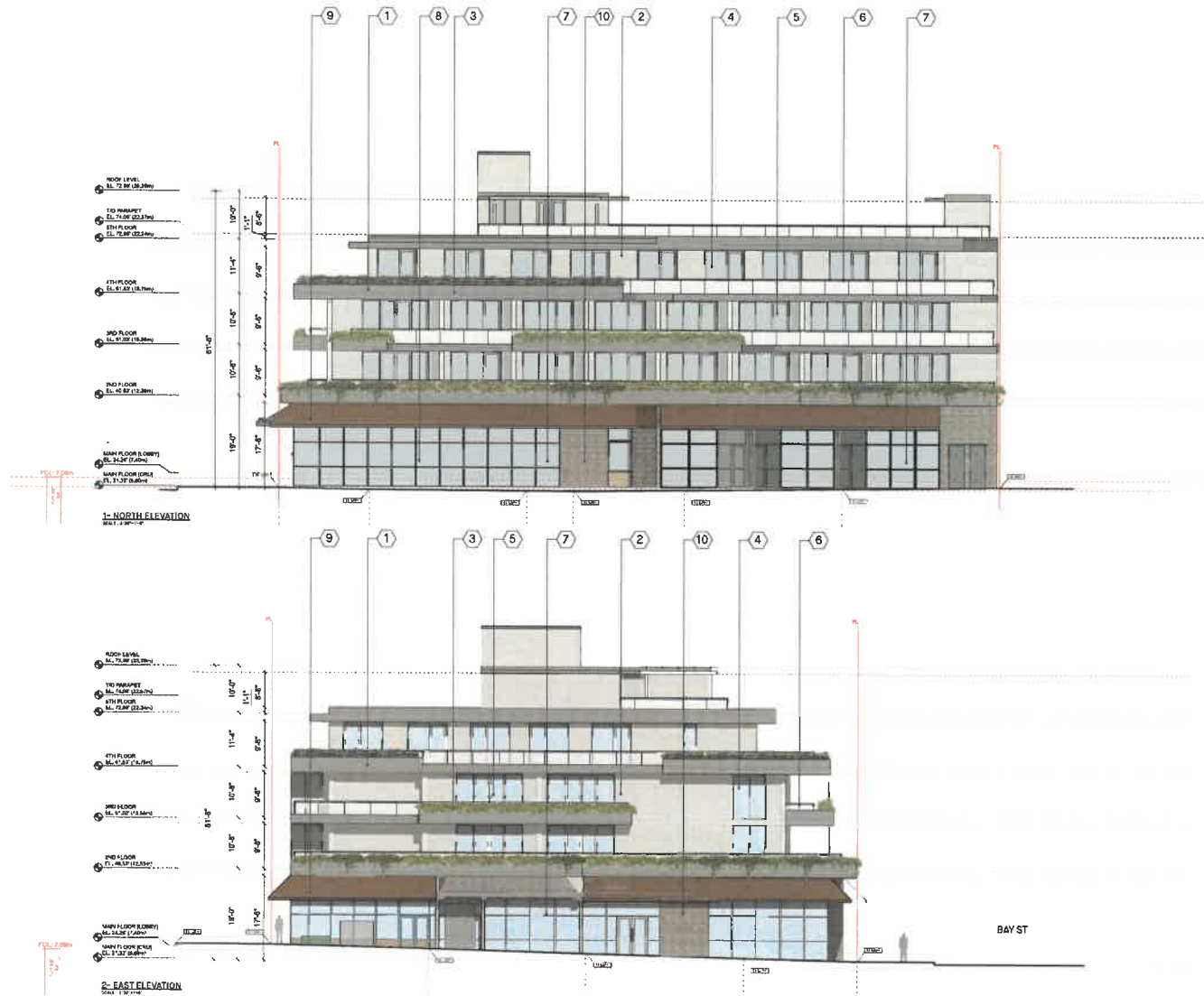
DESIGNER - NJ/JL

CHECKED - 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



2 2018-04-13 ISSUE FOR PERMIT
3 2018-04-13 ISSUE FOR PERMIT
4 2018-04-13 ISSUE FOR PERMIT

NO. DATE REVISION

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PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC

2018-01-23

Drawn Title -
ELEVATIONS

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

Date - 2018-04-13

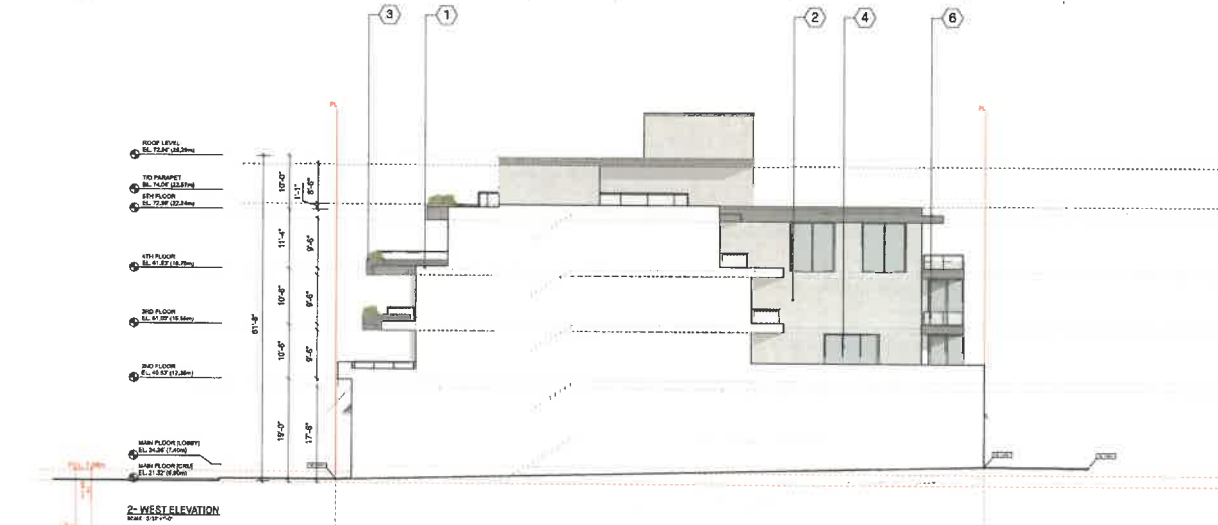
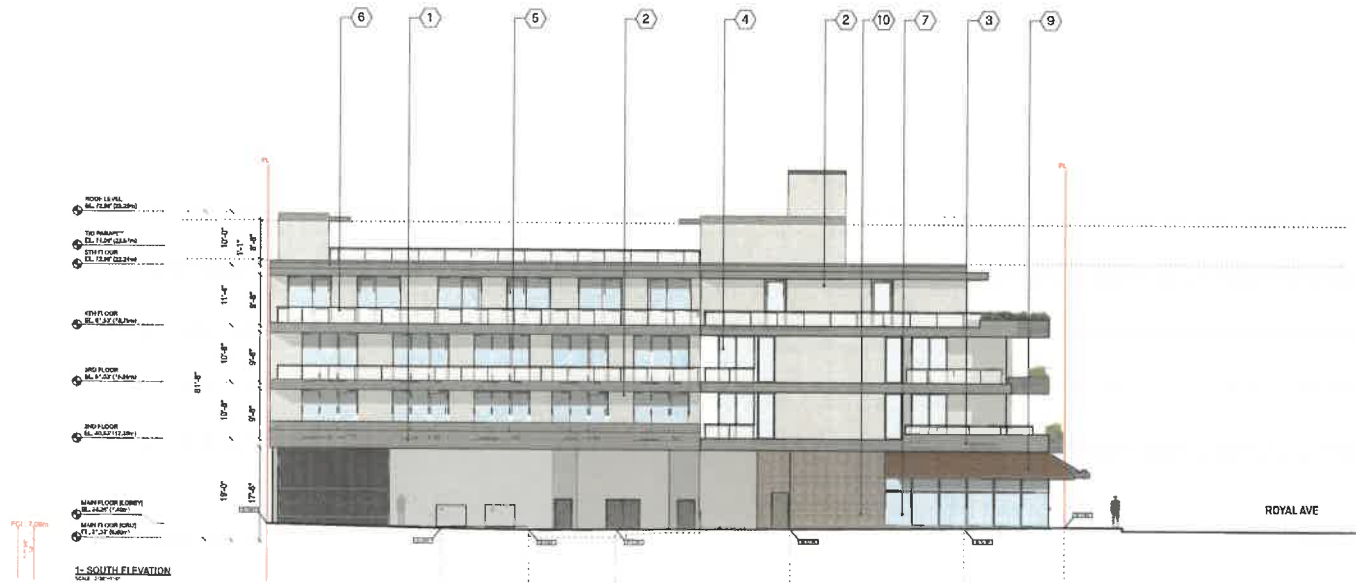
Drawn - H.L.L.

