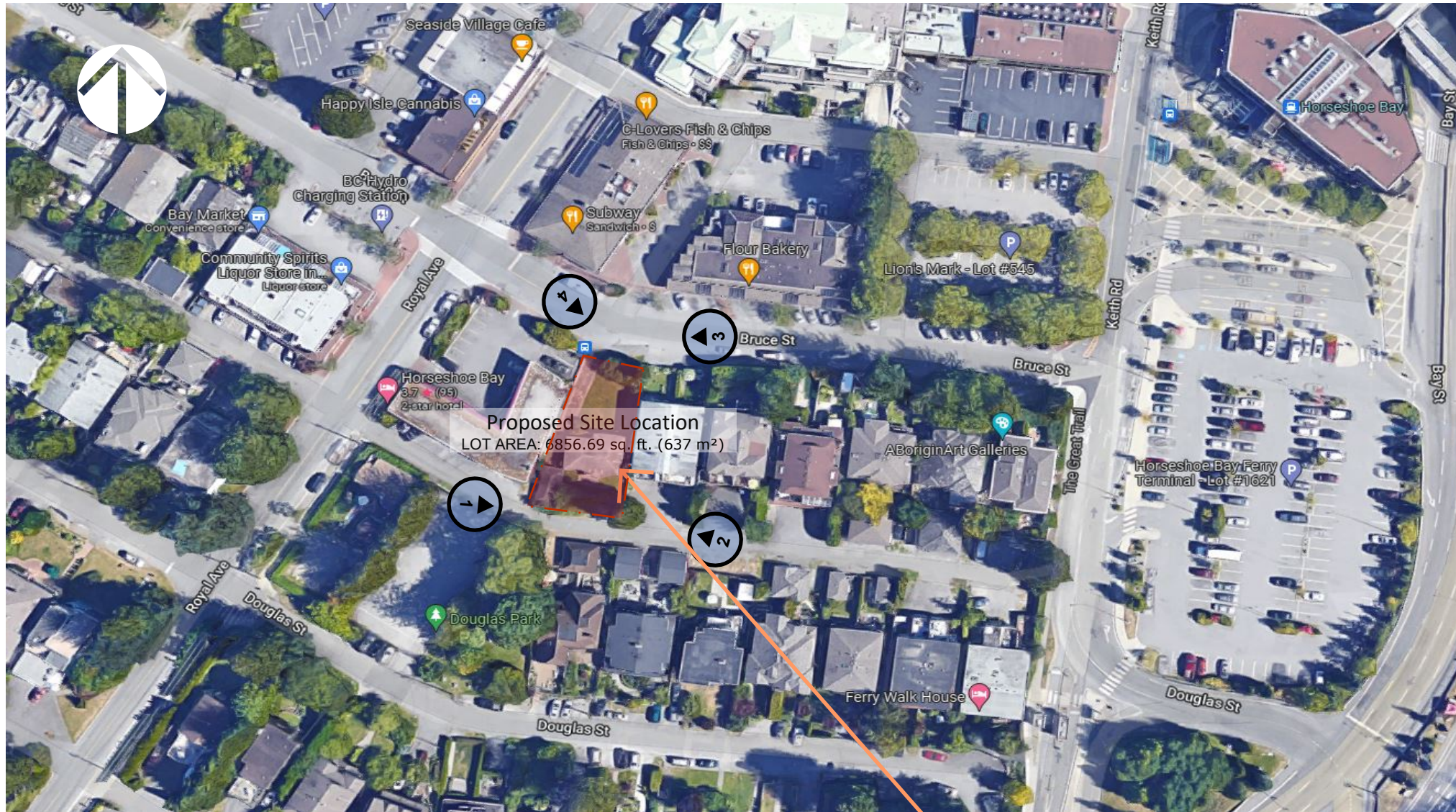




## Mixed-Use Development (Daycare & Residential)



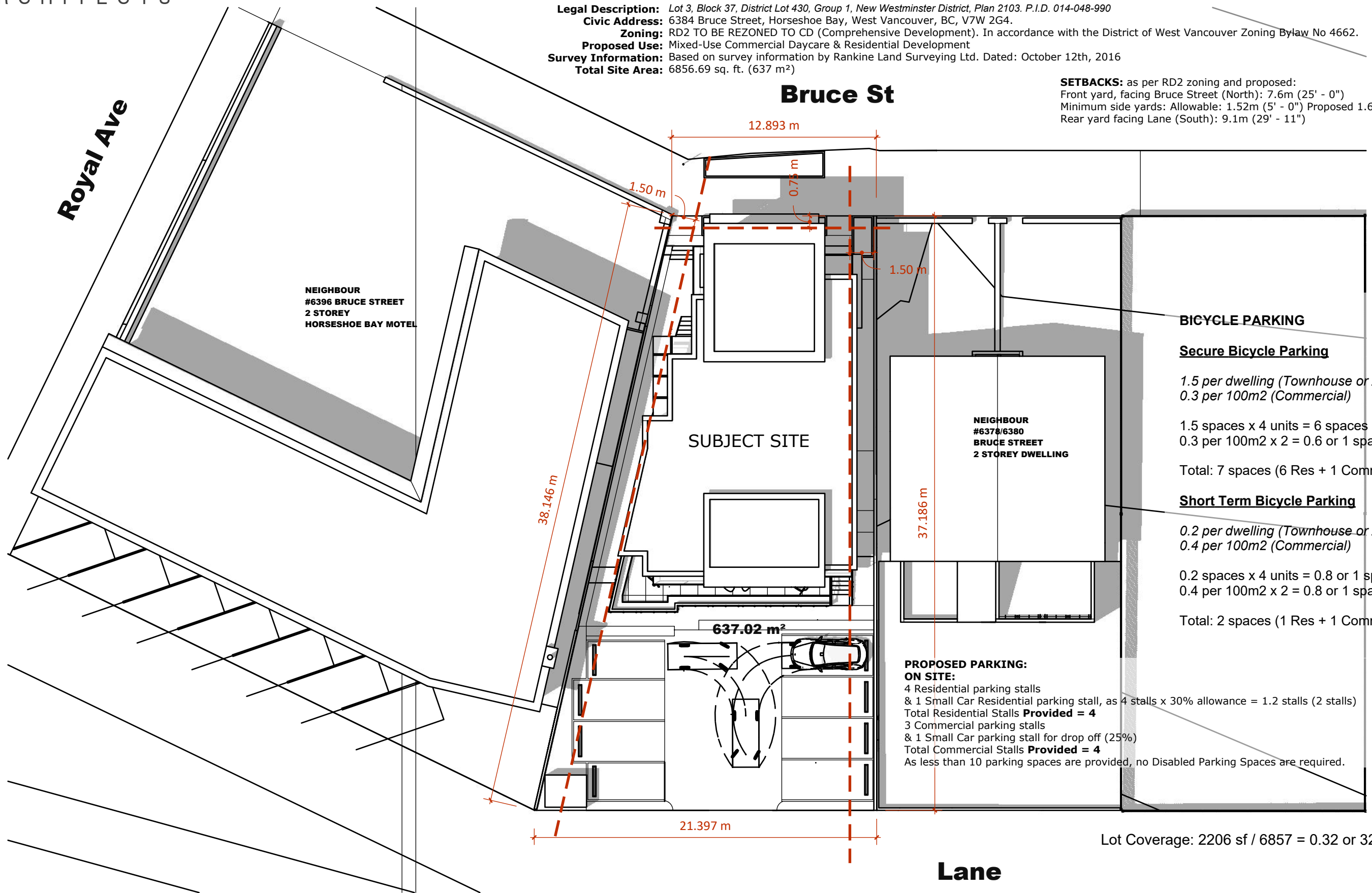
**PROPOSED REZONING** 6384 Bruce St, West Vancouver, BC V7W 2G4



