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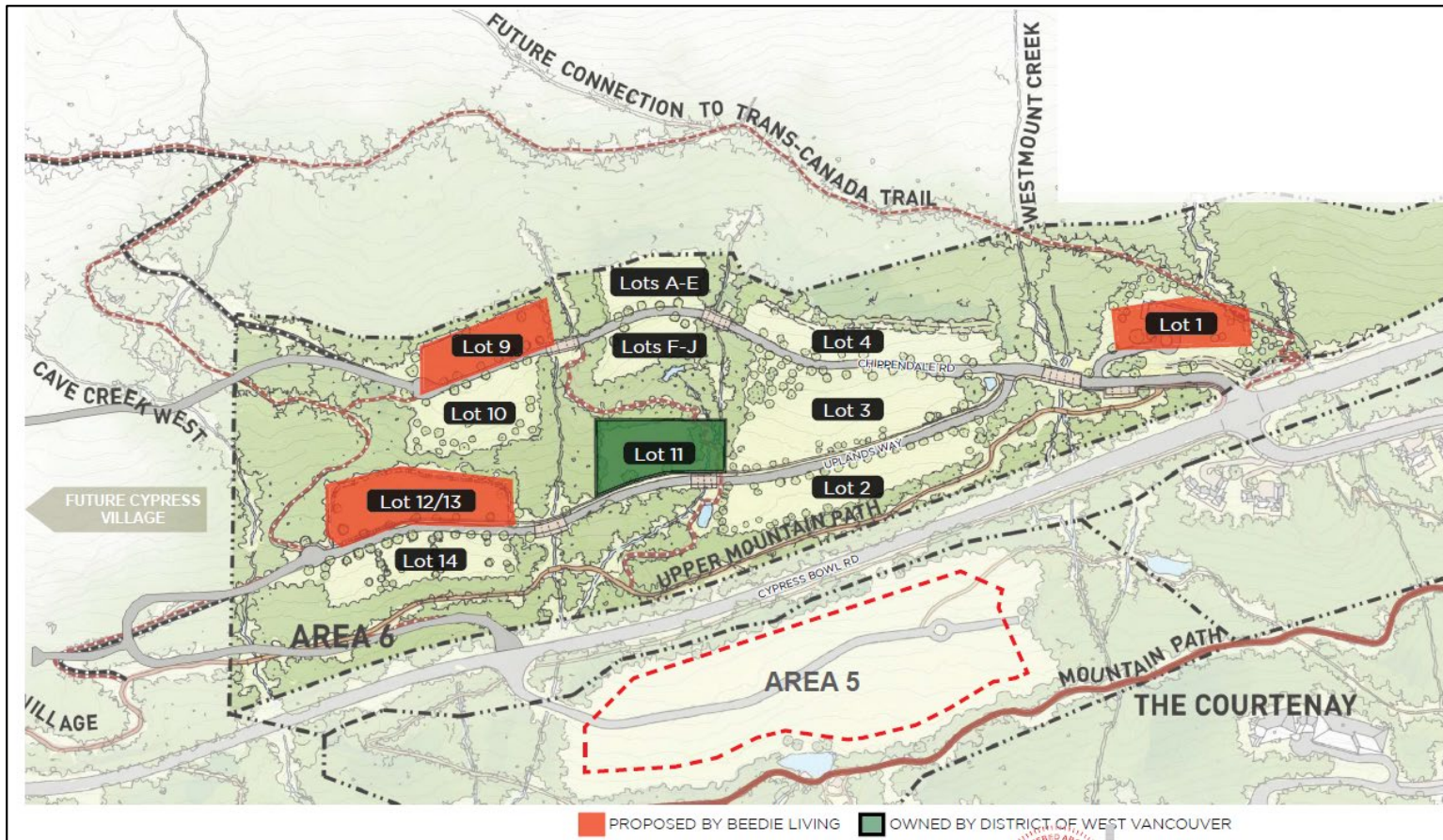
Beedie Uplands Development Applications for 3861 & 3875 Uplands Way and 3389 & 3181 Chippendale Road

