

**The Corporation of
The District of North Vancouver**

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District of North Vancouver

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Community Planning and Building, Land and Bylaw Services Division

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April 20, 1999
File: 6480/20.09

Paul Ardagh
Development Consulting Group Ltd.
400 - 1455 W. Georgia St.
Vancouver, BC V6G 2T3

Dear Paul:

Re: Receipt of Your Letter Dated April 10, 1999

I am in receipt of your letter of April 10, 1999, indicating your client's continued interest in pursuing development of the "Riverside gravel pit" property as per your January 19 presentation to the Seymour Local Plan Co-ordinating Committee. I will forward your letter to the Seymour Local Plan Management Committee for their information and to Doug Allan the Development Planner for the Seymour area.

Staff are now working with the public input received to date to prepare planning options for the Seymour community. Your presentation to the Co-ordinating Committee forms part of this input. The planning options will be circulated to residents of Seymour for feedback prior to the preparation of the draft plan.

Before considering a possible re-zoning of the site from RS1 to any multi-family zoning, staff will need to consider a host of development issues including adjacent land use compatibility, environmental sensitivity / constraints, vehicular movement and general suitability of the proposed land use in this area. Given this, it is too early to determine what planning options may be identified for your client's property, and whether, ultimately, there will be any support for multi-family development.



Re: Receipt of Your Letter Dated April 10, 1999

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Thank you for your input to date and please feel free to contact me with any questions you may have.

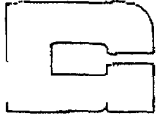
Yours truly,

A handwritten signature in black ink, appearing to be 'Jennifer Paton', written over a horizontal line.

Jennifer Paton, MCIP
Community Planner

xc.

Seymour Local Plan Management Committee C/O Chris Kwan
Doug Allan, Community Planner



Development Consulting Group Ltd.

400 - 1455 West Georgia Street, Vancouver, B.C. V6G 2T3 • Telephone (604) 662-8099

April 10, 1999

Jennifer Paton
Planning Analyst
District Of North Vancouver
355 West Queens Road
North Vancouver, B.C.
V7L 4K1

By Fax @ 984 8664

Dear Jennifer:

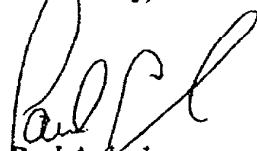
Re: Seymour Area Plan Vision Statement

Further to our latest telephone conversation, I understand that none of the various committees working on the vision statement for the Seymour Area Plan provided any feedback to you regarding the "gravel pit site" on Riverside Drive just north of the Mount Seymour Parkway.

As previously indicated, the owner of this property (Riverside Terrace Realty Inc.) wishes to proceed with the development of this site as soon as possible. With the appropriate zoning in place, this 14 acre property could accommodate a significant number of townhouses and/or low rise apartment units.

Perhaps you would be kind enough to bring this site to the attention of Chris Kwan and the management committee so that they might provide some comment in their vision statement. We look forward to attending your open houses on the Seymour Area Plan in the not too distant future.

Yours truly,



Paul Arfagh
Partner

PA: bsl

cc Jorge Barretto by fax @ 682 1903
cc Jennifer Paton by email @ jpaton@dnv.org

Real Estate Development and Investment Consultants

Apr. 19 1999 05:25PM P2

PHONE NO. : 604 9222032

FROM : DEVELOPMENT CONSULTING GROUP