# 6384 BRUCE STREET, WEST VANCOUVER, HORSESHOE BAY

# **MULTI-USE BUILDING - RESIDENTIAL & CHILDCARE FACILITY**

Issued for Rezoning/ Development Permit 2024-07-05

# Client

Pariz Development Corporation 1121 Millstream Road West Vancouver, BC V7S 2C8 Contact: Saeid Ansari Email: parizco@hotmail.com Cell: 604.773.0276

# Architect

Ankenman Marchand Architects
1645 West 5th Avenue
Vancouver, BC V6J 1N5
Contact: Afshin Banafsheh
Email: afshin@amarchitects.com
Tel: 604.872.2595 Fax: 604.872.2505

# Surveyor

Bennett Land Surveying Ltd. 201-275 Fell Avenue North Vancouver, BC V7P 3R5 Contact: Theresa Shay Email: northvan@bennettsurveys.com Tel: 604.980.4868

# Landscape

Durante Kreuk Ltd. 102-1637 West 5th Ave Vancouver, BC V6J 1N5 Contact: Samantha Miller Email: samantha@dkl.bc.ca Tel: 604.684.4611

# Civil

Creus Engineering 610-221 Esplanade West North Vancouver, BC V7M 3J3 Contact: Luke Wansbrough Email: lwansbrough@creus.ca Tel: 604.987.9070

# Traffic

Creative Transporation Solutions Ltd. 101A-1952 Kingsway Ave Port Coquitlam BC V3C 6C2 Aaron Chan achan@cts-bc.com 604.936.6190



SHEET#	SHEET NAME
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A005	STATISTICS
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A032	VIEW CORRIDORS - STREET VIEW CONTEXT
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A250	SPATIAL SEPARATION CALCULATIONS
A300	SECTIONS
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A910	RENDERINGS

MARCHAND

1645 West 5th Avenue

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Email: office@AMArchitects.com

Project:

1654

Owner: Pariz Development Corporation

ARCHITECTS

6384 Bruce Street

Drawing:

6384 Bruce Street, West Vancouver

COVER PAGE & DRAWING LIST

Project Status:

Rezoning/ Development Permit

SUBMISSION

2024-0	7-05 Issu	ed for Re	ezoning/	Develop	ment Per	mit	

Description

REVISION

No. Date Descrip

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Scale: 12" = 1'-0"

**Zoning** 

RD2 TO BE REZONED TO CD (Comprehensive Development). In accordance with the District of West Vancouver Zoning Bylaw No 4662.

NOTE: No variances listed, to be determined by District or West Vancouver upon review of this Rezoning/Development Permit Application

**Proposed Use:** 

Mixed-Use Commercial Childcare Facility & Residential Development

**Survey Information:** 

Based on survey information by Bennett Land Surveying Ltd. Dated: January 23rd, 2024

Total Site Area:

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

Site Width:

43' - 1 1/2" (13.15m) (Per zoning bylaw #5122, section 120.25(1))

**DEVELOPMENT INFORMATION** 

Floor Area Proposed:

7,544.77ft<sup>2</sup> (700.93 m<sup>2</sup>) (Refer to Net Floor Areas table and Floor Area Plans with corresponding areas)

Floor Area Ratio Proposed: 7.544.77 ft<sup>2</sup> / 6856.8 ft<sup>2</sup> = **1.10** 

7,544.77 ft 7 0050.0 ft = 1.

Site Coverage Proposed:

Projected Area: 2,633.43 ft<sup>2</sup> (244.65 m<sup>2</sup>) Site Coverage: 2,633.43 ft<sup>2</sup> / 6856.8 ft<sup>2</sup> = 0.38 or 38%

**Setbacks Proposed:** 

Front Yard (North): 4.83' (1.47m)
Rear (South): 40.75' (12.42m)
Side (East): 5.08' (1.55m)
Side (West): 5.84' (1.78m)

Puilding Usight Propos

Building Height Proposed:

3 Storeys: 37.04' (11.29 m) Height from Average Grade Calculation to the highest point of building (Top roof parapet)

Rental Unit Matrix Proposed:

Unit 101: 1 Bed + Den + 1 Bath
Unit 102: 3 Bed + 2 Bath
Unit 203: 2 Bed + 2 Bath

Area (ft2) Area (m2) Comments 2051.44 Daycare 100.31 Daycare Daycare outdoor storage room Elec. Closet 38.73 3.60 Exterior - Roof cover North Balcony overhang above more than 1.2m from exterior wall (therefore included to area) Outdoor Patio - Enclosed Exterior area with more than 85% of perimeter enclosed by privacy 246.26 screen (therefore included to area) Outdoor Patio - Roof cover 273.92 South Balcony/ building overhang above more than 1.2m from exterior wall (therefore included to area) 2790.84 259.27 Level 1 Area total: 886.99 Level 2 - Unit 101 82.40 Level 2 - Unit 102 1167.55 108.47 87.69 Level 2 - Unit 203 110.77 10.29 Level 2 - Unit 204 52.44 Mech. Closet Unit 101 Covered Balcony North Balcony overhang above more than 1.2m from exterior wall (therefore included to area) Unit 102 Covered Roof deck | 102.44 South Balcony/ building overhang above more than 1.2m from exterior wall (therefore included to area) 2488.02 231.14 Level 2 Area total: Level 3 - Unit 203 1014.28 94.23 Level 3 - Unit 204 1253.11 116.42 2267.39 210.65 Level 3 Area total:

Net Floor Area Table

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

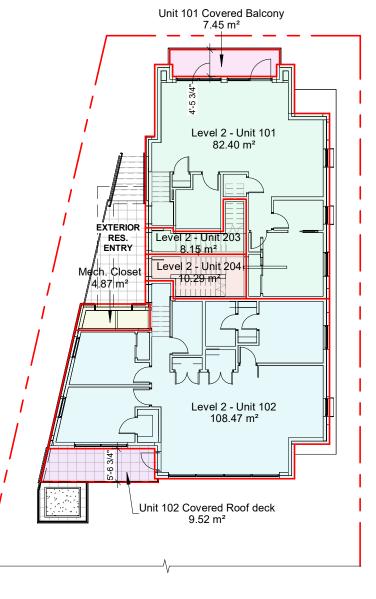
7546.24 701.06

Outdoor Patio - Roof cover 25.45 m²

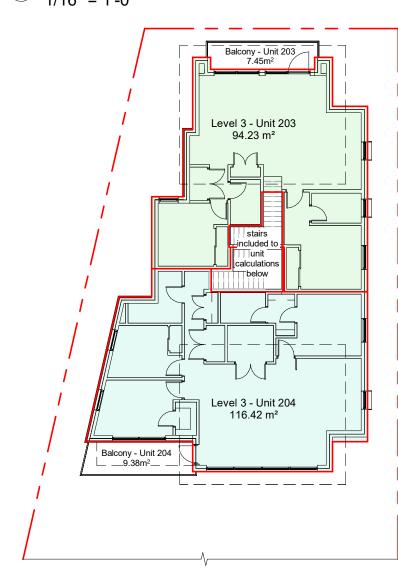
Outdoor Patio - Enclosed 22.88 m²

PARKING LOT

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



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



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

RESIDENTIAL UNIT COUNTS:

Total number of units = 4

- 2 x 3 bedroom units
- 1 x 2 bedroom unit
- 1 x 1 bedroom + den unit

**Unit 204:** 3 Bed + 2 Bath

Parking Required:

Based on Zoning By - Law No 4662, Section 300 Multiple Dwelling Zones Residential Units:

1,363.88 ft<sup>2</sup> (126.71 m<sup>2</sup>)

1 stall per Unit = (4 stalls)

Based on Zoning By - Law No 4662, Section 120.28 (3) (b) (i) 1 off-street parking space shall be provided for every 4 child care spaces; Commercial Daycare (2 Groups of 8 children) = (4 stalls)

Parking Proposed:

Residential:

- 3 Regular Stalls
- 1 Small Car (25% of total residential parking required)
- Total Residential Stalls Provided = 4

Daycare:

- 3 Regular Stalls
- 1 Small Car (25% of total daycare parking required)
- Total Daycare Stalls Provided = 4

As less than 10 parking spaces are provided, no Disabled Parking Spaces are required. Small Car max 30%.

# **Secure Bicycle Parking Required:**

Total Gross Floor Area

- 1.5 per dwelling (Townhouse or Apartment)
  0.3 per 100m2 (Commercial)
- 1.5 spaces x 4 units = 6 spaces
- 0.3 per 100m2 x 2 = 0.6 or 1 space

Secure Bicycle Parking Proposed: 7 spaces (6 Res + 1 Comm)

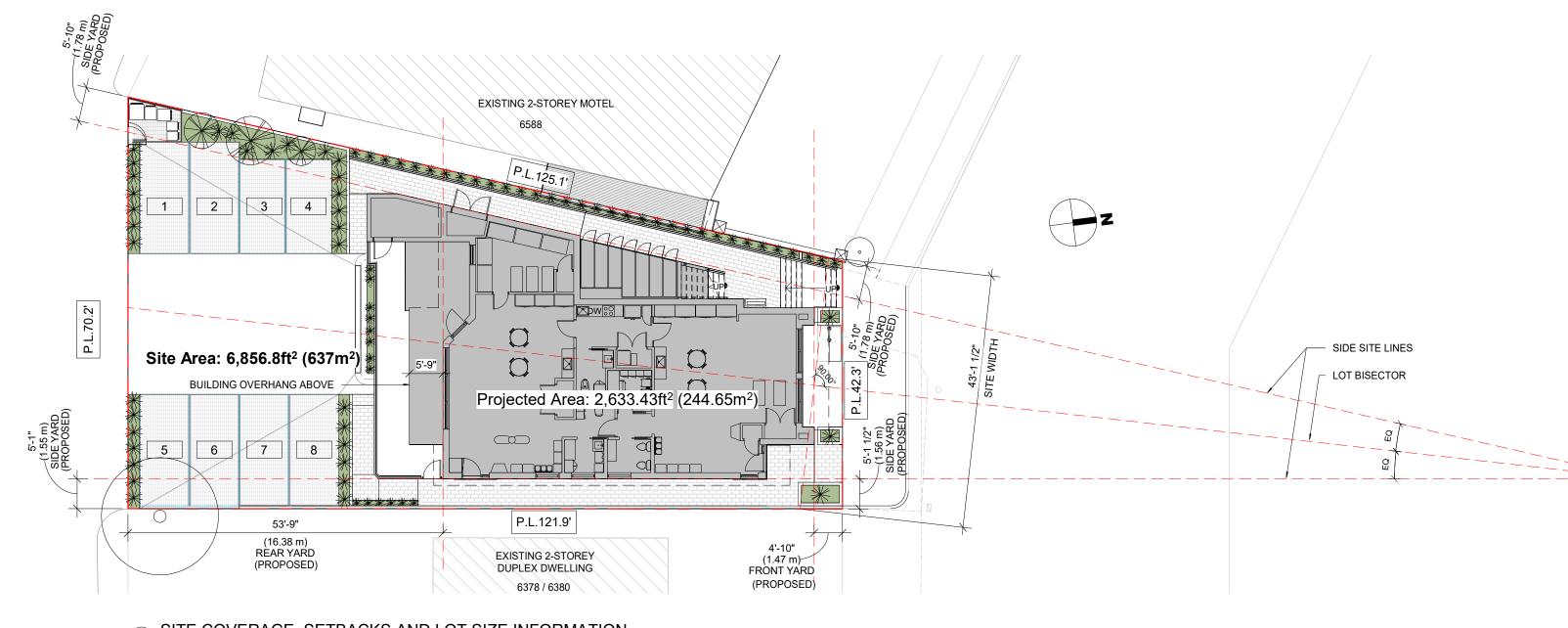
Short Term Bicycle Parking Required:

0.2 per dwelling (Townhouse or Apartment)

0.2 spaces x 4 units = 0.8 or 1 space 0.4 per 100m2 x 2 = 0.8 or 1 space

0.4 per 100m2 (Commercial)

Short Term Bicycle Parking Proposed: 2 spaces (1 Res + 1 Comm)



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

ARCHITECTS

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\_\_\_\_

Owner: Pariz Development Corporation
6384 Bruce Street

6384 Bruce Street, West Vancouver

Drawing: STATISTICS

Project Status:

Rezoning/ Development Permit

SUBMISSION

Date (YYYY-MM-DD)

2024-07-05 Issued for Rezoning/ Development Permit

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Scale: 1/16" = 1'-0" %

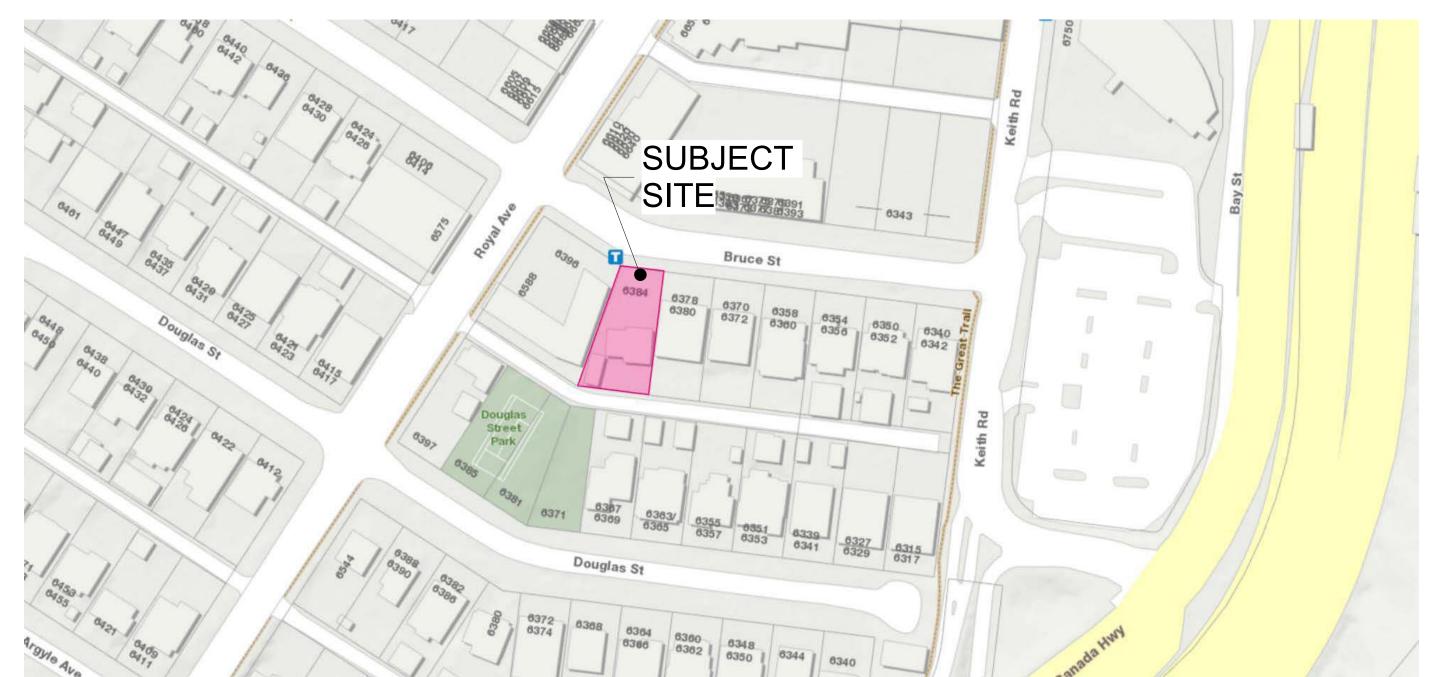
DWG. NO:

A005

The project proposed a 3-storey, mixed use building with a daycare on the ground level and four rental stacked townhomes above. Surace parking is located at the rear of the site with a single driveway lane access. The daycare is a 16-seat facility that will have a program for eight Infant/Toddlers and eight 3-5 year olds. The stacked townhomes consist of one 1-bedroom unit, one 2-bedroom unit and two 3-bedroom units ranging from ~885sf to 1360sf. The residential entries are located on the west side of the site off Bruce Street off an exterior stair, and the daycare entry is located on the east side of the site off Bruce Street.

