

# WELCOME

6408-6418 Bay Street  
Public Information Meeting

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

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

Objectives of this meeting:



Connect project team with the community



Present our refined proposal following the PCM in July 2025



Listen to your input and answer any questions you may have



## **Share your feedback:**

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

[www.TidesatHorseshoeBay.ca](http://www.TidesatHorseshoeBay.ca)

We respectfully acknowledge that we are situated on the traditional territories of the x<sup>w</sup>məθk<sup>w</sup>əyəm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.




# Process Milestones

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

Preliminary Development  
Application Submitted

Staff Review & Feedback

 Preliminary Public Consultation  
Meeting (July 17, 2025)  
Sharing the preliminary concept  
and gathering feedback.

Refinement & Application  
Submission (Fall 2025)

Community feedback and comments from  
District of West Vancouver staff informed the  
development application.



**WE ARE HERE**  
Applicant-Hosted  
Public Information Meeting  
(November 20, 2025)

Planning Committee  
(November 26, 2025)

Municipal Review & Further  
Consultation (Winter/Spring 2026)  
The District of West Vancouver will review the  
application and additional opportunities for  
input will be available.

Council Consideration (Spring/  
Summer 2026) TBC

The proposal will go to Council for a decision  
following detailed staff review, further  
revisions and community engagement.



Site Prep + Building Construction

Completion



Opportunities for public input



# Project Team

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

## Project Partners

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

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



Campbell River, B.C.



Nanaimo, B.C.

**KM 8 CANADA HOLDING LTD.**

Ownership Group

**NORTHWEST**  
PROPERTIES

Development Manager

**YAMAMOTO ARCHITECTURE**

Architect

**pooni**  
group.

Public Engagement








# Neighbourhood & Site Context

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



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

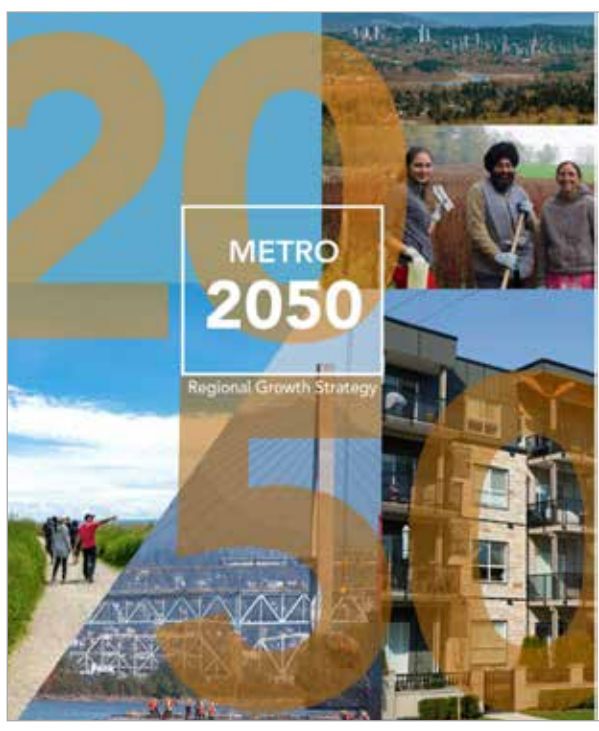


# Policy Context

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

## Regional Growth Strategy (Metro 2050)

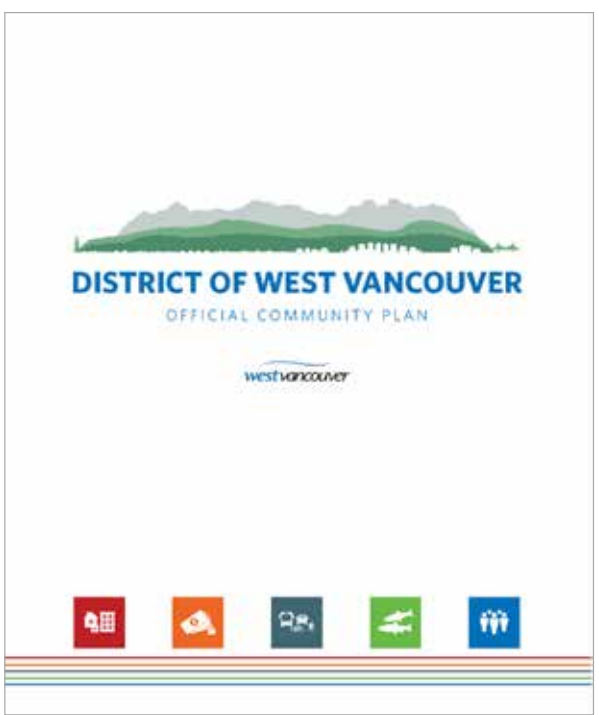


**Purpose:** Metro 2050 utilizes land use policies to guide the future development of the region.

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

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

## Official Community Plan (2018)

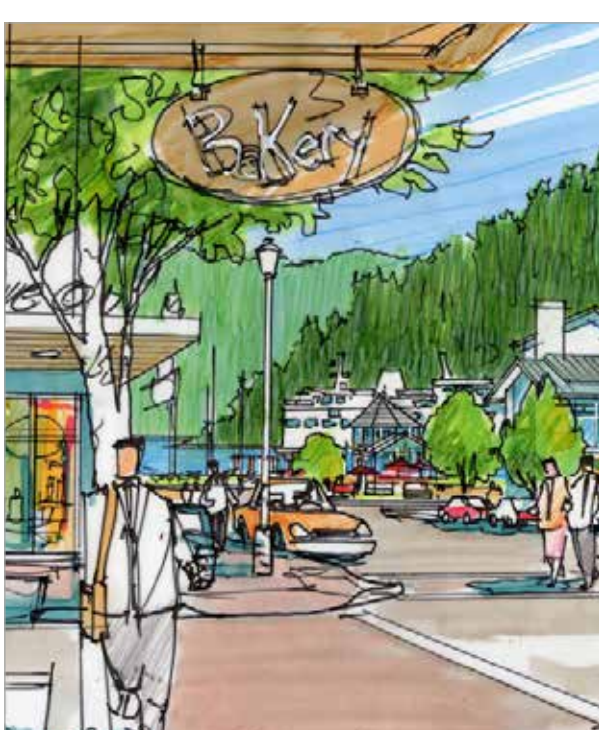


**Purpose:** the Official Community Plan (OCP) guides community priorities, growth, and change in West Vancouver.

Supporting tourism and visitors

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

## Horseshoe Bay Local Area Plan (2021)



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

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

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

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



# What We Heard

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



## Revitalizing the Village

### What we heard:

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

### How we've responded:

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



## Managing Parking & Traffic

### What we heard:

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

### How we've responded:

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



## Support for Local Businesses

### What we heard:

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

### How we've responded:

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



## A More "Village-Like" Design

### What we heard:

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

### How we've responded:

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



# What We Heard

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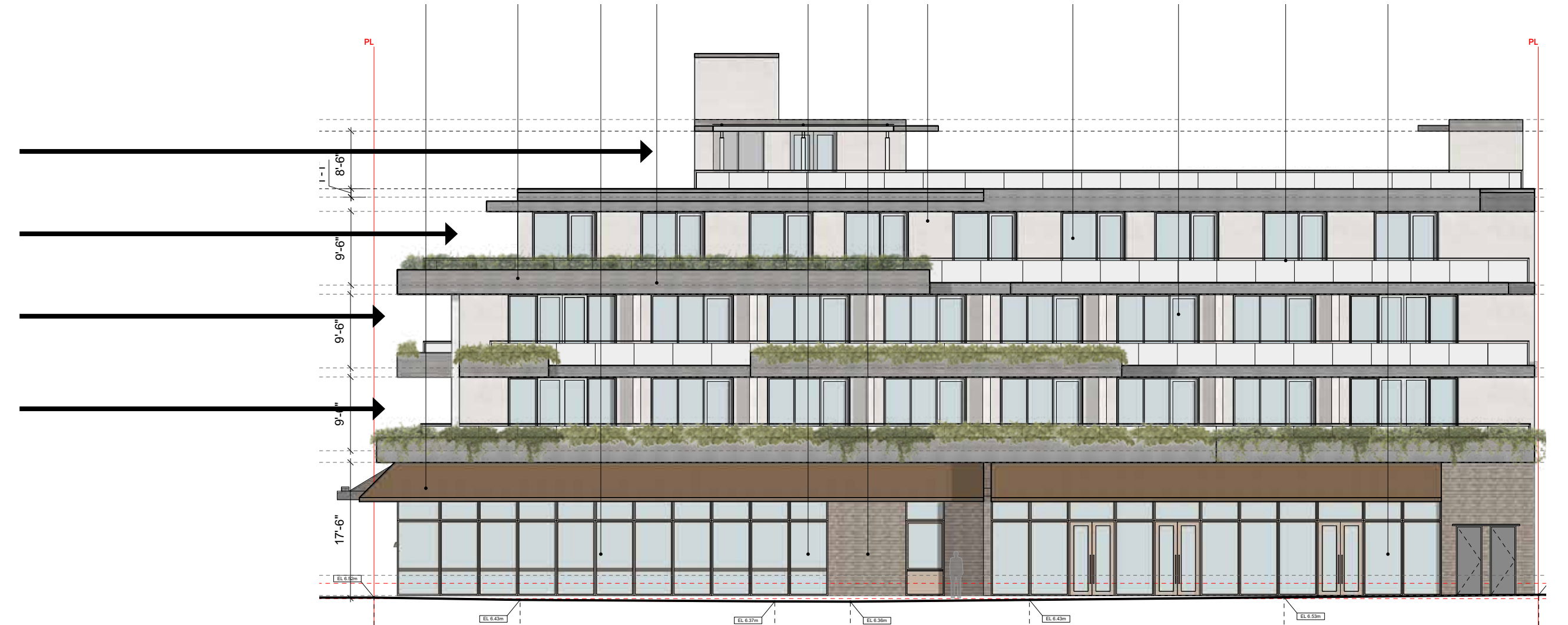
## Enhancing Public Spaces

