

Inglewood Care Centre



Public Hearing

June 23, 2026

Site Context

- 5 properties totaling 21,181.5 sq m
- Existing Inglewood Care Centre with 230 Provincially-funded beds
- Bounded by:
 - Taylor Way (east)
 - Inglewood Avenue (south)
 - Burley Drive (west)
 - Har El and single family development (north)
- Surface parking lots accessed from Inglewood Avenue
- Relatively level site but with steep slopes at the northeast and southwest corners, with sharp grade changes along the Taylor Way frontage
- Existing narrow-sidewalk on Taylor Way
- Bus service on Taylor Way



The Proposal



To replace and add funded-care beds in a new long term care facility and add rental and independent living units for seniors.

Key Features

Two-Phased Development:

Phase 1:

- Replace existing 230 funded Long Term Care (LTC) facility with 364 funded care beds → Net increase of 134 funded beds; then
- Move existing Inglewood Care Centre residents into new building and demolish existing facility.

Phase 2:

- Construct:
 - 161 Seniors Rental Housing (RH) units for seniors; and
 - 200 Independent Living (IL) for seniors.

The proposal would deliver a total of 725 beds/units of seniors' housing ranging from specialized care to independent living.



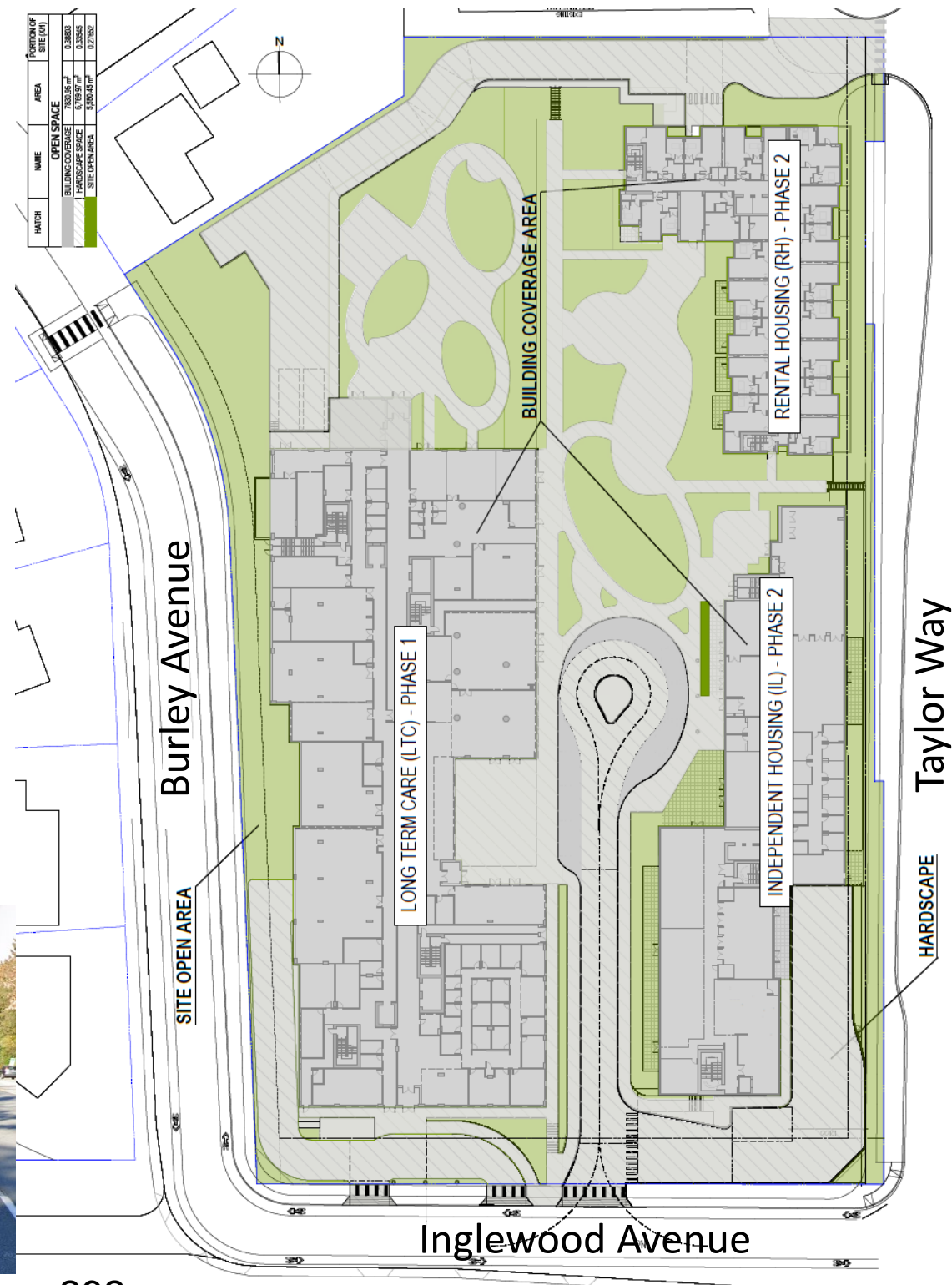
Traffic & Parking

- 349 parking spaces:
 - LTC: 128
 - RH: 110
 - IL: 111
- Access & loading strategy
- Traffic analysis indicates that at full build out it is not expected to impact the intersection at Taylor Way and Inglewood Avenue
 - 1 – 2 additional cars every minute to surrounding road network
- Dedicated left-turn bay from Inglewood Avenue to Taylor Way → allows for future left-hand turn signal
- Brake-check area on Taylor Way upgraded to current standards



Public Realm Improvements

- **Burley & Inglewood:**
 - Sidewalks
 - Bike lanes
 - New boulevards
 - Crosswalk
- **Taylor Way:**
 - Upgraded sidewalk
 - Regraded boulevard and removal of boulevard lock-block retaining wall



OCP Policy

Housing Policies:

- **2.1.19:** Secure new purpose-built market and non-market rental, seniors' and supportive housing units.
- **2.1.20:** Incentivize and enable non-profit housing groups, private operators, and senior levels of government and government agencies in the maintenance and creation of new market and non-market seniors or supportive housing.
- **2.1.21:** Ensure new development contributes to meeting the community's needs

The proposal is consistent with the OCP.

Consideration Package

OCP Amendment: An incidental amendment to the OCP is required to place the site within a Development Permit Area.

