

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

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

Staff: S. Findlay, Municipal Manager; 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 Officer.

**1. CALL TO ORDER**

The public hearing was called to order at 6:01 p.m.

**2. PUBLIC HEARING**

**Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026; Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026; and Phased Development Agreement Authorization Bylaw No. 5462, 2026 (Inglewood Care Centre)**

**Applicant:** Baptist Housing Oak Bay Care Society

**Subject Lands:** 725 Inglewood Avenue and 721, 725, 733, and 735 Burley Drive

**Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026:** would add Policy BF-B18, place the site within the “Inglewood Care Centre Development Permit Area”, and establish the associated development permit guidelines.

**Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026:** would rezone the site from RS3 (Single Family Dwelling Zone 3) and PH1 (Private Hospital 1) to CD 56 (Comprehensive Development Zone 56) to regulate the land use and building envelope based on the proposal.

**Proposed Phased Development Agreement Authorization Bylaw No. 5462, 2026:** would authorize a phased development agreement to secure zoning.

A public meeting will be held concurrently regarding proposed Development Permit 21-051.

**Proposed Development Permit 21-051:** would regulate the form and character of the proposed buildings and landscaping.

### **3. PUBLIC HEARING PROCEDURE**

Councillor Cassidy entered the hearing at 6:02 p.m. Councillor Gambioli entered the hearing at 6:03 p.m. Councillor Gambioli left the hearing at 6:04 p.m. and returned at 6:05 p.m.

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. 5460, 2026, proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026, and proposed Phased Development Agreement Authorization Bylaw No. 5462, 2026 for 725 Inglewood Avenue and 721, 725, 733, and 735 Burley Drive.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Permit 21-051 for 725 Inglewood Avenue and 721, 725, 733, and 735 Burley Drive.

Anyone who believes that their interest in property is affected by the proposed bylaws and/or the proposed development permit will be heard and/or may provide a written submission either in-person or via email to [correspondence@westvancouver.ca](mailto: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](http://westvancouver.ca/news/notices). Please note that the documents may not yet 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 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.

#### 4. **REPORTS/WRITTEN SUBMISSIONS**

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

| REPORT TITLE                                   | REPORT DATED   | RECEIVED AT COUNCIL MEETING | #   |
|------------------------------------------------|----------------|-----------------------------|-----|
| Development Proposal for Inglewood Care Centre | April 29, 2026 | May 27, 2026                | R-1 |

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

| SUBMISSION AUTHOR                              | SUBMISSION DATED | #    |
|------------------------------------------------|------------------|------|
| British Properties Area Homeowners Association | March 19, 2026   | C-1  |
| Senior Community Planner                       | March 30, 2026   | C-2  |
| M. Slater                                      | May 27, 2026     | C-3  |
| Redacted                                       | May 27, 2026     | C-4  |
| Redacted                                       | June 3, 2026     | C-5  |
| Redacted                                       | June 4, 2026     | C-6  |
| Redacted                                       | June 7, 2026     | C-7  |
| Redacted                                       | June 8, 2026     | C-8  |
| Redacted                                       | June 6, 2026     | C-9  |
| Redacted                                       | June 8, 2026     | C-10 |
| Redacted                                       | June 8, 2026     | C-11 |
| Redacted                                       | June 8, 2026     | C-12 |
| Redacted                                       | June 9, 2026     | C-13 |
| Redacted                                       | June 9, 2026     | C-14 |

|                                |               |      |
|--------------------------------|---------------|------|
| Redacted                       | June 9, 2026  | C-15 |
| Redacted                       | June 10, 2026 | C-16 |
| Redacted                       | June 14, 2026 | C-17 |
| Name not provided              | June 14, 2026 | C-18 |
| Redacted                       | June 9, 2026  | C-19 |
| Redacted                       | June 10, 2026 | C-20 |
| Redacted                       | June 10, 2026 | C-21 |
| Redacted                       | June 15, 2026 | C-22 |
| N. Tsangarakis                 | June 15, 2026 | C-23 |
| Redacted                       | June 15, 2026 | C-24 |
| Redacted                       | June 15, 2026 | C-25 |
| Vancouver Coastal Health       | June 16, 2026 | C-26 |
| Redacted                       | June 11, 2026 | C-27 |
| Redacted                       | June 13, 2026 | C-28 |
| Baptist Housing                | June 16, 2026 | C-29 |
| Redacted                       | June 17, 2026 | C-30 |
| Redacted                       | June 17, 2026 | C-31 |
| Positive Voices West Vancouver | June 17, 2026 | C-32 |
| Redacted                       | June 18, 2026 | C-33 |
| R. Reichgeld                   | June 18, 2026 | C-34 |
| Redacted                       | June 18, 2026 | C-35 |
| Redacted                       | June 18, 2026 | C-36 |
| M. Slater                      | June 18, 2026 | C-37 |
| Baptist Housing                | June 19, 2026 | C-38 |
| Redacted                       | June 19, 2026 | C-39 |
| Redacted                       | June 19, 2026 | C-40 |
| B. Chaworth-Musters            | June 20, 2026 | C-41 |
| M. Slater                      | June 20, 2026 | C-42 |
| Redacted                       | June 21, 2026 | C-43 |
| Redacted                       | June 21, 2026 | C-44 |
| B. Chaworth-Musters            | June 21, 2026 | C-45 |
| Redacted                       | June 21, 2026 | C-46 |
| Ambleside Tenants Association  | June 21, 2026 | C-47 |
| M. Gamel                       | June 21, 2026 | C-48 |
| Redacted                       | June 21, 2026 | C-49 |
| K. Turner                      | June 21, 2026 | C-50 |
| M. Gamel                       | June 21, 2026 | C-51 |
| Redacted                       | June 21, 2026 | C-52 |

|                                                |               |      |
|------------------------------------------------|---------------|------|
| Ambleside Tenants Association                  | June 21, 2026 | C-53 |
| B. Chaworth-Musters                            | June 22, 2026 | C-54 |
| Redacted                                       | June 22, 2026 | C-55 |
| Baptist Housing                                | June 22, 2026 | C-56 |
| Redacted                                       | June 22, 2026 | C-57 |
| North Shore Community Housing Action Committee | June 22, 2026 | C-58 |
| Redacted                                       | June 22, 2026 | C-59 |
| Redacted                                       | June 22, 2026 | C-60 |
| K. Turner                                      | June 22, 2026 | C-61 |
| Office of the BC Seniors Advocate              | June 22, 2026 | C-62 |
| British Properties Area Homeowners Association | June 22, 2026 | C-63 |
| M. Slater                                      | June 22, 2026 | C-64 |
| Personalized Dementia Solutions Inc            | June 22, 2026 | C-65 |
| Redacted                                       | June 22, 2026 | C-66 |
| Redacted                                       | June 22, 2026 | C-67 |
| Redacted                                       | June 23, 2026 | C-68 |
| Redacted                                       | June 23, 2026 | C-69 |
| Redacted                                       | June 23, 2026 | C-70 |
| Redacted                                       | June 23, 2026 | C-71 |
| Redacted                                       | June 23, 2026 | C-72 |
| Redacted                                       | June 23, 2026 | C-73 |
| Redacted                                       | June 23, 2026 | C-74 |
| Redacted                                       | June 23, 2026 | C-75 |
| Jeremy Valeriot, MLA                           | June 23, 2026 | C-76 |
| Redacted                                       | June 23, 2026 | C-77 |
| Redacted                                       | June 23, 2026 | C-78 |
| Redacted                                       | June 23, 2026 | C-79 |
| Redacted                                       | June 23, 2026 | C-80 |
| Redacted                                       | June 23, 2026 | C-81 |
| Redacted                                       | June 23, 2026 | C-82 |
| Redacted                                       | June 23, 2026 | C-83 |
| Redacted                                       | June 23, 2026 | C-84 |
| Redacted                                       | Undated       | C-85 |
| Redacted                                       | Undated       | C-86 |

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 May 27, 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 June 10 and June 17, 2026.

