

Draft Horseshoe Bay Local Area Plan: Background and Summary

Introduction

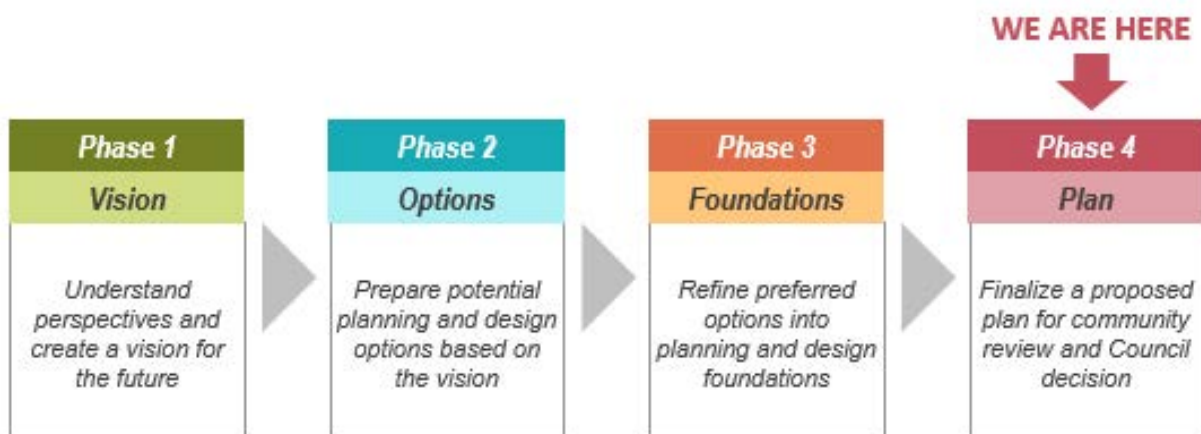
This document is an overview of the Draft Horseshoe Bay Local Area Plan. It serves as background for those intending to review the draft plan in its entirety, or as a summary of the key land use directions for those wanting to stay up to date with a quick “snapshot”.

What is a Local Area Plan?

A Local Area Plan (LAP) is a framework to guide positive change and strengthen the identity (or “sense of place”), liveability, and success of a particular area. It outlines the long-range vision for the village as a whole, provides more detailed regulations and guidelines to shape the form and character of new development, and confirms the local policy response to objectives around becoming a more complete community with diverse housing options, vibrant local businesses, and a more attractive and distinct public realm.

Where are we in the process?

Since early 2019, District staff have been collaborating with the community to generate the Draft Horseshoe Bay LAP. Phases 1, 2 and 3 of the LAP process included visioning workshops, discussion cafés, video meetings, and an online survey, generating over 6,000 instances of community input over the course of engagement.



Through interactive workshops in **Phase 1**, the community established a vision for 2041: *“Horseshoe Bay will thrive as a charming and livable seaside community and a vibrant and welcoming destination village”*. This visioning process led to the creation of 12 Planning and Design Principles intended to implement this vision and guide subsequent phases.

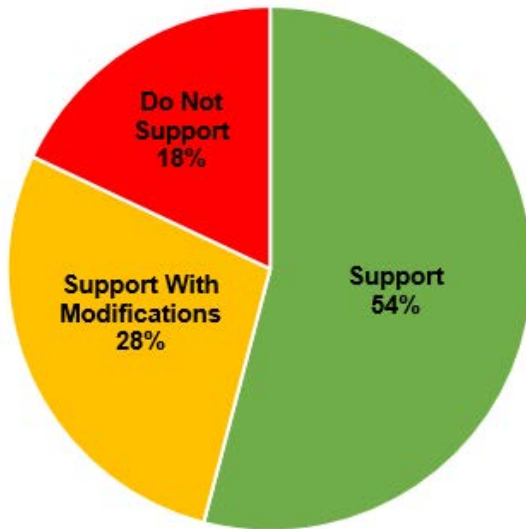
At Discussion Cafés during **Phase 2**, the community came together to review options and share preferences on how to arrange different land uses, types of development, and public realm improvements. This led to the creation of building blocks: the framework of land use and design elements to shape Phase 3.

Ten core Planning and Design foundations were prepared and presented to the community for survey feedback in **Phase 3**. These foundations illustrated the potential long-term “look and feel” of different streets and areas within Horseshoe Bay, asking the community their levels of support and suggestions for modifications.

Moving to Phase 4

This final phase takes the input heard in Phase 3 by both confirming the most supported “Foundations” and by seeking to respond to concerns and suggestions for modifications.

