



Welcome

Welcome to our Public Information Meeting

This evening we would like to take this opportunity to:

1. Introduce the applicant team to the neighbours and surrounding community.
2. Share the applicant team's development concept for 6384 Bruce Street
3. Provide information about the planning process and local development policies
4. Receive feedback from you, our neighbours.

Please

1. Help yourself to refreshments
2. Circulate the presentation boards
3. Engage our team members and ask questions
4. Fill out a feedback form and return it to the labeled box

ANKENMAN MARCHAND

A R C H I T E C T S

Continuing to create architecture that
enhances life and the environment.

We'd like to begin this presentation by acknowledging that we are currently on the unceded traditional territory of the Coast Salish Peoples, including the Squamish, Tsleil-Waututh and Musqueam First Nations, who have inhabited this area since before recorded history. Thank you.

Who are we?



Our Experience

AMA is an award-winning firm, experienced in a broad spectrum of architectural, urban design, and community planning projects. At AMA, fresh ideas are paired with technical skill, to produce award-winning results. Our multi-disciplinary team of architects, technicians and interior designers, finds thoughtful solutions to clients' needs, using sustainable building practices and "Building Information Modeling" (3d modeling). Principals, Tim and Francois, challenge the team with interesting projects from micro-breweries & distilleries, to co-housing, sensitive heritage restorations, large scale resorts and floating homes - the more unique and technically challenging- the better! Aesthetically speaking, AMA takes a holistic approach to every project, with site-specific architecture that seamlessly relates the interior and exterior realms, and brings the client's vision from abstraction to final completion. Our strengths are in quality of service and the form and function of the resulting architecture, regardless of budget.

Our Approach

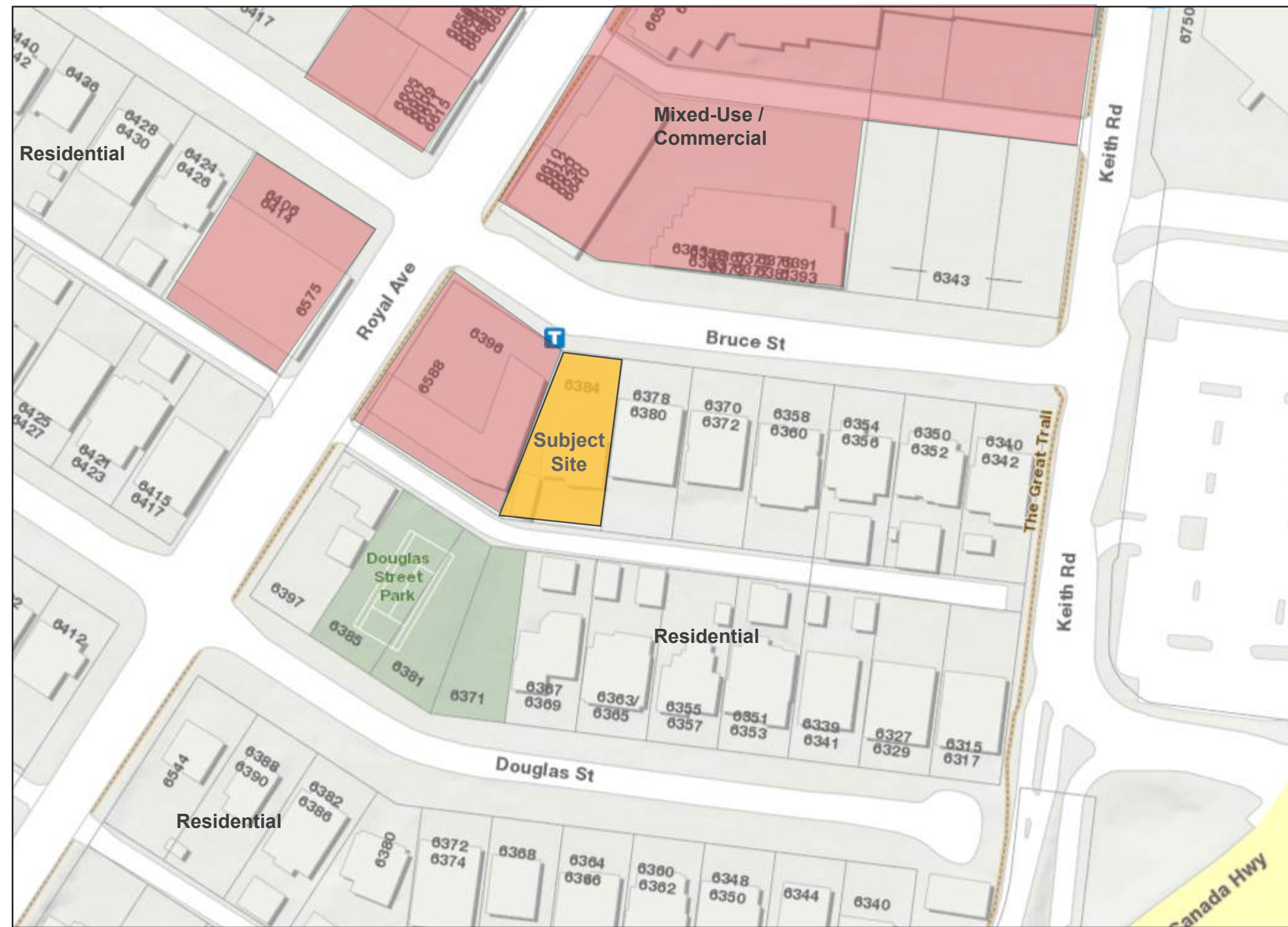
AMA has a long track record of participatory planning work and community engagement. We understand development issues, and the effects poor quality development can have on communities. That's why we take great pride in engaging with community stakeholders from the beginning of the design process. We call this our "grass roots" approach. This approach allows us to fully appreciate the specific opportunities and constraints a particular development will have on its surrounding environment as they relate to the neighbouring residents. We'd like to design this project in co-operation with the existing community to ensure the most liveable and appropriate development for all parties; maximizing the project potential.

Our Recognition

Our most recent accolade includes being nominated for Western Living Magazine's Designer of the Year Award 2023 in the Architecture category. This annual award celebrates excellence in several fields of design including Interior Design, Architecture, Industrial Design, Fashion, Landscape etc.. Nominees for each design category are recognized for their innovative body of work, fresh and forward-thinking designs, creative problem solving, and high quality execution of work through unique processes and technical proficiency. It is an honour to be named amongst notable peers in our industry, and to have our many years of successful projects acknowledged by the panel of esteemed judges.



