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**Seymour Area  
Residents Survey**

**Presented To The District Of North Vancouver On October 25, 2000**

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## BACKGROUND & OBJECTIVES

For the past three years, the District of North Vancouver and Seymour residents have been working together to develop a new local plan for the Seymour area. To-date, a two-phase approach has been employed to develop the plan. Phase one involved a resident committee heading-up an initial public input process that culminated in the creation of a Community Vision Statement. Phase two consisted of using the Community Vision Statement to draft up three planning options which were presented to residents via a "short" and "long" form mail-out survey.

The returned survey findings not only generated several additional questions that needed to be explored, but the findings themselves needed to be verified as the response rate was low. As a result, the District of North Vancouver determined the need for a professional survey to be conducted with Seymour area residents.

The broad objectives of the survey were to obtain opinions from a random and representative sample of Seymour residents on topics concerning:

- Growth in the area
- Community amenities (e.g. What is desired and how should it be paid for)
- Planned developments for specific neighbourhoods (e.g. To what extent should the neighbourhood be developed, if at all? What should be the focus of the neighbourhood?)

The District commissioned MarkTrend Research Inc. to conduct a random sample survey with North Vancouver Seymour area residents. The results of the study are presented in this report. Detailed computer tables have been presented under separate cover.

## METHODOLOGY

For this study a total of 400 telephone interviews were conducted with a representative sample of adults living in the Seymour area of the District of North Vancouver. The sample was stratified by 14 regions or neighbourhoods to ensure an accurate representation from all parts of the area. The following table shows the sample size achieved for each neighbourhood, as well as its proportion of the total.

<u>Neighbourhood</u>	<u>Sample Size</u>	<u>% of total</u>
Riverside East	28	7
Seymour Heights	39	10
Blueridge	37	9
McCartney Woods	19	5
Northlands	25	6
Parkgate	17	4
Indian River	62	16
Deep Cove/Cove Cliff	70	18
Windsor Park	21	5
Parkway	20	5
Roche Point	12	3
Dollarton	50	13
<b>TOTAL</b>	<b>400</b>	

The geographic boundaries and relative population importance of each neighbourhood was provided by the District. A map showing the Seymour neighbourhood boundaries has been appended to this report. (Note: The Burrard Reserve was not included in this study.)

All interviewing for this study took place between September 28<sup>th</sup> and October 10<sup>th</sup>, 2000 from MarkTrend's Central Telephone Facility in Vancouver. A copy of the survey used is appended to this report.

The margins of error at the 95% level of confidence associated with the total sample size and various sub-sample found in this study are:

<u>Sample Size</u>	<u>Margin of Error</u>
400	+/-5%
200	+/-7%
100	+/-10%

When comparing the results between two samples (i.e. between two regions or demographics groups) the margins of error are approximately 40% larger. For example, when comparing results between two sub-samples of 100, a difference of 14 percentage points is required to be statistically significant at the 95% level of confidence.

## EXECUTIVE SUMMARY

### Future Growth

- ***When it comes to future growth for the area, Seymour residents would prefer to see tourism growth, followed by economic growth, with minimal residential developments.*** In fact, six in ten Seymour residents do not want to see any residential growth in the area. Conversely, almost three-quarters of residents support at least some tourism growth and two-thirds support at least some economic growth.
- Seymour residents' somewhat anti- residential growth stance is further exemplified by the low preferred growth rate they desire for the next five years. ***On average, residents want a growth rate of less than 1%, which is below the 1% rate of the last five years.***
- ***If there is to be any residential development in the Seymour area, however, residents believe what is most important is housing for families with children and for seniors.*** Residents feel somewhat less strongly about providing single adult or couples' housing and place even less priority on providing low income housing and rental housing.
- Residents are also very clear on the types of housing they find acceptable for the Seymour area. ***Residents want any residential developments to be confined mainly to single family detached homes and low level multi-family homes (i.e. 3 storeys or less).*** Very few residents want to see one acre estate lots or apartments of five or more storeys being built in the area.
- ***As a further example of their non-residential growth attitudes, residents who want to see more residential growth in the area want that growth to include any developments that occur on the Burrard Reserve.*** In fact, eight in ten residents who support more residential growth in the Seymour area share this point of view.
- ***When it comes to possibly re-developing the north side of Mount Seymour Parkway between Strathaven and Parkgate into multi-family homes, only 4 in 10 residents support the concept while 5 in 10 oppose the concept.*** This finding echoes earlier concerns regarding residential development in the Seymour area as a whole, where almost 6 in 10 want no more growth, and among those who do support some growth, the support is mostly for single family detached homes, with just some multi-family units.

- For those who do support the proposal, their main concern is the design and how it will look from the Parkway. However, as for where to start, the only consensus from residents is to not start in the middle, around Apex.
- Residents have somewhat different views when it comes to developing the Northlands area, that is the area north of Mount Seymour Parkway between McCartney Woods and Northlands golf course. ***When read out two options for development in the Northlands area, just over one-half of all residents support some type of development, while 4 in 10 support no development and 1 in 10 are undecided.***
- Specifically, 3 in 10 chose the option of a residential area for Northlands that could include a village centre and elementary school, while 2 in 10 chose a tourist destination development that could include an arts, recreation and festival centre, pool and accommodation.
- For those supporting residential development in Northlands, we find, once again, a consistent preference towards single family homes or duplexes and townhomes.
- ***Similarly, echoing the overriding preference for the entire area, any development planned for the Roche Point West area, that is the area north of Dollarton Highway between Roche Point Drive and Burrard Reserve, should comprise mainly single family homes or duplexes and townhomes.*** Residents clearly do not favour apartments or condominiums in this area, while just under one in ten do not want to see any development in Roche Point West.

### Services And Facilities

- ***Of the five community services and facilities tested in the survey, none are seen as being high priority items by Seymour residents. Of the five, more neighbourhood parks is considered to be of greatest priority, with three in ten ranking it as a top priority and another four in ten ranking it as a moderate priority. Following closely behind are a mountain bike park or facility, a running track and meeting spaces in neighbourhoods with just over 2 in 10 considering each to be of top priority and an additional 4 to 5 in 10 considering each to be of moderate priority.***
- Residents give relatively less priority to public art such as sculptures and street furniture (just 5 in 10 give it a top or moderate priority rating).
- ***When it comes to financing any new services and facilities, residents would like the District to first look toward encouraging corporate sponsorships, implementing***

***developer fees or introducing user fees before raising property taxes or borrowing the money.*** In fact, almost nine in ten support the idea of corporate sponsorship, while seven in ten like the idea of developer fees. ***Support for user fees stands at 78%, but is considerably softer than the other two (i.e. residents somewhat rather than strongly support this option), hence, the District will want to proceed cautiously with this option if pursued.***

