

6384 BRUCE STREET, WEST VANCOUVER, HORSESHOE BAY

MULTI-USE BUILDING - RESIDENTIAL & CHILDCARE FACILITY

Issued for Rezoning/ Development Permit	2024-07-05
Response to District Rezoning/ DP Initial Comments	2025-01-30
Second Response to District Rezoning / DP Comments	2025-08-06
Response to District Rezoning / DP Comments	2026-01-21
Re-Issued for Rezoning/Development Permit	2026-04-15

Client

Pariz Development Corporation
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Surveyor

Bennett Land Surveying Ltd.
201-275 Fell Avenue
North Vancouver, BC V7P 3R5
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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
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Arborist

Durante Kreuk Ltd.
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Civil

Creus Engineering
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North Vancouver, BC V7M 3J3
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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
A001	COVER PAGE & DRAWING LIST
A005	STATISTICS
A030	CONTEXT
A031	VIEW CORRIDORS - STREET VIEW CONTEXT
A032	VIEW CORRIDORS - STREET VIEW CONTEXT
A033	VIEW CORRIDORS - PLAN VIEW ANALYSIS
A035	CONTEXT - AWAY PLAY SPACE PLAN (PARK)
A050	SURVEY
A090	OUTDOOR PLAY AREA - SUN DIAGRAMS
A100	SITE PLAN
A101	STREET OFF-SITE PLAN (BRUCE ST)
A105	SITE PLAN - AVERAGE GRADE CALCULATION & PROPOSED ON-SITE TREE REMOVAL
A110	LEVEL 1 PLAN

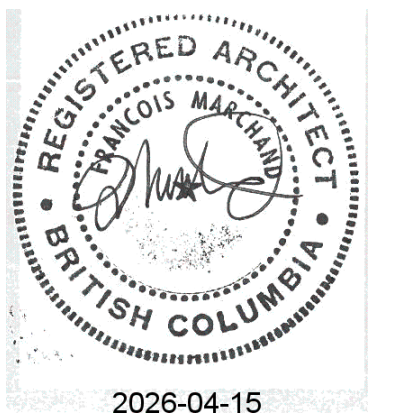
SHEET #	SHEET NAME
A120	LEVEL 2 PLAN
A130	LEVEL 3 PLAN
A140	ROOF PLAN
A210	NORTH ELEVATION
A220	EAST ELEVATION
A230	SOUTH ELEVATION
A240	WEST ELEVATION
A250	SPATIAL SEPARATION CALCULATIONS
A300	SECTIONS
A310	SECTIONS
A901	SHADOW STUDY
A910	RENDERINGS
A912	RENDERINGS

ARCHITECTS

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ANKENMAN MARCHAND



Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:
COVER PAGE & DRAWING LIST

Project Status:
Rezoning/ Development Permit

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Scale:

DWG. NO:

A001

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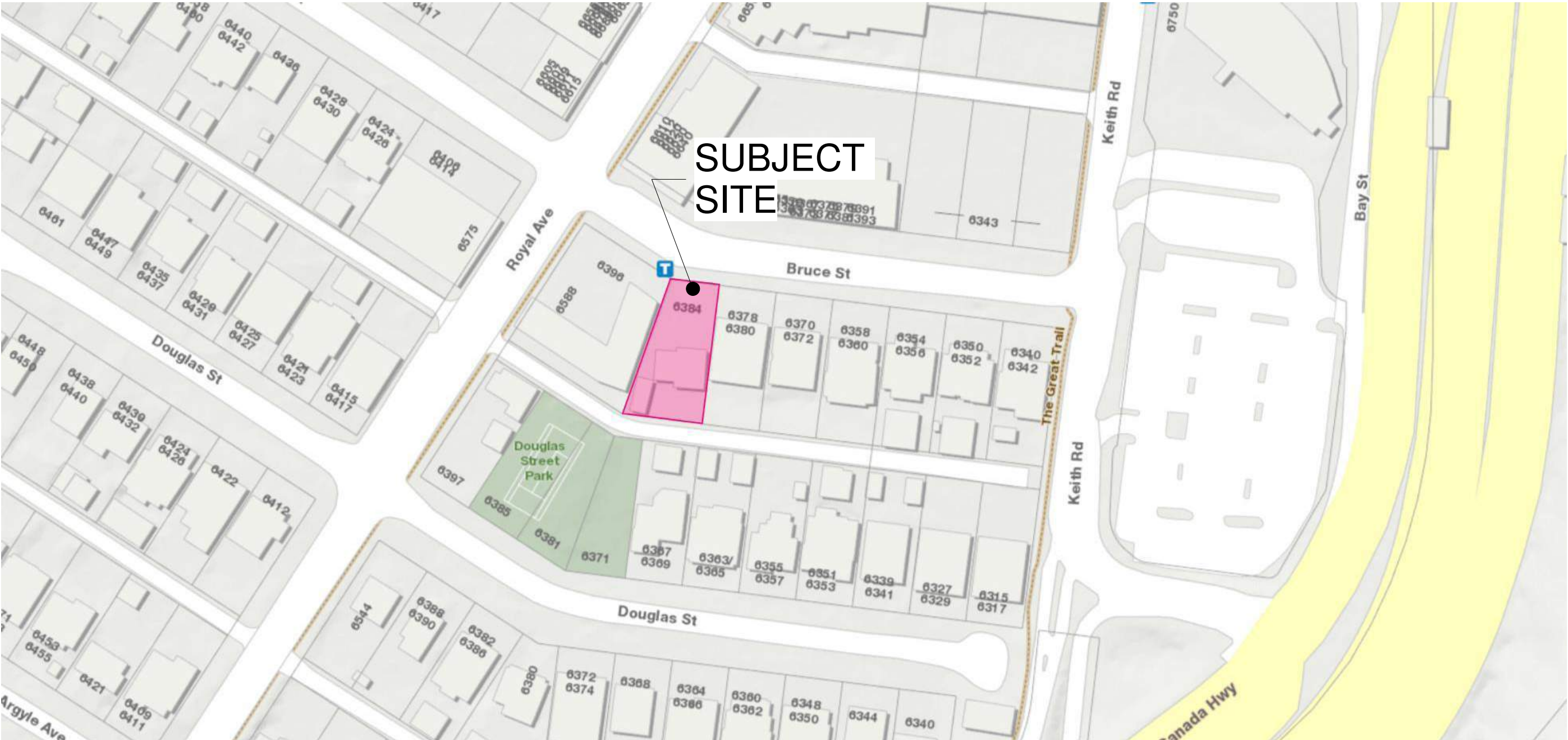
Plot Date: 2026-04-15 11:46:06 AM

Project Overview

The project proposed a 3-storey, mixed use building with a daycare on the ground level and four rental stacked townhomes above. Surface parking is located at the rear of the site directly off of the lane (similar to the neighbouring residential homes). 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 the 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.

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.



VIEW OF SITE FROM BRUCE STREET



AERIAL VIEW OF SITE FROM BRUCE STREET

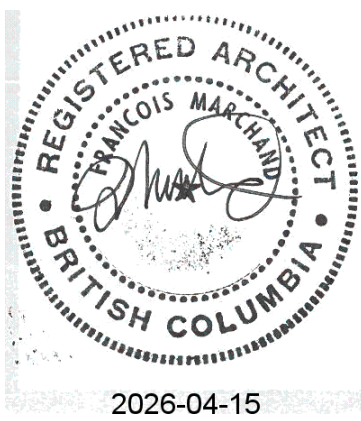


AERIAL VIEW OF SITE FROM LANEWAY

ARCHITECTS

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Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

CONTEXT

Project Status:
Rezoning/ Development Permit

SUBMISSION

Date (YYYY-MM-DD)	Description
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Scale:
As indicated

DWG. NO:

A030

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Plot Date: 2026-04-15 11:46:09 AM

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



BEFORE



AFTER

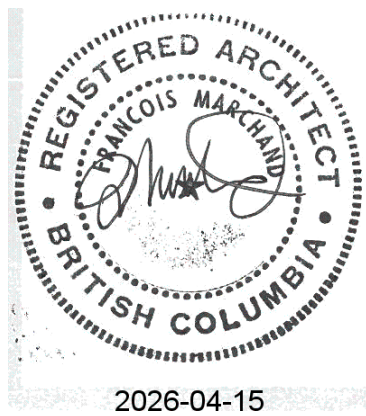


Corridor view from the front commercial parking lot area at Bruce Street, looking south towards the proposed property.

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Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

VIEW CORRIDORS - STREET
VIEW CONTEXT

Project Status:

Rezoning/ Development Permit

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Scale:
6" = 1'-0"

DWG. NO:
A031

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Plot Date: 2026-04-15 11:46:09 AM

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.

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Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

VIEW CORRIDORS - STREET
VIEW CONTEXT

Project Status:
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Scale: 6" = 1'-0"
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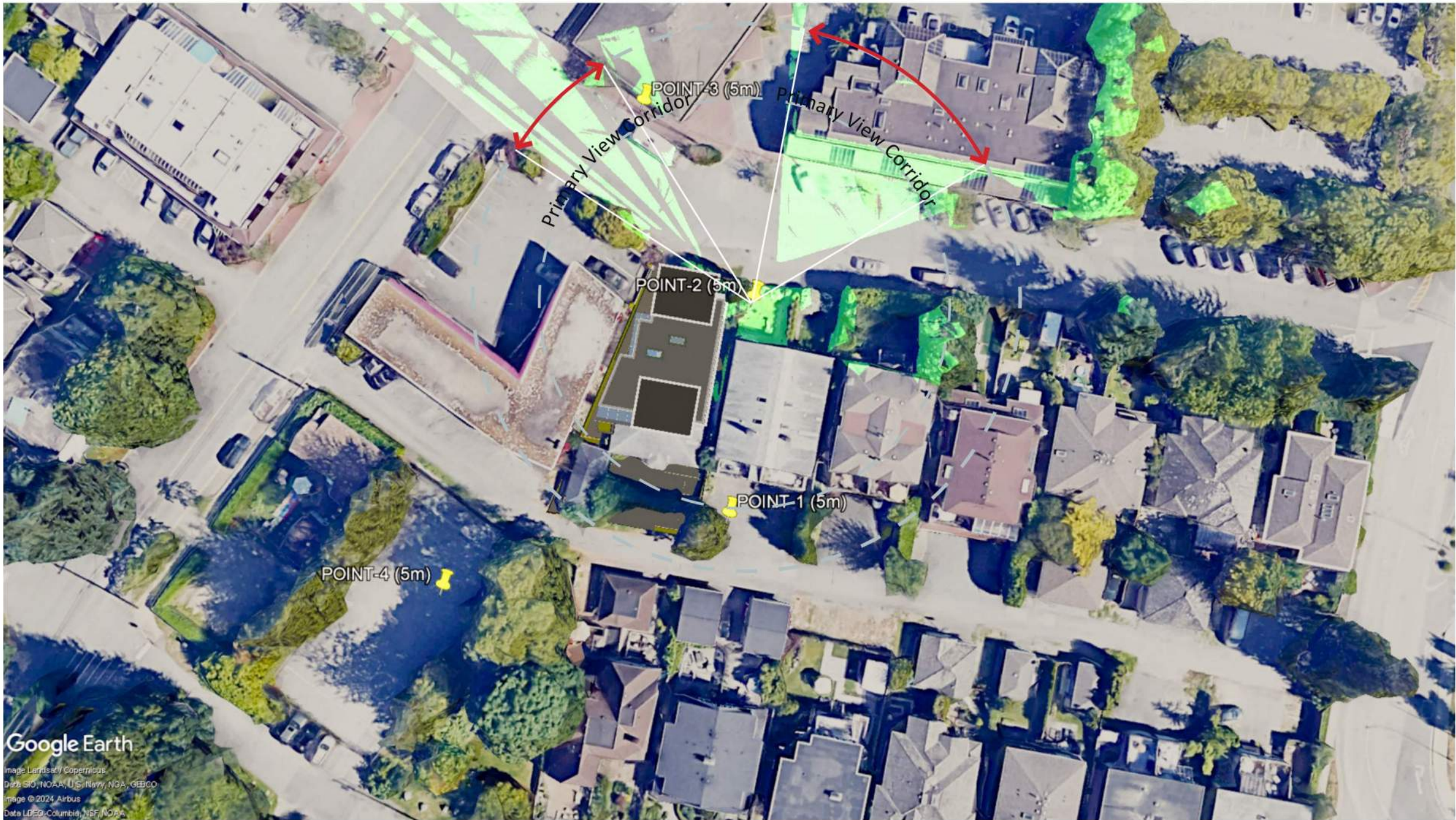
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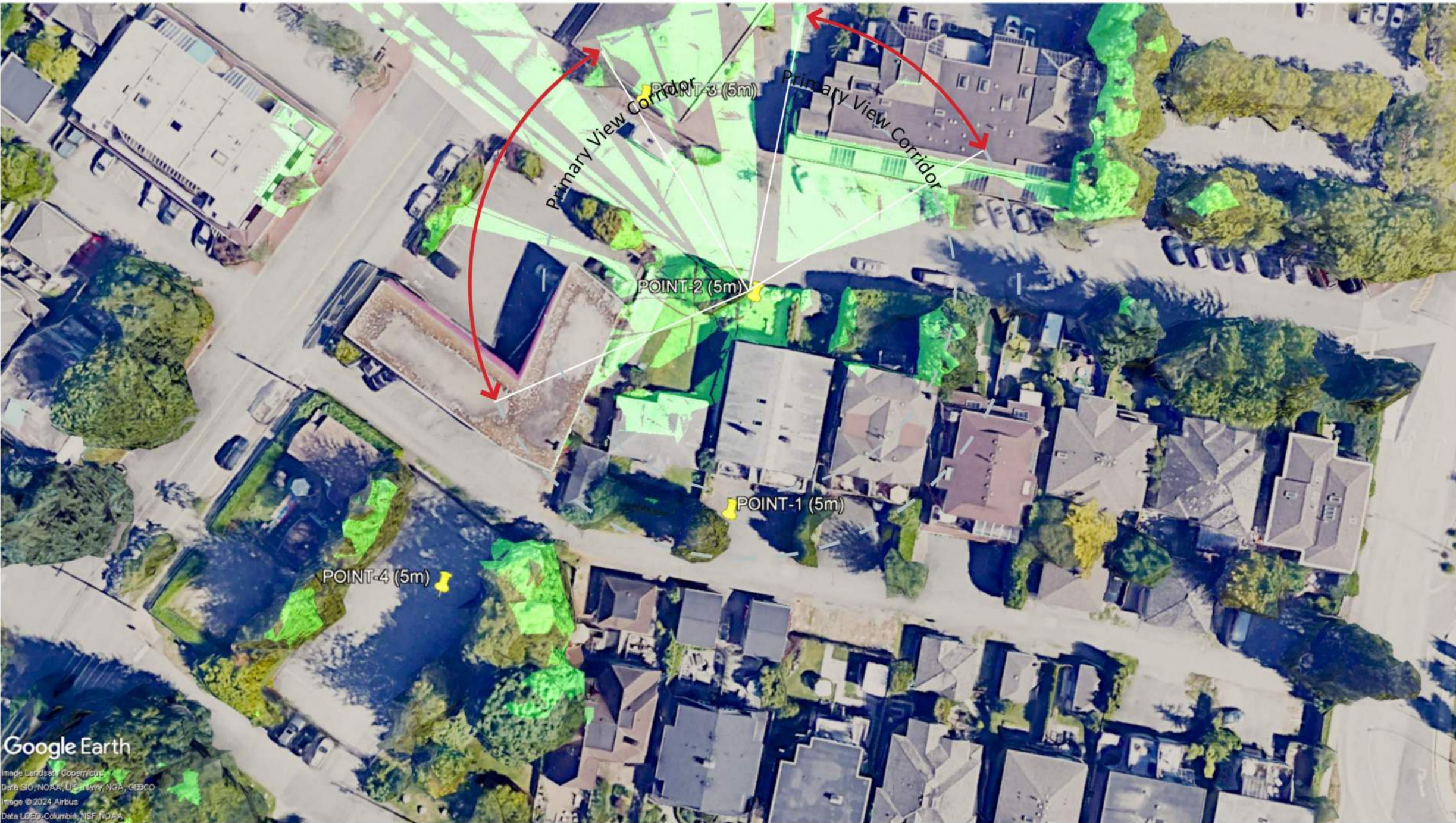
Viewshed highlights everything in your line of sight from a placemark's location (areas highlighted in green)