Site Context



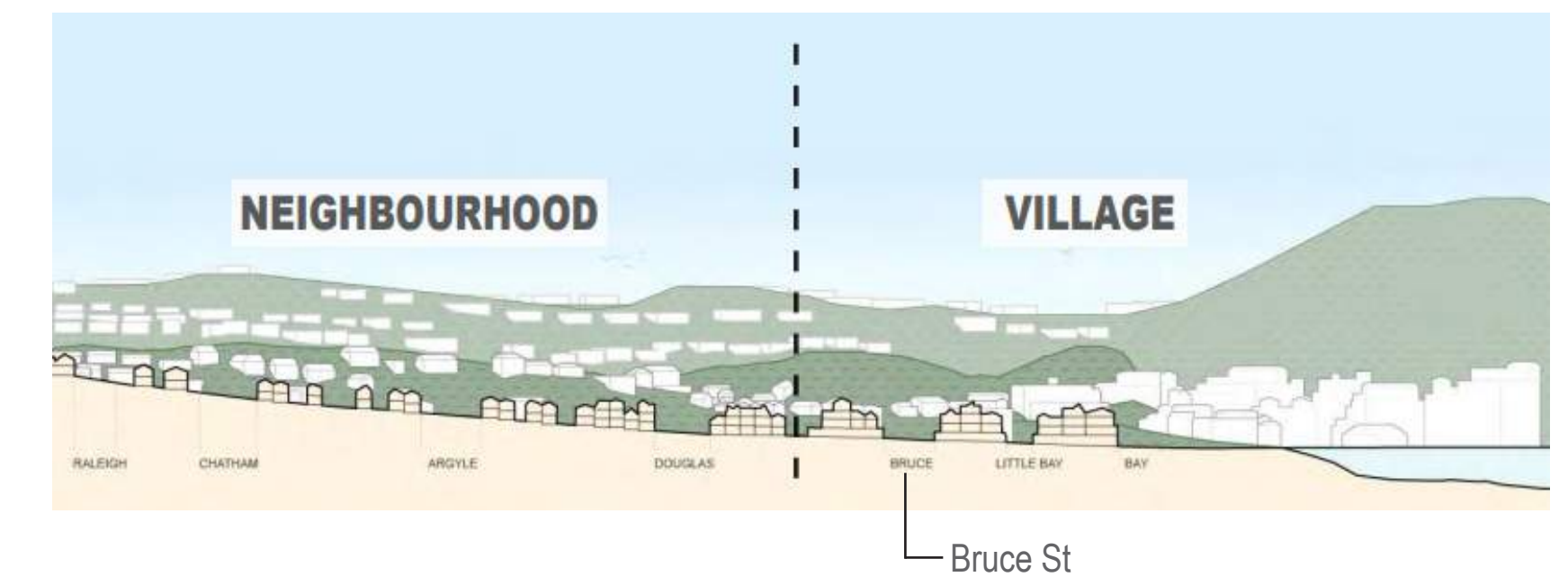
Map of Area



Aerial with Rendering

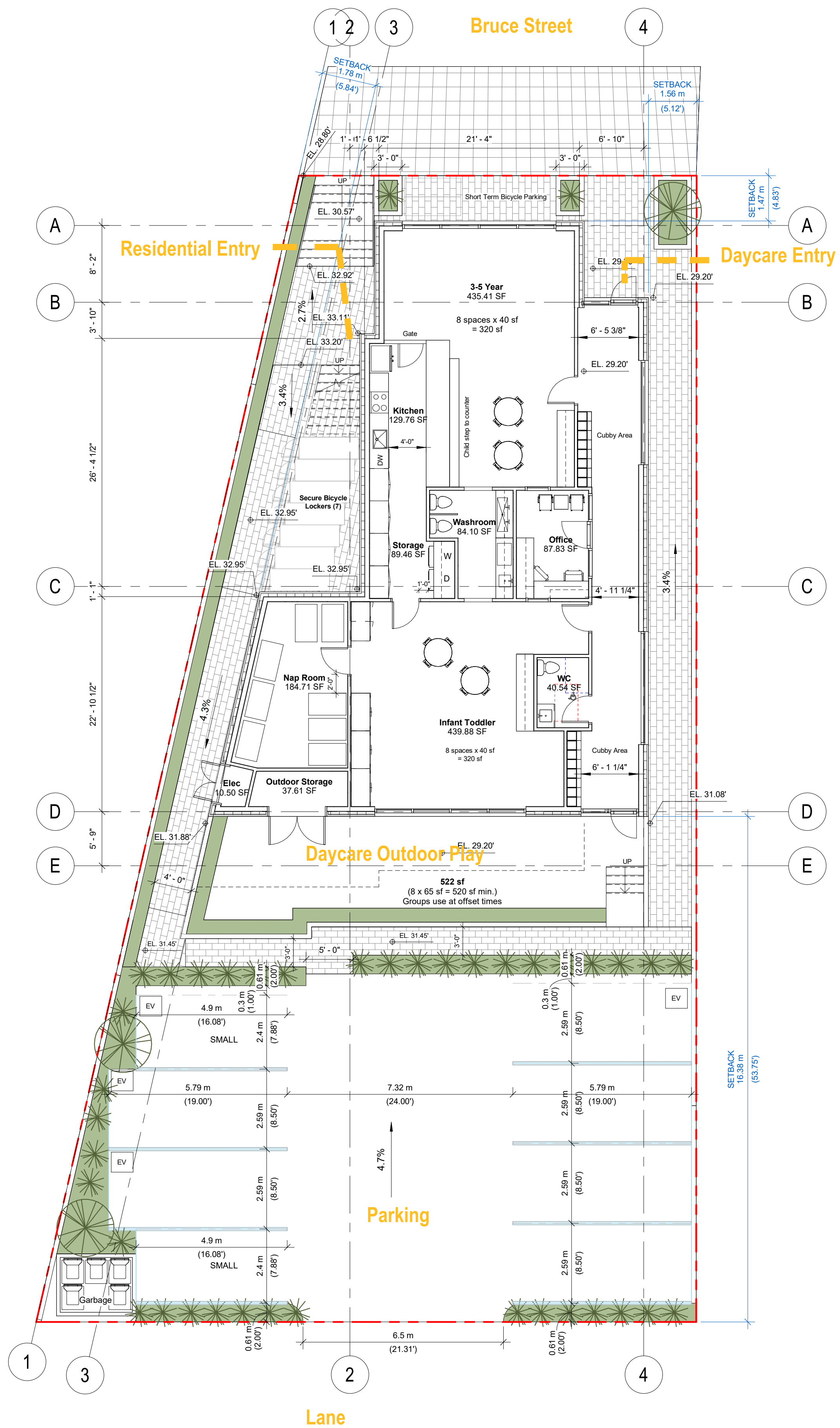
The subject site is located at 6384 Bruce Street in the Horseshoe Bay neighbourhood of West Vancouver. The site is currently zoned RD-2 (Residential Duplex) and consists of one ageing duplex building. The site is surrounded by a commercial and mixed-use development to the north and west, residential (duplexes) to the east and south. There is also a large park directly south of the building.

The subject site is located within the "Village" sub-area of Horseshoe Bay which is envisioned in the Local Area Plan as an area full of mixed-use building forms and vibrant streetscapes (please see Board #8). Currently, the public realm on Bruce St is very poor, with ageing buildings that turn away from the street and high vegetation "walls" that isolate pedestrians- there is little to no activity or vibrance. The pedestrian walkway is also missing in many areas and will rely on future development of these sites for completion.



Current Streetscape (not to scale)

Project Overview



Site Plan

What is the project proposing?

The project proposes a 3-storey, mixed use building with a daycare on the ground level and four rental stacked townhomes above. Surface parking is located at the rear of the site with a single driveway lane access. The daycare is a 16-seat facility that will have a program for eight Infant/Toddlers and eight 3-5 year olds. The stacked townhomes consist of two 2-bedroom units and two 3-bedroom units ranging from ~950sf to 1350sf. The residential entries are located on the west side of the site off Bruce Street off an exterior stair, and the daycare entry is located on the east side of the site off Bruce Street.

The daycare takes up the entirety of the ground level and has a dedicated outdoor play area at the rear of the site. Landscape buffers are located to screen the parking area from the daycare outdoor play area and the common walkway that wraps around the building. More landscape buffers also screen the parking area from the rest of the lane, while a single driveway entry minimizes pedestrian disruptions along the laneway.