### **Eastern Link for Dollarton Highway and Mt. Seymour Parkway**

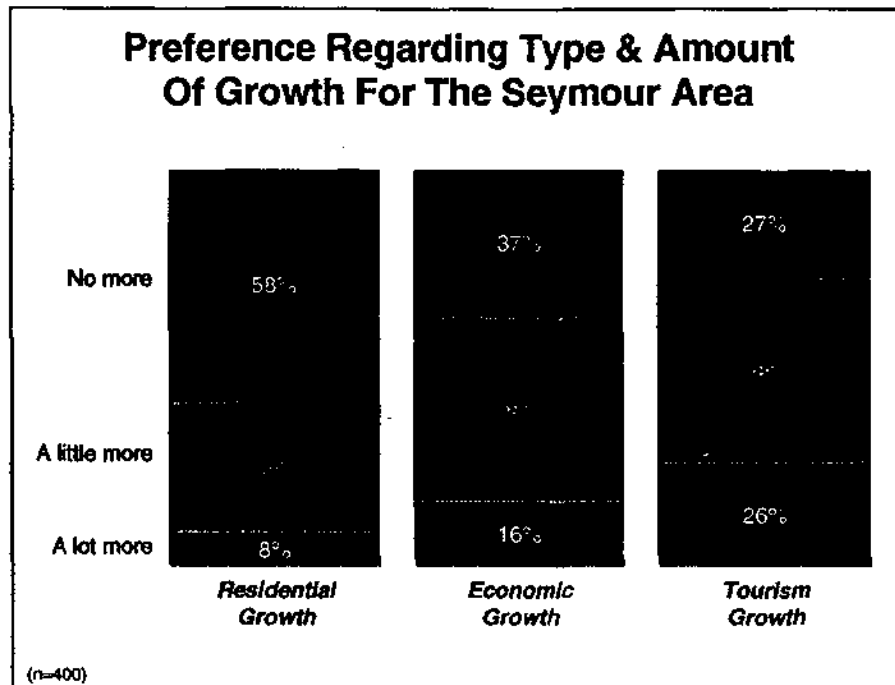
- ***The majority residents (7 in 10) support adding an eastern link between Dollarton Highway and Mount Seymour Parkway:*** 44% strongly support the idea and another 28% somewhat support it. Of the 27% that are opposed – 17% are strongly opposed while 10% are only somewhat opposed.
- ***Among the 7 in 10 supporting the idea of adding another link, there is high level consensus (6 in 10) that the link should be Roche Point Drive.*** Among the 1 in 10 not supporting Roche Point Drive as the link, most could not suggest an alternative route. However, one alternative route did emerge; and that was Apex, as mentioned by about 10% of these residents opposing Roche Point Drive.

In closing, residents are clearly voicing their preference for limited, if any, residential growth in the Seymour area. Tourism and economic growth are both preferred over residential growth. If there is to be residential growth, then the focus should be on providing housing for families with children, primarily in the form of single, detached homes, and secondly, with multi-family dwelling units. Most also feel it is also important to provide seniors housing, and to a somewhat lesser degree, housing for singles and couples.

There is no clear need or preference for any particular community service or facility for the Seymour area. However, whatever is developed, should be funded by encouraging corporate sponsorships or by implementing developer fees. There is very little appetite for increasing property taxes or borrowing money to pay for these new services and facilities. User fees received lukewarm response, suggesting caution will need to be exercised if proceeding with this option.

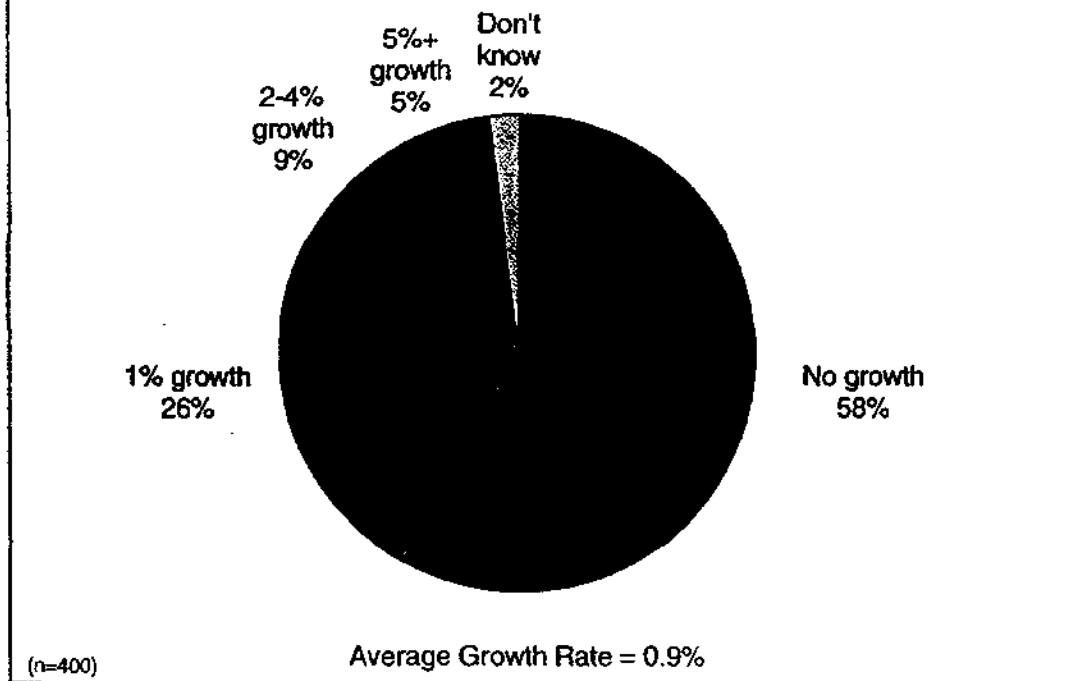


## SUMMARY OF FINDINGS

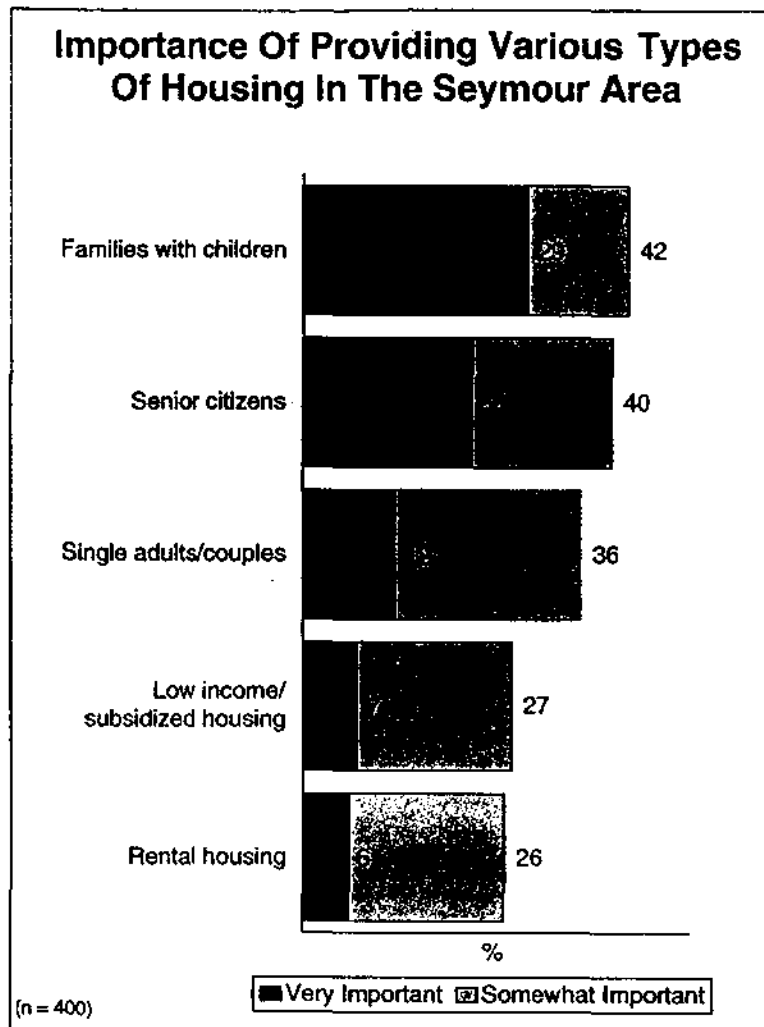


- Of the three types of growth that could happen in the Seymour area, residents most prefer tourism growth followed by economic growth and lastly, residential growth. However, whatever type of growth residents support, if any, most want to see just "a little" growth, rather than "a lot more" growth.
- Currently 74% of residents of the Seymour area would like to see more tourism growth, which could include arts, recreation and tourist accommodation. The majority of these residents favour a little more rather than a lot more of this type of growth. Two-thirds of Seymour area residents favour economic growth for the area, (with again, the majority wanting a little rather than a lot of this type of growth) while less than half of area residents (only 42%) want to see any more residential development.
- The strongest opponents to more residential growth are longer term residents, those who have lived in the area for 10 years or more (63% say no more vs. 52% among those with <10 years residence) and women (66% say no more vs. 51% among men).
- When it comes to tourism growth and economic growth, opinions are fairly consistent across all demographic groups.