AFTER



BEFORE



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

Drawing:
VIEW CORRIDORS - PLAN
VIEW ANALYSIS

Project Status:
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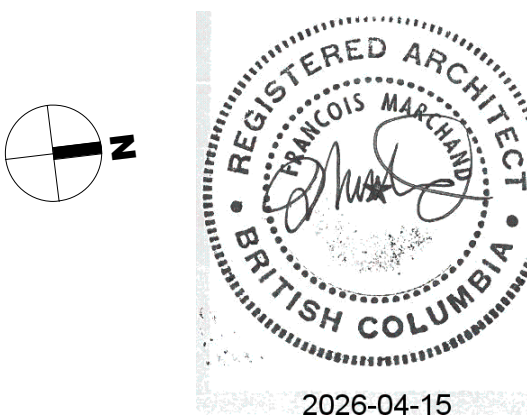


DOUGLAS PARK AND SPORTS COURT PHOTOS



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:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

CONTEXT - AWAY PLAY
SPACE PLAN (PARK)

Project Status:

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As indicated

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A035

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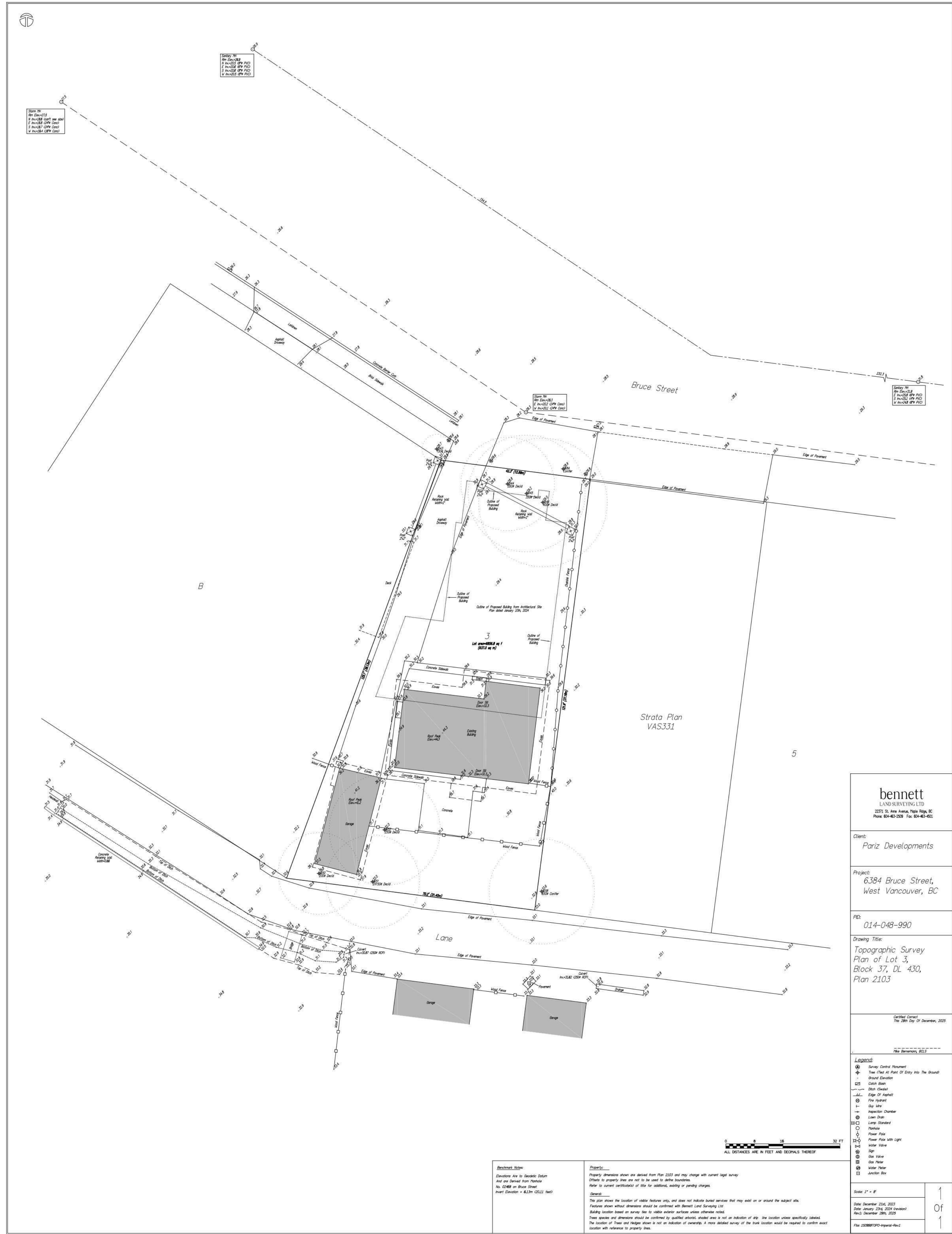


Drawing:
SURVEY

Date (YYYY-MM-DD)	Description
2024-07-05	Issued for Rezonings/ Development Permit
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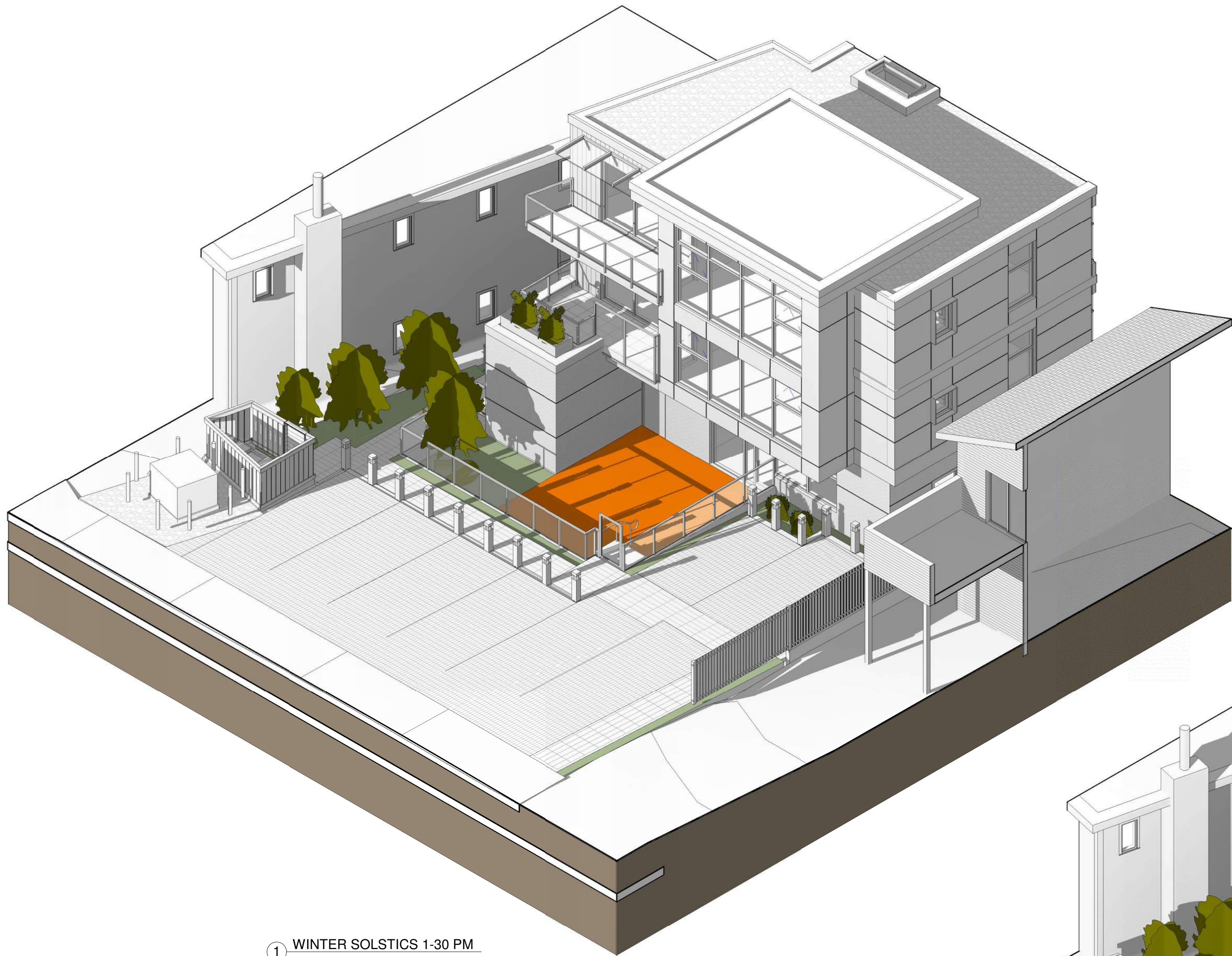
A050



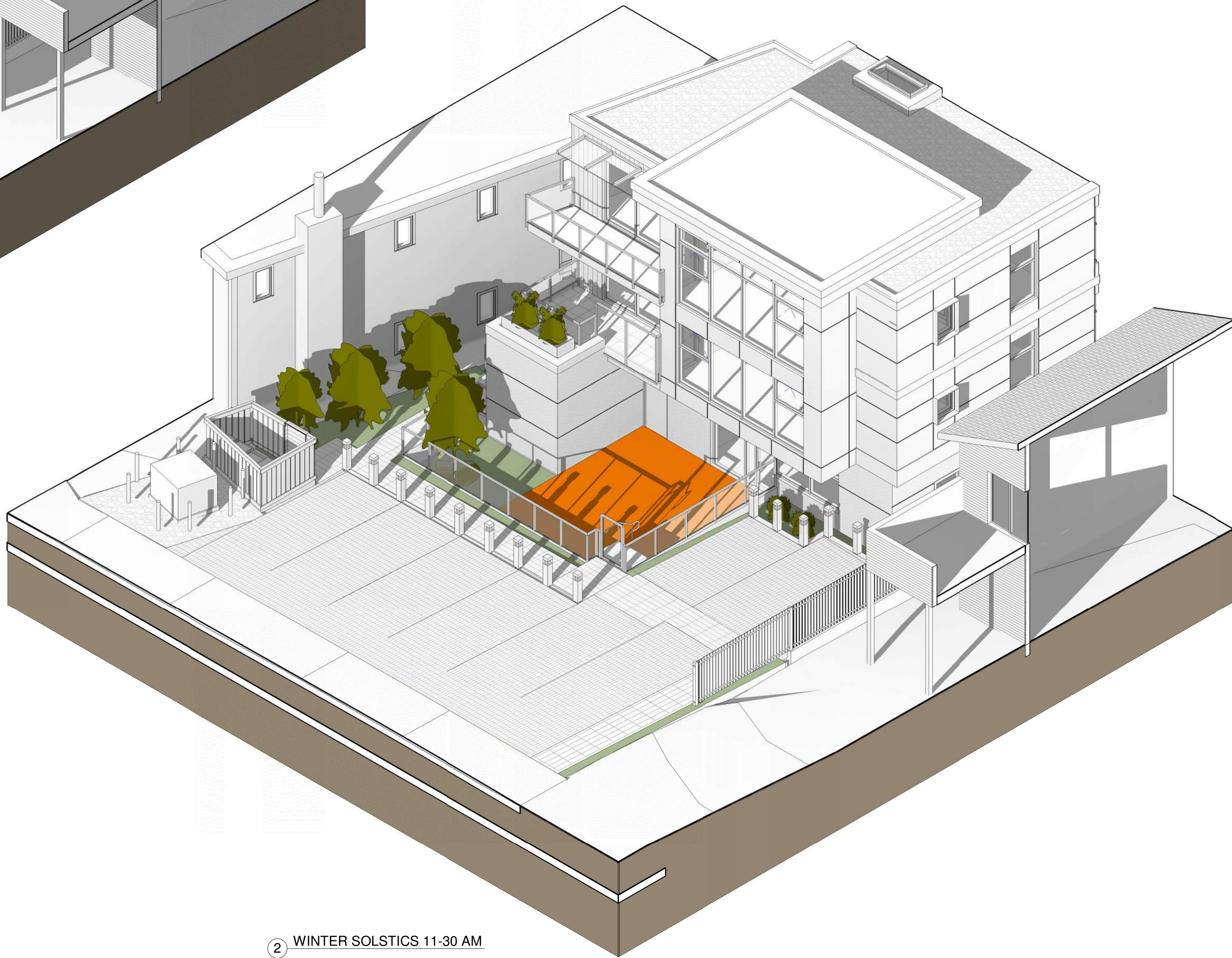
REFER TO THE ARBORIST REPORT FOR UPDATED TREE COUNT AND TREE SIZES

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Plot Date: 2026-04-15 11:46:28 AM



① WINTER SOLSTICS 1-30 PM



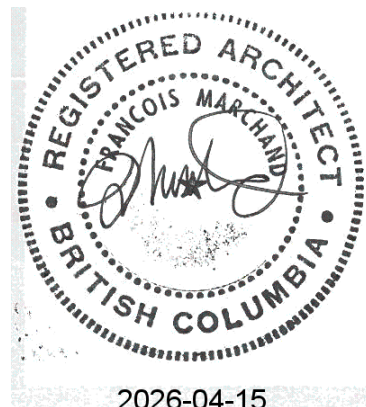
② WINTER SOLSTICS 11-30 AM

ARCHITECTS

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Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:
**OUTDOOR PLAY AREA - SUN
DIAGRAMS**

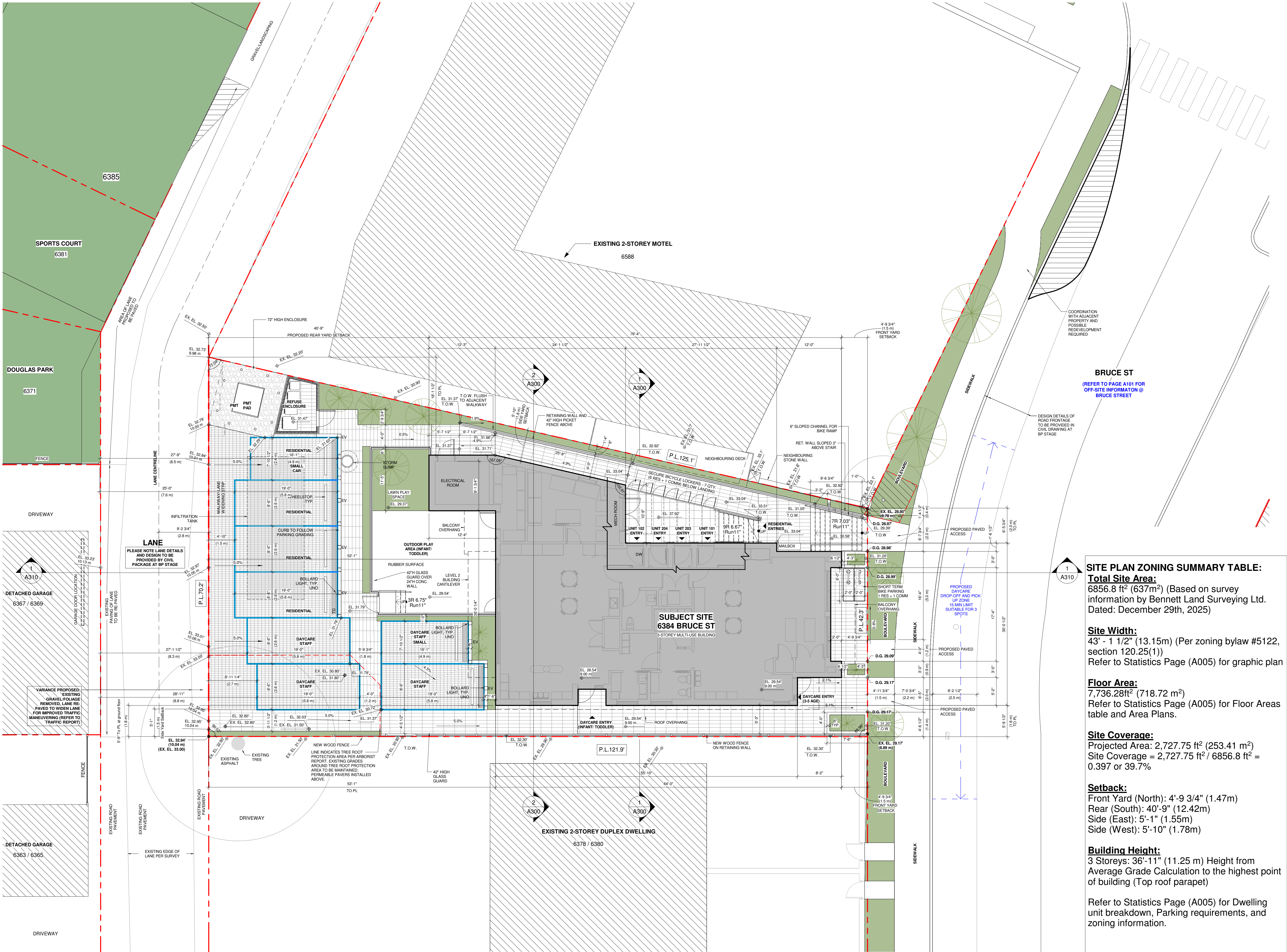
Project Status:
Rezoning/ Development Permit

SUBMISSION	
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Scale: DWG. NO:
A090



SITE PLAN ZONING SUMMARY TABLE:

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

Site Width:
43' - 1 1/2" (13.15m) (Per zoning bylaw #5122, section 120.25(1))
Refer to Statistics Page (A005) for graphic plan

Floor Area:
7,736.28ft² (718.72 m²)
Refer to Statistics Page (A005) for Floor Areas table and Area Plans.