### What we heard:

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

### How we've responded:

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



## Building Height & Views

### What we heard:

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

### How we've responded:

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



## Staying True to the Local Area Plan

### What we heard:

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

### How we've responded:

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



## Keeping Momentum

### What we heard:

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

### How we've responded:

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



# Project Vision

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

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

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

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

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

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



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

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

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

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

Rooftop space for hotel guests with views of Howe Sound



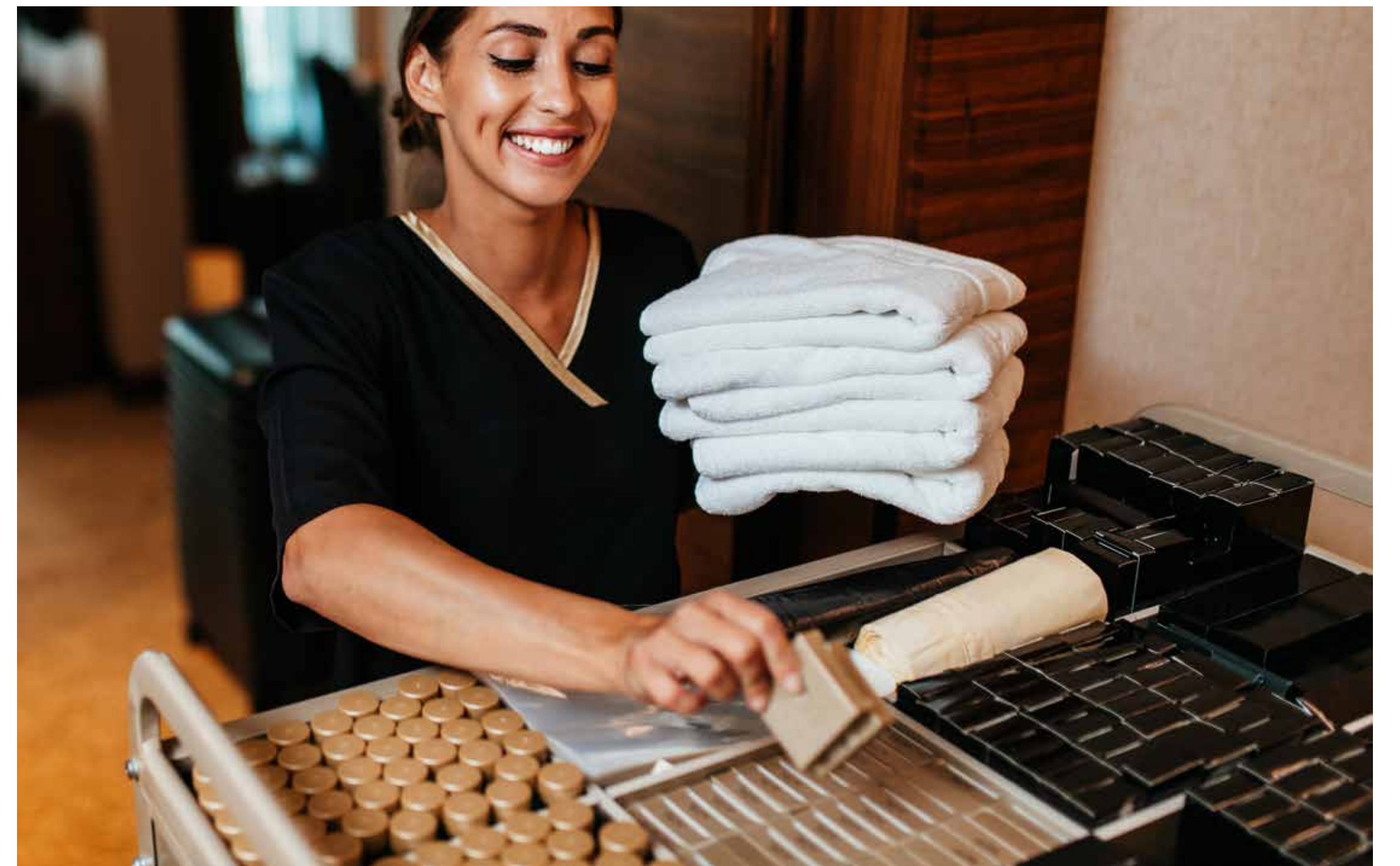


# Benefits to the Community

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

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



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



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



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



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



# Site Plan

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BAY STREET

*\*Note: The proposed street parking on Bay Street is under review.*





# Outdoor Space

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



Public realm activation via take-out window alongside restaurant space

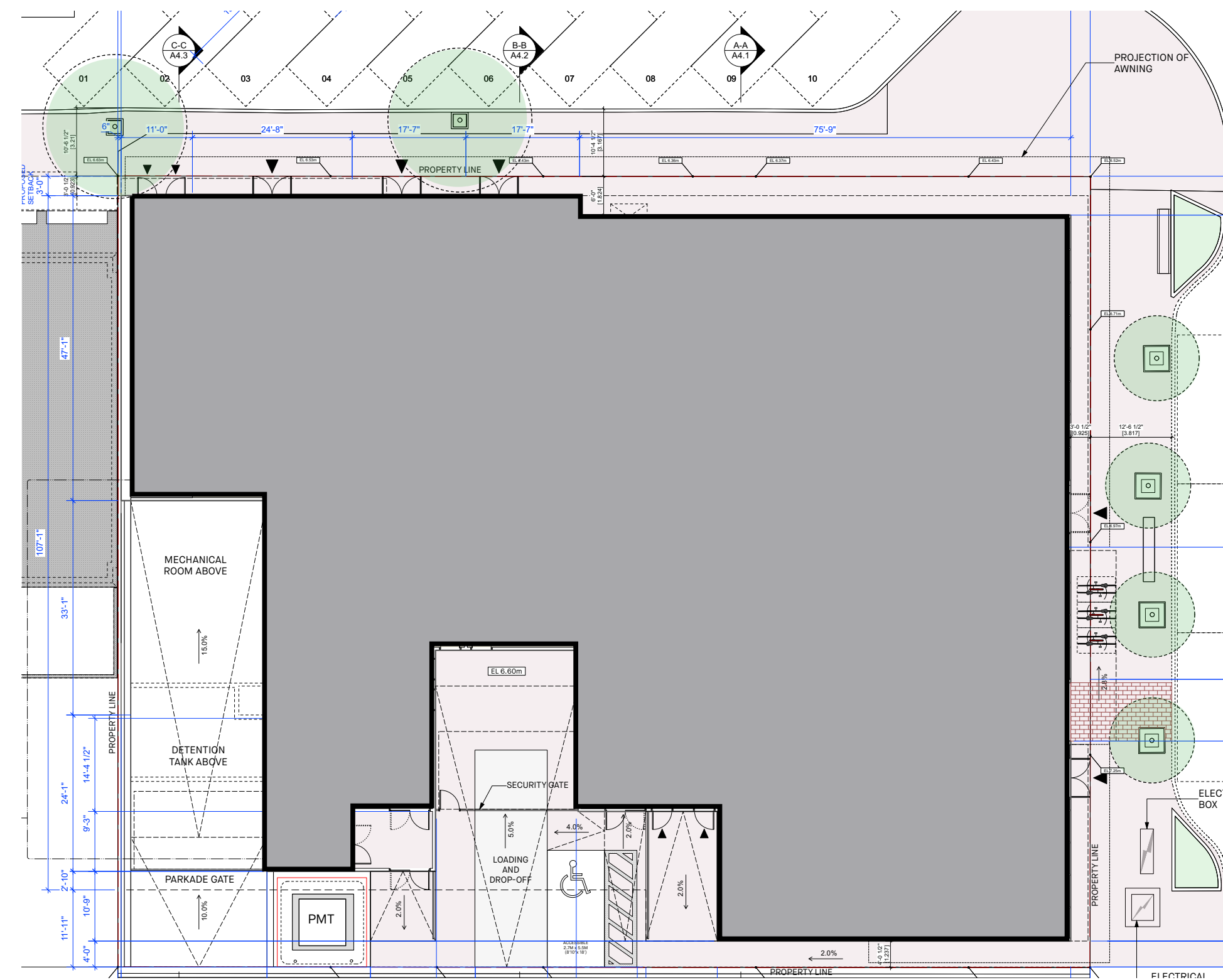


Restaurant patio spill out space with large operable walls

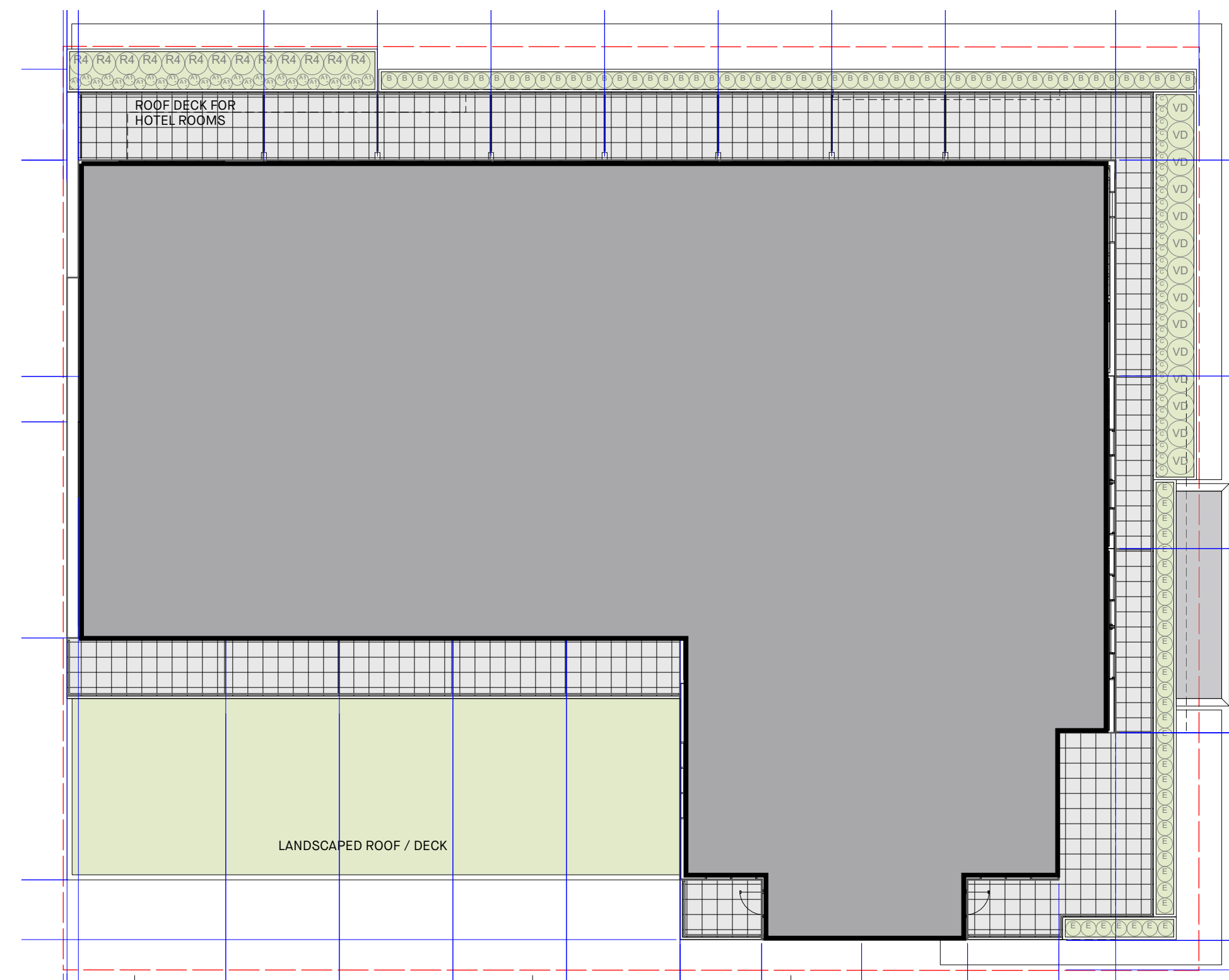


Public art opportunity to activate the public realm

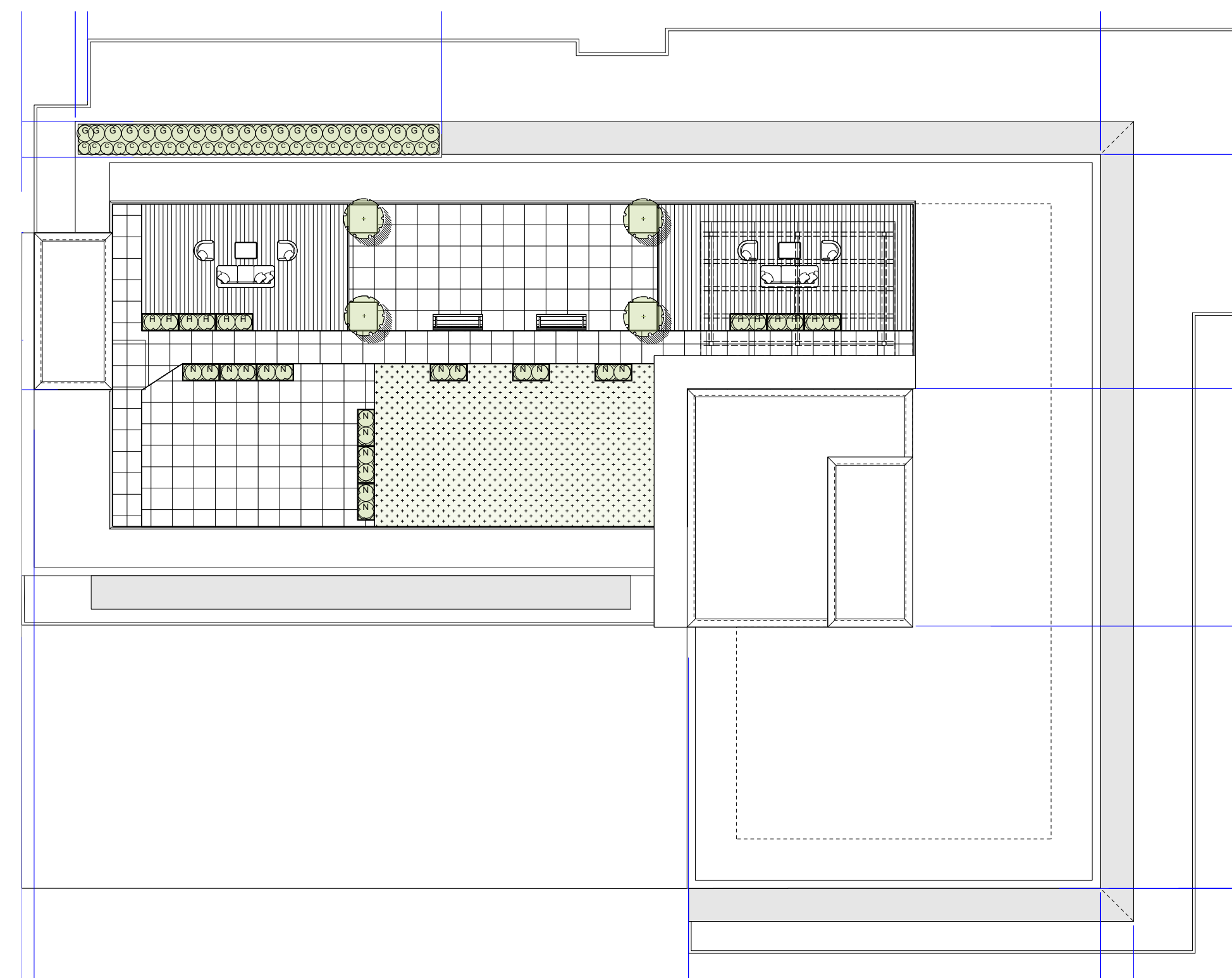
Ground Floor Landscape Plan



Level 2 Landscape Plan



Rooftop Landscape Plan



Integrated planters on balconies



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



Landscape deck facing "Little Bay"

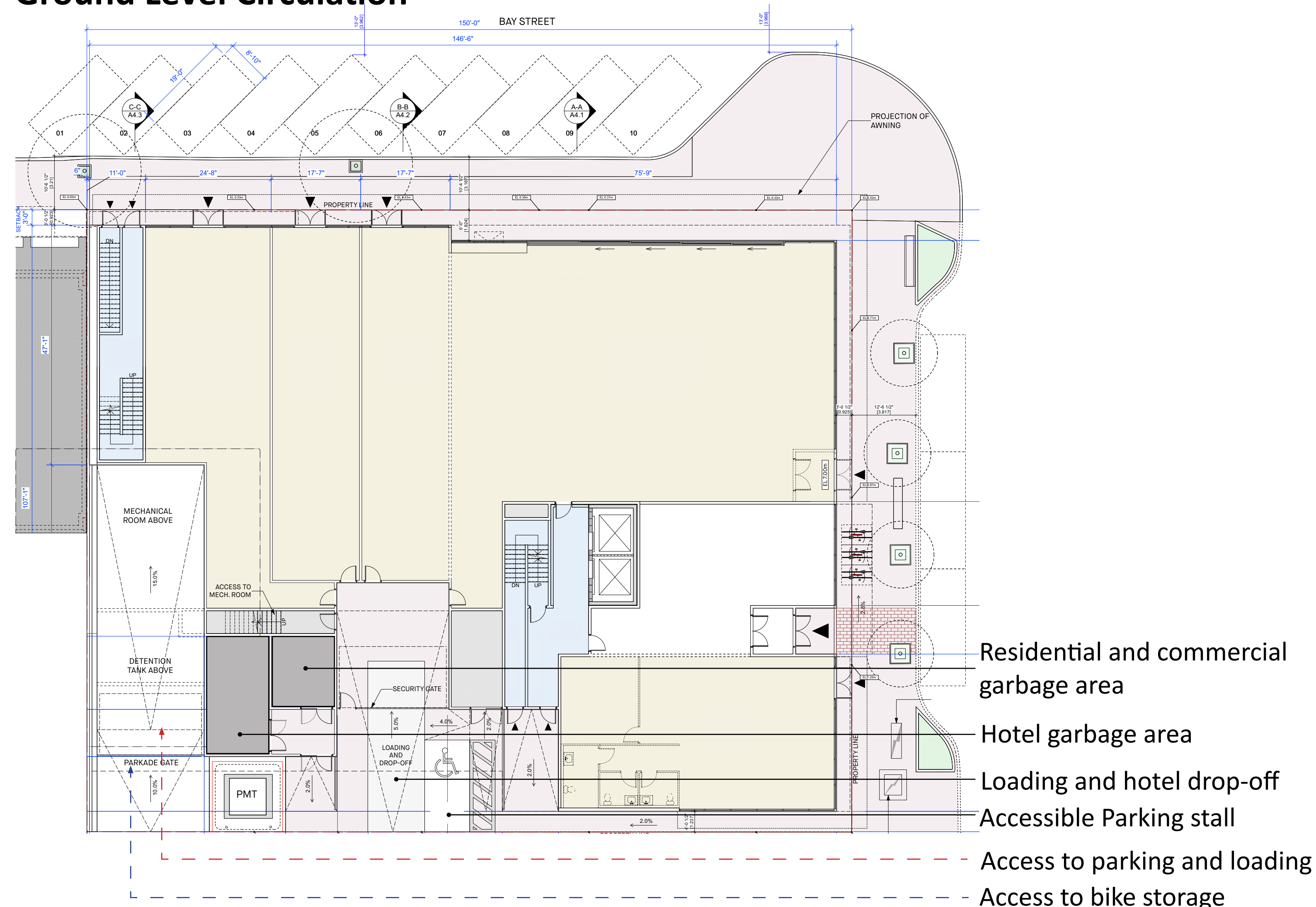


# Transportation & Parking

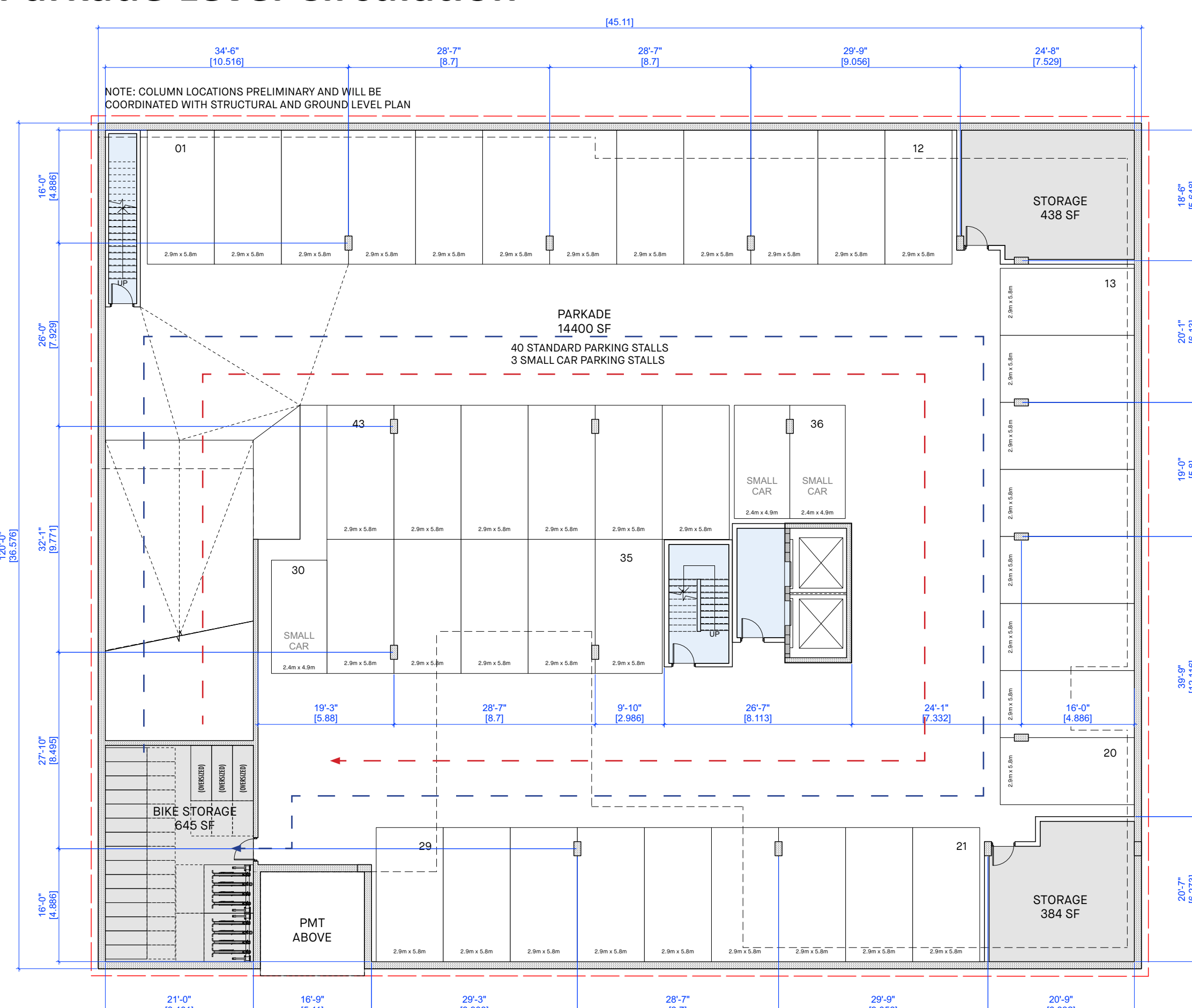
On-site parking and thoughtful circulation are designed to minimize added pressure on Bay Street, Royal Avenue, and nearby ferry traffic.

