



TIDES AT HORSESHOE BAY

6408 - 6418 BAY STREET
DEVELOPMENT PERMIT APPLICATION

NORTHWEST **M2**
PROPERTIES

YAMAMOTO ARCHITECTURE



APRIL 23, 2026

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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

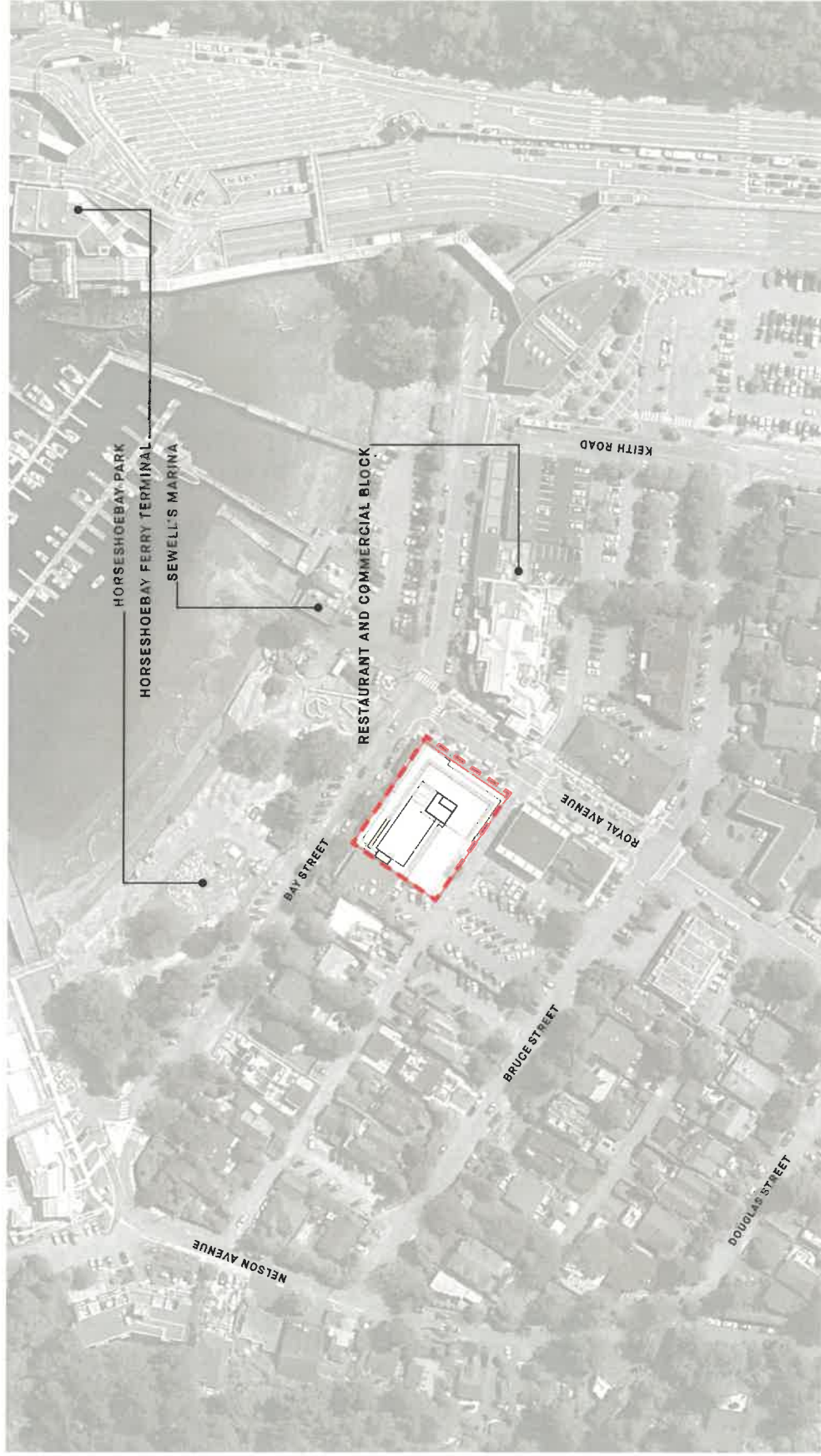
TOPIC	DESCRIPTION	COMPLIANCE	COMMENTS
4.5 <i>Building Design</i>	4.5.1 Reflect Horseshoe Bay's Eclectic and historical identity both as working waterfront and a recreational seaside cottage destination a) demonstrating individuality while contributing to a harmonious streetscape; b) creating visual interest through diverse styles and rooflines; c) using materials and bright colours to create purposeful accents; and, d) presenting contemporary facades 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 bright 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