Council Meeting

July 21, 2025

west vancouver

Location and Neighbourhood Context



DEVELOPMENT APPLICATIONS FOR 3861 & 3875 UPLANDS WAY AND 3389 & 3181 CHIPPENDALE ROAD

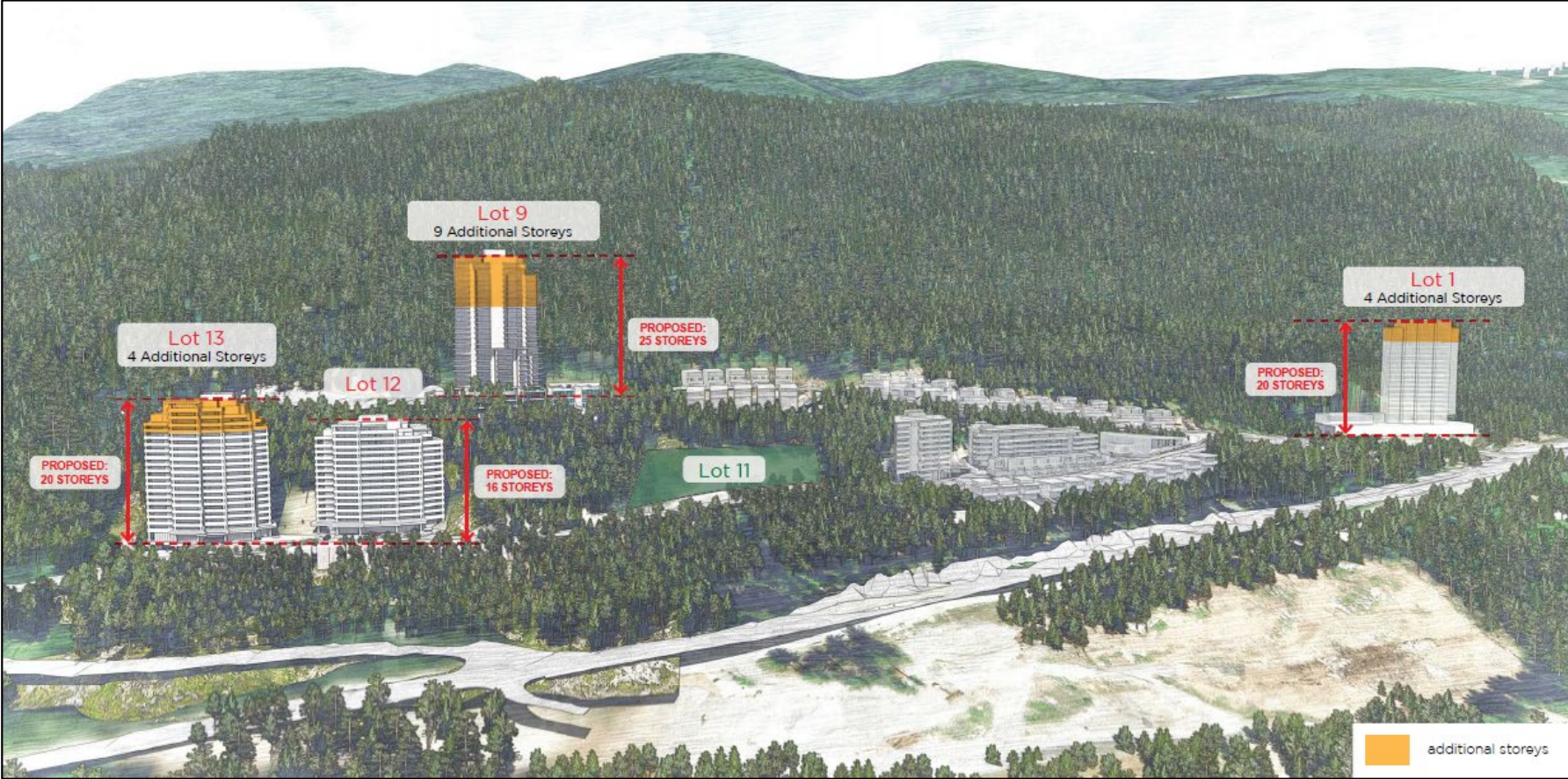
The Proposal



DEVELOPMENT APPLICATIONS FOR 3861 & 3875 UPLANDS WAY AND 3389 & 3181 CHIPPENDALE ROAD



The Proposal



DEVELOPMENT APPLICATIONS FOR 3861 & 3875 UPLANDS WAY AND 3389 & 3181 CHIPPENDALE ROAD



Proposed Floor Area Transfer

	Lot 1	Lot 9	Lot 12	Lot 13
Floor Area Permitted	96,500 sq. ft.	87,800 sq. ft.	102,000 sq. ft.	110,806 sq. ft.
Floor Area Proposed	107,966 sq. ft.	150,116 sq. ft.	110,956 sq. ft.	130,068 sq. ft.
Units Permitted	39	66	125	107
Units Proposed	63	92	81	87
Storeys Permitted	16 storeys	16 storeys	16 storeys	16 storeys
Storeys Proposed	20 storeys	25 storeys	16 storeys	20 storeys
Height Permitted	50.29 metres	50.29 metres	50.29 metres	50.29 metres
Height Proposed	~70 metres	~87 metres	~57 metres	~69 metres

- Proposal results in a combined Community Amenity Contribution and purchase of Lot 11 floor area of \$13,270,073 and Development Cost Contributions of approximately \$1,134,000.

Zoning Bylaw and PDA Authorization Bylaw Amendments

1. Zoning bylaw amendment for the CD3 Zone for the Rodgers Creek Area to:
 - a. remove the residential rental tenure requirement for dwelling units on Lot 12,
 - b. amend the maximum number of storeys for Lots 1 and 13 to 20 storeys and Lot 9 to 25 storeys,
 - c. amend the maximum heights (in metres) for Lots 1, 9, 12 and 13, and
 - d. amending the minimum number of units of 93 m² or less in floor area in Area 6 from 30% to 27%.
2. Amendment of 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

Proposed Development of Lot 9

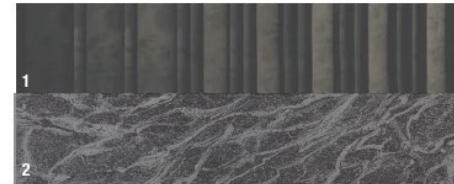
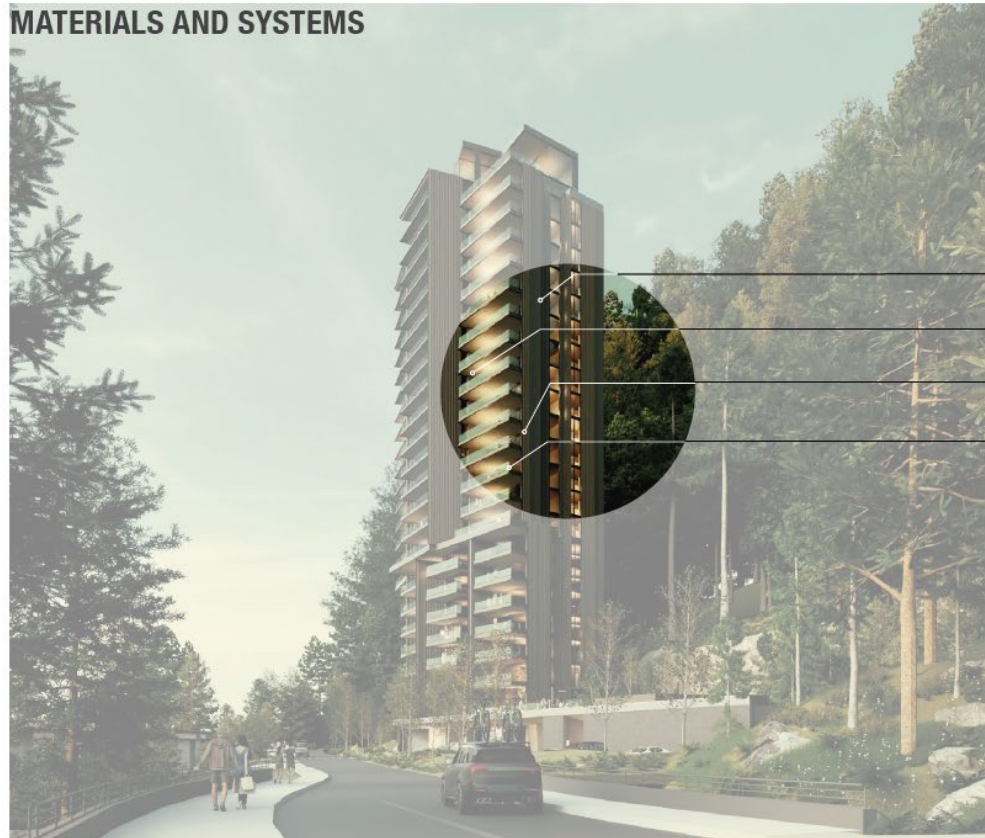