**Legal Description:** Lot 3, Block 37, District Lot 430, Group 1, New Westminster District, Plan 2103. P.I.D. 014-048-990  
**Civic Address:** 6384 Bruce Street, Horseshoe Bay, West Vancouver, BC, V7W 2G4.  
**Zoning:** RD2 TO BE REZONED TO CD (Comprehensive Development). In accordance with the District of West Vancouver Zoning Bylaw No 4662.  
**Proposed Use:** Mixed-Use Commercial Daycare & Residential Development  
**Survey Information:** Based on survey information by Rankine Land Surveying Ltd. Dated: October 12th, 2016  
**Total Site Area:** 6856.69 sq. ft. (637 m<sup>2</sup>)



**SETBACKS:** as per RD2 zoning and proposed:  
 Front yard, facing Bruce Street (North): 7.6m (25' - 0")  
 Minimum side yards: Allowable: 1.52m (5' - 0") Proposed 1.67m (5' - 6")  
 Rear yard facing Lane (South): 9.1m (29' - 11")



**BICYCLE PARKING**

**Secure Bicycle Parking**

1.5 per dwelling (Townhouse or Apartment)  
 0.3 per 100m<sup>2</sup> (Commercial)

1.5 spaces x 4 units = 6 spaces  
 0.3 per 100m<sup>2</sup> x 2 = 0.6 or 1 space

Total: 7 spaces (6 Res + 1 Comm)

**Short Term Bicycle Parking**

0.2 per dwelling (Townhouse or Apartment)  
 0.4 per 100m<sup>2</sup> (Commercial)

0.2 spaces x 4 units = 0.8 or 1 space  
 0.4 per 100m<sup>2</sup> x 2 = 0.8 or 1 space

Total: 2 spaces (1 Res + 1 Comm)

**PROPOSED PARKING:**

**ON SITE:**

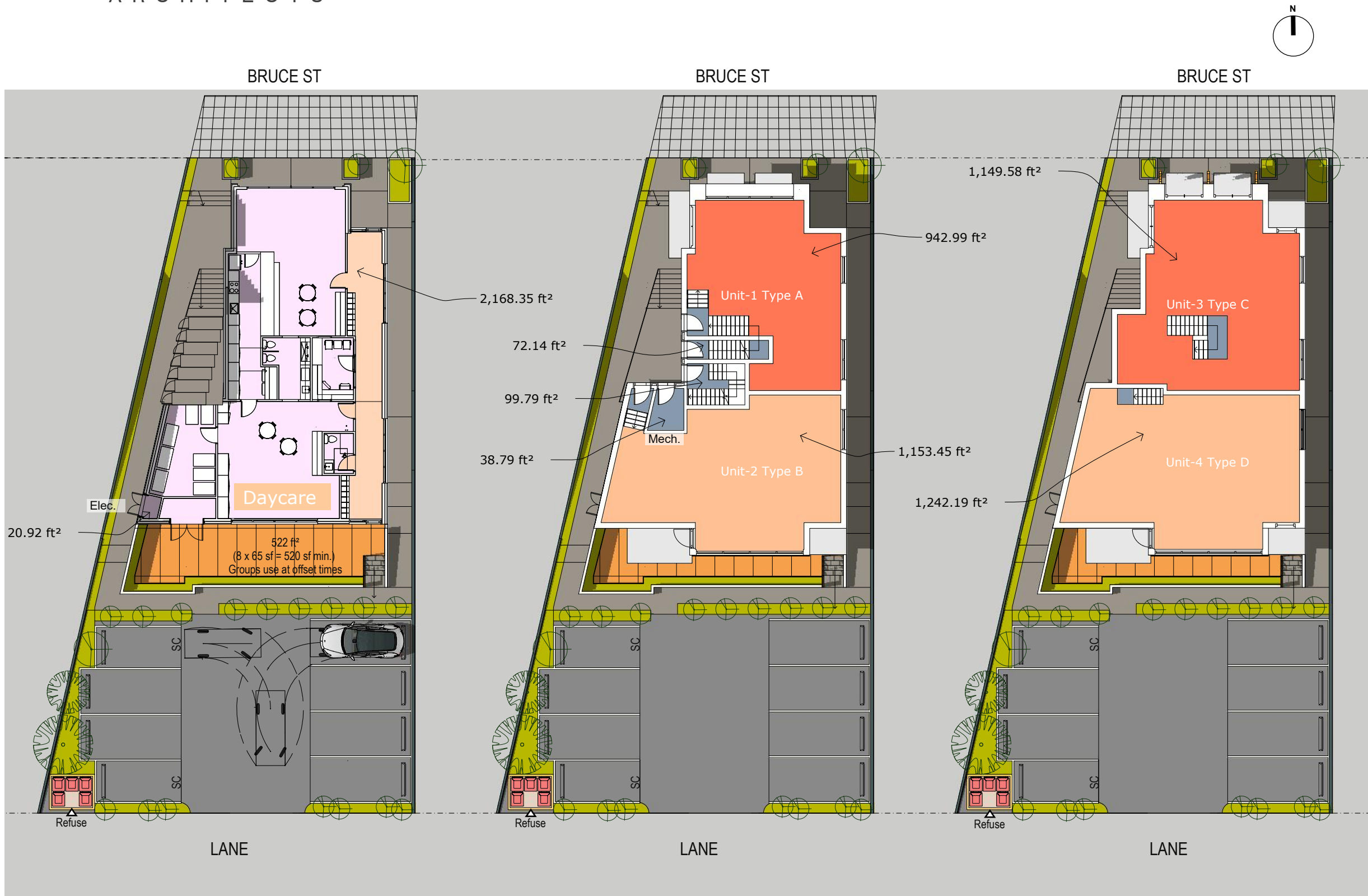
4 Residential parking stalls  
 & 1 Small Car Residential parking stall, as 4 stalls x 30% allowance = 1.2 stalls (2 stalls)  
 Total Residential Stalls **Provided = 4**

