



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5399, 2025**

Effective Date:

District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025

A bylaw to amend the Comprehensive Development Zone 3 for 3861 and 3875 Uplands Way, and 3181 and 3389 Chippendale Road.

Previous amendments: Amendment bylaws 4672, 4677, 4678, 4679, 4689, 4701, 4680, 4710, 4697, 4716, 4712, 4737, 4726, 4736, 4757, 4752, 4767, 4787, 4788, 4784, 4772, 4791, 4805, 4809, 4828, 4854, 4873, 4866, 4895, 4839, 4898, 4927, 4944, 4905, 4974, 4967, 4982, 4962, 4928, 4992, 5001, 5021, 5024, 5028, 5009, 4938, 5044, 5055, 5051, 5068, 5065, 5087, 5069, 5110, 5106, 5132, 5161, 5160, 5013, 5122, 5155, 5169, 5192, 5175, 5171, 5201, 5230, 5081, 5223, 5270, 5281, 5321, 5328, 5338, 5336, 5351, 5293, 5347, 5339, 5206, 5279, 5361, 5356, 5353, 5380, 5379 and 5254.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for development of the sites at 3861 and 3875 Uplands Way, and 3181 and 3389 Chippendale Road;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5399, 2025.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends the CD3 Zone

- 3.1 Zoning Bylaw No. 4662, 2010, Section 603 – CD3 (Rodgers Creek) is amended by:

- 3.1.1 Deleting the words “and Lot 12” in Section 603.03 (6).
- 3.1.2 Adding “; and” after “030-674-107” in Section 603.03 (6) (a).
- 3.1.3 Deleting Section 603.03 (6) (b) and the renumbering subsections (c) and (d) accordingly.
- 3.1.4 Deleting “30% for Dwelling units of 93 square metres or less in floor area for Area 6 in Section 603.03 (2) and replacing with “27%”.
- 3.1.5 Adding a new Section 603.06 (2) as follows:

(2) Notwithstanding Section 603.06 (1), the following heights apply within Area 6:

PARCEL	HOUSING TYPE	MAXIMUM HEIGHT¹
3181 Chippendale Road (Lot 1 District Lot 888 Group 1 New Westminster District Plan EPP76455)	Apartment Building	400 m and 20 storeys
3389 Chippendale Road (Lot 9 District Lot 888 Group 1 New Westminster District Plan EPP76455)	Apartment Building	441 m and 25 storeys
3875 Uplands Way (Lot 12 District Lot 888 Group 1 New Westminster District Plan EPP94863)	Apartment Building	355 m and 16 storeys
3861 Uplands Way (Lot 13 Block B District Lot 888 Group 1 New Westminster District Plan EPP94863)	Apartment Building	368 m and 20 storeys
¹ Maximum Height elevations in metres are to geodetic datum		

PUBLICATION OF NOTICE OF CONSIDERATION on

READ A FIRST TIME on

READ A SECOND TIME on

READ A THIRD TIME on

APPROVED by the Minister responsible for the Transportation Act on

ADOPTED by the Council on

Mayor

Corporate Officer

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