DEVELOPMENT APPLICATIONS FOR 3861 & 3875 UPLANDS WAY AND 3389 & 3181 CHIPPENDALE ROAD



Building Design and Materials

MATERIALS AND SYSTEMS



- 1. EXTERIOR CLADDING**
Prefinished Metal Siding
- 2. ACCENT WALLS**
Large-Format Natural Stone Panels
- 3. PATIO GLAZING**
Sliding Door Glazing System
- 4. GUARDS**
Glass Guardrail



Building Design and Materials

MATERIAL PALETTE

VERNACULAR ELEMENTS

Accents of natural stone cladding are integrated at strategic points in the building's cladding where balconies, patios, or forecourts invite close contact with its solid exterior surfaces. The prefinished metal side provides textural interest to its primary surface area. Gabion walls at the ground level make direct reference to the collection of stone gathered from the site's excavation.



NATURAL STONE CLADDING



PREFINISHED METAL SIDING



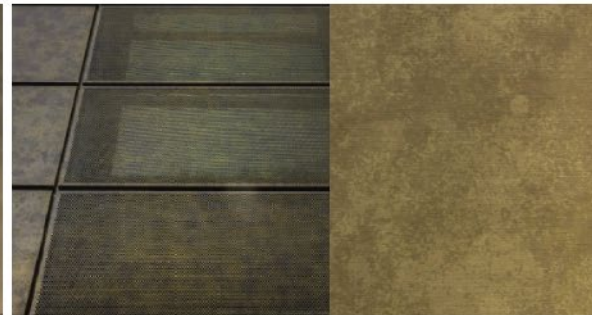
GABION WALL

SOFFITS

The array of soffits along the south elevation are comprise a highly visible portion of the building's architectural expression, given that most views of the building will be from below its base level.

