



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Items 3.2 and 4.3

PUBLIC HEARING AGENDA

JUNE 9, 2026

***6 PM IN THE MUNICIPAL HALL COUNCIL CHAMBER AND VIA ELECTRONIC COMMUNICATION FACILITIES**

(Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber, or via electronic communication facilities through the link provided on the District's Council Meeting webpage)

We acknowledge that we are holding this meeting on the traditional and ancestral territory of the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation. We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

****Note: At 6 p.m. in the Council Chamber and via electronic communication facilities a public hearing will be held and a public meeting will be held concurrently. The special Council meeting will commence in the Council Chamber and via electronic communication facilities at 6 p.m. or immediately following the public hearing and concurrent public meeting, whichever is later.***

1. **CALL TO ORDER**

2. **PUBLIC HEARING PROCEDURE**

The procedure for the public hearing will be described as follows:

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

3.2. REPORTS/WRITTEN SUBMISSIONS

Reports received up to and including 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 and including June 9, 2026:

To view all written submissions, [click here](#):

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted (On-Table)	May 30, 2026	C-1
Redacted (On-Table)	June 7, 2026	C-2
Redacted (On-Table)	June 7, 2026	C-3
Redacted (On-Table)	June 7, 2026	C-4
North Shore Heritage Preservation Society (On-Table)	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. The Corporate Officer will note written submissions received for the June 9, 2026 public hearing.

3.3. PUBLIC INPUT

Mayor Sager will call for public input.

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

If there is no further public input and Council does not request a further staff report:

RECOMMENDATION:

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.

OR

If Council requests a further staff report:

RECOMMENDATION:

THAT staff report back to Council regarding the June 9, 2026 public hearing regarding proposed Heritage Designation Bylaw No. 5459, 2026 for the Navy Jack House at 1768 Argyle Avenue and that the public hearing be adjourned to _____ . (date, time, and location)

Following receipt of public input regarding proposed Heritage Designation Bylaw No. 5459, 2026 (Navy Jack House at 1768 Argyle Avenue), Council will consider and receive 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 (6408 to 6418 Bay Street).

4. PUBLIC HEARING

[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 will be 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](#)

4.2. [APPLICANT’S PRESENTATION](#)

4.3. REPORTS/WRITTEN SUBMISSIONS

Reports received up to and including 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 and including June 9, 2026:

To view all written submissions, [click here](#):

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted (On-Table)	Undated	C-1
Redacted (On-Table)	June 1, 2026	C-2
Redacted (On-Table)	June 2, 2026	C-3
D. Weiser (On-Table)	June 2, 2026	C-4
D. Weiser (On-Table)	June 3, 2026	C-5
D. Weiser (On-Table)	June 3, 2026	C-6
Spirit Gallery (On-Table)	June 3, 2026	C-7
Spirit Gallery (On-Table)	June 3, 2026	C-8
Redacted (On-Table)	June 3, 2026	C-9
Redacted (On-Table)	June 7, 2026	C-10
Redacted (On-Table)	June 7, 2026	C-11
Redacted (On-Table)	June 7, 2026	C-12
Redacted (On-Table)	June 7, 2026	C-13
Redacted (On-Table)	June 8, 2026	C-14
Redacted (On-Table)	June 8, 2026	C-15
Redacted (On-Table)	June 9, 2026	C-16
Redacted (On-Table)	June 9, 2026	C-17
Horseshoe Bay Business Association (On-Table)	June 9, 2026	C-18
Redacted (On-Table)	Undated	C-19

On May 11, 2026 Council set the date for the public hearing and concurrent public meeting. 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. The Corporate Officer will note written submissions received for the June 9, 2026 public hearing and concurrent public meeting.

4.4. **PUBLIC INPUT**

Mayor Sager will call for public input.

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)**

If there is no further public input and Council does not request a further staff report:

RECOMMENDATION:

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.

OR

If Council requests a further staff report:

RECOMMENDATION:

THAT staff report back to Council regarding the June 9, 2026 public hearing 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 and that the public hearing be adjourned to _____. (date, time, and location)

Council members are not permitted to receive further submissions once the public hearing is closed.