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## Ground Level Circulation



## Parkade Level Circulation



**43 Vehicle  
Parking Spaces:**  
for visitors and hotel  
guests



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



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



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



# Design Concept

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**View From Royal Ave Looking North West**



**Elevation View of Cafe Along Royal Ave**



# Design Concept

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**View From Corner of Bay St and Royal Ave**



**Activated Restaurant Front Along Bay Street**



# Axo Views

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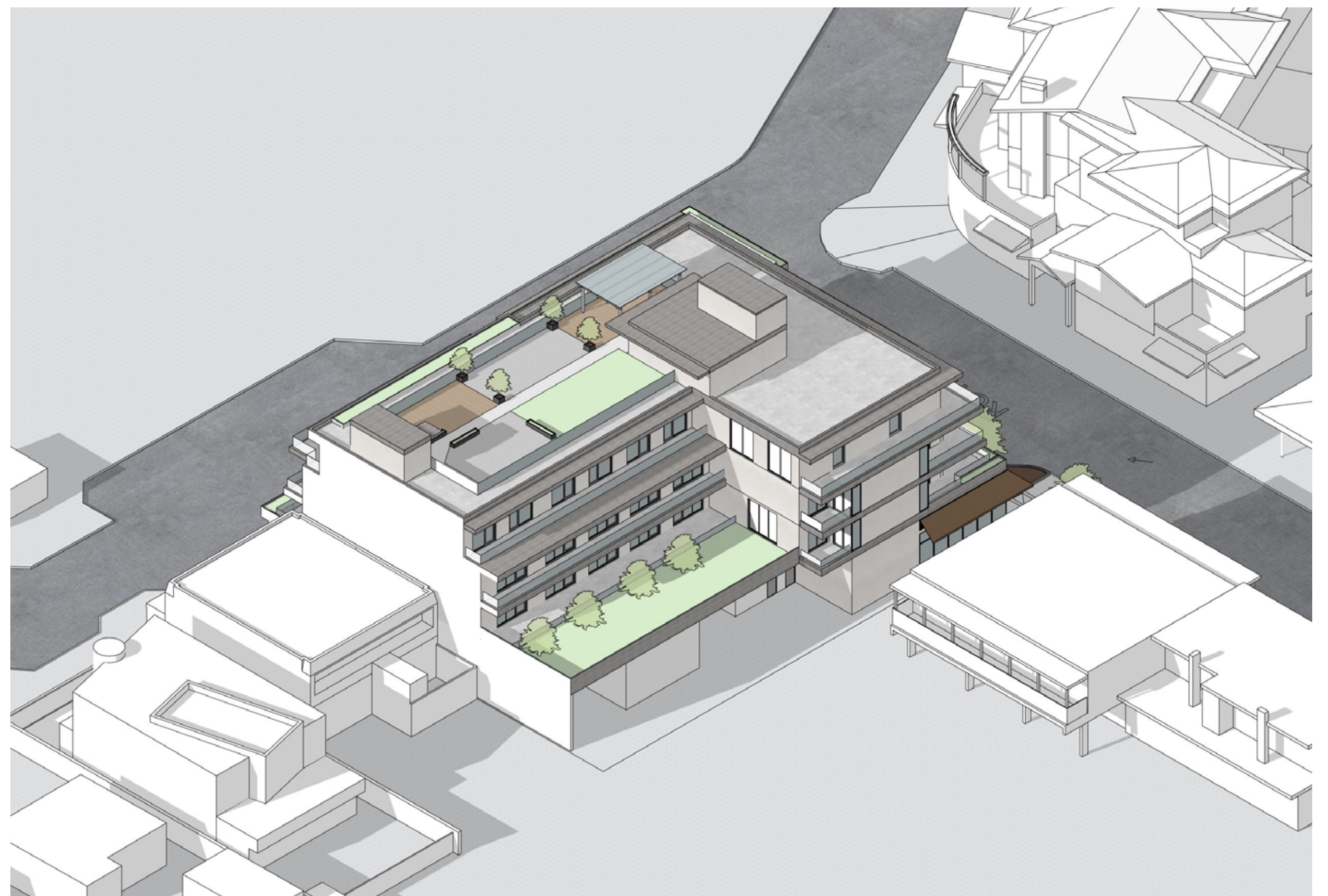
**North East**