Overall Support for Plan 'Foundations'



Phase 3 survey responses levels indicated a high level of participation:

- 175 respondents in a village of around 300 households;
- over three quarters of participants either live, work or both in Horseshoe Bay; and
- locally focused participation increases to 95% when other western neighbourhoods are included.

Aggregating all responses received:

- almost three times as many support than did not support; and
- almost twice as many support than support with modifications.

Throughout the engagement process, there has been strong interest in:

- expanding housing options;
- prioritizing low-rise building forms;
- supporting a more vibrant and varied local economy;
- avoiding architectural uniformity with design controls;
- celebrating the bay's distinct maritime identity and quirkiness; and
- connecting the village with trails, public spaces, and a better street experience.

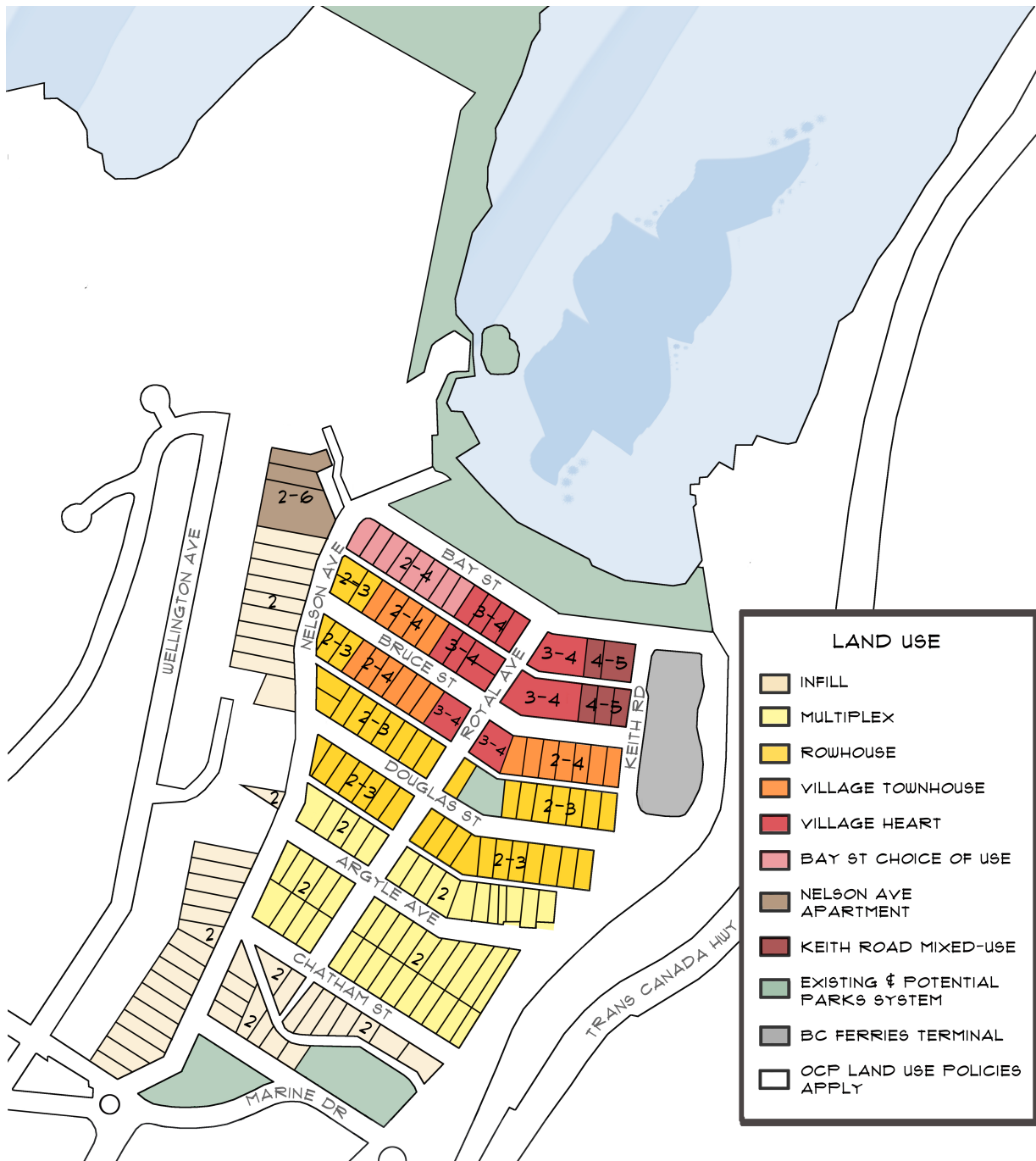
The Phase 4 Draft LAP seeks to confirm an expanded planning and design response to meet these and other community objectives.