Checked - T.V.

Sheet 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 2020-04-13 ISSUE FOR CP OF A.S. & L.
2 2020-04-13 ISSUE FOR CP OF A.S. & L.
1 2020-10-27 ISSUE FOR CP

NO -- DATE -- ISSUE --

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PROJECT --

MIXED-USE DEVELOPMENT

8408 BAY STREET, WEST VANCOUVER, BC

2020-07-13

DRAWING TITLE --

ELEVATIONS

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

DATE -- 2020-04-13

DESIGN -- HL/JL

CHECKED -- TY

SHEET NO --

A3.2

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 MAKE FOR CP REVISED
2 2025-04-21 MAKE FOR CP REVISED
1 2025-04-21 MAKE FOR CP

NO -- DATE -- MAKE --

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PROJECTS

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PROJECT --

MIXED-USE DEVELOPMENT

8408 BAY STREET, WEST VANCOUVER, BC

DRAWING TITLE --
ELEVATIONS

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

DATE -- 2025-04-23

DRAWN -- JULL

CHECKED -- TY

PROJECT NO. --
A3.3

WALL SCHEDULE

FOUNDATION CONCRETE WALL	- CONCRETE WITH REINFORCING BARS - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O. - AT SUSPENDED LOCATIONS NOTED ON FLOOR PLANS - JOINT: FINISH
EXT. CONCRETE WALLS & COLUMNS	28000 PSI C/A CONCRETE WALLS OR COLUMNS - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
EXT. CONCRETE WALLS & COLUMNS	28000 PSI C/A CONCRETE WALLS OR COLUMNS - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
EXT. CONCRETE WALLS & COLUMNS	28000 PSI C/A CONCRETE WALLS OR COLUMNS - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.

EXT. CONCRETE WALL W/ CLADDING	28000 PSI C/A CONCRETE WALLS OR COLUMNS - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
EXT. CONCRETE WALL W/ CLADDING	28000 PSI C/A CONCRETE WALLS OR COLUMNS - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
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EXT. CONCRETE WALL W/ CLADDING	28000 PSI C/A CONCRETE WALLS OR COLUMNS - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.

FLOOR SCHEDULE

SLAB ON GRADE (W/ PARKING)	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
SUSPENDED SLAB IN PARKADE	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
SUSPENDED SLAB BELOW HEATED AREAS THERMAL	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
SUSPENDED SLAB BELOW HEATED AREAS THERMAL	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.

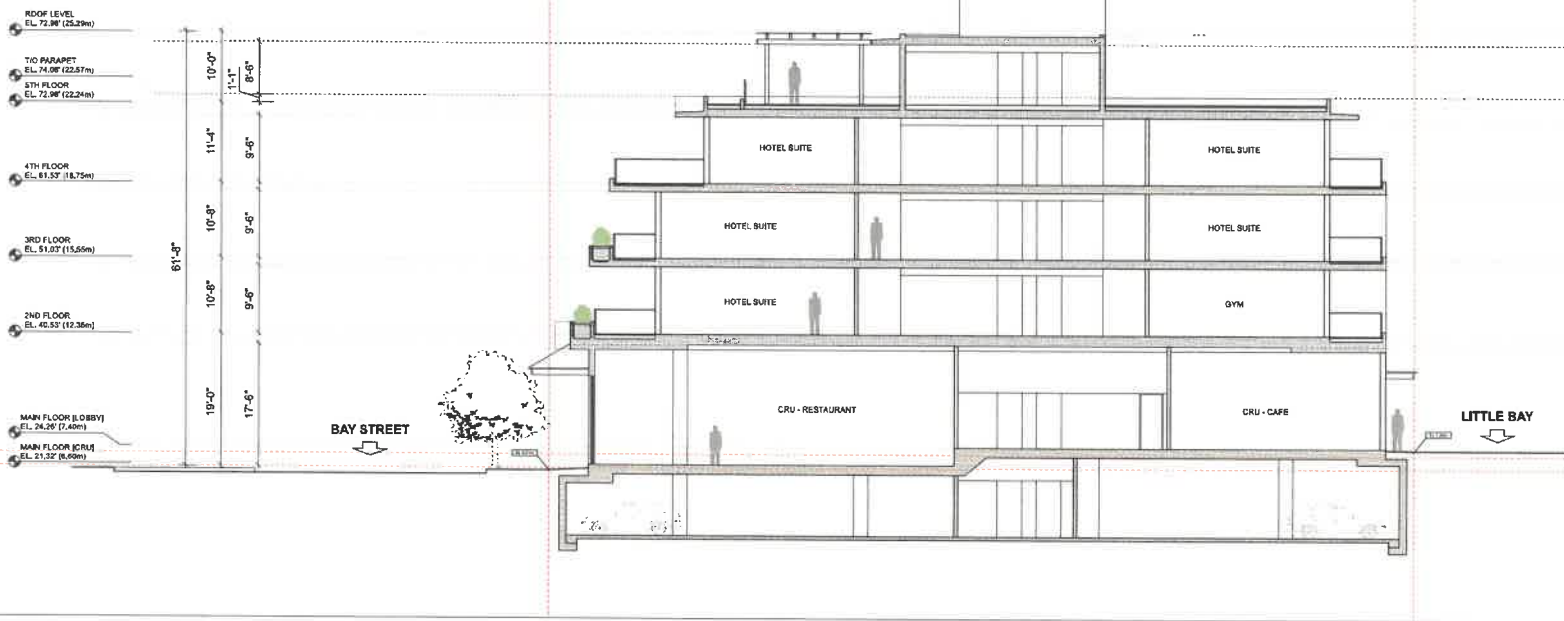
SUSPENDED SLAB W/ SCOFF BELOW HEATED AREAS THERMAL	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
SUSPENDED SLAB W/ SCOFF BELOW HEATED AREAS THERMAL	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
SUSPENDED SLAB W/ SCOFF BELOW HEATED AREAS THERMAL	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
SUSPENDED SLAB W/ SCOFF BELOW HEATED AREAS THERMAL	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.

ROOF SCHEDULE

SUSPENDED SLAB BELOW HEATED AREAS THERMAL	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
SUSPENDED SLAB BELOW HEATED AREAS THERMAL	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
SUSPENDED SLAB BELOW HEATED AREAS THERMAL	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.
SUSPENDED SLAB BELOW HEATED AREAS THERMAL	4" SLAB ON GRADE (W/ PARKING) - FINISH: EXTERIOR SIDE TO BE AS DETERMINED BY S.O. - INTERIOR SIDE TO BE AS DETERMINED BY S.O.

