

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

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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](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 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:

*[Original signed by Mayor]*

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MAYOR

*[Original signed by Corporate Officer]*

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CORPORATE OFFICER