



**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER**

**For On-Table Items please see Item 4.**

**PUBLIC HEARING AGENDA**

**SEPTEMBER 8, 2025**

**\*5 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 5 p.m. in the Council Chamber and via electronic communication facilities a public hearing will be held. The regular Council meeting will commence in the Council Chamber and via electronic communication facilities at 6 p.m. or immediately following the public hearing, whichever is later.***

**1. CALL TO ORDER**

**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**

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

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](mailto: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](http://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 and including September 8, 2025:

REPORT TITLE	REPORT DATED	RECEIVED AT COUNCIL MEETING	#
<a href="#">Proposed Development Application for 3861 &amp; 3875 Upland Way and 3389 &amp; 3181 Chippendale Road</a> <a href="#">Appendices A-E</a> <a href="#">Appendix F</a> <a href="#">Staff Presentation</a>	July 7, 2025	July 21, 2025	R-1

Written submissions received up to and including September 8, 2025:

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

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 (On-Table)	September 3, 2025	C-4
Redacted (On-Table)	September 4, 2025	C-5
West Vancouver Presbyterian Church (On-Table)	September 4, 2025	C-6
Redacted (On-Table)	September 5, 2025	C-7
Redacted (On-Table)	September 5, 2025	C-8
Redacted (On-Table)	September 7, 2025	C-9
Redacted (On-Table)	September 7, 2025	C-10
Redacted (On-Table)	September 7, 2025	C-11
Redacted (On-Table)	September 7, 2025	C-12
Redacted (On-Table)	September 8, 2025	C-13
Redacted (On-Table)	September 8, 2025	C-14
Redacted (On-Table)	September 8, 2025	C-15

On July 21, 2025 Council set the date for the public hearing. The statutory notice of public hearing was published in the North Shore News on August 27 and September 3, 2025, and notices were mailed to property owners / occupants within the notification area. The Corporate Officer will note written submissions received for the September 8, 2025 public hearing.

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 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.

**OR**

*If Council requests a further staff report:*

RECOMMENDATION:

THAT staff report back to Council regarding the September 8, 2025 public hearing regarding proposed Phased Development Agreement Authorization Bylaw No. 5041, 2019, Amendment Bylaw No. 5400, 2025 for 3875 Uplands Way 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.**