## **5. STAFF PRESENTATION**

Staff provided a presentation and responded to Council's questions. A Council member commented.

Councillor Watt left the hearing at 6:27 p.m. and returned at 6:28 p.m.

## **6. APPLICANT'S PRESENTATION**

M. Kinna (Chief Executive Officer, Baptist Housing) provided a presentation. Staff and M. Kinna responded to Council's questions. A Council member commented.

## **7. PUBLIC INPUT**

Mayor Sager called for public input.

A. Keller (West Vancouver resident) spoke in support of the proposed bylaws and development permit and commented regarding: need for long-term care beds; independent living; housing options; benefits of long-term care; demographic changes; and impacts on family members providing care for their elders.

R. Sultan (West Vancouver resident) spoke in support of the proposed bylaws and development permit and commented regarding: political representation on Council; being the former BC Minister of State for Seniors; care centres in other jurisdictions; history of the Baptist Housing Society; financial status of the Baptist Housing Society; faith-based service model; demographic changes; decreased supply of and increased demand for seniors' housing; and equitable access to health services. A Council member commented.

T. Trownson (North Vancouver resident; and on behalf of BC Care Providers Association) spoke in support of the proposed bylaws and development permit and commented regarding: need for long-term care beds; independent living; strain on the health care system; public support for the proposal; demographic changes; continuum of care; ageing in place; and cancellation of projects throughout the province.

J. Baxter (address not provided) spoke in support of the proposed bylaw and development permit and commented regarding: being the former engagement specialist for the project; public consultation; and financial status of the Baptist Housing Society.

B. Chaworth-Musters (address not provided) spoke relative to the proposed bylaws and development permit and commented regarding: maintaining current care beds during construction; construction impacts on existing care centre residents and staff; construction mitigation measures and monitoring for noise, vibration, and dust; temporary relocation options; complying with municipal noise bylaws; and faith-based service model.

W. Steinberg (West Vancouver resident) spoke in support of the proposed bylaws and development permit and commented regarding: condition of the current care centre; need for seniors housing; traffic; construction noise; transit

options; and bike lanes.

A. Chicoine (address not provided) spoke in support of the proposed bylaws and development permit and commented regarding: need for long-term care beds; traffic; parking; construction impacts; ageing in place; continuum of care; need for seniors housing; strain on the health care system; and history of the proposal.

P. Jappy-Loker (Chief Clinical Planner, Coastal Community of Care, Vancouver Coastal Health) spoke in support of the proposed bylaws and development permit and commented regarding: funding for the proposal; need for long-term care beds; and equitable access to health services.

M. Slater (West Vancouver resident) spoke in opposition to the proposed bylaws and development permit and commented regarding: need for long term care beds; scale of the project; provision of housing; net increase of care beds; lack of responses to questions posed to the District; protecting the public interest; and the public hearing process; and responded to a Council member's question. A Council member commented.

M. Kinna responded to a Council member's question.

A. Krawczyk (West Vancouver resident) spoke in support of the proposed bylaws and development permit and commented regarding: history of Inglewood Care Centre; need for long-term care beds; condition of the current care centre; demographic changes; and ageing in place.

D. Mulhern (representing Positive Voices West Vancouver) spoke in support of the proposed bylaws and development permit and commented regarding: need for long-term care beds; condition of the current care centre; ageing in place; and responding to the needs of the community.

L. Quarmby (address not provided) spoke in support of the proposed bylaws and development permit and commented regarding: strain on the health care system; need for long-term care beds; public support for the proposal; and public consultation.

E. Louarn-Levine (West Vancouver Liaison for the Office of Patrick Weiler, MP, West Vancouver-Sunshine Coast-Sea to Sky Country) read a letter of support of for the proposed bylaws and development permit, including: closure of other care homes in West Vancouver; quality of life; strain on the health care system; demographic changes; ageing in place; housing options; and proximity to amenities.

P. Gibbs (Rabbi, North Shore Centre for Jewish Life) spoke in support of the proposed bylaws and development permit and commented regarding: condition of the current care centre; public consultation; construction impacts; continuum of care; and responding to the needs of the community.

