

**THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER
PUBLIC HEARING MINUTES
MUNICIPAL HALL COUNCIL CHAMBER
AND VIA ELECTRONIC COMMUNICATION FACILITIES
APRIL 13, 2026**

Council: Acting Mayor N. Gambioli and Councillors C. Cassidy, S. Snider, S. Thompson, and L. Watt. Absent: Mayor M. Sager and Councillor P. Lambur.

Staff: S. Findlay, Municipal Manager; H. Dallas, Senior Manager, Legislative Services/Corporate Officer; J. Bailey, Director, Planning, Development, and Environment Services; M. McGuire, Senior Manager, Current Planning and Urban Design; and P. Cuk, Manager, Legislative Operations/Deputy Corporate Officer.

1. CALL TO ORDER

The public hearing was called to order at 5:04 p.m.

2. PUBLIC HEARING

Proposed: Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026; and Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026 (4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive)

Applicant: Symphony Group of Companies

Subject Lands: 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive

Proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026: would place the site within the “Ground-Oriented Infill Housing” development permit area to regulate the built form and character of the proposal.

Proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026: would rezone the site, which consists of four properties, from Single Family Dwelling Zone 10 (RS10) to Comprehensive Development Zone 91 (CD91). The proposed rezoning would facilitate a 37-unit townhouse development with underground parking. The proposal includes four townhouse buildings and one private amenity building all surrounding a central courtyard. The proposal includes pedestrian upgrades, with retention of many existing coniferous trees around the edges of the site.

Proposed Development Permit 23-061: would regulate the form and character of the proposed townhouse buildings, landscaping, sidewalk improvements, and tree retention.

3. PUBLIC HEARING PROCEDURE

On behalf of Acting Mayor Gambioli, staff described the procedure for the public hearing:

Council is convening this public hearing to consider and receive submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026 for 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive.

A public meeting will be held concurrently with the public hearing to receive submissions regarding proposed Development Permit 23-061 for 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive.

Anyone who believes that their interest in property is affected by the proposed bylaws and the proposed development permit will be heard and/or may provide a written submission either in-person or via email to correspondence@westvancouver.ca. No one will be discouraged or prevented from making their views heard.

Council members may ask questions of you following your presentation but Council's function during this public hearing is to listen to the views of the public, not to debate the proposed bylaws and proposed development permit.

After the public hearing and concurrent public meeting has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations.

Your only opportunity to comment on the proposed bylaws is during the public hearing. Council is not permitted to receive further submissions once Council has closed the public hearing.

Council has received documents which are available for the public to view. A hard copy of these may be obtained from the Corporate Officer during the public hearing and concurrent public meeting. These documents can also be viewed online at westvancouver.ca/news/notices. Please note that the online copy of the documents will not include items received after noon today.

To maintain order and to ensure that everyone has an opportunity to be heard here are the rules of procedure:

1. A Speakers List has been established.

For those attending in-person, you may place your name on the list at any time throughout the public hearing and concurrent public meeting. If you are speaking from prepared remarks, Council requests that a copy be provided to the Corporate Officer.

To participate via Zoom, please phone 604-925-7004 and provide your name and telephone number to staff who will add you to the Speakers List. When it is your turn to address Council, staff will allow you to unmute your microphone and turn on your webcam in order to provide you with your public input opportunity.

Please note that staff will not be in a position to provide you with a specific time-slot when you register to speak, so we ask that participants who wish

to address Council be available for the duration of the public hearing and concurrent public meeting.

2. Council requests that you please begin your remarks by providing your name and municipality of residence. If you are speaking on behalf of some other person or organization, Council requests that you please identify the name of that person or organization.
3. Please limit your remarks to 5 minutes and to the subject of the proposed bylaws and proposed development permit. Please be respectful to others.
4. After everyone has spoken once, you will have an opportunity to speak subsequent times to provide additional information, if you wish. Please follow the process outlined above to be re-added to the Speakers List.

If you have any concerns about the rules of the hearing, please address your comments to the Chair.

4. REPORTS/WRITTEN SUBMISSIONS

Reports received up to the close of the public hearing on April 13, 2026:

| REPORT TITLE | REPORT DATED | RECEIVED AT COUNCIL MEETING | # |
|---|-------------------|-----------------------------|-----|
| Proposed Official Community Plan (OCP) Amendment, Rezoning and Development Permit – Woodcrest Townhomes | February 17, 2026 | March 9, 2026 | R-1 |

Written submissions received up to the close of the public hearing on April 13, 2026:

| SUBMISSION AUTHOR | SUBMISSION DATED | # |
|-------------------|------------------|------|
| Redacted | March 6, 2026 | C-1 |
| Redacted | March 6, 2026 | C-2 |
| Redacted | March 6, 2026 | C-3 |
| Redacted | March 6, 2026 | C-4 |
| Redacted | March 7, 2026 | C-5 |
| Redacted | March 7, 2026 | C-6 |
| Redacted | March 8, 2026 | C-7 |
| Redacted | March 8, 2026 | C-8 |
| Redacted | March 10, 2026 | C-9 |
| Redacted | March 18, 2026 | C-10 |
| Redacted | March 19, 2026 | C-11 |
| Redacted | March 19, 2026 | C-12 |
| Redacted | March 22, 2026 | C-13 |
| Redacted | March 22, 2026 | C-14 |

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|-------------------|----------------|------|
| Redacted | March 23, 2026 | C-15 |
| Redacted | March 24, 2026 | C-16 |
| Redacted | March 29, 2026 | C-17 |
| Redacted | March 29, 2026 | C-18 |
| Redacted | March 29, 2026 | C-19 |
| Redacted | March 30, 2026 | C-20 |
| Redacted | March 30, 2026 | C-21 |
| Redacted | March 30, 2026 | C-22 |
| Redacted | March 30, 2026 | C-23 |
| Redacted | March 30, 2026 | C-24 |
| Redacted | March 30, 2026 | C-25 |
| Redacted | March 30, 2026 | C-26 |
| Redacted | March 30, 2026 | C-27 |
| Redacted | March 31, 2026 | C-28 |
| Redacted | April 1, 2026 | C-29 |
| Redacted | April 1, 2026 | C-30 |
| Redacted | April 1, 2026 | C-31 |
| Redacted | April 1, 2026 | C-32 |
| Redacted | April 2, 2026 | C-33 |
| Redacted | April 2, 2026 | C-34 |
| Redacted | April 2, 2026 | C-35 |
| Redacted | April 2, 2026 | C-36 |
| Redacted | April 3, 2026 | C-37 |
| Redacted | April 3, 2026 | C-38 |
| Redacted | April 3, 2026 | C-39 |
| Dr. V. J. Leering | April 4, 2026 | C-40 |
| Redacted | April 4, 2026 | C-41 |
| Redacted | April 6, 2026 | C-42 |
| Redacted | April 6, 2026 | C-43 |
| Redacted | April 7, 2026 | C-44 |
| Redacted | April 7, 2026 | C-45 |
| Redacted | April 7, 2026 | C-46 |
| Redacted | April 7, 2026 | C-47 |
| Redacted | April 7, 2026 | C-48 |
| Redacted | April 7, 2026 | C-49 |
| Redacted | April 7, 2026 | C-50 |
| Redacted | April 7, 2026 | C-51 |
| Redacted | April 7, 2026 | C-52 |

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| Redacted | April 7, 2026 | C-53 |
| Redacted | April 7, 2026 | C-54 |
| Redacted | April 7, 2026 | C-55 |
| Redacted | April 8, 2026 | C-56 |
| Redacted | April 8, 2026 | C-57 |
| Redacted | April 8, 2026 | C-58 |
| Redacted | April 8, 2026 | C-59 |
| Redacted | April 8, 2026 | C-60 |
| Redacted | April 8, 2026 | C-61 |
| Redacted | April 9, 2026 | C-62 |
| Redacted | April 9, 2026 | C-63 |
| Redacted | April 9, 2026 | C-64 |
| Redacted | April 9, 2026 | C-65 |
| Redacted | April 9, 2026 | C-66 |
| Redacted | April 9, 2026 | C-67 |
| Redacted | April 10, 2026 | C-68 |
| Redacted | April 10, 2026 | C-69 |
| Redacted | April 10, 2026 | C-70 |
| Redacted | April 10, 2026 | C-71 |
| Name not provided | April 10, 2026 | C-72 |
| Redacted | April 11, 2026 | C-73 |
| Redacted | April 11, 2026 | C-74 |
| Redacted | April 11, 2026 | C-75 |
| Redacted | April 11, 2026 | C-76 |
| Redacted | April 11, 2026 | C-77 |
| Redacted | April 11, 2026 | C-78 |
| Redacted | April 11, 2026 | C-79 |
| Redacted | April 12, 2026 | C-80 |
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| Redacted | April 12, 2026 | C-86 |
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| Redacted | April 12, 2026 | C-88 |
| Redacted | April 12, 2026 | C-89 |
| Redacted | April 12, 2026 | C-90 |

