

<i>COUNCIL AGENDA</i>	
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 m² (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.

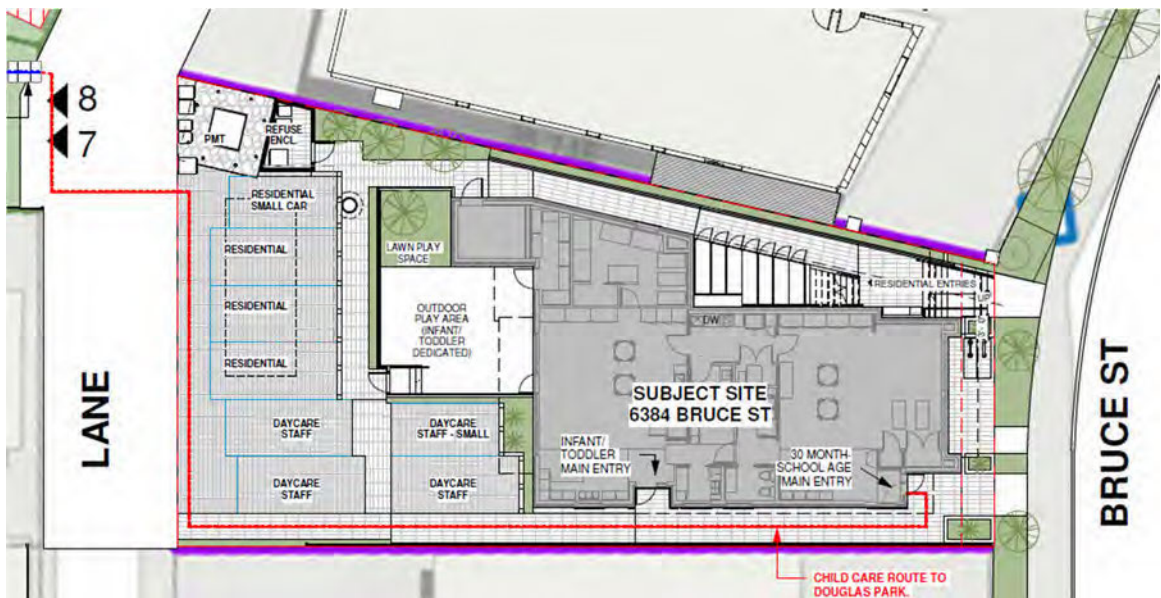


Figure 3: Site Plan

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:



Lisa Berg, Senior Community Planner

Concurrence



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

Project:	6384 Bruce Street
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 ² (7,736.28 sq. ft.)	
Number of Units	4	Unit range ~887 sq. ft. to 1,252 sq. ft.
Setbacks:		
Bruce St. (Front)	1.4 m	As per CD90
Lane (Rear)	12 m	
East (Side)	1.5 m	
West (Side)	1.7 m	
Parking:		
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
ARCHITECTS**

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

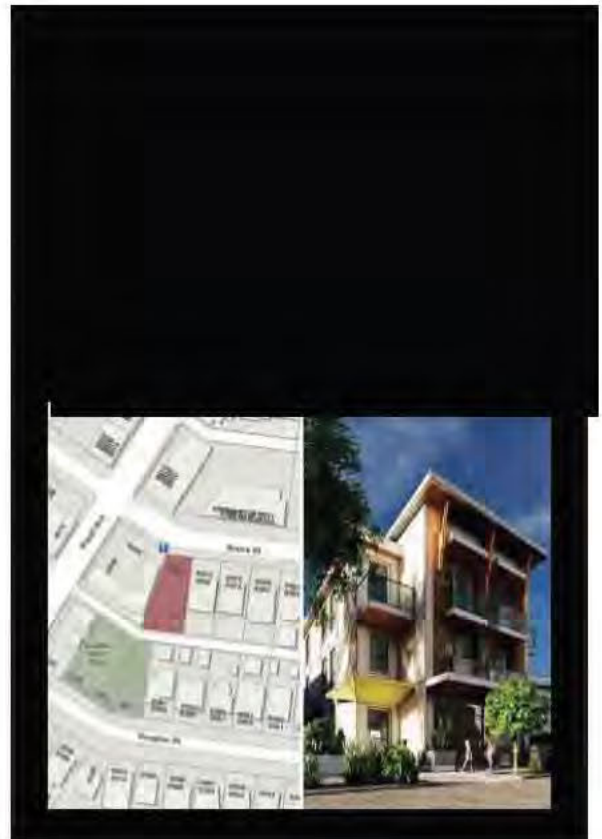
Meeting Information

Public Information Meeting

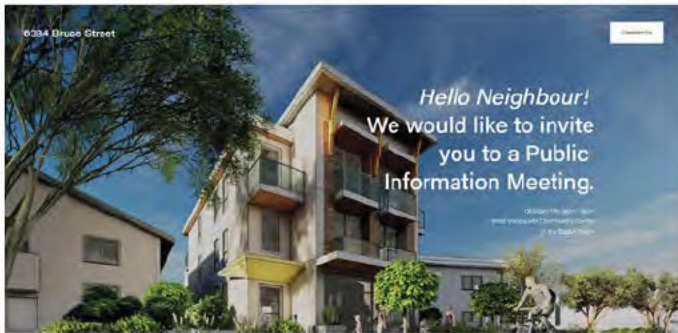
On Thursday, October 5th the office of Ankenman Marchand Architects hosted a public information meeting regarding the preliminary design proposal for 6384 Bruce Street. Throughout the evening approximately 18 individuals visited composed of residents of the area, our planner and members of Council. This 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.



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.



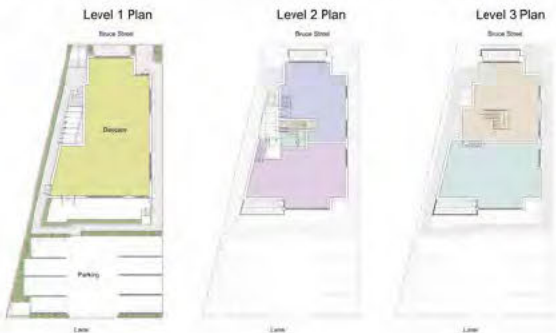
What is the meeting for?

The public information meeting is for a preliminary rezoning proposal at 6334 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?

6334 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?

It's nice to meet you! We are Ankersman 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

Residents involved in this project, please join us on October 19th, 6:00pm-7:30pm at the local neoclassical Community Center in the Horseshoe Bay for our preliminary public information meeting. Your feedback is important to the development.

For more information and engagement with the project it is a matter of the meeting provided and we hope to see you there!



6334 Bruce Street



Let us know your thoughts

At Ankersman Marchand Architects we are committed to the quality of our design process and the quality of our community. We are committed to providing a high quality and sustainable development that meets the needs of the community.

If you'd like to provide your feedback on the project, please contact us at 604-271-1111 or email us at info@amarchitects.com. We will be happy to answer your questions and provide you with more information.

Your feedback is important to the quality of our design process and the quality of our community. We are committed to providing a high quality and sustainable development that meets the needs of the community.

If you'd like to provide your feedback on the project, please contact us at 604-271-1111 or email us at info@amarchitects.com. We will be happy to answer your questions and provide you with more information.

Feedback Form

Name: _____

Address: _____

Phone: _____

Email: _____

Message: _____

Submit

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

Map of Area

Aerial with Rendering

Current Streetscape (not to scale)

Project Site

1800 West Broadway, Vancouver, BC V6J 1R5

Project Overview

What is the project proposing?

Project Overview

- Location:** 1800 West Broadway, Vancouver, BC V6J 1R5
- Project Name:** 1800 West Broadway
- Project Type:** Residential - Medium Density
- Project Size:** 10,000 sq ft
- Project Status:** Pre-Application

1800 West Broadway, Vancouver, BC V6J 1R5

Project Overview

Design Concept: Mixed Middle Housing

- Level 1 Plan
- Level 2 Plan
- Level 3 Plan

1800 West Broadway, Vancouver, BC V6J 1R5

Project Overview

Who is this housing for?

What is the importance of Rental Housing?

What is the "Vital Signs Report"?

1800 West Broadway, Vancouver, BC V6J 1R5

Project Overview

Why are we proposing a childcare facility?

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

Key Message from the Child Care Action Plan

1800 West Broadway, Vancouver, BC V6J 1R5

Design Strategies

- High Quality Construction
- High Quality Materials
- High Quality Workmanship
- High Quality Design
- High Quality Site
- High Quality Services
- High Quality Amenities
- High Quality Landscaping
- High Quality Parking
- High Quality Security
- High Quality Safety
- High Quality Accessibility
- High Quality Sustainability
- High Quality Energy Efficiency
- High Quality Water Efficiency
- High Quality Air Quality
- High Quality Noise Reduction
- High Quality Vibration Reduction
- High Quality Light Pollution Reduction
- High Quality Heat Island Effect Reduction
- High Quality Urban Heat Island Effect Reduction
- High Quality Urban Sprawl Reduction
- High Quality Urban Form Reduction
- High Quality Urban Structure Reduction
- High Quality Urban Design Reduction
- High Quality Urban Experience Reduction
- High Quality Urban Quality Reduction

1800 West Broadway, Vancouver, BC V6J 1R5

Planning Context

What is an OCP?

What is a Local Area Plan?

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

1800 West Broadway, Vancouver, BC V6J 1R5

Planning Process

Where are we in the planning process?

DEVELOPMENT APPLICATION PROCESS

1800 West Broadway, Vancouver, BC V6J 1R5



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 latne!

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

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

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

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 IF IT WERE A DUREX WITH

ADAPQUATE 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 MARBESHUE
BAY BRUCE + ROYAL. YOUR PROPOSAL TO PROP 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 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 at [redacted] s.22(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

Yes

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

Yes

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 inside with an extra story, but that might be difficult for access directly unless it was part of a 2-story unit (interior stair case)
- I would be inside 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

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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 ^{outdoor space} 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 neighbour
with window placement

- accessibility

WE VALUE YOUR OPINION

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

22

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- I own my home

- 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 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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I work in the District of West Vancouver

I own my home

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?

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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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?

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?

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

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

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

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?

