

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:



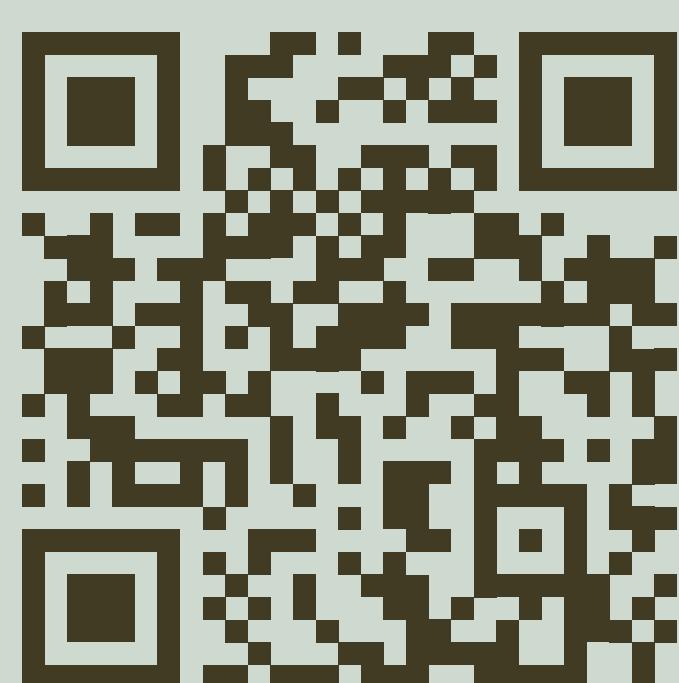
Connect project team with the community



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

We respectfully acknowledge that we are situated on the traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (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

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

WE ARE HERE
Applicant-Hosted Public Information Meeting (November 20, 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.

Site Prep + Building Construction

Staff Review & Feedback

Refinement & Application Submission (Fall 2025)
Community feedback and comments from District of West Vancouver staff informed the development application.

Planning Committee (November 26, 2025)

Council Consideration (Spring/Summer 2026) TBC
The proposal will go to Council for a decision following detailed staff review, further revisions and community engagement.

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



Development Manager

YAMAMOTO ARCHITECTURE

Architect



Public Engagement

Neighbourhood & Site Context

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.

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-  Transit Stop
-  Transit Routes (250,257, 262)
-  Designated Cycling Routes
-  Pedestrian Zones
-  Spirit Trail

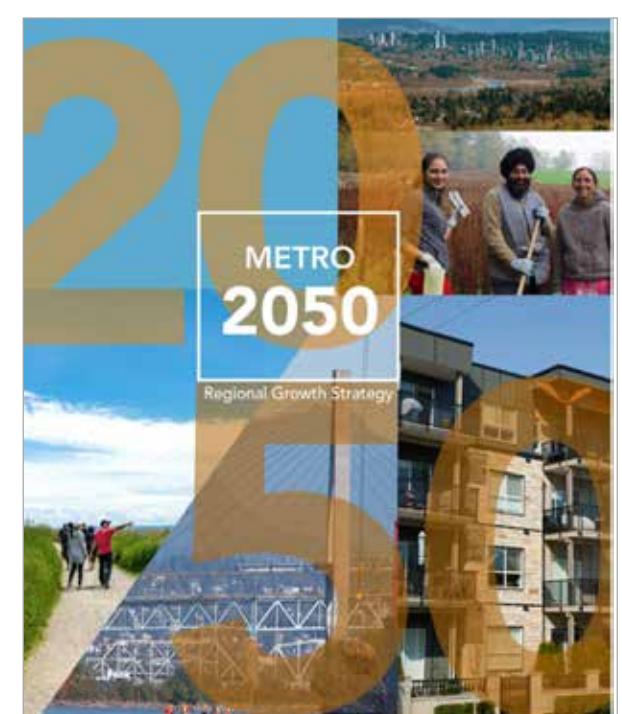
1 Horseshoe Bay Public Dock	6 Horseshoe Bay Ferry Terminal (Vehicle Loading)
2 Horseshoe Bay Public Park	7 Horseshoe Bay Motel
3 Public Washrooms	8 Restaurant and commercial block
4 Sewell's Marina	
5 Horseshoe Bay Ferry Terminal	

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)

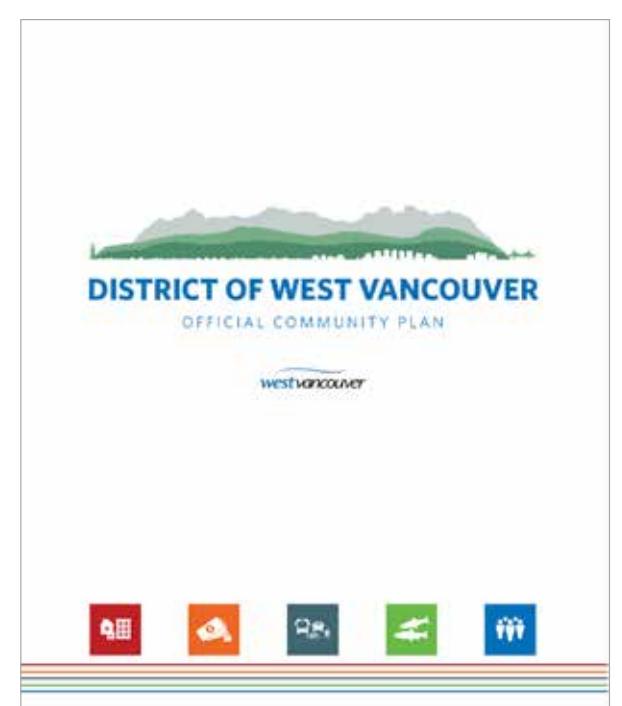


Purpose: Metro 2050 utilizes land use policies to guide the future development of the region.

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)

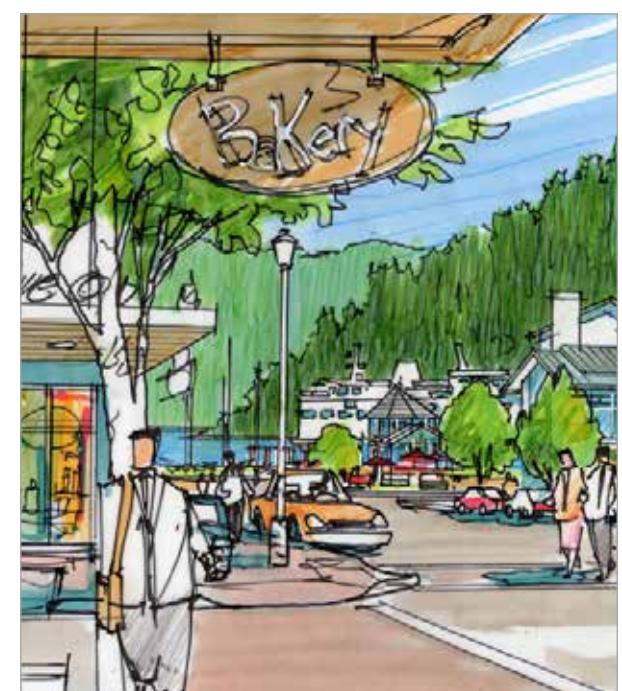


Purpose: the Official Community Plan (OCP) guides community priorities, growth, and change in West Vancouver.

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.



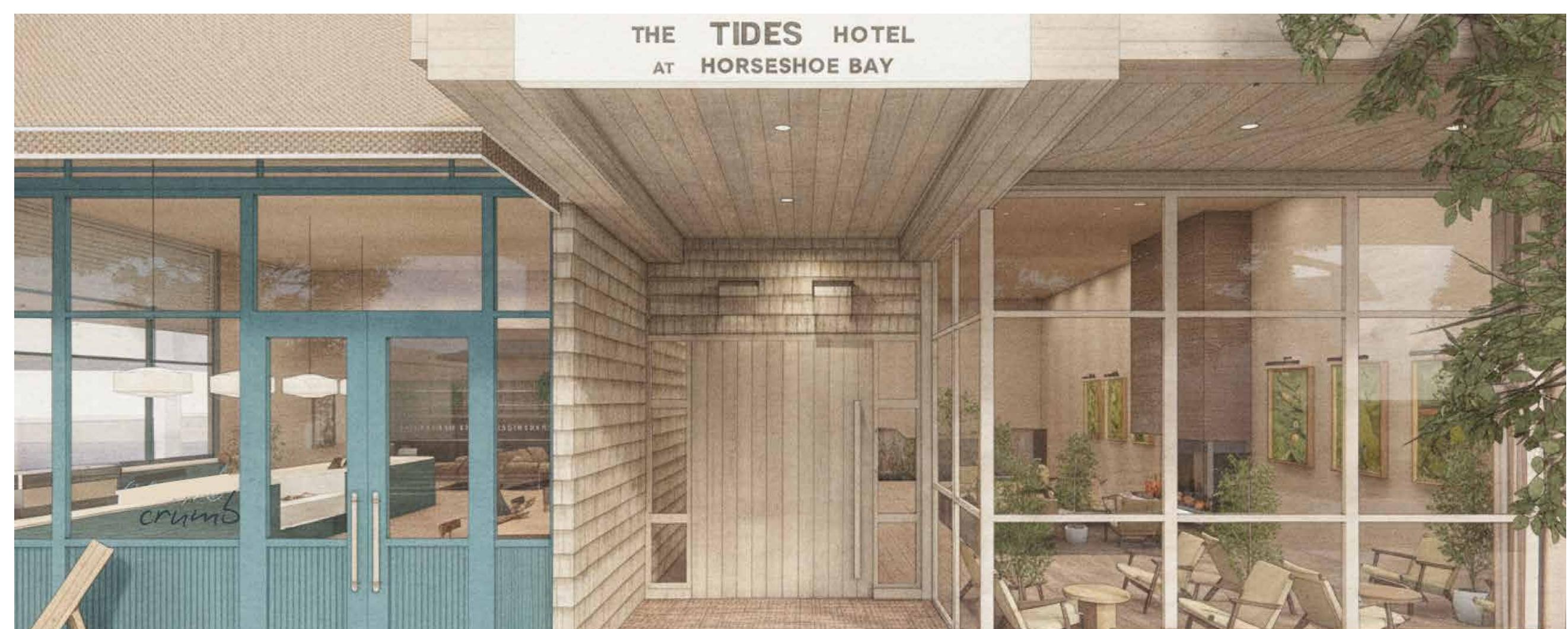
Support for Local Businesses

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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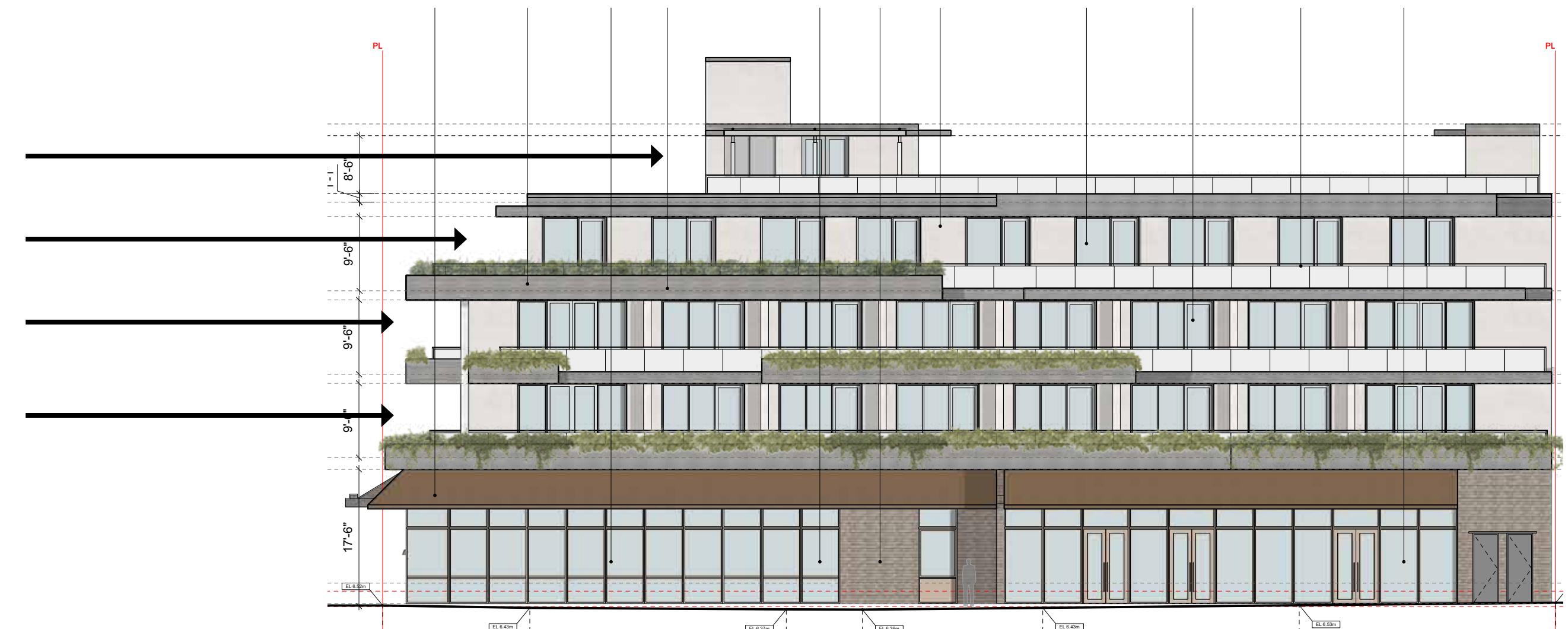
Enhancing Public Spaces

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.

