

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
MUNICIPAL HALL MAIN FLOOR CONFERENCE ROOM
AND VIA ELECTRONIC COMMUNICATION FACILITIES
SEPTEMBER 8, 2025**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture and Community Services; and H. Dallas, Senior Manager, Legislative Services/Corporate Officer.

CALL TO ORDER

1. The meeting was called to order at 3:30 p.m.

EXCLUSION OF THE PUBLIC

2. MOVED by Thompson, seconded by Watt:

THAT in the public interest, members of the public be excluded from part of the September 8, 2025 special Council meeting on the basis of matters to be considered under the following section of the *Community Charter*:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
 - (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
 - (g) litigation or potential litigation affecting the municipality;
 - (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
 - (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].

CARRIED

ADJOURNMENT

3. **Adjournment of September 8, 2025 Special Council Meeting**

Mayor Sager adjourned the September 8, 2025 special Council meeting (open session).

Council then proceeded with the closed session. (3:31 p.m.)

Certified Correct:

MAYOR

CORPORATE OFFICER

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
SEPTEMBER 8, 2025**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development and Environment Services; J. Allan, Upper Lands Senior Development Planner; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

1. CALL TO ORDER

The public hearing was called to order at 5:01 p.m.

2. PUBLIC HEARING

Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way)
(File: 1610-20-5400)

Applicant: Nathaniel Stuart

Subject Land: 3875 Uplands Way

Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025: would amend the Phased Development Agreement with British Pacific Properties Limited to remove the requirement for British Pacific Properties Limited to construct a purpose-built rental apartment building on Lot 12 (3875 Uplands Way).

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 Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 for 3875 Uplands Way.

Anyone who believes that their interest in property is affected by the proposed bylaw 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 bylaw.

After the public hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the proposed bylaw 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. 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. 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.

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 bylaw. 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 September 8, 2025:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Development Application for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road	July 7, 2025	July 21, 2025	R-1

Written submissions received up to the close of the public hearing on September 8, 2025:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	July 17, 2025	C-1
British Properties Area Homeowners Association	July 17, 2025	C-2
Redacted	July 21, 2025	C-3
Redacted	September 3, 2025	C-4
Redacted	September 4, 2025	C-5
West Vancouver Presbyterian Church	September 4, 2025	C-6
Redacted	September 5, 2025	C-7
Redacted	September 5, 2025	C-8
Redacted	September 7, 2025	C-9
Redacted	September 7, 2025	C-10
Redacted	September 7, 2025	C-11
Redacted	September 7, 2025	C-12
Redacted	September 8, 2025	C-13
Redacted	September 8, 2025	C-14
Redacted	September 8, 2025	C-15

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 July 21, 2025 Council set the date for the public hearing; and that the statutory notice of public hearing was published in the North Shore News on August 27 and September 3, 2025.

5. STAFF PRESENTATION

Staff provided a presentation.

6. APPLICANT'S PRESENTATION

No presentation provided.

7. **PUBLIC INPUT**

Mayor Sager called for public input.

K. Harrison (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: downsizing; housing options; density; rental housing; and use of the community amenity contribution.

S. Swan (address not provided) spoke relative to the proposed bylaw and commented regarding: use of the community amenity contribution for a purpose-built art facility in Ambleside.

F. Pagani (address not provided) spoke relative to the proposed bylaw and commented regarding: use of the community amenity contribution; and thanked to Mayor and Council for their service to the community. A Council member commented.

D. Sonderhoff (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: conversion of rental to strata; downsizing; and proximity to amenities.

H. Inman (President, British Properties Homeowners Association; and West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: density; market strata housing; downsizing; design aspects; parking; and proximity to amenities.

M. Davies (President and General Manager, Cypress Mountain Resort) spoke in support of the proposed bylaw and commented regarding: economic vibrancy; alignment with the Official Community Plan and other policies; rental housing; transit services; and density.

A. Issa (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: environmental sustainability, economic feasibility, and social responsibility; the housing crisis; housing options; public consultation; and proximity to amenities.

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

A Council member commented and staff responded to a Council member's questions.

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

8. **CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

25-290 MOVED by Thompson, seconded by Lambur:

THAT all written and oral submissions regarding proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 for 3875 Uplands Way up to and including the September 8, 2025 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 5:35 p.m.