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 is

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 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
ARCHITECTS

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

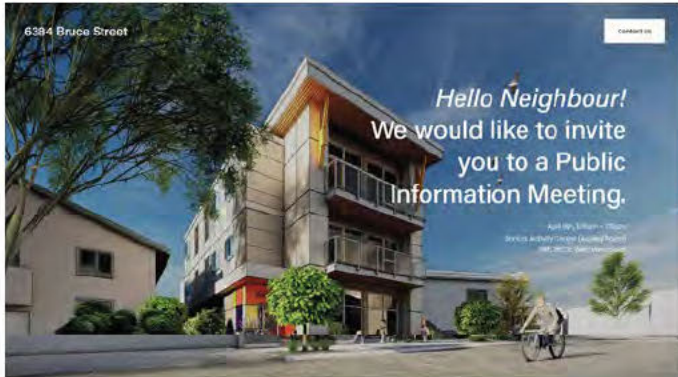
Location: Seniors Activity Centre in the Activity Room, 695 21st St, West Vancouver, BC.

For more information, please visit www.6384brucestreet.com

*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.



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.



Who is hosting the meeting?

Hi, nice to meet you! We are Ankenman 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.



The Importance of Public Engagement

To learn more about this process, please join us on April 14th, 5:00pm-7:00pm at the Juniper Activity Centre in the Activity Room for our public information meeting.

Your presence, participation and engagement with this process is a valuable part of the design process and we hope to see you there.

[Contact Us](#)



6384 Bruce St

Updated 11/2025

Made with LocusStudio

6384 Bruce Street

Feedback Form

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 neighbours surrounding the project/properties.

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 taking place April 14th, 5:00pm-7:00pm at the Juniper Activity Centre in the Activity Room, 6384 Bruce St, West Vancouver.

To facilitate a meeting in person, instructions for participating in this public information meeting, please fill out the contact form below. A member of our team would get happy to get back to you.

First Name Last Name

PH:

Mobile:

Message

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 its 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 track record in a broad range of residential, commercial, design and multi-family development projects, we have a proven track record in a wide range of project types. Our experience includes: multi-family residential, commercial, design and multi-family development. We have a proven track record in a wide range of project types. Our experience includes: multi-family residential, commercial, design and multi-family development.

Our Approach

Our approach is a collaborative and iterative process that involves the client, the design team, and the construction team. We work closely with the client to understand their vision and needs, and we work with the design team to create a design that meets their needs. We then work with the construction team to ensure that the project is completed on time and within budget.

Our Recognition

Our work has been recognized by the industry and the public alike. We have received numerous awards and accolades for our work, including the 2021 National Housing Award for Best Multi-Family Development. We are proud to be a leader in the industry and to be recognized for our work.





Site Context

The subject site is located within the West Vancouver Urban Form and Structure Plan. The site is situated on a street that is a key corridor in the community. The site is surrounded by a mix of residential and commercial uses. The site is well-served by public transit and is easily accessible to the surrounding community.





Map of Area

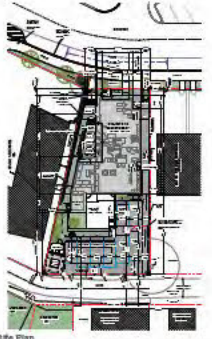
Aerial with Rendering

Current Streetscape (not to scale)

Project Overview

What is the project proposing?

The project proposes a new multi-story residential building with a mix of housing types, including single-family detached, townhomes, and multi-family units. The building will be located on a street that is a key corridor in the community. The building will be well-served by public transit and is easily accessible to the surrounding community.






Site Plan

Site No.	2021-0000
Project Name	Project Name
Site Address	12345 Main Street, West Vancouver, BC V8V 1A1
Site Area	10,000 sq. ft.
Proposed Use	Residential - Multi-Family
Proposed Density	10 units per acre
Proposed Height	4 stories
Proposed Parking	10 spaces
Proposed Landscaping	10 trees
Proposed Other	10 other

Project Overview

Design Concept: Missing Middle Housing

The design concept for this project is missing middle housing. This type of housing is designed to fill the gap between single-family detached housing and multi-family units. It typically consists of townhomes, duplexes, and small multi-family units. This type of housing is well-suited for urban environments and can help to increase the density and diversity of a community.

Level 1 Plan

Level 2 Plan

Level 3 Plan

Project Overview

Who is this housing for?

This housing is designed for a diverse range of residents, including young professionals, families, and seniors. The housing is well-served by public transit and is easily accessible to the surrounding community. The housing is designed to be inclusive and welcoming to all residents.



What is the importance of Rental Housing?

Rental housing is an important part of a diverse and inclusive housing market. It provides a range of housing options for residents who are unable to purchase a home. Rental housing is well-served by public transit and is easily accessible to the surrounding community.

What is the "Vital Signs Report"?

The Vital Signs Report is a tool used to assess the health of a community. It looks at a range of factors, including housing, transportation, and social services. The report is used to identify areas of strength and weakness and to develop strategies to improve the community.

Project Overview

Why are we proposing a childcare facility?

There is a growing need for childcare facilities in the community. The proposed facility will provide a range of childcare options for young children. The facility is well-served by public transit and is easily accessible to the surrounding community.



What is the District of West Vancouver Child Care Action Plan (2021-2025)?

The District of West Vancouver Child Care Action Plan (2021-2025) is a plan to increase the availability of childcare in the district. The plan includes a range of strategies, including increasing the number of childcare spaces, improving the quality of childcare, and providing financial support to childcare providers.

Big Changes to the Child Care System

The District of West Vancouver is implementing a range of changes to the child care system. These changes include increasing the number of childcare spaces, improving the quality of childcare, and providing financial support to childcare providers.

Design Strategies

The design strategies for this project are focused on creating a high-quality, inclusive, and sustainable community. The strategies include: increasing the density and diversity of housing, improving the quality of the built environment, and providing a range of amenities and services for residents.



Design Strategies

- 1. Increase the density and diversity of housing.
- 2. Improve the quality of the built environment.
- 3. Provide a range of amenities and services for residents.


Planning Context

What is an OCP?

An Official Community Plan (OCP) is a legal document that sets out the long-term vision and goals for a community. It provides a framework for decision-making and guides the development of the community.

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

The project aligns with the Horseshoe Bay Local Area Plan (LAP) and other District policies. The project is consistent with the goals and objectives of the LAP and other District policies. The project is well-served by public transit and is easily accessible to the surrounding community.



How does this project align with the OCP?

The project aligns with the goals and objectives of the Official Community Plan (OCP). The project is consistent with the vision and goals of the OCP. The project is well-served by public transit and is easily accessible to the surrounding 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 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 to 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?

WE VALUE YOUR OPINION

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

7. What changes would improve the proposal?

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)

If you are taking this sheet home, please email your responses to 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 ^{Near} 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.

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: [Redacted] s.22(1)
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- Strongly Oppose Oppose Neutral Support ^{SORT OF} Strongly Support

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- Strongly Oppose Oppose Neutral Support Strongly Support

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- Strongly Oppose Oppose Neutral Support ^{pick-up much better on Bruce} Strongly Support

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 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?

8. Any other comments?

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

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WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver
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 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 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?

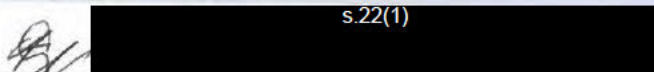
8. Any other comments?

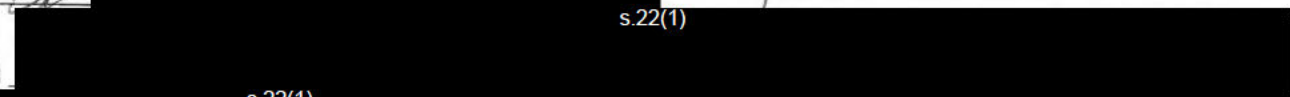
CONSTRUCTION NOISE!!

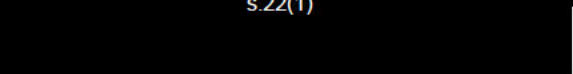
9. Overall, do you support this application proceeding to council consideration?

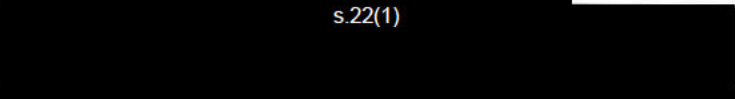
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 Combines childcare and housing efficiently on one site Rental housing
 Other: *New Creative planning/Project in West Van.*

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 + move 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

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 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?

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?

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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 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?

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?

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?

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

Strongly Oppose Oppose Neutral Support Strongly Support

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

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

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

Strongly Oppose Oppose Neutral Support Strongly Support

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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?

8. Any other comments?

It is a good Plan for daycare because there is not enough daycare to ~~that area~~ ^{make} 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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 Other:

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

None at all, it is a great idea!

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

I have no concerns

WE VALUE YOUR OPINION

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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

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 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?

N/A

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?

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

WE VALUE YOUR OPINION

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

7. What changes would improve the proposal?

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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WE VALUE YOUR OPINION

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

7. What changes would improve the proposal?

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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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?

WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

April 9th, 2026

7. What changes would improve the proposal?

Waffle

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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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?

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

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

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: s.22(1)

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Phone: s.22(1)

Email: s.22(1)

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

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 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

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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?

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 Other:

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

safety of children

WE VALUE YOUR OPINION

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

7. What changes would improve the proposal?

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:

Address:

Phone:

Email:

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Yes / No (circle)

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- 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?

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

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 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: *[Signature]* s.22(1)

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 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 ~~burden~~ and pressure on the public.

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.