C. Banham (West Vancouver resident) spoke in support of the proposed bylaws and development permit and commented regarding: history of Inglewood Care Centre; lifestyle of seniors; managing health issues; continuum of care; strain on the health care system; parking; transit; and bike lanes.

M. Lang (West Vancouver resident) spoke in support of the proposed bylaws and development permit and commented regarding: impacts on family members providing care for their elders; quality of care provided by the Inglewood Care Centre; and responding to the needs of the community.

P. Scholefield (West Vancouver resident) spoke in support of the proposed bylaws and development permit and commented regarding: need for long-term care beds; need for services to support those suffering from dementia; impacts on family members providing care for their elders; and bike lanes.

J. Sidhu (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: benefits of the proposal; public consultation; public support for the proposal; and need for long-term care beds.

Mayor Sager recessed the hearing at 8:35 p.m. and reconvened at 8:42 p.m. with all members of Council present.

E. McHarg (West Vancouver resident) spoke in support of the proposed bylaws and development permit and commented regarding: demographic changes; responding to the needs of the community; public consultation; continuum of care; history of the Baptist Housing Society; ageing in place; and need for long-term care beds.

K. La Pointe (West Vancouver resident) spoke in support of the proposed bylaws and development permit and commented regarding: responding to the needs of the community; seniors' housing; importance of belonging; ageing in place; continuum of care; and planning for the future.

L. Shearer (West Vancouver resident) spoke relative to the proposed bylaws and development permit and commented regarding: being a long-term resident in a home that borders the proposal; construction impacts; and seeking reassurance that he has a future at his current address.

S. Jackson (Manager of Advocacy, Alzheimer Society for BC and Yukon) spoke in support of the proposed bylaws and development permit and commented regarding: continuum of care; impacts of living with dementia; impacts on family members providing care for their elders; and planning for the future. A Council member commented.

B. Day (MLA, Courtney- Comox; and Opposition Critic for Seniors Health) spoke in support of the proposed bylaws and development permit and commented regarding: demographic changes; need for long-term care beds; strain on the health care system; continuum of care; faith-based service model; rental housing; independent living; and keeping families together.

K. Evans (North Vancouver resident; and Member, Community Housing Action Committee) spoke in support of the proposed bylaws and development permit and commented regarding: need for long-term care beds; ageing in place; demographic changes; strain on the health care system; cancellation of projects throughout the province; financial status of the Baptist Housing Society; and responding to the needs of the community. A Council member commented.

E. Sagert (Policy Coordinator, BC Non-Profit Housing Association) spoke in support of the proposed bylaws and development permit and commented regarding: housing options; demographics; housing affordability; ageing in place; history of the Baptist Housing Society; condition of the current care centre; and funding for the proposal.

Z. Kang (West Vancouver resident) spoke in opposition to the proposed bylaws and development permit and commented regarding: public support for the

proposal; construction impacts to immediate neighbours; Taylor Way Local Area Plan should be completed prior to considering this proposal; neighbourhood character; traffic; independent living; light and noise control; and public consultation.

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

A Council member commented and staff responded to Council's questions.

M. Slater spoke for a second time and commented regarding: assurance for project completion; ability to complete phase two of the project; and disappointment due to lack of responses to questions posed to the applicant, Council, and staff. Council members commented and M. Slater responded.

M. Kinna commented on and responded to questions from Council and the public regarding: adjustments made to the proposal in response to public consultation; construction timing; parking; and funding to support project completion. A Council member commented.

Mayor Sager queried for a final 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**

26-308 MOVED by Gambioli, seconded by Thompson:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5460, 2026, proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5461, 2026, proposed Phased Development Agreement Authorization Bylaw No. 5462, 2026, and proposed Development Permit 21-051 for 725 Inglewood Avenue and 721, 725, 733, and 735 Burley Drive up to and including the June 23, 2026 public hearing be received and that the public hearing be closed.

**CARRIED**

The public hearing was closed at 9:32 p.m.

Certified Correct:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Corporate Officer]*

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CORPORATE OFFICER