However, while the overall balance of input from Phase 3 was positive, some concerns or suggestions for modifications were provided by the community. The Draft LAP seeks to respond to this input in a way that is consistent with the wider community vision, principles and objectives. Most notably, changes from Phase 3 foundations include:

- lowering maximum building heights on select mixed-use sites from 6 storeys down to 4-5 storeys or 2-4 storeys;
- lowering the maximum building height on select townhouse sites from 4 storeys down to 2-4 storeys or 2-3 storeys;
- linking these maximum permitted heights to community objectives such as having a local grocery store, securing rental housing, and creating live-work or lock-off units; and
- adding multiple design guidelines to reflect village character, control building massing and site size, and soften the transitions between different forms of development.

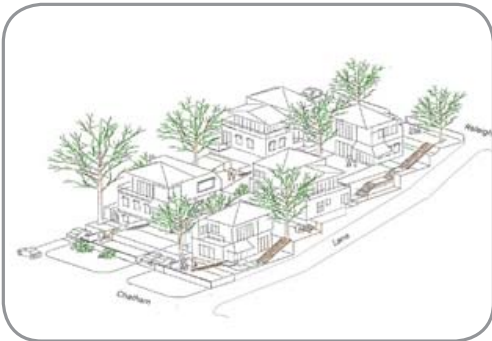
Draft Land Uses and Building Heights

The map below shows the draft land use designations and building heights.



Draft Forms of Development

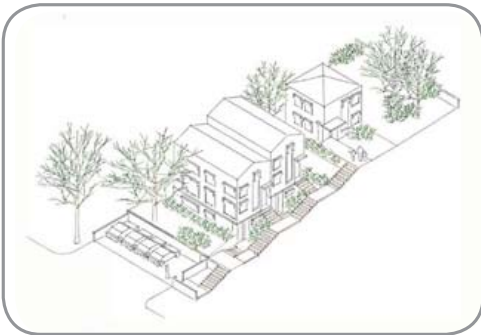
The following descriptions outline the draft forms of development for each land use designation:



Infill

New buildings within lands designated “Infill” should be detached residential use with more than one principal unit with a density of 0.6 Floor Area Ratio (FAR) and a height of 2 storeys.

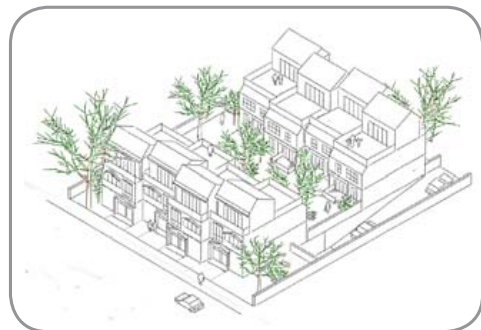
Characterized by steep terrain and trees, this designation encourages smaller “infill” homes working with the site conditions and reminiscent of the seasonal cottage history of Horseshoe Bay.



Multiplex

New buildings within lands designated “Multiplex” should be multifamily residential use with a density of 0.8 FAR and a height of 2 storeys.

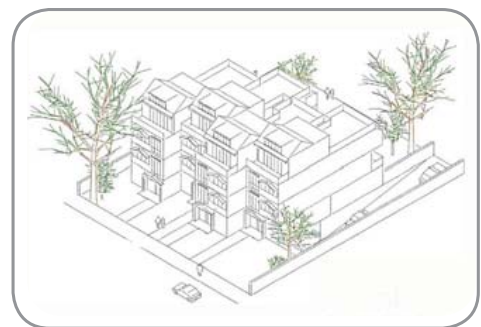
Inclusion of a diverse range of ground-orientated housing, such as coach house, duplex, triplex, or fourplex, this designation allows flexibility to deep lots with limited lane access.



Rowhouse

New buildings within lands designated “Rowhouse” should be multifamily residential use with a density of 1.0 FAR and a height of 2-3 storeys.

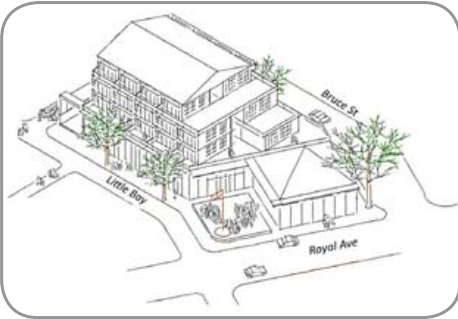
Attached homes fronting the street or “wrapping” around corner lots, and sometimes arranged around a courtyard, this designation responds to moderate grades and a consistent lot pattern.