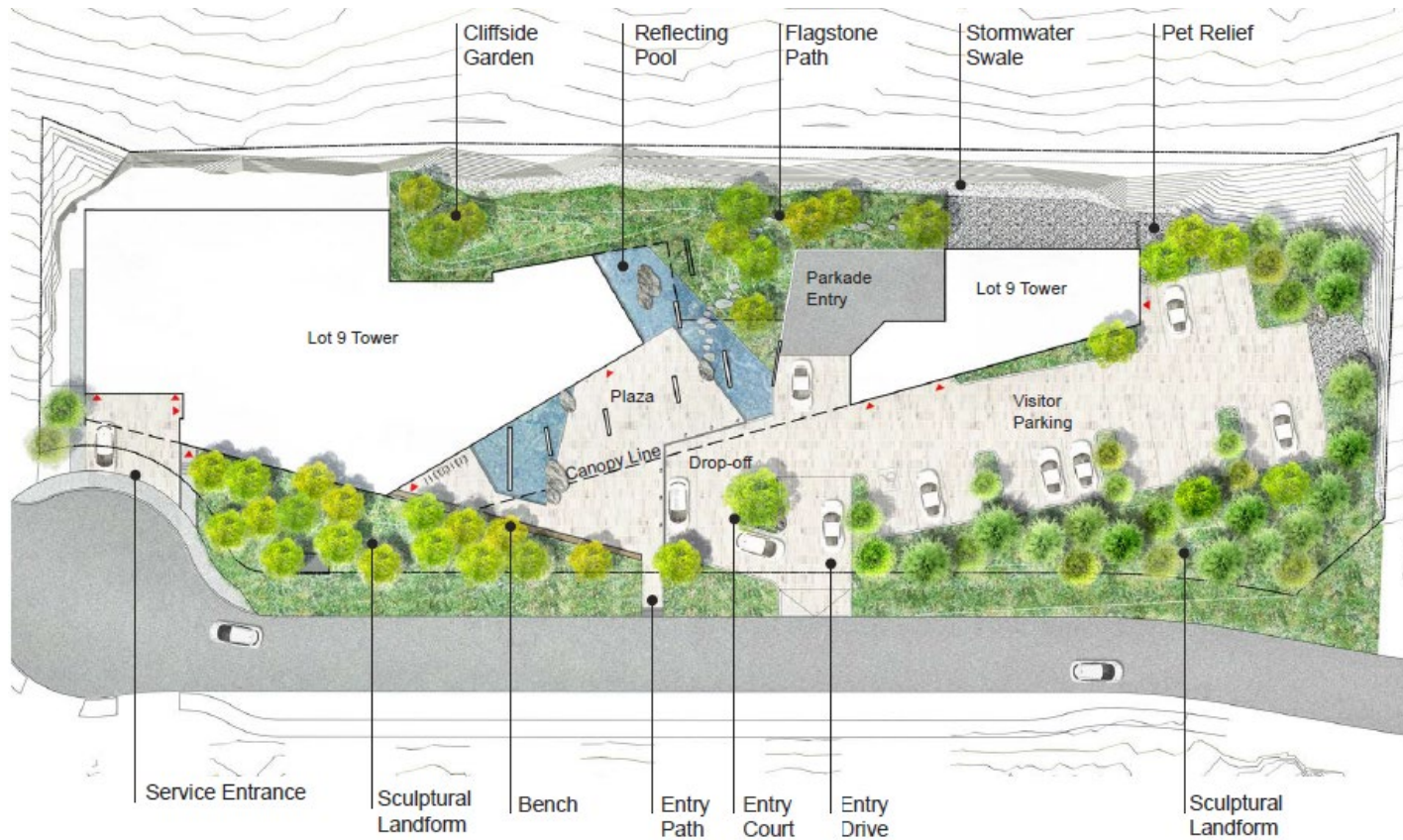


PIGMENTED MICROCEMENT



PREFINISHED METAL SOFFIT

Proposed Landscape Design for Lot 9



DEVELOPMENT APPLICATIONS FOR 3861 & 3875 UPLANDS WAY AND 3389 & 3181 CHIPPENDALE ROAD



Proposed Development of Lot 12 and 13

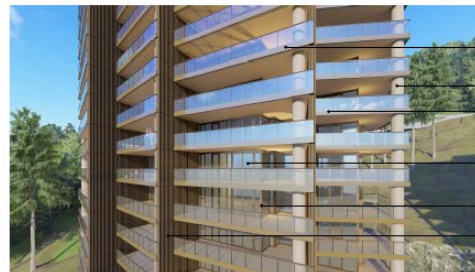


DEVELOPMENT APPLICATIONS FOR 3861 & 3875 UPLANDS WAY AND 3389 & 3181 CHIPPENDALE ROAD



Proposed Building Materials of Lot 12 and 13

- ① WINDOW FRAME: STANDARD BROWN
- ② ARCHITECTURAL FIN: STANDARD BROWN
- ③ STRUCTURAL SILICONE JOINT: STANDARD BROWN
- ④ GUARDRAIL: STANDARD BROWN
- ⑤ PREFINISHED METAL PANEL: BRONZE
- ⑥ VISION GLASS: TINTED TRIPLE GLAZED INSULATED GLASS UNIT
- ⑦ SPANDREL GLASS: MEDIUM BROWN
- ⑧ SIMULATED WOOD SOFFIT: LIGHT FIR
- ⑨ ARCHITECTURAL FINISH CONCRETE: PAINTED COLOUR TO MATCH BENJAMIN MOORE SILVER FOX (2108-50)
- ⑩ STONE: CAMBRIAN PLATINUM GRANITE, FLAMED FINISH
- ⑪ PREFINISHED ALUMINUM METAL PANEL: LIGHT GREY
- ⑫ STONE PANEL: CERAMITEX AVORIO OR APPROVED ALTERNATE
- ⑬ FIBRE CEMENT PANEL: MEDIUM BROWN
- ⑭ FIBRE CEMENT PANEL: DARK BROWN
- ⑮ PRIVACY SCREEN - SIMULATED WOOD BATTENS: CHARCOAL BROWN
- ⑯ SIMULATED WOOD PANEL
- ⑰ PREFINISHED METAL LOUVER PANELS: MEDIUM GREY



DEVELOPMENT APPLICATIONS FOR 3861 & 3875 UPLANDS WAY AND 3389 & 3181 CHIPPENDALE ROAD



Application Process

Tonight:

- Proposed 1st reading of Phased Development Agreement Authorization Bylaw amendment tonight and set public hearing for September 8, 2025
- Schedule public hearing for Phased Development Agreement Authorization Bylaw amendment for September 8, 2025
- Set date for consideration of Zoning Bylaw Amendment Bylaw for September 8, 2025

Future Council Meeting:

- Council to consider development permits for 3861 and 3875 Uplands Way, and 3389 Chippendale Road
- Council to authorize staff to amend covenants and undertake other administrative task to implement the proposed bylaw amendments and development permits

Thank You

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