**North West**



**South East**



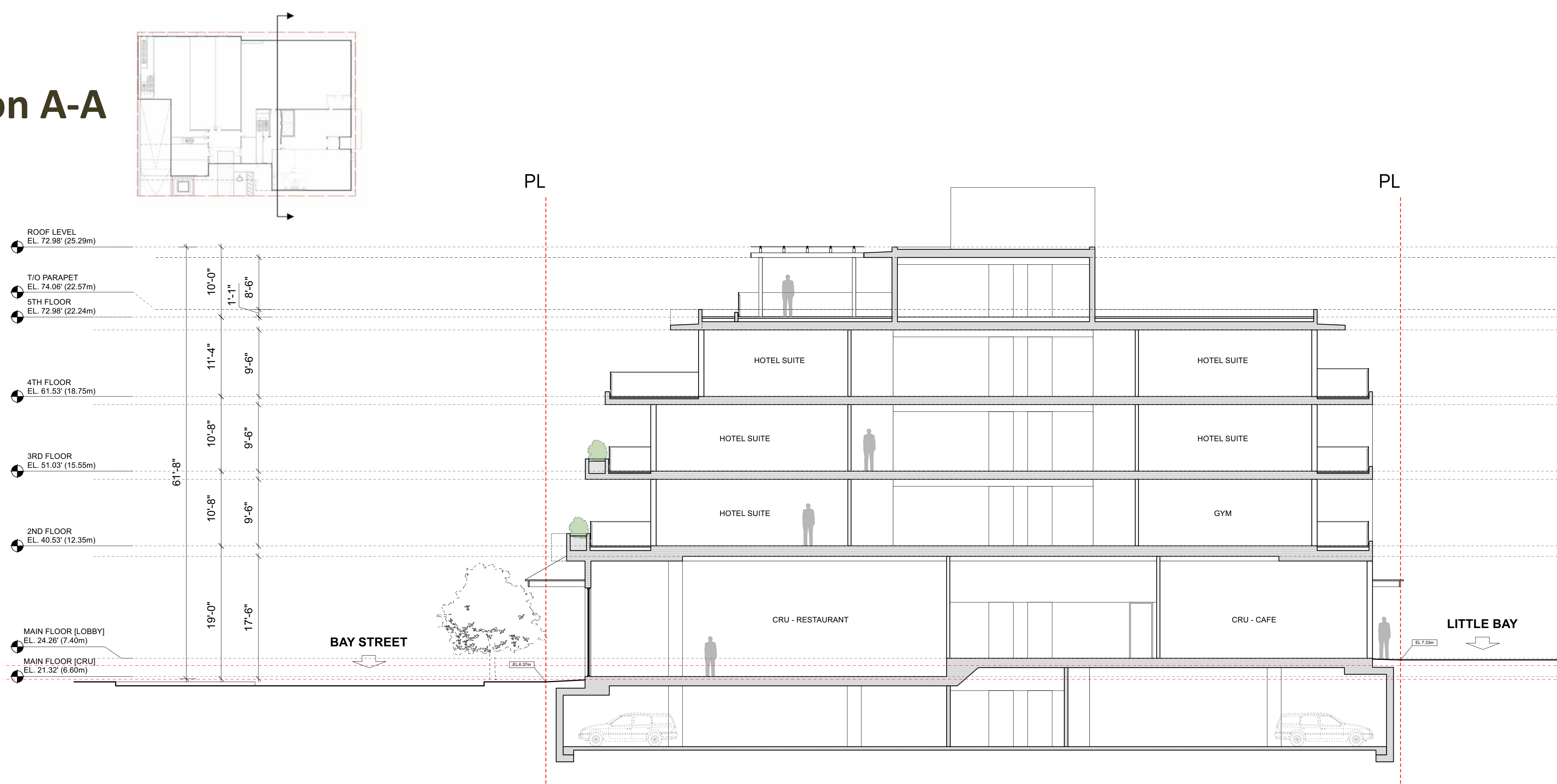
**South West**



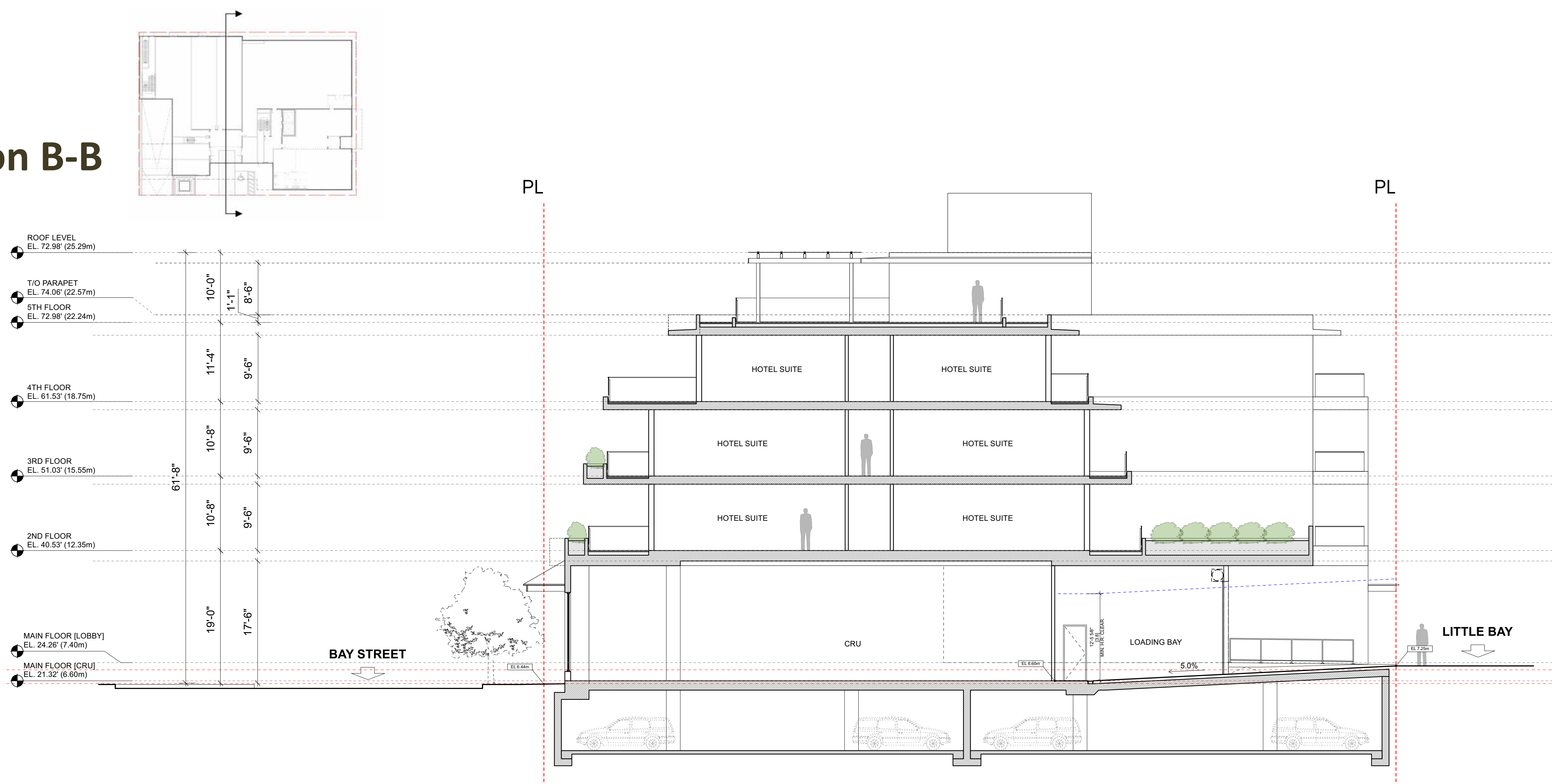
# Sections

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Section A-A



Section B-B



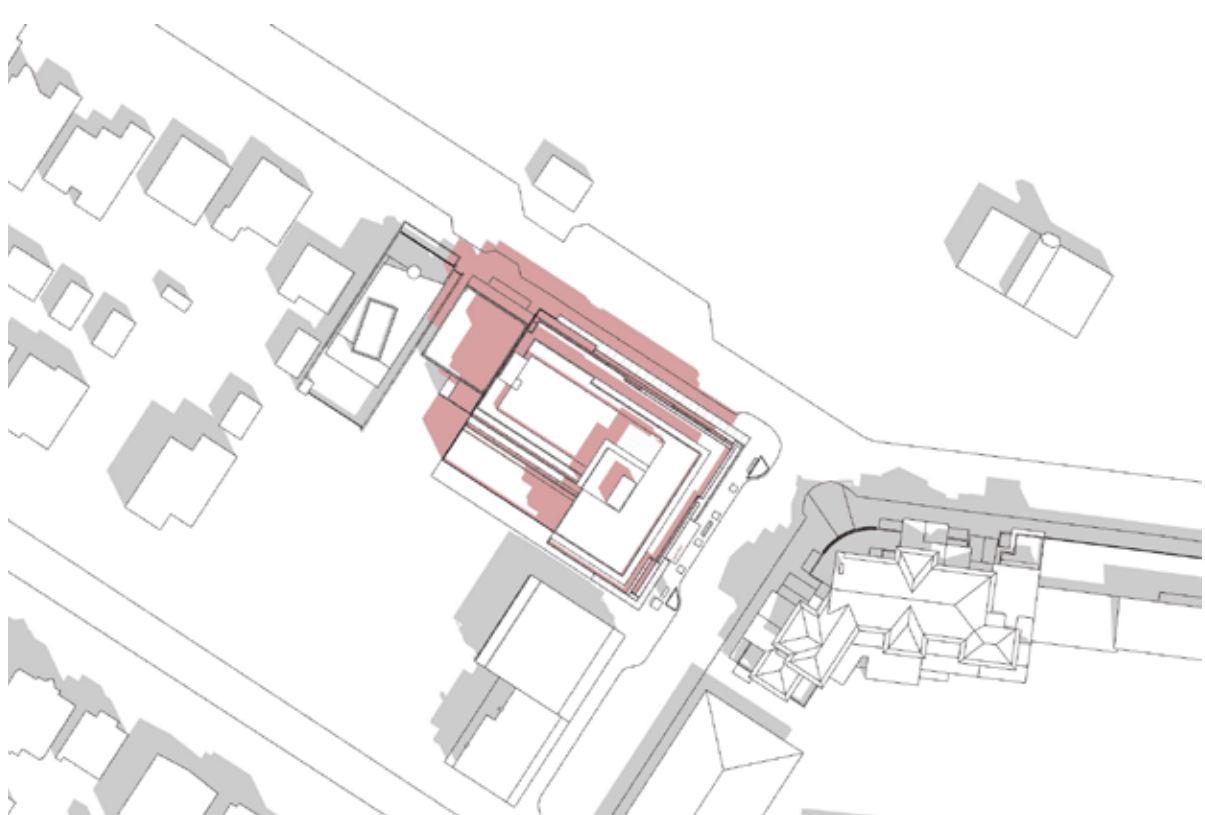