The residential entry is located on the west side of the site, and individual unit front doors are accessed from an exterior stair, under which is located secure residential bike storage. The residential units are oriented to point north and south and feature spacious decks off the living areas.

SITE INFO

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.

DEVELOPMENT INFO

Zoning:
 RD2 TO BE REZONED TO CD (Comprehensive Development).

Proposed Use:
 Mixed-Use Commercial Daycare & Residential Development

Proposed Density:
 Total number of rental units = 4
 - 2 x 3 bedroom units - 2 x 2 bedroom units

Proposed FAR:
 6849 sf Total Area / 6857 sf Site Area = 1.00 (1.2 Allowable)

Proposed Height:
 3 storeys

PARKING

Parking Proposed:
 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;
 Commercial Daycare (2 Groups of 8 children) = (4 stalls)

BICYCLE PARKING

Secure Bicycle Parking:
 1.5 spaces x 4 units = 6 spaces
 0.3 per 100m2 x 2 = 0.6 or 1 space

Total: 7 spaces (6 Res + 1 Comm)


Visitor Bicycle Parking

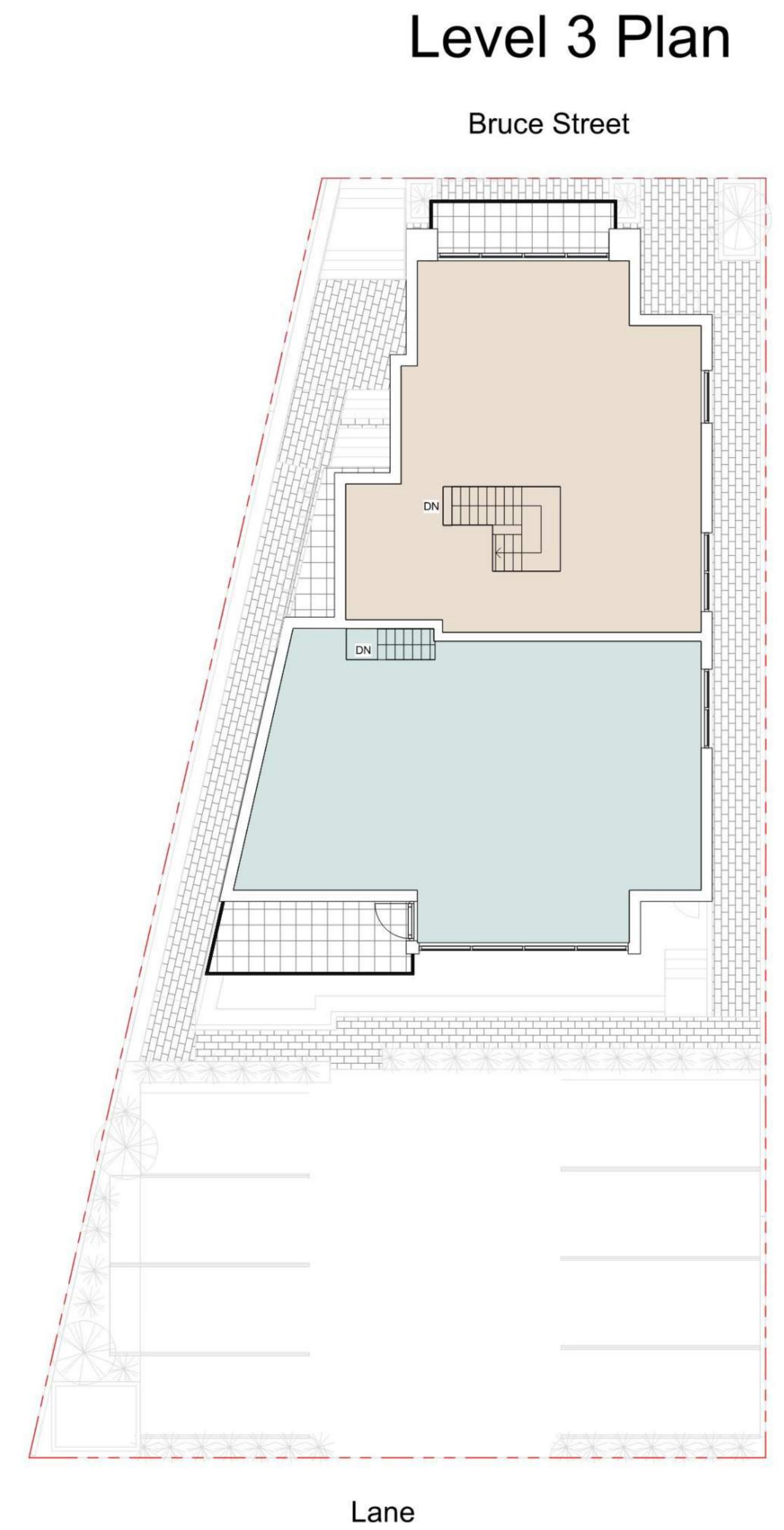
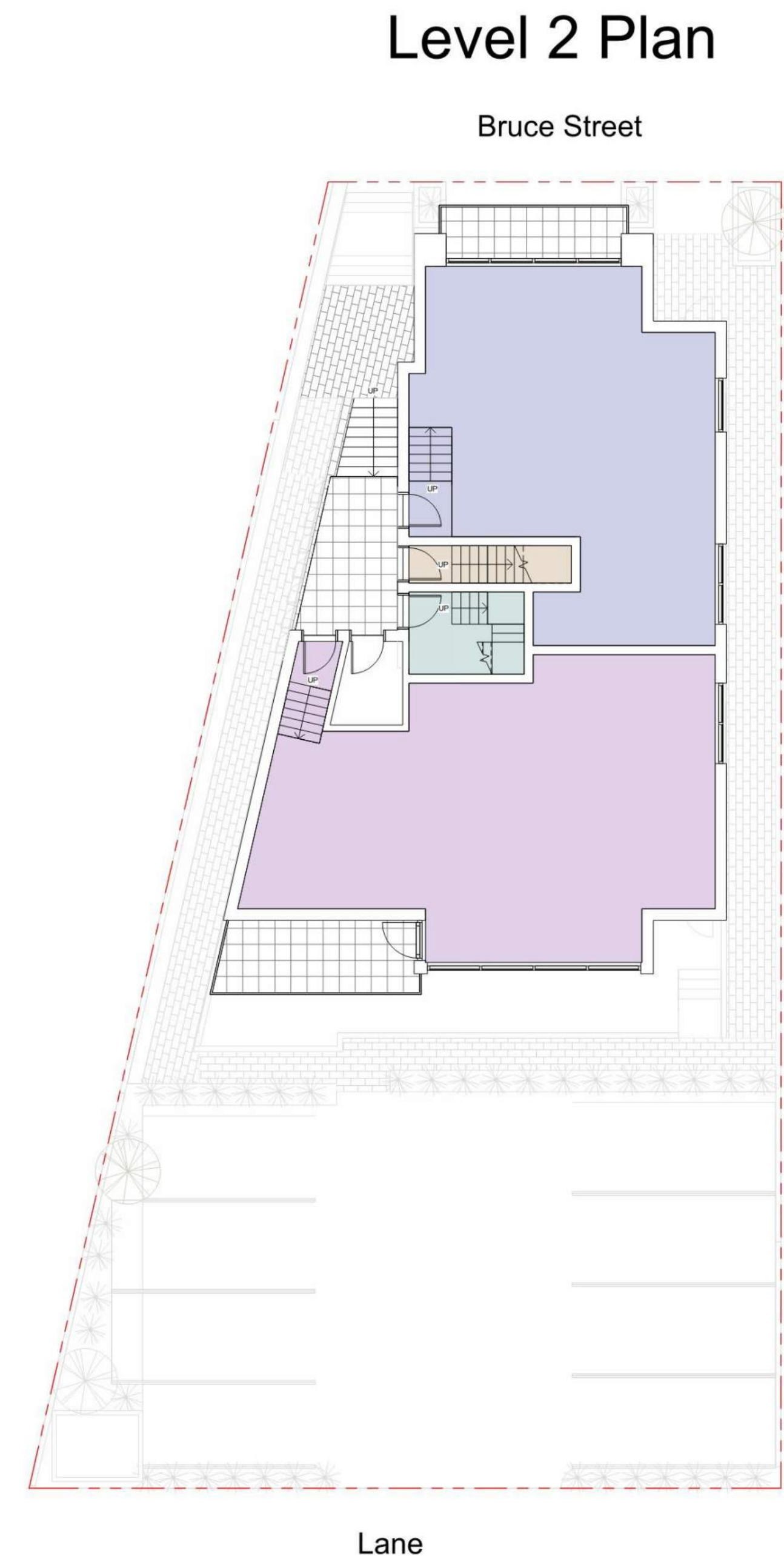
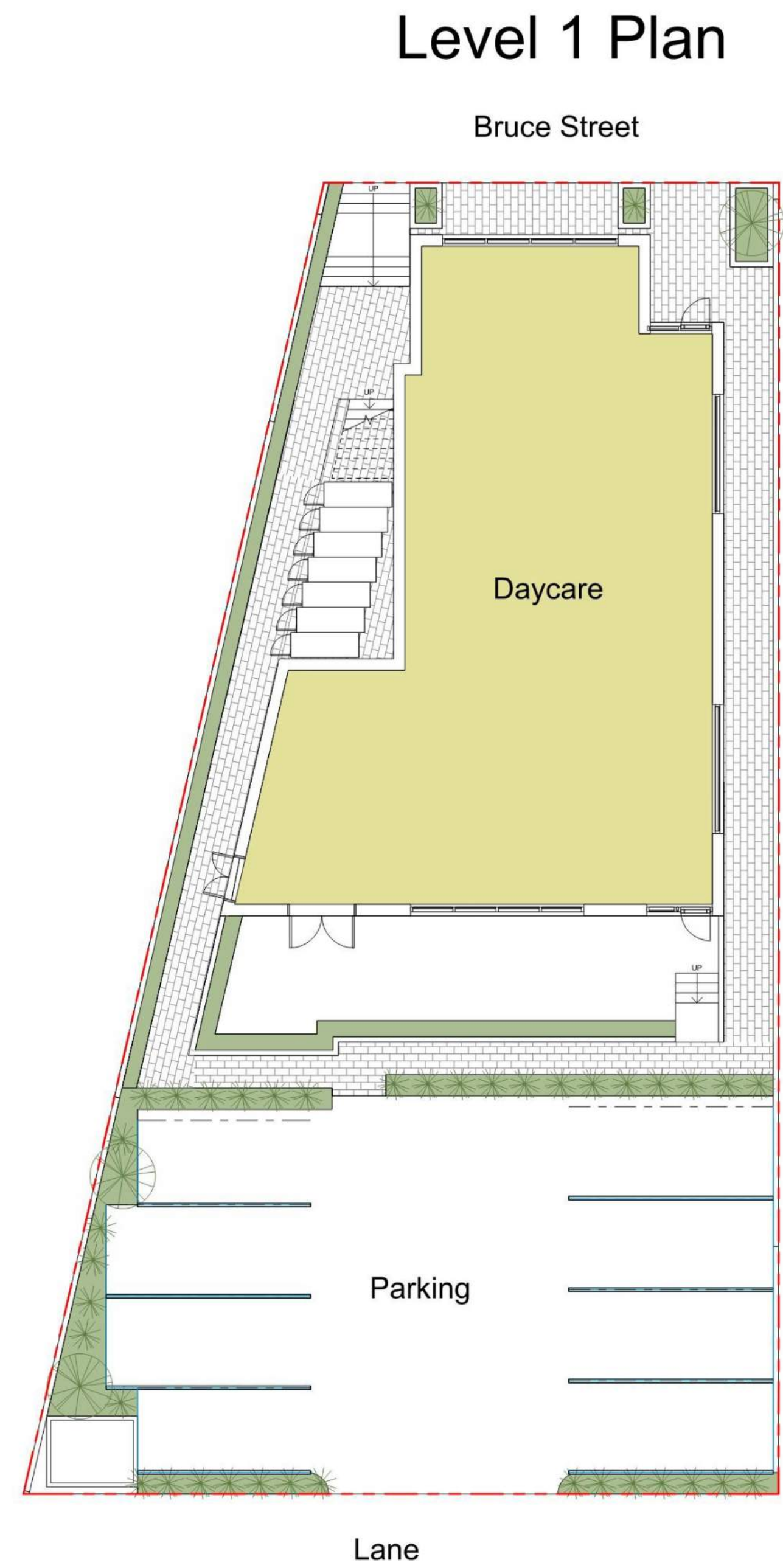
Total: 2 spaces

