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3.0 MANAGED GROWTH & DEVELOPMENT

Within the context of the Greater Vancouver area and its Regional Growth Strategy, the District of North Vancouver, including Seymour, is not a designated growth concentration 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 suburbs with undeveloped land, Seymour does harbour potential for change.

Given this, the primary thrust of the Seymour Local Plan is to manage slow, limited growth so as to preserve and protect the community's forested character and provide a high quality of life for current and future residents. The Plan does this by addressing the fundamental questions of where, when, and under what conditions, development should occur.

Public input and deliberations throughout the plan process identified key variables influencing potential development. In broad terms, these can be summarized as:

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

In terms of growth, public feedback indicated a clear preference for a growth rate of less than one percent per year. There was also a widespread feeling that the plan should attempt to consider development on Tsleil-Waututh land in planning for future growth and its impact on Seymour. In an effort to be cognizant of inter-neighbourhood impact in the entire area east of the Seymour River, the public input committees also considered planned development in Maplewood within its growth planning perspective.

Furthermore, community sentiment is that the acceptability of any rate of growth is dependent upon improvements to transportation and traffic systems, protection of the environment and sensitivity to the existing community. East-west traffic to, from and within Seymour is a defining issue for the community. Currently, both of Seymour's main access routes experience significant traffic congestion during daily commuting periods. Any proposed development will be scrutinized for its impact on the transportation system. Similarly, development proposals will not only be stringently evaluated for their environmental impact; but will also be regarded as opportunities to restore environmental integrity wherever possible.

Indeed, a primary factor directing the growth phasing strategy outlined in this section is the "character" of the land being considered for development. That is,

DRAFT

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. The Plan phasing therefore applies to the sites outlined below.

Anne Macdonald Way:

Twenty-nine District-owned single-family lots are included in the Northlands Comprehensive Development (CD) Zone 14. These lots were serviced when Northlands Golf Course was developed and the gradual marketing of the lots began in September 2001. Eight additional private lots are included in this area.

Northlands

Canada Mortgage and Housing Corporation (CMHC) owns approximately ninety-seven acres (thirty-nine hectares) of land between Northlands Golf Course and the Blueridge area. This area was formerly used as the Blair Rifle Range and while it exhibits forest re-growth, the majority of the site is considered environmentally compromised because of its former use and requires extensive remediation prior to redevelopment.

Mount Seymour Parkway

Redevelopment potential has been identified for blocks 3200 through 3500 on the north side of the Parkway and in the 3600 block on the south side. The blocks include a mix of District and private ownership. Factors influencing redevelopment from single-family to multi-family include: proximity to transit and services, traffic issues and the conflict between the single-family profile and increased use of the Parkway.

Roche Point East

This is District-owned land with potential for up to 24 single-family lots, pending further environmental study. Any extension of Roche Point Drive (south) to accommodate these lots would culminate in a cul-de-sac.

Riverside Terrace

This property is on the east side of Riverside Drive, currently accessed by the unopened Jordan Street road allowance. Access to the private parcel (about 14 acres or 5.7 hectares, in a "bowl" shape) would be through the Hogan's Pools conservation area, which is District-owned.

Map 3 depicts the general sequence of development in Seymour. *Table 3-1* augments this sequencing with an outline of key variables influencing site development and conditions of future development. Considered along with policy statements in this section, these tools provide a *conceptual phasing strategy*, intended to guide residential development in accordance with the fundamental principles of the plan.

DRAFT

Changes in the “key variables” (for example, outcome of an environmental assessment or variation in anticipated growth outside the plan boundary) could materially alter the phasing concept. The Plan therefore requires monitoring and review of phasing criteria and outcomes. Appendix 2 outlines the information used and approach taken to developing the phasing concept presented here, including specific criteria, growth parameters and assumptions.

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 development proposal would also still submit to the usual development process, including public review. Over time, plan criteria will be assessed to ensure that the growth management and phasing strategy continues to reflect community objectives.

Finally, while the elements of this strategy are most clearly applied to residential development, growth must be managed comprehensively by considering the potential role and impact of economic and tourism growth in achieving community goals.

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 3.1 *Increased stewardship and community sustainability.*

- Policy 3.1.1** Support and promote the protection of the Green Zone as a local and regional asset and responsibility.
- Policy 3.1.2** Encourage and support community-based or other efforts to restore, protect and maintain forests, streams, wetlands and natural habitats.
- Policy 3.1.3** Promote a sustainable community by considering the benefits and impacts of residential, economic and tourism growth comprehensively.
- Policy 3.1.4** 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 3.1.5** Growth in Seymour should be managed concurrently with the timely and equitable provision of infrastructure, community services and facilities.

DRAFT

Objective 3.2 *Increased recreational and tourism opportunities in Seymour, which benefit the Seymour community, regional residents and visitors, while maintaining the natural wilderness and waterfront.*

- Policy 3.2.1** Include recreational/tourism growth as a potential component of a balanced community.
- Policy 3.2.2** Explore partnership opportunities to increase recreation and tourism, including First Nations initiatives.
- Policy 3.2.3** Identify and evaluate all proposals in consultation with the community to ensure such proposals contribute to Seymour community objectives.
- Policy 3.2.4** Ensure that all existing or proposed recreational uses respect, preserve and enhance natural features and habitats and promote community objectives.

Objective 3.3 *Increased local opportunities for economic development and employment.*

- Policy 3.3.1** 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 3.3.2** Consider economic growth potential in neighbouring areas, including Maplewood and Tsleil-Waututh Nation, in planning for economic and other growth.
- Policy 3.3.3** Explore partnership opportunities to promote local community economic development.

Implementation

- 3.3.3.1 Work with neighbours in Seymour, Maplewood, the Tsleil-Waututh Nation and others, to identify and examine the opportunities and impacts of economic development proposals, including home-based business opportunities. (See also Section 9.0)

Objective 3.4 *Low, phased residential growth that meets the needs of Seymour's residents.*

- Policy 3.4.1** Residential development will maintain the predominantly single family character of Seymour, but will also include some housing options for residents, as needs change.

DRAFT

Policy 3.4.2 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.

Implementation

3.4.2.1 Work with District departments, the Greater Vancouver Regional District and adjacent communities to comprehensively monitor growth rates, change and impact on community objectives.

Policy 3.4.3 Annual residential growth will not exceed 50 units per year on average, phased within a series of 5-year time frames. This limit includes development on Tsleil-Waututh lands and accounts for development within the Maplewood planning boundary, but excludes secondary suites.

Implementation

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

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

Policy 3.4.4 Development will be *phased* on the basis of criteria articulated within, or developed as a result of, the Plan.

Implementation

3.4.4.1 The *conceptual phasing strategy* will give general direction to the location and sequence of development in Seymour (*Map 3*)

3.4.4.2 The *conceptual phasing strategy* will outline key variables affecting development of particular sites and articulate conditions under which development may proceed. (*Table 3-1*)

3.4.4.3 The *conceptual 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 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

DRAFT

- h. Capacity of and impact on community services, facilities and infrastructure
- 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

Policy 3.4.5 Plan criteria and the impacts of growth and change will be monitored and reviewed on a regular basis.

Implementation

- 3.4.5.1 With Community Planning, community representatives and others, a Plan monitoring strategy will be developed to ensure that development decisions are contributing to community goals. The strategy will address:
- 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. Progress on improving community sustainability
 - d. Progress on traffic improvements
 - e. Effective communication regarding plan criteria, subsequent development proposals, decisions made and evolving community needs and objectives

DRAFT

PHASE I (2002-2007)	LOCATION	UNITS (Estimated)	KEY VARIABLES	CONDITIONS
OUTSIDE PLAN BOUNDARY				
I	Tsleil Waututh	400	<ul style="list-style-type: none"> Based on Seasons & future congregate care 	<ul style="list-style-type: none"> Outside Plan boundary & authority
I	Maplewood	200	<ul style="list-style-type: none"> Phasing Outside Plan boundary 	<ul style="list-style-type: none"> Outside Plan boundary
I	Anne Macdonald Way	29 (+ up to 8)	<ul style="list-style-type: none"> Market Phasing Existing CD14 zone 	<ul style="list-style-type: none"> Process & design guidelines established
PHASE II (2008-2012)				
OUTSIDE PLAN BOUNDARY				
II	Maplewood	90	<ul style="list-style-type: none"> Phasing Outside Plan boundary 	<ul style="list-style-type: none"> Phasing Outside Plan boundary
PHASE III (2013-2017)	Northlands	300	<ul style="list-style-type: none"> Growth rate parameter Multiphase Environmental constraints (contamination, remediation, risk assessment, protection of creeks) Impact on traffic Readiness of landowner Economic viability 	<ul style="list-style-type: none"> Subject to growth parameters Comprehensive phasing plan required at outset Start small, start south end Complete transportation study and plan to address east-west traffic impacts & other linkages Comprehensive environmental assessment & plan Assessment of impact on schools & other community services Buffer from Parkway Integrate with adjacent communities through multi-use trail systems, pedestrian linkages Early, open & frequent consultation to establish overall plan

PHASE IV (2018-2022)	LOCATION	UNITS (Estimated)	KEY VARIABLES	CONDITIONS
IV	Northlands	300 (cont'd)	<ul style="list-style-type: none"> See Phase III above 	<ul style="list-style-type: none"> See Phase III above

DRAFT

IV	<p>Mount Seymour Parkway</p> <ul style="list-style-type: none"> • South side • 3600 block 	25	<ul style="list-style-type: none"> • Adherence to growth parameters • Financial feasibility • DNV/Private partnership • Community support 	<ul style="list-style-type: none"> • 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 • Private/DNV lots partnership to be achieved • Buffer to Parkway & to existing townhouse neighbours • Mitigate noise • No access off Parkway • Traffic study & plan
IV	<p>Mount Seymour Parkway</p> <ul style="list-style-type: none"> • North side • Potential blocks 3200-3500 	<ul style="list-style-type: none"> • 35-105 • Depends on form 	<ul style="list-style-type: none"> • Adherence to growth parameters • Traffic impacts • Environmental constraints (creek crossing) • Community support • DNV/Private partnership • Financial feasibility 	<ul style="list-style-type: none"> • Phasing & design to respect growth parameters • Traffic study & plan • No access off parkway; shared access; lane preferred • Buffer from parkway, mitigate noise; acoustical design • Community support • DNV/Private partnership

PHASE V (Beyond 2022)	LOCATION	UNITS (Estimated)	KEY VARIABLES	CONDITIONS
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DRAFT

V	Roche Point East	4	<ul style="list-style-type: none"> • Environmental impact & preservation • Consider holding for future study 	<ul style="list-style-type: none"> • No connection of Roche Point Drive • Detailed environmental assessment, including top-of-bank • Retain green ways at end of cul-de-sac
V	Riverside Terrace (“Gravel Pit”)	<ul style="list-style-type: none"> • Approx. 200 • Depends on use, form, phasing 	<ul style="list-style-type: none"> • Growth parameters • Environmental constraints especially related to Hogan’s Pools • Geotechnical issues relating to steep banks • Traffic access & impact, particularly related to Jordan St. accessing Riverside Drive • Consider holding for future study 	<ul style="list-style-type: none"> • Detailed environmental, Geotechnical and other studies leading to acceptable plan • Traffic study & plan • Retention of green space & public access • Community support