

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JUNE 9, 2026**

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

Staff: S. Findlay, Municipal Manager; P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer; J. Bailey, Director, Planning, Development, and Environment Services; M. McGuire, Senior Manager, Current Planning and Urban Design; and T. Azuma, Committee and Policy Coordinator.

1. CALL TO ORDER

The public hearing was called to order at 6 p.m.

2. PUBLIC HEARING PROCEDURE

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

Councillor Gambioli left the hearing at 6:05 p.m. and returned at 6:06 p.m. Councillor Watt left the hearing at 6:06 p.m. and returned at 6:07 p.m.

Council is convening this public hearing to consider and receive submissions regarding the following proposed bylaws:

- For Item 3, Heritage Designation Bylaw No. 5459, 2026 for the Navy Jack House at 1768 Argyle Avenue; and
- For Item 4, Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026 for 6408 to 6418 Bay Street. A public meeting to receive submissions regarding proposed Development Permit 25-099 for 6408 to 6418 Bay Street will be held concurrently.

Anyone who believes that their interest in property is affected by the proposed bylaws and the 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 will 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 electronic communication facilities, 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 will not be 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.

3. PUBLIC HEARING

Proposed Heritage Designation Bylaw No. 5459, 2026 (Navy Jack House at 1768 Argyle Avenue)

Applicant: The Corporation of the District of West Vancouver

Subject Land: 1768 Argyle Avenue

Proposed Heritage Designation Bylaw No. 5459, 2026: would designate the Navy Jack House at 1768 Argyle Avenue as protected heritage property.

3.1. STAFF PRESENTATION

Staff provided a presentation.

3.2. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on June 9, 2026:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Heritage Designation of the Navy Jack House	April 20, 2026	May 11, 2026	R-1

Written submissions received up to the close of the public hearing on June 9, 2026:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	May 30, 2026	C-1
Redacted	June 7, 2026	C-2
Redacted	June 7, 2026	C-3
Redacted	June 7, 2026	C-4
North Shore Heritage Preservation Society	June 8, 2026	C-5

On May 11, 2026 Council set the date for the public hearing. The statutory notice of public hearing was published in the North Shore News on May 27 and June 3, 2026 and notices were mailed to property owners / occupants within the notification area.

3.3. PUBLIC INPUT

Mayor Sager called for public input.

Council members commented.

Mayor Sager queried three times if there was anyone who wished to speak at the public hearing and there was no response.

3.4. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING REGARDING PROPOSED HERITAGE DESIGNATION BYLAW NO. 5459, 2026 (NAVY JACK HOUSE AT 1768 ARGYLE AVENUE)

26-276 MOVED by Gambioli, seconded by Thompson:

THAT all written and oral submissions regarding proposed Heritage Designation Bylaw No. 5459, 2026 for the Navy Jack House at 1768 Argyle Avenue up to and including the June 9, 2026 public hearing be received and that the public hearing be closed.

CARRIED

Mayor Sager called a recess at 6:09 p.m. and reconvened the public hearing at 6:10 p.m. with the following members of Council and staff present:

Mayor M. Sager and Councillors C. Cassidy, N. Gambioli, S. Snider, S. Thompson, and L. Watt; and

S. Findlay (Municipal Manager), P. Cuk (Manager, Legislative Operations/Deputy Corporate Officer), J. Bailey (Director, Planning, Development, and Environment Services); M. McGuire (Senior Manager, Current Planning and Urban Design), and T. Azuma (Committee and Policy Coordinator).

4. PUBLIC HEARING

Mayor Sager announced that there will be a presentation at the June 22, 2026 regular Council meeting regarding the Boathouse building in Horseshoe Bay.

Mayor Sager recused himself (conflict of interest due to a personal relationship with the applicant) and left the hearing at 6:11 p.m. Councillor Watt assumed the Chair.

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

Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026 (6408 to 6418 Bay Street)

Applicant: Yamamoto Architecture

Subject Lands: 6408 to 6418 Bay Street

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026: would amend the Official Community Plan (OCP) policies 3.5.2 and 3.6.15 within the Horseshoe Bay Local Area Plan (LAP) to allow for a mixed commercial development with a Floor Area Ratio (FAR) of 2.4 and a maximum building height of 5 storeys.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5452, 2026: would rezone the site from C1 (Commercial 1) to CD92 (Comprehensive Development Zone 92) to regulate the land use and building envelope based on the proposal.