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: s.22(1)

Address: s.22(1)

Phone: s.22(1)

Email: s.22(1)

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Yes/ No (circle)

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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:

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

Table of Contents

Part 1	Citation	1
Part 2	Severability	1
Part 3	Adds the CD90 Zone and Rezones the Site	1
Part 4	Amends the Table of Contents	2
Part 5	Amends the Zoning Maps.....	2
	Schedule A – CD90 – Comprehensive Development Zone 90 (6384 Bruce Street)	4
	Schedule B – Amendment to Zoning Maps	6

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%

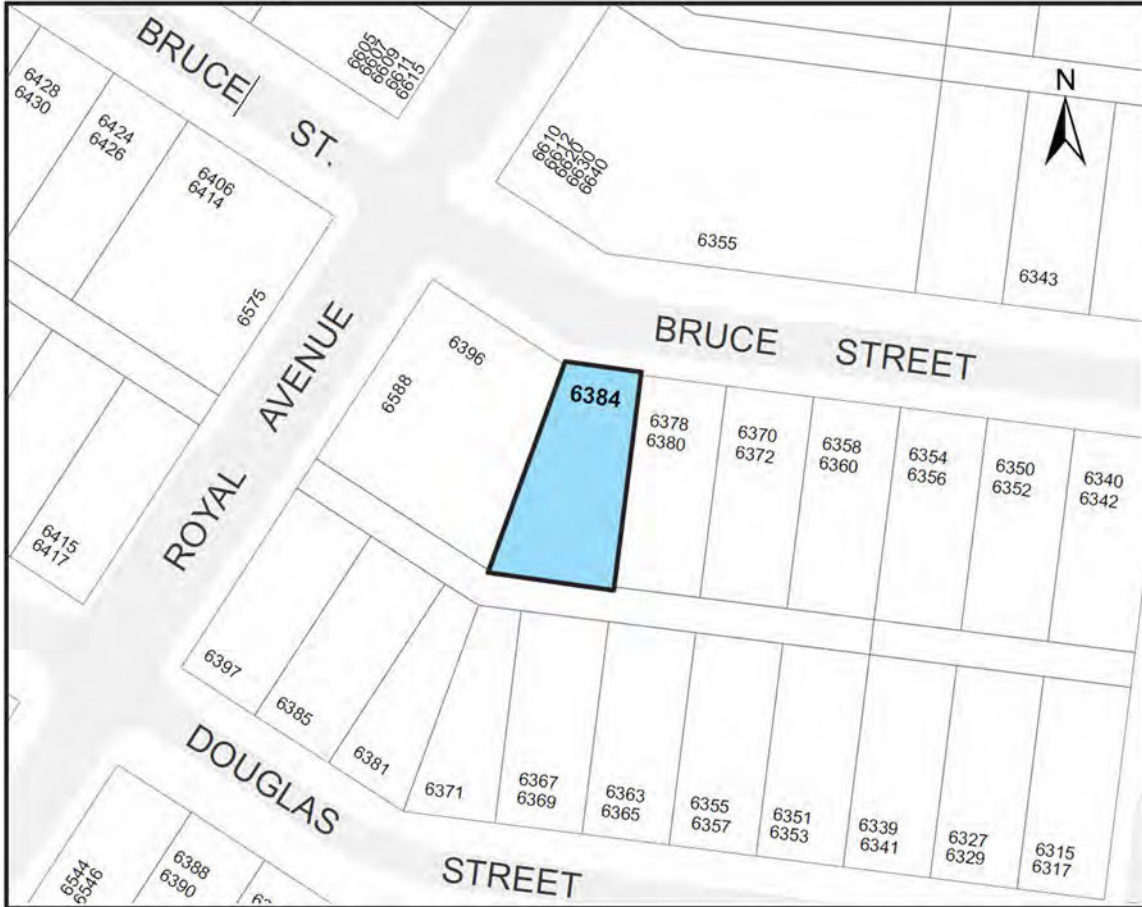
690.07 Off-Street Parking

- (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

MULTI-USE BUILDING - RESIDENTIAL & CHILDCARE FACILITY

Issued for Rezoning/ Development Permit: 2024-07-06
 Response to District Rezoning/ DP Infill Comments: 2025-01-30
 Second Response to District Rezoning/ DP Infill Comments: 2025-04-15
 Re-issued for Rezoning/Development Permit: 2025-04-15

Client
 Pace Development Corporation
 1121 Mainland Road
 West Vancouver, BC V7S 2C8
 Email: pacecorp@pacenet.com
 Cell: 604 773 0376

Architect
 Ashmead Hardsand & Ashbeck
 1045 West 51st Avenue
 Vancouver, BC V6L 1N5
 Email: ash@ashmeadarchitects.com
 Tel: 604 672 2395 Fax: 604 672 2395

Surveyor
 Riddell and Sweeney Ltd.
 201-215 Fair Avenue
 North Vancouver, BC V7P 3H5
 Email: riddellandsweeney@rsurveyors.com
 Tel: 604 900 4938

Landscaper
 The Green Leaf
 1060 West 51st Ave
 Vancouver, BC V6L 1N5
 Email: thegreenleaf@thegreenleaf.ca
 Tel: 604 694 4611

Accountant
 Grant Thornton
 1065 West 51st Ave
 Vancouver, BC V6L 1N5
 Contact: Jordan Ryan
 Email: jordan.ryan@gt.com
 Tel: 604 694 4611

Civil Engineer
 ERM Engineering
 6105 Keefer Street West
 North Vancouver, BC V7M 2J9
 Contact: Luke Widdowhull
 Email: lwiddowhull@erm.ca
 Tel: 604 697 2070

Traffic
 Traffic & Transportation Solutions Ltd.
 1000 West 51st Avenue
 Park Coquitlam, BC V3C 6C2
 Email: info@ttso.com
 Tel: 604 526 6150



SHEET #	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A006	SKETCHES
A001	VIEW CORRIDORS - STREET VIEW CONTEXT
A002	VIEW CORRIDORS - STREET VIEW CONTEXT
A003	VIEW CORRIDORS - PAN VIEW ANALYSIS
A005	CONTEXT - AMBY PLAY SPACE PLAN (P&M)
A006	SURVEY - SOUTH PLAN ANALYSIS - SUN DIAGRAMS
A006	OUTDOOR PLAY AREA - SUN DIAGRAMS
A101	STREET ON - SITE PLAN (RESIDE ST)
A106	SITE PLAN - AVERAGE GRADE CALCULATION & PROPOSED ON-SITE TREE REMOVAL
A110	LEVEL 1 PLAN

SHEET #	SHEET NAME
A102	LEVEL 2 PLAN
A103	LEVEL 3 PLAN
A104	ROOF PLAN
A200	EAST ELEVATION
A200	SOUTH ELEVATION
A200	WEST ELEVATION
A200	INTERNAL SEPARATION CALCULATIONS
A300	SECTIONS
A300	SECTION STUDY
A300	SECTION STUDY
A300	RENDERINGS
A300	RENDERINGS

ARCHITECTS

ANKENMAN MARCHAND

1645 West 51st Avenue
 Vancouver, BC V6L 1N5
 Tel: (604) 672-2565 Fax: (604) 672-2565
 Email: info@ankmarchand.com

Project: 1644
Owner: Pace Development Corporation
Address: 6384 Bruce Street
 6384 Bruce Street, West Vancouver
Designer:
COVER PAGE & DRAWING LIST

Product Status:
Rezoning/ Development Permit
SUBMISSION

Date: Description
 2024-07-06: Initial Submission
 2025-01-30: Response to District Rezoning/ DP Infill Comments
 2025-04-15: Second Response to District Rezoning/ DP Infill Comments
 2025-04-15: Re-issued for Rezoning/Development Permit

No.	Date	Description
1		REVISION

Scale: DWG. NO. **A001**

6384 Bruce Street, West Vancouver (Horseshoe Bay)

SITE INFORMATION

Label Description:

Lot 3, Block 37, District L4 453, Group 1, New Westminster District, Plan 2103, P.L.D. 014-048-990

City Address:

6384 Bruce Street, Horseshoe Bay, West Vancouver, BC, V7W 2S4

Zoning:

R2Z TO BE REZONED TO CD (Comprehensive Development, Medium Density Residential Use) per Vancouver OCP which allows Medium Density residential use, 1,2 F4, 3 density (high)

VARIANCES PROPOSED:

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

Proposed Use:

Multi-Unit 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:

6895.8 m² (83.7 m²)

Site Width:

49' - 11.12" (13.15m) (Per zoning bylaw #5122, section 120.25(1))

DEVELOPMENT INFORMATION

Floor Area Proposed:

1,258 m² (13,428 m²) (Refer to Net Floor Areas table and Floor Area Plans with corresponding areas)

Floor Area Ratio Proposed:

7.76:28 m² / 6895.8 m² = 1.13

Site Coverage % Proposed:

100% of Area 2, 72.73% of Area 1 (6835.41 m²)
Site Coverage %: 72.73% (6835.41 m²) = 0.397 or 39.7%

Setbacks Proposed:

Front Yard (North): 4.34m (14.7m)
Rear (South): 40.9' (12.42m)
Side (East): 5'-1" (1.52m)
Side (West): 5'-10" (1.78m)

Building Height Proposed:

3 Storeys: 30'-11" (1.162 m) height from Average Grade Calculation to the highest point of building ("op roof" parapet)

Rental Unit Mix (Proposed):

Unit 101: 1 Bed + 1 Bath = 895.89 m² (92.40 m²)
Unit 102: 1 Bed + 1 Bath = 822.48 m² (84.88 m²)
Unit 205: 2 Bed + 2 Bath = 1,013.46 m² (104.88 m²)
Unit 206: 2 Bed + 2 Bath = 1,251.91 m² (128.53 m²)

RESIDENTIAL UNIT COUNTS:

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

Parking Required:

Per Zoning Bylaw No. 4662, Section 3007 Minimum Dwelling Zones:
Residential Units:
1 stall per unit = (4 stalls)
1 stall per unit = (4 stalls)
1 stall per unit = (4 stalls)
1 stall per unit = (4 stalls)
Commercial Dwelling (Group of 8 children = (4 stalls)
Per Zoning Bylaw No. 4662, Section 424.02(2):
Maximum 30% parking spaces may be designated as small car spaces.
Per Zoning Bylaw No. 4662, Section 124.02(1):
1 Space for persons with disabilities for 10-15 required parking stalls

Parking Provided:

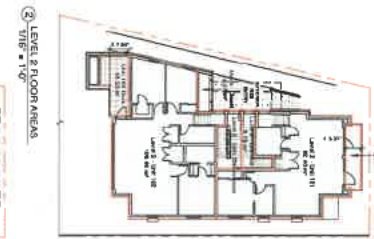
Recreation Unit:
3 Regular Stalls
1 Small Car (25% of total residential parking)
Total Residential Stalls Provided = 4
Daycare:
3 Regular Stalls
3 Regular Stalls (total daycare parking)
Total Daycare Stalls Provided = 4

Total Small car provided: 2 qty = 25% (No Variance proposed)

No Disabled parking proposed (not required where under 10 stalls provided)

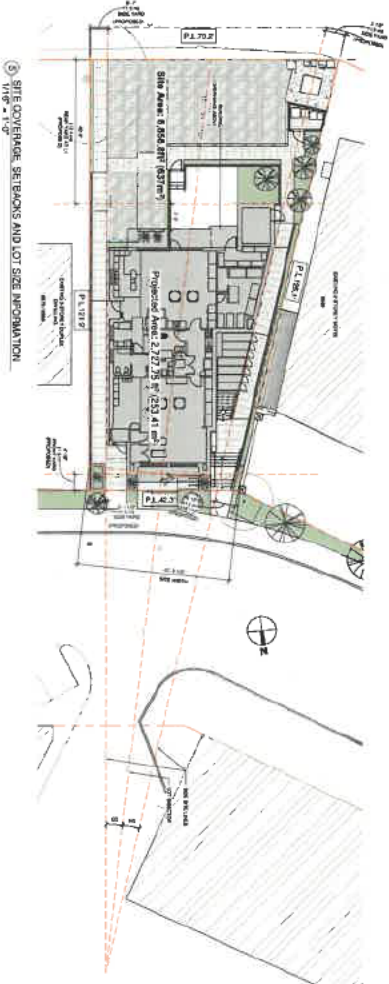
Room	Area (m ²)	Area (sq ft)	Net Floor Area Table
Daycare	2046.75	196.15	
Daycare Storage	97.29	9.04	
EQC Room	113.25	11.00	
Entrance / Foyer cover	60.14	7.45	
Outdoor Patio - Enclosed	443.86	41.24	Net Floor Area (excluding above more than 1.2m from exterior wall (inclusive enclosed to main Entrance with more than 0.5% of perimeter enclosed by glazing (7/20m Overlap included to main) Section 1006 (included to main) Section 1007 (included to main))
Outdoor Patio - Roof cover	102.02	9.46	Net Floor Area (excluding above more than 1.2m from exterior wall (inclusive enclosed to main))
Level 1 Area total:	2816.42	268.34	
Level 2 - Unit 101	896.96	82.40	
Level 2 - Unit 102	1199.91	106.69	
Level 2 - Unit 205	1103.79	105.83	
Level 2 - Unit 206	52.43	4.87	
Non-Covered	951.14	7.45	
Unit 101 Concrete Balcony	113.25	10.55	Net Floor Area (excluding above more than 1.2m from exterior wall (inclusive enclosed to main))
Unit 102 Deck	220.12	23.26	Net Floor Area (excluding above more than 1.2m from exterior wall (inclusive enclosed to main))
Level 3 - Unit 205	1014.16	94.95	
Level 3 - Unit 206	1281.91	118.31	
Unit 205 Concrete Balcony	80.16	7.45	Net Floor Area (excluding above more than 1.2m from exterior wall (inclusive enclosed to main))
Unit 206 Concrete Balcony	2348.55	218.60	Net Floor Area (excluding above more than 1.2m from exterior wall (inclusive enclosed to main))
Total Gross Floor Area	7738.28	718.72	

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.



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

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



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

ARCHITECTS
ANKENMAN MARCHAND
1045 West 57th Avenue
Vancouver, BC, V6L 1N5
Tel: (604) 872-2525 Fax: (604) 872-2505
Email: cmr@ankmarch.com

Project: 6384 Bruce Street
Client: Piny Development Corporation
Address: 6384 Bruce Street
6384 Bruce Street, West Vancouver
Drawings:
STATISTICS

Project Start: Resolving Development Permit SUBMISSION
Date:
Description:

REVISION

No.	Date	Description

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

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



BEFORE



AFTER



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



ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2505 Ext. (604) 872-2505
Email: office@AnkArchitects.com

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

Drawing: **VIEW CORRIDORS - STREET VIEW CONTEXT**

Project Status: **Resubmitting Development Permit**

Date	Description
2024-04-09	Submitted for Review - 1st Submission
2024-04-09	Approved for Review by Planning Department
2024-04-09	Approved for Review by Planning Department
2024-04-09	Approved for Review by Planning Department
2024-04-09	Approved for Review by Planning Department

No.	Date	Description

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

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



AFTER



BEFORE



ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6L 1N5

Tel: (604) 672-2555 Fax: (604) 672-2505
Email: office@AMMvancouver.com

Project:

1684
Owner: Park Development Corporation
6384 Bruce Street
East Bruce Street West Vancouver

Drawing:

VIEW CORRIDORS - PLAN
VIEW ANALYSIS

Project Status:
Rezonning/ Development Permit

SUBMISSION

Date of Submission

2026-04-15

2026-04-15

2026-04-15

2026-04-15

2026-04-15

2026-04-15

2026-04-15

2026-04-15

2026-04-15

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2026-04-15

2026-04-15

2026-04-15

2026-04-15

2026-04-15

2026-04-15

2026-04-15

2026-04-15

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



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

Project Name	6394 Bruce Street
Client	Patric Development Corporation
Address	6394 Bruce Street, West Vancouver
City	West Vancouver, BC
Province	BC
Country	Canada
Scale	1:1000
Date	2026-04-15
Author	AM
Checker	AM
Project Status	Final

Scale: DWG NO. A050

No.	Date	Description

Project Status: **Final**

Reasoning/ Development Permit **Submission**

DATE: 2026-04-15

Author: AM

Checker: AM

Project Name: 6394 Bruce Street

Client: Patric Development Corporation

Address: 6394 Bruce Street, West Vancouver

City: West Vancouver, BC

Province: BC

Country: Canada

Scale: 1:1000

Date: 2026-04-15

Author: AM

Checker: AM

Project Status: Final

Project: 6394 Bruce Street

Owner: Patric Development Corporation

6394 Bruce Street

6394 Bruce Street, West Vancouver

City: West Vancouver, BC

Province: BC

Country: Canada

Scale: 1:1000

Date: 2026-04-15

Author: AM

Checker: AM

Project Status: Final

Project: 6394 Bruce Street

Owner: Patric Development Corporation

6394 Bruce Street

6394 Bruce Street, West Vancouver

City: West Vancouver, BC

Province: BC

Country: Canada

Scale: 1:1000

Date: 2026-04-15

Author: AM

Checker: AM

Project Status: Final

Project: 6394 Bruce Street

Owner: Patric Development Corporation

6394 Bruce Street

6394 Bruce Street, West Vancouver

City: West Vancouver, BC

Province: BC

Country: Canada

Scale: 1:1000

Date: 2026-04-15

Author: AM

Checker: AM

Project Status: Final

Project: 6394 Bruce Street

Owner: Patric Development Corporation

6394 Bruce Street

6394 Bruce Street, West Vancouver

City: West Vancouver, BC

Province: BC

Country: Canada

Scale: 1:1000

Date: 2026-04-15

Author: AM

Checker: AM

Project Status: Final

Project: 6394 Bruce Street

Owner: Patric Development Corporation

6394 Bruce Street

6394 Bruce Street, West Vancouver

City: West Vancouver, BC

Province: BC

Country: Canada

Scale: 1:1000

Date: 2026-04-15

Author: AM

Checker: AM

Project Status: Final

ARCHITECTS

ANKENMAN MARCHAND

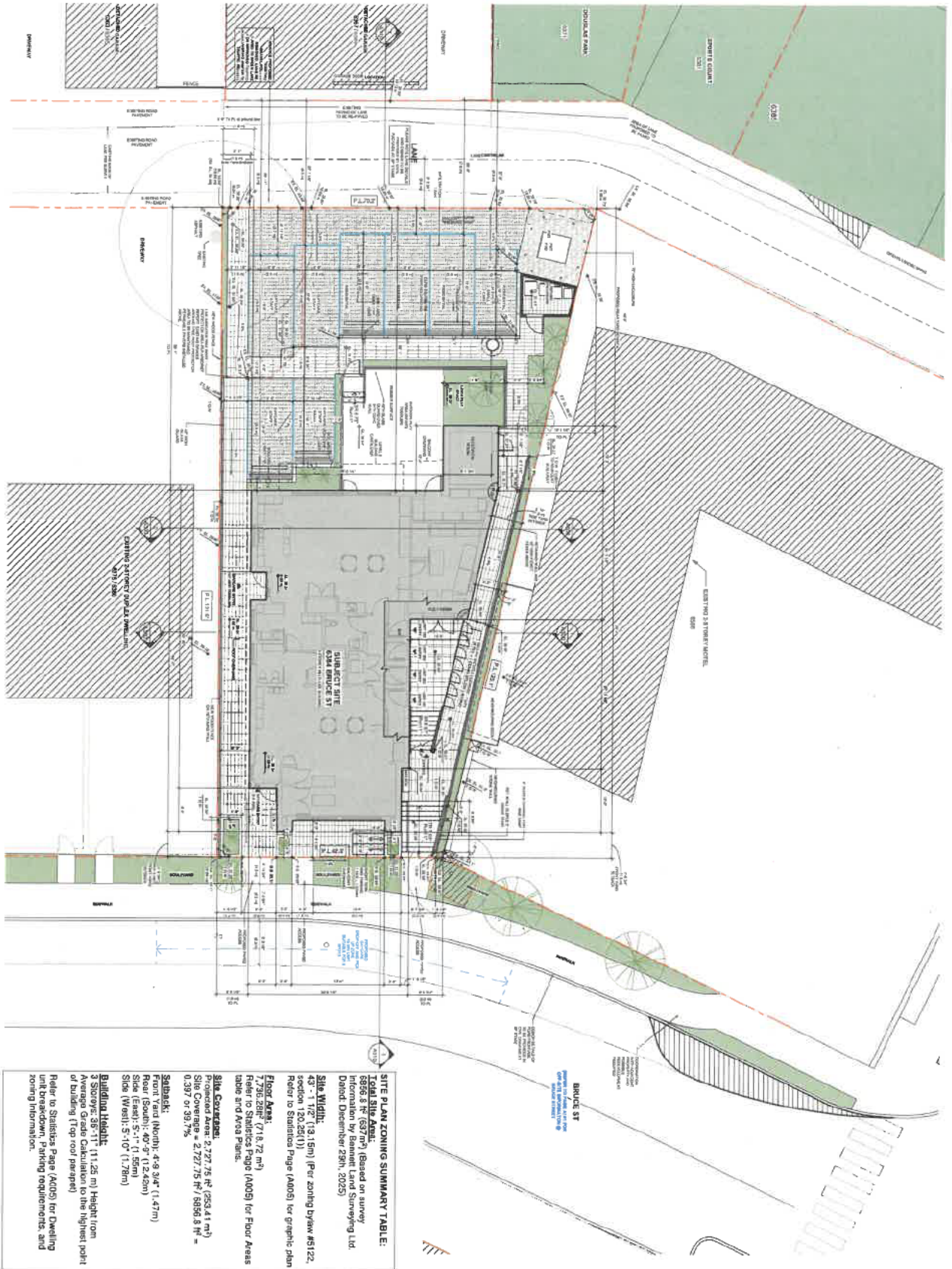
1645 West 51st Avenue

Vancouver, BC V6J 1N5

Tel: (604) 672-2525

Fax: (604) 672-2525

Email: office@ankmarchand.com



SITE PLAN ZONING SUMMARY TABLE:

Total Site Area:
6856.8 ft² (637 m²) (Based on survey information by Bennett Land Surveying Ltd. Dated December 29th, 2025)

Site Width:
43' - 1.1027' (13.15m) [Per zoning bylaw #6122, section 1.20.26(1)]

Floor Areas:
7,750.25 ft² (718.72 m²)
7,750.25 ft² (718.72 m²) (0005) for Floor Areas table and Area Percent.

Site Coverage:
Projected Area = 2,727.75 ft² (253.41 m²)
Site Coverage = 2,727.75 ft² / 6856.8 ft² = 0.397 or 39.7%

Setbacks:
Front Yard (North): 4'-9 3/4" (1.47m)
Rear (South): 4'-0" (1.22m)
Side (East): 5'-1" (1.52m)
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

REVISION
No. Date Description

Project Name: 6304 Bruce Street
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

Project Status: Rezoning/ Development Permit
SUBMISSION

Date: Description

2025-04-15: Initial Submission
2025-04-15: Revised Submission
2025-04-15: Final Submission

Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

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Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

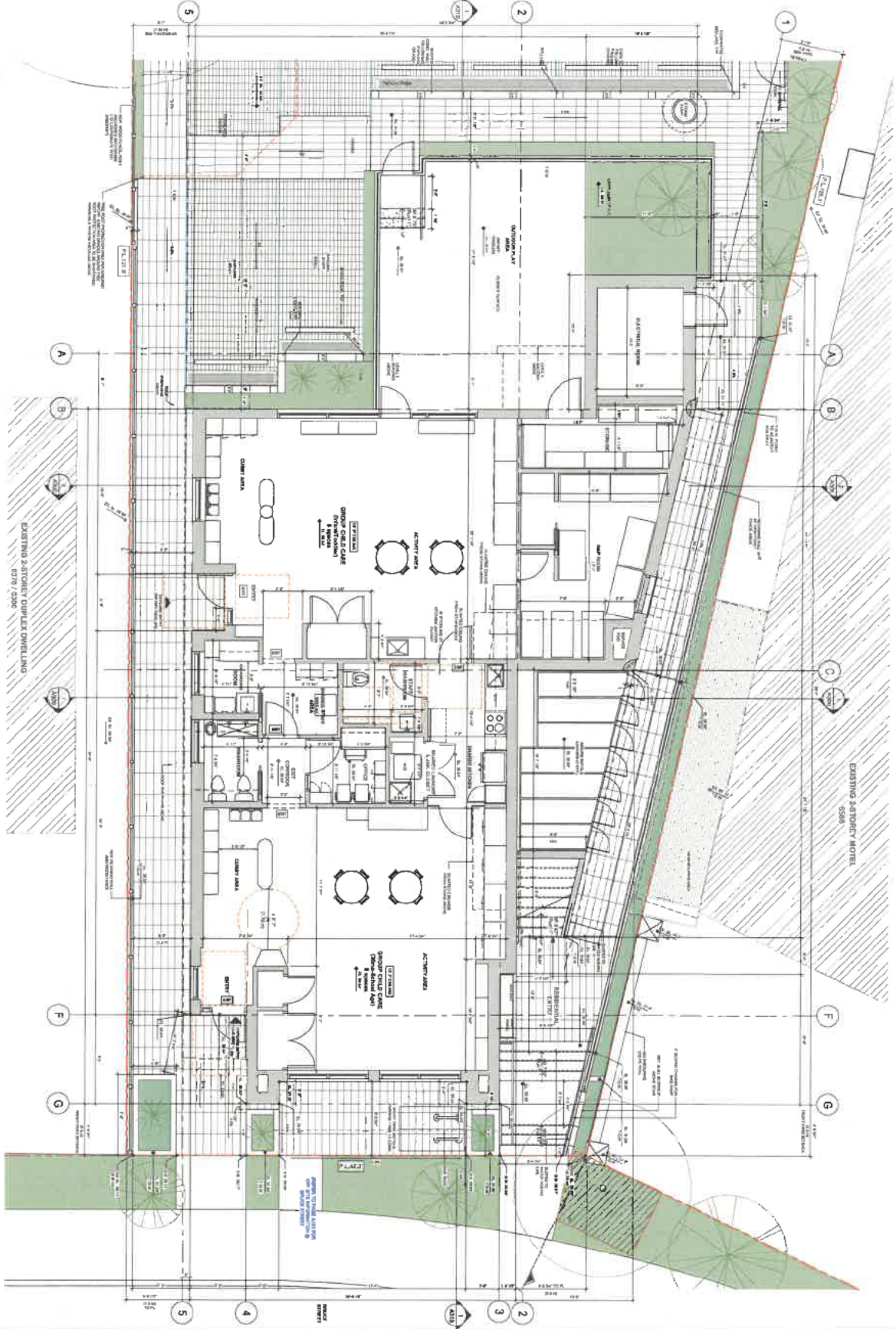
Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN

Project: 6304
Owner: Park Development Corporation
6304 Bruce Street
6304 Bruce Street West Vancouver
Drawing: SITE PLAN



ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 672-2592 Fax: (604) 672-2593
Email: office@ankmarchand.com



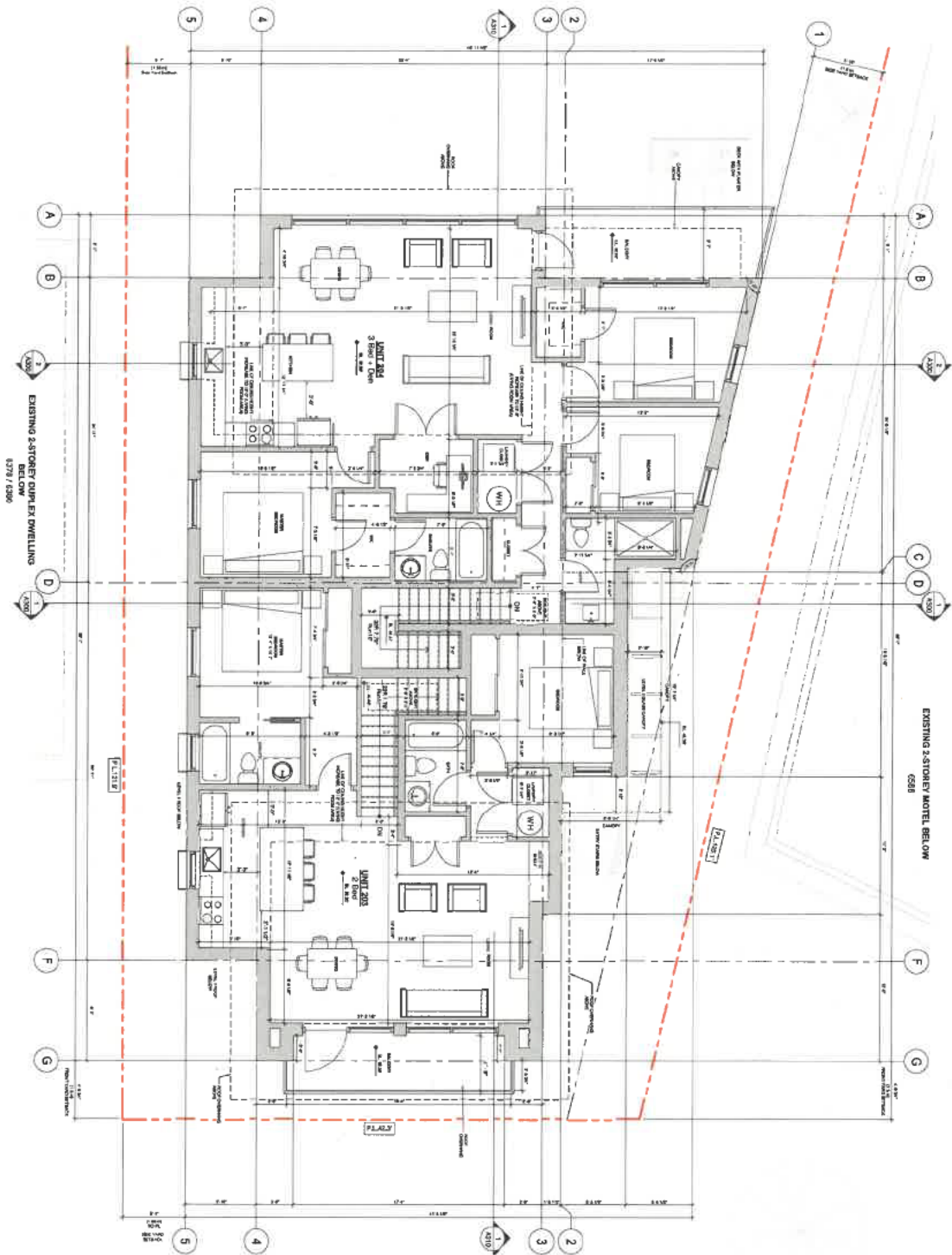
Project: 1654
Client: Paul Development Corporation
6384 Bruce Street
4554 Bruce Street, West Vancouver
Design: ANKENMAN MARCHAND ARCHITECTS
Level: 1 PLAN

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	REVISION	DESCRIPTION

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



ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N5

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



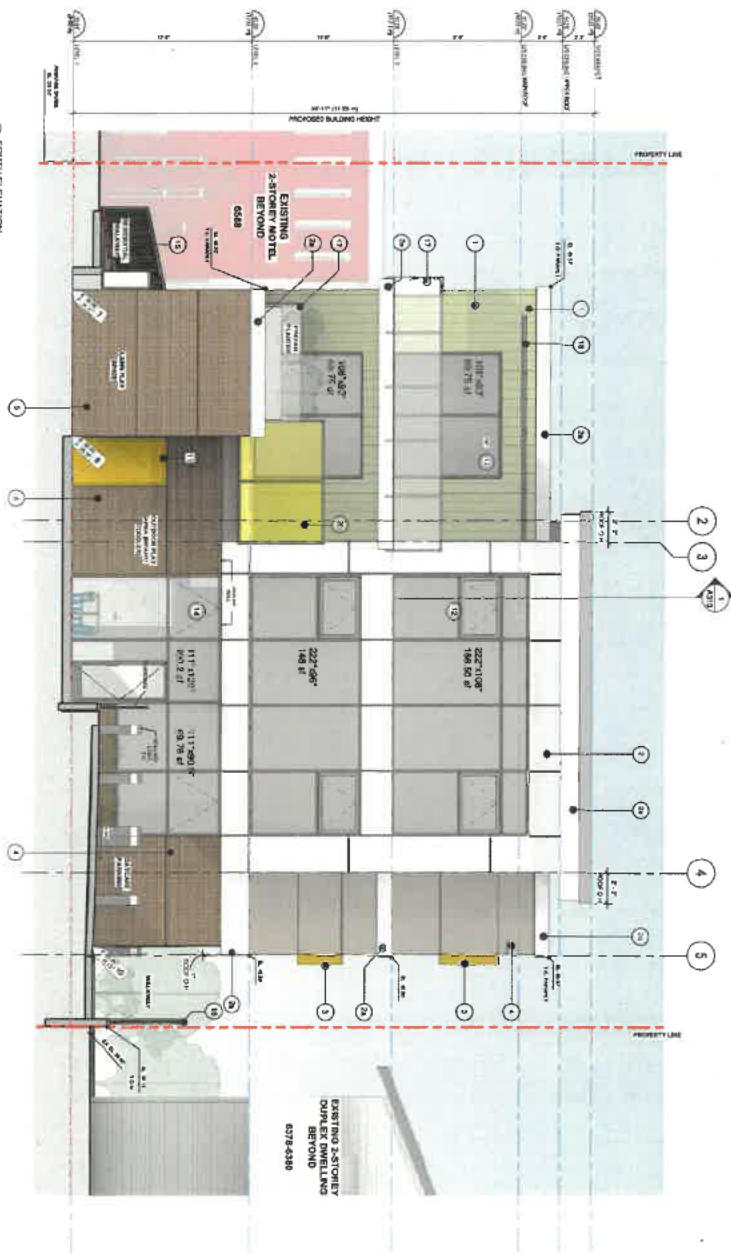
Project: 6384
Owner: Ritz Development Corporation
6394 Bruce Street
East Bruce Street, West Vancouver
District: 0200
Level: 3 PLAN

