



# Notice of Consideration on June 8, 2026

## Proposed Rezoning of 6384 Bruce Street

The proposed bylaw would rezone the site to allow for four stacked townhouses above a child daycare.

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## Public Information Binder

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# NOTICE OF CONSIDERATION

## Proposed rezoning of 6384 Bruce Street

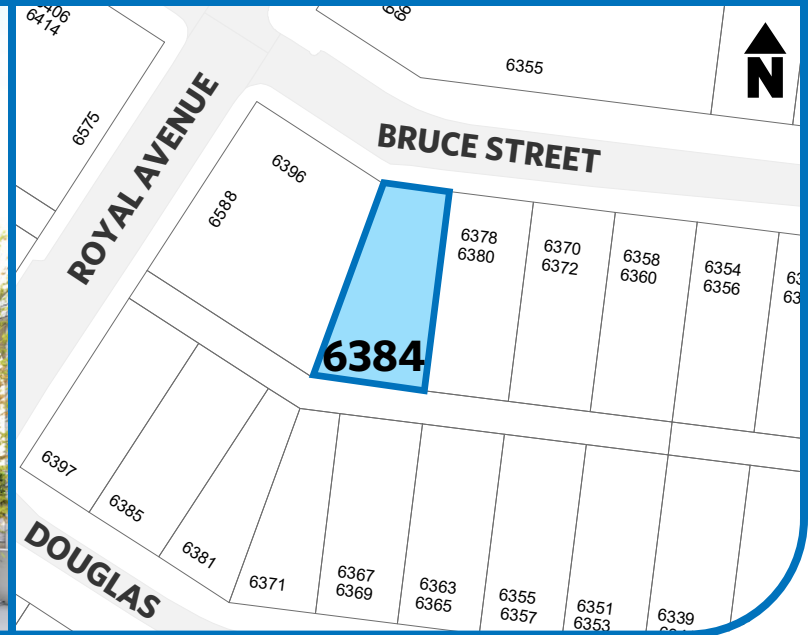
**WHAT AND WHEN:** Council is scheduled to consider proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026 at the 6 p.m. regular Council meeting on June 8, 2026.

**WHERE:** Municipal Hall Council Chamber, 750 17th Street, and via electronic communication facilities.

**SUBJECT LAND:** 6384 Bruce Street as depicted on the map

**PROPOSED ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5455, 2026:** would rezone the site to allow for four stacked townhouses above a child daycare.

### RENDERING OF 6384 BRUCE STREET SUBJECT LAND SHOWN BLUE



**PROVINCIAL PROHIBITION ON PUBLIC HEARING:** Pursuant to the *Local Government Act*, the District is prohibited from holding a public hearing regarding the proposed bylaw. Consistent with provincial legislation, members of the public are not permitted to address Council regarding the proposed bylaw during the Council meeting.

**QUESTIONS?** More information on the proposed bylaw, including staff reports and other supporting documents, may be viewed at [westvancouver.ca/news/notices](https://westvancouver.ca/news/notices) and at Municipal Hall from May 22 to June 8, 2026 during regular business hours, 8:30 a.m. to 4:30 p.m., Monday to Friday, excluding statutory holidays.

- **email:** [correspondence@westvancouver.ca](mailto:correspondence@westvancouver.ca)
- **mail:** address to Legislative Services, 750 17th Street, West Vancouver BC V7V 3T3
- **drop box:** address to Legislative Services; boxes located at the north and west the entrances to Municipal Hall

**STAFF CONTACT:** Lisa Berg, Senior Community Planner | [lberg@westvancouver.ca](mailto:lberg@westvancouver.ca) | 604-925-7237

### PLANNING, DEVELOPMENT, AND ENVIRONMENT SERVICES

750 17th Street, West Vancouver BC V7V 3T3 | 604-925-7055 | [planning@westvancouver.ca](mailto:planning@westvancouver.ca) | [westvancouver.ca](https://westvancouver.ca)



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<u>COUNCIL AGENDA</u>	
Date: <u>May 11, 2026</u>	Item: <u>16.4</u>



16.4

**DISTRICT OF WEST VANCOUVER**  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

## COUNCIL REPORT

Date:	April 15, 2026
From:	Lisa Berg, Senior Community Planner
Subject:	Rezoning and Development Permit for 6384 Bruce Street

### RECOMMENDATION

THAT “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026” be considered for first, second and third readings at the June 8, 2026 Council meeting scheduled for 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled consideration.

#### 1.0 Purpose

To present to Council a proposed rezoning and development permit to facilitate a three-storey mixed-use development at 6384 Bruce Street.

#### 2.0 Legislation/Bylaw/Policy

##### *Provincial Legislation*

As the proposed development is consistent with the Official Community Plan (OCP) and is 50% or greater of residential floor area, the *Local Government Act* (LGA) prohibits a public hearing be held on the proposed zoning amendment bylaw. In accordance with Section 467 of the LGA, notice of consideration of the bylaw must be provided.

##### *Zoning Bylaw*

The site is zoned RD2 (Duplex Dwelling Zone 2). An amendment to the Zoning Bylaw is required to facilitate the development proposal.

#### 3.0 Council Strategic Objective(s)/Official Community Plan

##### *2024 – 2026 Council’s Strategic Plan*

Applicable strategic goals and objectives:

Strategic Goal: Expand a diverse housing supply.

Objective 2.1: Work towards new targets and deliverables mandated by the Province under the *Housing Supply Act*.

### *Official Community Plan Bylaw (OCP)*

The Official Community Plan (OCP) includes policies to support projects like the proposal in the community including support for “missing middle” housing and childcare facilities.

Policy 2.1.12 implemented the local area plan for Horseshoe Bay (estimated 200-300 net new units).

### *Horseshoe Bay Local Area Plan (LAP)*

The site is identified as ‘Village Townhouse’ Land Use Designation within the LAP. Policy 3.5.1 provides direction serving as the transition between the Neighbourhood and the retail service centre of Horseshoe Bay. The designation supports the active use of the ground floor to shape the streetscape. New buildings within lands designated as ‘Village Townhouse’ should be multifamily residential use with a:

- density of 1.2 FAR and a height of 2-3 storeys; or
- density of 1.4 FAR and a height of 3-4 storeys with the inclusion of live-work and/or lock-off suites at street level.

The proposal is consistent with the OCP and is subject to the applicable general and sub-area Development Permit Area (DPA) guidelines found within the LAP.

## **4.0 Financial Implications**

### **4.1 Community Amenity Contribution**

New developments are to deliver community amenities related to the impacts of new development. The value of the amenity is proportional to the increased potential of land use in comparison with existing zoning and land uses onsite. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

Consistent with District policy, the applicant offers a voluntary Community Amenity Contribution (CAC) of \$71,620.36 in cash. District staff consulted with a third-party financial consultant regarding various types of low-density infill housing that the OCP encourages. Based on that high level review, and a comparison with the amenity unit calculation within the District’s ‘Ground-Oriented Dwelling Zones’, staff recommend acceptance of the proposed CAC. The CAC would flow into the District’s amenity reserve account(s) to contribute to future amenity projects as determined by Council.

#### 4.2 Infrastructure Upgrades

Staff review is ongoing to confirm if offsite utility upgrades are required. If so, they will be secured via a development covenant as a condition to rezoning. Other offsite improvements for in-ground servicing infrastructure connections, boulevard upgrades and improvements to the rear lane are to be paid for by the applicant. Development Cost Charges (DCCs) would be applicable in compliance with the District's Development Cost Charges Bylaw and Metro Vancouver and Translink Development Cost Charges Bylaws.

### 5.0 Background

#### 5.1 Previous Decisions

Not applicable.

#### 5.2 History

Not applicable.

### 6.0 Analysis

#### 6.1 Site Context

The site is located at 6384 Bruce Street, is 637 m<sup>2</sup> (6,856.8 sq. ft.) in area and is relatively flat. It is in a transition area between the commercial and residential areas in Horseshoe Bay being directly adjacent to the existing HSB motel site to the west, commercial properties to the north across Bruce Street, a rear lane to the south, and a residential property to the east.

The site is developed with a single-family dwelling with driveway access from Bruce Street.

#### 6.2 The Proposal

The applicant proposes to rezone the site (**Appendix A**) to allow for a three-storey mixed use building containing four stacked townhouse units with a child daycare on the ground floor (see "Project Profile – **Appendix B**) (Figures 1 and 2).



**Figure 1: Rendering of development proposal (from Bruce Street)**



**Figure 2: Rendering of development proposal (from rear lane)**

### *Building Design & Expression*

The building design is contemporary and finished with colours to reflect the dynamic and 'kooky' character of the Village while including more conventional elements such as expansive glazing, and warm-toned soffits and masonry. Proposed is a 16-seat child daycare on the ground floor with programming for eight infant/toddlers and eight 3–5-year-olds. There are four stacked townhouses above, consisting of one 1-bedroom unit, one 2-bedroom unit, and two 3-bedroom units ranging from approximately 886 sq. ft. to 1,252 sq. ft. The applicant has indicated that they intend to offer the units for rent. The residential entries are located on the west side of the building off an exterior stair, and the daycare entries are located on the east side of the building. Both the daycare and the residential entries have direct pedestrian access to the Bruce Street frontage and the rear parking lot at the lane.

The daycare takes up the entirety of the ground level and has a dedicated outdoor play area at the rear of the building. Landscape buffers and fencing are located to screen the parking area from the daycare outdoor play area and the common walkway that wraps around the building.

As noted, the residential entry is located on the west side of the building, 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 the north and south with decks off the living areas.

### *Parking & Access*

Surface parking is located at the rear of the site directly off the lane, like the neighbouring residential properties throughout the village. A total of eight spaces are provided: four spaces for the townhouses (1 space per unit) and four tandem spaces for the daycare. It is anticipated that the daycare spaces would be used as after-hour visitor parking for the townhouses.

To address potential congestion in the lane, it is proposed that the drop-off/pick up for the daycare take place in a short-term parking loading zone on Bruce Street in front of the building. The loading area will be signed to restrict parking to 5-10 minutes for the morning drop-off and afternoon-pick-up to encourage quick turnover during these times. For the remainder of the day and on weekends, the loading zone would be available for public parking.

A small portion of the southwest corner of the site (at the lane) is designated for enclosed refuse and recycling and an electrical transformer, with space allocated for staging bins on the lane edge during collection days.

### Public Realm

The proposal includes public realm enhancements including extending the sidewalk on Bruce Street that currently ends at the west end of the site. Planters on the site are added to provide greenery and interest to the expanded entrance in front of the site, with street trees added in locations at the new sidewalk where they will not conflict with the proposed loading zone. The result is a ‘plaza-like’ entrance to the building that blends with the public realm.

The building siting, parking and public realm are shown on the site plan in Figure 3.

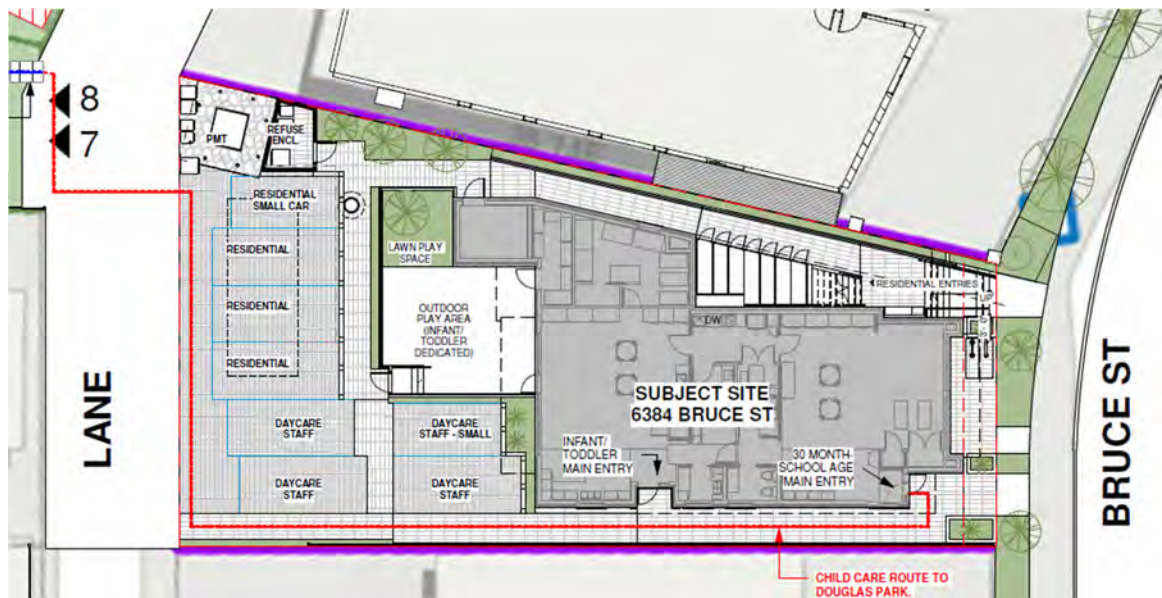


Figure 3: Site Plan

The ‘Project Profile’ is attached as **Appendix C**, which provides an overview of the project statistics and includes notes related to zoning aspects. The development proposal has a Floor Area Ratio (FAR) of 1.2 and the housing type is consistent with the LAP policies for the ‘Village Townhouse’.

### Development Permit & Variances

Subject to Council consideration of the zoning amendment, the proposal will require consideration of the proposed Development Permit (**Appendix F**). Staff have reviewed the proposal against the applicable DPA guidelines and have concluded that the application is consistent with all relevant guidelines. In particular, the proposal meets the primary OCP policy to increase “missing middle” housing options with ground-oriented multi-family on appropriate sites and that new development contributes to meeting the community’s needs and with the Horseshoe Bay LAP policy to support townhouse development serving as a transition between the residential neighbourhood and the retail village of Horseshoe Bay.

As per the LGA, a development permit may vary provisions of the Zoning Bylaw. Although the proposed amount of parking and the sizes of the spaces complies with the zoning bylaw, variances are requested for parking with direct access from the lane (rather than from a central driveway), tandem parking for the daycare spaces, and parking lot screening requirements.

The requested variances allow for the maximum amount of functional parking on the site. Locating the daycare drop-off/pick-up zone to the Bruce Street frontage helps to ease congestion and conflicts in the lane. To soften the appearance of the parking spaces, landscaping strips along the east and west property lines are included along with permeable pavers and other decorative elements.

### *Zoning Bylaw*

The site is zoned RD2 (Duplex Dwelling Zone 2), which allows for duplex dwellings, ground-oriented dwellings, single family dwellings, and childcare. A rezoning is required to accommodate the proposal to allow for the townhouses and resulting density (FAR). The proposed Comprehensive Development Zone 90 (CD90) is site-specific and drafted to reflect the proposal (**Appendix E**).

## 6.3 Climate Change & Sustainability

The proposal will facilitate an infill mixed-use project recognized as a sustainable and efficient land use within the OCP. The proposal allows for a modest increase in residential floor area while providing for a 16-space childcare facility available for the community that would be integrated within existing infrastructure such as roads, sewer, water and stormwater drainage.

In compliance with the District's Building Bylaw No. 5340, 2025 and the Sustainable Buildings Policy, the mixed-use building will be required to achieve Step 4 of the BC Energy Code and EL-3 of the Zero Carbon Step Code.

## 6.4 Public Engagement and Outreach

### *Public Information Meetings*

Prior to formal submission, the applicant held a preliminary public consultation meeting to gather feedback from the public on October 5, 2023. The summary report from that meeting is attached as **Appendix C**. Stemming from input received from this meeting, the applicant modified their proposal in the following ways prior to formal application:

- Revised the unit mix from [2x 2-bed and 2x 3-bed] to [1x1-bed, 1x 2-bed and 2x 3-bed] to respond to the need for smaller rental units including those that could benefit ferry workers.
- Reduced the building height by lowering the top of the roof by 1'.
- Reduced the glazing along the east property line to address privacy and overlook concerns to neighbours.

As part of the formal rezoning application, the applicant held a public information meeting on April 9, 2026. A summary of this meeting is attached as **Appendix D**. Most of the comments received from this meeting were supportive of the proposal. Support was generally strong for the mixed child daycare and residential development proposal. Response to the proposed Bruce Street drop-off/pick-up and overall parking approach was more mixed, suggesting that traffic and parking remain primary areas of concern for the community. Overall, most respondents supported or strongly supported the application for advancing to Council consideration.

#### *Public Hearing and Notification*

In compliance with the *Local Government Act (LGA)*, a Public Hearing must not be held on the proposed rezoning as it is consistent with the OCP. Should the proposal advance, notice regarding consideration of the bylaw will be given in accordance with LGA requirements and District procedures.

#### *Signage*

Should the proposal advance, the applicant will update the installed development sign on the site with particulars of the proposal's advancement.

#### *Website*

In alignment with current practise, a description of the proposal and current project plans are available online and should the proposal advance, particulars about the proposal's advancement will be posted on the website.

### 6.5 Conditions Precedent to Adoption

Prior to adoption of the bylaw and approval of the development permit, the following requirements must be met:

- Payment of the CAC;
- Confirmation of offsite utility servicing; and
- Approval of the rezoning bylaw by the Ministry of Transportation and Transit as per the *Transportation Act*.

## **7.0 Options**

### 7.1 Recommended Option

At the time of consideration of this report, Council may:

Set the date for first, second and third readings of the proposed rezoning bylaw and give public notice of the scheduled consideration.

### 7.2 Considered Options

At the time of consideration of this report, Council may:

- a) set the date for first, second, and third readings of the proposed rezoning bylaw on a different date (to be specified) and give public notice of the scheduled consideration; or
- b) defer consideration of the proposal pending the receipt of additional information (to be specified) to assist in the consideration of the application; or
- c) reject the application.

## 8.0 Conclusion

Staff assessment of the application has concluded that the proposal is appropriate and supported based on relevant OCP policies. Specifically, the proposal is consistent with the 'Village Townhouse' policies and applicable Development Permit Area (DPA) guidelines. It is also supported by Council's strategic plan to "expand a diverse housing supply." The proposal will deliver a desired housing form to address the "missing middle" in an area suitable for infill development within the Village of Horseshoe Bay. It will also deliver a 16-space child daycare facility to support the local community.

Staff recommends that the proposal be approved.

Author:



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Lisa Berg, Senior Community Planner

Concurrence



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Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

- A. Context Map
- B. Project Profile
- C. Preliminary Public Information Meeting Report October 5, 2023
- D. Public Information Meeting Report April 9, 2026
- E. Proposed Zoning Bylaw No. 4662, Amendment Bylaw No. 5395, 2026
- F. Proposed Development Permit No. 24-075

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# Appendix A – Context Map



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## Appendix B – Project Profile

<b>Project:</b>	<b>6384 Bruce Street</b>
Application:	File No. 24-075
Applicants:	Saeid Ansari & Siminadj Badr
Architect:	Tim Ankaman Architects (AMA)
Landscape Architect:	Durante Kreuk (DK)
Property Address:	6384 Bruce Street
Legal Description:	Lot 3 Block 37 District Lot 430 Plan 2103
Existing Zoning:	RD2
Proposed Zoning:	CD90
Site Area:	6,856.8 sq. ft. (637 sq. m.)
Primary OCP Policies:	2.1.5 “Missing Middle” 2.1.21 “Community Needs”
Primary LAP Policies:	3.5.1 “Village Townhouse”
DPA Guidelines:	HSB LAP Village Area + Sub-Area Guidelines
Proposal Summary:	Mixed use building with a 16-space child daycare on the ground floor with four stacked townhouses above.

Particulars	Proposed	Notes
Floor Area Ratio (FAR)	1.2	Complies with LAP
Building Height	11.5 m	As per CD90
Site Coverage	40%	As per CD90
Number of Storeys	3	Complies with LAP
Gross Floor Area	718.72 m <sup>2</sup> (7,736.28 sq. ft.)	
Number of Units	4	Unit range ~887 sq. ft. to 1,252 sq. ft.
<b>Setbacks:</b>		
Bruce St. (Front)	1.4 m	As per CD90
Lane (Rear)	12 m	
East (Side)	1.5 m	
West (Side)	1.7 m	
<b>Parking:</b>		
Residential:	4	Complies with ZB
Child care:	4	Complies with ZB, doubles as evening visitor
Bicycle Parking/Storage:	9	Complies with ZB
Electrical Vehicle (EV)	Level 2	Complies with ZB

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## PIM Summary



6384 Bruce St  
West Vancouver

Public Information Meeting Summary Report  
Meeting Date: October 5th, 2023  
Report Issued: October 20th, 2023

Prepared by:

**ANKENMAN MARCHAND**  
A R C H I T E C T S

**Continuing to create architecture that  
enhances life and the environment.**

# Meeting Information

## Public Information Meeting

On Thursday, October 5th the office of Ankenman Marchand Architects hosted a public information meeting regarding the preliminary design proposal for 6384 Bruce Street. Throughout the evening approximately 18 individuals visited composed of residents of the area, our planner and members of Council. This meeting was intended to gather feedback from neighbours as the project moves forward in the development process. The following outlines the format of the meeting as well as the primary feedback that we received throughout the process.

## Awareness-Raising Activities and Materials

As per the standard requirements for public information meetings, an advertisement relating to the meeting details was placed in the North Shore News editions of September 20th and 27th and is reproduced here. The advertisement included a brief description of the project, the public information meeting date, time and location as well as a link to the project website.

### DEVELOPER'S PRE-APPLICATION MEETING\*

Ankenman Marchand Architects are proposing to construct a 3-storey, mixed-use building that includes four stacked townhouses and a small daycare at 6384 Bruce St, West Vancouver.

We would like your input and are hosting a meeting for you to see and understand our proposal BEFORE we apply to the District.

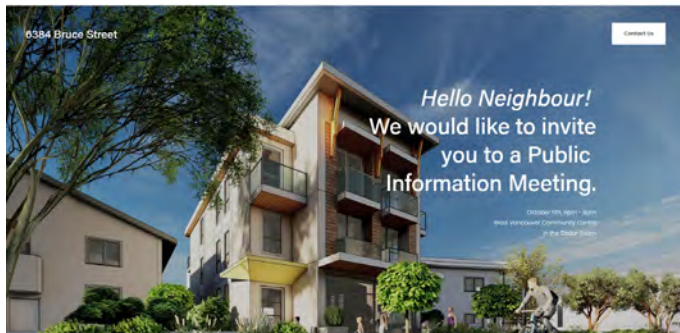
Date: October 5th  
Time: 6pm - 8pm  
Location: West Vancouver Community Centre  
in the Cedar Room

For more information, please visit [www.6384brucestreet.com](http://www.6384brucestreet.com)

*\*This is not a West Vancouver District function, it is a pre-application meeting. West Vancouver District Council may receive a report from staff on the issues raised at this meeting and may formally consider the proposal at a later date.*



The project website was live from September 19th to October 17th, 2023 and it served to give details about the time, location and format of the meeting as well as briefly introduce the project. A feedback form was also available on the website to gather initial comments about the project and answer questions. The main landing page and additional contact page are reproduced below.



**What is the meeting for?**

The public information meeting is for a preliminary rezoning proposal at 6384 Bruce St. Before we submit a formal development application, we would like to hear from you, our neighbours. The meeting will be a chance to view presentation boards about the project and submit your feedback in person or through a survey form. Your input will help guide the design process and assist us in the potential redevelopment of your community.



**What is being proposed?**

6384 Bruce Street is proposed as the future home of a 3-storey mixed-use development that includes a daycare on the ground level and four rental stacked townhome units, nestled in the Horseshoe Bay neighbourhood of West Vancouver.



**Who is hosting the meeting?**

Hi, nice to meet you! We are Ankenman Marchand Architects, an award-winning firm in Vancouver with over thirty years of experience. We have 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.



**The Importance of Public Engagement**

To learn more about this proposal, please join us on October 19th, 8pm-9pm at the West Vancouver Community Centre in the Cedar Room for our preliminary public information meeting.



6384 Bruce Street



**Let us know your thoughts**

Send us to design this project in consultation with the existing community to ensure the most feasible and appropriate development for all parties requiring the project proceed.

If you're a resident of West Vancouver or a neighbour of 6384 Bruce St, you're invited to participate at our preliminary neighbourhood meeting being held October 19th, 8pm-9pm at the West Vancouver Community Centre in the Cedar Room.

To ask further questions, or further instructions for participating in the public information meeting, please fill out the contact form and a member of our team would be happy to get back to you.

Name (required)  Last Name

Your Email

Phone (optional)

Message (optional)

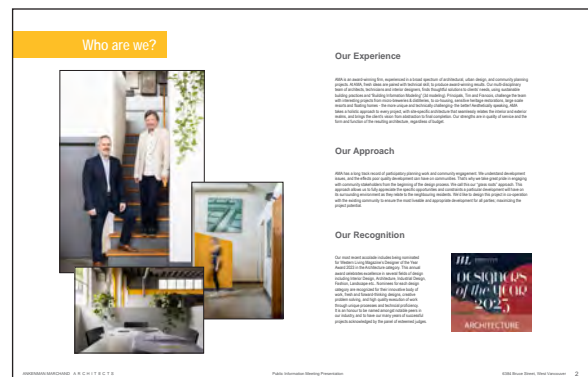
# Meeting Information

## Meeting Space Location, Layout, Activities

The public information meeting was held in the Cedar Room of the West Vancouver Community Centre and ran from 6pm - 8pm using a drop-in format. Presentation boards were laid out in a circular fashion in the centre of the room and visitors, after being prompted to sign in at the front entry, were given clipboards and feedback forms to fill out as they circulated the presentation boards. Team members present from Ankenman Marchand Architects included Timothy Ankenman, Francois Marchand, Afshin Banafsheh and Cassandra Koechlin.