3 Commercial parking stalls  
 & 1 Small Car parking stall for drop off (25%)  
 Total Commercial Stalls **Provided = 4**

As less than 10 parking spaces are provided, no Disabled Parking Spaces are required.

Lot Coverage: 2206 sf / 6857 = 0.32 or 32%

Floor Plans



Site Area:	6,856.69 ft <sup>2</sup>	637.01 m <sup>2</sup>
<b>COMMERCIAL DAYCARE</b>		
Ground Floor Area:	2,168.35 ft <sup>2</sup>	201.45 m <sup>2</sup>
Electrical Closet:	20.92 ft <sup>2</sup>	1.94 m <sup>2</sup>
<b>Total Commercial Unit Area :</b>	<b>2,189.27 ft<sup>2</sup></b>	<b>203.39 m<sup>2</sup></b>
<b>UNITS (UNIT-1 To 4)</b>		
TYPE A		
2nd Floor Area:	942.99 ft <sup>2</sup>	87.61 m <sup>2</sup>
Mechanical Area:	38.79 ft <sup>2</sup>	3.60 m <sup>2</sup>
<b>Total Residential Unit Area :</b>	<b>942.99 ft<sup>2</sup></b>	<b>87.61 m<sup>2</sup></b>
TYPE B		
2nd Floor Area:	1,153.45 ft <sup>2</sup>	107.16 m <sup>2</sup>
<b>Total Residential Unit Area :</b>	<b>1,153.45 ft<sup>2</sup></b>	<b>107.16 m<sup>2</sup></b>
TYPE C		
2nd Floor Area:	72.14 ft <sup>2</sup>	6.70 m <sup>2</sup>
3rd Floor Area:	1,149.58 ft <sup>2</sup>	106.80 m <sup>2</sup>
<b>Total Residential Unit Area :</b>	<b>1,221.72 ft<sup>2</sup></b>	<b>113.50 m<sup>2</sup></b>
TYPE D		
2nd Floor Area:	99.79 ft <sup>2</sup>	9.27 m <sup>2</sup>
3rd Floor Area:	1,242.19 ft <sup>2</sup>	114.38 m <sup>2</sup>
<b>Total Residential Unit Area :</b>	<b>1,341.98 ft<sup>2</sup></b>	<b>124.67 m<sup>2</sup></b>
<b>Total Unit Gross Area:</b>	<b>4,660.14 ft<sup>2</sup></b>	<b>432.94 m<sup>2</sup></b>
<b>Total Gross Area:</b>	<b>6,849.41 ft<sup>2</sup></b>	<b>636.33 m<sup>2</sup></b>
Floor Area Ratio: 6,849 ft <sup>2</sup> / 6,857 ft <sup>2</sup>	FSR :	1

Note: Secure bicycle room and mechanical room are excluded from Total Gross Floor Area calculations.

Lot Coverage: 2,483 sf / 6,857 = 0.36 or 36%  
Average Grade: 29.66 ft  
Building Height: 11.54m ( 37.87' )

**RESIDENTIAL UNIT COUNTS:** Total number of units = 4  
- 2 x 3 bedroom units - 2 x 2 bedroom units

**PARKING REQUIRED:**

Based on Zoning By - Law No 4662, Section 300 Multiple Dwelling Zones  
Residential Units:  
1 stall per Unit = **(4 stalls)**

Based on Zoning By - Law No 4662, Section 120.28 (3) (b) (i)  
1 off-street parking space shall be provided for every 4 child care spaces; (Bylaw # 4679)  
Commercial Daycare (2 Groups of 8 children) = **(4 stalls)**

**PROPOSED PARKING ON SITE:**

**Residential:**  
3 Regular Stalls  
1 Small Car  
Total Residential Stalls Provided = 4

**Daycare:**  
3 Regular Stalls  
1 Small Car  
Total Daycare Stalls Provided = 4

As less than 10 parking spaces are provided, no Disabled Parking Spaces are required. Small car max 30%.

Ground level Plan

scale: 1" = 20' (1:240)