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%

Setback:
Front Yard (North): 4'-9 3/4" (1.47m)
Rear (South): 40'-9" (12.42m)
Side (East): 5'-1" (1.55m)
Side (West): 5'-10" (1.78m)

Building Height:
3 Storeys: 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.

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

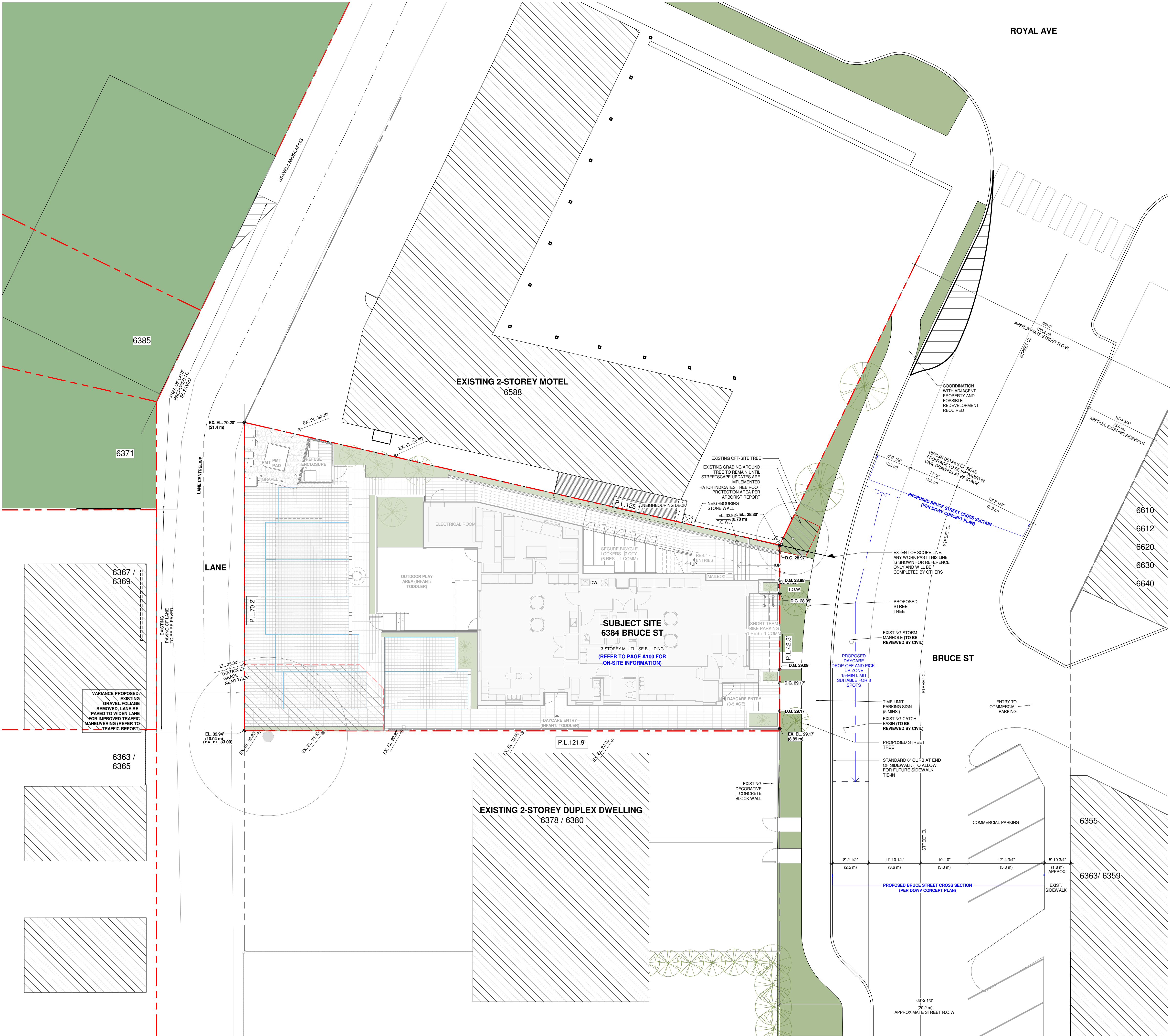
Drawing:
SITE PLAN

Project Status:
Rezoning/ Development Permit

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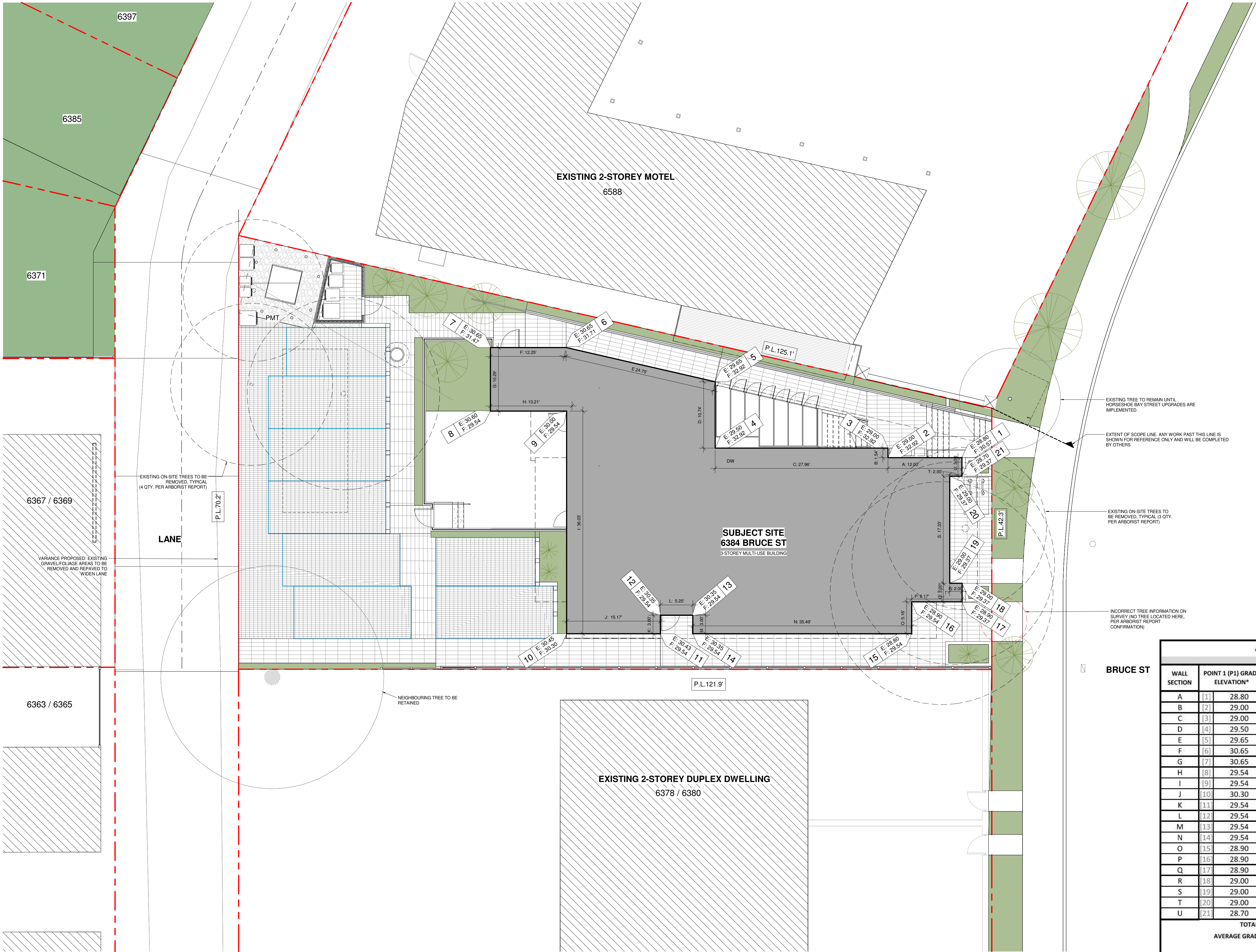
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Plot Date: 2026-04-15 11:46:46 AM



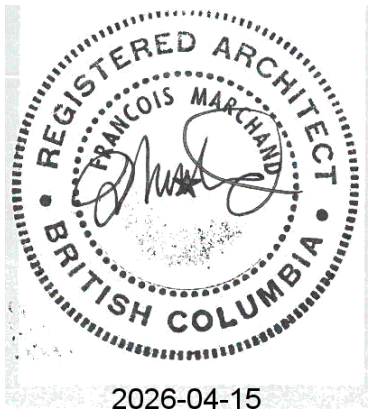
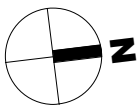
BRUCE ST

AVERAGE GRADE CALCULATION						
Measurements in Imperial (ft)						
WALL SECTION	POINT 1 (P1) GRADE ELEVATION*	POINT 2 (P2) GRADE ELEVATION*	AVERAGE GRADE (P1 +P2)/2	LENGTH	AVERAGE GRADE x LENGTH: 'Y'	
A	[1] 28.80	[2] 29.00	28.90	12.00	346.80	
B	[2] 29.00	[3] 29.00	29.00	1.54	44.66	
C	[3] 29.00	[4] 29.50	29.25	27.96	817.83	
D	[4] 29.50	[5] 29.65	29.58	10.74	317.64	
E	[5] 29.65	[6] 30.65	30.15	24.74	745.91	
F	[6] 30.65	[7] 30.65	30.65	12.25	375.46	
G	[7] 30.65	[8] 29.54	30.10	10.29	309.68	
H	[8] 29.54	[9] 29.54	29.57	12.34	362.43	
I	[9] 29.54	[10] 30.30	29.92	36.03	1078.02	
J	[10] 30.30	[11] 29.54	29.92	15.17	453.89	
K	[11] 29.54	[12] 29.54	29.54	3.00	88.62	
L	[12] 29.54	[13] 29.54	29.54	5.25	155.09	
M	[13] 29.54	[14] 29.54	29.54	3.00	88.62	
N	[14] 29.54	[15] 28.80	29.17	35.49	1035.24	
O	[15] 28.90	[16] 28.90	28.90	5.16	149.12	
P	[16] 28.90	[17] 28.90	28.90	8.17	236.11	
Q	[17] 28.90	[18] 29.00	28.95	3.00	86.85	
R	[18] 29.00	[19] 29.00	29.00	2.00	58.00	
S	[19] 29.00	[20] 29.00	29.00	17.33	502.57	
T	[20] 29.00	[21] 28.70	28.85	2.00	57.70	
U	[21] 28.70	[1] 28.80	28.75	3.00	86.25	
TOTALS FOR AVERAGE GRADE CALCULATION:				250.46	7396.48	
AVERAGE GRADE		= TOTAL 'Y'	÷	TOTAL PERIMETER LENGTH		
		= 7396.48	÷	250.46		
		= 29.53	FT			
* Note: Use the lower of natural grade and finished grade at each endpoint						

ARCHITECTS

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Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

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

Project Status:
Rezoning/ Development Permit

SUBMISSION

Date	Description
(YYYY-MM-DD)	
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REVISION

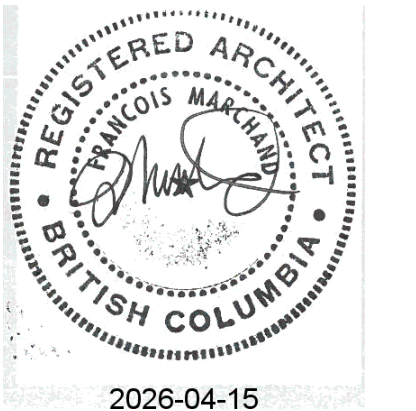
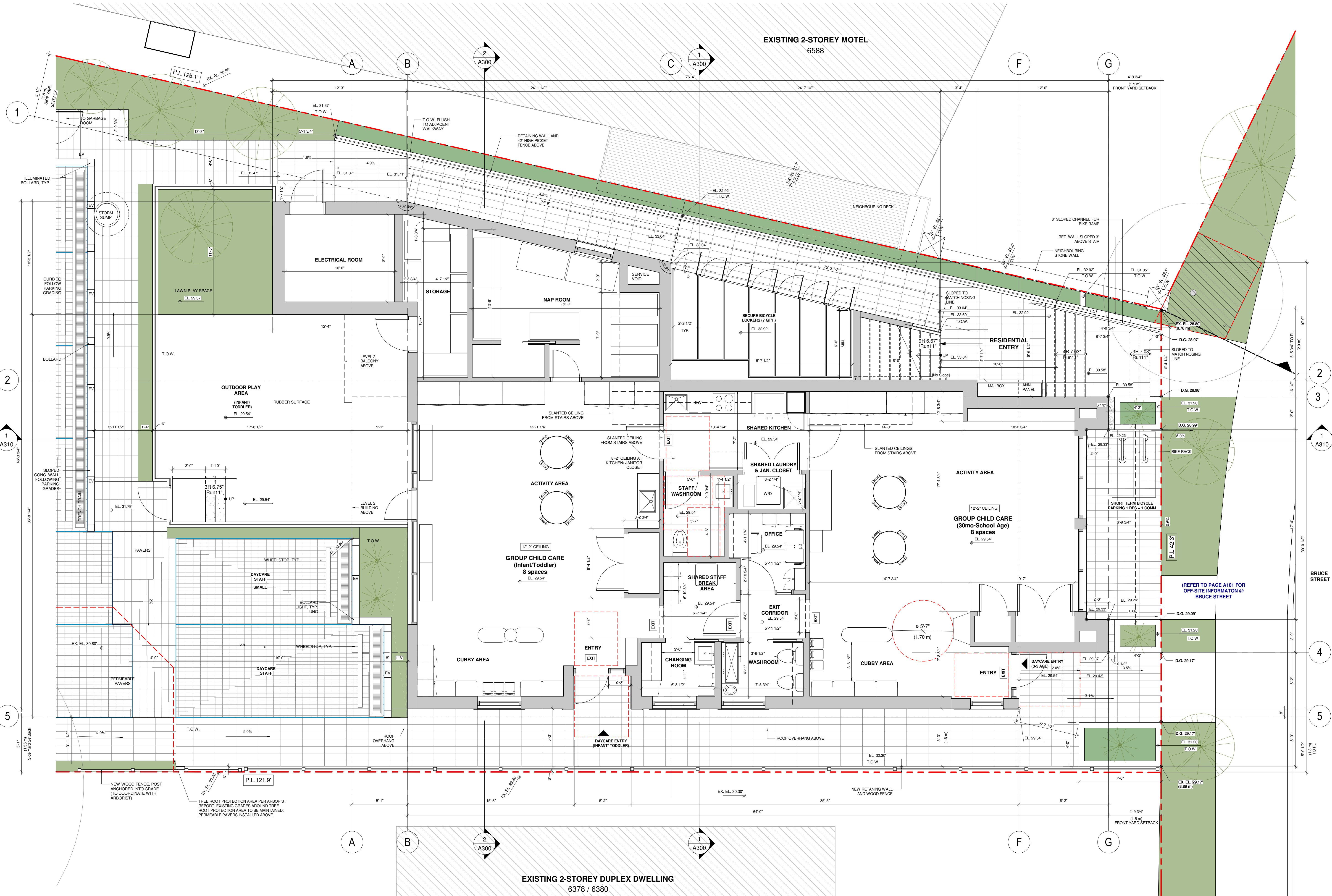
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Scale:
1/8" = 1'-0"

DWG. NO:

A105



Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

LEVEL 1 PLAN

Project Status:

Rezoning/ Development Permit

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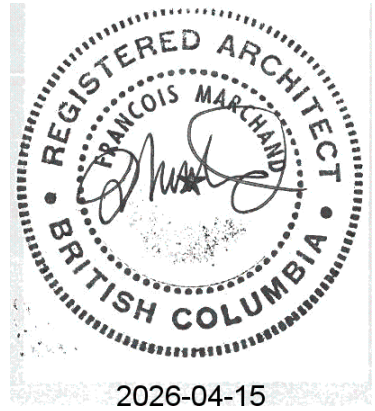
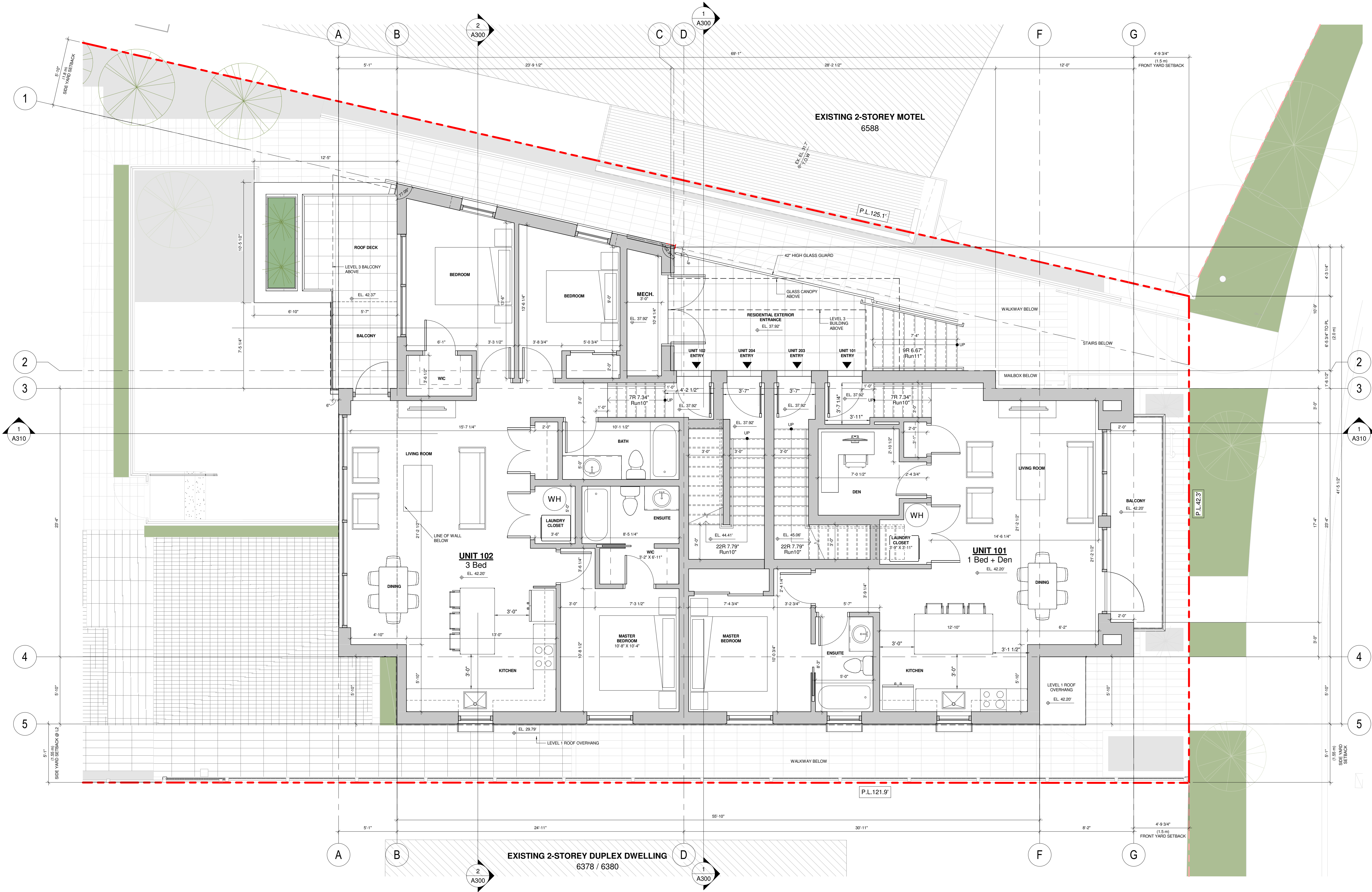
REVISION

No. Date Description

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

DWG. NO:

A110



Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

LEVEL 2 PLAN

Project Status:
Rezoning/ Development Permit

SUBMISSION

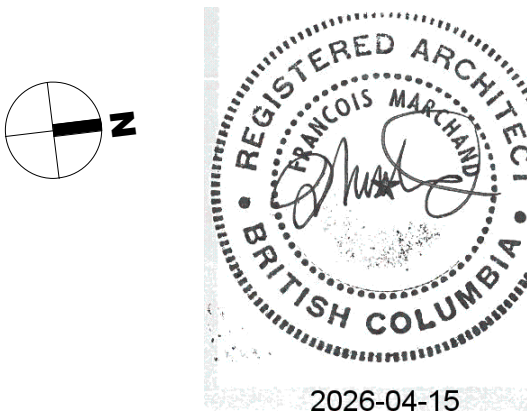
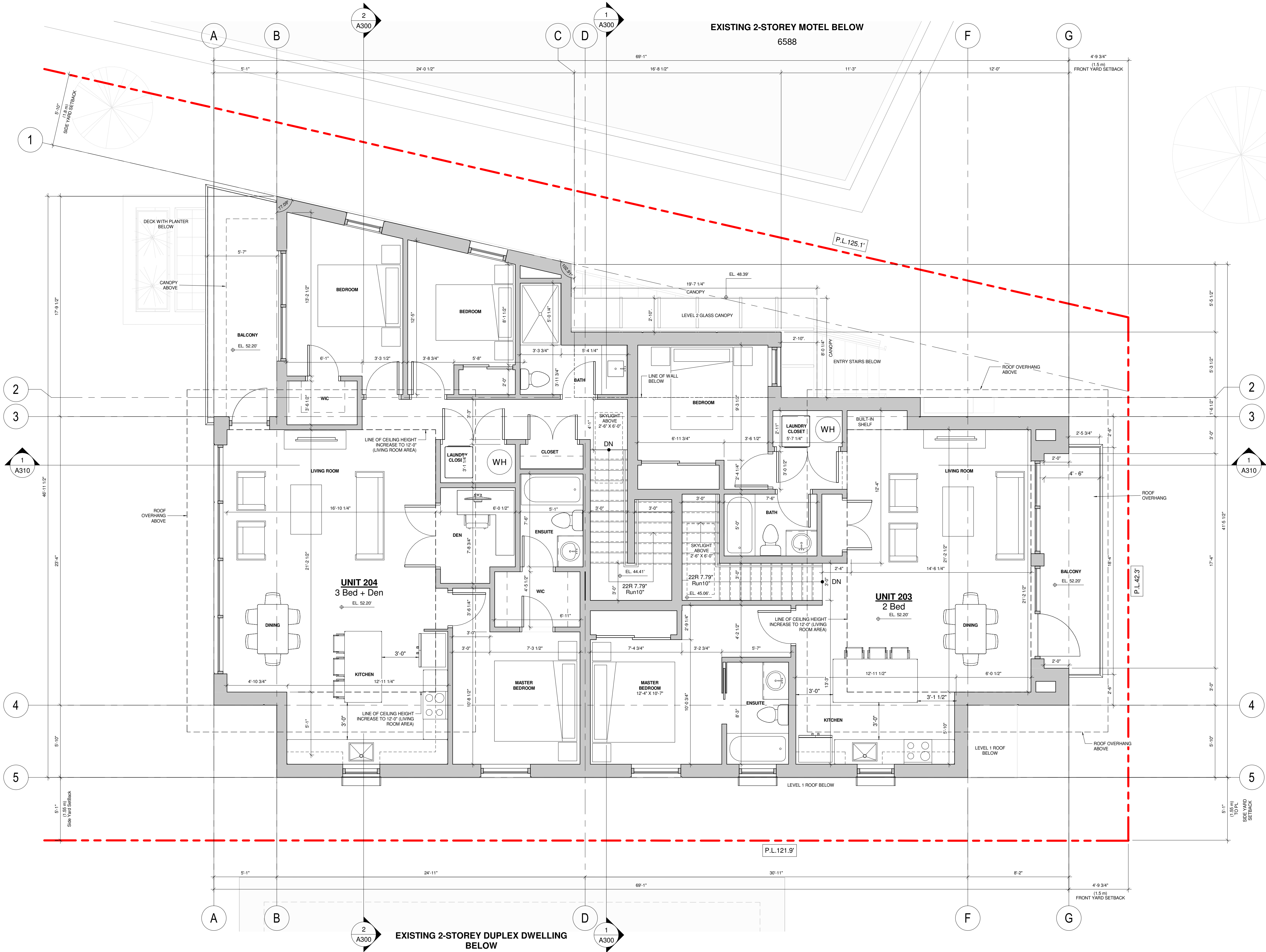
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2025-01-30	Response to District's Rezoning/ DP Initial Comments
2025-08-06	Second Response to District RZ/DP Comments
2026-01-21	Response to District RZ/DP Comments
2026-04-15	Re-Issued for RZ/DP

REVISION
No. Date Description

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

DWG. NO:
A120



Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

LEVEL 3 PLAN

Project Status:
Rezoning/ Development Permit

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-07-05	Issued for Rezoning/ Development Permit
2025-01-30	Response to District's Rezoning/ DP Initial Comments
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2026-04-15	Re-Issued for RZ/DP

REVISION

No.	Date	Description
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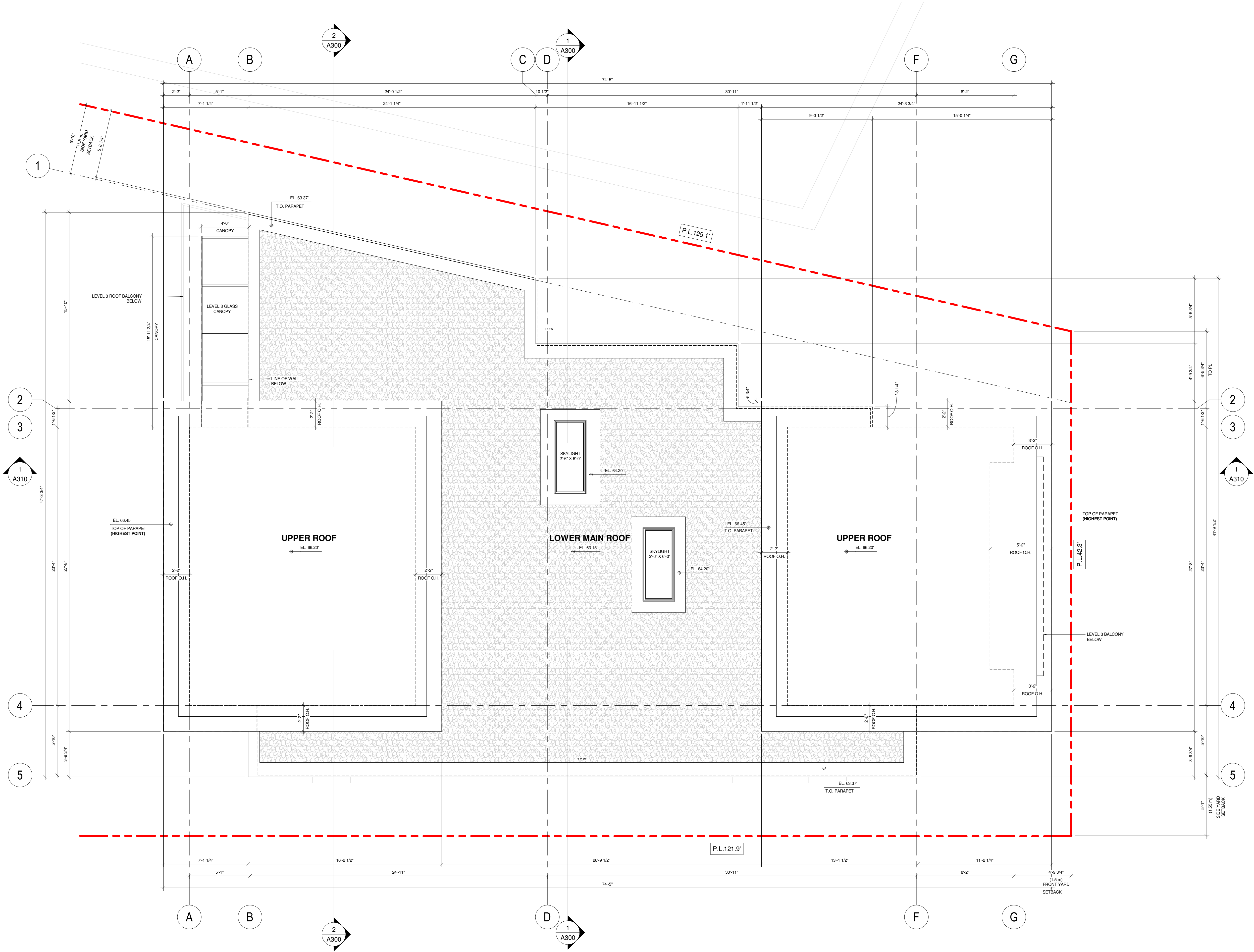
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DWG. NO:

A130

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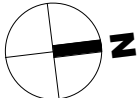
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ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

ROOF PLAN

Project Status:
Rezoning/ Development Permit

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-07-05	Issued for Rezoning/ Development Permit
2025-01-30	Response to District's Rezoning/ DP Initial Comments
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2026-04-15	Re-Issued for RZ/DP

REVISION

No.	Date	Description
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Scale:
1/4" = 1'-0"

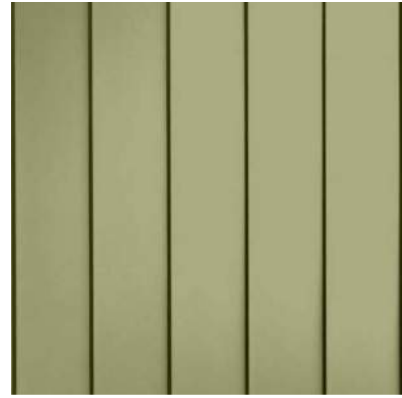
DWG. NO:
A140

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Plot Date: 2026-04-15 11:46:59 AM

MATERIAL BOARD



FIBER CEMENT VERTICAL SIDING & REVEAL PANEL, SMOOTH - COLOUR: HEATHERED MOSS



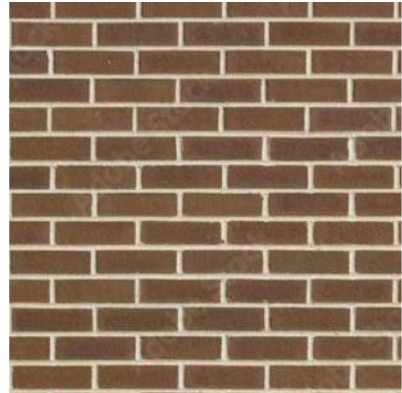
FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: ARCTIC WHITE



FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: YELLOW



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



BRICK, RUNNING BOND - COLOUR: REGENCY BROWN



METAL REVEAL PLANK WALL SIDING AND BALCONY/ BUILDING OVERHANG SOFFIT WITH WOODGRAIN PRINT - COLOUR: DARK WALNUT



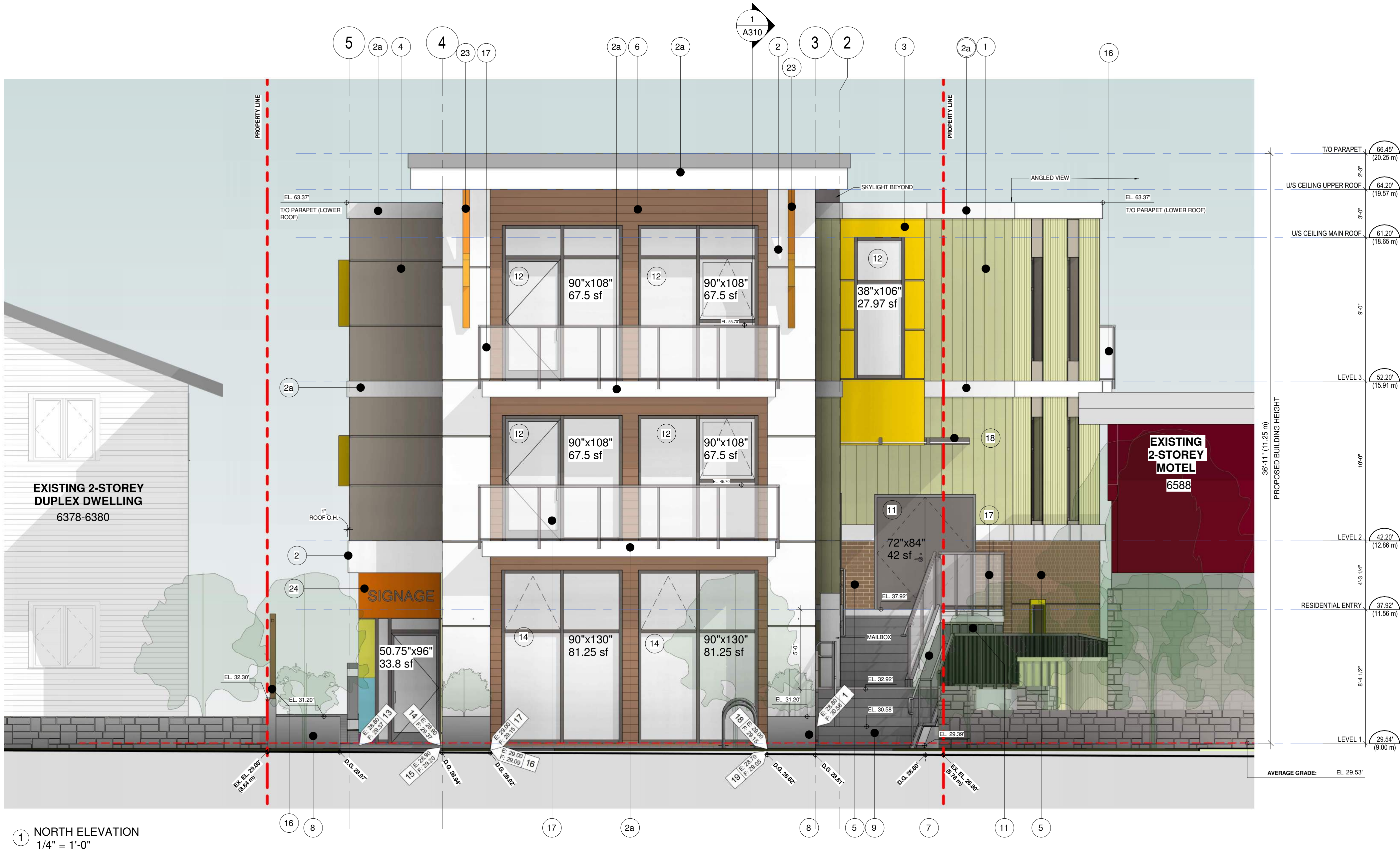
VINYL WINDOWS, ALUMINUM GUARDS, DOOR PANELS, FRAMES, CANOPY FRAME, MAIN ROOF METAL SOFFIT, FIBER CEMENT REVEAL PANEL - COLOUR: CHARCOAL



