

**COUNCIL AGENDA/INFORMATION**

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Dept. Manager	Director	Municipal Manager
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**The District of North Vancouver  
REPORT TO COUNCIL**

April 29, 2002  
File: 6480-20-09.3  
Tracking Number: RCA -

**AUTHOR:** Charlene Grant, Community Planner

**SUBJECT:** Draft Seymour Local Plan

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**RECOMMENDATION:**

**It is recommended THAT:**

1. The Draft Seymour Local Plan (Attachment A) be received, and
2. The proposed actions and timeline for proceeding to public hearing on the Seymour Local Plan be supported. (Attachment C)

**REASON FOR REPORT:**

In a Council Workshop on April 24, 2002, the Seymour Local Plan Residents' Committee presented their Draft Seymour Local Plan. Following discussion in the workshop setting, Council requested that the Plan be publicly presented at a regular Council meeting.

**SUMMARY:**

After several years of work and consultation, the Seymour Local Plan Residents' Committee presented a draft Plan to Council in a workshop on April 24, 2002. The draft Plan's vision is the pursuit of a high quality of life through environmental stewardship, making its key strategy a low, managed and phased approach to development and change.

The workshop identified transportation, phasing rationale and flexibility in the phasing strategy, as key issues worthy of further clarification and discussion. Additional questions concerned housing options for seniors, the impact of visitors on regional destinations such as Deep Cove and economic development options.

The Residents' Committee is seeking Council's support for a work plan and timeline designed to test the Plan's directions through consultation and to forward the Plan to a public hearing in September 2002.

**BACKGROUND:**

Council approved the Seymour Local Plan process in October 1997, launching the initial resident-managed public input phase. In March 1999, the resident committees submitted their Community Vision Statement to the Community Planning Department. From the Community Vision Statement, three planning options were generated and public feedback indicating preferences was sought. By the Fall of 2000, both community based surveys and an independent random sample survey were completed.

Through the summer of 2001, members of the original public input committees worked with staff to review a preliminary draft plan, which was then refined and finalized in late 2001. The Seymour Local Plan Residents' Committee endorsed a final draft in the Spring of 2002 and presented this draft to Council at a workshop on April 24<sup>th</sup>.

**EXISTING POLICY:**

In addition to the District Official Community Plan, there are three local plans in place for the area east of the Seymour River and south of the Alpine area:

- The Seymour Official Community Plan (1985)
- The Deep Cove Official Community Plan (1983)
- The Maplewood Official Community Plan (1983)

**ANALYSIS:**

**1. The Draft Seymour Local Plan**

Plan Vision & Themes

The Draft Seymour Local Plan is based upon public input, the work of committees, and the technical support of District staff. The Plan vision is of a community defined by and protective of its natural forest and waterfront setting, in which current and future residents enjoy a high quality of life. Themes shaping the Plan and recurring throughout its policies include:

- Managing growth
- Transportation, traffic & access
- The natural environment
- The waterfront
- Ensuring the community benefits from change
- Minimizing change
- Ensuring community services keep pace with growth

Plan Overview

In broad terms, the Plan achieves the following:

- Establishes a low growth scenario for Seymour for the next 20 years
- Bases this approach on the principle of environmental stewardship
- Emphasizes that transportation issues must be addressed to support future development
- Supports consultation and co-operation with neighbours and partners.

Implications of the Plan's approach include:

- Maintaining and adjusting community services, as opposed to creating new ones
- Limited local economic development within the Plan boundary
- Preference for supporting tourism, arts & cultural initiatives through partnerships
- Balancing the enjoyment of Seymour's assets with local neighbourhood impacts

Plan Strategy

The key strategy of the Plan is to manage growth and its impact on Seymour within a conceptual phasing strategy. This strategy is intended to manage slow and limited growth so as to preserve & protect the community's forested character and provide a high quality of life for current and future residents. It accommodates average, annual growth of 50 units per year, organized into 5-year phases. Estimated development on Tsleil-Waututh lands and in Maplewood is considered for its impact on Seymour and is accounted for in advance of development on sites within the Seymour Local Plan boundary.

The Draft Seymour Local Plan is included as Attachment A.

**2. Council Workshop -- April 24, 2002**

All members of Council and thirteen members of the Residents' Committee attended the Council workshop. Following a presentation of the Plan highlights, each member of Council had an opportunity to comment on the Plan and pose questions to the Committee.

Considered together, both general and specific comments related to these primary issues:

- **Transportation** -- including fundamental problems, possible solutions and specific recommendations
- **Phasing rationale** – including chosen growth rate analysis, sites considered, accounting for Maplewood & Tsleil-Waututh development and structure of 5 year phases
- **Phasing flexibility** – including the impact of changing variables, future development of Northlands, the provision of seniors housing and effectively controlling market forces for development
- **Other topics** -- including the future and current impact of visitors on area destinations and economic development opportunities and impacts

At the conclusion of the workshop, Council requested that the Residents' Committee consider whether changes to the draft were warranted at this time and to then present the draft at a regular Council meeting.

The Residents' Committee has considered Council's comments against existing draft Plan statements and offers an interim response in Attachment B. The Committee suggests that any changes to the draft Plan await the outcome of the imminent public consultation phase.

### **3. Timing & Approval Process**

Presenting a draft plan to Council that has been endorsed by the Residents' Committee is a significant milestone in the Seymour Plan process. At this point, it is the wish of the Seymour Local Plan Residents' Committee that Council proceed to a public hearing in September, and ultimately, adopt the Plan by October 2002. To achieve this target however, several distinct and necessary requirements must be met, including consultation, bylaw preparation, report introduction, public hearing and plan adoption. Attachment C outlines these major remaining requirements, with timelines.

### **4. Concurrence**

From the earliest stages, representatives of the community, landowners and other agencies have been invited to contribute their input to the development of the Plan. Staff team members from various District departments have provided advice and assisted in the draft Plan review.

District of North Vancouver policy and the Local Government Act require consultation with the public, advisory committees of Council and a range of groups and agencies such as School District #44, Tsleil-Waututh First Nation, the Greater Vancouver Regional District and others. This formal consultation process is the next step in the process towards Plan adoption, as outlined in Attachment C.

### **5. Financial Impacts**

The Local Government Act requires that the Plan be assessed for its impact on the District of North Vancouver Financial Plan, following bylaw introduction and preceding the Public Hearing for the Plan bylaws. The financial impact analysis will be included in a future report to Council when the bylaws are considered for introduction.

### **6. Liability/Risk**

The District lawyer will review the plan and bylaw for conformity with the Local Government Act, regarding both content and process.

### **7. Social Policy Implications**

Draft Plan statements, particularly those in Section 8.0, *Community Services* and Section 4.0, *Housing and Schools*, support existing District social policies and approaches within the Seymour local context.

**8. Environmental Impacts**

The governing principle of the draft Plan is to achieve a high quality of life through environmental stewardship. Policies throughout the Plan explicitly and implicitly reflect the desire and responsibility to sustain and enhance the integrity of Seymour's natural environment through future decisions.

**9. Public Input**

The Seymour Local Plan process has been characterized by community involvement from its inception. The process approved by Council had been devised by local community association representatives. It was to be resident-managed, thus charging the community not only with generating ideas; but also with reconciling overlapping visions and choosing Plan priorities.

Broadly based public input included early surveys to generate ideas and directions, community-based surveys to explore plan options and a random sample survey conducted by MarkTrend Research, to augment and test earlier input. Early committee meetings included presentations from various groups and individuals, and the recent draft review meetings welcomed community observers.

The Seymour Local Plan process will be completed with the consultation programme, which includes the Seymour community, affected groups and agencies and advisory committees of Council.

**CONCLUSION:**

The attached draft Seymour Local Plan is the product of the community driven planning process approved by Council in October 1997. It is endorsed by the Seymour Local Plan Residents' Committee and is presented to Council as a Plan founded upon public input and the Community Vision Statement created by residents' committees. Those who have been involved in the Plan's development believe that plan adoption by October 2002 is both desirable and possible and seek Council's support to proceed with the public consultation stage that will confirm the Plan's directions.

Charlene Grant, Community Planner

Attachments

- A: The Draft Seymour Local Plan
- B: Workshop Comments & Interim Response
- C: Tasks and Target Dates to Plan Adoption

<b>REVIEWED WITH:</b> <input type="checkbox"/> Communications <input type="checkbox"/> Env. Protection <input type="checkbox"/> Human Resources <input type="checkbox"/> Eng. Public Works <input type="checkbox"/> Eng. Admin. <input type="checkbox"/> Eng. Parks	<b>REVIEWED WITH:</b> <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Legislative Services <input type="checkbox"/> Land <input type="checkbox"/> Permits & Licenses <input type="checkbox"/> Planning <input type="checkbox"/> Social Planning	<b>REVIEWED WITH:</b> External Agencies: <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Library Board <input type="checkbox"/> Health Dept. <input type="checkbox"/> RCMP <input type="checkbox"/> Other: _____	<b>REVIEWED WITH:</b> Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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