# Shadow Studies

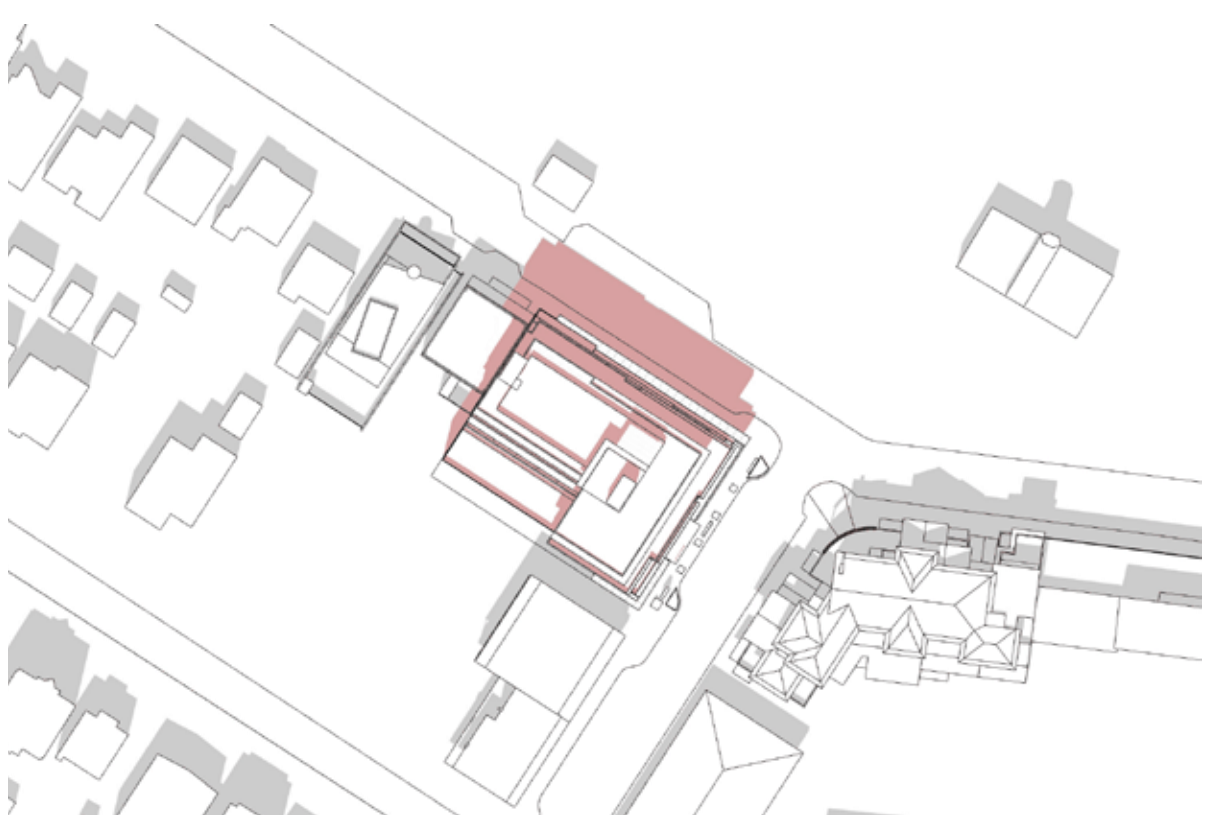
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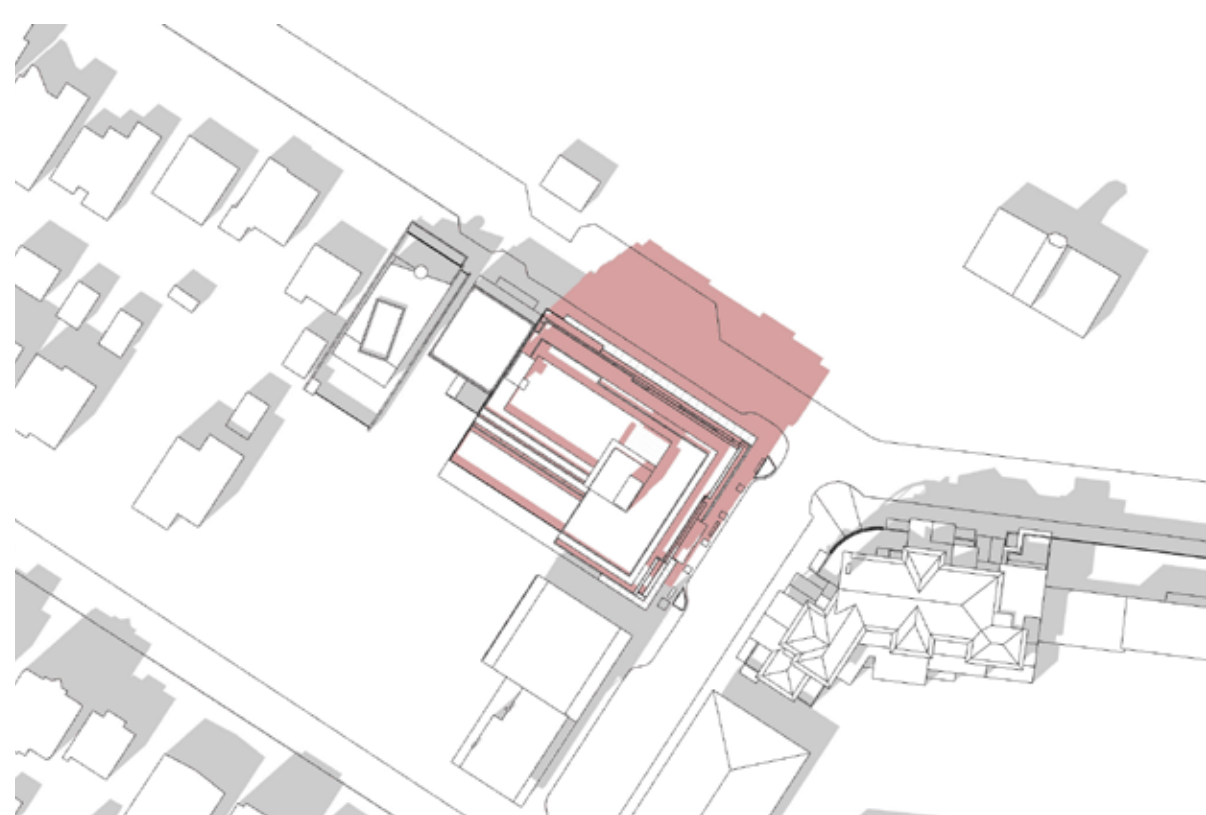
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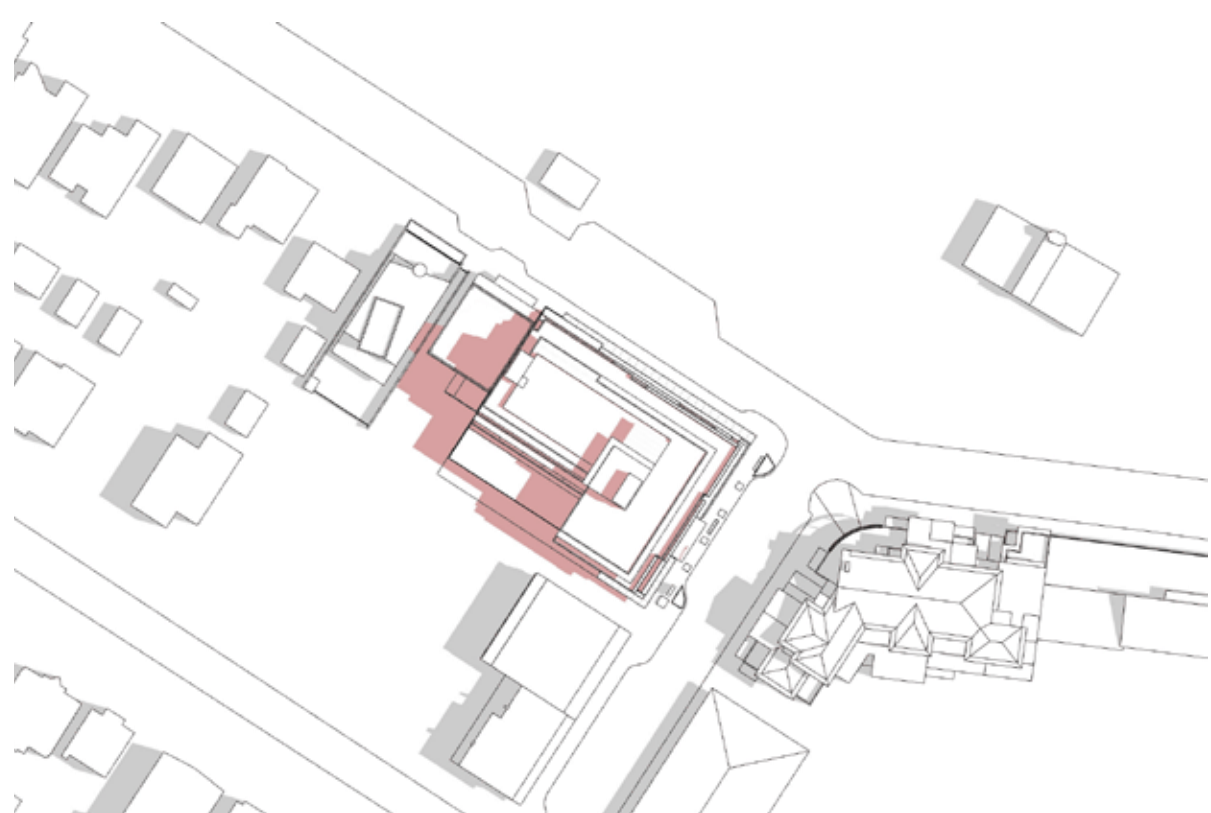
MARCH 21 | 12:00 PM



