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## 2.0 SEYMOUR PLAN GOALS

*Expressing a shared vision...*

The 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 family neighbourhoods. It also means planning for future housing, renewal, employment and community needs subject to correcting existing and foreseen limitations in transportation and access to Seymour.

*...and creating a framework in which to pursue it*

Through the local plan a vision can be translated into goals, the policies necessary to support them and implementation strategies to realize them. The vision statement and plan goals expressed here set the general tone and direction of the Plan and provide a framework in which to interpret specific plan statements.

## 2.1 Community Vision

*The Community Vision of Seymour*

The Community Vision Statement (CVS) begins with: *'Stewardship of the land' is the governing principle directing the future of Seymour.'*

The process leading to the drafting of the Community Vision Statement provided opportunities to identify Seymour community desires, goals and values. It became clear that Seymour residents treasure both the forested character and waterfront that shape Seymour's unique identity. The attractiveness and sense of community within its family oriented neighbourhoods are equally valued.

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Values consistently expressed within the Community Vision Statement, and supported by public input, form a vision of Seymour in the future, which is expressed in the following comprehensive statement.

*We are a community where urban development edges a scenic wilderness and skirts precious shoreline. Our challenge and desire is to maintain the delicate balance between urban and natural lands. We envision a high quality of life for current residents and future generations shaped by our commitment to stewardship of the land. We will maintain an attractive community which supports residents as their needs change. A more complete Seymour community will foster linkages between home, work and recreation, supporting opportunities based on local skills, knowledge and the natural environment. Our community will be accessible through a variety of transportation options which are user and environmentally friendly, safe and socially equitable. Defined by our natural environment, local history and shared goals, our sense of community pride and identity will flourish.*

Deriving plan goals

## 2.2 Plan Goals

The vision will be promoted by pursuing the following broad goals.

### 1. **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.

### 2. **Attractive Residential Community**

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

### 3. **Managed Growth**

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

### 4. **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.

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## **5. Transportation & Access**

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

## **6. 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.

## **7. 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.

## **8. 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.

## **9. 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.

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## 2.3 Plan Approach

### 2.3.1 General

*Pursue goals with a defined approach*

The existence of areas of undeveloped and zoned land coupled with inevitable changes in an aging community, means there is inherent potential for change within Seymour. To ensure that any such change contributes to the liveability of Seymour now and in the future, we look to the local plan to specify the type, amount, location, timing and conditions of development within the community. To this end, the Seymour Local Plan is based on a philosophy and fundamental plan approach of limited, slow and managed growth.

*Key elements include...*

This approach has implications for residential growth, economic growth, phasing, improving infrastructure in advance of change, protecting the environment and ensuring that the community benefits from change.

### 2.3.2 Planning Horizon & Duration of Plan

*The plan horizon & review*

The Seymour Local Plan reflects the collective vision for this community and contains both long-range goals and shorter-term objectives necessary to achieve it. While elements of the vision may require twenty-five years or more to realize, the objectives and policies of the Seymour Local Plan -- like other District local area plans -- are most readily interpreted within a ten year horizon. Monitoring of the plan on a regular basis will ensure that the plan continues to respond to the community and its context.

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## 2.3.3 Type & Amount of Growth

*Considering growth comprehensively*

The plan considers various types of growth and their impact on Seymour's future. In addition, it attempts to account for growth and development on Tsleil-Waututh lands and in the neighbouring Maplewood plan area. Indeed, the plan aims to consider Seymour, its needs, services and opportunities within a broad context of growth and change in the entire area east of the Seymour River.

*Residential Growth & Change* – refers to increased population and building homes to accommodate this population. With some of the newest neighbourhoods in the District, Seymour experienced significant and relatively recent residential growth in reaching its current population of approximately 24,000 people.<sup>1</sup>

While residential growth potential still exists in Seymour, the plan reflects an expectation of less than 1% annual residential growth, on average, and organizes such growth in 5 year phases, as outlined in Section 3.0<sup>1</sup>.

*Community Economic Growth & Change* -- means attracting businesses into the area. While community economic development is desired, it is recognized that it is linked to population growth, development, transportation and other infrastructure, in a broader Seymour and North Shore context.

Clearly, the greatest economic development potential in the general Seymour area rests within Maplewood, though the benefits and impacts of such development would be felt in the rest of Seymour and beyond. The Seymour plan area itself harbours limited economic expansion potential, and plan statements accommodate modestly scaled community economic development. Opportunities will be shaped by Seymour's assets and attributes -- wilderness, recreation, the waterfront, local knowledge and skills. Over time, this could include development of home-based business related services, the arts industry, trail and waterfront access enhancements, and other recreational and tourism opportunities for a local and regional market.

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<sup>1</sup> Estimate based on 1996 Census figure of 22 689, which includes census tracts (CT) 110, 111.01 and 111.02. CT 111.01 includes Maplewood.

<sup>2</sup> Considered in numbers of units, a growth rate of 0.9% amounts to roughly 75 units per year. Fifty units per year, the growth parameter specified in the Community Vision Statement, is roughly 0.6% growth per year.

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*Tourism growth* -- could include arts, recreation or other services designed to attract visitors to Seymour. Over the life of this plan, tourism growth potential is integrated into economic development, parks, recreation, arts and culture policies.

## 2.3.4 Phasing of Change

*Strategy for  
managing  
change*

In general, change and development are influenced by the factors outlined below. Plan phasing attempts to balance these factors to achieve appropriate change within the community.

- *Existing Parameters & Constraints* such as:
  - Existing & planned road capacities, current and enhanced transit services and alternative modes of transportation
  - Water supply zone
  - Sewer capacities
  - Capacity of schools, health care and other community services
  - Environmental constraints
  - Amount of available, appropriate land
  
- *The Economics of Change & Development* including:
  - Demand for housing, jobs and community services, especially as demographics shift
  - Availability of land and its development/redevelopment potential
  - Costs of development
  - Length & timing of the development process
  
- *Community Support & Policy Framework*
  - Priorities and goals expressed through Plan principles and policies

Section 3.0 outlines a phasing concept that assesses Seymour's development potential within a framework of these general considerations and other factors relevant to Seymour.

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## 2.3.5 Transportation, Traffic & Access

*Outlining key considerations*

Access to and from Seymour is a defining issue for the community and is considered to have a direct impact on quality of life. Transportation, access and mobility are integral to the question of growth and development within Seymour and are therefore highlighted as a key theme of this plan. The policies in Chapter 5 address solutions to existing limitations and the need to consider transportation impacts when contemplating future change.

## 2.3.6 Natural Environment

One of Seymour's greatest assets is its mountain wilderness and waterfront setting, which provides identity and enjoyment to the local community. Moreover, Seymour shares this endowment with the Region, with much of Seymour's wilderness designated as 'Green Zone' within the Liveable Region Strategic Plan. Policies throughout the plan explicitly and implicitly consider the desire and responsibility to sustain and enhance the integrity and biodiversity of the natural environment through future decisions.

## 2.3.7 The Waterfront

The waterfront is an awesome natural endowment that distinguishes the Seymour area among District neighbourhoods. At the same time, it is truly a District and Regional asset. Recognizing this, the District of North Vancouver took a comprehensive approach to planning for the waterfront through its Waterfront Task Force initiative. In 2001, District Council identified a number of Waterfront Task Force recommendations for implementation.<sup>2</sup>

Seymour, like other waterfront communities, enjoys particular benefit from living in proximity to the water, and bears an increased responsibility for protecting and enhancing this special environment. The Seymour Plan is consistent with the recommendations of the Waterfront Task Force and adopts many of its recommendations through Plan policies and implementation strategies.

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<sup>2</sup> As detailed in: *The Waterfront Task Force Interim Report, Phase 2 Working Group, June 1999.*

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## **2.3.8 Community Benefits From Change**

Change must be seen to benefit the community by contributing to the enjoyment and liveability of Seymour in ways considered important by its residents. Any new development or redevelopment in Seymour will be assessed for both its impacts on the community and its potential to contribute to community objectives.