C 002

2nd Floor Plan

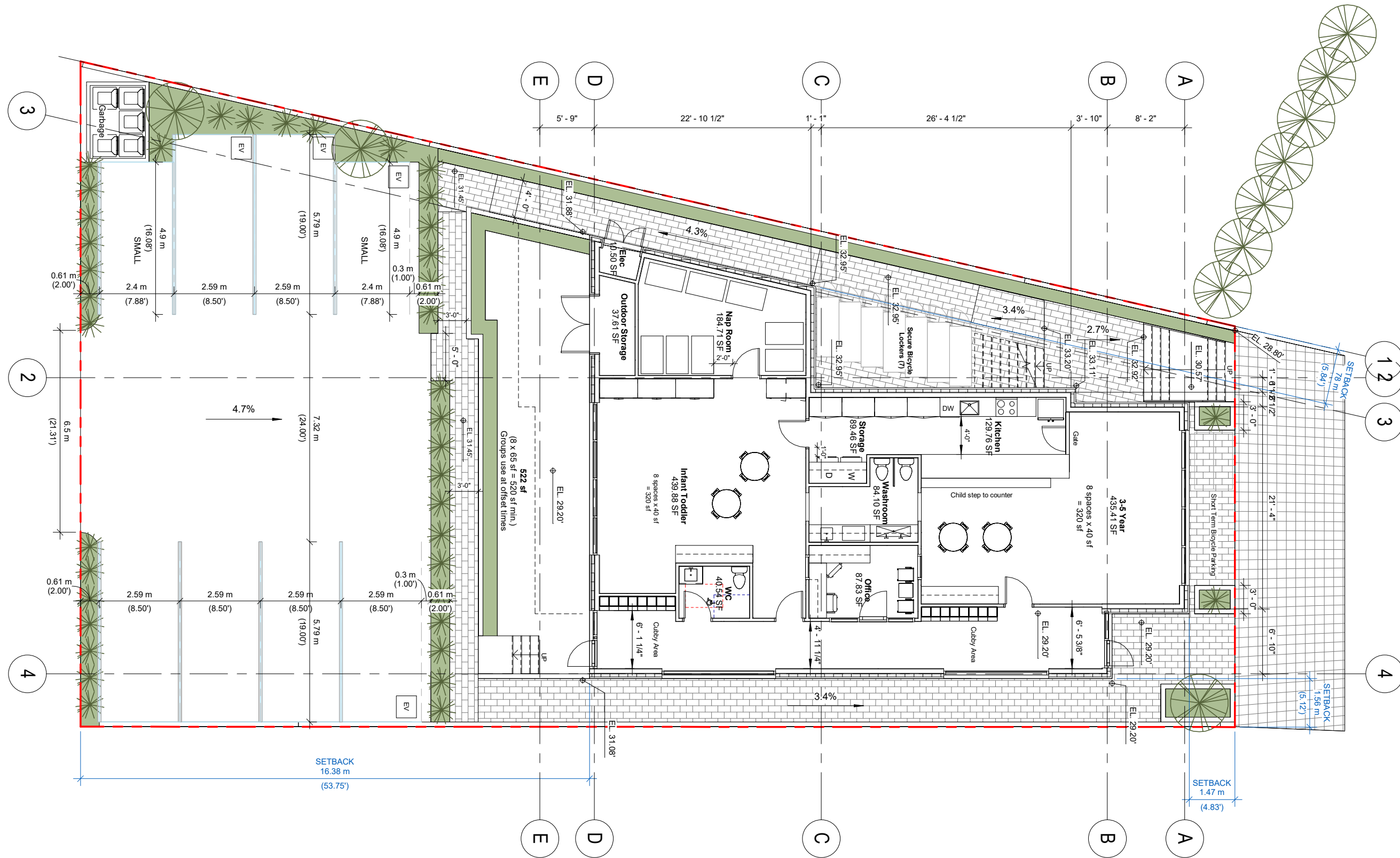
scale: 1" = 20' (1:240)

B 002

3rd floor Plan

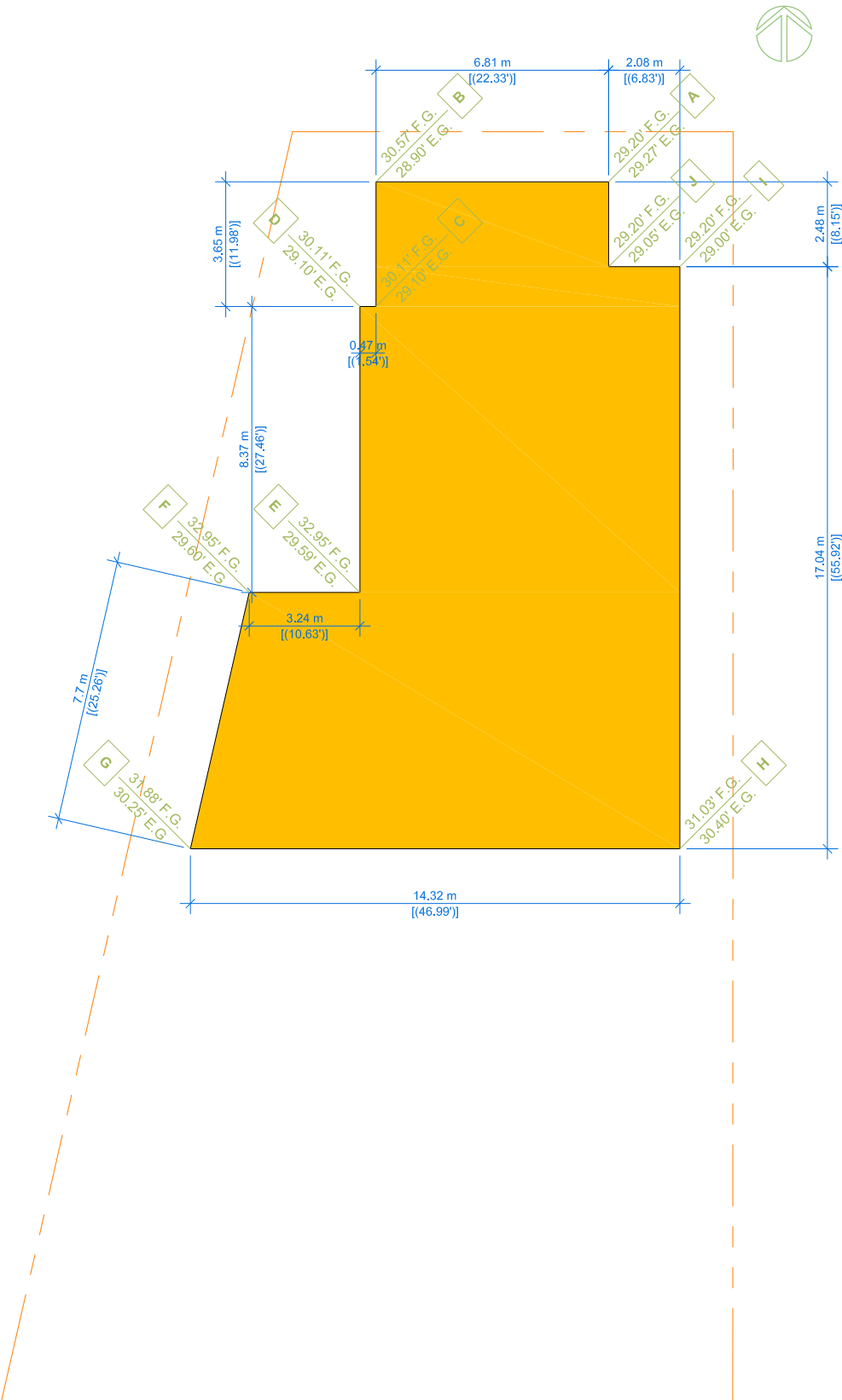
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A 001



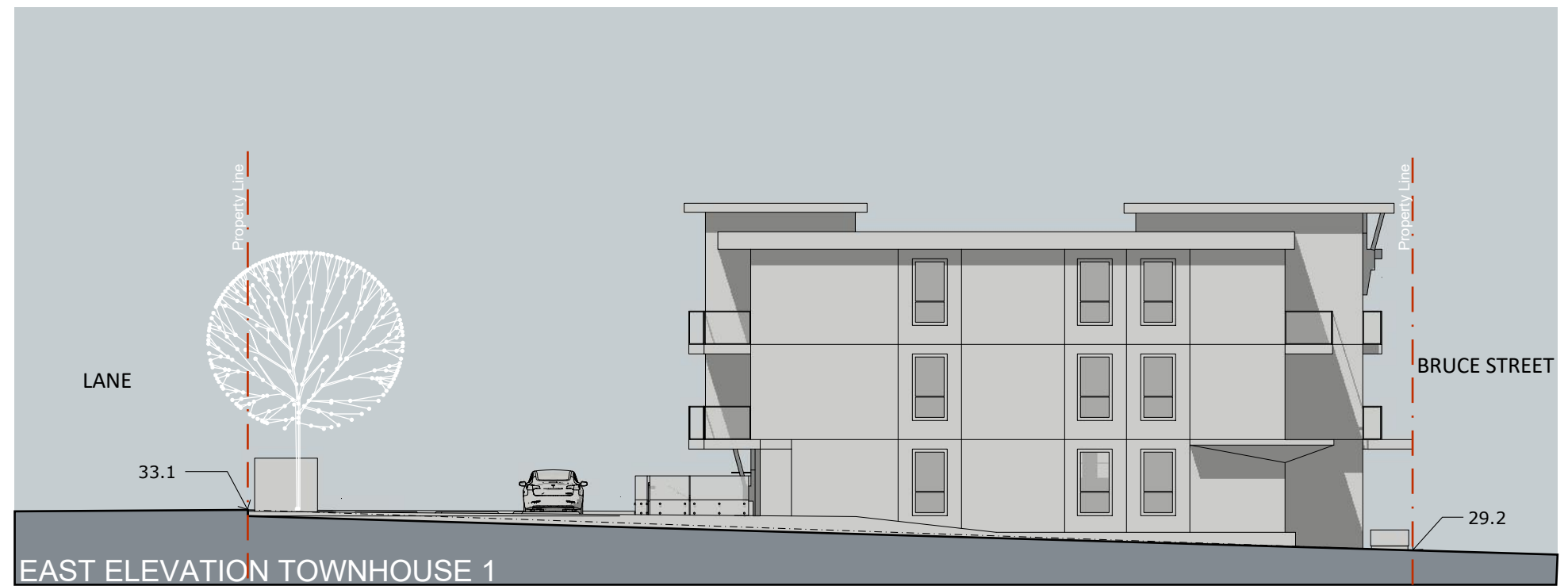
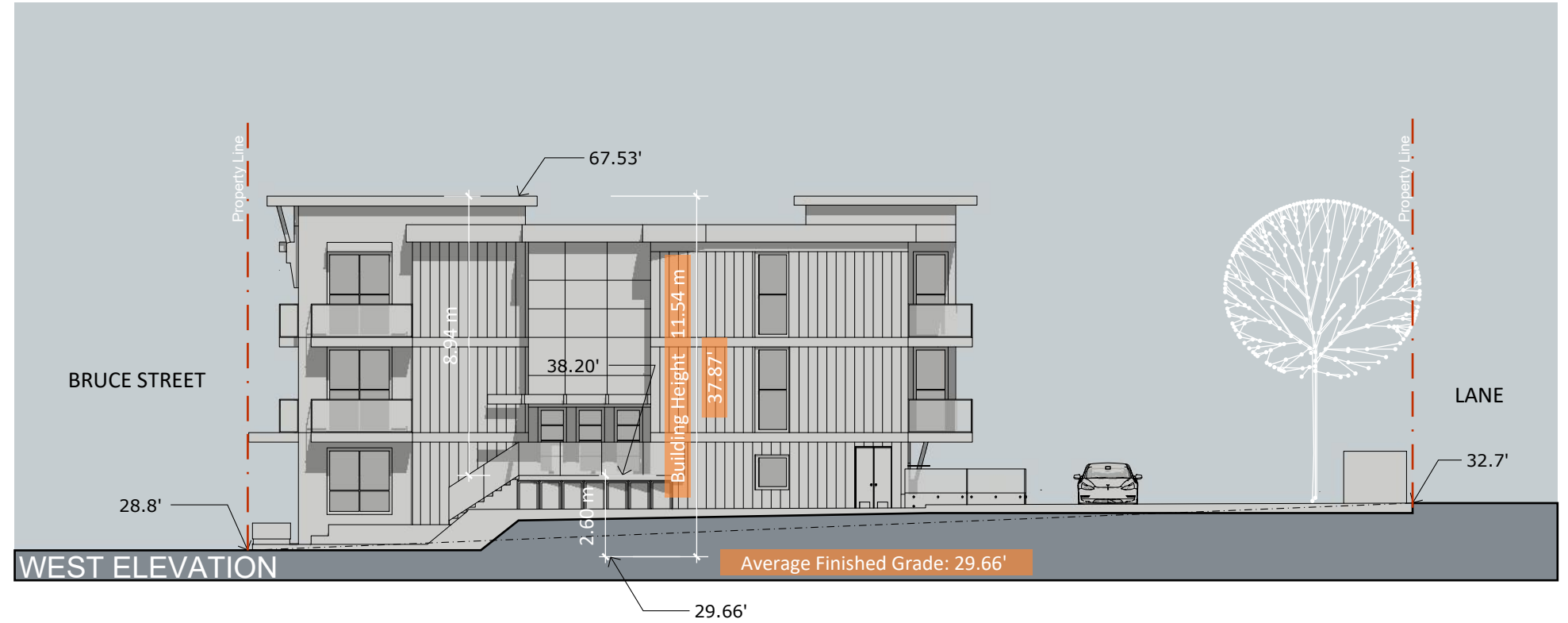
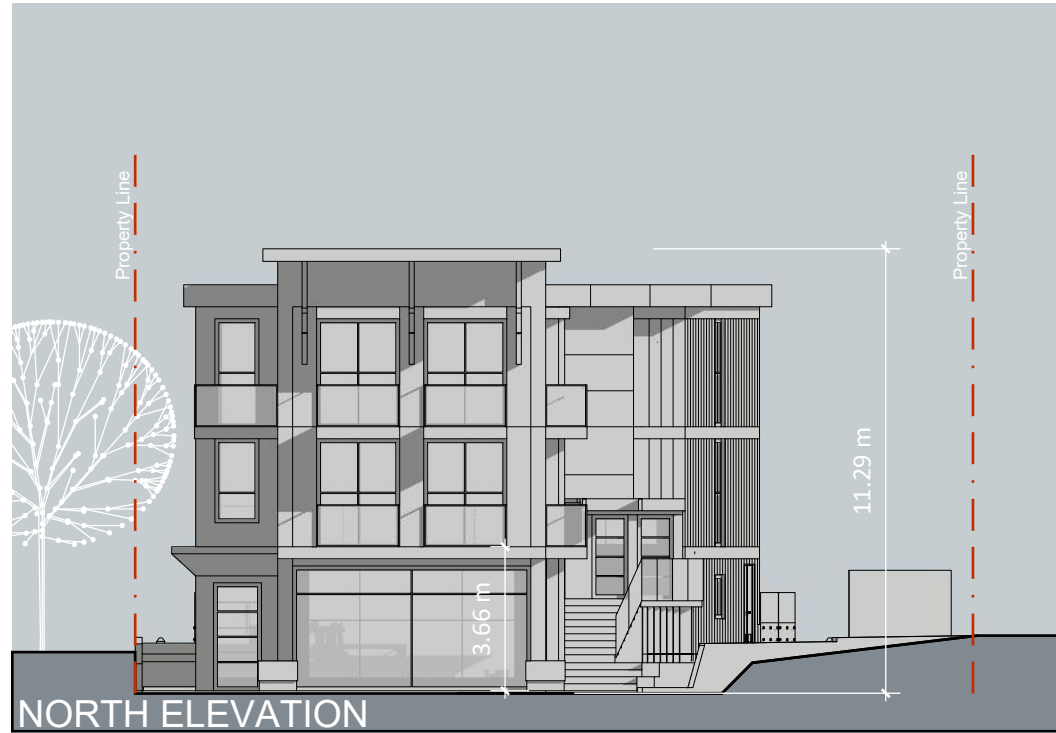