## Presentation Boards

Presentation boards displayed a wide range of information about the project including its site location and context, floor plans, 3D renderings, design considerations, project benefits and planning context. Presentation boards are reproduced below.



### Site Context

The project site is located at 22280-22288 48th Street, which is currently zoned RS-1 (Residential Single-Family). The site is a corner lot, bounded by 48th Street to the north, 22280 Street to the west, and 22288 Street to the east. The site is currently vacant and is being redeveloped as a multi-unit residential building. The project is located in the Horseshoe Bay area, which is a desirable residential neighborhood in West Vancouver. The project is situated on a corner lot, which provides excellent visibility and access to the street. The project is being redeveloped as a multi-unit residential building, which will provide a mix of housing types and sizes to meet the needs of the community. The project is being redeveloped as a multi-unit residential building, which will provide a mix of housing types and sizes to meet the needs of the community.

**Map of Area**      **Aerial with Rendering**

**Current Streetscape (not to scale)**

AMERICAN ARCHITECTS      Public Information Meeting Presentation      48th Street, West Vancouver      3

### Project Overview

**What is the project proposing?**

The project is proposing a new multi-unit residential building (MURB) consisting of 10 units, including 2 townhomes, 4 mid-rise townhomes, and 4 mid-rise apartments. The project is located on a corner lot at the intersection of 48th Street and 22280 Street. The project is being redeveloped as a multi-unit residential building, which will provide a mix of housing types and sizes to meet the needs of the community. The project is being redeveloped as a multi-unit residential building, which will provide a mix of housing types and sizes to meet the needs of the community.

**Site Plan**

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### Project Overview

**Design Concept: Missing Middle Housing**

Missing middle housing is a type of housing that fills the gap between single-family detached homes and multi-unit residential buildings. It includes a variety of housing types, such as townhomes, row houses, and small multi-unit buildings. Missing middle housing is an important part of a diverse and affordable housing stock, and it can help to address the housing needs of a wide range of households. The project is proposing a new multi-unit residential building (MURB) consisting of 10 units, including 2 townhomes, 4 mid-rise townhomes, and 4 mid-rise apartments. The project is located on a corner lot at the intersection of 48th Street and 22280 Street. The project is being redeveloped as a multi-unit residential building, which will provide a mix of housing types and sizes to meet the needs of the community. The project is being redeveloped as a multi-unit residential building, which will provide a mix of housing types and sizes to meet the needs of the community.

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### Project Overview

**Who is this housing for?**

The project is proposing a new multi-unit residential building (MURB) consisting of 10 units, including 2 townhomes, 4 mid-rise townhomes, and 4 mid-rise apartments. The project is located on a corner lot at the intersection of 48th Street and 22280 Street. The project is being redeveloped as a multi-unit residential building, which will provide a mix of housing types and sizes to meet the needs of the community. The project is being redeveloped as a multi-unit residential building, which will provide a mix of housing types and sizes to meet the needs of the community.

**What is the importance of Rental Housing?**

Rental housing is an important part of a diverse and affordable housing stock, and it can help to address the housing needs of a wide range of households. Rental housing is an important part of a diverse and affordable housing stock, and it can help to address the housing needs of a wide range of households. Rental housing is an important part of a diverse and affordable housing stock, and it can help to address the housing needs of a wide range of households.

**What is the "Vital Signs Report"?**

The Vital Signs Report is a tool used to assess the health of a community. It includes a variety of indicators, such as housing, employment, and income. The Vital Signs Report is a tool used to assess the health of a community. It includes a variety of indicators, such as housing, employment, and income. The Vital Signs Report is a tool used to assess the health of a community. It includes a variety of indicators, such as housing, employment, and income.

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### Project Overview

**Why are we proposing a childcare facility?**

Childcare is an essential service for many families, and it is an important part of a community's infrastructure. Childcare is an essential service for many families, and it is an important part of a community's infrastructure. Childcare is an essential service for many families, and it is an important part of a community's infrastructure.

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

The District of West Vancouver Child Care Action Plan (2021-2031) is a plan that outlines the district's commitment to providing high-quality, affordable childcare for all children. The plan includes a variety of initiatives, such as increasing the number of childcare spaces, improving the quality of childcare, and providing financial support to families. The District of West Vancouver Child Care Action Plan (2021-2031) is a plan that outlines the district's commitment to providing high-quality, affordable childcare for all children. The plan includes a variety of initiatives, such as increasing the number of childcare spaces, improving the quality of childcare, and providing financial support to families.

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### Design Strategies

The project is proposing a new multi-unit residential building (MURB) consisting of 10 units, including 2 townhomes, 4 mid-rise townhomes, and 4 mid-rise apartments. The project is located on a corner lot at the intersection of 48th Street and 22280 Street. The project is being redeveloped as a multi-unit residential building, which will provide a mix of housing types and sizes to meet the needs of the community. The project is being redeveloped as a multi-unit residential building, which will provide a mix of housing types and sizes to meet the needs of the community.

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### Planning Context

**What is an OCP?**

An Official Community Plan (OCP) is a plan that outlines the district's vision for the future and provides a framework for decision-making. An Official Community Plan (OCP) is a plan that outlines the district's vision for the future and provides a framework for decision-making. An Official Community Plan (OCP) is a plan that outlines the district's vision for the future and provides a framework for decision-making.

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

The project is proposed in the Horseshoe Bay Local Area Plan (LAP), which is a plan that outlines the district's vision for the future and provides a framework for decision-making. The project is proposed in the Horseshoe Bay Local Area Plan (LAP), which is a plan that outlines the district's vision for the future and provides a framework for decision-making. The project is proposed in the Horseshoe Bay Local Area Plan (LAP), which is a plan that outlines the district's vision for the future and provides a framework for decision-making.

**What is a Local Area Plan?**

A Local Area Plan (LAP) is a plan that outlines the district's vision for the future and provides a framework for decision-making. A Local Area Plan (LAP) is a plan that outlines the district's vision for the future and provides a framework for decision-making. A Local Area Plan (LAP) is a plan that outlines the district's vision for the future and provides a framework for decision-making.

AMERICAN ARCHITECTS      Public Information Meeting Presentation      48th Street, West Vancouver      9

### Planning Process

**Where are we in the planning process?**

The project is currently in the planning process, and we are working to address the concerns of the community. The project is currently in the planning process, and we are working to address the concerns of the community. The project is currently in the planning process, and we are working to address the concerns of the community.

AMERICAN ARCHITECTS      Public Information Meeting Presentation      48th Street, West Vancouver      10

**Key Benefits**

- ✓ **Rental housing**  
The project includes a rental housing unit which provides a long-term solution for low-income housing. This unit will be available for rent to the community for a period of 10 years to ensure that it remains available for housing needs.
- ✓ **Housing for families and young professionals**  
The project includes a mix of 2 and 3-bedroom units, providing a range of housing options for families and young professionals. The project also includes a community room and a playground, providing a range of amenities for residents at various stages of life.
- ✓ **Sensitive infill**  
The project is a sensitive infill development, as it is located in an established residential area. The project will be designed to blend with the surrounding neighborhood and will not impact the character of the area.
- ✓ **Childcare Facility**  
A new childcare facility will be added to the project, providing a range of childcare options for the community. This facility will be designed to be safe, secure, and of high quality.

**Thank you**

Thank you for your participation

In kind of the new urbanism and walkability, we would like to thank you for your comments and input on the project. We appreciate your feedback and input on the project. We will be using your feedback to improve the project and to ensure that it meets the needs of the community. We will be using your feedback to improve the project and to ensure that it meets the needs of the community. We will be using your feedback to improve the project and to ensure that it meets the needs of the community.

# Feedback

## Feedback Overview

The public feedback received during the public information process was gathered through feedback forms filled out in-person at the public information meeting and through the online feedback forms provided on the website.

The website collected 125 page views from unique visitors and we received 16 (0 No, 15 yes, 1 neutral) online feedback messages on the project.

A total of 13 people signed in at the public information meeting and 12 (3 No, 9 Yes) in-person feedback forms were collected. It is noted that closer to 18 people attended the public information meeting as not every person signed in nor provided a feedback form.

# Feedback Summary

Of the 28 total feedback forms received:

24 were Supportive (86%)

[6 of the Supportive had suggestions for improvements (21% of total)]

1 was neutral (4%)

3 were non-supportive of the proposal (10%)

See Appendix A for the in-person feedback forms

See Appendix B for online feedback forms

## Feedback in Opposition of Proposal

The following summarizes the major topics brought up in feedback forms that checked “No” to general support of the rental and daycare components of the proposal.

### Parking

- Not enough parking for rental units
- Not enough parking for daycare

### Site Access

- Lane is one-way
- Access to parking for daycare drop-off may confuse some parents
- Streets around subject site are very busy

### Building Access

- No elevator

### Building height

- Light and views blocked to neighboring residents as project is 3-storeys

# Feedback

## Feedback in Support of Proposal

The following summarizes the major topics brought up in feedback forms that checked “Yes” to general support of the rental and daycare components of the proposal.

### Rental

- Large need for rental units for workers in West Van and workers at the ferry terminal
- Inclusivity

### Density

- Needed for West Vancouver

### Daycare

- Meets the needs of the community, access to qualified daycares
- Daycare outdoor space on the south side of the building for sun access
- Brings vibrancy to neighborhood

### Height and Massing

- Appropriate, in keeping with largest duplex in neighborhood
- 3-storeys is appropriate could go 4-storeys

### Architecture

- Playful colors
- Varied form and roofline

### Planning Context

- Consistent with LAP

# Supportive Feedback Comments

The following is a summary of comments received from feedback forms that were supportive of the project but included suggestions for improvement.

- Rental could include 1 bedrooms for ferry workers
- No elevator no accessibility
- Could have clerestory windows facing north
- Consider overlook to neighbors with window placements
- Capacity of childcare spaces could be higher

## Next Steps

Based on the summary of feedback we've received the project team has decided to include the following changes to the proposal:

- Revise the unit matrix from [2x 2-Bedroom and 2x 3-Bedroom] to [1x 1-Bedroom, 1x 2-Bedroom and 2x 3-Bedroom] to respond to the need for smaller rental units including those that could benefit ferry workers
- Reduce the building height by lowering the top roof by 1'
- Reduce the glazing along the east property line to address privacy and overlook concerns to neighbours.



Timothy Ankenman  
*Principal*  
Ankenman Marchand Architects

# Appendix A

Appendix A

In-Person Feedback Forms (Personal information has been redacted)

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

October 5th, 2023

1. Tell us a little about yourself. Check those applicable to you:

I live in the District of West Vancouver

I work in the District of West Vancouver

I own my home

I rent my home

2. In response to the need for more childcare spaces in West Vancouver, this preliminary proposal includes a 16-seat daycare for ages 0-5. Do you agree that this is an appropriate use for the property? Please circle: Yes / **No**

3. In response to the need for a variety of housing types in West Vancouver, this preliminary proposal includes 4 stacked townhomes targeting young families and young professionals. Do you agree that this is appropriate housing for the property? Please circle: Yes / **No** Not a 3 story unit with entrance at the back

4. Are there elements of the proposed plan that you like? If so, what are they?

**No** A two story unit with a daycare might be good if you have a proper parking spot - 24 hrs a day for the rental units - again of the same lot!

5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- There are 2 very busy crosswalks at that corner
- There are 3 busy businesses - liquor store / Grocery / Sandwich  
In none have proper parking in busy hours
- Back lane is basically one way with no turn around at end unless you use a driveway.
- Motel has been sold - what will it become?
- Day care - you cannot "drop off" little children - they must be taken in / signed in and later signed out by parents
- 3 stories will block light / view of other houses backing on to lane
- 4 rental town homes - where will they park?



# WE VALUE YOUR OPINION

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3. In response to the need for a variety of housing types in West Vancouver, this preliminary proposal includes 4 stacked townhomes targeting young families and young professionals. Do you agree that this is appropriate housing for the property? Please circle: Yes / No

4. Are there elements of the proposed plan that you like? If so, what are they?

No - 2 stories, maybe - no daycare

5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- The area around Bruce + Royal streets is East Food Central. Lots of traffic, especially in tourist season (late spring, summer, early fall)  
- The lane between Bruce + Douglas is CLOSE at one end. Access to pickup is possible - JUST. This involves some complicated dance steps. I seriously doubt everybody's ability to follow those steps.



# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

October 5th, 2023

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3. In response to the need for a variety of housing types in West Vancouver, this preliminary proposal includes 4 stacked townhomes targeting young families and young professionals. Do you agree that this is appropriate housing for the property? Please circle: Yes  No  IF IT WERE A DUREX WITH

ADQUATE PARKING, BUT WHEN YOU MAKE IT 3 STOREYS WITH  
4. Are there elements of the proposed plan that you like? If so, what are they? A DAYCARE NO. THE  
HEIGHT OF THIS MONSTER BUILDING ON A  
SMALL LOT VASTLY EXCEEDS WHAT IS ON BRUCE STREET

5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

BUILD A FOUR UNIT CONDO, NOT A  
THREE STOREY MONSTER.

TWO BUSY MAIN STREETS LEAD INTO MARBESHE  
BAY BRUCE + ROYAL. YOUR PROPOSAL TO DROP OFF  
AT YOUR PARKING LOT WONT WORK WHEN THE  
UNITS ARE OCCUPIED WITH TENANDS.  
THE BACK LANE HAS NO TURN AROUND.

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

October 5th, 2023

6. Do you have any other comments you'd like to share with us?

You NEED to SERIOUSLY RETHINK THIS PLAN.

Contact Information Please Print:

Name: [Redacted] s.22(1)

Address: [Redacted] s.22(1)

Phone: [Redacted] s.22(1)

Email: [Redacted] s.22(1)

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

Please email your comment sheet to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by October 11th, 2023.  
Thank you for your feedback!

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
October 5th, 2023

1. Tell us a little about yourself. Check those applicable to you:

- I live in the District of West Vancouver  I work in the District of West Vancouver  
 I own my home  I rent my home

I used to live in [redacted] s22(1)

2. In response to the need for more childcare spaces in West Vancouver, this preliminary proposal includes a 16-seat daycare for ages 0-5. Do you agree that this is an appropriate use for the property? Please circle: Yes / No

3. In response to the need for a variety of housing types in West Vancouver, this preliminary proposal includes 4 stacked townhomes targeting young families and young professionals. Do you agree that this is appropriate housing for the property? Please circle: Yes / No

4. Are there elements of the proposed plan that you like? If so, what are they?

- Rental - There is a large need for rental for workers in West Van, and for family workers in Horseshoe Bay in particular  
- for family workers, you may consider more 1 BR units  
- Height & mass is good if it keeps with the large duplexes in the neighbourhood

5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- I would be aside with an extra story, but that might be difficult for access directly unless it was part of a 2-story unit (interconnected stair case)  
- I would be aside with more 1 BR rental units to meet the need of workers in H. Bay



# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
October 5th, 2023

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I own my home

I rent my home

2. In response to the need for more childcare spaces in West Vancouver, this preliminary proposal includes a 16-seat daycare for ages 0-5. Do you agree that this is an appropriate use for the property? Please circle: Yes / No

*if you will continue to provide it*

3. In response to the need for a variety of housing types in West Vancouver, this preliminary proposal includes 4 stacked townhomes targeting young families and young professionals. Do you agree that this is appropriate housing for the property? Please circle: Yes / No

4. Are there elements of the proposed plan that you like? If so, what are they?

*That it doesn't push the FAR. and stays within the LAP.*

*I like the fact that it meets the needs of the community in rental + daycare like that the daycare has <sup>outdoor space</sup> on the south side of the building.*

5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

*elevator? what does someone do if they cannot access the upper floors*  
*"accessibility"*



# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
October 5th, 2023

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3. In response to the need for a variety of housing types in West Vancouver, this preliminary proposal includes 4 stacked townhomes targeting young families and young professionals. Do you agree that this is appropriate housing for the property? Please circle: Yes / No

4. Are there elements of the proposed plan that you like? If so, what are they?

• playful colors  
• vaulted form & roof heights

5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

~~clerk~~ clerestory windows facing north  
to minimize blank wall surface

- consider privacy / overlook issues to ~~east~~ neighbor  
with window placement

- accessibility







# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
October 5th, 2023

22

1. Tell us a little about yourself. Check those applicable to you:

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- I work in the District of West Vancouver
- I rent my home

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3. In response to the need for a variety of housing types in West Vancouver, this preliminary proposal includes 4 stacked townhomes targeting young families and young professionals. Do you agree that this is appropriate housing for the property? Please circle: Yes / No

4. Are there elements of the proposed plan that you like? If so, what are they?

Densification is needed

5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Drop off/pickup space

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
October 5th, 2023

6. Do you have any other comments you'd like to share with us?

Thank you, Good Materials  
Copy of materials please

Contact Information Please Print:

Name: [Redacted] s.22(1)  
Address: [Redacted] s.22(1)  
Phone: [Redacted] s.22(1)  
Email: [Redacted] s.22(1)

Would you like to be contacted for future updates? (please leave an email)

Yes  No (circle)

Please email your comment sheet to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by October 11th, 2023.  
Thank you for your feedback!

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

October 5th, 2023

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3. In response to the need for a variety of housing types in West Vancouver, this preliminary proposal includes 4 stacked townhomes targeting young families and young professionals. Do you agree that this is appropriate housing for the property? Please circle: Yes / No

4. Are there elements of the proposed plan that you like? If so, what are they?

According to my information there is no daycare in this area and will help families to have access to a near qualified daycare. The applicant has a very good experience and knowledge in caring children in this range.

5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

The capacity of no of children according to applied permission is matching the need of this neighbourhood.



# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

October 5th, 2023

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4. Are there elements of the proposed plan that you like? If so, what are they?

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5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

October 5th, 2023

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I live in the District of West Vancouver

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I own my home

I rent my home

2. In response to the need for more childcare spaces in West Vancouver, this preliminary proposal includes a 16-seat daycare for ages 0-5. Do you agree that this is an appropriate use for the property? Please circle:  Yes  No

3. In response to the need for a variety of housing types in West Vancouver, this preliminary proposal includes 4 stacked townhomes targeting young families and young professionals. Do you agree that this is appropriate housing for the property? Please circle:  Yes  No

4. Are there elements of the proposed plan that you like? If so, what are they?

I believe the daycare and townhome units would bring a refreshing vibrancy to Horseshoe Bay catering to diverse age range. It not only addresses housing needs but also provides essential childcare facilities.

5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

While there might be challenges, the potential benefits to community and it's future and inclusivity could outweigh them.



# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

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3. In response to the need for a variety of housing types in West Vancouver, this preliminary proposal includes 4 stacked townhomes targeting young families and young professionals. Do you agree that this is appropriate housing for the property? Please circle: Yes/ No

4. Are there elements of the proposed plan that you like? If so, what are they?

yes! I believe the project addresses both the need for missing middle family housing and daycare space in West Van.

5. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

yes! I think if the daycare space could be larger that would create

## WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

October 5th, 2023

6. Do you have any other comments you'd like to share with us?

Please approve and fast track projects  
like this!

I have two young children and know  
how difficult finding daycare in  
West Van is

Contact Information Please Print:

Name: s.22(1)

Address: s.22(1)

Phone: s.22(1)

Email: s.22(1)

Would you like to be contacted for future updates? (please leave an email)

Yes /  No (circle)

Please email your comment sheet to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by October 11th, 2023.

Thank you for your feedback!

# Appendix B

Appendix B

Online Feedback Forms (Personal information has been withheld)

I strongly support this project

My child currently attends a daycare operated by Simin Badr. This message is to support Simin Badr in opening another daycare in Horseshoe Bay. Having adequate access to childcare services is so important for parents and community.

Horseshoe Bay's population is booming, especially with new zoning plans like the construction of row houses on Douglas Street. With this growth in mind, having a daycare would not only enhance the quality of life for HSB residents but also provide a sustainable solution that reduces the need for daily commuting. This project is a win-win for both the community and the environment!

The Horseshoe Bay community is growing fast, and there is definitely feeling the need for more daycare options. This project could be a game-changer, making life so much better for everyone there!

We do not have a Convention Centre in West Van. I think you mean the community center. Please get your info correct; misinformation does not instill confidence in the process.  
Regards

*(Applicant team notes: this typo was fixed immediately upon receipt of the comment. There was one instance of the typo and the correct address was displayed in multiple other locations across the website, as well as on the public notices and news ad)*

Hi, I have been a resident of West Vancouver for the past 37 years. I am aware of the shortage in childcare facilities in West Vancouver and fully support the proposed development in Horseshoe Bay. I will be out of town on October 5th and can not attend the meeting. I am fully in support of the proposed development at 6384 Bruce St. West Vancouver.

I will support.

I strongly support this project

Daycare space is on high demand and low supply. I like this project and fully support it. I encourage the DWV to fast track this project and similar projects to help with families like mine with their daycare demand.

I strongly recommend to build a daycare and townhomes in the neighborhood as it's definitely needed for the kids and community. I hope this will get strong support by the neighborhood.

I am west van residence. One big issue for the family in that neighborhood is lack of child care center and daycare. we all hope the consider this matter in this new project.

Hello, I'm a resident of west Vancouver with young children. and I think it's a great help for the community to have a childcare at horseshoe bay neighborhood as there is not any available there.

I think its a great idea. One thing parents need these days are more daycare services.

I love this project and strongly support it.

We need a daycare in this area please, there is no any daycare in Horsebay

I support project

## PIM Summary



6384 Bruce St  
West Vancouver

Public Information Meeting Summary Report  
Meeting Date: April 9th, 2026  
Report Issued: April 15th, 2026

Prepared by:

**ANKENMAN MARCHAND**  
A R C H I T E C T S

**Continuing to create architecture that  
enhances life and the environment.**

# Meeting Information

## Public Information Meeting

On Thursday, April 9th the office of Ankenman Marchand Architects hosted a public information meeting regarding the development application for 6384 Bruce Street. Throughout the evening approximately 25+ individuals visited between 5:15pm to 7:15pm. This meeting was intended to gather feedback from neighbours as the project moves forward in the development process. The following outlines the format of the meeting as well as the primary feedback that we received throughout the process.

## Awareness-Raising Activities and Materials

As per the standard requirements for public information meetings, an advertisement relating to the meeting details was placed in the North Shore News editions of April 1st and April 8th and is reproduced here. The advertisement included a brief description of the project, the public information meeting date, time and location as well as a link to the project website.

### DEVELOPER'S PUBLIC INFORMATION MEETING

Ankenman Marchand Architects have submitted a formal application to the District of West Vancouver to construct a 3-storey, mixed-use building that includes four stacked townhouses and a small daycare at 6384 Bruce St, West Vancouver.

We would like your input and are hosting a meeting for you to learn more about the proposal and provide feedback before the application is presented to Council.



**Date:** April 9th, 2026

**Time:** 5:15pm to 7:15pm

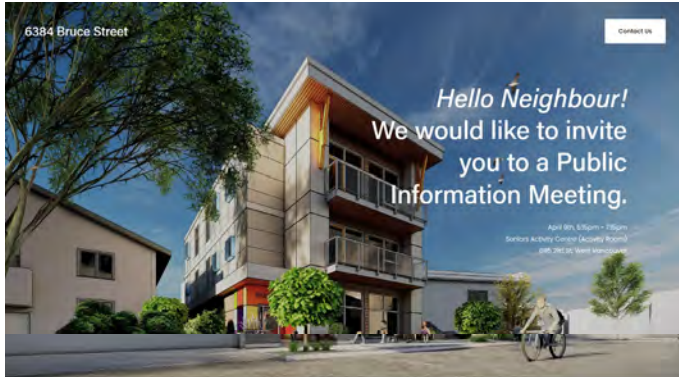
**Location:** Seniors Activity Centre in the Activity Room, 695 21st St, West Vancouver, BC.

For more information, please visit [www.6384brucestreet.com](http://www.6384brucestreet.com)

\*This is not a West Vancouver District function, it is a public information meeting hosted by the applicants.



The project website was live from March 30th to April 14th, 2026 and it served to give details about the time, location and format of the meeting as well as briefly introduce the project. A feedback form was also available on the website to gather initial comments about the project and answer questions. The main landing page and additional contact page are reproduced below.



**Who is hosting the meeting?**

Hi, nice to meet you! We are Ankanman Marchand Architects, an award-winning firm in Vancouver with over thirty-five years of experience. We have 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.



**What is the meeting for?**

The public information meeting is for a development proposal at 6384 Bruce St. Before our application is considered by council, we would like to hear from you, our neighbours. The meeting will be a chance to view presentation boards about the project and submit your feedback in person or through a survey form. Your input will help guide the design process and assist us in the potential redevelopment of your community.



**What is being proposed?**

6384 Bruce Street is proposed as the future home of a 3-storey mixed-use development that includes a daycare on the ground level and four rental stacked townhome units, nestled in the Horseshoe Bay neighbourhood of West Vancouver.



**The Importance of Public Engagement**

To learn more about this proposal, please join us on April 8th, 5:00pm - 7:00pm at the Seniors Activity Centre in the Activity Room for our public information meeting.

[Contact Us](#)

**6384 Bruce St**

[Home](#) [Contact Us](#)

Made with [Ezra360](#)

**6384 Bruce Street**

[Contact Us](#)

**Let us know your thoughts**

We would like feedback on this project from the existing community to ensure the most viable and appropriate development for our guests, maintaining the project potential.

If you're a resident of West Vancouver or a neighbour of 6384 Bruce St, you're invited to participate at our public information meeting being held April 8th, 5:00pm-7:00pm at the Seniors Activity Centre in the Activity Room, 2800 West 31st Street Vancouver.

For additional questions, or further instructions for participating in the public information meeting, please fill out the contact form and a member of our team would be happy to get back to you.