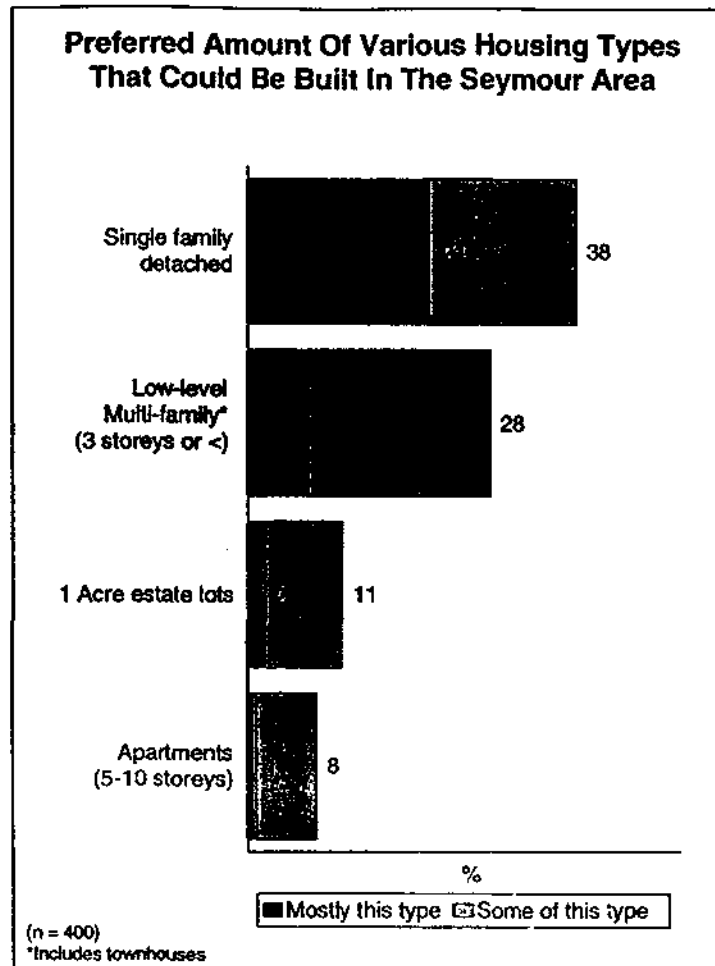
## Preferred Growth Rate For The Seymour Area Over Next 5 Years



- When told the current population of the Seymour area is approximately 24,000 and that over the last five years the area's population has grown by 1% each year, the majority (almost 6 in 10) of residents state their preference for no growth over the next five years.
- About one-quarter would prefer that the growth rate stay at 1% while few residents (only 14%) want to see the area's growth increase at a rate of 2% or more per year.
- Overall, on average, Seymour residents would prefer a growth rate of less than 1% per year over the next 5 years.
- As indicated earlier, demographically, longer term residents (10 plus years) and women, express stronger no growth preferences.



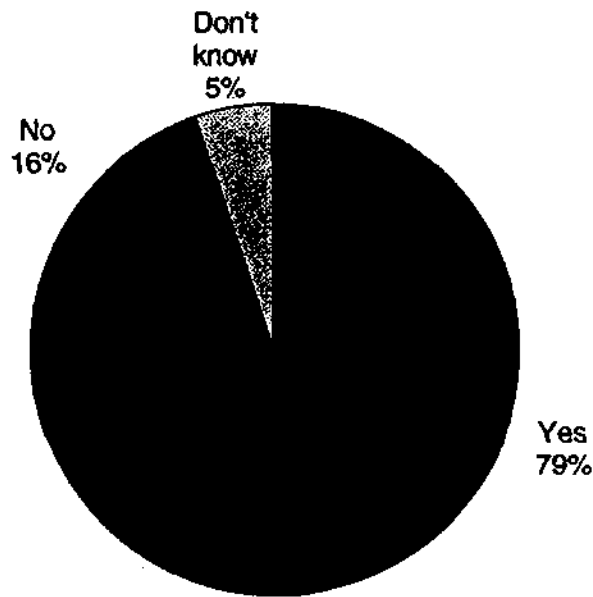
- For the approximately 40% of residents who want to see more residential growth in the Seymour area, virtually all feel it is most important to provide housing for families with children and senior citizens housing. Between the two, housing for families with children is considered to be of greater importance.
- While these residents think it is also important to provide housing for singles adults or couples, twice as many think that is only *somewhat* important rather than *very* important.
- Low income or subsidized housing and rental housing are considered relatively less important housing types to provide for the area. Residents are more likely to rank such housing as *somewhat* rather than *very* important for the area. Those residents aged 45 and older are more likely than their younger counterparts to feel both of these types of housing are at least somewhat important for the area to provide.



- The same 40% of residents who support residential growth in the Seymour area are most in favour of building more single family detached homes, or secondly, low level multi-family homes (no more than three storeys). Conversely, these same residents express little support for one acre estate lots or apartments of five to ten storeys being developed in the Seymour area.
- Specifically, just under four in ten residents would like at least some, if not mostly, single family detached housing. Almost three in ten would like to see at least some low level multi-family built in the area, although the majority want future development to include just some low level multi-family, rather than mostly of this type.
- Conversely, there is little support for developing one acre estate lots or apartments of 5 to 10 storeys, although about one in ten residents feel there should be some 1 acre estate lots available, with slightly fewer saying the same for 5 –10 storey apartments.

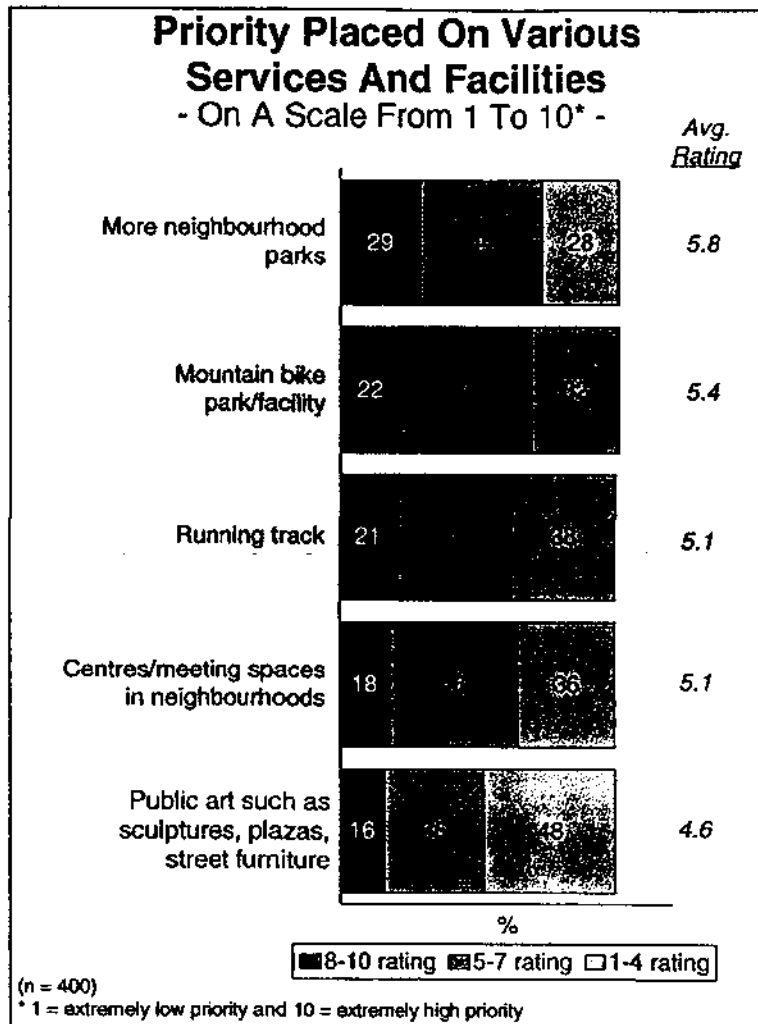
## Whether Any Development By The Burrard Band Should Be Included In Seymour Area Growth Plan