Certified Correct:

MAYOR

CORPORATE OFFICER

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
SEPTEMBER 8, 2025**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development and Environment Services; J. Moller, Director, Engineering and Transportation Services; S. O'Sullivan, Senior Manager, Roads and Transportation; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

CALL TO ORDER

1. The meeting was called to order at 6:01 p.m.

APPROVAL OF AGENDA

2. **Approval of September 8, 2025 Regular Council Meeting Agenda**

25-291 MOVED by Thompson, seconded by Watt:

THAT the September 8, 2025 regular Council meeting agenda be approved as circulated.

CARRIED

REPORTS

3. **1145 Chartwell Crescent – Reconsideration of Remedial Action Requirement (File: 2500-01)**

N. Baker (Eyford Partners LLP, representing the owners of 1145 Chartwell Crescent) and K. Gerami (1145 Chartwell Crescent) commented regarding the remedial action requirement passed by Council at their July 21, 2025 meeting and responded to Council's questions.

Council members commented and staff responded to Council's questions.

E. Jensen (Owner, Sprucehill Homes) commented regarding: the permitting process at the District; the location of the unpermitted dwelling in relation to Brothers Creek; deconstruction of the dwelling versus demolition; inspections and permitting after the fact; and making a precedent-setting decision.

25-292 MOVED by Watt, seconded by Snider:

THAT Council uphold the remedial action requirement passed on July 21, 2025, pursuant to Division 12, Part 3 of the *Community Charter* in relation to the Property at 1145 Chartwell Crescent, West Vancouver, BC.

CARRIED

4. Proposed Ambleside-Dundarave Business Improvement Area Service Bylaw (File: 1610-20-5398)

Council members commented and staff responded to Council's questions.

25-293 MOVED by Gambioli, seconded by Lambur:

THAT proposed "Ambleside-Dundarave Business Improvement Area Service Bylaw No. 5398, 2025" be read a first, second, and third time.

CARRIED

A Council member commented.

5. Proposed West Vancouver Municipal Officers Bylaw No. 4267, 2002, Amendment Bylaw No. 5389, 2025 (File: 1610-20-5389)

25-294 MOVED by Gambioli, seconded by Snider:

THAT proposed "West Vancouver Municipal Officers Bylaw No. 4267, 2002, Amendment Bylaw No. 5389, 2025" be read a first, second, and third time.

CARRIED

6. Proposed Council Committee Procedure Bylaw No. 5020, 2019, Amendment Bylaw No. 5390, 2025 (Hybrid Meetings, Working Groups, and Other Procedural Updates) (File: 1610-20-5390)

25-295 MOVED by Watt, seconded by Lambur:

THAT proposed "Council Committee Procedure Bylaw No. 5020, 2019, Amendment Bylaw No. 5390, 2025" be read a first, second, and third time.

A Council member commented, and staff responded to a Council member's question. The question was called on the motion.

CARRIED

7. Bus Speed and Reliability Report (File: 1700-09)

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

Mayor Sager recused himself (conflict of interest due to owning property near a subject bus stop) and left the meeting at 6:54 p.m. Councillor Snider assumed the Chair.

N. Malkin (address not provided) spoke in opposition to the subject report's proposals.

M. O'Brien (Executive Director, Ambleside-Dundarave Business Improvement Association) spoke in support of the subject report's study and opportunities for improvements to the streetscape.

N. Davidowicz (address not provided) commented regarding: contracts with TransLink; eliminating bus stops; time required for loading and unloading from buses; and conducting a holistic study including all or most of the District's bus stops rather than a select few.

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

25-296 MOVED by Gambioli, seconded by Thompson:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, complete a detail study of left turn bays on Marine Drive at 15th Street and report back to Council with the study findings.

Council members commented. A Council member proposed an amendment to the main motion. As the amendment was accepted by Councillors Gambioli and Thompson, as the mover and seconder of the main motion, the proposed amendment was incorporated into the main motion as a friendly amendment and did not require a vote; the modified motion follows:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, including a comprehensive study on the safety, including left turn bays, on Marine Drive at 15th Street and report back to Council with the study findings.

The question was called on the motion as amended.

CARRIED
(Mayor Sager absent at the vote)

Mayor Sager returned to the meeting at 7:12 p.m. and resumed the Chair.

Staff continued their presentation. A Council member commented.

G. McIsaac (West Vancouver resident) spoke in opposition to bus bulges and commented regarding traffic flow.

J. Cave (West Vancouver resident) commented regarding: parking; traffic flow; reducing bus stops; and the need for smaller buses to go up and down the hill. Mayor Sager commented and J. Cave responded.

