

PIM Summary



6384 Bruce St
West Vancouver

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

Prepared by:

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

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

Meeting Information

Public Information Meeting

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

Awareness-Raising Activities and Materials

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

DEVELOPER'S PRE-APPLICATION MEETING*

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

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

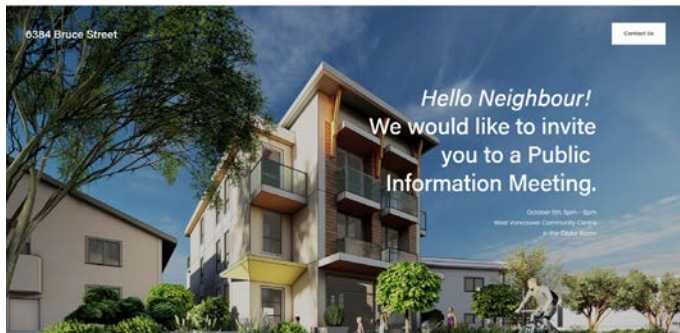
Date: October 5th
Time: 6pm - 8pm
Location: West Vancouver Community Centre
in the Cedar Room

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

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



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



What is the meeting for?

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



What is being proposed?

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



Who is hosting the meeting?

Hi, nice to meet you! We are Ankenman Marchand Architects, an award-winning firm in Vancouver with over thirty years of experience. We have a long track record of participatory planning work and community engagement. We understand development issues, and the effects poor quality development can have on communities. That's why we take great pride in engaging with community stakeholders from the beginning of the design process. We call this our "grass roots" approach. This approach allows us to fully appreciate the specific opportunities and constraints a particular development will have on its surrounding environment as they relate to the neighbouring residents.



The Importance of Public Engagement

To learn more about this proposal, please join us on October 19th, 8pm-9pm at the West Vancouver Community Centre in the Cedar Room for our preliminary public information meeting. Your presence, participation and engagement with this proposal is a valuable part of the design process and we hope to see you there!

[CONTACT US](#)

6384 Bruce Street

[CONTACT US](#)

Let us know your thoughts

We'd like to design this project in co-operation with the existing community to ensure the most feasible and appropriate development for all parties, respecting the project priorities.

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

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

Name (required)
 First Name Last Name
 Email (required)

 Phone (required)

 Message (required)

 Submit

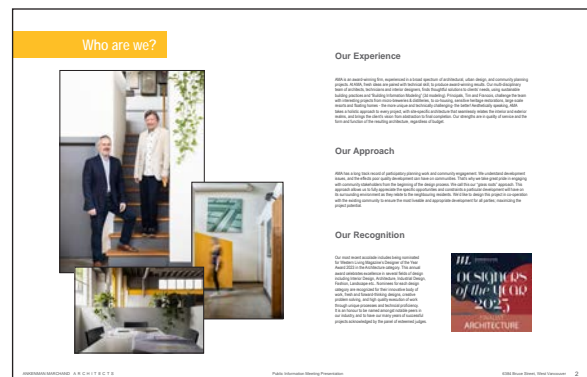
Meeting Information

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

The project site is located at 2228-2238 West 48th Avenue, between the Horseshoe Bay and West Vancouver neighborhoods. The site is currently undeveloped and is zoned for residential use. The project is a multi-story residential building with a mix of rental and market-rate units. The site is located on a steep slope and is surrounded by existing residential development. The project is a multi-story residential building with a mix of rental and market-rate units. The site is located on a steep slope and is surrounded by existing residential development.

Current Streetscape (not to scale)

48th Avenue, West Vancouver

Project Overview

What is the project proposing?

The project is a multi-story residential building with a mix of rental and market-rate units. The site is located on a steep slope and is surrounded by existing residential development. The project is a multi-story residential building with a mix of rental and market-rate units. The site is located on a steep slope and is surrounded by existing residential development.

Site Plan

48th Avenue, West Vancouver

Project Overview

Design Concept: Missing Middle Housing

Missing middle housing is a type of housing that fills the gap between single-family detached homes and high-rise apartment buildings. The design concept for this project is to create a multi-story residential building with a mix of rental and market-rate units. The building will be designed to fit into the existing residential fabric of the neighborhood. The building will be a multi-story residential building with a mix of rental and market-rate units. The building will be designed to fit into the existing residential fabric of the neighborhood.

Level 1 Plan, Level 2 Plan, Level 3 Plan

48th Avenue, West Vancouver

Project Overview

Who is this housing for?

This housing is designed for a mix of rental and market-rate tenants. The building will provide a range of housing options, including single and double bedrooms. The building will be designed to fit into the existing residential fabric of the neighborhood. The building will be a multi-story residential building with a mix of rental and market-rate units. The building will be designed to fit into the existing residential fabric of the neighborhood.

What is the importance of Rental Housing?

Rental housing is an essential part of a diverse and inclusive housing market. It provides a range of housing options for people who cannot afford to buy a home. Rental housing is also an important part of the local economy. The building will provide a range of housing options, including single and double bedrooms. The building will be designed to fit into the existing residential fabric of the neighborhood.