Project Overview

Design Concept: Missing Middle Housing

“Missing middle housing” refers to a range of housing options that fall between traditional single-family homes and large apartment buildings. This category includes duplexes, triplexes, townhouses, and small apartment buildings, often with multiple units in a single structure. Missing middle housing is important because it addresses several pressing urban challenges. It promotes housing affordability by offering more diverse and moderately priced options, fostering inclusive communities by accommodating a variety of household sizes and income levels, and it supports sustainable urban development by reducing sprawl and promoting efficient land use. This type of housing can help create more vibrant, walkable neighborhoods while meeting the housing needs of a growing population.

-  Daycare
-  Stacked Townhome 1
-  Stacked Townhome 2
-  Stacked Townhome 3
-  Stacked Townhome 4



Project Overview



Who is this housing for?

The proposal includes 4 two and three-bedroom stacked townhome units ranging from ~ 950sf to 1350 sf. The stacked townhome typology allows individual units to have their own front door with internal stairs connecting each unit to the ground level. With smaller unit sizes, the proposed housing will allow for increased affordability relative to the existing housing stock of West Vancouver which primarily consists of large and expensive single-family homes. Smaller units, such as the proposed, allow opportunities for young families to stay in or relocate to West Vancouver, for adult children to stay close to their families where they grew up, and for young professionals to establish themselves in the community or live close to where they work.

Lack of housing choice and options combined with alarming unaffordability negatively impacts the skewed demographics of West Vancouver with an aging population. It also affects local economic conditions where middle income earners in jobs critical to the community (firemen, policemen, teachers etc.) cannot afford to live in West Vancouver and where local businesses struggle to attract and maintain employees critical to their survival and growth.

What is the importance of Rental Housing?