Name (First Name) (Required)  (Last Name) (Required)

Email (Required)

Phone (Optional)

Message (Required)



# Meeting Information

## Meeting Space Location, Layout, Activities

The public information meeting was held in the Activity Room of the West Vancouver Seniors Activity Centre and ran from 5:15pm - 7:15pm using a drop-in format. Presentation boards were laid out in a circular fashion in the centre of the room and visitors, after being prompted to sign in at the front entry, were given clipboards and feedback forms to fill out as they circulated the presentation boards. Team members present from Ankenman Marchand Architects included Francois Marchand, Afshin Banafsheh and Cassandra Koechlin.

## Presentation Boards

Presentation boards displayed a wide range of information about the project including it's site location and context, floor plans, 3D renderings, design considerations, project benefits and planning context. Presentation boards are reproduced below.



## Who are we?

### Our Experience

With an award-winning, experienced in a broad spectrum of architectural, interior design, and community planning projects, AMM has been a part of the technical and creative process since the start. Our multi-disciplinary team of architects, interior designers, landscape architects, and urban planners work together to create a cohesive vision for the project. Our experience in a wide range of project types, from residential to commercial, allows us to bring a wealth of knowledge and expertise to every project. We have a proven track record of delivering high-quality, innovative solutions that meet the needs of our clients and the community. Our team is committed to providing exceptional service and ensuring the success of every project we undertake.

### Our Approach

AMM has a long track record of participatory planning and community engagement. We understand that a project's success is not only determined by the quality of the design but also by the level of community involvement. We take a collaborative approach, involving the community from the very beginning. We hold public consultations, workshops, and meetings to gather input and feedback. This ensures that the project reflects the needs and desires of the community. We also work closely with local stakeholders and organizations to build a strong support network. Our approach is focused on creating a shared vision and ensuring that the project is sustainable and meets the long-term needs of the community.

### Our Recognition

Our work has been recognized for its innovative and sustainable design. We have received numerous awards and accolades for our projects, including the 2023 National Green Building Awards and the 2022 National Architecture Awards. Our commitment to excellence and innovation has earned us a reputation as a leading architectural and interior design firm. We are proud to be part of a community that values quality and sustainability. Our recognition is a testament to the hard work and dedication of our team and the support of our clients and the community.

AMM ARCHITECTS  
Public Involvement Planning  
48th Street, West Vancouver 2

## Site Context

The subject site is located at 48th Street West in the Horseshoe Bay neighborhood of West Vancouver. The site is bounded by 48th Street to the north, 49th Street to the south, and 47th Street to the west. The site is currently vacant and is being developed as a multi-unit residential building. The project is situated in a prime location, close to the waterfront and the city center. The surrounding area is a mix of residential and commercial buildings, with a high density of population. The project is expected to contribute to the growth and development of the neighborhood.

Map of Area  
Aerial with Rendering  
Current Streetscape (not to scale)

AMM ARCHITECTS  
Public Involvement Planning  
48th Street, West Vancouver 3

## Project Overview

### What is the project proposing?

The project proposes a 3-storey, mixed-use building with a ground floor retail and two levels of residential above. The building is located on a corner lot, bounded by 48th Street to the north and 47th Street to the west. The building is expected to contribute to the growth and development of the neighborhood. The project is situated in a prime location, close to the waterfront and the city center. The surrounding area is a mix of residential and commercial buildings, with a high density of population. The project is expected to contribute to the growth and development of the neighborhood.

Site Plan

AMM ARCHITECTS  
Public Involvement Planning  
48th Street, West Vancouver 4

## Project Overview

### Design Concept: Missing Middle Housing

The design concept for the project is 'Missing Middle Housing'. This concept involves the inclusion of small-scale, multi-unit residential buildings in urban areas. The project is designed to provide a mix of housing options, including single-family homes, townhouses, and small apartment buildings. The design is focused on creating a sense of community and providing high-quality living environments. The project is expected to contribute to the growth and development of the neighborhood.

Level 1 Plan  
Level 2 Plan  
Level 3 Plan

AMM ARCHITECTS  
Public Involvement Planning  
48th Street, West Vancouver 5

## Project Overview

### Who is this housing for?

The project is designed to provide a mix of housing options for a diverse range of residents. The housing is intended for middle-income families, young professionals, and seniors. The project is designed to provide a sense of community and high-quality living environments. The project is expected to contribute to the growth and development of the neighborhood.

### What is the importance of Rental Housing?

Rental housing is an important part of the housing market. It provides a flexible and affordable housing option for many residents. The project is designed to provide a mix of rental housing options, including single-family homes, townhouses, and small apartment buildings. The project is expected to contribute to the growth and development of the neighborhood.

### What is the "Vital Signs Report"?

The Vital Signs Report is a tool used to assess the health of a community. It provides a comprehensive overview of the community's strengths and weaknesses. The project is designed to address the needs of the community and improve its overall health. The project is expected to contribute to the growth and development of the neighborhood.

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Public Involvement Planning  
48th Street, West Vancouver 6

## Project Overview

### Why are we proposing a childcare facility?

The project is designed to provide a childcare facility for young children. The facility is intended to provide a safe and nurturing environment for children. The project is expected to contribute to the growth and development of the neighborhood.

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

The District of West Vancouver Child Care Action Plan (2021-2031) is a strategic plan for the district. It outlines the district's goals and objectives for child care. The project is designed to align with the district's goals and objectives. The project is expected to contribute to the growth and development of the neighborhood.

AMM ARCHITECTS  
Public Involvement Planning  
48th Street, West Vancouver 7

## Design Strategies

The project is designed to provide a mix of housing options for a diverse range of residents. The housing is intended for middle-income families, young professionals, and seniors. The project is designed to provide a sense of community and high-quality living environments. The project is expected to contribute to the growth and development of the neighborhood.

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Public Involvement Planning  
48th Street, West Vancouver 8

## Planning Context

### What is an OCP?

An Official Community Plan (OCP) is a legal document that provides the framework for the development and use of land in a community. The project is designed to align with the district's OCP. The project is expected to contribute to the growth and development of the neighborhood.

### What is a Local Area Plan?

A Local Area Plan (LAP) is a strategic plan for a specific area within a community. It outlines the area's goals and objectives. The project is designed to align with the area's goals and objectives. The project is expected to contribute to the growth and development of the neighborhood.

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Public Involvement Planning  
48th Street, West Vancouver 9

**Planning Process**

Where are we in the planning process?

We are currently at Step 5 of the process to the right. The proposal consists of development plans that have undergone a preliminary feedback from an initial public information meeting held in October 2023. What we heard from you was concerning regarding building height, need for smaller units, bike storage and bicycle repair and parking. Since then we have revised the building height, eliminated the need for parking 2.6 buildings and we have reduced square footage of parking to the level of 0.6 units. The public information meeting is the second of the development process and is designed to respond with any changes, questions and feedback. We will continue to make revisions based on feedback from the meeting and parking, bike storage. Based on the engagement, the project team can move forward with the proposal incorporating public feedback and ensuring the project responds to the needs of the community better.





ANKENMAN MARCHAND ARCHITECTS Public Information Meeting Presentation 0000 River Street, Street Vancouver 1 0

**Key Benefits**

- ✓ **Rental housing**  
The project proposes 4 rental townhouse units which provides a housing choice that is in high demand across Street Vancouver. With flexible tenancy terms across the portfolio, the creation of professional-grade units is expected to meet this housing need.
- ✓ **Housing for families and young professionals**  
Smaller, boutique units with 1.5 bedrooms provides housing choices suitable for young families and young professionals who require a flexible lease term in their location and offer great parking, security and excellent price. Housing diversity benefits residents at various stages of life.
- ✓ **Sensitive Infill**  
The project proposes a small scale infill of a single lot. An approach to design developments with complete form, materials, and scale will not prevent guests nearby who preserving the character and neighborhood quality of Vancouver City.
- ✓ **Childcare Facility**  
A 16-seat childcare facility helps to address the growing deficit of childcare spaces experienced across West Vancouver and especially in the Horseshoe Bay neighbourhood.

**Thank you for your participation**

On behalf of the team members and collaborators, we would like to thank you for your presence, participation and engagement with this project. By taking the time to contribute to public discussion surrounding this project you have helped us gain the insight and feedback we need to help us improve the overall development of your community. Please take a moment to fill out the feedback form and submit it to the development or email at your earliest convenience.



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# Feedback

## Feedback Overview

The public feedback received during the public information process was gathered through feedback forms filled out in-person at the public information meeting and through the online comment portal provided on the website.

The website collected 178 page views from unique visitors and we received 20 online feedback comments on the project. (19 in support, 1 in opposition\*)

A total of 24 people signed in at the public information meeting and 24 in-person feedback forms were collected.

\*The online form submitted in opposition also submitted an in-person feedback form.

# Questionnaire Summary

Of the 24 total feedback forms received in-person:

100% of respondents indicated they lived/rent/or worked in West Vancouver/  
Horseshoe Bay

96% supported adding 16 childcare spaces to Horseshoe Bay (4% of respondents  
indicating opposition)

88% supported (or felt neutral about) a proposal that combined childcare with family-  
oriented housing (with 12% indicating opposition)

96% supported (or felt neutral about) the pick-up/drop-off strategy on Bruce St as a  
**reasonable way to manage traffic and lane congestion** (with 4% indicating opposition)

Respondents indicated that the aspects of the proposal they most supported (in order)  
were:

1. Childcare Spaces (17)
2. Combination of Daycare and Rental Housing (11)
3. Daycare Pick-up/Drop-off on Bruce St. (9)
4. Rental Housing (8)
5. Family-Oriented Housing (8)
6. Frontage Improvements on Bruce St. (5)
7. Stacked Townhome Housing Type (4)

See Appendix A for the in-person feedback forms

See Appendix B for online feedback forms

# Concerns

80% of respondents stated no concerns with the proposal. From those who listed a concern with the proposal, the following summarizes the major topics respondents identified.

## **Height**

- (too high) in comparison to the rest of the neighbourhood

## **Traffic**

- Lane congestion

## **Parking**

- Street parking is already in high demand

## **Not enough childcare space**

- Project should provide more childcare space and a larger outdoor play area

## **Healthy and safety for children**

- Building materials and design should prioritize childrens health and/or safety

The following summarizes concerns identified but not directly related to the proposal.

## **Lengthy Approval Process**

- Long and complicated municipal approvals process

# Suggested improvements

71% of respondents indicated no suggestion for changes or improvements to the proposal. The following is a summary of comments recieved from respondents who did indicate a suggestion for improvement.

## **Daycare Hours and Staff**

- Suggest to add additional hours and staff members to daycare program

### **Project Size**

- Suggest to increase project size and provide more daycare spaces and residential units

### **Building signs and lighting**

- Suggest to increase building lighting and signage

### **Review childcare demand in the local area**

- Review proposed number of spaces relative to local demand

### **Traffic and Parking Management**

- Suggestion to improve generally
- More parking for drop-off and pick-up

The following summarizes improvements identified but not directly related to the proposal.

### **Lengthy Approval Process**

- Quicker approval process would be better

## **Comments**

The respondents were prompted to provide any “general” comments that might not have been addressed in other sections of the survey. The following is a summary of comments received here:

- Concern for construction Noise
- More support needed from municipality to expedite and provide project approvals
- Daycare spaces are needed in the Horseshoe Bay community and providing local spaces would alleviate demand and long commutes local parents endure to seek childcare outside of Horseshoe Bay.

# Summary

When asked about their overall support for the proposal proceeding to council (in-person feedback forms)

**90% of responses indicated support for the proposal**

5% of responses indicated they feel neutral about the proposal

5% of responses indicated they oppose the proposal

Of the 19 comment cards we received from the website:

**95% of the responses indicated support for the proposal**

5% of the responses indicated opposition for the proposal

The results of the survey responses (both in-person and online) indicate strong overall support for the proposal, particularly for the addition of 16 childcare spaces in Horseshoe Bay. Support was also positive for the combined childcare and family-oriented rental housing concept. Responses to the proposed Bruce Street pick-up/drop-off and overall parking approach were more mixed, suggesting that traffic and parking remain the primary area of community concern. Overall, the majority of respondents supported or strongly supported the application for proceeding to council consideration.

Based off of concerns and suggestions for improvements that were highlighted by feedback forms, the project team will pay particular attention to the following items as the project progresses into design development and construction documentation:

**Childrens health and safety** - the design of the daycare spaces (both indoor and outdoor) will continue to meet all licensing regulations and best practices

**Healthy materials** - the material selection choices will prioritize occupant health and safety with particular attention to the childcare spaces

**Building Safety and Visibility** - as design development progresses the project team will ensure that building lighting, visibility and signage meet all appropriate requirements in accordance with CPTED principles.

# Appendix A

Appendix A

In-Person Feedback Forms (Personal information has been redacted)

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
April 9th, 2026

This proposal includes a 16-space childcare centre at grade with four stacked-townhomes above. The project is intended to add childcare spaces and family-oriented rental housing in Horseshoe Bay, with daycare pick-up/drop-off focused at the frontage along Bruce St to reduce lane impacts.

1. Tell us a little about yourself. Check those applicable to you:

- I live in West Vancouver     I live in Horseshoe Bay *used to live in area for 50 yr*     I own property nearby     I rent nearby  
 I work in Horseshoe Bay / West Vancouver     I am a parent or caregiver of a young child

2. To what extent do you support adding 16 childcare spaces in Horseshoe Bay?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

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8. Any other comments?

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9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose     Oppose     Neutral     Support     Strongly Support

### Contact Information Please Print:

Name: s.22(1)

Address: s.22(1)

Phone: s.22(1)

Email: s.22(1)

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

If you are taking this sheet home, please email your responses to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by April 13th, 2026.

Thank you for your feedback!

# WE VALUE YOUR OPINION

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April 9th, 2026

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1. Tell us a little about yourself. Check those applicable to you:

- I live in West Vancouver <sup>Near</sup>  I live in Horseshoe Bay  I own property nearby  I rent nearby  
 I work in Horseshoe Bay / West Vancouver  I am a parent or caregiver of a young child

2. To what extent do you support adding 16 childcare spaces in Horseshoe Bay?

- Strongly Oppose  Oppose  Neutral  Support  Strongly Support

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose  Oppose  Neutral  Support  Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose  Oppose  Neutral  Support  Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces  Stacked townhome housing type  Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St  Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site  Rental housing  
 Other:

6. What concerns, if any, do you have?

*No concerns and think it'd be a good idea to have additional Daycare Centre for people in the neighborhood.*

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

*Additional Hours Extra Staff to  
Provide better attendance for children.*

8. Any other comments?

*NA*

9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose

Oppose

Neutral

Support

Strongly Support

Contact Information Please Print:

Name: *s.22(1)*  
Address: *s.22(1)*  
Phone: *s.22(1)*  
Email: *s.22(1)*

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

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 I work in Horseshoe Bay / West Vancouver     I am a parent or caregiver of a young child

2. To what extent do you support adding 16 childcare spaces in Horseshoe Bay?

- Strongly Oppose     Oppose     Neutral     Support <sup>SORT OF</sup>     Strongly Support

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support <sup>pick-up much better on Bruce</sup>     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

so high, going to make the rest of the neighbourhood look odd in comparison,  
however we would like the kick start of renovation on Bruce St

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

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8. Any other comments?

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9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose

Oppose

Neutral

Support

Strongly Support

Contact Information Please Print:

Name: s.22(1)

Address: s.22(1)

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

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8. Any other comments?

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9. Overall, do you support this application proceeding to council consideration?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

### Contact Information Please Print:

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Email: s.22(1)

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**Thank you for your feedback!**

# WE VALUE YOUR OPINION

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- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

You (I think it was your firm) made a similar (if not identical) proposal 4 years ago. The two reasons for my opposition to the project then have not changed. A) The land between Bruce + Douglas is still accessible to traffic only intended and can be approached on by from the west entrance (at Royal Avenue). Try to imagine the chaos created by multiple vehicles trying to execute 3-point turns in a narrow lane.  
B) Permit parking at the 630 ~~Bruce St~~ block of Bruce St. is a pain already without additional vehicles putting even more pressure on whatever parking available parking

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

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8. Any other comments?

CONSTRUCTION NOISE!!!

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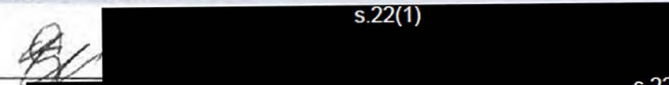
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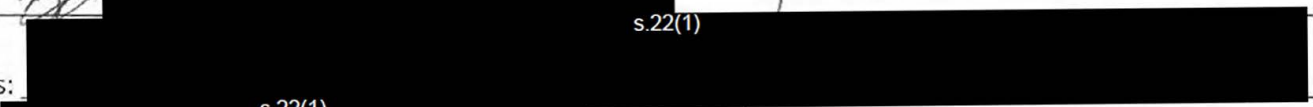
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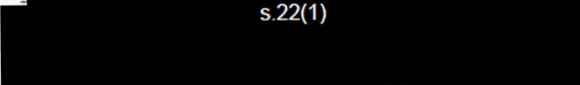
9. Overall, do you support this application proceeding to council consideration?

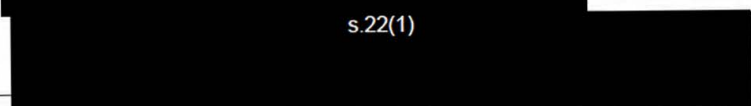
Strongly Oppose     Oppose     Neutral     Support     Strongly Support

Contact Information Please Print:

Name:  s.22(1)

Address:  s.22(1)

Phone:  s.22(1)

Email:  s.22(1)

Would you like to be contacted for future updates? (please leave an email)

Yes  No (circle)

If you are taking this sheet home, please email your responses to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by April 13th, 2026.  
Thank you for your feedback!

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 I work in Horseshoe Bay / West Vancouver     I am a parent or caregiver of a young child

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- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other: *New Creative planning/Project in West Van.*

6. What concerns, if any, do you have?

*I think the lengthy and cumbersome municipal process is causing economic and social harm to the community. This project is offering what our community needs, yet it has been in limbo for a long time.*

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

More daycare space + more residential rental  
space for daycare workers, operator and  
kids' families

8. Any other comments?

Please change the municipal attitude  
towards developments!

9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose

Oppose

Neutral

Support

Strongly Support

Contact Information Please Print:

Name: [Redacted] s.22(1)

Address: [Redacted] s.22(1)

Phone: [Redacted] s.22(1)

Email: [Redacted] s.22(1)

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

If you are taking this sheet home, please email your responses to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by April 13th, 2026.

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 I work in Horseshoe Bay / West Vancouver     I am a parent or caregiver of a young child

2. To what extent do you support adding 16 childcare spaces in Horseshoe Bay?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

*Hi, I believe this space should be used as a daycare only, not combined with residential use. The lot is small and lacks outdoor space, so it's important to prioritize a larger play area for the kids. Children really need enough room especially outdoors with proper equipment - so expanding the play space and designing it across three levels for kids would be ideal. For this reason, I don't support the focus should be on maximizing safe and engaging space for children.*  
Thank you.

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
April 9th, 2026

7. What changes would improve the proposal?

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8. Any other comments?

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9. Overall, do you support this application proceeding to council consideration?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

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 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

There should be more signs & lights

8. Any other comments?

9. Overall, do you support this application proceeding to council consideration?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

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 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

The yard, backyard for the kids is too small. Because kids have a lot of energy they need to run around and go outside but the backyard is too small. Secondly

## WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
April 9th, 2026

7. What changes would improve the proposal?

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8. Any other comments?

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9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose     Oppose     Neutral     Support     Strongly Support

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 Other:

6. What concerns, if any, do you have?

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

I suggest reviewing the balance between childcare supply and demand in the area and considering the impact on existing centres.  
Improved traffic and parking management would also help strengthen the proposal

8. Any other comments?

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9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose

Oppose

Neutral

Support

Strongly Support

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 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
April 9th, 2026

7. What changes would improve the proposal?

I think every thing looks great and no changes are needed.

8. Any other comments?

In My opinion the Horse shoe Bay area has a strong need for daycare services, and I highly support this proposal. As a daycare educator myself, I see many families coming from Horse shoe Bay to park Royal everyday in search of daycare, often spending at least 20-25 minutes commuting. Having sufficient daycare options in

9. Overall, do you support this application proceeding to council consideration?

that area would greatly help families save time and make daily routines much easier.

- Strongly Oppose
- Oppose
- Neutral
- Support
- Strongly Support

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6. What concerns, if any, do you have?

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

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8. Any other comments?

It is a good plan for daycare because there is not enough daycare to <sup>make</sup> that area and its issue for parents who ~~work~~ take children to another area. its really necessary to have daycare in Horseshoe Bay

9. Overall, do you support this application proceeding to council consideration?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

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Yes / No (circle)

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 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

None at all, it is a great idea!

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

## 7. What changes would improve the proposal?

So far, it is a very good plan, but it might be necessary to have one or two more parking spaces for the daycare parents.

## 8. Any other comments?

Best of luck, I hope it happens!

## 9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose     Oppose     Neutral     Support     Strongly Support

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 Other:

6. What concerns, if any, do you have?

I have no concerns

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

## 7. What changes would improve the proposal?

I heard it might take more  
than two years to finish the process.  
if it moves faster then it will be  
more effective

## 8. Any other comments?

totally I agree with this plan.  
I work in a day care in west Van and  
I noticed most of our parents come  
from horseshoe Bay and this plan can  
make their wishes true.

## 9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose     Oppose     Neutral     Support     Strongly Support

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 Other:

6. What concerns, if any, do you have?

N/A

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

proposal is very good

8. Any other comments?

N/A

9. Overall, do you support this application proceeding to council consideration?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

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 Other:

6. What concerns, if any, do you have?

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

traffic and convenience of society there

8. Any other comments?

9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose     Oppose     Neutral     Support     Strongly Support

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 Other:

6. What concerns, if any, do you have?

*Nothing*

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
April 9th, 2026

7. What changes would improve the proposal?

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8. Any other comments?

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- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

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# WE VALUE YOUR OPINION

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April 9th, 2026

7. What changes would improve the proposal?

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8. Any other comments?

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9. Overall, do you support this application proceeding to council consideration?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

### Contact Information Please Print:

Name:

Address:

Phone:

Email:

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

If you are taking this sheet home, please email your responses to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by April 13th, 2026.

Thank you for your feedback!

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
April 9th, 2026

This proposal includes a 16-space childcare centre at grade with four stacked-townhomes above. The project is intended to add childcare spaces and family-oriented rental housing in Horseshoe Bay, with daycare pick-up/drop-off focused at the frontage along Bruce St to reduce lane impacts.

1. Tell us a little about yourself. Check those applicable to you:

- I live in West Vancouver     I live in Horseshoe Bay     I own property nearby     I rent nearby  
 I work in Horseshoe Bay / West Vancouver     I am a parent or caregiver of a young child

2. To what extent do you support adding 16 childcare spaces in Horseshoe Bay?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

Traffic.

8. Any other comments?

9. Overall, do you support this application proceeding to council consideration?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

### Contact Information Please Print:

Name: s.22(1)

Address: s.22(1)

Phone: s.22(1)

Email: s.22(1)

Would you like to be contacted for future updates? *(please leave an email)* Yes / No (circle)

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Thank you for your feedback!

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April 9th, 2026

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- I live in West Vancouver     I live in Horseshoe Bay     I own property nearby     I rent nearby  
 I work in Horseshoe Bay / West Vancouver     I am a parent or caregiver of a young child

2. To what extent do you support adding 16 childcare spaces in Horseshoe Bay?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
April 9th, 2026

7. What changes would improve the proposal?

Mostly traffic & convenience of society living there

8. Any other comments?

9. Overall, do you support this application proceeding to council consideration?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

### Contact Information Please Print:

Name: [Redacted] s.22(1)  
Address: [Redacted] s.22(1)  
Phone: [Redacted] s.22(1)  
Email: [Redacted] s.22(1)

Would you like to be contacted for future updates? (please leave an email) Yes / No (circle)

If you are taking this sheet home, please email your responses to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by April 13th, 2026.  
Thank you for your feedback!

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
April 9th, 2026

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- I live in West Vancouver     I live in Horseshoe Bay     I own property nearby     I rent nearby  
 I work in Horseshoe Bay / West Vancouver     I am a parent or caregiver of a young child

2. To what extent do you support adding 16 childcare spaces in Horseshoe Bay?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

*my main concern is material used to build, and safety of children*

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

Rental or residential should be separated from child care

8. Any other comments?

Reasonable Charges

9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose

Oppose

Neutral

Support

Strongly Support

## Contact Information Please Print:

Name: s.22(1)

Address: s.22(1)

Phone: s.22(1)

Email: s.22(1)

Would you like to be contacted for future updates? (please leave an email)

Yes / No (circle)

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Thank you for your feedback!

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April 9th, 2026

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- I live in West Vancouver     I live in Horseshoe Bay     I own property nearby     I rent nearby  
 I work in Horseshoe Bay / West Vancouver     I am a parent or caregiver of a young child

2. To what extent do you support adding 16 childcare spaces in Horseshoe Bay?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support *M.M.K.H*

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

*safety of children*

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# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

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8. Any other comments?

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9. Overall, do you support this application proceeding to council consideration?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

### Contact Information Please Print:

Name:

Address:

Phone:

Email:

Would you like to be contacted for future updates? *(please leave an email)*

Yes / No (circle)

If you are taking this sheet home, please email your responses to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by April 13th, 2026.

Thank you for your feedback!

# WE VALUE YOUR OPINION

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April 9th, 2026

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1. Tell us a little about yourself. Check those applicable to you:

- I live in West Vancouver     I live in Horseshoe Bay     I own property nearby     I rent nearby  
 I work in Horseshoe Bay / West Vancouver     I am a parent or caregiver of a young child

2. To what extent do you support adding 16 childcare spaces in Horseshoe Bay?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support *MR*

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

*For this type of Daycare with a Capacity 16 child  
I fully support. I and do not have any concerns.*

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver  
April 9th, 2026

7. What changes would improve the proposal?

No Comments

8. Any other comments?

No

9. Overall, do you support this application proceeding to council consideration?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

### Contact Information Please Print:

Name: s.22(1)

Address: s.22(1)

Phone: s.22(1)

Email: ~~XXXXXXXXXX~~ s.22(1)

Would you like to be contacted for future updates? Please leave on email s.22(1) Yes / No (circle)

If you are taking this sheet home, please email your responses to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by April 13th, 2026.

Thank you for your feedback!

# WE VALUE YOUR OPINION

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April 9th, 2026

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1. Tell us a little about yourself. Check those applicable to you:

- I live in West Vancouver     I live in Horseshoe Bay     I own property nearby     I rent nearby  
 I work in Horseshoe Bay / West Vancouver     I am a parent or caregiver of a young child

2. To what extent do you support adding 16 childcare spaces in Horseshoe Bay?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

3. To what extent do you support a proposal that combines childcare at grade with family-oriented rental housing above?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

4. Do you think the proposed daycare pick-up/drop-off approach on Bruce St is a reasonable way to manage traffic and reduce lane congestions?

- Strongly Oppose     Oppose     Neutral     Support     Strongly Support

5. What aspects of the proposal do you support most?

- Childcare Spaces     Stacked townhome housing type     Family-oriented housing  
 Daycare Pick-up/Drop-off on Bruce St     Bruce St frontage/Public Realm improvements  
 Combines childcare and housing efficiently on one site     Rental housing  
 Other:

6. What concerns, if any, do you have?

I would like to briefly share my opinion, with full respect for all officials and participants. It is truly unfortunate that a small construction projects requires so much time, effort, and material energy simply to obtain a permit. This slow and complicated process reduces efficiency, increases costs, and places unnecessary ~~distress~~ and pressure on the public.

Page 1 of 2

Unfortunately, this approach is still widely practiced in many municipalities. And no one seems to consider how much harm these →

delays cause to both the local and Canada economy.

The time has come for individuals to receive construction permits promptly and in accordance with the master and detailed plans so that employment can grow final costs can decrease, and valuable resources are not wasted.

I sincerely hope that municipalities, as well as provincial and national authorities, will give serious and urgent ~~attending~~ attention to this matter.

J. L.

# WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

I have not any idea

8. Any other comments?

N/A

9. Overall, do you support this application proceeding to council consideration?

Strongly Oppose

Oppose

Neutral

Support

Strongly Support

## Contact Information Please Print:

Name: [Redacted] s.22(1)

Address: [Redacted] s.22(1)

Phone: [Redacted] s.22(1)

Email: [Redacted] s.22(1)

Would you like to be contacted for future updates? (please leave an email)

Yes /  No (circle)

If you are taking this sheet home, please email your responses to [cassandra@amarchitects.com](mailto:cassandra@amarchitects.com) by April 13th, 2026.

Thank you for your feedback!

# Appendix B

## Appendix B

Online Feedback Forms (Personal information has been withheld)

- I already submitted a written questionnaire at your Public Information Meeting last Thursday April 9th. On further reflection, I would like to add a few additional observations. In addition to the logistical chaos created by the back lane being open at only one end (the east end being closed to vehicular traffic at Keith Road) and very limited parking on the 6300-block of Bruce Street, there is also a BUS STOP right in front of your 6384 Bruce Street (the south east corner of Bruce and Royal Streets)-- which, by definition, is a NO-STOPPING zone. Both rental housing and daycare facilities are admirable concepts; this location, however, is profoundly ill-advised. For the above reasons, I remain STRONGLY OPPOSED to the proposed project.
- Yes
- I believe this project has strong potential to positively serve families and strengthen the neighborhood, and I encourage its thoughtful development
- As someone who has two children and has been living in the West Vancouver area for a long time, I am aware that there is a shortage of daycare in this region, and I strongly support the implementation of this project.
- My name is (redacted) and I have been living in West Vancouver for the past 40 years. Over this time, I have become very familiar with the community and have a strong understanding of the needs of local residents. I would like to express my strong support for this project, particularly the inclusion of daycare facilities. There is a significant need for childcare in the Horseshoe Bay area, and this development would provide an important service to local families. I am confident that this project will help parents remain in the community rather than being forced to relocate to other areas due to a lack of childcare options. In addition, the proposed rental units will help address housing needs, especially for workers such as BC Ferries crew members who rely on accommodation close to their workplace. Overall, I believe this project will make a valuable contribution to the community and meet important local needs. Sincerely, (redacted)

- This proposal has major public benefit for residences of Horseshoe bay and west Vancouver in many ways. The concept of building a day care and four non apartment rental units are both beneficial to the community at large and daycare Vancouver.
- I strongly support this project in Horseshoe Bay. Access to licensed child care in the area is very limited, and these new spaces would be a great benefit for local families. The addition of rental units is also important for supporting essential workers and strengthening the community. I believe this project will have a positive and lasting impact.
- I agree with the plan and development mentioned in above site. I hope all the formal procedures necessary for starting the project is done asap
- I am a resident of West Vancouver and I am writing in support of the project proposed for 6384, Bruce St., Horseshoe Bay. The child care facility as well as the rental units are much needed in the area. The design is beautiful and the building will be a positive addition to the urban landscape of the area. I hope the project receives approval from the council.
- I have been a resident of west Vancouver for the past 40 years and have raised my kids in this area. I am in full support of this project as I am aware of the non-existence of a day care in the Horseshoe Bay Area and the shortage of it in West Vancouver as well. The rental units above are also much needed in the community. I am fully in support of the design and rationale behind the project
- With a general review of this project in the West Vancouver area, and considering the shortage of daycare spaces and the long waiting lists for enrollment, I believe this proposal is both reasonable and well justified for the community. Given the number of children this facility would be able to accommodate, compared with family-run daycares, it could provide better-managed services through trained staff holding the appropriate licenses and qualifications. In addition, the inclusion of play space and child-friendly facilities would further enhance the quality of care offered. This project could also reduce the need for parents living in the area to travel to other neighborhoods in search of daycare placement for their children. Furthermore, the rental units included in the project could help, to some extent, ease housing challenges for employees working in the area, such as daycare staff and BC Ferries workers. Therefore, as a resident of West Vancouver, I would respectfully like to express my support for this project, which also features an attractive architectural design. (redacted)

- I am writing in support of the development application at 6384 Bruce Street in Horseshoe Bay. The project — a 16-space child care centre paired with four rental units — addresses two needs that are real, immediate, and too often overlooked in smaller communities like ours. The absence of licensed child care in Horseshoe Bay is something many families feel acutely. Right now, parents who need child care have no local option — they either manage without it or travel outside the community to find it. That is a real cost, in time, money, and stress, and it falls disproportionately on families who are already stretched thin. Sixteen new licensed spaces would not solve every problem, but they would make a genuine difference to the families who need them. It would mean parents can work, knowing their children are cared for nearby. That matters. The rental housing component is just as important. Horseshoe Bay depends on workers — ferry workers and others — who often cannot afford to live in the community they serve. The four proposed rental units are a small but meaningful contribution to changing that. Communities work better when the people who keep them running can afford to be part of them. I appreciate that development decisions involve many considerations, but I hope the clear community benefit here carries weight. This project is modest in scale and straightforward in purpose: it would give families access to child care and give workers access to housing. Both outcomes make Horseshoe Bay a stronger, more complete community. I respectfully ask that this application be supported, and I thank you for taking community input into account as part of this process.
- I am writing to express my strong support for the proposed development at 6384 Bruce Street in Horseshoe Bay, which would create a 16-space licensed child care centre along with four rental housing units. This is exactly the kind of thoughtful, community-centred project that Horseshoe Bay needs, and I urge the District to look favourably upon this application. Access to licensed, affordable child care is one of the most pressing challenges facing families today, and Horseshoe Bay is no exception. At present, there is no child care centre serving this community, leaving local families with few options beyond lengthy commutes to find licensed care. This gap places a significant burden on parents — particularly working parents — who must choose between careers and caregiving simply because the infrastructure does not exist nearby. The addition of 16 licensed child care spaces would directly address this need. It would give families in Horseshoe Bay and the surrounding area a real, reliable option, and would make it meaningfully easier for parents to participate in the workforce while knowing their children are safe, supported, and close to home. The four rental units proposed as part of this development are equally important. Rental housing in Horseshoe Bay is scarce, and this scarcity falls hardest on the essential workers who keep the community

running — including ferry workers, who play a vital role in connecting Horseshoe Bay to the region. When essential workers cannot afford to live near where they work, entire communities become less resilient and less equitable. These new units would offer a meaningful, if modest, step toward addressing that imbalance and ensuring that the people who serve this community can also live in it. Taken together, this development represents something greater than the sum of its parts. Child care and rental housing are foundational to a livable, inclusive community. By combining both in a single, modestly scaled project, the applicants have put forward a proposal that is pragmatic, responsive to local need, and aligned with the kind of community that Horseshoe Bay aspires to be. Small communities thrive when they invest in their families and their workers, and this project does exactly that. I encourage the District and the reviewing body to support this application. I believe it will have a meaningful and lasting positive impact on Horseshoe Bay, and I am glad to see community members advancing solutions to challenges that so many families face. I hope this letter helps demonstrate the depth of community support for this project.

- I am writing to express my strong support for the proposed development at 6384 Bruce Street. I believe this project represents a positive and thoughtful addition to the West Vancouver community. It is encouraging to see a proposal that prioritizes livability, appropriate design, and the long-term potential of the neighborhood. Developments like this are essential to ensuring our community continues to evolve in a sustainable and balanced way. From what I understand, this project aims to make efficient use of the space while respecting the character of the surrounding area. Thoughtful densification and well-planned development contribute to stronger communities, increased property values, and improved local amenities. I also appreciate the effort to involve residents and gather community feedback. This collaborative approach reflects a commitment to responsible development and transparency. Overall, I support this project and believe it will be a valuable addition to West Vancouver.
- I strongly support the proposed rezoning and development at 6384 Bruce Street in Horseshoe Bay. The project provides valuable community benefits, particularly through the addition of licensed childcare spaces and purpose-built rental housing. These features address important local needs by supporting families and offering more accessible housing options. The mixed-use design also aligns well with the vision of a more walkable and complete village centre. Overall, I believe this proposal will positively contribute to the community and should be approved.

- To Whom It May Concern, I am writing in support of the development application for 6384 Bruce Street in Horseshoe Bay. This proposal offers clear benefits to the community by adding both licensed childcare space and rental housing. These are important needs in West Vancouver, and this project would help support local families while adding more housing choice in the area. The mixed-use design is also a positive fit for Horseshoe Bay, contributing to a more complete, walkable, and vibrant neighbourhood. For these reasons, I respectfully support the approval of this application. Sincerely, (redacted)
- To Whom It May Concern, I am writing to express my support for the proposed rezoning and development application at 6384 Bruce Street in Horseshoe Bay. Based on the application materials published by the District of West Vancouver, this proposal for a three-storey mixed-use building including a 16-space childcare facility at ground level and four rental stacked townhomes above would provide meaningful benefits to the community. One of the strongest aspects of this project is the inclusion of licensed childcare space. Additional childcare capacity is an important community need, and creating new spaces for families in West Vancouver will help support working parents and make Horseshoe Bay a more complete and family-friendly neighbourhood. The rental housing component is also a significant public benefit. Purpose-built rental homes can help address local housing needs by providing more attainable and flexible housing options for residents who want to live in the community but may not be in a position to purchase a home. Adding rental housing in a small-scale format above an active community-serving use is a practical and thoughtful way to contribute to housing diversity. The proposed mixed-use form also appears to align with the broader planning direction for Horseshoe Bay by supporting a more walkable, vibrant, and complete village centre. Integrating residential use with childcare helps create a more active and useful site while making efficient use of land and existing infrastructure. Overall, I believe this application offers clear community value through the addition of both rental housing and childcare spaces. For these reasons, I respectfully support the approval of the development application at 6384 Bruce Street. Thank you for your consideration. Sincerely, (redacted)
- I support the project at 6384 Bruce street at horseshoe By which very much in need of the community. Young families in Horseshoe By and the communities close to the Horseshoe Bay need a group child care and the rental units needed especially for ferry employees.
- It's vital to have a nursery in Horseshoe Bay area and we strongly support this project.

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District of West Vancouver

# Appendix E

**Zoning Bylaw No. 4662, 2010,  
Amendment Bylaw No. 5455, 2026**  
(6384 Bruce Street)

Effective Date:

District of West Vancouver

# **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026**

## **Table of Contents**

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District of West Vancouver

## **Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026**

A bylaw to rezone property at 6384 Bruce Street for a mixed-use building with a daycare and stacked townhouses.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5328, 5338, 5336, 5351, 5293, 5347, 5339, 5206, 5361, 5356, 5353, 5279, 5380, 5379, 5254, 5387, 5423, and 5297.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

### **Part 1 Citation**

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5455, 2026.

### **Part 2 Severability**

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

### **Part 3 Adds the CD90 Zone and Rezones the Site**

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development or site specific zones) is hereby amended by adding Section

- 690 as the CD90 – Comprehensive Development Zone 90 (6384 Bruce Street), as set out in **Schedule A** attached to this bylaw.
- 3.2 The Lands shown shaded on the map attached as **Schedule B** to this bylaw are rezoned from RD2 (Duplex Dwelling Zone 2) to Comprehensive Development Zone 90 (6384 Bruce Street), as set out in **Schedule A** attached to this bylaw.

## **Part 4 Amends the Table of Contents**

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly.

## **Part 5 Amends the Zoning Maps**

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2 Zoning Maps is hereby amended by changing the zoning on the Lands as shown shaded on the map in Schedule B attached to this bylaw:

From: RD2 – Duplex Dwelling Zone 2

To: CD90 – Comprehensive Development Zone 90 (6384 Bruce Street)

## **Schedules**

Schedule A – CD90 - Comprehensive Development Zone 90 (6384 Bruce Street)  
Schedule B – Amendment to Zoning Maps

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF CONSIDERATION on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

APPROVED by the Ministry of Transportation and Transit on [Date]

ADOPTED by the Council on [Date].

---

Mayor

---

Corporate Officer

## Schedule A – CD90 – Comprehensive Development Zone 90 (6384 Bruce Street)

### 690 CD90 (6384 Bruce Street)

AMENDING  
BYLAW

#### SECTION REGULATION

##### 690.01 Permitted Uses

- (1) accessory buildings, structures and uses
- (2) child care
- (3) community care
- (4) townhouses

##### 690.02 Floor Area Ratio

- (1) Maximum: 1.2 FAR

##### 690.03 Setbacks

- (1) Bruce Street (Front): 1.4 m
- (2) Lane (Rear): 12 m
- (3) East (Side): 1.5 m
- (4) West (Side): 1.7 m

##### 690.04 Building Height

- (1) Maximum: 11.5 metres
- (2) For clarity, elevator overruns and exterior mechanical equipment are excluded from building height.

##### 690.05 Number of Storeys

- (1) Maximum: 3

##### 690.06 Site Coverage

- (1) Maximum: 40%

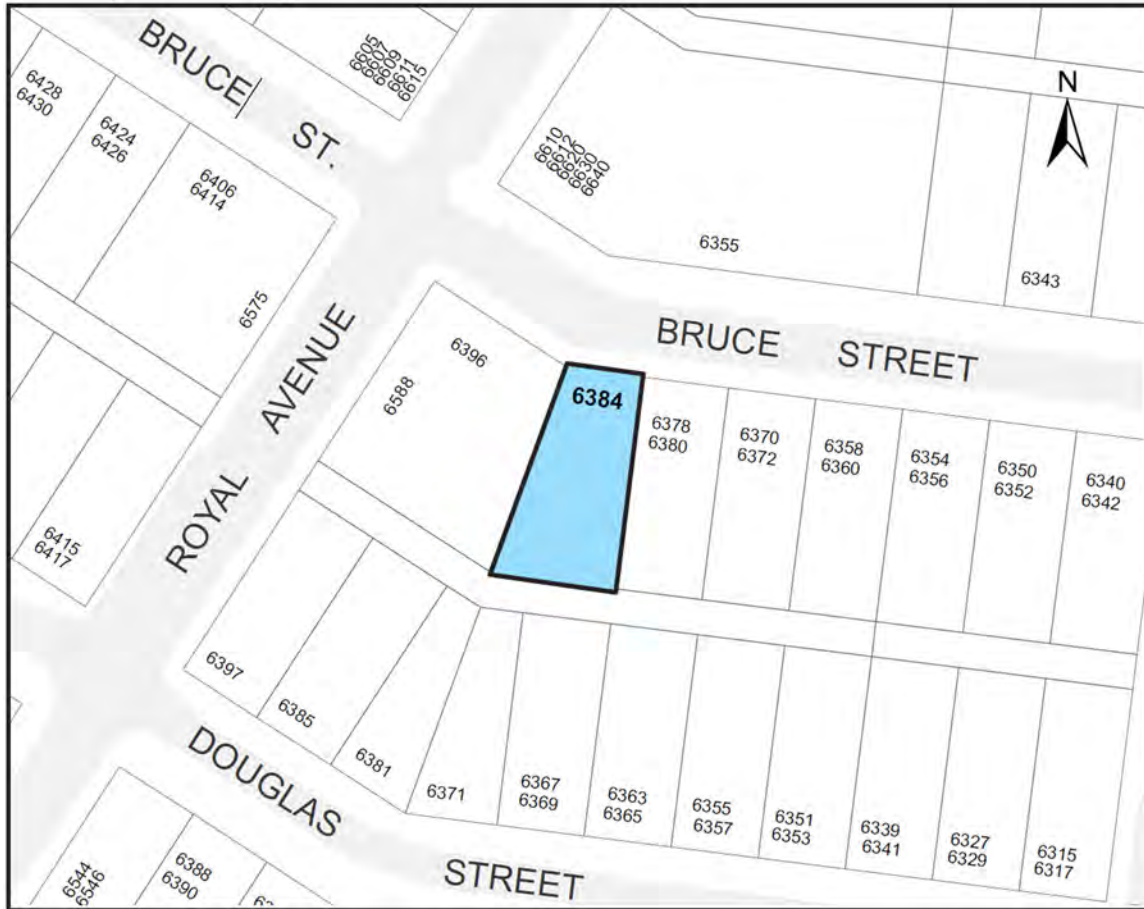
**690.07 Off-Street Parking**

- (1) Minimum of:
  - (a) Child care: 4 spaces
  - (b) Townhouses: 4 spaces

## Schedule B – Amendment to Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

Sketch plan showing the area to be rezoned to CD90:





# Appendix F

## District of West Vancouver *Proposed* Development Permit No. 24-075

**CURRENT OWNER:** SAEID ANSARI & SIMINTADJ BADR

**THIS DEVELOPMENT PERMIT APPLIES TO:**

**CIVIC ADDRESS:** 6384 BRUCE STREET

**LEGAL DESCRIPTION:** 014-048-990  
LOT 3 BLOCK 37 DISTRICT LOT 430 GROUP 1 NEW  
WESTMINSTER DISTRICT PLAN 2103  
(the 'LANDS')

---

### **1.0 This Development Permit:**

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Village Townhouse Development Permit Area to promote the transition between the Neighbourhood and the retail and service centre of Horseshoe Bay, subject to the General Guidelines, Sub-Area Guidelines 5.3 "Village", and the Public Realm Guidelines specified in the Official Community Plan; and
- (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

### **2.0 The following requirements and conditions shall apply to the Lands:**

- 2.1 Zoning Bylaw No. 4662, 2010 is varied as generally shown in **Schedule A**.
- 2.2 Building, structures, on-site parking, driveways and site development shall take place in substantial accordance with the attached **Schedule A**.
- 2.3 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
- 2.4 On-site landscaping shall be installed at the cost of the Owner in substantial accordance with the attached **Schedule A**.
- 2.5 Sustainability measures and commitments shall take place in substantial accordance with the attached **Schedule A**.
- 2.6 All balconies decks and patios are to remain fully open and unenclosed and the weather wall must remain intact.

### **3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:**

- 3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Manager of Development Engineering.

- 3.2 Install tree, vegetation and/or hedge protection measures as required to the satisfaction of the District's Environmental Protection Officer.
- 3.3 Submit off-site frontage streetscape designs and civil plans
- 3.4 Submit a "Sediment and Erosion Plan" to the District's Environmental Protection Officer for approval, which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.

**4.0 Prior to Building Permit issuance:**

- 4.1 Provide engineering civil drawings detailing works, including but not limited to:
  - (a) storm water management measures;
  - (b) site service connections;
  - (c) new boulevard plan along the frontage of the site including curbs, sidewalk and grading plan; and
  - (d) repaving along the frontage of the Lands,which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District's Manager of Land Development.

**5.0 Prior to Occupancy Permit issuance:**

- 5.1 Prior to final occupancy the applicant must submit documentation demonstrating that the "as-built" development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.

**6.0 Security for Landscaping**

- 6.1 Prior to building permit issuance, security for the due and proper completion of the landscaping set forth in section 2.0 of this Development Permit (the "Landscaping Works") shall be provided in the amount of \$85,000 (the "Landscape Deposit") to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.
- 6.2 Release of the Landscape Deposit:
  - (a) Following installation of the Landscaping Works and upon receipt of a certified letter or report by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects to the District stating that:
    - a. the Landscaping Works have been installed substantially in accordance with Schedule A; and
    - b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
      - i. any adjustments to retaining walls,

- ii. changes to the mixture or sizes of any plant materials or trees,
- iii. completion of any off-site or boulevard works,
- iv. any areas that received alternative treatment,
- v. any paving changes, or
- vi. any other additional or omitted plantings or alterations,

together with a clear rationale and explanation thereof and stating

- c. that a final review with the landscape contractor or consultant of record has been completed, including provision of the date when this final review was completed on,
- d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and
- e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,

then District will release 75% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.

- (b) After a one-year period following certification that the Landscaping Works have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.

### 6.3 Additional Landscape Security

- (a) No occupancy shall be issued nor will any other final approvals be given for any individual building site identified as a "Parcel" on attached Schedule B, until:
  - a. all of the Landscaping Works are completed, or
  - b. the Owner provides security in addition to and separate from the Landscape Deposit, and in the amount of 110% of the value of the uncompleted Landscaping Works for that specific Parcel only (the "Additional Security Deposit") for the due and proper completion of the uncompleted or deficient Landscape Works for that specific Parcel only, as determined and certified by the consultant of record; and
  - c. the Additional Security Deposit will be released upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects following certification that all of the Landscaping Works on the Parcel have been completed.

- 7.0** This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON [ INSERT DATE] .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

**FOR THE PURPOSES OF SECTION 7.0 THIS PERMIT IS ISSUED ON [ INSERT DATE] .**

Council Report: [COUNCIL REPORT 05 11 2026 REZONING AND DEVELOPMENT PERMIT FOR 6384 BRUCE STREET.docx](#)

Schedules:

- A. Architectural Plans
- B. Landscape Plans



# 6384 Bruce Street, West Vancouver (Horseshoe Bay)

## SITE INFORMATION

### Local Designation:

Lot 3, Block 37, District L4 450, Group 1, New Westminster District, Plan 2103, P.L.D. 014-048-990

### Client Address:

6384 Bruce Street, Horseshoe Bay, West Vancouver, BC, V7W 2G4

### Zoning:

R02 TO BE REZONED TO C0D (Comprehensive Development), Commercial Office (C-0) (Proposed Land Use Designation per West Vancouver OCP which allows Multifamily residential use, 1,2,3,4,5 strategy region)

### VARIANCES PROPOSED:

- Off-site foliage removed along south property, adjacent to parking area

### Proposed Use:

Mixed-Use Commercial Childcare Facility & Residential Development (Childcare allowable per 120.28 Zoning Bylaw No 4662.)

### Survey Information:

Based on survey information by Bennett Land Surveying Ltd. Dated: December 29th, 2025

### Total Site Area:

6856.8 ft<sup>2</sup> (637m<sup>2</sup>)

### Site Width:

49' - 1.12" (13.15m) (P per zoning bylaw #45122, section 120.25(1))

## DEVELOPMENT INFORMATION

### Floor Area Proposed:

7,650 ft<sup>2</sup> (708 m<sup>2</sup>) (Refer to Net Floor Areas table and Floor Area Ratio Proposed.)

### Floor Area Ratio Proposed:

7,736.28 ft<sup>2</sup> / 6856.8 ft<sup>2</sup> = 1.13

### Site Coverage Proposed:

Proposed Area: 2,127.51 ft<sup>2</sup> (197.41 m<sup>2</sup>)  
Site Coverage: 2,127.51 ft<sup>2</sup> / 6856.8 ft<sup>2</sup> = 0.307 or 30.7%

### Site Area Proposed:

Front Yard (North): 4' - 9.34" (1.47m)  
Rear (South): 40' - 9" (12.42m)  
Side (East): 5' - 1" (1.52m)  
Side (West): 5' - 10" (1.78m)

### Building Height Proposed:

3 Storeys: 36'-11" (11.25 m) Height from Average Grade Calculation to the highest point of building ("top roof" parapet)

### Rental Unit Making Proposed:

Unit 101: 1 Bed + 1 Bath = 886.96 ft<sup>2</sup> (82.40 m<sup>2</sup>)  
Unit 102: 1 Bed + 1 Bath = 1,062.91 ft<sup>2</sup> (100.69 m<sup>2</sup>)  
Unit 201: 2 Bed + 2 Bath = 1,062.91 ft<sup>2</sup> (100.69 m<sup>2</sup>)  
Unit 204: 3 Bed + 2 Bath = 1,251.91 ft<sup>2</sup> (116.31 m<sup>2</sup>)

### RESIDENTIAL UNIT COUNTS:

Total number of units = 4  
- 1 x 2 Bedroom units  
- 1 x 3 Bedroom units  
- 1 x 1 Bedroom - den unit

### Parking Required:

Per Zoning Bylaw No. 4662, Section 300.2 Multiple Dwelling Zones:  
Residential Units: 1 stall per unit = (4 stalls)  
Commercial: 1 stall per 100 sq ft of floor area = 4 child care spaces:  
1 Commercial Daycare (6 Groups of 6 children) = (4 stalls)  
Per Zoning Bylaw No. 4662, Section 442.04(2):  
Maximum 30% parking spaces may be designated as small car spaces:  
Per Zoning Bylaw No. 4662, Section 142.09(1):  
1 Space for persons with disabilities for 10-15 required parking stalls

### Parking Proposed:

Residential Units:  
3 Regular Stalls  
1 Small Car (25% of total residential parking)  
Total Residential Stalls Provided = 4  
Daycare:  
3 Regular Stalls  
3 Disabled Stalls (Total daycare parking)  
Total Daycare Stalls Provided = 6

### Total Small cars provided:

2 Qty = 25% (No Variance proposed)  
No Disabled parking proposed (not required where under 10 stalls provided)

Area	Area (ft <sup>2</sup> )	Area (m <sup>2</sup> )	Notes
Daycare Storage	97.29	9.04	
EMC Room	61.25	5.69	
Entrance Floor Cover	80.14	7.45	
Outdoor Patio - Enclosed	443.86	41.24	North Balcony overhang above more than 1.2m from exterior wall (therefore included in area) Entrance walk with more than 85% of perimeter enclosed by juniper screen (therefore included in area) South Balcony (therefore included in area)
Outdoor Patio - Floor cover	102.02	9.48	South Balcony (therefore included in area)
Level 1 Area total:	2884.42	268.34	
Level 2 - Unit 101	886.96	82.40	
Level 2 - Unit 102	1062.91	100.69	
Level 2 - Unit 201	1062.91	100.69	
Level 2 - Unit 204	1163.31	108.69	
Mech. Closet	52.45	4.87	
Unit 101 Covered Balcony	80.14	7.45	North Balcony overhang above more than 1.2m from exterior wall (therefore included in area) South Balcony overhang above more than 1.2m from exterior wall (therefore included in area)
Unit 102 Deck	113.39	10.55	South Balcony overhang above more than 1.2m from exterior wall (therefore included in area)
Level 2 Area total:	2501.32	232.36	
Level 3 - Unit 201	1017.48	94.25	
Level 3 - Unit 204	1251.91	116.31	
Unit 201 Covered Balcony	80.14	7.45	North roof overhang more than 1.2m from exterior wall (therefore included in area)
Level 3 Area total:	2269.39	210.56	
Total Gross Floor Area	7736.28	716.72	

Net Floor Area Table

Note: Secure bicycle room is excluded from Total Gross Floor Area calculations. Refer to Floor Area Plans for corresponding areas shown on the table above.

### Secure Bicycle Parking Required:

1.5 per dwelling (Townhouse or Apartment)  
1.5 spaces x 4 units = 8 spaces  
0.3 per 100 m<sup>2</sup> (Commercial)  
0.3 per 100 m<sup>2</sup> x 2 = 0.6 or 1 space

### Secure Bicycle Parking Proposed:

7 spaces (6 Residential + 1 Commercial)  
0.2 per dwelling (Townhouse or Apartment)  
0.2 per 100 m<sup>2</sup> (Commercial)  
0.4 per 100 m<sup>2</sup> (Commercial)  
0.4 per 100 m<sup>2</sup> x 2 = 0.8 or 1 space

### Short Term Bicycle Parking Required:

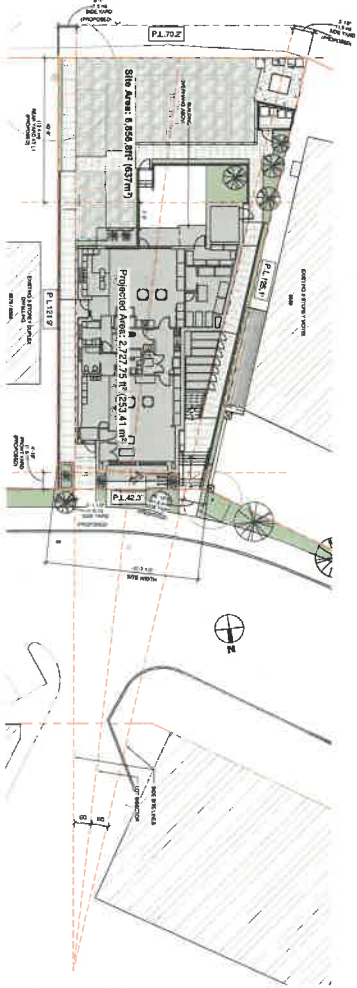
0.2 per dwelling (Townhouse or Apartment)  
0.2 per 100 m<sup>2</sup> (Commercial)  
0.4 per 100 m<sup>2</sup> (Commercial)  
0.4 per 100 m<sup>2</sup> x 2 = 0.8 or 1 space

### Short Term Bicycle Parking Proposed:

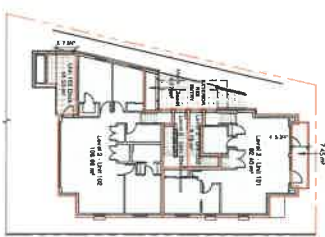
2 spaces (1 Residential + 1 Commercial)

### Total Small cars provided:

2 Qty = 25% (No Variance proposed)  
No Disabled parking proposed (not required where under 10 stalls provided)



5 SITE COVERAGE, SETBACKS AND LOT SIZE INFORMATION  
1/16" = 1'-0"



2 LEVEL 1 FLOOR AREAS  
1/16" = 1'-0"



1 LEVEL 2 FLOOR AREAS  
1/16" = 1'-0"



3 LEVEL 3 FLOOR AREAS  
1/16" = 1'-0"

**ARCHITECTS**

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Project: 1644  
Owner: Park Development Corporation  
6384 Bruce Street  
6384 Bruce Street, West Vancouver  
Drawing: STATISTICS

Project Status: Rezoning/Development Permit  
SUBMISSION

Date: Description: Description

2025-04-15: Rezoning/Development Permit  
2025-04-15: Rezoning/Development Permit  
2025-04-15: Rezoning/Development Permit  
2025-04-15: Rezoning/Development Permit

SCALE: 1/16" = 1'-0"  
DWG. NO.: A005

# Project Overview

The project proposed 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 directly off of the lane (similar to the neighbouring residential homes). 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 one 1-bedroom unit, one 2-bedroom unit and two 3-bedroom units ranging from ~885sf to 1360sf. 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 the screen the parking area from the daycare outdoor play area and the common walkway that wraps around the building.

The residential entry is located on the west side of the site, and individual unit front doors are access 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.



VIEW OF SITE FROM BRUCE STREET



AERIAL VIEW OF SITE FROM BRUCE STREET



AERIAL VIEW OF SITE FROM LANEWAY

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Email: office@AnkArchitects.com



**Project:**  
1654  
Owner: Park Development Corporation  
6394 Bruce Street  
6394 Bruce Street, West Vancouver  
District:

**CONTEXT**

**Project Status:**  
Reasoning Development Permit

Date	Description
2024-04-15	Final Reasoning Development Permit Application
2024-04-15	Final Reasoning Development Permit Application
2024-04-15	Final Reasoning Development Permit Application
2024-04-15	Final Reasoning Development Permit Application
2024-04-15	Final Reasoning Development Permit Application

No	Date	Revision	Description

Scale: As Indicated DWG. NO. **A030**

PROJECT NO. 1654  
DATE: 2024-04-15  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

Corridor view for the neighboring area from the corner of Royal Avenue and Bruce Street, looking southeast towards the proposed property.



BEFORE



AFTER



Corridor view from the front commercial parking lot area at Bruce Street, looking south towards the proposed property.

ARCHITECTS

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Project:

1854  
Owner: Pace Development Corporation  
6384 Bruce Street  
8384 Bruce Street, West Vancouver

Drawing:

VIEW CORRIDORS - STREET  
VIEW CONTEXT

Project Status:  
Recognizing/Development Permit

Project Status:  
SUBMISSION

Date	Description
2026-04-15	Final Development Permit Application
2026-04-15	Final Development Permit Application
2026-04-15	Final Development Permit Application
2026-04-15	Final Development Permit Application
2026-04-15	Final Development Permit Application

No.	Date	Description

Scale: 6 m = 1'-0"  
DWG. NO.:  
**A031**

Corridor view for the neighboring area on Bruce Street, looking southeast towards the proposed property.



**BEFORE**



**AFTER**



Google Earth



Google Earth

Corridor view for the neighboring area on Bruce Street, looking west towards the proposed property.

ARCHITECTS

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Project: 1654  
 Owner: Puz Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street, West Vancouver

Drawn: **VIEW CORRIDORS - STREET VIEW CONTEXT**

Project Status: Resolving / Development Permit

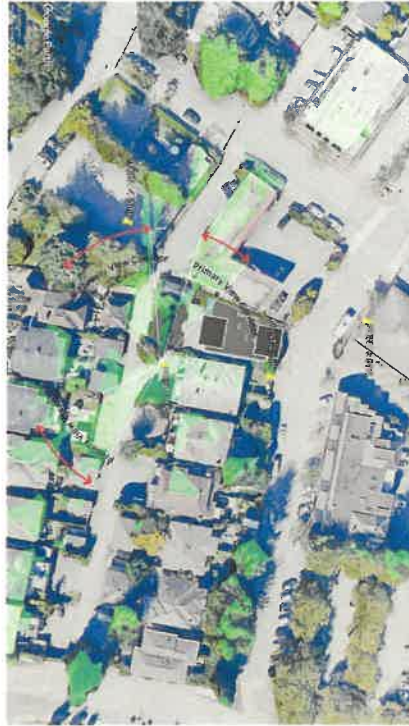
Date	Description
2026-04-15	2026-04-15: Revised for Approval / for Approval
2026-04-15	2026-04-15: Revised for Approval / for Approval
2026-04-15	2026-04-15: Revised for Approval / for Approval
2026-04-15	2026-04-15: Revised for Approval / for Approval

No.	Date	Description

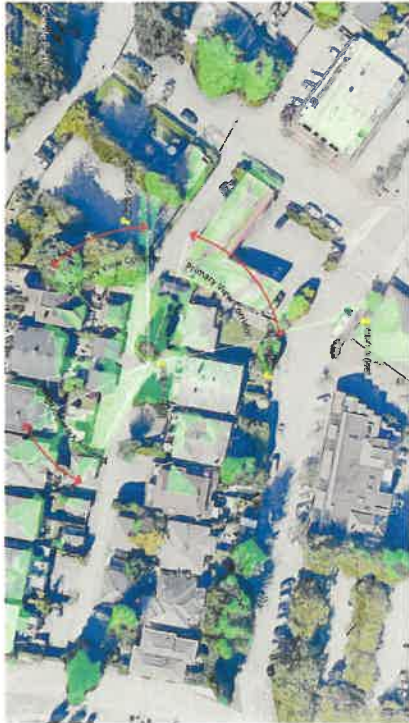
Scale: 0" = 1'-0"  
 DWG. NO. **A032**

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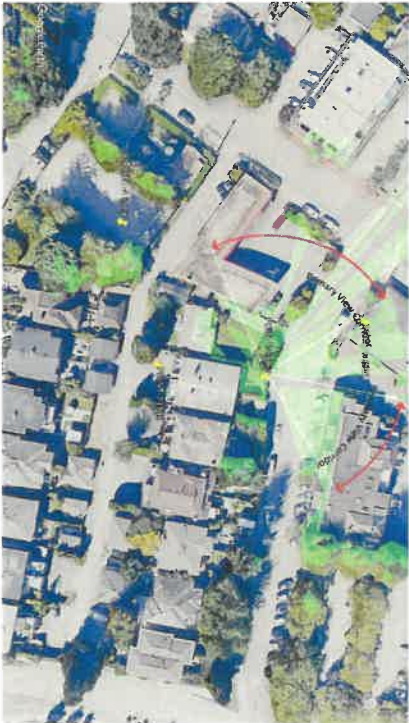
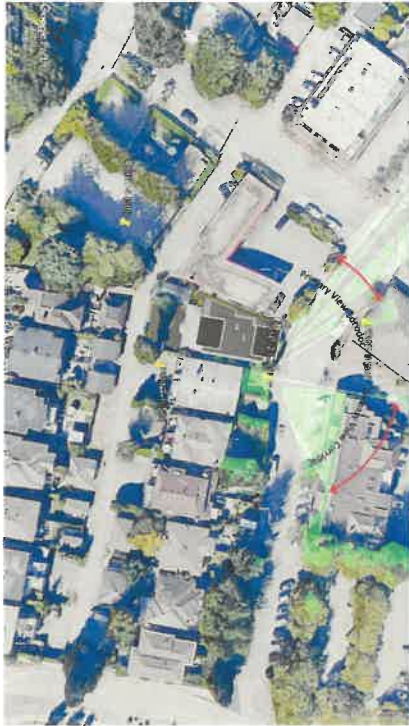
Viewshed highlights everything in your line of sight from a placemark's location (areas highlighted in green)



AFTER



BEFORE



ARCHITECTS

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Tel: (604) 872-2565 Fax: (604) 872-2505  
Email: office@AMArchitects.com

Project: 1654  
Owner: Park Development Corporation  
6384 Bruce Street  
8544 Bruce Street, West Vancouver

Drawing:  
VIEW CORRIDORS - PLAN  
VIEW ANALYSIS

Project Status:  
Rezonning/ Development Permit

DATE	Description
2025-04-15	Submitted to City of West Vancouver
2025-04-15	Approved by City of West Vancouver
2025-04-15	Approved by City of West Vancouver
2025-04-15	Approved by City of West Vancouver

No.	Date	Description

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Scale: 3" = 1'-0"  
DWG. NO.: A033





REFER TO THE ARBORIST REPORT FOR UPDATED TREE COUNT AND TREE SIZES

<b>Project:</b>	
4584	6394 Bruce Street
8384 Bruce Street, West Vancouver	
<b>Project Status:</b>	
Reasoning/ Development Permit	
<b>DATE:</b>	
SUBMISSION	
DESCRIPTION	
SURVEY	
REVISION	
No.	Date Description

Scale: **A050**

DWG. NO. **A050**



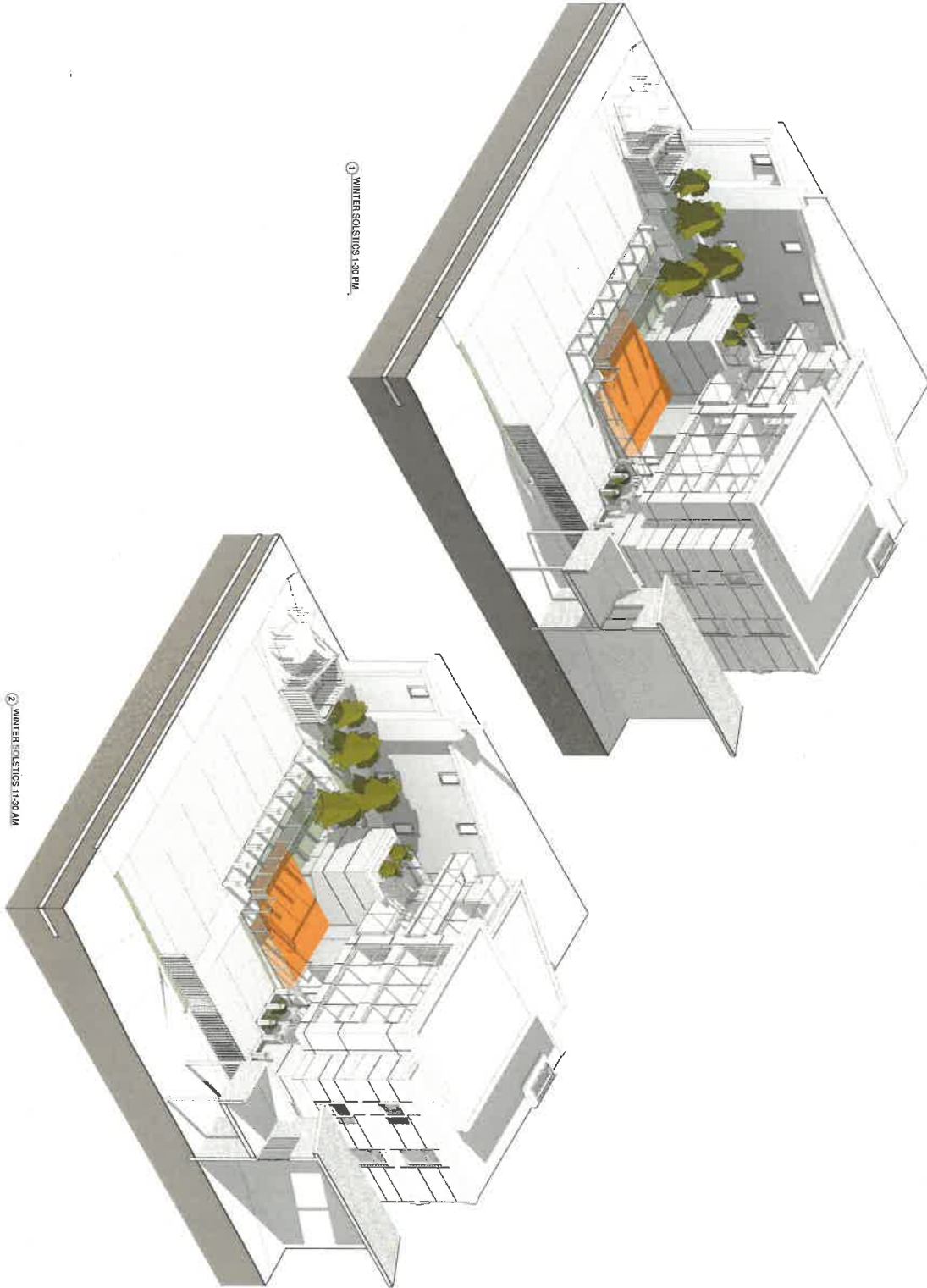
Project: 4584  
 Owner: Pritz Development Corporation  
**6394 Bruce Street**  
 8384 Bruce Street, West Vancouver  
 Drawing: **SURVEY**

Project Status:  
 Reasoning/ Development Permit

ARCHITECTS

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Email: [office@AnkenmanMarchand.com](mailto:office@AnkenmanMarchand.com)

Project: 1654  
Owner: Pariz Development Corporation  
4344 Bruce Street  
6384 Bruce Street, West Vancouver

Drawing: OUTDOOR PLAY AREA - SUN DIAGRAMS  
Project Status: Rezoning/ Development Permit

SUBMISSION

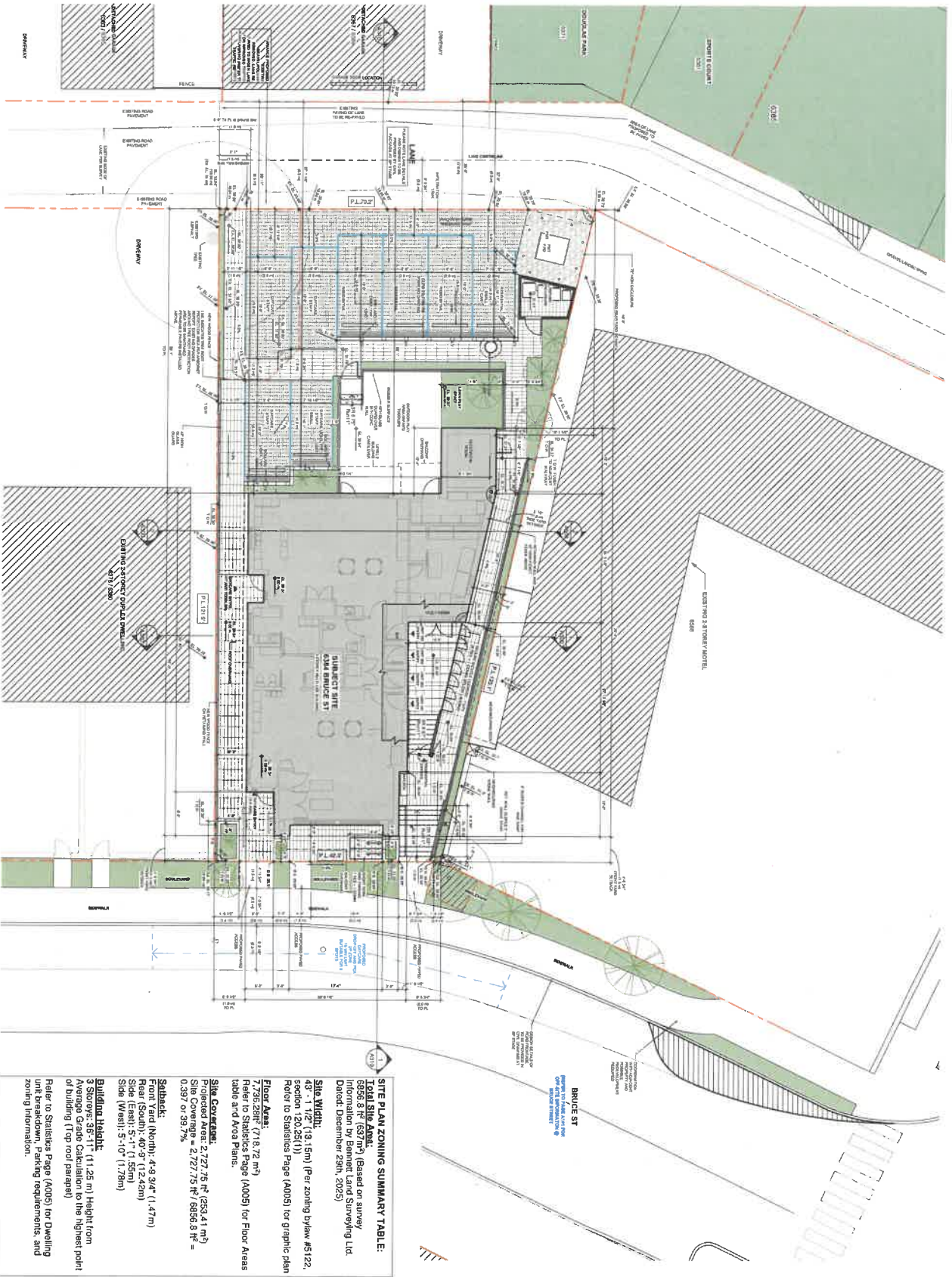
Date: 2026-04-15  
Description: 2026-04-15: Submission to District Development Permit  
2026-04-15: Submission to District Development Permit  
2026-04-15: Submission to District Development Permit  
2026-04-15: Submission to District Development Permit

REVISION  
No. Date Description

Scale: 1/8" = 1'-0" DIA. NO.

A090

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**SITE PLAN ZONING SUMMARY TABLE:**  
**TOTAL SITE AREA:**  
 6856.8 ft<sup>2</sup> (637 m<sup>2</sup>) (Based on survey information by Bennett Land Surveying Ltd. Dated December 29th, 2025)  
**Site Width:**  
 43' - 1 1/2" (13.15m) [Per zoning bylaw #45122, section 120.25(1)]  
 Refer to Statistics Page (A005) for graphic plan  
**Floor Area:**  
 7,750.25 ft<sup>2</sup> (718.72 m<sup>2</sup>)  
 Refer to Statistics Page (A005) for Floor Areas table and Area Plans.  
**SITE COVERAGE:**  
 Projected Area = 2,727.75 ft<sup>2</sup> (253.41 m<sup>2</sup>)  
 Site Coverage = 2,727.75 ft<sup>2</sup> / 6856.8 ft<sup>2</sup> = 0.397 or 39.7%  
**Setback:**  
 Front Yard (North): 4'-9 3/4" (1.47m)  
 Rear (South): 40'-9" (12.42m)  
 Side (East): 5'-1" (1.55m)  
 Side (West): 5'-10" (1.78m)  
**Building Height:**  
 3 Stories: 36'-11" (11.25 m) Height from Average Grade Calculation to the highest point of building (Top roof parapet)  
 Refer to Statistics Page (A005) for Dwelling Unit Breakdown, Parking requirements, and zoning information.