MARCH 21 | 2:00 PM



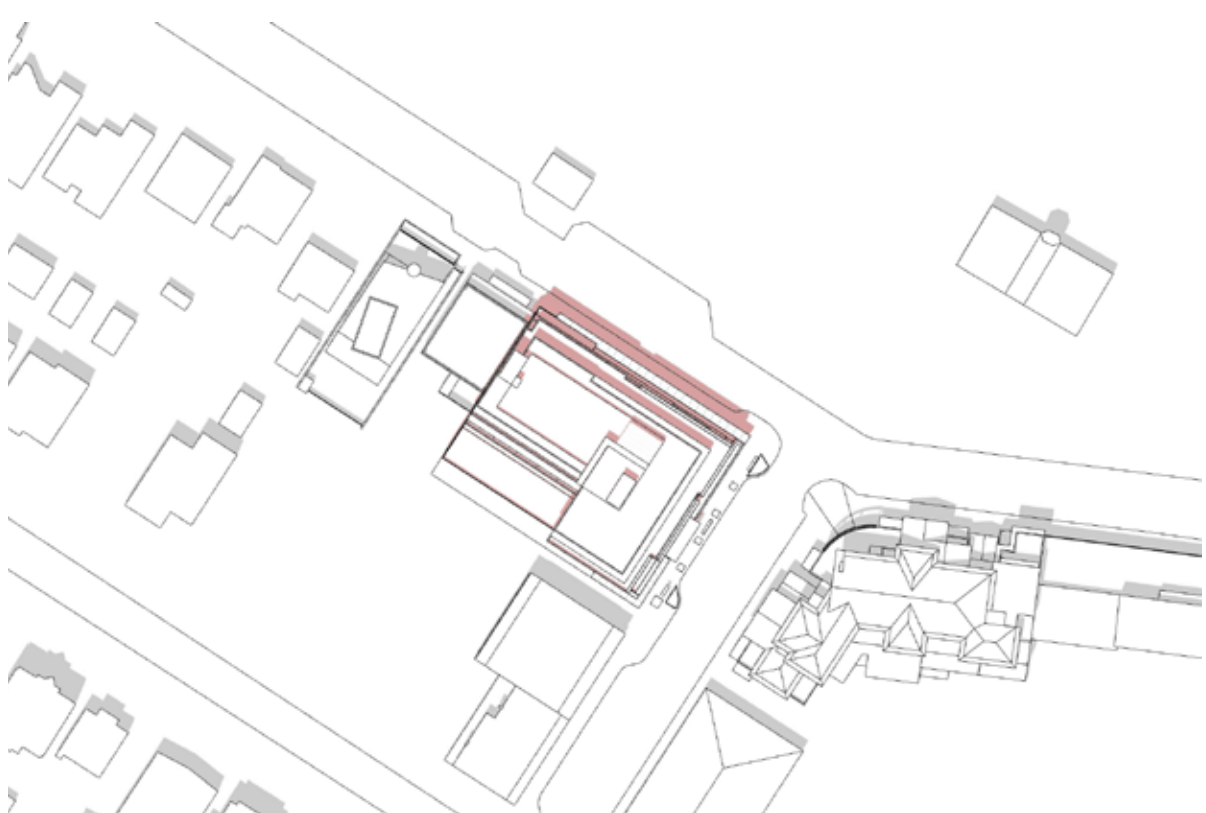
MARCH 21 | 4:00 PM



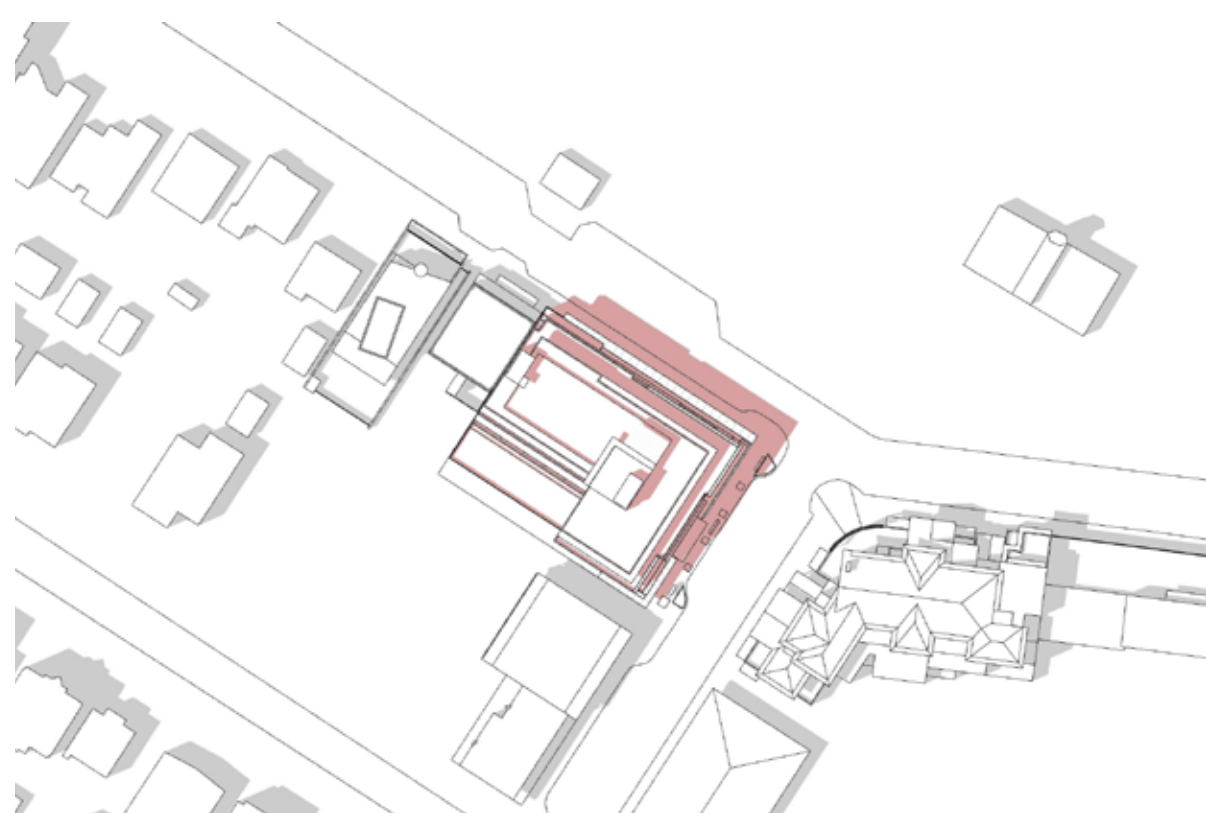
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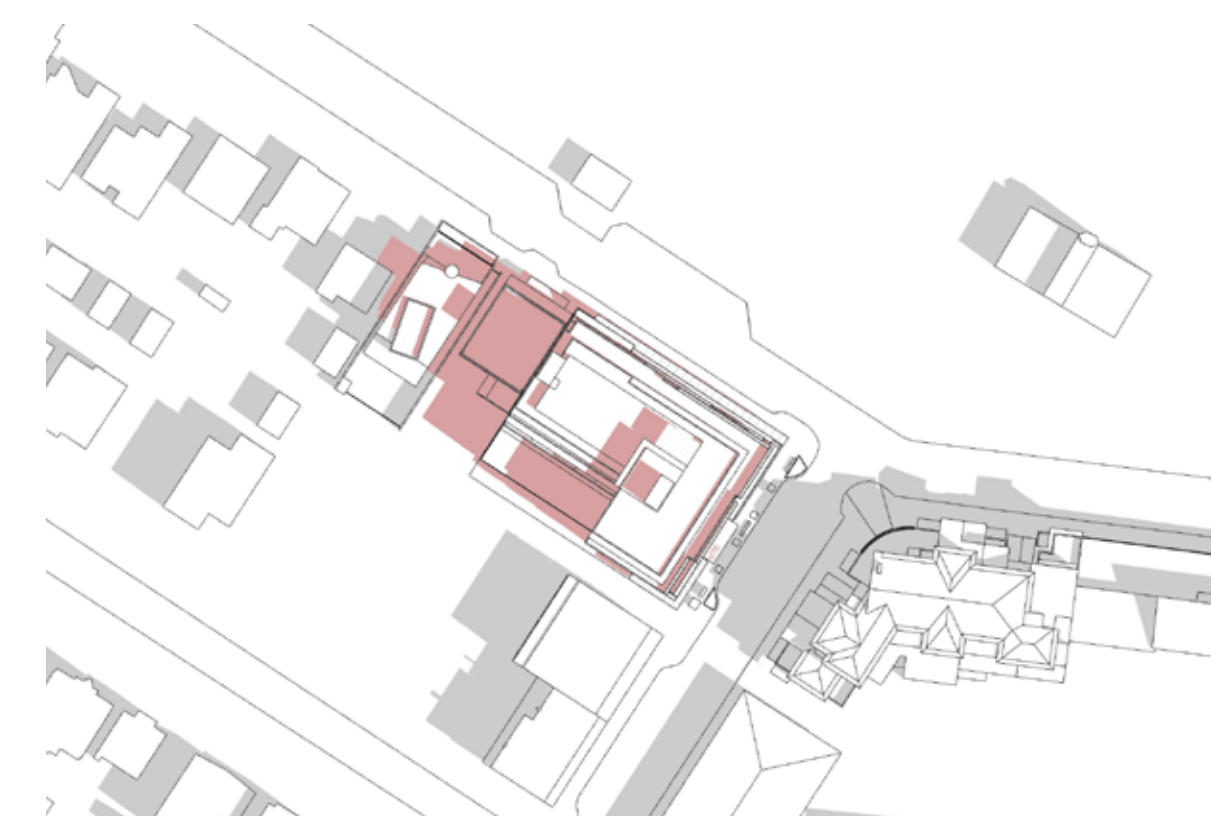
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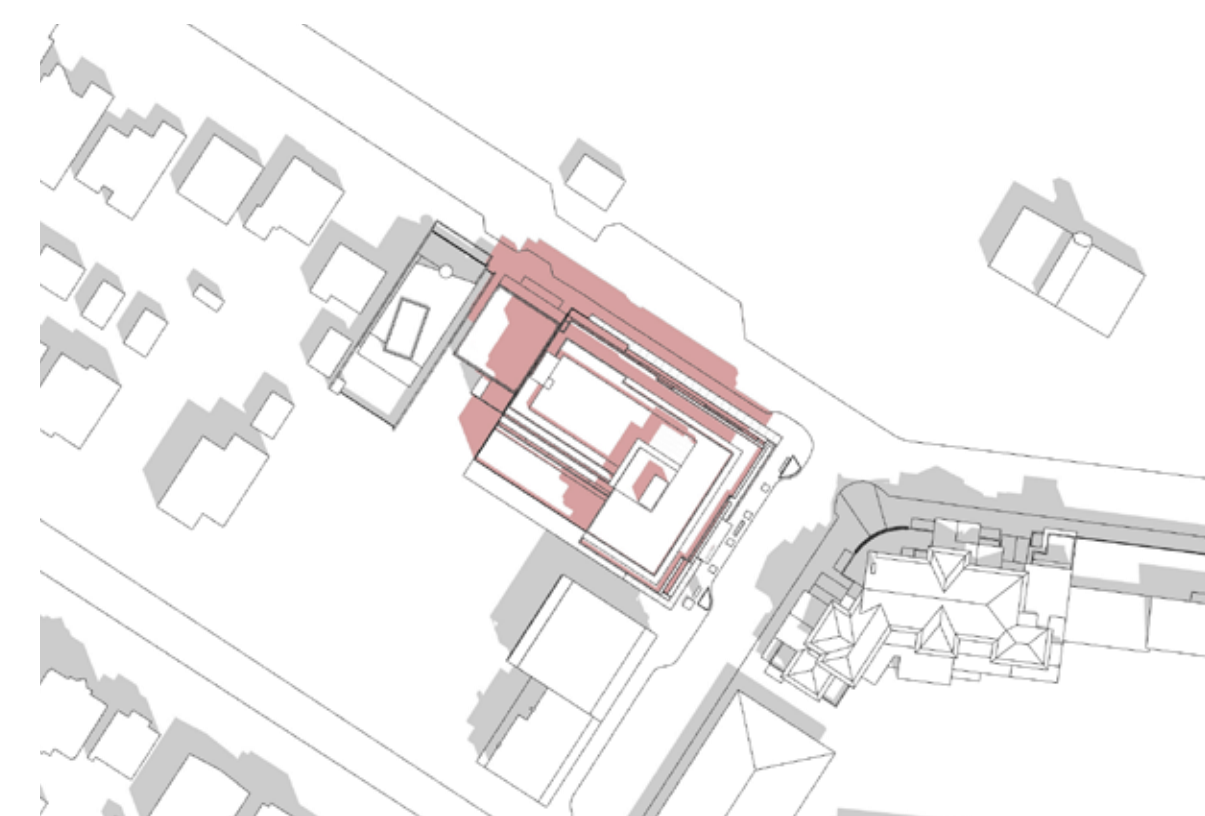
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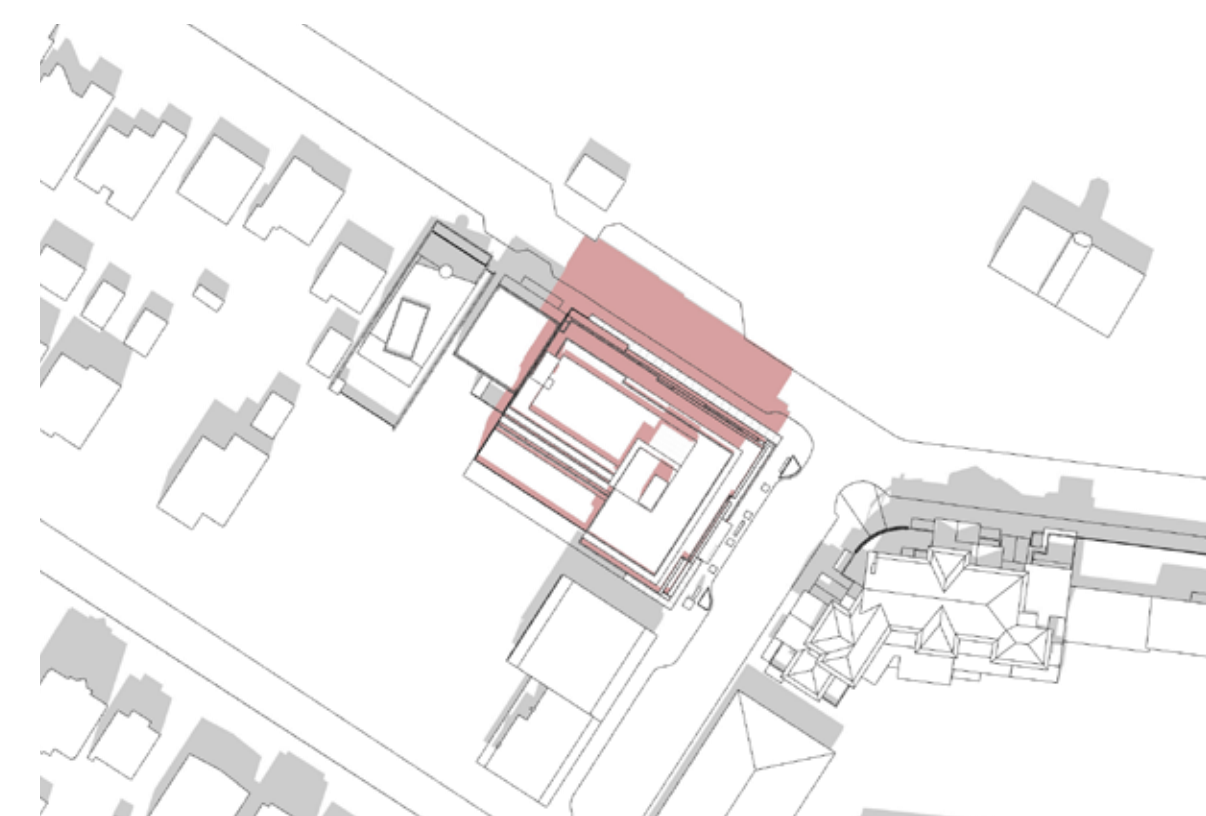
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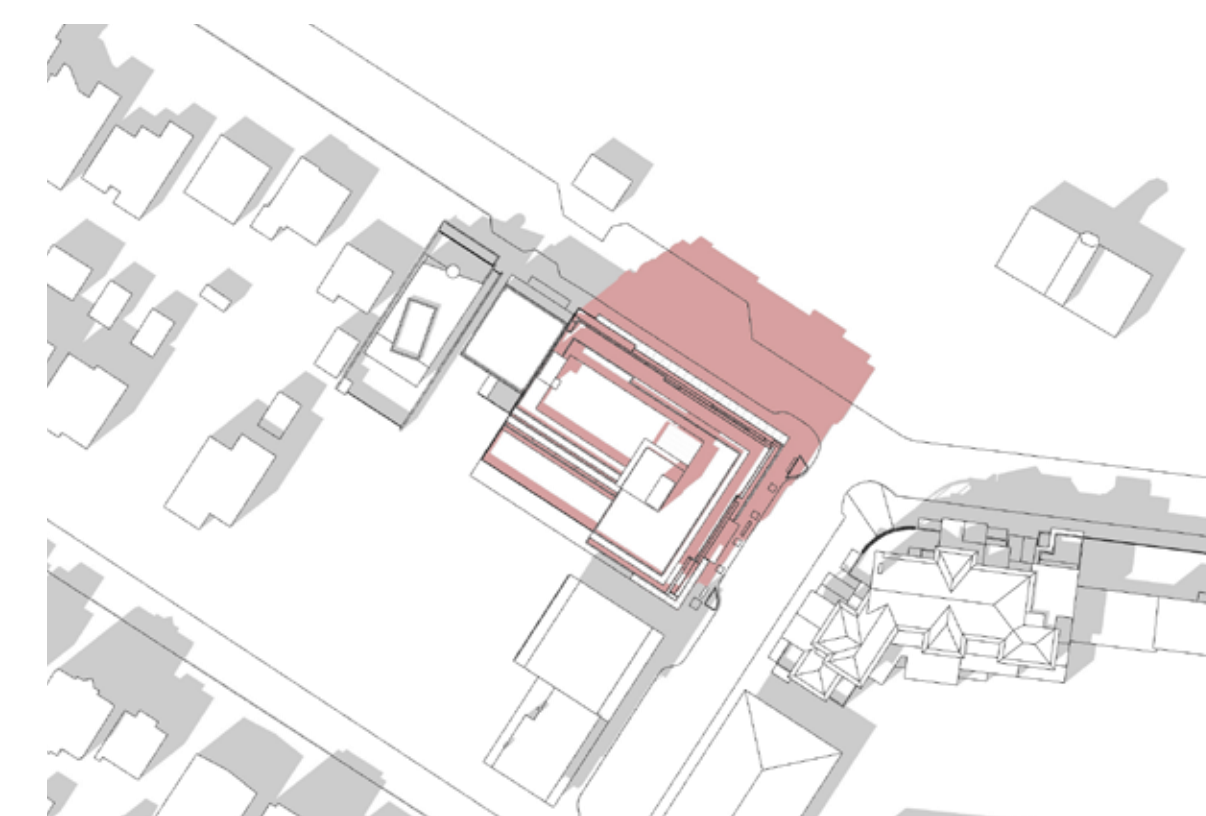
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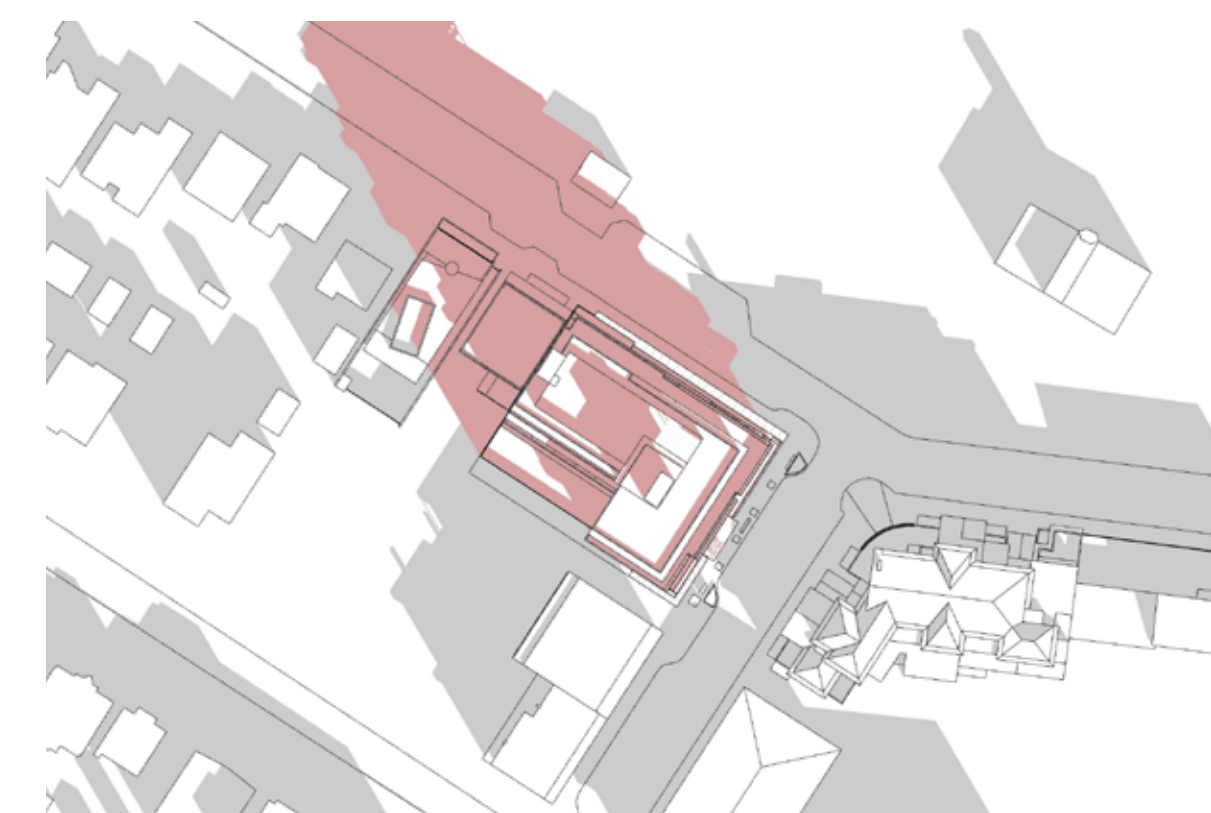
