

**SCHEDULE C – LOCAL PLANS  
C.8 Seymour Local Plan**

## **C.8 SEYMOUR LOCAL PLAN**

### **1.0 The Seymour Local Plan**

The District Official Community Plan is a municipal bylaw adopted by Council to establish community level objectives, broad social, economic and environmental policies and development permit areas. The Seymour Local Plan addresses these issues in more detail and from a local perspective, for the local area indicated by *Chapter 1 Map*. The Seymour Local Plan forms a part of the District Official Community Plan.

The Seymour Local Plan is intended to guide decision-making and protect Seymour in accordance with the shared community vision developed through the Seymour Local Plan process. This process was unique. First, it was approved by District council to be designed and managed by Seymour residents and driven by public input, with staff's role being one of support. Second, the phasing strategy of the plan focuses on a ten year horizon, but looks beyond to 20 years or more, in order to provide its growth management perspective. Finally, while the neighbouring areas of Maplewood and the Tsleil-Waututh First Nation lie outside the boundary and authority of the Seymour Local Plan, it attempts to account for growth and development activities in these areas to comprehensively consider change and its impacts in the entire area east of the Seymour River.

The objectives and policies included in the Seymour Local Plan are supported by the rationale and detailed background information provided in *The Seymour Local Plan Background Planning Report*.

### **2.0 Plan Vision & Goals**

A local plan sets out the shared vision of the community and a strategy, in the form of goals and policies, to pursue it. The shared vision describes what the community wishes to retain or protect and the things it hopes to achieve. In Seymour, this means protecting the natural environment and maintaining the forested character of its attractive neighbourhoods for current and future residents.

Seymour's vision is of a community where urban development edges a scenic wilderness and skirts precious shoreline. The challenge and desire is to maintain the delicate balance between urban and natural lands, through a commitment to stewardship of the land. A more complete Seymour community will foster linkages between home, work and recreation, supporting opportunities based on local skills, knowledge and the natural environment. The community vision sees an accessible community with variety of transportation options which are user and environmentally friendly, safe and socially equitable. The community will continue to be defined by the natural environment, local history and shared goals.

Above all, Seymour's vision is of a community governed by '*stewardship of the land.*' The wish is to pass to future generations the natural and unique qualities of the present, through

careful management of growth and change. The vision will be promoted by pursuing the following broad goals:

*Seymour & Its Environment:* Recognize and consider the relationship between the Seymour community and its natural environment in all planning and decision making and promote the wise management and sustainable use of land, water, energy and other resources.

*Attractive Residential Community:* Preserve and enhance Seymour as an attractive residential community defined by and protective of its natural forest and waterfront setting.

*Managed Growth:* Manage limited and gradual growth, which balances environmental concerns and community aspirations, to enhance and sustain the Seymour community.

*Transportation & Access:* Achieve a flexible, efficient and responsive transportation system, which particularly addresses east-west movement, to enhance the liveability of Seymour.

*Housing:* While maintaining the predominantly single family character of Seymour, provide a diversity of housing choices to meet the community's needs as they change.

*Community Services:* Provide a level of community services in Seymour that supports the community's needs, is equitable and keeps pace with growth and change.

*Economic Growth & Development:* In keeping with the overall low-growth strategy, foster opportunities based on local skills, knowledge, the arts and the natural environment, to improve linkages between home, work and recreation within Seymour.

*Partnerships & Relationships:* Work with neighbours and partners, including District, First Nations, Regional, Provincial and Federal agencies, neighbouring communities and others to achieve Seymour's goals.

*Seymour Identity:* Establish and promote a 'Seymour Theme' in decision-making and to reflect Seymour's identity and sense of place. This theme should reflect the forest and waterfront setting, local history, neighbourhoods and respect for the environment.

### **3.0 Seymour's Natural Environment**

Seymour's residential neighbourhoods are nestled within a setting spanning mountain forests and ocean shores. Seymour River and numerous freshwater streams link these features and nourish both human and natural systems. The forests and watercourses not only serve as a scenic backdrop to the District of North Vancouver's eastern neighbourhoods; but also as recreational assets, important wildlife habitats and vital links in a complex ecological system. The Seymour vision is of a high quality of life for current residents and future generations, shaped by a commitment to stewardship of the land. This makes protection of the environment a key theme of the Plan, which promotes District-wide environmental provisions already in place and enhances them with local knowledge and community priorities.

Fundamentally, the Plan does this by directing development to sites already developed, environmentally compromised or formerly used for other purposes, and by bypassing sites with environmental significance. In addition, the Plan adopts many of the recommendations of the Waterfront Task Force. Finally, the policies here and in Section 7.0, *Parks & Open Space*, promote the sustainability of Seymour's environment by seeking to balance use and enjoyment with preservation, enhancement and wise management of access to parks, trails, waterfront and other natural areas.

**Goal**

***Preserve and enhance Seymour as an attractive residential community, defined by and protective of its natural forest and waterfront setting.***

**Objective 3.1** *To become a more environmentally sustainable community.*

**Policy 3.1.1** Development and redevelopment will be regarded as an opportunity to promote community environmental goals such as obtaining more green space, reclaiming natural areas and encouraging transit use.

**Policy 3.1.2** New development or redevelopment will employ environmentally friendly design and construction methods.

**Implementation**

- 3.1.2.1 Develop guidelines for environmentally preferable design and construction methods, including attention to energy efficiency, water conservation, recycling of construction materials and safe disposal of construction waste.
- 3.1.2.2 Ensure adherence to the Land Development Guidelines for the Protection of Aquatic Environments and relevant regulations, including the Streamside Protection Regulations (SPR). In any case, the minimum setback for any new construction will be fifteen meters.

**Policy 3.1.3** Explore opportunities to improve storm water management and promote alternative development standards such as reduced hard surfaces, innovative drainage methods, clustered development and water conserving landscaping, for example.

**Policy 3.1.4** Encourage the development of watershed management plans.

**Policy 3.1.5** Continue to investigate and document Seymour's environmental features, sensitive areas and other environmental issues as a reference for District departments, residents, businesses, developers, visitors and others.

**Policy 3.1.6** Create a positive reputation for parks, wilderness and environmental preservation in Seymour.

**Implementation**

- 3.1.6.1 Undertake a public education program to promote community awareness of and responsibility for energy and water use, waste reduction and environmental stewardship. E.g. storm sewer markings.
- 3.1.6.2 District to host environmental awareness and education workshops for residents, developers and others.
- 3.1.6.3 Work with District departments, volunteers, community groups and others to promote strategies for co-existing with nature. For example, work with North Shore Streamkeepers, The North Shore Black Bear Network and others to reduce stream degradation and human/wildlife conflicts.

**Policy 3.1.7** Support volunteer efforts to restore, maintain and enhance the natural community. E.g. North Shore Streamkeepers.

**Objective 3.2** *To be a community that balances environmental protection and community uses.*

**Policy 3.2.1** Seek to maximize environmental benefit and reduce negative environmental impact in decision-making.

**Policy 3.2.2** Work with waterfront homeowners, businesses and others to identify effective ways of protecting shoreline properties while also protecting and restoring shoreline habitat.

**Policy 3.2.3** Promote environmental objectives by managing recreational access to and use of Seymour's trails, wilderness areas and waterfront.

Implementation

- 3.2.3.1 Ensure environmental studies are conducted prior to designing and establishing new waterfront or other trails.
  - 3.2.3.2 Develop strategies to protect shoreline areas that have been identified as being sensitive to foot traffic<sup>1</sup>.
  - 3.2.3.3 Encourage the development and use of shared moorage facilities for waterfront properties to reduce both the number of private wharves along the waterfront and the negative marine environmental impact of such structures.
- Policy 3.2.4** Develop and maintain different types and scales of greenways and green space to link and define neighbourhoods. For example, community gardens, green space between buildings, rooftop gardens.
- Policy 3.2.5** Identify, maintain and develop sufficient and appropriate wildlife corridors and linkages to connect natural areas throughout the community.

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<sup>1</sup> Westmar Consultants Inc and G.L. Williams & Associates Ltd. *Waterfront Trail Prefeasibility Study*. March 5, 1999.

**Objective 3.3** *To preserve, restore and enhance natural areas, key habitats and other special areas.*

**Policy 3.3.1** Prioritize identification and rehabilitation of environmentally damaged and environmentally sensitive areas.

**Policy 3.3.2** Preserve and enhance wildlife habitat and corridors.  
Implementation

- 3.3.2.1 Provide a protected wildlife corridor from Mountain Forest to the Maplewood mudflats.
- 3.3.2.2 Work with residents, other District communities and agencies to identify and protect other wildlife habitats and corridors, through signage and other means.
- 3.3.2.3 Work with residents, District departments and other and agencies to investigate the potential for a continuous corridor between Canyon Creek Park and Hogan's Pools Conservation area.
- 3.3.2.4 Promote natural landscaping ("naturescaping") among District departments, developers and private owners to restore and create neighbourhood and backyard wildlife habitat throughout the community.

**Policy 3.3.3** Protect the forested character of Seymour.  
Implementation

- 3.3.3.1 Protect, and allow to remain undisturbed, tracts of wilderness to preserve the overall forested character of Seymour and support present wildlife habitats.
- 3.3.3.2 Initiate a planning study, including a biophysical inventory, of Mountain and Cove forests to determine appropriate use and management. (*See also Section 7.3*)
- 3.3.3.3 Preserve undeveloped forest areas of Mountain and Cove Forests as natural park.
- 3.3.3.4 Involve and educate the community regarding forest protection practices, including promoting proper management and maintenance of native trees, through publications and display materials
- 3.3.3.5 Developers and tree companies will conform to required standards for tree protection and preservation in accordance with the District Environmental Protection and Preservation Bylaw (EPPB).
- 3.3.3.6 Continue to ensure effective protection of trees during land development activities in accordance with the District Environmental Protection and Preservation Bylaw (EPPB).

**Policy 3.3.4** Protect wetlands, creeks, streams, rivers and waterfront as natural landscapes and identify restoration opportunities.

Implementation

- 3.3.4.1 Identify and protect marine habitats.

- 3.3.4.2 Work with Vancouver Port Authority to remove all encroachments onto the beach.
- 3.3.4.3 Intertidal zones should be left in a natural state or restored, where possible, to their natural state.
- 3.3.4.4 Restore and replant damaged or historically lost riparian areas.<sup>2</sup>
- 3.3.4.5 Continue to remove barriers to fish migration.
- 3.3.4.6 In accordance with District, Provincial and Federal regulations, creek crossings will be achieved with clear spans wherever possible and will be designed, in all cases, to minimize disturbance and maximize protection of the creek environment.
- 3.3.4.7 Investigate opportunities to daylight streams.<sup>3</sup>

**Policy 3.3.5** Ensure Development Permit Area designations for protection of the natural environment apply to all stream corridors in the Seymour Local Plan area.

Implementation

- 3.3.5.1 Initiate a comprehensive review of Seymour's streams to determine precise boundaries, conditions, guidelines and activities, prior to amending the District Official Community Plan.

**Objective 3.4** *To protect development from natural hazards.*

**Policy 3.4.1** Development Permit Area designations for protection from hazardous conditions will be expanded to account for debris flow/flood hazards from Seymour's creeks.

Implementation

- 3.4.1.1 Amend the District Official Community Plan Development Permit Areas (DPA) for protection from hazardous conditions to designate properties within debris flow/flood and fan areas for creeks in the Deep Cove Zone and Indian Arm Zone.<sup>4</sup>
- 3.4.1.2 Amend the District Official Community Plan to describe the creek characteristics, hazard, consequence and risk of debris flows and floods.
- 3.4.1.3 Amend the District Official Community Plan to specify guidelines for development permit activity within hazard areas.
- 3.4.1.4 Continue specific site analysis to determine the extent and impact of debris flow hazards.

**Policy 3.4.2** Work with other jurisdictions and owners to protect development near areas of steep slopes.

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<sup>2</sup> Riparian: relating to or living or located on the bank of a natural watercourse

<sup>3</sup> To daylight a stream: is to re-establish an open watercourse by removing whatever form of engineering enclosure (pipe, culvert, etc.) that was previously installed to carry the flow of water.

<sup>4</sup> As identified in: EBA Engineering Consultants Ltd & Kerr Wood Leidal Associates Ltd. *District of North Vancouver Overview Report on Debris Flow Hazards*. April 1999.

**Policy 3.4.3** Examine the feasibility of a DNV-Provincial Government land exchange agreement to achieve objectives relating to the protection of steep slopes along Riverside Drive.

**Objective 3.5** *To protect and improve the environmental health and safety of the community.*

**Policy 3.5.1** Work towards zero pollution.

**Implementation**

3.5.1.1 Promote cleaner air by identifying improvements to local transit, encouraging use of public transit and car-pooling and examining alternative transportation options such as park & ride, shuttle buses and marine links.

3.5.1.2 Establish pump out stations for boats at various sites on the District waterfront. Work with stakeholders and consider capital and operating costs, potential revenue, funding, private/public ownership and alternative park or marine sites.

3.5.1.3 Work to improve swimming quality of water at Deep Cove.

**Policy 3.5.2** Encourage the protection of the Seymour watershed as a publicly owned and operated system to maintain a safe water supply, and encourage the GVWD to continue to prohibit watershed logging.

**Policy 3.5.3** Encourage the responsible management of sewage input and treatment in order to reduce sewage volume, increase treatment efficiency and promote community and environmental health.

**Policy 3.5.4** Identify contaminated sites and develop remediation strategies, with timelines.

Implementation

3.5.4.1 Document identified instances of contamination in Seymour and work with landowners to develop remediation plans.

3.5.4.2 Ensure site assessments and remediation plans are conducted in the succession planning for the Northlands site (formerly the Blair Rifle Range).

**Policy 3.5.5** Support and encourage the future transition from industrial use to mixed-use development with a strong public component on the Roche Point Waterfront.

**Policy 3.5.6** Ensure that a site assessment and a remediation plan are included in the succession planning for the McKenzie Barge/Noble Towing site. (See also Sections 4.0, 7.0 & 9.0)

**Policy 3.5.7** Promote awareness of and enforce District environmental standards.



## Implementation

- 3.5.7.1 Continue to enforce District Environmental Protection & Preservation Bylaw (EPPB) and other standards with regard to waste disposal, pollution, soil and tree removal and noise bylaws, including enforcement of penalties for contravention of the bylaws.
- 3.5.7.2 Continue to employ the District Integrated Pest Management Program and investigate drafting a pesticide bylaw to restrict the use of pesticides for cosmetic purposes.

