

AGENDA

Seymour Local Plan Resident Review Committee

Thursday November 22, 2001
7 pm

Chair:

Peter Harmer

- 1.0 Welcome (Chair)
 - 1.1 Designate note-taker
 - 1.2 Additional staff team members in attendance: Laura Macmaster re: Sections 9.0 and 10.0
- 2.0 Review of November 20th Meeting Summary (All)
 - 2.1 Distribution of revisions
- 3.0 Section 9.0 (All)
 - 3.1 Complete review and revisit points ~~9.2.5, 9.3.2.1, 9.3.4.4~~
- 4.0 Section 10.0 (All)
 - 4.1 Review section 10.0 policy statements
- 5.0 Other
 - 5.1 Distribution of D. Cook's report on Roche Point
 - 5.2 Scheduling remaining work
 - 5.3 letter from owner's rep: *Reverie Jewell*
- 6.0 Summary (Chair)
 - 6.1 Decisions, actions, key points
 - 6.2 Outline for next meeting, including designation of Chair
 - Revisit Section 4.0 for details on housing form & character
 - General
 - Mount Seymour Parkway
 - Roche Point + *R.P. Drive*
 - Revisit Section 7.0
 - Cates Park/Whey-a-Wichen agreement
 - Finish policy review
- 7.0 Close (Chair)
 - Appendix 1.

*10 mins
27 Nov*

*ALLAN
ORR*

FAX AGENDA

924 1226

Riverside Terrace
Proposed Supportive Care

- See copy of FAX from Art Phillips re: number of units, trail and trip generation issues
- Other points raised in telephone discussion:
 - Foresee approx 4 phases
 - Condo rental and strata in each phase
 - Phase 1 needs facilities built so need to offset cost with strata units in first phase
 - Of possible 260 units maximum, need 80 in first phase to make it viable
 - Re: access has geotech studies suggesting either Alder or Jordan would be possible -- would depend also on community preference
 - Would maintain and enhance trails
 - Considers a high end traffic estimate would be based on .2 trips per strata unit in peak hours

80 units



Engineering and
Planning Consultants

DATE: **November 22, 2001**
 FACSIMILE NUMBER: **604-884-8664**
 TO: **Charlene Grant**
 ORGANIZATION: **District of North Vancouver**

TRANSMITTAL

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PER: **Art Phillips**

OUR FILE NUMBER: **7557**

NUMBER OF PAGES SENT (including this page): **3**

REGARDING: Riverside Terrace Seniors Housing

Further to our telephone discussion of this morning, attached is the letter and photograph that were mailed to your office yesterday afternoon. With regard to the proposal, the tentative numbers are as follows:

RENTAL BUILDING:

One Bedroom	126 units
Two Bedroom	40 units

STRATA BUILDING:

One Bedroom	70 units
Two Bedroom	32 units

TOTAL 268 UNITS

The typical parking requirement for such a complex is one stall per 4 units or 67. We can, however, exceed this number quite easily with the proposed underground parking. Typically the trip generation rate is 0.2 trips per peak hour with the strata building. Therefore, the number of trips generated, if built to the full level as proposed, would be 20.

Thank you once again for your patience and work.

Engineering and
Planning Consultants

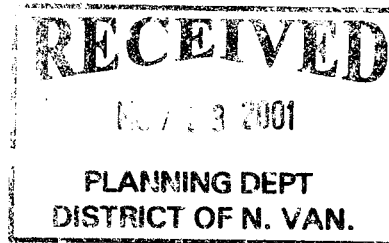
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November 21, 2001

District of North Vancouver
355 West Queens Road
North Vancouver, B.C.
V7N 2K6

Attention: Charlene Grant,
Community Planner



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Quality Assured

Dear Charlene:

RE: RIVERSIDE DRIVE SENIORS HOUSING DEVELOPMENT

I write further to our telephone discussions regarding the above noted proposal. I understand in my discussion with Doug Allan of this morning that you are meeting twice weekly with the committees and that a timetable to complete the draft document has not been established. While the draft is under consideration by the committees, we would appreciate the opportunity of making a brief presentation to explain the composition of the proposed development and how it can benefit the surrounding neighbourhood and the residents of the District of North Vancouver. Development of the site does not mean the loss of the trail network nor an increase in peak hour traffic, if it is designed with the community's input.

At present, the site is being used by individuals that are having secluded parties or gatherings. Our client has posted no trespassing signs and placed barriers at the entrance to the site but they have been repeatedly removed. We enclose for your record a photograph taken directly below Browning Place. The committees may not be aware of the unauthorized use of the property and we suggest that development of this secluded site will prevent this type of activity from occurring in the future.

I know that we have verbally made this request, but we respectfully ask that the committees consider our request to make a brief presentation outlining our client's proposal for the site. Thank you for considering our request. If you have any questions pertaining to the contents of this letter, please do not hesitate to contact the undersigned.

Yours sincerely,
G. D. HAMILTON ASSOCIATES CONSULTING LTD.

A handwritten signature in black ink that reads "Art Phillips". The signature is written in a cursive, flowing style.

per: Art Phillips
Vice President, Development Planning

Enclosure

Our File: 7557