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

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









AERIAL VIEW OF SITE FROM LANEWAY

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Proje **1654** 

Owner: Pariz Development Corporation
6384 Bruce Street

6384 Bruce Street, West Vancouver

Drawing: CONTEXT

Project Status:

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SUBMISSION

Date (YYYY-MM-DD)	Description
_2024-07-05 Issued for	Rezoning/ Development Permit_

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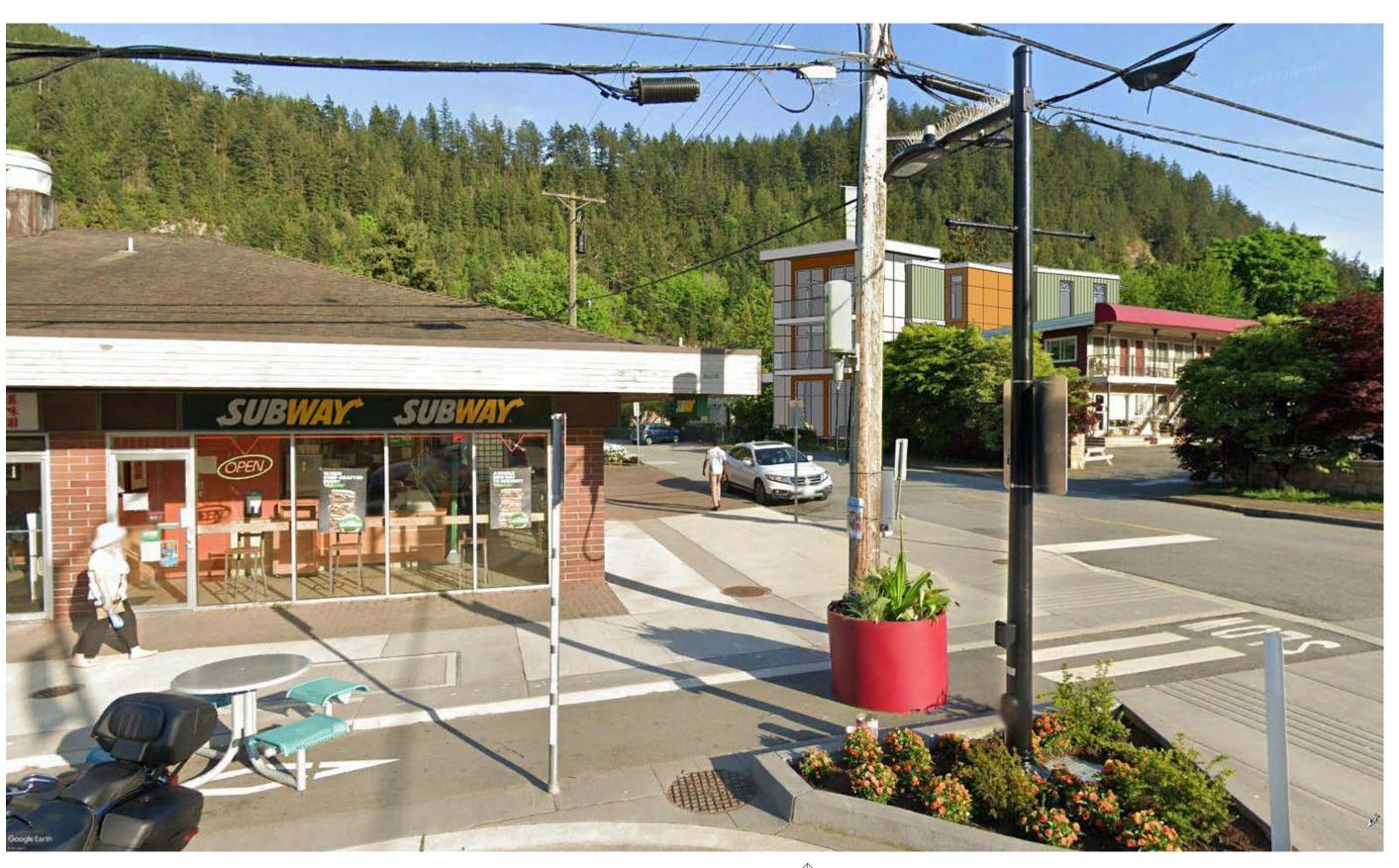
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Scale:
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# Corridor view for the neighboring area from the corner of Royal Avenue and Bruce Street, looking southeast towards the proposed property.

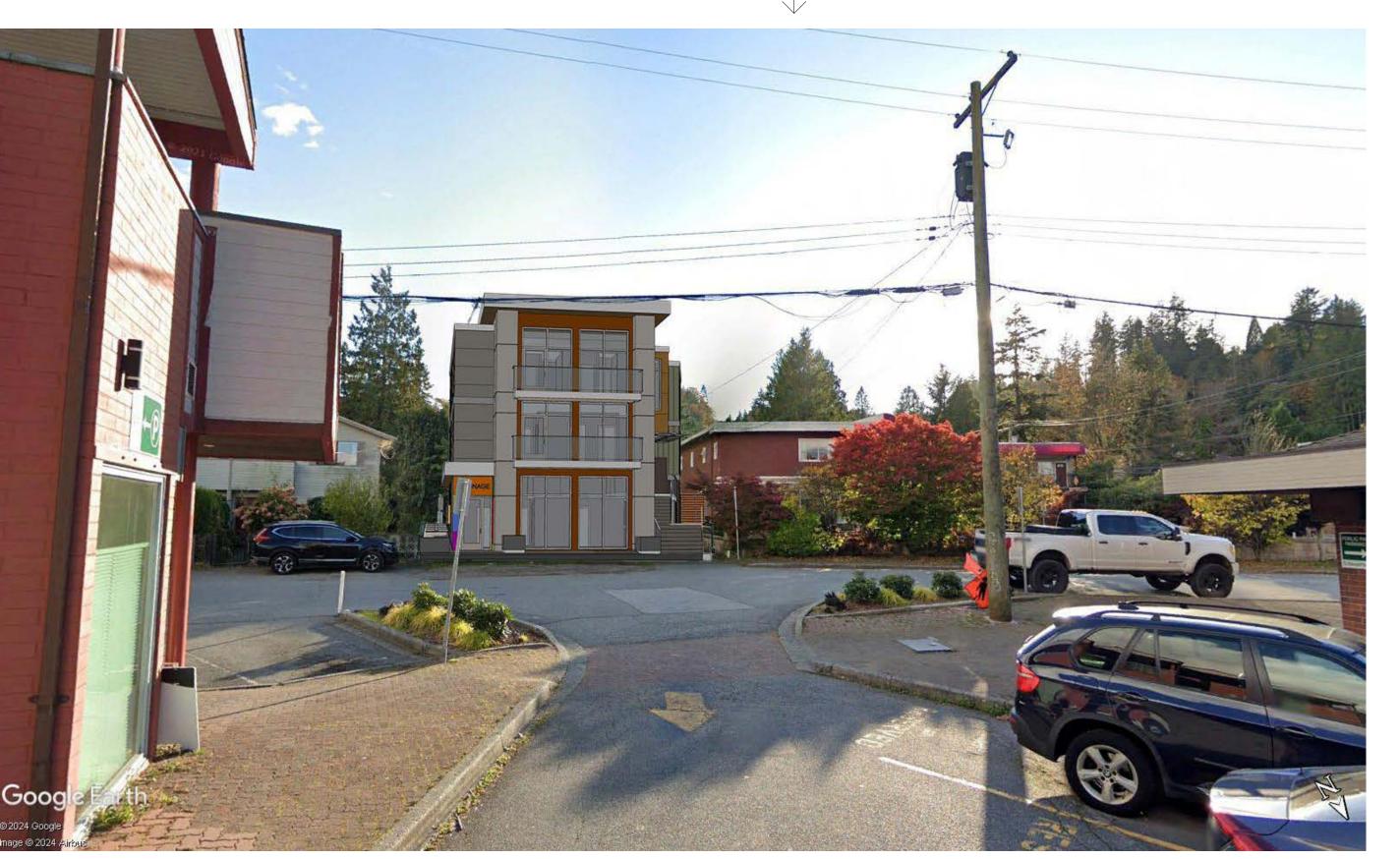




**BEFORE** 







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

=ax: (604) 872-2505 itects.com

Owner: Pariz Development Corporation 6384 Bruce Street

6384 Bruce Street, West Vancouver

**VIEW CORRIDORS - STREET VIEW CONTEXT** 

Project Status:

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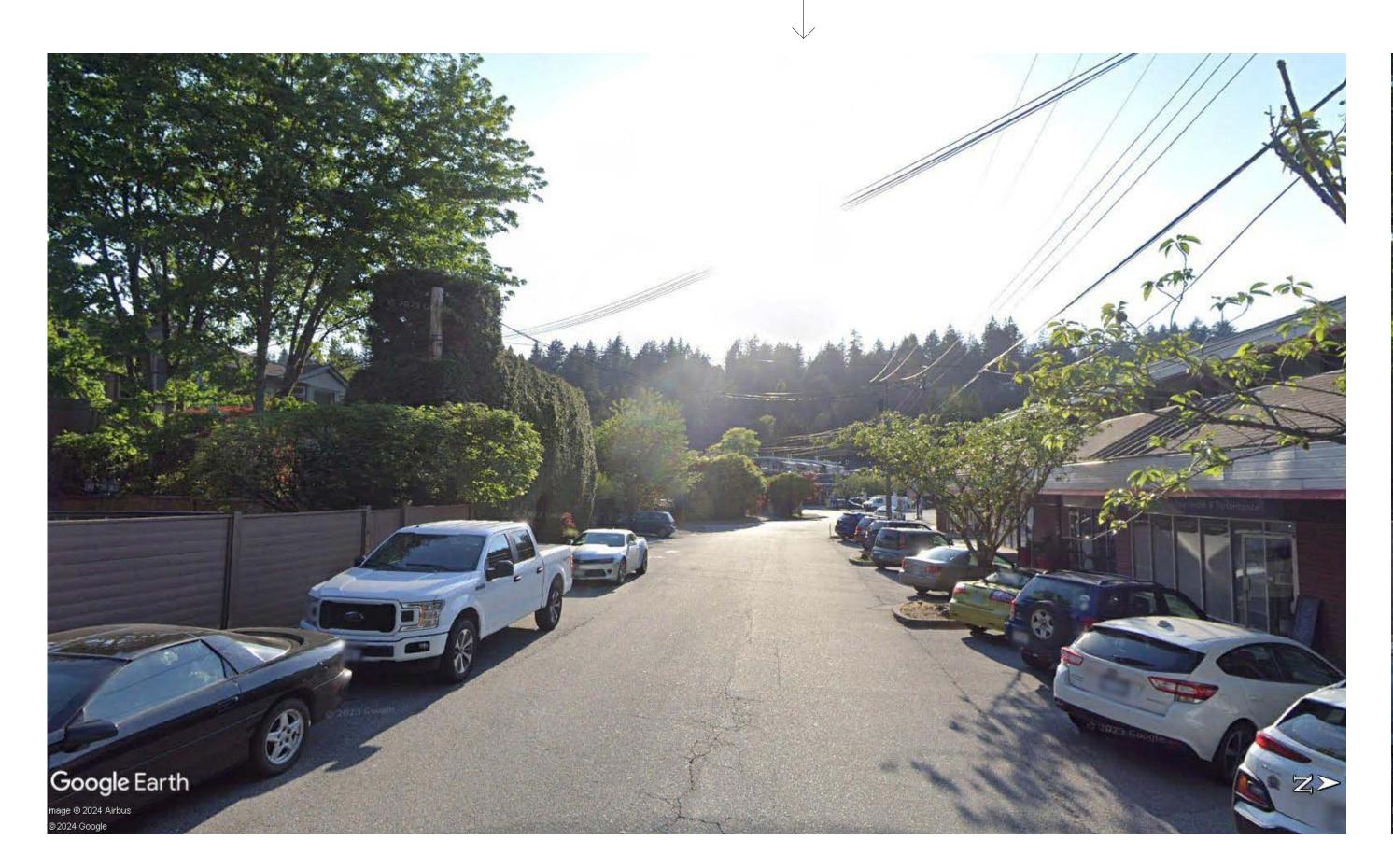
Scale: 6" = 1'-0"

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

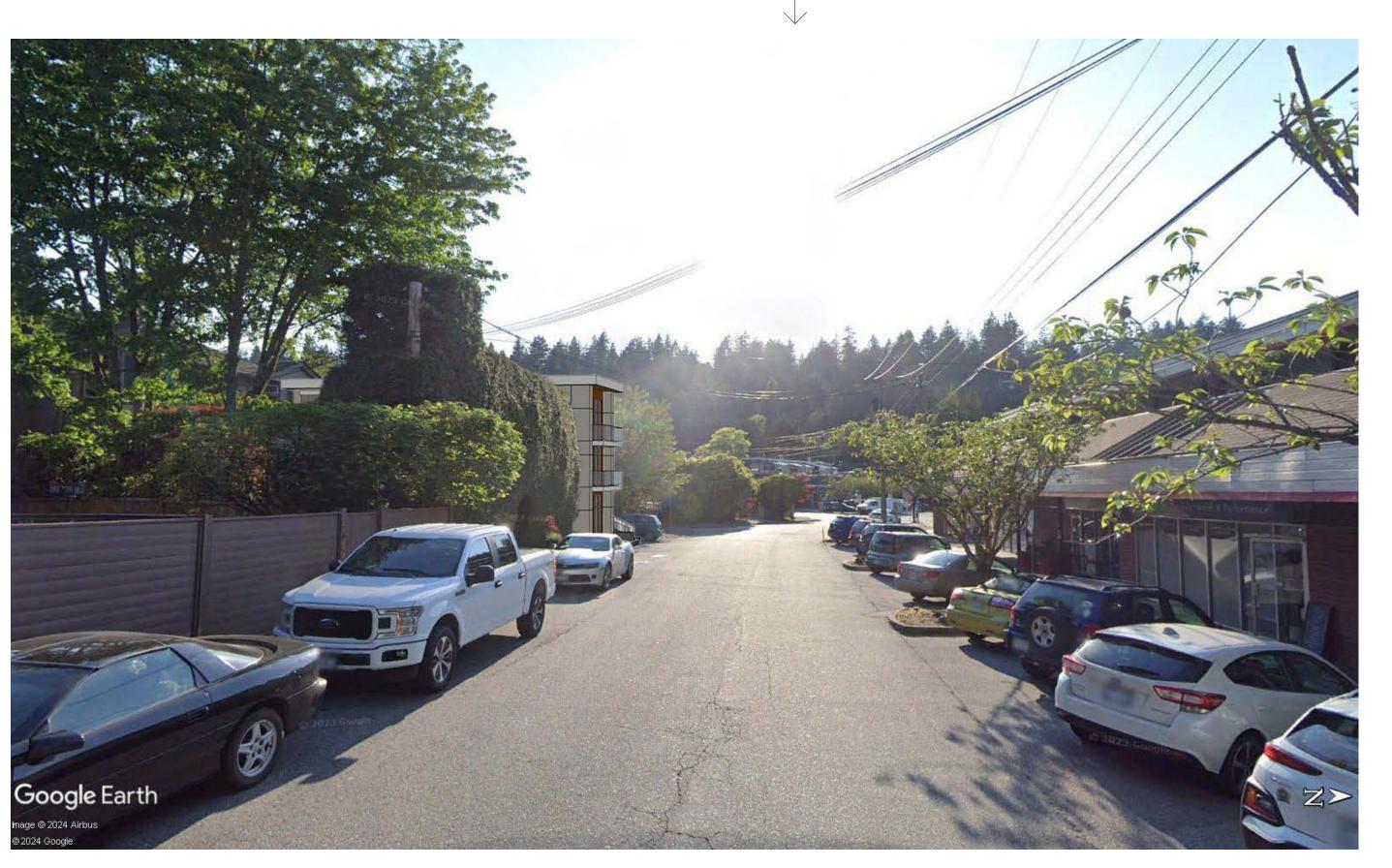




**BEFORE** 



**AFTER** 



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

Owner: Pariz Development Corporation 6384 Bruce Street

6384 Bruce Street, West Vancouver

**VIEW CORRIDORS - STREET VIEW CONTEXT** 

Project Status:

Rezoning/ Development Permit SUBMISSION

Description \_2024-07-05 Issued for Rezoning/ Development Permit

REVISION

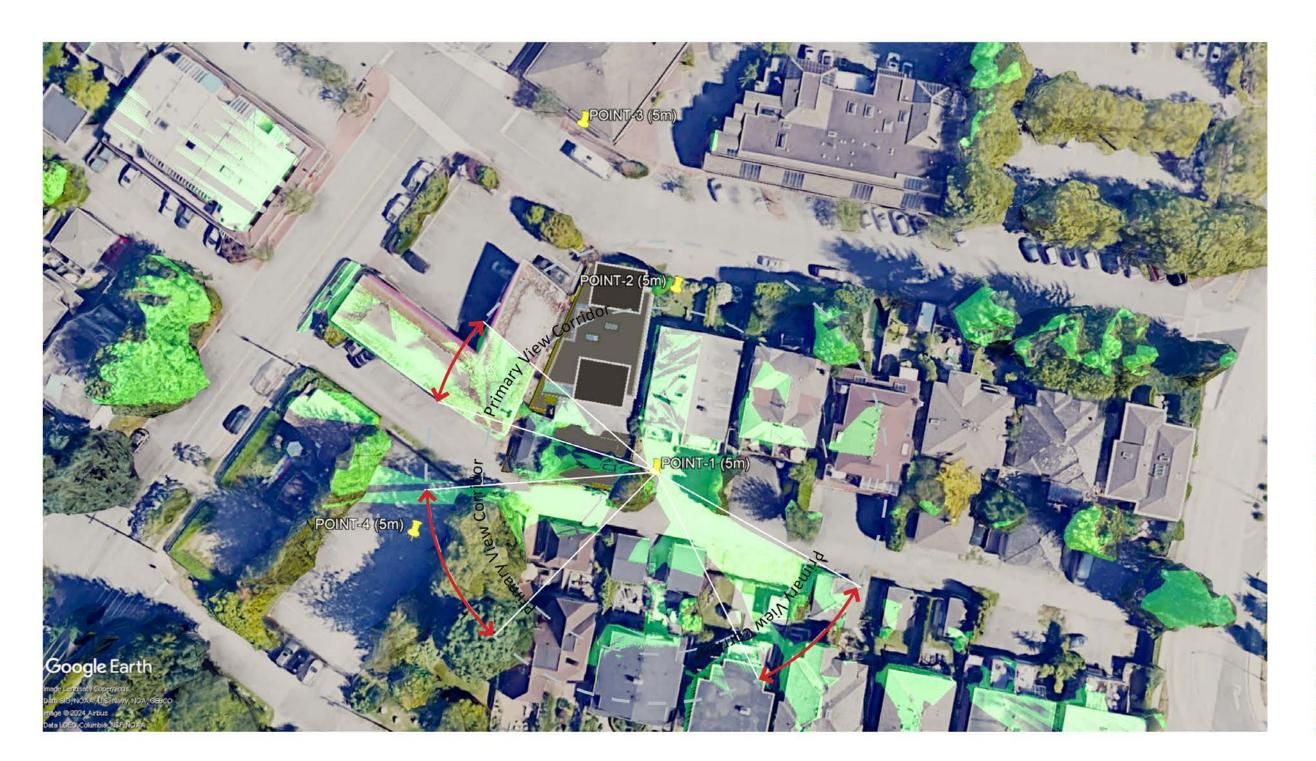
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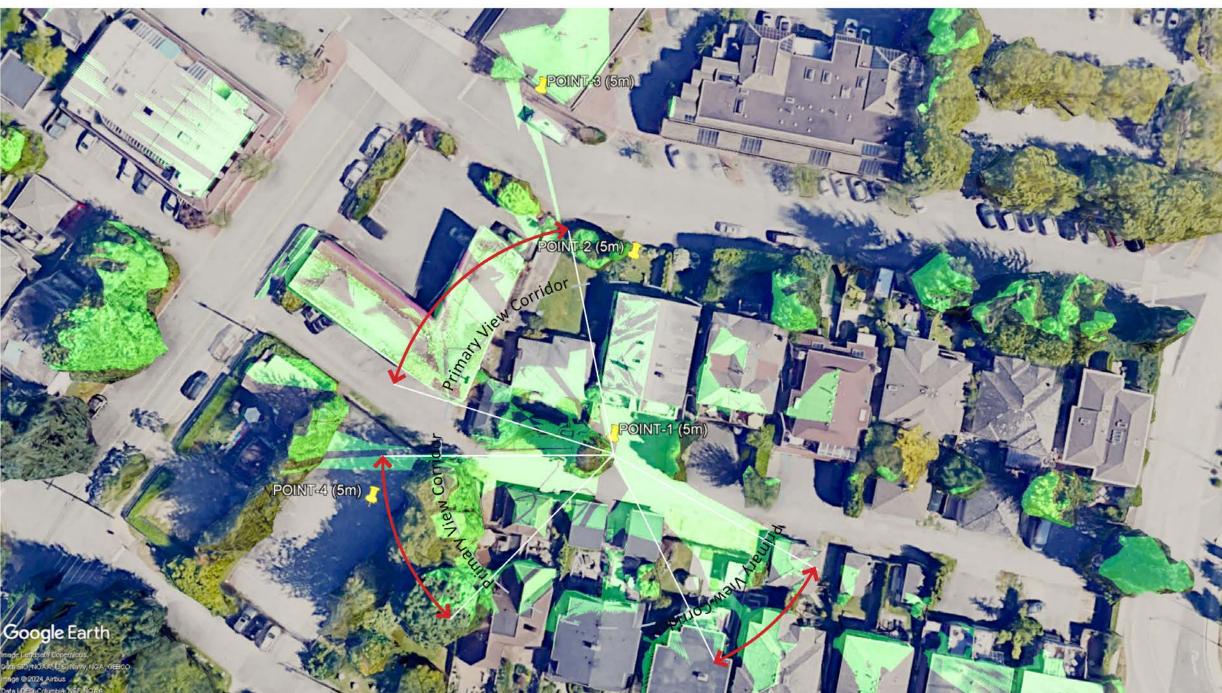
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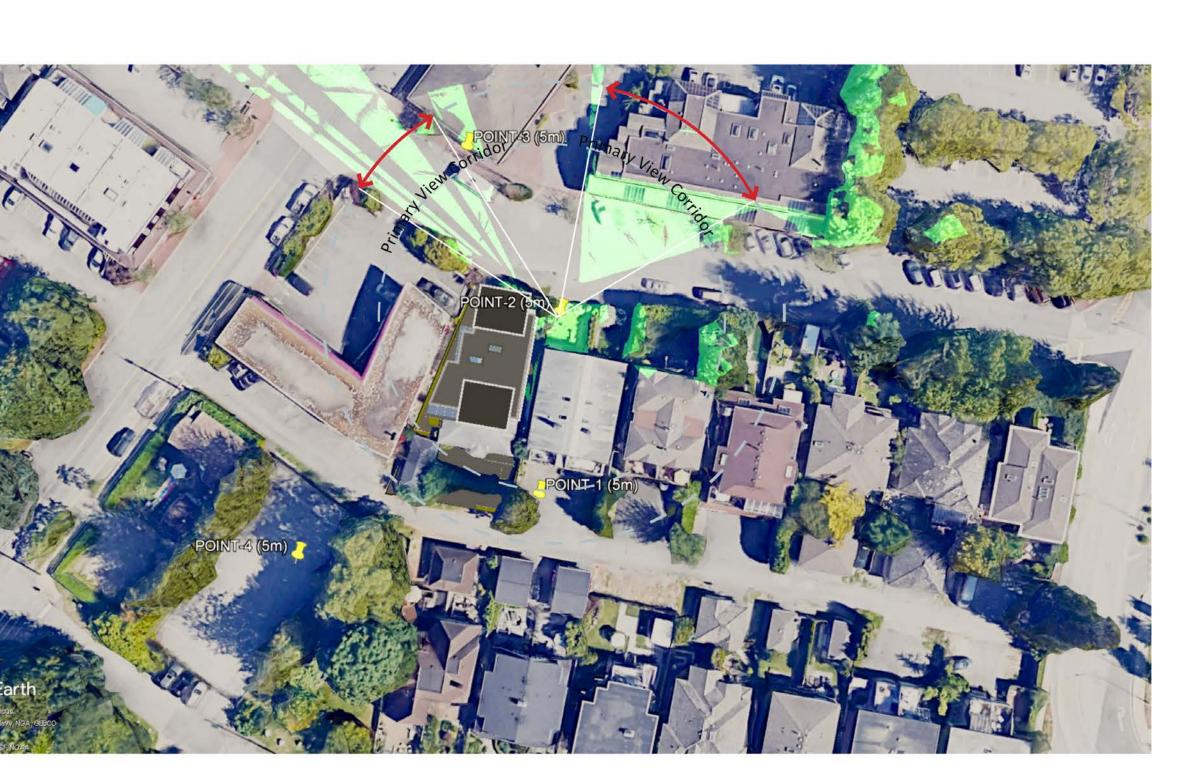
A032

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





**AFTER** 



**BEFORE** 



ARCHITECTS

Owner: Pariz Development Corporation 6384 Bruce Street

6384 Bruce Street, West Vancouver

VIEW CORRIDORS - PLAN VIEW **ANALYSIS** 

Project Status:

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(1111-141141-00)
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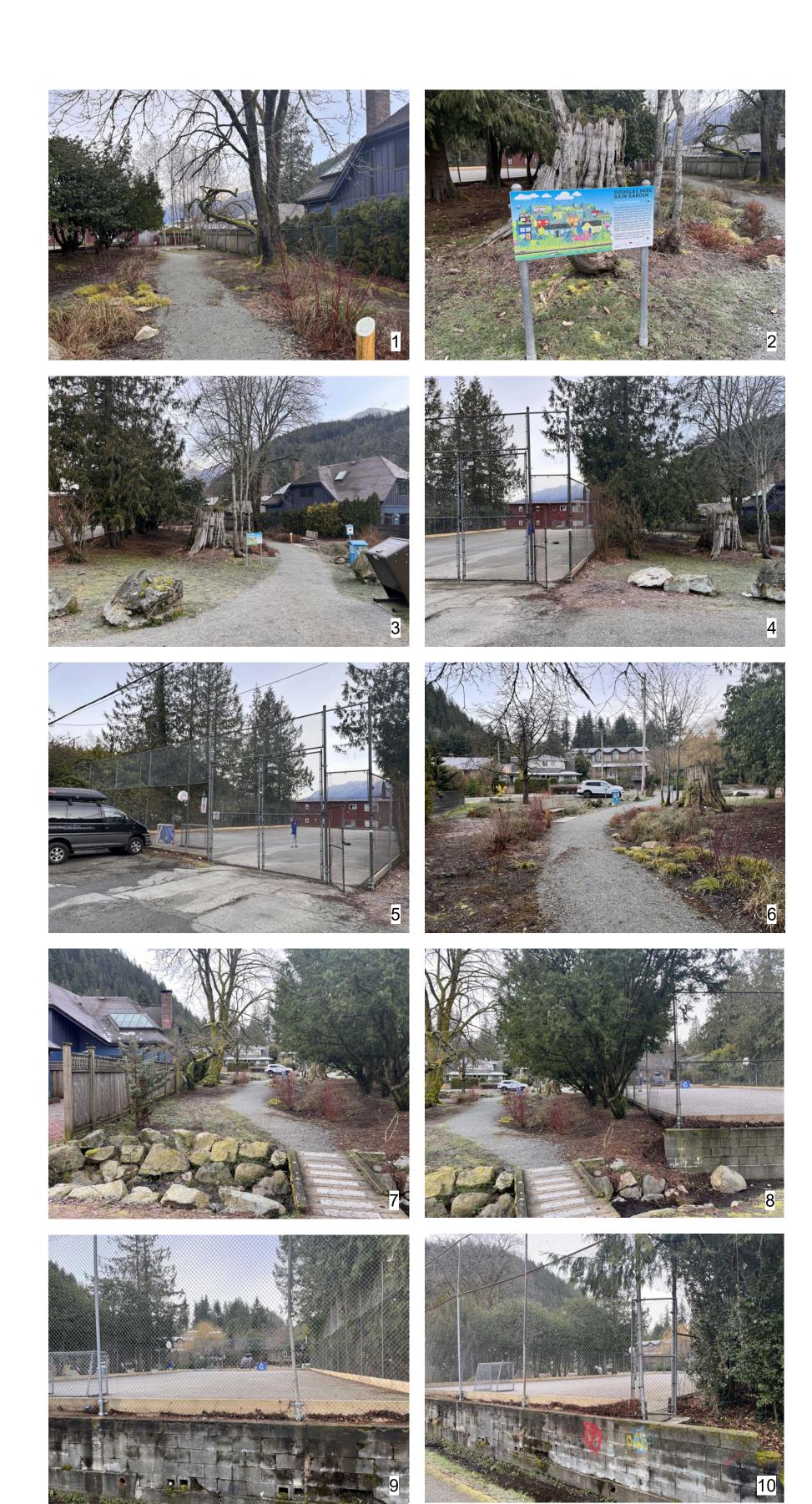
Description