Scale: 1/8" = 1'-0"  
 DWG. NO.: A100

Project Status: Rezoning/Development Permit SUBMISSION

No.	Date	Description

Date	Description
2025-04-15	Submitted for Development Permit
2025-04-15	Revised Permits to Survey/Design Commence
2025-04-15	Revised Permits to Survey/Design Commence
2025-04-15	Revised Permits to Survey/Design Commence

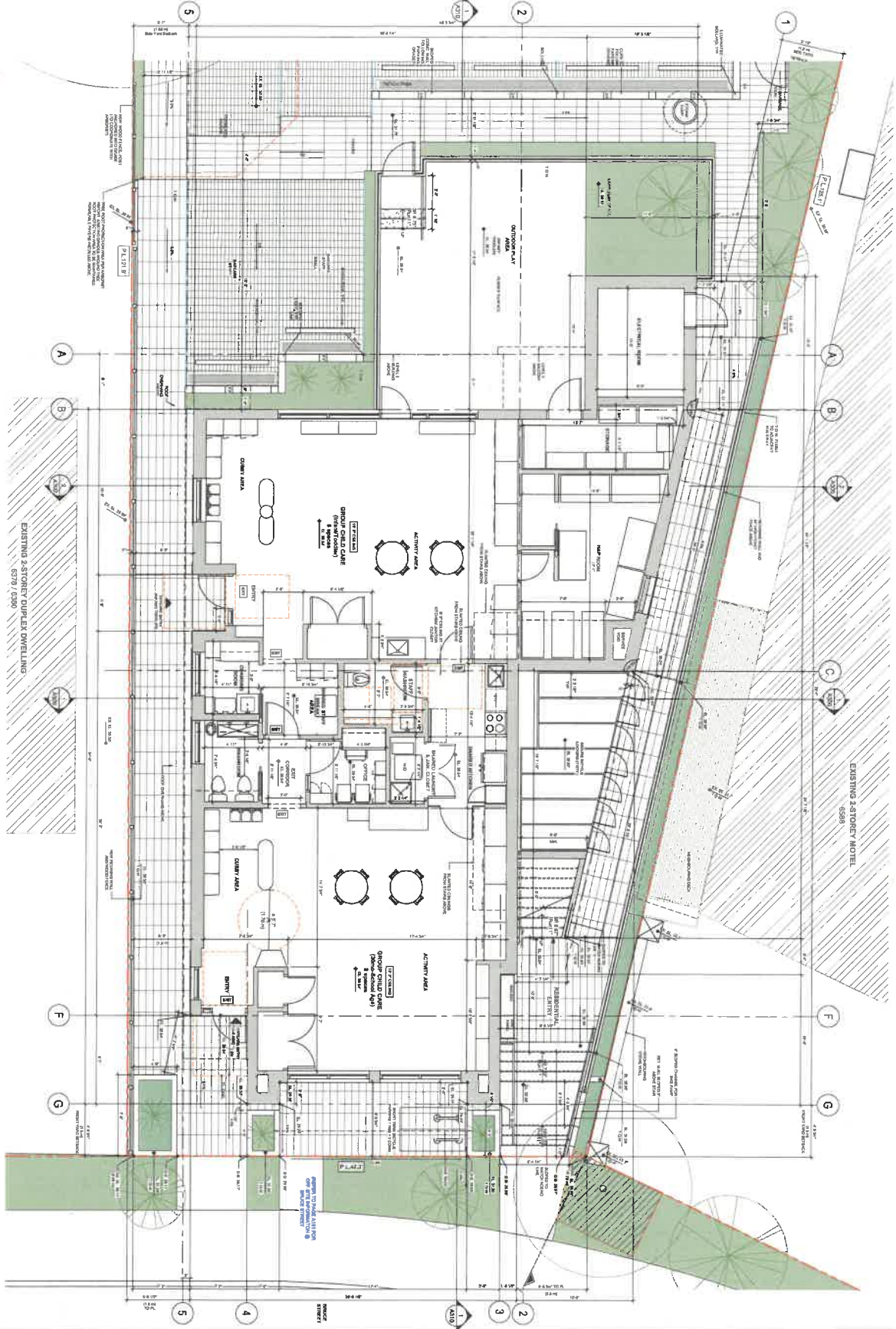
Project: 1654  
 Owner: Fair Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street West, Vancouver  
 Drawing: SITE PLAN

Project Status: Rezoning/Development Permit SUBMISSION

Architects: ANKENMAN MARCHAND  
 1645 West 5th Avenue  
 Vancouver, BC V6U 1N6  
 Tel: (604) 872-2966x; (604) 872-2505  
 Email: info@amarchand.com







EXISTING 3-STORY DUPLEX DWELLING: 6379 / 6380

EXISTING 3-STORY HOTEL: 6388

**ARCHITECTS**

**ANKENMAN MARCHAND**

1645 West 5th Avenue  
 Vancouver, BC V6J 1N5  
 Tel: (604) 872-2585 Fax: (604) 872-2505  
 Email: office@ankmarch.com

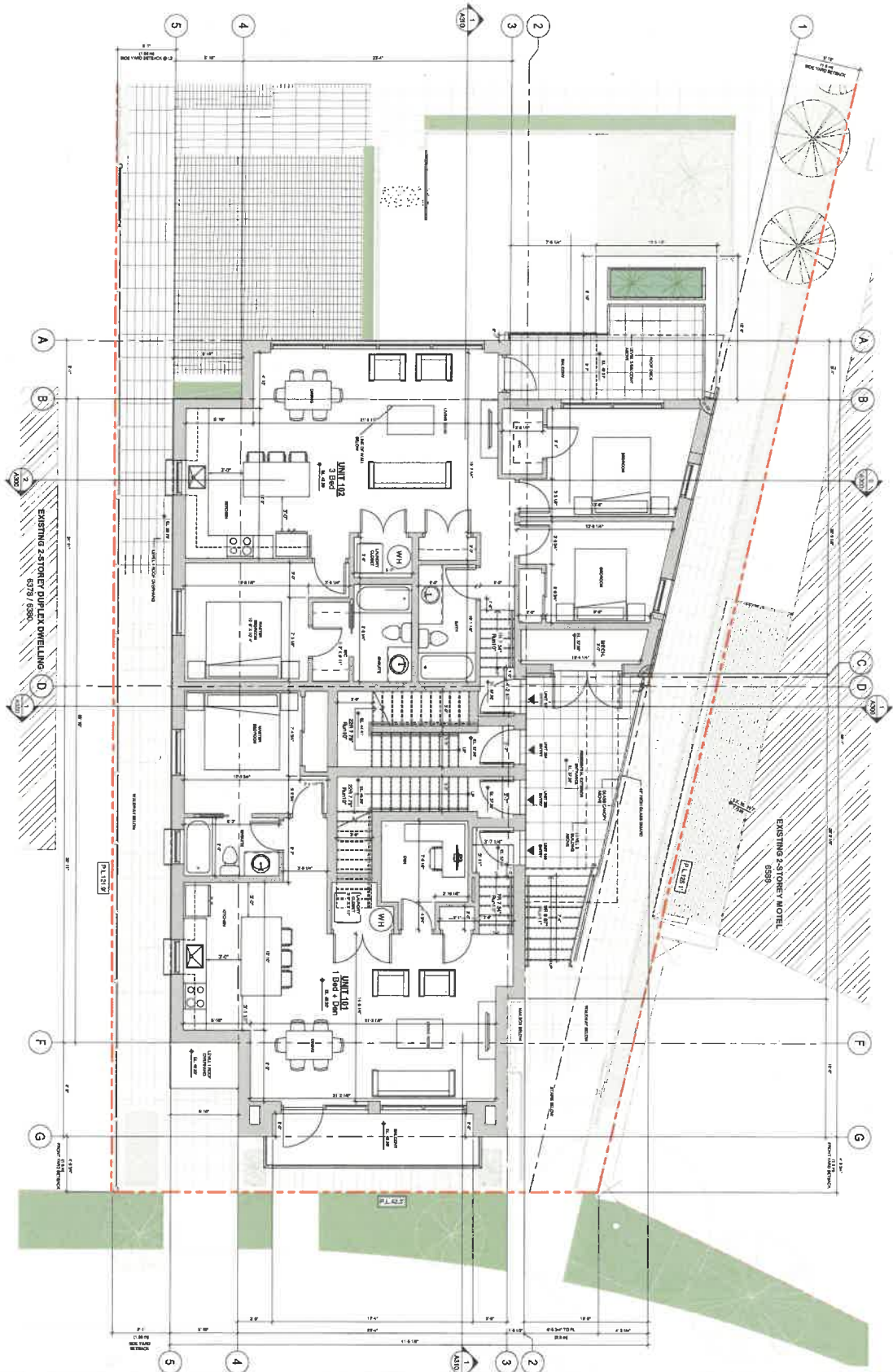
**Project:** 1654  
 Owner: Pariz Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street, West Vancouver  
 Designer: ANKENMAN MARCHAND

**Project Status:**  
 Rezoning/ Development Permit  
 SUBMISSION

**Date:** 2026-04-15  
 Description: Daycare facility

**Scale:** 1/4" = 1'-0"  
**DWG. NO.:** A110

No.	Date	REVISION Description



ARCHITECTS

**ANKENMAN MARCHAND**

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2585 Fax: (604) 672-2505  
Email: office@ankmarchand.com



Project: 1654  
Owner: Parz Development Corporation  
6384 Bruce Street  
6384 Bruce Street, West Vancouver  
Drawing: LEVEL 2 PLAN

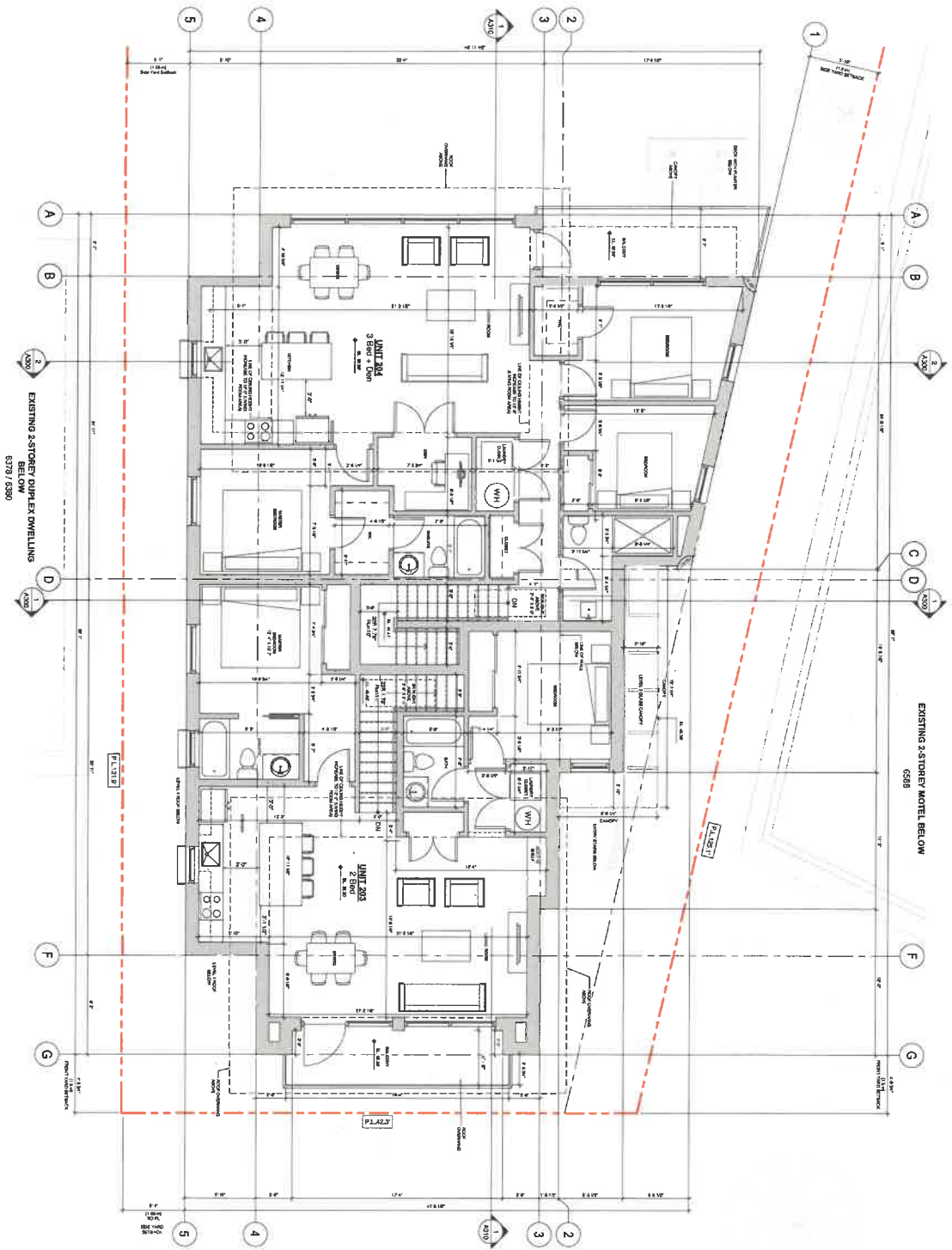
Project Status:  
Rezoning/ Development Permit  
SUBMISSION

DATE	DESCRIPTION
2025-07-22	Final Development Permit Application
2025-07-22	Final Development Permit Application
2025-07-22	Final Development Permit Application
2025-07-22	Final Development Permit Application
2025-07-22	Final Development Permit Application

No.	Date	REVISION Description

Scale: 1/4" = 1'-0"  
DWG. NO. A120

ANKENMAN MARCHAND ARCHITECTS  
1645 West 5th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 672-2585 Fax: (604) 672-2505  
Email: office@ankmarchand.com



EXISTING 3-STORY DUPLEX DWELLING BELOW  
6379 / 6390

EXISTING 3-STORY MOTEL BELOW  
6398

**ARCHITECTS**

**ANKENMAN MARCHAND**

1645 West 5th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 672-2595 Fax: (604) 672-2505  
Email: office@AnkmanMarchand.com

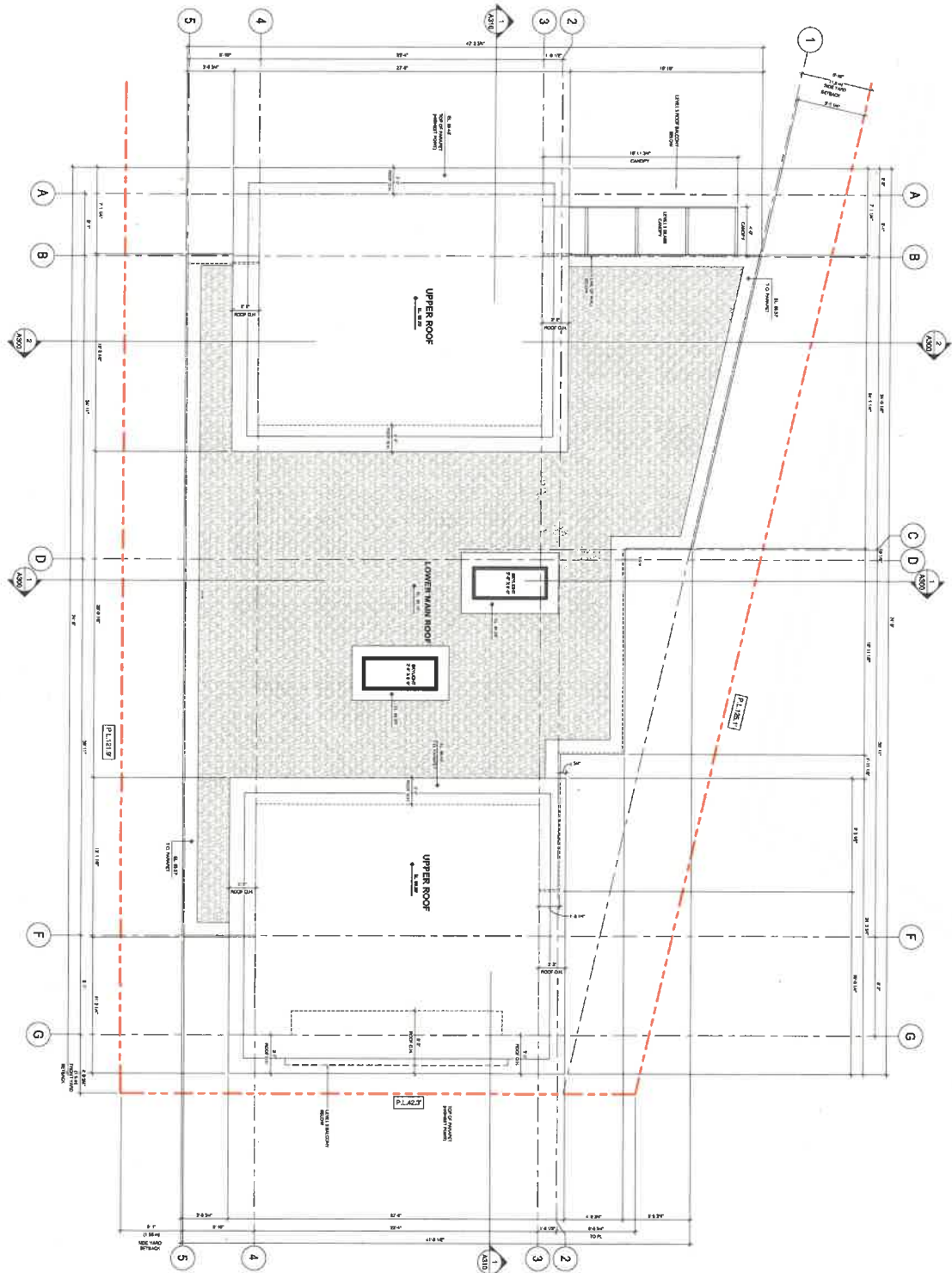
**Project:**  
1654  
Owner: Patz Development Corporation  
6394 Bruce Street  
6394 Bruce Street, West Vancouver  
Drawing:  
**LEVEL 3 PLAN**

**Project Status:**  
Rezoning/Development Permit  
SUBMISSION

**DATE** Description  
2025-04-15: Revised for Approval  
2025-04-15: Revised for Approval  
2025-04-15: Revised for Approval  
2025-04-15: Revised for Approval

No.	Date	REVISION Description

Scale: 1/4" = 1'-0"  
DWG. NO. **A130**



ARCHITECTS

**ANKENMAN MARCHAND**

1645 West 5th Avenue  
Vancouver, BC V6J 1N5

Tel: (604) 672-2566 Fax: (604) 672-2565  
Email: office@ankmarch.com



**Project:**  
1654  
Owner: Paz Development Corporation  
6384 Bruce Street  
6384 Bruce Street West Vancouver  
District:

**ROOF PLAN**

**Project Status:**  
Reasoning/ Development Permit  
SUBMISSION

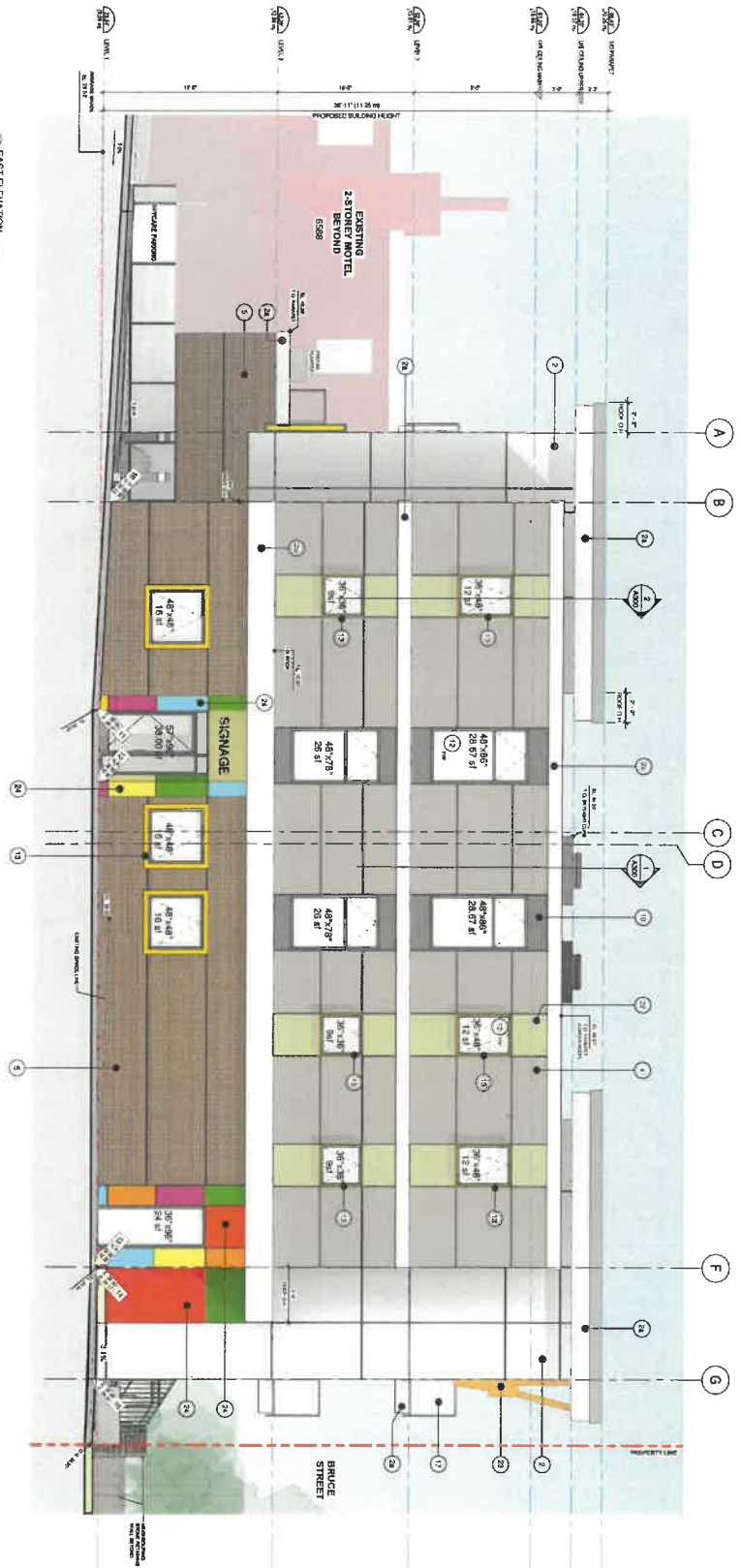
Date	Description
2026-04-15	Final Submission
2026-04-15	Final Submission
2026-04-15	Final Submission

No.	Date	Description

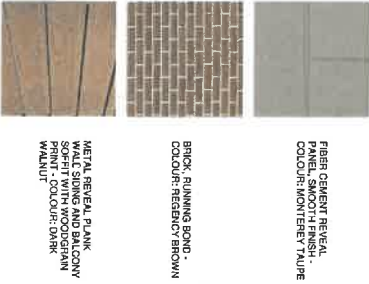
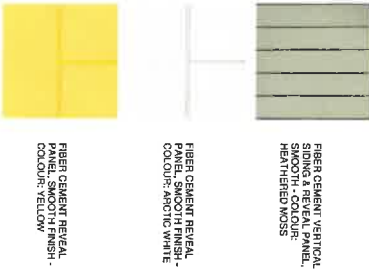
Scale: 1/4" = 1'-0"  
DWG. NO: **A140**

1654 West 5th Avenue  
Vancouver, BC V6J 1N5  
Tel: (604) 672-2566 Fax: (604) 672-2565  
Email: office@ankmarch.com





**MATERIAL BOARD**



#	MATERIAL DESCRIPTION
1	FIBER CEMENT REVEAL, VERTICAL SIDING, SMOOTH FINISH, COLOUR: HEATHERED MOSS
2	FIBER CEMENT REVEAL, WALL, SMOOTH FINISH, COLOUR: ARCTIC WHITE
3	FIBER CEMENT REVEAL, WALL, TRIM, BALCONY EDGE TRIM, COLOUR: ARCTIC WHITE
4	FIBER CEMENT REVEAL, SMOOTH FINISH, COLOUR: YELLOU
5	FIBER CEMENT REVEAL, SMOOTH FINISH, COLOUR: MONTEREY TAUPÉ
6	BRICK, RUNNING BOND, COLOUR: REGENCY BROWN
7	CAST-IN-PLACE CONCRETE, COLOUR: NATURAL, CLEAR SEALER
8	CAST-IN-PLACE CONCRETE, COLOUR: NATURAL, CLEAR SEALER
9	CAST-IN-PLACE CONCRETE, COLOUR: NATURAL, CLEAR SEALER
10	FIBER CEMENT REVEAL, SMOOTH FINISH, COLOUR: HEATHERED MOSS
11	FIBER CEMENT REVEAL, SMOOTH FINISH, COLOUR: HEATHERED MOSS
12	VINYL WINDOW, SWING DOORS, COLOUR: CHARCOAL OR YELLOU
13	ALUMINUM STOREFRONT, COLOUR: CHARCOAL
14	ALUMINUM STOREFRONT, COLOUR: CHARCOAL
15	ALUMINUM STOREFRONT, COLOUR: CHARCOAL
16	WOOD PRIVACY FENCE/GARAGE ENCLOSURE, COLOUR: NATURAL CEDAR
17	ALUMINUM PICKET GUARD, COLOUR: CHARCOAL
18	CLEAR GLASS CANOPY WITH METAL FRAME, COLOUR: CHARCOAL
19	FLOOR FINISH, FIBER CEMENT REVEAL, SMOOTH FINISH, COLOUR: CHARCOAL
20	FLOOR FINISH, FIBER CEMENT REVEAL, SMOOTH FINISH, COLOUR: CHARCOAL
21	FIBER CEMENT REVEAL, SMOOTH FINISH, COLOUR: HEATHERED MOSS
22	FIBER CEMENT REVEAL, SMOOTH FINISH, COLOUR: HEATHERED MOSS
23	DECORATIVE HEAVY TIMBER WOOD BRACKET, CEDAR, CLEAR SEALER
24	METAL PANEL, SIGNAGE, VARIOUS COLOURS

Scale: 1/4" = 1'-0"  
 AS Indicated  
 PWS, INC.  
**A220**

**ARCHITECTS**

**ANKENMAN MARCHAND**

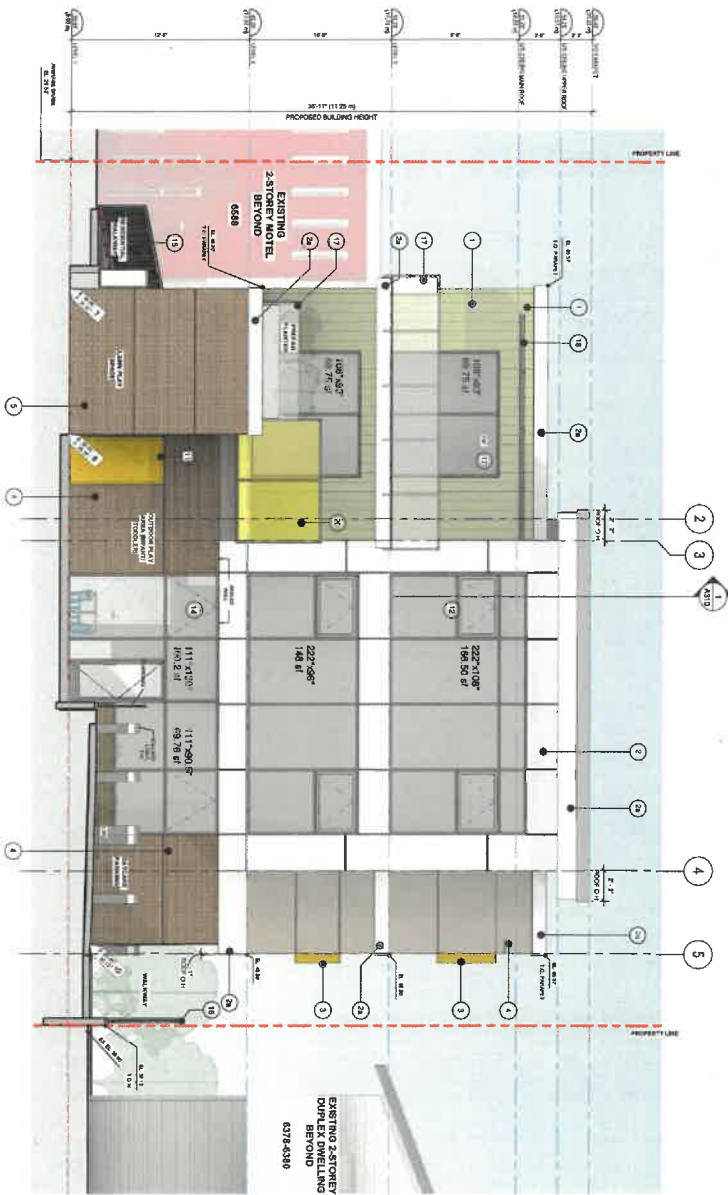
1645 West 5th Avenue  
 Vancouver, BC V6J 1N5  
 Tel: (604) 872-2555  
 Email: office@Marchand.com

Project: 1654  
 Owner: Paric Development Corporation  
 6384 Bruce Street  
 Drawing: EAST ELEVATION

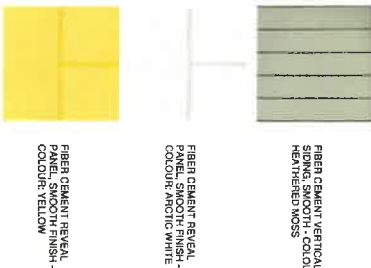
**Project Status:**  
 Reasoning/ Development Permit  
 SUBMISSION

Date	Description
2026-04-15	Submitted to Planning Department for submission
2026-04-15	Submitted to Planning Department for final comments
2026-04-15	Submitted to Planning Department for final comments
2026-04-15	Submitted to Planning Department for final comments
2026-04-15	Submitted to Planning Department for final comments

No.	Date	Description



**MATERIAL BOARD**



FIBER CEMENT VERTICAL SIDING, SMOOTH - COLOUR: HEATHERED MOSS  
 BRICK, RUNNING BOND - COLOUR: REGENCY BROWN  
 METAL REVEAL PLANK SMOOTH WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT



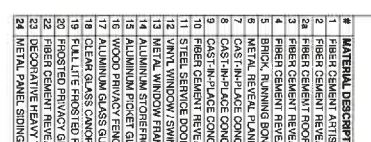
FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE  
 BRICK, RUNNING BOND - COLOUR: REGENCY BROWN  
 METAL REVEAL PLANK SMOOTH WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT



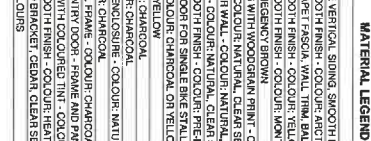
FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE  
 BRICK, RUNNING BOND - COLOUR: REGENCY BROWN  
 METAL REVEAL PLANK SMOOTH WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT



FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE  
 BRICK, RUNNING BOND - COLOUR: REGENCY BROWN  
 METAL REVEAL PLANK SMOOTH WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT



FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE  
 BRICK, RUNNING BOND - COLOUR: REGENCY BROWN  
 METAL REVEAL PLANK SMOOTH WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT



FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE  
 BRICK, RUNNING BOND - COLOUR: REGENCY BROWN  
 METAL REVEAL PLANK SMOOTH WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT



FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE  
 BRICK, RUNNING BOND - COLOUR: REGENCY BROWN  
 METAL REVEAL PLANK SMOOTH WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT



FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE  
 BRICK, RUNNING BOND - COLOUR: REGENCY BROWN  
 METAL REVEAL PLANK SMOOTH WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT

1 SOUTH ELEVATION  
 1/4" = 1'-0"

**MATERIAL LEGEND**

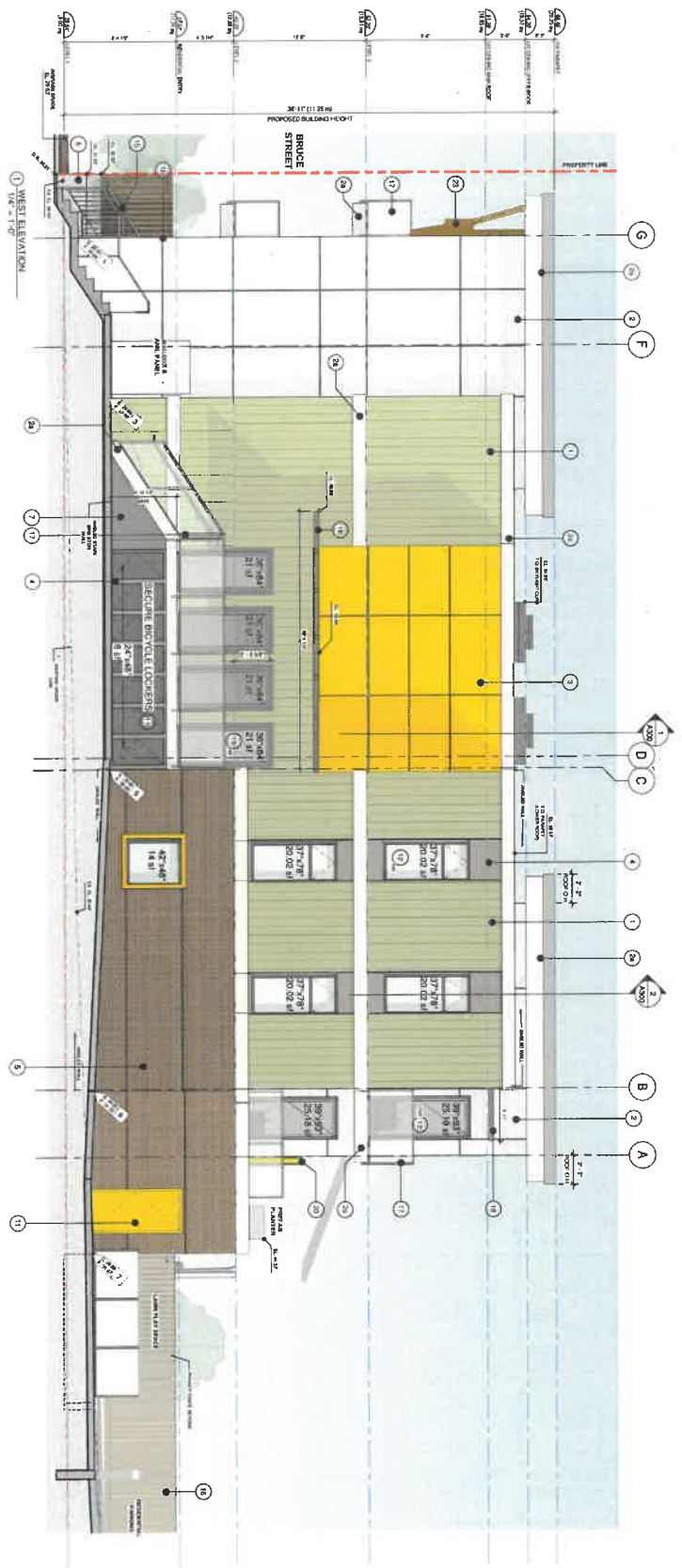
#	MATERIAL DESCRIPTION
1	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
2	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE
3	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: NATURAL
4	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: YELLOW
5	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: MONTEVEY TAUPE
6	BRICK, RUNNING BOND - COLOUR: REGENCY BROWN
7	CAST-IN-PLACE CONCRETE WALL - COLOUR: NATURAL, CLEAR SEALER
8	CAST-IN-PLACE CONCRETE W/ PLANTER WALL - COLOUR: NATURAL, CLEAR SEALER
9	CAST-IN-PLACE CONCRETE W/ PLANTER WALL - COLOUR: NATURAL, CLEAR SEALER
10	STEEL SERVICE DOOR STORAGE DOOR FOR SINGLE BRK SMALL - COLOUR: CHARCOAL
11	STEEL SERVICE DOOR STORAGE DOOR FOR SINGLE BRK SMALL - COLOUR: CHARCOAL
12	STEEL SERVICE DOOR STORAGE DOOR FOR SINGLE BRK SMALL - COLOUR: CHARCOAL
13	METAL WINDOW FRAME - COLOUR: YELLOW
14	ALUMINUM STOREFRONT - COLOUR: CHARCOAL
15	WOOD PRIVACY FENCE/GARAGE ENCLOSURE - COLOUR: NATURAL CEDAR
16	CLEAR GLASS CANOPY WITH METAL FRAME - COLOUR: CHARCOAL
17	WOOD PRIVACY FENCE/GARAGE ENCLOSURE - COLOUR: NATURAL CEDAR
18	WOOD PRIVACY FENCE/GARAGE ENCLOSURE - COLOUR: NATURAL CEDAR
19	WOOD PRIVACY FENCE/GARAGE ENCLOSURE - COLOUR: NATURAL CEDAR
20	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
21	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
22	DECORATIVE HEAVY TIMBER WOOD BRACKET, CEDAR CLEAR SEALER
23	METAL WINDOW FRAME - COLOUR: YELLOW
24	METAL WINDOW FRAME - COLOUR: YELLOW

Scale: 1/4" = 1'-0"  
 As indicated  
**A230**  
 DWG. NO.






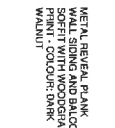


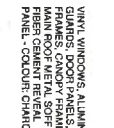
Project Status: Reasoning Development Permit  
 SUBMISSION

Project: 1654  
 Owner: Pariz Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street, West Vancouver  
 Drawing: SOUTH ELEVATION

Architects: ANKENMAN MARCHAND  
 1645 West 5th Avenue  
 Vancouver, BC V6L 1N5  
 Tel: (604) 252-2966 Fax: (604) 872-2506  
 Email: om@amarchitects.com



**MATERIAL BOARD**

	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE
	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: MONTEREY TAUPE
	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: DARK WALNUT
	BRICK RUNNING BOND - COLOUR: RESERVOR BROWN
	METAL REVEAL PLANK - COLOUR: DARK WALNUT
	METAL REVEAL PLANK - COLOUR: BIRCH
	METAL REVEAL PLANK - COLOUR: VARIOUS
	VINYL WINDOWS, ALUMINIUM FRAMES, DOOR PANELS, FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: CHARCOAL
	METAL WINDOW FRAME - COLOUR: YELLOW

**MATERIAL LEGEND**

#	MATERIAL DESCRIPTION
1	FIBER CEMENT REVEAL, V-GROOVE, VERTICAL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
2	FIBER CEMENT REVEAL, PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE
2a	FIBER CEMENT REVEAL, PANEL, PARAPET FINISH - COLOUR: ARCTIC WHITE
3	FIBER CEMENT REVEAL, PANEL, SMOOTH FINISH - COLOUR: MONTEREY TAUPE
4	FIBER CEMENT REVEAL, PANEL, SMOOTH FINISH - COLOUR: DARK WALNUT
5	FIBER CEMENT REVEAL, PANEL, SMOOTH FINISH - COLOUR: BIRCH
6	FIBER CEMENT REVEAL, PANEL, SMOOTH FINISH - COLOUR: VARIOUS
7	CAST-IN-PLACE CONCRETE STAIRS - COLOUR: NATURAL, CLEAR SEALER
8	CAST-IN-PLACE CONCRETE STAIRS - COLOUR: NATURAL, CLEAR SEALER
9	CAST-IN-PLACE CONCRETE STAIRS - COLOUR: NATURAL, CLEAR SEALER
10	FIBER CEMENT REVEAL, PANEL, SMOOTH FINISH - COLOUR: PRE-PANDED TO MATCH CHARCOAL
11	STEEL SERVICE DOOR, STORM DOOR FOR SINGLE BAY STALL - COLOUR: CHARCOAL
12	CAST-IN-PLACE CONCRETE STAIRS - COLOUR: NATURAL, CLEAR SEALER
13	METAL WINDOW FRAME - COLOUR: YELLOW
14	ALUMINIUM STOREFRONT - COLOUR: CHARCOAL
15	ALUMINIUM STOREFRONT - COLOUR: CHARCOAL
16	WOOD PRIVACY FENCE, GAMBAGE ENCLOSURE - COLOUR: NATURAL, CLEAR
17	GLASS PRIVACY GUARD - COLOUR: CHARCOAL
18	GLASS PRIVACY GUARD - COLOUR: CHARCOAL
19	GLASS PRIVACY GUARD - COLOUR: CHARCOAL
20	FROSTED PRIVACY GUARD WITH DOUBLED TINT - COLOUR: YELLOW
21	FIBER CEMENT REVEAL, PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
22	FIBER CEMENT REVEAL, PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
23	DECORATIVE HEAVY TIMBER WOOD BRACKET, CEDAR, CLEAR SEALER
24	METAL PANEL, SMOOTH, VARIOUS COLOURS

Scale: 1/8" = 1'-0"  
 PWS NO: **A240**  
 As indicated

No.	Date	Description

Project Status:  
 Reasoning/ Development Permit  
 SUBMISSION  
 Date:  
 Description:  
 2026-04-15: Reasoning to City for Change of Land Use  
 2026-04-15: Reasoning to City for Change of Land Use  
 2026-04-15: Reasoning to City for Change of Land Use  
 2026-04-15: Reasoning to City for Change of Land Use

Project:  
 1654  
 Owner: Pure Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street West Vancouver  
 Drawing:  
**WEST ELEVATION**

ARCHITECTS  
**ANKENMAN MARCHAND**  
 1645 West 5th Avenue  
 Vancouver, BC V6J 1N5  
 Tel: (604) 872-2595 Fax: (604) 872-2505  
 Email: [cm@amarchands.com](mailto:cm@amarchands.com)



D SPATIAL SEPARATION - EAST ELEVATION - OPENINGS

**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #1 - DAYCARE)**  
 LIMITING DISTANCE: 1.75m  
 WALL AREA: 10.22m<sup>2</sup>  
 OPENING AREA: 18.00m<sup>2</sup>  
 ALLOWED: 16.38m<sup>2</sup>  
 PROPOSED: 16.38m<sup>2</sup>

**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #2 - UNIT 101)**  
 LIMITING DISTANCE: 1.55m  
 WALL AREA: 18.59m<sup>2</sup>  
 OPENING AREA: 4.71m<sup>2</sup>  
 ALLOWED: 16.88m<sup>2</sup>  
 PROPOSED: 16.88m<sup>2</sup>

**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #3 - UNIT 102)**  
 LIMITING DISTANCE: 1.55m  
 WALL AREA: 18.59m<sup>2</sup>  
 OPENING AREA: 4.71m<sup>2</sup>  
 ALLOWED: 16.88m<sup>2</sup>  
 PROPOSED: 16.88m<sup>2</sup>

**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #4 - UNIT 201)**  
 LIMITING DISTANCE: 1.55m  
 WALL AREA: 20.88m<sup>2</sup>  
 OPENING AREA: 3.78m<sup>2</sup>  
 ALLOWED: 20.88m<sup>2</sup>  
 PROPOSED: 18.09m<sup>2</sup>

**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #5 - UNIT 202)**  
 LIMITING DISTANCE: 1.55m  
 WALL AREA: 20.88m<sup>2</sup>  
 OPENING AREA: 3.78m<sup>2</sup>  
 ALLOWED: 20.88m<sup>2</sup>  
 PROPOSED: 18.09m<sup>2</sup>

**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #6 - UNIT 203)**  
 LIMITING DISTANCE: 1.55m  
 WALL AREA: 20.88m<sup>2</sup>  
 OPENING AREA: 3.78m<sup>2</sup>  
 ALLOWED: 20.88m<sup>2</sup>  
 PROPOSED: 18.09m<sup>2</sup>

**NOTE: SPATIAL SEPARATION CALCULATED BY INTERPOLATION OF BOBC 2024 TABLE 3.2.3.1-D**

**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #1 - UNIT 201) - WALL FACE 1**  
 LIMITING DISTANCE: 31.70m<sup>2</sup>  
 WALL AREA: 8.89m<sup>2</sup>  
 OPENING AREA: 21.55m<sup>2</sup>  
 ALLOWED: 17.85m<sup>2</sup>  
 PROPOSED: 17.85m<sup>2</sup>

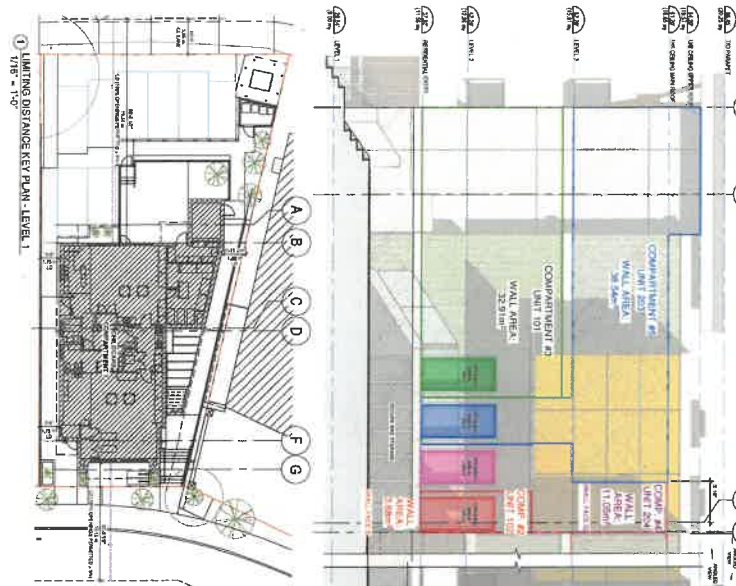
**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #2 - UNIT 201) - WALL FACE 1**  
 LIMITING DISTANCE: 31.70m<sup>2</sup>  
 WALL AREA: 8.89m<sup>2</sup>  
 OPENING AREA: 21.55m<sup>2</sup>  
 ALLOWED: 17.85m<sup>2</sup>  
 PROPOSED: 17.85m<sup>2</sup>

**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #3 - UNIT 101) - WALL FACE 1**  
 LIMITING DISTANCE: 31.70m<sup>2</sup>  
 WALL AREA: 8.89m<sup>2</sup>  
 OPENING AREA: 21.55m<sup>2</sup>  
 ALLOWED: 17.85m<sup>2</sup>  
 PROPOSED: 17.85m<sup>2</sup>

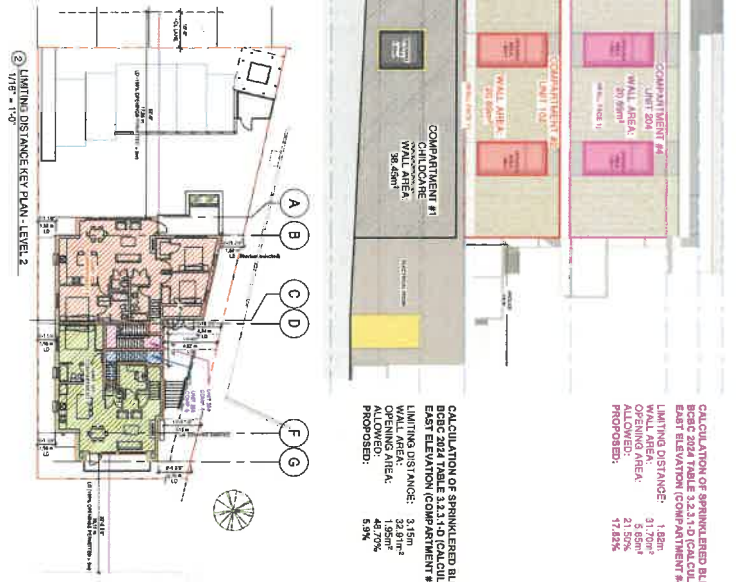
**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #4 - UNIT 101) - WALL FACE 1**  
 LIMITING DISTANCE: 31.70m<sup>2</sup>  
 WALL AREA: 8.89m<sup>2</sup>  
 OPENING AREA: 21.55m<sup>2</sup>  
 ALLOWED: 17.85m<sup>2</sup>  
 PROPOSED: 17.85m<sup>2</sup>

**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #5 - UNIT 102) - WALL FACE 1**  
 LIMITING DISTANCE: 31.70m<sup>2</sup>  
 WALL AREA: 8.89m<sup>2</sup>  
 OPENING AREA: 21.55m<sup>2</sup>  
 ALLOWED: 17.85m<sup>2</sup>  
 PROPOSED: 17.85m<sup>2</sup>

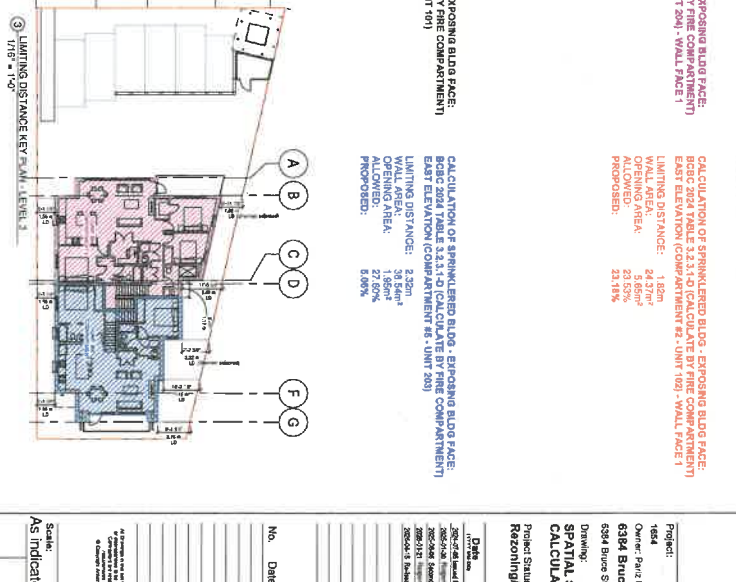
**CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:**  
**BOBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)**  
**EAST ELEVATION (COMPARTMENT #6 - UNIT 203) - WALL FACE 1**  
 LIMITING DISTANCE: 31.70m<sup>2</sup>  
 WALL AREA: 8.89m<sup>2</sup>  
 OPENING AREA: 21.55m<sup>2</sup>  
 ALLOWED: 17.85m<sup>2</sup>  
 PROPOSED: 17.85m<sup>2</sup>



1 LIMITING DISTANCE KEY PLAN - LEVEL 1



2 LIMITING DISTANCE KEY PLAN - LEVEL 2



3 LIMITING DISTANCE KEY PLAN - LEVEL 3

No.	Date	Description

Project: 1654  
 Owner: Park Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street West Vancouver  
 Drawing:  
 Project Status: Rezoning/ Development Permit  
 SUBMISSION

Date:  

Description:  