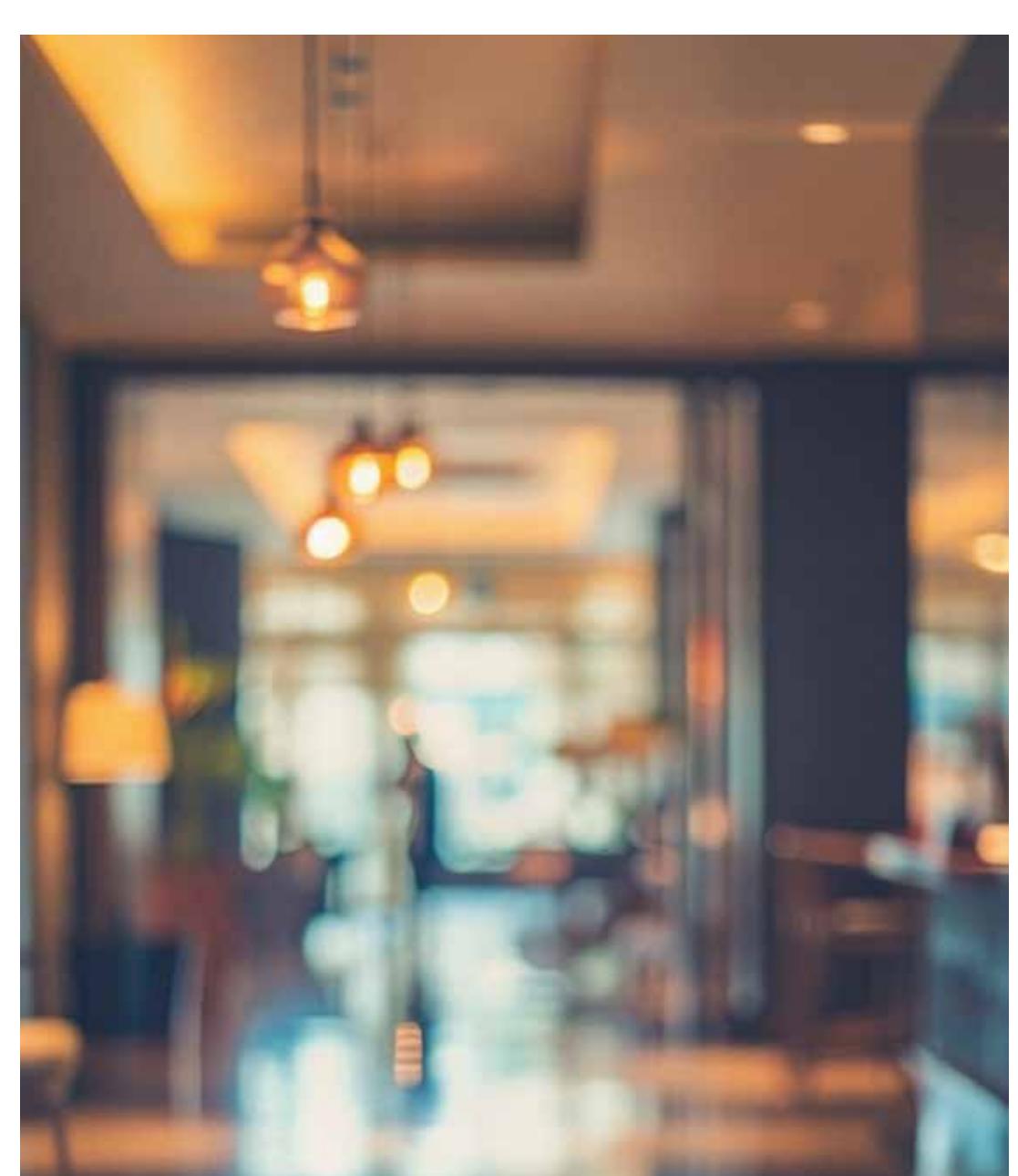


Job Opportunities: The commercial aspects of the building are expected to provide new job opportunities for the community.



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.

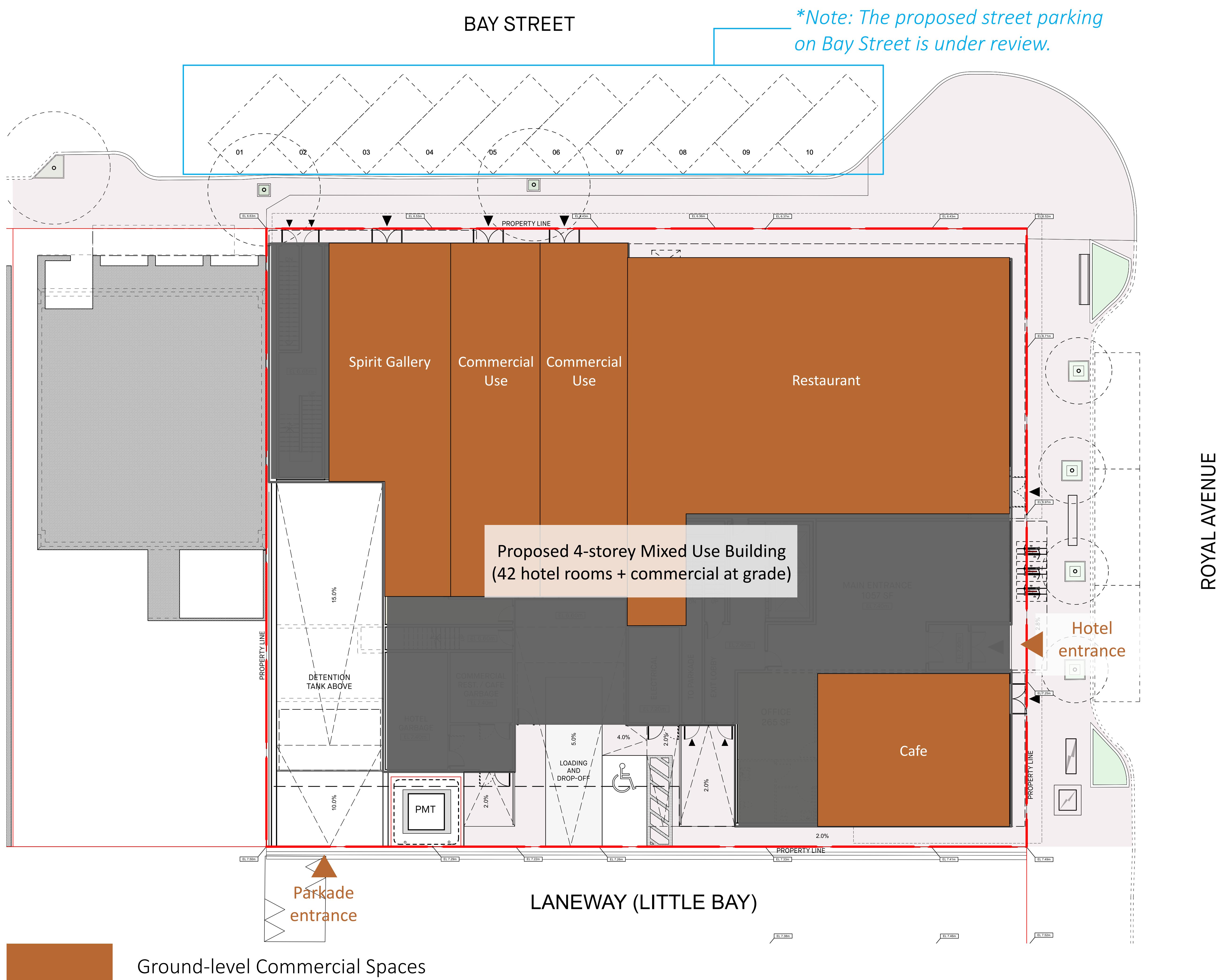
Economic Investment: A hotel will encourage additional community investment with additional tourism dollars being brought to the community.



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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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

