THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
FEBRUARY 23, 2026

Council: Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, P. Lambur, S. Snider, S. Thompson, and L. Watt.

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture, and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development, and Environment Services; M. McGuire, Senior Manager, Current Planning and Urban Design; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Office.

1. CALL TO ORDER

The public hearing was called to order at 5:01 p.m.

2. PUBLIC HEARING

Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026 (6085 and 6093 Marine Drive)

Applicant: LPI Management Ltd.

Subject Lands: 6085 and 6093 Marine Drive

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026: would place the site within the “Ground-Oriented Infill Housing” development permit area.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026: would rezone the site to CD89 (Comprehensive Development Zone 89) to allow for 12 townhouse units to a maximum of 3 storeys.

Proposed Development Permit 25-012: would regulate the form and character of the proposed townhouse building and landscaping subject to development permit area guidelines BF-B16.

3. PUBLIC HEARING PROCEDURE

On behalf of Mayor Sager, staff described the procedure for the public hearing:

Council is convening this public hearing to consider and receive submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026 for 6085 and 6093 Marine Drive.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Permit 25-012 for 6085 and 6093 Marine Drive.

Anyone who believes that their interest in property is affected by the proposed bylaws and proposed development permit will be heard and/or may provide a written submission either in-person or via email to correspondence@westvancouver.ca. No one will be discouraged or prevented from making their views heard.

Council members may ask questions of you following your presentation but Council's function during this public hearing is to listen to the views of the public, not to debate the proposed bylaws and proposed development permit.

After the public hearing and concurrent public meeting has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the proposed bylaws is during the public hearing. Council is not permitted to receive further submissions once Council has closed the public hearing.

Council has received documents which are available for the public to view. A hard copy of these may be obtained from the Corporate Officer during the public hearing and concurrent public meeting. These documents can also be viewed online at westvancouver.ca/news/notices. Please note that the online copy of the documents may not include items received after noon today.

To maintain order and to ensure that everyone has an opportunity to be heard here are the rules of procedure:

1. A Speakers List has been established.

   For those attending in-person, you may place your name on the list at any time throughout the public hearing and concurrent public meeting. If you are speaking from prepared remarks, Council requests that a copy be provided to the Corporate Officer.

   To participate via Zoom, please phone 604-925-7004 and provide your name and telephone number to staff who will add you to the Speakers List. When it is your turn to address Council, staff will allow you to unmute your microphone and turn on your webcam in order to provide you with your public input opportunity.

   Please note that staff are not in a position to provide you with a specific time-slot when you register to speak, so we ask that participants who wish to address Council be available for the duration of the public hearing and concurrent public meeting.
2. Council requests that you please begin your remarks by providing your name and municipality of residence. If you are speaking on behalf of some other person or organization, Council requests that you please identify the name of that person or organization.
3. Please limit your remarks to 5 minutes and to the subject of the proposed bylaws and proposed development permit. Please be respectful to others.
4. After everyone has spoken once, you will have an opportunity to speak subsequent times to provide additional information, if you wish. Please follow the process outlined above to be re-added to the Speakers List.

If you have any concerns about the rules of the hearing, please address your comments to the Chair.

4. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on February 23, 2026:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Official Community Plan Amendment, Rezoning and Development Permit for 6085 & 6093 Marine Drive	January 12, 2026	January 26, 2026	R-1

Written submissions received up to the close of the public hearing on February 23, 2026:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	February 9, 2026	C-1
LPI Management Ltd.	February 9, 2026	C-2
Redacted	February 13, 2026	C-3
Redacted	February 15, 2026	C-4
Redacted	February 17, 2026	C-5
Redacted	February 18, 2026	C-6
Redacted	February 18, 2026	C-7
Redacted	February 18, 2026	C-8
Redacted	February 18, 2026	C-9
Redacted	February 18, 2026	C-10
Redacted	February 18, 2026	C-11
Redacted	February 19, 2026	C-12
Redacted	February 23, 2026	C-13
Redacted	February 23, 2026	C-14
Redacted	February 23, 2026	C-15
Redacted	February 23, 2026	C-16
Redacted	February 23, 2026	C-17
Redacted	February 23, 2026	C-18
Redacted	February 23, 2026	C-19
Redacted	February 23, 2026	C-20
Redacted	February 23, 2026	C-21
Redacted	February 23, 2026	C-22
Redacted	February 23, 2026	C-23
Redacted	February 23, 2026	C-24
Redacted	February 23, 2026	C-25
Redacted	February 23, 2026	C-26
Redacted	February 23, 2026	C-27

Redacted	February 23, 2026	C-28
Redacted	February 23, 2026	C-29
Redacted	February 23, 2026	C-30
Redacted	February 23, 2026	C-31
Redacted	February 23, 2026	C-32
Redacted	February 23, 2026	C-33
Redacted	February 23, 2026	C-34
Redacted	February 23, 2026	C-35
Redacted	February 23, 2026	C-36

Staff informed: of the total number of staff reports and written submissions received to date and included in the agenda package and the public information binder; that on January 26, 2026 Council set the date for the public hearing; and that the statutory notice of public hearing was published in the North Shore News on February 11 and 18, 2026.