## **4.0 Managed Growth & Development**

Within the context of the Greater Vancouver area and its Regional Growth Strategy, the District of North Vancouver, including Seymour, is a designated low growth area. Seymour's greater contribution to Regional objectives is the provision and guardianship of much of the Region's Green Zone. Still, as one of the last of Greater Vancouver's inner suburbs with some open land, Seymour does harbour potential for change.

Within this context, public input and deliberations throughout the plan process identified these key variables influencing potential development:

- Environmental stewardship
- Transportation and traffic systems
- Growth parameters
- Minimizing change in established neighbourhoods
- Ensuring that community services & facilities keep pace with change

Indeed, a primary factor in the growth phasing strategy outlined in this section is the "character" of the land being considered for development. That is, to manage growth in accordance with plan principles, the strategy directs development first to sites that are environmentally compromised, formerly used for other purposes, or currently developed. Undeveloped sites in a natural state, considered to exhibit significant environmental value, are not included in plan phasing

It is because of the inherent potential for change within Seymour, coupled with the community's priorities for environmental stewardship, transportation improvements and liveability, that the Plan adopts a phasing strategy that limits growth to an average 50 units per year, organized in 5-year phases and spanning a twenty-year (and beyond) time frame. Phasing is embedded in this longer plan horizon to guard against rapid growth that exceeds the functional capacity of Seymour. As well, it is expected that residential growth in Maplewood and on Tsleil-Waututh land in the next 5 to 10 years will tax transportation and other capacities of the area east of the Seymour River. Pressures of growth will limit access to bridges, highways, hospitals, schools and support services for all residents. While this situation is considered serious, it is possible that limited improvements will be realized in the coming ten years. Should this occur, managed residential growth and development may be possible. If improvements are made more rapidly than expected, the phasing could be

advanced; whereas, if improvements are slower than expected, development would likewise proceed more slowly. These potential outcomes are recognized by the Plan and addressed through the managed growth and phasing strategy, which is applied to these sites (*Chapter 4 Map*):

*Anne Macdonald Way  
Northlands  
Mount Seymour Parkway  
Roche Point East  
Riverside Terrace*

The Plan provides an important overall strategy for growth management in Seymour, based upon public input at the time of its development. As the Plan is implemented, any specific proposal will be assessed against Plan criteria and be subject to all the usual development review processes, including public review. Over time, plan criteria will be assessed to ensure that the growth management and phasing strategy continues to reflect community objectives.

**Goal**

***To manage limited and balanced growth to protect the environment, enhance liveability, recognize Seymour's regional role in Greater Vancouver's Green Zone and contribute to a more sustainable community.***

**Objective 4.1 *Increased stewardship and community sustainability.***

**Policy 4.1.1** Support and promote the protection of the Green Zone as a local and regional asset and responsibility.

**Policy 4.1.2** Encourage and support community-based or other efforts to restore, protect and maintain forests, streams, wetlands and natural habitats.

**Policy 4.1.3** Promote a sustainable community by considering the benefits and impacts of residential, economic and tourism growth comprehensively.

**Policy 4.1.4** Assess any development proposals in terms of impact on the land, transportation systems, use of resources, compatibility with the existing community and principles for neighbourhood pedestrian linkages, compact design, access to transit, facilities and services.

**Policy 4.1.5** Growth in Seymour should be managed concurrently with the timely and equitable provision of infrastructure, community services and facilities and transportation improvements.

**Objective 4.2 *Low residential growth that is managed to meet the needs of Seymour residents.***

**Policy 4.2.1** Residential development will maintain the predominantly single family character of Seymour, but will also include some housing options for residents, as needs change.

**Objective 4.3** *Annual residential growth that does not exceed 50 units per year on average, within a series of 5-year time frames over the life of the plan. This limit includes development on Tsleil-Waututh lands and accounts for development within the Maplewood planning boundary, but excludes secondary suites.*

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**Policy 4.3.1** Consult on an ongoing basis with Tsleil-Waututh representatives, to plan comprehensively for residential growth and its impacts on the Seymour area.

**Policy 4.3.2** The District Community Planning Department will consider Seymour-wide impact when planning for growth in the area east of the Seymour River.

**Policy 4.3.3** Residential land use planning in Seymour will consider changes in neighbouring communities, other District of North Vancouver plans and policies within the context of the Liveable Region Strategic Plan.

**Objective 4.4** *Continue to phase residential development on the basis of 50 units per year, on average and considering criteria articulated within, or developed as a result of, the Plan.*

**Policy 4.4.1** The phasing strategy, and subsequent specific development proposals will consider criteria including, but not limited to, the following:

- a. Plan growth rate of 50 units per year, on average
- b. Scale of residential development on neighbouring Tsleil-Waututh lands
- c. Scale of residential development in neighbouring Maplewood
- d. Character and availability of developable land
- e. Scale and timing of the proposal
- f. Environmental issues and constraints
- g. Capacity of and impact on transportation system
- h. Capacity of and impact on community services, facilities, infrastructure, and community evacuation in the event of emergency
- i. Investment made or required for infrastructure and community services
- j. Compatibility with surrounding neighbourhood
- k. Consistency with compact community principles for neighbourhood linkages, access to transit, services and amenities
- l. Benefit contributed to Seymour
- m. Other factors identified by the community and partners

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**Policy 4.4.2** The phasing strategy will identify the location of potential development in Seymour. (*Chapter 4 Map*)

**Policy 4.4.3** The phasing strategy will outline key variables affecting development of particular sites and articulate conditions under which development may proceed. (*Table 4-1*)

**Implementation:**

**4.4.3.1** Should development in Phase I and Phase II exceed 50 units per year, on average, development in subsequent phases will be reduced accordingly.

**4.4.3.2** Should development in Phase I and Phase II be less than 50 units per year, on average, development in subsequent phases may commence earlier than originally anticipated.

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**Policy 4.4.4** Provided that identified conditions of development are addressed, the sequencing of development is flexible.

**Objective 4.5** *Regular and ongoing review of the impacts of growth and Plan criteria.*

**Policy 4.5.1** With Community Planning, community representatives and others, a Plan monitoring strategy and criteria will be developed to ensure that development decisions are contributing to community goals. The strategy will include:

- a. Regular review of the growth rate, with an initial assessment one year after Plan adoption and ongoing review thereafter as required, but within 5 years as a minimum
- b. Review of plan phasing criteria
- c. Review of progress on traffic improvements and the impact on growth parameters
- d. Progress on improving community sustainability
- e. Effective communication regarding plan criteria, subsequent development proposals, decisions made and evolving community needs and objectives

**Objective 4.6** *Increased recreational and tourism opportunities in Seymour, which benefit the Seymour community, regional residents and visitors, while maintaining the natural environment and residential quality of life.*

**Policy 4.6.1** Include recreational/tourism growth as a potential component of a balanced community.

**Policy 4.6.2** Explore partnership opportunities to increase recreation and tourism, including First Nations initiatives.

**Policy 4.6.3** Identify and evaluate all proposals in consultation with the community to ensure such proposals minimize traffic impacts and contribute to Seymour community objectives.

**Policy 4.6.4** Ensure that all existing or proposed recreational uses respect, preserve and enhance natural features, habitats and Seymour's attractive residential character.

Implementation

4.6.4.1 Investigate the need, design and phasing of buffer zones between residential and recreational uses.

**Objective 4.7** *Increased local opportunities for economic development and employment.*

**Policy 4.7.1** Identify and support community economic development opportunities in areas such as: professional services, recreation, tourism, film, television production, arts, culture, non-polluting and technology-based industries.

**Policy 4.7.2** Consider economic growth potential in neighbouring areas, including Maplewood and Tsleil-Waututh Nation, in planning for economic and other growth.

**Policy 4.7.3** Explore partnership opportunities to promote local community economic development.

**TABLE 4-1: PHASING STRATEGY: Key Variables & Conditions of Development**

**Notes:**

- Phasing accounts for estimated development in the entire area east of the Seymour River.
- See "Conditions" regarding boundaries & authority. I.e. Anne Macdonald Way and all sites in Phases III through V are within the Seymour Plan boundary & District authority
- Development on Tseil-Waututh land and in Maplewood is presumed to occur in Phases I and II
- Phasing is approximate over the life of the Plan (to 2022)
- Adherence to the Plan growth rate of 50 units per year, on average over any five-year time frame, is a key variable in all cases and a change in rate of growth in one phase will affect the rate in subsequent phases. (See 4.4.3)

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PHASE 1 (2002-2007) PHASE II (2008-2012)	LOCATION East of the Seymour River			UNITS (Est.)	KEY VARIABLES	CONDITIONS
	Tseil Waututh			400		<ul style="list-style-type: none"> <li>• <b>Independent authority</b></li> </ul>
		Maplewood <sup>1</sup>		491		<ul style="list-style-type: none"> <li>• <b>Outside Plan boundary</b></li> <li>• <b>Within District authority</b></li> </ul>
			Anne Macdonald Way	29 (+ up to 8)	<ul style="list-style-type: none"> <li>• Market</li> <li>• Phasing</li> <li>• Existing CD14 zone</li> </ul>	<ul style="list-style-type: none"> <li>• District land</li> <li>• Process &amp; design guidelines established</li> </ul>
<b>TOTAL PHASE I &amp; II NEW UNITS EAST OF THE SEYMOUR RIVER</b>				<b>928</b>		
PHASE	LOCATION			UNITS	KEY VARIABLES	CONDITIONS
<ul style="list-style-type: none"> <li>• <b>All Phase III through V sites within Plan boundary &amp; District authority</b></li> </ul>						
III (2013-2017)	Northlands			300	<ul style="list-style-type: none"> <li>• Growth rate parameter</li> <li>• Multiphase</li> <li>• Environmental constraints (contamination, remediation, risk assessment, protection of creeks)</li> <li>• Impact on traffic</li> <li>• Readiness of landowner</li> <li>• Economic viability</li> </ul>	<ul style="list-style-type: none"> <li>• <del>Community support</del></li> <li>• <u>Early, open, frequent consultation to establish overall plan</u></li> <li>• <u>Growth rate</u></li> <li>• Comprehensive phasing plan required at outset</li> <li>• Start small, start south end</li> <li>• <u>Transportation study</u> and plan to address east-west traffic impacts &amp; other linkages</li> <li>• Comprehensive environmental assessment &amp; plan</li> <li>• <u>Assessment of impact on schools &amp; other community services</u></li> <li>• <u>Buffer from Parkway</u></li> <li>• <u>Integrate adjacent communities through multi-use trails, linkages.</u></li> </ul>

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The growth rate is 50 units per year, on average, over any given five year phase¶

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Buffer from Parkway ¶  
Integrate with adjacent communities through multi-use trail systems, pedestrian linkages¶  
Early, open & frequent consultation to establish overall plan

<sup>1</sup> The Maplewood Local Plan includes the Maplewood, Windridge & 'Riverside Triangle' areas.

**TABLE 4-1: PHASING STRATEGY: Key Variables & Conditions of Development**

**Notes:**

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- See "Conditions" regarding boundaries & authority. I.e. Anne Macdonald Way and all sites in Phases III through V are within the Seymour Plan boundary & District authority
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- Phasing is approximate over the life of the Plan (to 2022)
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PHASE IV (2018-2022)	LOCATION	UNITS (Estimated)	KEY VARIABLES	CONDITIONS
IV	Northlands	300 (cont'd)	<ul style="list-style-type: none"> <li>• See above</li> </ul>	<ul style="list-style-type: none"> <li>• See above</li> </ul>
IV	Mount Seymour Parkway <ul style="list-style-type: none"> <li>• South side</li> <li>• 3600 block</li> </ul>	25	<ul style="list-style-type: none"> <li>• Adherence to growth parameters</li> <li>• Financial feasibility</li> <li>• DNV/Private partnership</li> <li>• Community support</li> </ul>	<ul style="list-style-type: none"> <li>• Community support; design acceptable to immediate and broader community, i.e. resolve neighbours preference for higher building with overall desire for no high rises and low density</li> <li>• Private/DNV lots partnership to be achieved</li> <li>• Buffer to Parkway &amp; to existing townhouse neighbours</li> <li>• Mitigate noise</li> <li>• No access off Parkway</li> <li>• Traffic study &amp; plan</li> </ul>
IV	Mount Seymour Parkway <ul style="list-style-type: none"> <li>• North side</li> <li>• Potential blocks 3200 to 3500</li> </ul>	<ul style="list-style-type: none"> <li>• 35-105</li> <li>• Depends on form</li> </ul>	<ul style="list-style-type: none"> <li>• Adherence to growth parameters</li> <li>• Traffic impacts</li> <li>• Environmental constraints (creek crossing)</li> <li>• Community support</li> <li>• DNV/Private partnership</li> <li>• Financial feasibility</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Community support</u> Phasing &amp; design to respect growth parameters</li> <li>• Traffic study &amp; plan</li> <li>• No access off parkway; shared access; lane preferred</li> <li>• <u>Buffer from Parkway</u></li> <li>• <u>mitigate noise, acoustical design</u></li> <li>• <u>DNV/Private partnership</u></li> </ul>

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Community support ¶  
DNV/Private partnership

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- Adherence to the Plan growth rate of 50 units per year, on average over any five-year time frame, is a key variable in all cases and a change in rate of growth in one phase will affect the rate in subsequent phases. (See 4.4.3)

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The growth rate is 50 units per year, on average, over any given five year phase¶

PHASE V (Beyond 2022)	LOCATION	UNITS (Estimated)	KEY VARIABLES	CONDITIONS
V	Roche Point East	4	<ul style="list-style-type: none"> <li>• Environmental impact &amp; preservation</li> <li>• Consider holding for future study</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Community support</u></li> <li>• No connection of Roche Point Drive</li> <li>• Detailed environmental assessment, including top-of-bank</li> <li>• Retain green ways at end of cul-de-sac</li> </ul>
V	Riverside Terrace	<ul style="list-style-type: none"> <li>• Approx. 200</li> <li>• Depends on use, form, phasing</li> </ul>	<ul style="list-style-type: none"> <li>• Growth parameters</li> <li>• Environmental constraints especially related to Hogan's Pools</li> <li>• Geotechnical issues relating to steep banks</li> <li>• Traffic access &amp; impact, particularly related to Jordan St. accessing Riverside Drive</li> <li>• Consider holding for future study</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Community support</u></li> <li>• Traffic study &amp; plan</li> <li>• Retention of green space &amp; public access</li> <li>• <u>Detailed environmental, Geotechnical and other studies leading to acceptable plan</u></li> </ul>
<b>TOTAL UNITS TO BE PHASED OVER 25 YEARS</b>		<b>1555</b>		

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## **5.0 Transportation, Traffic & Utilities**

With traffic congestion a daily reality for commuters and residents, access and transportation are key determinants of the liveability in Seymour and a prime consideration in planning for the area. The current transportation system continues to be shaped by the Provincial highway system and Seymour's mountainside setting. The interchanges for Highway 1 and the Ironworkers Memorial Bridge determine traffic flow to, from and within the Seymour, Maplewood and Inter-River communities.