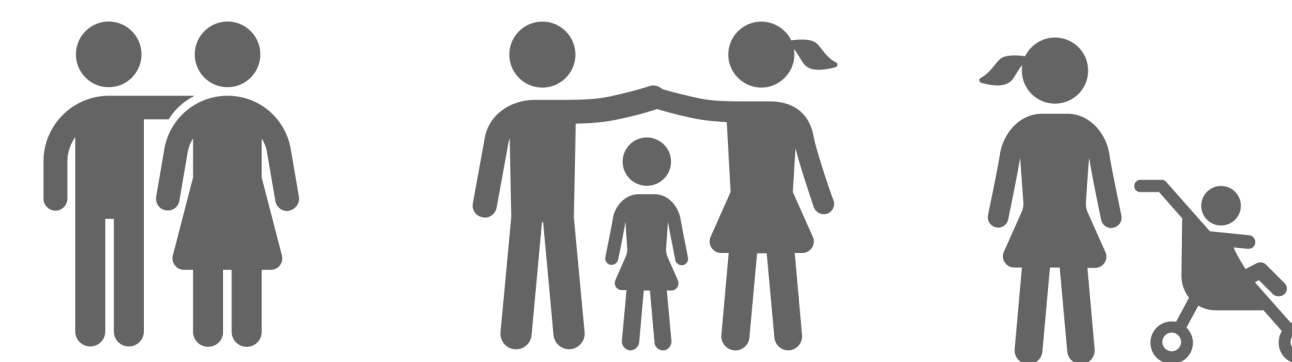
Housing choice and diversity is the key to resilient and vibrant communities. As housing prices are increasingly growing out of reach for many residents, rentals are often seen as the key to providing affordability. The narrative of around rental is also changing. With the advantages of no maintenance fees, repairs or property taxes, predictable monthly payments and no downpayments: our perception of rental is evolving to be seen as not just a compromise but as an equal (and sometimes better) alternative to home ownership. As the needs and lives of our communities change, rental housing is key to ensuring every member of a community are in a position to thrive.

Purpose-built rental housing removes the instability surrounding occupying someone else's unit and is consistently shown to have more affordable rates than investor-owned condos. Over the years, West Vancouver has seen a persistent trend of private apartment vacancy rates much lower than the healthy rate of 3%, signalling the existence of a major gap in the supply of rental housing.

What is the “Vital Signs Report”?

Commissioned by the West Vancouver Foundation, the Vital Signs Report measures community vitality and well-being. Combining quality of life indicators with explanations, comparisons and examples, Vital Signs creates a snapshot of the community and the people who live here, providing a tool for discussion, planning and action. The 2016 Vital Signs Report provided a snapshot of what was happening in West Vancouver in 10 different areas including housing affordability and diversity and the findings indicated West Vancouver's persistent problem in adequate and affordable housing options.

“Adequate and affordable housing is fundamental to not just individual health and well-being, but also to the health and well-being of the whole community. It is a key factor in determining whether West Vancouver is a place where everyone feels they can contribute and belong. When housing affordability and availability become a significant challenge for so many, it adversely affects the diversity and resilience of community.”



“37% of residents surveyed have family or friends who had to move from West Vancouver due to a lack of housing options.”

Over 50% residents surveyed said they are pessimistic that they will be able to find the right housing in West Vancouver when they move Younger residents are less positive.

For those looking to re-locate to West Vancouver, approximately 29% would be interested in an apartment, 44% would be interested in a townhome and 18% would be interested in a duplex.

Why are we proposing a childcare facility?

There is a childcare crisis in British Columbia with a shortage of spaces affecting families across the province including in the District of West Vancouver. Not only is there an alarming deficit of childcare in West Vancouver, but broken down by area, the neighbourhood of Horseshoe Bay has the least number of childcare spaces per 100 children, across every age group, than any other area of West Vancouver. Our proposal of a 16-seat childcare facility will add much needed full-time spaces in an under-served area of West Vancouver and will include 8 seats for infants/toddlers which is a historically underserved age group.

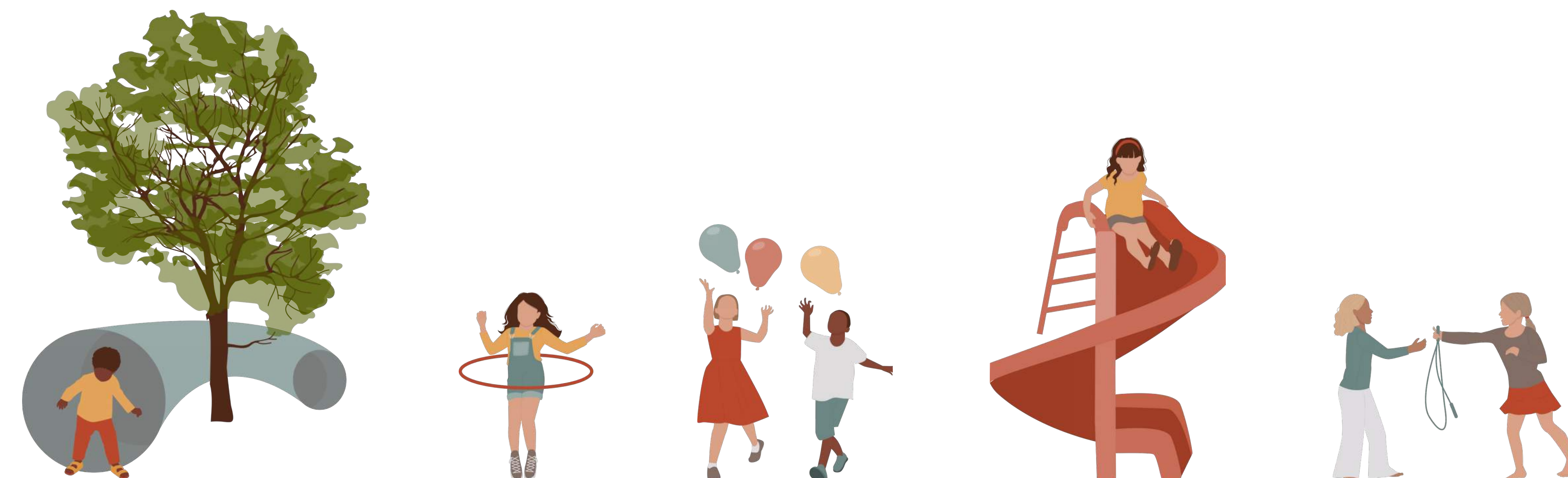
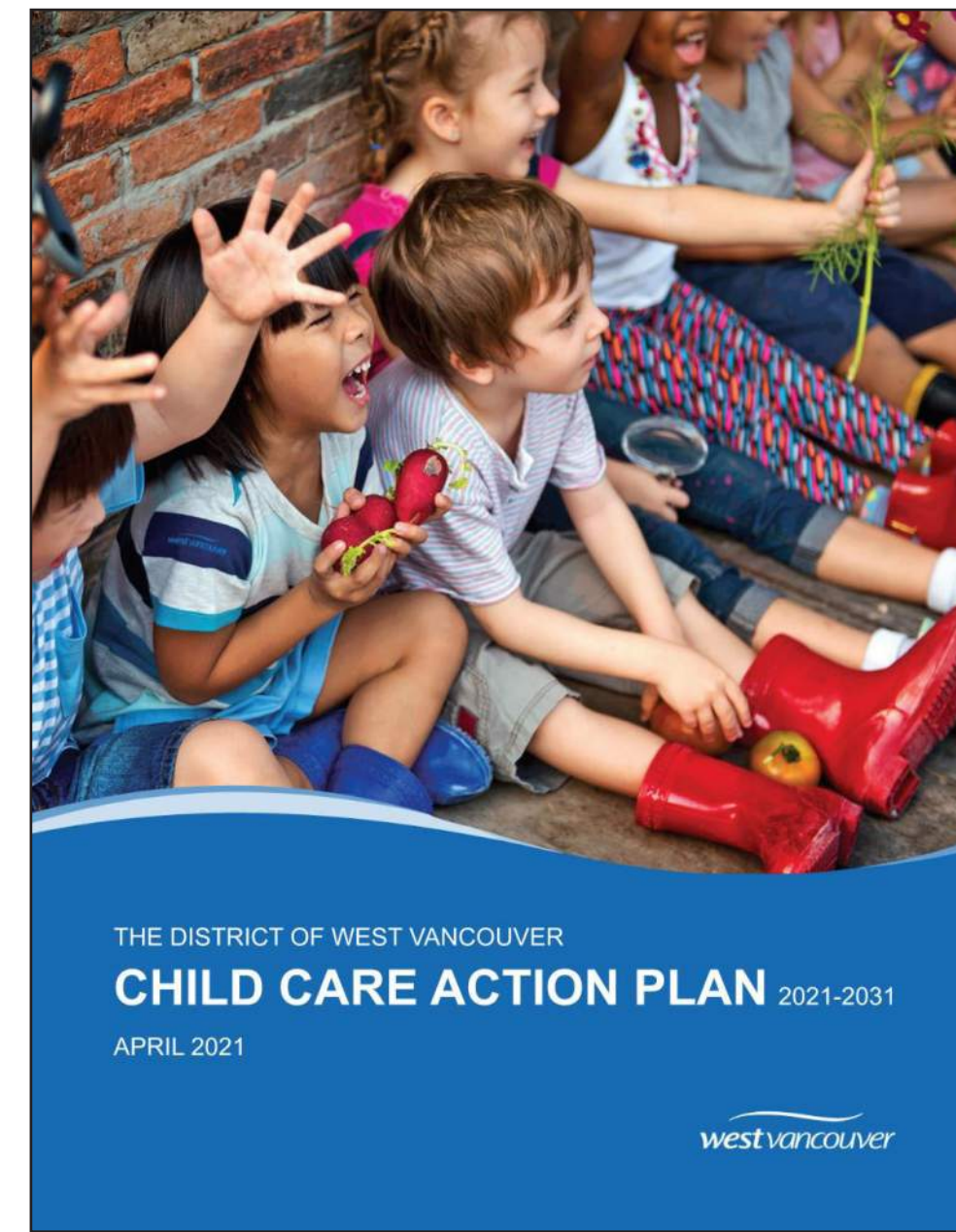
What the District of West Vancouver Child Care Action Plan (2021-2031)?