Village Townhouse

New buildings within lands designated “Village Townhouse” should be multifamily residential use with a density of 1.2 FAR and a height of 2-3 storeys; or, a density of 1.4 FAR and a height of 3-4 storeys with the inclusion of live-work and/or lock-off suites at street level.

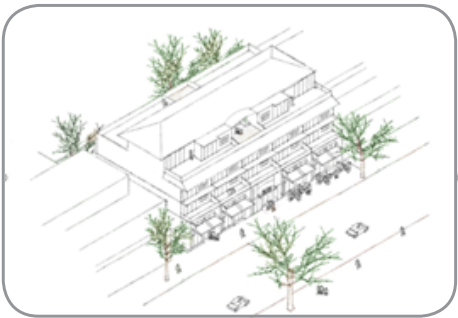
This designation serves as the transition between the Neighbourhood and the retail and service centre of Horseshoe Bay, this designation supports the active use of the ground floor to shape the streetscape.



Village Heart

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.

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 liveability of Horseshoe Bay.



Bay Street Choice of Use

New buildings within lands designated “Bay Street Choice of Use” should be commercial and/or multifamily residential use with a density of 1.2 FAR and a height of 2-3 storeys; or, a density of 1.5-1.7 FAR and a height of 3-4 storeys with the inclusion of commercial use at street level.

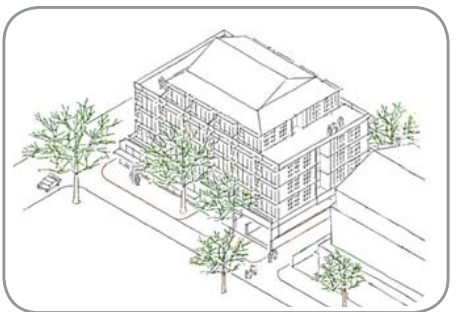
Fronting the waterfront and connecting the shops and services of Sewell’s Marina with the Village Heart, this designation provides for both a greater range of use and a transition in scale from the mixed-use centre.



Nelson Avenue Apartment

New buildings within lands designated “Nelson Avenue Apartment” should be multifamily residential use with a density of 0.6-0.7 FAR and a height of 2-3 storeys; or a density of 1.2-1.4 FAR and a height of 5-6 storeys, where limited to rental housing.

Characterized by steep terrain and mature trees, this designation allows for multifamily buildings and incentivizes rental housing at a scale compatible with existing buildings.



Keith Road Mixed-Use

New buildings within lands designated “Keith Road Mixed-Use” should be commercial and multifamily residential use with a density of 2.25-2.5 FAR and a height of 4-5 storeys, including no less than 0.50 FAR retail and other commercial use.

The eastern edge of the basin is defined by the BC Ferries terminal with the highway elevated above. This designation serves as a transition to this large-scale infrastructure, with a focus on incentivizing additional retail such as a boutique grocer.

What else is in the full draft plan?

The previous sections highlight the draft land uses, maximum building heights, and forms of development. The full draft LAP includes much more!

The draft LAP is the culmination of many hours of engagement and thoughtful feedback from dedicated participants – which staff have wanted to respect.

Did you share ideas on how to integrate a redeveloped ferry terminal with the village? On how public art could be used to weave together the public realm? On how heritage matters and that flexibility should allow existing buildings to remain, adapt and be repurposed? On how the style, scale and materials of new buildings should respond to topography and sense of place? On how the parking supply should be expanded, while also improving mobility options for all ways of getting around? The full draft LAP seeks to respond to the many conversations and exchanges we have had with you on all these topics.

We want to hear from you!

Help shape the future of Horseshoe Bay by sharing your feedback on the Draft LAP at www.westvancouverite.ca/plan-hsb between **January 28 and February 26** (inclusive).

Wish to provide comments in person? Chat with the Horseshoe Bay Planning Team at **604 921-3459** or email hsb@westvancouver.ca.

What happens next?

As with all previous phases, staff will carefully review all input received on the Draft LAP. A proposed LAP will then be finalized, fully illustrated and formatted, and presented to Council for consideration of formal adoption into the District's Official Community Plan.

If you have not already done so, please subscribe for project updates and browse through other Horseshoe Bay LAP materials at www.westvancouverite.ca/plan-hsb.

Thank you again for taking the time to help shape the future of Horseshoe Bay.