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 CEMENT 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
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 OR YELLOW
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
22	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
23	DECORATIVE HEAVY TIMBER WOOD BRACKET, CEDAR, CLEAR SEALER
24	METAL PANEL SIDING, VARIOUS COLOURS

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



ANKENMAN MARCHAND

Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

NORTH ELEVATION

Project Status:

Rezoning/ Development Permit

SUBMISSION

Date	Description
(YYYY-MM-DD)	
2024-07-05	Issued for Rezoning/ Development Permit
2025-01-30	Response to District's Rezoning/ DP Initial Comments
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REVISION

No.	Date	Description
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Scale: 1/4"=1'-0"
As indicated

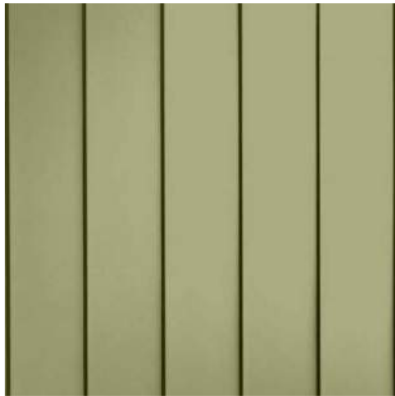
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A210

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Plot Date: 2026-04-15 11:47:15 AM

MATERIAL BOARD



FIBER CEMENT VERTICAL
SIDING & REVEAL PANEL,
SMOOTH - COLOUR:
HEATHERED MOSS



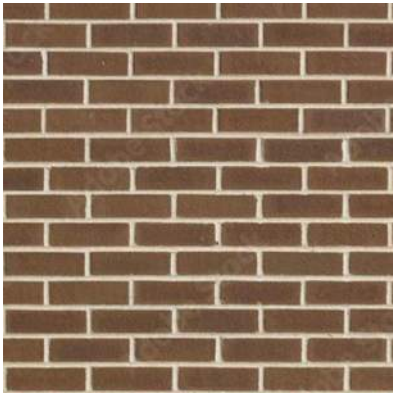
FIBER CEMENT REVEAL
PANEL, SMOOTH FINISH -
COLOUR: ARCTIC WHITE



FIBER CEMENT REVEAL
PANEL, SMOOTH FINISH -
COLOUR: YELLOW



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



BRICK, RUNNING BOND -
COLOUR: REGENCY BROWN



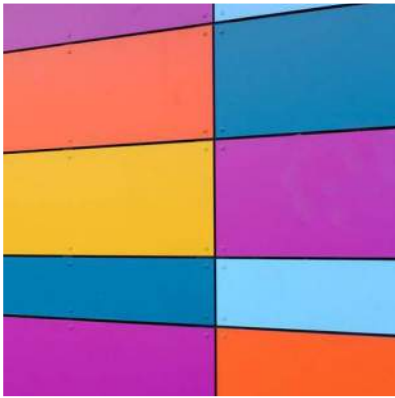
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WALL SIDING AND BALCONY
SOFFIT WITH WOODGRAIN
PRINT - COLOUR: DARK
WALNUT



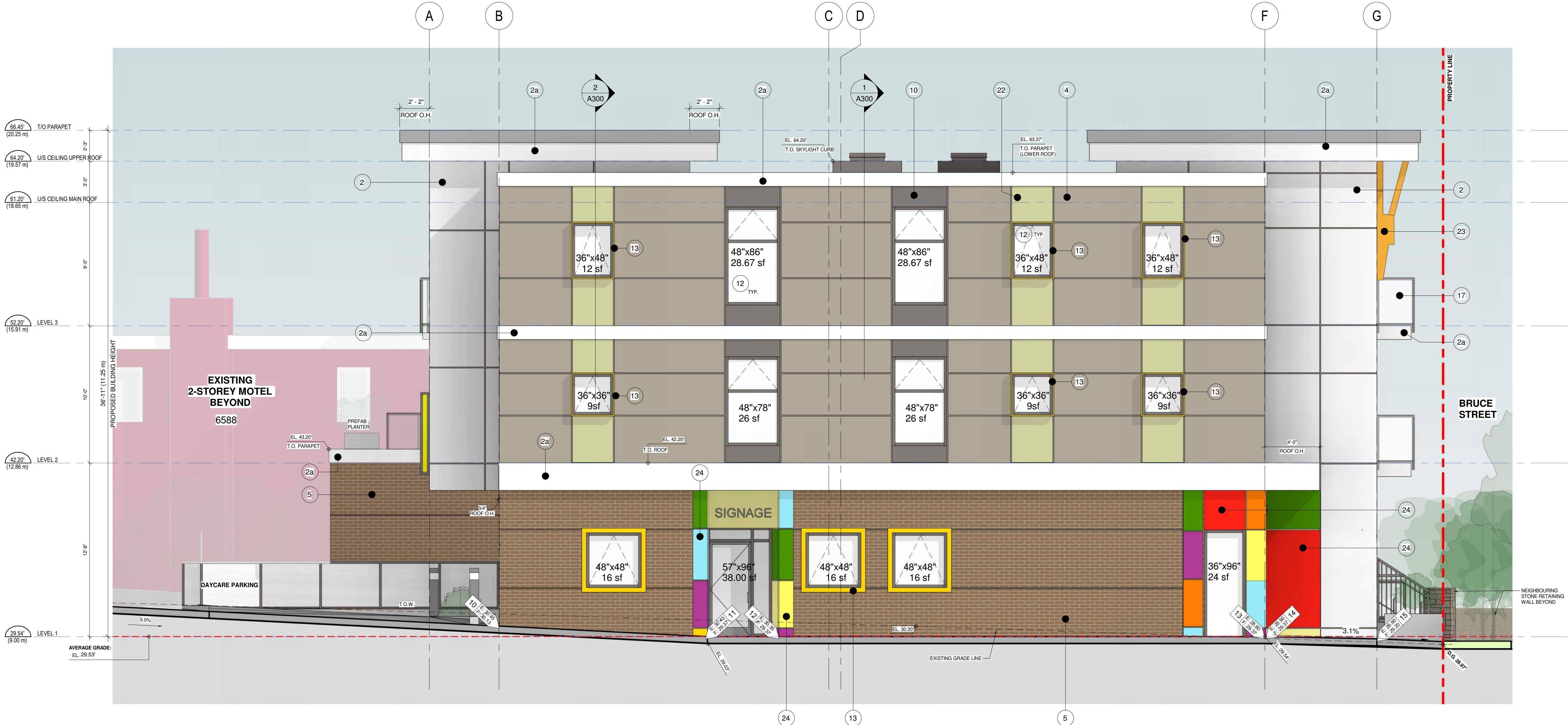
VINYL WINDOWS, ALUMINUM
GUARDS, DOOR PANELS,
FRAMES, CANOPY FRAME,
MAIN ROOF METAL SOFFIT,
FIBER CEMENT REVEAL
PANEL - COLOUR: CHARCOAL



METAL WINDOW FRAME -
COLOUR: YELLOW



METAL PANEL SIDING
COLOUR: VARIES



① EAST ELEVATION
1/4" = 1'-0"

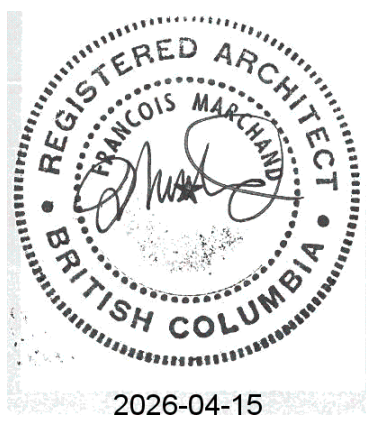
MATERIAL LEGEND

#	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
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8	CAST-IN-PLACE CONCRETE PLANTER WALL - COLOUR: NATURAL, CLEAR SEALER
9	CAST-IN-PLACE CONCRETE STAIRS - COLOUR: NATURAL, CLEAR SEALER
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23	DECORATIVE HEAVY TIMBER WOOD BRACKET, CEDAR, CLEAR SEALER
24	METAL PANEL SIDING, VARIOUS COLOURS

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



ANKENMAN MARCHAND

Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

EAST ELEVATION

Project Status:

Rezoning/ Development Permit

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-07-05	Issued for Rezoning/ Development Permit
2025-01-30	Response to District's Rezoning/ DP Initial Comments
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REVISION

No.	Date	Description
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Scale: 1/4"=1'-0"
As indicated

DWG. NO:

A220

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



Project Status:
Rezoning/ Development Permit

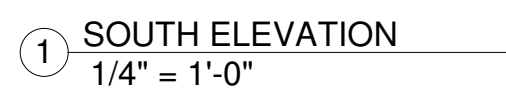
SUBMISSION	
Date (YYYY-MM-DD)	Description
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2026-04-15	Re-Issued for RZ/DP

REVISION

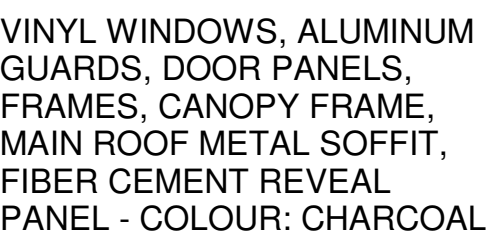
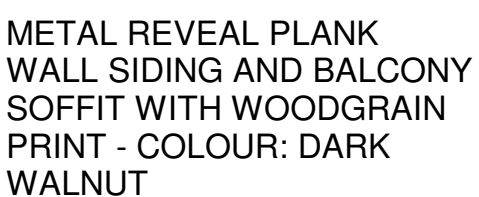
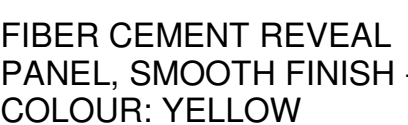
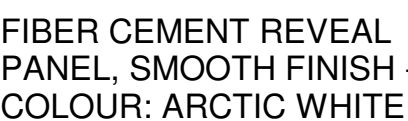
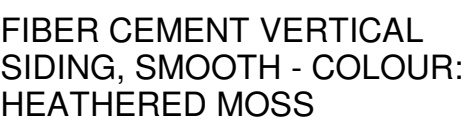
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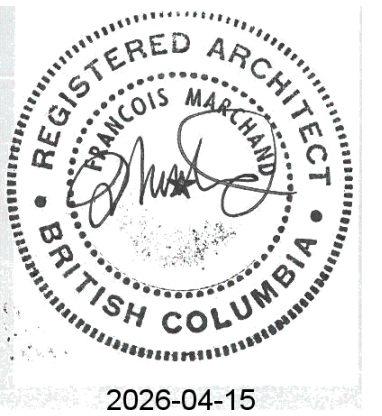
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As indicated



MATERIAL BOARD



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
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4	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: MONTEREY TAUPE
5	BRICK, RUNNING BOND - COLOUR: REGENCY BROWN
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7	CAST-IN-PLACE CONCRETE WALL - COLOUR: NATURAL, CLEAR SEALER
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22	FIBER CEMENT REVEAL PANEL, SMOOTH FINISH - COLOUR: HEATHERED MOSS
23	DECORATIVE HEAVY TIMBER WOOD BRACKET, CEDAR, CLEAR SEALER
24	METAL PANEL SIDING, VARIOUS COLOURS



1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:
WEST ELEVATION

Project Status:
Rezoning/ Development Permit

Date (YYYY-MM-DD)	Description
2024-07-05	Issued for Rezoning/ Development Permit
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2026-04-15	Re-Issued for RZ/DP

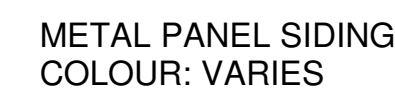
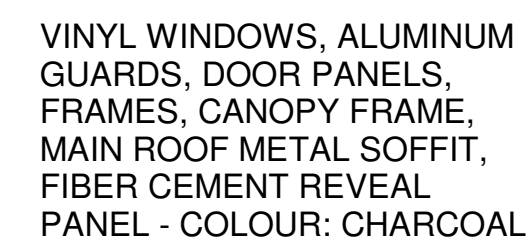
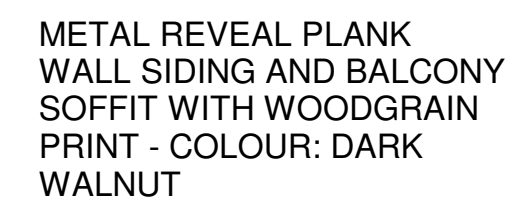
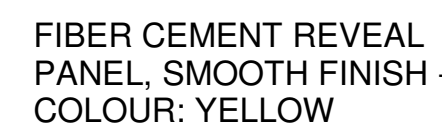
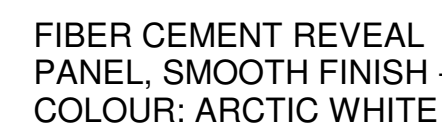
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A240



MATERIAL BOARD



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 CEMENT ROOF FASCIA, PARAPET FASCIA, WALL TRIM, BALONY EDGE TRIM - COLOUR: ARCTIC WHITE
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23	DECORATIVE HEAVY TIMBER WOOD BRACKET, CEDAR, CLEAR SEALER
24	METAL PANEL SIDING, VARIOUS COLOURS

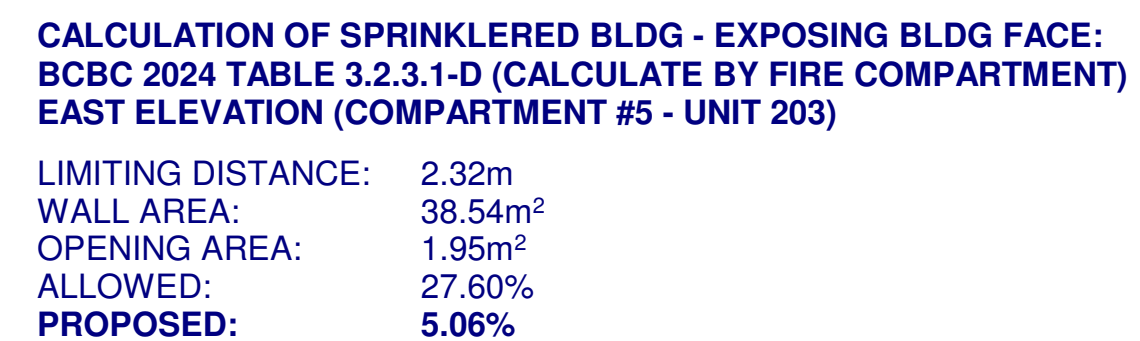


SUBMISSION

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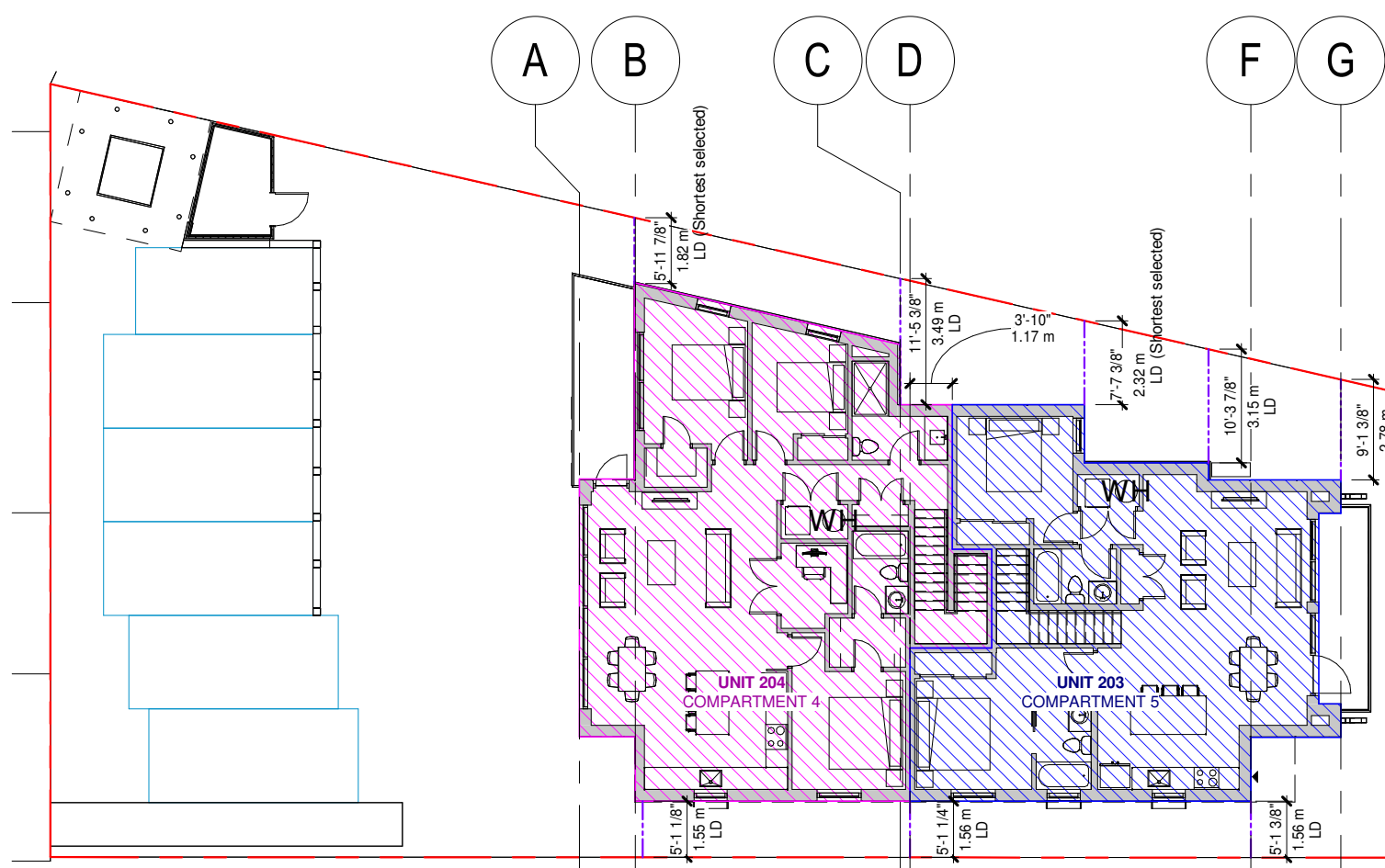
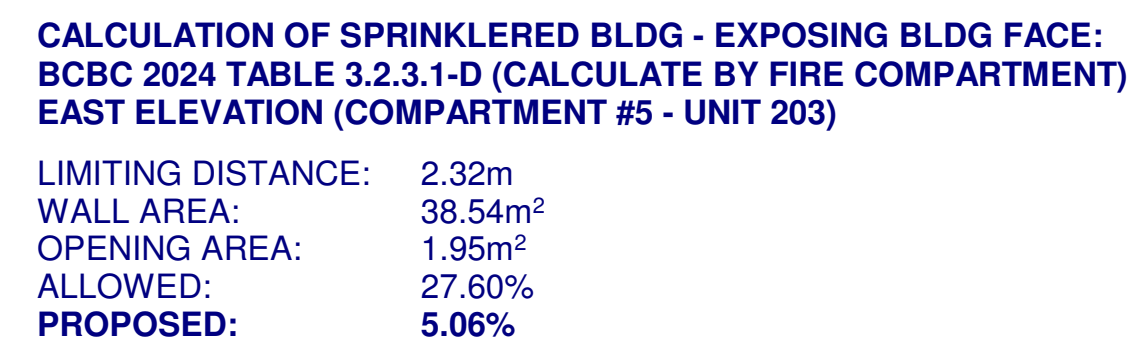
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DWG. NO: A250

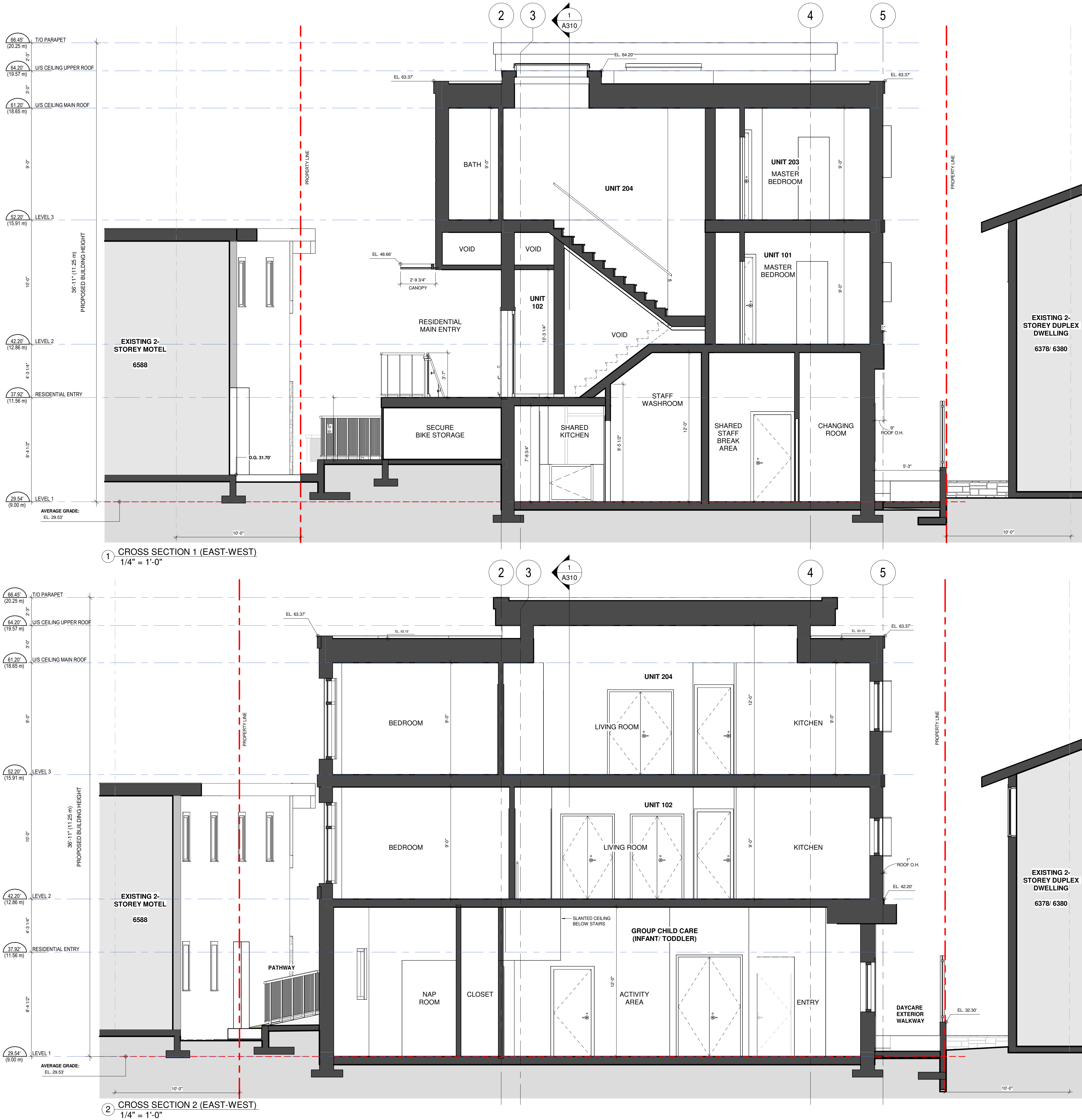


CALCULATION OF SPRINKLERED BLDG - EXPOSING BLDG FACE:
BCBC 2024 TABLE 3.2.3.1-D (CALCULATE BY FIRE COMPARTMENT)
EAST ELEVATION (COMPARTMENT #5 - UNIT 203)

LIMITING DISTANCE:	2.32m
WALL AREA:	38.54m ²
OPENING AREA:	1.95m ²
ALLOWED:	27.60%
PROPOSED:	5.06%



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



Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

SECTIONS

Project Status:

Rezoning/ Development Permit

SUBMISSION

Date (YYYY-MM-DD)	Description
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REVISION

No. Date Description

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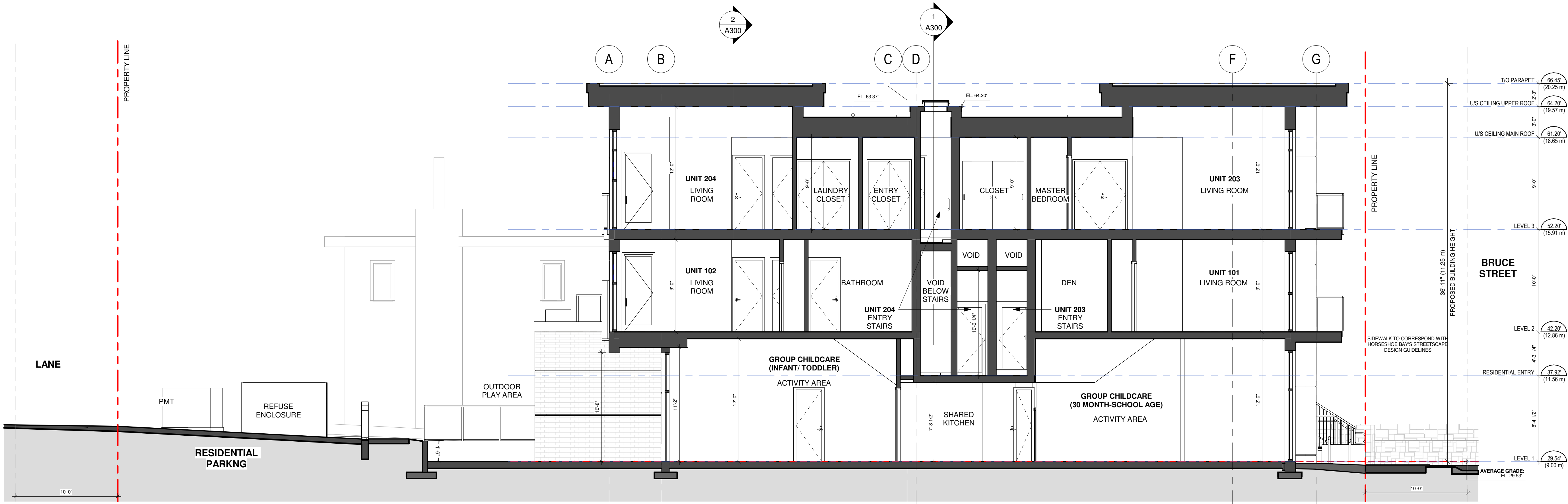
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DWG. NO:

A300

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Plot Date: 2026-04-15 11:48:05 AM

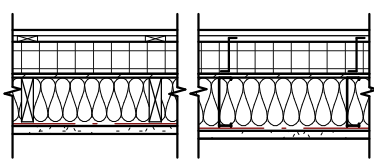


1 LONGITUDINAL SECTION (SOUTH TO NORTH)
3/16" = 1'-0"

PRELIMINARY ROOF/FLOOR/WALL ASSEMBLIES

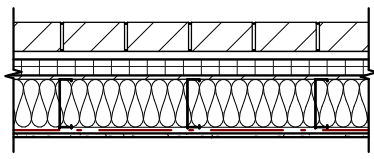
[NOTE: SUBJECT TO CHANGE UPON FURTHER CONFIRMATION WITH FUTURE ASSIGNED ENERGY ADVISOR ON STEP CODE 4 COMPLIANCE]

EXTERIOR WALL FIBER CEMENT SIDING



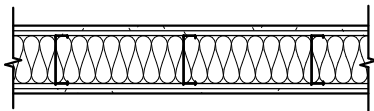
- FIBER CEMENT SIDING (VERTICAL PLANKS, REVEAL PANEL). REFER TO ELEVATIONS FOR COLOURS, TYPE.
- VERTICAL STRAPPING (3/4" PT WOOD, OR Z-GIRTS)
- BREATHABLE AIR/ WEATHER BARRIER SHEATHING MEMBRANE
- R16 (4") RIGID MINERAL WOOL INSULATION
- 1/2" PLYWOOD SHEATHING
- STUD FRAMING @ 16" O.C. (2X6 WOOD STUDS OR 6" STEEL STUDS)
- 6 MIL POLY AIR/ VAPOUR BARRIER
- 5/8" GYPSUM WALL BOARD TYPE 'X'
- PAINT FINISH

EXTERIOR WALL BRICK VENEER SIDING



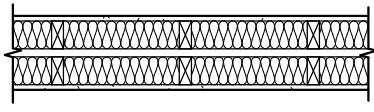
- BRICK VENEER SIDING, REFER TO ELEVATIONS FOR COLOURS, PATTERN
- BRICK VENEER METAL TIES
- BREATHABLE AIR/ WEATHER BARRIER SHEATHING MEMBRANE
- R8 (2") RIGID MINERAL WOOL INSULATION
- 1/2" PLYWOOD SHEATHING
- 6" STEEL STUD FRAMING @ 16" O.C.
- 6 MIL POLY AIR/ VAPOUR BARRIER
- 5/8" GYPSUM WALL BOARD TYPE 'X'
- PAINT FINISH

INTERIOR WALL FIRE SEPARATION BETWEEN CHILDCARE & RESIDENTIAL UNITS



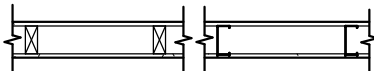
- PAINT FINISH
- 2 LAYERS 5/8" GYPSUM WALL BOARD TYPE 'X'
- 6" STEEL STUD FRAMING @ 16" O.C.
- BATT INSULATION TO FILL STUD CAVITY
- 2 LAYERS 5/8" GYPSUM WALL BOARD TYPE 'X'
- PAINT FINISH

INTERIOR WALL FIRE SEPARATION BETWEEN RESIDENTIAL UNITS



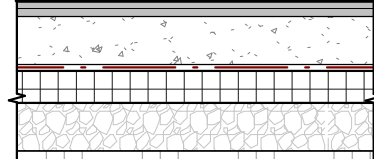
- PAINT FINISH
- 5/8" GYPSUM WALL BOARD TYPE 'X'
- 2X4 WOOD STUD FRAMING @ 16" O.C.
- BATT INSULATION TO FILL STUD CAVITY
- 1" AIR GAP
- 2X4 WOOD STUD FRAMING @ 16" O.C.
- BATT INSULATION TO FILL STUD CAVITY
- 5/8" GYPSUM WALL BOARD TYPE 'X'
- PAINT FINISH

INTERIOR WALL PARTITION WALL



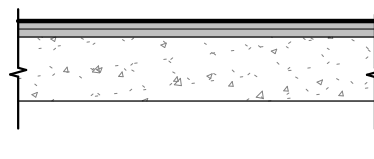
- PAINT FINISH
- 1/2" GYPSUM WALL BOARD
- STUD FRAMING @ 16" O.C.
- [2X4/ 2X6 WOOD STUD OR 3 5/8" 6" STEEL STUD]
- 1/2" GYPSUM WALL BOARD
- PAINT FINISH

CONCRETE FLOOR SLAB SLAB ON GRADE - CHILDCARE



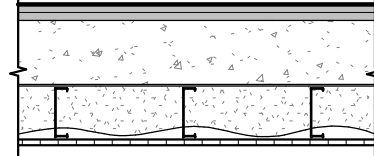
- FLOOR FINISH
- 6" CAST-IN-PLACE REINFORCED CONCRETE SLAB-ON GRADE
- 6 MIL POLY VAPOUR BARRIER
- R20 (4") XPS RIGID INSULATION
- 6" COMPACT GRAVEL

CONCRETE FLOOR SLAB SUSPENDED - LEVEL 2 BETWEEN CHILDCARE & RESIDENTIAL UNITS



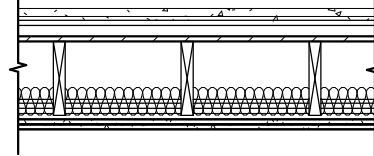
- FLOOR FINISH
- STEEL TROWEL FINISH CAST-IN-PLACE REINFORCED CONCRETE SUSPENDED SLAB
- PAINT FINISH ON SMOOTH EXPOSED CONCRETE SURFACE

CONCRETE FLOOR SLAB SUSPENDED - LEVEL 2 BETWEEN CHILDCARE OUTDOOR PLAY AREA & RESIDENTIAL UNIT INTERIOR



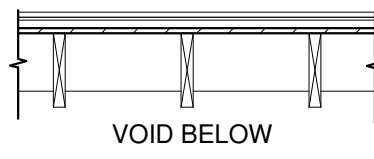
- FLOOR FINISH
- STEEL TROWEL FINISH CAST-IN-PLACE REINFORCED CONCRETE SUSPENDED SLAB
- LIGHTWEIGHT STEEL STUD FRAMING
- R40 (6 1/2") SPRAYED POLYURETHANE INSULATION
- 5/8" GYPSUM WALL BOARD TYPE 'X' EXTERIOR SHEATHING
- BREATHABLE AIR BARRIER SHEATHING MEMBRANE
- METAL SOFFIT PANELING, REFER TO MATERIAL LEGEND ON ELEVATIONS FOR COLOUR, TYPE

WOOD FLOOR JOISTS LEVEL 3 BETWEEN RESIDENTIAL UNITS



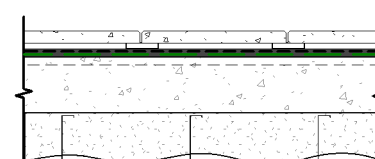
- FLOOR FINISH
- 1 1/2" CONCRETE TOPPING
- 5/8" PLYWOOD SHEATHING
- 2X10 FLOOR JOISTS @ 16" O.C.
- R14 (4") THERMAL/ ACOUSTIC BATT INSULATION WITHIN JOIST CAVITY
- 1/2" RESILIENT CHANNELS @ 16" O.C.
- 2 LAYERS 5/8" GYPSUM WALL BOARD TYPE 'C'
- PAINT FINISH

WOOD FLOOR JOISTS STAIR ASSEMBLY WITHIN UNITS



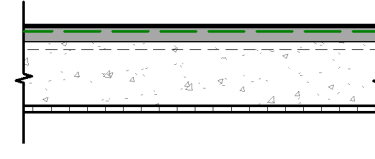
- FLOOR FINISH
- 5/8" PLYWOOD SHEATHING
- 2X10 FLOOR JOISTS @ 16" O.C.

