

THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

**PLANNING COMMITTEE MEETING AGENDA
WEDNESDAY, NOVEMBER 26, 2025
4 PM IN THE RAVEN ROOM, MUNICIPAL HALL
(In-person attendance only)**

Note: Council Committee meetings are conducted in accordance with Council Committee Procedure Bylaw No. 5020, 2019 (as amended), subject to the discretion of the Chair.

1. CALL TO ORDER

2. APPROVAL OF AGENDA

RECOMMENDATION:

THAT the November 26, 2025 Planning Committee meeting agenda be approved as circulated.

3. ADOPTION OF MINUTES

RECOMMENDATION:

THAT the October 22, 2025 Planning Committee meeting minutes be adopted as circulated.

REPORTS / ITEMS

4. Proposed Commercial Development at 6408, 6412, and 6418 Bay Street

RECOMMENDATION:

THAT the discussion regarding Proposed Commercial Development at 6408, 6312, and 6418 Bay Street be received for information.

5. 725 Inglewood Avenue and 721, 725, 733, and 735 Burley Avenue (Inglewood Care Centre)

RECOMMENDATION:

THAT the discussion regarding 725 Inglewood Avenue and 721, 725, 733, and 735 Burley Avenue (Inglewood Care Centre) be received for information.

6. Amending of Minutes for Clarification

RECOMMENDATION:

WHEREAS the Planning Committee, at its July 23, 2025 meeting resolved as follows:

THAT

- 1. the discussion regarding Official Community Plan (OCP) Policies Enabling Site-Specific Subdivision be received for information; and*
- 2. the Committee recommends that Council direct staff to refer future OCP Policy development back to the Committee.*

BE IT RESOLVED THAT it is the intention of this Committee to recommend that Council direct staff to consider referring future subdivision OCP Policy development back to the Committee.

7. PUBLIC QUESTIONS

8. NEXT MEETING

RECOMMENDATION:

THAT the next Planning Committee meeting be scheduled for January 28, 2026 at 4 p.m. and held in-person in the Raven Room, Municipal Hall.

9. ADJOURNMENT

RECOMMENDATION:

THAT the November 26, 2025 Planning Committee meeting be adjourned.

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PLANNING COMMITTEE MEETING MINUTES
COUNCIL CHAMBER, MUNICIPAL HALL
WEDNESDAY, OCTOBER 22, 2025**

Committee Members: R. Hollingsworth (Chair), R. Brown, L. Burger, D. Hawreluk, S. Nicholls, H. Wood, C. Yao, and Councillor Thompson attended the meeting in the Council Chamber, Municipal Hall. Absent: D. Milliken and M. Vaughan.

Staff: J. Bailey, Director, Planning, Development and Environment Services (Staff Representative); D. Hawkins, Senior Manager, Community Planning and Sustainability; M. McGuire, Senior Manager, Current Planning and Urban Design; E. Wilhelm, Senior Community Planner; and J. Kuzmich, Planning Technician (Committee Clerk), attended the meeting in the Council Chamber, Municipal Hall.

1. CALL TO ORDER

The meeting was called to order at 4:01 p.m.

2. APPROVAL OF AGENDA

It was Moved and Seconded:

THAT the October 22, 2025 Planning Committee meeting agenda be amended by:

- adding new Item 4.1 regarding Provincial Housing Directives Update;

AND THAT the agenda be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

It was Moved and Seconded:

THAT the July 23, 2025 Planning Committee meeting minutes be adopted as circulated.

CARRIED

REPORTS / ITEMS

4. 4310 Marine Drive: Proposed 9-Unit Townhouse Development

Staff provided a presentation on the proposed 9-unit townhouse development at 4310 Marine Drive and responded to Committee questions.

I. Sarreshtehdar (STC+ Architecture) and L. Xu (RPL Projects Ltd.) provided a subsequent presentation and responded to Committee questions.

Members noted the amenities around the site including a school, local commercial area and access to transit along Marine Drive.

Members debated the appropriateness of the density proposed noting the Official Community Plan (OCP) policy that supports missing middle housing along Marine Drive and that the parcel is eligible to be subdivided into two parcels that could allow for up to 9 dwelling units under the current zoning bylaw. There were differing opinions and comments regarding the appropriateness of the proposed density and housing typology for this site.

Members commented regarding:

- the ability of the adjacent roads to handle the proposed density increase, notably Ferndale Avenue; and
- the proposed design, specifically that the building typology and streetscape elevations with concern that they are not sympathetic to the existing single-family neighbourhood character.

M. Hashemi (member of the public) spoke in opposition to the development proposal.

A. Bolor (member of the public) spoke in opposition to the development proposal.

A member of the public commented in support of the proposal.

J. Bowen (member of the public) spoke in opposition to the development proposal.

V. Linford (member of the public) spoke in opposition to the development proposal.

It was Moved and Seconded:

THAT the Committee not support the proposed 9-unit townhouse development at 4310 Marine Drive due to density and form that is inconsistent with the existing neighbourhood.

CARRIED

4.1. Provincial Housing Directives Update

Staff provided an update to the Committee on the Provincial Housing Directives and responded to Committee questions.

It was Moved and Seconded:

THAT the verbal report regarding Provincial Housing Directives Update be received for information.

CARRIED

5. PUBLIC QUESTIONS

There were no questions.

6. NEXT MEETING

Staff confirmed that the next Planning Committee meeting is scheduled for November 26, 2025 at 4 p.m. and held in-person in the Raven Room, Municipal Hall.

7. ADJOURNMENT

It was Moved and Seconded:

THAT the October 22, 2025 Planning Committee meeting be adjourned.

CARRIED

The meeting adjourned at 5:51 p.m.

Certified Correct:

Chair

Committee Clerk