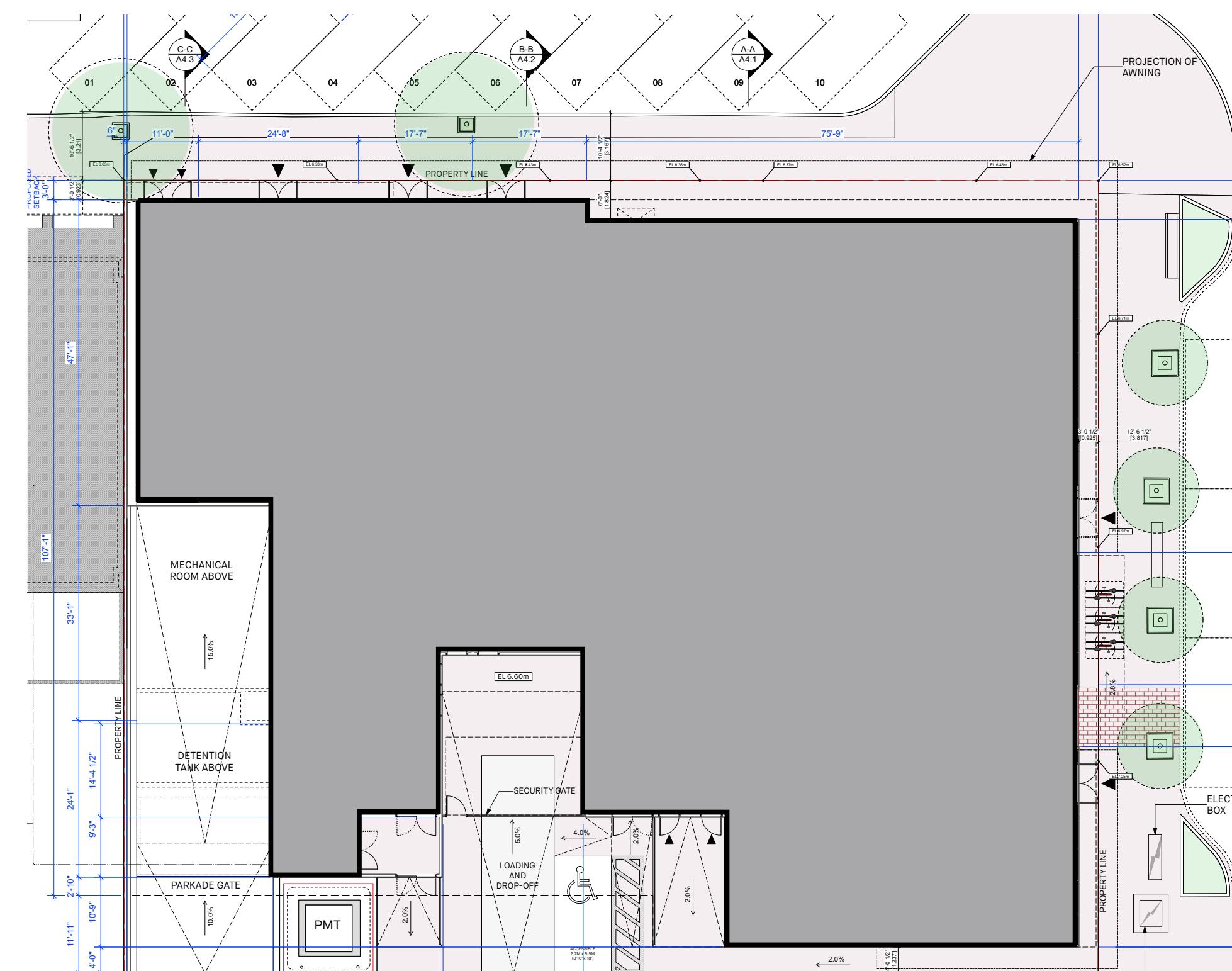


Restaurant patio spill out space with large operable walls



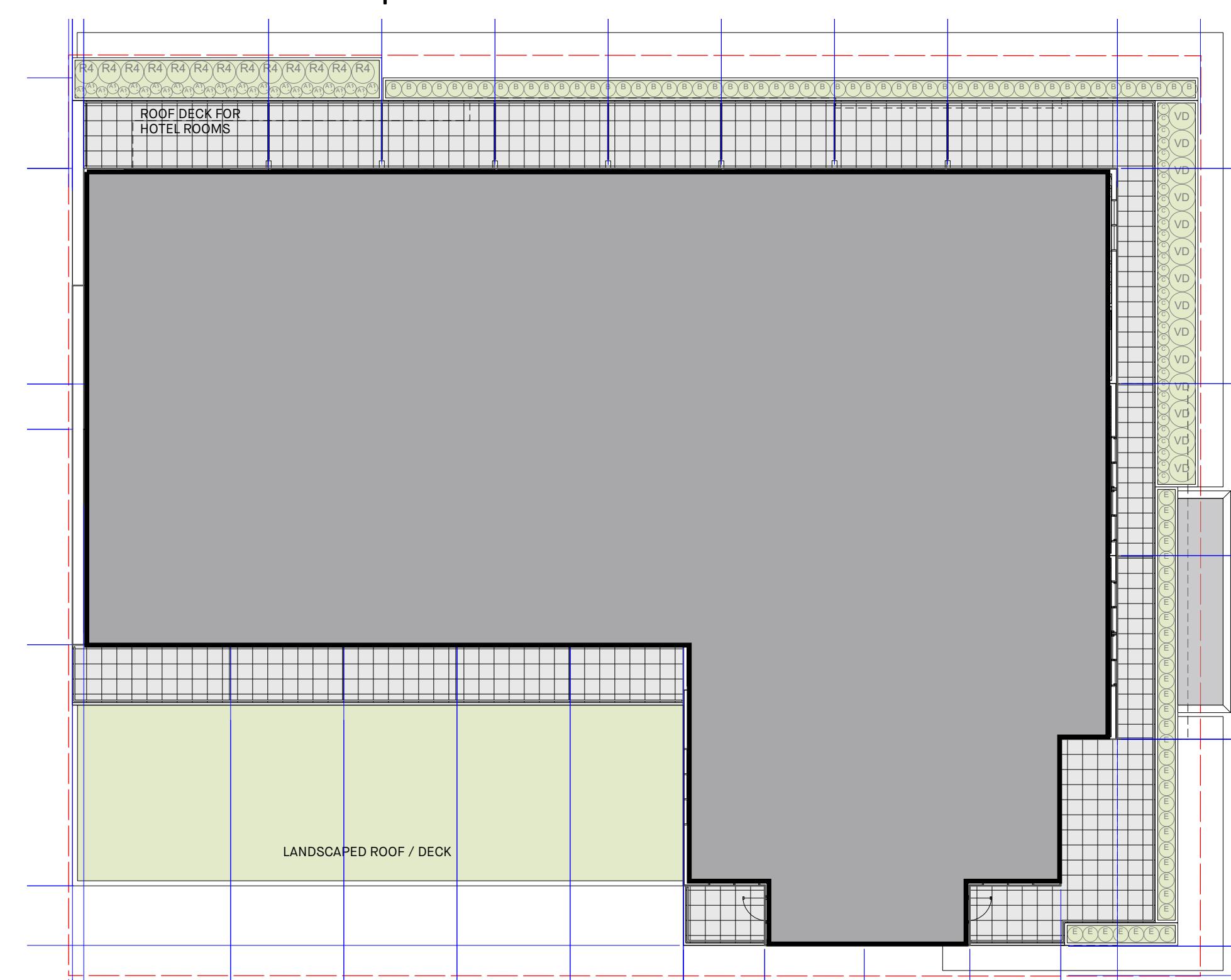
Public art opportunity to activate the public realm

Ground Floor Landscape Plan



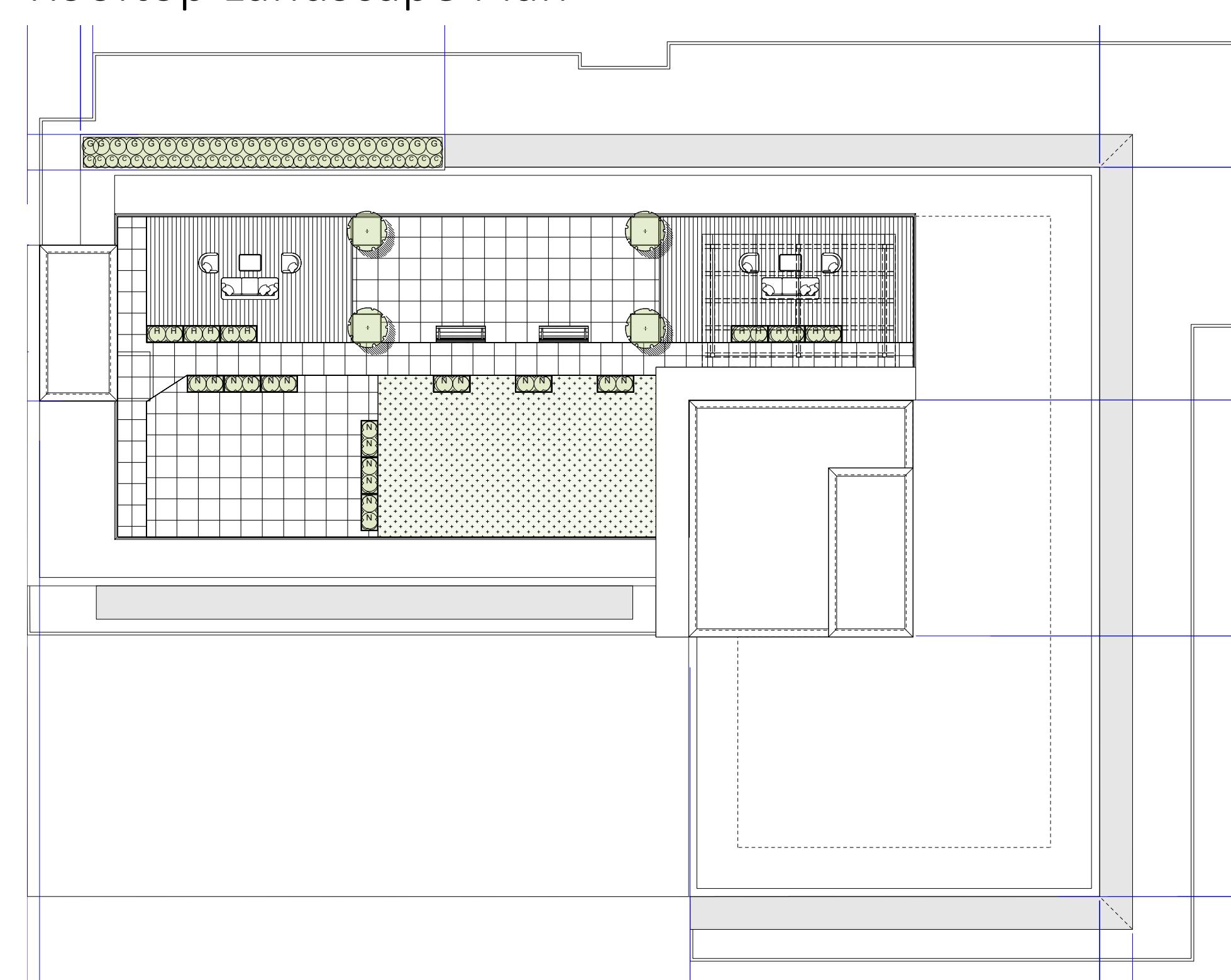
Integrated planters on balconies

Level 2 Landscape Plan



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

Rooftop Landscape Plan



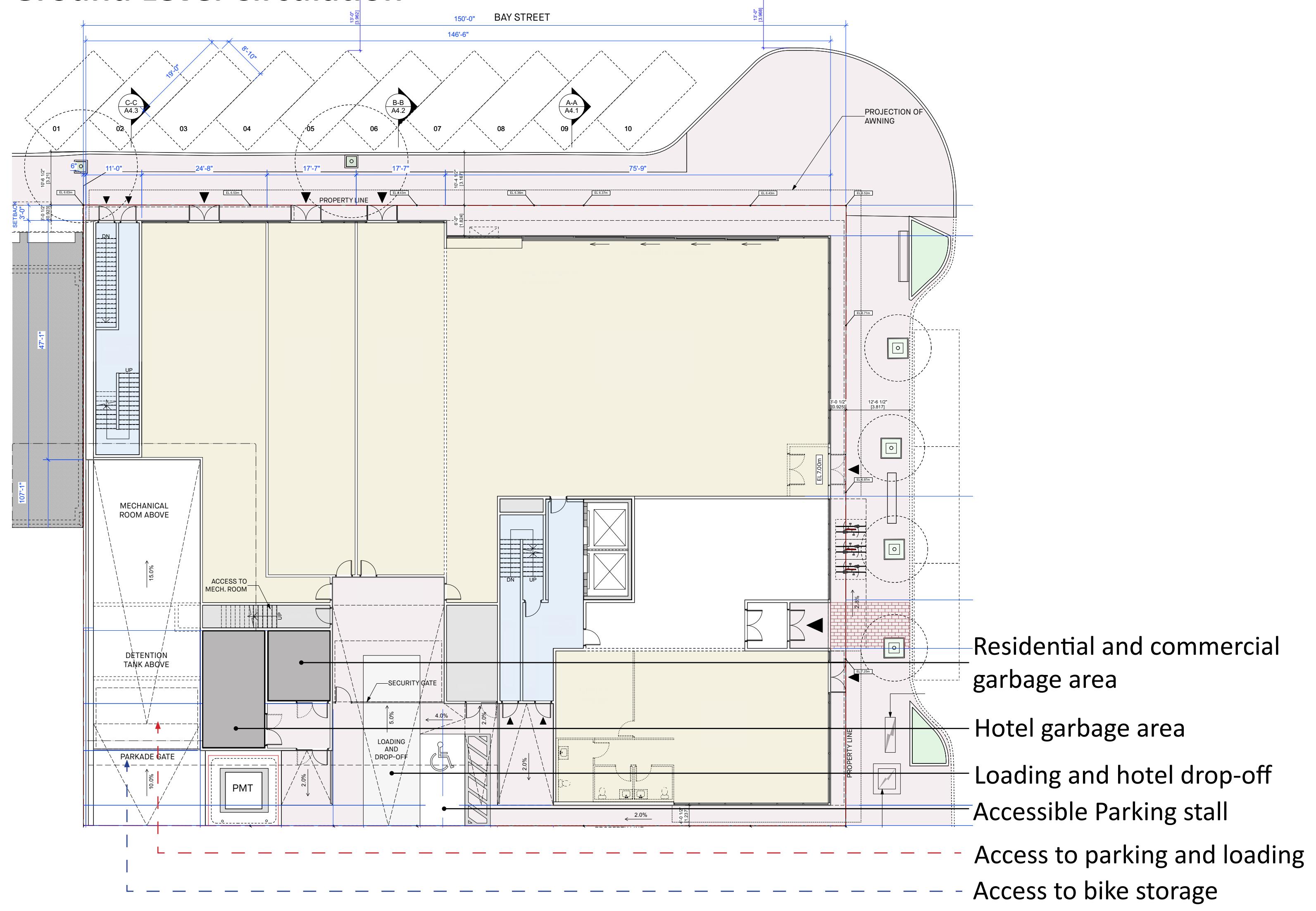
Landscape deck facing "Little Bay"

Transportation & Parking

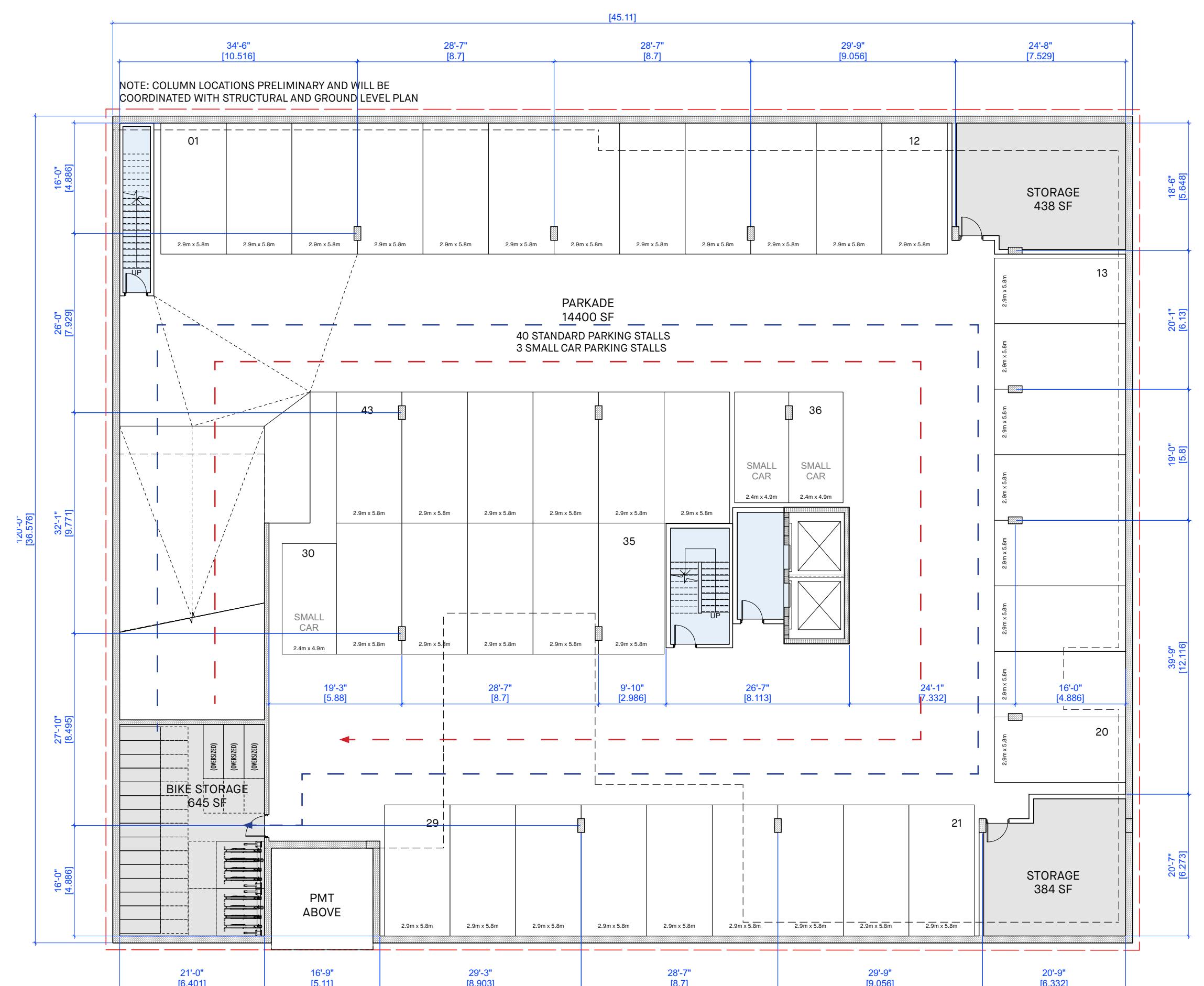
On-site parking and thoughtful circulation are designed to minimize added pressure on Bay Street, Royal Avenue, and nearby ferry traffic.

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Ground Level Circulation



Parkade Level Circulation



Garbage Areas

Vehicle Circulation

Cycling Circulation



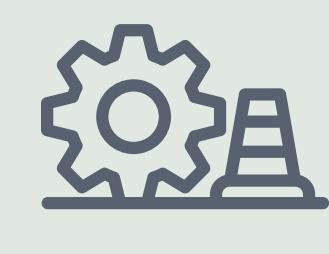
43 Vehicle Parking Spaces:
for visitors and hotel guests



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

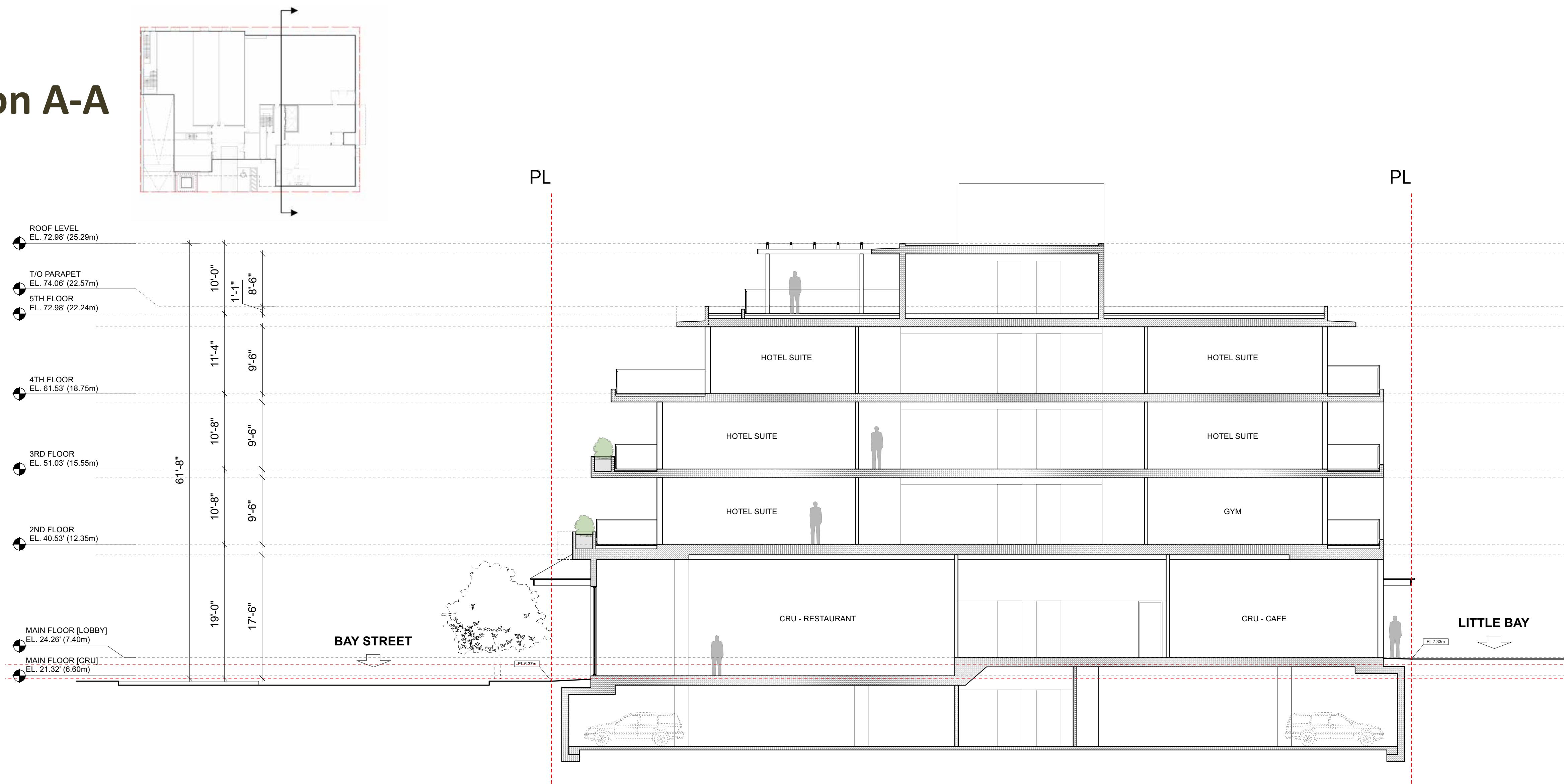


South West

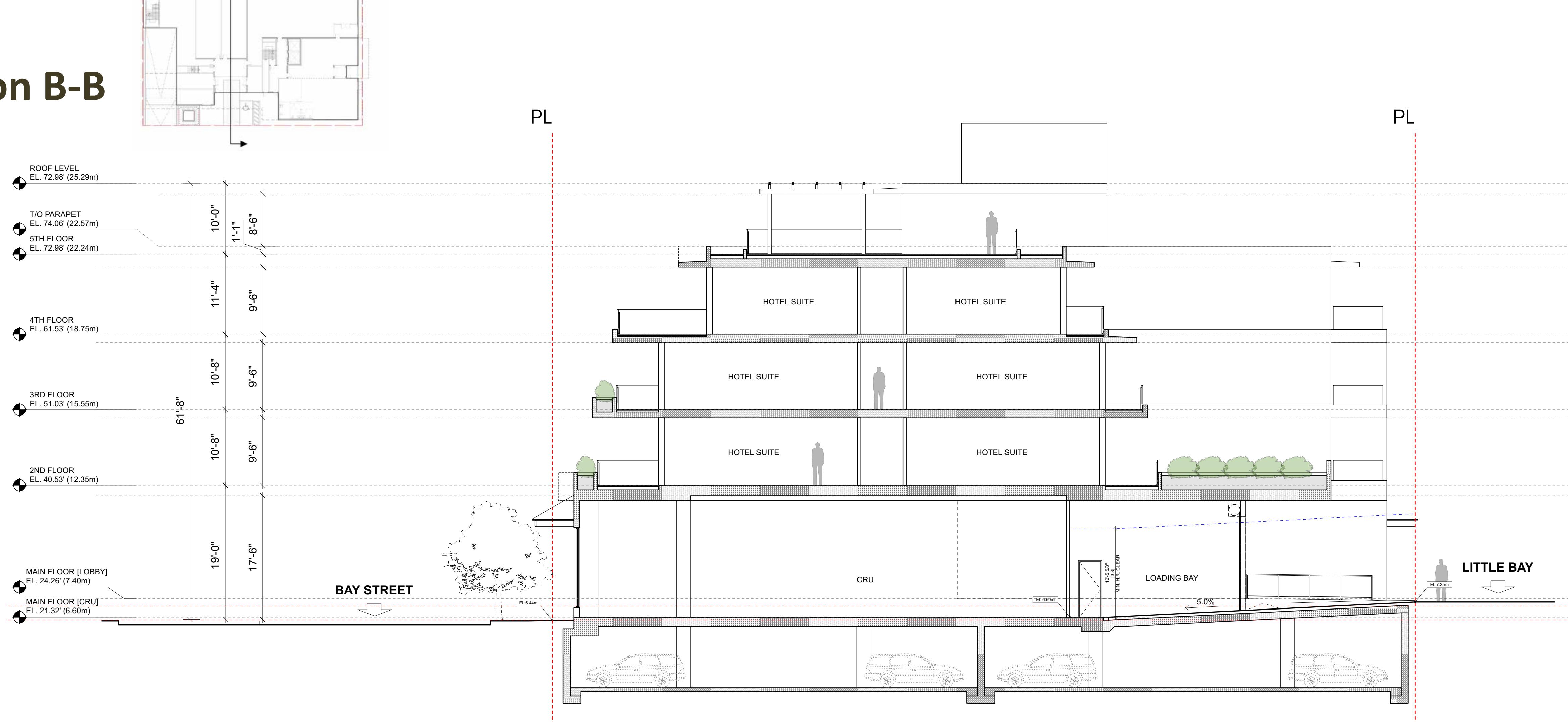
Sections

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Section A-A



Section B-B

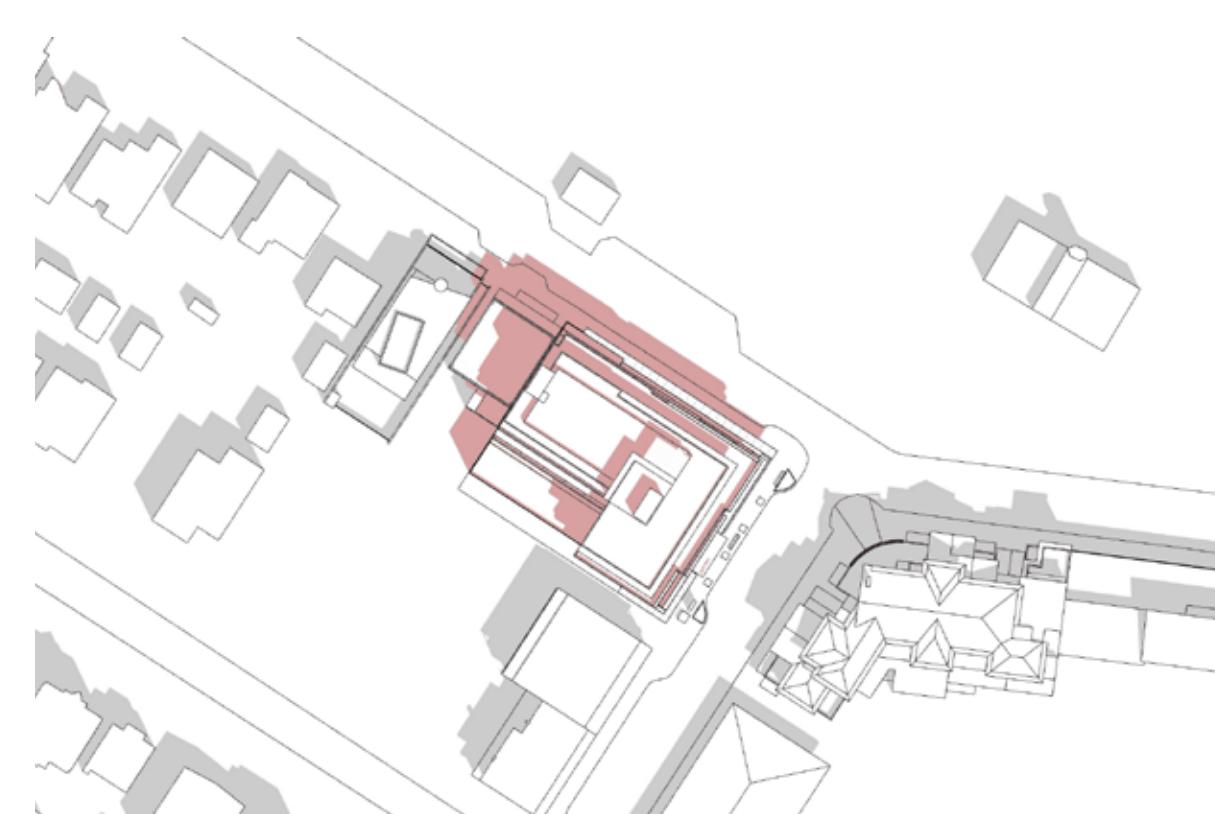


Shadow Studies

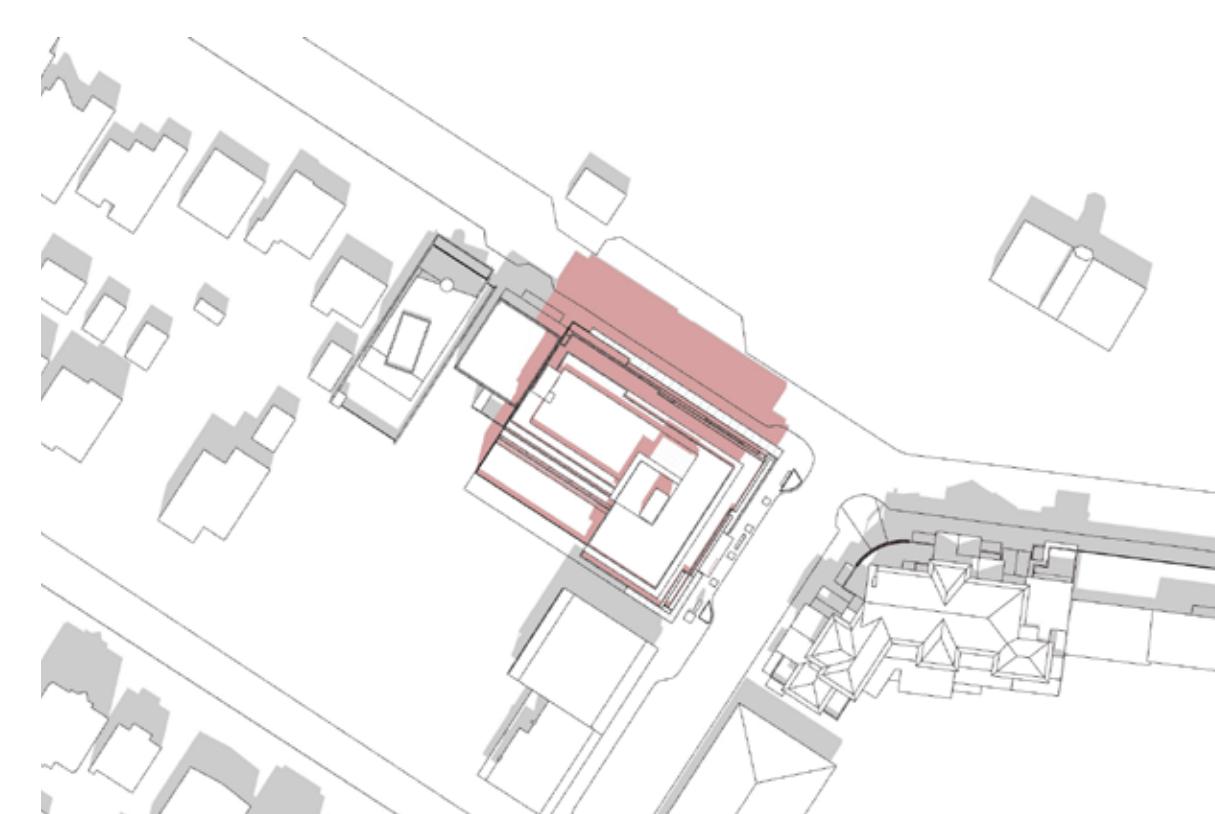