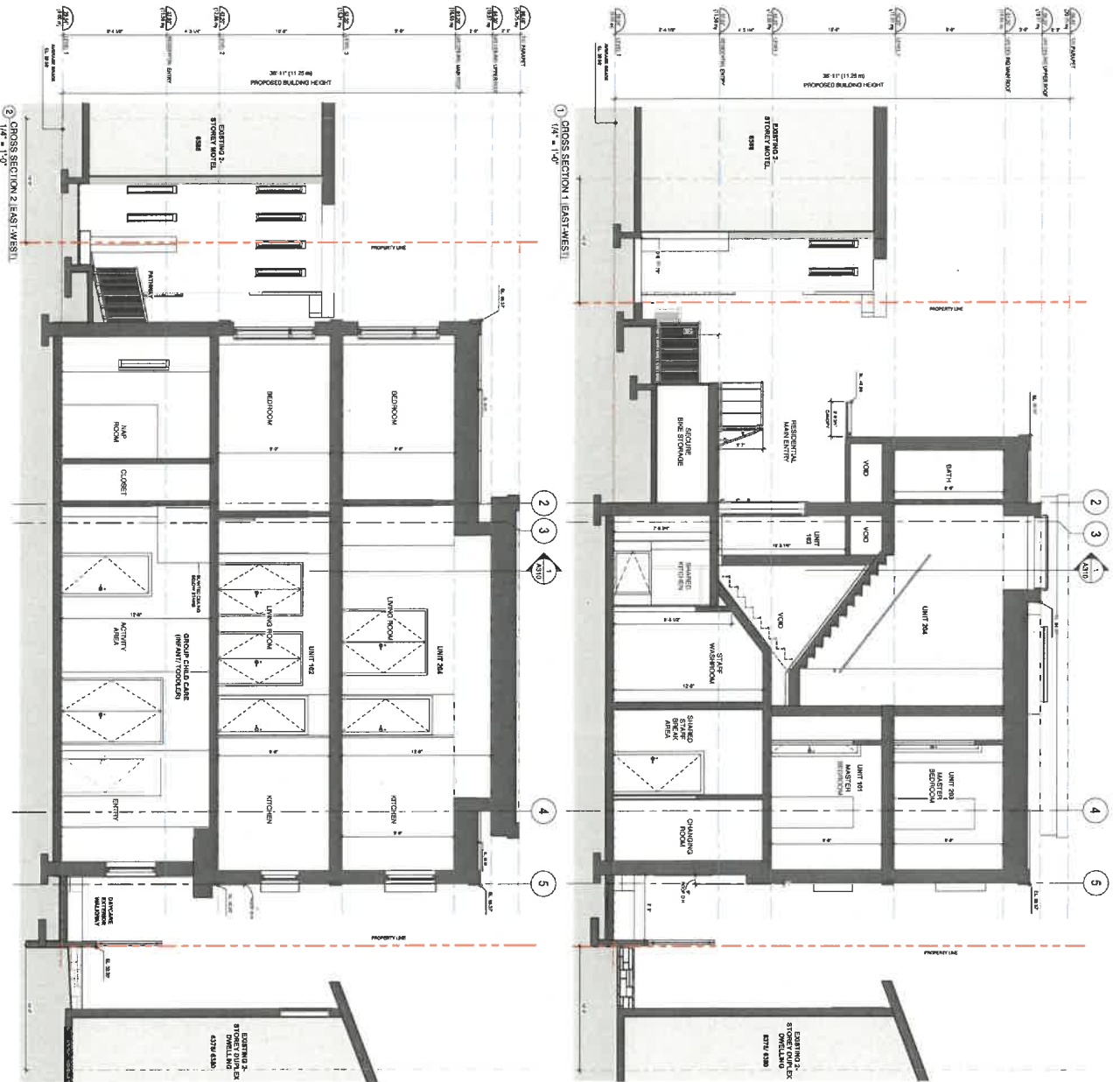
2025-04-15: Initial Design/Conceptual Design  
 2025-04-15: Final Design/Conceptual Design  
 2025-04-15: Final Design/Conceptual Design  
 2025-04-15: Final Design/Conceptual Design  
 2025-04-15: Final Design/Conceptual Design

Scale: As Indicated  
 ETVG, INC.  
**A250**

**ARCHITECTS**

**ANKENMAN MARCHAND**

1645 West 5th Avenue  
 Vancouver, BC V6J 1K5  
 Tel: (604) 872-2966 Fax: (604) 872-2505  
 Email: office@ankmarch.com



Scale: 1/4" = 1'-0"  
 DWG. NO.: A300

Project Name: 1654 West 5th Avenue  
 Vancouver, BC V6J 1N5

Project: 1654  
 Owner: Parc Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street, West Vancouver

Project Status: Rezoning/ Development Permit  
 SUBMISSION

Project: 1654  
 Owner: Parc Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street, West Vancouver

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 Owner: Parc Development Corporation  
 6384 Bruce Street  
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 Owner: Parc Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street, West Vancouver

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 Owner: Parc Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street, West Vancouver

Project: 1654  
 Owner: Parc Development Corporation  
 6384 Bruce Street  
 6384 Bruce Street, West Vancouver

**ARCHITECTS**

**ANKENMAN MARCHAND**

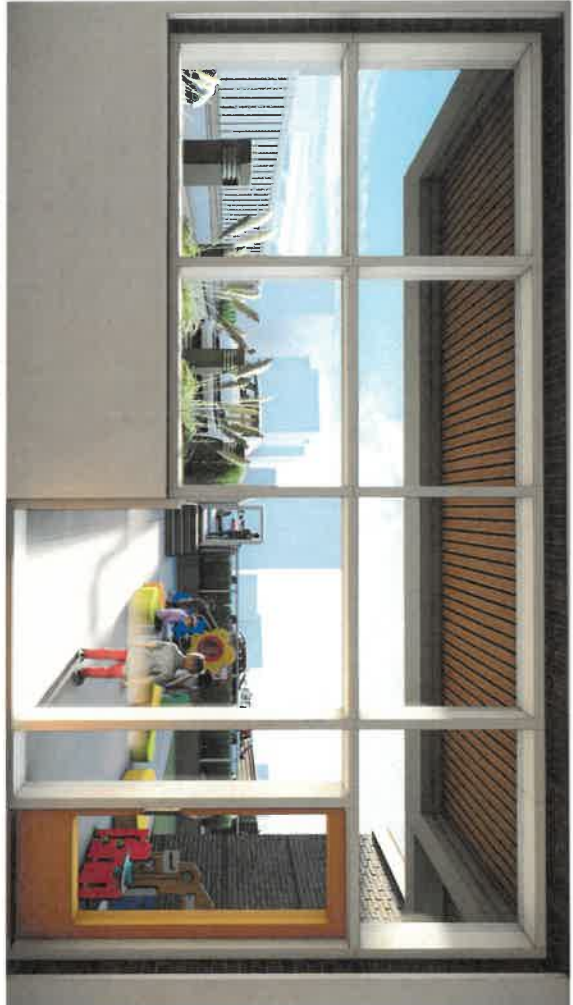
1654 West 5th Avenue  
 Vancouver, BC V6J 1N5

Tel: (604) 672-2595 Fax: (604) 672-2505  
 Email: office@ankmarchand.com









INTERIOR VIEW OF DAYCARE FACING NORTH OPEN AREA

This rendering illustrates the interior of the daycare facility with a view oriented toward the north-facing outdoor play area. The image shows rows of colorful, child-friendly seating through large windows, offering a view of the open space.



DAYCARE OPEN AREA

The image highlights the outdoor play area, which includes various colorful equipment and seating designed for children's activities.



OUTDOOR ACTIVITY AREA



OUTDOOR ACTIVITY AREA

The outdoor area offers safe, accessible play spaces with age-appropriate equipment, soft surfaces, and secure fencing designed to ensure safety and foster outdoor play.

ARCHITECTS

**ANKENMAN MARCHAND**  
 1645 West 5th Avenue  
 Vancouver, BC V6J 1N5  
 Tel: (604) 672-2595 Fax: (604) 672-2595  
 Email: office@AMArchitects.com

Project: 1654  
 Owner: Paiz Development Corporation  
 6394 Bruce Street  
 6384 Bruce Street, West Vancouver  
 Drawing: RENDRINGS

Project Status:  
 Rezoning/ Development Permit

Project Name:  
 SUBMISSION

Client:  
 Description:  
 2026-04-15: Submitted to Paiz Development Corporation  
 2026-04-15: Submitted to Paiz Development Corporation  
 2026-04-15: Submitted to Paiz Development Corporation  
 2026-04-15: Submitted to Paiz Development Corporation

NO.	DATE	REVISION	DESCRIPTION

Scale: 1/2" = 1'-0"  
 EING. NO.: A9112

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# Schedule B to DP 24-075

**DRAWING LIST**

1007	COVER SHEET
1100	LANDSCAPE PLAN
1101	LANDSCAPE AND PLANTING PLAN
1102	LANDSCAPE SECTIONS
1103	EXISTING TREES MANAGEMENT PLAN

**LANDSCAPE NOTES**

- All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
- Fabric to Architectural package for overall plan, survey information and dimensioned site plan.
- For hard landscaping details attached to the building - REFER TO ARCHITECTURAL.
- For planting layout and number of species - REFER TO ARCHITECTURAL.
- For hard landscaping planting information - REFER TO ARCHITECTURAL.
- For drainage information - REFER TO MECHANICAL.
- ALL STREET TREES listed in the table shall be planted on each tree between the job limits.
- ALL STREET TREES to be planted to City Standards.
- Approved and allowed species, all species shall be subject to final building team to be approved by a minimum of 75% of the project team.
- All ground level grades to be provided with a flow line at each unit.

**GRAPHIC LEGEND**

- PROJECT LINE
- WOOD FINISH
- GLASS OR METAL GLAZING
- BUILDING OVERHANG
- TREE PROTECTION FENCING
- ALUMINUM PICKET GUARD

**PLANT LIST**

TREES	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE / FINISH
3		Alder palmatum	Alnus palmatum	2.5m Ht., B&B
1		Alder palmatum 'Sapporoalder'	Alnus palmatum 'Sapporoalder'	2.5m B&B, Multistem
1		Cedrus deodora 'Alpine'	Cedrus deodora 'Alpine'	3.5m Ht.
1		Syringa japonica	Syringa japonica	5cm cal., B&B

B&B TREES	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE / FINISH
22		Erica carnea	Erica carnea	#1 pot / 18" O.C.
2		Euonymus fortunei 'Emerald Gaiety'	Euonymus fortunei 'Emerald Gaiety'	#1 pot / 18" O.C.
10		Hebe 'Coppertide'	Hebe 'Coppertide'	#2 pot / 18" O.C.
50		Larix laricina 'Dorset Blue'	Larix laricina 'Dorset Blue'	#1 pot / 18" O.C.

GROUNDCOVERS, GRASSES, FERNS & VINES	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE / FINISH
75		Archibuteo viviparus	Archibuteo viviparus	#1 pot / 15" O.C.
17		Dactylis glomerata	Dactylis glomerata	#2 pot / 15" O.C.
21		Festuca glauca 'Elijah Blue'	Festuca glauca 'Elijah Blue'	#1 pot / 15" O.C.
2		Hesperis matronalis	Hesperis matronalis	#1 pot / 15" O.C.
4		Sigala veridiflora	Sigala veridiflora	#2 pot / 24" O.C.

**MATERIALS LEGEND**

- CONCRETE
- GRASS, PAVEMENT, SOFT PAVING
- UNIT PAVING
- MAIN ENTRANCES AND PATHWAYS
- UNIT PAVING
- SOFT PAVING
- PERMEABLE UNIT PAVING
- GRAVEL
- DRAIN STRIP, GARAGE AREA AND PAINT AREA
- LANDSCAPE GRASS PLANTING
- GROUND LEVEL AND L2
- POUR IN PLACE RUBBER PLAY AREA
- MULCH
- SPRINGING EXISTING TREE TRUNK AT LAKE



NO.	DATE	DESCRIPTION
1	2024-01-15	PRELIMINARY DESIGN
2	2024-01-22	REVISION FOR DESIGN
3	2024-01-29	REVISION FOR DESIGN
4	2024-02-05	REVISION FOR DESIGN
5	2024-02-12	REVISION FOR DESIGN
6	2024-02-19	REVISION FOR DESIGN



DESIGN KREATIVE LTD. LANDSCAPE ARCHITECTURE  
 100-1077 West 8th Avenue, Vancouver B.C., V6E 1N6  
 P: 604.681.4811 | F: 604.681.0277 | www.dk.ca

**Project:**  
 6384 Bruce St. -  
 Daycare, Horseshoe  
 Bay

**Address:**  
 6384 Bruce St., West  
 Vancouver, British Columbia

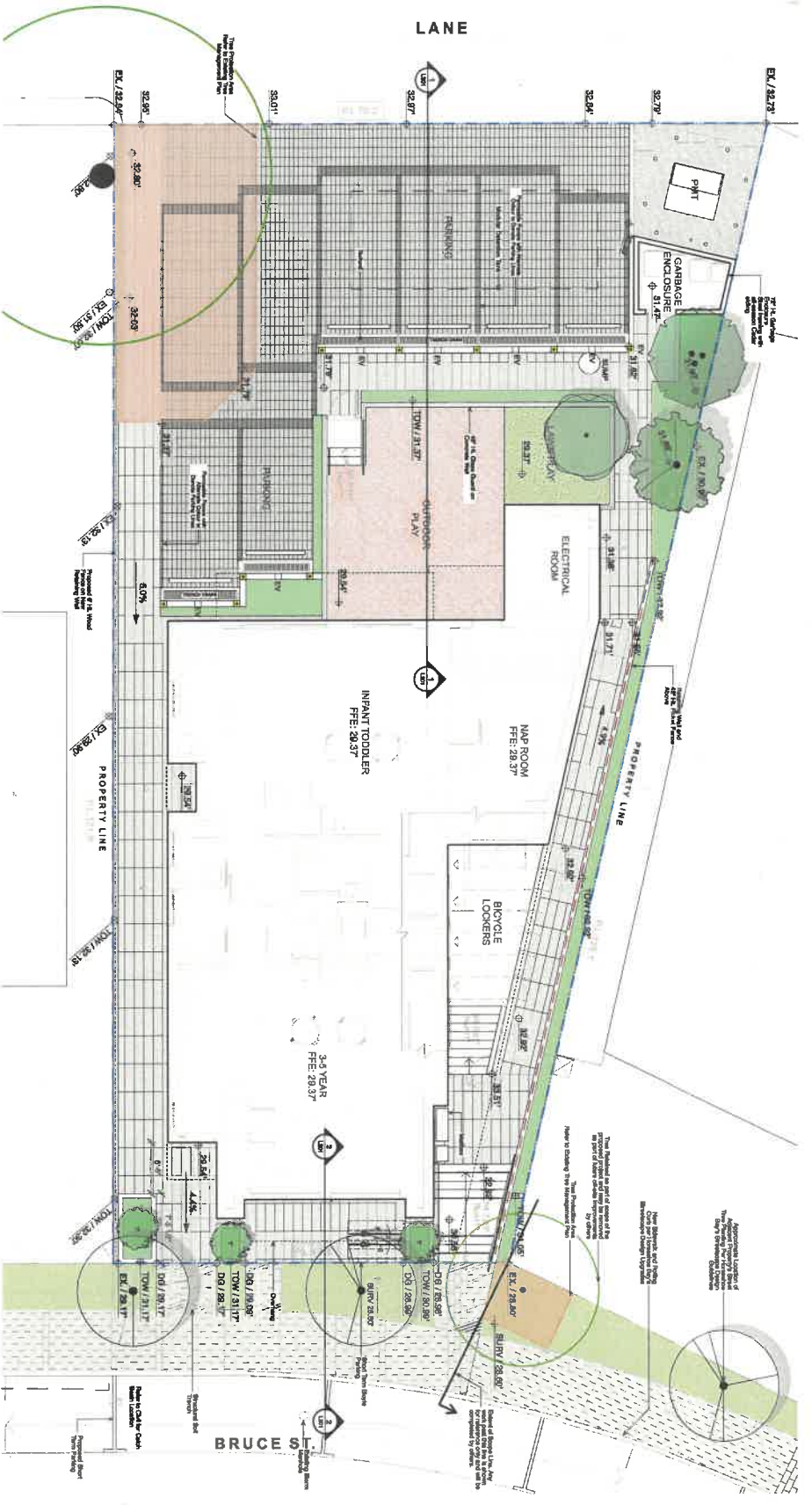
**Client:** B&B

**Design Team:**  
 Designer: SV  
 Date: 2024/01/15  
 Scale: 1/8" = 1'-0"

**Cover Sheet:**

**Project No.:** 23085

**Sheet No.:** L00



NO.	DATE	REVISION
1	2024-04-04	ISSUED FOR REVIEW
2	2024-04-04	ISSUED FOR REVIEW
3	2024-04-04	ISSUED FOR REVIEW
4	2024-04-04	ISSUED FOR REVIEW
5	2024-04-04	ISSUED FOR REVIEW



DESIGN KITCHEN LTD. A DIVISION OF INTERTECH  
 100-1077 West 8th Avenue Vancouver B.C. V6H 1B9  
 P: 604.681.0311 F: 604.681.0277 | www.dk.com

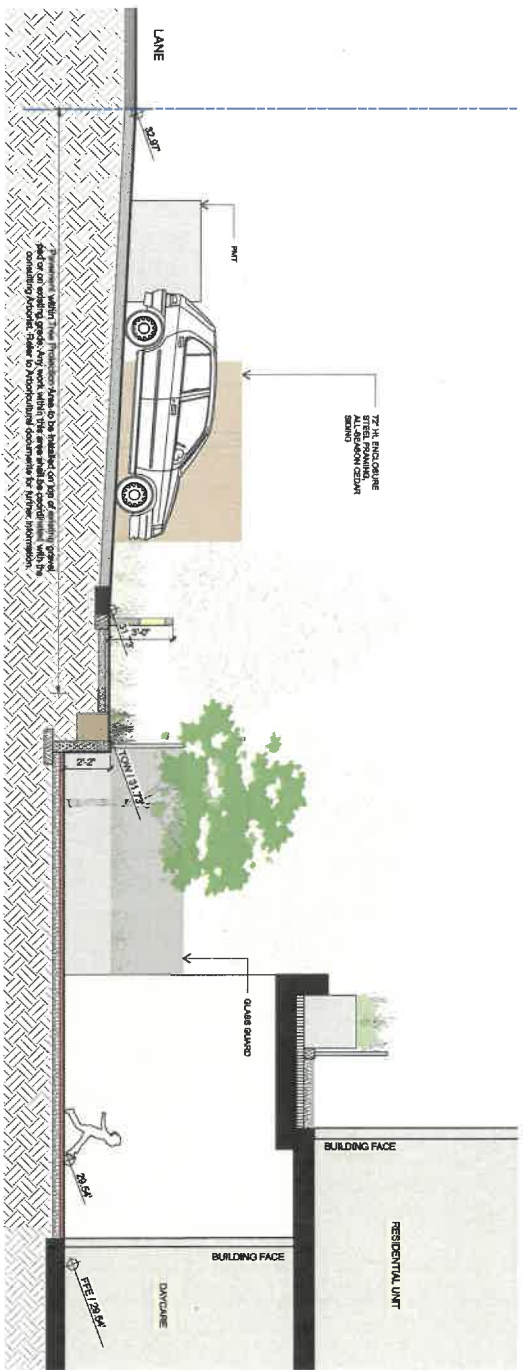
Project: **6384 Bruce St. - West Daycare, Horseshoe Bay**  
 6384 Bruce St., West  
 Vancouver, British Columbia

Drawn By: **SK**  
 Checked By: **RV**  
 Date: **2024-01-10**  
 Scale: **3/16" = 1'-0"**  
 Drawing Title: **L1 LANDSCAPE PLAN**

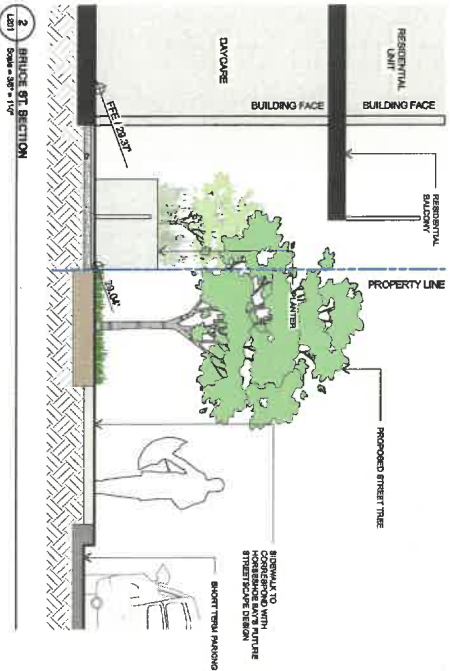
Project No: **23085**  
 Sheet No.: **L101**







1 OUTDOOR PLAY AND PARKING SECTION  
 LAB Scale: 1/8" = 1'-0"



2 BRUCE ST. SECTION  
 LAB Scale: 3/8" = 1'-0"

NO.	DATE	BY	REVISION
1	2023-07-13	RL	REVISION FOR REVIEW
2	2023-07-13	RL	REVISION FOR REVIEW
3	2023-07-13	RL	REVISION FOR REVIEW
4	2023-07-13	RL	REVISION FOR REVIEW

**dk**  
 DESIGN KIMBERLY  
 100-1077 West Broadway, Vancouver, B.C. V6H 1Y6  
 P: 604.684.4911 | F: 604.684.4377 | www.designkimberly.com

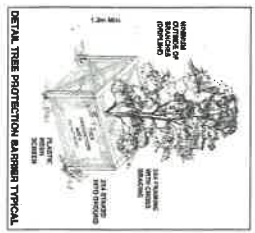
**Project:**  
 6384 Bruce St. W.  
 Daycare, Horseshoe Bay  
 6384 Bruce St. W.  
 West Vancouver, British Columbia

**Client:** BM  
**Checked by:** RL  
**Date:** 2023-07-13  
**Scale:** AS NOTED  
**Drawing Title:**

**Project No.:** 23085  
**Draw No.:**

**L201**





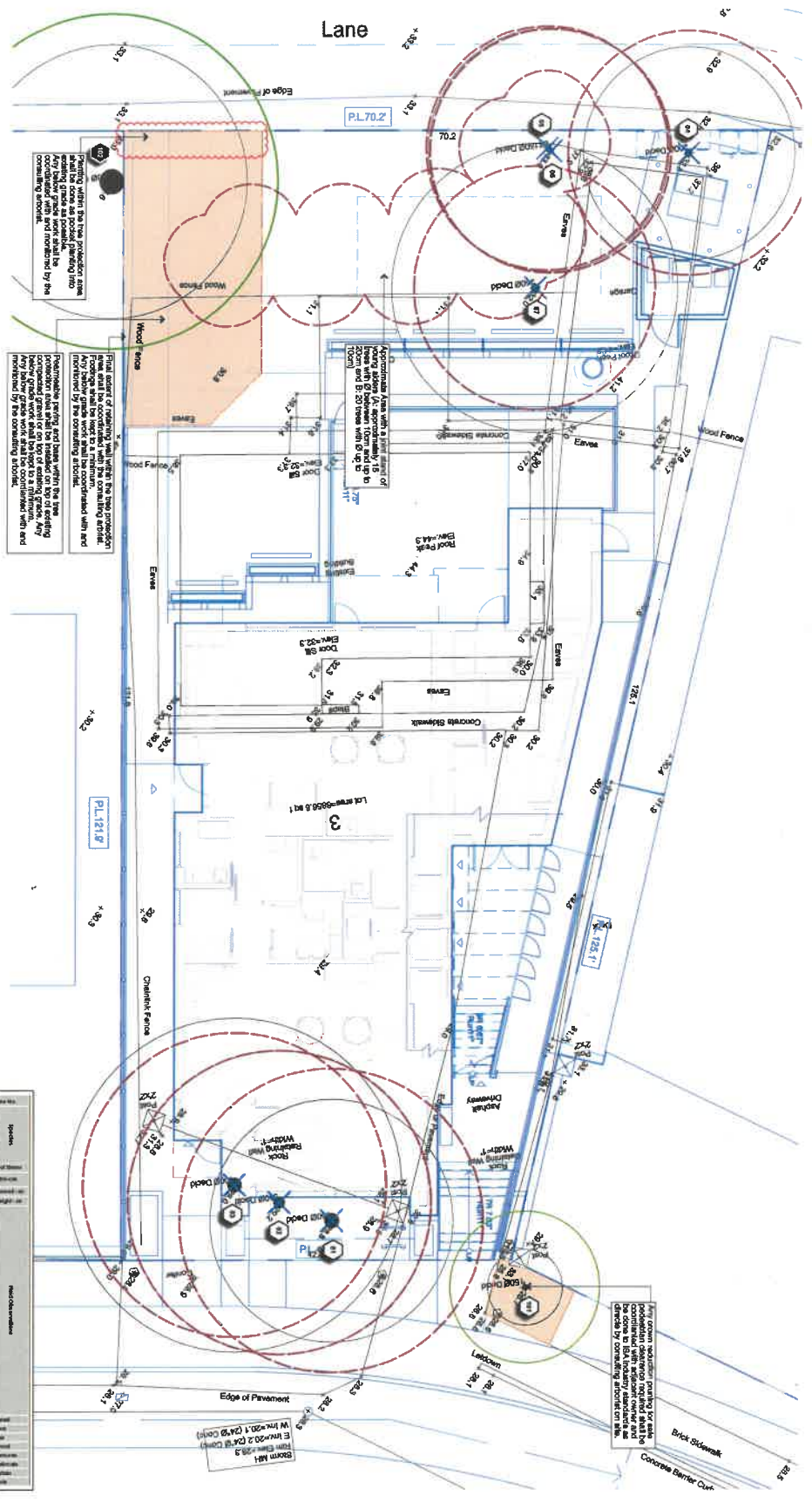
**LEGEND**

- extent of decline of existing tree recommended for removal (Location from BCLS Land Survey)
- extent of decline of existing tree recommended for retention (Location from BCLS Land Survey)
- Tree Protection Fencing shall be built to municipal standards to extent as shown on drawings.
- Existing Condition per Survey
- Proposed Condition per Architectural Site Plan

**GENERAL ARBORICULTURAL NOTES**

1. Trees, their environment, their health and structural stability change over time. Our observations are based on a visual assessment. Unless noted otherwise, our assessment is based on a visual assessment. Unless noted otherwise, our assessment is based on a visual assessment.
2. During the work, it is the responsibility of the contractor to ensure that trees are protected. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.
3. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.
4. All work shall be done in accordance with the applicable codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals.
5. It is the responsibility of the contractor to ensure that trees are protected. The contractor shall be responsible for obtaining all necessary permits and approvals.
6. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.
7. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.
8. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

Tree ID	Species	Health	Location	Notes
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
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10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
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16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...



**EXISTING TREES MANAGEMENT PLAN**

Project No.: 23085  
 Detail No.: T101

6384 Bruce St. - West  
 Daycare, Horseshoe Bay  
 Vancouver, British Columbia

**dk**  
 DESIGN GROUP INC. LANDSCAPE ARCHITECTURE  
 100-1077 West Broadway Vancouver BC, V6H 1B6  
 P: 604-681-1111 F: 604-681-2777 | www.dkdesign.com

Client: PF  
 Checked By: EV  
 Date: 0000-01-01  
 Drawing Title: SITE PLAN

Revised: 01-15  
 01-15-15: REVISION TO TREE PROTECTION  
 01-15-16: REVISION TO TREE PROTECTION  
 01-15-17: REVISION TO TREE PROTECTION  
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