- Among Those Who Want More Residential Growth -



(n=168)

- Those residents of the Seymour area that favour more future residential growth clearly want any growth planning to include developments on the Burrard Reserve. There is majority support for this approach among all geographic and demographic groups.

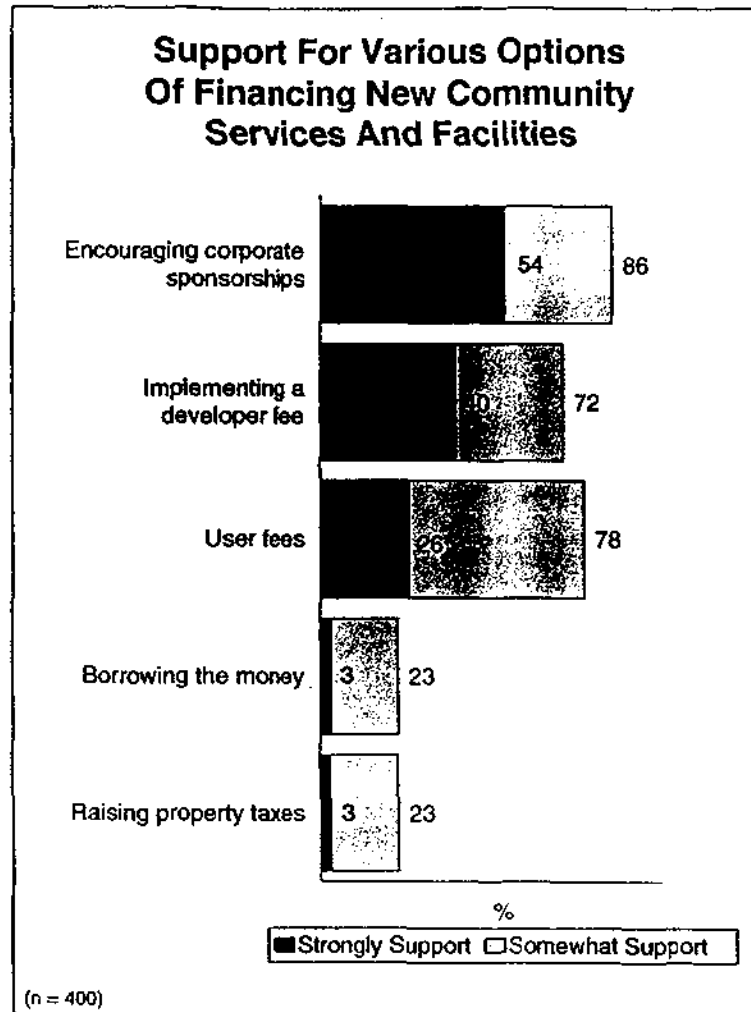


Residents were asked to rate the priority they place on various services and facilities, where one means it is an extremely low priority and 10 means it is an extremely high priority. When discussing services or facilities that are considered to be a high or top priority, we are referring to the rating of eight or greater out of ten.

- Of the five types of services and facilities tested, none elicited a particularly strong priority rating from Seymour area residents. In fact, on a scale from one to ten, the highest average rating achieved was 5.8. Leading the list (and the item that received the highest average score) is neighbourhood parks, followed closely by a mountain bike park or facility, a running

track and centres or meeting spaces in neighbourhoods. Few residents give top priority to public art such as sculptures, plazas and street furniture.

- The priority given to neighbourhood parks is fairly uniform across most demographic groups. However, younger residents (under 55) and those who have been living in the area for less than 20 years express slightly stronger support for neighbourhood parks.
- Both a mountain bike park or facility and a running track have the greatest appeal to those aged 35 – 44 and the least appeal to older residents (55+).
- While the priority for meeting spaces in neighbourhoods is fairly uniform across all residents, residents living south of the Parkway place a much higher priority on public art than residents living north of the Parkway.
- When asked if there are any other services or facilities that are of a high priority, the majority (58%) could not think of anything. Among the few that did make a suggestion, swimming pools, walking and hiking trails, roads and bridges, teen/children centres and more public transit were the most common, each mentioned by 4% of residents.



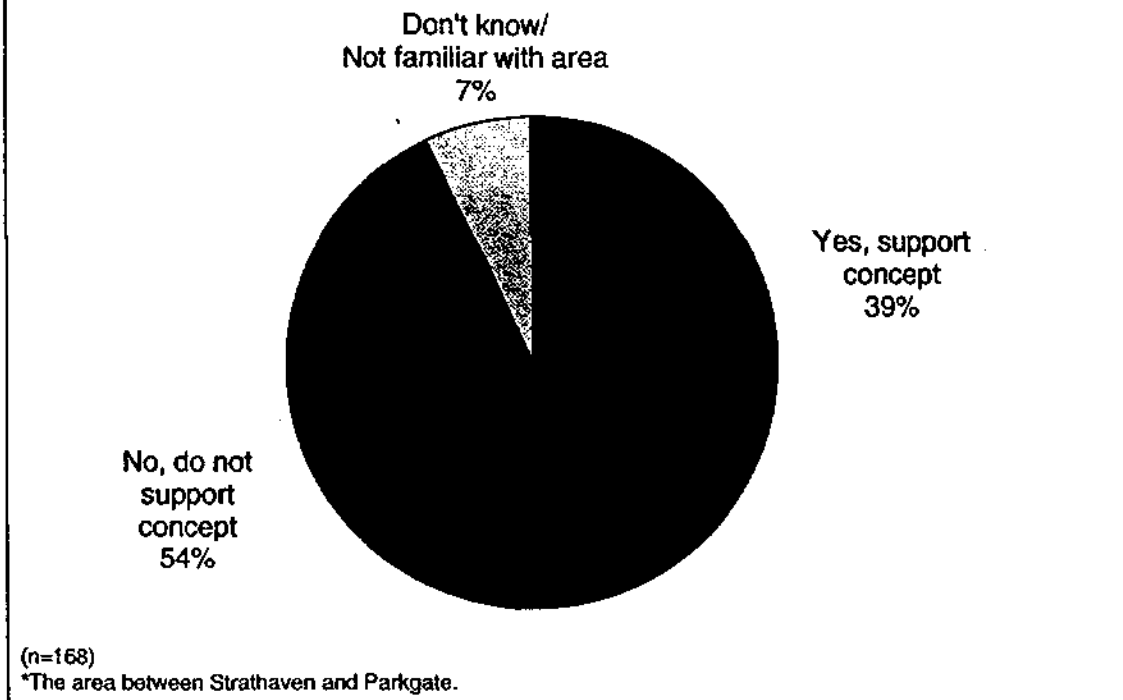
- When it comes to financing or paying for new services and facilities, Seymour area residents express the most, and strongest, support for encouraging corporate sponsorships, and the most opposition to raising property taxes and borrowing money.
- The majority of residents express strong to moderate support for encouraging corporate sponsorships, implementing developer fees (which means all new developments would be subject to a fee depending on their size), and introducing user fees. (The latter option, however, receives mainly moderate rather than strong support.)
- However, only one-quarter of residents in the Seymour area support paying for new services and facilities by raising property taxes or borrowing money. And in fact, opposition to both these options is particularly strong (six in ten residents voice strong opposition to higher taxes to pay for new services or facilities and over four in ten voice strong opposition to



borrowing.) The longer one has been a resident of the Seymour area, the more likely they are to strongly oppose both of those options.

- When asked, the majority of residents (77%) could not offer any other ways to finance new services and facilities for the area. The few that did make suggestions mentioned fundraising and donations (10%), government funding (5%) or better use of existing funds (5%).

## Support For Proposal To Re-develop North Side Of Parkway\* Into Multi-Family Units



- While four in ten residents support the concept of redeveloping the north side of the Parkway between Strathaven and Parkgate into multi-family units, a slim majority of Seymour area residents do not currently support this concept, even if this would create improved common access points at controlled locations to improve traffic along the Parkway.
- Support and opposition to this concept is fairly consistent across the region and among the various demographic groups.

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**Most Important Consideration  
When Designing Multi-Family Projects  
For North Side Of Parkway\***

**(Main Mentions Only)**

**- Among Those Who Support The Concept -**

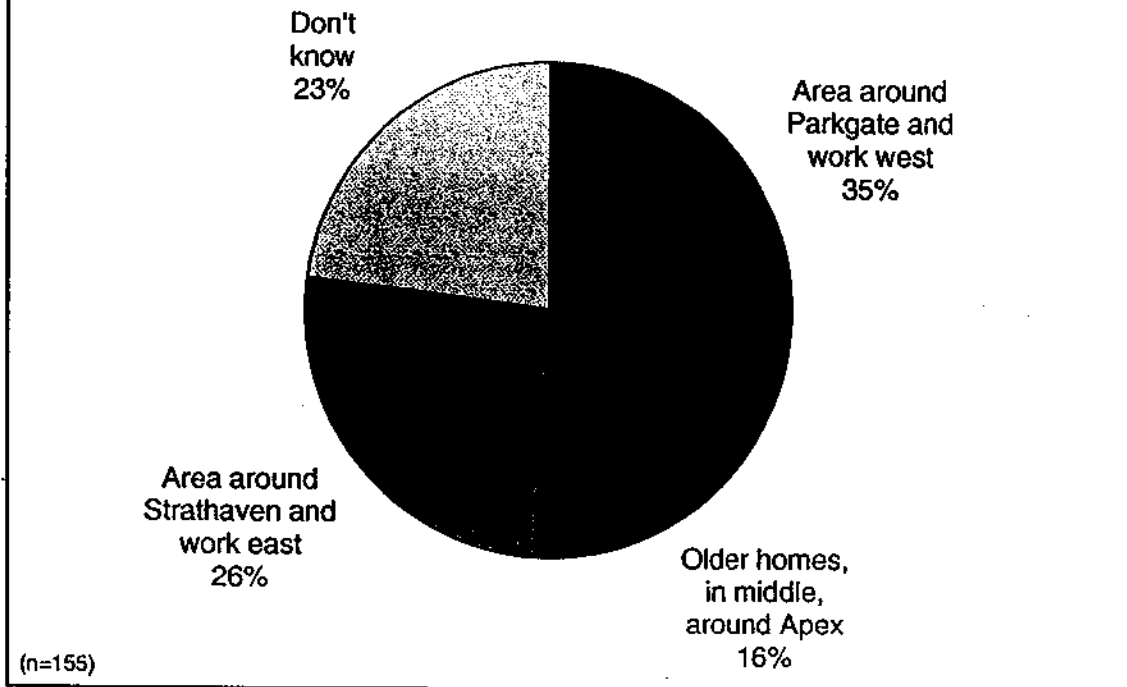
Base	155
	<u>%</u>
The design/how it looks from the parkway	26
Green space	12
Height	8
Density	5
Affordability	3
Impact on local issues	3
Child safety/facilities	3

\* The area between Strathaven and Parkgate.

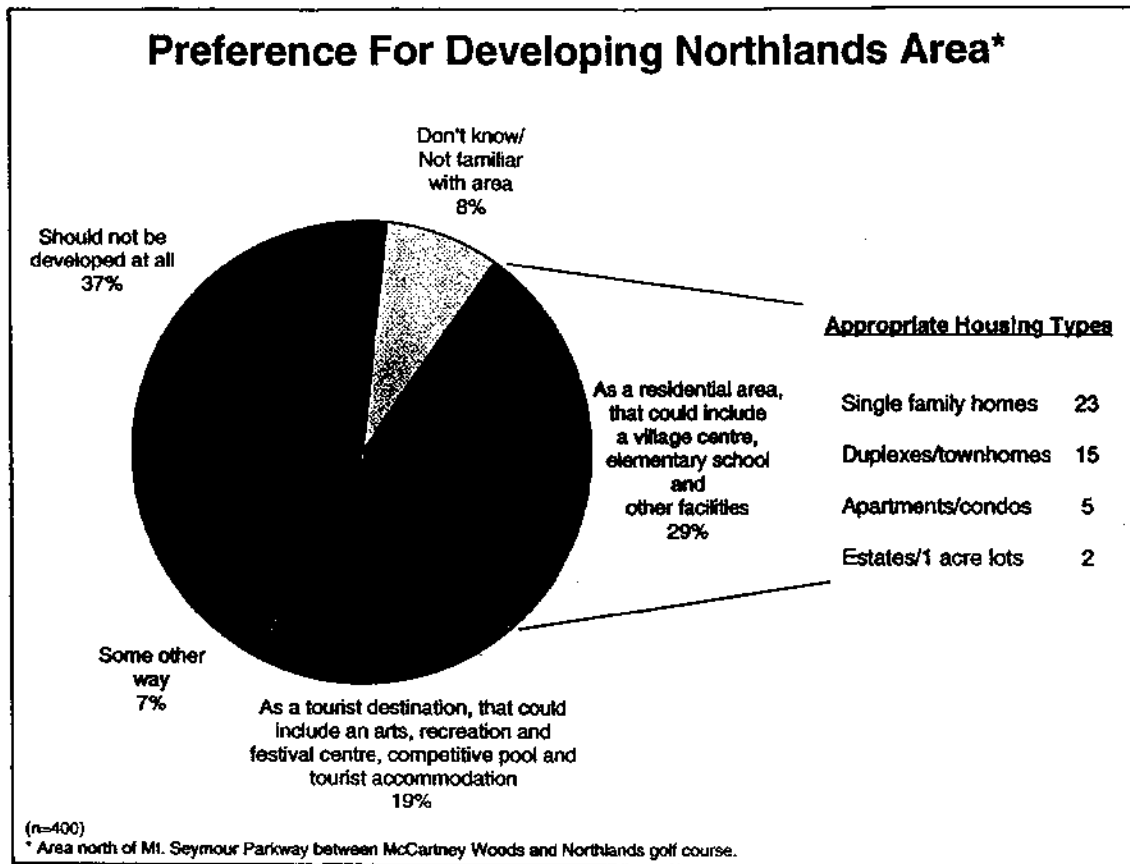
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- Among those residents that support the concept to redevelop the north side of the Parkway, the primary considerations, aside from traffic and access, are the design or how it will look from the Parkway, the use or conservation of green space and the height of the development.