What is the "Vital Signs Report"?

The Vital Signs Report is a tool used to assess the health of a community. It looks at a range of factors, including housing, employment, and social services. The report provides a snapshot of the community's current state and identifies areas for improvement. The building will provide a range of housing options, including single and double bedrooms. The building will be designed to fit into the existing residential fabric of the neighborhood.

48th Avenue, West Vancouver

Project Overview

Why are we proposing a childcare facility?

There is a need for more childcare facilities in the West Vancouver area. The current facilities are often at capacity and do not meet the needs of the community. The proposed facility will provide a range of childcare options, including full-day care and part-day care. The facility will be designed to fit into the existing residential fabric of the neighborhood. The facility will be a multi-story residential building with a mix of rental and market-rate units. The facility will be designed to fit into the existing residential fabric of the neighborhood.

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

The Child Care Action Plan is a long-term strategy to address the need for more childcare facilities in the West Vancouver area. The plan identifies a range of strategies, including increasing the number of childcare facilities, improving the quality of childcare, and increasing the affordability of childcare. The proposed facility will provide a range of childcare options, including full-day care and part-day care. The facility will be designed to fit into the existing residential fabric of the neighborhood.

Key Takeaways from the Child Care Action Plan

- Create 800 new spaces over the next 10 years
- Prioritize locating child care in new developments (especially Residential and Commercial)

48th Avenue, West Vancouver

Design Strategies

The design strategies for this project include:

- High-quality construction and materials
- Energy-efficient design and construction
- Sustainable design and construction
- Accessible design and construction
- Community-oriented design and construction
- High-quality landscaping and site work
- High-quality interior finishes and fixtures
- High-quality exterior finishes and fixtures
- High-quality site work and landscaping
- High-quality construction and materials
- Energy-efficient design and construction
- Sustainable design and construction
- Accessible design and construction
- Community-oriented design and construction
- High-quality landscaping and site work
- High-quality interior finishes and fixtures
- High-quality exterior finishes and fixtures
- High-quality site work and landscaping

48th Avenue, West Vancouver

Planning Context

What is an OCP?

An Official Community Plan (OCP) is a long-term strategy for a local government. It sets out the vision and goals for the community and provides a framework for decision-making. The OCP for West Vancouver was adopted in 2017 and provides a framework for decision-making. The project is a multi-story residential building with a mix of rental and market-rate units. The project is a multi-story residential building with a mix of rental and market-rate units.

How does this 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 a multi-story residential building with a mix of rental and market-rate units. The project is a multi-story residential building with a mix of rental and market-rate units.

What is a Local Area Plan?

A Local Area Plan (LAP) is a detailed plan for a specific area within a local government. It provides a framework for decision-making and sets out the vision and goals for the area. The project is a multi-story residential building with a mix of rental and market-rate units. The project is a multi-story residential building with a mix of rental and market-rate units.

48th Avenue, West Vancouver

Planning Process

Where are we in the planning process?

The project is currently in the planning process. The next steps include:

- Development Application Process
- Public Consultation
- Council Approval
- Construction
- Occupancy

48th Avenue, West Vancouver



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 own my home

- I work in the District of West Vancouver
 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 off that same lane!

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
- 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?

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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 CLOSED at one end. Access to pickup is possible - JUST. This involves some complicated dance steps. I seriously doubt everybody's ability to follow these steps.

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?

Contact Information Please Print:

Name: [Redacted]

Address: [Redacted]

Phone: [Redacted]

Email: [Redacted]

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!

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

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

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

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

TWO BUSY MAIN STREETS LEAD INTO MARBESHE
BAY BRUCE + ROYAL. YOUR PROPOSAL TO 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: _____

Address: _____

Phone: _____

Email: _____

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.
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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 6559 Bruce St.

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

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

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

- Rental - There is a large need for rental for workers in Dist. 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-storey unit (interior stair case)

- I would be inside with more 1 BR rental units to meet the need of workers in H. Bay.

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if you will continue to provide it

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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

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

• playful colors
• vaulted form & roof heights

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

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

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

- accessibility

WE VALUE YOUR OPINION

6384 Bruce St, District of West Vancouver

October 5th, 2023

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

Contact Information Please Print:

Name: _____

Address: _____

Phone: _____

Email: _____

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

Please email your comment sheet to cassandra@amarchitects.com by October 11th, 2023.
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4. Are there elements of the proposed plan that you like? If so, what are they?

Should be considered

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?

*52-55-515 15-10-22
map. located @ 515/10-22*

WE VALUE YOUR OPINION

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

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

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]

Address:

[Redacted]

Phone:

[Redacted]

Email:

[Redacted]

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

Yes / No (circle)

Yes

Please email your comment sheet to cassandra@amarchitects.com by October 11th, 2023.

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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

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

N/A

Contact Information Please Print:

Name: [REDACTED]

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

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

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N/A

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Name: [REDACTED]

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

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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

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Contact Information Please Print:

Name: [Redacted] _____

Address: [Redacted] _____

Phone: [Redacted] _____

Email: [Redacted] _____

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

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?

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 be great

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:

Address:

Phone:

Email:

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