

## 6384 Bruce Street

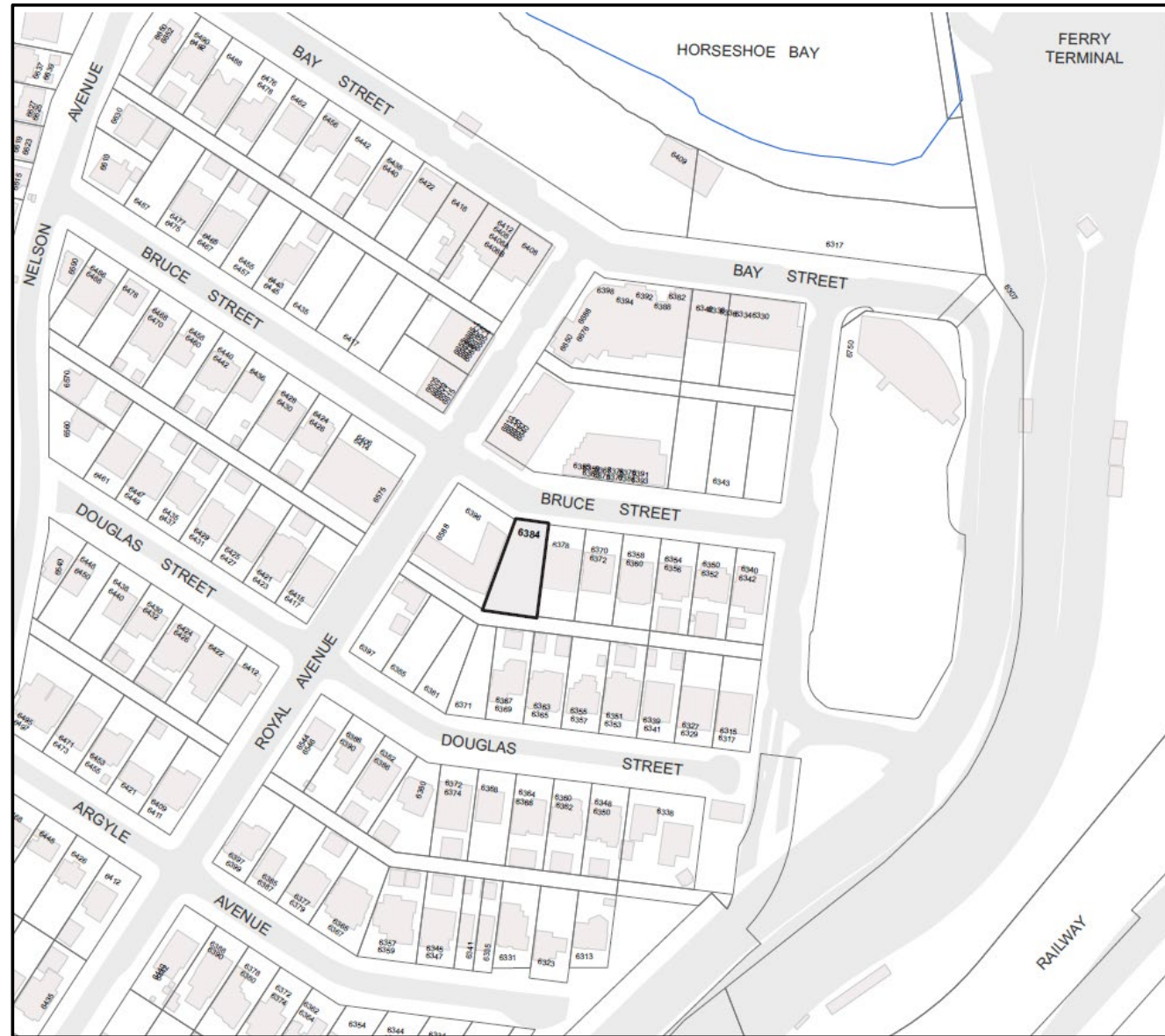


## Council Meeting

June 8, 2026

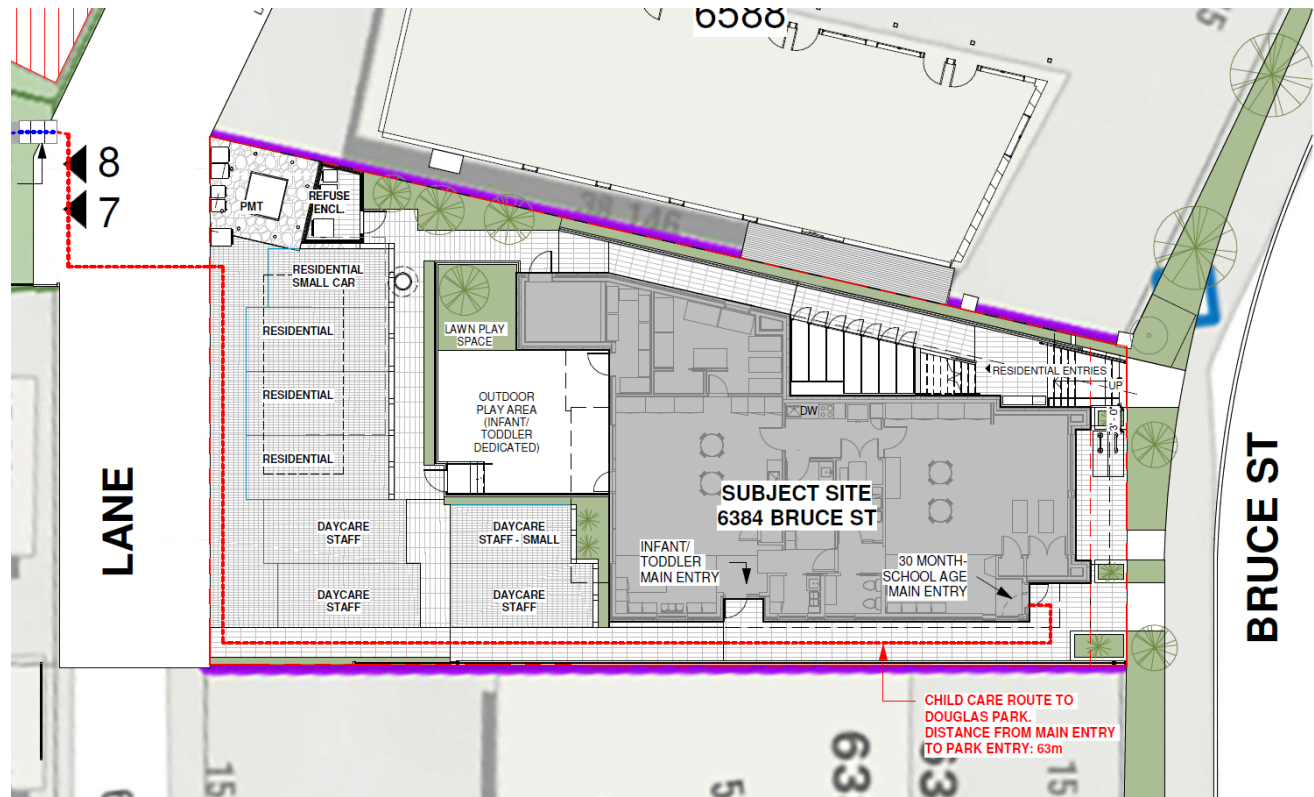
# Site and Context

- Existing dwelling with driveway on Bruce Street
- 6,857 sq. ft. (637 m<sup>2</sup>)
- Bounded by:
  - Bruce Street (north)
  - Lane (south)
  - Single Family (east)
  - HSB Motel (west)
- Relatively flat site
- Close to transit facilities



# The Proposal

- Mixed use building
- FAR 1.2 (approx.)
- 3 storeys:
  - Ground Floor Daycare (16 spaces)
  - 4 stacked townhouses
- Building design, materials and articulation in response to Village context, including use of colour
- New frontage works including sidewalk and street trees on Bruce Street
- CAC \$71,620.36



- Rear surface parking
  - 4 spaces for townhouses (1/unit)
- Day Care Drop-off/Pick-up on Bruce Street
  - Timed for morning drop-off & afternoon pick-up, otherwise available for public parking

# OCP Policy

## Policy 3.5.1 “Village Townhouse”:

Serving as the transition between the Neighbourhood and the retail and service center of Horseshoe Bay, this designation supports the active use of the ground floor to the shape of the streetscape. New buildings within lands designated:

### 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  
LAP.

# Public Information Meetings

- October 5, 2023: On Preliminary Proposal
  - Applicant modified the proposal based on feedback:
    - Revised townhouse unit mix
    - Reduce 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 the neighbours
- April 9, 2026: After formal application submitted
  - Applicant Website: 178 page views from unique visitors
  - Feedback: 20 online comments (19 support, 1 opposed)
  - Sign-in: 24 people signed in at the meeting, 24 forms were completed
  - Generally supportive:
    - Mixed child daycare and residential development
  - Concerns:
    - Bruce Street drop-off/pick-up was mixed, suggesting traffic and parking remain primary areas of concern for the community

# Recommendation

Council give the proposed bylaw first, second and third readings.

Staff assessment is that the proposal is appropriate and supportable based on:

- Consistency with the Local Area Plan (LAP)
- Expands a diverse housing supply to address “missing middle”
- Delivers a 16-space child daycare to support the local community
- Site proximity to the ferry terminal, public parks and connections, and is supported by transit

**Thank You!**  
**Questions?**

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