5. STAFF PRESENTATION

Staff provided a presentation.

6. APPLICANT'S PRESENTATION

E. Spearing (Senior Development Manager, Ledcor Properties) and G. Borowski (Principal, Merrick Architecture) provided a presentation and responded to Council's questions. A Council member commented and staff responded to Council's questions.

7. PUBLIC INPUT

Mayor Sager called for public input.

J. Carlos Hernandez Martinez (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: missing middle option for young families; proximity to amenities; neighbourhood character; outdoor space; and architectural design elements.

A. Keller (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: neighbourhood character; housing options for downsizing; aging in place; generational renewal; use of underutilized land; the developer's management of construction projects along established corridors; community benefit; and housing mobility.

C. van Doorn (West Vancouver resident) spoke relative to the proposed bylaw and development permit and commented regarding: densely forested area and steep topography; blasting and tree removal; construction traffic impacts; environmental footprint for development; and the suitability of this location.

A. Chicoine (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: alignment with the Official Community Plan and provincial housing policies; housing options; the 2025 Regional Housing Needs Report; missing-middle housing; sustainability; infrastructure improvements; proposed unit sizes and affordability; downsizing; and desire for improved accessibility and other adaptive design features.

D. Allen (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: neighbourhood character; current zoning; density; development of marginal land; quiet enjoyment of neighbourhood; public notification; traffic; and safety concerns. A Council member commented and D. Allen responded.

A Council member commented and staff responded to a Council member's question.

P. Scholefield (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: greenhouse gas emissions; upgrading cycling facilities on Marine Drive; separated bike lanes near other new developments; traffic safety; and active transportation infrastructure facilities in the area. Council members commented and P. Scholefield responded.

V. Glover (address not provided) spoke relative to the proposed bylaw and development permit and commented regarding: density; presentation of mini developments; enhance the individuality of the units; and streetscape design.

D. Mulhern (West Vancouver resident) spoke in support the proposed bylaw and development permit and commented regarding: focus on transportation, climate, and accessibility; lack of missing middle, affordable and supportive housing.

A. Khamneipur (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: protecting greenspace and trees; density; neighbourhood character; traffic and construction impacts; and affordability.

E. Johnson (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: quality of life in West Vancouver; missing middle and affordable housing options; housing for young families and seniors; and neighbourhood character.

Mayor Sager queried if there was anyone further who wished to speak at the public hearing.

D. Davidson (West Vancouver resident) spoke relative to the proposed bylaw and development permit and commented regarding: improving the nearby intersection and cross-walk; traffic and safety concerns; and contributions to the Seaview Trail.

D. Van der Sande (West Vancouver resident) spoke relative to the proposed bylaw and development permit and commented regarding: expanding the Seaview Trail parking lot; repositioning the development; density; traffic safety; and trail improvements to encourage active transportation. A Council member commented.

K. McGuiness (West Vancouver resident) requested a clarification regarding missing middle housing.

J. Sidhu (West Vancouver address) spoke relative to the proposed bylaw and development permit and commented regarding: timing of public hearings; Council's strategic plan; housing options; housing crisis and delivery of diverse housing supply; demographics and hidden poverty; traffic and transportation infrastructure to support active transportation. Council members commented.

A. Keller (West Vancouver resident) spoke a second time and commented relative to her professional capacity and lack of affiliation with the applicants.

E. Spearing (Senior Development Manager, Ledcor Properties) responded to a question regarding missing middle unit pricing; housing diversity, price point, and lifestyle are variables and qualitative aspects. A Council member commented and E. Spearing responded.

Councillor Thompson left the hearing at 6:44 p.m. and returned at 6:45 p.m.

Council members commented and staff responded to Council's questions.

Mayor Sager queried a second and third time if there was anyone further who wished to speak at the public hearing and there was no response.

8. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

26-056 MOVED by Lambur, seconded by Thompson:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5394, 2026 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5395, 2026 and proposed Development Permit 25-012 for 6085 and 6093 Marine Drive up to and including the February 23, 2026 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 6:55 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER