



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 4.

PUBLIC HEARING AGENDA

JUNE 23, 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.

1. CALL TO ORDER

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**

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

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. 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 and including June 14, 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 and including June 14, 2026:

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

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
Redacted	June 14, 2026	C-18
Redacted (On-Table)	June 9, 2026	C-19
Redacted (On-Table)	June 10, 2026	C-20
Redacted (On-Table)	June 10, 2026	C-21
Redacted (On-Table)	June 15, 2026	C-22
N. Tsangarakis (On-Table)	June 15, 2026	C-23
Redacted (On-Table)	June 15, 2026	C-24
Redacted (On-Table)	June 15, 2026	C-25
Vancouver Coastal Health (On-Table)	June 16, 2026	C-26
Redacted (On-Table)	June 11, 2026	C-27
Redacted (On-Table)	June 13, 2026	C-28
Baptist Housing (On-Table)	June 16, 2026	C-29
Redacted (On-Table)	June 17, 2026	C-30
Redacted (On-Table)	June 17, 2026	C-31
Positive Voices West Vancouver (On-Table)	June 17, 2026	C-32
Redacted (On-Table)	June 18, 2026	C-33
R. Reichgeld (On-Table)	June 18, 2026	C-34
Redacted (On-Table)	June 18, 2026	C-35
Redacted (On-Table)	June 18, 2026	C-36
M. Slater (On-Table)	June 18, 2026	C-37
Baptist Housing (On-Table)	June 19, 2026	C-38
Redacted (On-Table)	June 19, 2026	C-39
Redacted (On-Table)	June 19, 2026	C-40
B. Chaworth-Musters (On-Table)	June 20, 2026	C-41
M. Slater (On-Table)	June 20, 2026	C-42
Redacted (On-Table)	June 21, 2026	C-43
Redacted (On-Table)	June 21, 2026	C-44
B. Chaworth-Musters (On-Table)	June 21, 2026	C-45
Redacted (On-Table)	June 21, 2026	C-46
Ambleside Tenants Association (On-Table)	June 21, 2026	C-47
M. Gamel (On-Table)	June 21, 2026	C-48
Redacted (On-Table)	June 21, 2026	C-49
K. Turner (On-Table)	June 21, 2026	C-50
M. Gamel (On-Table)	June 21, 2026	C-51
Redacted (On-Table)	June 21, 2026	C-52
Ambleside Tenants Association (On-Table)	June 21, 2026	C-53

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

On May 27, 2026 Council set the date for the public hearing and concurrent public meeting. The statutory notice of public hearing will be published in the North Shore News on June 10 and June 17, 2026, and notices were mailed to property owners / occupants within the notification area. The Corporate Officer will note written

submissions received for the June 23, 2026 public hearing and concurrent public meeting.

5. STAFF PRESENTATION

6. APPLICANT'S PRESENTATION

7. PUBLIC INPUT

Mayor Sager will call for public input.

8. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

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. 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.

OR

If Council requests a further staff report:

RECOMMENDATION:

THAT staff report back to Council regarding the June 23, 2026 public hearing 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, 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.