| | | |
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| Redacted | April 12, 2026 | C-91 |
| Redacted | April 13, 2026 | C-92 |
| Redacted | April 13, 2026 | C-93 |
| Redacted | April 13, 2026 | C-94 |
| Redacted | April 13, 2026 | C-95 |
| Redacted | April 13, 2026 | C-96 |
| Redacted | April 13, 2026 | C-97 |
| Redacted | April 13, 2026 | C-98 |
| Redacted | April 13, 2026 | C-99 |
| Redacted | April 13, 2026 | C-100 |
| Redacted | April 13, 2026 | C-101 |
| Redacted | April 13, 2026 | C-102 |
| Redacted | April 13, 2026 | C-103 |
| Redacted | April 13, 2026 | C-104 |
| Redacted | April 13, 2026 | C-105 |
| Redacted | April 13, 2026 | C-106 |
| Redacted | April 13, 2026 | C-107 |
| Redacted | April 13, 2026 | C-108 |

Staff informed: of the total number of staff reports and written submissions received to date and included in the agenda package and the public information binder; that on March 9, 2026 Council set the date for the public hearing; and that the statutory notice of public hearing was published in the North Shore News on April 1 and 8, 2026.

5. STAFF PRESENTATION

Staff provided a presentation and responded to a Council member’s question.

6. APPLICANT’S PRESENTATION

G. Kainth (Symphony Group of Companies), A. Martins (Project Architect, Siegrist Architecture), and D. Siegrist (Principal, Siegrist Architecture) provided a presentation and responded to a Council member’s question. A Council member commented and staff responded to a Council member’s question.

7. PUBLIC INPUT

Acting Mayor Gambioli called for public input.

J. Donahue (address not provided) spoke in support of the proposed bylaw and development permit and commented regarding: housing diversity; livability; neighbourhood character; active transportation infrastructure; and tree retention.

K. La Pointe (West Vancouver resident) commented regarding: timing and notice of the public hearing; significance of the proposed development; and accessibility of the public hearing. A Council member commented.

J. Hammond (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: missing middle housing; single-family neighbourhoods; adjacency to the proposed development; use of neighbouring parks; density; and existing zoning. A Council member commented and J. Hammond responded.

A. Hammond (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: walkability; accessibility; traffic safety; density; and existing zoning.

R. Donahue (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: housing availability; affordability; multi-family developments; neighbourhood character; and tree retention.

D. Fenton (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: quiet neighbourhood; environmental protection; infrastructure; traffic safety; the traffic study; and affordability.

C. Fenton (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: walkability; safety; and density.

N. Bester (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: active transportation infrastructure; and traffic safety.

Z. Bozorgzadeh (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: quiet neighbourhood; traffic safety; density; the traffic study; and existing infrastructure.

Councillor Thompson left the hearing at 6:01 p.m. and returned at 6:02 p.m.

S. Han (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: quiet neighbourhood; density; safety; neighbourhood character; and setting a precedent.

E. Fiss (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: existing multi-unit developments; location; housing diversity; walkability; active transportation infrastructure; and municipal revenues.

S. Nader (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: housing options; and affordability.

H. Derakhshan (North Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: downsizing; and proximity to amenities.

Council members commented.

P. Sahih (North Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: downsizing; and desirability of living in West Vancouver.

D. McCaffrey (Steveston resident) spoke in support of the proposed bylaw and development permit and commented regarding: desirability of living in West Vancouver; downsizing; proximity to amenities; and demographic changes.

D. DeCosta (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: missing middle housing; infrastructure; ageing in place; and affordability.

M. Wayrynen (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding affordability.

R. Wolfin (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: amenities in West Vancouver; and affordability.

B. Brade (West Vancouver resident) spoke relative to the proposed bylaw and development permit and commented regarding: ageing in place; single family housing; and housing diversity. A Council member commented and B. Brade responded.

Council members commented and G. Kainth (Symphony Group of Companies) responded to Council's questions.

S. Paisley (West Vancouver resident) spoke in relative to the proposed bylaw and development permit and commented regarding: existing zoning and Official Community Plan provisions; density; infill development; neighbourhood character; traffic safety; setting a precedent; provincial housing directives; and public notification and consultation.

M. Naderi (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: sustainable development; process for Official Community Plan amendment; public notification; traffic; infrastructure; and transparency.

Council members commented and staff responded to Council's questions.

N. Brown (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: utility and transportation infrastructure; attracting young families; and proximity to schools; and requested that a portion of the community amenity contribution be used to fix Cypress Park Estates sign.

S. May (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: housing affordability; housing availability; density; single-family neighbourhood; privacy; neighbourhood character; and utility infrastructure upgrades.

A Council member commented and staff responded to Council's questions.

M. Chitsaz (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: safety; quiet neighbourhood; affordability; traffic and traffic safety; infrastructure upgrades; and location.

Acting Mayor Gambioli recessed the public hearing at 7:02 p.m. and reconvened at 7:21 p.m. with the following members of Council and staff present:

Acting Mayor N. Gambioli and Councillors C. Cassidy, S. Snider, S. Thompson, and L. Watt; and

S. Findlay (Municipal Manager), H. Dallas (Senior Manager, Legislative Services/Corporate Officer), J. Bailey (Director, Planning, Development, and Environment Services), M. McGuire (Senior Manager, Current Planning and Urban Design), and P. Cuk (Manager, Legislative Operations/Deputy Corporate Officer).

K. Burechard (West Vancouver resident) spoke in relative to the proposed bylaw and development permit and commented regarding: development in the area; and municipal revenues.

D. Pink (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: active transportation infrastructure; traffic safety; and read from a written submission behalf of M. Atmore (West Vancouver resident) regarding housing diversity and sustainable housing options.

D. Wolfen (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: ageing in place; investing in the development; and support from nearby residents.

M. Ballard (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: other townhouse developments; demand for townhouse units; missing-middle housing; suitable and affordability.

M. Gul (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: support from nearby residents; condition of existing playground; parking; provincial housing directives; walkability; location; and affordability.

A. Karaman (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: downsizing; and desirability of living in West Vancouver.

C. Hagen (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: existing homes are at end of life; transportation corridors; and infrastructure.

D. Reinsch (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: environmental objectives and climate adaptation goals; tree retention; loss of ecosystem service; cumulative canopy loss; replacement plantings; transportation infrastructure; and car dependency.

K. Fox (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: wildfire hazard development permits; building materials; tree retention; traffic management, traffic safety; trail connectivity and ownership; and density.

Council members commented and staff responded to Council's questions.

Councillor Thompson left the hearing at 7:53 p.m. and returned at 7:54 p.m.

J. Murray (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: purpose of the project; location; neighbourhood character; affordability; the traffic study; and transportation infrastructure. A Council member commented.

M. Doig (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: location; affordability; and demographic changes.

J. Goodman (West Vancouver resident) spoke in opposition to the proposed bylaw and development permit and commented regarding: affordability; other multi-family developments; density; traffic safety; existing zoning; and the public hearing process and public notification. A Council member commented.

L. Sopena (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: attracting more customers to Caulfield Village.

A Council member commented and G. Kainth (Symphony Group of Companies) and D. Siegrist (Principal, Siegrist Architecture) responded to Council's questions.

Councillor Watt left the hearing at 8:13 p.m. and returned at 8:15 p.m.

S. May (West Vancouver resident) spoke a second time in opposition to the proposed bylaw and development permit and commented regarding: density; neighbourhood character; provincial housing directives; traffic safety; and setting a precedent.

J. Hammond (West Vancouver resident) spoke a second time in opposition to the proposed bylaw and development permit and commented regarding: other multi-family housing developments; and current zoning.

J. Sidhu (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: proximity to amenities; housing crisis; demographic changes; downsizing; ageing in place; housing diversity; protected greenspaces; and traffic.

G. Kainth (Symphony Group of Companies) encouraged Council to review the professional reports and plans and commented regarding compliance with the Official Community Plan.

S. Paisley (West Vancouver resident) spoke a second time in opposition to the proposed bylaw and development permit and commented regarding density.

G. Powroznik (West Vancouver resident) spoke in support of the proposed bylaw and development permit and commented regarding: housing diversity; affordability; municipal revenues; demographic changes; and proximity to amenities.

M. Naderi (West Vancouver resident) spoke a second time in opposition to the proposed bylaw and development permit and commented regarding: opposition to the development; and public notification.

Council members commented and staff responded to Council's questions.

Acting Mayor Gambioli queried three times if there was anyone further who wished to speak at the public hearing and there was no response.

8. CLOSURE OR ADJOURNMENT OF PUBLIC HEARING

26-146 MOVED by Thompson, seconded by Watt:

THAT all written and oral submissions regarding proposed Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5445, 2026 and proposed Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5444, 2026 for 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive and proposed Development Permit 23-061 for 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road, and 4504 Woodgreen Drive up to and including the April 13, 2026 public hearing be received and that the public hearing be closed.

CARRIED

The public hearing was closed at 9:01 p.m.

Certified Correct:

[Original signed by Acting Mayor]

ACTING MAYOR

[Original signed by Corporate Officer]

CORPORATE OFFICER