"Quality child care services are critical for the social and economic well-being of our communities. Research has confirmed the importance of child care to the economy, gender equality, social inclusion, healthy child development, and poverty reduction strategies."

The Child Care Action Plan is a comprehensive initiative aimed at addressing the crucial role of quality child care services in our communities, which began in 2017 when a working group in West Vancouver embarked to develop a 10-year plan to enhance child care services. They conducted research, surveys, and analyzed best practices to develop concrete recommendations. The plan focuses on four strategic directions: increasing accessibility, improving affordability, enhancing quality, and strengthening partnerships. It recognizes the need for collaboration with higher levels of government and various stakeholders to bridge gaps in child care services for the overall benefit of the community.

Key Takeaways from the Child Care Action Plan

- Create 863 new spaces over the next 10 years
- Prioritize locating child care in new developments (especially Residential and Commercial)



Project Overview



Design Strategies



Varied Roofline
Varied roof heights and architectural details create visual interest.

Material Palette
Thoughtful material palette expresses west coast influences with wood siding along with pops of green and orange that reflects Horseshoe Bay's "quirkiness".

Building Articulation
The building form responds to the angled geometry of the site.

Design features
Balcony guards features with nature inspired patterns in etched glass

Sensitive Site Planning
The daycare entry and residential entry are distinct and separated to opposite sides of the building.

Public Realm Enhancements
- Wide storefront windows and daycare use on ground floor activates the streetscape.
- New landscaping along Bruce Street
- Covered pedestrian walkway

Sensitive Site Planning
Single driveway entrance minimizes disruptions to public realm

Landscape Buffers
Landscaping is used to create a buffer between the lane and the parking area and between the parking area and the daycare play area.



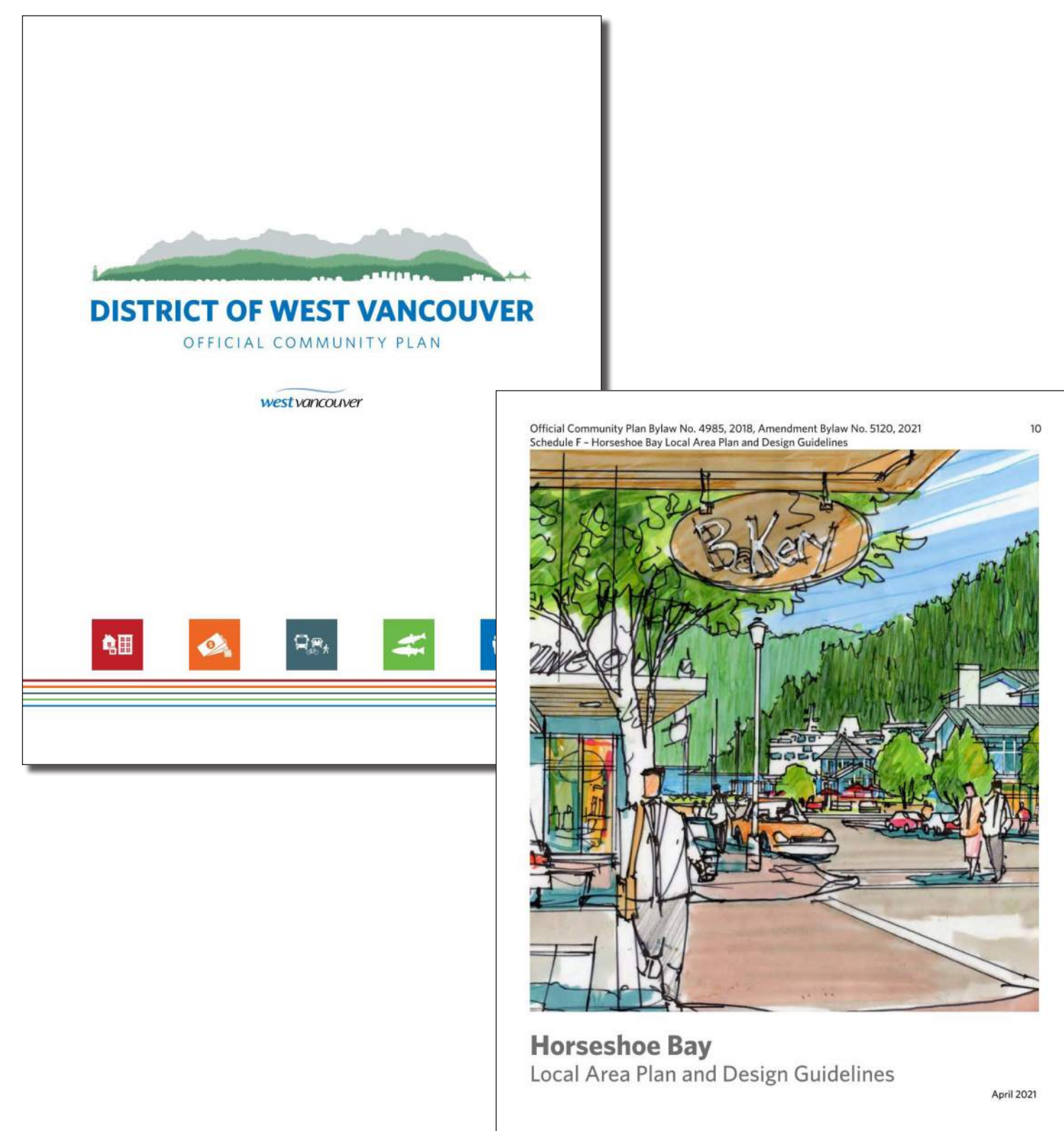
Planning Context

What is an OCP?