Project Status:
Reasoning/Development Permit
SUBMISSION

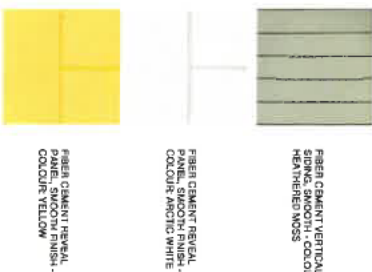
Date	Description
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2026-04-15	Reasoning/Development Permit
2026-04-15	Reasoning/Development Permit
2026-04-15	Reasoning/Development Permit
2026-04-15	Reasoning/Development Permit
2026-04-15	Reasoning/Development Permit
2026-04-15	Reasoning/Development Permit
2026-04-15	Reasoning/Development Permit
2026-04-15	Reasoning/Development Permit
2026-04-15	Reasoning/Development Permit

No.	Date	Description

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



MATERIAL BOARD



MATERIAL LEGEND

#	MATERIAL DESCRIPTION
1	FIBER CEMENT VERTICAL SIDING, SMOOTH FINISH, COLOUR: HEATHERED MOSS
2	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH, COLOUR: ARCTIC WHITE
3	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH, COLOUR: YELLOW
4	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH, COLOUR: WARM BERRY TAUPE
5	BRICK, RUNNING BOND, COLOUR: REDWOOD BROWN
6	METAL REVEAL PLANK, SMOOTH FINISH, COLOUR: DARK WALNUT
7	CANOPY FRAME, CONCRETE WALL, COLOUR: NATURAL, CLEAR SEALER
8	MAIN ROOF METAL SOFFIT, PANEL, COLOUR: NATURAL, CLEAR SEALER
9	ALUMINUM STOREFRONT, COLOUR: CHARCOAL
10	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH, COLOUR: WARM BERRY TAUPE
11	STEEL SERVICE DOOR, STORAGE DOOR, PANEL, COLOUR: PREPARED TO MATCH CHARCOAL
12	METAL WINDOW FRAME, COLOUR: YELLOW
13	METAL WINDOW FRAME, COLOUR: YELLOW
14	ALUMINUM STOREFRONT, COLOUR: CHARCOAL
15	ALUMINUM STOREFRONT, COLOUR: CHARCOAL
16	WOOD PRIVACY FENCE, GAMBAGE ENCLOSURE, COLOUR: NATURAL, CEDAR
17	ALUMINUM GLASS GLAND, COLOUR: CHARCOAL
18	CLEAR GLASS CANOPY WITH METAL TRIM, COLOUR: CHARCOAL
19	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH, COLOUR: YELLOW
20	POSTERED PRIVACY GLASS, SLAB, WITH COLOURED TINT, COLOUR: YELLOW
21	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH, COLOUR: HEATHERED MOSS
22	DECORATIVE HEAVY TIMBER, WOOD BRACKET, CEILING, CLEAR SEALER
23	METAL PANEL, SIDING, VARIOUS COLOURS

Scale: 1/8" = 1'-0"
As indicated
DWG NO: **A230**

NO.	DATE	REVISION	DESCRIPTION

Project Status:
Reasoning/ Development Permit
SUBMISSION

Project:
1654
Owner: Pure Development Corporation
5384 Bruce Street
6384 Bruce Street, West Vancouver
Drawing:
SOUTH ELEVATION

Project:
1654
Owner: Pure Development Corporation
5384 Bruce Street
6384 Bruce Street, West Vancouver
Drawing:
SOUTH ELEVATION

Project:
1654
Owner: Pure Development Corporation
5384 Bruce Street
6384 Bruce Street, West Vancouver
Drawing:
SOUTH ELEVATION

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1654
Owner: Pure Development Corporation
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Owner: Pure Development Corporation
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Drawing:
SOUTH ELEVATION

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

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Owner: Pure Development Corporation
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Drawing:
SOUTH ELEVATION

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1654
Owner: Pure Development Corporation
5384 Bruce Street
6384 Bruce Street, West Vancouver
Drawing:
SOUTH ELEVATION

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

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1654
Owner: Pure Development Corporation
5384 Bruce Street
6384 Bruce Street, West Vancouver
Drawing:
SOUTH ELEVATION

Project:
1654
Owner: Pure Development Corporation
5384 Bruce Street
6384 Bruce Street, West Vancouver
Drawing:
SOUTH ELEVATION

Project:
1654
Owner: Pure Development Corporation
5384 Bruce Street
6384 Bruce Street, West Vancouver
Drawing:
SOUTH ELEVATION

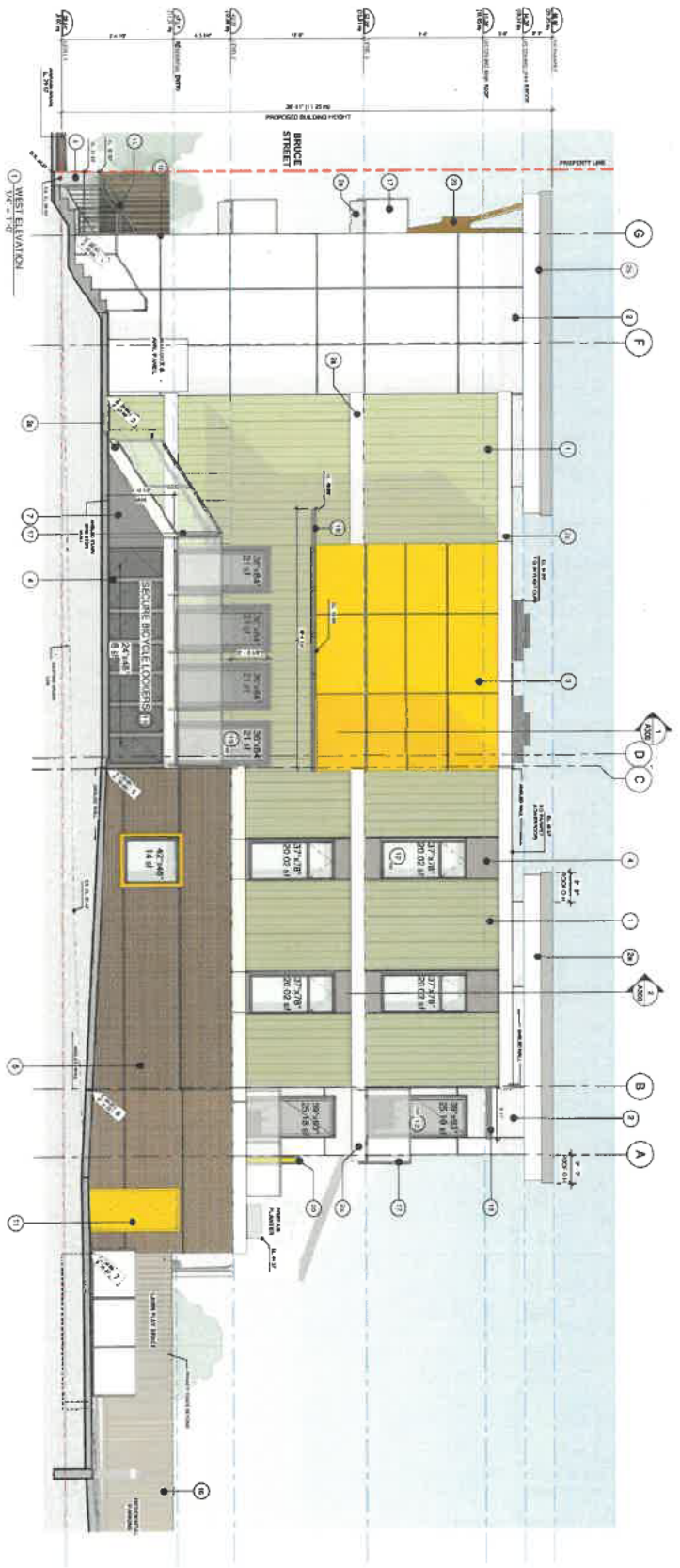
Project:
1654
Owner: Pure Development Corporation
5384 Bruce Street
6384 Bruce Street, West Vancouver
Drawing:
SOUTH ELEVATION

ARCHITECTS

ANKENMAN MARCHAND

1665 West 5th Avenue
Vancouver, BC V6J 1K6

Tel: (604) 272-2596 Fax: (604) 672-2505
Email: info@ankmarchand.com



MATERIAL BOARD

	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE
	METAL REVEAL PLANK, SMOOTH AND LACQUER FINISH - COLOUR: DARK WALNUT
	BRICK RUNNING BOND - COLOUR: REVERBROWN
	VINYL WINDOWS, ALUMINUM FRAMES, DARK GREY
	METAL WINDOW FRAME - COLOUR: YELLOW
	METAL PANEL, SMOOTH FINISH - COLOUR: VARIOUS

