

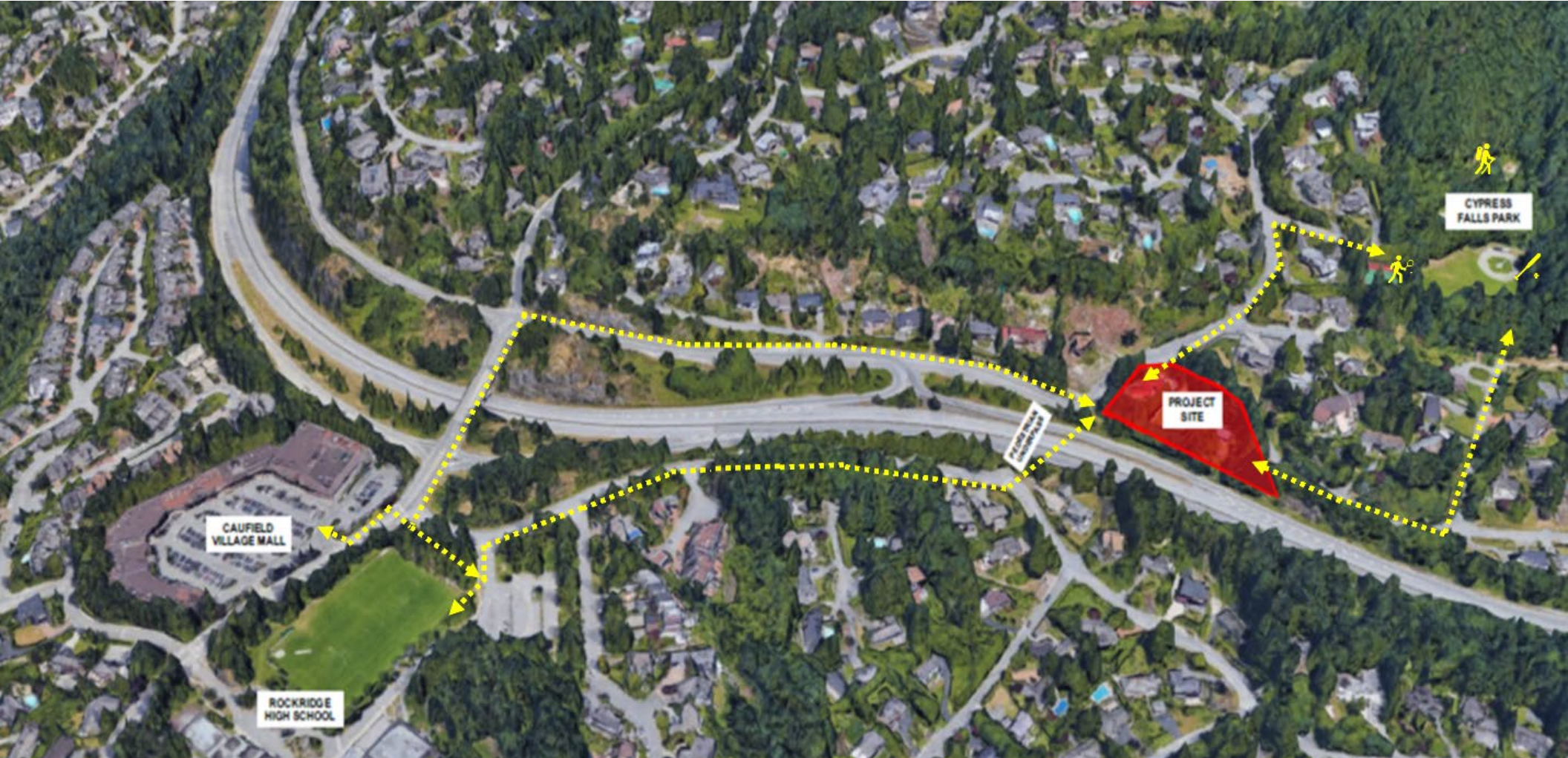


**4430, 4450, 4460 Woodcrest Road and 4504 Woodgreen Drive
“Woodcrest Townhomes”**

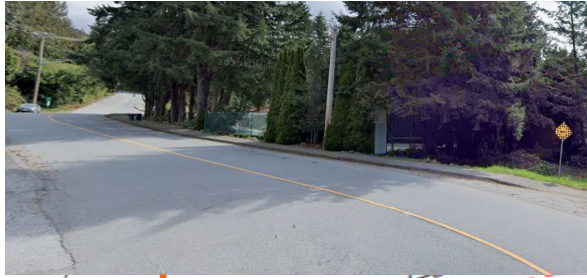
Council Meeting

March 9, 2026

Subject Site Context



Subject Site Attributes



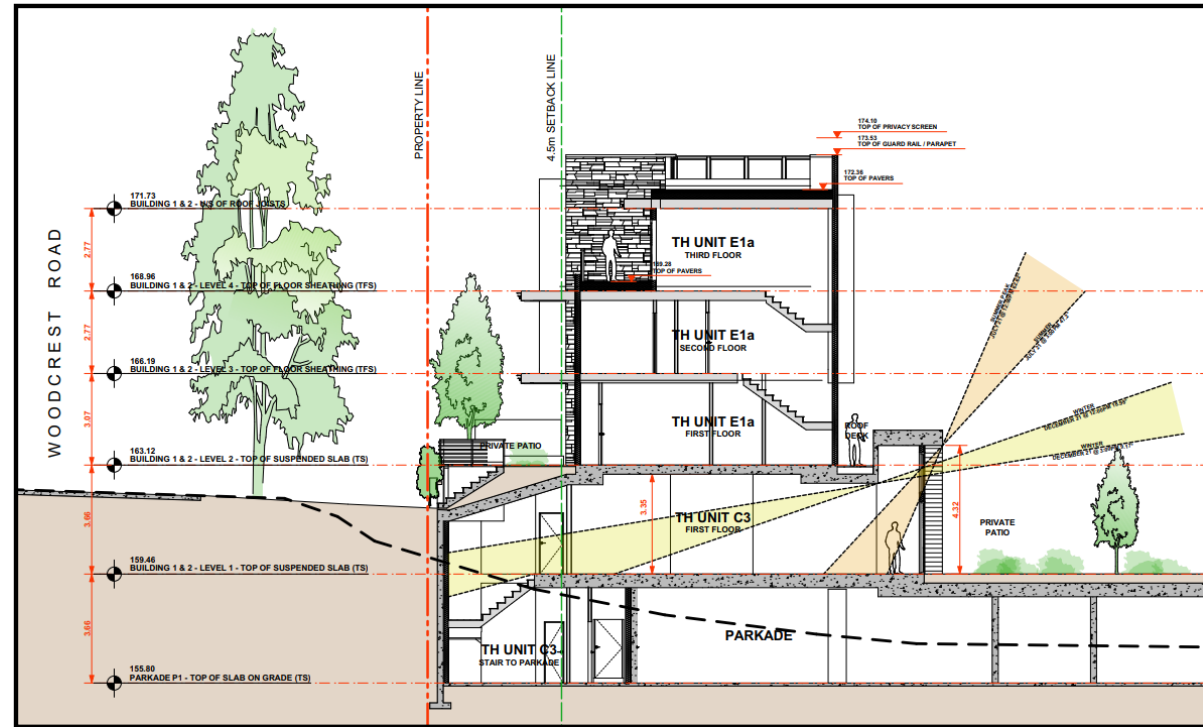
Proposal

- 37 townhouse units
- Approx. FAR of 1.05 (>56,000 sq. ft.)
- 4 townhouse buildings (with rooftop decks)
- 1 amenity building (with rooftop deck)
- Secondary indoor private gym area
- Building site coverage 40%
- 75 parking stalls (68 resident & 7 visitor)
- 116 bike parking stalls
- Accessed from southwest corner
- New east/west walkway south of the site
- Street level pedestrian entrances
- New sidewalk adjacent to the site



Proposal (cont'd)

- 4 storey buildings above parkade
- Presents as 3 storeys adjacent to Woodcrest Road
- Central landscaped common and play area
- Elevator 'pop-up' in courtyard
- Retains numerous trees at edges of site (>100)



4430 Woodcrest Road

- District owned parcel
- Site area: 338 m² (3,641 sq. ft.)
- Easternmost parcel of site
- Constraints: Slope, trees, size, configuration, road access
- Assumptions: (1) Not developable on its own (2) Probable highest and best use - assembled within larger development
- Estimate of market value (Appraisal): \$650,000
- Requires notification (in compliance with Community Charter)



Policy Considerations

Official Community Plan Policy 2.1.8

- a) Reporting to Council after preliminary application review to allow an early opportunity for public input;
- b) Considering sites or assemblies that present a degree of physical separation from adjoining single-family dwellings (e.g., adjacent to a green belt, grade change, park, school, or existing multi-family site);
- c) Requiring demonstration of minimal impact to access, traffic, parking and public views in the neighbourhood;
- d) Restricting to one or more a range of low-rise housing types including duplexes, triplexes, rowhouses, townhouses, seniors, rental and apartment buildings to a maximum of three storeys;
- e) Reviewing form and character to support siting and designs that respond and contribute to neighbourhood context and character; and
- f) Ensuring information meetings with public notification prior to formal Council consideration in accordance with District procedures.

Sustainable Building Policy

All new buildings should comply with the policy requiring Step 4 + Zero Carbon Step Code EL-3 (Part 3 building).

Community Amenity Contribution (CAC)

Applicant is proposing \$693,000

Technical and Design Review

Transportation and Parking

- Applicant submitted Transportation Impact Assessment (TIA)
 - Anticipated to generate 12 and 16 new vehicles trips in the AM and PM peak hours
 - TIA states, “The addition of development-related traffic results in minimal to no change to traffic operations...”
 - A total of 75 parking spaces (68 for residents and 7 for visitors) and 116 secure bicycle stalls which meets/exceeds DWV minimum requirements
 - TIA confirms that the proposed parkade entrance is suitable and safe (given site lines, signage and required speeds in the nearby vicinity)

Committee Reviews

Design Review Committee:

- July 20, 2023 - Required resubmission
- September 21, 2023 - Supported proposal following further design development

Planning Committee:

- November 20, 2024 - Supported architectural form and density for the site and within the neighbourhood subject to further review of items by staff.
- Staff are satisfied with TIA findings and that proposal addresses DRC and Planning Committee comments

Public Engagement

Preliminary Public Information Meeting – September 9, 2021

- 18 meeting attendees (4 opposed, 1 neutral, and 13 no position provided).
- Following meeting, applicant reduced the FAR (from 1.2), reduced the number of units (from 44) and introduced potential inclusion of 4430 Woodcrest Road.

Development Information Meeting – March 14, 2024

- Questionnaire provided by developer (with 72 respondents).
- Summary of questionnaire responses generally support the proposal.
- Following meeting, Council received numerous emails from the public expressing their non-support for the proposal, citing traffic, safety, lack of parking (on and off-site), view concerns, scale, and non-suitable 'fit' within Cypress Park Estates.

Public Hearing (concurrent Public Meeting)

- Signage and website updates, neighbour notification, 2 newspaper advertisements.

Staff Recommendation

It is recommended that Council advance the 37-unit townhouse proposal to a Public Hearing/Meeting on April 13, 2026, as the proposal:

- Is generally consistent with OCP policy 2.1.8 and Ground-Oriented Infill Housing Development Permit Area guidelines.
- Supported by Council’s strategic plan to “expand a diverse housing supply” in a location with a degree of separation from existing single-family dwellings.
- The proposal will deliver a desired form of housing that will help to address the “missing middle” in an area suitable for sensitive infill development near numerous community amenities, transit and highway access.

Thank You!
Questions?

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