An Official Community Plan (OCP) is a local government bylaw that provides objectives and policies to guide decisions on planning and land use management within the area governed by the plan. The District of West Vancouver unanimously supported a new OCP (June 25, 2018) with a strong directive in their new policies to allow for smaller, more affordable infill homes under policy 2.1.7, which is what this proposal is responding to.

What is a Local Area Plan?

The Horseshoe Bay Local Area Plan and Design Guidelines (LAP) forms part of the District's Official Community Plan (OCP). Its intent is to establish a framework to guide gradual and positive change that strengthens the identity (sense of place), livability, and success of this unique village and neighbourhood. The LAP outlines the long-range vision for Horseshoe Bay as a whole, and it provides more detailed regulations and guidelines to shape the form and character of new development. It further confirms a local and contextually-specific response to Districtwide OCP planning objectives around housing diversity, economic vibrancy, connectivity and mobility, environmental sustainability, and public spaces that support our social well-being.



How does this project align with the Horseshoe Bay LAP and other District Policies?

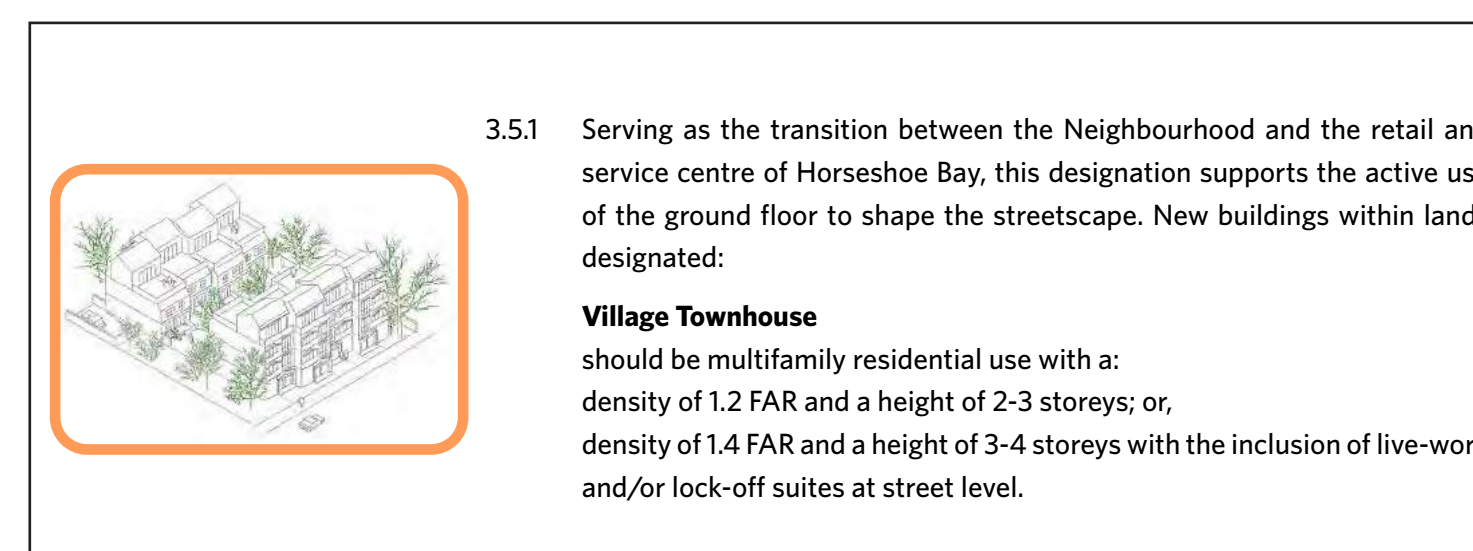


Figure 1. Village Townhouse Designation from

The proposal meets the Village Townhouse land use designation by limiting the building height to **3-storeys** and by proposing a 1.0 FAR which is **below the allowable FAR of 1.2**.

The proposal of a daycare facility is consistent with district priorities to create new childcare spaces over the next 10 years and encouraging childcare facilities within new residential developments. Locating the childcare facility on the ground level will help bring new life and vitality to the streetscape.

How does this project align with the OCP?

- The proposal aligns with several key OCP actions such as
- Increasing housing units to meet a growing population
 - Creating more diverse housing types, sizes and costs (such as rental, and smaller units).
 - Supporting the dwindling demographic of young families who currently struggle to establish roots in West Vancouver, through family-oriented housing and the creation of more daycare spaces
 - Supporting the dwindling demographic of young professionals who, in many cases, work in West Vancouver but cannot afford to live here.
 - Support local existing businesses and the creation of future business by creating opportunity to attract much needed new employees with housing options they can afford.