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: HEATHERED MOSS
4	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: MONTEREY TAUPE
5	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: MONTEREY TAUPE
6	METAL REVEAL PLANK, SMOOTH AND LACQUER FINISH - COLOUR: DARK WALNUT
7	BRICK RUNNING BOND - COLOUR: REVERBROWN
8	CONCRETE WALL - COLOUR: NATURAL CLEAR SEALER
9	CONCRETE WALL - COLOUR: NATURAL CLEAR SEALER
10	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
11	STEEL SERVICE DOOR, SMOOTH FINISH - COLOUR: NATURAL CLEAR SEALER
12	METAL WINDOW FRAME - COLOUR: YELLOW
13	METAL WINDOW FRAME - COLOUR: YELLOW
14	ALUMINUM STOREFRONT - COLOUR: CHAMOIS
15	ALUMINUM PICKET GLASS - COLOUR: CHAMOIS
16	WOOD PRIVACY FENCE, GARAGE BRACKETS - COLOUR: NATURAL CEDAR
17	ALUMINUM GLASS GUARD - COLOUR: CHAMOIS
18	ALUMINUM GLASS GUARD - COLOUR: CHAMOIS
19	FRAMING MATERIAL, SMOOTH FINISH - COLOUR: NATURAL CLEAR SEALER
20	FRAMING MATERIAL, SMOOTH FINISH - COLOUR: NATURAL CLEAR SEALER
21	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
22	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
23	DECORATIVE HEAVY-TARGET WOOD BRACKET, DARK CLEAR SEALER
24	METAL PANEL, SMOOTH FINISH - COLOUR: VARIOUS

ARCHITECTS

ANKENMAN MARCHAND

1645 West 5th Avenue
Vancouver, BC V6J 1N5
Tel: (604) 672-2599 Fax: (604) 672-2005
Email: info@ankenchand.com

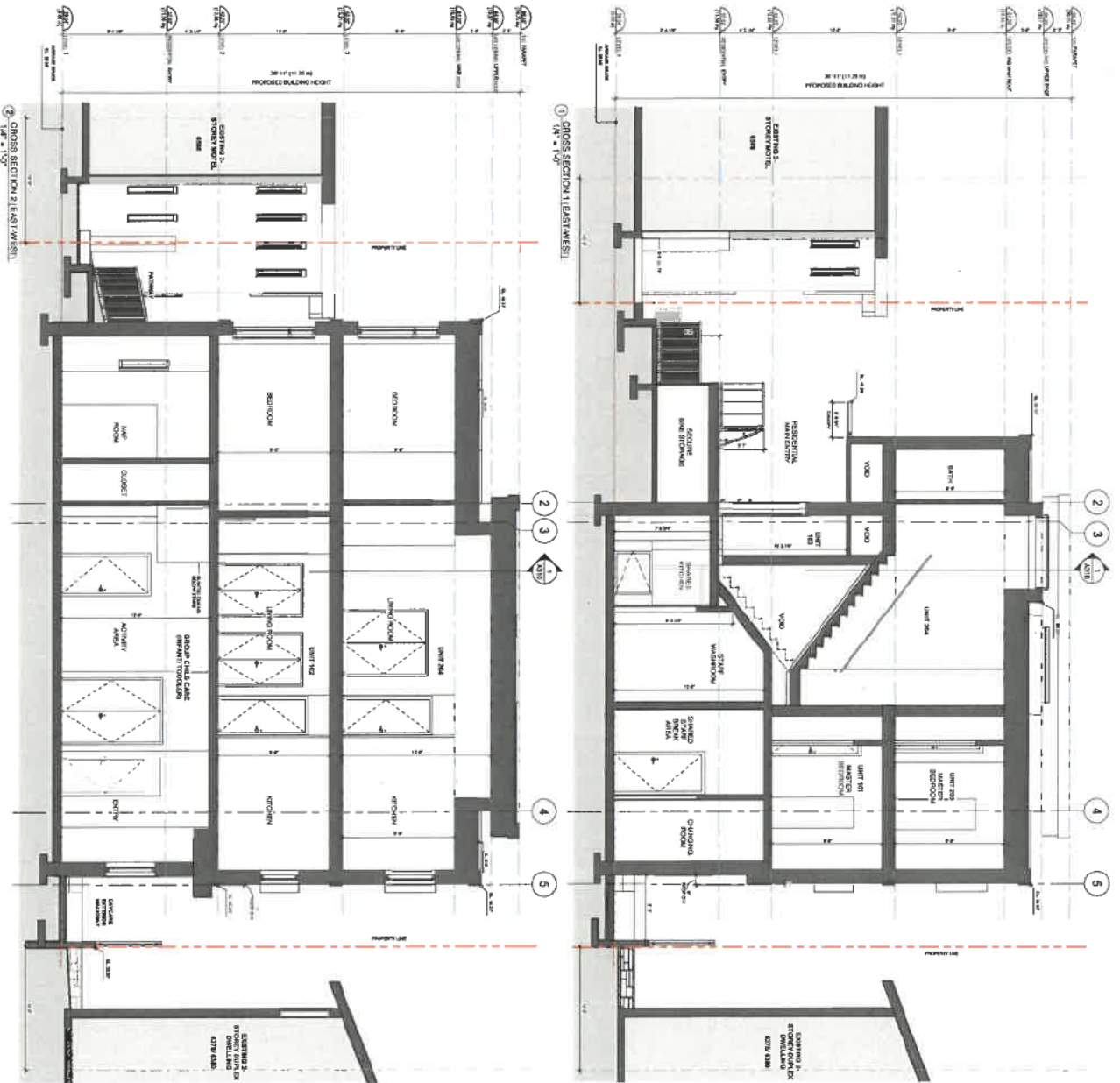
Project: BSM
Owner: Park Development Corporation
Address: 6304 Bruce Street
City: 6304 Bruce Street West Vancouver
Project Name: WEST ELEVATION

Project Status: Rezoning/ Development Permit

DATE	DESCRIPTION
2026-04-15	Submission
2026-04-15	Development Permit
2026-04-15	Final Design
2026-04-15	Final Design
2026-04-15	Final Design

No.	Date	Description

Scale: 1/8" = 1'-0"
 As indicated
A240



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

Project Name: 1654
 Client: First Development Corporation
 6384 Bruce Street
 West Vancouver, BC V8L 1N5

Project No.: 1654
 Drawing No.: A300
 Date: 2024-04-15

No.	Date	Description
1		REVISION
2		REVISION
3		REVISION
4		REVISION
5		REVISION

Project Name: 1654
 Client: First Development Corporation
 6384 Bruce Street
 West Vancouver, BC V8L 1N5

Project Name: 1654
 Client: First Development Corporation
 6384 Bruce Street
 West Vancouver, BC V8L 1N5

Project Name: 1654
 Client: First Development Corporation
 6384 Bruce Street
 West Vancouver, BC V8L 1N5

Project Name: 1654
 Client: First Development Corporation
 6384 Bruce Street
 West Vancouver, BC V8L 1N5

Project Name: 1654
 Client: First Development Corporation
 6384 Bruce Street
 West Vancouver, BC V8L 1N5

Project Name: 1654
 Client: First Development Corporation
 6384 Bruce Street
 West Vancouver, BC V8L 1N5

- DRAWING LIST**
- 0100 COVER SHEET
 - 1100 L1 LANDSCAPE PLAN
 - 1200 L2 LANDSCAPE PLAN
 - 1300 L3 LANDSCAPE AND PLANTING PLAN
 - 1400 L4 LANDSCAPE SECTIONS
 - 1500 L5 LANDSCAPE SECTIONS
 - 1600 EXISTING TREES MANAGEMENT PLAN

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current edition of the Canadian Landscape Standard.
2. Refer to Architectural package for overall plan, survey information and dimensioned site plan.
3. For tree locations include attached to the building - REFER TO ARCHITECTURAL.
4. For planting layout and number of species - REFER TO ARCHITECTURAL.
5. For hard landscape grading information - REFER TO ARCHITECTURAL.
6. For drainage information - REFER TO MECHANICAL.
7. ALL STREET TREES shall be 4" x 4" Class 1 Seed Stock (sawed) on each tree between tree pit and sidewalk.
8. ALL STREET TREES to be planted to City Standard Specifications.
9. All other trees to be planted to City Standard Specifications.
10. Soil depths to meet or exceed the Canadian Landscape Standard, as described in Landscape plan.
11. All ground level points to be provided with a tree tag at each unit.

GRAPHIC LEGEND

- PROPERTY LINE
- WOOD FINISH
- GLASS OR METAL GLAZED
- BUILDING OVERHANG
- TERRACE OVERHANG
- ALUMINUM PICKET GUARD

PLANT LIST

TREES	SYMBOL	CITY	COMMON NAME	COMMON NAME	SIZE / FINISH
1	(Symbol)	1	Alder palmatum 'Sungolden'	Bulmer's Japanese Maple	2.5m Ht., BAB
2	(Symbol)	2	Golden Deciduous 'Aurea'	Golden Deciduous Cedar	2.5m BAB, Multi-trunk
3	(Symbol)	3	Japanese Spruce	Japanese Spruce	3.5m Ht.
4	(Symbol)	4	Spirea japonica	Spirea japonica	5cm cal., BAB

SHRUBS	SYMBOL	CITY	COMMON NAME	COMMON NAME	SIZE / FINISH
1	(Symbol)	1	Spirea japonica	Spirea japonica	#1 pot / 15" O.C.
2	(Symbol)	2	Erica carnea 'Springwood Wishes'	Springwood White Heather	#1 pot / 15" O.C.
3	(Symbol)	3	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Wintercreeper	#1 pot / 15" O.C.
4	(Symbol)	4	Hebe 'Coppertop'	Coppertop Hebe	#2 pot / 15" O.C.
5	(Symbol)	5	Larix laricina 'Nidulata'	Japanese Larch	#1 pot / 15" O.C.

GROUNDCOVERS, GRASSES, PERENNIALS & VINES	SYMBOL	CITY	COMMON NAME	COMMON NAME	SIZE / FINISH
1	(Symbol)	1	Arctostaphylos uva-ursi	Arctostaphylos	#1 pot / 15" O.C.
2	(Symbol)	2	Dianthus barbatus	French Pinks	#2 pot / 15" O.C.
3	(Symbol)	3	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot / 15" O.C.
4	(Symbol)	4	Hebe 'Coppertop'	Coppertop Hebe	#1 pot / 15" O.C.
5	(Symbol)	5	Lily Turf	Lily Turf	#1 pot / 15" O.C.
6	(Symbol)	6	Moss	Moss	#2 pot / 20" O.C.

MATERIALS LEGEND

- CONCRETE
- GRASS
- GRAVEL
- DRIP STRIP
- POUR IN PLACE RUBBER PLAY AREA
- MILK CH
- SOFTWOOD EXISTING TREE TRUNK AT LAWN



Schedule B to DP 24-075



NO.	DATE	DESCRIPTION
1	2024-01-15	ISSUED FOR PERMITTING
2	2024-01-20	REVISED FOR PERMITTING
3	2024-01-25	REVISED FOR PERMITTING
4	2024-02-05	REVISED FOR PERMITTING



2024-01-15 | 2024-01-20 | 2024-01-25 | 2024-02-05

Project:
6384 Bruce St. -
Daycare, Horseshoe
Bay

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

Client: BSI

Checked by: BV

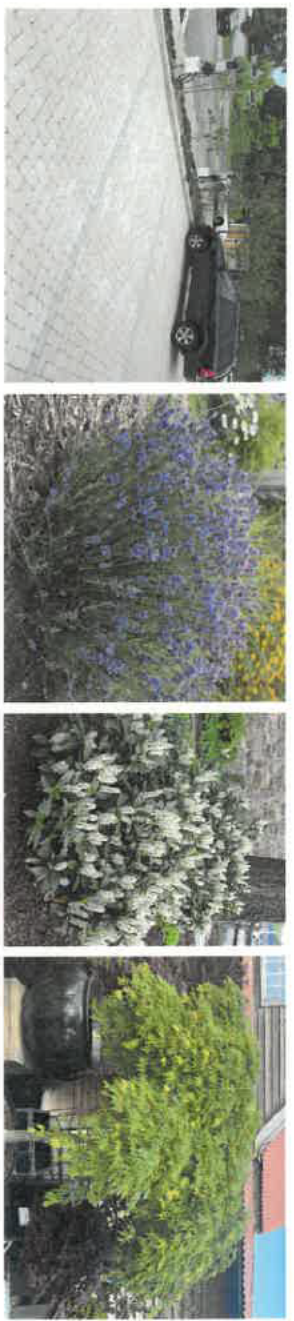
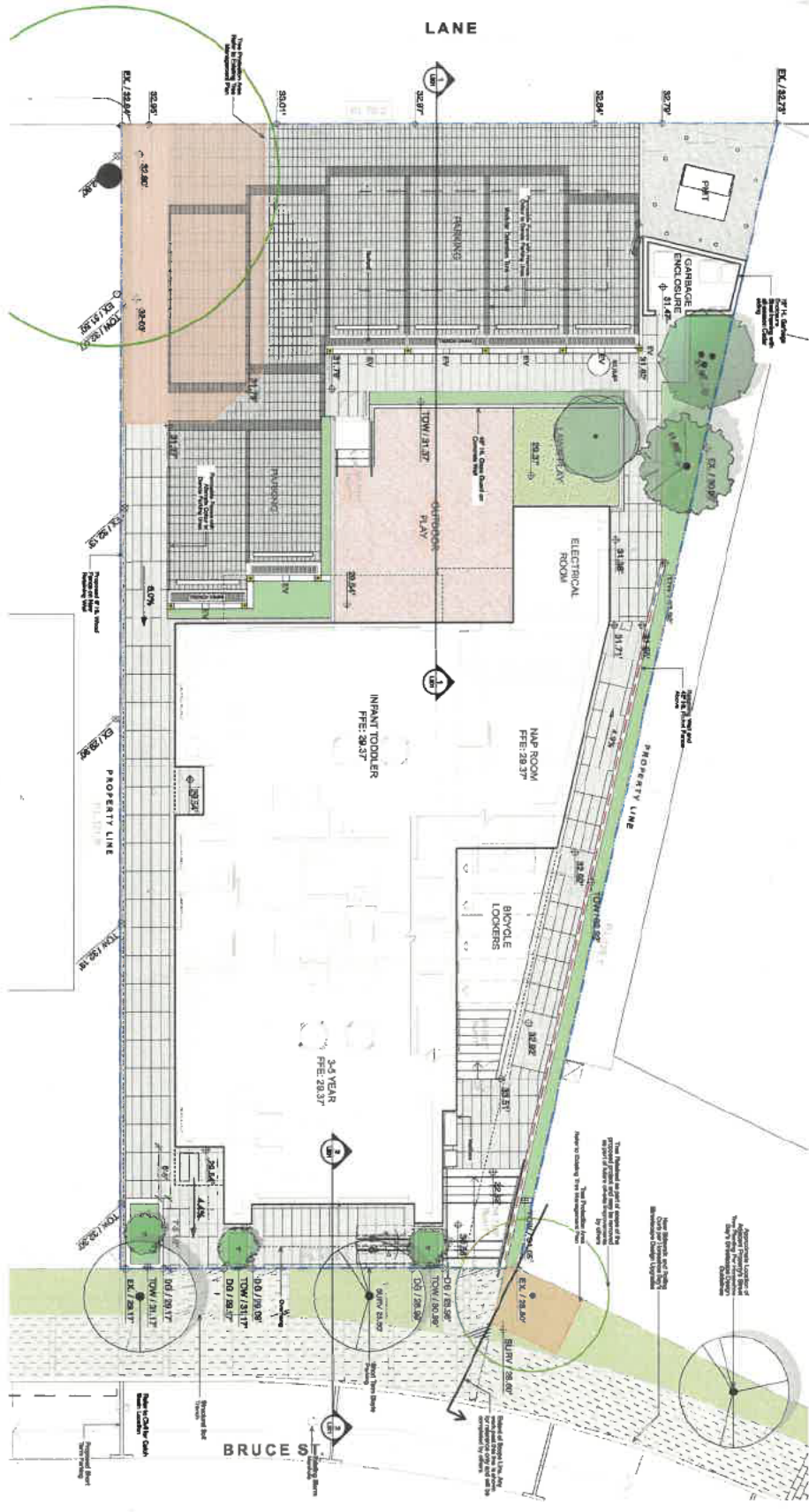
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Drawing Title:
COVER SHEET

Project No: 23085

Sheet No.: L00



- 1. 2024-02-04 - 2024-02-04 - 2024-02-04
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- 3. 2024-02-04 - 2024-02-04 - 2024-02-04
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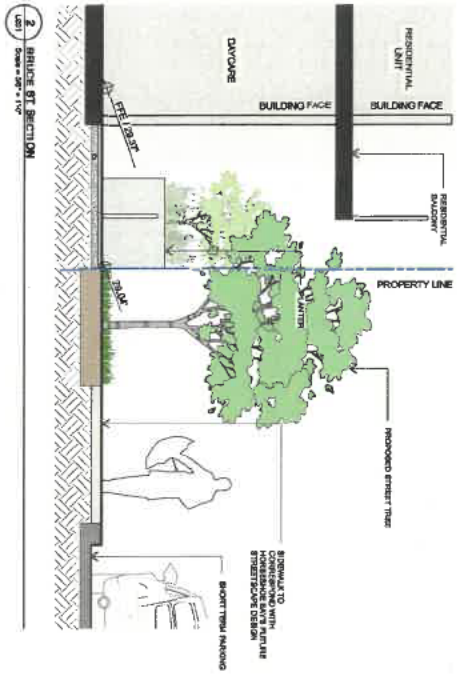
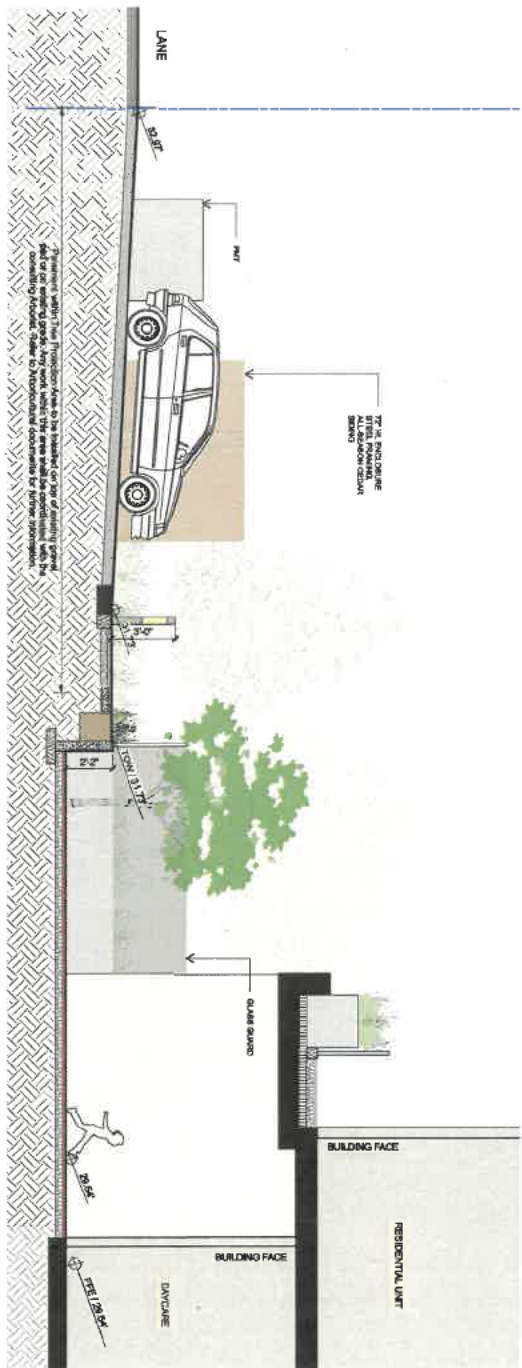


DESIGN KITCHEN LTD. LANDSCAPE ARCHITECTS
 705-1087 West 8th Avenue Vancouver B.C. V6P 1B9
 P: 604.681.4811 | F: 604.681.0277 | www.dk.ca

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

Client: **BA**
 Checked by: **AV**
 Date: **2024-01-30**
 Scale: **3/16" = 1'-0"**
 Drawing Title: **L1 LANDSCAPE PLAN**

Project No: **23085**
 Drawn By: **L101**



NO.	DATE	DESCRIPTION
1	2023-01-15	ISSUE FOR PERMITTING
2	2023-01-15	ISSUE FOR PERMITTING
3	2023-01-15	ISSUE FOR PERMITTING
4	2023-01-15	ISSUE FOR PERMITTING
5	2023-01-15	ISSUE FOR PERMITTING



100-1000 BURNING BUSH BLVD. VANCOUVER, BC V6V 1W4
 P: 604.441.1111 | F: 604.441.1177 | WWW.DKDESIGN.COM

Project:
6384 Bruce St. "
Daycare, Horseshoe
Bay

6384 Bruce St., West
 Vancouver, British Columbia

Client: **BAI**
 Checked by: **EV**
 Date: **2023-01-13**
 Scale: **AS NOTED**
 Drawing Title: **LANDSCAPE SECTIONS**

Project No.: **23085**
 Sheet No.: **L201**

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