



District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5445, 2026**

Effective Date:

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026

A bylaw to amend the Official Community Plan to place a development site within a development permit area to regulate the form and character of the development.

Previous amendments: Amendment bylaws 5008, 5045, 5054, 5057, 5064, 5074, 5076, 5120, 5135, 5128, 5172, 5321, 5222, 5280, 5301, 5335, 5291, 5292, 5362, 5205, 5355, and 5406.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to allow for the redevelopment of lands at 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive;

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 Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026.

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 Schedule ii Area-Specific Policies & Guidelines

3.1 Schedule ii Area-Specific Policies & Guidelines to Official Community Plan Bylaw No. 4985, 2018 is amended as follows:

3.1.1 Amending the “Ground-Oriented Infill Housing Development Permit Area Designation BF-B16” by adding a map to the section as illustrated in **Schedule A** attached to this bylaw.

Schedules

Schedule A – Development Permit Area Designation BF-B16 Ground-Oriented Infill Housing

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on
March 9, 2026

PUBLICATION OF NOTICE OF PUBLIC HEARING on April 1 and 8, 2026

PUBLIC HEARING HELD on April 13, 2026

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on

Mayor

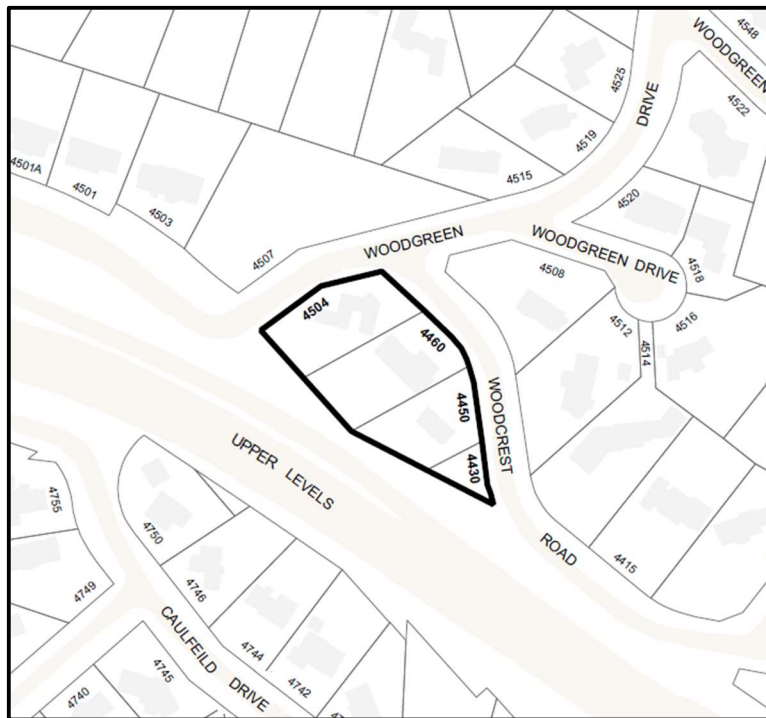
Corporate Officer

Schedule A – Development Permit Area Designation BF-B16 Ground-Oriented Infill Housing

Amendment to Official Community Plan Bylaw No. 4985, 2018, Schedule A, Schedule ii, Area-Specific Policies & Guidelines.

Policy BF-B16.1 is amended by deleting the section in its entirety and replacing it with the following: “The lots shown on maps BF-B16 may be considered for rezoning to enable ground-oriented infill housing types that may include single family dwellings, duplexes, townhouses, rowhouses and/or combinations thereof to address the missing middle.”

The area shown outlined on the map below is added as a designated area to Development Permit Area BF-B16 as the Ground-Oriented Infill Housing Development Permit Area Designation Maps BF-B16 and the existing map within the Maps BF-B16 is labelled “Lots C and D Daffodil Drive”:



4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive

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District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5444, 2026**

(4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and
4504 Woodgreen Drive)

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026

A bylaw to property at 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive for a housing development to address the missing middle.

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, 5361, 5356, 5353, 5279, 5380, 5379, 5254, and 5387.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw to allow a 37-unit townhouse development at 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive;

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. 5444, 2026.

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 Adds the CD91 Zone and Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 600 (Comprehensive Development or site specific zones) is hereby amended by adding 691 as the CD91 – Comprehensive Development Zone 91 (4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive), as set out in **Schedule A** attached to this bylaw.
- 3.2 The Lands shown shaded on the map attached as **Schedule B** to this bylaw are rezoned from RS10 – Single Family Dwelling Zone 10 to Comprehensive Development Zone 91 (4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive), as set out in **Schedule A** attached to this bylaw.