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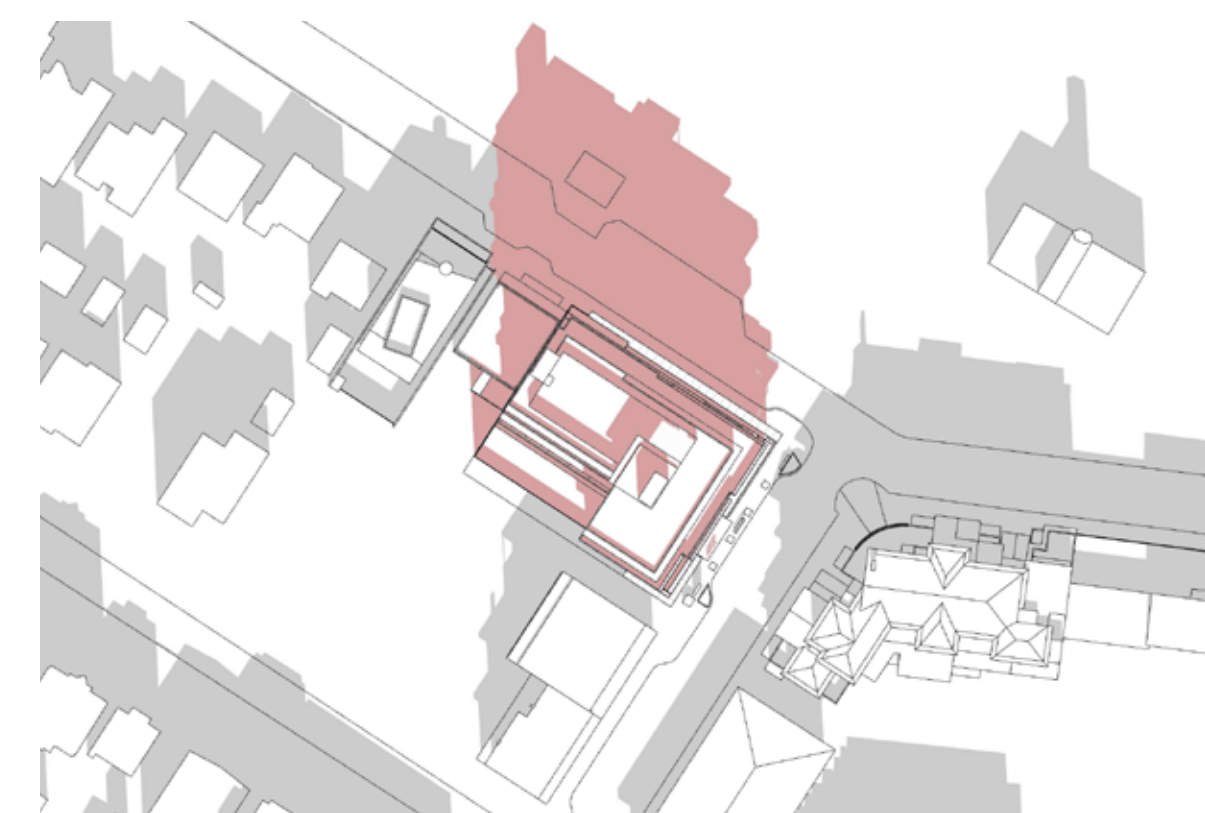
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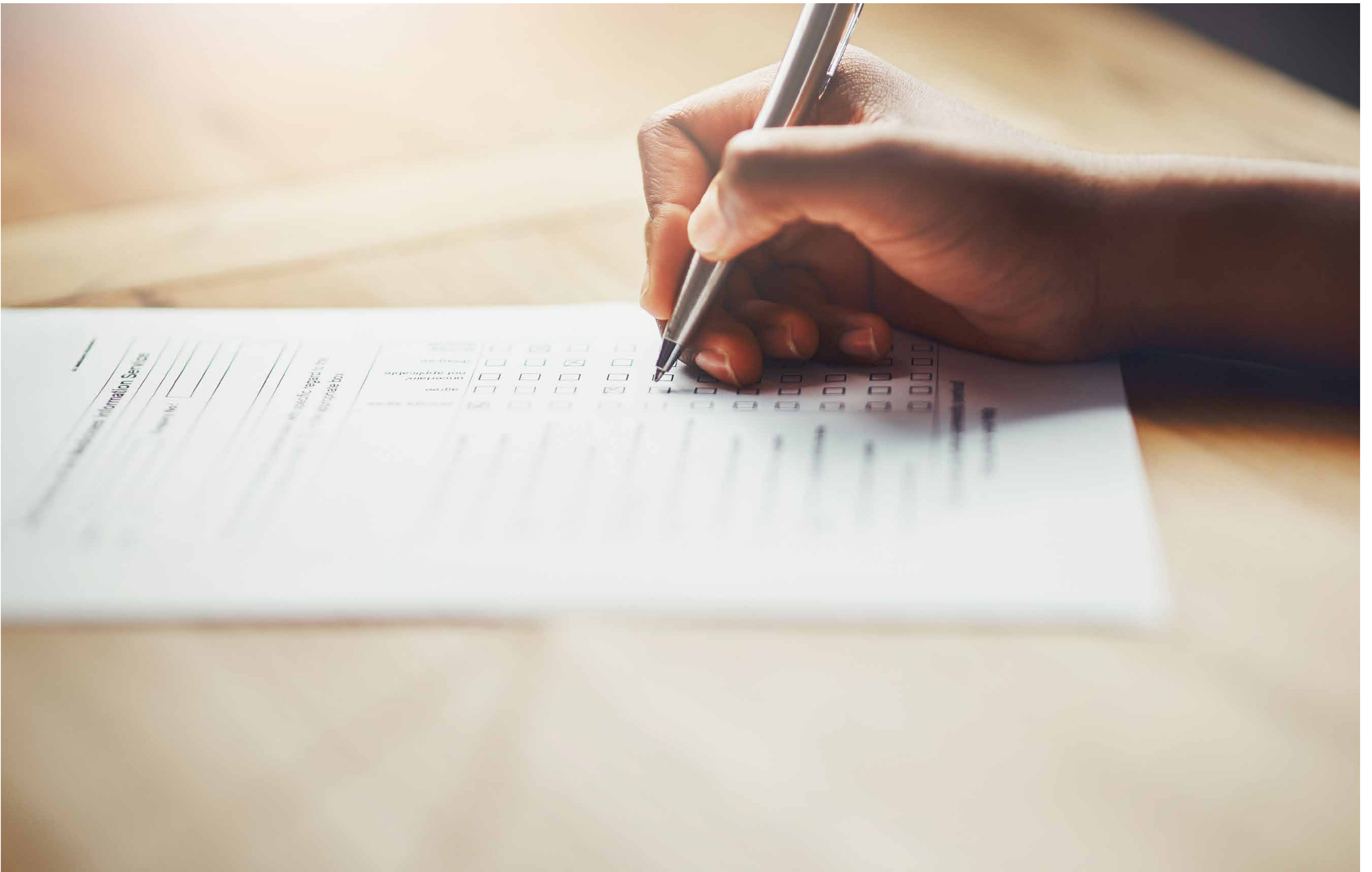
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# Share Your Feedback

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



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



The display material and comment form are available online at [www.TidesatHorseshoeBay.ca](http://www.TidesatHorseshoeBay.ca) until December 4, 2025. Comments can be sent at anytime to [info@TidesatHorseshoeBay.ca](mailto:info@TidesatHorseshoeBay.ca).