PL

PL



1- SECTION A-A
SCALE: 1/8"=1'-0"

3 2008-04-11 ISSUE FOR OF REVIEW
7 2008-04-11 ISSUE FOR OF REVIEW
1 2008-10-21 ISSUE FOR OF REVIEW

NO. — DATE — DRAW —

NORTHWEST
ARCHITECTS

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PROJECT —

MIXED-USE DEVELOPMENT

8408 BAY STREET, WEST VANCOUVER, BC

2008-04-11

DRAWING TITLE —

SECTION

SCALE — 1/8"=1'-0"

DATE — 2008-10-23

DRAWN — ML/JL

CHECKED — TY

PROJECT NO. —

A4.1

PROJECT —



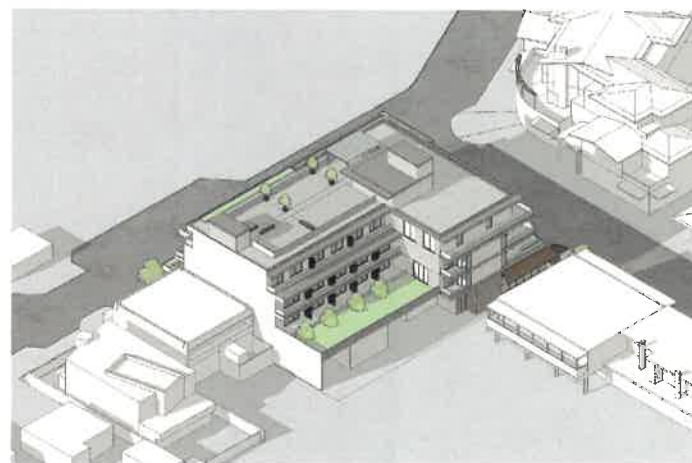
NORTH EAST



NORTH WEST

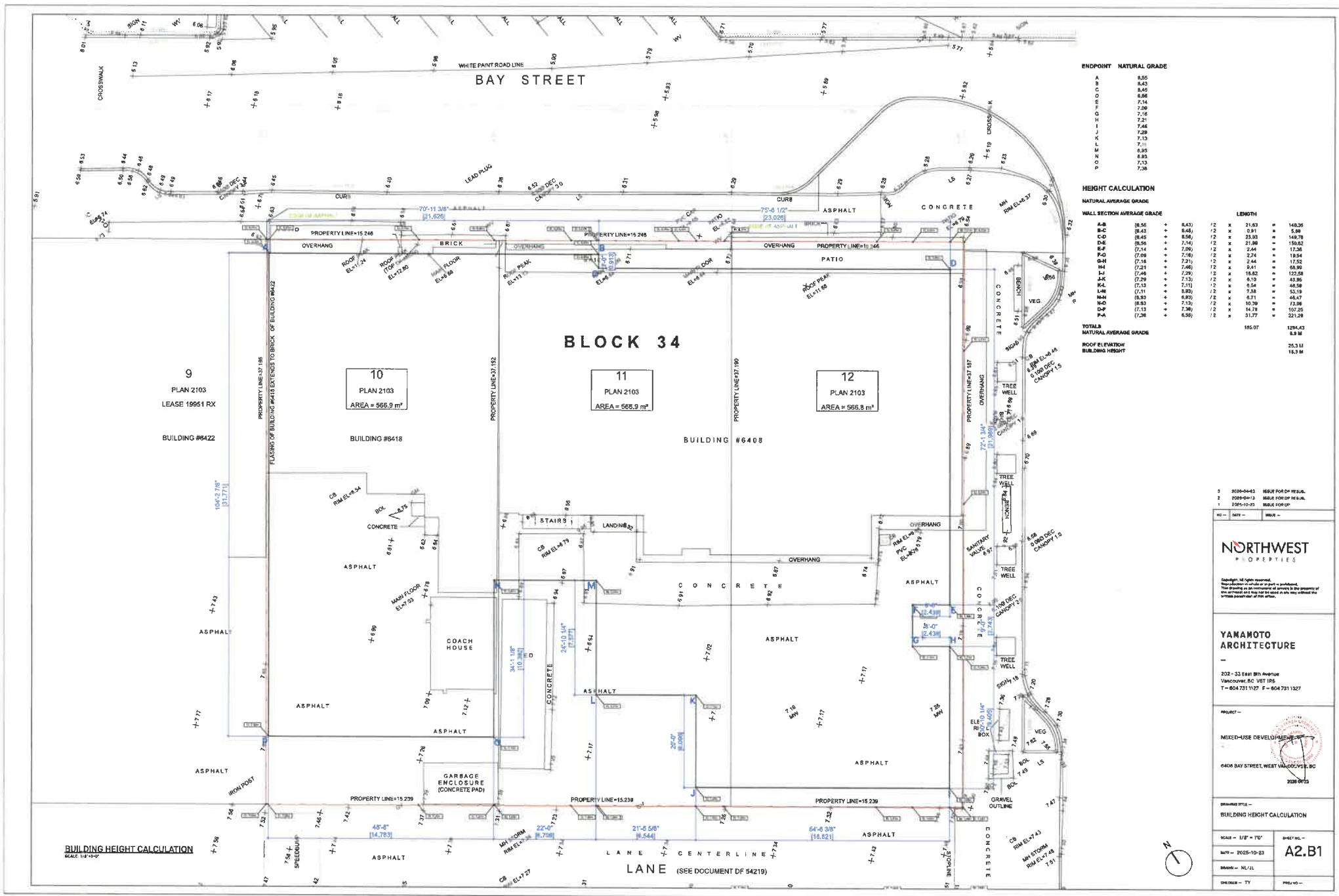


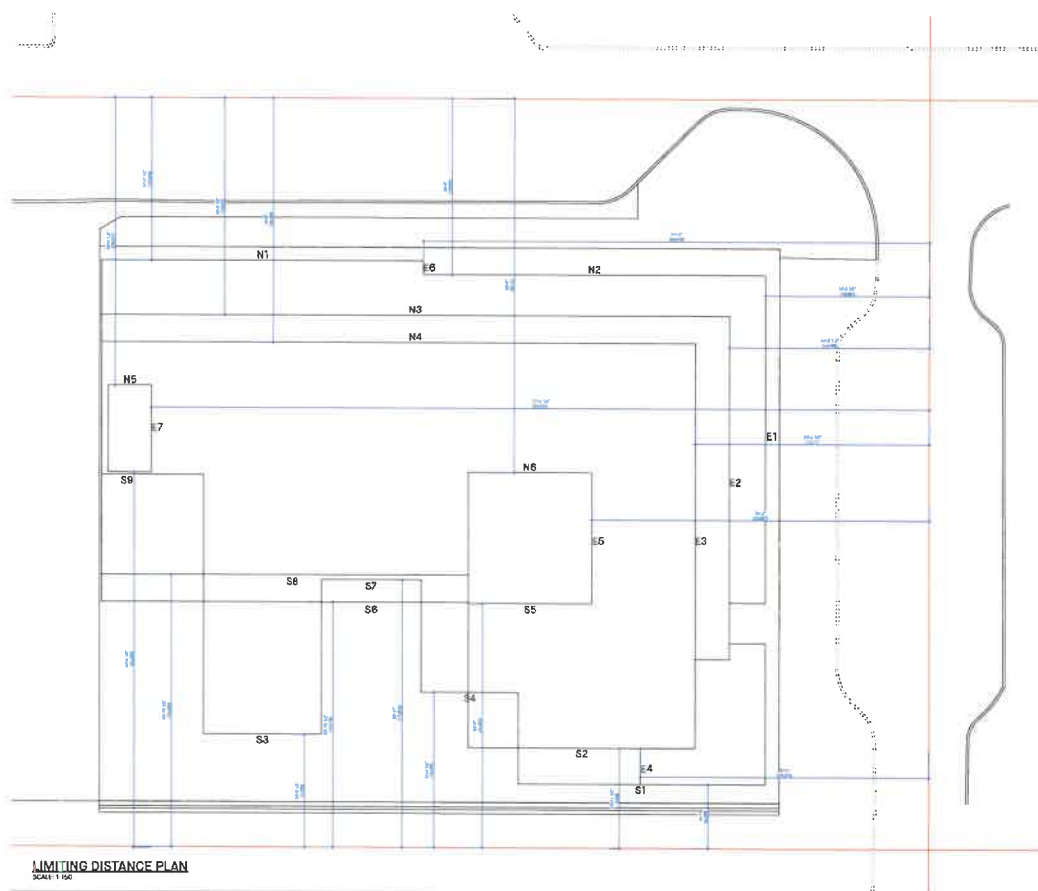
SOUTH EAST



SOUTH WEST

2	2020-04-01	MADE FOR DP REVIEW
3	2020-04-13	MADE FOR DP REVIEW
1	2020-10-23	MADE FOR DP
NO	DATE	NAME
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YAMAMOTO ARCHITECTURE — 202 - 33 East 8th Avenue Vancouver, BC V6T 1R6 T - 604 731 1127 F - 604 731 1327		
PROJECT — MIXED-USE DEVELOPMENT — 8408 BAY STREET, WEST VANCOUVER, BC 2020-04-01		
DRAWING TITLE — AXO VIEWS		
SCALE — NTS	SHEET NO. —	
DATE — 2020-04-23	A5.1	
DRAWN — ME/JL		
CHECKED — TY	PROJ NO. —	