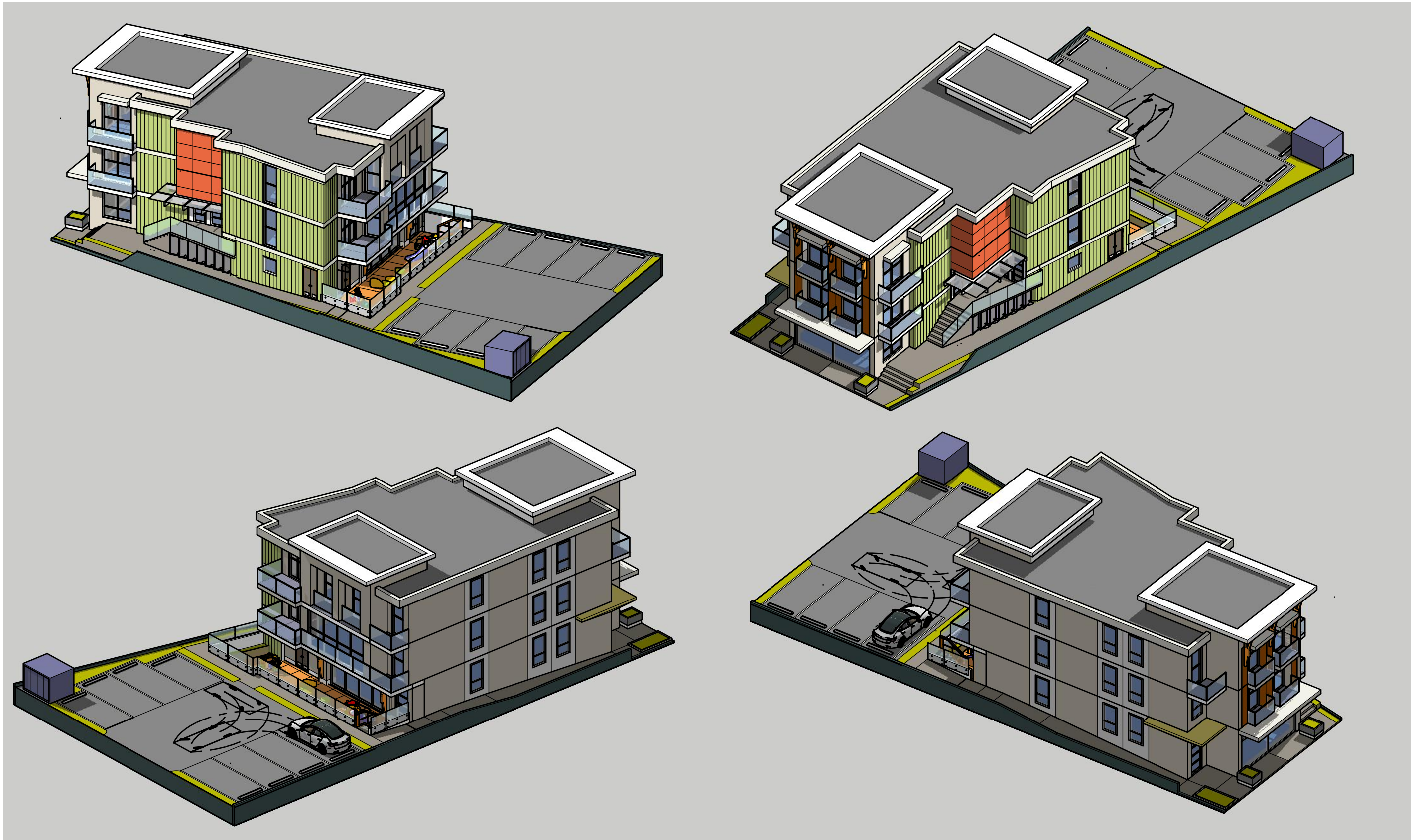
**PROPOSED REZONING** 6384 Bruce St, West Vancouver, BC V7W 2G4



