



THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

For On-Table Items please see Item 4

PUBLIC HEARING AGENDA

APRIL 13, 2026

***5 PM IN THE MUNICIPAL HALL COUNCIL CHAMBER**

AND VIA ELECTRONIC COMMUNICATION FACILITIES

(Members of the public may hear, or watch and hear, the hearing by attending the Municipal Hall Council Chamber, or via electronic communication facilities through the link provided on the District's Council Meeting webpage)

We acknowledge that we are holding this meeting on the traditional and ancestral territory of the Squamish Nation, Tsleil-Waututh Nation and Musqueam Nation.

We recognize and respect them as nations in this territory, as well as their historic connection to the lands and waters around us since time immemorial.

****Note: At 5 p.m. in the Council Chamber and via electronic communication facilities a public hearing will be held, and a public meeting will be held concurrently. The regular Council meeting will commence in the Council Chamber and via electronic communication facilities at 6 p.m. or immediately following the public hearing and concurrent public meeting, whichever is later.***

1. CALL TO ORDER

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**

The procedure for the public hearing will be described as follows:

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 and including 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 and including April 13, 2026:

To view all written submissions, [click here](#):

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
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 (On-Table)	April 7, 2026	C-44
Redacted (On-Table)	April 7, 2026	C-45
Redacted (On-Table)	April 7, 2026	C-46
Redacted (On-Table)	April 7, 2026	C-47
Redacted (On-Table)	April 7, 2026	C-48
Redacted (On-Table)	April 7, 2026	C-49
Redacted (On-Table)	April 7, 2026	C-50
Redacted (On-Table)	April 7, 2026	C-51
Redacted (On-Table)	April 7, 2026	C-52
Redacted (On-Table)	April 7, 2026	C-53
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Redacted (On-Table)	April 7, 2026	C-55
Redacted (On-Table)	April 8, 2026	C-56
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Redacted (On-Table)	April 8, 2026	C-61
Redacted (On-Table)	April 9, 2026	C-62
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Redacted (On-Table)	April 9, 2026	C-67
Redacted (On-Table)	April 10, 2026	C-68
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Redacted (On-Table)	April 10, 2026	C-71

Name not provided (On-Table)	April 10, 2026	C-72
Redacted (On-Table)	April 11, 2026	C-73
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Redacted (On-Table)	April 13, 2026	C-107
Redacted (On-Table)	April 13, 2026	C-108

On March 9, 2026 Council set the date for the public hearing and concurrent public meeting. The statutory notice of public hearing was published in the North Shore News on April 1 and 8, 2026, and notices were mailed to property owners / occupants within the notification area. The Corporate Officer will note written submissions received for the April 13, 2026 public hearing and concurrent public meeting.

5. **STAFF PRESENTATION**

6. **APPLICANT’S PRESENTATION**

7. **PUBLIC INPUT**

Mayor Sager will call for public input.

8. **CLOSURE OR ADJOURNMENT OF PUBLIC HEARING**

If there is no further public input and Council does not request a further staff report:

RECOMMENDATION:

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.

OR

If Council requests a further staff report:

RECOMMENDATION:

THAT staff report back to Council regarding the April 13, 2026 public hearing 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 and that the public hearing be adjourned to _____. (date, time, and location)

Council members are not permitted to receive further submissions once the public hearing is closed.