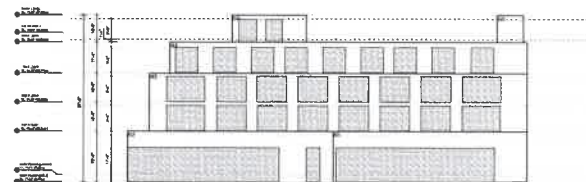


LIMITING DISTANCE

ALL NUMBERS IN METERS

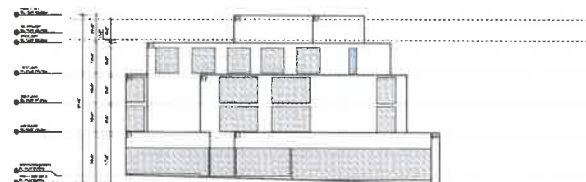
ELEVATION	N1	N2	N3	N4	N5	N6	E1	E2	E3	E4	E5	E6	E7	S1	S2	S3	S4	S5	S6	S7	S8	S9
EXPOSING BUILDING FACE (SQM)	124.8	135.3	274.5	137.9	8.8	25.3	118.3	160.8	135.2	15.3	26.9	5.4	17.8	135.7	98.0	98.0	98.0	25.3	160.5	30.9	85.2	85.2
UNPROTECTED OPENINGS (SQM)	69.3	72.1	158.3	63.8	0.0	9.6	100.7	68.5	108.3	11.4	0.0	0.0	0.0	38.1	32.0	0.0	0.0	0.0	91.3	0.0	42.8	0.0
% UNPROTECTED OPENINGS	56%	53%	58%	46%	0%	38%	84%	43%	79%	75%	0%	0%	0%	28%	33%	0%	0%	0%	57%	0%	50%	0%
MAX % PERMITTED UNPROTECTED OPENING	100%													36%	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	269.8	316.6	333.0	635.3

SPATIAL SEPARATION CALCULATIONS



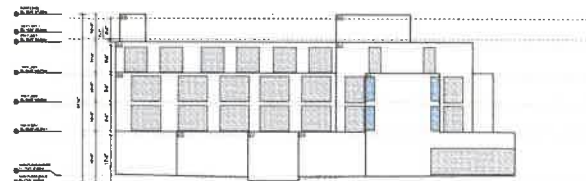
BUILDING FACE NORTH

SCALE: 1:200



BUILDING FACE EAST

SCALE: 1:200



BUILDING FACE WEST

SCALE: 1:200

3 2020-04-13 ISSUE FOR DP REVIEW
2 2020-04-13 ISSUE FOR DP REVIEW
1 2020-10-23 ISSUE FOR DP

NO - EASY - MAKE -

NORTHWEST
PROPERTIES

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PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC

2020-10-23

Drawn Title -
LIMITING DISTANCE PLAN

SCALE -

DATE - 2020-10-23

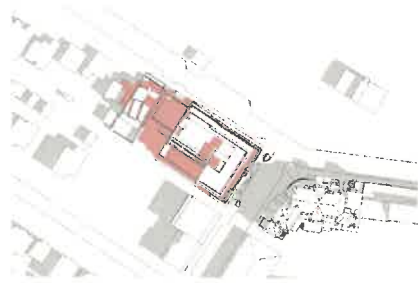
Drawn - M/JL

CHECKED - TY

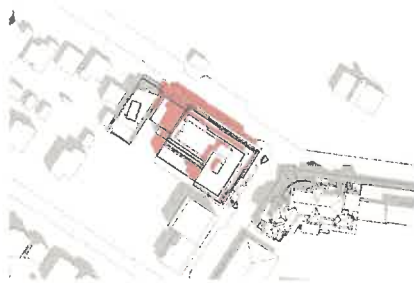
WESTING -

A2.L1

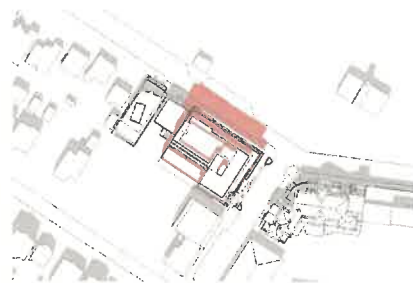
PROJECT -



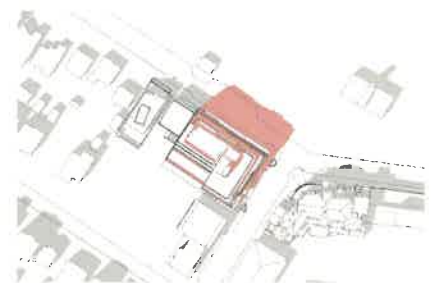
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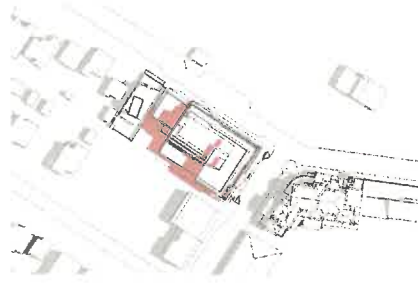
MARCH 21 | 12:00 PM



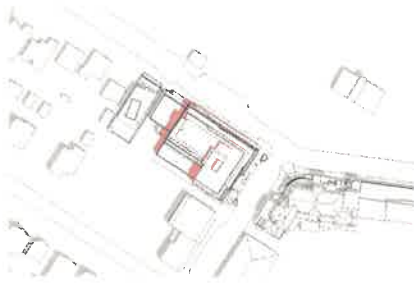
MARCH 21 | 2:00 PM



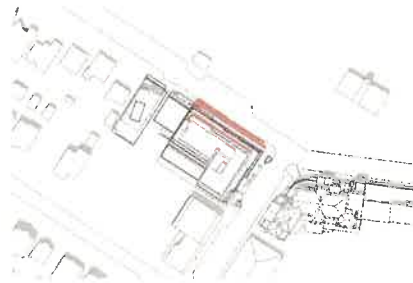
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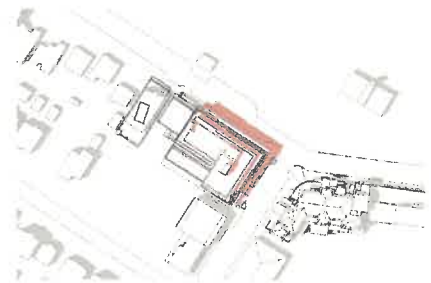
JUNE 21 | 10:00 AM



JUNE 21 | 12:00 PM



JUNE 21 | 2:00 PM



JUNE 21 | 4:00 PM

2 2026-04-11 MAKE FOR DP REVIEW
3 2026-04-11 MAKE FOR DP REVIEW
1 2025-10-23 MAKE FOR DP

NO -- DATE -- MAKE --

NORTHWEST
PROPERTIES

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YAMAMOTO
ARCHITECTURE

202 - 33 East 8th Avenue
VANCOUVER, BC V5T 1R5
T - 604 731 1327 F - 604 731 1327

PROJECT --

MIXED-USE DEVELOPMENT

8408 BAY STREET, WEST VANCOUVER, BC
2026-2028

DRAWING TITLE --
SHADOW STUDY

SHEET -- 3/32 -- 10'

DATE -- 2026-10-23

DRAWN -- M/JL

CHECKED -- TY

DESIGNED --
A2.SS1

PROJ. NO. --





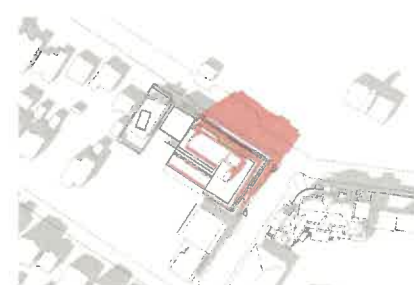
SEPTEMBER 21 | 10:00 AM



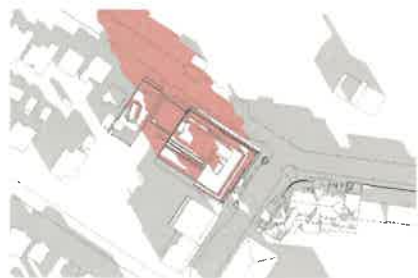
SEPTEMBER 21 | 12:00 PM



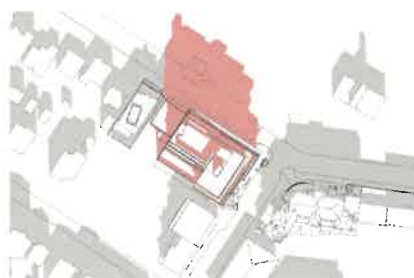
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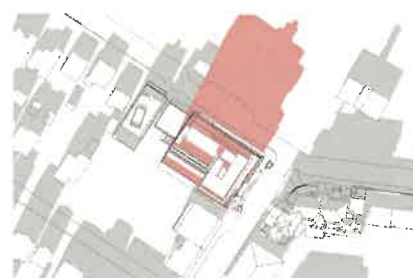
SEPTEMBER | 4:00 PM



DECEMBER 21 | 10:00 AM



DECEMBER 21 | 12:00 PM



DECEMBER 21 | 2:00 PM



DECEMBER 21 | 4:00 PM

7/25/04-05 ISSUE FOR DP REVL.
10/09-04-13 ISSUE FOR DP REVL.
1/25/10-13 ISSUE FOR DP

NORTHWEST
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YANAMOTO
ARCHITECTURE

232 - 23 East 8th Avenue
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PROJECT -

MIXED-USE DEVELOPMENT

6408 BAY STREET, WEST VANCOUVER, BC
2024-2025

SHADOWING STUDY -
SHADOW STUDY

SCALE - 3/32"=1'0"

DATE - 2024-10-23

DRAWN - M/JL

CHECKED - TY

DATE -

PROJECT -

PROJECT -

PROJECT -

PROJECT -

PROJECT -

PROJECT -

PROJECT -

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PROJECT -

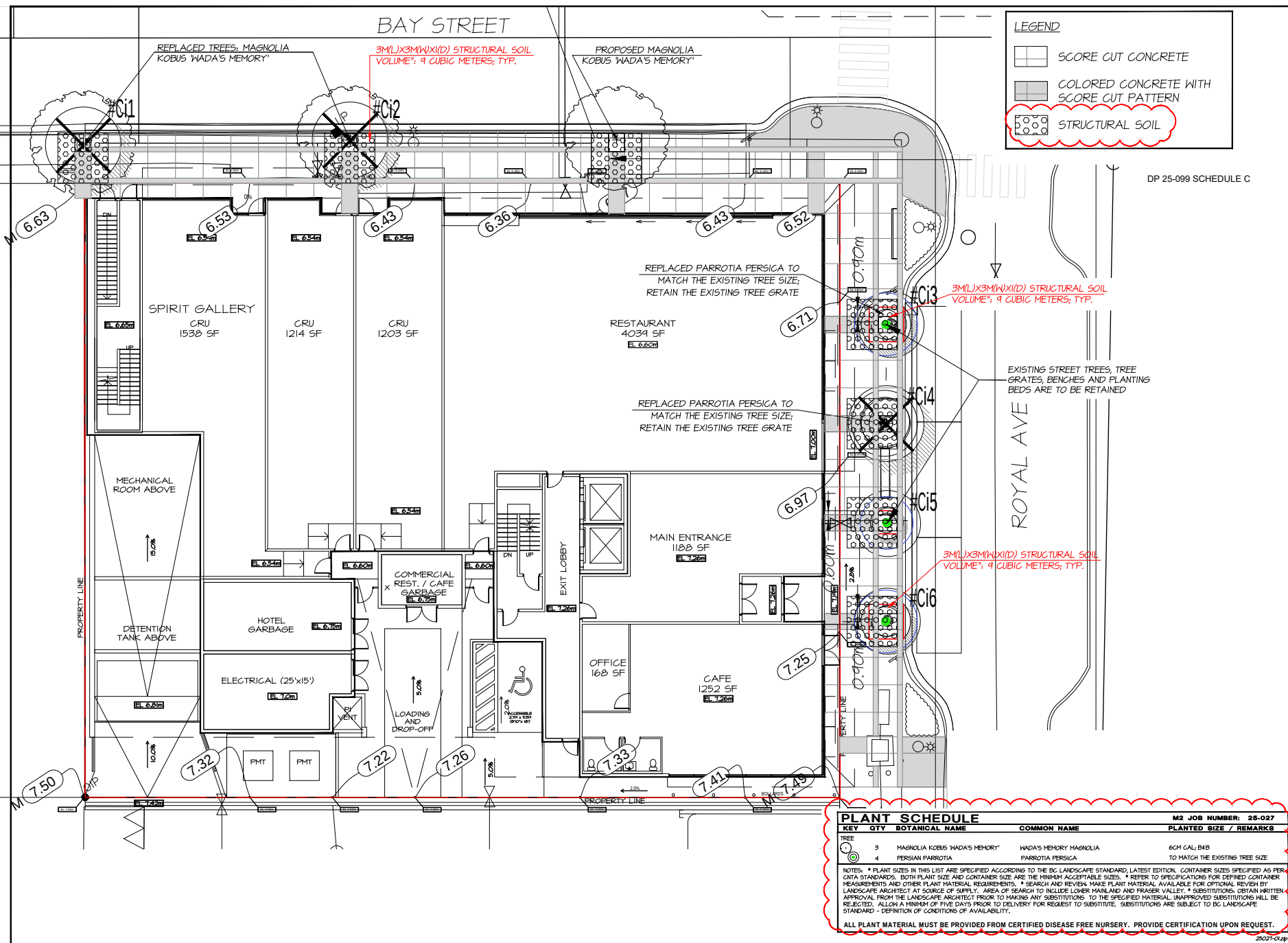
PROJECT -

PROJECT -

PROJECT -

PROJECT -





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V3M 3L7
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Fax: 604.553.0045
Email: office@m2la.com



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

NO.	DATE	REVISION DESCRIPTION	DR.
1	2020.02.01	ISSUED FOR PRELIMINARY DESIGN	GL
2	2020.02.02	REVISED PER CLIENT COMMENTS	GL
3	2020.04.01	REVISED PER CITY COMMENTS	GL
4	2020.04.02	REVISED PER CITY COMMENTS	GL

SEAL:

PROJECT:

MIXED-USE DEVELOPMENT
6408 BAY STREET
WEST VANCOUVER, BC

DRAWING TITLE:

GROUND LEVEL PLAN

DATE: 25.10.01 DRAWING NUMBER:

SCALE: 1/8" = 1'-0"

DRAWN: GL

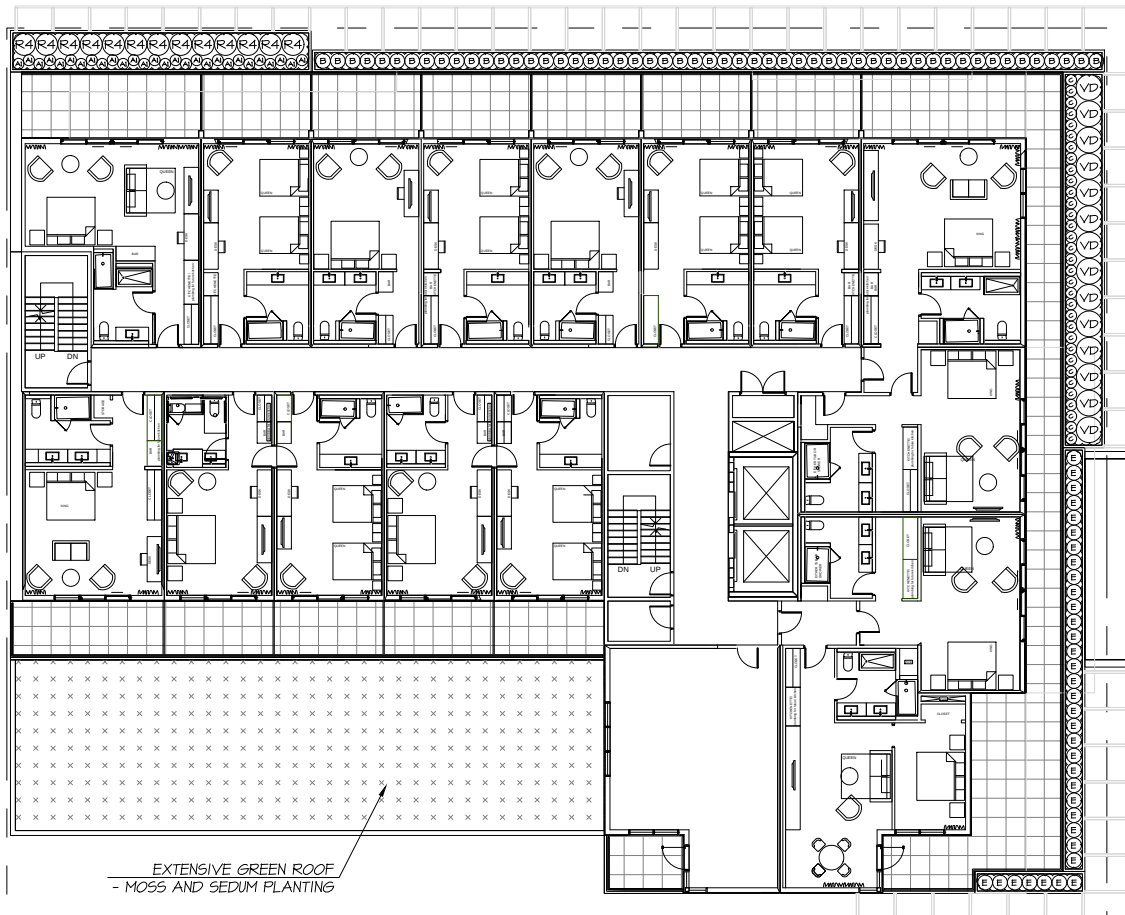
DESIGN: GL

CHECK: GL

M2LA PROJECT NUMBER: 26-027

L1

OF 7



HARDSCAPE LEGEND

- 2'(L)X2'(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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4	2024/02	REVISED PER CITY COMMENTS	GL
3	2024/04	REVISED PER CITY COMMENTS	GL
2	2024/02	REVISED PER CLIENT COMMENTS	GL
1	2024/02	ISSUED FOR PRELIMINARY DESIGN	GL
NO.	DATE	REVISION DESCRIPTION	DR.

SEAL:

PROJECT:

**MIXED-USE
DEVELOPMENT**
6408 BAY STREET
WEST VANCOUVER, BC

DRAWING TITLE:

**SECOND LEVEL
PLAN**

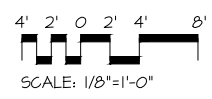
DATE: 25/10/24	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L2
DRAWN: GL	CF 7
DESIGN: GL	
CHECKED:	

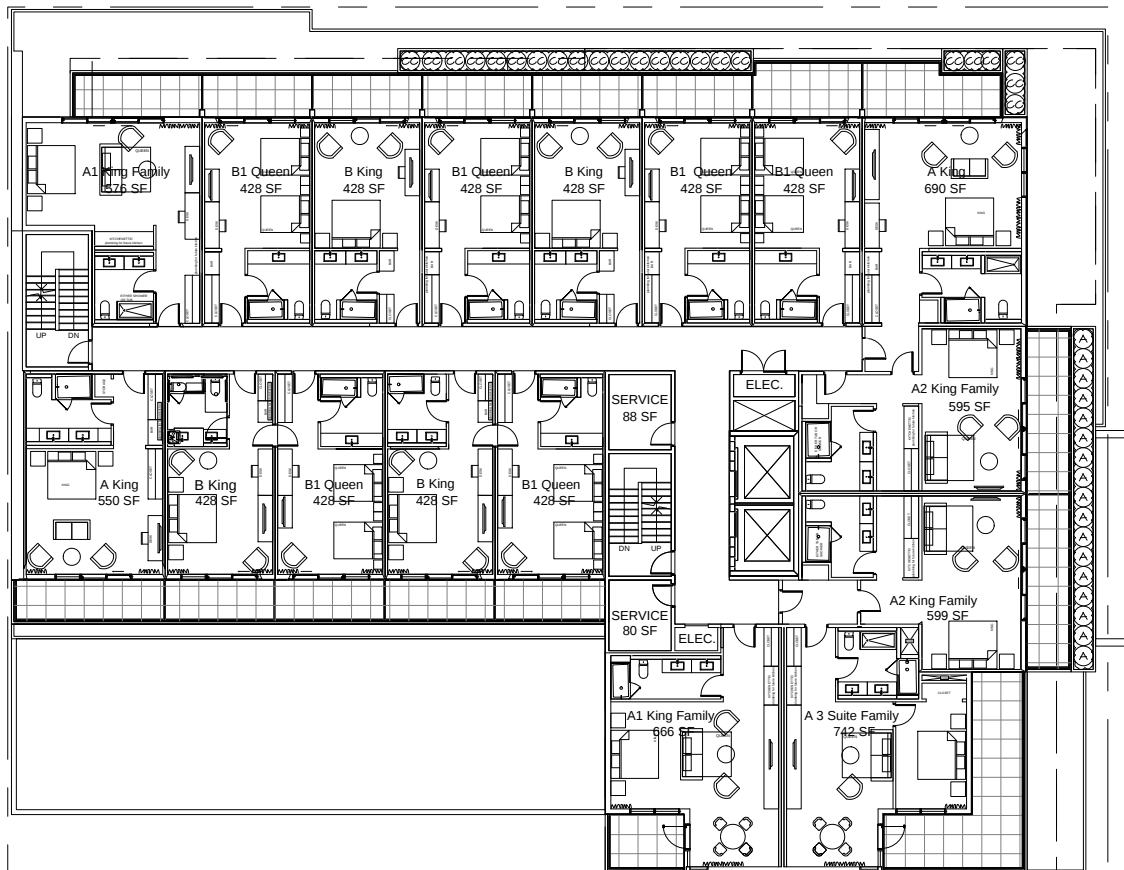
M2LA PROJECT NUMBER: 25-027

PLANT SCHEDULE - LEVEL 2				M2 JOB NUMBER: 25-027	
KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
50	Berberis thunbergii 'CONCORD'	CONCORD JAPANESE BARBERRY	12 POT, 25CH		
35	Calluna vulgaris 'RED PIED'	RED PIED HEATHER	12 POT		
35	Harlequin Wintercreeper	Buchner's Fortune Harlequin	12 POT, 30CH #3 POT, 30CH		
15	Rhododendron 'GOLDEN YELL'	Rhododendron Yellow	12 POT		
14	Yucca Davidii	DAVID'S YUCCA	12 POT, 30CH		
20	Erica carnea 'GOLDEN SCARLET'	WINTER HEATH	12 POT		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEADSIZES 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 CONDITIONS OF AVAILABILITY.

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





LEGEND

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

4' 2' 0' 2' 4' 8'

SCALE: 1/8"=1'-0"

PLANT SCHEDULE - LEVEL 3				M2 JOB NUMBER: 25-027	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
BC	11	ARCUTOSTAPHYLOS UNIFOLIUS	BEARBERRY	#1 POT	
23	23	COTONEASTER ARGUTATUS TOM THUMB	TOM THUMB COTONEASTER	#1 POT	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA 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 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.

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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	2023/01	ISSUED FOR PRELIMINARY DESIGN	GL

NO.	DATE	REVISION DESCRIPTION	DR.
-----	------	----------------------	-----

PROJECT:

**MIXED-USE
DEVELOPMENT**
6408 BAY STREET
WEST VANCOUVER, BC

DRAWING TITLE:

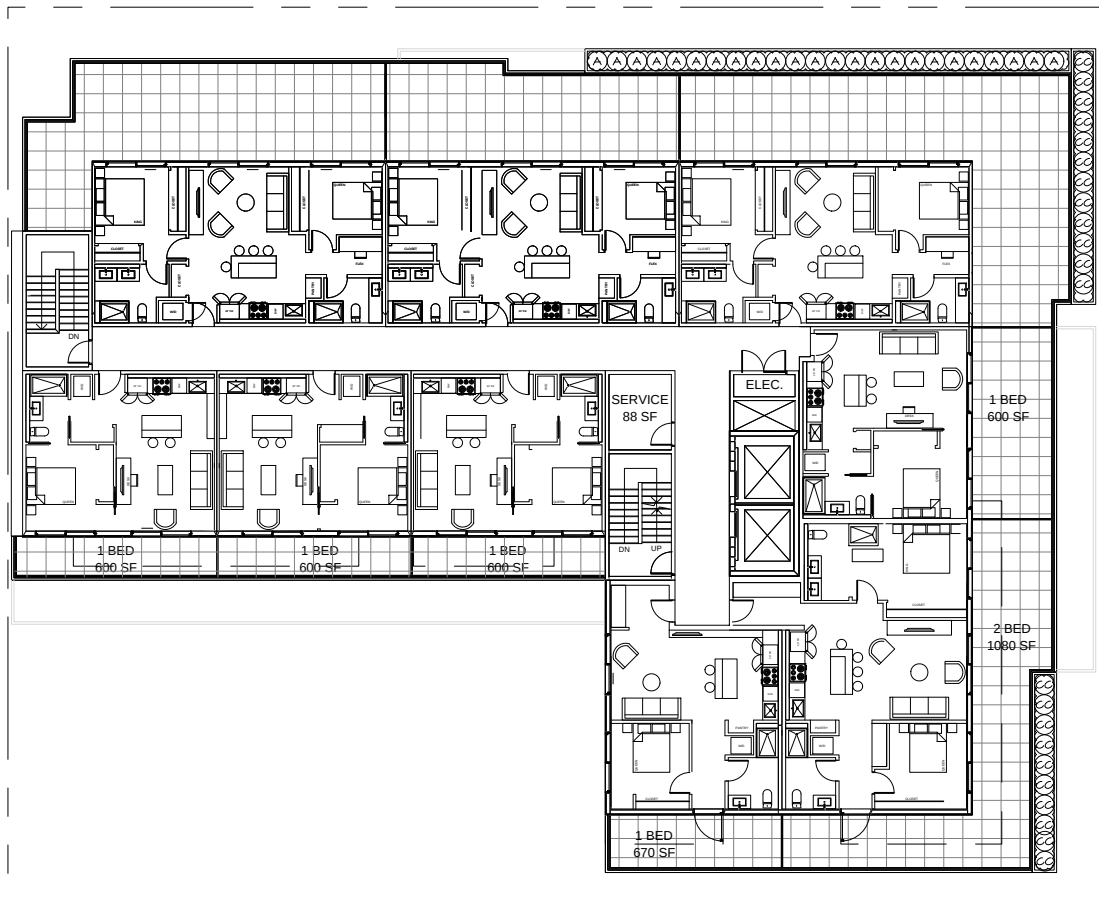
**THIRD LEVEL
PLAN**

DATE: 25.10.01	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	
DRAWN: GL	
DESIGN: GL	
CHECKED:	

L3

OF 7

M2LA PROJECT NUMBER: 25-027



LEGEND

SCORE CUT CONCRETE

COLORED CONCRETE WITH SCORE CUT PATTERN

STRUCTURAL SOIL

4' 2' 0' 2' 4' 8'

SCALE: 1/8"=1'-0"

NO.	DESCRIPTION	DATE	BY	CHK'D
1	ISSUED FOR PRELIMINARY DESIGN	2020/01/01	AL	AL
2	REVISED PER CLIENT COMMENTS	2020/02/01	AL	AL
3	REVISED PER CITY COMMENTS	2020/04/01	AL	AL
4	REVISED PER CITY COMMENTS	2020/05/01	AL	AL

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2020/01/01	ISSUED FOR PRELIMINARY DESIGN	AL
2	2020/02/01	REVISED PER CLIENT COMMENTS	AL
3	2020/04/01	REVISED PER CITY COMMENTS	AL
4	2020/05/01	REVISED PER CITY COMMENTS	AL

PROJECT:

MIXED-USE DEVELOPMENT
6408 BAY STREET
WEST VANCOUVER, BC

DRAWING TITLE:

FOURTH LEVEL PLAN

DATE: 25/10/01 DRAWING NUMBER:

SCALE: 1/8" = 1'-0"

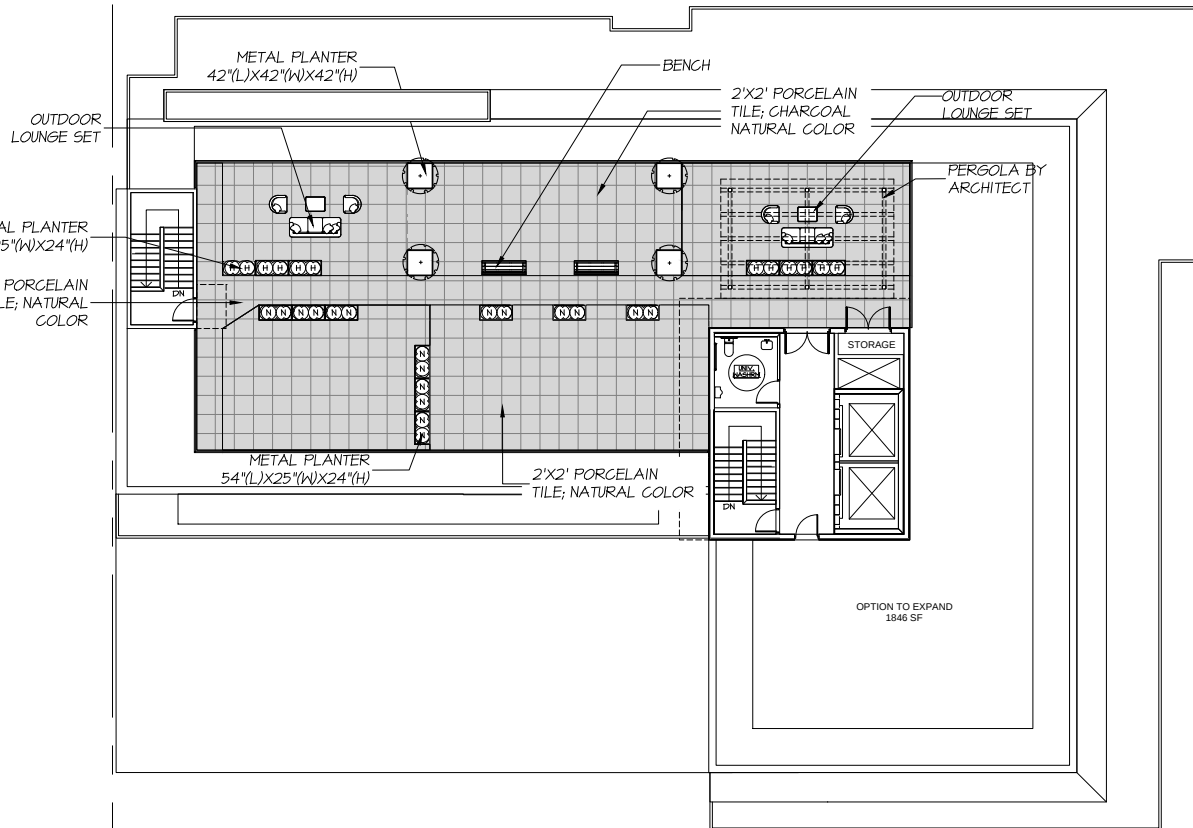
DRAWN: AL

DESIGN: AL

CHK'D:

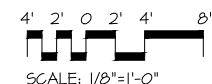
L4

CF 7



LEGEND

	SCORE CUT CONCRETE
	COLORED CONCRETE WITH SCORE CUT PATTERN
	STRUCTURAL SOIL



PLANT SCHEDULE - ROOFTOP

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
24	CALLUNA VULGARIS 'RED FRIED'	RED FRIED HEATHER	#2 POT;
12	HYDRANGEA MACROPHYLLA 'PINK ELF'	PINK ELF DWARF HYDRANGEA	#1 POT;
18	NANDINA DOMESTICA 'FIRE POWER'	FIRE POWER NANDINA	#2 POT;
22	GENISTA LYDIA	LYDIA HOADNADEN	#1 POT;

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR CERTIFIED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT. * 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.

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4	2024/02	REVISED PER CITY COMMENTS	GL
3	2024/04	REVISED PER CITY COMMENTS	GL
2	2024/02	REVISED PER CLIENT COMMENTS	GL
1	2024/01	ISSUED FOR PRELIMINARY DESIGN	GL

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:

**MIXED-USE
DEVELOPMENT**
6408 BAY STREET
WEST VANCOUVER, BC

DRAWING TITLE:

**ROOF
PLAN**

DATE: 25.10.01
SCALE: 1/8" = 1'-0"
DRAWN: GL
DESIGN: GL
CHK'D:

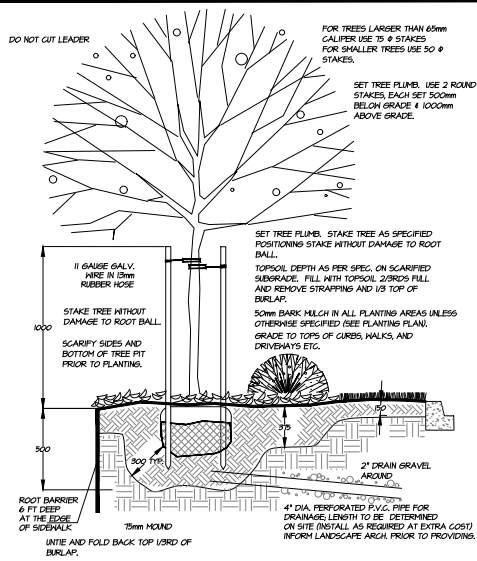
DRAWING NUMBER:

L5

25-027-01up

M2LA PROJECT NUMBER

25-027



01 TREE PLANTING DETAIL AT GRADE

L6 SCALE: NTS

WISHBONE SITE FURNISHINGS
#210-27090 GLOUCESTER WAY
LANGLEY, BC V4W 3Y5
TOLL FREE: 1-866-626-0476
PHONE: (604) 626-0476
www.wishboneid.com

☒ SELECT DESIRED DURABLE POWDER COATED ALUMINUM FRAME:

- ☐ BLACK TEXTURED
- ☐ OIL RUBBED BRONZE
- ☐ BROWN SLATE
- ☐ PRECIOUS SAND
- ☐ EARTH CLAY
- ☐ SIGNAL VIOLET
- ☐ FLAME RED
- ☐ TEXTURED SILVER
- ☐ IRIS GOLD
- ☐ TIMELESS RUST
- ☐ GROOVY RED
- ☐ TRAFFIC YELLOW
- ☐ MODERN KHAKI
- ☐ ULTRAMARINE BLUE
- ☐ MOBILE BRONZE
- ☐ VICTOR RIDGE I
- ☐ MODERN LORAIN
- ☐ WATER BLUE
- ☐ PASTEL ORANGE
- ☐ YELLOW GREEN
- ☐ HARDENED BAMBOO

☒ SELECT DESIRED CUSTOMIZED SOLUTIONS:

- ☐ CENTER ARM
- ☐ CUSTOM POWDER COATING (SETUP CHARGES MAY APPLY)
- ☐ LIGHTING PROGRAM (CUSTOM INSET BRONZE PLAQUES)
- ☐ LED LIGHTING BUILT INTO THE SEAT
- ☐ OPTIONAL 30" TABLE (PRT-30)
- ☐ BATH BLOCKS
- ☐ STAINLESS STEEL BOLT DOWN KIT (PRT-1)
- ☐ WITHOUT ARMS (PRT-4)
- ☐ 4" AND 5" LENGTHS

SPECIFICATIONS:

- RECYCLED RECYCLED PLASTIC SLATS
- DURABLE POWDER COATED ALUMINUM FRAME
- LONG LASTING STAINLESS STEEL HARDWARE
- 10 YEAR LIMITED WARRANTY
- TOTAL HEIGHT: 31.63" / 803 MM
- TOTAL DEPTH: 27" / 686 MM
- SEAT HEIGHT: 17.5" / 443 MM
- SEAT DEPTH: 16.5" / 418 MM
- TOTAL LENGTH: 72" / 1830 MM
- WEIGHT: 140 LBS (64 KG)
- RECYCLED CONTENT: 75% RECYCLED CONTENT BY WEIGHT

NOTES:

- 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.CADMECH.com AND ENTER REFERENCE NUMBER 2027 L1, Wishbone.

ISOMETRIC VIEW

SIDE ELEVATION

FRONT ELEVATION

PARK BENCHES

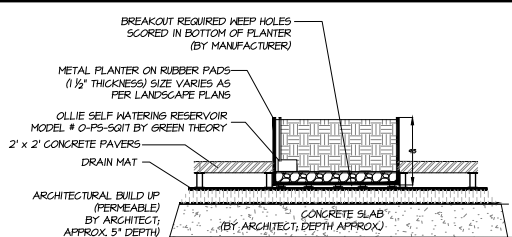
DAYVIEW PARK BENCH (BV-6) WITH ARM RESTS

2027 L1, WISHBONE

REVISION DATE: 04/23/2020

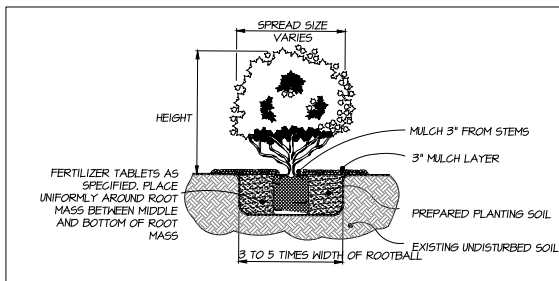
06 SHRUB PLANTING AT GRADE

L6 SCALE: 1'-0"=3/4"



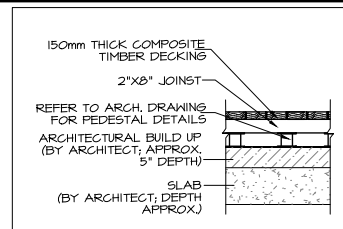
02 MOVABLE PLANTER ON SLAB DETAIL

L6 SCALE: 1'-0"=3/8"



04 SHRUB PLANTING AT GRADE

L6 NTS



03 COMPOSITE WOODEN DECK ON SLAB

SCALE: 1'-0"=3/4"

SYNTHETIC GRASS CONCRETE/ROOFTOP DECK & PATIO SYSTEM

BELLA TURF SYNTHETIC GRASS

PRECISION EDGE/CONC BORDER (OPTIONAL)

1/2"

1'-1/2"

1'-1/2"

INFILL PRODUCT (ENVIROROLL/SILICA SAND)

TURF CLOUD FLOW (OPTIONAL)

TURF TAC ADHESIVE

EXISTING SURFACE (CONCRETE)

PL GLUE EVERY 6" OR DOUBLE SIDED TAPE

DRAINAGE PASS THRU FOR WATER

GENERAL NOTES:

- FULL GLUE DOWN OF GRASS BACKING TO TURF CLOUD FLOW IF APPLIED
- SYNTHETIC GRASS PRODUCT INSTALLED WITH GRASS OF THE FIBRES ALL RUNNING IN THE SAME DIRECTION
- JOINT SEAMS (IF REQUIRED) AS PER MANUFACTURERS RECOMMENDATIONS. REMOVE THREE STITCHES FROM BOTH SIDES OF GRASS AND SEAM TO AN 1/8" GAP TO SIMULATE TURF GRASS. CUT TOIT TO STITCH.
- INFILL PRODUCT APPLIED TO REQUIRED AMOUNT AS PER MANUFACTURERS RECOMMENDATION
- INSTALLATION OF PRODUCT TO BE AS PER THE MANUFACTURERS RECOMMENDATIONS
- DRAWING NOT TO BE SCALED

Bella Turf

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05 ARTIFICIAL TURF ON SLAB

L6 NTS

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NO.	DATE	REVISION DESCRIPTION	DR.
1	2020.02.01	ISSUED FOR PRELIMINARY DESIGN	GL
2	2020.02.01	REVISED PER CLIENT COMMENTS	GL
3	2020.02.01	REVISED PER CITY COMMENTS	GL
4	2020.02.01	REVISED PER CITY COMMENTS	GL

SEAL:

PROJECT:

**MIXED-USE
DEVELOPMENT**
6408 BAY STREET
WEST VANCOUVER, BC

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 25.10.01

SCALE: AS SHOWN

DRAWN: GL

DESIGN: GL

CHECK: GL

DRAWING NUMBER:

L6

OF 7

25-027-01p

M2LA PROJECT NUMBER:

25-027

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