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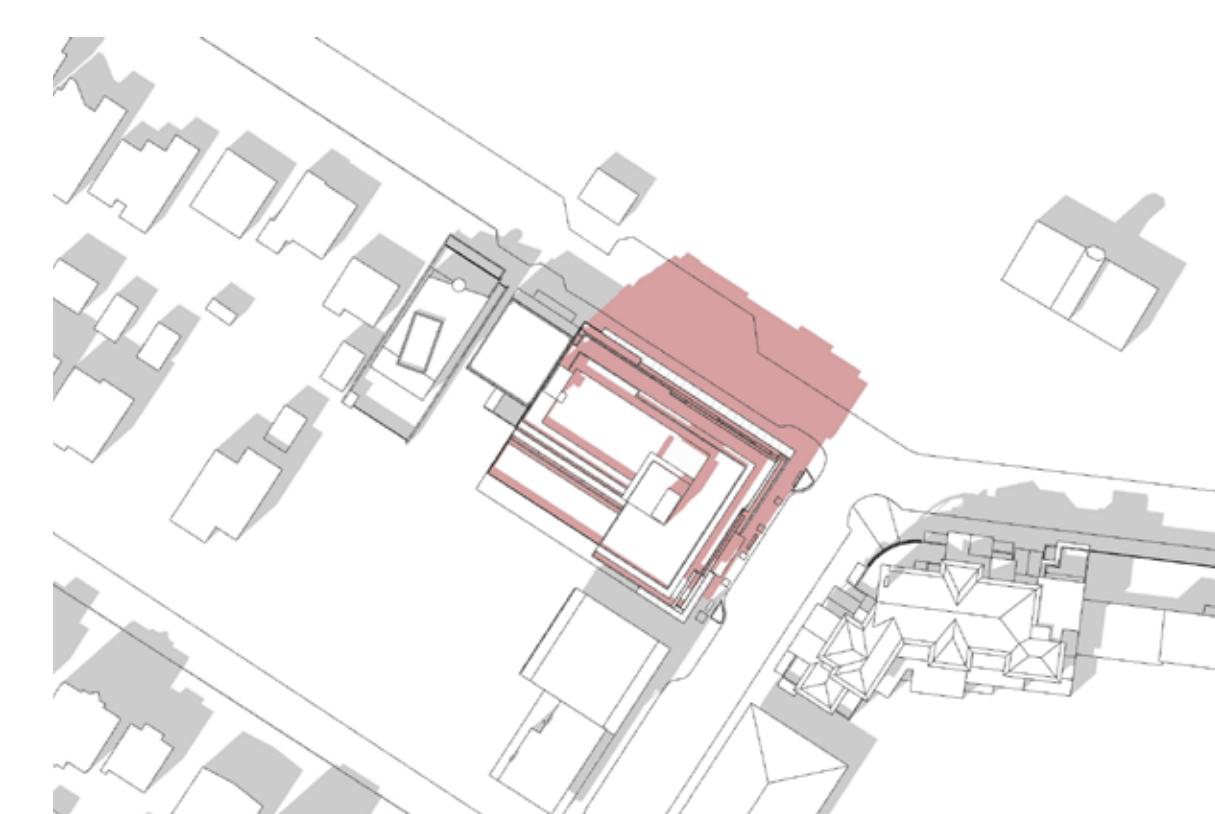
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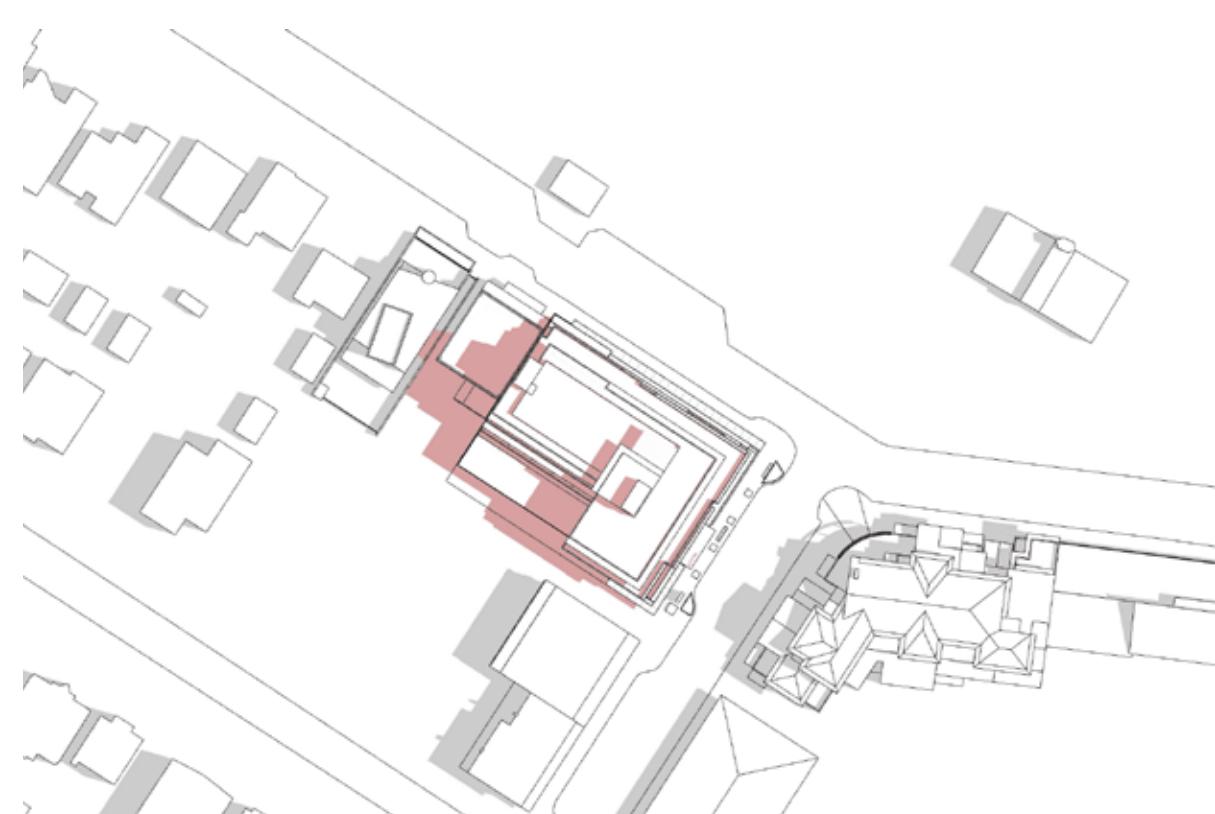
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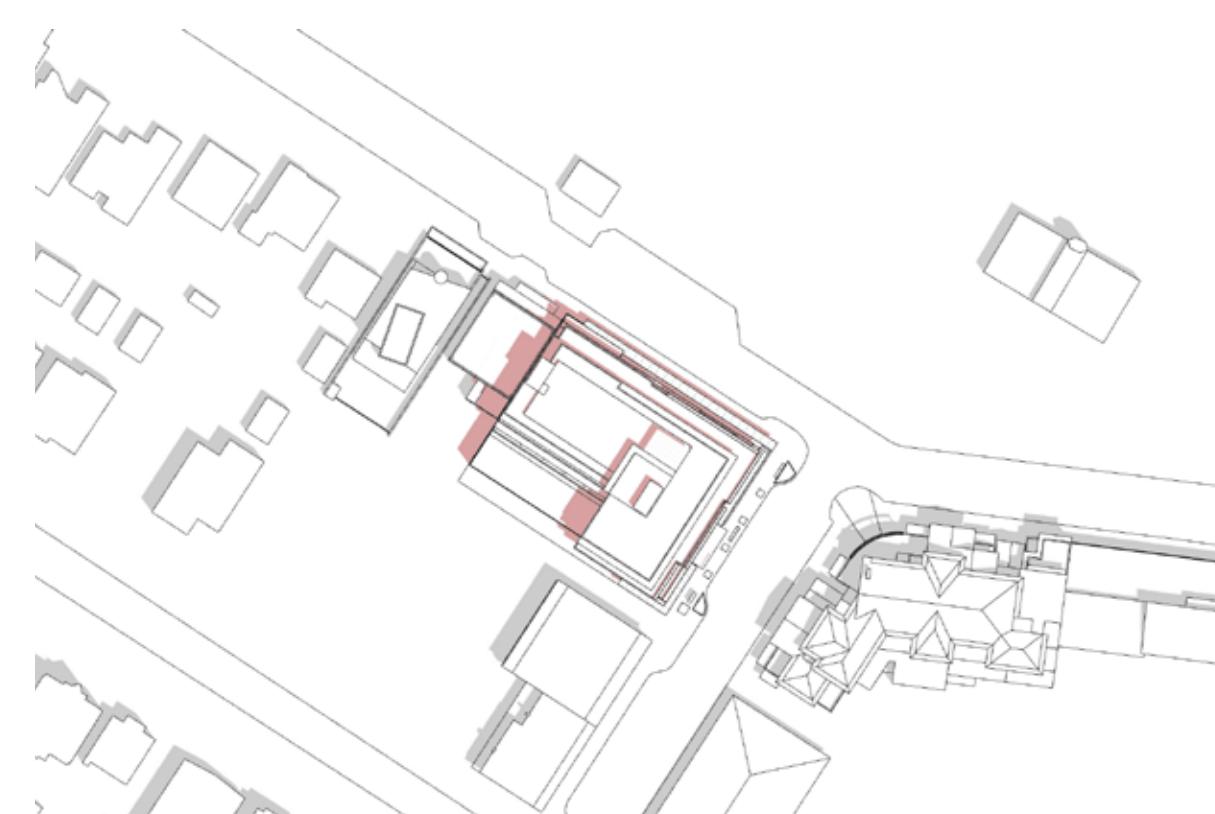
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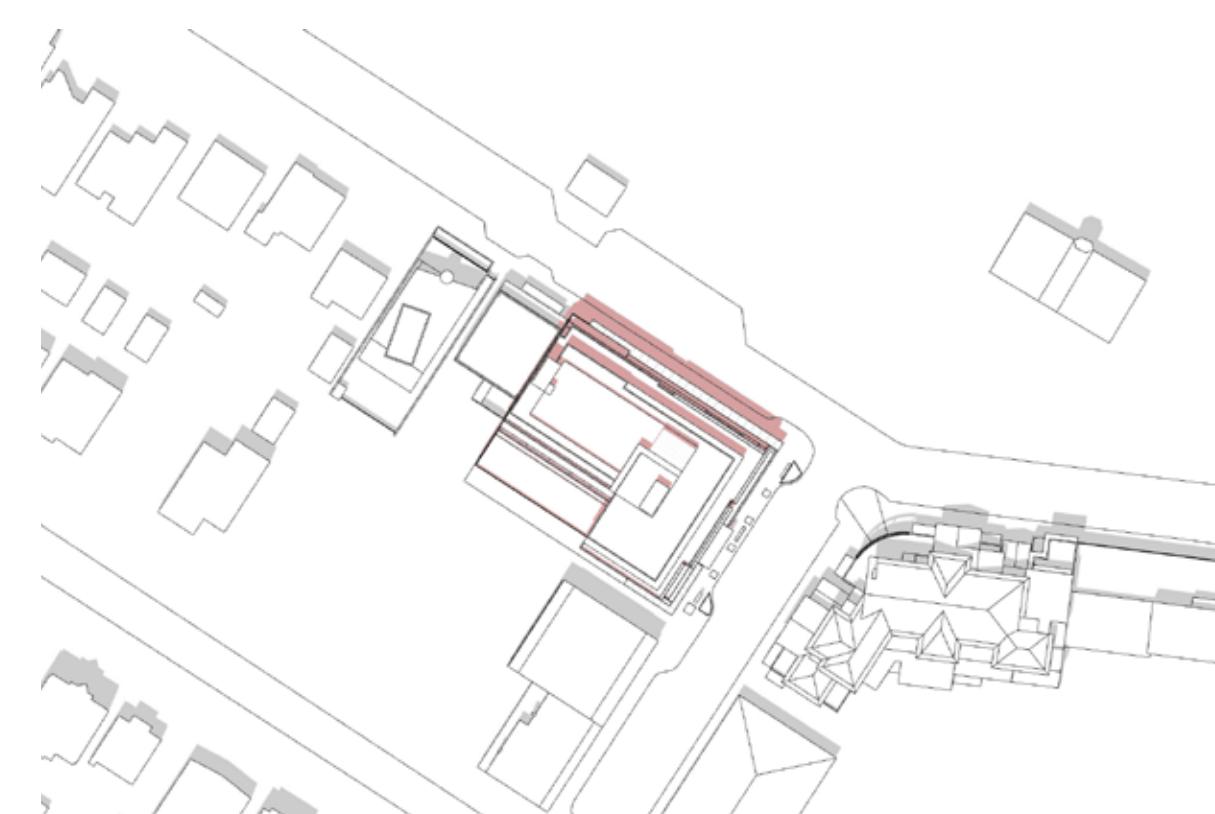
MARCH 21 | 4:00 PM