Part 4 Amends the Table of Contents

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly.

Part 5 Amends the Zoning Maps

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2 Zoning Maps is hereby amended by changing the zoning on the Lands as shown shaded on the map in **Schedule B** attached to this bylaw.

FROM: RS10 – Single Family Dwelling Zone 10

TO: CD91 – Comprehensive Development Zone 91 (4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive)

Schedules

Schedule A – CD91 – Comprehensive Development Zone 91 (4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive)

Schedule B – Amendment to Zoning Maps

READ A FIRST TIME on March 9, 2026

PUBLICATION OF NOTICE OF PUBLIC HEARING on April 1 and 8, 2026

PUBLIC HEARING HELD on April 13, 2026

READ A SECOND TIME on

READ A THIRD TIME on

APPROVED by Ministry of Transportation and Transit on

ADOPTED by the Council on

Mayor

Corporate Officer

Schedule A – CD91 – Comprehensive Development Zone 91 (4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive)

691 CD91 (4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive)

AMENDING
BYLAW

SECTION REGULATION

691.01 Permitted Uses

- (1) accessory buildings, structures and uses
- (2) child care
- (3) community care
- (4) home based businesses
- (5) townhouses

691.02 Floor Area Ratio

- (1) A maximum of 1.05 FAR is permitted
- (2) For clarity, FAR shall be calculated using Section 120.21 of the Zoning Bylaw

691.03 Conditions of Use

- (1) Maximum number of dwelling units: 37
- (2) The site is limited to 1 amenity building, 4 townhouse buildings and 1 level of parkade

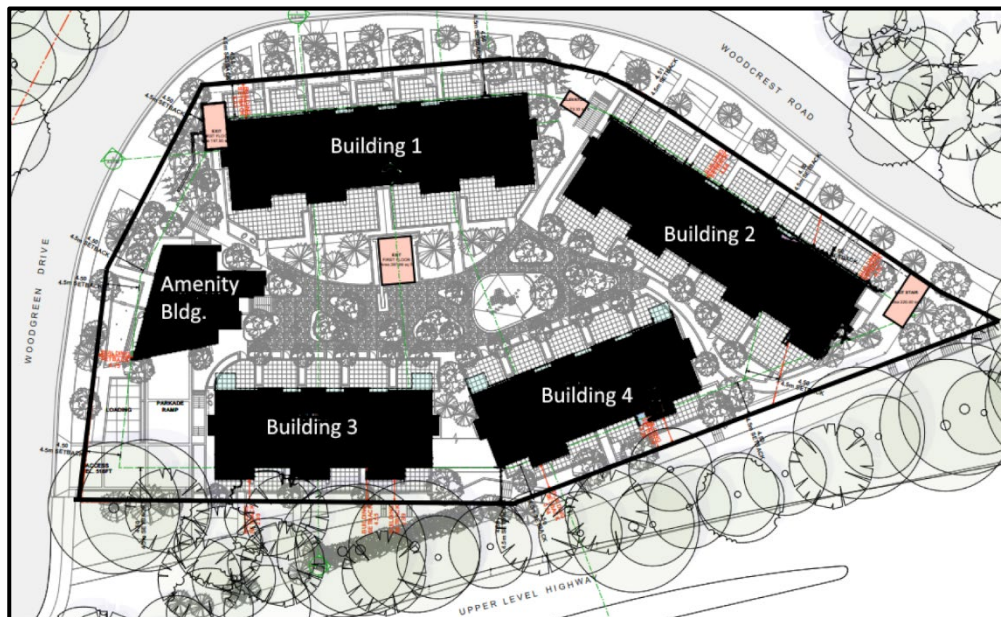
691.04 Setbacks

Minimum:

- (1) Minimum for all buildings except accessory buildings and structures:
 - (i) West Property Line (Woodgreen Drive): 4.5 m
 - (ii) South Property Line (Upper Levels Highway): 2.9 m
 - (iii) North Property Line (Woodcrest Road): 4.8 m
- (2) Parkade, accessory buildings and structures: 0 m

691.05 Building Height

- (1) Buildings 1 and 2 (including rooftop deck railings) are limited to a maximum height of 570 ft. above sea level (ASL)
- (2) Building 3 and 4 (including rooftop deck railings) are limited to a maximum height of 558 ft. ASL
- (3) The amenity building (including all architectural features) is limited to a maximum height of 556 ft. ASL
- (4) Rooftop privacy screens shall not be included within the height calculation

**691.06 Number of Storeys**

- (1) Maximum: 4 (above parkade level)

691.07 Site Coverage

- (1) Maximum: 40%
- (2) For clarity, the site coverage does not include the parkade

