

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
JUNE 29, 2026**

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

Staff: S. Findlay, Municipal Manager; J. Moller, Acting Deputy Municipal Manager/ Director, Engineering and Transportation 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 Officer.

1. CALL TO ORDER

The public hearing was called to order at 7 p.m.

2. PUBLIC HEARING

Councillor Gambioli left the hearing at 7:01 p.m. and returned at 7:03 p.m.

Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026 (1552 Esquimalt Avenue)

Applicant: Wall Financial Corporation

Subject Land: 1552 Esquimalt Avenue

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026: would allow infill strata tenure housing alongside the continued use of existing rental units up to a total site density of 3.0 Floor Area Ratio (FAR) at the site.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026: would rezone the site to CD60 (Comprehensive Development Zone 60) to allow for apartment buildings up to a site wide density of 3.0 FAR and would secure the existing building as rental housing.

A public meeting was held concurrently regarding proposed Development Permit 26-012.

Proposed Development Permit 26-012: would regulate the form and character of the proposed apartment building and landscaping.

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. 5465, 2026 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026 for 1552 Esquimalt Avenue.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Permit 26-012 for 1552 Esquimalt Avenue.

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 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 29, 2026:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Development Proposal for 1552 Esquimalt Avenue	May 20, 2026	June 8, 2026	R-1

Written submissions received up to the close of the public hearing on June 29, 2026:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 17, 2026	C-1
R. Heaton	June 13, 2026	C-2
Senior Community Planner	June 15, 2026	C-3
Redacted	June 15, 2026	C-4
Redacted	June 22, 2026	C-5
Redacted	June 23, 2026	C-6
Redacted	June 24, 2026	C-7
Redacted	June 26, 2026	C-8
Redacted	June 26, 2026	C-9
Redacted	Undated	C-10
Redacted	June 29, 2026	C-11
Westshore Place Strata	Undated	C-12

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 June 8, 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 17 and 24, 2026.

5. STAFF PRESENTATION

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

6. APPLICANT'S PRESENTATION

B. Wall (Wall Financial) and J. Gravenstein (Project Architect) provided a presentation. B. Wall, J. Gravenstein, and staff responded to Council's questions. Council members commented.

7. PUBLIC INPUT

Mayor Sager called for public input.

G. Andrishak (West Vancouver resident; and President, Westshore Strata Council) spoke relative to the proposed bylaw and/or development permit and commented regarding: recusing himself from Planning Committee discussions regarding this proposal; redevelopment of the site; preference for two wood-frame mid-rise buildings; phased development; density; compliance with the Ambleside Local Area Plan; housing affordability; impact on neighbouring properties; and community amenity contributions.

A Council member commented.

J. Yang (Farm to Table Market) spoke in support of the proposed bylaw and/or development permit and commented regarding: being a small business owner in Ambleside; increasing the customer base; foot traffic; housing options; workforce retention; and rental housing. A Council member commented.

M. O'Brien (Ambleside Dundarave Business Improvement Association) spoke in support of the proposed bylaw and/or development permit and commented regarding: proximity to the business improvement area's boundary; increasing the customer base; foot traffic; transportation options; and market housing.

Council members commented. Staff and B. Wall (Wall Financial) responded to Council's questions.

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

B. Cooper (West Vancouver resident) spoke relative to the proposed bylaw and/or development permit and commented regarding: parking; the proposed garden deck on the top floor of the building; noise; and bylaw enforcement.

Council members commented. Staff and B. Wall (Wall Financial) responded to Council's questions.

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

A. Chicoine (West Vancouver resident) spoke relative to the proposed bylaw and/or development permit and commented regarding: the proposed outdoor space; accessibility features of the proposed playscape; and refining through the design process.

L. Hoover (West Vancouver resident) spoke relative to the proposed bylaw and/or development permit and commented regarding: use of the public space between the buildings; and monitoring congregations, smoking, and other activities.

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

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

8. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

26-322 MOVED by Gambioli, seconded by Watt:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026, proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026, and proposed Development Permit 26-012 for 1552 Esquimalt Avenue up to and including the June 29, 2026 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 8:38 p.m.

Certified Correct:

[Original signed by Mayor]

MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER