

**DISTRICT OF WEST VANCOUVER**  
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

## COUNCIL REPORT

Date:	January 25, 2022
From:	Erik Wilhelm, Senior Community Planner
Subject:	Preliminary Development Proposal for 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive
File:	1020-01-2020

### RECOMMENDATION

THAT the report titled “Preliminary Development Proposal for 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive” dated January 25, 2022 be received for information.

#### 1.0 Purpose

The purpose of this report is to provide Council with information on a preliminary development proposal for 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive (“the site”) (**Appendix A**).

Official Community Plan policy 2.1.7 directs staff to report to Council on applicable development proposals after preliminary review to allow an early opportunity for public input. This report provides information as per policy 2.1.7 and summarizes the applicant’s public consultation to date.

#### 2.0 Legislation/Bylaw/Policy

##### *Zoning Bylaw*

The site consists of four lots zoned Single Family Dwelling Zone 10 (RS10). A rezoning is required to accommodate the proposal.

##### *Preliminary Development Proposal and Public Consultation Policy*

Council’s Preliminary Development Proposal and Public Consultation Policy establishes procedures to expand opportunities for public input, information sharing, and to provide a forum to identify and discuss potential issues and concerns early in the development proposal process. Prior to submitting a formal rezoning application, the applicant has submitted a preliminary development proposal package and undertook public consultation to allow for initial staff review and public input (see section 6.5).

### 3.0 Official Community Plan

The Official Community Plan (OCP) provides direction to “expand ‘missing middle’ housing options, like triplex, townhouse and mixed-use, in locations close to transit, shops, and amenities”<sup>1</sup>. For instance, OCP policy 2.1.4. allows for consideration of missing middle housing developments with a maximum of three storeys along the Marine Drive transit corridor. More recently, adoption of the Horseshoe Bay Local Area Plan will facilitate more infill development and missing middle housing opportunities that will be readily accessible to transit, shops and amenities.

For sites that are not within local area planning boundaries, or on sites not specifically identified for change, OCP Policy 2.1.7 enables the consideration of proposals within neighbourhoods for site-specific zoning changes not otherwise supported by policies in the OCP only in limited circumstances by:

- 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.

Given the location of the preliminary development proposal, the proposed development (as outlined in **Appendix B**) would be considered and reviewed in compliance with OCP policy 2.1.7.

The proposal would require Council consideration of an OCP amendment to create site-specific development permit area guidelines.

### 4.0 Financial Implications

Financial analysis, including considerations of Community Amenity Contributions (CACs), would accompany any subsequent review of a detailed application and associated report to Council.

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<sup>1</sup> Page 23 of the OCP under “Key Actions”

## 5.0 Background

### 5.1 Previous Decisions – Not Applicable

### 5.2 Site Context

The subject site is comprised of four legal lots totalling approximately 4,964 m<sup>2</sup> (1.27 acres)<sup>2</sup>. The existing condition of each of the four parcels is shown in Figure 1<sup>3</sup> and described as follows:

- 4504 Woodgreen Drive: Single-family dwelling (built circa 1959), tennis court, swimming pool with vehicular access at the northwest corner (Woodgreen Drive).
- 4460 Woodcrest Road: Single-family dwelling (built circa 1962), with vehicular access from the north (Woodcrest Road).
- 4450 Woodcrest Road: Single-family dwelling (built circa 1959), with vehicular access from the north (Woodcrest Road).
- 4430 Woodcrest Road: Vacant lot currently owned by the District. No current vehicular access provided (due to slope and trees onsite).

Figure 1 also provides an indication of the sloped condition with Woodcrest Road sitting at a higher elevation than the site with numerous boulevard trees on the periphery of the site within the road right-of-way.



Figure 1 – Existing site (derived from survey)

<sup>2</sup> The site (as proposed) includes a District owned property yet no decision has been made regarding potential disposition of the site.

<sup>3</sup> Larger coniferous trees (mainly located on the boulevard) are denoted with black dots

The area south of the site is Ministry of Transportation and Infrastructure (MOTI) lands that provides for the Upper Levels Highway (see **Appendix A** and Figure 2).

The site is located within close proximity to the westbound exit of the Upper Levels Highway and within walking distance to Caulfeild Shopping Centre, Rockridge Secondary School, and Cypress Falls Park<sup>4</sup> (Figure 2). There is also a pedestrian underpass west of the development site that travels under the Upper Levels Highway linking Woodgreen Drive and Caulfeild Drive. The site is located adjacent to a bus stop along route 253<sup>5</sup> with only three direct neighbours to the north (across the street) (See **Appendix A**).

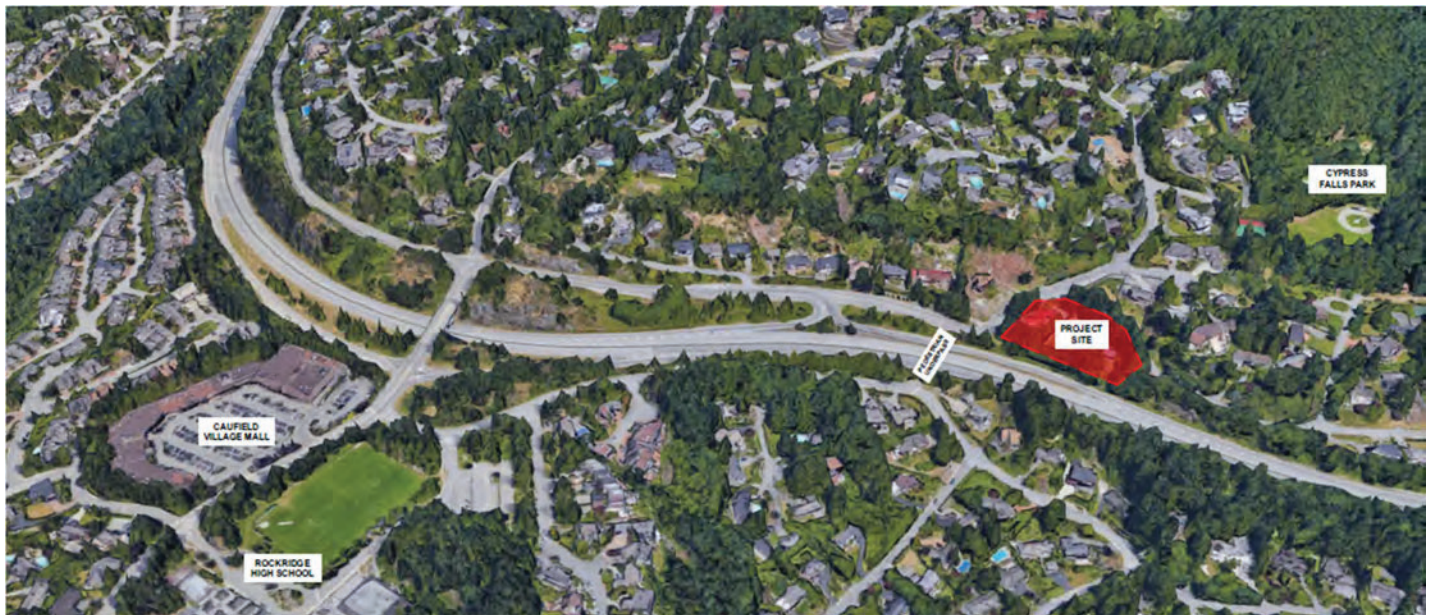


Figure 2 – Aerial image of surrounding area

The site is somewhat isolated from the surrounding single-family neighbourhood given the sloping nature of the site (with Woodcrest Road at a higher elevation than the site) and the adjacent roads (Woodgreen Drive to the west and Woodcrest Road to the north) and Upper Levels Highway that surround the site.

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<sup>4</sup> Cypress Falls Park includes two tennis courts, a small baseball field and access to hiking trails.

<sup>5</sup> Route 253 commonly referred to as the “Caulfeild Bus” routes westbound to Caulfeild Shopping Centre then eastbound to Vancouver (and runs approximately every 30 minutes).

## 6.0 Analysis

### 6.1 Proposal

Symphony Homes Limited has submitted a preliminary development proposal to redevelop the site with 37 townhouse units. A preliminary site plan is shown in Figure 3 and the preliminary architectural package is provided within **Appendix B**. The objective is to create a development that responds to the surrounding neighbourhood context and character while providing “missing middle” housing as identified in the OCP.

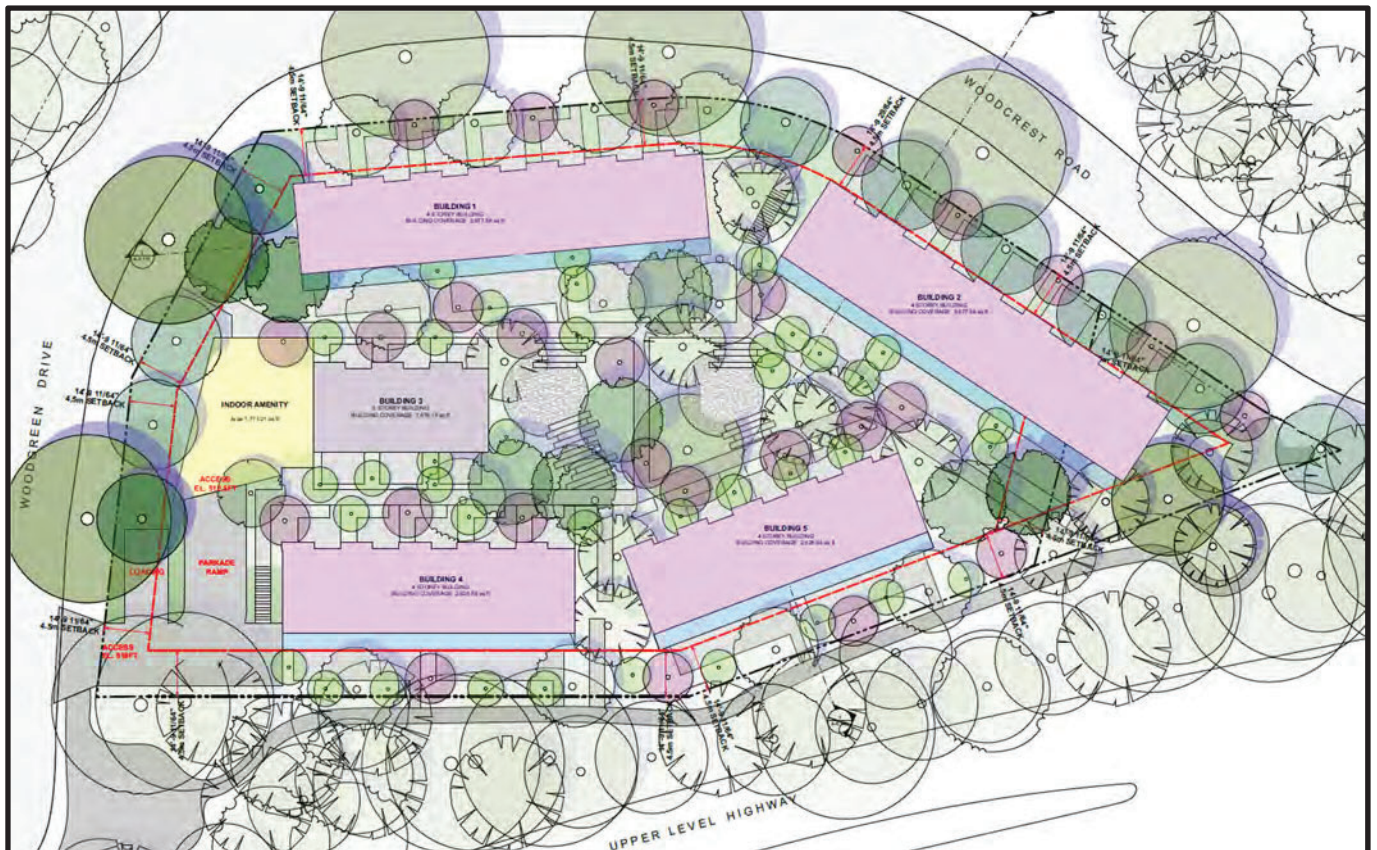


Figure 3 – Preliminary Site Plan

The following is a summary of the preliminary proposal:

- 37 stacked townhouse units;
- An approximate floor area ratio (FAR) of 1.05;
- 5 townhouse buildings (with rooftop decks);
- For buildings 1,2,4 and 5 the height is presented as three storeys from the street due to the slope of the site (noting that these buildings include a fourth basement or garden level);
- Approximately 5,211 m<sup>2</sup> (56,095 sq. ft.) of floor space;
- 75 parking stalls (approximately 2 parking stalls per unit);
- 74 secure bike parking stalls (2 stalls per unit);

- 1 level of covered/underground parking (entrance located on the southwest corner of the suite off of Woodgreen Drive);
- Landscaped amenity area on central portion of site;
- Indoor private common amenity area (approximately 1,771 sq. ft.);
- Potential new walkway on MOTI lands south of the site (providing a pedestrian linkage between Woodcrest Road and Woodgreen Drive);
- Street level pedestrian entrances to townhouse units fronting Woodcrest Road; and
- Potential new sidewalk adjacent to the site along Woodcrest Road.

The proposed townhouse units range in size from 1,210 sq. ft. to 1,766 sq. ft. with 2 two bedroom units, 10 three bedroom plus den units and 25 four bedroom units.

## 6.2 Discussion

Staff have not yet completed detailed technical review of the proposed built form, character, circulation, parking configuration, traffic analysis, potential tree removal, servicing requirements and siting. However, initial staff review of the preliminary proposal concludes that the proposal is merits further consideration in compliance with OCP Policy 2.1.7. Specifically, staff note that further review of the proposed height would be anticipated based on the policy direction for a maximum of three storeys and feedback from the community.

Overall staff feel that the proposal presents an opportunity to provide family oriented housing for the 'missing middle'. The proposed townhouse typology would provide a housing opportunity not widely available in West Vancouver for downsizers and first time homebuyers<sup>6</sup>. The large site offers sensitive adjacencies to the limited number of surrounding properties and is located on a transit line in relatively close proximity to services and amenities.

The preliminary proposal will require further public engagement and comprehensive technical staff review if the application proceeds to a formal application. The proposal would also require review by the Design Review Committee and North Shore Advisory Committee on Disability Issues prior to Council consideration.

## 6.3 District Property

As noted above the District currently owns the easternmost portion of the proposed development site (4430 Woodcrest Road). This undeveloped treed site is approximately 335.6 m<sup>2</sup> (3,612 sq. ft.) and relatively flat in the western portion with a steep slope up towards Woodcrest Road on northern portion of the site (Figure 4). As proposed, acquisition of the site for the applicant would improve potential siting and present an opportunity

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<sup>6</sup> As noted in the OCP townhouses form only approximately 3% of the existing housing stock in West Vancouver.

to provide a pedestrian connection as proposed (see Figure 3 and Appendix B).

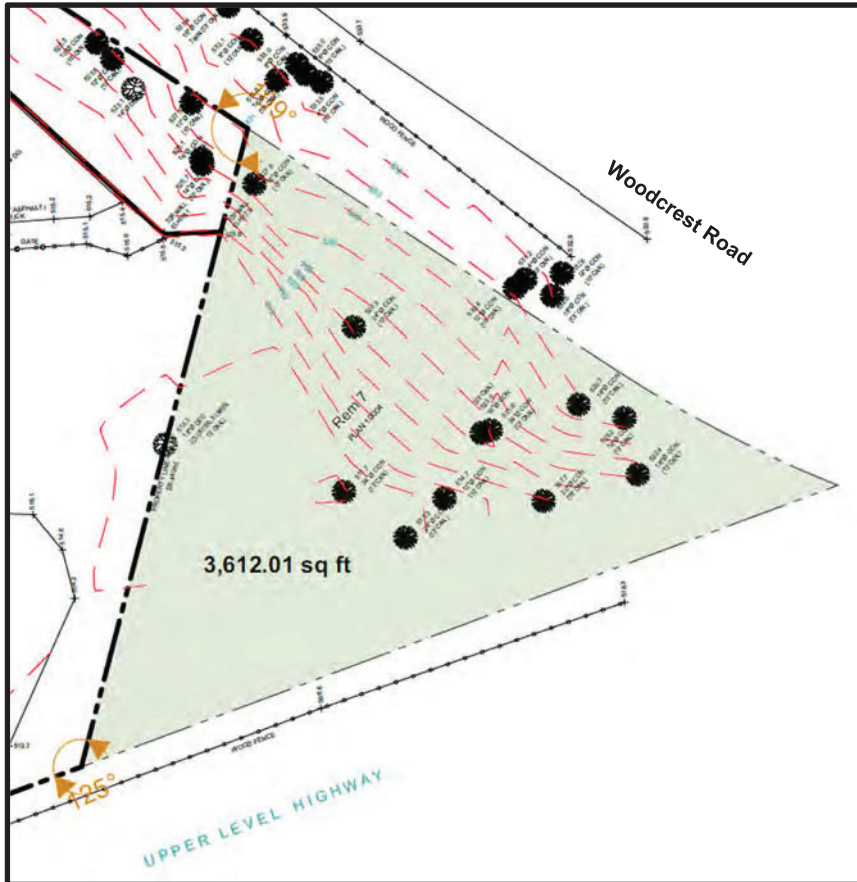


Figure 4 – Excerpt of simplified survey (showing contours and tree locations)

If the proposal were to advance the valuation of the District owned parcel must be determined by an accredited appraiser. Any disposition of District owned land is required to follow requirements of the *Community Charter* that includes public notification.

#### 6.4 Sustainability

Rezoning proposals are expected to deliver high-performance buildings, including exceeding the minimum step of the BC Energy Code required by the Building Bylaw and include a low-carbon energy system in accordance with Council's Sustainable Building Policy.

#### 6.5 Public Engagement and Outreach

Early opportunity for public input has already occurred with an applicant hosted public information meeting as described below. As well, the public may provide written or verbal feedback to Council directly as part of the receipt of this report.

### *Public Information Meeting*

The applicant hosted an online “Preliminary Public Consultation Meeting” on September 9, 2021. The project architect provided an overview of the preliminary development project at the meeting and recorded and responded to community feedback. According to the applicant, 22 members of the community either attended or privately provided feedback regarding the preliminary proposal. A meeting summary, provided by the applicant, is attached as **Appendix C**<sup>7</sup>.

At that time the development proposal did not include 4430 Woodcrest Road and included 44 townhouse units with an approximate FAR of 1.2. The applicant has now revised the proposal to respond to concerns raised at the public information meeting and by staff (see **Appendix C**).

### *Website*

In alignment with current practise, information about the preliminary proposal is placed on the District website and will be updated as needed.

## 6.6 Other Communication, Consultation, and Research

Should the proposal proceed, planning staff will consult with staff from various departments in order to identify issues and concerns for the developer to respond to.

## 7.0 Options

### 7.1 Recommended Option

It is recommended that the report titled Preliminary Development Proposal for 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive dated January 25, 2022 be received for information.

### 7.2 Considered Options

- a) Request additional information; or
- b) Advise that a development application will not be considered at this time and provide direction to staff with respect to potential changes to the development proposal.

## 8.0 Conclusion

This report provides information to Council on a preliminary development proposal for 4430 Woodcrest Road, 4450 Woodcrest Road, 4460 Woodcrest Road and 4504 Woodgreen Drive. It is expected that the applicant will prepare a full application submission for consideration under OCP policy 2.1.7. Submission of a development application would allow for further public consultation and detailed design development and

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<sup>7</sup> Appendix C mentions appendices; however, the appendices were not included for privacy reasons.



review.

Approval of the recommendations in this report would not create any legal rights for the applicant or any other person, or obligation on the part of the District. Expenditure of funds or costs incurred are at the risk of the person making the expenditure or incurring the costs.

Author:   
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Erik Wilhelm, Senior Community Planner

Concurrence   
\_\_\_\_\_  
Michelle McGuire, Senior Manager of Current Planning and Urban Design

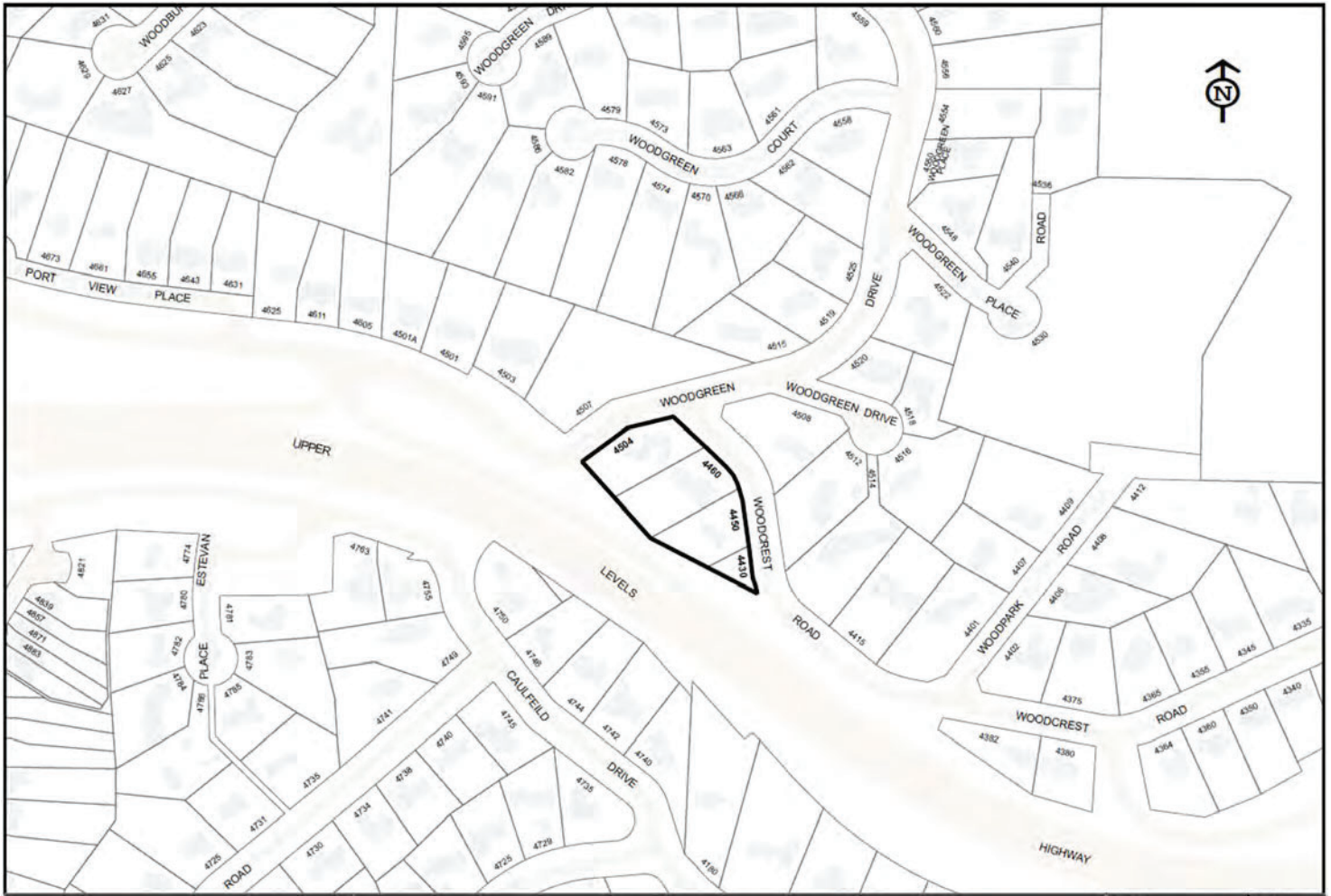
Appendices:


- A. Context Map
- B. Preliminary Architectural Drawings
- C. Applicant's Preliminary Public Consultation Summary Report

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# Appendix A – Context Map



	<b>CONTEXT PLAN</b>		DATE: Jan.25/22	REV: 0
	TITLE: 4504 Woodgreen Dr., 4460,4450,4430 Woodcrest Rd.		FILE: SK-1	

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**WoodCrest Townhomes**  
**Friday, October 1, 2021 - Issue 03 - PDP Resubmission**  
4504 Woodgreen Dr, 4460 & 4450 Woodcrest Rd, West Vancouver, BC

## Architectural Drawing Issues

2021-04-05 Issue 01 - PDP Application  
2021-05-17 Issue 02 - PDP Resubmission

## Architectural Drawing Index

<b>A-0.000 Cover</b>		
A-0.000	Cover	
A-0.200	Project Data	
A-0.310	Context - Aerial Perspective	
A-0.320	Context - Street View Photos	
A-0.330	Context - Street View Photos	
A-0.401	Architectural Design Board	
A-0.402	Landscape Design Board	
<b>A-1.000 Site</b>		
A-1.001	Survey	1/16" = 1'-0"
A-1.200	Site Plan	1/16" = 1'-0"
<b>A-2.000 Plans</b>		
A-2.010	P1 Level Floor Plan	3/32" = 1'-0"
A-2.110	Level 1 Floor Plan	3/32" = 1'-0"
A-2.210	Level 2 Floor Plan	3/32" = 1'-0"
A-2.310	Level 3 Floor Plan	3/32" = 1'-0"
A-2.410	Level 4 Floor & Roof Plan	3/32" = 1'-0"
A-2.510	Roof Plan	3/32" = 1'-0"
<b>A-3.000 Enlarged Plans</b>		
A-3.001	Unit Plan Examples	
<b>A-5.000 Sections</b>		
A-5.110	Site Sections	1/8" = 1'-0"

### Development Permit Number:

N/A

### Building Permit Number:

N/A

### Zoning:

Existing Zoning: R14  
Proposed Zoning: R14

Note: Drawings only to scale when printed on 24x36 sheets

### Project Description:

1 Three Storey Townhouse Building, 4 Four Storey Stacked Townhouse Buildings, and  
1 Two Storey Amenity Building.

### Civic Address:

4504 Woodgreen Dr, 4460 & 4450 Woodcrest Rd, West Vancouver, BC

### Legal Description:

1. PLAN 10004 LOT 4 AM DISTRICT LOT 886/887, LOT 4 EP9827
2. PLAN 10004 DISTRICT LOT 886 & DISTRICT LOT 887, LOT 5 EXPLANATORY PLAN 9827
3. PLAN 10004 DISTRICT LOT 887 LOT 6 EXCEPT: PART ON SRW PLAN 92

### PID:

009-545-247 (Amd 4)  
009-545-271 (Amd 5)  
009-544-615 (Rem 6)

## 1. SITE AREA

<b>1.1 Total Site Area</b>		
Total Gross Site Area*	49,819.2 SF	4,628.32 m <sup>2</sup>
* TBC Confirmed by Survey		
DWV Gross Site Area*	3,612.0 SF	335.56 m <sup>2</sup>
* TBC Confirmed by Survey		
Total Site area if DWV Site is purchased***	53,431.2 SF	4,963.88 m <sup>2</sup>

## 2. FLOOR AREA RATIO (FAR)

<b>2.1 Maximum FAR***</b>		
Maximum Floor Area	1.05	56,102.8 SF
		5,212.1 m <sup>2</sup>
<b>2.2 Proposed FAR***</b>		
Proposed Floor Area	1.05	56,094.81 SF
		5,211.3 m <sup>2</sup>

Unit Types	Level	Floor Areas		Exclusions		Total	Number of Units	Total Unit Area		% of Number of Units
		SF	Subtotal	Subtotal	SF			m <sup>2</sup>		
TH Unit C1 - 2 Bedrooms + Den	L1	525.44	1210.39		0.00	1210.39	2	2420.78	224.90	5.4%
	L2	525.44								
	L3	159.51								
	L4									
TH Unit D1 - 3 Bedrooms + Den + Rec/flex	L1	1502.08	1502.08		0.00	1502.08	6	9012.48	837.28	16.2%
	L2									
	L3									
	L4									
TH Unit D2 - 3 Bedrooms + Den + Rec/flex	L1	1765.62	1765.62		0.00	1765.62	4	7062.48	656.12	10.8%
	L2									
	L3									
	L4									
	L1		0.00		0.00	0.00		0.00	0.00	0.0%
	L2									
	L3									
	L4									
TH Unit E1 - 3 or 4 Bedrooms	L1	533.46	1503.85		0.00	1503.85	22	33084.70	3073.64	59.5%
	L2	520.96								
	L3	449.43								
	L4									
TH Unit E2 - 3 or 4 Bedrooms	L1	525.44	1504.79		0.00	1504.79	3	4514.37	419.40	8.1%
	L2	525.44								
	L3	453.91								
	L4									
<b>Total</b>			7,486.73			7,486.73	37	56,094.81	5,211.3	100%

## 4. OFF-STREET PARKING

<b>4.1 4.1 Residential Parking</b>		
Residential Parking	1.5 Spaces Per Unit	56 Spaces Required
Visitor Parking	20% Spaces Per Unit	7 Spaces Required
Disabled Parking	1 Space For 10-75 Parking Spaces	4 Spaces Required
Max. Small Cars	0.3 of Provided Spaces	20 Spaces Max.
		66 Spaces Provided
		9 Spaces Provided
		4 Spaces Provided (INCLUSIVE)
		16 Spaces Provided (INCLUSIVE)
		75 Total Spaces Provided

## 4.2 Parking Space Dimensions

	Provided (width x length)
Standard Space	2.7 m (8.83 ft) wide, and 5.7 m (18.7 ft) long
Small Cars	2.6 m (8.5 ft) wide, and 4.9 m (16.1 ft) long
Min. Distance to Continuous Wall	0.2m (0.66 ft)

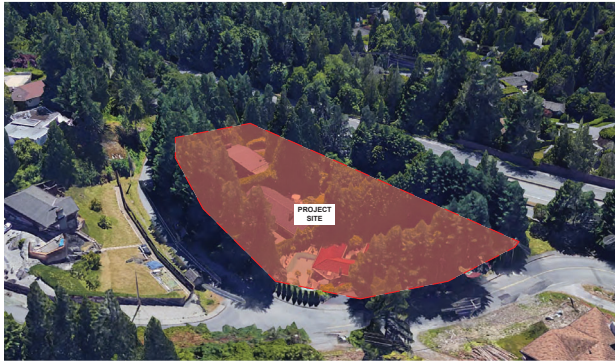
## 5. BICYCLE STALLS

<b>5.1 Bicycle Spaces</b>		
Bicycle Spaces Required	2.0 Bicycle Stalls Per Unit	74 Stalls Required
Bicycle Spaces Provided	2.0 Bicycle Stalls Per Unit	0 Stalls Provided
	Vertical	74 Stalls Provided
	Horizontal	74 Stalls Provided
	Total	74 Stalls Provided

# WoodCrest Townhomes

## Friday, October 1, 2021 - Issue 03 - PDP Resubmission

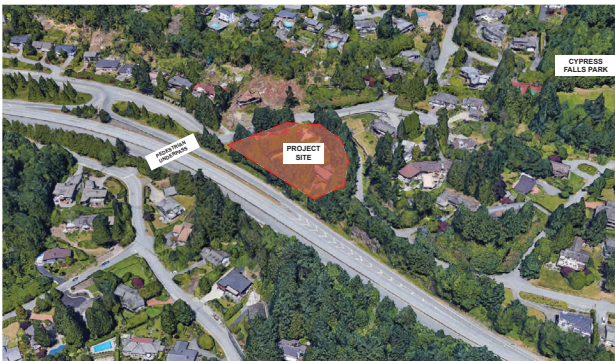
4504 Woodgreen Dr, 4460 & 4450 Woodcrest Rd, West Vancouver, BC



① South Aerial Perspective of Site  
NOT TO SCALE



② North-West Aerial Perspective of Site  
NOT TO SCALE



③ North-East Aerial Perspective of Site  
NOT TO SCALE



④ South-East Aerial Perspective of Site  
NOT TO SCALE



⑤ East Aerial Perspective of Site  
NOT TO SCALE



1



2



3



4



5



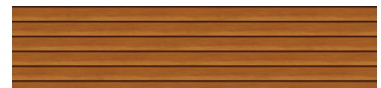
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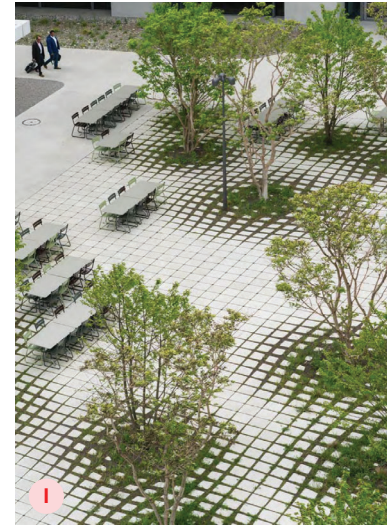
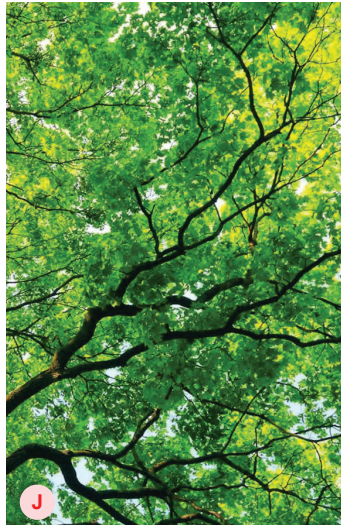
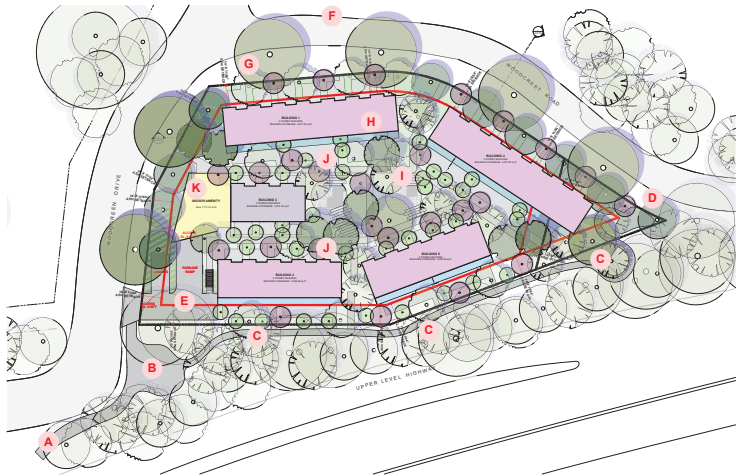




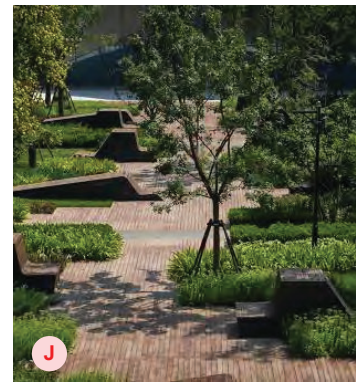
SYMPHONY  
HOMES LIMITED  
Project Number: 012  
Sheet Scale  
Friday, October 1, 2021  
Issue 03 - PDP  
Re-submission

Architectural  
Design Board

A-0.401



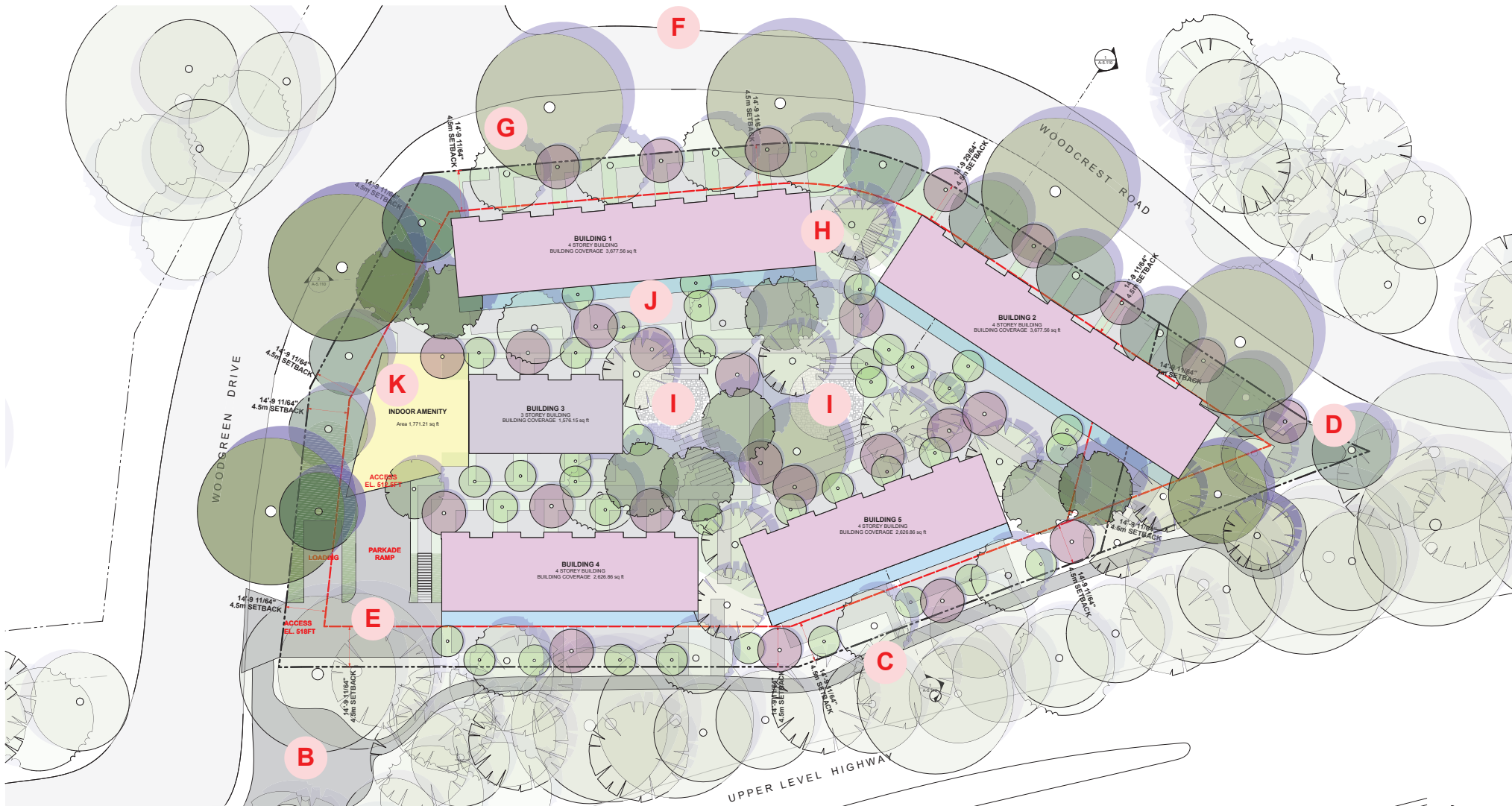
- A** EXISTING PEDESTRIAN UNDERPASS  
CONNECTIONS TO THE OTHER SIDE OF THE HIGHWAY TO
- B** PROPOSED PUBLIC NODE  
CONNECTIONS THE EXISTING PEDESTRIAN UNDERPASS AND  
PROPOSED NATURE TRAIL  
BENCHES, SIGNS, PLANTING
- C** PROPOSED NATURE TRAIL  
CONNECTS BOTH PUBLIC 'NODES'
- D** PROPOSED PUBLIC NODE  
CONNECTS THE NATURE TRAIL TO WOODCREST ROAD
- E** PROPOSED PARKADE ACCESS  
ACCESS TO THE PARKADE, LOADING SPACES, TURN AROUND
- F** EXISTING TRANSIT STOP  
ACCESS TO TRANSIT (BUS)
- G** PROPOSED SIDEWALK AND CROSSWALK ENHANCEMENTS  
PROPOSED SIDEWALK AND BOULEVARD ENHANCEMENT AROUND PROPOSED  
DEVELOPMENT ON WOODGREEN DRIVE AND WOODCREST ROAD  
PROPOSED CROSS WALK AND SIDEWALK ENHANCEMENTS AROUND BUS  
STOP
- H** PROPOSED SITE AND PARKADE ELEVATOR  
ACCESSIBLE ACCESS FROM THE PARKADE TO THE COURTYARD LEVEL AND UP  
TO THE STREET LEVEL
- I** PROPOSED COURTYARD AMENITY  
MIGHT INCLUDE A SMALL PLAY STRUCTURE, BENCHES, INTERACTIVE  
EQUIPMENT, ETC..
- J** PROPOSED GARDEN SUITE ACCESS AND INTERNAL BREEZEWAY  
MIGHT INCLUDE A SMALL PLAY STRUCTURE, BENCHES, INTERACTIVE  
EQUIPMENT, ETC..
- K** PROPOSED INTERIOR AMENITY AND ROOF DECK  
INTERIOR AMENITY - MIGHT INCLUDE GYM, PARTY ROOM, ETC..  
ROOF DECK - MIGHT INCLUDE FIRE PLACE, BBQ, OUTDOOR KITCHEN, ETC..



  
**SYMPHONY**  
 HOMES LIMITED  
 Project Number: 012  
 Sheet Scale  
 Friday, October 1, 2021  
 Issue 03 - PDP  
 Resubmission  
**Landscape**  
**Design Board**  
**A-0.402**

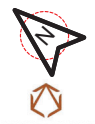


1 Survey Plan  
SCALE: 1/16" = 1'-0"



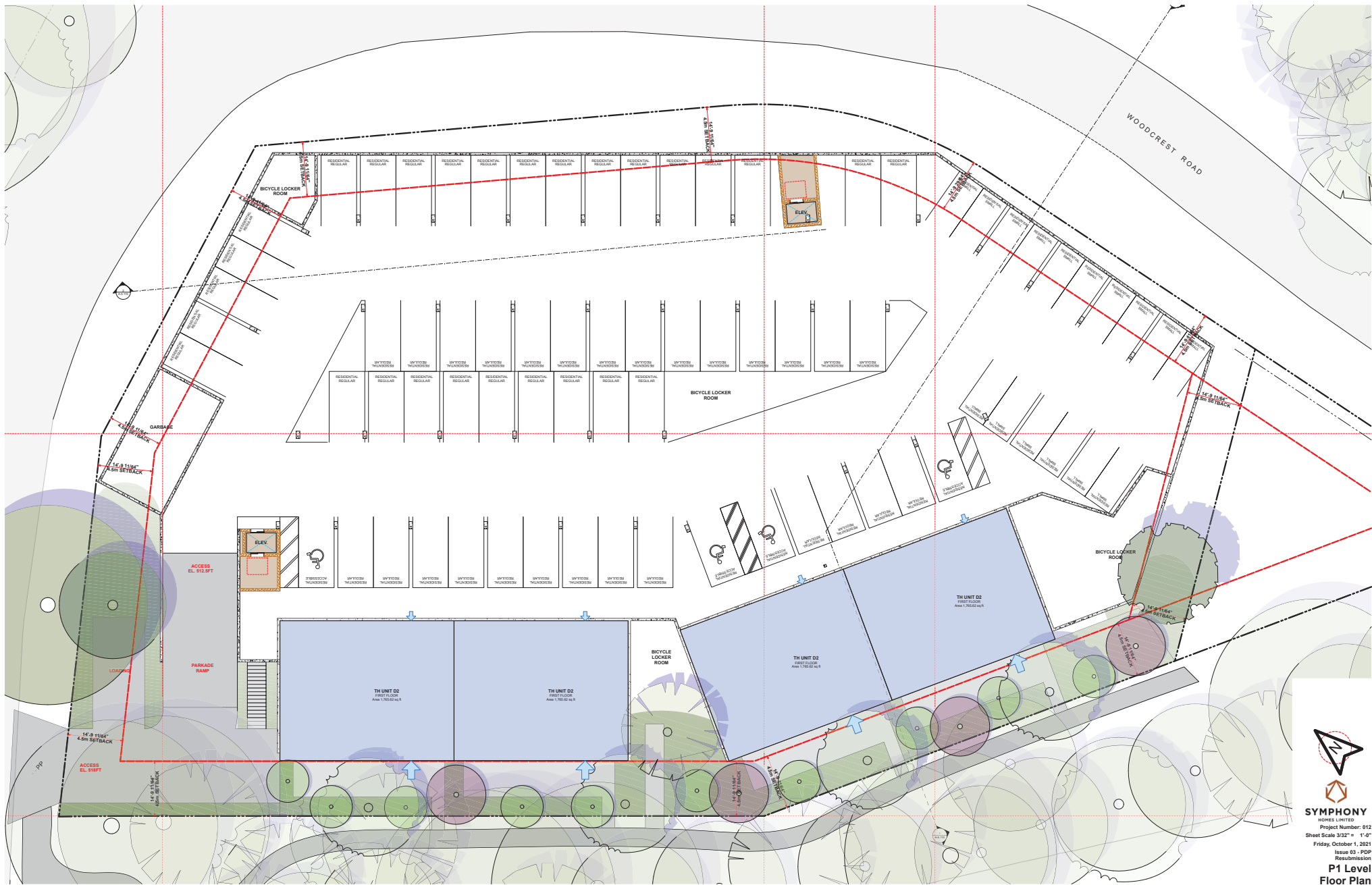
- A** EXISTING PEDESTRIAN UNDERPASS  
CONNECTIONS TO THE OTHER SIDE OF THE HIGHWAY TO
- B** PROPOSED PUBLIC NODE  
CONNECTIONS THE EXISTING PEDESTRIAN UNDERPASS AND PROPOSED NATURE TRAIL  
BENCHES, SIGNS, PLANTING
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AND WOODCREST ROAD  
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MIGHT INCLUDE A SMALL PLAY STRUCTURE, BENCHES, INTERACTIVE EQUIPMENT, ETC..
- K** PROPOSED INTERIOR AMENITY AND ROOF DECK  
INTERIOR AMENITY - MIGHT INCLUDE GYM, PARTY ROOM, ETC..  
ROOF DECK - MIGHT INCLUDE FIRE PLACE, BBQ, OUTDOOR KITCHEN, ETC...

1 Site Plan  
SCALE: 1/16" = 1'-0"



**SYMPHONY**  
HOMES LIMITED  
Project Number: 012  
Sheet Scale 1/16" = 1'-0"  
Friday, October 1, 2021  
Issue 03 - PDP  
Recommission  
Site Plan

A-1.200



1 P1 Parking Plan  
SCALE 3/32" = 1'-0"



**SYMPHONY**  
HOMES LIMITED  
Project Number: 012  
Sheet Scale 3/32" = 1'-0"  
Friday, October 1, 2021  
Issue 03 - PDP  
Re-submission

**P1 Level  
Floor Plan**

**A-2.010**





1 Level 2 Floor Plan  
SCALE 3/32" = 1'-0"

  
  
**SYMPHONY**  
 HOMES LIMITED  
 Project Number: 012  
 Sheet Scale 3/32" = 1'-0"  
 Friday, October 1, 2021  
 Issue 03 - PDP  
 Resubmission  
**Level 2 Floor Plan**

A-2.210





1 Level 3 Floor Plan

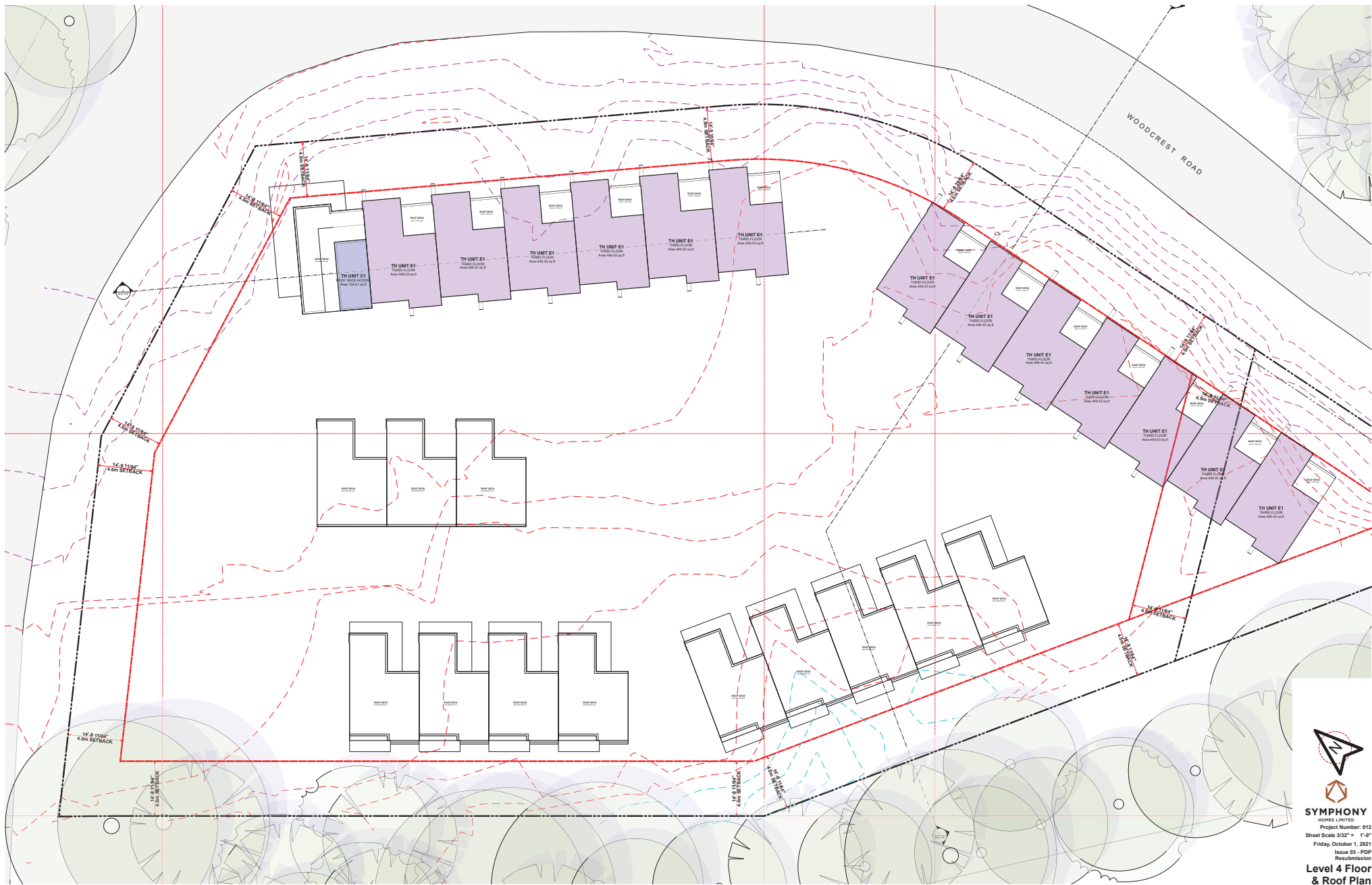
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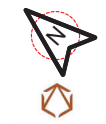
**SYMPHONY**  
 HOMES LIMITED  
 Project Number: 012  
 Sheet Scale 3/32" = 1'-0"  
 Friday, October 1, 2021  
 Issue 03 - PDP  
 Re-submission

Level 3 Floor Plan

A-2.310



1 Level 4 Floor and Roof Plan  
SCALE 3/32" = 1'-0"



**SYMPHONY**  
 HOMES LIMITED  
 Project Number: 012  
 Sheet Scale 3/32" = 1'-0"  
 Friday, October 1, 2021  
 Issue 03 - PDP  
 Re-submission

**Level 4 Floor  
 & Roof Plan**

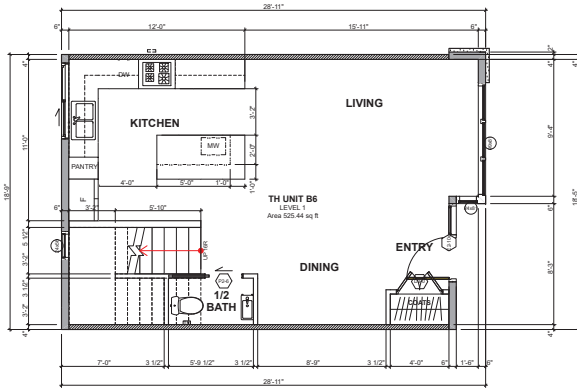
**A-2.410**



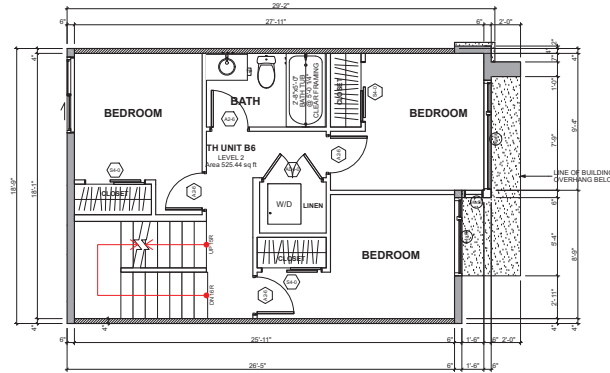
1 Roof Plan  
SCALE 3/32" = 1'-0"

  
  
**SYMPHONY**  
 HOMES LIMITED  
 Project Number: 012  
 Sheet Scale 3/32" = 1'-0"  
 Friday, October 1, 2021  
 Issue 03 - PDP  
 Resubmission  
**Roof Plan**

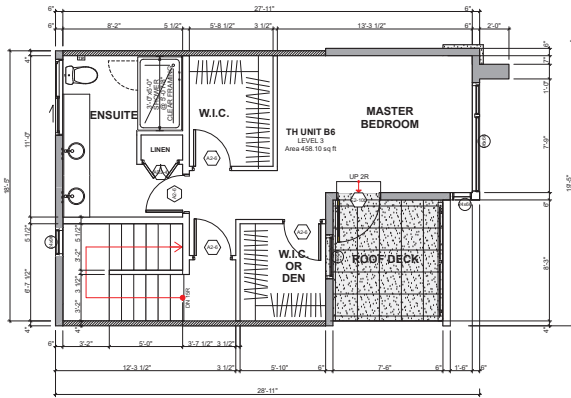
A-2.510



FIRST FLOOR



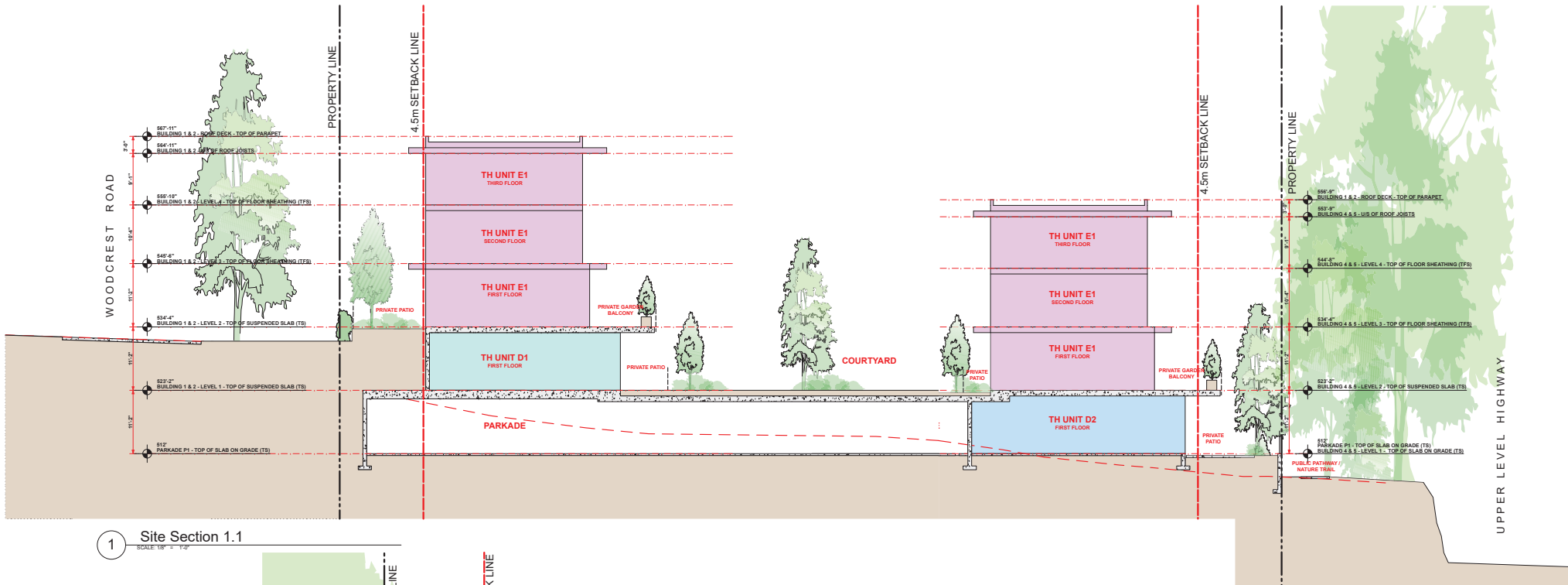
SECOND FLOOR



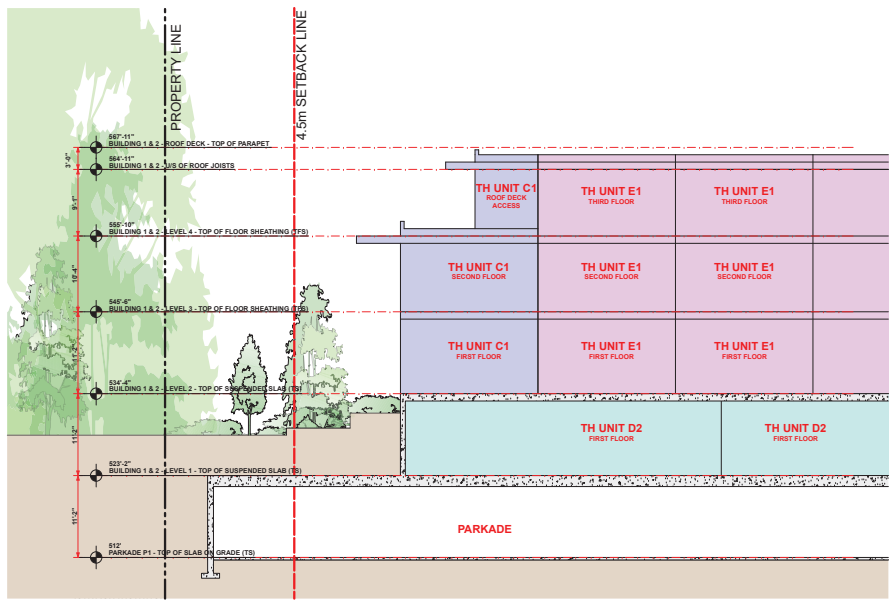
THIRD FLOOR

# TH UNIT E

(APPROX. EXAMPLE)



1 Site Section 1.1  
SCALE 1/8" = 1'-0"



2 Site Section 2  
SCALE 1/8" = 1'-0"

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Preliminary Consultation Summary - 4504 Woodgreen Dr,  
4460 & 4450 Woodcrest Rd, West Vancouver, BC

**Summary:**

A digital preliminary consultation meeting was held on September 9<sup>th</sup>, 2021. In this meeting, Symphony Homes Limited presented to the community our middle housing concept to develop 44 townhouses, representing 49,819sqft of buildable and a FSR of approximately 1.2. The information of this concept can be found at [www.4504-4450woodcrest.com](http://www.4504-4450woodcrest.com)

To encourage additional participation, we had hand delivered mail beyond the addresses provided by the city.

During the totality of the consultation process, we 22 members of the community either attend or privately provide feedback regarding our preliminary proposal. We can summarize the responses as:

1. 2 Private Emails - Supporting the Project – *APPENDIX A*
2. 2 Private Emails – Not Supporting the Project – *APPENDIX B*
3. Our Meeting Consisted Of:
  - a. 18 Attendees – *Of those who are not with Symphony Group / Architects / District of West Vancouver - APPENDIX C*
    - i. 4 of these attendees were opposed to the project
    - ii. 1 of the attendees was neutral / critical of the project
    - iii. 13 of the attendees were not vocal in their position on the project

The overall response from the community were centered around the following topics:

1. **Density** – The proposal is too dense for the neighborhood
2. **Unit Size** – The units need to be large enough to be considered “middle housing” for downsizers or young families.
3. **Traffic / Traffic Safety** - The proposal needs to have further studies conducted to understand the impact of traffic and the safety of having a driveway at the proposed location
4. **Infrastructure Upgrades** – The community feels that if the project were to move forward, it would like to see this as an opportunity to upgrade pedestrian walkways / sidewalks.

**Response:**

In this most recent application, we have made the following changes to reflect the feedback from the community:

1. **Density** – A reduction of 7 units, representing a unit count reduction of 16% and a FSR of 1.05.
2. **Increased Unit Sizes** – The average townhouse concept has been increased to 1,500 sqft to accommodate young families and downsizers
3. **Increased Green Space / Spacing Amongst Buildings** – To continue the theme of livability, we have created larger green spaces and separation amongst the townhouse buildings.

Outside of this application, and in respect to community feedback, we also plan to address:

4. **Traffic / Traffic Safety** – by conducting additional traffic studies to study the extent and impact of the driveway location & traffic.
5. **Infrastructure Upgrades** – to engage with the city and other departments to inquire the necessary steps to upgrade sidewalks around the property.