

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER  
PLANNING COMMITTEE MEETING MINUTES  
RAVEN ROOM, MUNICIPAL HALL  
WEDNESDAY, NOVEMBER 26, 2025**

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Committee Members: R. Hollingsworth (Chair), R. Brown, D. Hawreluk, D. Milliken, S. Nicholls, H. Wood, C. Yao, and Councillor S. Thompson attended the meeting in the Raven Room, Municipal Hall. Absent: L. Burger and M. Vaughan.

Staff: J. Bailey, Director, Planning, Development and Environment Services (Staff Representative); D. Hawkins, Senior Manager, Community Planning and Sustainability; M. McGuire, Senior Manager, Current Planning and Urban Design; L. Berg, Senior Community Planner; and J. Kuzmich, Planning Technician (Committee Clerk) attended the meeting in the Raven Room, Municipal Hall.

**1. CALL TO ORDER**

The meeting was called to order at 4:03 p.m.

**2. APPROVAL OF AGENDA**

It was Moved and Seconded:

THAT the November 26, 2025 Planning Committee meeting agenda be approved as circulated.

CARRIED

Member R. Hollingsworth absent at the vote

**3. ADOPTION OF MINUTES**

It was Moved and Seconded:

THAT the October 22, 2025 Planning Committee meeting minutes be amended by:

- changing “9 units” to “6 units” under Item 4;

AND THAT the minutes be adopted as amended.

CARRIED

Member R. Hollingsworth absent at the vote

R. Hollingsworth joined the meeting at 4:04 p.m. and assumed the Chair.

**REPORTS / ITEMS**

**4. Proposed Commercial Development at 6408, 6412, and 6418 Bay Street**

Staff provided a presentation on the proposed development at 6408, 6412, and 6418 Bay Street and responded to Committee questions.

C. Richter (Northwest Properties), T. Yamamoto (Yamamoto Architects), and M. Mitchell (M2 Landscape Architecture) provided a subsequent presentation and responded to Committee questions.

Members commented in overall support of the proposed uses and density.

Members provided comments on the design noting that the massing on the east elevation could be more appropriately scaled for the Horseshoe Bay waterfront and that the exterior expression could be more vibrant.

Members noted concern regarding the viability of the proposed hotel use and spoke against potential stratification.

It was Moved and Seconded:

THAT the Planning Committee support the proposed development application at 6408, 6412, and 6418 Bay Street subject to further review of the following items by staff:

1. Consideration to ensure the scale and massing of the development is human scaled and relates to its Village context; and
2. Consideration for how the zoning and development permit are drafted to ensure viability for the proposed uses to achieve the objectives for Horseshoe Bay for the hotel use (e.g. design flexibility to allow for longer term stay).

CARRIED

**5. 725 Inglewood Avenue and 721, 725, 733, and 735 Burley Avenue (Inglewood Care Centre)**

Staff provided a presentation on the Inglewood Care Centre at 725 Inglewood Avenue and 721, 725,733, and 735 Burley Avenue and responded to Committee questions.

M. Kinna (Baptist Housing) and D. Jansen (DYS Architecture) provided a subsequent presentation and responded to Committee questions.

Members commented in support of:

- The proposed land uses and level of density; and
- The phased development to ensure that existing units remain available during construction.

Members noted that design development for the interior courtyard of the long-term care building could be considered to reduce institutional expression.

A member of the public inquired regarding the project and on the projected construction timeline.

It was Moved and Seconded:

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

CARRIED

**6. Amending of Minutes for Clarification**

It was Moved and Seconded:

WHEREAS the Planning Committee, at its July 23, 2025 meeting resolved as follows:

*THAT*

- 1. *the discussion regarding Official Community Plan (OCP) Policies Enabling Site-Specific Subdivision be received for information; and*
- 2. *the Committee recommends that Council direct staff to refer future OCP Policy development back to the Committee.*

BE IT RESOLVED THAT it is the intention of this Committee to recommend that Council direct staff to consider referring future subdivision OCP Policy development back to the Committee.

CARRIED

**7. PUBLIC QUESTIONS**

There were no public questions.

**8. NEXT MEETING**

It was Moved and Seconded:

THAT the next Planning Committee meeting be scheduled for January 28, 2026 at 4 p.m. and held in-person in the Raven Room, Municipal Hall.

CARRIED

**9. ADJOURNMENT**

It was Moved and Seconded:

THAT the November 26, 2025 Planning Committee meeting be adjourned.

CARRIED

The meeting adjourned at 6:13 p.m.

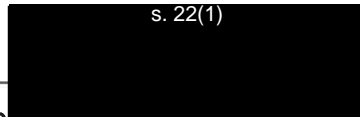
Certified Correct:

s. 22(1)



Chair

s. 22(1)



Committee Clerk