A public meeting was held concurrently regarding proposed Development Permit 25-099.

Proposed Development Permit 25-099: would regulate the form and character of the proposed building and landscape.

4.1 STAFF PRESENTATION

Staff provided a presentation and responded to Council’s questions.

4.2. APPLICANT’S PRESENTATION

K. Richter (Director of Marketing/Real Estate Portfolio Advisor, Northwest Properties and KM 8 Canada) and T. Yamamoto (Principal, Yamamoto Architecture) provided a presentation.

4.3. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on June 9, 2026:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Development Proposal for 6404 to 6418 Bay Street	April 15, 2026	May 11, 2026	R-1

Written submissions received up to the close of the public hearing on June 9, 2026:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	Undated	C-1
Redacted	June 1, 2026	C-2
Redacted	June 2, 2026	C-3
D. Weiser	June 2, 2026	C-4
D. Weiser	June 3, 2026	C-5
D. Weiser	June 3, 2026	C-6
Spirit Gallery	June 3, 2026	C-7
Spirit Gallery	June 3, 2026	C-8
Redacted	June 3, 2026	C-9
Redacted	June 7, 2026	C-10
Redacted	June 7, 2026	C-11
Redacted	June 7, 2026	C-12
Redacted	June 7, 2026	C-13

Redacted	June 8, 2026	C-14
Redacted	June 8, 2026	C-15
Redacted	June 9, 2026	C-16
Redacted	June 9, 2026	C-17
Horseshoe Bay Business Association	June 9, 2026	C-18
Redacted	Undated	C-19

On May 11, 2026 Council set the date for the public hearing. The statutory notice of public hearing was published in the North Shore News on May 27 and June 3, 2026 and notices were mailed to property owners / occupants within the notification area.

4.4. PUBLIC INPUT

Acting Mayor Watt called for public input.

C. Amantea (West Vancouver resident) spoke in support of the proposed bylaws and/or development permit and commented regarding: lifestyle in Horseshoe Bay; the need for a hotel in West Vancouver; the design of the proposed building; views; and neighbourhood character.

Klath-bay (West Vancouver resident; and on behalf of E. Sam, Owner, The Spirit Gallery) spoke in support of the proposed bylaws and/or development permit and commented regarding: the condition of the existing building; impacts of changes to BC Ferry services on local businesses; the property developers are local residents; tourism; economic development; and beautification of the area.

K. Whittall (West Vancouver resident) spoke in support of the proposed bylaws and/or development permit and commented regarding: the property developers are local residents; the need for a hotel in West Vancouver; economic development; lifestyle in Horseshoe Bay; the design of the proposed building; the rooftop amenity; and the Horseshoe Bay Local Area Plan.

A. Troll (address not provided) spoke in support of the proposed bylaws and/or development permit and commented regarding: the sale of the property to the developers; the property developers are local residents; and the 80th Anniversary of Trolls Restaurant.

S. Doise (West Vancouver resident) spoke relative to the proposed bylaws and/or development permit and commented regarding: downsizing; the history of Horseshoe Bay; tourism; economic development; the Official Community Plan and Horseshoe Bay Local Area Plan; the need for a hotel in West Vancouver; public support for the proposal; the design of the proposed building; neighbourhood character; setting a precedent; parking; setbacks; the rooftop amenity; and community amenity contributions.

K. Kallweit (West Vancouver resident) spoke relative to the proposed bylaws and/or development permit and commented regarding: the Horseshoe Bay Local Area Plan; setting a precedent; neighbourhood character; height; the design of the proposed building; density; recommendations from the Planning Committee; setbacks; and shadowing.

K. Harrison (West Vancouver resident) spoke in support of the proposed bylaws and/or development permit and commented regarding: shadowing; height; public consultation; the Horseshoe Bay Local Area Plan; the developers are local residents; the design of the proposed building; construction impacts; and the Horseshoe Bay Saturday Market. A Council member commented.

S. Markwart (West Vancouver resident) spoke relative to the proposed bylaws and/or development permit and commented regarding: lifestyle in Horseshoe Bay; the need for a hotel in West Vancouver; economic development; setting a precedent; the design of the proposed building; height; neighbourhood character; and the Horseshoe Bay Local Area Plan.

I. McLaughlin (West Vancouver resident) spoke relative to the proposed bylaws and/or development permit and commented regarding: vibrancy; the need for a hotel in West Vancouver; height; shadowing; and setting a precedent.

A. Keller (West Vancouver resident) spoke in support of the proposed bylaws and/or development permit and commented regarding: neighbourhood character; the history of Horseshoe Bay; lifestyle in Horseshoe Bay; economic development; supporting local businesses; tourism; community amenity contributions; views; and the evolution of communities.

B. Scragg (West Vancouver resident) spoke in support of the proposed bylaws and/or development permit and commented regarding: economic development; vibrancy; and tourism.

S. Donahue (West Vancouver resident) spoke in support of the proposed bylaws and/or development permit and commented regarding: tourism; economic development; vibrancy; the need for a hotel in West Vancouver; the developers are local residents; and the Horseshoe Bay Local Area Plan.

M. Redcliffe (West Vancouver resident) spoke relative to the proposed bylaws and/or development permit and commented regarding: the design of the proposed building; the need for a hotel in West Vancouver; narrow sidewalks; bike lanes; views; setbacks; and the developers are local residents.

R. Sabiston (West Vancouver resident) spoke in support of the proposed bylaws and/or development permit and commented regarding the proposal being a good fit for the neighbourhood.

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

J. Timmer (West Vancouver resident) spoke relative to the proposed bylaws and/or development permit and commented regarding: accessibility of the rooftop amenity.

M. Slater (West Vancouver resident) spoke relative to the proposed bylaws and/or development permit and commented regarding: public consultation; height; density; the Horseshoe Bay Local Area Plan; setting a precedent; future uses of the site; rental housing; and financial viability.

R. Amantea (West Vancouver resident) spoke in support of the proposed bylaws and/or development permit and commented regarding: lifestyle in Horseshoe Bay; the evolution of communities; the history of Horseshoe Bay; tourism; the need for a hotel in West Vancouver; height, and density.

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

C. Mills (West Vancouver resident) spoke in support of the proposed bylaws and/or development permit and commented regarding: the need for a hotel in West Vancouver; the rooftop amenity; views; the design of the proposed building; neighbourhood character; the construction impacts.

M. Sewell (Sewell's Marina) spoke in support of the proposed bylaws and/or development permit and commented regarding: operating a business in Horseshoe Bay; the need for a hotel in West Vancouver; tourism; and supporting local businesses.

Council members commented. K. Richter, T. Yamamoto, J. Timmer, and staff responded to Council's questions.

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

K. Kallweit spoke for a second time relative to the proposed bylaws and/or development permit and commented regarding: the need for a hotel in West Vancouver; supporting local businesses; the design of the proposed building; density; and views.

Staff responded to Council's question.

S. Doise spoke for a second time relative to the proposed bylaws and/or development permit and queried regarding the rooftop amenity. T. Yamamoto provided a response.

Acting Mayor Watt queried three times if there was anyone further who wished to speak at the public hearing and there was no response.

Staff responded to Council's questions.

4.5. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING REGARDING PROPOSED: OFFICIAL COMMUNITY PLAN BYLAW NO. 4985, 2018, AMENDMENT BYLAW NO. 5451, 2026; AND ZONING BYLAW NO. 4662, 2010, AMENDMENT BYLAW NO. 5452, 2026 (6408 TO 6418 BAY STREET)

26-280 MOVED by Thompson, seconded by Snider:

THAT all written and oral submissions regarding proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5451, 2026; Zoning Bylaw

No. 4662, 2010, Amendment Bylaw No. 5452, 2026; and Development Permit 25-099 for 6408 to 6418 Bay Street up to and including the June 9, 2026 public hearing be received and that the public hearing be closed.

CARRIED

Mayor Sager absent at the vote

The public hearing was closed at 8:05 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Deputy Corporate Officer]

DEPUTY CORPORATE OFFICER