

14(applicant presentation).

# ANKENMAN MARCHAND

A R C H I T E C T S

presents

6384 Bruce St

Horseshoe Bay, West Vancouver

Council Presentation

June 2026



**ANKENMAN MARCHAND**  
ARCHITECTS

## Let us introduce ourselves

Good evening Mayor and Council. My name is Timothy Ankenman and I am the founding partner of Ankenman Marchand Architects. We are a multi-award winning firm with over 35 years of experience with infill, mixed-use, childcare, rental and community-focused projects across the Lower Mainland. We understand that in established village contexts, successful redevelopment is not just about meeting technical requirements - it is about listening carefully, responding to context and delivering a clear community benefit.



### Over 35 years of experience in...



**Community-based  
developments**



**Childcare Spaces**



**Multi-family  
residential**

We're proposing a 16-seat daycare at grade with 4 purpose-built stacked rental townhomes.



## HEIGHT

3-Storeys

## FSR

1.12

## UNIT MIX

1 x 1-Bedroom

1 x 2-Bedroom

2 x 3-Bedroom

## RESIDENTIAL PARKING

4 Spaces accessed off lane

## DAYCARE PARKING

4 Staff Spaces access off lane

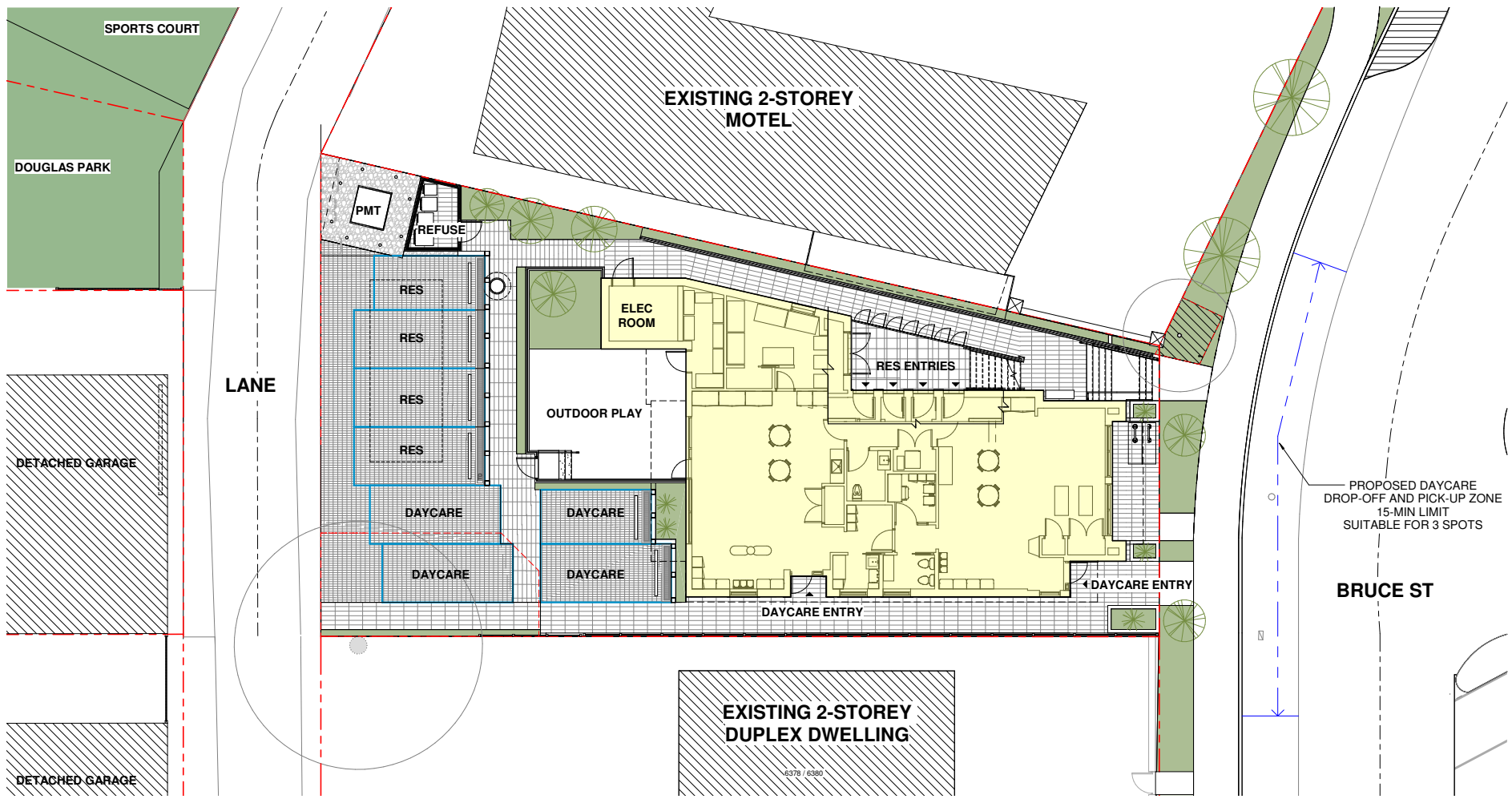
3 Pick-Up/Drop-Off accessed off  
Bruce St