The solution to Seymour's traffic challenge must be multi-faceted; including adopting a rate of development consistent with the existing infrastructure, creating viable alternative means of accessing Seymour and promoting the use of these alternatives among commuters. The Plan therefore highlights the need for transportation improvements as a condition of development and to acknowledge the direct influence of traffic on Seymour's liveability. While recognizing the regional transportation context shaping Seymour, the Plan is aimed at encouraging transportation decisions that improve local conditions. As such, it underscores the need to communicate with surrounding communities and provincial ministries to achieve solutions to traffic congestion and improvements to east-west movement. This includes improving mobility for residents with destinations in North Vancouver City and western District neighbourhoods not wishing to access the bridge or provincial road system. It involves managing traffic to local and regional attractions, in ways that minimize local area impacts. It also includes a comprehensive examination of the need and alternatives for additional north-south connections.

Finally, reflecting Seymour's desire to promote community sustainability, plan statements also strongly encourage the development and improvement of alternative transportation options, including improved bus service, other forms of public transit (such as community mini-buses and future marine linkages) and an increased emphasis on cycle and pedestrian linkages.

### **Goal**

***A flexible, efficient and safe multi-modal transportation system, which particularly addresses east-west movement, to enhance the liveability of Seymour.***

**Objective 5.1** ***Alternative access options and changes to the major road network, which improve local conditions.***

**Policy 5.1.1** In co-operation with other governments and neighbouring communities, continue to develop a multi-modal transportation system, which emphasizes improvements to east-west routes.

**Policy 5.1.2** Encourage the Province to improve access to the Ironworkers Memorial Second Narrows Bridge and to points East and West, from both Mount Seymour Parkway and Dollarton Highway. Improvements could include public transit alternatives, bridgehead access, ramps, or an east-west connector, for example.

- Policy 5.1.3** In consultation with the community, the Province and other partners, give priority to creating an alternative route for cross-municipal traffic between Seymour and other North Vancouver destinations. This alternative route would be an integral part of the solution defined for 5.1.2 above.
- Policy 5.1.4** In co-operation with other governments, agencies, neighbouring communities and other partners, continue to explore the potential of a commuter ferry or other marine linkages for access to Seymour.
- Policy 5.1.5** In consultation with the Seymour neighbourhoods, adjacent communities, Tsleil-Waututh Nation and other possible partners, investigate and prioritize the need for additional north/south connections between Mount Seymour Parkway and Dollarton Highway. (E.g. along Apex Road or other points through IR#3).
- Policy 5.1.6** Roche Point Drive north and Roche Point Drive south will remain as cul-de-sacs, with Roche Point Drive north accessing only Mount Seymour Parkway and Roche Point south accessing Dollarton Highway.
- Policy 5.1.7** Identify and provide additional north-south pedestrian and cycle corridors – both on and off road – to link Seymour neighbourhoods and services.
- Policy 5.1.8** Work with other levels of governments, agencies and organizations to minimize environmental impact by facilitating a shift from cars to public transit and cycling.
- Policy 5.1.9** Encourage TransLink and the Province to prioritize projects that improve transit access to the Second Narrows Bridge and points beyond. These could include, for example: twinning of the Dollarton Highway Bridge, queue-jumping along Mount Seymour Parkway and improvements to the Ironworkers Memorial Second Narrows bridge and bridgehead ramps.
- Policy 5.1.10** Request that TransLink give priority to providing effective public transit service to educational institutions to reduce congestion during commuting periods.
- Policy 5.1.11** Improve local neighbourhood safety along major roads.

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### Implementation

- 5.1.11.1 Monitor traffic movements and capacities along arterial and collector roads to identify and prioritize the provision of traffic signals, pedestrian signals, and special cross walks or other intersection improvements.
- 5.1.11.2 Work with provincial ministries, Tsleil-Waututh Nation, the RCMP and others to improve pedestrian safety on Dollarton Highway, Mount Seymour

Parkway, Deep Cove Road, Berkley Road, Mount Seymour Road and Indian River Drive in part by:

- a) examining solutions to maintain posted speed limits
- b) providing a safer pedestrian route along Dollarton Highway and at specific crossing points e.g. Dollar Road, Riverside Drive
- c) providing clear signage to major destinations such as the Seymour Mountain Ski area

**Policy 5.1.12** Facilitate the movement of goods in to and out of the community.

**Policy 5.1.13** Within the context of the comprehensive review of the District of North Vancouver Subdivision Control Bylaw by the Engineering and Planning departments, review and amend where necessary, Seymour's road classifications.

**Policy 5.1.14** Retain traffic and transit rights-of-way for current and future needs.

**Implementation**

- 5.1.14.1 Identify, document and reserve unopened road allowances for future pedestrian and cycle route improvements.
- 5.1.14.2 Integrate trail marker signage with sidewalks to foster pedestrian and cycle linkages within the community.

**Objective 5.2** ***A community-focused transportation system that is safe, equitable and inclusive for vehicles, cyclists, pedestrians and transit users.***

**Policy 5.2.1** Consider the needs of a range of users in designing and implementing transportation and transit policies.

**Policy 5.2.2** Continue to monitor and improve safety along local roads and routes by employing neighbourhood input, awareness, traffic calming and other approaches, for example.

**Policy 5.2.3** Continue to improve accessibility to public transit services by investigating alternative transit models.

**Policy 5.2.4** Work with TransLink and the community to improve the quality of service for all transit users -- peak-hour commuters, off-peak hour users, seniors, students, youth and people with disabilities.

Implementation

- 5.2.4.1 Review the need for express bus service from Deep Cove to downtown Vancouver.
- 5.2.4.2 Examine ways to improve service to downtown Vancouver and other employment areas on the North Shore, including augmenting the frequency of service.

- 5.2.4.3 Encourage TransLink to improve service between the Seymour and Inter-River communities.
- 5.2.4.4 Encourage TransLink to improve ridership and enhance service to neighbourhoods with the introduction of community mini buses
- 5.2.4.5 Provide bus shelters, benches and garbage bins at stops without these facilities now and ensure these do not impede pedestrians with disabilities
- 5.2.4.6 Expand park and ride facilities at Phibbs Exchange (or other suitable location) and enhance the safety and security of such sites
- 5.2.4.7 Continue to make bus stop landing areas wheel chair accessible
- 5.2.4.8 Integrate convenient, well-lit and safe access to transit services
- 5.2.4.9 Examine the possibility of developing queue-jumper facilities along Mount Seymour Parkway for transit accessing Phibbs Exchange. In the longer term consider queue-jumpers along any north/south connector roads.

**Policy 5.2.5** Continue to improve the circulation system and facilities for cyclists and pedestrians.

**Policy 5.2.6** Implement the North Vancouver Bicycle Master Plan network in Seymour, ~~namely, Dollarton Highway, Riverside Drive, Deep Cove Road/Gallant, Mount Seymour Parkway and bypass routes.~~

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**Policy 5.2.7** Work with the Joint Bicycle Advisory Committee, Parks Department, Provincial ministries, adjacent communities and others to improve safety and convenience for cyclists.

#### Implementation

- 5.2.7.1 Improve paving and road markings on arterial and collector roads
- 5.2.7.2 Provide minimum standard cycling lanes (4.3 meters wide shared curb lane) wherever feasible.
- 5.2.7.3 Improve the bicycle friendliness of the Highway 1/Dollarton Highway interchange at the Second Narrows bridgehead
- 5.2.7.4 Incorporate provisions for cyclists in trail development e.g. V-grooves and cycle bridges.
- 5.2.7.5 Formalize a shared vehicle/cycle lane from Maplewood to Deep Cove Village
- 5.2.7.6 Investigate additional routes and facilities such as bike racks or lockers at major transit stops.

**Policy 5.2.8** Engineering and Planning departments will continue to review the sidewalk network and work with the community to prioritize expansion and improvements aimed at enhancing safety, access and ease of mobility for all users. Particular attention will be paid to sidewalks, parking and safety issues in school areas and reference made to the Pedestrian Access Guidelines.

**Policy 5.2.9** Ensure that the circulation system for new developments includes vehicle, pedestrian, transit and cycle linkages, while minimizing negative impacts on the environment and existing neighbourhoods.

Implementation

5.2.9.1 Review all proposed new development for impacts on the environment, safety, existing capacity and for enhancements to the circulation system for vehicles, pedestrians and cyclists.

5.2.9.2 Any future development of Northlands (the former Blair Rifle Range) will require detailed transportation impact studies and transportation plan.

5.2.9.3 In future developments and redevelopments, limit the number of driveway accesses on arterial and collector roads, such as Mount Seymour Parkway, to reduce potential safety hazards and points of conflict.

5.2.9.4 Traffic impact studies and consultation with area residents will be required for any new development or redevelopment proposal, to mitigate negative impacts of additional traffic generated by such development.

**Objective 5.3** *Minimize the impact on local neighbourhoods of traffic destined for District and Regional facilities located in Seymour.*

**Policy 5.3.1** Work with the community, local business, District departments and others to study the non-resident use of on-street parking near commercial, recreational or other activity areas.

**Policy 5.3.2** Work with the community, business operators, District departments and others to monitor and assess weekend non-resident use of parking to access recreation sites such as Indian Arm, Cates Park, Deep Cove, Seymour Mountain, Cove/Mountain Forest and the Lower Seymour Conservation Reserve area. Undertake necessary studies and develop solutions to minimize the impact on local neighbourhoods. E.g. weekend shuttle services between popular destinations.

**Objective 5.4** *Maintain and improve the quality of utility networks and services.*

**Policy 5.4.1** Maintain services (water, hydro, gas, telephone, sanitary, storm, garbage collection, storm water control, recycling collection) at existing levels of quality and improve services where necessary and feasible.

**Policy 5.4.2** Ensure that services to new neighbourhood developments are within the existing service capacities, or that extension of capacity is established in advance of actual development.

**Policy 5.4.3** Ensure sufficient provision of public waste receptacles to promote health and attractiveness throughout the community.

**Policy 5.4.4** Services to any new development should be as unobtrusive as possible.

**Implementation**

- 5.4.4.1 Electrical services to new neighbourhood development will be placed underground.
- 5.4.4.2 Electrical transformers, connection boxes, gas meters, communication services or other utilities should be located and screened to minimize visibility to the neighbourhood.
- Policy 5.4.5** Consider environmental impacts and the concepts of sustainable communities in the provision and management of services.
- Policy 5.4.6** Review new energy services in light of the “Sustainable Community Principles” set out by the BC Energy Council.
- Policy 5.4.7** Review proposed developments for their impact on the environmental quality of the District’s storm water system.

**6.0 Housing & Schools**

Although Seymour is increasingly a recreation destination, it will always be a residential community of family-oriented neighbourhoods. Nevertheless, general changes and trends among Seymour’s neighbourhoods, its residents, their housing needs and lifestyles are evident. Seymour’s population is aging, household sizes have dropped and the number of 2-person families has risen. While single-family housing continues to predominate, the number of multi-family units has increased. Home ownership is high in Seymour, average family income is higher than in the District as a whole, and the incidence of low income is lower.

Within this context, housing policies and recommendations reflect the clear community sentiment that housing development is dependent upon improvements to east-west traffic systems. This is especially significant in any future development of the Northlands area. Also inherent in the housing policies is the recognition of the community’s commitment to protect environmentally sensitive areas and to establish a Seymour waterfront that is clean, natural and accessible. The Plan also requires the continual evaluation of community service capacity as development proceeds, to ensure the liveability of the Seymour community.

Overall, the Plan’s housing policies seek to minimize change while providing some alternative housing choices to promote community sustainability and support residents as their needs change. Seymour seniors, in particular, have identified the need for a greater range of housing options, including the ability to downsize to manageable homes and to access supportive housing services. In terms of housing type, a range of single-family housing sizes should be encouraged. Other ground-oriented choices with yard area should

also be considered. In general, multi family developments should be low scale (not exceeding 4 storeys) as the community does not support high-rise residential buildings.

**Goal**

***To maintain the predominantly single family character of Seymour while providing increased diversity in housing choices to meet residents' changing needs.***

**Objective 6.1** ***To maintain and protect existing, stable residential neighbourhoods and housing stock.***

**Policy 6.1.1** Retain existing zoning in established residential neighbourhoods unless otherwise determined by the neighbourhood itself; i.e. Riverside East, Blueridge, Seymour Heights, McCartney Woods, Windsor Park, Dollarton, Cove Cliff (*Chapter 6 Map*)

**Policy 6.1.2** Any new development in established neighbourhoods, permitted within existing zoning and subdivision regulations, must be in keeping with the scale and character of the area.

**Policy 6.1.3** Consider area specific neighbourhood zoning to ensure that any new single family housing is compatible with the character of the neighbourhood in terms of size, shape, height, setbacks, garage locations and other siting factors.

**Policy 6.1.4** Retain existing multifamily rental housing stock by discouraging changes in tenure that reduce rental housing and by considering redevelopment of multifamily rental units only if a comparable number of rental units will be provided.

**Policy 6.1.5** Any redevelopment of ageing multifamily units should provide the same number of units as those being replaced. Increases in numbers of units may be considered where a benefit to the community is identified and can be realized.

**Policy 6.1.6** Provide opportunity for neighbours to be involved in redevelopment in early stages.

**Implementation**

6.1.6.1 Standard operating procedures, which incorporate consultation with local community associations in the pre-application stage for OCP amendments, rezoning, development permits and some subdivisions are considered important and are supported.<sup>1</sup>

**Objective 6.2** ***To meet housing needs of residents as families and life styles change, in ways that make neighbourhoods sustainable.***

<sup>1</sup> District of North Vancouver, Community Planning Process Improvement Project Final Report, June 2001.

- Policy 6.2.1** New residential development is to be phased and designated to provide single family and multifamily sites in accordance with the Plan. (*Chapter 6 Map & Table 6-1*)
- Policy 6.2.2** New single-family development will consist primarily of standard single-family lots, but could also include smaller single-family lots, duplexes, and other ground-oriented choices with yard areas, where appropriate.
- Policy 6.2.3** Future development of remaining Anne Macdonald Way single-family lots will be in keeping with established Design Guidelines.
- Policy 6.2.4** Any future development of Northlands should incorporate a range of single-family lot sizes, including traditional Seymour lot sizes (RS3, RS4 and RS5 equivalents), as well as a variety of small lots, detached homes and creative design layouts. (See *Table 6-1*)
- Policy 6.2.5** Future development of Roche Point Drive East single-family lots should be in keeping with the scale and design of the existing homes in the neighbourhood. (*Table 6-1*)
- Policy 6.2.6** New multi-family developments will not exceed four storeys in height.
- Policy 6.2.7** New multi-family developments should be located in proximity to transportation, services, community facilities and open space.
- Policy 6.2.8** Multi family development within the context of a comprehensive plan for Northlands should be located in proximity to existing and planned transit, community facilities and services. Any development will be in accordance with the conditions and principles outlined in *Table 6-1* and must contribute to community objectives.
- Policy 6.2.9** Future redevelopment of single family to multifamily housing along the north side of Mount Seymour Parkway (3200 to 3500 blocks) will be permitted to a density of between 0.6 and 1.2 Floor Space Ration (FSR) provided that:
- The housing form is predominantly townhouses
  - A minimum of 15,000 square feet (140 m<sup>2</sup>) is assembled for townhouse development and no “locked in” lots are created
  - The development addresses issues of traffic, access, safety, acoustical standards, view and backdrop considerations, community acceptance and design standards, in accordance with *Table 6-1*.
  - The development contributes to community objectives
- Policy 6.2.10** Future redevelopment of single family to multifamily in the 3600 block of the south side of Mount Seymour Parkway should address issues of



access, noise, safety, compatibility with neighbouring developments, and be of a scale and design acceptable to the immediate and general community. (*Table 6-1*)

**Policy 6.2.11** The District Official Community Plan Development Permit Areas for Commercial, Industrial, Multifamily Development will be amended to include the 3200 to 3500 north side blocks and 3600 south side blocks of Mount Seymour Parkway.

**Policy 6.2.12** Support and facilitate the choice of families and seniors to stay in their current homes and neighbourhood as long as possible.

#### Implementation

6.2.12.1 Identify suitable sites for supportive housing and other facilities for seniors in the community, considering issues such as: proximity to transit, commercial, recreation, health and other services, a safe, level pedestrian setting and avoiding isolation.

6.2.12.2 Encourage adaptable housing approaches in new developments, including the use of Adaptable Design Guidelines.

6.2.12.3 Encourage other levels of government and appropriate agencies and authorities to provide support and funding for services and for adaptable design homes and facilities.

6.2.12.4 Explore means to protect apartment renters from displacement and/or drastic rent increases in the event of redevelopment.

**Policy 6.2.13** The approval process for new development projects will ensure that Plan and District objectives relating to housing type, tenure, environmental protection, transportation improvements, services, infrastructure and community amenities are met.

**Policy 6.2.14** Secondary suites are recognized as a means of increasing options for the homeowner and providing affordable accommodation for renters in the community.

**Policy 6.2.15** Through design of housing, neighbourhoods and amenities, promote healthy neighbourhoods in which residents live and interact.

#### **Objective 6.3 *Safeguard lands, natural and built assets for future generations.***

**Policy 6.3.1** Designate District land, suitable sites and other resources for long term housing needs of an aging population and future generations.

**Policy 6.3.2** Given their significant environmental value, Roche Point West and the Mystery Crescent area in the Indian River Neighbourhood (*Chapter 6 Map*) will be designated as Parks, Recreation & Wilderness. Further comprehensive study will precede any future change in designation.

- Policy 6.3.3** District –owned properties on Summerside Lane and Badger Place will not be developed for residential purposes over the life of this plan. Further comprehensive study will precede any future development proposals.
- Policy 6.3.4** Riverside Terrace (*Chapter 6 Map*) will be designated for further study as a potential future site for supportive housing, subject to environmental and transportation issues being addressed. The Official Community Plan will be amended to include this site as a development permit area for Commercial, Industrial, Multi-Family Development.
- Policy 6.3.5** Medium and high-density residential development is not to be permitted along Seymour’s waterfront.
- Policy 6.3.6** Any future re-development of the McKenzie Barge/Noble Towing site west of Cates Park should be treated as a comprehensive development focusing on the arts, culture, economic and tourism opportunities for the site. Such future comprehensive development could include 25 or fewer residential units, to be incorporated into the conceptual phasing strategy detailed in Section 4.0<sup>2</sup>
- Policy 6.3.7** Consult with Tsleil-Waututh neighbours on issues of shared interest concerning development, planning and the impacts of growth and change.
- Implementation
- 6.3.7.1 Explore opportunities for joint acquisition and management of sites of shared strategic or cultural significance to promote common objectives. E.g. McKenzie Barge/Noble Towing properties.
- Policy 6.3.8** Ensure new construction is of high quality and design appropriate to Seymour’s built and natural environment. (*See Table 6-1*)
- Policy 6.3.9** The Community Planning Department, in consultation with other departments, agencies and community members will monitor demographic and social trends along with the impacts of development, to ensure community needs are planned for now and in the future.
- Objective 6.4** *Secure, comfortable and invigorating schools in which Seymour’s students can thrive.*
- Policy 6.4.1** Liase with School District #44 regarding the Capital Planning Program and to communicate priorities and co-ordinate school and neighbourhood planning. (*See also 8.2.1*)

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<sup>2</sup> See preferred re -development details in Section 9.0, Policy 9.2.5

**Policy 6.4.2** Continue to develop joint use agreements between the District and School District #44 to increase community use of schools and fields. (See also Sections 7.0 and 8.0)

**TABLE 6-1: PHASING STRATEGY: Key Variables & Conditions of Development**

- Phasing accounts for estimated development in the entire area east of the Seymour River.
- See "Conditions" regarding boundaries & authority. I.e. Anne Macdonald Way and all sites in Phases III through V are within the Seymour Plan boundary & District authority
- Development on Tisleil-Waututh land and in Maplewood is presumed to occur in Phases I and II
- Phasing is approximate over the life of the Plan (to 2022)
- Adherence to the Plan growth rate of 50 units per year, on average over any five-year time frame, is a key variable in all cases and a change in rate of growth in one phase will affect the rate in subsequent phases (See 4.4.3)

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PHASE I (2002-2007) PHASE II (2008-2012)	LOCATION East of the Seymour River		UNIT S (Est.)	KEY VARIABLES	CONDITIONS	TYPE (Recommended Form & Character)
	Tisleil Waututh		400		<ul style="list-style-type: none"> <li>• Independent authority</li> </ul>	<ul style="list-style-type: none"> <li>• Independent authority</li> </ul>
		Maplewood <sup>1</sup>	491		<ul style="list-style-type: none"> <li>• Outside Plan boundary</li> <li>• Within District authority</li> </ul>	<ul style="list-style-type: none"> <li>• Outside Plan boundary</li> </ul>
		Anne Macdonald Way	29 (+ up to 8)	<ul style="list-style-type: none"> <li>• Market</li> <li>• Phasing</li> <li>• CD14 zone</li> </ul>	<ul style="list-style-type: none"> <li>• Process &amp; design guidelines established</li> </ul>	<ul style="list-style-type: none"> <li>• Single Family</li> </ul>
<b>TOTAL PHASE I &amp; II NEW UNITS EAST OF SEYMOUR RIVER</b>						<b>928</b>
PHASE	LOCAITON		UNITS	KEY VARIABLES	CONDITIONS	TYPE (Form & Character)
<ul style="list-style-type: none"> <li>• All Phase III through V sites within Plan boundary &amp; District authority</li> </ul>						
PHASE III (2013-2017)	Northlands		300	<ul style="list-style-type: none"> <li>• Growth rate</li> <li>• <u>Multi-phase</u></li> <li>• Environmental constraints (contamination, remediation, risk assessment, protection of creeks)</li> <li>• Impact on traffic</li> <li>• Readiness of landowner</li> <li>• Economic viability</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Community support</u></li> <li>• <u>Growth rate</u></li> <li>• Comprehensive phasing plan required at outset</li> <li>• Start small, start south end</li> <li>• <u>T</u>ransportation study and plan to address east-west traffic impacts &amp; other linkages</li> <li>• Comprehensive environmental assessment &amp; plan</li> <li>• Assessment of impact on schools &amp; other community services</li> <li>• Buffer from Parkway</li> <li>• Integrate with adjacent communities through multi-use trail systems, pedestrian linkages</li> <li>• Early, open &amp; frequent consultation to establish overall plan</li> </ul>	<ul style="list-style-type: none"> <li>• Predominantly single family; minimal multi-family (e.g.80%/20%)</li> <li>• Single family in range of sizes &amp; creative formats</li> <li>• Multifamily in proximity to existing &amp; planned transit, facilities &amp; services</li> <li>• Design guidelines reflecting "Seymour theme"</li> <li>• Include community amenities such as: playing fields, track, live theatre, community space, seniors housing, staging areas for bike and mountain activities</li> </ul>

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<sup>1</sup> The Maplewood Local Plan includes the Maplewood, Windridge & 'Riverside Triangle' areas.

**TABLE 6-1: PHASING STRATEGY: Key Variables & Conditions of Development**

- *Phasing accounts for estimated development in the entire area east of the Seymour River.*
- *See "Conditions" regarding boundaries & authority. I.e. Anne Macdonald Way and all sites in Phases III through V are within the Seymour Plan boundary & District authority*
- *Development on Tsleil-Waututh land and in Maplewood is presumed to occur in Phases I and II*
- *Phasing is approximate over the life of the Plan (to 2022)*
- *Adherence to the Plan growth rate of 50 units per year, on average over any five-year time frame, is a key variable in all cases and a change in rate of growth in one phase will affect the rate in subsequent phases (See 4.4.3)*

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PHASE IV (2018-2022)	LOCATION	UNITS (Est.)	KEY VARIABLES	CONDITIONS	TYPE (Recommended Form & Character)
IV	Northlands	300 (cont'd)	<ul style="list-style-type: none"> <li>• See above</li> </ul>	<ul style="list-style-type: none"> <li>• See above</li> </ul>	<ul style="list-style-type: none"> <li>• See above</li> </ul>
	Mount Seymour Parkway <ul style="list-style-type: none"> <li>• South side</li> <li>• 3600 block</li> </ul>	25	<ul style="list-style-type: none"> <li>• Adherence to growth parameters</li> <li>• Financial feasibility</li> <li>• DNV/Private partnership</li> <li>• Community support</li> </ul>	<ul style="list-style-type: none"> <li>• Community support; design acceptable to immediate and broader community, i.e. resolve neighbours preference for higher building with overall desire for no high rises and low density</li> <li>• Private/DNV lots partnership to be achieved</li> <li>• Buffer to Parkway &amp; to existing townhouse neighbours</li> <li>• Mitigate noise</li> <li>• No access off Parkway</li> <li>• Traffic study &amp; plan</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-family</li> <li>• Small building – 3 storeys</li> <li>• Small units benefiting from proximity to transit &amp; services</li> <li>• Not age specific</li> <li>• Compatible with surroundings</li> <li>• Design acceptable to community &amp; reflecting "Seymour theme"</li> <li>• Underground parking</li> </ul>
IV	Mount Seymour Parkway North side Blocks 3200-3500	<ul style="list-style-type: none"> <li>• 35-105 (Depends on form)</li> </ul>	<ul style="list-style-type: none"> <li>• Adherence to growth parameters</li> <li>• Traffic impacts</li> <li>• Environmental constraints (creek crossing)</li> <li>• Community support</li> <li>• DNV/Private partnership</li> <li>• Financial feasibility</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Community support</u></li> <li>• Phasing &amp; design to respect growth parameters</li> <li>• Traffic study &amp; plan</li> <li>• No access off Parkway; shared access; lane preferred</li> <li>• Buffer from parkway, mitigate noise; acoustical design</li> <li>• DNV/Private partnership</li> <li>• Development permit area</li> </ul>	<ul style="list-style-type: none"> <li>• Multi-family</li> <li>• Specific guidelines to be developed, but will generally reflect the following:                             <ul style="list-style-type: none"> <li>• Predominantly townhouses, but with variety to avoid "wall" effect</li> <li>• Take advantage of golf course backdrop &amp; views</li> <li>• Density at 0.6 FSR with possibility to achieve maximum 1.2 FSR depending on:                                     <ul style="list-style-type: none"> <li>• Community benefit provided;</li> <li>• design acceptable to community &amp; with "Seymour theme"</li> </ul> </li> <li>• Minimum 15,000 Sq ft. (140 m<sup>2</sup>) &amp; no "locked in" lots</li> </ul> </li> </ul>

Deleted: TABLE 6-1: PHASING STRATEGY: Key Variables & Conditions of Development¶  
 Notes: ¶  
 <#>Phasing accounts for estimated development in the entire area east of the Seymour River. ¶  
 <#>See "Conditions" regarding boundaries & authority. I.e. Anne Macdonald Way and all sites in Phases III through V are within the Seymour Plan boundary & District authority ¶  
 <#>Development on Tsleil-Waututh land and in Maplewood is presumed to occur in Phases I and II ¶  
 <#>Phasing is approximate over the life of the Plan (to 2022) ¶  
 <#>Adherence to Plan growth parameters is a key variable in all cases and a change in rate of growth in one phase will affect the rate in subsequent phases ¶  
 The growth rate is 50 units per year, on average, over any given five year phase

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**TABLE 6-1: PHASING STRATEGY: Key Variables & Conditions of Development**

- ~~Phasing accounts for estimated development in the entire area east of the Seymour River.~~
- ~~See "Conditions" regarding boundaries & authority. I.e. Anne Macdonald Way and all sites in Phases III through V are within the Seymour Plan boundary & District authority~~
- ~~Development on Tisleil-Waututh land and in Maplewood is presumed to occur in Phases I and II~~
- ~~Phasing is approximate over the life of the Plan (to 2022)~~
- ~~Adherence to the Plan growth rate of 50 units per year, on average over any five-year time frame, is a key variable in all cases and a change in rate of growth in one phase will affect the rate in subsequent phases (See 4.4.3)~~