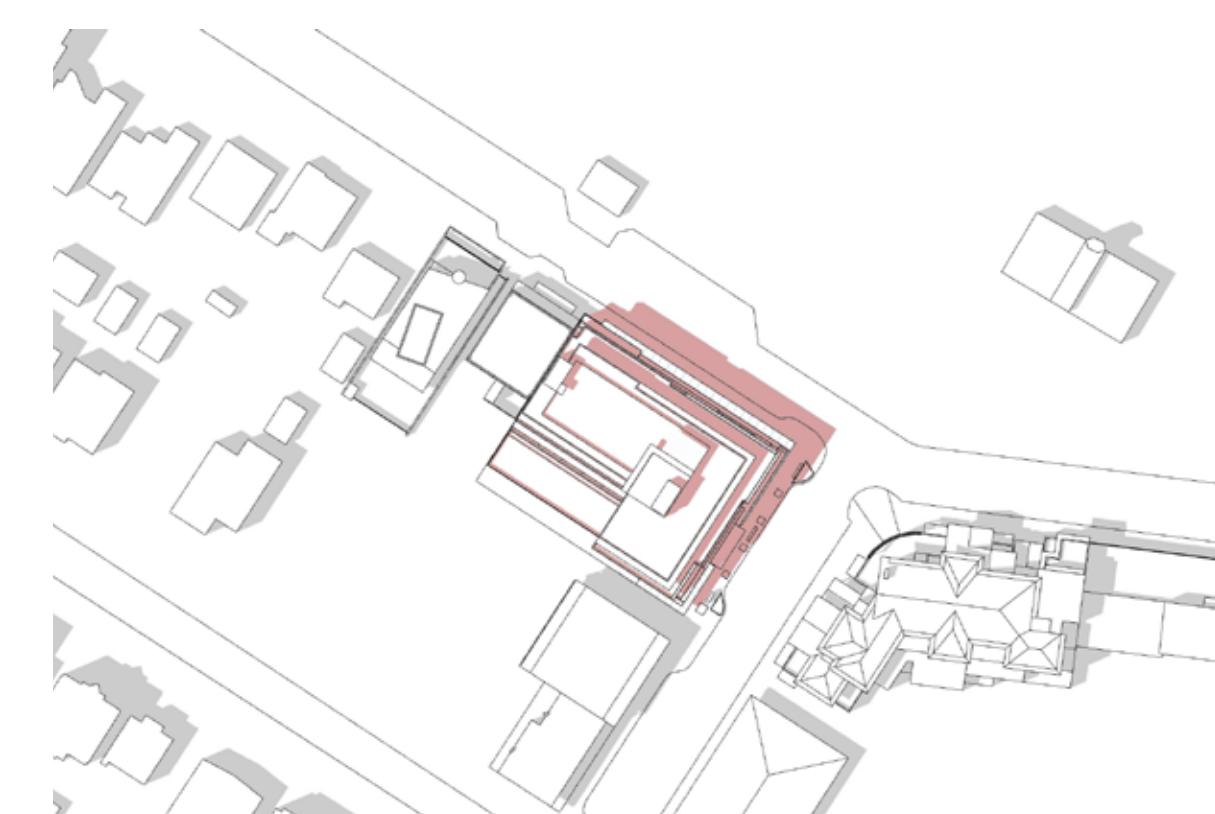
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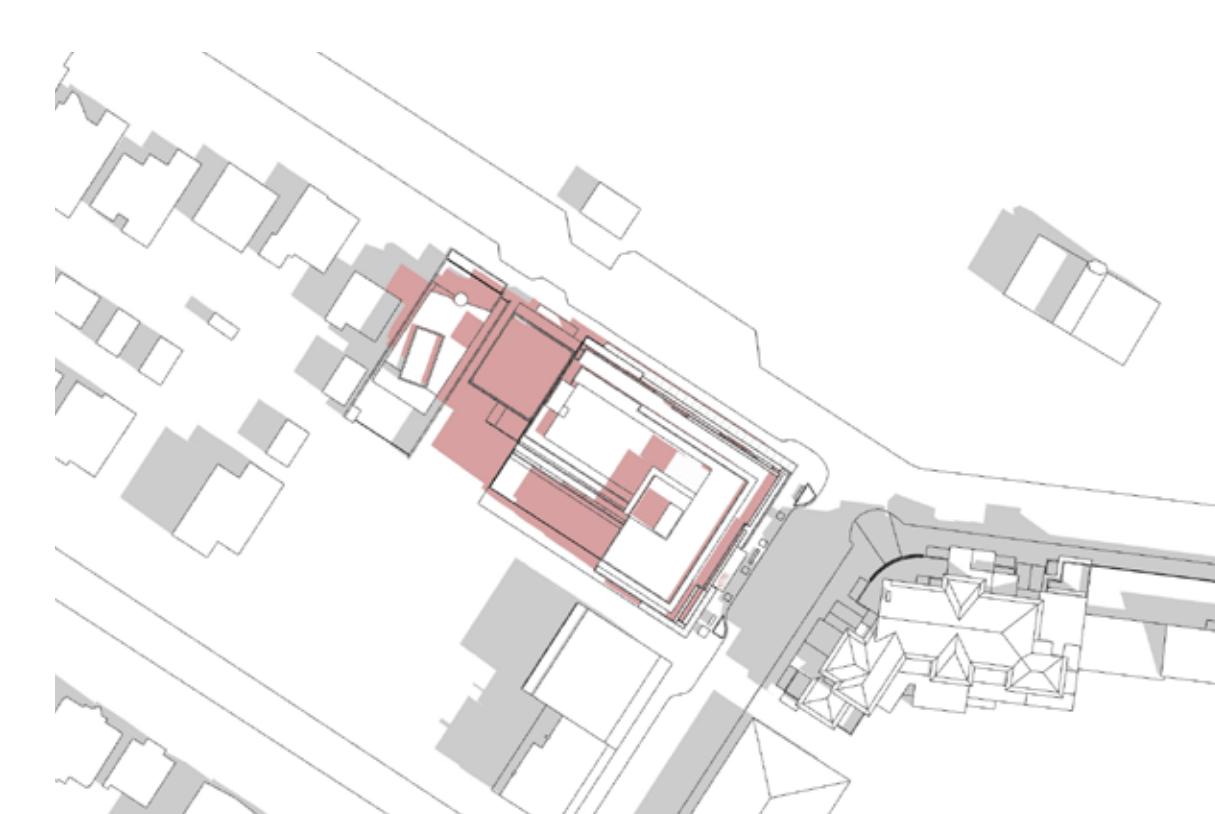
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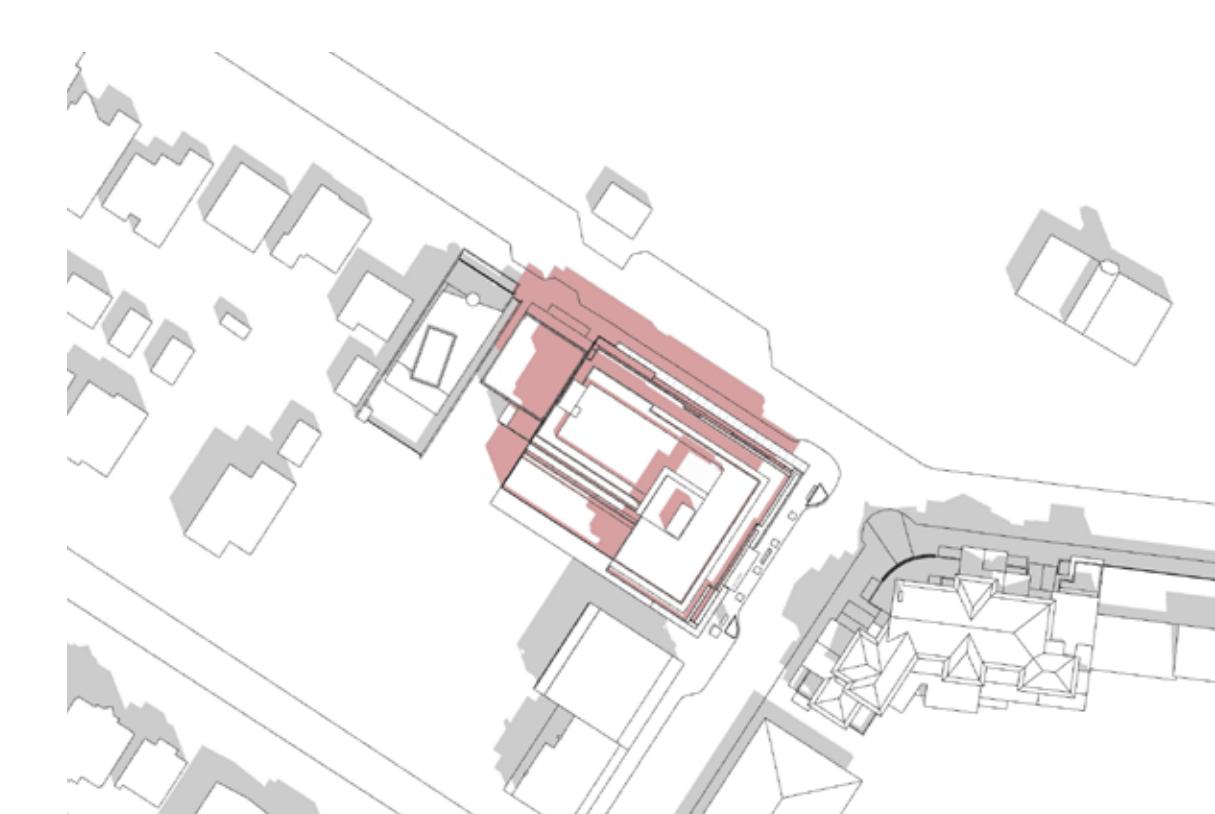
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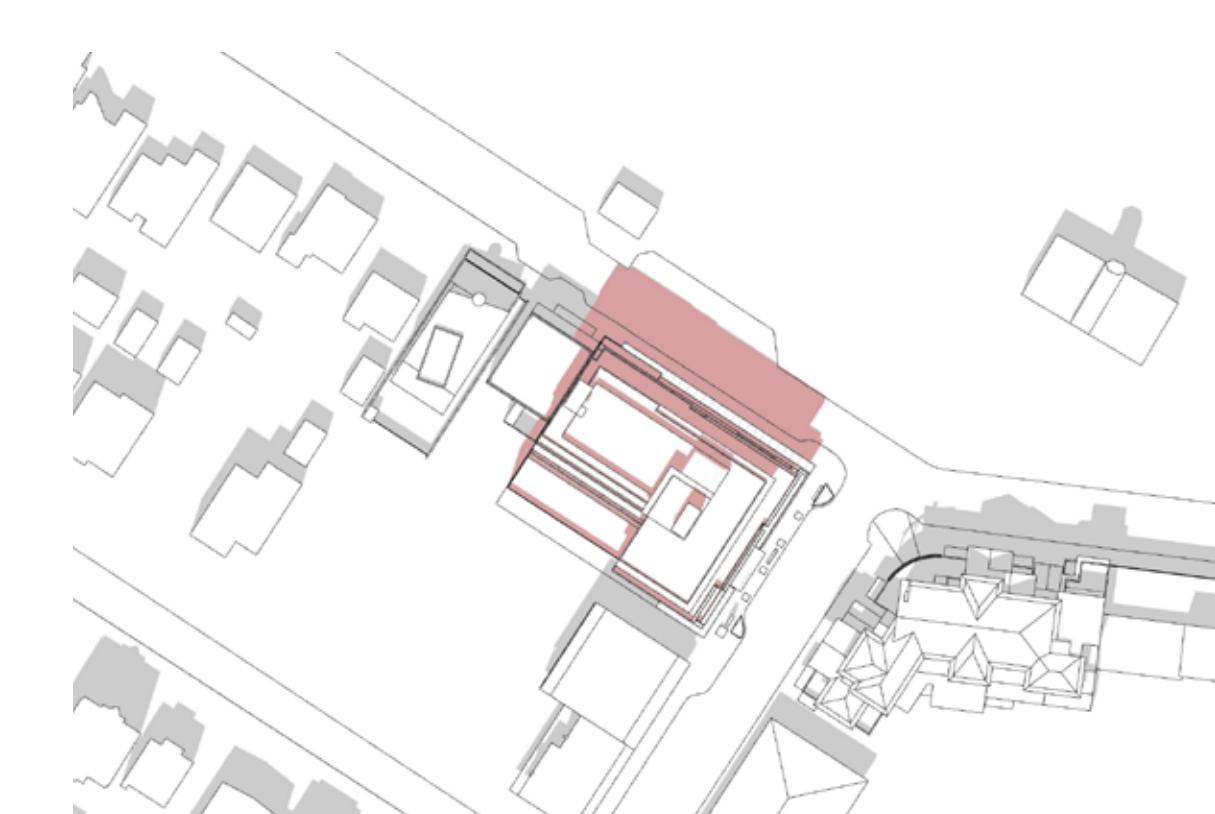
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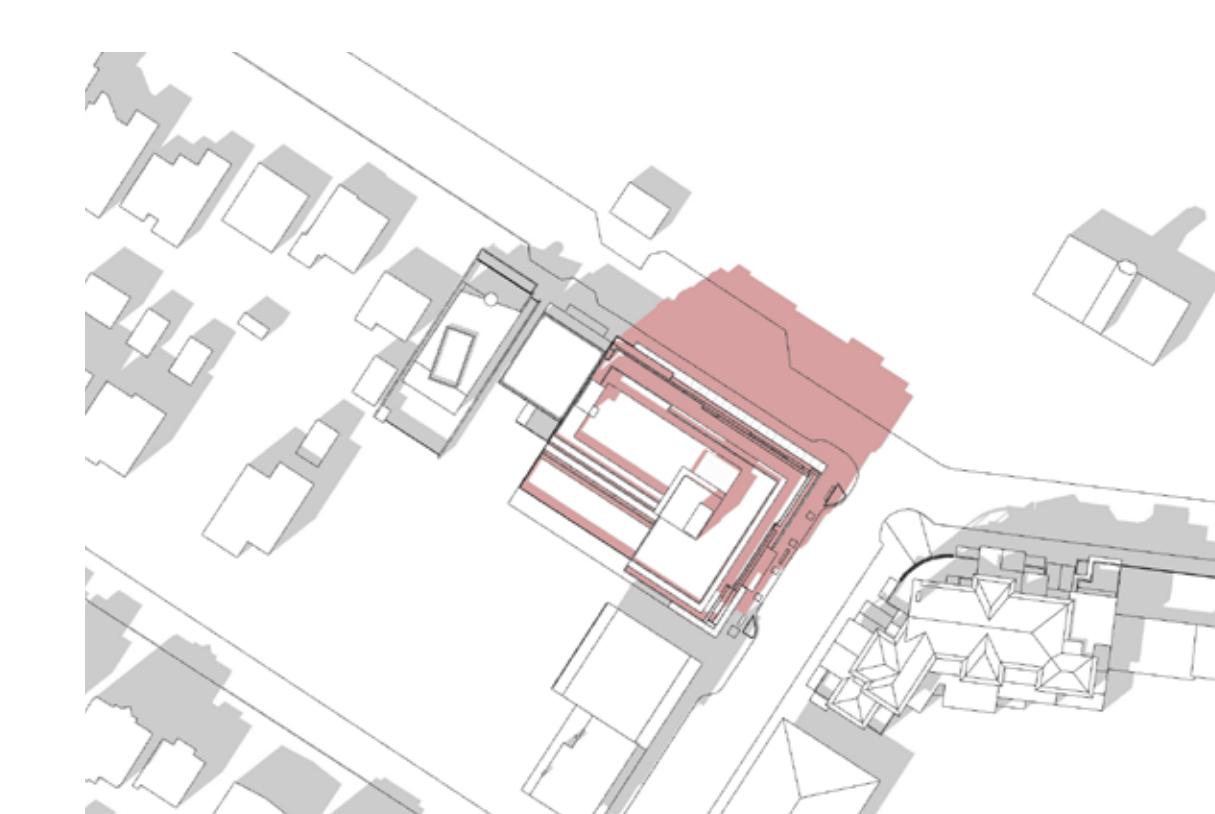
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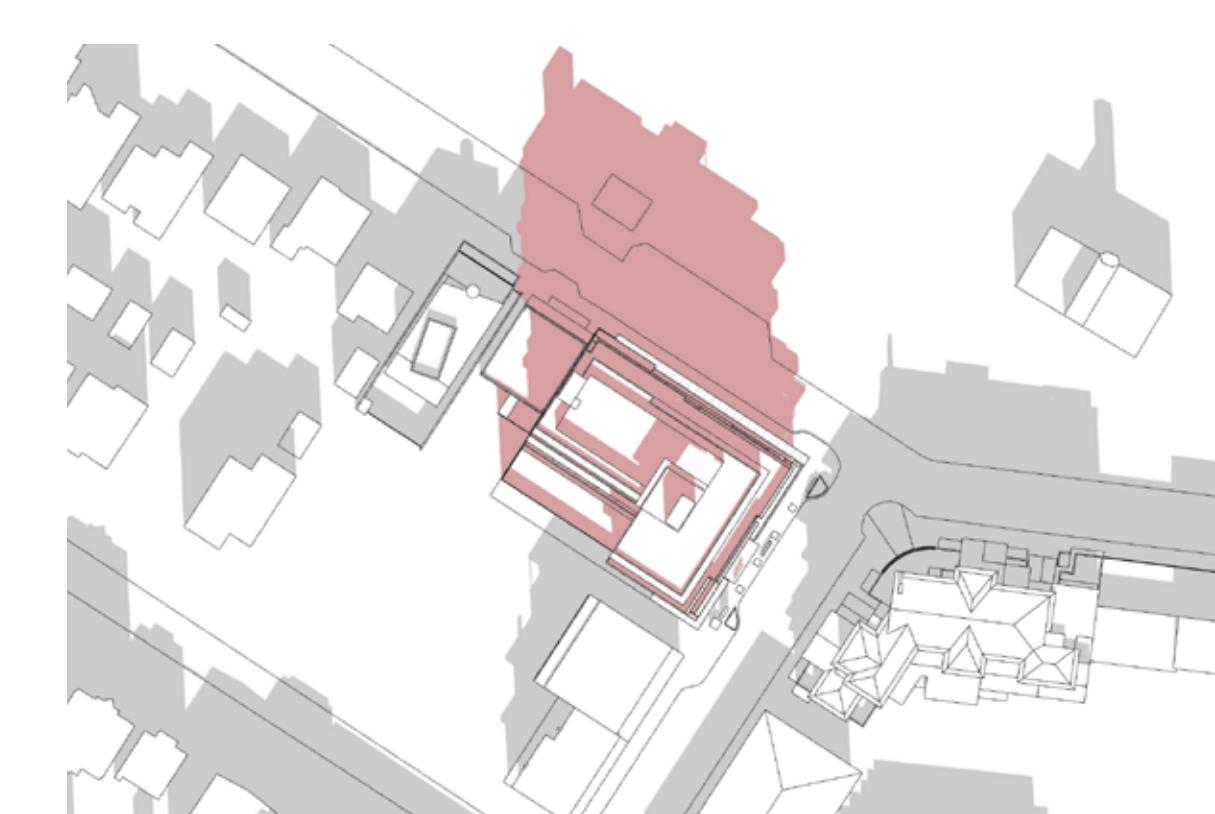
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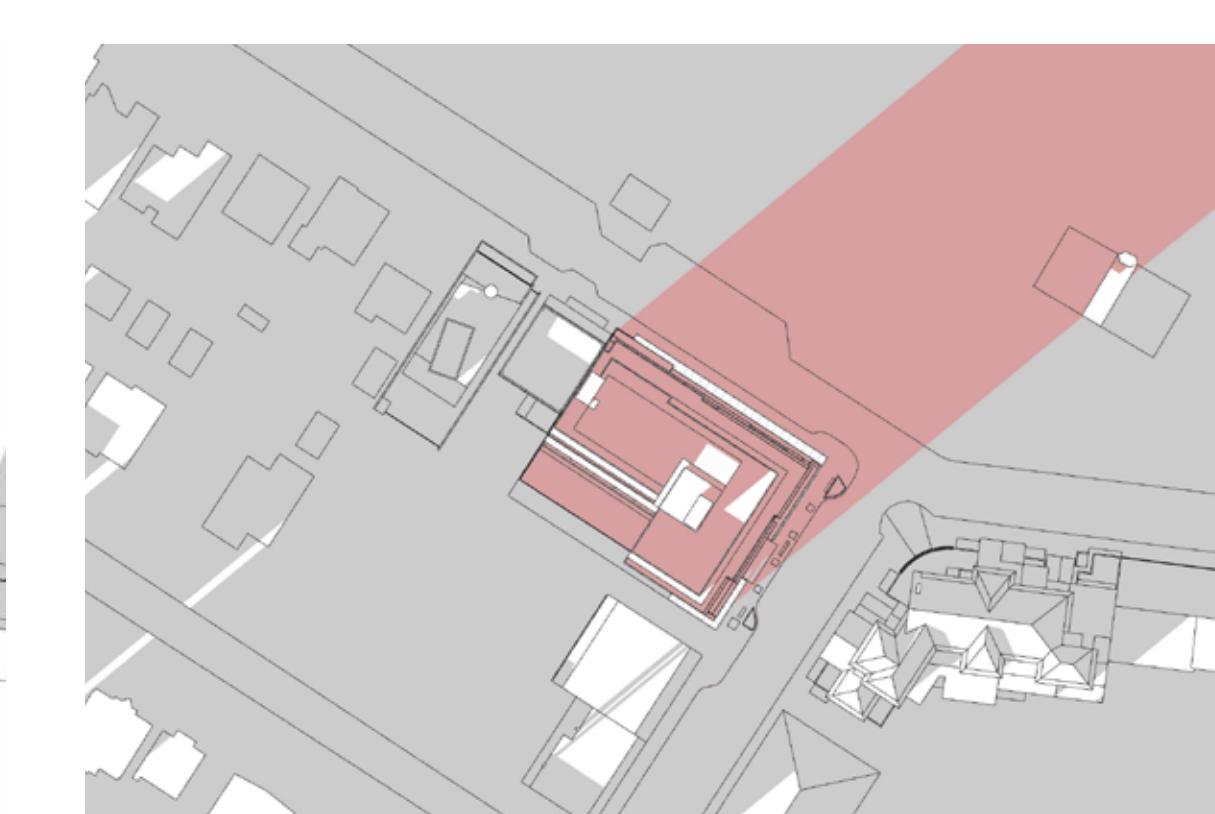
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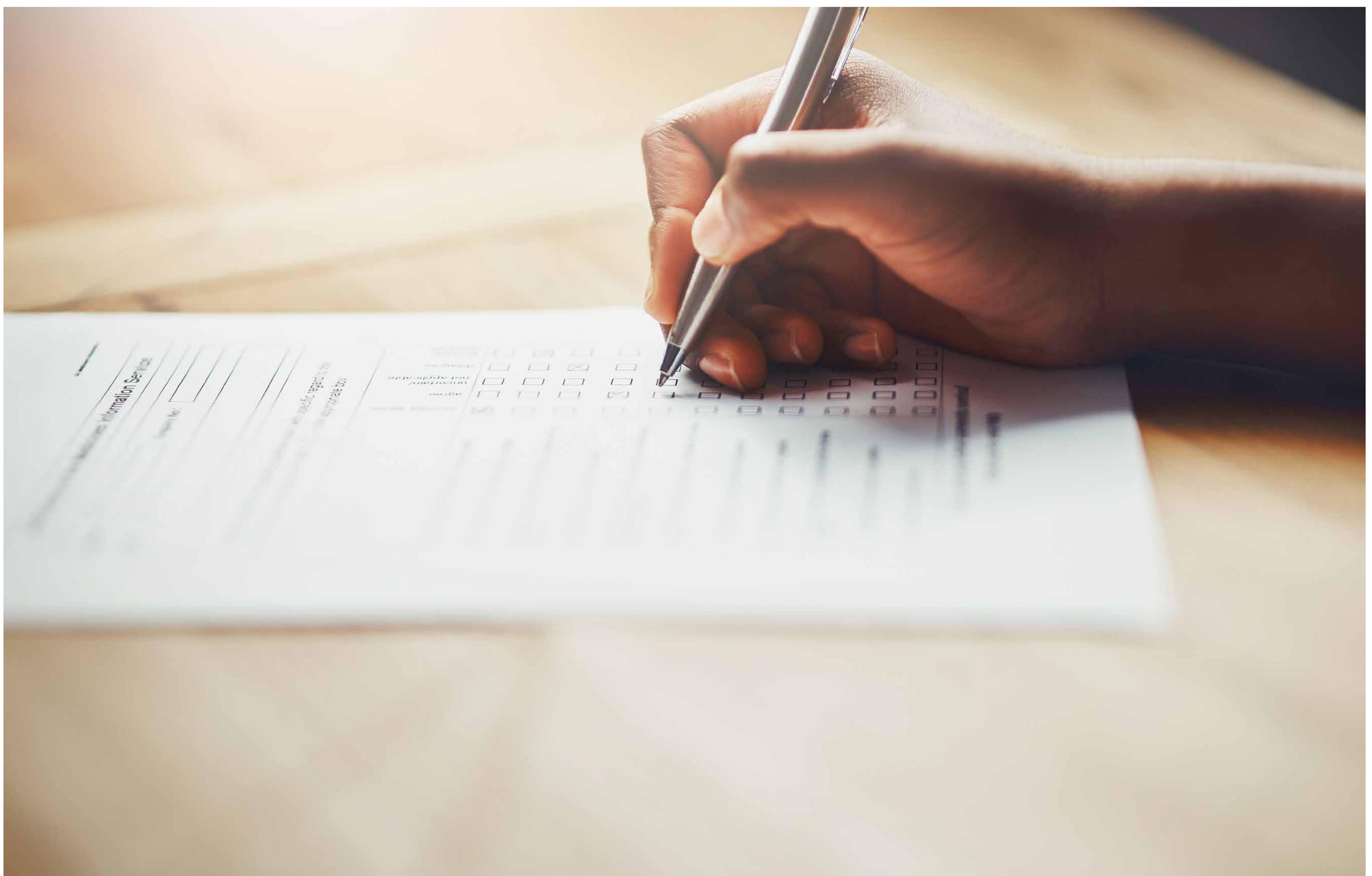


DECEMBER 21 | 4:00 PM

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 until December 4, 2025. Comments can be sent at anytime to info@TidesatHorseshoeBay.ca.