M. O'Brien (Executive Director, Ambleside-Dundarave Business Improvement Association) spoke a second time and commented regarding: support for the proposal; additional parking spaces on Marine Drive; traffic management proposals; accessibility; and slowing traffic down.

Councillor Lambur left the meeting at 7:23 p.m. and returned at 7:28 p.m.

Council members commented and staff responded to Council's questions.

25-297 MOVED by Gambioli, seconded by Sager:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, construct a bus bulge at the westbound 17th Street bus stop.

Council members commented. The question was called on the motion.

DEFEATED

(Councillors Lambur, Snider, Thompson, and Watt opposed)

Staff continued their presentation.

25-298 MOVED by Gambioli, seconded by Sager:

THAT with project funding from TransLink, staff proceed with the following project recommended in the Bus Speed and Reliability study, fill in the westbound bus bays at 21st and 22nd Streets.

Council members commented. The question was called on the motion.

DEFEATED

(Councillors Lambur, Snider, Thompson, Watt, opposed)

Staff continued their presentation. A Council member commented, and staff responded to Council's questions.

BYLAWS

- 8. Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025 (3181 and 3389 Chippendale Road and 3861 and 3875 Uplands Way)**
(File: 1610-20-5399)

25-299 MOVED by Thompson, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025" be read a first time.

CARRIED

25-300 MOVED by Thompson, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025" be read a second time.

CARRIED

25-301 MOVED by Thompson, seconded by Snider:

THAT proposed "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025" be read a third time.

A Council member commented. The question was called on the motion.

CARRIED

Council members commented.

8.1. Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way)
(File: 1610-20-5400)

25-302 MOVED by Thompson, seconded by Snider:

THAT proposed "Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025" be read a second and third time.

CARRIED

Council members commented.

NEW BUSINESS

9. No items.

CONSENT AGENDA ITEMS

10. Consent Agenda Items

25-303 MOVED by Watt, seconded by Lambur:

THAT the Consent Agenda items as follows be approved:

- Item 10.1 regarding Adoption of Council Meeting Minutes;
- Item 10.2 regarding Receipt of Committee Meeting Minutes;
- Item 10.3 regarding Proposed Fees and Charges Bylaw No. 5383, 2025; and
- Item 10.4 regarding Argyle Avenue Property Uses Policy 02-80-181.

CARRIED

10.1. Adoption of Council Meeting Minutes (File: 0120-05)

25-304 THAT the following minutes be adopted as circulated:

- July 21, 2025 special (open session) Council meeting and regular Council meeting;
- July 23, 2025 special Council meeting; and
- August 11, 2025 special (open session) Council meeting.

10.2. Receipt of Committee Meeting Minutes (File: 0116-20-PLAN/ACAC / 2310-05)

25-305 THAT the following minutes be received for information:

- May 28, 2025 Planning Committee meeting;
- June 18, 2025 Board of Variance hearing; and
- June 26, 2025 Arts and Culture Advisory Committee meeting.

10.3. Proposed Fees and Charges Bylaw No. 5383, 2025 (File: 1610-20-5383)

25-306 THAT

1. third reading of proposed "Fees and Charges Bylaw No. 5383, 2025" be rescinded;
2. proposed "Fees and Charges Bylaw No. 5383, 2025" be modified as described in the August 25, 2025 memorandum from Isabel Gordon, Director, Finance and Corporate Services; and
3. proposed "Fees and Charges Bylaw No. 5383, 2025" be read a third time as modified.

10.4. Argyle Avenue Property Uses Policy 02-80-181 (File: 0282-02-80-181)

25-307 THAT "Argyle Avenue Property Uses Policy 02-80-181" be rescinded.

OTHER ITEMS / NOTICES OF MOTION

11. Recommendation from the May 28, 2025 Planning Committee Meeting (File: 0116-20-PLAN)

25-308 MOVED by Thompson, seconded by Watt:

THAT staff consider the following improvements for the Lower Caulfeild Heritage Conservation Area Guidelines and Procedures:

- provide more clarity for when zoning variances can or cannot be entertained (for example to improve and/or maintain streetscape character, improve the fit of the house for the site, avoid natural rock outcrops or mature trees and

vegetation, improving privacy, and maintaining views for neighbouring properties);

- update and strengthen the guidelines to:
 - consider adding more prescriptive architectural and character guidance based on further heritage and character review of the area by a heritage consultant;
 - coordinate the guidelines with other relevant bylaws and guidelines including identification of any conflicts with District requirements (i.e. Wildfire and Coach House Development Permit Area guidelines and the Tree Bylaw);
 - add photos and images to provide better clarity on potential “dos” and “don’ts”; and
 - more clearly describe and/or add more “teeth” to certain guidelines (for example tree planting requirements, etc.);
- provide more clarity for permit exemption criteria;
- consider procedural improvements to require a “Character Defining Elements Inventory” for each application to be submitted by a heritage consultant; and
- consider procedural improvements to expedite zoning variance consideration where criteria is met.

