



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 4.

PUBLIC HEARING AGENDA

JUNE 29, 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 special Council meeting will be held. The public hearing will commence in the Council Chamber and via electronic communication facilities immediately following the special Council meeting, and a public meeting will be held concurrently.***

1. CALL TO ORDER

2. PUBLIC HEARING

[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 will be 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**

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. 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 and including June 21, 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 and including June 21, 2026.

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

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	April 17, 2026	C-1
R. Heaton Senior Community Planner	June 13, 2026	C-2
Redacted	June 15, 2026	C-3
Redacted (On-Table)	June 15, 2026	C-4
Redacted (On-Table)	June 22, 2026	C-5
Redacted (On-Table)	June 23, 2026	C-6
Redacted (On-Table)	June 24, 2026	C-7
Redacted (On-Table)	June 26, 2026	C-8
Redacted (On-Table)	June 26, 2026	C-9
Redacted (On-Table)	Undated	C-10

Redacted (On-Table)	June 29, 2026	C-11
Westshore Place Strata Council (On-Table)	Undated	C-12

On June 8, 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 17 and June 24, 2026, and notices were mailed to property owners / occupants within the notification area. The Corporate Officer will note written submissions received for the June 29, 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. 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.

OR

If Council requests a further staff report:

RECOMMENDATION:

THAT staff report back to Council regarding the June 29, 2026 public hearing regarding 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 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.