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PHASE V (Beyond 2022)	LOCATION	UNITS (Est.)	KEY VARIABLES	CONDITIONS	TYPE (Recommended Form & Character)
V	Roche Point East	4	<ul style="list-style-type: none"> <li>• Environmental impact &amp; preservation</li> <li>• Consider holding for future study</li> </ul>	<ul style="list-style-type: none"> <li>• <del>Community support</del></li> <li>• <del>No connection of Roche Point Drive</del></li> <li>• Detailed environmental assessment, including top-of-bank</li> <li>• <del>Retain green ways at end of cul-de-sac</del></li> </ul>	<ul style="list-style-type: none"> <li>• Single family in keeping with character of existing neighbourhood</li> </ul>
V	Riverside Terrace ("Gravel Pit")	<ul style="list-style-type: none"> <li>• Approx. 200 (Depends on use, form, phasing)</li> </ul>	<ul style="list-style-type: none"> <li>• Growth parameters</li> <li>• Environmental constraints especially related to Hogan's Pools</li> <li>• Geotechnical issues relating to steep banks</li> <li>• Traffic access &amp; impact, particularly related to Jordan St. accessing Riverside Drive</li> <li>• Consider holding for future study</li> </ul>	<ul style="list-style-type: none"> <li>• <del>Community support</del></li> <li>• <del>Detailed environmental, Geotechnical and other studies leading to acceptable plan</del></li> <li>• Traffic study &amp; plan</li> <li>• Retention of green space &amp; public access</li> <li>• Development permit area</li> <li>• <del>Design guidelines will apply</del></li> </ul>	<ul style="list-style-type: none"> <li>• Suitable site for supportive housing, but not seniors market housing</li> <li>• Design guidelines to reflect "Seymour theme"</li> </ul>
<b>TOTAL UNITS TO BE PHASED OVER 25 YEARS</b>					<b>1555</b>

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Notes:

~~Phasing accounts for estimated development in the entire area east of the Seymour River.~~

~~See "Conditions" regarding boundaries & authority. I.e. Anne Macdonald Way and all sites in Phases III through V are within the Seymour Plan boundary & District authority~~

~~Development on Tisleil-Waututh land and in Maplewood is presumed to occur in Phases I and II~~

~~Phasing is approximate over the life of the Plan (to 2022)~~

~~Adherence to Plan growth parameters is a key variable in all cases and a change in rate of growth in one phase will affect the rate in subsequent phases~~

~~The growth rate is 50 units per year, on average, over any given five year phase~~

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Community support

## **7.0 Parks & Open Space**

Seymour's natural features are complemented by numerous parks, trails, open spaces and other recreational assets. While protecting the natural environment is a key goal of the community, so too is enhancing opportunities for recreation and healthy living within Seymour's neighbourhoods and along its unique waterfront. Although environmental and parks strategies are presented separately, there is a strong inter-relationship between environmental protection and parks and open space provision and management. Complementing the policies in Section 3.0, this section further recognizes this inter-relationship here. In general, it emphasizes the need for environmental study to precede detailed design of new park spaces and before changes or additions to existing facilities. Within this context, it specifically addresses the community desire to improve and augment parks, trails and other linkages between Seymour's neighbourhoods -- including the potential future neighbourhood at Northlands -- for pedestrians, cyclists and wildlife. The policies also address the challenge of providing recreational access to Seymour's trails, parks and waterfront, while minimizing negative effects on the environment and local neighbourhoods.

Effective management of Seymour's natural and recreational assets requires partnership and co-operation across boundaries and among partners and neighbours. The Plan highlights the importance of initiating the Cates Park Management Plan in consultation with the Tsleil-Waututh Nation and working co-operatively with School District #44, the Greater Vancouver Regional District, Provincial and Federal governments and other agencies. Finally, like Section 3.0, this section adopts many of the recommendations of the Waterfront Task Force.

### **Goal**

***While protecting the environment, create, enhance and manage parks, trails and open spaces for the enjoyment of Seymour's residents and visitors.***

**Objective 7.1** ***Identify and protect areas having biophysical, environmental, recreational or historic value.***

**Policy 7.1.1** Preserve and protect significant undeveloped natural forest, wilderness, wetland and waterfront areas.

**Policy 7.1.2** Promote environmental protection through the responsible management of recreational access to Seymour's trails, wilderness and waterfront.

**Policy 7.1.3** In consultation with community groups, other District departments, regional, provincial, First Nations and other partners, produce an inventory of environmentally sensitive sites requiring protection and managed access.

**Policy 7.1.4** Acknowledge the environmental importance and sensitivity of Hogan's Pools as a natural area and limit access through designated trails as described in the Hogan's Pools Park Environmental Inventory and Park Concept Plan<sup>1</sup>.

**Policy 7.1.5** Ensure detailed planning and environmental studies are conducted prior to new park or trail development.

**Objective 7.2** *Create linkages between neighbourhoods, parks, community/recreation centres, schools and shopping areas through interconnected parks, waterways and green space.*

**Policy 7.2.1** While respecting environmental considerations and regulations, provide connections necessary to complete existing trail systems.

Implementation

- 7.2.1.1 Identify existing pedestrian and bike linkages in the community, including connections to streets and through street ends, and produce a map illustrating these.
- 7.2.1.2 Continue to work with the GVRD, BC Parks and other agencies to implement and expand the North Shore Sector Recreational Greenway Plan in support of the regional Green Zone Strategy and Liveable Region Strategic Plan.
- 7.2.1.3 Upgrade the existing Baden-Powell Trail connecting Deep Cove to Grouse Mountain and continue to implement the guidelines of the Baden Powell Trail Study. DNV Parks to consult with trail users to identify priority sections for improvement on a regular basis. (e.g. the portion between Hyannis and the 'Mushroom Bus Stop' and moving the section currently along the Woodlands road into the adjacent forest.)
- 7.2.1.4 Subject to environmental review and detailed design, undertake the following:
  - a. Complete the multi-purpose Northlands Golf Course perimeter trail system
  - b. Establish a new trail south of the McCartney Creek Park sports fields along McCartney Creek to Mount Seymour Parkway
  - c. Provide a trail connection from Anne Macdonald Way south to connect into the existing trail along Taylor Creek at Parkgate Community Park
  - d. Provide a multi-purpose trail from Parkgate Community Park south along Taylor Creek to Mount Seymour Parkway
  - e. Provide an east-west connection through the eastern part of Parkgate Park to connect with Mount Seymour Road
  - f. Formalize an interpretive trail through the Roche Point forest to recognize the conservation and wildlife value of the area
  - g. Formalize the waterfront trail within Deep Cove/Panorama Park to connect Deep Cove Boathouse to Parkside Lane and continue through to Lockehaven Road and Wickenden Park.
  - h. Identify, and formalize through signage, a continuous route connecting existing trails, sidewalks, roadways and other linkages, from Cates Park to Panorama Park

<sup>1</sup> Coast River Environmental Services Ltd. *Hogan's Pools Park Environmental Inventory & Park Concept Plan.*



- i. Establish a north-south multi-purpose trail from Roche Point Drive south through the Seymour Golf Course to Dollarton Highway and Cates Park
- 7.2.1.5 Work with GVRD, BC Parks, the Federal Government, and other agencies and users to maintain major, continuous natural trails across boundaries in Seymour's wilderness area
- 7.2.1.6 Upgrade the Bridle Path trail east of Hyannis trail.
- 7.2.1.7 Upgrade the steep sections and investigate lighting of the trail connecting Rivergrove Place to Berkley.
- 7.2.1.8 Retain District road allowances and lanes to enhance linkages within neighbourhoods and with other elements of pedestrian and cycle trail systems.

**Policy 7.2.2** In any new development, or redevelopment, ensure the provision of public pedestrian/cycle linkages.

**Policy 7.2.3** Ensure that trail connections between the McCartney Creek Trail System and the Northlands Golf Course Trail System are provided through any future planning of the CMHC-owned Northlands property.

**Policy 7.2.4** In any future redevelopment along the north side of Mount Seymour Parkway, provide pedestrian linkages to existing footpaths, trails and surrounding community services.

**Objective 7.3** *Maintain and enhance existing park facilities and amenities and plan for new ones to meet current and future park and open space needs.*

**Policy 7.3.1** Maintain and upgrade Seymour's existing parks, trails and open spaces to continue to meet users' needs.

#### Implementation

- 7.3.1.1 Maintain all existing park facilities to ensure public health, safety and enjoyment.
- 7.3.1.2 Establish and maintain information regarding each park's major role and future direction for parks improvement. (*Table 7-1*)
- 7.3.1.3 Unopened road and lane allowances are not to be consolidated with adjacent lots for subdivision or other purposes, nor contain structural encroachments. Applications for permits to occupy these will be considered within the context of District policy regarding occupation and encroachment upon municipal lands and unopened highways. In all cases, surrounding neighbours will be consulted and the broader community interest considered.
- 7.3.1.4 Identify and review local areas, natural space, creeks and street end areas currently being used for park purposes and consider providing a legal basis for their use as park through rezoning to PRO. E.g. McCartney Creek north of Larkhall (currently RS1), McCartney Creek north of Dollarton (RS4) and other opened and unopened pathway allowances.
- 7.3.1.5 Maintain existing park facilities in Myrtle Park appropriate to its role as a primary community-level park.

- 7.3.1.6 Upgrade the existing Strathcona public wharf facility for better recreational access to the water.
- 7.3.1.7 Identify opportunities to use public art to enhance District parks in Seymour.
- 7.3.1.8 Expand the playground at Indian River Park.

**Policy 7.3.2** Identify and prioritize opportunities for future park, trail or open space development and enhancement, while respecting environmental concerns and regulations.

Implementation

- 7.3.2.1 Initiate a park planning study, including a biophysical inventory, for the Mountain Forest/Cove Forest area and examine the feasibility of specific activities, which could include trail development, mountain biking or staging areas.
- 7.3.2.2 Examine, with the biking, equestrian and hiking community, the development of a system of trail routes to meet recreational needs while ensuring environmental and safety issues are addressed, including a review of unauthorized trail construction.
- 7.3.2.3 In any future planning for the Northlands area, explore possibilities to provide community level park facilities, which may include passive uses, but which would emphasize active park facilities such as sports fields, skateboard area, playgrounds, a running track, mountain bike or BMX areas.
- 7.3.2.4 Conduct an environmental assessment of the forested area east of Taylor Creek in Parkgate Community Park prior to any other review for future park development.
- 7.3.2.5 Construct a permanent field house with public wash and change rooms on the west side of Taylor Creek in Parkgate Community Park, subject to environmental study and detailed design.
- 7.3.2.6 Continue to develop Deep Cove/Panorama Park as a major water-based activity centre. Examine the feasibility of providing more facilities for scuba diving, kayaks, canoes, rowboats, sailing dinghies, pedal boats and a designated water area for teaching.
- 7.3.2.7 Promote the compatibility of various activities in Deep Cove, in part by minimizing the use and speed of motorized water vessels in Deep Cove.
- 7.3.2.8 Retain Wickenden Park as a natural park, while upgrading existing trails.
- 7.3.2.9 Provide a major waterfront viewing point at Eastridge with a trail connection to Wickenden Park.
- 7.3.2.10 Investigate the demand for and possible future location of a new public marina outside of the Deep Cove area. E.g. McKenzie Barge site.
- 7.3.2.11 Investigate land suitable for a playground in the Riverside Drive area.

**Policy 7.3.3** In consultation with the Tsleil-Waututh Nation, initiate the Cates Park Management Plan to establish long term goals, objectives, capital and operation strategies appropriate to its status as a District park and to reflect its cultural, environmental and historic significance.

**Policy 7.3.4** Within the context of a Cates Park Management Plan and in reference to the Cates Park/Whey-ah-Wichen Protocol/Cultural Agreement and archaeological assessments, consult with the Tsleil-Waututh Nation, local historical groups, advisory groups and residents to continue to develop strategies for the preservation and interpretation of the cultural heritage of Cates Park.

**Policy 7.3.5** Within the context of a Cates Park Management Plan and in reference to the Cates park/Whey-ah-Wichen Protocol/Cultural Agreement and archaeological assessments, consider the following as priorities:

- Upgrade of the existing boat launch
- Review of current and future water-based recreational activities and related support facilities. E.g. scuba diving, kayaks, canoes, rowboats, pedal boats
- Upgrading of existing concession, washroom and changeroom facilities
- Signage and upgraded interpretative objects recognizing First Nations and settlers history
- Examination of the extent and impacts of fishing, illegal fishing and crabbing
- Establish a foreshore erosion protection plan

**Policy 7.3.6** Extend and upgrade the natural waterfront trail from the northeast corner of Cates Park ("Little Cates") to the western border of Cates Park to include the recent addition to the park.

**Policy 7.3.7** In all decision making regarding Cates Park/Whey-ah-Wichen, recognize and protect the primary value and role of the park as an environmental, recreational, cultural and historic resource.

**Policy 7.3.8** Within the context of a Cates Park Management Plan and in reference to the Cates Park/Whey-ah-Wichen Protocol/Cultural Agreement and archaeological assessments, large scale commercial activities will not be considered suitable within the park.

**Objective 7.4** *Improve access and enjoyment for trail and park users while minimizing impacts on local areas.*

**Policy 7.4.1** Make trails, parks and open spaces accessible for a range of users.  
Implementation

7.4.1.1 Examine opportunities to increase access for seniors, individuals with physical limitations, and others. Consider providing park facilities for children with physical disabilities and pathways for use by people in wheelchairs, preferably in central locations.

7.4.1.2 For all existing and new trails, instigate a comprehensive trail signage system and trail mapping system for public information, education, safety and enjoyment. Consider signage appropriate for users with impaired vision.

- 7.4.1.3 Identify opportunities for additional off-leash areas for dogs and owners, including access to waterfront dog swimming areas, while continuing to enforce existing regulations prohibiting dogs in certain park areas.

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**Policy 7.4.2** Work with the community, business operators, District departments and others to monitor and assess non-resident use of parking to access recreation sites such as Indian Arm, Cates Park, Deep Cove, Seymour Mountain, Fromme Mountain, Cove/Mountain Forest and the Lower Seymour Conservation Reserve area. Undertake necessary studies and develop solutions to minimize the impact on local neighbourhoods.