(Right) Figure 3-6. Various excerpts from the West Vancouver OCP

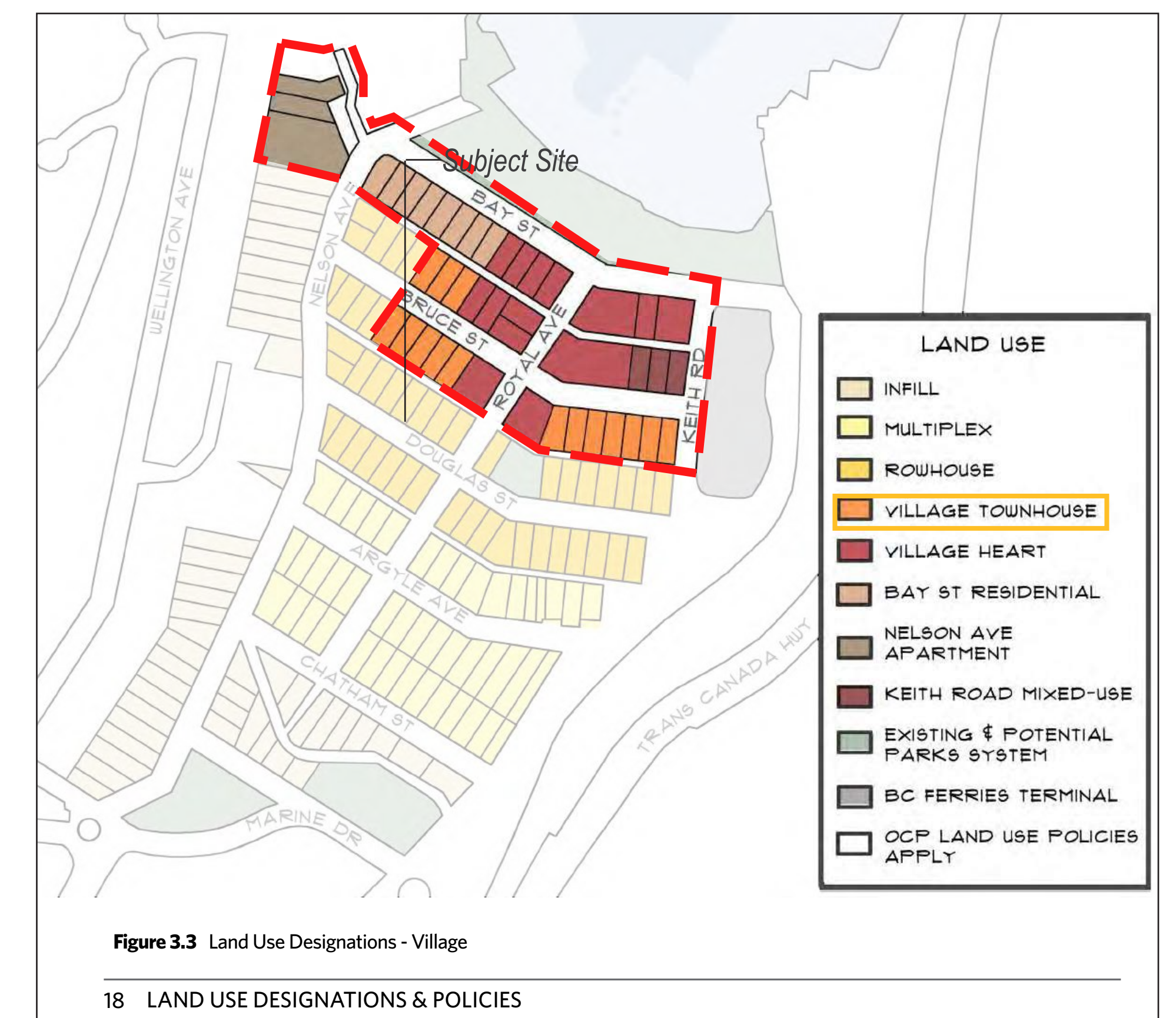
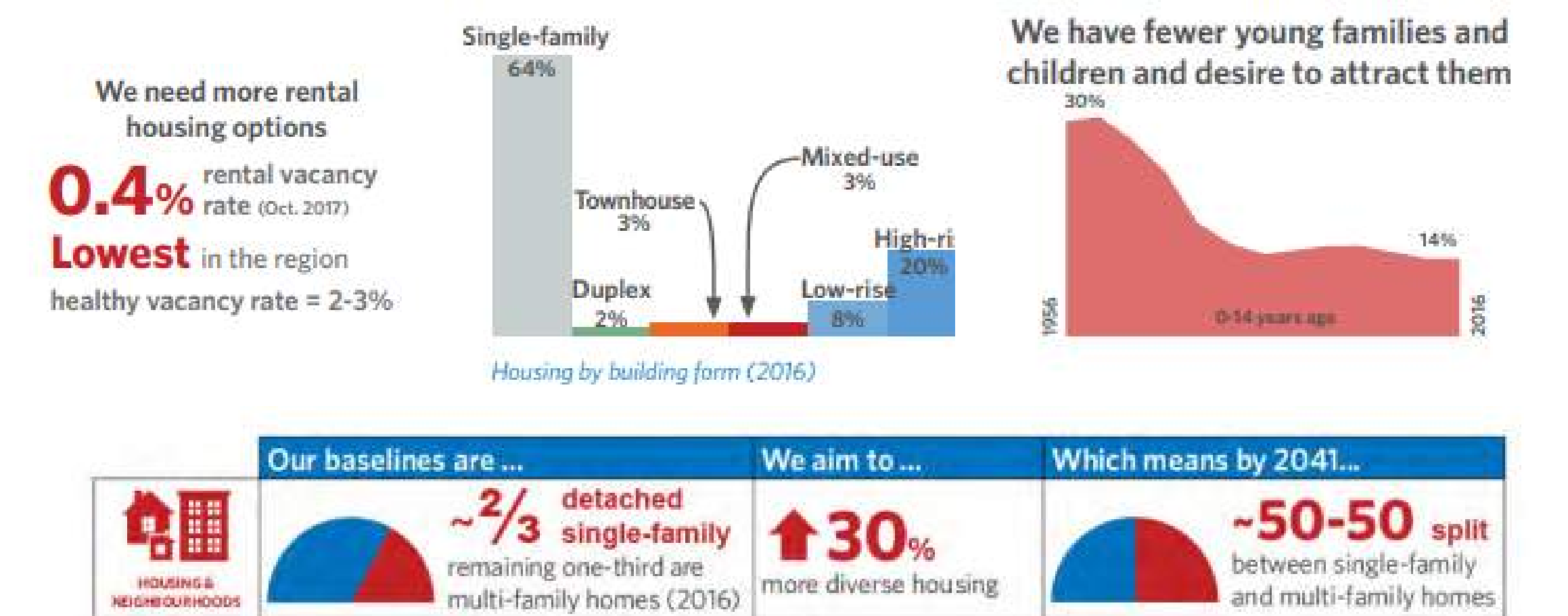


Figure 3.3 Land Use Designations - Village

18 LAND USE DESIGNATIONS & POLICIES

Figure 2. Land Use Designation Map for Horseshoe Bay Village Sub-Area



Planning Process

Where are we in the planning process?

We are currently at Step 3 of the graphic to the right. This proposal consists of preliminary plans that have undergone generalized feedback from city staff. This preliminary public information meeting is an opportunity to connect with surrounding neighbours and residents of West Vancouver to receive feedback across all aspects of the project. Based on this engagement, the project team can move forward with the proposal incorporating public feedback and ensuring this project responds to the needs of the community it serves.



DEVELOPMENT APPLICATION PROCESS

PROCESS STAGE	NOTES	IS THIS STAGE A PUBLIC INPUT OPPORTUNITY?
1	applicant submits initial proposal to staff; staff review, provide feedback & direction	✗
2	applicant revises plans accordingly & resubmits as many times as staff require	✗
3	applicant hosts preliminary public information meeting	✓
4	applicant revises proposal based on public input and submits a formal application to staff; staff then review revised application and consult appropriate advisory body for review (Design Review Committee, Advisory Committee on Disability Issues, etc.)	✗
5	applicant hosts a public meeting to receive further feedback on formal application	✓
6	staff prepare report for Council consideration and either: recommend application proceeds to public hearing OR be rejected	✗
7	Council either sends to public hearing (first reading) OR Council sends back/defers	✗
8	applicant hosts public information meeting	✓
9	District issues public hearing notification	✗
10	PUBLIC HEARING OCCURS	✓
11	Council considers application & requests changes if desired	✗
12	Council gives second & third readings OR Council refuses application	✗
13	applicant fulfills any conditions requested by Council	✗

14 adoption of application IF Council approves

For more information, visit westvancouver.ca/development-applications.

Key Benefits



✓ Rental housing

The project proposes 4 rental townhome units which provides a housing tenure that is in high demand across West Vancouver. With critically low vacancy rates across the community, the creation of purpose-built rental units is important to meet this housing deficit.

✓ Housing for families and young professionals

Smaller, townhome units with 2 and 3 bedrooms provides housing choices suitable for young families and young professionals who struggle to establish themselves in West Vancouver amidst poor housing diversity and exorbitant prices. Housing diversity benefits residents at various stages of life.

✓ Sensitive infill

The project proposes a small scale infill of a single lot. As opposed to large developments with complex land assemblies, small scale infill can provide gentle density while preserving the character and quirkiness of Horseshoe Bay.

✓ Childcare Facility

A 16-seat childcare facility helps to address the alarming deficit of childcare spaces experienced across West Vancouver and especially in the Horseshoe Bay neighbourhood.



Thank you

Thank you for your participation

On behalf of all the team members and collaborators, we would like to thank you for your presence, participation and engagement with this proposal. By taking the time to contribute to a public discourse surrounding this project, you are helping us guide the design process and assisting us in shaping the potential redevelopment of your community. Please take a moment to fill out the feedback form and submit it to the labelled box or one of our team members.