CONCRETE ROOF SLAB LEVEL 2 ROOF DECK WITH STORAGE ROOM BELOW



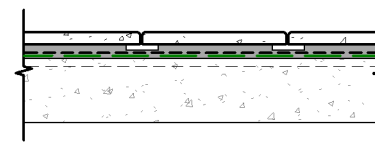
- CONCRETE PAVERS ON 3/4" PEDESTALS
- DRAINAGE STRUCTURE
- WATERPROOF MEMBRANE
- BUILT-UP CONCRETE SLAB TO PROVIDE 2% SLOPE TO DRAIN
- CAST-IN-PLACE REINFORCED CONCRETE SUSPENDED SLAB
- LIGHTWEIGHT STEEL STUD FRAMING
- R40 (6 1/2") SPRAYED POLYURETHANE INSULATION
- 1/2" GWB
- PAINT FINISH

CONCRETE ROOF SLAB LEVEL 2 BALCONY



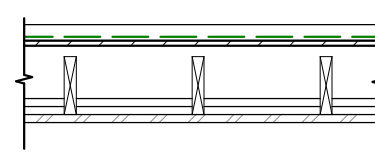
- PEDESTRIAN TRAFFIC GRADE WATERPROOF DECK COATING MEMBRANE
- BUILT-UP CONCRETE SLAB TO PROVIDE 2% SLOPE AWAY FROM BUILDING
- CAST-IN-PLACE REINFORCED CONCRETE SUSPENDED SLAB
- METAL SOFFIT PANELING, REFER TO MATERIAL LEGEND ON ELEVATIONS FOR COLOUR, TYPE

CONCRETE ROOF SLAB RESIDENTIAL EXTERIOR ENTRY



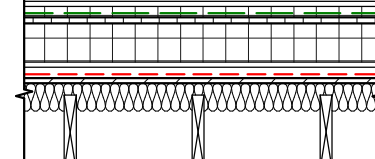
- CONCRETE PAVERS ON 3/4" PEDESTALS
- DRAINAGE STRUCTURE
- WATERPROOF MEMBRANE
- BUILT-UP CONCRETE SLAB TO PROVIDE 2% SLOPE TO DRAIN
- CAST-IN-PLACE REINFORCED CONCRETE SUSPENDED SLAB

WOOD ROOF JOIST LEVEL 3 BALCONY



- PEDESTRIAN TRAFFIC GRADE WATERPROOF DECK COATING MEMBRANE
- 5/8" PLYWOOD SHEATHING
- SLEEPERS TO PROVIDE 2% SLOPE AWAY FROM BUILDING
- 2X8 WOOD JOISTS @ 16" O.C.
- METAL SOFFIT PANELING, REFER TO MATERIAL LEGEND ON ELEVATIONS FOR COLOUR, TYPE

WOOD ROOF JOIST MAIN ROOF

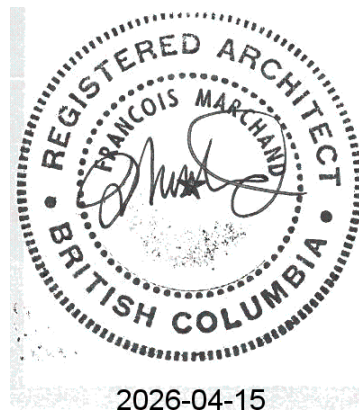


- WATERPROOF MEMBRANE
- PROTECTION BOARD
- R35 (7") XPS RIGID INSULATION
- SELF-ADHERED AIR/ VAPOUR BARRIER
- 5/8" EXTERIOR GRADE PLYWOOD SHEATHING
- WOOD SLEEPERS TO PROVIDE 2% SLOPE TO DRAIN
- 2X10 WOOD JOISTS @ 16" O.C.
- R12 (3.5") BATT INSULATION HELD TIGHT AGAINST U/S SHEATHING WITH METAL SUPPORT
- 1/2" GYPSUM WALL BOARD
- PAINT FINISH

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



ANKENMAN MARCHAND

Project:

1654

Owner: Pariz Development Corporation

6384 Bruce Street

6384 Bruce Street, West Vancouver

Drawing:

SECTIONS

Project Status:

Rezoning/ Development Permit

SUBMISSION

Date (YYYY-MM-DD)	Description
2024-07-05	Issued for Rezoning/ Development Permit
2025-01-30	Response to District's Rezoning/ DP Initial Comments
2025-08-06	Second Response to District RZ/DP Comments
2026-01-21	Response to District RZ/DP Comments
2026-04-15	Re-Issued for RZ/DP

REVISION

No.	Date	Description

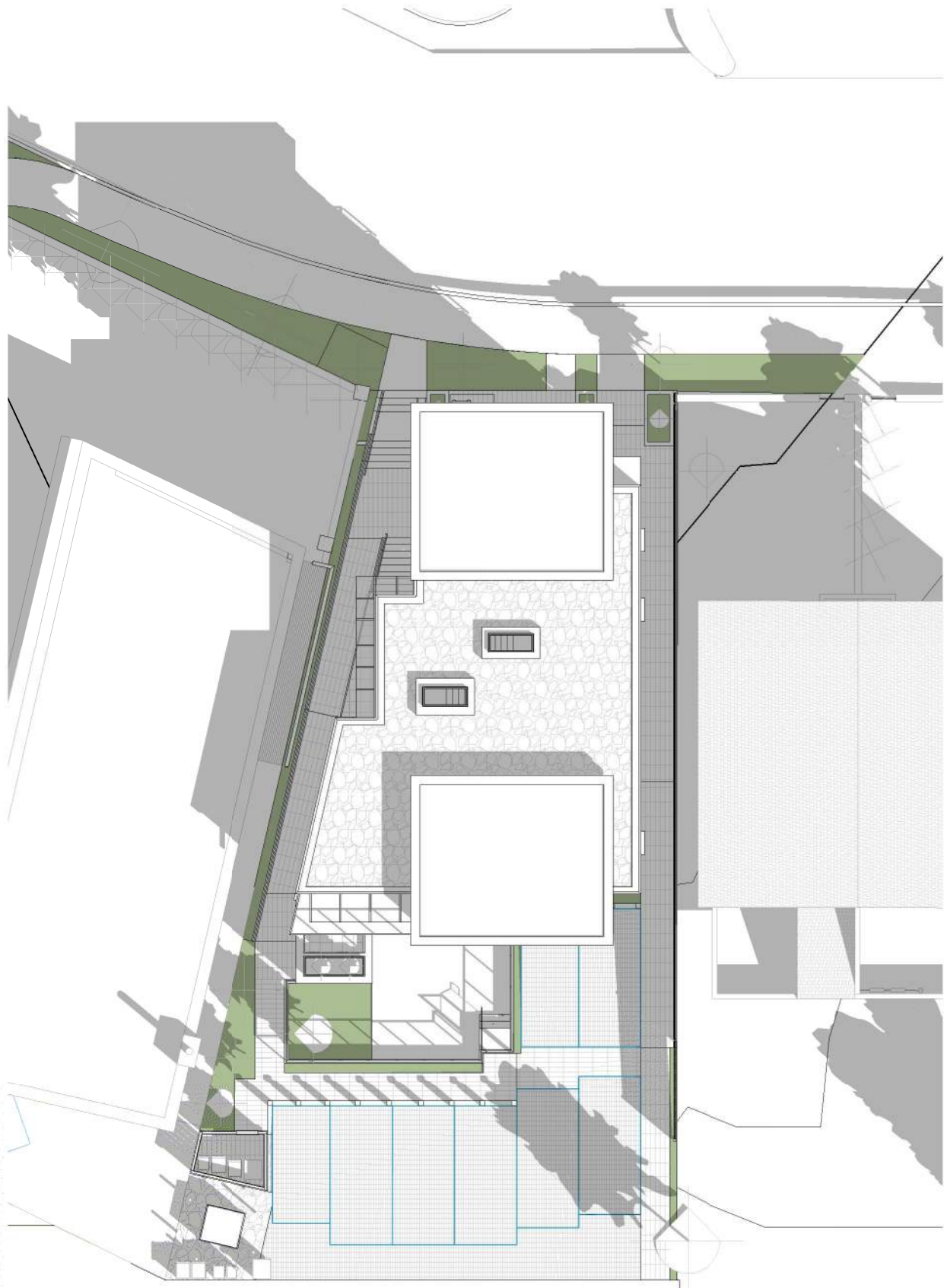
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Scale:
As indicated

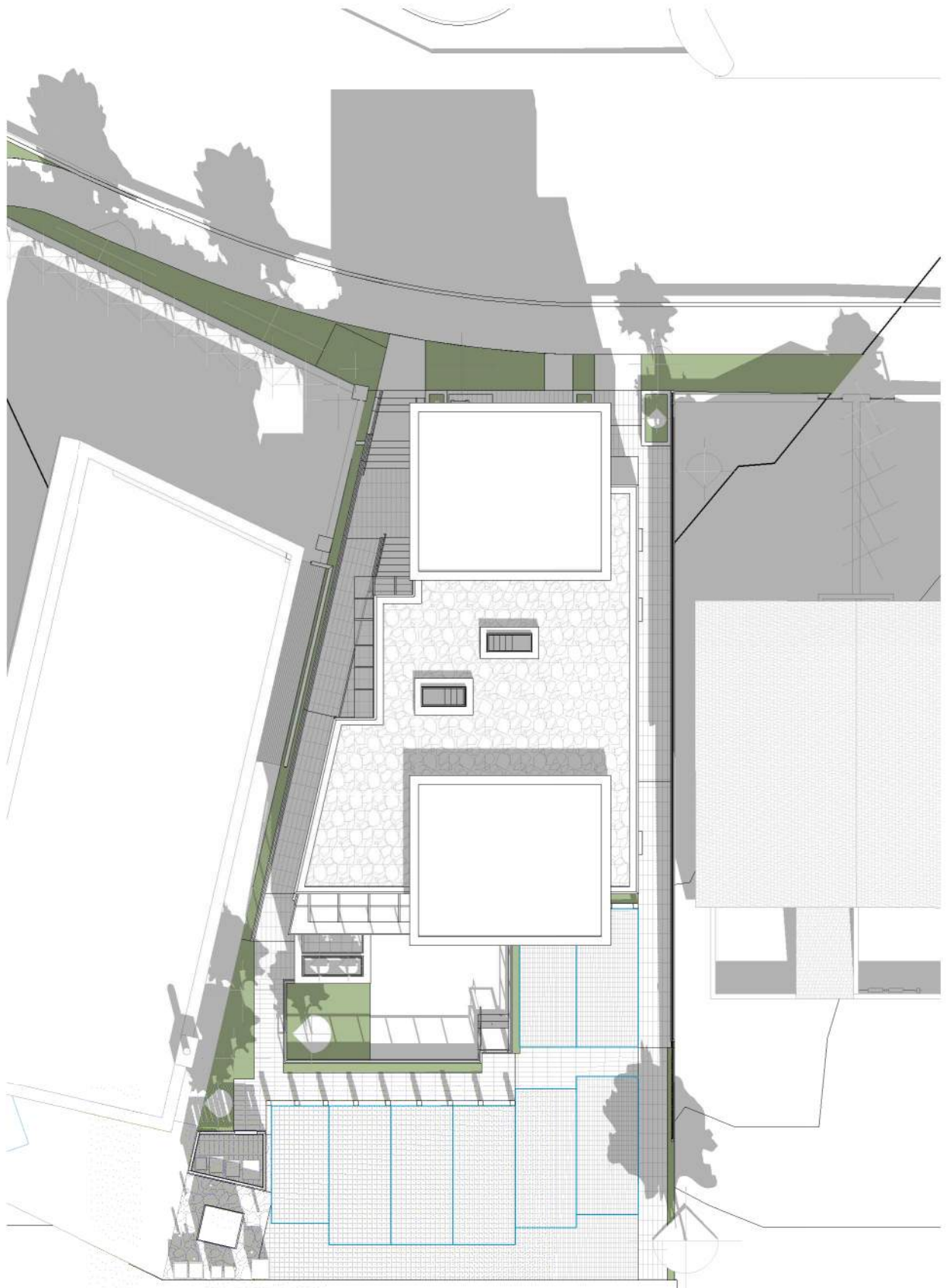
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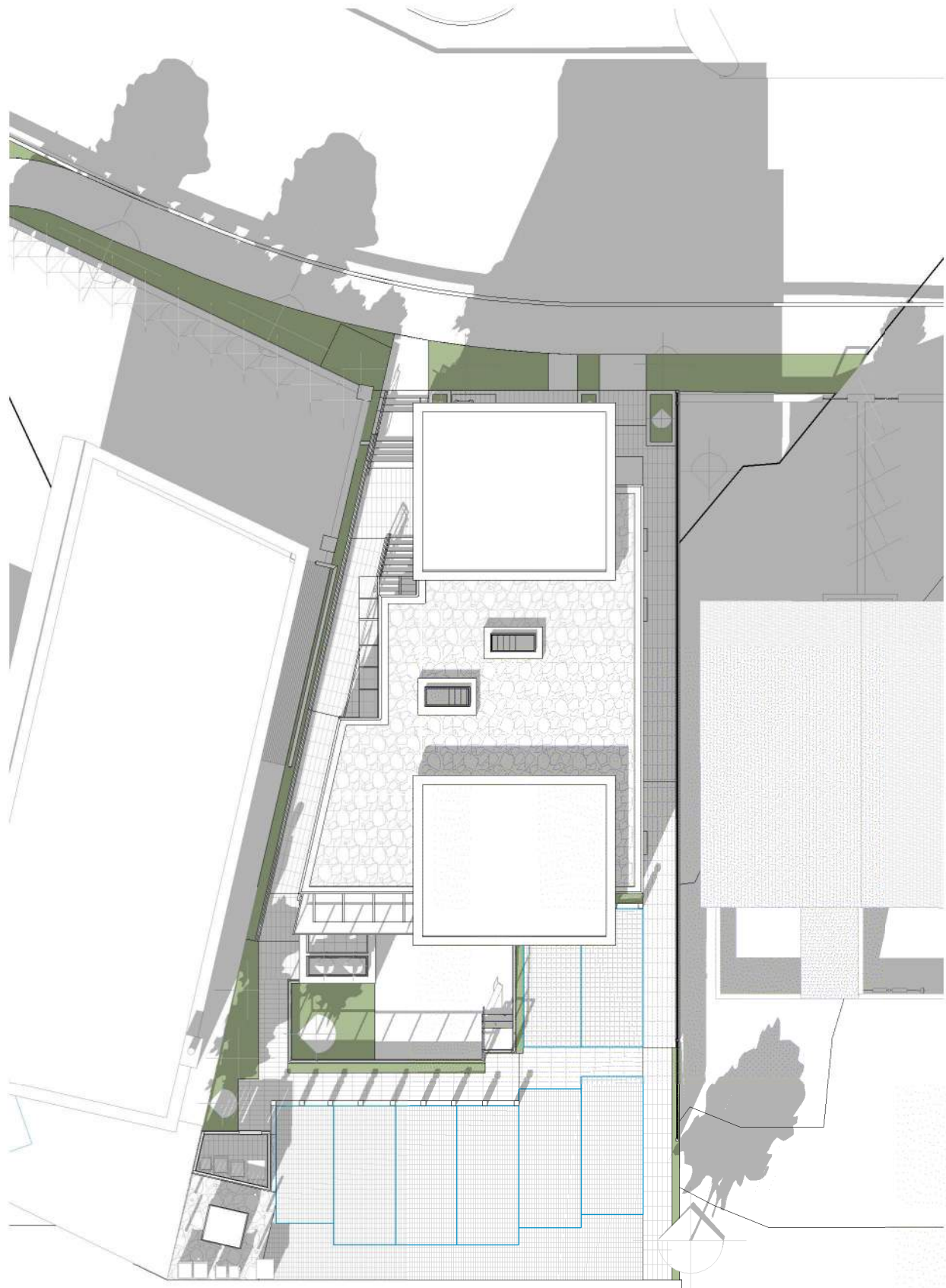
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Plot Date: 2026-04-15 11:48:32 AM