EXISTING NATURAL GRADE					FINISHED GRADE				
Elevation	X	Length	=	Y	Elevation	X	Length	=	Y
A-B	(29.27+28.90) ÷ 2	22.33 ft	=	649.47 ft	A-B	(29.20+30.57) ÷ 2	22.33 ft	=	667.33 ft
B-C	(28.90+29.10) ÷ 2	11.98 ft	=	347.42 ft	B-C	(30.57+30.11) ÷ 2	11.98 ft	=	363.47 ft
C-D	(29.10+29.10) ÷ 2	1.54 ft	=	44.81 ft	C-D	(30.11+30.11) ÷ 2	1.54 ft	=	46.37 ft
D-E	(29.10+29.59) ÷ 2	27.46 ft	=	805.81 ft	D-E	(30.11+32.95) ÷ 2	27.46 ft	=	865.81 ft
E-F	(29.59+29.60) ÷ 2	10.63 ft	=	314.59 ft	E-F	(32.95+32.95) ÷ 2	10.63 ft	=	350.26 ft
F-G	(29.60+30.25) ÷ 2	25.26 ft	=	755.91 ft	F-G	(32.95+31.88) ÷ 2	25.26 ft	=	818.80 ft
G-H	(30.25+30.40) ÷ 2	46.99 ft	=	1424.97 ft	G-H	(31.88+31.03) ÷ 2	46.99 ft	=	1478.07 ft
H-I	(30.40+29.00) ÷ 2	55.92 ft	=	1660.82 ft	H-I	(31.03+29.20) ÷ 2	55.92 ft	=	1684.03 ft
I-J	(29.00+29.05) ÷ 2	6.83 ft	=	198.24 ft	I-J	(29.20+29.20) ÷ 2	6.83 ft	=	199.44 ft
J-A	(29.05+29.27) ÷ 2	8.15 ft	=	237.65 ft	J-A	(29.20+29.20) ÷ 2	8.15 ft	=	237.98 ft
<b>TOTALS:</b>		<b>217.09 ft</b>		<b>6439.71 ft</b>	<b>TOTALS:</b>		<b>217.09 ft</b>		<b>6711.57 ft</b>
<b>Total Y ÷ toata; perimeter length = Average Grade</b> <b>= 6439.71 ft ÷ 217.09 ft = 29.66 ft</b>					<b>Total Y ÷ toata; perimeter length = Average Grade</b> <b>= 6711.57 ft ÷ 217.09 ft = 30.91 ft</b>				









**Proposed Mixed Use Development  
(Daycare & Residential)**  
LOT AREA= 6,856.69 ft² (637.01 m²)

NEIGHBOUR  
#6396 BRUCE STREET  
2 STOREY  
HORSESHOE BAY MOTEL

NEIGHBORING PARK  
(MULTI USE GAMES ARENA)

**PROPOSED REZONING** 6384 Bruce St, West Vancouver, BC V7W 2G4



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**PROPOSED REZONING** 6384 Bruce St, West Vancouver, BC V7W 2G4







Re: Rezoning – proposed mixed –use development (residential / Daycare) 6384 Bruce Street,  
Horseshoe Bay,  
West Vancouver, BC

### Outline

The project proposes to rezone the subject site from RD2 Duplex Dwelling Zone 2 to a CD zone (Comprehensive Development) to allow for the construction of a mixed –used building comprising of a daycare and residential townhouse units.

The Legal Description for the site is as follows:

Lot 3, Block 37, District Lot 430, Group 1, New Westminster District, Plan 2103.P.I.D. 014-048-990

### Existing Context

The site is located at the center of the Horseshoe Bay area, two blocks south of the shore, in close proximity to the ferry terminal, commercial areas and parks. The subject site is a wedge-shaped lot with a frontage of 12.89 m (42.3') to the North, along Bruce Street, a depth of about 38 m (125') and South rear frontage of 21.4m (70.2') along the lane. The site slopes down gently from South to North with a cross fall of about 1.2m (4'), the high point located at the lane. Currently the site is occupied by one single-family building.

Total site area: 637.0 Sq.m. (6856.70 Sq.ft.)

### Proposal

1. Rezone from RD2 to CD (Comprehensive Development).
2. Achieve a density (Floor Area Ratio) of 1.
3. Construct a mixed –used development comprising of a daycare for 16 children at the main ground level with 4 residential townhouse units above.

#### 4. Proposed rental residential units distribution:

2 x 3 Bedroom units

2 x 2 Bedroom + Den units

Total area residential: 432.94 Sq.m. (4,660.14 Sq.ft.)

#### 5. Proposed daycare:

Located at the ground level

Indoor area: 201.45 Sq.m. (2,168.35 Sq.ft.)

Outdoor area: 48.50 Sq.m. (522 Sq.ft.)

6. Residential and Childcare facility entrances are separated. Residents will access their units via an exterior stair on the west side of the building. This exterior stair leads to a common exterior landing which provides access to each unit's front door. Residents then access the level of their unit by an interior staircase. The main entrance to the childcare facility is on the north side of the building to the

east and is easily accessed from both the lane and Bruce Street. The outdoor play space of the childcare facility is located to the south of the building in order to maximize access to sunlight.

#### 7. Parking:

The parking provided follows the by-law requirement for the uses:

Daycare: 1 stall per 4 children: 4 stalls

Residential: 1 stall per Unit: 4 stalls

8. Drop off and pick-up of children will occur at the lane where the 4 parking stalls are provided.

#### 9. Bicycle Parking:

Secure bicycle parking is provided with a bicycle room

Residential: 1.5 spaces per unit : 6 spaces

Daycare: 0.3 spaces per 100m<sup>2</sup>: 1 space

Short-term Bicycle parking is provided at the front of the building along Bruce Street

Residential: 0.2 spaces x 4 units: 1 space

Daycare: 0.4 spaces per 100m<sup>2</sup>: 1 space

### Daycare Rationale:

Altamont Child Development Centre Ltd (“ACDC”) has been operating a licensed group childcare centre in West Vancouver for 10 years. The current operations at 2879 Marine Drive, West Vancouver, is licensed for two programs (0 months - 36 months and 36 months to School Age). ACDC wishes to use its experience and expertise to build and operate another group child care centre in West Vancouver. The proposed project will add 16 of new childcare spaces to Horseshoe Bay, West Vancouver, which is an under-served, family neighbourhood. Of the 16 new childcare spaces, 8 will be for children 0 months - 36 months and 8 will be for children 3 years to school age. ACDC met with Christine Broatch of Coastal Health at their facility to show the proposed design: She was thrilled with the design and is anticipating a favourable decision in respect to approving a child care facility at this proposed site in Horseshoe Bay.

This chosen location is in close proximity to the ferry terminal and Highway 1 (Sea-to-Sky), providing convenient access for parents commuting for work, either from or through Horseshoe Bay. The West Vancouver community generally, and the Horseshoe Bay community (and surrounding areas) specifically, is in need of additional child care spaces for Infants and Toddlers. Anecdotally, ACDC has a constant and lengthy waitlist for students seeking to enroll. This wait listing is common in all other child care providers in West Vancouver. There is great community need, demand, and general support in West Vancouver for more, high-quality, development focused child care spaces.

West Vancouver has a population of 1,650 children under the age of 6, from over 7,000 families (2011 census numbers). Of these, about half of the families have both (one if a single parent family) in the paid labour force, and therefore in need of child care. However, West Vancouver only has 20 child care operators in all categories. Of these operators, only a proportion provide services to the age ranges proposed by the ACDC project (0-30 months, and 3-5 years). This is a significant shortfall that leaves the vast majority of the eligible population without childcare spaces.

The need is even greater in Horseshoe Bay, a family community with significant additional residential developments planned. There is currently no child care facility in Horseshoe Bay. This project will provide 16 Child Care spaces to the Horseshoe Bay community, giving parents greater access to much needed, quality services. ACDC is committed to working with all stakeholders in delivering quality child care spaces. Both the Federal and the BC Governments have expressed support for developing additional child care spaces. We hope that the City will help us alleviate the existing community need for child care spaces by supporting this project.

NOTE: Statistics were obtained from the 2011 Census of from “Pubic Investment in Childhood Education and Care in Canada 2010” (Human Resources and Skills Development Canada).

**Daycare use, Neighboring A:**

We obtained support from Twenty (20) of the neighbours in Horseshoe Bay and we are continuing to obtain more letters of support from other neighbours. All persons we visited, without exception, supported the project and development of child care in the neighbourhood and at the location chosen. We are confident that the people of Horseshoe Bay are very welcoming of this project.

Letters of support are included in this package.

**Design Rationale:**

*Massing and features:*

The proposed massing fits well in context and provides a transition between the very square and flat hotel and the residential massing of the neighbouring to the East. This is achieved with the articulated massing of the street façade with various planes and recesses, balconies and canopies. We propose a modern look with playful colours; to keep the building within the daycare context. The juxtaposing of the residential units on top of the daycare is achieved successfully by completely separating the uses as follows:

- No overlapping of access by placing each on the opposite side of the building.
- Acoustical separation is proposed via a suspended concrete slab between uses (also regulated by code requiring non-combustible construction for the Daycare use).
- Daycare use is limited to daytime on weekdays.

*Residential units:*

We proposed four residential single-level units distributed as two units per floor, with a central typical exterior entry on the west side of the building. There is no internal circulation as the units have each an exterior front door located above grade. This configuration allows for windows on three sides and provides for beneficial cross-ventilation and access to natural light. All units are efficient, with generous decks and geared towards family living. We propose a flat roof vaulted ceiling for the top floor units, with generous glazing.

*Daycare:*

The daycare is designed at the ground level with the main entry on Bruce Street and has tall 12’ ceilings. The daycare is designed with two main activity areas, one on the north side of the building and one on the south side of the building. Each activity area will have wide storefront glazing to ensure these spaces

are filled with natural light. The two main activity areas are separated by shared support spaces and connected by a corridor that also links the front entry to the outdoor play space at the south end of the building. The secure outdoor play space is located at the south side of the building to benefit from maximum sun exposure throughout the year, with covered areas created by the building massing above.

**Variations from Current RD2 Zoning**

1. Permitted Use:  
Childcare is permitted, proposing 4 residential units compared to 2 allowable.
2. Height:  
None. The flat roof edge parapets are below the 25’ maximum.
3. Floor area ratio:  
1 FAR compared to 0.5 FAR allowable.
4. Lot Coverage:  
None. The coverage is 36% which is less than 40% allowable.
5. Setbacks:  
Side Yard: None. 1.78m and 1.56 m provided, 1.52m minimum.  
Front Yard: 1.47m compared to 7.6m (Variation desirable for commercial component)  
Rear Yard: None. 16.2m provided compared to 9.1m minimum.
3. Number of Storeys:  
3 provided compared to 2 plus basement.
4. Highest building face:  
11.29m compared to 6.7m allowable.

**Summary**

We believe this project has significant merit for the Horseshoe Bay area by providing much needed daycare spaces and family-oriented residences. Our proposed building form and siting is the best possible solution for a small and constrained site, while complimenting the surrounding context with minimal variations from the existing zoning.

Thank you in advance for your consideration. Should you have any questions or comments, please do not hesitate to contact me directly at (604) 872-2595, Ext. # 22.

Yours sincerely,

ANKENMAN MARCHAND ARCHITECTS

Per: