



COUNCIL AGENDA

Date: June 23, 2025 Item: 8



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

COUNCIL REPORT

Date:	June 5, 2025
From:	James Allan, Upper Lands Senior Development Planner
Subject:	Proposed Development Application for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road
File:	1010-20-25-013

RECOMMENDATION

THAT the bylaw amendments, development permits and other administrative steps required for the proposed development application for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road, as described in the report dated June 5, 2025 from the Upper Lands Senior Development Planner, be brought forward for consideration at a future Council meeting.

1.0 Purpose

The purpose of this report is to provide Council with information on proposed development applications for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road (“the site”) (**Appendix A**).

As the applicant is proposing acquiring floor area attributed to a District-owned parcel at 3939 Uplands Way, staff are bringing forward the proposal for Council consideration, prior to preparation of bylaws and development permits.

2.0 Legislation/Bylaw/Policy

Zoning Bylaw

The subject sites consist of four parcels zoned Comprehensive Development Zone 3 (CD3). The tenure of units on 3875 Uplands Way and 3939 Uplands Way is restricted to rental in the zone. The applicant is proposing to remove this restriction for 3875 Uplands Way to allow for strata units and a zoning amendment is required.

Phased Development Agreement for Rodgers Creek

The Phased Development Agreement (PDA) for Rodgers Creek requires a rental building be constructed on Lot 12 (3875 Uplands Way). If the proposal moves forward, the Agreement would need to be amended to remove this restriction to align the PDA with the CD3 zoning.

Preliminary Development Proposal and Public Consultation Policy

Council's Preliminary Development Proposal and Public Consultation Policy establishes procedures to expand opportunities for public input, information sharing, and to provide a forum to identify and discuss potential issues and concerns early in the development proposal process.

Applicants are encouraged to liaise with District staff and the public prior to the proposal being formally considered by Council by submitting a preliminary development proposal and undertaking preliminary public consultation to allow for initial staff review and public input. The applicant has completed this process.

3.0 Council Strategic Objective(s)/Official Community Plan

Official Community Plan

The Rodgers Creek Area is designated a development permit area. Proposed development must consider the relevant development permit guidelines.

Council's Strategic Objectives do not apply.

4.0 Financial Implications

4.1 Community Amenity Contribution

Based on the Public Amenity Contribution Policy, applications where a rezoning is necessary are expected to deliver community amenities related to the impacts of development. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

As a result of the proposed change in tenure of units on Lot 12 and acquisition of floor area allocated to the District-owned parcel at 3939 Uplands Way, the proposal was reviewed by a financial analyst consultant on behalf of the District. Based on the consultant's review of the proposed increase in land value for Lots 1, 9, 12 and 13 resulting from the additional floor area added from Lot 11, and the change in tenure from Lot 12 from rental to strata, the proposed Community Amenity Contribution (CAC) is approximately \$13,270,000. If the proposal proceeds, staff will review the final development permit level drawings with the District's consultant and determine a final amount for Council consideration.

4.2 Development Cost Charges

Development Cost Charges (DCC's) of approximately \$1,134,000 (excluding third party DCC's such as Metro Vancouver) will be payable at the time of building permit issuance for each of the sites.

5.0 Background

5.1 Previous Decisions – Not applicable

5.2 History

Preliminary Development Proposal

The applicant submitted a preliminary development proposal and undertook a public consultation process in accordance with the *Preliminary Development Proposal and Public Consultation Policy* (the “Policy”). A preliminary public consultation meeting was held on January 13, 2025 at Mulgrave School. Notification and advertisement of the meeting was undertaken in accordance with the Policy. One member of the public attended the meeting and no correspondence was received by the applicant or the District. The applicant then submitted zoning amendment and development permit applications in January 2025.

Planning Committee

The zoning amendment and development permits for Lots 9 and 12 / 13 were considered by the Planning Committee at their January 22, 2025 meeting where the Committee passed the following motion:

THAT the Planning Committee does not support the overall approach to adding density to the Area 6 sites (Lot 9 and Lots 12/13) as currently proposed based on the scale and height of the resultant buildings;

AND THAT the Planning Committee recommends reconsideration of the 3389 Chippendale Road and 3861 & 3875 Uplands Way application to:

1. *review and revise the approach to adding density to Beedie-controlled parcels within Area 6 of Rodgers Creek to allow for supportable scale, massing, and height of the resultant buildings in a comprehensive proposal;*
2. *revise the design for the Lot 9 building to rework the overall scale, massing, and height to fit within its overall and immediate context in Rodgers Creek (noting that the Committee provided unconditional support for the previous zoning compliant design); and*
3. *consider design development for the proposed buildings on Lots 12/13 to:*
 - a. *review the contextual fit for sites in the immediate surrounding area; and*
 - b. *consider the colour palette and materiality to better blend within the forested setting.*

6.0 Analysis

6.1 Subject Parcels and Context

The subject parcels owned by Beedie Living are located within the area known as “Area 6” of the Rodgers Creek Area (see Figure 1 and **Appendix A**):

- 3861 Uplands Way (“Lot 13”),

- 3875 Upland Way (“Lot 12”),
- 3389 Chippendale Road (“Lot 9”), and
- 3181 Chippendale Road (“Lot 1”).

A covenant is registered on the title to District owned Lot 11 which restricts the tenure of units on Lot 11 to rental until February 2030.

Other sites in Area 6 are a mix of developed and undeveloped parcels. 3370 Chippendale Road (“Lot 10”) and 3852 Uplands Way (“Lot 14”) are vacant parcels allocated six and 14 cluster housing units respectively.

3317 – 3331 Chippendale Road (labeled “Lots A-E” and “Lots F-J” in Figure 1 below) contain occupied detached houses. 3261 – 3299 Chippendale Road (“Lot 4”) contains 10 completed detached cluster housing units. Two buildings (7 and 11 storeys) containing 77 units are under construction at 3963 Uplands Way (“Lot 3”). 16 detached cluster housing units are under construction on 3950 – 3998 Uplands Way (“Lot 2”).

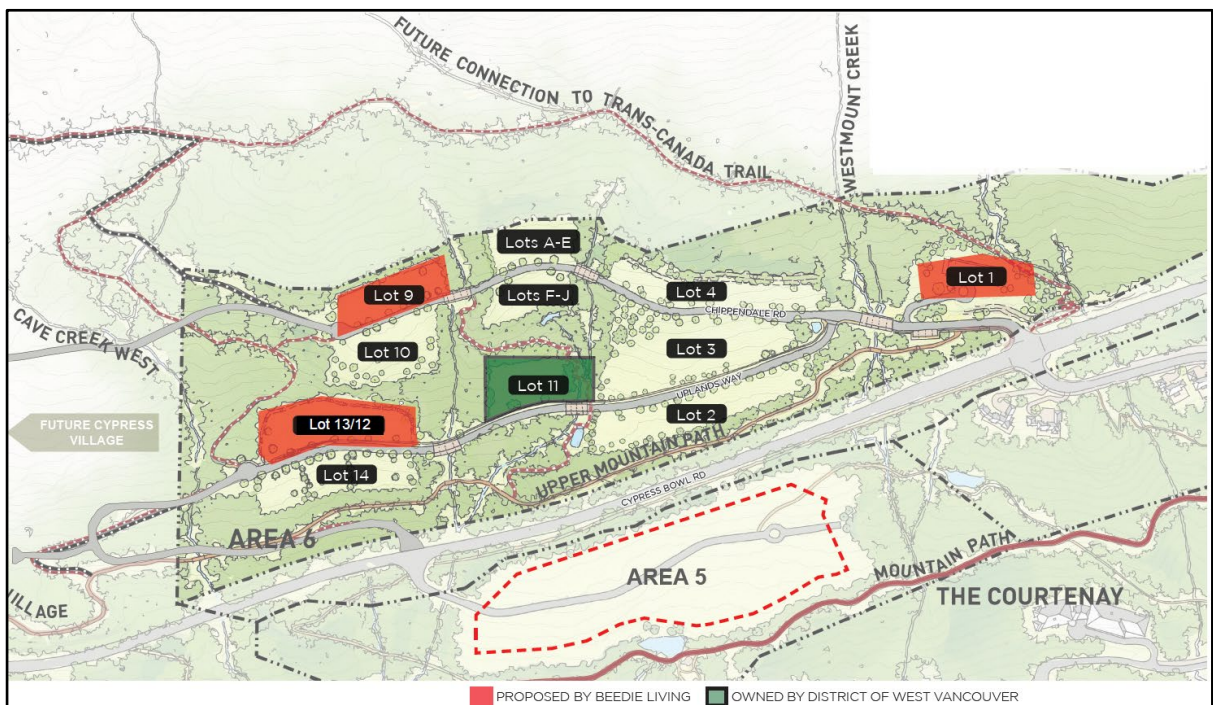


Figure 1: Subject Parcels and District-owned Lot 11

6.2 Proposal

Beedie Living has submitted applications to:

- Amend the zoning of Lot 12 to allow strata housing rather than rental tenure housing,
- Transfer the floor area allocated to Lot 11 (102,000 sq. ft.) to Lots 1, 9, 12 and 13 (see Figure 2 below),

- As part of transfer, convert the floor area restricted on Lot 11 from rental tenure to strata on the receiver sites,)
- Construct a 63 unit, 20 storey strata building on Lot 1,
- Construct a 93 unit, 25-storey strata building on Lot 9,
- Construct an 81 unit, 16-storey strata building on Lot 12 and a 87 unit, 20-storey strata building on Lot 13 over a shared parkade.

A summary of the proposal is outlined in **Appendix B**.

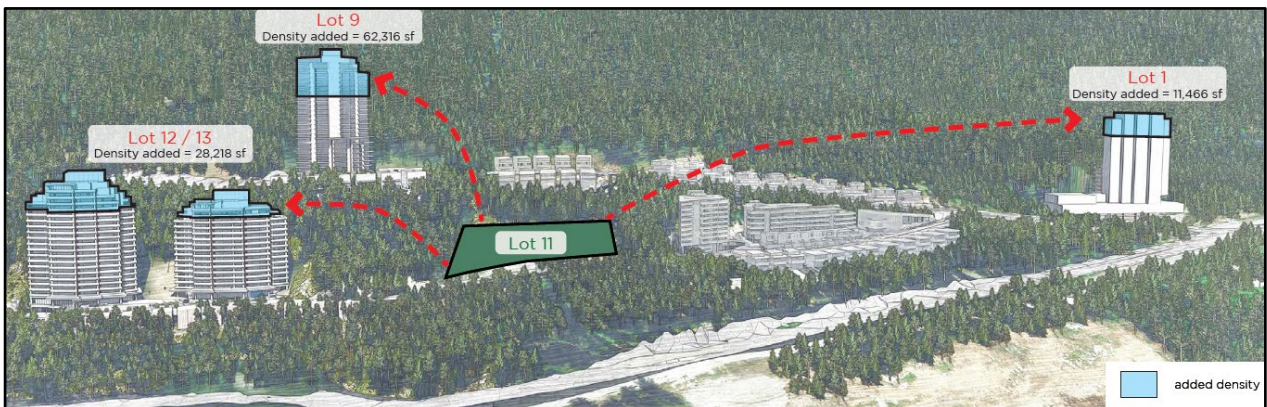


Figure 2: Proposed Floor Area Transfer

6.3 Discussion

Development Applications and Process

Staff are seeking direction to bring the application forward for Council consideration of bylaw amendments, development permits and modifications of covenants. If Council supports moving the project forward, the following is required:

- a) A bylaw amendment to amend the Rodgers Creek Phased Development Agreement to remove the requirement to construct a purpose building rental apartment building on Lot 12. This bylaw amendment requires a public hearing.
- b) A bylaw amendment to the CD3 Zone for the Rodgers Creek Area to:
 - i. remove the residential rental tenure requirement for dwelling units on Lot 12,
 - ii. amend the maximum number of storeys for Lot 1 to 20, Lot 9 to 25 and Lot 13 to 20 storeys, and
 - iii. amend the maximum heights (in metres) for Lots 1, 9, 12 and 13 (heights to be specified once detailed development permit drawings submitted).

- c) Development permits for Lots 9, 12 and 13 to construct new multifamily buildings on each of the parcels consistent with the proposed zoning amendment,
- d) Covenants on titles for the Beedie and District parcels be authorized for amendment by Council to allow the maximum dwelling units and floor area to reflect the proposal, and
- e) The Ministry of Transportation and Transit approval of the zoning bylaw amendment prior to adoption.

If Council chooses to move the application forward for consideration, the applicant would:

- finalize the development permit applications for Lots 9, 12 and 13 with revisions responding to the motions from the Planning Committee,
- consistent with the Development Procedures Bylaw, notify and host a proposed development application meeting for the proposal prior to first reading of the amending bylaws, and
- if applicable, revise the applications in response to feedback received from Council and the public prior to Council consideration.

The applicant has confirmed that a development permit application for Lot 1 will be submitted in future.

District-owned Lot 11

The applicant is proposing to acquire the proposed additional floor area from the District owned Lot 11 at 3939 Uplands Way. This would result in no remaining development entitlement for the parcel (i.e. no buildings could be constructed). The District will retain ownership of Lot 11.

Response to the Planning Committee

The applicant has proposed changes in response to the comments from the Planning Committee that will be included in the development permit applications if the proposal moves forward:

- a. revising the design of the building on Lot 9 removing height and massing from the top three storeys a the east side of the building,
- b. revising the material palette on Lots 12 and 13 to blend the buildings into the forest setting, and
- c. provide additional information to illustrate the contextual fit of the buildings on Lots 12 and 13 for sites in the immediate surrounding area.

6.4 Climate Change & Sustainability

The Districts Sustainable Buildings Policy requires new buildings proposed under a zoning amendment to achieve the Zero Carbon Step Code Level EL-3 and comply with the highest step of the BC Energy Step Code (the “Policy Requirements”) that is required under Building Bylaw No. 4400, 2004 (the “Building Bylaw”).

Lots 1, 9 and 13 are not subject to the zoning amendment and as required by the Building Bylaw, must achieve Step 4 or Step 2 at EL-3 of the Zero Carbon Step Code.

As only Lot 12 is subject to the zoning amendment, it would need to comply with the Policy Requirements while Lot 13 would not. As the applicant is proposing that the two buildings on Lots 12 and 13 are interconnected over a common parkade, they are proposing to achieve Step 3 for both buildings. Staff support the proposal to achieve Step 3 for both buildings rather than Step 2 for one building and Step 4 for the other.

6.5 Public Engagement and Outreach

The applicant has completed the preliminary development proposal process including notifying parcel owners within 100 metres of the subject sites and hosting a preliminary public consultation meeting. If the application moves forward, the applicant will be required to notify neighbouring parcel owners within 100 metres and host a proposed development information meeting prior to first reading of the zoning bylaw amendment.

With the proposed additional height on the parcels, only Lot 12 is located in front of another development parcel (Lot 10). The applicant has engaged with the owner of Lot 10, British Pacific Properties, and has received written confirmation stating that they support the proposed development on Lot 12.

6.6 Other Communication, Consultation, and Research

As Lot 12 is located within 800 metres of Cypress Bowl Road (a controlled access highway), approval of the zoning bylaw amendment is required by the Ministry of Transportation and Transit.

7.0 Options

7.1 Recommended Option

It is recommended that bylaw amendments, development permits and other administrative steps required for the proposed development application for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road, be brought forward for Council consideration at a future Council date to be determined.

7.2 Considered Options

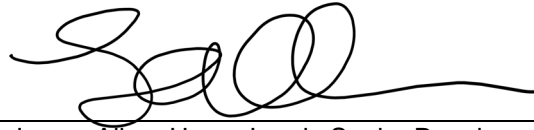
- a) Request additional information; or

- b) Advise that a development application will not be considered at this time and provide direction to staff with respect to potential changes to the development proposal.

8.0 Conclusion

The report provides information regarding a proposed zoning amendment and development applications for 3861 & 3875 Upland Way and 3389 & 3181 Chippendale Road, with a recommendation to bring the required bylaw amendments, development permits and other administrative steps forward for Council consideration.

Author:



James Allan, Upper Lands Senior Development Planner

Concurrence



Michelle McGuire, Senior Manager of Current Planning and Urban Design

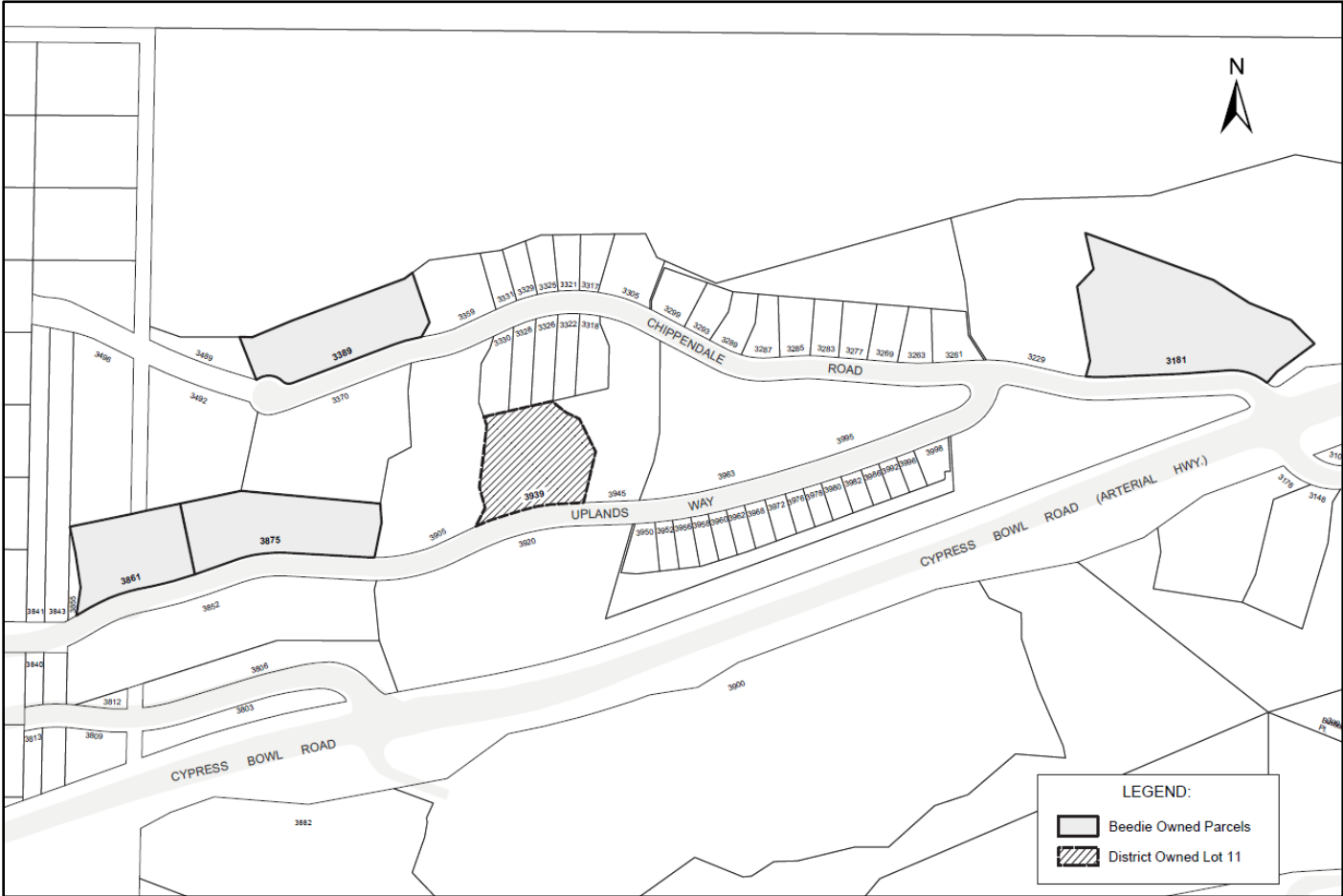
Appendices

A – Context Map

B – Development Proposal Floor Area, Number of Units and Height Statistics

C - Uplands Area 6 Rezoning Application Drawing Package June 6, 2025

Appendix A



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Appendix B

Floor Area, Number of Units and Height Statistics for Proposal						
	Lot 1	Lot 9	Lot 12	Lot 13	Lot 11	Total
Permitted Number of Units	39	66	125	107	150	487
Proposed Number of Units	63	93	81	87	See note 1.	474
Floor Area Permitted ²	96,500	87,800	102,000	110,806	102,000	499,106 sf
“Countable” Floor Area Proposed ³	107,966 sf	150,116	110,781	130,243	0	499,106 sf
Step 3 FA exclusion (0.04 x floor area)	n/a	n/a	4,431	5,210	n/a	9,641 sf
Lot 11 floor area used	11,466	62,316	8,781	19,437	n/a	102,000 sf
Total residential floor area #	107,966	150,116	115,397	135,670	0	509,149 sf
Permitted Height (storeys)	16	16	16	16	12	n/a
Proposed Height (storeys)	20	25	16	20	0	n/a
¹ Lot 11 retains the permitted number of units, but with no floor area, no building could be constructed on this parcel. ² Restricted on title of the parcels via s. 219 covenant ³ Floor area for each parcel is approximate and will be confirmed once detailed development applications are submitted, with the overall floor area of 499,106 not being exceeded						

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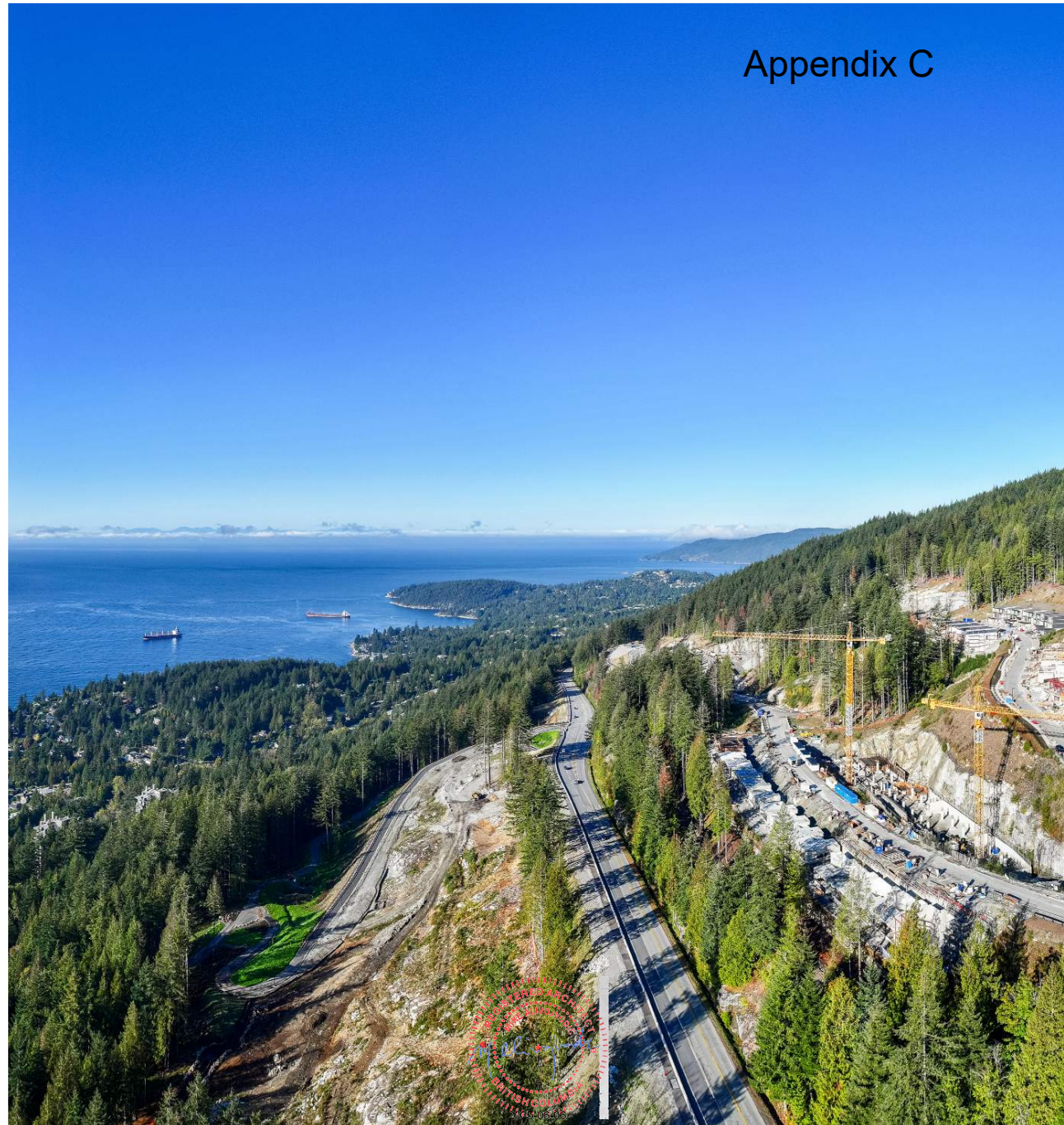
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UPLANDS AREA 6

(LOTS 1, 9, 12, 13)
REZONING APPLICATION RESUBMISSION

3181 & 3389 CHIPPENDALE ROAD,
3875 & 3861 UPLANDS WAY
WEST VANCOUVER, BRITISH COLUMBIA

JUNE 06, 2025





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Appendix F VISUAL IMPACT ANALYSIS

01 SUMMARY

On behalf of Beedie Living, we are pleased to submit this Rezoning Application to the District of West Vancouver. This application seeks rezoning feedback on Lots 1, 9, 12, and 13 at 3181 and 3389 Chippendale Road, and 3875 and 3861 Uplands Way, to develop 4 multi-family residences. Approved in 2008, the Rodgers Creek Area Development Plan (ADP) envisions over 200 acres of prime residential real estate in Canada, including the Uplands community in Area 6, where these lots are located.

Beedie Living proposes a unique opportunity to enhance development and community benefits for some of the last undeveloped lots in Area 6, without increasing density or building height under the ADP. This future-focused proposal refines the original vision to meet evolving market needs, delivering a thoughtfully planned community.

The project proposes four residential towers, ranging from 16 to 25 stories, on Lots 1, 9, 12, and 13, comprising 324 strata homes designed for downsizers and families. The development utilizes the maximum allowable Floor Area Ratio (FAR) of 499,106 sq. ft., incorporating 102,000 sq. ft. of density from Lot 11, which is district-owned, with no increase to the overall density approved for Area 6. Additionally, the conversion of Lot 12's density from Market Rental to Market Condominiums will generate a Community Amenity Contribution (CAC), to be determined through a third-party appraisal, payable by Beedie Living to the District of West Vancouver.

This will be achieved through key components that maximize development potential while prioritizing community needs, sustainability, and modern housing demands:

- **Enhanced Residential Offering:** The proposal addresses evolving buyer needs by offering diverse, high-quality housing for downsizers and families. Incorporating enriched amenities and tailored west-coast influenced designs, it ensures homes align with market demands while fostering vibrant, robust communities.
- **Community Benefits:** Beedie's CAC contributions would provide financial support for the District of West Vancouver's community priorities. It will provide funding for local infrastructure improvements, such as enhanced transportation options, public parks, and community facilities. These contributions will help support the growing population and improve the overall quality of life for both new and existing residents within the municipality.
- **Commitment to Sustainability:** The development integrates natural elements, minimizes environmental impact, and optimizes energy efficiency, aligning with the District's sustainability policies. High design standards ensure preservation of the Rodgers Creek neighbourhood's unique environmental assets.
- **Alignment with Community Vision:** The proposal enhances the Rodgers Creek ADP's vision of a sustainable, well-integrated neighbourhood. Beedie's approach balances housing diversity, environmental stewardship, and long-term community enrichment.

Beedie Living remains committed to delivering high-quality developments that address current and future needs. This reimagined Uplands community will enhance housing diversity, expand residential options, and provide meaningful benefits to West Vancouver.



APPLICATION SUMMARY





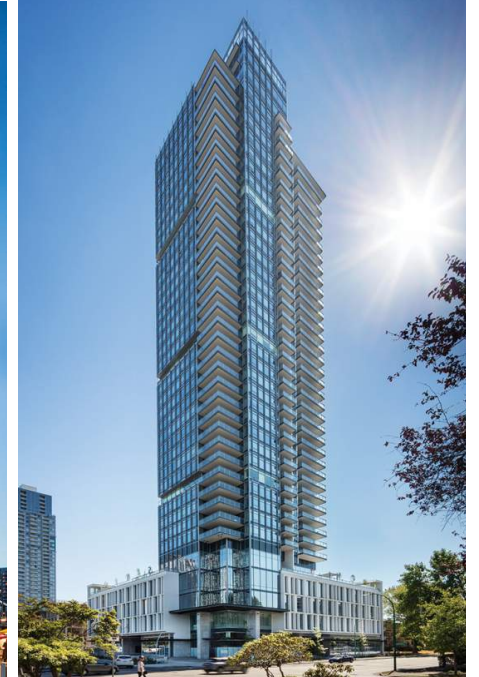
FRASER MILLS



HAWKSLEY



STATION SQUARE



MODELLO

Beedie/Living

Every home and community that Beedie Living creates is built on a foundation of intelligent design, functional details, and the finest craftsmanship. These principles have created our legacy for over 70 years and have become a testament to our core. Our buildings, like our values, have stood the test of time and have earned the trust of our community. Through partnerships with community organizations, industry-leading companies, and local businesses, we work alongside those who share our values to elevate our impact together. For the Uplands development, we continue to work closely with British Pacific Properties. We have worked to create new housing opportunities and a sense of community in the Uplands of West Vancouver. To date, we have put forward the Hawksley, Wildwood and Alpine projects in the Uplands area.



PROJECT TEAM



Having served the high-end of the Development community for over three decades, the CDA team has become a leading choice for complex, mixed-use high-rise design and Master planned communities throughout the West Coast in North America. In the past decade alone, CDA has designed over 100 high-rise towers including condominiums, rental, hotel, office and hospitality uses and totaling well over 25,000,000 s.f. Prominent local projects include the transit-oriented 2M s.f. Station Square community in Metrotown and 1.7M s.f. SOLO District at the Brentwood Tower Center. We have a significant presence in municipalities throughout the Lower Mainland, Calgary, Edmonton, and Toronto, and United States, where we have completed numerous successful projects in the cities of Seattle, San Francisco, Los Angeles, Irvine, and San Diego, CA.



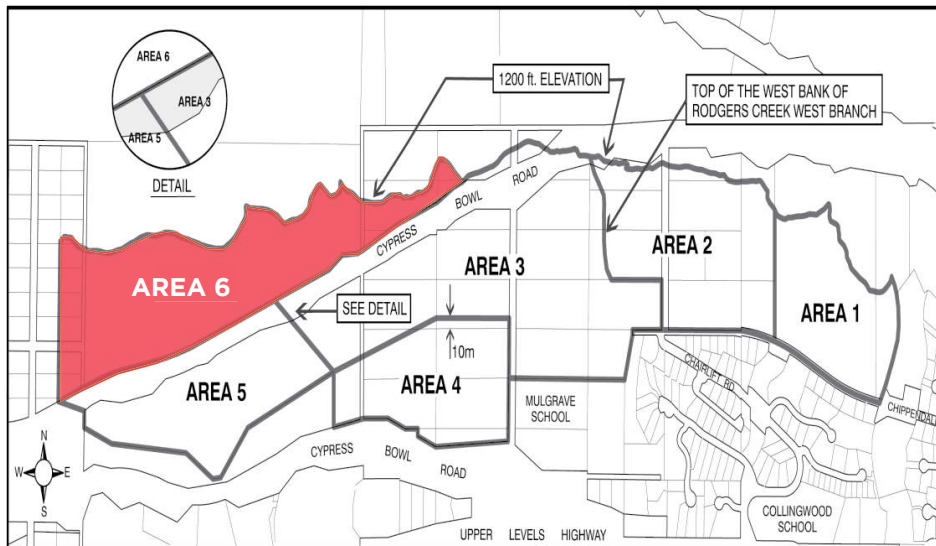
02 POLICIES & GUIDELINES



Image from the Rodgers Creek Area Development Plan Overview Report

The OCP was adopted by Council on June 25, 2018. The development proposal intends to comply with the OCP policy consisting of the following highlights:

- a. Protect approximately 55% of the land area as environmentally protected green space including creeks and their riparian corridors, endangered species habitat, rock bluffs, steep slopes and large stands of forest.
- b. Avoid fragmentation of environmentally sensitive lands by creating large, continuous forested/natural areas.
- c. Allow for a maximum 2,079,600 sq. ft. of floor area comprised of a maximum 1,217 housing units.
- d. Provide a diversity of housing in the planning area consisting of: no more than 126 single family and two family dwelling units; at least 100 cluster or townhouse dwelling units; and 30% of apartment units of 1000 square feet or less in size.
- e. Ensure that housing diversity includes apartment units with adaptable design elements.
- f. Provide a variety of housing types in each of the six neighbourhoods.
- g. Concentrate density and provide higher density built forms like apartments at the west end of the Rodgers Creek Area so as to be in proximity to the proposed future Cypress Village to the west, which is to include commercial, residential and civic land uses.
- h. Strive for innovative, green buildings and infrastructure; that is, buildings and infrastructure with lower energy and water consumption, lower greenhouse gas emissions, and that enhance sustainability and create a healthy living environment.



The project is part of CD3 (Rodgers Creek) zone designation and is located in Area 6 per Zoning Bylaw map above. The project is intended to meet Zoning Bylaw requirements. See select compliance notes:

603.02 PERMITTED USES - **MEETS POLICY**

Apartment

603.03 CONDITIONS OF USE - **MEETS POLICY**

Dwelling units of 93 square meters (1001 sq.ft.) or less: min. 30% within area
 Dwelling units of more than 93 square meters (1001 sq.ft) and less than 195 square meters (2099 sq.ft): min. 45% within area. Refer to Appendix B for unit mix summary.

603.04 DENSITY - **MEETS POLICY**

Maximum total floor area permitted: 499,106 sq.ft (Lots 1, 9, 11, 12, 13)
 Proposed total floor area: 499, 106 sq.ft. (Lots 1, 9, 12, 13)

Maximum total dwelling units permitted: 337
 Maximum total dwelling units proposed: 324
 Zero increase to permitted number of dwelling units
 Proposal does not require unit transfer from Lot 11

603.05 SITE COVERAGE - **MEETS POLICY**

Maximum 35% for Apartment Buildings

603.06 HEIGHTS

Maximum height of Apartment Building: 50.29m and 16 storeys
 Approved maximum height of Cypress Village development: 25 storeys
 Proposed height:
 -Up to 25 storeys for Lot 9
 -Up to 20 storeys for Lot 1 and 13
 -Up to 16 storeys for Lot 12

603.08 YARDS - **MEETS POLICY**

Refer to Site Plans

603.09 OFF STREET PARKING AND BICYCLE STORAGE - **MEETS POLICY**

To meet or exceed minimums

603.10 GARBAGE AND RECYCLING HANDLING FACILITIES - **MEETS POLICY**

To meet or exceed minimums



As noted in the 2018 Official Community Plan, adopting a more holistic lens is needed to situate all future developments within its wider mountain context - both to preserve the most valuable environmental and recreational values in perpetuity, and to provide for future developments of the kinds of housing and amenities within the Upper Lands that benefit the community. In addition to OCP compliance and Zoning compliance, the project seeks to comply to the following regional policies:

1) CREATE A COMPACT URBAN AREA

Compact neighbourhoods allow residents to enjoy close access to services and amenities, as well as vibrant communal spaces for social gatherings and activities enjoyed across all ages. Proximity to recreational activities can support active lifestyles that contribute to overall health and well-being.

2) SUPPORT A SUSTAINABLE ECONOMY

New economic opportunities can be provided by new multi-family housing developments in the area. Businesses in surrounding areas can also enjoy a stable customer base from residents in the compact neighbourhood.

3) PROTECT THE ENVIRONMENT & RESPOND TO CLIMATE CHANGE IMPACTS

A more compact community can permanently protect sensitive ecological assets from future development. New development can also support environmental features, such as renewable energy and high performance buildings, mitigating GHCs compared to a business as usual development scenario.

4) DEVELOP COMPLETE COMMUNITIES

A compact and complete community, where residents can live and play in the same area.

5) SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

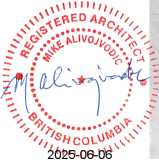
Community connectivity enables greater walkability and reduces the need to drive, contributing to overall reductions in transportation and congestion costs.

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03 PROJECT CONTEXT



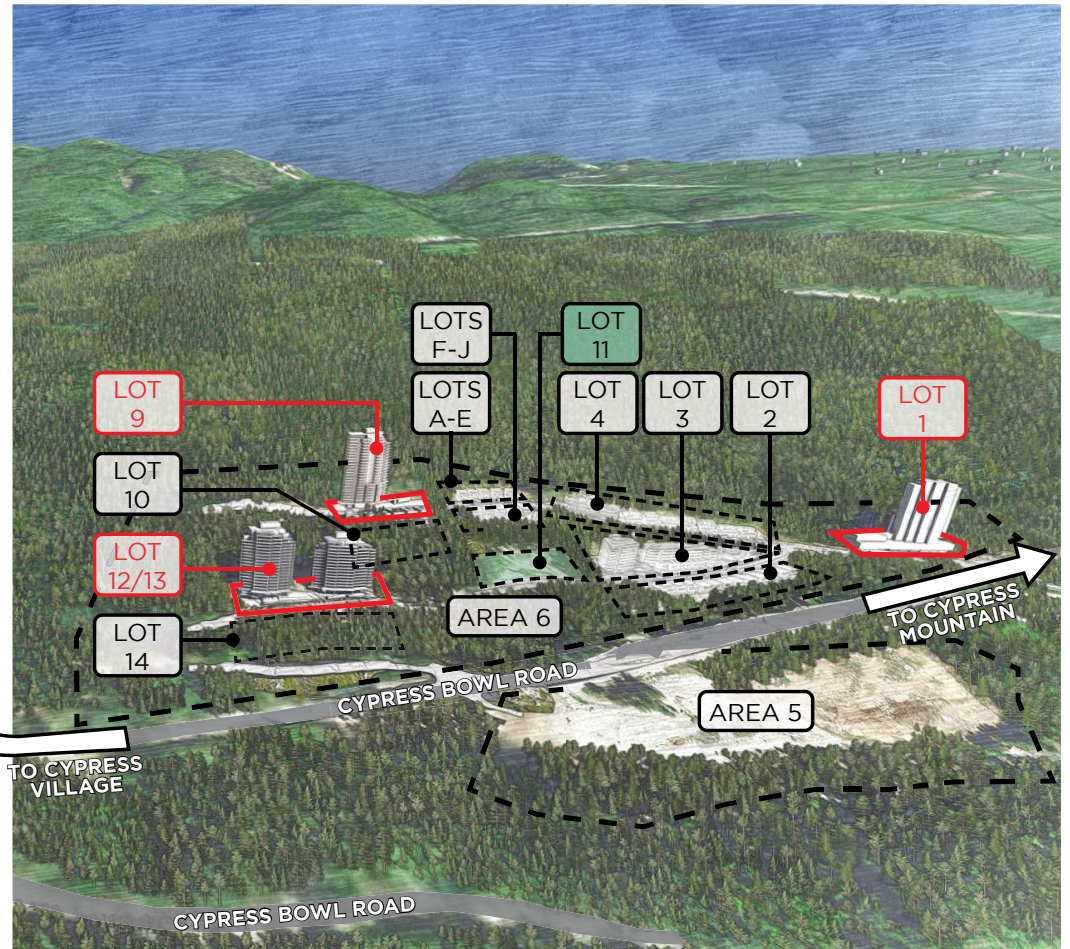
SITE LOCATION & ZONING



Beedie/Living 10



FUTURE CYPRESS VILLAGE

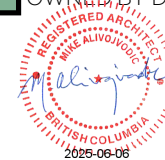


Rogers Creek is divided into six distinct areas of development. Area 6 is the second last development parcel in the Rogers Creek Plan. For Area 6, we are integrating density by using mid to high-rise building typologies and creating additional housing to facilitate a family-oriented community. The proposal's objectives are to harmoniously provide additional housing while preserving nature; build vertically instead of sprawling whilst considering natural site features in the design process. The future Cypress Village to the west and Area 5 to the south are shown for contextual purposes in the massing diagrams.

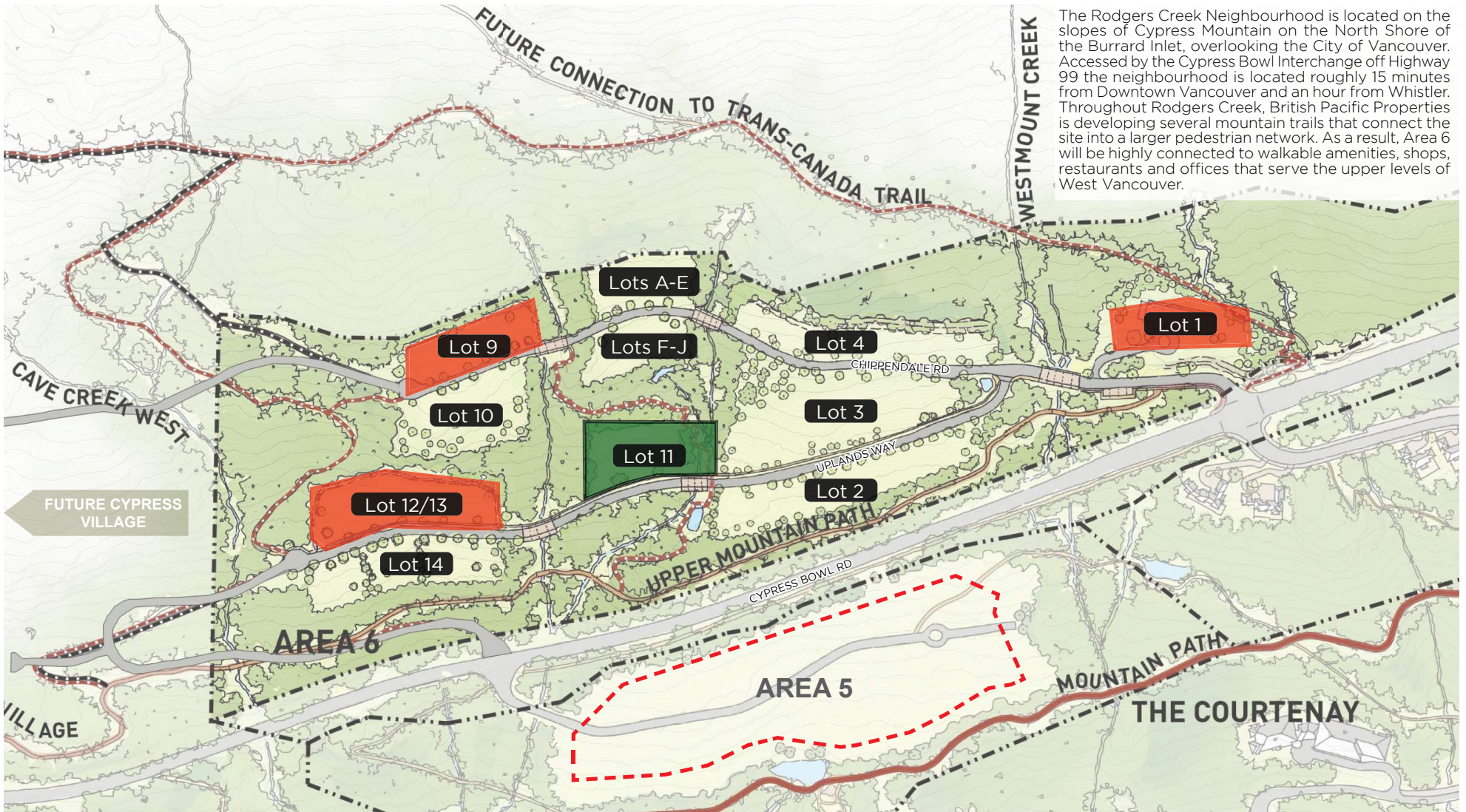
PROPOSED BY BEEDIE LIVING
 OWNED BY DISTRICT OF WEST VANCOUVER



3D VIEWS OF SITE AND CONTEXT



Beedie/Living 11



The Rodgers Creek Neighbourhood is located on the slopes of Cypress Mountain on the North Shore of the Burrard Inlet, overlooking the City of Vancouver. Accessed by the Cypress Bowl Interchange off Highway 99 the neighbourhood is located roughly 15 minutes from Downtown Vancouver and an hour from Whistler. Throughout Rodgers Creek, British Pacific Properties is developing several mountain trails that connect the site into a larger pedestrian network. As a result, Area 6 will be highly connected to walkable amenities, shops, restaurants and offices that serve the upper levels of West Vancouver.

PROPOSED BY BEEDIE LIVING OWNED BY DISTRICT OF WEST VANCOUVER

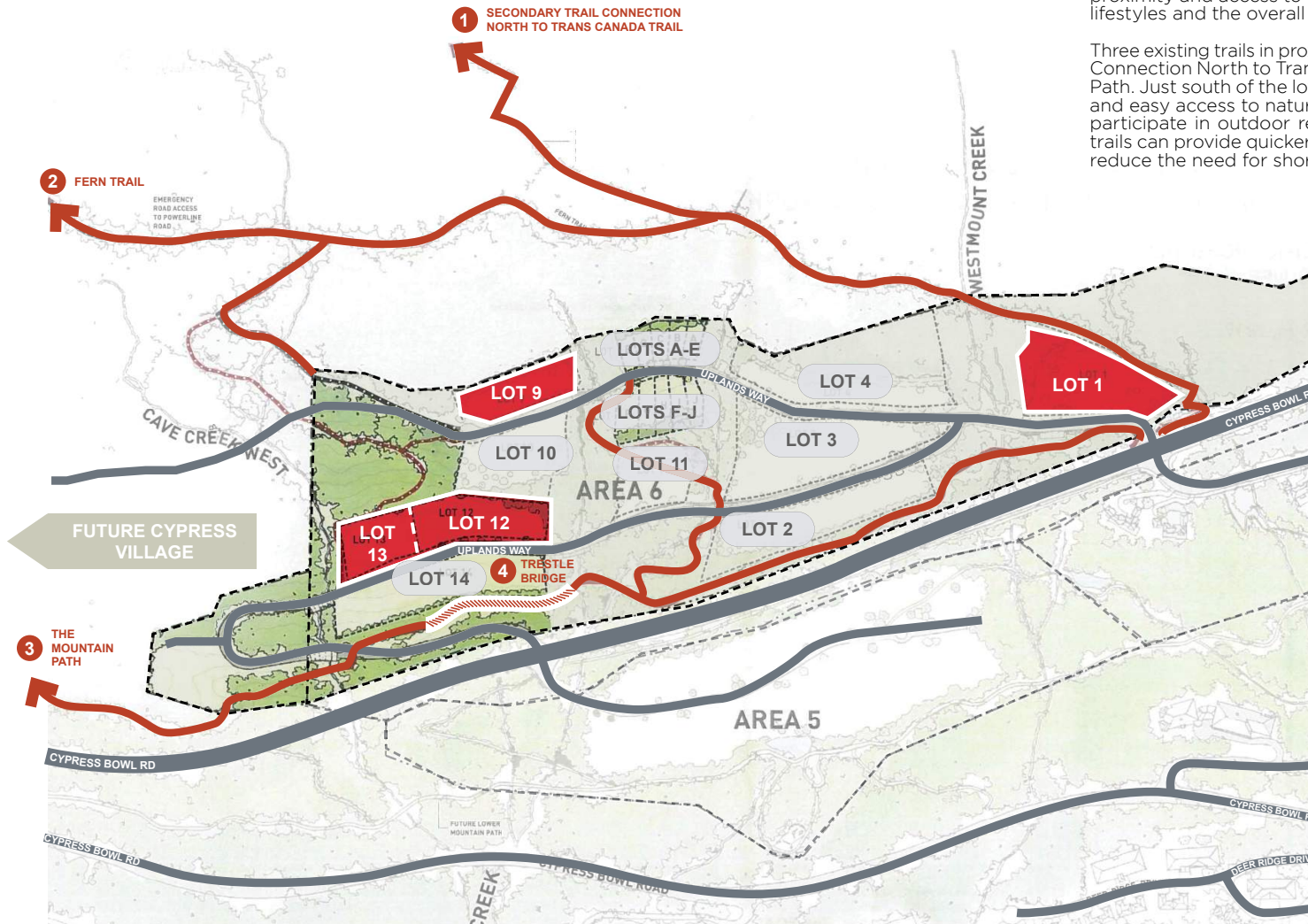


CONTEXT PLAN: RODGERS CREEK NEIGHBOURHOOD



Site connectivity to several existing trails is a desirable factor for housing and the neighbourhood's wellbeing. Conserved forested areas can support and enhance the neighbourhood's characteristics, and proximity and access to these outdoor spaces will encourage active lifestyles and the overall livability of the community.

Three existing trails in proximity of the sites include the Secondary Trail Connection North to Trans Canada Trail, Fern Trail, and The Mountain Path. Just south of the lot 12 an lot 13 is the Trestle Bridge. With close and easy access to nature, residents and visitors are encouraged to participate in outdoor recreational activities and urban connector trails can provide quicker access between neighbourhood areas and reduce the need for short drives.



LEGEND

- AREA 6
- SITE
- PRIMARY ROAD
- ARTERIAL ROAD
- TRAIL



AMENITIES

The Area 6 residences are minutes from some of the fastest routes leading to downtown Vancouver and other communities such as the North Shore, Squamish and Whistler. Existing amenities are just minutes away including groceries at Caulfeild and Dunderave, shops, fashion and dining options in Park Royal, schools, and local businesses in West Vancouver.

The site will also be connected to the future Cypress Village, a 345-acre site which will include retail, restaurants and cafes to serve the locals, childcare spaces will be available throughout the new community, an independent transit service operated by the British Pacific Properties (BPP), and civic facilities including a sports field, fire hall, land for a future elementary school and a 24,000 sq. ft. community centre. (Reference: www.cypressvillage.com)



CONNECTIVITY



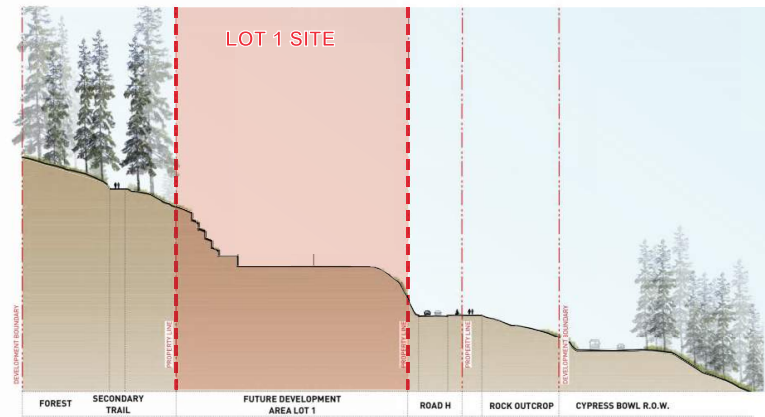
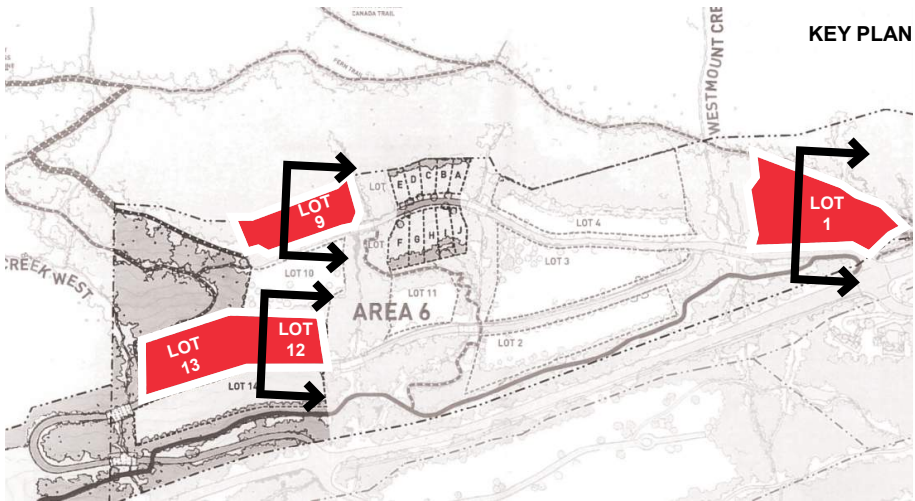
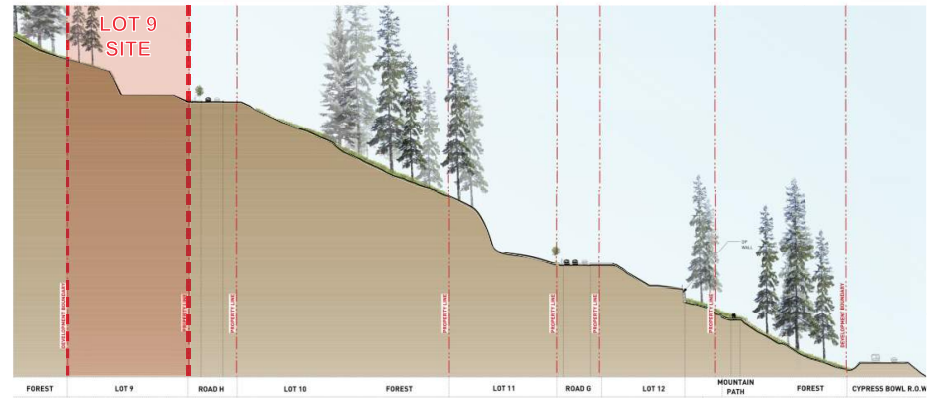
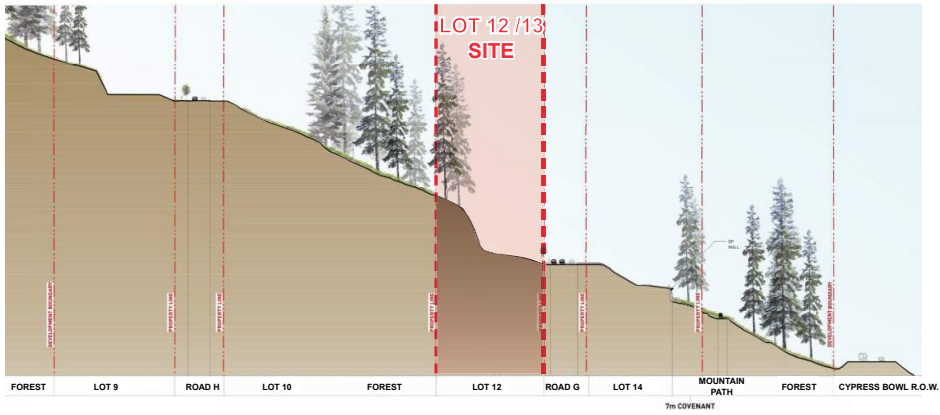
PARKS

Just to the south of the site, the Upper Mountain Path is a 3km pedestrian spine that runs east to west and will connect to the future Cypress Village. The wide path with gentle gradients is intended to provide access for pedestrians and cyclists and is based on the Whistler Valley Trail. Just above the site to the North, the fire access roads and other trails in Cypress Provincial Park provide mountain bikers access to several mountain bike paths throughout the area.

These trails are integrated into the overall trails system and provides linkages to several secondary trails, parks, viewpoints and natural site features. The trail network provides access for pedestrians, hikers, cyclists and mountain bikers exploring the forest trails; encouraging an active outdoor lifestyle and healthy living for the residents of Rodgers Creek and West Vancouver alike.



Beedie/Living 14

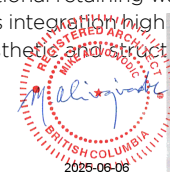


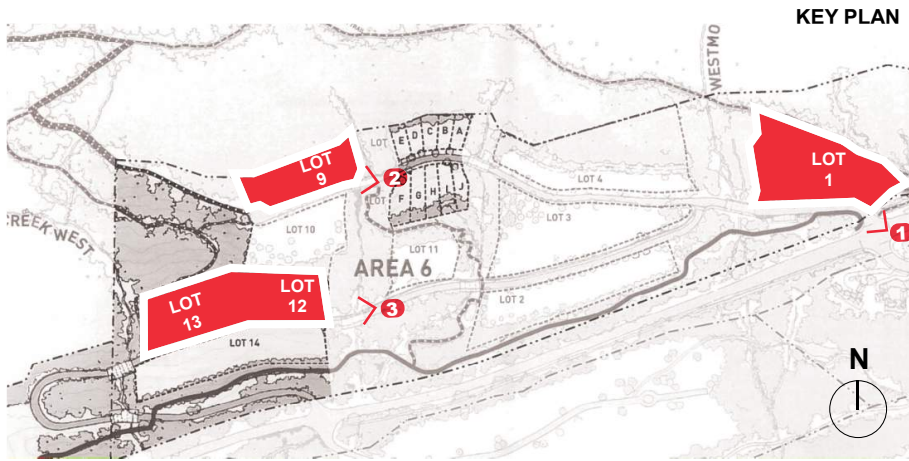
All three sites are characterized by their steep forested slopes north-to-south, resulting in some significant drop across the properties. The nearly rectangular lots are oriented along an east-west axis.

The sites have undergone excavation under a separate permit, revealing bedrock formations that offer distinctive landscaping potential. These natural elements can be creatively integrated into the design, serving as striking landscape features and functional retaining walls, seamlessly blending with the building architecture. This integration highlights the sites' natural beauty and enhances the overall aesthetic and structural cohesion of the projects.



SITE GRADING





KEY PLAN

Each site within Area 6 has its own distinct identity and topographical characteristics, which have directly informed the proposed massing and density strategies. Across all sites, sweeping views of Burrard Inlet are a defining feature. The tower placements and unit layouts have been carefully planned to optimize view corridors—particularly for homes situated below the general tree line of the more forward-positioned lots.



02 - VIEW TO LOT 9 FROM CHIPPENDALE ROAD

As the highest elevation site in Area 6, Lot 9 is naturally framed by dramatic rock cuts and mature trees to the north. It sits adjacent to a public trail that weaves through the area and connects to a winding river way. The topography here is relatively flat from east to west, allowing for greater flexibility in site planning and massing.

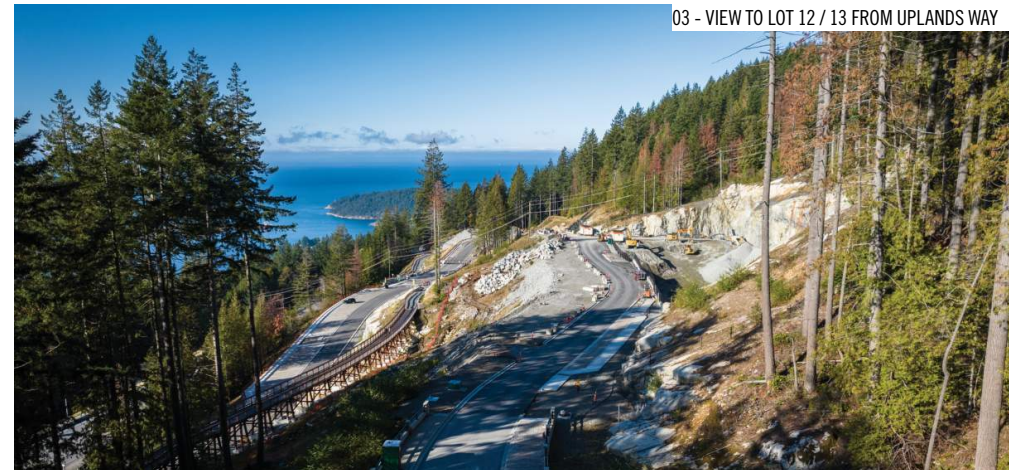


01 - VIEW TO LOT 1 FROM CHIPPENDALE ROAD

This is the gateway lot—the visual ‘jewel’ of Area 6 as you enter the formal arrival sequence. Nestled between tall cliff cuts and forest canopy, this site is highly visible and carries strong public frontage. Its exposure offers an opportunity for iconic architecture that anchors the neighbourhood identity.



SITE OPPORTUNITIES



03 - VIEW TO LOT 12 / 13 FROM UPLANDS WAY

These lots are primarily viewed from key public vantage points including Uplands Way approaching the site, the public trestle bridge, and the residential lots to the north. The massing and architectural expression respond to these exposures while maximizing view opportunities to the south.



04 DEVELOPMENT PROPOSAL

OVERALL (LOTS 1, 9, 12 & 13)

SITE

RESIDENTIAL TYPE
USAGE
235,299 TOTAL AREA OF ALL LOTS
SQUARE FEET

FLOOR AREA

499,106 PERMITTED
SQUARE FEET
397,106 (LOTS 1, 9, 12, 13)
102,000 (LOT 11)
*** 499,106** PROPOSED (FOR LOTS 1, 9, 12, 13; 102,000 sf DENSITY TRANSFER FROM LOT 11)
SQUARE FEET

UNITS

337 PERMITTED
UNIT COUNT
324 PROPOSED (NO UNIT TRANSFER FROM LOT 11 IS REQUIRED)
UNIT COUNT

HEIGHTS

16 PERMITTED
STOREYS
16/20/25 PROPOSED
STOREYS

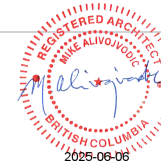
PARKING

697 REQUIRED
STALLS
721 POSSIBLE MAY REQUIRE ADDITIONAL BLASTING ON LOT 9
STALLS

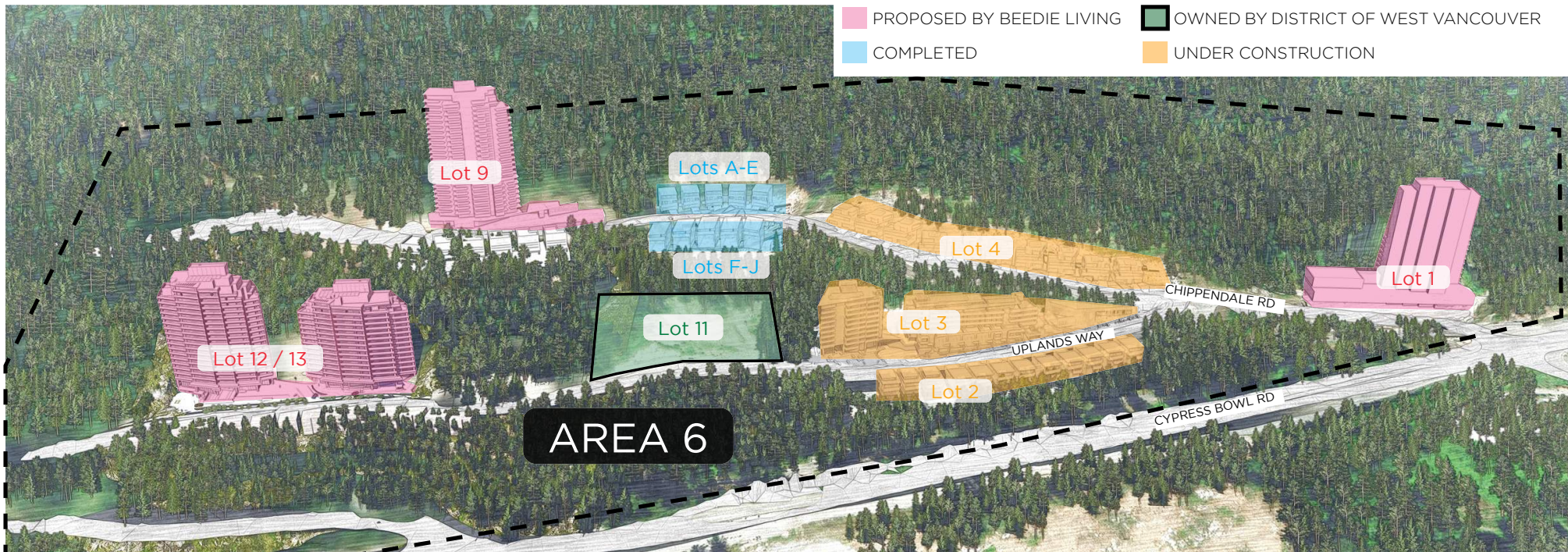
* SEE APPENDIX A FOR DETAILED BREAKDOWN



PROGRAM STATISTICS



Beedie/Living 17



Project Overview

The proposed development of Uplands lots 1, 9, 12 and 13 involves the creation of three distinct west coast inspired residential developments combining the best in sustainability, livability and community initiatives within the Uplands neighbourhood in West Vancouver. Surrounded by the deeply forested hillside to the north and spectacular views of Burrard Inlet through to Mount Baker on the south, the proposed development will connect with nature and embrace the spectacular scenery. These projects are envisioned to be delivered across three carefully planned phases, with each phase designed to reflect a distinct identity that responds to the unique topography, character, and positioning of its respective site. While collectively contributing to the cohesive vision of Area 6, each phase will offer its own architectural language tying its material expression with the surrounding natural elements, ensuring a diverse and integrated neighbourhood experience.

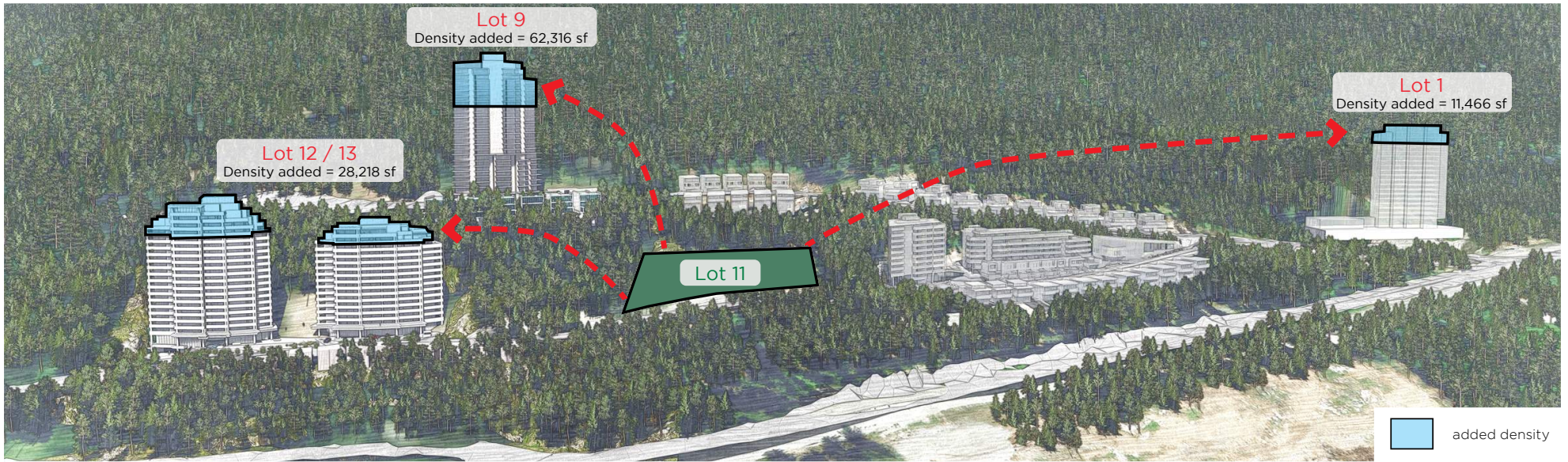
Project Teams

Lot 12 and 13	Architecture: Chris Dikeakos Architects Inc. Landscape: PFS Studio
Lot 9	Architecture: SHAPE Architecture Inc. Landscape: PFS Studio
Lot 1	Architecture: Olson Kundig Landscape: PFS Studio



3D VIEW OF PROPOSED DEVELOPMENTS AND CONTEXT





Simplified Process

Beedie Living has successfully launched several projects in Area 6 to date, including Hawksley, Alpine, and Wildwood. With input from the market and the District of West Vancouver, an opportunity has been recognized to enhance the developments potential with only minor amendments to the existing CD-3 zoning. The application seeks to add diverse housing options, increasing choice for future residents, all within the existing footprints approved under the Rodgers Creek Area Development Plan (2008), while preserving the area’s natural assets. To achieve this the following would be undertaken in collaboration with the municipality:

Rezoning Amendment (Lot 12): Convert 102,000 sq. ft. of Market Rental Housing into Market Strata Housing to better align with current market conditions and the development vision.

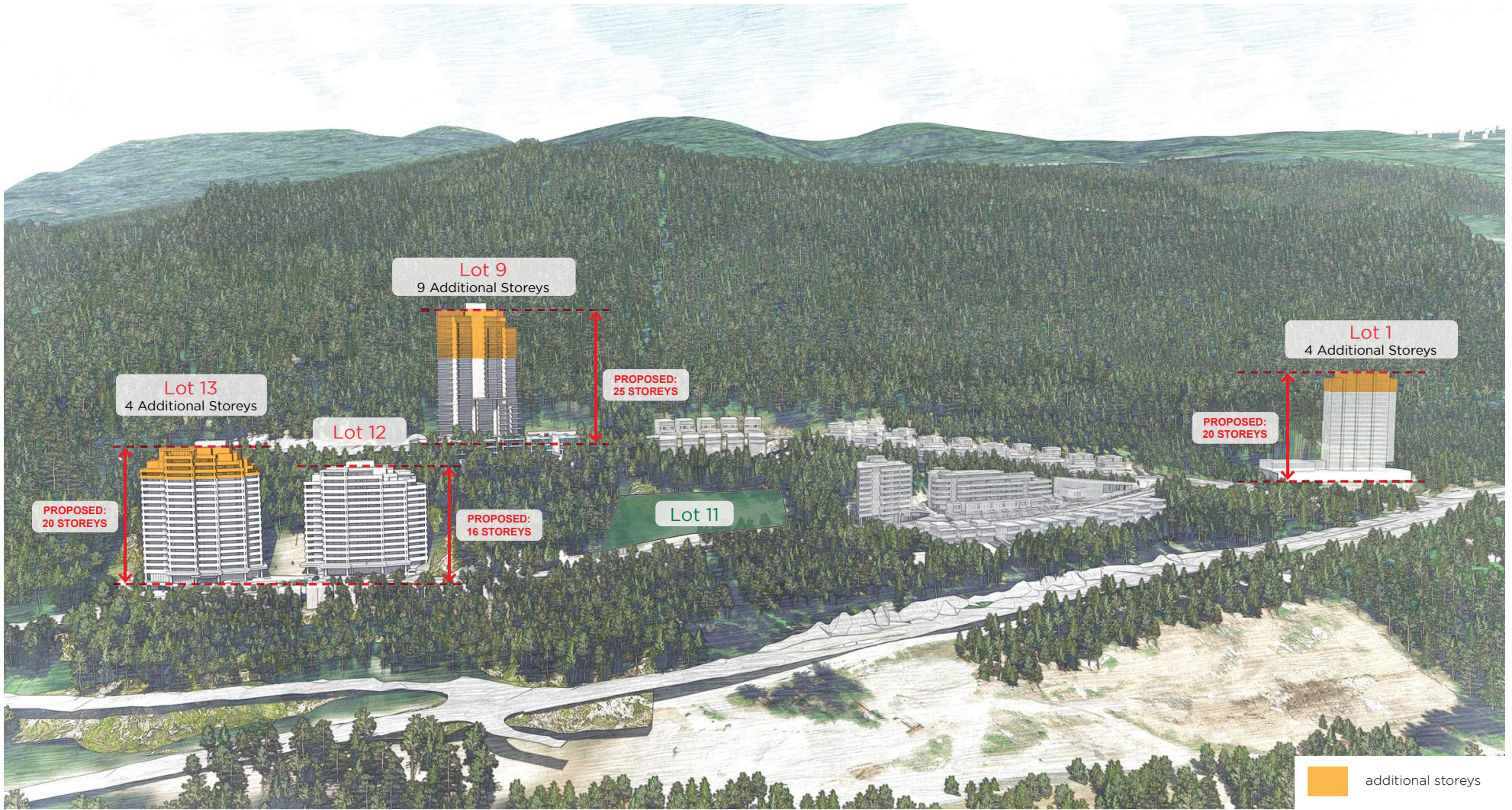
Density Transfer (from Lot 11): Shift 102,000 sq. ft. of unused District-owned density from Lot 11 to Lots 1, 9, 12, and 13. Lot 11 and its covenanted non-market rental units will remain under District ownership.

This proposal will improve project viability by making better use of underutilized land to address the need for more housing and in turn generate significant community benefits and contributions, while avoiding expansion into sensitive or undeveloped areas. Coupled with sustainable design, it will support the municipality’s broader goals of affordable housing, environmental sustainability, and economic growth, while meeting diverse housing needs.



PLANNING AND APPROVAL STRATEGY





BUILDING HEIGHT



UPDATED

Beedie/Living 20



Hawksley, Family-Oriented 3 Bedroom Unit Rendering



Future Cypress Village

Key Objectives

1. Housing

Through this refinement of the building program, Beedie Living is able to improve upon design of these future homes, tailored to the needs and wants of today’s end-users, which has evolved with market conditions since 2019. This re-think also provides an opportunity to re-envision and expand upon the residential amenities delivered in this master-planned neighbourhood to support this new and evolving end-user.

This will be accomplished by the delivery of 324 Market Strata Homes designed for downsizers and families, across four buildings ranging from 16 to 25 stories. The number of proposed units, will stay consistent with the maximum permitted units outlined in the existing CD-Bylaw.

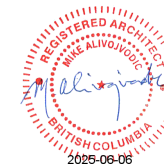
The residential units will be designed to be larger than what was previously possible, with a focus on family-friendly layouts including 2-bedroom, 2-bedroom plus den, and 3-bedroom options. Key features of the development include thoughtfully designed living spaces, stunning views, expansive outdoor areas, and an array of indoor and outdoor amenities, all set within a picturesque natural environment.

Please see Appendix B for proposed unit mix, which complies with existing policy.

The decision to remove the rental housing designation from Area 6 reflects a thoughtful alignment of planning policy with on-the-ground realities. The area’s steep terrain combined with associated development and construction costs significantly limit the economic feasibility of delivering rental housing—particularly due to the need of large underground parkades in the absence of transit infrastructure. Area 6 is geographically disconnected from major transit routes, with the nearest stops located over 3.5 km away, making public transportation impractical for most future residents. This stands in contrast to the objectives outlined in the Official Community Plan, which emphasize transit-oriented locations as the preferred sites for new rental housing to reduce emissions and car dependency. Moreover, Area 6 does not reflect the characteristics typically sought by the rental demographic—such as proximity to employment, services, and walkable amenities—but instead appeals to households seeking larger, ownership and family-oriented homes in more secluded settings. The District retains flexibility to advance its rental housing goals in more appropriate, connected locations, ensuring that future efforts remain focused, viable, and responsive to both market conditions and policy intent.



THE OPPORTUNITY - HOUSING



Beedie/Living 21



2. The Community-Wide Benefit Created

Along with providing enhanced housing options tailored to West Vancouver downsizers and families, Beedie will contribute a substantial Community Amenity Contribution to the District of West Vancouver. This contribution will support the expansion of local community amenities, with allocation guided by Council's priorities.

This will be accomplished by:

- A. Rental Conversion of Lot 12 (102,000 SF) existing density from Market Rental to Market Condominiums.
- B. Density Transfer from Lot 11 (102,000 SF).

Community Amenity Contributions from the proposed development will provide funding for local infrastructure improvements, such as enhanced transportation options, public parks, and community facilities. These contributions will help support the growing population and improve the overall quality of life for both new and existing residents within the municipality.

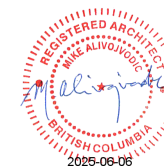
3.. Sustainability Committments

Beedie Living is committed to delivering high-performance, energy-efficient buildings that reflect the District's sustainability goals. Lots 12 and 13 will be built to Step Code 3 with a Zero Carbon Energy System (ZCES) at the EL3 level—exceeding current policy requirements and contributing meaningful operational carbon reductions. This approach includes the integration of rooftop solar panels, generating approximately 60 MWh of clean energy annually, and reducing long-term energy costs for residents.

Lots 9 and 1 will meet the District's building bylaw through compliance with Step Code 2 and EL3, aligning with current expectations. This sustainability strategy reflects a thoughtful balance between environmental performance, project viability, and delivery of community benefits, while ensuring that new housing can proceed without delay. It offers a clear and achievable path that supports the District's broader climate and livability objectives.



THE OPPORTUNITY - COMMUNITY-WIDE BENEFITS



05 BUILDING DESIGN



ARCHITECTURE

The proposed development of Uplands lots 1, 9, 12, and 13 aims to create three distinct residential projects in West Vancouver's Cypress area, combining the best in sustainability, livability, and community initiatives. Nestled between a forested hillside to the north and breathtaking views of Burrard Inlet and Mount Baker to the south, the development will embrace nature and the surrounding scenic beauty. The building designs will be influenced by the unique topography of each lot, with structures oriented along ridges and natural contours to maximize ventilation, privacy, and views.

The residential units will offer larger living spaces than currently available, with a focus on family-friendly 1-bedroom + den to 3-bedroom + den layouts. Key features include expansive indoor and outdoor spaces, stunning views, and a variety of amenities set within a beautiful natural environment. Materials such as high-performance glass, natural stone, and wood-patterned metal panels will create a modern interpretation of west coast design. The architecture will feature stepped building masses that reflect the surrounding trees and natural outcroppings, with the top floors set back to preserve the mountaintop location and enhance outdoor living spaces. Building footprints will be minimized allowing the natural landscape to return around the towers and over the podiums. High performance building envelopes will be utilized across all buildings, and harmonizing with the environment will foster long-term ecological resistance.



DESIGN RATIONALE



LANDSCAPE

The landscape design will seamlessly integrate with the creeks, rock outcroppings and trail networks at the ground level. Embracing the dense tree canopy and diverse flora of Cypress Mountain, the design aims to combine the surrounding elements and their aesthetic into a luxurious and experiential outdoor space. Terrace stepping will complement the land's contours, ensuring unobstructed views over the Burrard Inlet and augmenting the allure of high-end outdoor living in the mountains.

At the building entrances, generous plazas will allow for passenger drop-offs and easy parkade access while emphasizing pedestrian accessibility and convenience with highlighted paving patterns, bollards, and seating elements near the lobby entrances. To facilitate stormwater management and enhance the aesthetic appeal of the street frontages, bioswales will form an integral part of the landscape on the ground level.

Outdoor amenities across all buildings will offer a spectrum of recreational spaces, from vibrant outdoor dining to tranquil zen gardens, from serene orchards of flowering trees to nature-inspired play areas, from poolside lounging to secluded cabanas. Select enlarged private patios will allow for spectacular views to the south with generous planting buffers and tree plantings towards the amenity spaces for privacy. Finally, the strategic use of deciduous trees and broadleaf evergreen shrubs enhances the visual landscape and strengthens wildfire safety measures.



Beedie/Living 23



HAWKSLEY - RAMSAY WORDEN ARCHITECTS



THE CROWN - CHRIS DIKEAKOS ARCHITECTS



MODELLO - CHRIS DIKEAKOS ARCHITECTS



THE HEIGHTS ON AUSTIN - CHRIS DIKEAKOS ARCHITECTS



GROVESNOR AMBLESIDE - JAMES CHENG ARCHITECTURE



CENTRAL LONSDALE - CHRIS DIKEAKOS ARCHITECTS



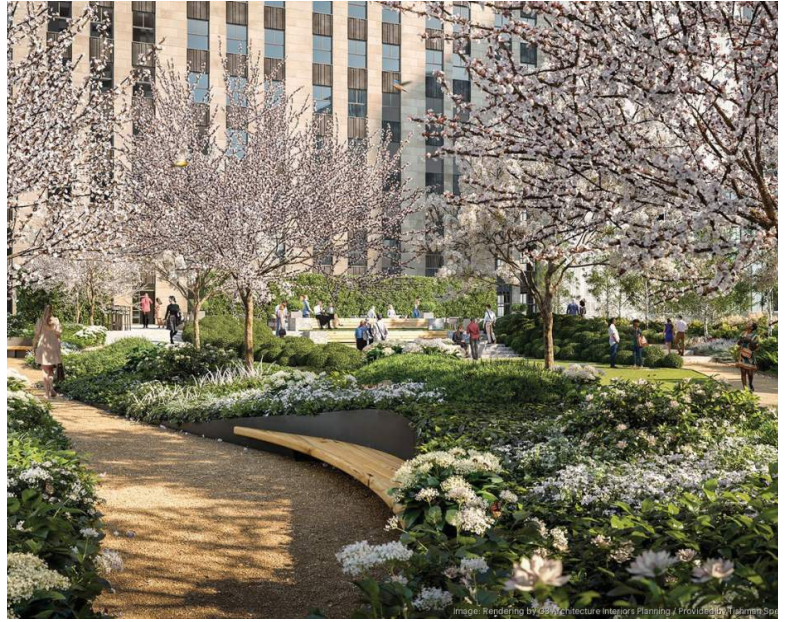
THE RESIDENCES - CHRIS DIKEAKOS ARCHITECTS



INSPIRATION - WEST COAST MODERN DESIGN



Beedie/Living 24



INSPIRATION - LANDSCAPE TREATMENT





INSPIRATION - NATURE AND CITY



Beedie/Living 26

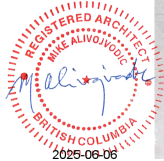
05.1 LOT 12 AND 13



Project Team
Architecture: Chris Dikeakos Architects Inc.
Landscape: PFS Studio



CONCEPTUAL 3D PERSPECTIVE - LOT 12/13 FROM SOUTHWEST



UPDATED

Beedie/Living 27

92,629 SITE AREA
SQUARE FEET (LOT 12 + LOT 13)

CD3 ZONING
RODGER'S CREEK

241,024 FLOOR AREA PROPOSED
SQUARE FEET (LOT 12 + LOT 13)

2.60 FAR
LOT 12 + LOT 13

16 STOREYS
LOT 12

20 STOREYS
LOT 13

81 UNITS
LOT 12

87 UNITS
LOT 13

168 TOTAL UNITS
LOT 12 + LOT 13

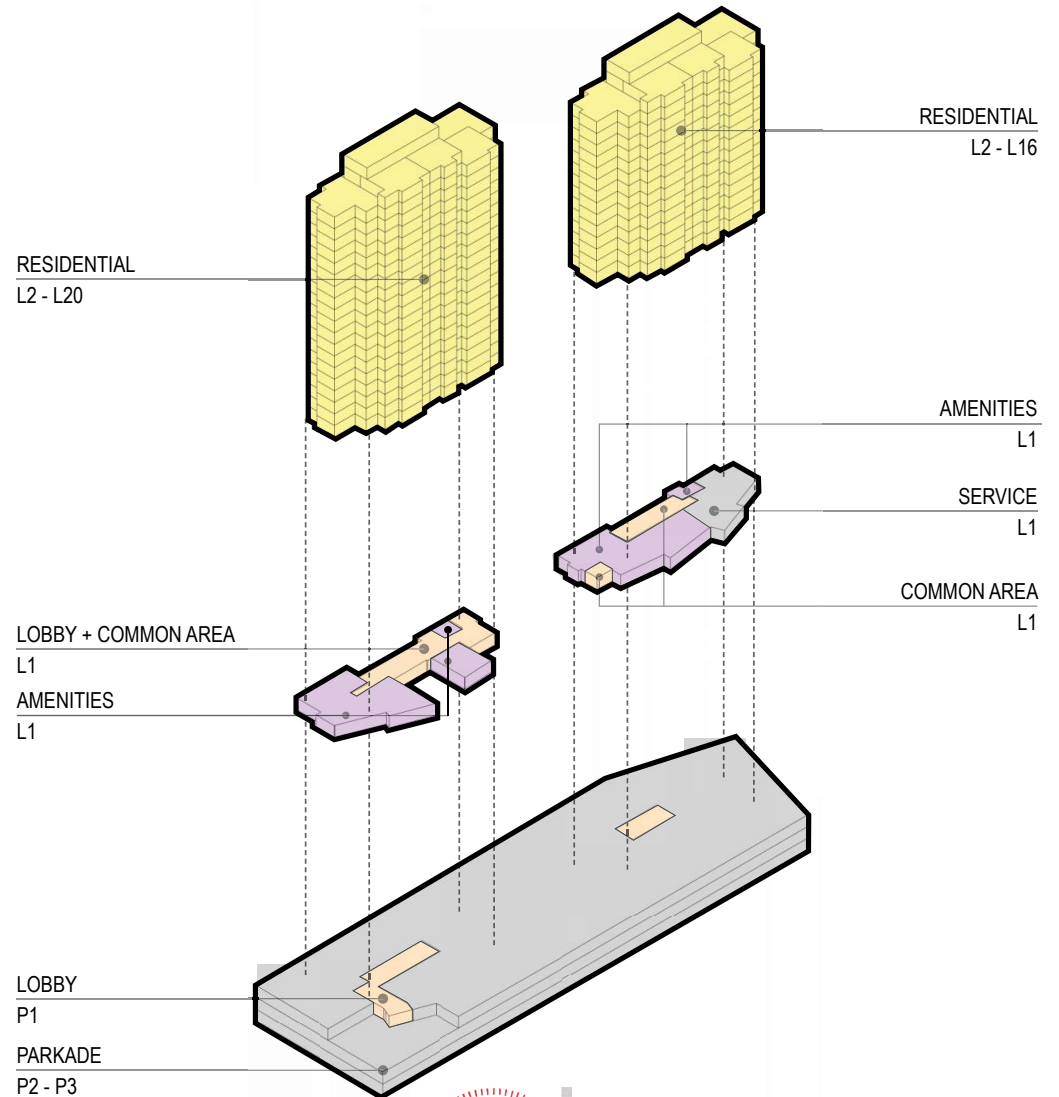
366 PARKING STALLS
TOTAL

LOT 12 AND 13 DEVELOPMENT OVERVIEW



WEST TOWER
(LOT 13)

EAST TOWER
(LOT 12)



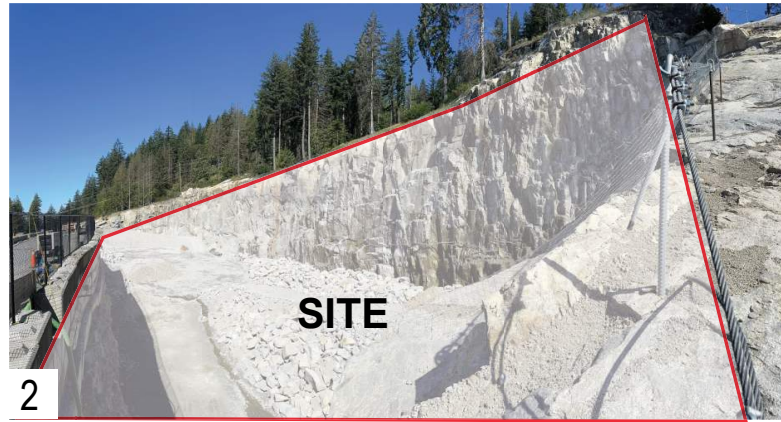




- 1 Looking south towards panoramic view of Burrard Inlet from site
- 2 Looking southwest towards excavated site
- 3 Looking southwest towards site
- 4 Looking south towards panoramic view of site
- 5 Looking west towards site



1



2



3



5



4



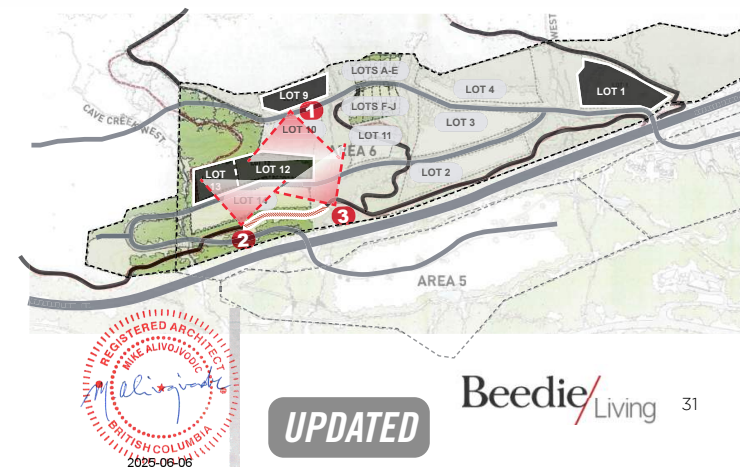
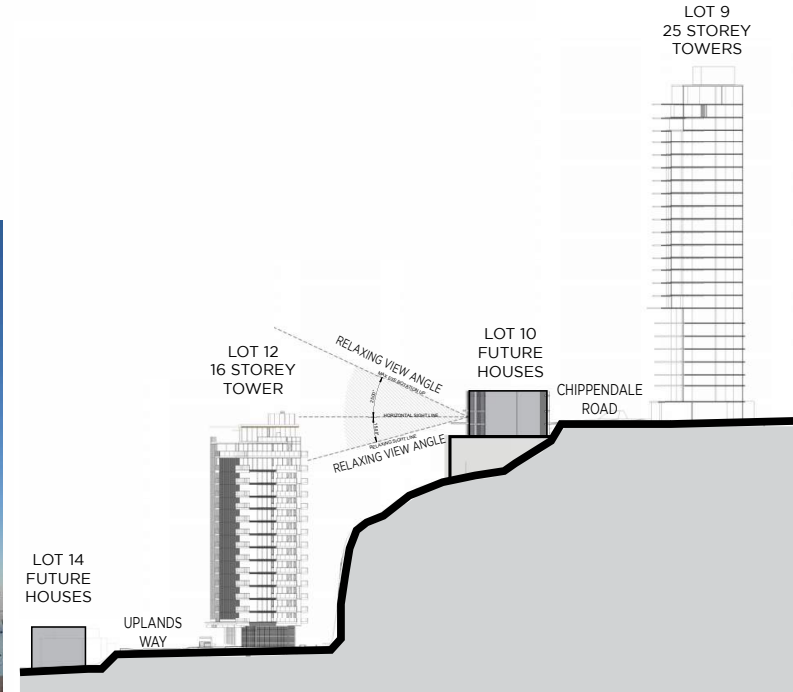
SITE VIEWS



Beedie/Living 30



1. VIEW FROM LOT 10 FUTURE WEST MOST HOUSE



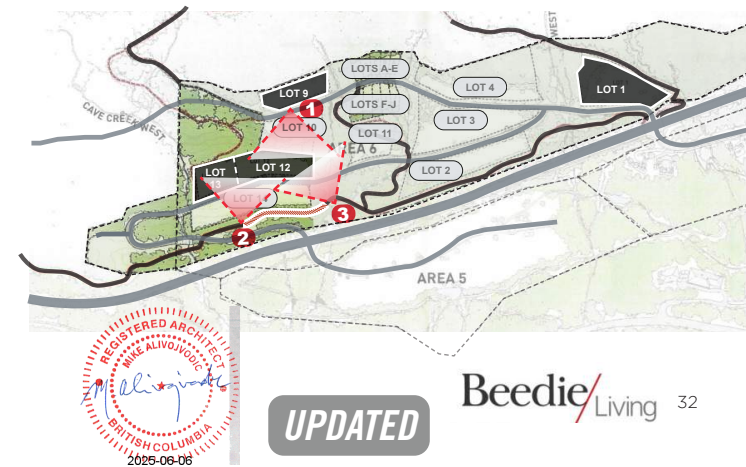
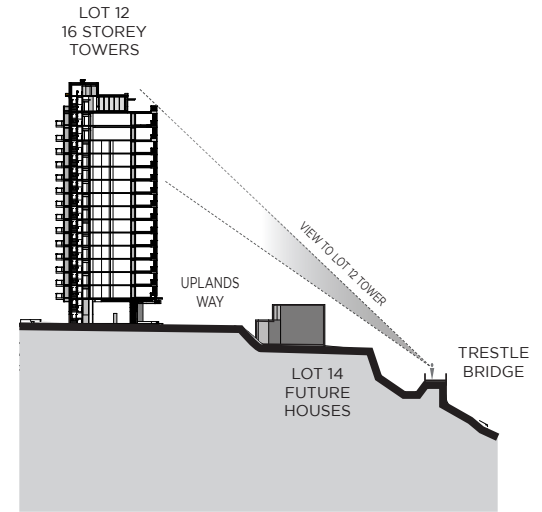
CONTEXT VIEWS - FROM LOT 10



2. VIEW FROM TRESTLE BRIDGE WEST



3. VIEW FROM TRESTLE BRIDGE EAST



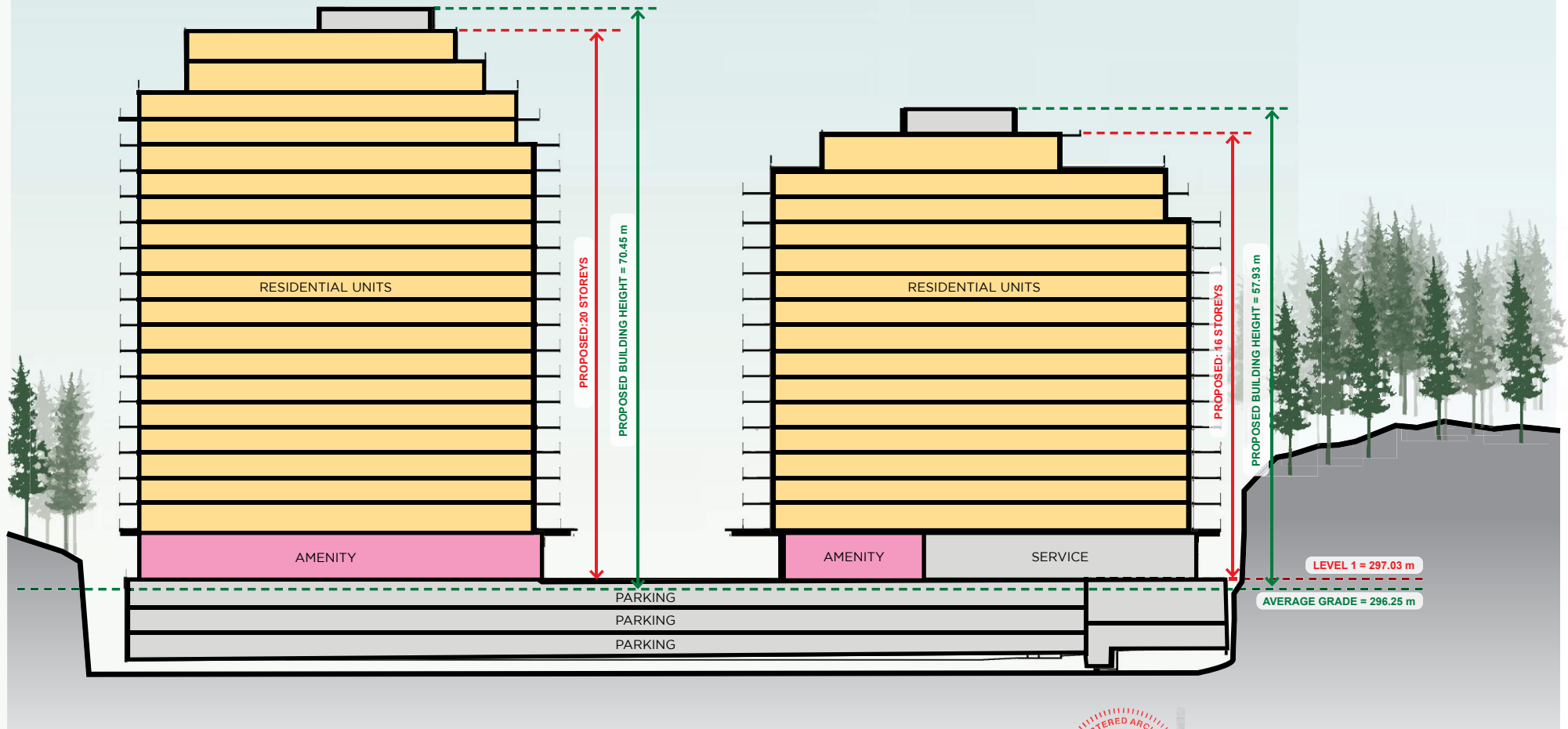
UPDATED

Beedie/Living 32



CONTEXT VIEWS - FROM TRESTLE BRIDGE

CHRIS DIKEAKOS ARCHITECTS INC.

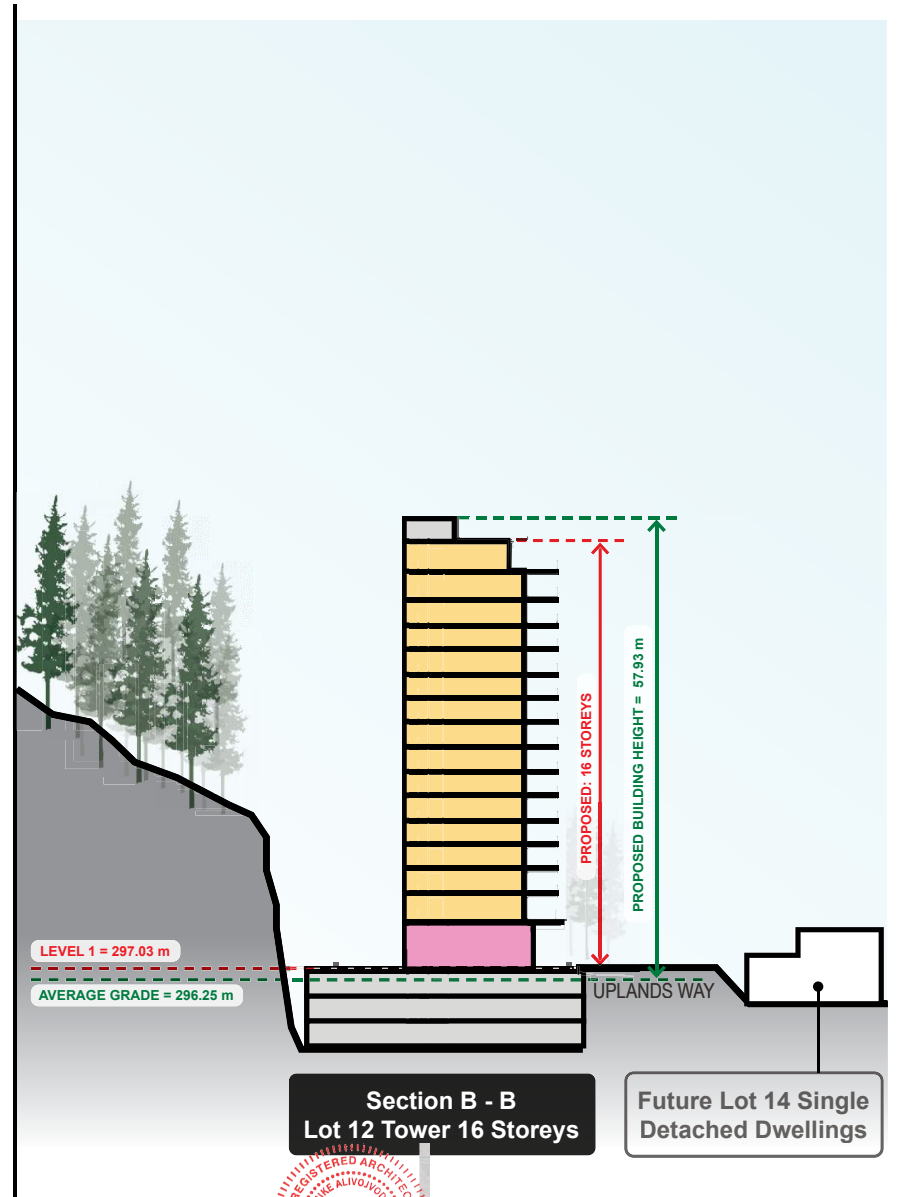
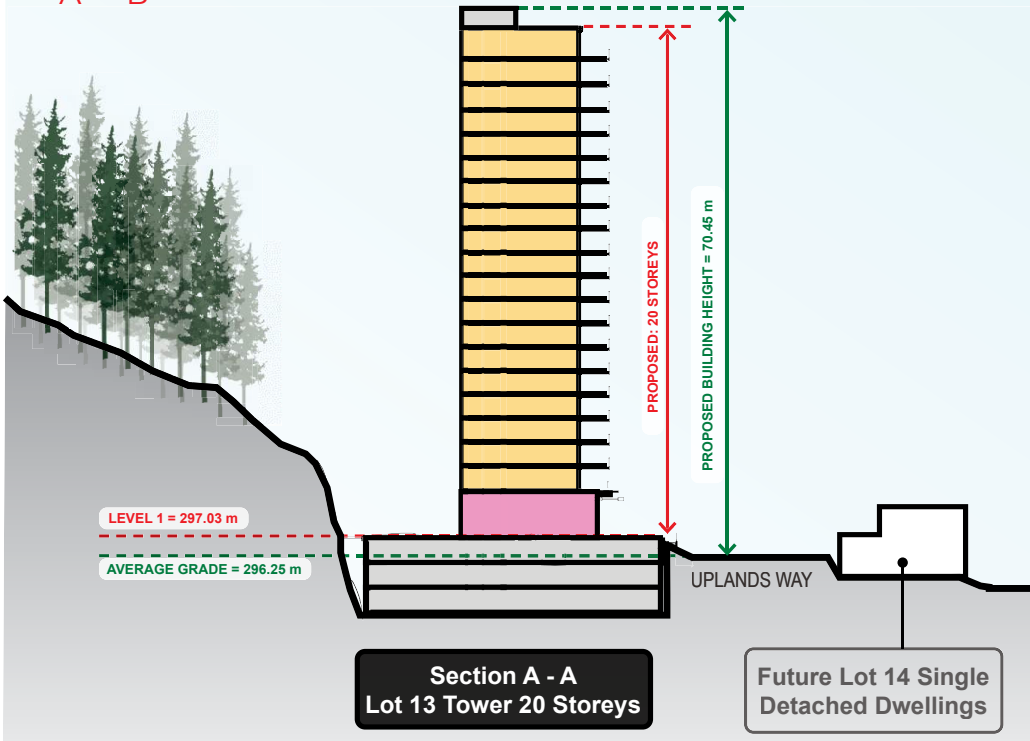
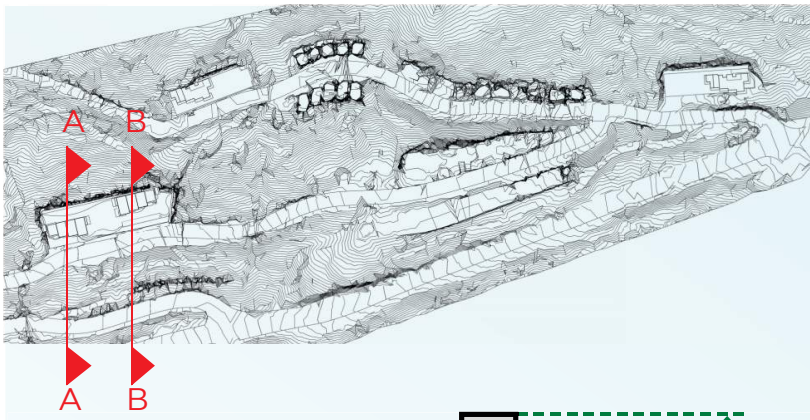


LOT 12 AND 13 BUILDING SECTION

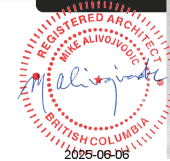


UPDATED

Beedie/Living 33



LOT 12 AND 13 BUILDING SECTIONS



UPDATED

Beedie/Living 34



CONCEPTUAL 3D PERSPECTIVE - LOT 12/13 FROM SOUTHEAST



UPDATED

Beedie/Living 35



CONCEPTUAL 3D PERSPECTIVE - MAIN ENTRANCE

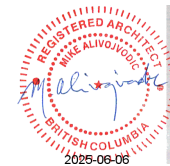


UPDATED

Beedie/Living 36



CONCEPTUAL 3D PERSPECTIVE - VIEW FROM UPLANDS WAY



UPDATED

Beedie/Living 37

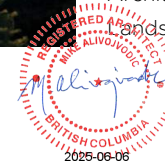
05.2 LOT 9



CONCEPTUAL 3D PERSPECTIVE - LOT 9 PERSPECTIVE FROM WEST



Project Team
Architecture: SHAPE Architecture Inc.
Landscape: PFS Studio



UPDATED

Beedie/Living 38

46,392 SITE AREA
[SQUARE FEET]

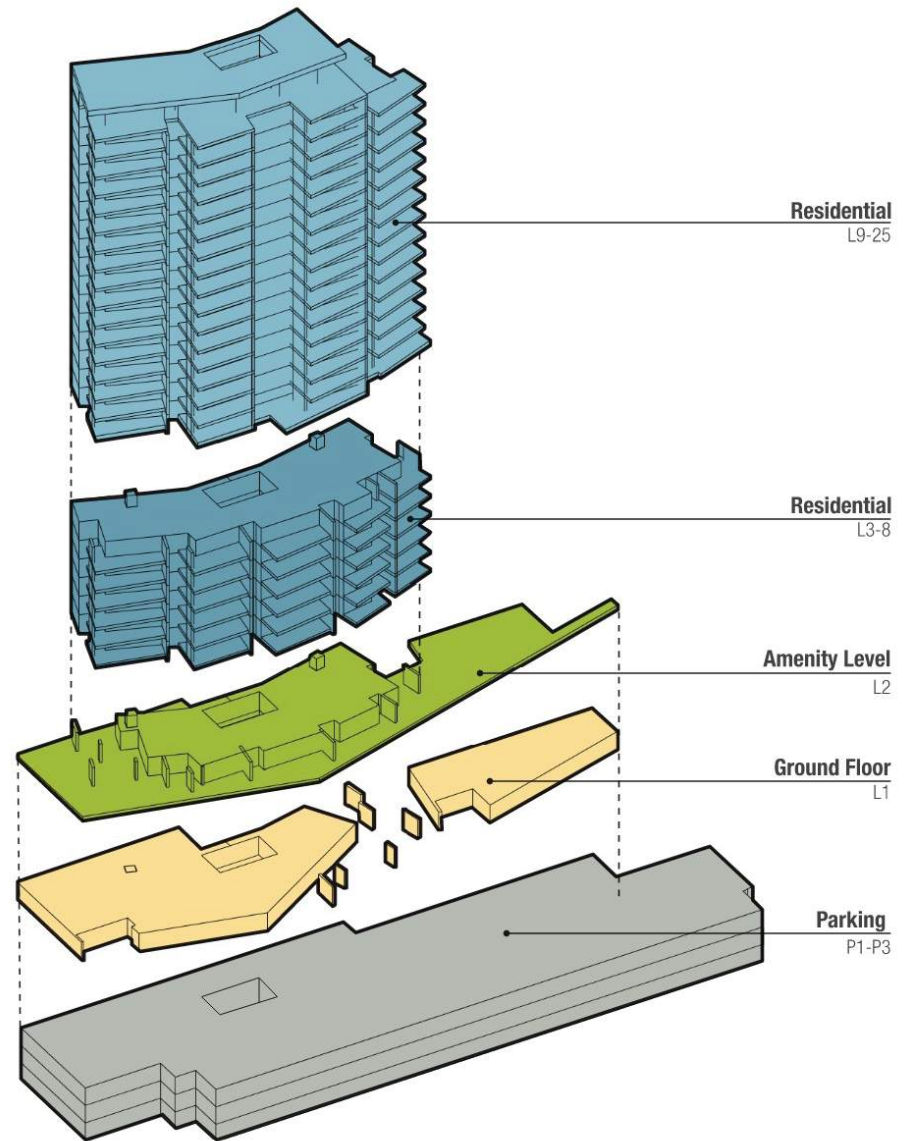
CD-3 ZONING

150,116 FAR AREA
[PROPOSED]

25 STOREYS

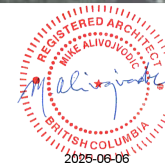
93 UNITS

201 PARKING STALLS
[RESIDENTIAL & VISITOR]





LOT 9 SITE PLAN



Beedie/Living 40



SITE VIEWS



Beedie/Living 41



CONTEXT AERIAL

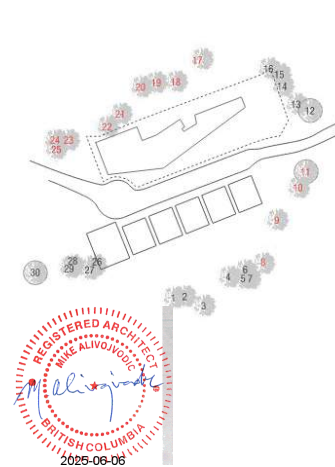


UPDATED

Beedie/Living 42



LIDAR SURVEY OF TREE HEIGHTS

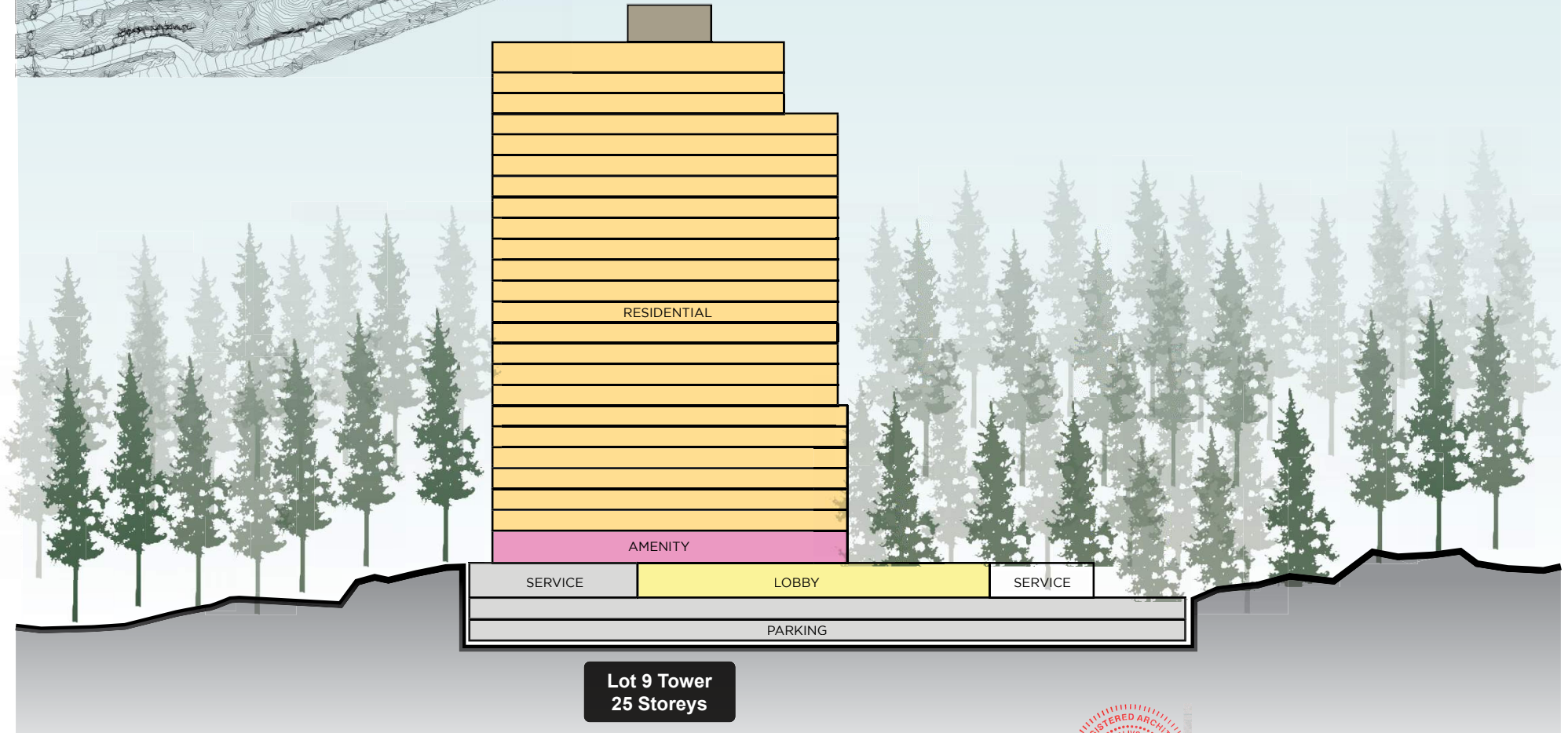
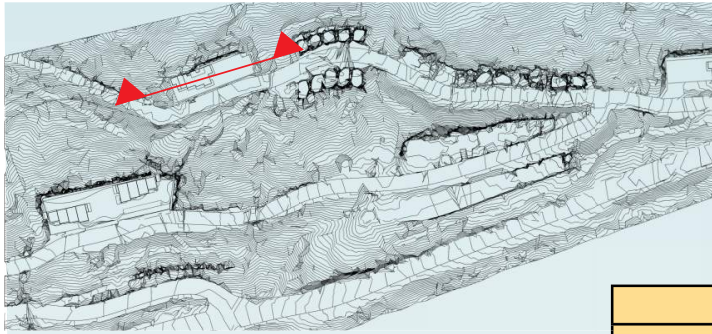


POINT #	ELEVATION (m)	
5	371.15	Low
6	371.87	
7	371.28	
8	371.94	
9	382.86	
10	389.47	
11	391.36	High
16	403.44	Low
17	422.40	High
18	404.40	
19	414.20	
20	407.87	
21	408.90	
22	404.90	
23	410.87	
24	413.02	
25	407.29	

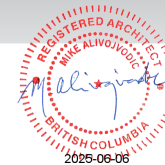


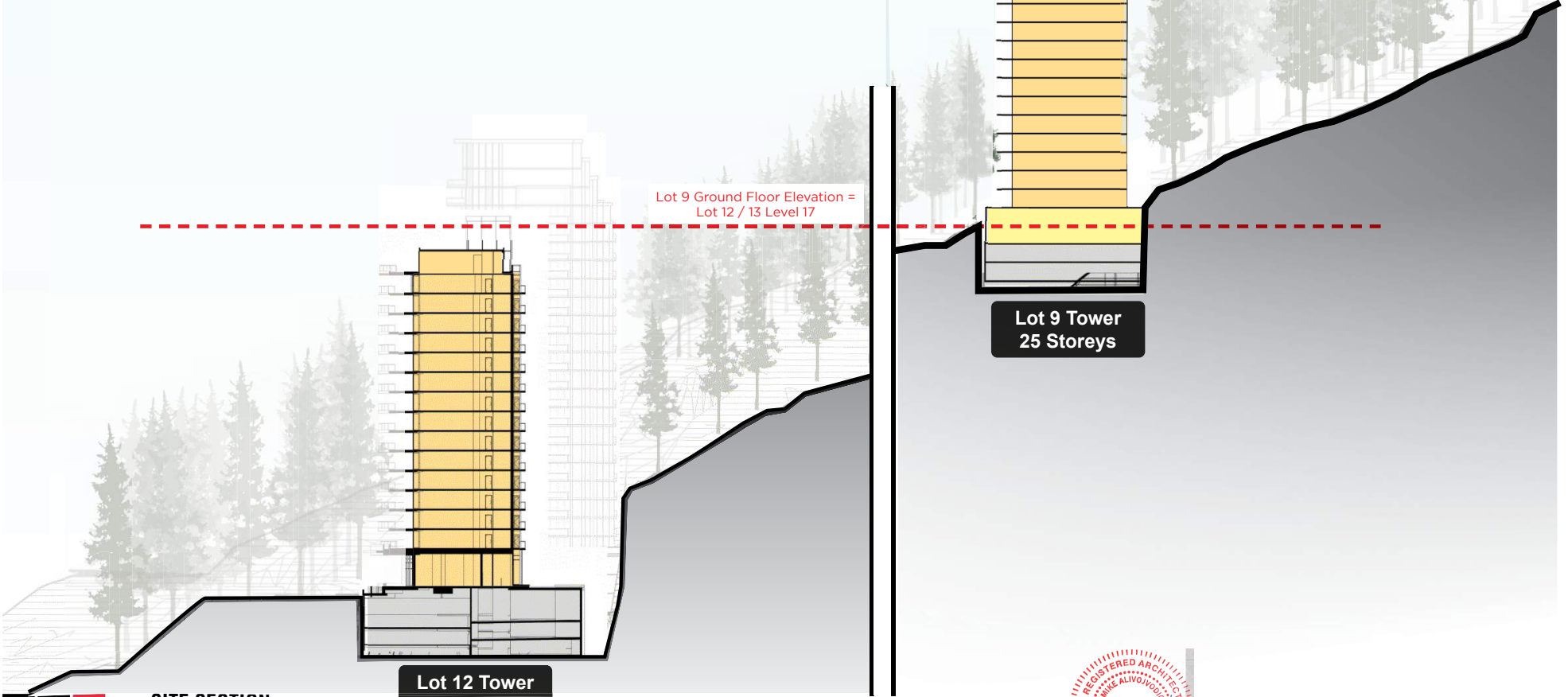
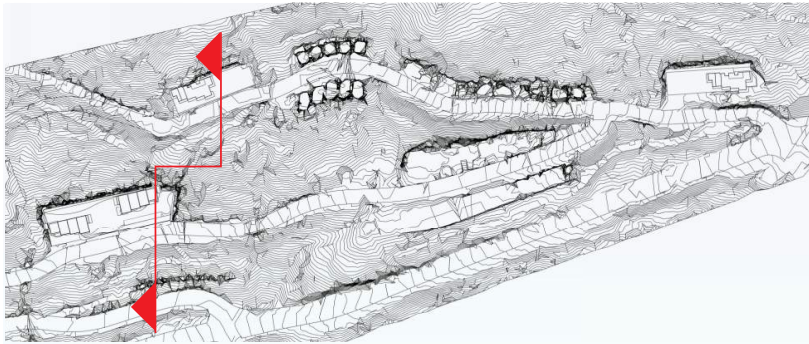
SITE SECTION

Beedie/Living 43



LOT 9 BUILDING SECTION





CHRIS DIKEAKOS ARCHITECTS INC.
SITE SECTION

**Lot 12 Tower
16 Storeys**

**Lot 9 Tower
25 Storeys**

Lot 9 Ground Floor Elevation =
Lot 12 / 13 Level 17



Beedie/Living 45



CONCEPTUAL 3D PERSPECTIVE - LOT 9 ENTRY FROM CHIPPENDALE



UPDATED

Beedie/Living 46

05.3 LOT 1



Project Team
Architecture: Olson Kundig
Landscape: PFS Studio



96,229 SITE AREA
SQUARE FEET

CD-3 ZONING
RODGER'S CREEK

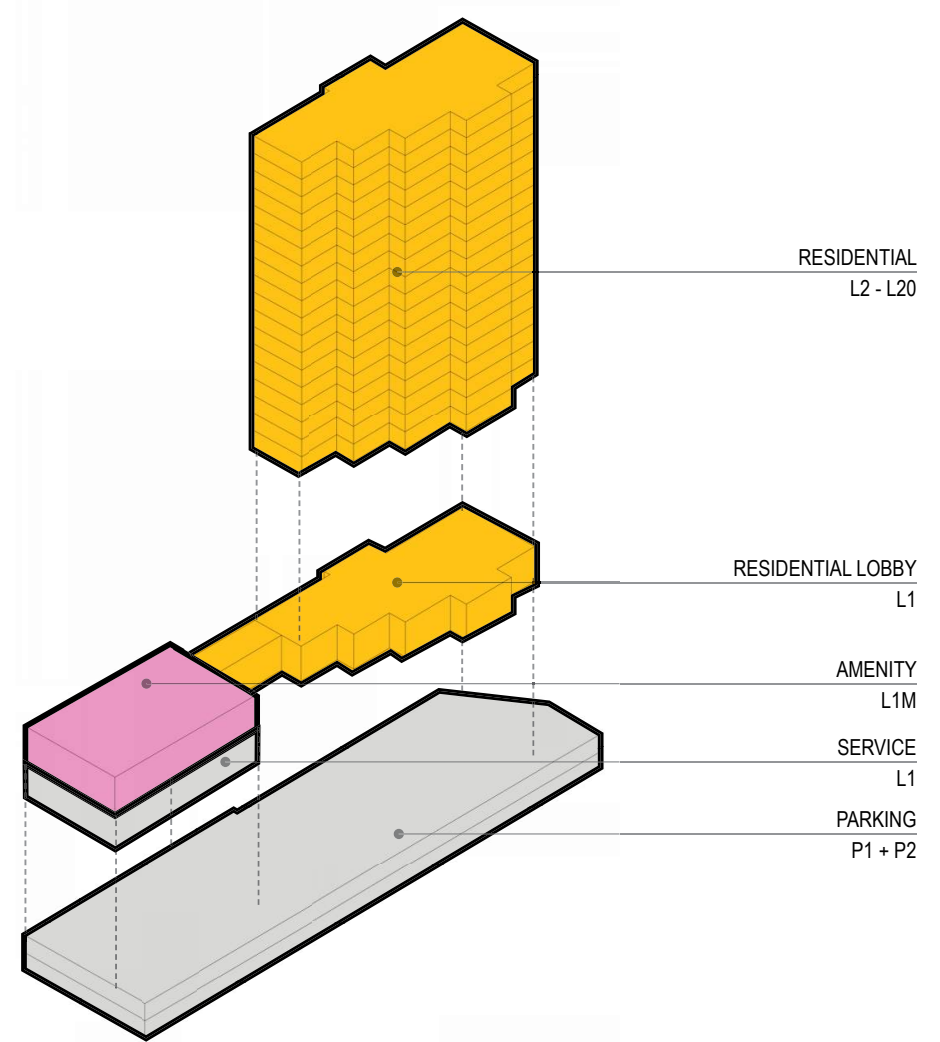
107,966 FAR AREA
SQUARE FEET

1.12 FAR
TOTAL

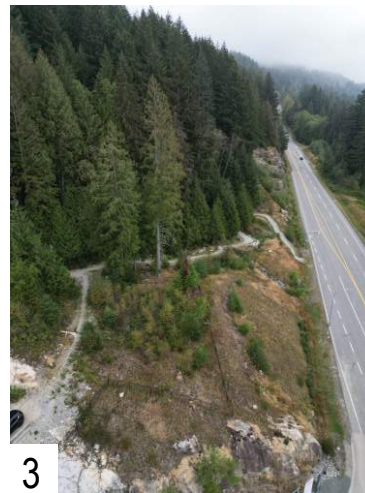
UP TO **20** STOREYS
TOTAL

63 UNITS
TOTAL

132 PARKING STALLS
TOTAL







- 1 Looking northwest towards site
- 2 Looking west towards site and Chippendale Road
- 3 Looking east from site and Cypress Bowl Road
- 4 Looking north towards site from south of Cypress Bowl Road



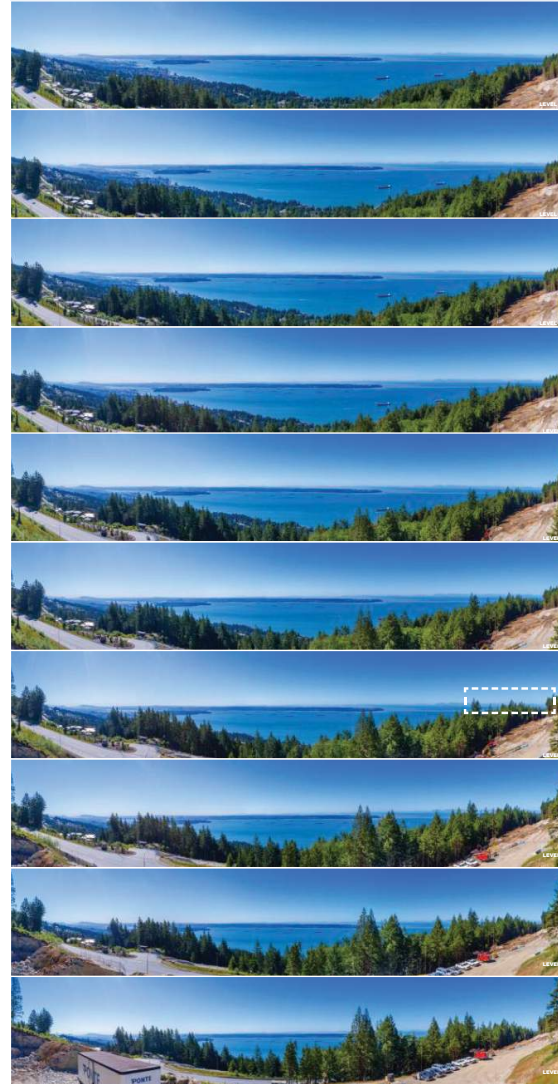
SITE VIEWS FROM LOT 1



Neighborhood Context



Site Context Views



LEVEL 9
Unobstructed Views to North/
West Vancouver Coastline

LEVEL 06
Views to east are more defined

LEVEL 05
UBC is revealed

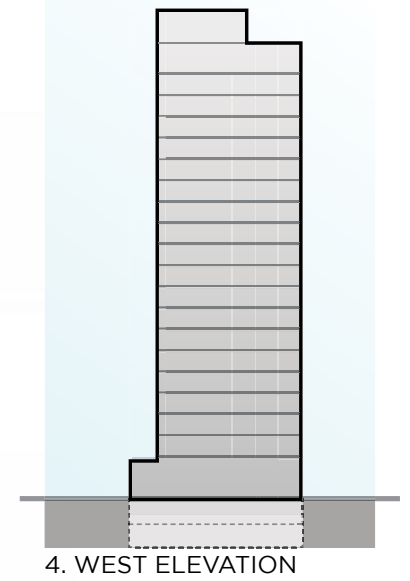
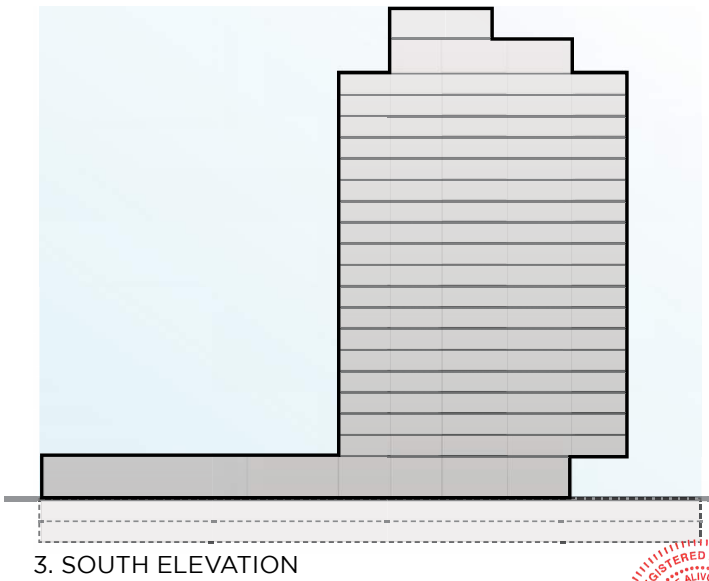
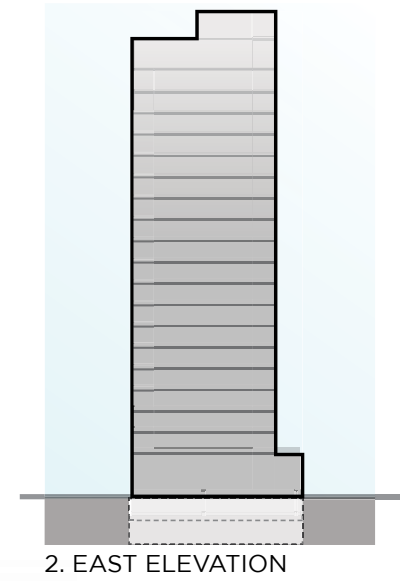
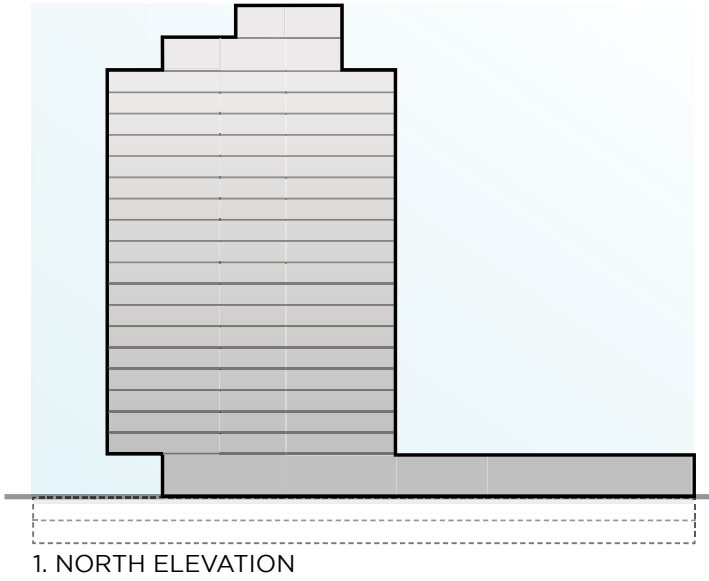
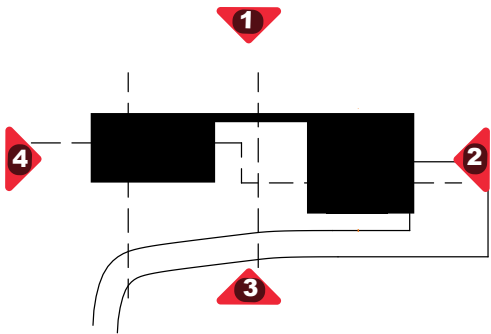
LEVEL 01-03
Views primarily to South (between forest)
Busy Street in Close Proximity



VIEWS FROM LOT 1

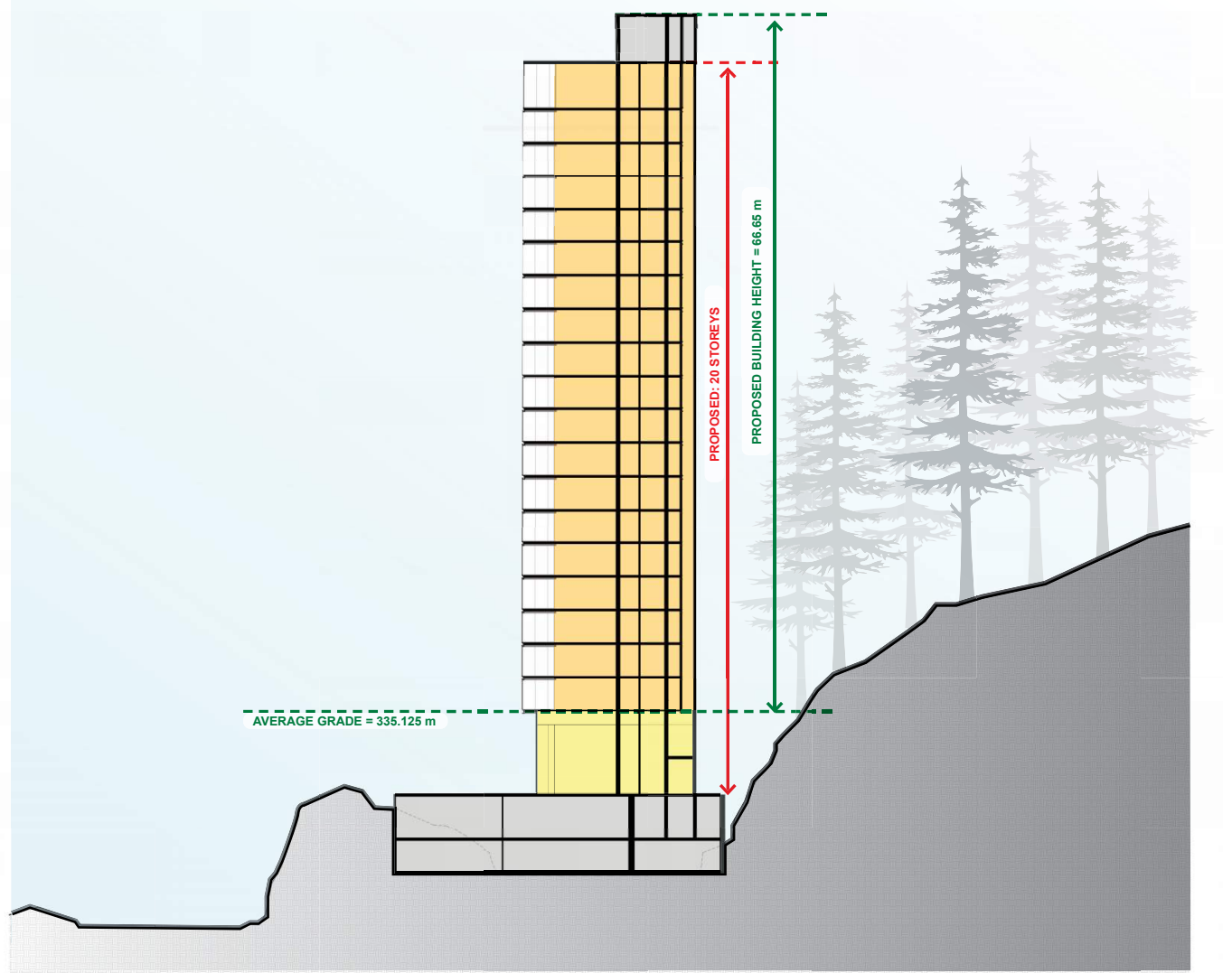
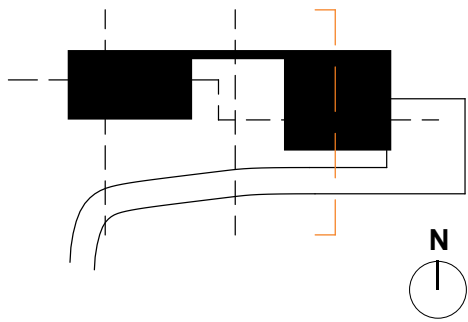


Beedie/Living 51



LOT 1 BUILDING ELEVATIONS





LOT 1 BUILDING SECTION





APPENDIX A: PROGRAM STATISTICS

	LOT 1		LOT 9		LOT 12		LOT 13		LOT 11 <small>(OWNED BY DISTRICT OF WEST VANCOUVER)</small>		TOTAL	
	RESIDENTIAL	TYPE	RESIDENTIAL	TYPE	RESIDENTIAL	TYPE	RESIDENTIAL	TYPE	RESIDENTIAL	TYPE	RESIDENTIAL	TYPE
SITE	96,229	USAGE LOT AREA	46,392	USAGE LOT AREA	53,174	USAGE LOT AREA	39,504	USAGE LOT AREA	46,823	USAGE LOT AREA	282,122	USAGE LOT AREA
FLOOR AREA	96,500	PERMITTED	87,800	PERMITTED	102,000	PERMITTED	110,806	PERMITTED	102,000	PERMITTED	499,106	PERMITTED
	107,966	PROPOSED	150,116	PROPOSED	110,956	PROPOSED	130,068	PROPOSED	0	PROPOSED	499,106	PROPOSED
					WITH 4,438	STEP 3 ADJUSTMENT SF	WITH 5,203	STEP 3 ADJUSTMENT SF				
UNITS	39	PERMITTED	66	PERMITTED	125	PERMITTED	107	PERMITTED	150	PERMITTED	487	PERMITTED
	63	PROPOSED	93	PROPOSED	81	PROPOSED	87	PROPOSED	150	PROPOSED	474	PROPOSED
HEIGHTS	16	PERMITTED	16	PERMITTED	16	PERMITTED	16	PERMITTED	12	PERMITTED	16	PERMITTED
	20	PROPOSED	25	PROPOSED	16	PROPOSED	20	PROPOSED	0	PROPOSED	16-25	PROPOSED
PARKING	132	REQUIRED	207	REQUIRED			358	REQUIRED	0	REQUIRED	697	REQUIRED
	139	POSSIBLE	216	POSSIBLE			366	POSSIBLE	0	POSSIBLE	721	POSSIBLE



UPDATED

Beedie/Living

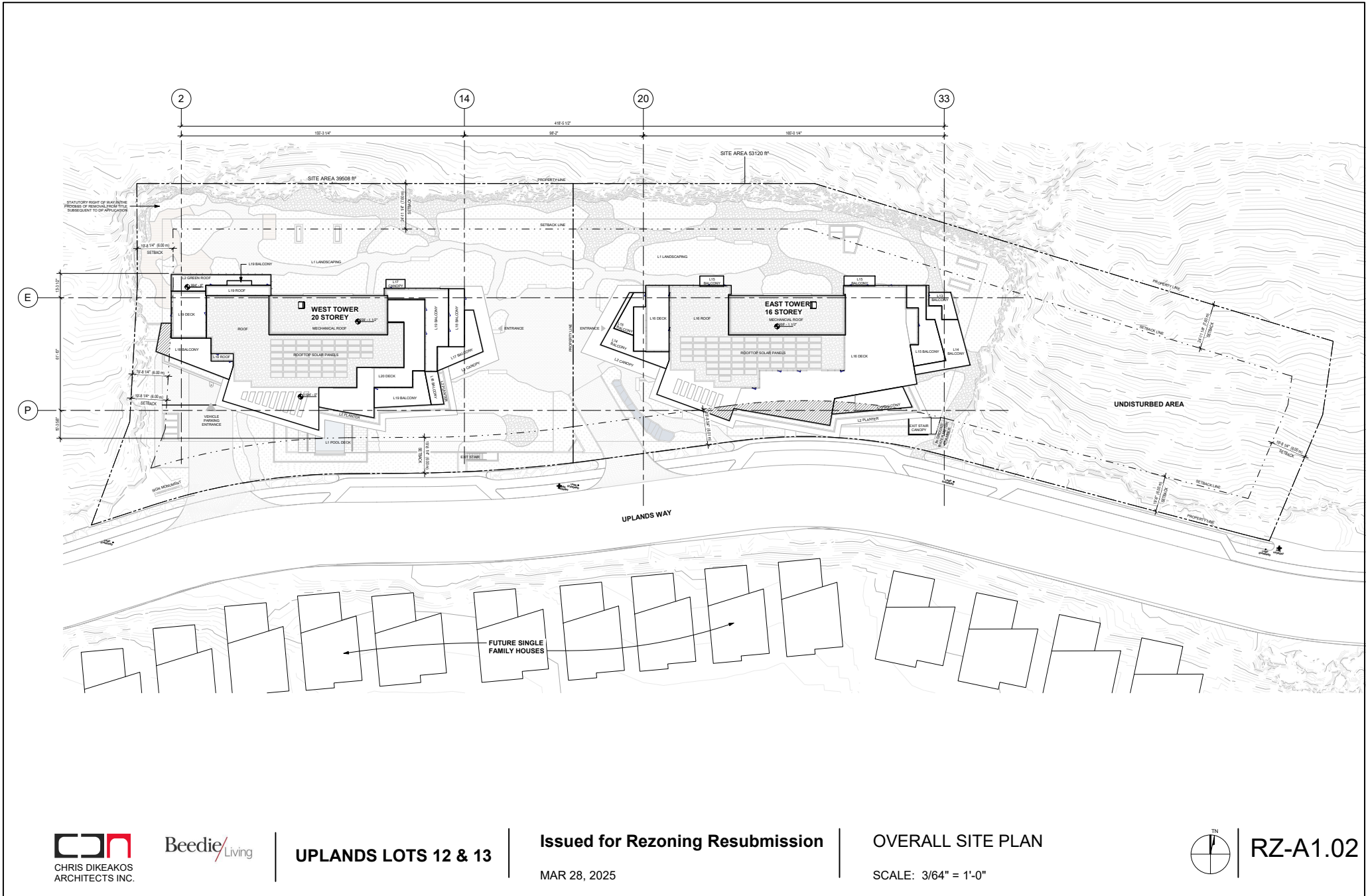
APPENDIX B: AREA 6 UNIT MIX SUMMARY

	LOT 1	LOT 3	LOT 9	LOT 11	LOT 12	LOT 13	TOTAL	% TOTAL UNITS
# Units of 93m ² or less in floor area	8	30	18	58	36	15	165	30% (min. 30%)
# Units of more than 93m ² or & less than 195m ² in floor area	53	45	74	92	44	71	379	69% (min. 45%)
# Units larger than 195m ² in floor area	2	1	1	0	1	1	6	1%
Total Units	63	76	93	150	81	87	550	100%
% Units ≤ 93m ²	13%	39%	19%	39%	44%	17%		

NOTES:

- Zoning Bylaw 603-CD 3 (Rodgers Creek) 603.03 (2) Apartments in Area 6 shall have unit floor areas as follows:
Minimum 30% Dwelling units of 93 square metres or less in floor area
Minimum 45% Dwelling units of more than 93 square metres and less than 195 square metres in floor area
- Total units in Lot 1, 3, 9, 11, 12 & 13 are compliant with the above requirements.

APPENDIX C: LOT 12-13 ARCHITECTURAL DRAWINGS



Beedie/Living

UPLANDS LOTS 12 & 13

Issued for Rezoning Resubmission

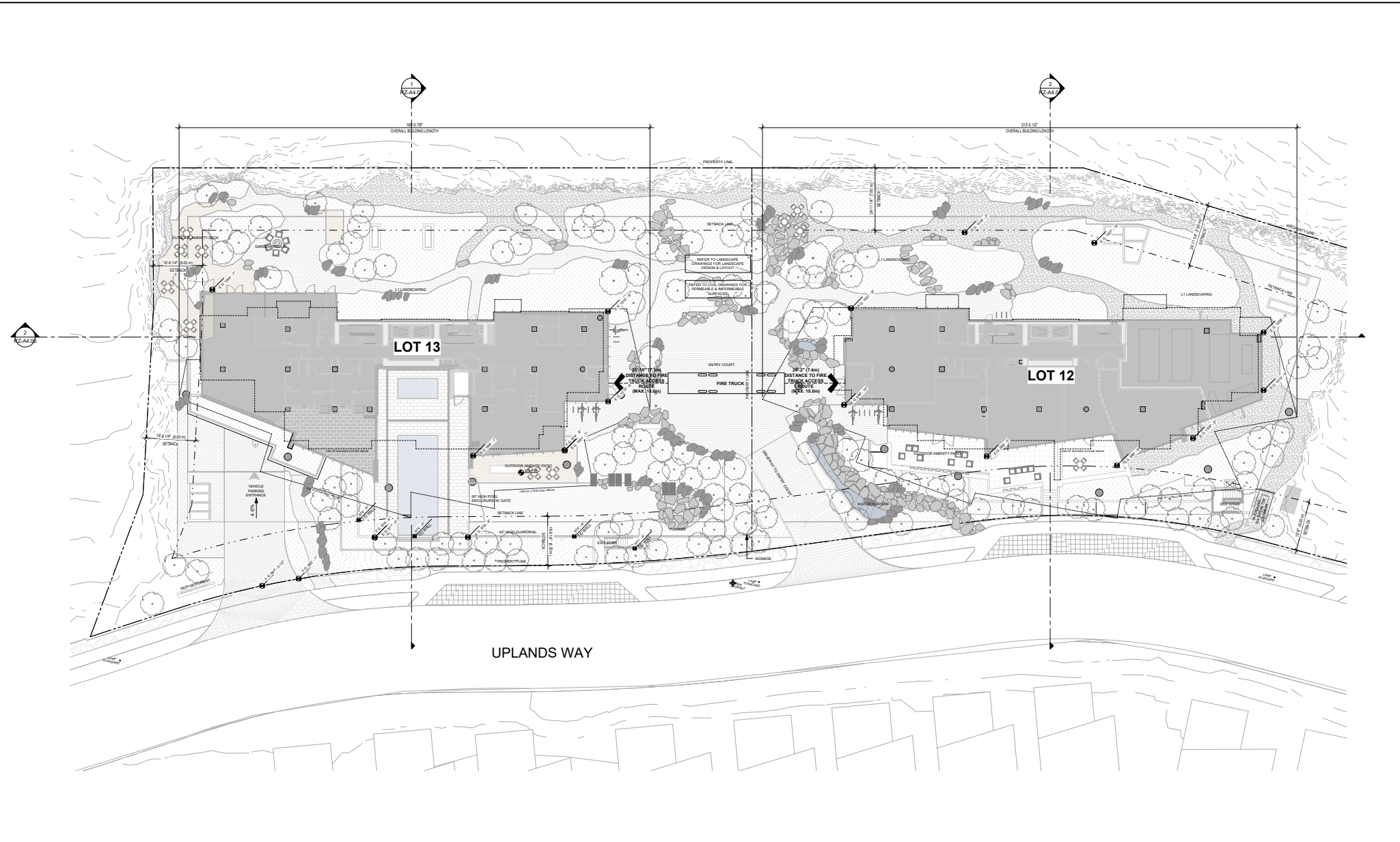
MAR 28, 2025

OVERALL SITE PLAN

SCALE: 3/64" = 1'-0"



RZ-A1.02



Beedie/Living

UPLANDS LOTS 12 & 13

Issued for Rezoning Resubmission

MAR 28, 2025

SITE PLAN

SCALE: 1/16" = 1'-0"



RZ-A1.03



Beedie/Living

UPLANDS LOTS 12 & 13

Issued for Rezoning Resubmission

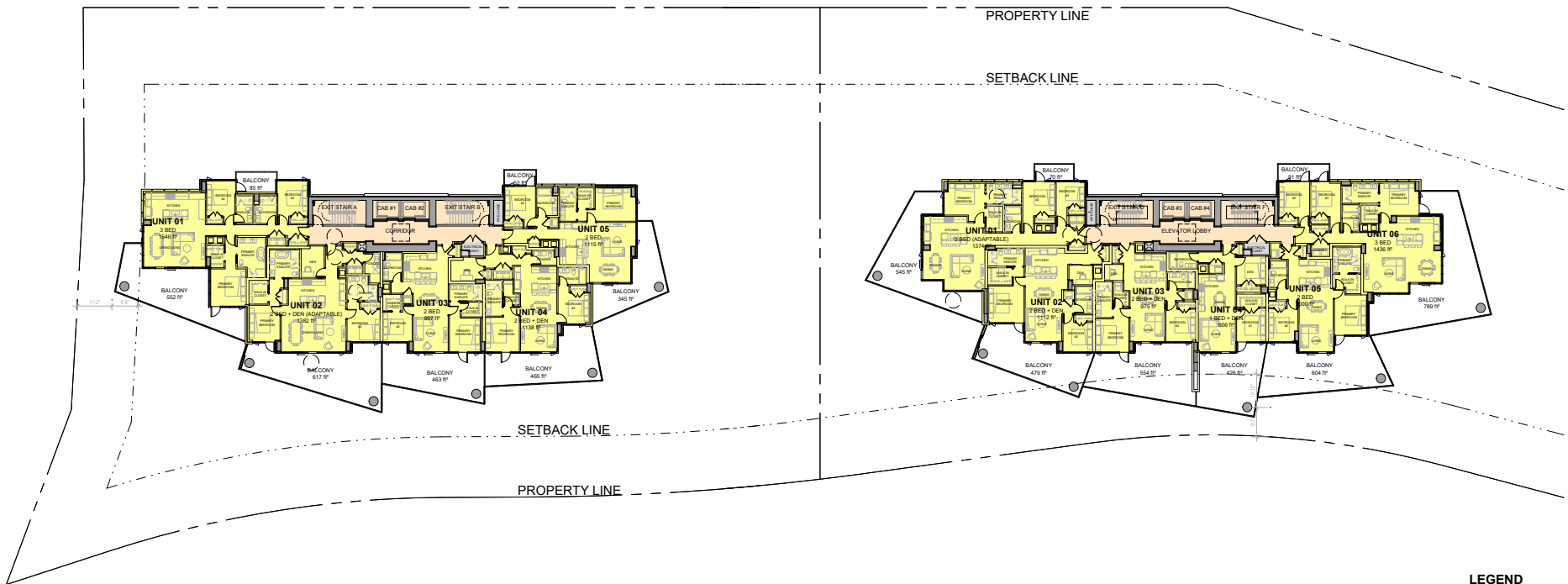
MAR 28, 2025

OVERALL L1 FLOOR PLAN

SCALE: 1/16" = 1'-0"



RZ-A2.09



LEGEND

	Parking
	Service/Storage
	Amenity
	Residential Common
	Residential Unit



Beedie/Living

UPLANDS LOTS 12 & 13

Issued for Rezoning Resubmission

MAR 28, 2025

TOWER TYPICAL FLOOR PLAN

SCALE: 1/16" = 1'-0"



RZ-A2.13



Beedie/Living

UPLANDS LOTS 12 & 13

Issued for Rezoning Resubmission

MAR 28, 2025

SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



RZ-A3.00



Beedie/Living

UPLANDS LOTS 12 & 13

Issued for Rezoning Resubmission

MAR 28, 2025

NORTH ELEVATION

SCALE: 1/16" = 1'-0"



RZ-A3.01



① WEST TOWER - EAST ELEVATION
1/16" = 1'-0"



② WEST TOWER - WEST ELEVATION
1/16" = 1'-0"

WEST TOWER - EAST AND WEST
ELEVATION
SCALE: 1/16" = 1'-0"



RZ-A3.02



Beedie/Living

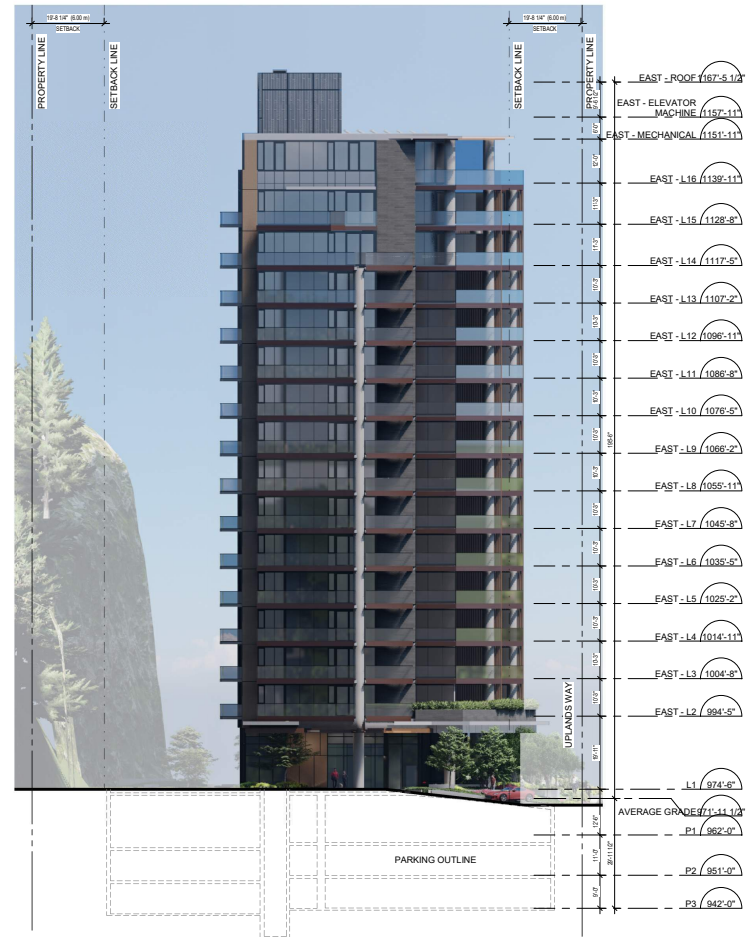
UPLANDS LOTS 12 & 13

Issued for Development Permit
Amendment
MAR 28, 2025

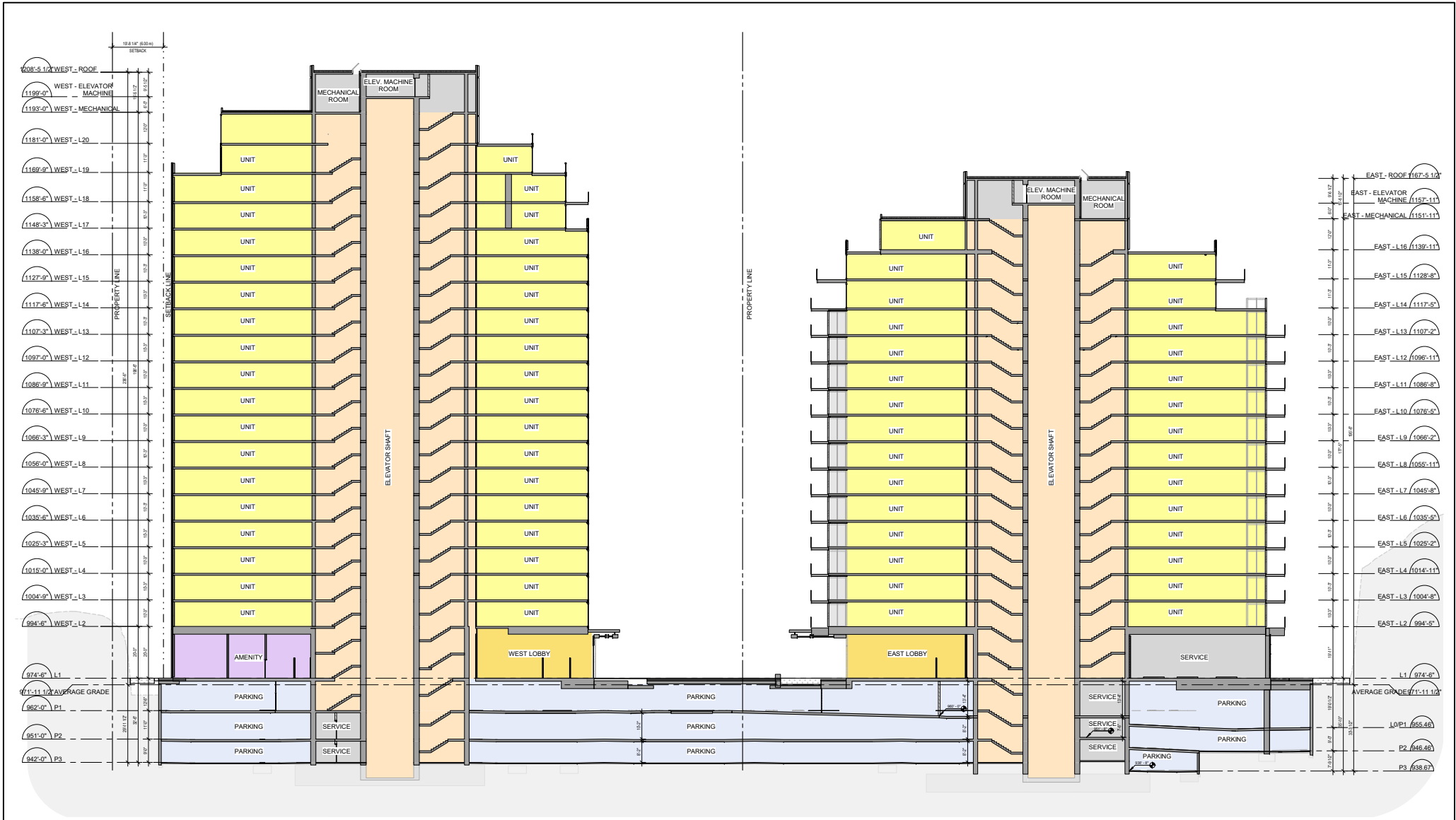
- MATERIAL LEGEND**
- ① WINDOW FRAME, CANOPY STANDARD BLACK
 - ② ARCHITECTURAL FIN STANDARD BLACK
 - ③ STRUCTURAL SILICONE JOINT STANDARD BLACK
 - ④ GUARDRAIL STANDARD BLACK
 - ⑤ SIMULATED WOOD PANEL LIGHT CHERRY
 - ⑥ VISION GLASS - LIGHT GRAY GUARDIAN 6MM CRYSTAL GRAY TEMPERED 1/32" (800X) 3MM CLEAR
 - ⑦ SHADOW BOX MEDIUM GREY
 - ⑧ PREFINISHED METAL BREAK SHAPE COLOR TO MATCH RUSTIC RED BY CASCADA METAL
 - ⑨ ARCHITECTURAL FINISH CONCRETE PAINTED GRAY COLOUR: BENJAMIN MOORE SILVER FOX (2108-90)
 - ⑩ STONE CAMERIAN PLATINUM GRANITE, FLAMED FINISH
 - ⑪ CEMENTITIOUS SIDING PANEL LIGHT GREY
 - ⑫ STONE PANEL SEMI-MATE PIEDRA FUSION OR APPROVED ALTERNATE
 - ⑬ PREFINISHED METAL BREAK SHAPE COLOR TO MATCH RUSTIC RED BY CASCADA METAL
 - ⑭ PRIVACY SCREEN FRITTED GLASS, METAL
 - ⑮ CEMENTITIOUS PLANK SIDING DARK GREY
 - ⑯ PREFINISHED METAL LOUVER PANELS MEDIUM GREY



① EAST TOWER - EAST ELEVATION
1/16" = 1'-0"



② EAST TOWER - WEST ELEVATION
1/16" = 1'-0"



Beedie/Living

UPLANDS LOTS 12 & 13

Issued for Rezoning Resubmission

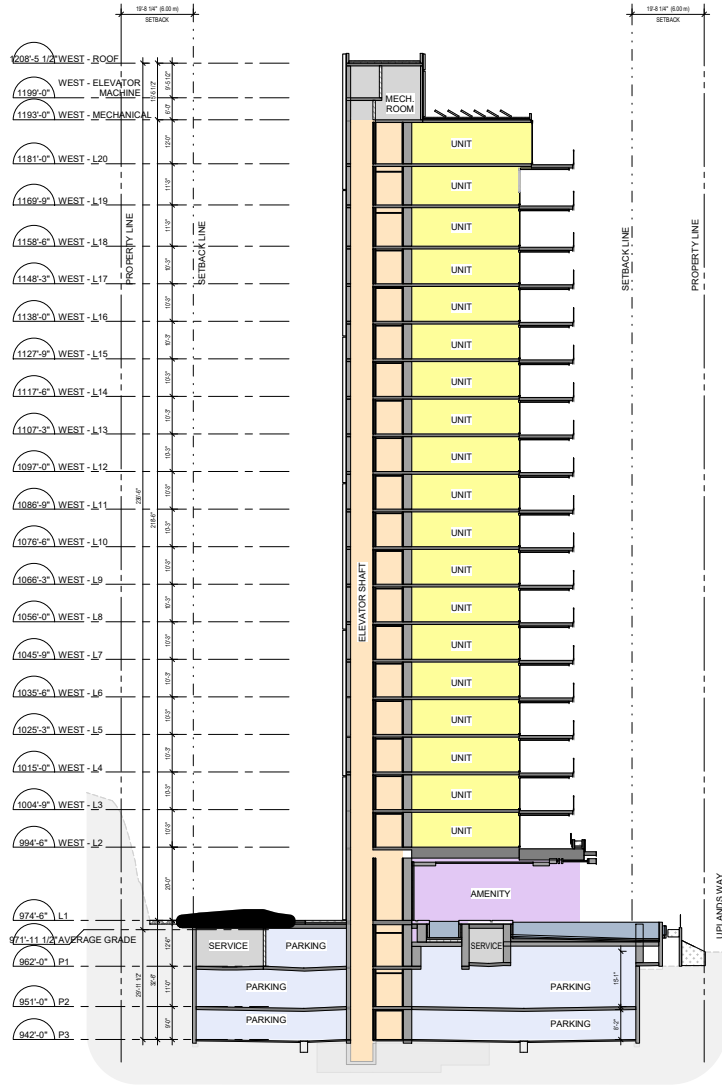
MAR 28, 2025

BUILDING SECTION

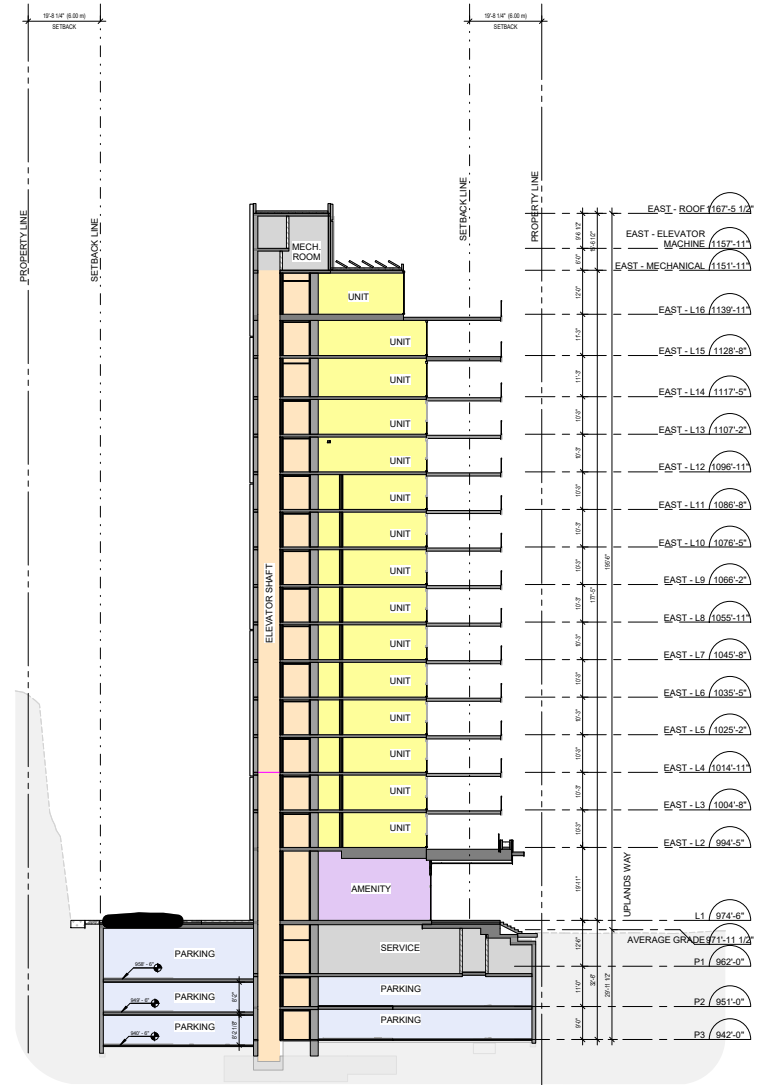
SCALE: 1/16" = 1'-0"



RZ-A4.00



① WEST TOWER CORE SECTION
1/16" = 1'-0"



② EAST TOWER CORE SECTION
1/16" = 1'-0"



Beedie Living

UPLANDS LOTS 12 & 13

Issued for Rezoning Resubmission

MAR 28, 2025

BUILDING SECTIONS

SCALE: 1/16" = 1'-0"



RZ-A4.01

APPENDIX D: LOT 9 ARCHITECTURAL DRAWINGS

GENERAL NOTES - SITE PLAN

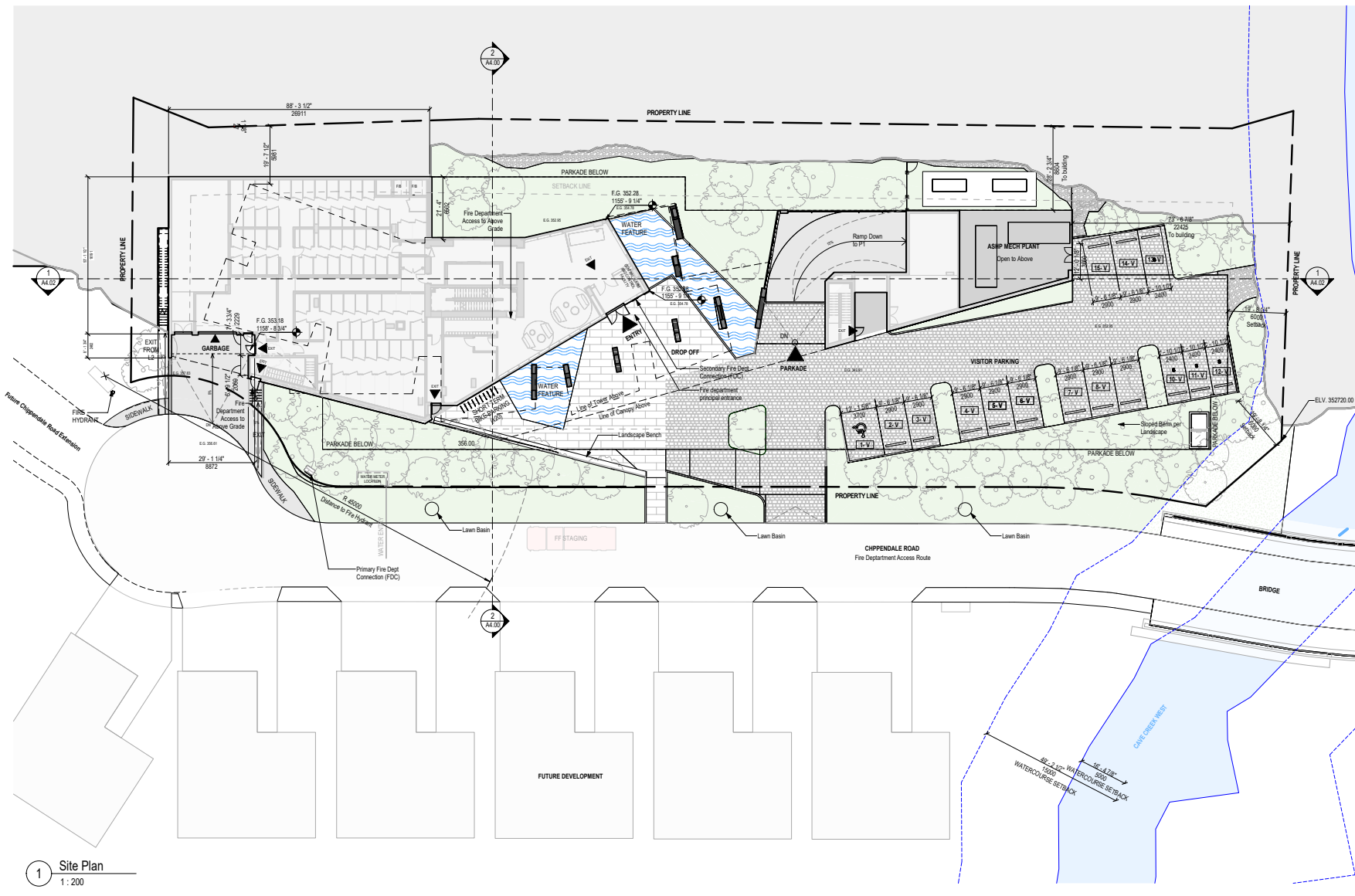
1. Topographical Information On This Drawing Has Been Created Based On Topographic Survey And City Of West Vancouver Building Grades.
2. Refer To Landscape Drawings For Landscaping, Pedestrian Surface, Planter And Grading Information.
3. All Walkways And Concrete Curb Leddowns To Conform To DWV Bylaw 2010.
4. See Tree Management Plan, Arborist Report And Landscape Drawings For Tree Retention, Protection, And Provision.
5. Regulatory Signage To Be Provided To The Satisfaction Of Authority Having Jurisdiction.

SITE LEGEND

- Property Line
- Setback Line
- Water Entry
- Paving - Concrete
- Paving - Gravel
- Landscape Softscape
- Water Feature
- Hydrant
- Manhole Cover
- Finished Grade
- Existing Grade

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Seal



Reserved

Revisions

No.	Description	Date
1		AA.02

Key Plan

Project 2404

UPLANDS LOT 9

3389 Chippendale Road, West Vancouver, BC, Canada

SITE PLAN

Date	2025.03.31
Drawn By	Author
Checked By	DS / DG
Scale	As Indicated
Original Size	A1

1:200

A0.11

1 Site Plan
1:200

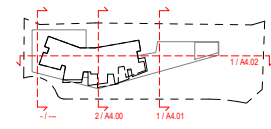
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Reserved

Revisions

No.	Description	Date

Key Plan



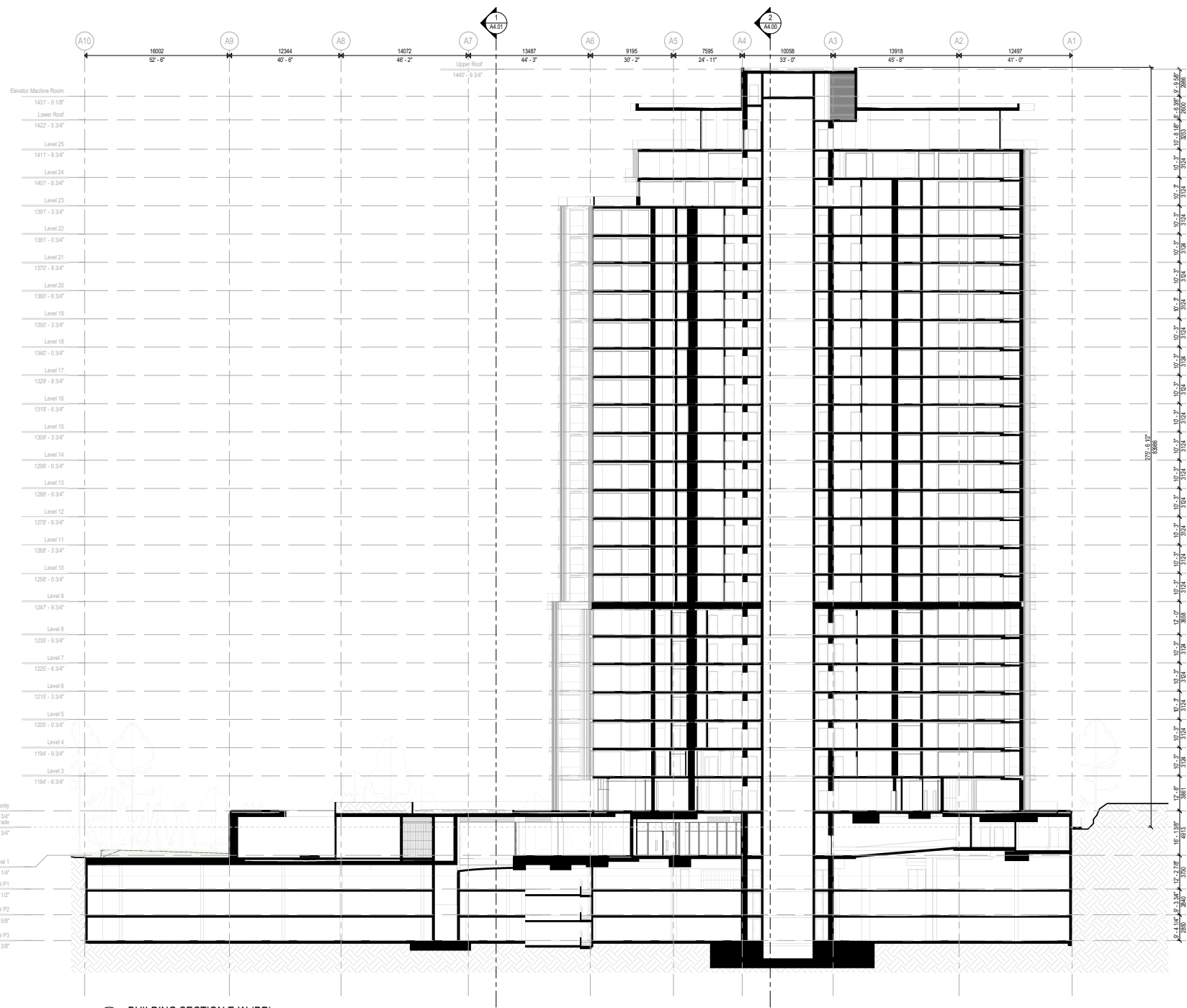
Project 2404

UPLANDS LOT 9

3389 Chippendale Road, West Vancouver, BC, Canada

BUILDING SECTIONS E-W

Date	2025.03.31
Drawn By	Author
Checked By	DS / DG
Scale	As Indicated
Original Size	A1



1 BUILDING SECTION E-W (DP)
 1 : 200

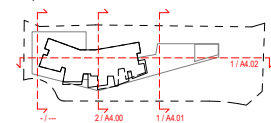
Seal

Reserved

Revisions

No.	Description	Date

Key Plan



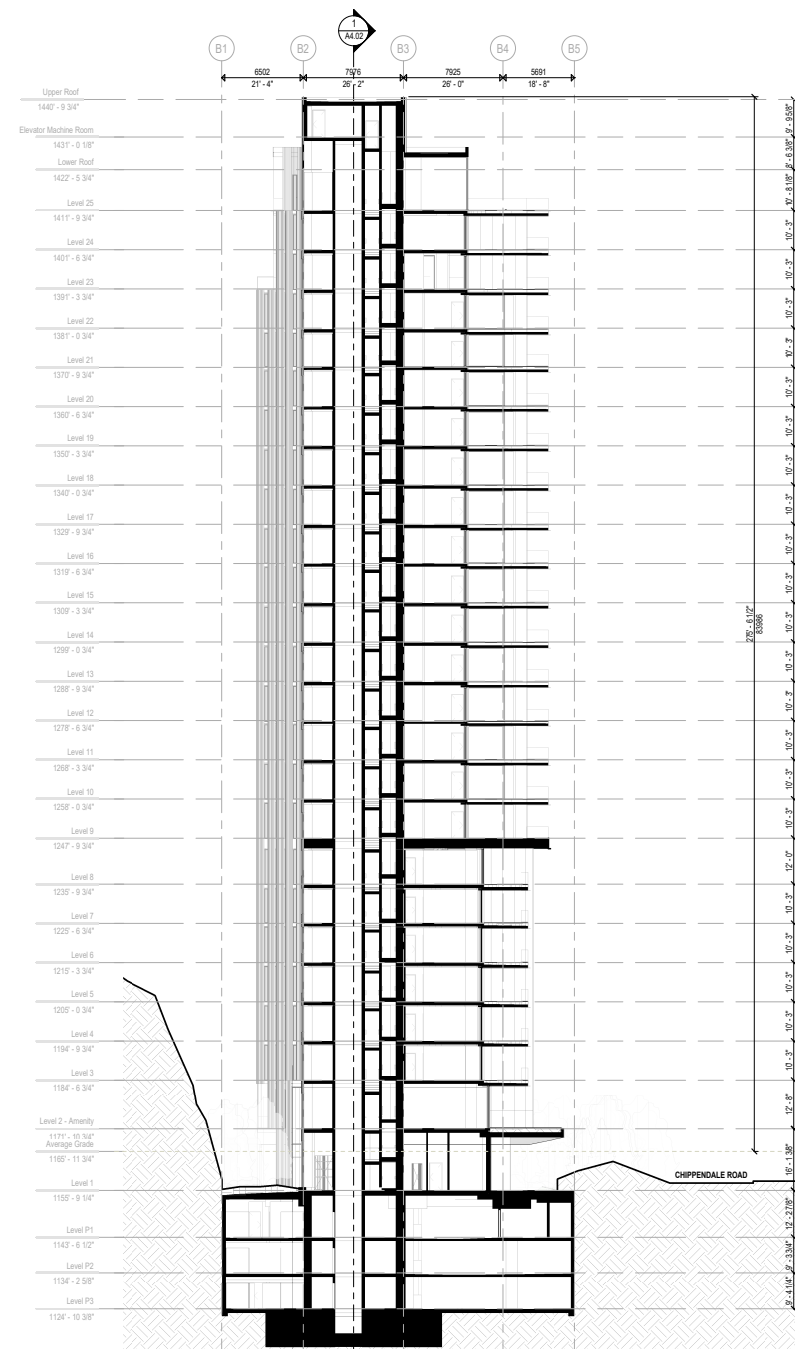
Project 2404

UPLANDS LOT 9

3389 Chippendale Road, West Vancouver, BC, Canada

BUILDING SECTIONS N-S

Date	2025.03.31
Drawn By	Author
Checked By	DS / DG
Scale	As indicated
Original Size	A1



2 CORE SECTION N-S (DP)
1: 200

A4.00

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 info@shapearchitecture.ca
 www.shapearchitecture.ca

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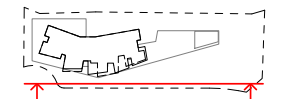
Seal

Reserved

Revisions

No.	Description	Date

Key Plan



Project 2404

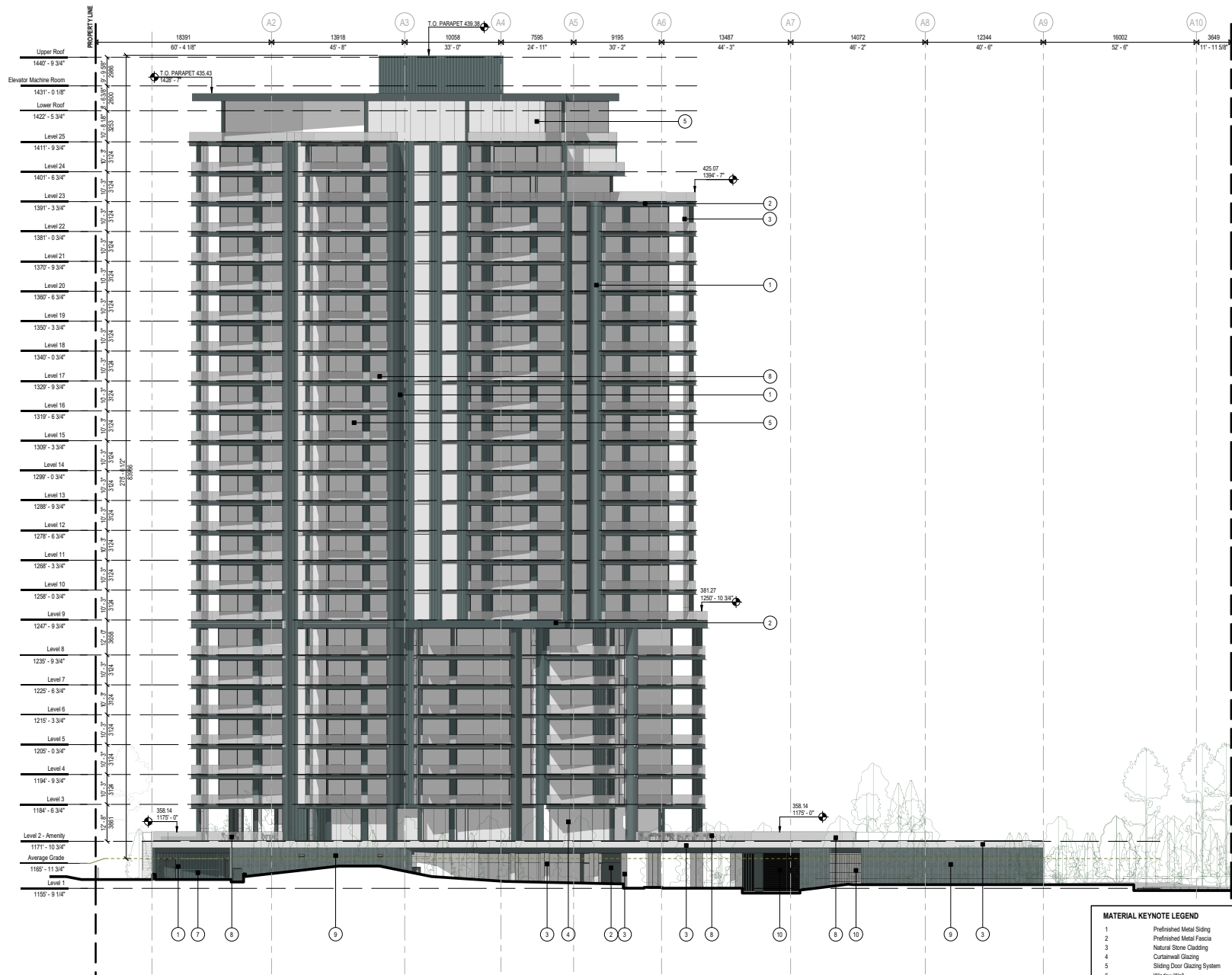
UPLANDS LOT 9

3389 Chippendale Road, West Vancouver, BC, Canada

BUILDING ELEVATIONS - SOUTH

Date	2025.03.31
Drawn By	Author
Checked By	DS / DG
Scale	As Indicated
Original Size	A1

A3.00



1 South Elevation (DP)
1 : 200

MATERIAL KEYNOTE LEGEND	
1	Prefinished Metal Siding
2	Prefinished Metal Fascia
3	Natural Stone Cladding
4	Curtainwall Glazing
5	Sliding Door Glazing System
6	Window Wall
7	Overhead Garage Door
8	Glass Cantilever
9	Cabon Wall
10	Wire Mesh
11	Architectural Concrete
12	Pigmented Monocoement Soffit
13	Prefinished Metal Soffit
14	Exterior Tile Flooring

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 Canada web www.shapearchitecture.ca

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Seal

Reserved

Revisions

No.	Description	Date

Key Plan



Project 2404

UPLANDS LOT 9

3389 Chippendale Road, West Vancouver, BC, Canada

BUILDING ELEVATIONS - NORTH

Date 2025.03.31

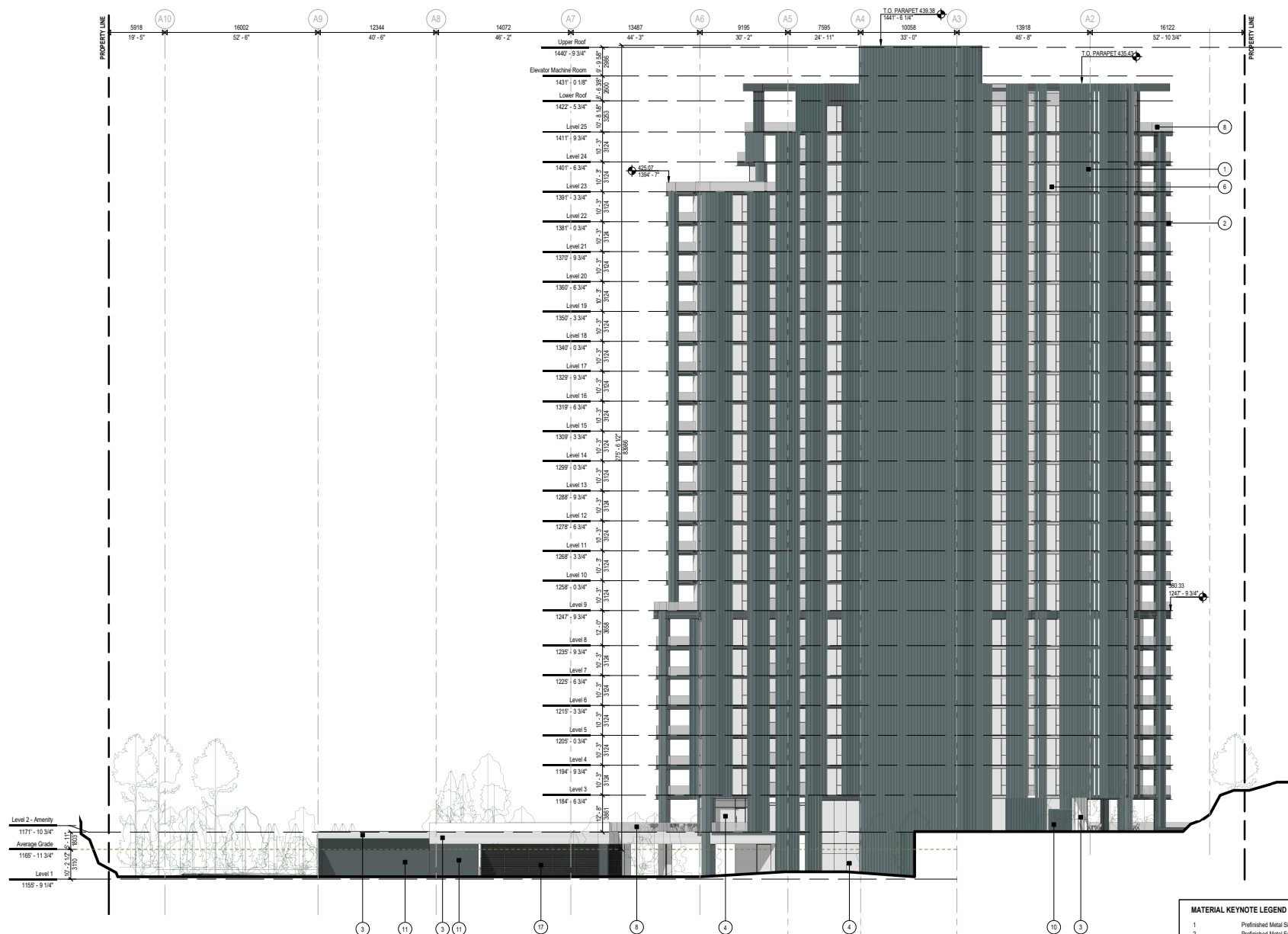
Drawn By Author

Checked By DS / DG

Scale As Indicated

Original Size A1

A3.01



MATERIAL KEYNOTE LEGEND	
1	Prefinished Metal Siding
2	Prefinished Metal Fascia
3	Natural Stone Cladding
4	Curtainwall Glazing
5	Sliding Door Glazing System
6	Window Wall
7	Overhead Garage Door
8	Glass Guardrail
9	Coban Wall
10	Wire Mesh
11	Architectural Concrete
12	Pigmented Monocement Soffit
13	Prefinished Metal Soffit
14	Exterior Tile Flooring

1 North Elevation (DP)
1:200

Revisions

No.	Description	Date

Key Plan



Project 2404

UPLANDS LOT 9

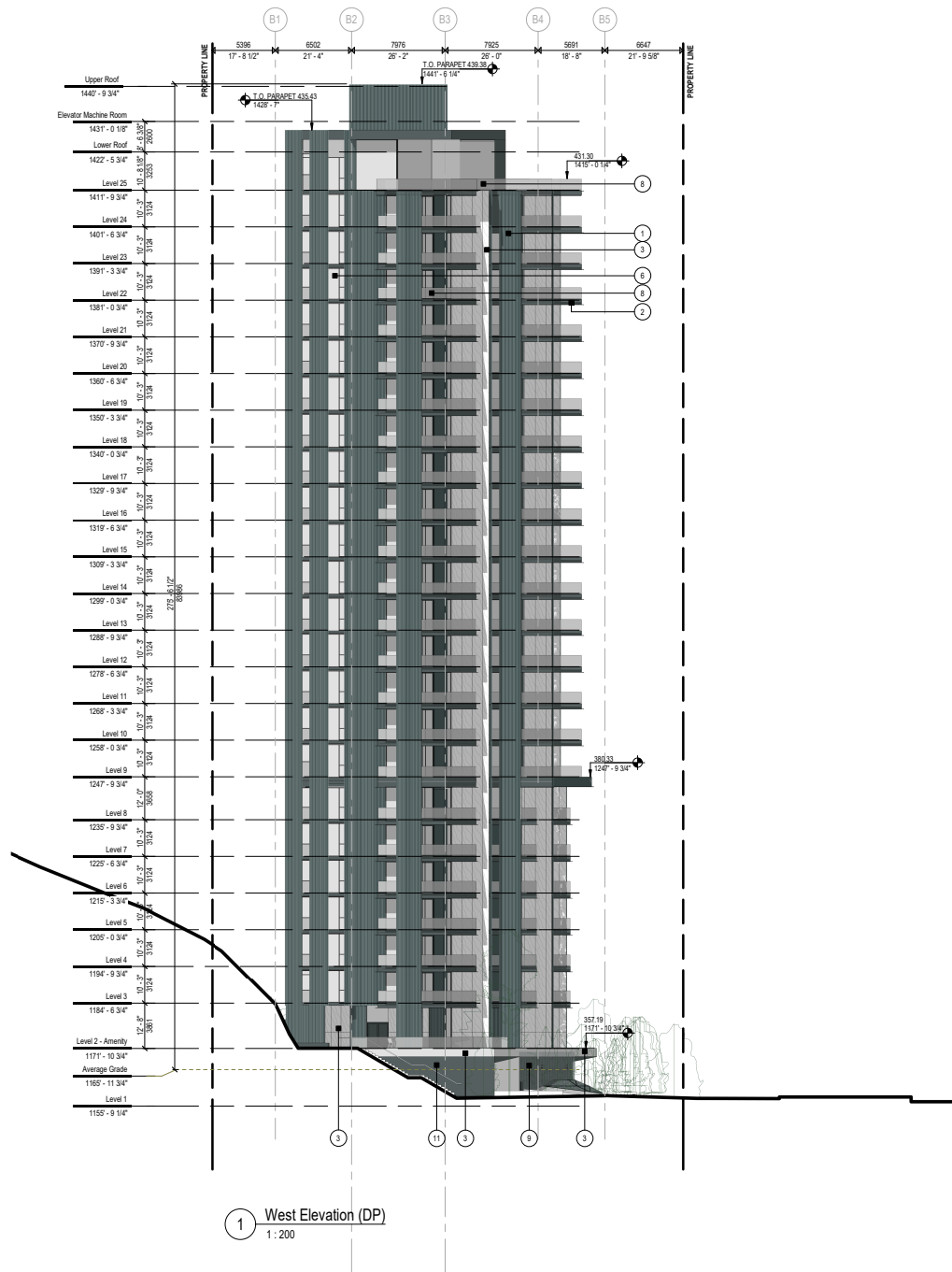
3389 Chippendale Road, West Vancouver, BC, Canada

MATERIAL KEYNOTE LEGEND	
1	Prefinished Metal Siding
2	Prefinished Metal Fascia
3	Natural Stone Cladding
4	Curtainwall Glazing
5	Sliding Door Glazing System
6	Window Wall
7	Overhead Garage Door
8	Glass Guardrail
9	Galvan Wall
10	Wire Mesh
11	Architectural Concrete
12	Pigmented Monocore Soffit
13	Prefinished Metal Soffit
14	Exterior Tile Flooring

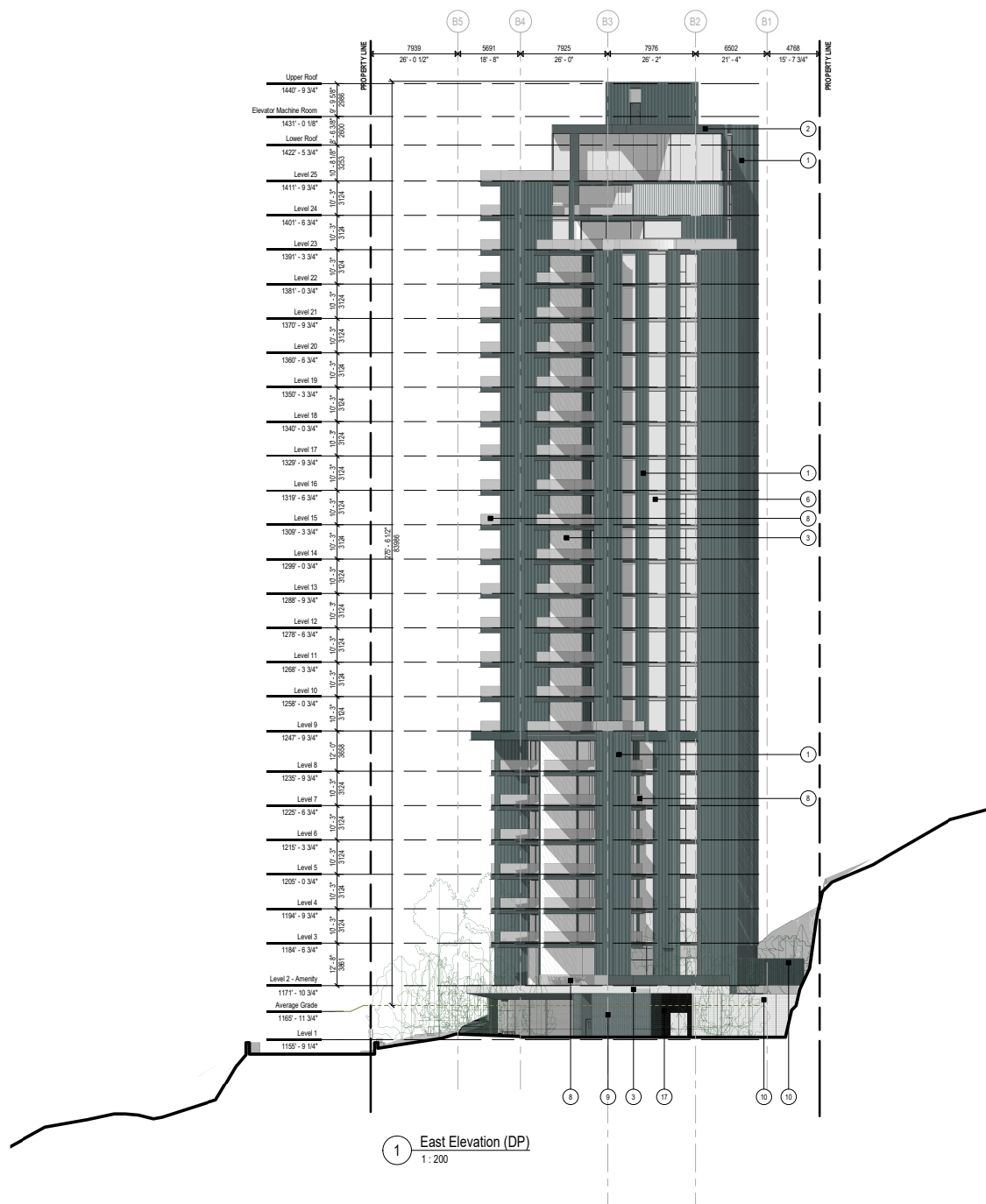
BUILDING ELEVATIONS - WEST

Date	2025.03.31
Drawn By	Author
Checked By	DS / DG
Scale	As Indicated
Original Size	A1

A3.02



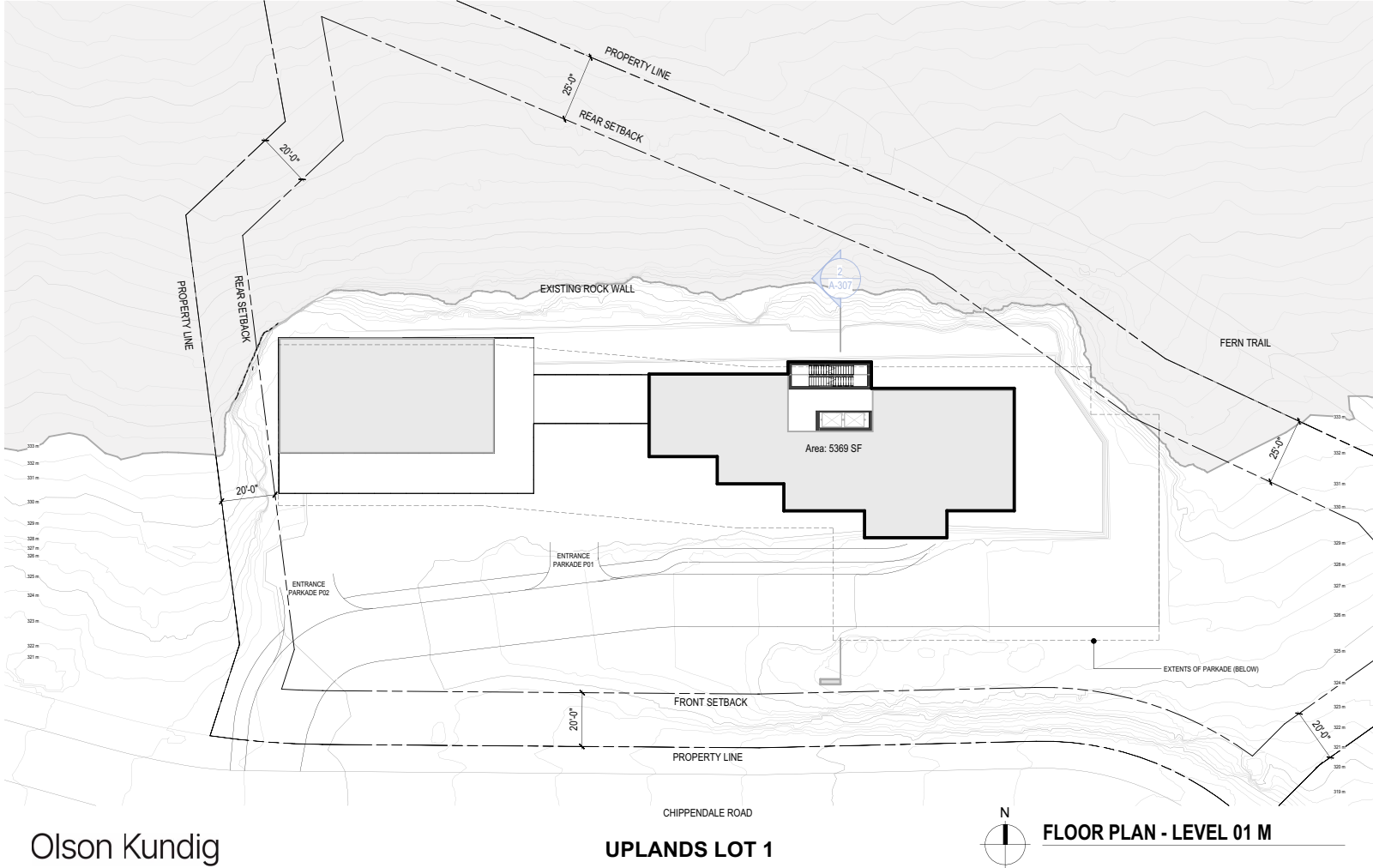
1 West Elevation (DP)
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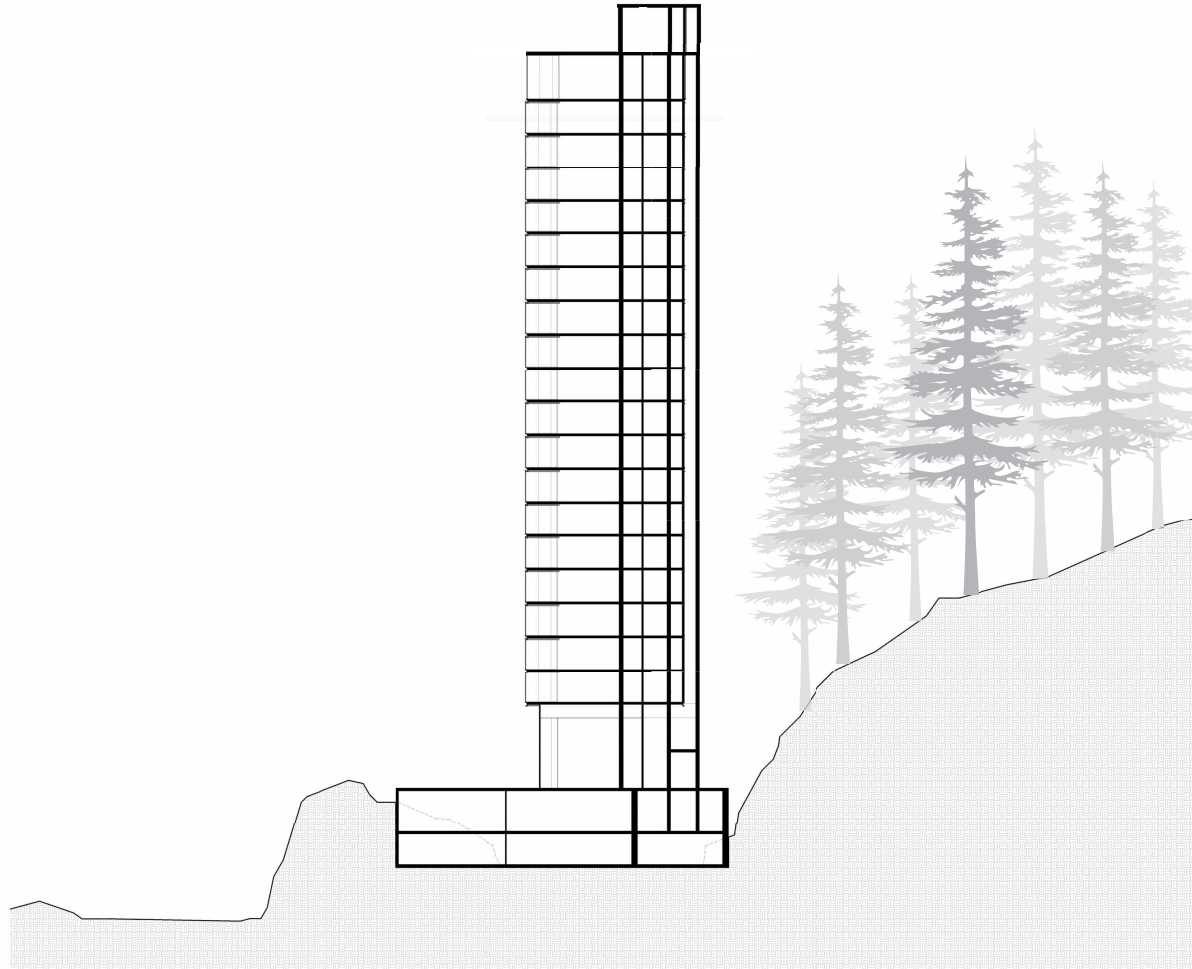
1 East Elevation (DP)
 1 : 200

MATERIAL KEYNOTE LEGEND	
1	Prefinished Metal Siding
2	Prefinished Metal Fascia
3	Natural Stone Cladding
4	Curtainwall Glazing
5	Sliding Door Glazing System
6	Window Wall
7	Overhead Garage Door
8	Glass Guardrail
9	Gabion Wall
10	Wire Mesh
11	Architectural Concrete
12	Pigmented Microcement Soffit
13	Prefinished Metal Soffit
14	Exterior Tile Flooring

APPENDIX E: LOT 1 ARCHITECTURAL DRAWINGS



LOT 1 SITE PLAN



Olson Kundig
LOT 1 SITE PLAN

UPLANDS LOT 1

01/XX/2025

N/S SECTION AT TOWER
SCALE: 1/8" = 1'-0"





LOT 1 MASSING

APPENDIX F: VISUAL IMPACT ANALYSIS

VIEW FROM JERICHO BEACH



VIEW FROM LIONS GATE BRIDGE



VIEW FROM AMBLESIDE BEACH



VIEW FROM DUNDRAVE PIER