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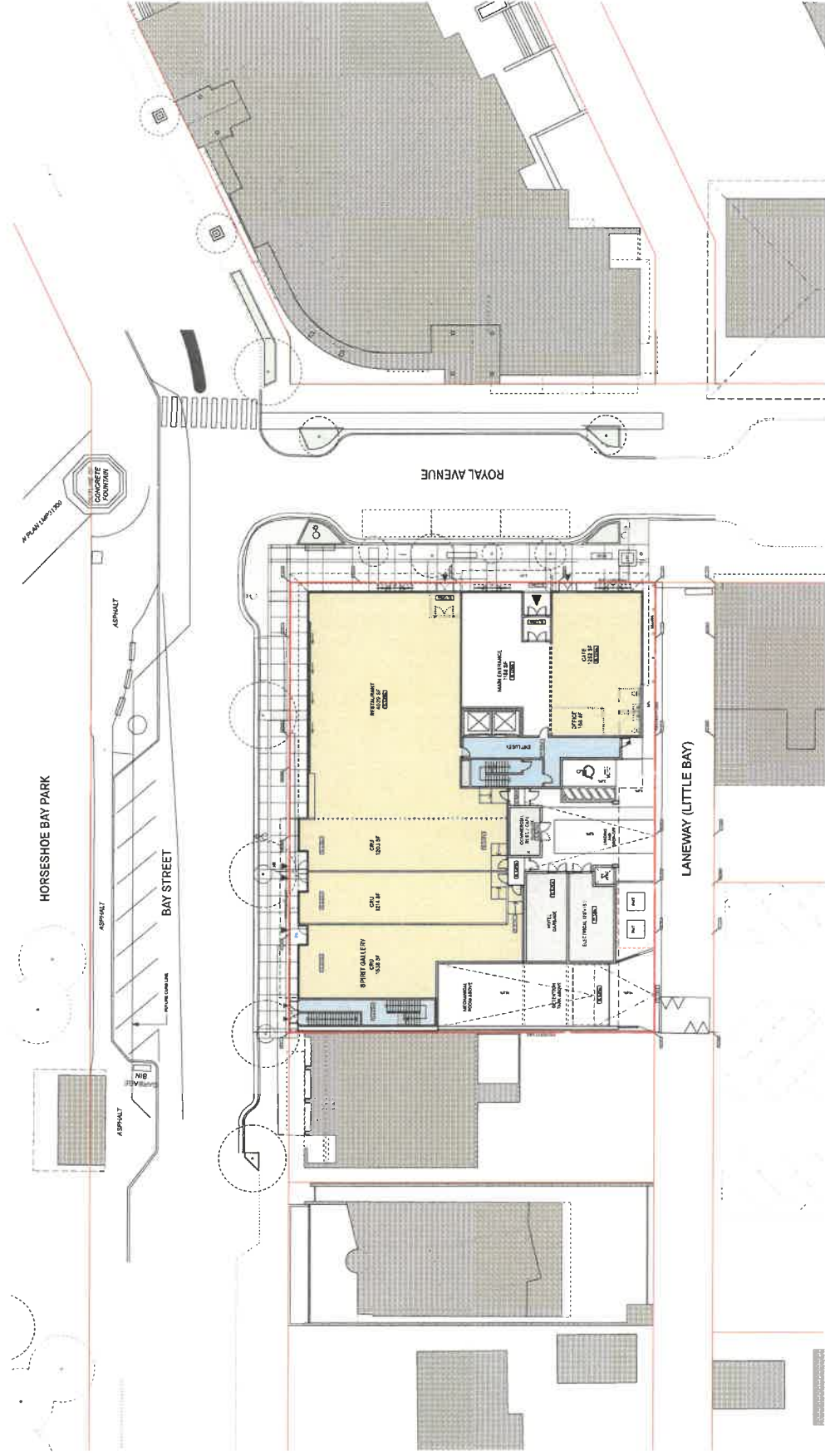


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CONTEXT

SITE PLAN

B



SITE PHOTOS



1 | VIEW ALONG ROYAL AVENUE LOOKING TOWARDS THE WATER



4 | NW CORNER OF SITE



7 | ADJACENT CORNER TO SITE



2 | VIEW ALONG BAY STREET LOOKING NW



5 | VIEW BAY STREET LOOKING SE



5 | WATERFRONT VIEW ALONG BAY STREET



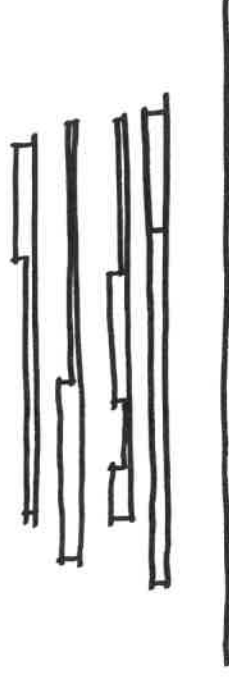
3 | NE CORNER OF SITE



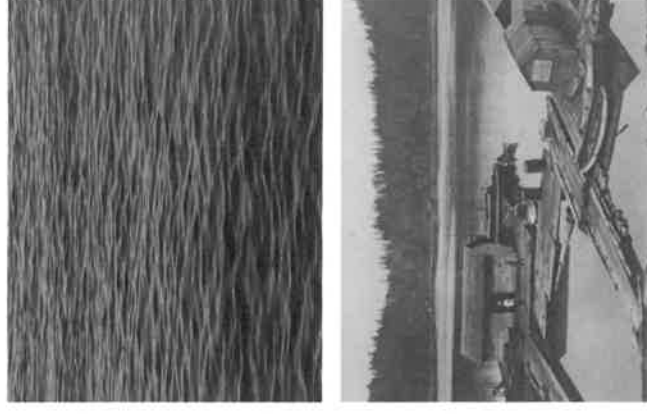
6 | VIEW FROM LANEWAY



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