## FRONTAGE IMPROVEMENTS

Improved sidewalk, boulevard and  
new landscaping

## LANE IMPROVEMENTS

Lane widening, improved access  
and visibility



## We've evolved this project over time to respond to District policy, staff review and community feedback.



**2016**

Project conception, too difficult to achieve under previous OCP.



**2018**

New OCP is adopted and under the Horseshoe Bay Local Area Plan a clearer policy framework now supports the form of development proposed.



**2022**

New design concept takes shape in accordance with OCP/LAP guidelines.



**2026**

The project has been refined after multiple rounds of public engagement and municipal coordination, ready for council consideration.

We have listened, responded and refined the project to better serve the community.



*"We're concerned about the height."*

..... Lowered the building height by 1'

*"There's a need for even smaller units."*

..... We added a 1-bedroom unit type

*"There's no through-way in this lane, how will access and parking work?"*

..... We have proposed lane upgrades to widen the lane improving visibility and vehicle manoeuvring.



*"Daycare pick-up and drop-off will make the lane too congested"*

..... We moved daycare pick-up/drop-off to Bruce St.

**We're advancing the LAP's goal of gradual and incremental change through sensitive, village-scale infill.**

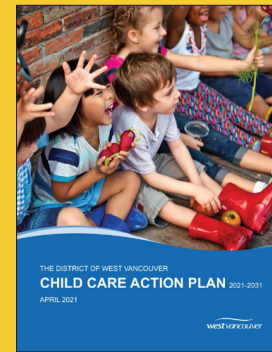


Rather than large-scale land assembly, this proposal works within the scale of an individual lot, allowing the neighbourhood to evolve in a way that is measured, contextual and consistent with the village urban fabric. Small scale development preserves the rhythm, variety and character that defines Horseshoe Bay.

## We're delivering much-needed childcare spaces in an underserved area of West Vancouver



*The neighbourhood of Horseshoe Bay has the least number of childcare spaces per 100 children, across every age group, than any other area of West Vancouver.*



### CHILD CARE ACTION PLAN Key Takeaways

- Create 863 new spaces in the next 10 years
- Prioritize locating childcare in new developments (residential + commercial)

## **We are adding smaller-scale rental homes for families, workers and residents seeking more housing options.**

- **West Vancouver lacks smaller housing options for downsizers, young professionals and families**
- **West Vancouver vacancy rate is consistently below the “healthy” 3%**
- **Purpose-built rental is shown to provide more affordable and stable housing than investor-owned condos.**
- **BC Ferries and many other local businesses are staffed by workers that commute from other cities, due to lack of affordable housing.**

From the West Vancouver Foundation  
Vital Signs Reports 2016-2026:

*“As our youth become young adults, one of the greatest barriers to belonging is that life in West Vancouver is unachievable due to lack of affordable housing and transportation options.”*

*“Housing continues to be a defining issue for the community.”*

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

## We have carefully planned the site to separate uses, improve safety/ privacy and respond to neighbourhood concerns



- Separate residential and daycare entries
- Landscaping and guardrail designed to reduce overlook and maintain privacy to daycare outdoor space.
- Reduced glazing on elevations facing neighbours



## Our architectural approach reflects the scale, character and setting of Horseshoe Bay



- Warm brick; wood elements; white, green and orange fiber cement panels.
- Warm, natural material palette to reflect setting between forest, mountain and ocean.
- Building is articulated with a series of smaller massings to avoid a monolithic expression.
- Colorful entry and yellow window frames on daycare side.



**We are delivering new childcare spaces, much-needed rental housing, public realm improvements through sensitive village-scale renewal.**



- ✓ CHILDCARE SPACES
- ✓ RENTAL HOUSING
- ✓ HOUSING FOR FAMILIES,  
YOUNG PROFESSIONALS  
AND SENIORS
- ✓ SENSITIVE INFILL