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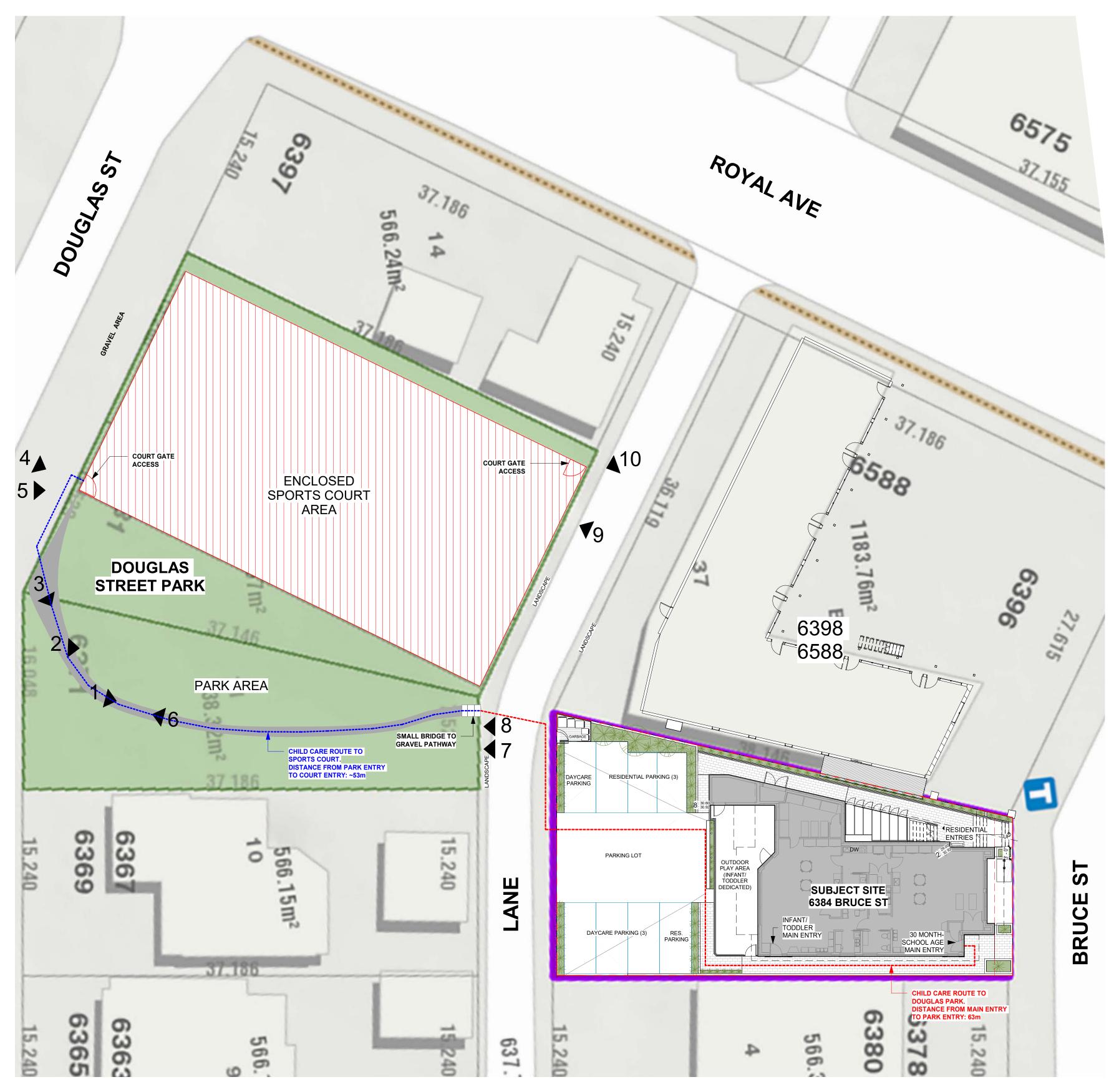
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Scale: 3" = 1'-0"



DOUGLAS PARK AND SPORTS COURT PHOTOS



CONTEXT PLAN - AWAY PLAY SPACE PLAN (FOR 30 MONTH - SCHOOL AGE GROUP CHILD CARE)

THE FOLLOWING CONTEXT PLAN WAS INCLUDED AS PART OF OUR SUBMISSION TO VANCOUVER COASTAL HEALTH TO CONFIRM AN ALTERNATIVE OUTDOOR PLAY AREA FOR THE 30 MONTH- SCHOOL AGE CHILD CARE GROUP IS FEASIBLE AND TO DEDICATE THE ON-SITE OUTDOOR PATIO AREA FOR THE INFANT/ TODDLER CHILD CARE GROUP. (NOTE: PRELIMINARY CLEARANCE PROVIDED FOR THIS OPTION)

Project:

Owner: Pariz Development Corporation 6384 Bruce Street

6384 Bruce Street, West Vancouver

**CONTEXT - AWAY PLAY SPACE** PLAN (PARK)

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

Description \_2024-07-05 Issued for Rezoning/ Development Permit\_

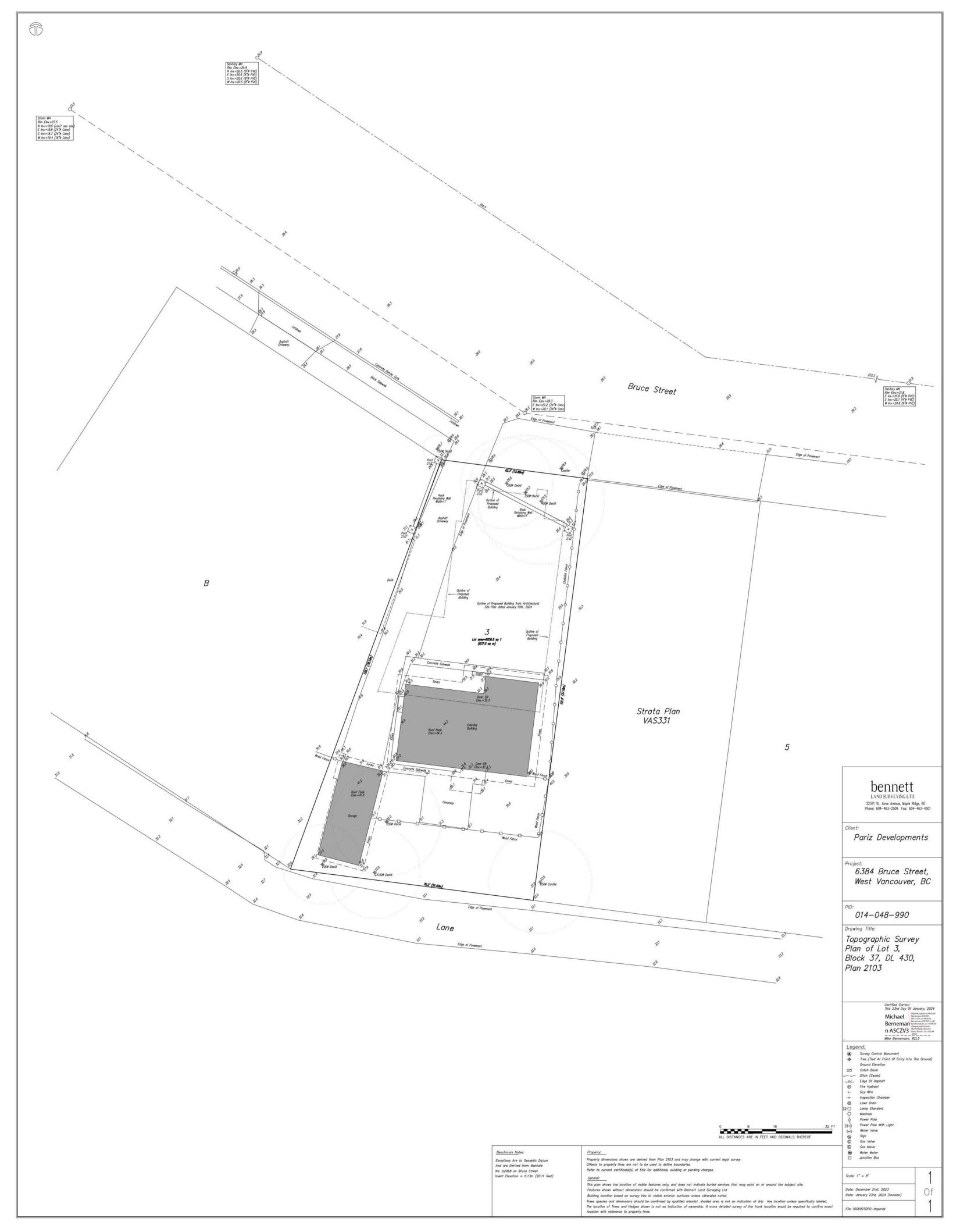
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Scale: As indicated \$ 59.5



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Project: 1654

Owner: Pariz Development Corporation
6384 Bruce Street

6384 Bruce Street, West Vancouver

Drawing: **SURVEY** 

Project Status:

Rezoning/ Development Permit

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2024-07-05 Issued fo	r Rezoning/ Development Permit

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Scale:



Owner: Pariz Development Corporation 6384 Bruce Street

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OUTDOOR PLAY AREA - SUN DIAGRAMS

Project Status:
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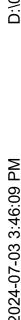
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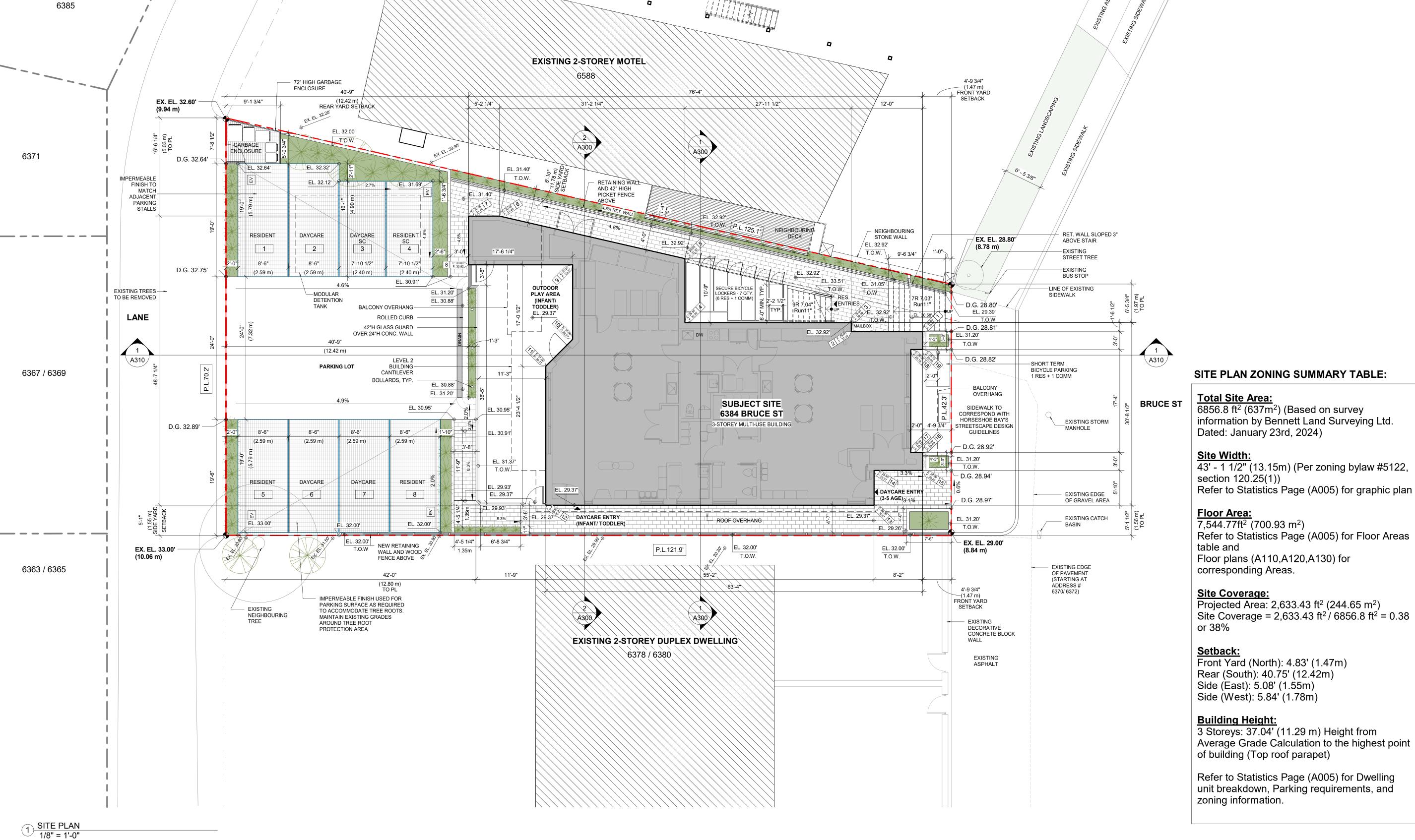
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DWG. NO:

**A090** 





Owner: Pariz Development Corporation 6384 Bruce Street

6384 Bruce Street, West Vancouver

Drawing: SITE PLAN

No.

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

Date (YYYY-MM-DD)	Description
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Floor Area:

7,544.77ft<sup>2</sup> (700.93 m<sup>2</sup>) Refer to Statistics Page (A005) for Floor Areas table and Floor plans (A110,A120,A130) for

Site Coverage:

Projected Area: 2,633.43 ft<sup>2</sup> (244.65 m<sup>2</sup>) Site Coverage =  $2,633.43 \text{ ft}^2 / 6856.8 \text{ ft}^2 = 0.38$ or 38%

Setback:

Front Yard (North): 4.83' (1.47m) Rear (South): 40.75' (12.42m) Side (East): 5.08' (1.55m) Side (West): 5.84' (1.78m)

**Building Height:** 

3 Storeys: 37.04' (11.29 m) Height from Average Grade Calculation to the highest point of building (Top roof parapet)

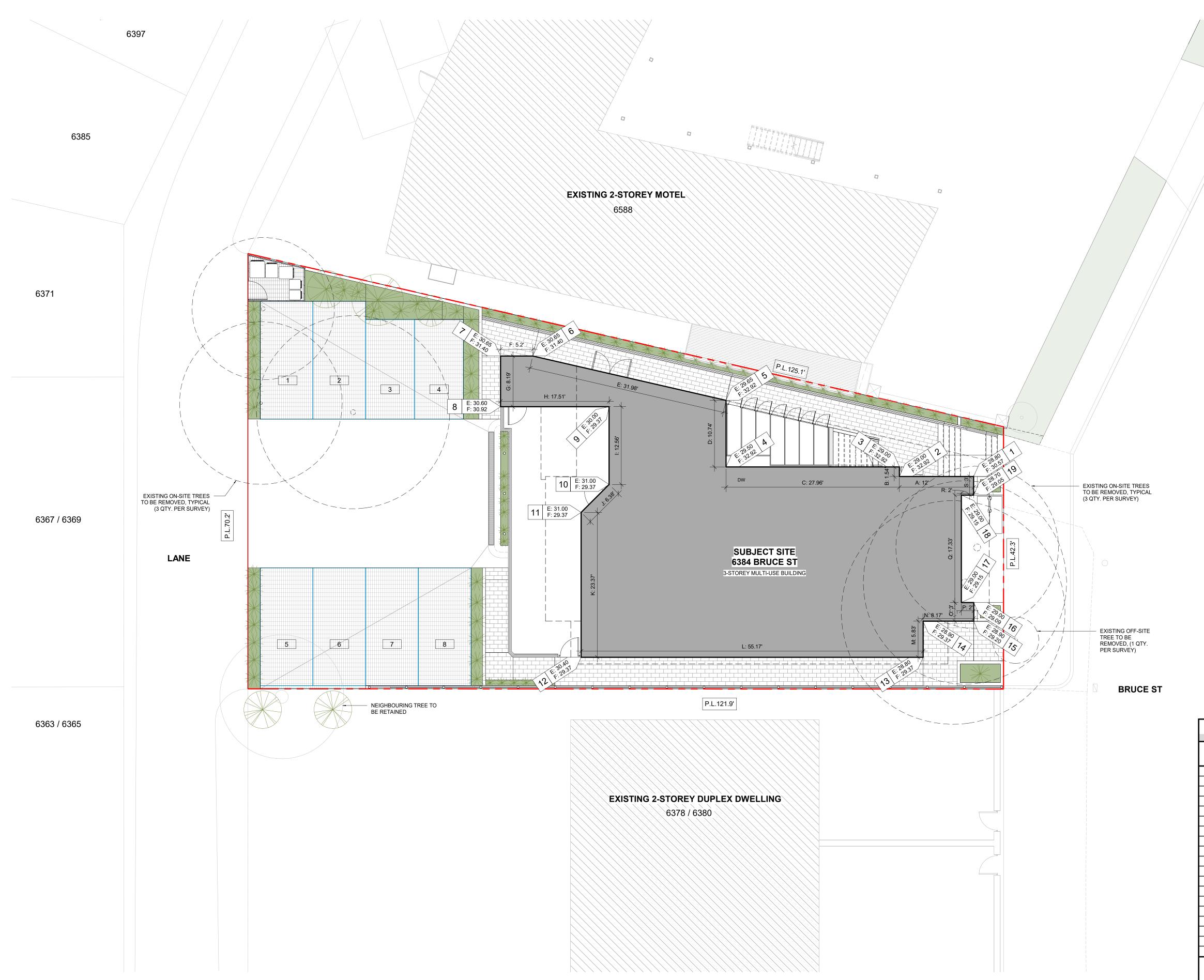
Refer to Statistics Page (A005) for Dwelling unit breakdown, Parking requirements, and zoning information.