Zoning Amendment: Proposed CD56 zone based on the proposal.

Development Permit: To control the form and character of the development

Phased Development Agreement (PDA): Gives zoning security due to the multi-year phasing.

Development Cost Charges (DCC) Waiver: Request to waive District DCCs of \$4.037M (waiver criteria met).

CACs: Based on the review of the proposed subsidized care and rental housing run as not-for-profit, a CAC is not applicable.

Process Overview

- **Early Proposal: 2017** (did not advance)
- **Preliminary Proposal: March 2020**
 - September 14, 2020: Council Direction to advance Taylor Way Local Area Plan (LAP)
 - Applicant Public Information Meetings:
 - October 6, 2020 (in-person)
 - October 29, 2020 (virtual)
 - November 5, 2020 (in-person)
- **Rezoning Application: April 2021**
 - District Committee Reviews (2021)
 - Applicant places file on hold (2023)
 - Revised proposal received: November 2025
 - Planning Committee review: November 26, 2025
 - Applicant Hosted Public Information Meeting: December 9, 2025
 - 1st Reading: May 27, 2026

Planning Committee

November 26, 2025 Recommendation:

THAT the Planning Committee strongly support the Inglewood Care Centre application at 725 Inglewood Avenue and 721, 725, 733 and 735 Burley Drive.



Public Information Meetings

- October 6 & 29 and November 5, 2020: On Preliminary Proposal (prior to formal submission).
- December 9, 2025: On Formal Application
 - Approximately 75 attendees
 - Total feedback forms: 17
 - In support: 13
 - Long overdue, urgently needed, critical to meet current and future senior care demand, modernized facility, design & site planning, community integration & benefit, etc.
 - Unsure: 3
 - Do not support: 1
 - Too large, too much building height, too many rental units, traffic congestion & safety, parking, construction disruptions, design & liveability details, etc.

Recommendation

Subject to public input at tonight's hearing, staff recommend that Council support the proposal.

Staff assessment is that the proposal is appropriate and supportable as it will:

- Deliver a modern, fully integrated seniors' campus of care that aligns with the goals and objectives of the OCP
- Address critical community needs and strengthens the continuum of seniors' care available in West Vancouver
- Offer substantial public benefit through expanded seniors' housing options and updated care infrastructure through a well-designed site and buildings.

Thank You!
Questions?

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