**Policy 7.4.3** Provide sufficient and appropriate amenities to meet park and trail users' needs and protect the surrounding neighbourhoods.

Implementation

- 7.4.3.1 Maintain & enhance parks, trails and trailheads through general maintenance, provision of refuse containers and drinking water. Consider providing bags and receptacles for dog waste.
- 7.4.3.2 Subject to environmental studies, consultation and detailed design identify and establish potential staging areas for use of the wilderness area to include parking and amenities such as washrooms, change rooms and fresh water. E.g. in Mountain Forest, McCartney Creek Park, Northlands.
- 7.4.3.3 Examine the impacts of and possible solutions (e.g. parking, staging, and services) to increasing use of Indian Arm by commuter, tourist and recreational users.
- 7.4.3.4 Examine the impacts of visitors to Deep Cove on existing waterfront parks, trails, parking, residential and business areas.
- 7.4.3.5 With the community, District departments, private operators and others, investigate solutions for parking and amenities such as washrooms and fresh water near popular recreational areas.

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**Objective 7.5** *Work with the community, other agencies and private landowners to achieve parks, wilderness and environmental goals.*

**Policy 7.5.1** Promote a positive reputation for parks and environmental preservation within the Seymour community and beyond through inter-departmental co-operation, education and public awareness programs.

Implementation

- 7.5.1.1 Develop interpretive signage at Cates Park, Strathcona Park, Panorama Park and other key locations to educate the public about marine life in local waters and to encourage environmental stewardship.
- 7.5.1.2 Develop interpretive signage that relates solid waste and non-point pollution to the natural systems in the community by outlining impacts and solutions.
- 7.5.1.3 Work with volunteers, community groups, District departments and others to provide public education and signage about co-existing with wildlife. Examples of topics include feeding wildlife, garbage disposal and impacts of dogs on watercourses and riparian areas.

**Policy 7.5.2** Support community and volunteer based organizations contributing to park, trail and wilderness maintenance and enhancement through funding or administrative support.

Implementation

7.5.2.1 Promote and support parks volunteer projects such as nest boxes, garbage pick-up, clean up and planting.

**Policy 7.5.3** Pursue partnerships or other agreements with the federal government, provincial government, Tsleil-Waututh Nation, the Greater Vancouver Regional District (& Water District) to realize parks objectives.

**Policy 7.5.4** Formalize partnership agreements with Tsleil-Waututh Nation, BC Parks, GVWD Seymour Watershed and GVRD Parks for the cross boundary use and development of walking, hiking and biking trails.

**Policy 7.5.5** Film industry activities in Seymour's parks should benefit Seymour community parks.

**Policy 7.5.6** Work in co-operation with School District #44 to promote the joint use of school facilities and shared stewardship of local parks and trails.

Implementation

7.5.6.1 Through joint use agreements and other means, work co-operatively with School District # 44 and local residents to upgrade school fields and playgrounds and explore means to extend hours of facility and field use.

7.5.6.2 Encourage appropriate use and stewardship of trails and parks by school user groups conducting extra-curricular and sports events.

**Objective 7.6 *Increase public access to the waterfront.***

**Policy 7.6.1** Provide public access to the waterfront at strategic locations.

Implementation

7.6.1.1 Identify the least environmentally sensitive shoreline areas suitable for public access.

7.6.1.2 Wherever feasible, incorporate wheelchair accessibility, appropriate signage and tactile surfaces to aid navigation to the waterfront and along public piers.

7.6.1.3 Open up street ends for public access to the waterfront.

7.6.1.4 Develop a policy for the use and management of the Deep Cove government wharf

7.6.1.5 Develop a Deep Cove theme and beach signage system to increase public awareness of and access to the waterfront.

7.6.1.6 Work with local groups to provide heritage signs along the waterfront, in waterfront parks and trails to illustrate the history of Deep Cove

7.6.1.7 Any future redevelopment of the McKenzie Barge/Noble Towing site will provide for waterfront access, views between Dollarton Highway and the

waterfront and linkages to Cates Park and other neighbourhood destinations.  
(See also 9.2.5)

**Policy 7.6.2** Rehabilitation and preservation of natural systems will be emphasized in all public access initiatives, including the removal of existing encroachments.

Implementation

- 7.6.2.1 Work with the Vancouver Port Authority to remove encroachments onto the beach
- 7.6.2.2 Remove encroachments along street ends.

**TABLE 7-1: SEYMOUR PARKS**

**Notes**

- Reference should be made to the complete policy statements noted under “Future Directions/Plan Policies”

PARK	LOCATION	AREA (HA)	DESCRIPTION	FACILITIES	FUTURE DIRECTIONS/ PLAN POLICIES
Northlands Golf Course	Off Anne Macdonald Way	58.55	<ul style="list-style-type: none"> <li>• District Park</li> <li>• 18 hole public golf course</li> <li>• 95% natural parkland</li> <li>• 5% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Clubhouse</li> <li>• Turf care centre</li> <li>• Public trail</li> <li>• Parking</li> </ul>	<ul style="list-style-type: none"> <li>• Complete the perimeter trail system (7.2.1.4 a.)</li> <li>• Ensure that trail connections between the McCartney Creek trail system and Northlands Golf course system are provided through any future planning of the CMHC-owned Northlands site (7.2.3)</li> </ul>
McCartney Creek Park	Access south of Larkhall Crescent, west of Northlands Drive	18.34	<ul style="list-style-type: none"> <li>• Community Park</li> <li>• 60% natural parkland</li> <li>• 40% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 1 soccer field</li> <li>• 4 baseball diamonds</li> <li>• McCartney Creek forest trail</li> <li>• Parking</li> <li>• Field house</li> <li>• Washrooms</li> <li>• Playground</li> <li>• 2 tennis courts</li> </ul>	<ul style="list-style-type: none"> <li>• Establish new trail south of the sports fields, along creek to Mount Seymour Parkway (7.2.1.4 b.)</li> <li>• Ensure that trail connections between the McCartney Creek trail system and Northlands Golf course system are provided through any future planning of the CMHC-owned Northlands site (7.2.3)</li> </ul>
Parkgate Community Park	North end of Parkgate Avenue	13.87 (5.7 west of Taylor Creek; 7.17 east of Taylor Creek)	<ul style="list-style-type: none"> <li>• Community Park</li> <li>• West of Taylor Creek: 10% natural parkland; 90% urban parkland</li> <li>• East of Taylor Creek currently 100% natural parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 1 soccer field</li> <li>• 2 baseball diamonds</li> <li>• Taylor Creek forest trail</li> <li>• Parking</li> <li>• Washrooms</li> </ul>	<ul style="list-style-type: none"> <li>• Provide trail connection from Anne Macdonald Way south to connect into existing trail along Taylor Creek at Parkgate Community Park (7.2.1.4 c.)</li> <li>• Provide multi-purpose trail from Parkgate Community Park south along creek to Mount Seymour parkway (7.2.1.4 d.)</li> <li>• Provide east-west connection through eastern part of park to connect to Mount Seymour Road (7.2.1.4 e.)</li> <li>• Conduct an environmental assessment of the forested area east of Taylor Creek prior to any future park development (7.3.2.4)</li> <li>• Construct a permanent field house with public wash and change rooms on the west side of Taylor Creek(7.3.2.5)</li> </ul>
Hogan's Pools	East of Riverside Drive; north of Mount Seymour Parkway	9.85	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 100% natural parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Marsh area with informal forest trail</li> </ul>	<ul style="list-style-type: none"> <li>• Acknowledge the environmental importance; limit access as per Hogan's Pools Park Environmental Inventory &amp; Concept Plan (7.1.4)</li> </ul>

**TABLE 7-1: SEYMOUR PARKS**

**Notes**

- Reference should be made to the complete policy statements noted under “Future Directions/Plan Policies”

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PARK	LOCATION	AREA (HA)	DESCRIPTION	FACILITIES	FUTURE DIRECTIONS/ PLAN POLICIES
Blueridge Park	2400 Block Berkley Avenue	1.70	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 90% urban parkland</li> <li>• 10% natural parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 1 baseball diamond</li> <li>• 1 junior soccer field</li> <li>• 1 playground</li> <li>• Open grassy area</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>
Byron Park	East of Blueridge Elementary School	0.49	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 100% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 2 tennis courts</li> <li>• 1 playground</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>
Garibaldi Park	Off 3600 Block Garibaldi Drive	2.52	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 85% urban parkland</li> <li>• 15% natural parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 2 tennis courts</li> <li>• 2 playgrounds</li> <li>• 1 multi-purpose sports court</li> <li>• Parking</li> <li>• Open grassy areas</li> <li>• Trails in natural areas</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>
Trillium Park	Access off Trillium Place; east of Seymour Heights School	1.4	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 90% natural parkland</li> <li>• 10% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 1 playground</li> <li>• Trails in forested greenbelt</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>
Northlands Neighbourhood Park	West of Northlands golf course; east of CMHC lands	1.60	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 100% natural parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Forested trail</li> <li>• Range Creek</li> </ul>	<ul style="list-style-type: none"> <li>• Upgrade perimeter trail sections in park</li> </ul>
Windsor Park	Access at 900 Block of Tollcross Road, off Plymouth Drive	1.47	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 90% natural parkland</li> <li>• 10% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 1 playground</li> <li>• Trails</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>
Strathaven Park	Access at 3100 Block Huntleigh & 800 Block Strathaven Drive	3.51	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 70% urban parkland</li> <li>• 30% natural parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 1 playground</li> <li>• Open grassy area</li> <li>• Forested area</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>



**TABLE 7-1: SEYMOUR PARKS**

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PARK	LOCATION	AREA (HA)	DESCRIPTION	FACILITIES	FUTURE DIRECTIONS/ PLAN POLICIES
Panorama Park	Off 2200 Block Panorama Drive near corner of Gallant Avenue	2.7	<ul style="list-style-type: none"> <li>• District Park</li> <li>• 100% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Waterfront trails</li> <li>• Swimming beach</li> <li>• Picnic Shelter</li> <li>• Washrooms</li> <li>• Change rooms</li> <li>• 1 playground</li> <li>• Open grassy area</li> <li>• Parking</li> <li>• Seating</li> <li>• plaza/fountain</li> <li>• Small boat access</li> </ul>	<ul style="list-style-type: none"> <li>• Formalize the waterfront trail within Deep Cove/Panorama Park to connect Deep Cove Boathouse to Parkside Avenue (7.2.1.4 g.)</li> <li>• Identify and formalize a continuous route connecting Cates Park to Panorama Park (7.2.1.4 h.)</li> <li>• Continue to develop Deep Cove/Panorama Park as a major water-based activity centre (7.3.2.6)</li> <li>• Develop interpretative signage at Cates Park, Strathcona Park Panorama Park and other locations to educate the public about marine life in local waters and encourage stewardship (7.5.1.1)</li> </ul>
Deep Cove Park	Off 4900 Block Gallant Avenue; Banbury Road & Rockcliff Road	4.9	<ul style="list-style-type: none"> <li>• District Park</li> <li>• 60% natural parkland</li> <li>• 40% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Deep Cove Boathouse</li> <li>• Boat rentals</li> <li>• Boat launch</li> <li>• Waterfront trails</li> <li>• Picnic shelter</li> <li>• Forested greenbelt</li> </ul>	<ul style="list-style-type: none"> <li>• Formalize the waterfront trail within Deep Cove/Panorama Park to connect Deep Cove Boathouse to Parkside Avenue (7.2.1.4 g.)</li> <li>• Continue to develop Deep Cove/Panorama Park as a major water-based activity centre (7.3.2.6)</li> </ul>
Cates Park	Off 200 Block Dollarton Highway	22.30	<ul style="list-style-type: none"> <li>• District Park</li> <li>• 60% natural parkland</li> <li>• 40% urban parkland</li> <li>• Shared significance to District and Tsleil-Waututh First Nation</li> <li>• Contains archaeological features</li> </ul>	<ul style="list-style-type: none"> <li>• 4 tennis courts</li> <li>• 2 playgrounds</li> <li>• Boat launch</li> <li>• Concession</li> <li>• Wash rooms</li> <li>• Picnic shelter</li> <li>• Open grassy area</li> <li>• First Nation Canoe</li> <li>• Parking</li> <li>• Waterfront trail</li> </ul>	<ul style="list-style-type: none"> <li>• Development of Cates Park Management Plan to establish long term goals and strategies, in consultation with Tsleil-Waututh First Nation and in reference to Cates Park/Whey-ah-Wichen Protocol Agreement and archaeological assessments (7.3.3)</li> <li>• Continue to develop strategies for the preservation and interpretation of the cultural heritage of Cates Park (7.3.4)</li> </ul>

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PARK	LOCATION	AREA (HA)	DESCRIPTION	FACILITIES	FUTURE DIRECTIONS/ PLAN POLICIES
Cates Park (cont'd)					<ul style="list-style-type: none"> <li>• Priorities to include: upgrade of boat launch, review of current &amp; future water-based recreational activities, upgrade of concession, change rooms, signage and interpretive objects, examination of extent of fishing &amp; crabbing, foreshore erosion protection (7.3.5)</li> <li>• Continue the natural waterfront trail from Little Cates to western border of Cates Park (7.3.6)</li> <li>• Recognize primary role and character of Cates as significant parkland in all future decision making, including commercial activity decisions (7.3.8)</li> <li>• Identify and formalize a continuous route connecting Cates Park to Panorama Park (7.2.1.4 h.)</li> <li>• Establish a north-south multi-purpose trail from Roche Point Drive, south through the Seymour Golf Course to Dollarton Highway and Cates Park (7.2.1.4 i.)</li> <li>• Develop interpretative signage at Cates Park, Strathcona Park, Panorama Park and other locations to educate the public about marine life in local waters and encourage stewardship (7.5.1.1)</li> </ul>
Roche Point Park	Access 4000 Block of Dollar Road Access from north end Roche Point Drive (south)	5.77	<ul style="list-style-type: none"> <li>• Community Park</li> <li>• Currently 50% natural parkland; 50% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Currently 1 soccer field and trails in forest greenbelt</li> <li>• Parking (at soccer field)</li> </ul>	

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Deleted: Formalize an interpretive trail through the Roche Point forest area (7.2.1.4 f.)

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PARK	LOCATION	AREA (HA)	DESCRIPTION	FACILITIES	FUTURE DIRECTIONS/ PLAN POLICIES
Myrtle Park	Off 1500 Block Deep Cove Road; 4400 Block Banbury Road	14.12	<ul style="list-style-type: none"> <li>• Community Park</li> <li>• 60% natural parkland</li> <li>• 40% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 2 soccer fields</li> <li>• 3 baseball diamonds</li> <li>• 4 tennis courts</li> <li>• 2 playgrounds</li> <li>• 1 lacrosse box</li> <li>• 1 spray pool</li> <li>• Fitness circuit</li> <li>• Wash rooms</li> <li>• Parking</li> <li>• Trail in forested greenbelt</li> <li>• Field house</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain existing park facilities in Myrtle Park, appropriate to its role as a primary community-level park (7.3.1.5)</li> </ul>
Indian River Park	End of Inlet Crescent (3900 Block)	6.34	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 70% natural parkland</li> <li>• 30% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Lit trails in forest greenbelt</li> <li>• Open grassy area</li> <li>• 2 tennis courts</li> <li>• 2 playgrounds</li> </ul>	<ul style="list-style-type: none"> <li>• Expansion of playground (7.3.1.8)</li> </ul>
Sherwood Park	800 Block Friar Crescent	0.37	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 100% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Open grassy area</li> <li>• trail</li> <li>• 1 playground</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>
Wickenden Park	Access off Lockeaven Road, Eastridge Road, Cove cliff Road & Cardinal Crescent	9.40	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 100% natural parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Informal trails in forest</li> </ul>	<ul style="list-style-type: none"> <li>• Retain Wickenden as a natural park, while upgrading trails (7.3.2.8)</li> <li>• Provide a viewing point at Eastridge with trail connection to Wickenden Park (7.3.2.9)</li> </ul>
Cove Cliff Park	Off 4400 Block Cove Cliff Road, adjacent to Cove Cliff School	0.10	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 100% natural parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Creek trail</li> <li>• Interpretive platform</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>
Burns Park	Between Caledonia & Burns; access off Caledonia & Strathcona	0.59	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 100% natural parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Trail</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>

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PARK	LOCATION	AREA (HA)	DESCRIPTION	FACILITIES	FUTURE DIRECTIONS/ PLAN POLICIES
Russell Park	Off 4100 Block Russell Court	0.14	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 100% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 1 playground</li> <li>• Seating</li> <li>• Open grassy area</li> <li>• Trail</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>
Strathcona Park	Off 4600 Block Strathcona Road	0.18	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 100% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• Open grassy area</li> <li>• Waterfront Access</li> <li>• Trails</li> <li>• Boat launch for small boats</li> </ul>	<ul style="list-style-type: none"> <li>• Develop interpretative signage at Cates Park, Strathcona Park panorama Park and other locations to educate the public about marine life in local waters and encourage stewardship (7.5.1.1)</li> </ul>
Strathcona Wharf					<ul style="list-style-type: none"> <li>• Upgrade the existing public wharf facility (7.3.1.6)</li> </ul>
Fairway Park	Off Loach Place & 4200 Block Fairway Place	0.44	<ul style="list-style-type: none"> <li>• Neighbourhood Park</li> <li>• 50% natural parkland</li> <li>• 50% urban parkland</li> </ul>	<ul style="list-style-type: none"> <li>• 1 playground</li> <li>• Trail</li> </ul>	<ul style="list-style-type: none"> <li>• No change anticipated</li> </ul>

## **8.0 Community Services**

Seymour's community vision of a high quality of life for current residents and future generations includes the notion of maintaining an attractive community that supports residents as their needs change. This Plan therefore recognizes that the social needs of residents must also be supported in order to maintain a truly sustainable, healthy community over time. In the Plan, "community services" describes a range of activities and facilities that contribute to the health and well being of Seymour, including recreation, health, social, safety, education or spiritual services.

Currently, Seymour's residents have access to a wide range of community services and recreational facilities and programs. Because of the residential growth experienced in recent decades and the subsequent "catching up" of community services that was required, there is a persistent concern that the provision of community services keeps pace with any future development. In the low-growth context of this Plan, major additions to community services are not foreseen. Rather, the approach emphasizes maintaining and augmenting the investment in facilities and community capacity that already exists in Seymour. This could include more fully utilizing community assets, improving delivery through partnerships and community governance, and monitoring trends, needs and desires so that residents continue to benefit from high quality services over time.

### **Goal**

***To provide a level of community services in Seymour that is equitable, accessible, keeps pace with community growth and responds to changing needs.***

### **Objective 8.1 *Maintain and fully utilize existing public and institutional facilities.***

- Policy 8.1.1** Properly maintain existing facilities through the allocation of sufficient municipal funds for the maintenance of existing District and RecCommission public facilities.
- Policy 8.1.2** Continue to develop and implement joint use agreements between the District and School District #44 to increase community use of schools and fields.
- Policy 8.1.3** Contribute to the maintenance of facilities that fall within Joint Use or other agreements, such as the Seycove Community Centre.
- Policy 8.1.4** Investigate the opportunity to coordinate school closures with other potential community uses.
- Policy 8.1.5** Generally support the retention of existing institutional and public assembly uses within Seymour.

- Policy 8.1.6** Generally support the use of District properties by non-profit organizations providing benefit to Seymour and its residents, provided that principles of fairness, accountability and review are satisfied.
- Policy 8.1.7** Work with community groups and partners to encourage continued and increased community access to meeting space and other facilities and resources in Seymour.
- Policy 8.1.8** Increase accessibility to public facilities for all Seymour residents by ensuring District facilities are barrier free and by working with other institutions and groups to reduce barriers to accessibility. E.g. through awareness, signage, navigation or assistive listening devices.

**Objective 8.2 *Maintain an adequate supply of land and provide sufficient community facilities and programs to meet future needs.***

- Policy 8.2.1** Provide elementary and secondary school sites in appropriate locations for future school construction, determined in consultation with School District #44 and other partners, and considering potential new development, demographic changes and projected enrolments. (See also Section 4.0 *Housing and Schools*)

Implementation

- 8.2.1.1 Retain the designated secondary school site south of Anne Macdonald Way.
- 8.2.1.2 Retain the designated school site in Northlands and work with School District #44 to determine its necessity based on potential new development.
- 8.2.1.3 Work with Tsleil-Waututh Nation to develop a shared elementary school site.
- 8.2.1.4 Continue to work co-operatively with School District #44 to facilitate renovations and upgrading of existing school facilities.
- Policy 8.2.2** Examine the potential for Seymour to accommodate additional recreational facilities and resources to serve local and District community needs, such as a running track, additional playing fields or other active uses. (See also 7.3.2)
- Policy 8.2.3** Continue to consult with the RecCommission, School District #44, the Arts & Culture Commission of North Vancouver and Tsleil-Waututh Nation for long-range facility planning in Seymour.
- Policy 8.2.4** In consultation with the community, developers, RecCommission, District Parks and other departments, consider Northlands as an appropriate location for the provision of active recreational space.

- Policy 8.2.5** Work with owners, developers and community partners to increase community facility space in any future development on public assembly or comprehensive development lands.
- Policy 8.2.6** Ensure that any new or re-developed community buildings respect the physical and cultural character of the surrounding community.
- Objective 8.3** *Flexible, responsive programming and community services that respond to the needs of Seymour's residents.*
- Policy 8.3.1** Continue to fund and otherwise support youth outreach services and youth programming in Seymour.
- Policy 8.3.2** Encourage and support community groups, non-profit agencies and others providing services and programming for seniors.
- Policy 8.3.3** Support the provision of a continuum of childcare services in Seymour, for children aged 6 months to 12 years.
- Policy 8.3.4** Examine the need for and encourage services supporting families with older children.
- Policy 8.3.5** In partnership between Community Planning, North Shore Coast Garibaldi Health Region<sup>1</sup> community-based service providers, Tsleil-Waututh Nation, Seymour residents and others, regularly assess community social and demographic changes, trends, other changes, and their impact on community services.
- Policy 8.3.6** Work with all community partners to design, adapt and implement recreational, educational, health and social services and programs to meet current and changing needs.
- Implementation
- 8.3.6.1 Review library services, hours of operation and meeting room facilities to enhance access to these services.
- Objective 8.4** *Achieve a high level of safety, security and accessibility to community services in Seymour.*
- Policy 8.4.1** Continue to provide emergency services, including police, fire and ambulance, at a level that ensures the safety and security of Seymour residents.
- Policy 8.4.2** Establish a Community Policing Centre in Seymour.

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<sup>1</sup> Full title is: North Shore/Coast Garibaldi Health Services Delivery Area, Vancouver Coastal Health Authority

- Policy 8.4.3** Encourage a high level of emergency preparedness for the Seymour community.
- Policy 8.4.4** Community Planning to work with North ~~Shore Emergency Management Office~~, local schools, businesses, institutions, agencies, and residents to encourage involvement and promote the development of emergency response plans that emphasize personal and neighbourhood emergency preparedness.
- Policy 8.4.5** Promote public awareness of what services and facilities exist in Seymour and how to access them.
- Policy 8.4.6** Ensure that community services and facilities are safe, secure and accessible to all Seymour residents – physically, financially, by various transportation modes and by being welcoming.

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Emergency Services

#### Implementation

- 8.4.6.1 Work with seniors, youth, families, facility staff, RecCommission, North Shore Coast Garibaldi Health Region and service agencies to promote safe and welcoming environments.
- 8.4.6.2 Promote awareness of the recreation voucher program and other programs enabling access to services.
- 8.4.6.3 Work with user groups, service providers, Advisory Committee on Disability Issues, District departments, TransLink and others to assess community facilities for accessibility by car, bus, bike on foot, or with assistance devices.

#### **Objective 8.5** *Work in partnerships to deliver programs and services in cost-effective ways which best meet the community's needs.*

- Policy 8.5.1** Explore opportunities for innovative, community-based service delivery.
- Policy 8.5.2** Explore partnerships, encourage volunteerism and fundraising to enhance educational, recreational, health, social and other service opportunities in Seymour.
- Policy 8.5.3** Identify specific programs or projects based on local need and attributes, suitable for corporate or other sponsorship.
- Policy 8.5.4** Monitor community service delivery and community trends to ensure that residents' needs are being effectively met.

## **9.0 Economic Development**

The community vision includes linkages between home, work and recreation, supporting opportunities based on local skills, knowledge and the natural environment. Because the



Plan limits population growth, it also limits economic activity directly related to population, while encouraging modest growth in areas such as arts, culture, tourism and home-based businesses. Therefore, the Plan calls for retaining existing neighbourhood-scaled commercial and retail services (Parkgate Centre, Dollar Shopping Mall, Deep Cove's village centre and individual grocery or convenience store) as vibrant local shopping areas important to sustaining the community. However, based as they are on local population, expansion of these services is not foreseen. The Plan encourages current waterfront and wilderness recreation and tourism activities such as rentals, lessons and services and also supports a comprehensive tourism strategy, which balances opportunities with local area impacts. Similarly, Plan policies support growth in home-based business for its benefits in utilizing local skills and reducing commuting, while acknowledging the need to mitigate negative impacts on neighbours.

Finally, since greater potential for economic growth exists in neighbouring areas, including Maplewood and First Nations lands, the Plan supports co-operation across planning boundaries in order to achieve a healthy balance between opportunity and local area impacts.

### **Goal**

***In keeping with a low-growth strategy, foster economic opportunities based on local skills, knowledge, aspirations and the natural environment, to contribute to the quality of life of Seymour's residents.***

**Objective 9.1** ***An attractive and dynamic climate, which supports existing local businesses.***

**Policy 9.1.1** Retain and enhance existing commercial and retail areas to support local neighbourhood needs, in preference to creating additional new ones.

**Policy 9.1.2** Encourage small, owner-managed shops consistent with the existing culture in Deep Cove and Dollarton.

**Policy 9.1.3** Continue to allow local neighbourhood convenience stores, groceries and service stations.

**Policy 9.1.4** Maintain Parkgate as a community focal point for a wider range of commercial services adjacent to key community recreational, health, library and other services.

**Policy 9.1.5** Work with District departments, other agencies, governments and organizations to promote an improved transportation system as a vital part of quality of life for businesses and residents.

**Policy 9.1.6** To improve access to local centres, encourage improved transportation options, including transit, bike and pedestrian paths, safety improvements,

shuttles, Park -and-Ride and other initiatives consistent with the policies in Section 5.0.

**Policy 9.1.7** Support local education, training, information exchange and other professional, technical, artistic and business development efforts.

**Objective 9.2** *Create economic opportunities shaped by local skills, knowledge, local culture and the natural environment.*

**Policy 9.2.1** Encourage business development that relies upon Seymour's assets, local knowledge and skills related to the natural environment, the outdoors, recreation, arts, culture, management, education, science and technology.

**Policy 9.2.2** Encourage economic activities that are quiet, non-polluting, safe and complementary to the residential character of Seymour, with minimal intrusion and negative impact on the environment.

**Policy 9.2.3** Support home-based businesses to promote home-work linkages and reduce commuting, while ensuring that such businesses are responsive to neighbourhood concerns.

Implementation

9.2.3.1 Encourage District planning and licensing staff to work with home-based business operators and community representatives to develop home-based business guidelines.

9.2.3.2 Provide information, support and complaint resolution assistance at the District level to ensure the interests of the home-based business operator and neighbours are protected.

**Policy 9.2.4** Encourage initiatives relating to the cultural economy, including arts education, training, performance and film industry activities. (See also *Section 10.3*)

Implementation

9.2.4.1 Within the context of the North Shore Cultural Plan and the District Tourism Strategy, and in consultation with the community, develop targeted marketing strategies to promote Seymour's natural, historic, cultural and recreational opportunities.

9.2.4.2 With School District #44, Capilano College, industry representatives and other partners, explore arts education, job training and performance opportunities in the Seymour area.

9.2.4.3 Continue to support the appropriate use of Seymour venues for filming and identify opportunities to further support this activity, while ensuring minimal negative impact on local neighbourhoods.

