



RODGERS CREEK - AREA 6 Lot 14
FORM AND CHARACTER DEVELOPMENT PERMIT APPLICATION
DESIGN RATIONALE



BRITISH PACIFIC PROPERTIES

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Issue
C 2023-04-10 re-issued for West Van DRC
D 2023-06-20 Issued for DP
E 2023-09-18 re-issued for DP

Uplands Lot 14
Vancouver BC
Cover Page



VIEW OF LOT 14 FROM MOUNTAIN PATH

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Project Data

Civic Address	-
Legal Description	Rodgers Creek, Area 6, Lot 14

Zoning	CD-3 Rodgers Creek
Site Area	93,108 sq. ft. [8650 sq. m.]
Proposed Use	14 cluster housing residential
FAR	0.344

	Allowable/Required	Proposed	Variance Requested
Net Buildable Area			
FAR	32,050 sq. ft. [2977.54 sq. m.]	31,955.2 sq. ft. [2968.73 sq. m.]	n/a
building height (cluster Housing)	35'-3 5/8" [10.76m]	994.875' [303.24m] geodetic height proposed (see also A0.5)	11'-9 7/16" [3.59m] maximum (see also A0.7)
retaining wall height	19'-8 1/4" [6m]	27'-6 11/16" [8.4m]	7'-10 1/2" [2.4m]
front yard setback	24.93' [7.6m]	14.76' [4.5m]	10'-2" [3.1m]
rear yard setback	24.93' [7.6m]	24.93' [7.6m]	n/a
side yard setback	19.68' [6m]	27.56' [8.4m], 19.68' [6m]	n/a
site coverage (non-natural material)	60.0% 55,864.8 sq. ft.	40.0% 37,215.9 sq. ft. (includes retaining wall)	
parking spaces	23.8 (1.5 min. per dwelling + 20% of total dwellings for visitors)	28 (dwelling) + 14 (visitor)	n/a
bicycle stalls	1 stall per bedroom	1 stall per bedroom	n/a

Contact List

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Owner/Developer
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General Notes/Project Data
Scale As Noted

A0.0