### Where First Phase Of Project Should Start - Among Those Who Support The Concept -

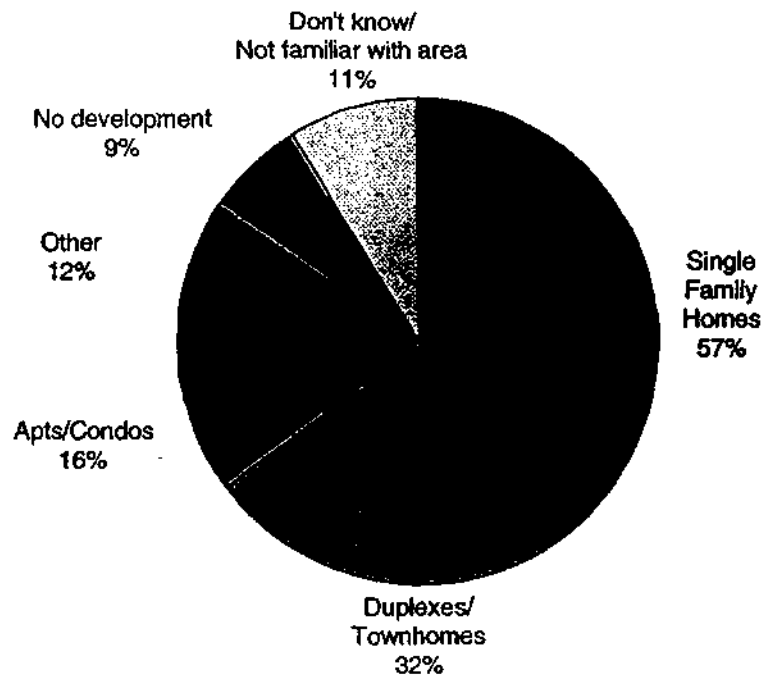


- Given a choice, those who support the redevelopment of the north side of the Parkway do not express a unified opinion as to where the first phase of the project should start.
- The greatest support is given to starting in the area around Parkgate and working west, however, only 35% of these residents agree to this. The next most popular choice is to start near Strathaven and work east and the least desirable starting point is in the middle. It should be noted that almost one-quarter of these residents have no opinion on the matter.



- When Seymour residents were given suggestions for developing Northlands, that is the area north of the Parkway between McCartney Woods and Northlands golf course, no one development suggestion earned majority support from residents.
- The largest group of residents, just under four in ten, feel that the area should not be developed at all. Again women and longer term residents of the area are the strongest no-development supporters.
- Three in ten residents like the idea of a residential neighbourhood that could include a village center, elementary school and other facilities. These residents generally feel single family homes or duplexes and townhomes are the most appropriate types of housing for such a neighbourhood.
- Slightly fewer, two in ten, support the concept of a tourist destination that could include an arts, recreation and festival centre, competition pool and tourist accommodation. Just under 1 in 10 suggested another way of developing Northlands including a combination of residential and as a tourist destination.

## Appropriate Housing Types For Roche Point West Area\*

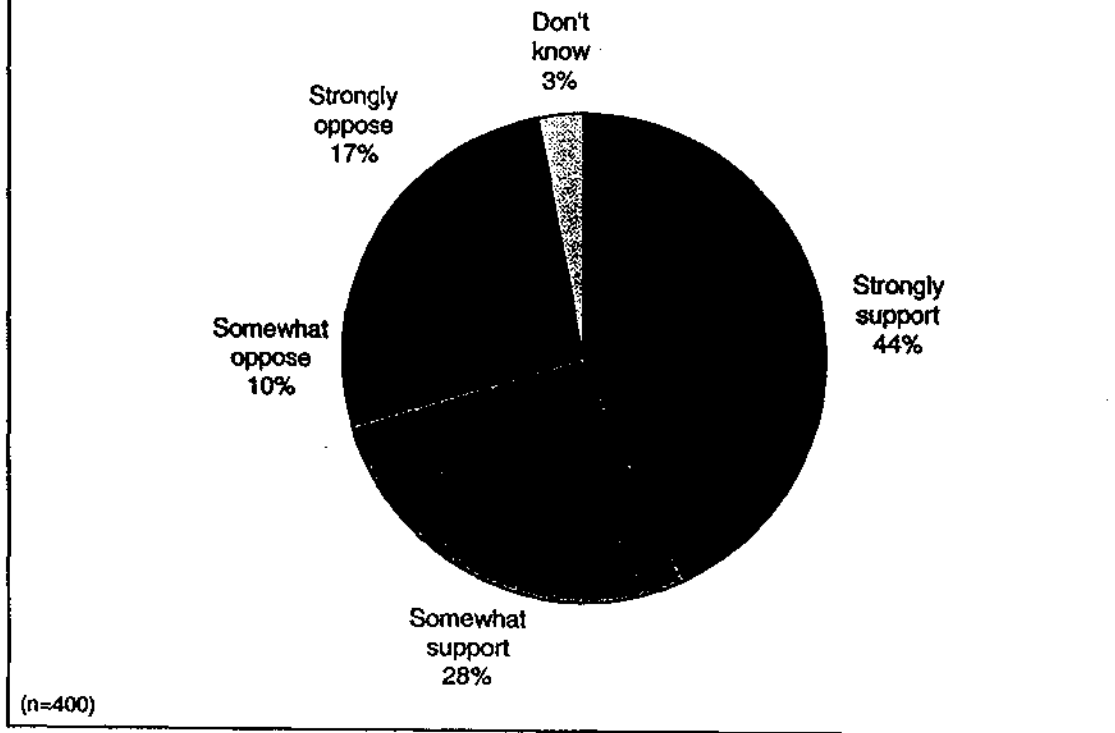


(n=400)

\* Area north of Dollarton Highway between Roche Point Drive and Burrard Reserve.

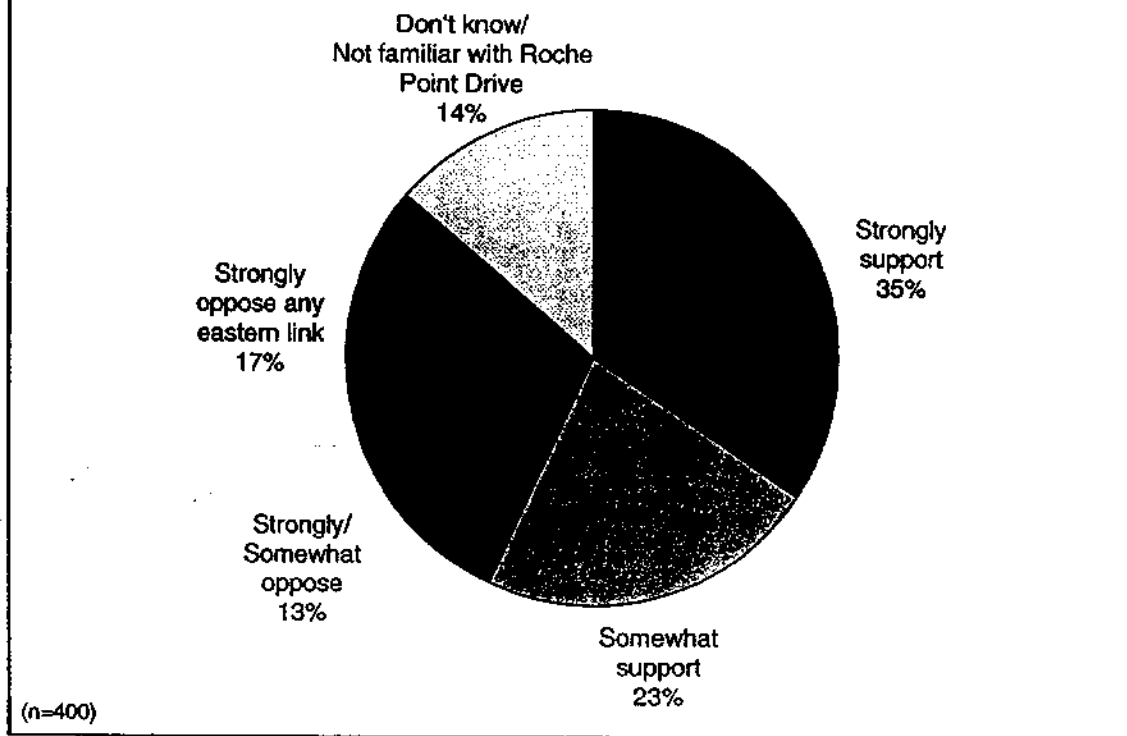
- Seymour residents feel any residential development in the Roche Point West area, that is the area north of Dollarton Highway between Roche Point Drive and the Burrard Reserve, should mainly comprise single family dwellings.
- Specifically, almost six in ten feel single family homes are appropriate for the area, while another three in ten feel duplexes and townhomes are suitable housing types. Considerably less residents suggested apartments or condos, and one acre estate lots as suitable housing for the Roche Point West area.
- Only 9% of residents communicated that they did not want any development in this area.

### Support/Oppose Adding Eastern Link Between Mt. Seymour Parkway & Dollarton Highway



- The majority of Seymour area residents support the suggestion that there needs to be another eastern link between Dollarton Highway and Mount Seymour Parkway. Among those supporting the suggestion, they do so more *strongly* rather than *just* moderately. Among the remainder, just over one-quarter are opposed, while only 3% have no opinion.
- Opinions on this issue are fairly uniform across the various geographic and demographic groups.

## Support/Oppose Roche Point Drive Becoming The Link Between Mt. Seymour Parkway & Dollarton Highway



- Support for Roche Point Drive being the eastern connecting link between Dollarton and the Parkway garners approval from just under six in ten Seymour residents. Among those who support the eastern link proposal but not Roche Point Drive, the majority did not have an alternative route to suggest (71%). However, 8% of these residents (n=95) did suggest Apex as the link, while the next most common was Fairway with 1% mentions.



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## Demographic Profile

	<u>Total</u>
Base	400
	<u>%</u>
<u>Years in Seymour Area</u>	
Less than 5 years	18
5 to 9 years	27
10 to 14 years	19
15 to 19 years	12
20+ years	25
<u>Type Of Dwelling</u>	
Single, detached house	73
Duplex/Townhouse	17
Apartment/Condo	9
Other	1
<u>Vehicles In Household</u>	
None	3
One	24
Two	59
Three	10
Four +	5
<u>Household Size</u>	
One	8
Two	29
Three	18
Four	32
Five+	14
<u>Household composition</u>	
Single, no kids	11
Couple, no kids	25
Family with kids	61
Other	3

... continued

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**Demographic Profile  
(continued)**

	<u>Total</u>
Base	400
	<u>%</u>
<u>Age</u>	
18-24	11
25-34	16
35-44	28
45-54	24
55-64	12
65+	10
<u>Gender</u>	
Male	50
Female	50

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- The majority of Seymour area residents have lived in the area for over five years and a considerable number, almost four in ten, have lived in the area for 15 years or more.
- Over seven in ten Seymour residents live in single detached homes, while one in six live in a duplex or townhome and only one in ten live in an apartment or condo.
- The majority of residents have two vehicles in the household. One-quarter have just one vehicle, while at the other end of the spectrum, 15% have three or more vehicles.
- The average household size for the Seymour area is just over three people. Just under one-half live in a household with four or more people. Accordingly, the most typical household composition is a family with children - six in ten residents fall into this category.
- Over one-half of adult Seymour residents fall into the 35 to 54 age category, while 27% are between 18 and 34 and 22% are over 54.

## APPENDIX

## TOPLINE RESULTS

**Project Seymour  
- Topline Results -**

A1.	Gender:	
	BASE	400
		<u>%</u>
	Male	50
	Female	50
A2.	Neighbourhood:	
	Riverside East	7
	Seymour Heights	10
	Blueridge	9
	McCartney Woods	5
	Northlands	6
	Parkgate	4
	Indian River	16
	Deep Cove/Cove Cliff	18
	Windsor Park	5
	Parkway	5
	Roche Point	3
	Dollarton	13
A3.	Age:	
	18-24	11
	25-34	16
	35-44	28
	45-54	24
	55-64	12
	65 or older	10

B1. There are three types of growth that could happen in the Seymour area. First, there's.. Then there's..

Residential growth, which means building homes to accommodate people moving into the area.

Economic growth, which means attracting businesses into the area such as retailers or services and other industries such as film or high tech.

Tourism growth, which could include an arts, recreation and festival centre, tourist accommodations and enhanced trails and outdoor recreation facilities.

Please tell me whether you would like to see a lot more, a little more or no more of each type of growth in the Seymour area.

BASE=400

		<u>A lot more</u>	<u>A little more</u>	<u>No More</u>	
B1.1	Residential	%	8	34	58
B1.2	Economic	%	16	48	37
B1.3	Tourism	%	26	48	27

B2. The current population of the Seymour area is about 24,000. Over the last 5 years, this area has grown by about 1% or 240 people each year. What percentage of growth do you think should be allowed in this area over the next 5 years?

BASE	400
	%
None	58
1% or less	26
2% to 3%	9
4% to 5%	4
Over 5%	2
Don't Know	2
<i>Average preferred growth</i>	<i>0.9%</i>

B3 Please tell me whether you think it is very important, somewhat important, not very important or not at all important to provide housing for each of the following

BASE=400

			<u>Very Important</u>	<u>Somewhat Important</u>	<u>Not Very Important</u>	<u>Not At All Important</u>	<u>Don't Know</u>	<u>No More Residential Growth</u>
B3.1	Families with children	%	29	12	1	-	-	58
B3.2	Single adults or couples	%	12	24	6	1	-	58
B3.3	Senior citizens	%	22	19	1	1	-	58
B3.4	Low income or subsidized housing	%	7	19	10	6	1	58
B3.5	Rental housing	%	6	20	11	5	1	58

B4. I will now read you various types of housing that could be built in the Seymour area. For each one, please tell me if future residential developments should be mostly this type of housing, some, only a little or none of this type of housing.

BASE=400

			<u>Mostly</u>	<u>Some</u>	<u>Little</u>	<u>None</u>	<u>Don't Know</u>	<u>No More Residential Growth</u>
B3.1	Single family detached housing	%	21	17	4	-	-	58
B3.2	Low level multi-family dwellings not more than 3 storeys	%	6	21	11	4	-	58
B3.3	Apartments buildings between 5 & 10 storeys	%	1	7	13	21	-	58
B3.4	One acre estate lots	%	2	9	13	19	-	58
B3.5	Are there any other types of housing that you would like to see?							
B4.5a	Townhomes	%	2	3	-	37	-	58
B4.5b	Other	%	-	3	1	38	-	58
	<i>Net multi-family/townhomes</i>	%	7	21	11	4	-	58

B5. And as you may be aware, the Burrard Band owns some land in the Seymour area. If the Band develops their land, for whatever purpose, should growth in the Seymour area include these developments?

BASE (those wanting more residential growth)	168
	<u>%</u>
Yes	79
No	16
Don't Know	5

The next set of questions deals with community benefits that are provided to increase the quality of life in the community. I will read you a list of these services and facilities. Please tell me what priority should be placed on each one using a 10-point scale where 1 means extremely low priority and 10 means extremely high priority.

	BASE=400	<u>% Rating Out Of 10</u>				<u>Mean Scores Out Of 10</u>
		<u>1-4</u>	<u>5-7</u>	<u>8-10</u>	<u>DK</u>	
C1. Centres or meeting spaces in neighbourhoods		36	46	18	-	5.1
C2. More neighbourhood parks		28	44	29	-	5.8
C3. Running track		38	41	21	1	5.1
C4. Public art such as sculptures, plazas & street furniture		48	36	16	1	4.6
C5. Mountain bike park or facility		32	47	22	-	5.4

C6. Are there any others that would be high priority for you?

BASE	400
	<u>%</u>
Swimming pool	4
More/better Public Transit	4
Walking/hiking trails	4
Roads/bridges	4
Centres for teens/children	4
Skateboard park/rollerblading facilities	3
Soccer fields	3
Schools	3
Seawall/shoreline access	3
Tennis/indoor tennis	3
Off leash space for dogs	2
Bike paths	2
Other	14
None	57
Don't know/refused	1



I will now read you some options on how new community services and facilities could be paid for. Please tell me whether you would strongly support, somewhat support, somewhat oppose or strongly oppose using each of these options to pay for new services and facilities.

BASE=400

			<u>Strongly Support</u>	<u>Somewhat Support</u>	<u>Somewhat Oppose</u>	<u>Strongly Oppose</u>	<u>Don't Know</u>
C7.	By raising property taxes	%	3	21	18	58	1
C8.	By borrowing the money	%	3	20	30	45	3
C9.	By encouraging corporate Sponsorships	%	54	32	8	5	1
C10.	Through user fees	%	26	53	11	10	1
C11.	By implementing a developer fee whereby all new developments would be subject to a fee depending on the size of the development	%	40	32	11	12	5
C12.	Can you suggest any other ways of paying for new community services and facilities?						
	BASE						400
							<u>%</u>
	Fundraising/donations						10
	Government funding						5
	Better use of existing funds/eliminate waste						5
	Selling land						3
	Lotteries						2
	Other						4
	None						76
	Don't know/refused						1

The next set of questions deals with specific areas or neighbourhoods in the Seymour area.

D1.	The first question deals with the north side of Mt. Seymour Parkway between Strathaven and Parkgate. Currently, there are single family homes there, each with driveways that back onto the Parkway. Are you familiar with the area I'm referring to?		
			<u>%</u>
	Yes		96
	No		5

D2.	Because of the increased traffic along the parkway and the limited access to these homes, there have been suggestions to redevelop this area into multi-family units, to create improved common access points at controlled locations. Do you support this concept?	
	BASE	400
		<u>%</u>
	Yes	39
	No	54
	Don't Know	3
	Not familiar with the area	5
D3.	Aside from the traffic and access to these projects, what would you say should be <u>the most important thing</u> to consider when designing these multi-family projects for the north side of the Parkway?	
	BASE (those who support concept in Q.D2)	155
		<u>%</u>
	The design/how it looks from the parkway	26
	Green space	12
	Height	8
	Density	5
	Affordability	3
	Impact on local issues (various)	3
	Child safety/facilities for children	3
	A privacy barrier	2
	Environmental issues (various)	2
	A road behind the development	2
	Other	10
	Nothing in particular	15
	Don't Know	10
D4.	Because of the size of this area, the project will have to be completed in phases. Where do you think it should start?	
	BASE (those who support concept in Q.D2)	155
		<u>%</u>
	In the area around Parkgate and working west	35
	The older homes in the middle, around Apex	16
	The area around Strathaven and working east	26
	Don't Know	23
E1.	The next set of questions deals with the Northlands area, which is north of Mt. Seymour Parkway between McCartney Woods and Northlands golf course. Are you familiar with the area I'm referring to?	
	BASE	400
		<u>%</u>
	Yes	94
	No	6

E2. In which of the following ways do you think Northlands should be developed, if at all?

BASE	400
	%
As a residential neighbourhood that could include a village centre, elementary school and other community facilities	29
As a tourist destination that could include an arts, recreation and festival centre, competition pool and tourist accommodation	19
As a park/green space/recreational use	3
Combined residential neighbourhood/tourist destination	2
Other	1
Not developed at all	37
Don't Know	2
Not familiar with Northlands area	6

E3. What type or types of housing do you feel would be appropriate for the Northlands neighbourhood?

BASE	400
	%
Single family homes	23
Duplexes/townhomes	15
Apartments/condos	5
Estates/1 acre lots	2
None in particular	1
No residential development	71
Don't know	2

F1. Now I'm going to ask you about Roche Point West, which is north of Dollarton Highway between Roche Point Drive and the Burrard Reserve. Are you familiar with the area I'm referring to?

BASE	400
	%
Yes	91
No	9

F2. What type or types of housing do you feel would be appropriate for the Roche Point West neighbourhood?

BASE	400
	<u>%</u>
Single family homes	57
Duplexes/Townhomes	32
Apartments/Condos	16
Estates/1 acre lots	10
Other	2
None in particular	1
No development in the area	9
Don't Know	1
Not familiar with the area	10

G1. Now thinking about the two major roads in Seymour – Mt. Seymour Parkway and Dollarton Highway. There have been some suggestions that there needs to be another link between these two roads in the Eastern part of Seymour. In principle, do you support or oppose this suggestion? Would that be strongly or somewhat support/oppose?

BASE	400
	<u>%</u>
Strongly support	44
Somewhat support	28
Somewhat oppose	10
Strongly oppose	17
Don't Know	3

G2. There has also been some suggestion that Roche Point Drive be the connecting road between the two. Do you support or oppose Roche Point Drive as the connector? Would that be strongly or somewhat support/oppose?

BASE	400
	<u>%</u>
Strongly support	35
Somewhat support	23
Somewhat oppose	8
Strongly oppose	5
Strongly oppose another link between Mt Sey. & Dollarton	17
Don't know where Roche Pt. Drive is	5
Don't Know	8

G3. Is there another road that you would prefer to use as the connector between Dollarton and Mt Seymour Parkway?

BASE (those opposing Roche Point Drive as a link)	95
	<u>%</u>
Apex	8
Riverside road	3
Berkley	3
Strathaven	2
Roche point	1
Fairway	1
Other	9
No/can't think of any	65
Don't know	6

Demographics:

H1. How long have you been a resident in the Seymour area?

BASE	400
	<u>%</u>
Less than 5 years	18
5-9 years	27
10-14 years	19
15-19 years	12
20+ years	25
Don't know/refused	1
<i>Average # of years</i>	13.4

H2. Dwelling Type:

Single, detached house	73
Duplex or townhouse	17
Apartment/condominium	9
Other	1

H3. # of Vehicles in Household:

None	3
One	24
Two	59
Three	10
Four or more	5
Refused	1
<i>Average # of vehicles</i>	1.9

H4. # of People in Household:

BASE	400
	<u>%</u>
One	8
Two	29
Three	18
Four	32
Five or more	14
Refused	1
<i>Average household size</i>	3.2

H5. Current Household Composition:

Single, no kids (includes roommates)	11
Couple, no kids	25
Family (with kids, including single parent households)	61
Other	3

# FINAL ROUND REVIEW COMMITTEE

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