**Policy 9.2.5** Support the future re-development of Cates Landing from waterfront industrial use to a viable alternative consistent with the themes and directions of the Plan, such as outdoor recreation, tourism, arts and culture

and as detailed in sub sections 9.2.5.1 to 9.2.5.8. (See also Sections 3.0, 4.0, 6.0 and 7.0)

#### Implementation

- 9.2.5.1 Detailed environmental, traffic and design studies will be required prior to any re-development of the site to a non-industrial use. Remediation is required before any redevelopment and detailed environmental plans will address creek and natural area protection and restoration.
- 9.2.5.2 In any re-development to a non-industrial use, the site should be treated as a comprehensive development and as an opportunity to develop a destination site featuring arts, culture, commercial and tourism elements.
- 9.2.5.3 Any future redevelopment will provide for waterfront access, views between Dollarton Highway and the waterfront and linkages to Cates Park and other neighbourhood destinations.
- 9.2.5.4 New uses will include a strong public component, which could include markets, a publicly accessible marina, pier, interpretive components relating to local and First Nations history, ferry services or other activities and services with a marine theme.
- 9.2.5.5 New uses will be compatible with the directions of the Cates Park Management Plan (See Section 7.0)
- 9.2.5.6 Any residential component will be minimal and not exceed 25 units, which must be incorporated within the conceptual phasing strategy detailed in Section 4.0.
- 9.2.5.7 Early and ongoing consultation with the community will determine acceptable uses and design.
- 9.2.5.8 Development Permit Area designations for protection of the environment and commercial development guidelines will be retained.

**Objective 9.3** *Increased tourism opportunities based on Seymour's natural marine and wilderness assets, which balance economic benefits with local neighbourhood impacts.*

**Policy 9.3.1** Consistent with Sections 3.0 and 7.0 of the Seymour Local Plan, improve access to Seymour's waterfront.

**Policy 9.3.2** Support the District Tourism Task Force in the development of a community -wide tourism strategy, which includes Seymour's community objectives, addresses neighbourhood impacts and promotes the sustainable management of Seymour's local resources.

**Policy 9.3.3** Explore and implement tourism opportunities in co-operation with District staff, other governments, local businesses and associations, Tsleil-Waututh Nation and other partners.

**Policy 9.3.4** Within the context of the District tourism strategy, work with the Arts and Culture Commission of North Vancouver, Chamber of Commerce, Tsleil-Waututh representatives, local cultural groups and neighbours to produce

an arts tourism visitor guide, listing studios, galleries, cultural sites, public art sites, events and other attractions in Seymour.

**Policy 9.3.5** Identify and encourage eco-tourism and other tourism strategies related to the natural environment and outdoor recreation.

Implementation

- 9.3.5.1 Support outdoor festival and recreation events that bring the community together and promote the image of Seymour as a tourism destination.
- 9.3.5.2 Retain existing local and regional tourism activities such as Deep Cove Canoe and Kayak Centre, local events and use of facilities, parks and trails.
- 9.3.5.3 Seek opportunities to host international events, competitions and sports tournaments.
- 9.3.5.4 Within the context of a Cates Park Management Plan and the Cates Park/Whey -ah-Wichen Protocol/Cultural Agreement, support the work of the Tsleil-Waututh Nation to develop eco-tourism opportunities for Cates Park and Indian Arm.

**Policy 9.3.6** Ensure neighbourhood involvement in the design, implementation and evaluation of tourism initiatives and activities.

## **10.0 Arts, Culture & Heritage**

Seymour defines itself by its forest and waterfront setting, local history, neighbourhoods, environmental stewardship and shared goals. A key plan goal is to promote Seymour's identity and sense of place by reflecting these attributes through decision-making and in tangible ways that celebrate the community.

This involves recognition of the importance of heritage in community identity and strategies to promote preservation and awareness of Seymour's heritage assets. Plan policies also recognize the need to work in partnerships—with the community, District departments, developers and Tsleil-Waututh Nation, among others – to appreciate and express cultural heritage through the arts, public art, and other initiatives. Finally, the policies support extending this co-operation to devise strategies for incorporating arts, culture and heritage into the local economy, learning and community life.

### **Goal**

***Promote Seymour's unique identity and enhance quality of life through the arts and through recognition and support of the community's natural, built and cultural heritage.***

**Objective 10.1 *Define and express Seymour's unique character.***

**Policy 10.1.1** Create visible features defining Seymour, such as gateways and a cohesive theme for works within the public domain.

- Policy 10.1.2** Work with Maplewood and Tsleil-Waututh neighbours to identify and create shared land and water gateways that are meaningful to the Seymour community.
- Policy 10.1.3** Work with District departments, local groups and residents to define elements of Seymour's identity to be incorporated into public works, public art and other formats.
- Objective 10.2** *Ensure that the significant and representative heritage resources of the Seymour area are conserved.*
- Policy 10.2.1** With the Tsleil-Waututh Nation, identify ways to recognize and preserve First Nations heritage in the Seymour area.
- Policy 10.2.2** Within the context of the Cates Park/Whey -ah-Wichen Protocol/Cultural Agreement, work with the Tsleil -Waututh First Nation to pursue shared objectives regarding Cates Park/Whey -ah-Wichen.
- Policy 10.2.3** Support the development of a District-wide heritage strategy and subsequent heritage management plan for the Seymour area.
- Policy 10.2.4** Recognize the Heritage Inventories (1900-1929 & 1930-1965) as the basis for managing Seymour's heritage resources. (*Table 10-1*)
- Policy 10.2.5** Work with the Community Heritage Commission, Deep Cove Historical Society and other local groups to identify additional physical and cultural heritage assets, and to document local history and cultural heritage.
- Policy 10.2.6** Include a strategy for the preservation of cultural artefacts and sites of historical significance.
- Policy 10.2.7** Define heritage to include natural, built and cultural resources.
- Policy 10.2.8** Increase awareness of Seymour's heritage as a valuable component of community identity and pride.
- Implementation
- 10.2.8.1 In co-operation with the Community Heritage Commission and local groups, undertake a heritage public education program to include publications, mapping, plaques, tours or other events, for example.
- 10.2.8.2 To raise awareness of its role in the area's development, expand the heritage landmark for the Dollar Mill with an interpretive component.
- 10.2.8.3 Incorporate recognition of local artists within the community trail system. For example, Malcolm Lowry Trail, Dorothy Livesay Poet's Walk.
- Policy 10.2.9** Retain and enhance the village character of Deep Cove.

**Objective 10.3** *Enrich Seymour's quality of life through the arts, culture and public art.*

- Policy 10.3.1** Support the general directions of the District of North Vancouver Cultural Master Plan, ensuring through local involvement that local objectives and impacts are accounted for.
- Policy 10.3.2** Support a District strategy to improve opportunities in the cultural industry, including music recording, film and publishing, for example.
- Policy 10.3.3** Support the development and implementation of a public art plan for the Seymour community.
- Policy 10.3.4** Within the context of the District Master Plan for Public Art, work with the District Public Art Committee, community groups, residents, artists, developers and District departments to identify potential sites and integrate public art into public spaces, public works, new construction and private development projects.
- Policy 10.3.5** In new development or redevelopment, work with District departments, local groups, residents and developers to create urban design and streetscape guidelines, consistent with the District Master Plan for Public Art and appropriate to the local context.
- Policy 10.3.6** With the Tsleil-Waututh Nation, explore opportunities to recognize and incorporate First Nations culture in public art and cultural initiatives.
- Policy 10.3.7** Within the context of the Cates Park/Whey -ah-Wichen Protocol/Cultural Agreement, work to identify and incorporate First Nations culture in public art initiatives within Cates Park/Whey -ah-Wichen.
- Policy 10.3.8** In co-operation with Capilano College, the Arts & Culture Commission of North Vancouver, School District #44, other agencies and groups, support a range of arts job training and education opportunities in Seymour.
- Policy 10.3.9** Identify arts education programming in support of the arts industry, career preparation and for personal growth and learning. Include traditional media (music, theatre, dance, visual arts, literature) and new media forms (design, multimedia, advertising, creative services).
- Policy 10.3.10** Support local arts, cultural groups and community festivals operating within Seymour.

Implementation

- 10.3.10.1 Continue to support the Deep Cove Cultural Centre as a focal point for community arts cultural groups in Seymour, through grants and other

- 10.3.10.2 means, subject to regular review of its ongoing contribution to the community and accountable management.  
Continue to support outdoor festival activities as a means to bring the community together and to attract visitors.

**TABLE 10-1: SEYMOUR AREA HERITAGE INVENTORY**

**Sources**

- *District of North Vancouver Heritage Inventory (1993)*
- *The Modern Architecture of North Vancouver 1930-1965 (1997)*

INVENTORY	DESCRIPTION	ADDRESS	DATE BUILT	HERITAGE CLASSIFICATION
114	Dollar Mill Office	518 Beachview Drive	1916-20	Secondary
115	Suburban Farms	4342-44 Gallant Avenue	Circa 1930s	Primary
116	Gillis Homestead	1207 Harris Avenue	1926	Primary
117	Panorama Market	2211 Panorama Drive	1920	Primary
118	Dollar Mill House	571 Roslyn Blvd	1920-24	Primary
119	KENT's	Fire Lane 84, Sunshine	1908-12	Secondary
120	Dun Romin	Fire Lane 88, Sunshine	1908-12	Secondary
	Riebolt House	4568 Cove Cliff Road		Supplemental
		5711 Indian River Drive		Supplemental
		4245 Mt. Seymour Parkway		Supplemental
Modern	Chow Residence	1319 Riverside Drive		Primary
Modern	Kovach Residence	2357 Riverside Drive		Primary
Modern	Pollock Residence	1886 Berkley Road		Secondary
Modern	Riebolt Residence	4568 Cove Cliff Road	1947	Secondary



## 11.0 Plan Implementation

This section outlines three implementation strategies that should be undertaken following adoption of the Seymour Local Plan and its incorporation into the District of North Vancouver Official Community Plan. These strategies are general in nature and separate from the detailed implementation items related to the objectives and policies expressed throughout the Plan. Unless otherwise noted, it is assumed that District staff bears primary responsibility for the initiation of recommended implementation statements throughout the Plan.

- 1. Plan Monitoring Committee & Strategy:** The fundamental philosophy of this Plan is a slow, managed approach to change. Given the myriad variables associated with growth in Seymour and surrounding neighbourhoods, plan criteria and outcomes must be assessed over time to ensure that the strategy continues to meet community objectives. Following adoption of the Seymour Local Plan, it is recommended that a *monitoring committee*, made up of community representatives and District staff, be established to develop a strategy for monitoring Plan implementation, impacts and progress. (See also *policy 4.5.1*)
- 2. Community Benefits Strategy:** A general principle of the Plan's growth perspective is that growth and change must be seen to benefit the community by contributing to its liveability in ways considered important by Seymour residents. Once the Plan is adopted, it is recommended that a representative community group(s) work with District staff to determine what specific benefits or amenities the community considers as priorities, and to create a framework which relates these desires to planned growth and development activities.
- 3. Seymour "Theme" for Gateways & Public Works:** Seymour derives its identity from its forest and waterfront setting, local history and distinct neighbourhoods. Key elements, to be incorporated into future developments and improvements to reflect these themes, should be established through a consultative process. It is highly recommended that a cooperative effort be pursued among all neighbourhoods east of the Seymour River, to define and design meaningful gateways to the shared community.

## 12.0 Plan Map Designations

This section describes the land use designations shown on the Plan Map (*Chapter 12 Map - Seymour Plan Designations*) The map and descriptions must be considered in conjunction with Plan policy statements for a complete understanding of the future use of any site.

**RESIDENTIAL:** These areas are either presently developed or designated for development over time and at various densities. Residential land uses are categorized as:

- *Single Family (Detached) Residential:* describes areas intended primarily for detached single-family dwellings. Based on current zoning designations (RS1, RS2, RS3, RS4, RS5), densities could range from 1 unit per acre up to approximately 11 units per acre (27 units or less per hectare) on a gross basis.

- *Multi-Family Residential*: describes areas of predominantly attached dwellings in a variety of forms and with a range of densities. Multi-family forms can include duplexes, triplexes, townhomes and apartments, or a combination of these. Current zoning densities range from 6 units per acre to 58 units per acre. (14 to 143 units per hectare.) Densities for future multi-family developments specified in the Plan are at a Floor Space Ratio up to 1.2. (See Section 6.0 for details). The Plan does not include multi family residential in high-rise form.
- *Future Mixed Residential*: applies to the CMHC-owned Northlands area. Residential mix and densities will be determined by the development of a comprehensive plan in accordance with Sections 4.0 and 6.0 of the Plan.

**PARKS, RECREATION AND WILDERNESS:** These areas are principally for the preservation and enjoyment of the natural environment, outdoor recreational use, or water supply. Certain portions of these areas have been further designated as *Conservation Areas*, primarily for the protection of fish or wildlife habitat, or environmentally sensitive areas. *Table 7-1* of the Plan describes regional, community and neighbourhood parks within these designated areas.

**INSTITUTIONAL OR PUBLIC USE:** These areas include existing or proposed sites for schools, churches, libraries, theatres, recreation or community centres and other public use buildings, such as childcare. A further designation, *Mixed Institutional/Public/Residential Use* is applied to the Riverside Terrace property to indicate suitability for future study as seniors' supportive care/housing. (See Sections 4.0 and 6.0 for details)

**COMMERCIAL:** These are existing and proposed sites suitable for a range of local or community level retail, office, service or a mix of these uses. A separate designation for the McKenzie Barge/Noble Towing site – *Future Mixed Use* -- indicates its suitability for a mix of such uses with a minimal residential component.

**URBAN SERVICES:** Areas currently designated principally for public works, utilities, transit facilities or communications.

**DEVELOPMENT PERMIT AREAS:** Pursuant to the Local Government Act, Development Permit Areas can be established to regulate the development of zoned land in order to protect the natural environment, protect development from hazardous conditions and to regulate the form and character of commercial, industrial or multi-family uses. For the most part, Development Permit Areas in the Seymour Local Plan area have been established at the District level through the District Official Community Plan and as associated maps. This Plan extends the Development Permit Areas to all creek corridors in Seymour for protection of the natural environment and to the debris flow and flood fan areas presenting conditions hazardous to development. The District Official Community Plan will be amended to designate creeks within the Deep Cove Zone and Indian Arm Zone as debris flow/flood areas where development must be protected from hazardous conditions.

Multi-family residential sites designated by the Plan will also be included in Development Permit Areas for regulation of the form and character of multi-family uses. The District Official Community Plan will be amended to designate Riverside Terrace and the newly designated multi family sites along Mount Seymour Parkway (north side 3200 to 3500 blocks and south side 3600 block) as development permit areas. Interim development permit guidelines will be developed.