CARRIED

12. Late Night Operation of Fast-Food Outlets (File: 1605-01)

25-309 MOVED by Snider, seconded by Thompson:

THAT staff prepare a report for consideration at an upcoming meeting regarding prohibiting the operation of fast-food outlets past 12:00 midnight.

Council members commented. The question was called on the motion.

CARRIED

REPORTS FROM MAYOR AND COUNCILLORS

13. Reports from Mayor and Councillors

Mayor Sager reported on attendance at the Dundarave Hoedown and the Coho Festival and thanked event organizers and volunteers for their hard work.

PUBLIC QUESTIONS AND COMMENTS

14. Public Questions and Comments

N. Carroll (West Vancouver resident, and on behalf of the Hollyburn Sailing Club) commented regarding pay parking at Ambleside Park and its impact on sailing instructor staff and future programming. A Council member commented and N. Carroll responded to a Council member’s questions.

ADJOURNMENT

15. Adjournment of September 8, 2025 Regular Council Meeting

25-310 MOVED by Watt, seconded by Snider:

THAT the September 8, 2025 regular Council meeting be adjourned.
(8:03 p.m.)

CARRIED

Certified Correct:

MAYOR

CORPORATE OFFICER

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
SPECIAL COUNCIL MEETING MINUTES
MUNICIPAL HALL MAIN FLOOR CONFERENCE ROOM
AND VIA ELECTRONIC COMMUNICATION FACILITIES
SEPTEMBER 15, 2025**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture and Community Services; and H. Dallas, Senior Manager, Legislative Services/Corporate Officer.

CALL TO ORDER

1. The meeting was called to order at 3:33 p.m.

EXCLUSION OF THE PUBLIC

2. MOVED by Lambur, seconded by Watt:

THAT in the public interest, members of the public be excluded from part of the September 15, 2025 special Council meeting on the basis of matters to be considered under the following section of the *Community Charter*:

90. (1) A part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:
 - (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
 - (g) litigation or potential litigation affecting the municipality;
 - (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and
 - (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*].

CARRIED

ADJOURNMENT

3. **Adjournment of September 15, 2025 Special Council Meeting**

Mayor Sager adjourned the September 15, 2025 special Council meeting (open session).

Council then proceeded with the closed session. (3:33 p.m.)

Certified Correct:

MAYOR

CORPORATE OFFICER

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
REGULAR COUNCIL MEETING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
SEPTEMBER 15, 2025**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development and Environment Services; J. Moller, Director, Engineering and Transportation Services; H. Keith, Senior Manager, Climate Action and Environment; E. Willobee, Senior Manager, Engineering Services; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

CALL TO ORDER

1. The meeting was called to order at 6:03 p.m.

Councillor Gambioli left the meeting at 6:03 p.m. and returned at 6:04 p.m.

APPROVAL OF AGENDA

2. **Approval of September 15, 2025 Regular Council Meeting Agenda**

25-312 MOVED by Cassidy, seconded by Gambioli:

THAT the September 15, 2025 regular Council meeting agenda be amended by:

- withdrawing Item 8 regarding Proposed: Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way); Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025 (3181 and 3389 Chippendale Road and 3861 and 3875 Uplands Way); Development Permit 24-110 (3389 Chippendale Road); and Development Permit 24-112 (3861 and 3875 Uplands Way);

AND THAT the agenda be approved as amended.

CARRIED

OTHER ITEMS / NOTICES OF MOTION

3. **Release of the Mayor's Letter to the Minister of Housing and Municipal Affairs regarding Housing Directives (File: 2515-02)**

Councillor Cassidy left the meeting at 6:05 p.m. and returned at 6:06p.m.

Mayor Sager read out the proposed letter to the Minister of Housing and Municipal Affairs and displayed an image of a newspaper article regarding the replacement of the Capilano Bridge.

25-313 MOVED by Watt, seconded by Thompson:

THAT Mayor Sager's Letter to the Minister of Housing and Municipal Affairs regarding housing directives be published on the District's website and sent to the Minister of Housing and Municipal Affairs and all BC Municipalities and other municipalities across British Columbia.

CARRIED

REPORTS

4. Proposed Bylaw Amendments for the Implementation of the Urban Forest Management Plan (File: 0332-05 / 1610-20-5373/5374/5387/5388)

Staff provided a presentation and responded to Council's questions. Council members commented. Staff provided procedural information.

G. Powroznik (address not provided) commented regarding: the cost of tree maintenance; topographical challenges; safety; and tree canopy coverage.

T. Reinsch (Chair, Urban Tree Alliance) commented regarding: protecting mature trees and trees with a 20cm diameter at breast height; tree removal as part of the land development process; and provincial housing directives.

J. Olivier (West Vancouver resident; and Member, Urban Tree Alliance) commented regarding: ecological and financial benefits of trees; loss of tree canopy coverage; tree removal as part of the land development process; and replacement trees.

N. Tsangarakis (West Vancouver resident; and Member, Urban Tree Alliance) commented regarding: tree removal as part of the land development process; replacement trees; loss of tree canopy coverage; protecting mature trees; public consultation; and requests for increased regulation.

Staff responded to Council's questions. Council members commented and requested a track-change copy of the proposed amendment bylaws.

25-314 MOVED by Gambioli, seconded by Cassidy:

THAT proposed "Tree Bylaw No. 4892, 2016, Amendment Bylaw No. 5373, 2025" be read a first and second time.

CARRIED

(Councillors Snider and Thompson opposed)

25-315 MOVED by Gambioli, seconded by Cassidy:

THAT proposed "Boulevard Bylaw No. 4886, 2016, Amendment Bylaw No. 5374, 2025" be read a first and second time.

CARRIED

(Councillors Snider and Thompson, Watt opposed)

25-316 MOVED by Gambioli, seconded by Cassidy:

THAT proposed “Environmental Reserve Fund Bylaw No. 5188, 2022, Amendment Bylaw No. 5388, 2025” be read a first and second time.

CARRIED

25-317 MOVED by Gambioli, seconded by Cassidy:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025” be read a first time.

CARRIED

25-318 MOVED by Gambioli, seconded by Cassidy:

THAT proposed “Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5387, 2025” be presented at a public hearing scheduled for October 20, 2025 at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled public hearing.

CARRIED

25-319 MOVED by Gambioli, seconded by Cassidy:

THAT staff amend the Tree Bylaw by lowering the tree protection size to 20cm DBH for any development (including single-family, multi-family or commercial buildings) that changes the building footprint, for Council consideration as soon as possible.

Council members commented and staff responded to Council’s questions. A Council member proposed an amendment to the main motion. As the amendment was accepted by Councillors Gambioli and Cassidy as the mover and seconder of the main motion as a friendly amendment and did not require a vote; the amended motion follows:

THAT staff amend the Tree Bylaw by lowering the tree protection size to 20cm DBH for any new development (including single-family, multi-family or commercial buildings) that changes the building footprint, for Council consideration as soon as possible.

The question was called on the motion.

CARRIED

(Councillors Snider, Thompson and Watt opposed)

5. Pay Parking Implementation Plan for Business Area Adjacent Parks
(File: 1700-09)

Mayor Sager released a closed decision regarding direction to staff to explore and report back to Council on options to reduce the impact of pay parking charges on volunteers or non-profits groups that support park activities.

Staff provided a presentation.

25-320 MOVED by Cassidy, seconded by Snider:

THAT the report from the Senior Manager, Engineering Services dated August 29, 2025, titled Pay Parking Implementation Plan for Business Area Adjacent Parks be received for information.

CARRIED

Staff continued the presentation. Council members commented and staff responded to Council's questions.

R. Emmerson (Beach House Restaurant) commented regarding: impact of pay parking on employees and other low-income earners; and enhancing transit services to meet needs of workers. A Council member commented, and R. Emmerson responded.

S. Leidl (address not provided) commented regarding: support for pay parking and revenue generation; use of Ambleside Park and the potential to reduce overcrowding through pay parking implementation; access to other parks in the region; bylaw enforcement; and current spillover issues. A Council member commented, and S. Leidl responded.

N. Malkin (address not provided) commented regarding: reduction in business sales; parking and lack of bylaw enforcement along Marine Drive; and workforce commuting. A Council member and staff commented.

M. O'Brien (Executive Director, Ambleside Dundarave Business Improvement Association) commented regarding: support for a 12-month review of Argyle Avenue parking; initial response to pay parking in Ambleside Park; and public consultation. A Council member commented, and M. O'Brien responded.

M. O'Brien commented further regarding: tracking Ambleside business revenue for potential impacts of pay parking implementation; and technological solutions to guide visitors to find available parking.

N. Caroll (address not provided) commented regarding: parking in Ambleside Park for the sailing club and other sport groups; impacts of pay parking on sports groups; and parking on Argyle Avenue. A Council member commented and N. Caroll responded.

M. Vaughan (West Vancouver resident) commented regarding: pay parking exemptions for sport groups; financial barriers and impact on youth programs; and consideration for seasonal pay parking.

M. O'Brien spoke a second time and acknowledged staffs' efforts. A Council member commented.

Staff continued the presentation.

25-321 MOVED by Cassidy, seconded by Snider:

THAT

1. Council supports the implementation plan provided in the report from the Senior Manager, Engineering Services dated August 29, 2025, titled Pay Parking Implementation Plan for Business Area Adjacent Parks, with proposed timeline of 6 months;
2. staff prepare the proposed spillover parking policy, and bring it forward for Council consideration and approval at a regular meeting before the end of 2025;
3. staff prepare a traffic count program to measure on-street parking trends in areas adjacent to where pay parking is implemented, to be funded by pay parking revenue; and
4. staff report back to Council before April 2026 with a progress update and to confirm Council direction before launching pay parking in business adjacent parks (Argyle Avenue between 14th and 16th Street, John Lawson Park, and/or Dundarave Park).

Council members commented. The question was called on the motion.

CARRIED

(Councillor Thompson opposed)

BYLAWS

- 6. Proposed Council Committee Procedure Bylaw No. 5020, 2019, Amendment Bylaw No. 5390, 2025 (Hybrid Meetings, Working Groups, and Other Procedural Updates) (File: 1610-20-5390)**

25-322 MOVED by Gambioli, seconded by Snider:

THAT proposed "Council Committee Procedure Bylaw No. 5020, 2019, Amendment Bylaw No. 5390, 2025" be adopted.

CARRIED

- 7. Proposed Fees and Charges Bylaw No. 5383, 2025 (File: 1610-20-5383)**

25-323 MOVED by Watt, seconded by Cassidy:

THAT proposed "Fees and Charges Bylaw No. 5383, 2025" be adopted.

CARRIED

8. **Proposed: Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way); Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025 (3181 and 3389 Chippendale Road and 3861 and 3875 Uplands Way); Development Permit 24-110 (3389 Chippendale Road); and Development Permit 24-112 (3861 and 3875 Uplands Way)**
(File: 1610-20-5399/5400 / 1010-20-24-110/112)

Withdrawn.

NEW BUSINESS

9. No items.

CONSENT AGENDA ITEMS

10. Consent Agenda Items

25-324 MOVED by Thompson, seconded by Lambur:

THAT the Consent Agenda items as follows be approved:

- Item 10.1 regarding Proposed Terms of Reference for the Community Grants Committee and Public Art Advisory Committee;
- Item 10.2 regarding Proposed Amendments to Committee Policies to Align with the Council Committee Procedure Bylaw; and
- Item 10.3 regarding Delegation Request.

CARRIED

10.1. Proposed Terms of Reference for the Community Grants Committee and Public Art Advisory Committee (File: 0282-20-0217/0218)

25-325 WHEREAS staff disbanded the Art Museum Advisory Panel, Community Grants Advisory Panel, Ferry Building Gallery Advisory Panel, Gleneagles Community Centre Advisory Panel, Public Engagement Advisory Panel, and Public Art Advisory Panel as of August 31, 2025; and

WHEREAS staff recognizes the importance of community input regarding the matters of Community Grants and Public Art;

THEREFORE be it resolved that proposed "Community Grants Committee Terms of Reference Policy 0217" and proposed "Public Art Advisory Committee Terms of Reference Policy 0218" be approved.

10.2. Proposed Amendments to Committee Policies to Align with the Council Committee Procedure Bylaw

(File: 0282-20-0064/0087/0104/0144/0145/0155/0183)

25-326 THAT

1. "General Council Committees Policy 0144" as approved on September 26, 2022 be rescinded;
2. proposed replacement "General Council Committees Policy 0144", attached as Appendix B to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
3. "General Council Committees Procedure 0145" as approved on September 26, 2022 be rescinded;
4. proposed replacement "General Council Committees Procedure 0145", attached as Appendix D to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
5. "Arts & Culture Advisory Committee Terms of Reference Policy 0064" as approved on September 25, 2023 be rescinded;
6. proposed replacement "Arts and Culture Advisory Committee Terms of Reference Policy 0064", attached as Appendix F to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
7. "Awards Committee Terms of Reference Policy 0087" as approved on January 25, 2021 be rescinded;
8. proposed replacement "Awards Committee Terms of Reference Policy 0087", attached as Appendix H to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
9. "Environment Committee Terms of Reference Policy 0155" as approved on May 8, 2023 be rescinded;
10. proposed replacement "Environment Committee Terms of Reference Policy 0155", attached as Appendix J to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
11. "Finance and Revenue Advisory Committee Terms of Reference Policy 0183" as approved on November 18, 2024 be rescinded;
12. proposed replacement "Finance and Revenue Advisory Committee Terms of Reference Policy 0183", attached as Appendix L to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved;
13. "Planning Committee Terms of Reference Policy 0104" as approved on April 22, 2024 be rescinded; and
14. proposed replacement "Planning Committee Terms of Reference Policy 0104", attached as Appendix N to the August 2, 2025 report from the Manager of Legislative Operations/Deputy Corporate Officer, be approved.

10.3. Delegation Request (File: 0120-30)

25-327 THAT the delegation request from the Canadian Mental Health Association, North and West Vancouver, regarding Updates on the Community-Led Crisis Response (CRCL) Program, previously known as Peer Assisted Care Team (PACT), be approved.

REPORTS FROM MAYOR AND COUNCILLORS

11. Reports from Mayor and Councillors

Mayor Sager reported on attendance at the Memorial Library’s summer reading program awards ceremony on Friday, September 12; and the upcoming Union of BC Municipalities Convention in Victoria, BC.

25-328 MOVED by Snider, seconded by Gambioli:

THAT the oral reports from the Mayor and Councillors be received for information.

CARRIED

PUBLIC QUESTIONS AND COMMENTS

12. Public Questions and Comments

There were no public questions or comments.

ADJOURNMENT

13. Adjournment of September 15, 2025 Regular Council Meeting

25-329 MOVED by Cassidy, seconded by Watt:

THAT the September 15, 2025 regular Council meeting be adjourned.
(8:50 p.m.)

CARRIED

Certified Correct:

MAYOR

CORPORATE OFFICER

Director	 Municipal Manager/Deputy Municipal Manager
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<u>COUNCIL AGENDA</u>	
Date: <u>October 6, 2025</u>	Item: <u>9.1f.</u>



DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	September 9, 2025
From:	P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer
Subject:	Summary of the September 8, 2025 Public Hearing regarding Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way)
File:	1610-20-5400

RECOMMENDATION

THAT the September 9, 2025 report titled Summary of the September 8, 2025 Public Hearing regarding Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way) be approved.

1.0 Purpose

To provide a summary of the nature of representations regarding proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way) made at the public hearing that was held and closed on September 8, 2025.

2.0 Legislation/Bylaw/Policy

The *Local Government Act*, Part 14, Division 3, applies.

3.0 Council Strategic Objective(s)/Official Community Plan

Public hearing summary reports are a legislative requirement and are not affected by Council's strategic objectives or the Official Community Plan.

4.0 Financial Implications

This report provides a summary of the public hearing that was held and closed on September 8, 2025. There are no financial implications associated with approving this report.

5.0 Background

5.1 Previous Decisions

Council, at its July 21, 2025 regular meeting, passed the following resolutions:

THAT proposed “Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025” be read a first time.

THAT proposed “Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025” be presented at a public hearing on September 8, 2025, at 5 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that notice be given of the scheduled public hearing.

Notice of the public hearing was mailed to property owners and occupants within the notification area and was published in the North Shore News on August 27 and September 3, 2025 pursuant to *Local Government Act* requirements. Copies of the notice were posted to the District’s public notice posting places (external bulletin boards at municipal hall and website).

5.2 Summary of the Nature of the Representations made at the Public Hearing

Staff provided a presentation regarding, and spoke relative to, the proposed bylaw.

Five members of the public spoke in support of the proposed bylaw and commented regarding: alignment with the Official Community Plan and other policies; conversion of rental to strata; density; design aspects; downsizing; environmental sustainability, economic feasibility, and social responsibility; economic vibrancy; the housing crisis; housing options; market strata housing; parking; proximity to amenities; public consultation; rental housing; transit services; and use of the community amenity contribution.

Two members of the public spoke relative to the proposed bylaw and commented regarding use of the community amenity contribution for a purpose-built art facility in Ambleside.

15 written submissions were received for the public hearing.

6.0 Analysis

A public hearing regarding proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way) was held and closed on September 8, 2025.

Seven members of the public made representations at the public hearing and 15 written submissions were received for the public hearing.

Date: September 9, 2025 Page 3
From: P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer
Subject: Summary of the September 8, 2025 Public Hearing regarding Proposed Phased
Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw
No. 5400, 2025 (3875 Uplands Way)

The unadopted minutes of the September 8, 2025 public hearing regarding proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way) are attached as Appendix A.

Certified as being fair and accurate:



P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer
September 9, 2025

Appendices:

- Appendix A: September 8, 2025 unadopted public hearing minutes

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**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
SEPTEMBER 8, 2025**

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

Staff: S. Findlay, Municipal Manager; S. Ketler, Deputy Municipal Manager/Director, Parks, Culture and Community Services; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development and Environment Services; J. Allan, Upper Lands Senior Development Planner; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

1. CALL TO ORDER

The public hearing was called to order at 5:01 p.m.

2. PUBLIC HEARING

Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 (3875 Uplands Way)
(File: 1610-20-5400)

Applicant: Nathaniel Stuart

Subject Land: 3875 Uplands Way

Proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025: would amend the Phased Development Agreement with British Pacific Properties Limited to remove the requirement for British Pacific Properties Limited to construct a purpose-built rental apartment building on Lot 12 (3875 Uplands Way).

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 Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 for 3875 Uplands Way.

Anyone who believes that their interest in property is affected by the proposed bylaw 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 bylaw.

After the public hearing has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the proposed bylaw 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. 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. 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.

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 bylaw. 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 September 8, 2025:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
Proposed Development Application for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road	July 7, 2025	July 21, 2025	R-1

Written submissions received up to the close of the public hearing on September 8, 2025:

SUBMISSION AUTHOR	SUBMISSION DATED	#
Redacted	July 17, 2025	C-1
British Properties Area Homeowners Association	July 17, 2025	C-2
Redacted	July 21, 2025	C-3
Redacted	September 3, 2025	C-4
Redacted	September 4, 2025	C-5
West Vancouver Presbyterian Church	September 4, 2025	C-6
Redacted	September 5, 2025	C-7
Redacted	September 5, 2025	C-8
Redacted	September 7, 2025	C-9
Redacted	September 7, 2025	C-10
Redacted	September 7, 2025	C-11
Redacted	September 7, 2025	C-12
Redacted	September 8, 2025	C-13
Redacted	September 8, 2025	C-14
Redacted	September 8, 2025	C-15

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 July 21, 2025 Council set the date for the public hearing; and that the statutory notice of public hearing was published in the North Shore News on August 27 and September 3, 2025.

5. STAFF PRESENTATION

Staff provided a presentation.

6. APPLICANT'S PRESENTATION

No presentation provided.

7. **PUBLIC INPUT**

Mayor Sager called for public input.

K. Harrison (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: downsizing; housing options; density; rental housing; and use of the community amenity contribution.

S. Swan (address not provided) spoke relative to the proposed bylaw and commented regarding: use of the community amenity contribution for a purpose-built art facility in Ambleside.

F. Pagani (address not provided) spoke relative to the proposed bylaw and commented regarding: use of the community amenity contribution; and thanked to Mayor and Council for their service to the community. A Council member commented.

D. Sonderhoff (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: conversion of rental to strata; downsizing; and proximity to amenities.

H. Inman (President, British Properties Homeowners Association; and West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: density; market strata housing; downsizing; design aspects; parking; and proximity to amenities.

M. Davies (President and General Manager, Cypress Mountain Resort) spoke in support of the proposed bylaw and commented regarding: economic vibrancy; alignment with the Official Community Plan and other policies; rental housing; transit services; and density.

A. Issa (West Vancouver resident) spoke in support of the proposed bylaw and commented regarding: environmental sustainability, economic feasibility, and social responsibility; the housing crisis; housing options; public consultation; and proximity to amenities.

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

A Council member commented and staff responded to a Council member's questions.

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

8. **CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

25-290 MOVED by Thompson, seconded by Lambur:

THAT all written and oral submissions regarding proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 for 3875 Uplands Way up to and including the September 8, 2025 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 5:35 p.m.

Certified Correct:

MAYOR

CORPORATE OFFICER

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