REVISION

Description

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Scale: As indicated



AVERAGE GRADE CALCULATION WALL POINT 1 (P1) GRADE POINT 2 (P2) GRADE AVERAGE GRADE GRADE LENGTH SECTION x LENGTH: 'Y' 29.00 28.90 11.98 28.80 29.00 29.00 29.00 1.54 29.00 29.50 29.25 27.96 817.83 29.50 29.65 29.58 10.74 317.64 29.65 30.65 30.15 31.98 964.20 30.65 30.65 30.65 5.20 159.38 30.65 30.60 30.63 8.19 250.82 30.60 29.37 29.99 17.51 525.04 29.37 29.37 29.37 12.56 368.89 29.37 29.37 29.37 6.38 187.38 29.37 29.37 29.37 23.37 686.38 28.80 29.09 55.17 29.37 1604.62 28.90 28.80 28.85 5.83 168.20 28.90 28.90 28.90 8.17 236.11 28.90 29.00 28.95 3.00 86.85 29.00 29.00 2.00 58.00 29.00 29.00 [18] 29.00 | 29.00 | 17.33 | 502.57 29.00 28.70 28.85 1.98 57.12 28.70 [1] 28.80 28.75 3.00 TOTALS FOR AVERAGE GRADE CALCULATION: 253.89 TOTAL PERIMETER LENGTH

AVERAGE GRADE = TOTAL 'Y' ÷ TOTAL PERIMETER
= 7468.15 ÷ 253.89
= 29.41 FT

\* Note: Use the lower of natural grade and finished grade at each endpoint

1645 West 5th Avenue

ARCHITECTS

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1654

Owner: Pariz Development Corporation

**6384 Bruce Street**6384 Bruce Street, West Vancouver

rawing: --- -- --

SITE PLAN - AVERAGE GRADE CALCULATION & PROPOSED ON-SITE TREE REMOVAL

Project Status:

Rezoning/ Development Permit SUBMISSION

Description

(YYYY-MM-DD)

2024-07-05 Issued for Rezoning/ Development Permit

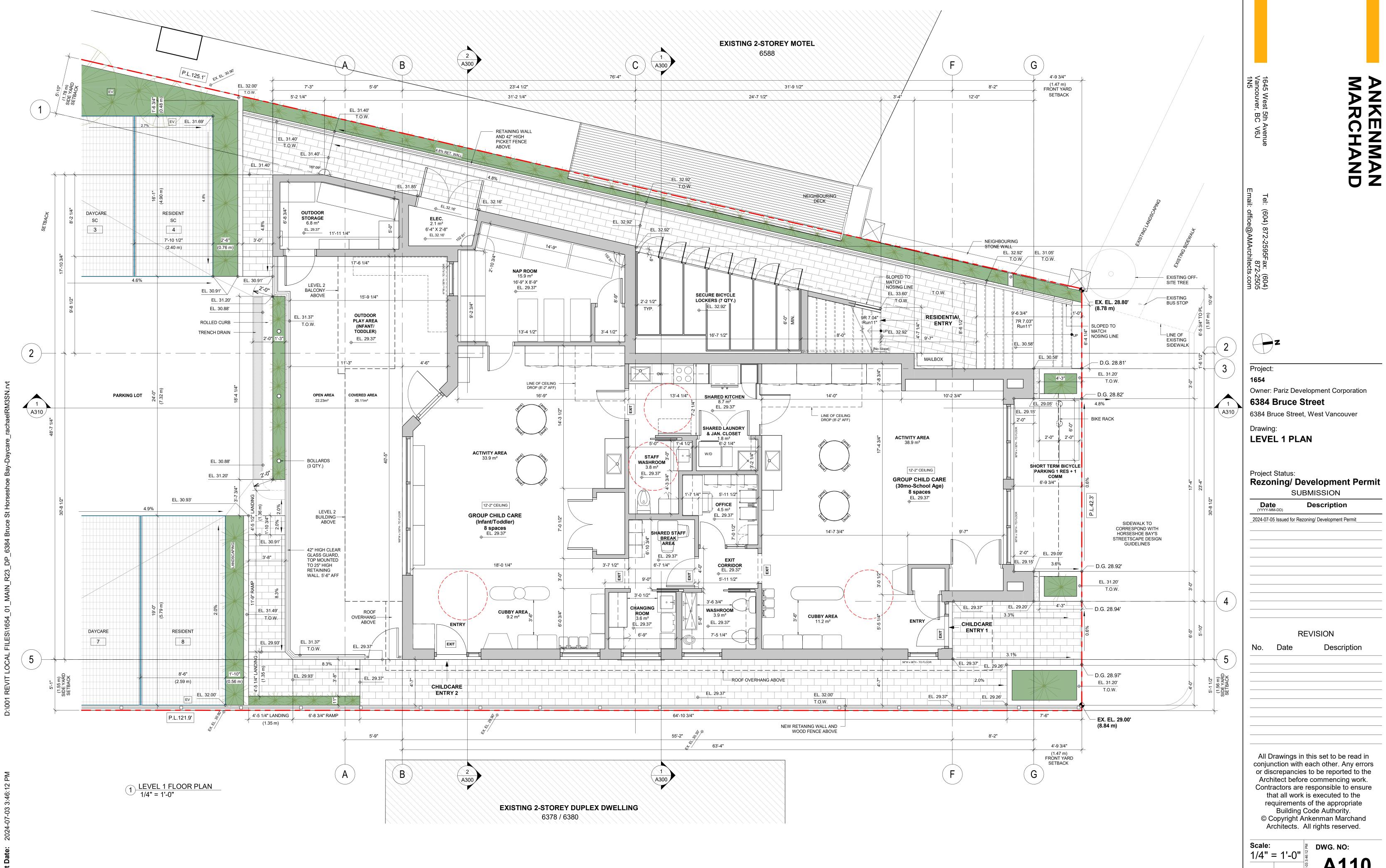
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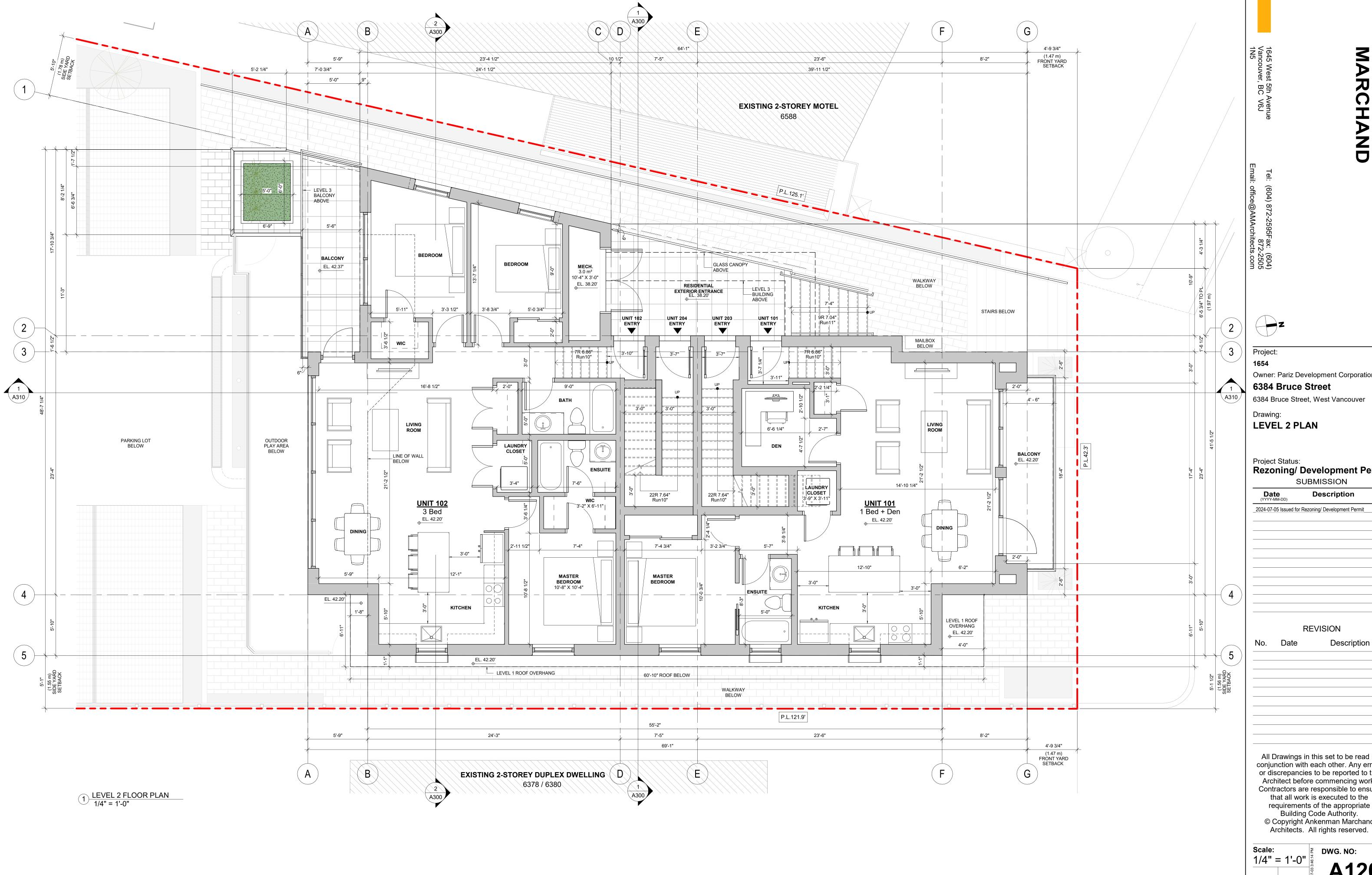
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Scale: 1/8" = 1'-0" PM 01:09:80 07:00





Owner: Pariz Development Corporation 6384 Bruce Street

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**LEVEL 2 PLAN** 

Project Status: Rezoning/ Development Permit SUBMISSION

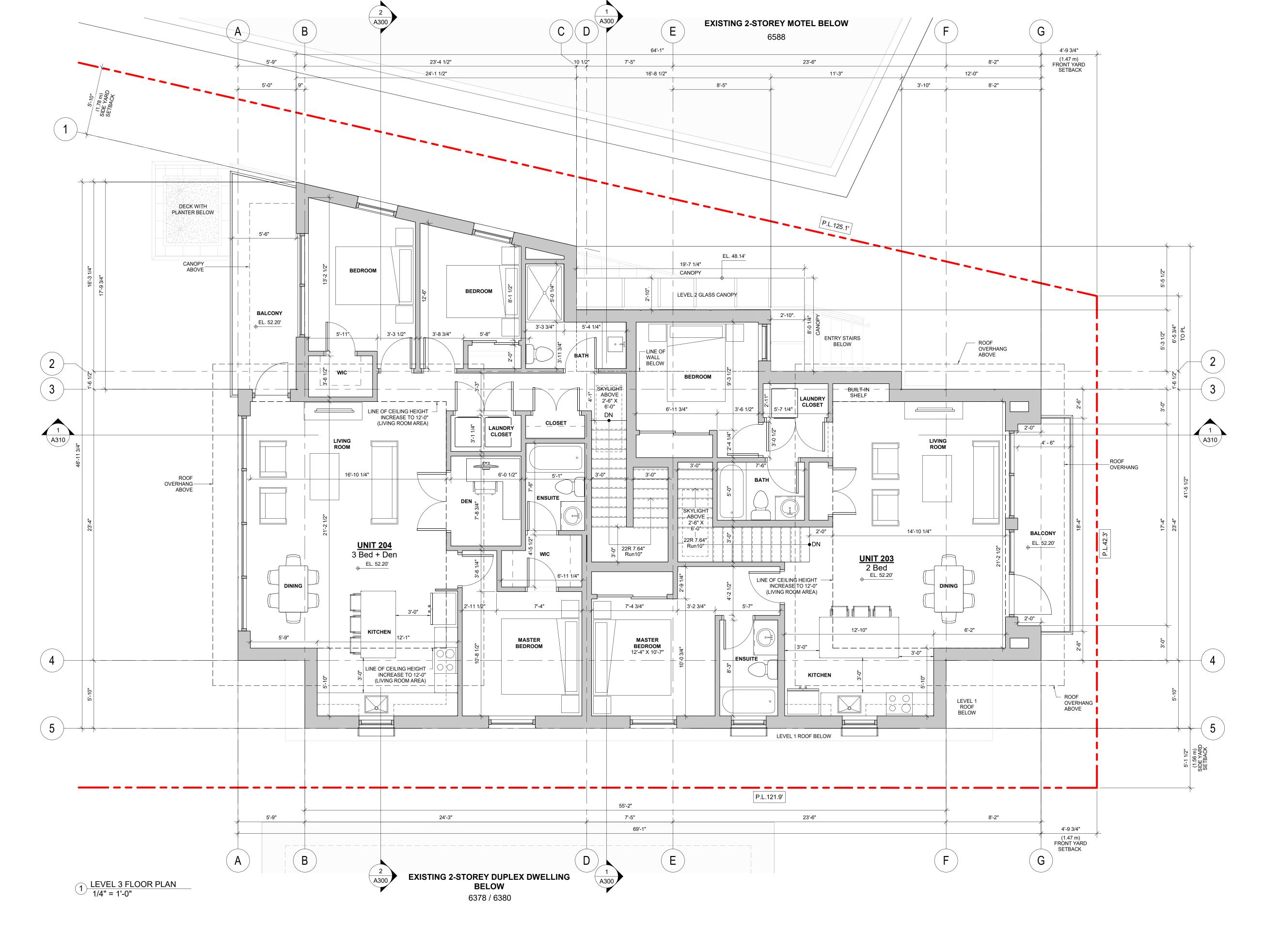
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1/4" = 1'-0"



MAR

ARCHITECTS

45 West 5th Avenue Incouver, BC V6J I5

Project: 1654

Owner: Pariz Development Corporation
6384 Bruce Street

6384 Bruce Street, West Vancouver

Drawing: LEVEL 3 PLAN

Project Status:

Rezoning/ Development Permit

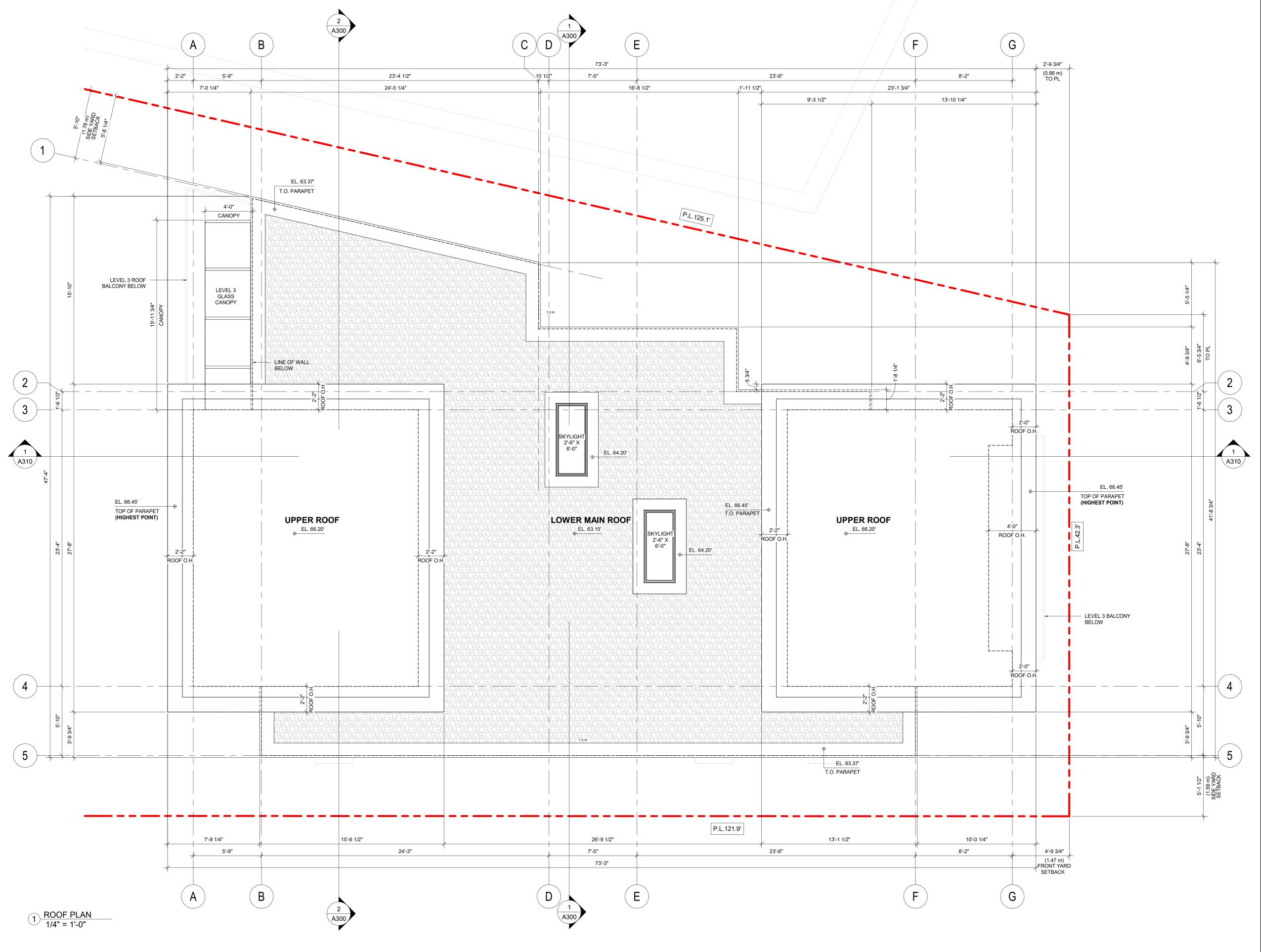
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		REVISION	
No.	Date	Description	

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Scale: 1/4" = 1'-0"



45 West 5th Avenue ncouver, BC V6J 5

Tel: (604) 872-25

Pro **165** 

Owner: Pariz Development Corporation
6384 Bruce Street

6384 Bruce Street, West Vancouver

Drawing: ROOF PLAN

Project Status:

Rezoning/ Development Permit

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Description
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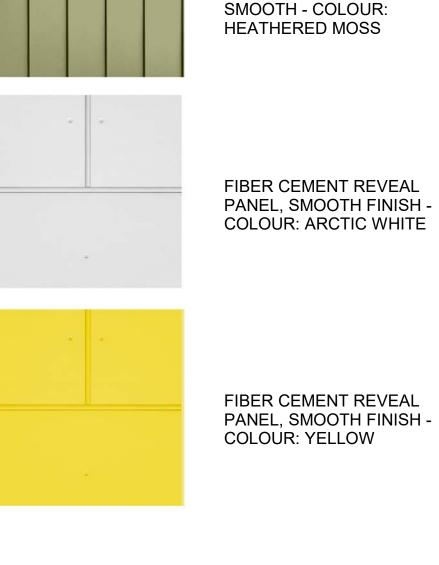
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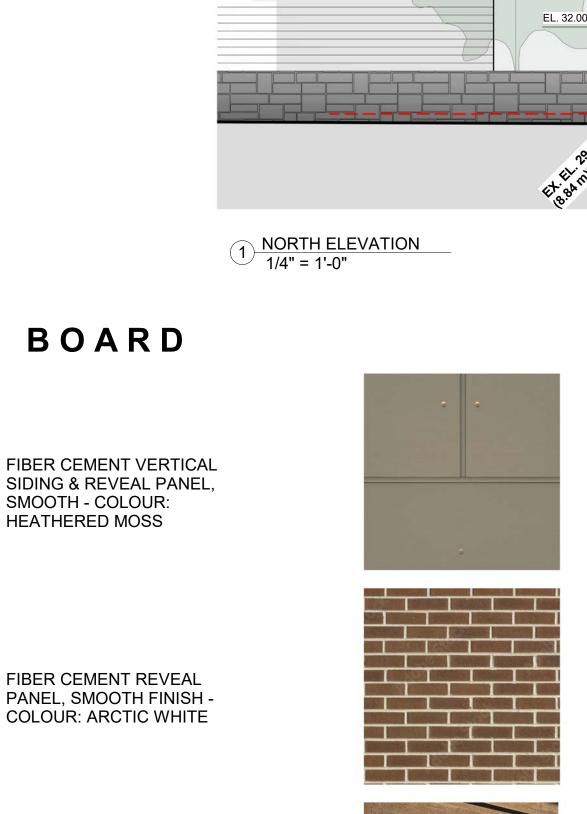
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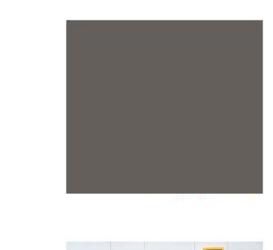
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EXISTING 2-STOREY DUPLEX DWELLING 6378-6380



8

VINYL WINDOWS, ALUMINUM GUARDS, DOOR PANELS, FRAMES, CANOPY FRAME, MAIN ROOF METAL SOFFIT, FIBER CEMENT REVEAL PANEL - COLOUR: CHARCOAL

(2a)

67.5 sf

90"x108"

90"x130"

81.25 sf

67.5 sf

2'-2" ROOF O.H.

> SKYLIGHT BEYOND

38"x106"

27.97 sf

72"x84" 42 sf ⊸

STOP 70.0

2'-2" ROOF O.H.

(12)

67.5 sf

90"x108" 67.5 sf

90"x130"

81.25 sf

**2a** 

EL. 63.37'
T/O PARAPET

(2a)-

ROOF O.H.

(16)(8)

FIBER CEMENT REVEAL

PANEL, SMOOTH FINISH -

BRICK, RUNNING BOND -

METAL REVEAL PLANK

OVERHANG SOFFIT WITH

COLOUR: DARK WALNUT

WALL SIDING AND

**BALCONY/ BUILDING** 

WOODGRAIN PRINT -

COLOUR: REGENCY BROWN

COLOUR: MONTEREY TAUPE

56"x96" 37.3 sf

(LOWER ROOF)



METAL WINDOW FRAME - COLOUR: YELLOW



METAL PANEL SIDING COLOUR: VARIES

# # MATERIAL DESCRIPTION 1 FIBER CEMENT ARTISAN V-GROOVE VERTICAL SIDING, SMOOTH FINISH - COLOUR: HEATHERED MOSS 2 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE 2a FIBER CEMEMT ROOF FASCIA, PARAPET FASCIA, WALL TRIM, BALONY EDGE TRIM - COLOUR: ARCTIC WHITE 3 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: YELLOW 4 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: MONTEREY TAUPE 5 BRICK, RUNNING BOND - COLOUR: REGENCY BROWN 6 METAL REVEAL PLANK WALL SIDING WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT 7 CAST-IN-PLACE CONCRETE WALL - COLOUR: NATURAL, CLEAR SEALER 8 CAST-IN-PLACE CONCRETE PLANTER WALL - COLOUR: NATURAL, CLEAR SEALER

**MATERIAL LEGEND** 

9 CAST-IN-PLACE CONCRETE STAIRS - COLOUR: NATURAL, CLEAR SEALER
10 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: PRE-PAINTED TO MATCH CHARCOAL

11 STEEL SERVICE DOOR/ STORAGE DOOR FOR SINGLE BIKE STALL - COLOUR: CHARCOAL

12 VINYL WINDOW / SWING DOORS - COLOUR: CHARCOAL
13 METAL WINDOW FRAME - COLOUR: YELLOW

14 ALUMINUM STOREFRONT - COLOUR: CHARCOAL15 ALUMINUM PICKET GUARD - COLOUR: CHARCOAL

5 15

(11)

ANGLED VIEW -

T/O PARAPET (LOWER ROOF)

EXISTING 2-STOREY MOTEL 6588 U/S CEILING UPPER ROOF 64.20'

U/S CEILING MAIN ROOF 61.20'

LEVEL 3 52.20' (15.91 m)

LEVEL 2 42.20' (12.86 m)

LEVEL 1 29.37' (8.95 m)

AVERAGE GRADE: EL. 29.41

RESIDENTIAL ENTRY 38.20'

16 WOOD PRIVACY FENCE/ GARBAGE ENCLOSURE - COLOUR: NATURAL CEDAR

22 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS

17 ALUMINUM GLASS GUARD - COLOUR: CHARCOAL

18 CLEAR GLASS CANOPY WITH METAL FRAME - COLOUR: CHARCOAL
 19 FULL LITE FROSTED FIBERGLASS ENTRY DOOR - FRAME AND PANEL COLOUR: CHARCOAL

20 FROSTED PRIVACY GLASS GUARD WITH COLOURED TINT - COLOUR: YELLOW
 21 METAL REVEAL PANELS - MULTI-COLOURED (AS SHOWN)

1645 West 5th Avenue

ARCHITECTS

Tel: (604) 872-2595Fax: (60 872-250 Email: office@AMArchitects.co

Owner: Pariz Development Corporation
6384 Bruce Street

6384 Bruce Street, West Vancouver

NORTH ELEVATION

Date

No.

Project Status:

Rezoning/ Development Permit

SUBMISSION

(1111-10100-00)
_2024-07-05 Issued for Rezoning/ Development Permit_

Description

REVISION

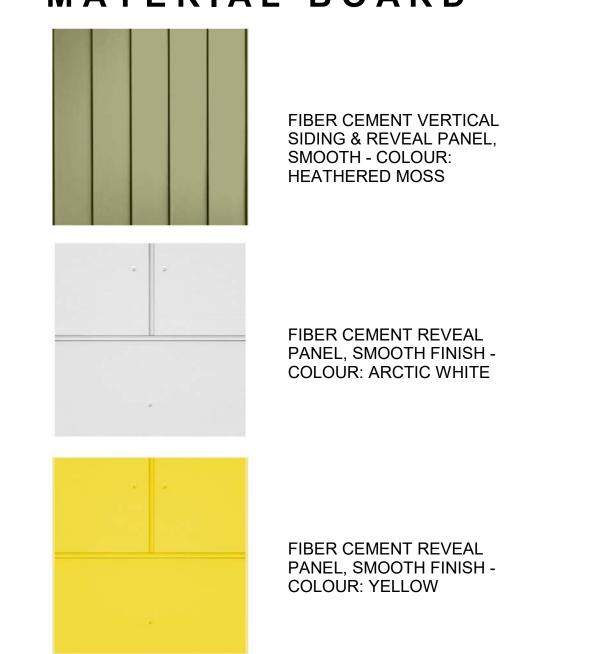
Date	Description

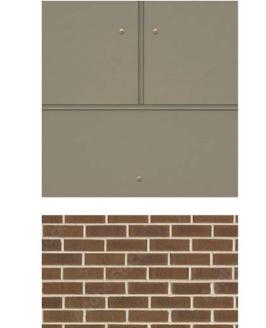
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Scale:
As indicated







FIBER CEMENT REVEAL PANEL, SMOOTH FINISH -COLOUR: MONTEREY TAUPE

BRICK, RUNNING BOND -

METAL REVEAL PLANK

PRINT - COLOUR: DARK

WALNUT

WALL SIDING AND BALCONY

SOFFIT WITH WOODGRAIN

**COLOUR: REGENCY BROWN** 



VINYL WINDOWS, ALUMINUM GUARDS, DOOR PANELS, FRAMES, CANOPY FRAME, MAIN ROOF METAL SOFFIT, FIBER CEMENT REVEAL PANEL - COLOUR: CHARCOAL



METAL WINDOW FRAME -COLOUR: YELLOW



METAL PANEL SIDING COLOUR: VARIES

# **MATERIAL LEGEND**

# # MATERIAL DESCRIPTION

- 1 FIBER CEMENT ARTISAN V-GROOVE VERTICAL SIDING, SMOOTH FINISH COLOUR: HEATHERED MOSS
- 2 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH COLOUR: ARCTIC WHITE
- 2a | FIBER CEMEMT ROOF FASCIA, PARAPET FASCIA, WALL TRIM, BALONY EDGE TRIM COLOUR: ARCTIC WHITE
- 3 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH COLOUR: YELLOW
- 4 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH COLOUR: MONTEREY TAUPE
- 5 BRICK, RUNNING BOND COLOUR: REGENCY BROWN
- METAL REVEAL PLANK WALL SIDING WITH WOODGRAIN PRINT COLOUR: DARK WALNUT
- CAST-IN-PLACE CONCRETE WALL COLOUR: NATURAL, CLEAR SEALER CAST-IN-PLACE CONCRETE PLANTER WALL - COLOUR: NATURAL, CLEAR SEALER
- CAST-IN-PLACE CONCRETE STAIRS COLOUR: NATURAL, CLEAR SEALER
- 10 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH COLOUR: PRE-PAINTED TO MATCH CHARCOAL
- 11 STEEL SERVICE DOOR/ STORAGE DOOR FOR SINGLE BIKE STALL COLOUR: CHARCOAL
- 12 VINYL WINDOW / SWING DOORS COLOUR: CHARCOAL
- 13 METAL WINDOW FRAME COLOUR: YELLOW
- 14 ALUMINUM STOREFRONT COLOUR: CHARCOAL
- 15 ALUMINUM PICKET GUARD COLOUR: CHARCOAL
- 16 WOOD PRIVACY FENCE/ GARBAGE ENCLOSURE COLOUR: NATURAL CEDAR
- 17 ALUMINUM GLASS GUARD COLOUR: CHARCOAL
- 18 CLEAR GLASS CANOPY WITH METAL FRAME COLOUR: CHARCOAL
- 19 | FULL LITE FROSTED FIBERGLASS ENTRY DOOR FRAME AND PANEL COLOUR: CHARCOAL
- 20 FROSTED PRIVACY GLASS GUARD WITH COLOURED TINT COLOUR: YELLOW
- 21 METAL REVEAL PANELS MULTI-COLOURED (AS SHOWN)
- 22 | FIBER CEMENT REVEAL PANEL, SMOOTH FINISH COLOUR: HEATHERED MOSS

SUBMISSION Description 2024-07-05 Issued for Rezoning/ Development Permit\_

Owner: Pariz Development Corporation

6384 Bruce Street, West Vancouver

**6384 Bruce Street** 

**EAST ELEVATION** 

**Project Status:** 

**Rezoning/ Development Permit** 

ARCHITECTS

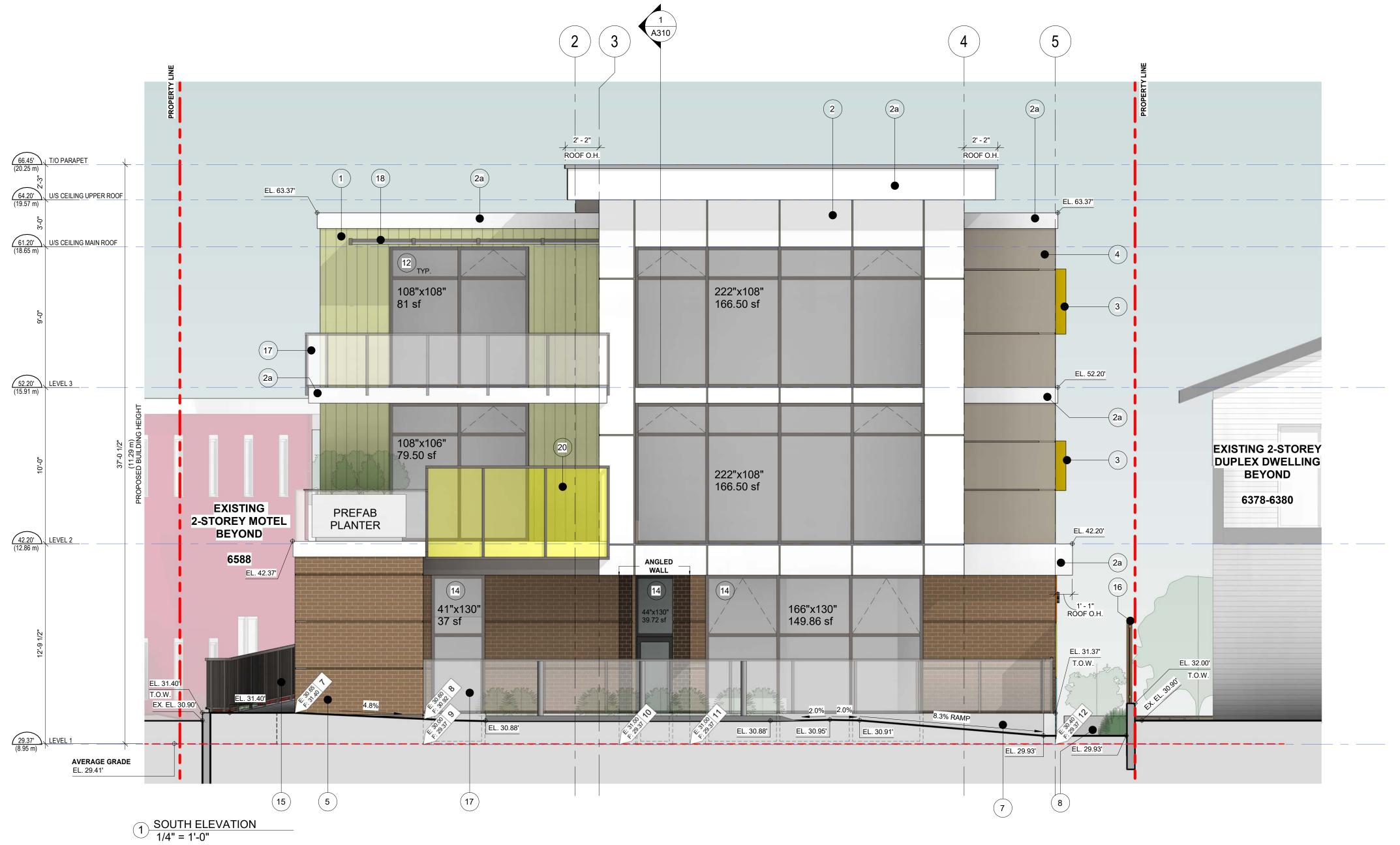
REVISION

No. Description

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Scale: As indicated









FIBER CEMENT REVEAL PANEL, SMOOTH FINISH -COLOUR: MONTEREY TAUPE

BRICK, RUNNING BOND -

METAL REVEAL PLANK

WALL SIDING AND BALCONY

SOFFIT WITH WOODGRAIN

PRINT - COLOUR: DARK

WALNUT

**COLOUR: REGENCY BROWN** 



VINYL WINDOWS, ALUMINUM GUARDS, DOOR PANELS, FRAMES, CANOPY FRAME, MAIN ROOF METAL SOFFIT, FIBER CEMENT REVEAL PANEL - COLOUR: CHARCOAL



METAL WINDOW FRAME -COLOUR: YELLOW



METAL PANEL SIDING COLOUR: VARIES

# **MATERIAL LEGEND**

1	FIBER CEMENT ARTISAN V-GROOVE VERTICAL SIDING SMOOTH FINISH - COLOUR: HEATHERED MO

2a | FIBER CEMEMT ROOF FASCIA, PARAPET FASCIA, WALL TRIM, BALONY EDGE TRIM - COLOUR: ARCTIC WHITE

3 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: YELLOW

4 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: MONTEREY TAUPE

FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE

5 BRICK, RUNNING BOND - COLOUR: REGENCY BROWN

6 METAL REVEAL PLANK WALL SIDING WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT

CAST-IN-PLACE CONCRETE WALL - COLOUR: NATURAL, CLEAR SEALER

CAST-IN-PLACE CONCRETE PLANTER WALL - COLOUR: NATURAL, CLEAR SEALER

CAST-IN-PLACE CONCRETE STAIRS - COLOUR: NATURAL, CLEAR SEALER

10 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: PRE-PAINTED TO MATCH CHARCOAL 11 STEEL SERVICE DOOR/ STORAGE DOOR FOR SINGLE BIKE STALL - COLOUR: CHARCOAL

12 VINYL WINDOW / SWING DOORS - COLOUR: CHARCOAL 13 METAL WINDOW FRAME - COLOUR: YELLOW

# MATERIAL DESCRIPTION

14 ALUMINUM STOREFRONT - COLOUR: CHARCOAL

15 ALUMINUM PICKET GUARD - COLOUR: CHARCOAL

16 WOOD PRIVACY FENCE/ GARBAGE ENCLOSURE - COLOUR: NATURAL CEDAR 17 ALUMINUM GLASS GUARD - COLOUR: CHARCOAL

18 CLEAR GLASS CANOPY WITH METAL FRAME - COLOUR: CHARCOAL

19 FULL LITE FROSTED FIBERGLASS ENTRY DOOR - FRAME AND PANEL COLOUR: CHARCOAL

20 FROSTED PRIVACY GLASS GUARD WITH COLOURED TINT - COLOUR: YELLOW

21 METAL REVEAL PANELS - MULTI-COLOURED (AS SHOWN)

22 | FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS

Rezoning/ Development Permit

Owner: Pariz Development Corporation

6384 Bruce Street, West Vancouver

6384 Bruce Street

**SOUTH ELEVATION** 

Project Status:

No.

ARCHITECTS

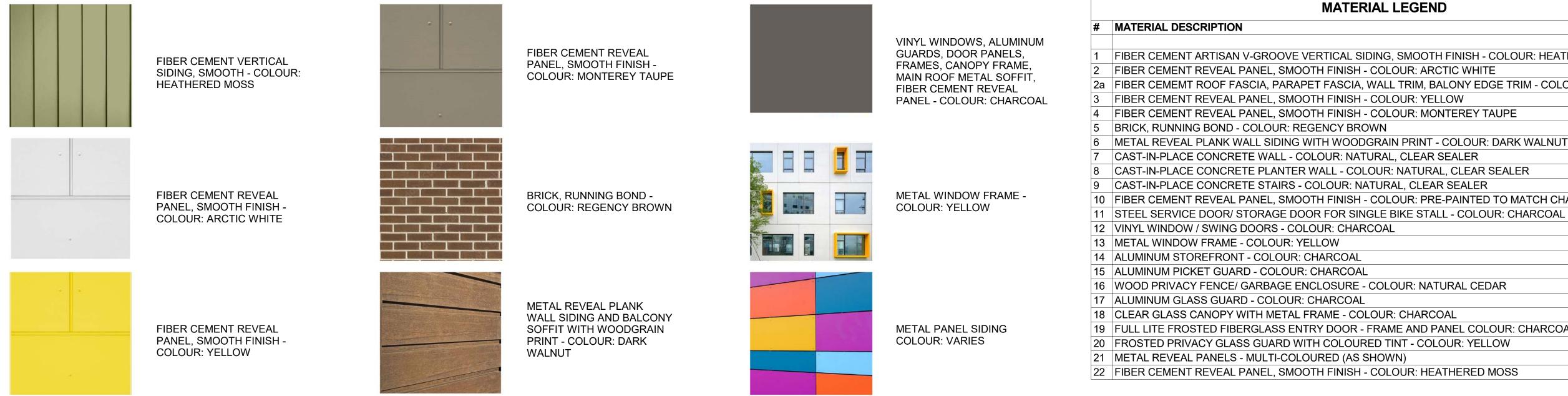
4	
4	

REVISION Description

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As indicated





- FIBER CEMENT ARTISAN V-GROOVE VERTICAL SIDING, SMOOTH FINISH COLOUR: HEATHERED MOSS
- FIBER CEMENT REVEAL PANEL, SMOOTH FINISH COLOUR: ARCTIC WHITE
- 2a | FIBER CEMEMT ROOF FASCIA, PARAPET FASCIA, WALL TRIM, BALONY EDGE TRIM COLOUR: ARCTIC WHITE
- 4 | FIBER CEMENT REVEAL PANEL, SMOOTH FINISH COLOUR: MONTEREY TAUPE
- METAL REVEAL PLANK WALL SIDING WITH WOODGRAIN PRINT COLOUR: DARK WALNUT
- CAST-IN-PLACE CONCRETE PLANTER WALL COLOUR: NATURAL, CLEAR SEALER
- 10 FIBER CEMENT REVEAL PANEL, SMOOTH FINISH COLOUR: PRE-PAINTED TO MATCH CHARCOAL
- 16 WOOD PRIVACY FENCE/ GARBAGE ENCLOSURE COLOUR: NATURAL CEDAR
- 18 CLEAR GLASS CANOPY WITH METAL FRAME COLOUR: CHARCOAL
- 19 FULL LITE FROSTED FIBERGLASS ENTRY DOOR FRAME AND PANEL COLOUR: CHARCOAL
- 22 | FIBER CEMENT REVEAL PANEL, SMOOTH FINISH COLOUR: HEATHERED MOSS

ARCHITECTS

5th / BC

Owner: Pariz Development Corporation **6384 Bruce Street** 

6384 Bruce Street, West Vancouver

**WEST ELEVATION** 

**Project Status: Rezoning/ Development Permit** 

SUBMISSION

Date (YYYY-MM-DD)	Description
_2024-07-05 Issued for	Rezoning/ Development Permit_

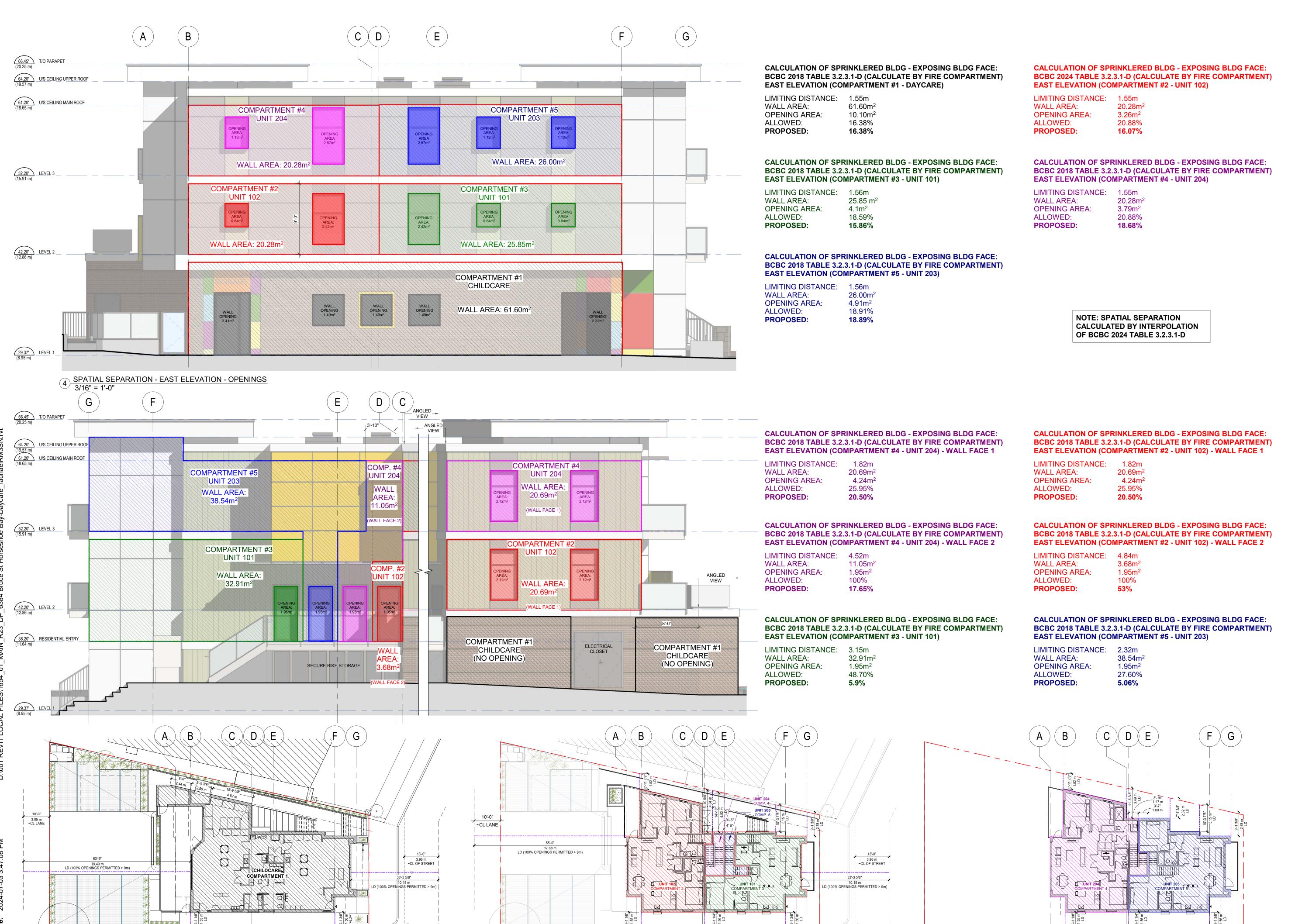
Description

REVISION

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2 LIMITING DISTANCE KEY PLAN - LEVEL 2
1/16" = 1'-0"

LIMITING DISTANCE KEY PLAN - LEVEL 1

/ 1/16" = 1'-0"

ARCHITECTS

Project:

1654

Owner: Pariz Development Corporation 6384 Bruce Street

6384 Bruce Street, West Vancouver

**SPATIAL SEPARATION** 

**Project Status:** 

No.

**CALCULATIONS** 

**Rezoning/ Development Permit** SUBMISSION

Description

2024-07-05 Issued for Rezoning/ Development Permit

**REVISION** Description

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Scale: As indicated

3 LIMITING DISTANCE KEY PLAN - LEVEL 3
1/16" = 1'-0"



ANKENMAN MARCHAND

MARCHAND

1645 West 5th Avenue Vancouver, BC V6J

ARCHITECTS

1654

Owner: Pariz Development Corporation
6384 Bruce Street

6384 Bruce Street, West Vancouver

Drawing: SECTIONS

Project Status:

Rezoning/ Development Permit

SUBMISSION

2024	-07-05 lss	sued for	Rezonin	g/ Develo	opment Pe	ermit	

Description

REVISION

No. Date Description

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Scale: 1/4" = 1'-0"

- PAINT FINISH

- PAINT FINISH

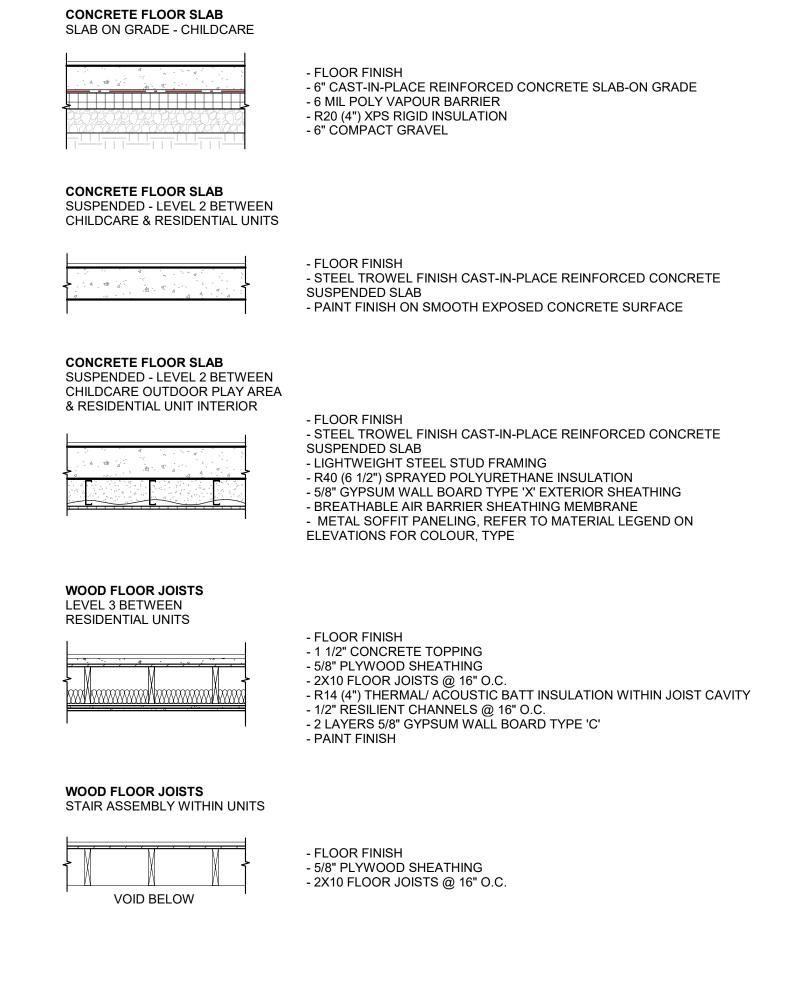
- 1/2" GYPSUM WALL BOARD

- 1/2" GYPSUM WALL BOARD

[2X4/ 2X6 WOOD STUD OR 3 5/8"/ 6" STEEL STUD]

- STUD FRAMING @ 16" O.C.

LANE GARBAGE -ENCLOSURE-PARKING LOT 10'-0" 1 LONGITUDINAL SECTION (SOUTH TO NORTH)
3/16" = 1'-0" PRELIMINARY ROOF/FLOOR/WALL ASSEMBLIES [ NOTE: SUBJECT TO CHANGE UPON FURTHER CONFIRMATION WITH FUTURE ASSIGNED ENERGY ADVISOR ON STEP CODE 4 COMPLIANCE] **EXTERIOR WALL** FIBER CEMENT SIDING - FIBER CEMENT SIDING (VERTICAL PLANKS, REVEAL PANEL). REFER TO ELEVATIONS FOR COLOURS, TYPE. - VERTICAL STRAPPING (3/4" PT WOOD, OR Z-GIRTS) - BREATHABLE AIR/ WEATHER BARRIER SHEATHING MEMBRANE - R16 (4") RIGID MINERAL WOOL INSULATION - 1/2" PLYWOOD SHEATHING - STUD FRAMING @ 16" O.C. (2X6 WOOD STUDS OR 6" STEEL STUDS) - 6 MIL POLY AIR/ VAPOUR BARRIER - 5/8" GYPSUM WALL BOARD TYPE 'X' - PAINT FINISH **EXTERIOR WALL** BRICK VENEER SIDING - BRICK VENEER SIDING, REFER TO ELEVATIONS FOR COLOURS, PATTERN - BRICK VENEER METAL TIES - BREATHABLE AIR/ WEATHER BARRIER SHEATHING MEMBRANE - R8 (2") RIGID MINERAL WOOL INSULATION - 1/2" PLYWOOD SHEATHING - 6" STEEL STUD FRAMING @ 16" O.C. - 6 MIL POLY AIR/ VAPOUR BARRIER - 5/8" GYPSUM WALL BOARD TYPE 'X' - PAINT FINISH INTERIOR WALL FIRE SEPARATION BETWEEN CHILDCARE & RESIDENTIAL UNITS - PAINT FINISH - 2 LAYERS 5/8" GYPSUM WALL BOARD TYPE 'X' - 6" STEEL STUD FRAMING @ 16" O.C. - BATT INSULATION TO FILL STUD CAVITY - 2 LAYERS 5/8" GYPSUM WALL BOARD TYPE 'X' - PAINT FINISH INTERIOR WALL - PAINT FINISH FIRE SEPARATION BETWEEN RESIDENTIAL UNITS - 5/8" GYPSUM WALL BOARD TYPE 'X' - 2X4 WOOD STUD FRAMING @ 16" O.C. - BATT INSULATION TO FILL STUD CAVITY - 1" AIR GAP - 2X4 WOOD STUD FRAMING @ 16" O.C. - BATT INSULATION TO FILL STUD CAVITY - 5/8" GYPSUM WALL BOARD TYPE 'X' - PAINT FINISH



В

**UNIT 204** LIVING

ROOM

LIVING

ROOM

OUTDOOR

₽ PLAY AREA

EL. 42.37'

LAUNDRY

**GROUP CHILDCARE** 

(INFANT/ TODDLER)

**ACTIVITY AREA** 

CLOSET

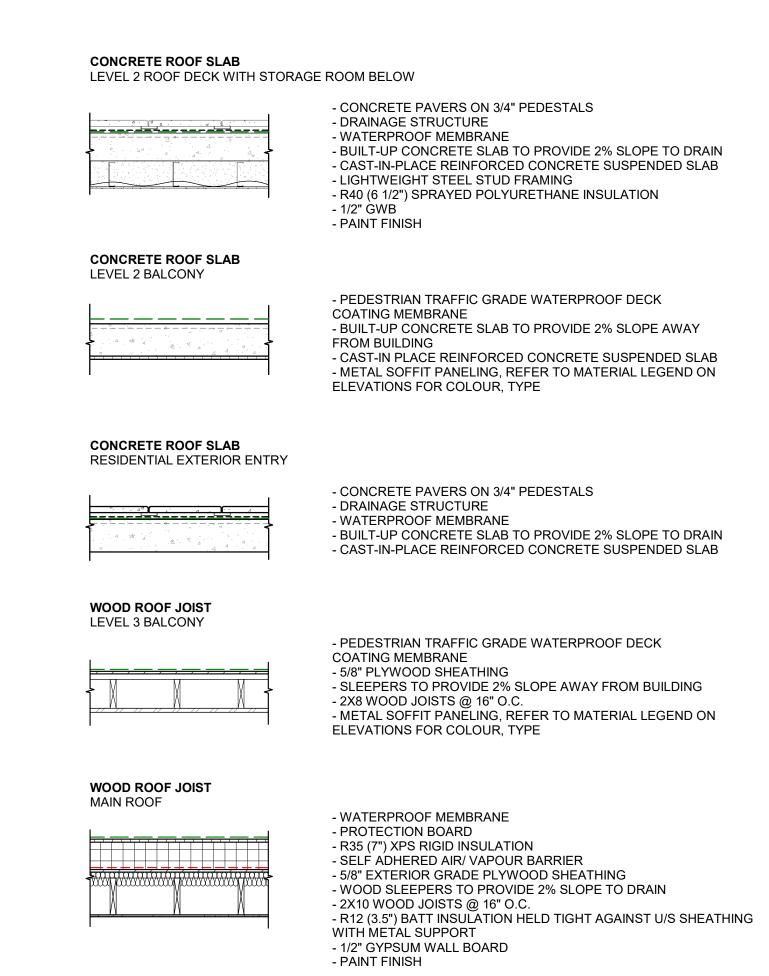
BATHROOM

**ENTRY** 

**STAIRS** 

DROP CEILING BEYOND

CLOSET



G

**UNIT 203** 

LIVING ROOM

**UNIT 101** 

LIVING ROOM

**GROUP CHILDCARE** 

(30 MONTH-SCHOOL AGE)

ACTIVITY AREA

CLOSET

SHARED KITCHEN MASTER

BEDROOM

**UNIT 203** 

**ENTRY** 

STAIRS

TOROP CEILING BEYOND

ARCHITECTS

5th BC

U/S CEILING UPPER ROOF 64.20

U/S CEILING MAIN ROOF 61.20'

**BRUCE** STREET

RESIDENTIAL ENTRY 38.20' (11.64 m)

SIDEWALK TO CORRESPOND WITH HORSESHOE BAY'S

STREETSCAPE DESIGN

10'-0"

GUIDELINES

Project: 1654

**Owner: Pariz Development Corporation** 6384 Bruce Street

6384 Bruce Street, West Vancouver

Drawing: **SECTIONS** 

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

Da (YYYY-	<b>te</b> MM-DD)	Description
_2024-07-	05 Issued for R	ezoning/ Development Permit
	F	REVISION
No.	Date	Description

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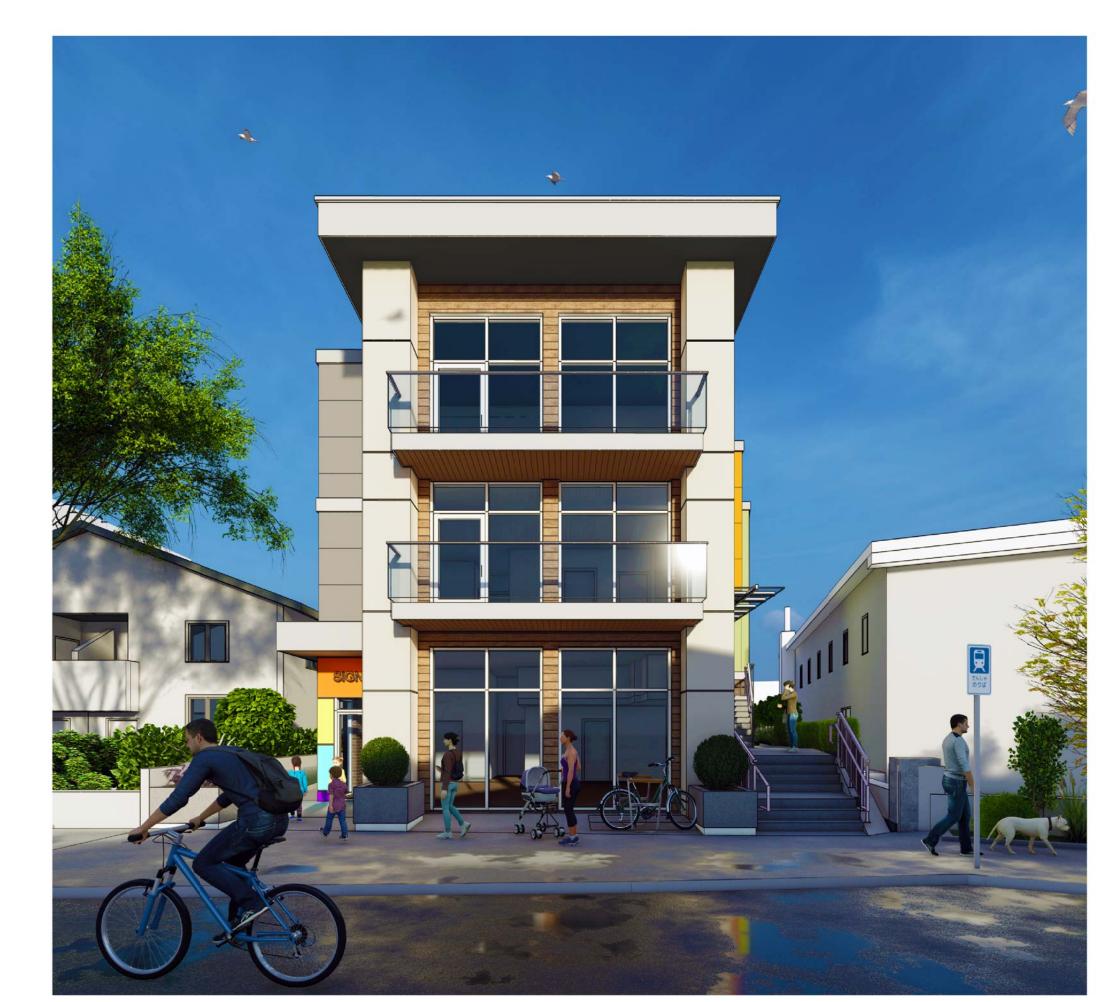
Scale: As indicated



NORTHWEST VIEW FROM LANE



SOUTHEAST VIEW FROM BRUCE STREET - RESIDENTIAL ENTRY



SOUTH VIEW FROM BRUCE STREET



NORTHEAST VIEW FROM PARKING LOT

Owner: Pariz Development Corporation 6384 Bruce Street

6384 Bruce Street, West Vancouver

RENDERINGS

Project Status:

Rezoning/ Development Permit SUBMISSION

Date (YYYY-MM-DD)	Description
2024-07-05 Issued for I	Rezoning/ Development Permit

**REVISION** 

No. Date Description

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Scale: 12" = 1'-0"