691.08 Off-Street Parking

- (1) A minimum total of 75 parking stalls shall be provided, and sizing of stalls and drive aisles must comply with Section 142.04 of the Zoning Bylaw
- (2) Provision of parking for persons with disabilities shall comply with Section 142.09 of the Zoning Bylaw

- (3) At least 7 visitor parking stalls shall be provided
- (4) Electric Vehicle Charging Infrastructure must be provided in compliance with Section 142.10 of the Zoning Bylaw

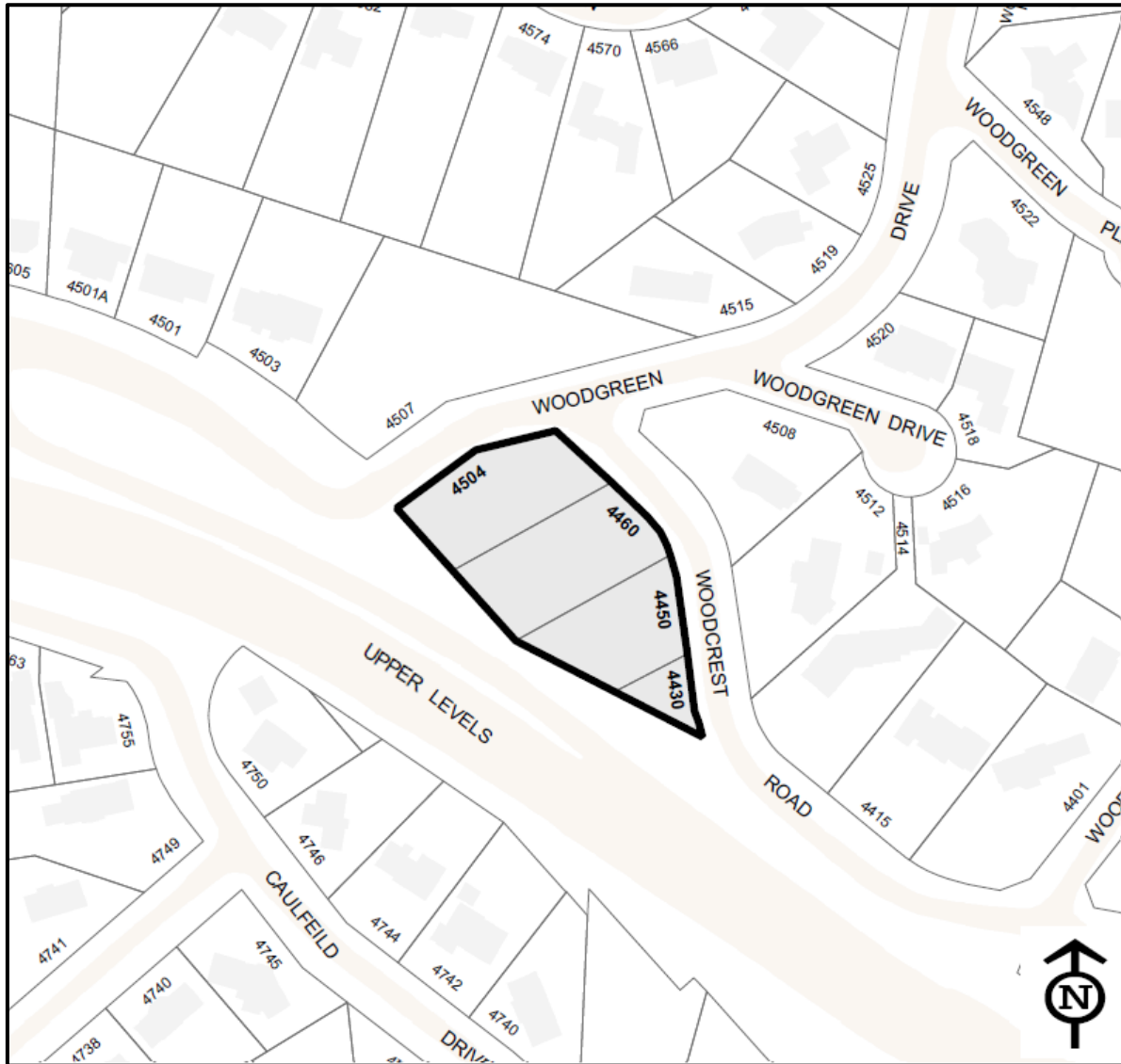
691.09 Bicycle Parking

- (1) Bicycle Parking shall be provided in compliance with Section 143 of the Zoning Bylaw

Schedule B – Amendment to Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

Sketch plan showing the area to be rezoned to CD91:



4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive

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