3 SPRING EQUINOX 10-AM



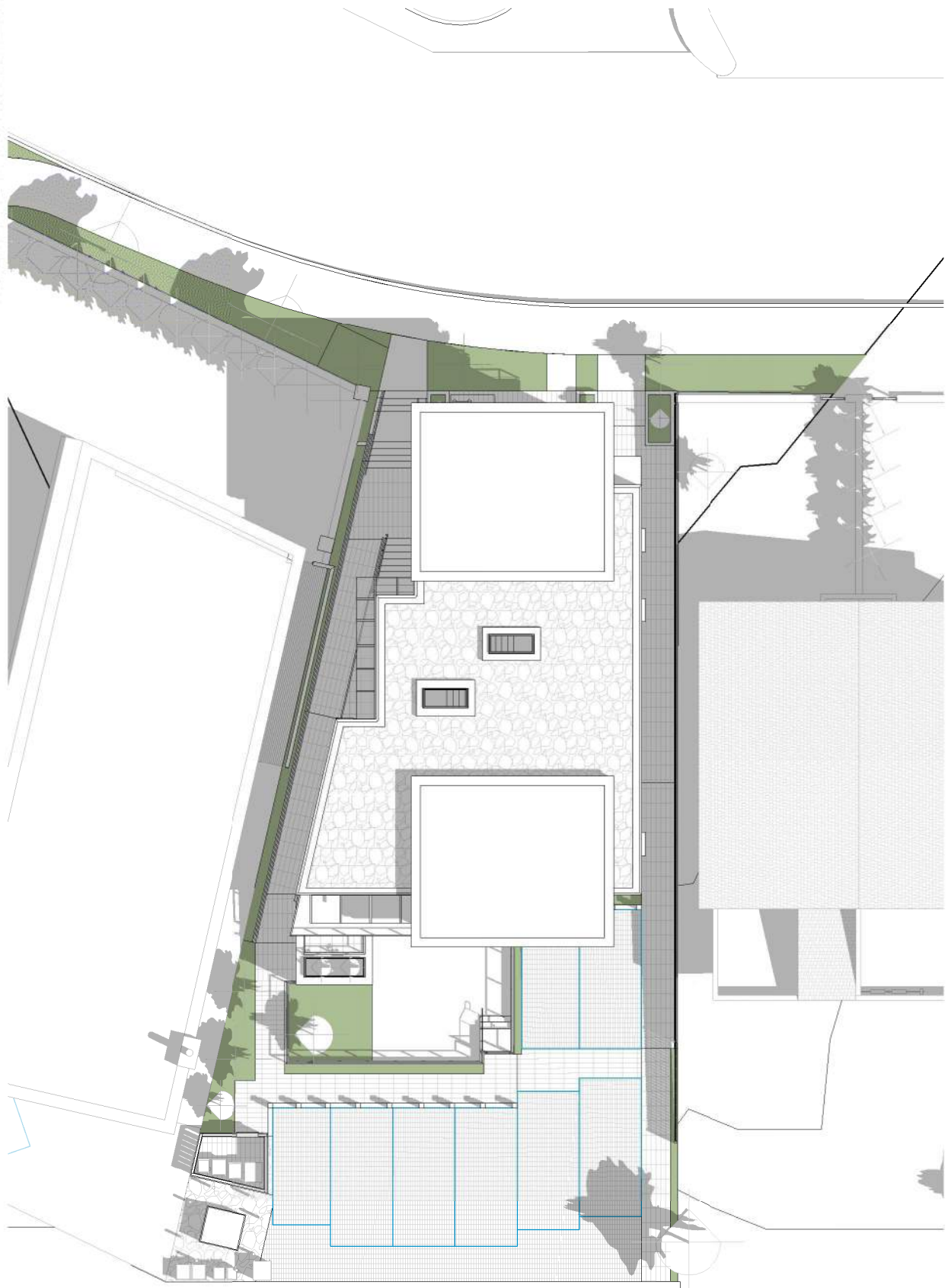
4 SPRING EQUINOX 12-PM



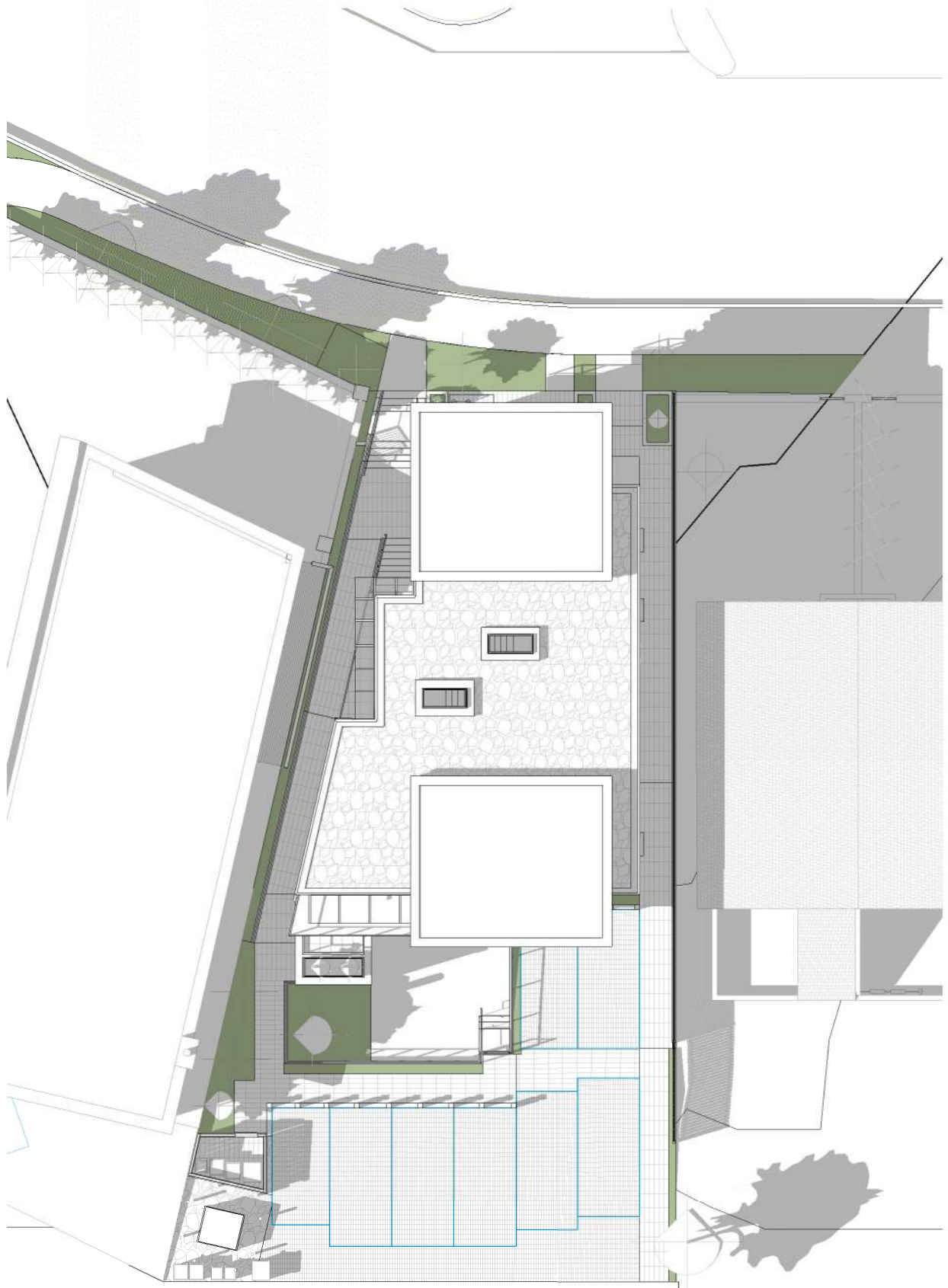
1 SPRING EQUINOX 2-PM



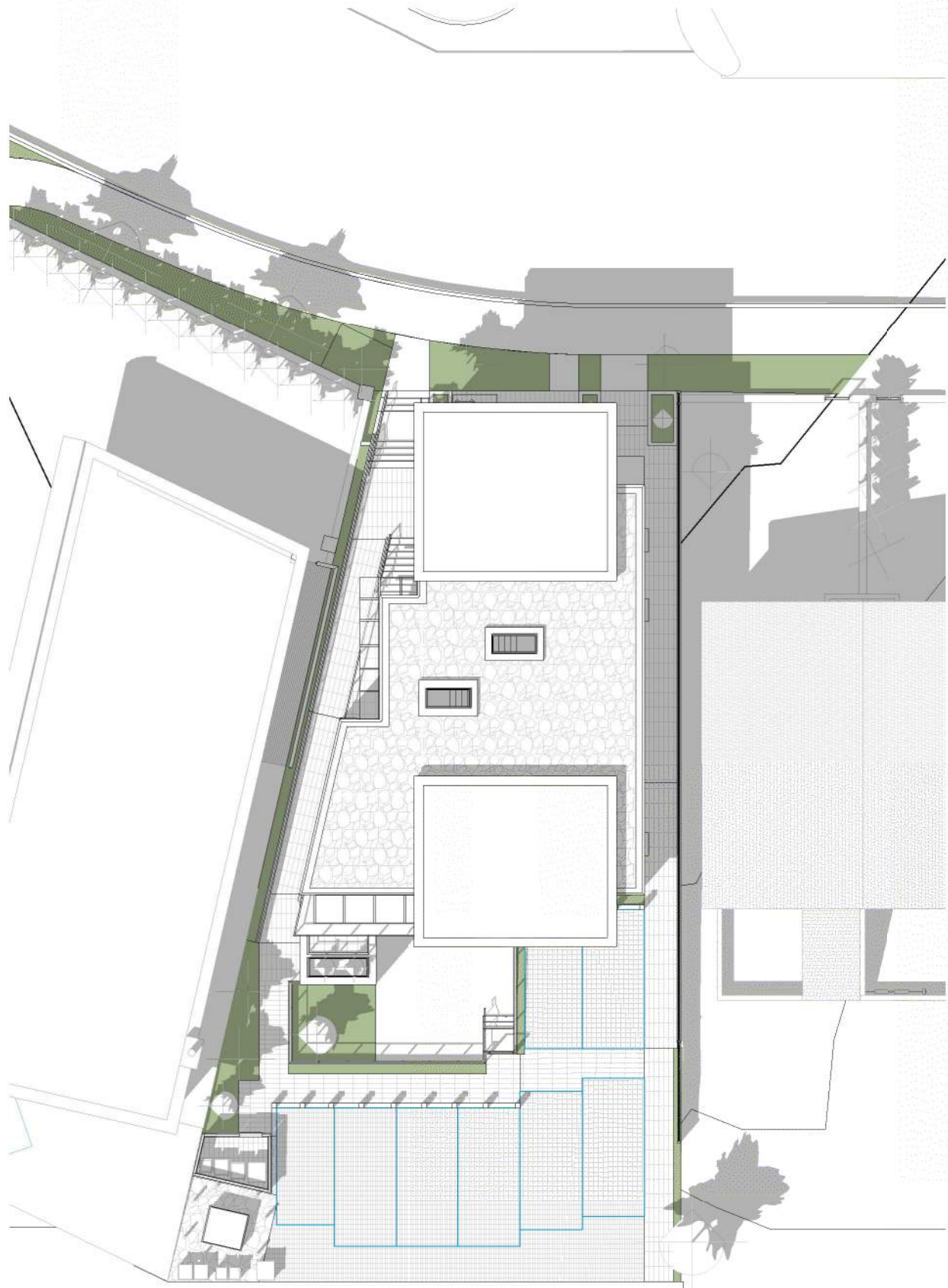
2 SPRING EQUINOX 4-PM



7 SUMMER SOLSTICE 10-AM



8 SUMMER SOLSTICE 12-PM



5 SUMMER SOLSTICE 2-PM

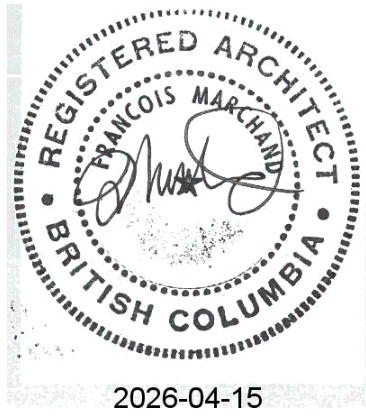


6 SUMMER SOLSTICE 4-PM

ARCHITECTS

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Email: office@AMArchitects.com



Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

SHADOW STUDY

Project Status:

Rezoning/ Development Permit

SUBMISSION

Date (YYYY-MM-DD)	Description
2025-08-06	Second Response to District RZ/DP Comments
2026-01-21	Response to District RZ/DP Comments
2026-04-15	Re-issued for RZ/DP

REVISION

No.	Date	Description
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Scale:

DWG. NO:

A901

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Plot Date: 2026-04-15 11:48:36 AM



NORTHWEST VIEW FROM LANE



SOUTHEAST VIEW FROM BRUCE STREET - RESIDENTIAL ENTRY



SOUTH VIEW FROM BRUCE STREET

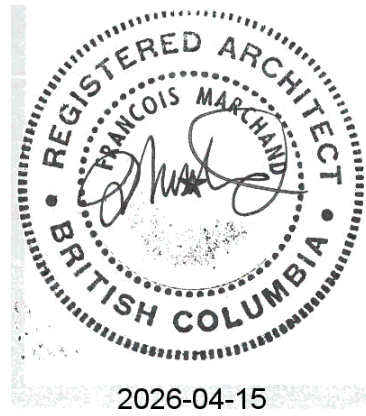


NORTHEAST VIEW FROM PARKING LOT

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

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ANKENMAN MARCHAND

Project:

1654
Owner: Pariz Development Corporation
6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

RENDERINGS

Project Status:

Rezoning/ Development Permit

SUBMISSION

Date (YYYY-MM-DD)	Description
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No. Date Description

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Scale:
12" = 1'-0"

DWG. NO:

A910

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Plot Date: 2026-04-15 11:48:42 AM



INTERIOR VIEW OF DAYCARE FACING NORTH OPEN AREA

This rendering illustrates the interior of the daycare facility with a view oriented toward the north-facing outdoor play area. The image showcases natural daylight entering through large glazing, enhancing visibility and connection to the open space



DAYCARE OPEN AREA

The seamless integration of indoor and outdoor spaces



OUTDOOR ACTIVITY AREA



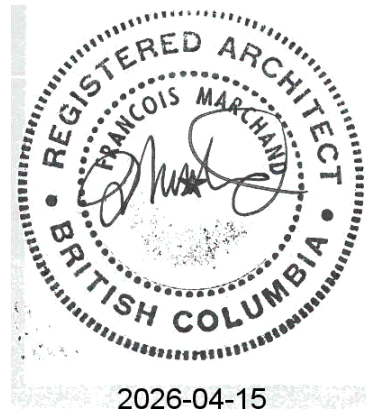
OUTDOOR ACTIVITY AREA

The outdoor area offers safe, stimulating play spaces with age-appropriate equipment, soft surfaces, and secure fencing designed to maximize sunlight and indoor visibility.

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Project:

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6384 Bruce Street
6384 Bruce Street, West Vancouver

Drawing:

RENDERINGS

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Scale:
12" = 1'-0"

DWG. NO:

A912