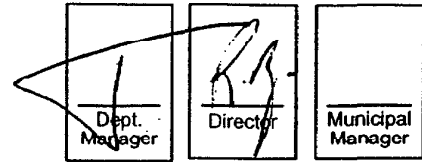


COUNCIL AGENDA/INFORMATION		
<input type="checkbox"/> In-Camera	Date: _____	Item # _____
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The District of North Vancouver REPORT TO COUNCIL

July 26, 2000

File: 6480-20-09.3

Tracking Number: RCA - 2000-02554

AUTHOR: Charlene Grant, Community Planner

SUBJECT: Seymour Local Plan -- Survey Results

RECOMMENDATION:

THAT this report be received for information.

REASON FOR REPORT:

- 1 To provide an analysis of the two surveys completed in conjunction with the Seymour Local Plan options open houses in the Spring of 2000
- 2 To identify areas to be further explored through a random sample survey administered by an independent consulting firm

SUMMARY:

Following the Seymour Local Plan Open Houses and other meetings held in the Spring of 2000, approximately 550 survey returns were received, providing input on three planning options. Returns were accepted until mid-June 2000. After reviewing the returns and accounting for duplication, responses from approximately 490 surveys were analyzed.

A comprehensive analysis of the responses to both short and long survey forms provided information regarding overall preference for planning options, growth rates and preferred options for specific Seymour areas. In some cases, the responses served to raise additional questions that should be addressed prior to drafting a plan. Community Planning intends to retain an independent research firm to conduct a random sample survey of the community to complete the survey process.

BACKGROUND:

Council endorsed a planning process for the Seymour Local Plan in October 1997. Phase One of the process, the initial public input stage, was resident-managed and concluded in March 1999 with a Community Vision Statement. In Phase Two, a staff technical team

generated three planning options, which reflected the diversity of ideas contained within the Community Vision Statement.

The three options were presented to the community in a series of Open Houses and Community Association meetings in the spring of 2000. An information brochure outlining the options and including a "feedback form" was widely distributed within the community and mailed to all Seymour households and businesses. In addition to this "short survey" form, a more detailed "long survey" form was distributed to interested residents through community associations and open houses.

The surveys and analysis include information relating to the Maplewood area, which will be used to support the Maplewood planning process approved by Council on June 26, 2000.

EXISTING POLICY:

In addition to the District Official Community Plan, there are three local plans in place for the area east of the Seymour River and south of the Alpine area:

- The Seymour Official Community Plan (1985)
- The Deep Cove Official Community Plan (1983)
- The Maplewood Official Community Plan (1983)

ANALYSIS:

This analysis summarizes the public response to the short and long survey forms distributed in the spring of 2000 only. Synthesizing this feedback with other sources of information gathered throughout the Seymour local planning process will happen as part of draft plan preparation.

1 The Surveys

The *short form (white)* brochure with feedback form presented the three planning options and summarized key option features for each geographic area (Attachment A). Respondents were asked to indicate their preferences for each area (including additional comments or suggestions), overall option preference and a preferred growth rate for Seymour.

The *long form (green)* provided more detailed background information for each geographic area (Attachment B). Specific questions or choices relating to each area were presented, but not categorized by option.

2 Survey Returns and Handling

Approximately 550 surveys were returned. Verification of the incoming surveys by address was conducted in order to identify potential duplicate responses. After accounting for such discrepancies, approximately 360 short forms and 130 long forms were analyzed.

3 Growth Rate

Sixty-four per cent (64%) of respondents support a growth rate of 1.0% or less, with the single largest response being 34% in support of a 2% annual growth rate. The breakdown is as follows:

Growth Rate	% of responses
0%	2.5%
0.05%	0.25%
0.5%	32%
1.0%	29%
1.5%	2%
2.0%	34%
2.5%	0.25%
4.0%	0.25%
5.0%	0.25%

The most frequent single comment was that the acceptability of any growth rate chosen (up to 2%) depends upon improvements to traffic, transportation and access.

4 Overall Option Preference

As an overall package, there was somewhat greater preference for Option A, as outlined below:

Option	% of responses
A: emphasis on balance between employment, housing and recreational opportunities	35%
B: emphasis on employment opportunities and limited expansion of housing options	17%
C: emphasis on expanding business opportunities through recreation, arts and tourism	22%
D: "other" package described by comments in each question	26%

5 Preferences by Area

5.1 Windridge

Preference for the option packages for Windridge is distributed as follows:

Option	Features	%
A	Expanded seniors housing; redevelop older low density apartments; market DNV retail/residential site; market two small DNV multi-family sites; complete Berkley Rd to Dollarton; protect forest lands to the east; extend trails from McCartney Creek system to Maplewood and adjacent neighbourhoods; small arts centre	40%
B	Expanded seniors housing; complete Berkley Rd. to Dollarton; hold DNV lands for future development	31%
C	Expanded seniors housing; redevelop older low density apartments; market DNV retail/residential site; market DNV multi-family sites for Business Park employees; complete Berkley Rd to Dollarton; pedestrian links with Maplewood Business Area; arts/film industry training centre	23%
D	Range of comments	6%

Responses and comments from both short and long form surveys reveal the following:

- Support for seniors housing & congregate care
- Desire for *limited commercial development*
- Support for protecting the area south of Ron Andrews and Windsor High School (the McCartney Creek system)
- More support for family/seniors housing combinations than for family/artist accommodation mixes
- General support for an arts annex at Windsor School, with or without artist accommodation

5.2 Northlands

Survey responses were evenly distributed among the three primary options:

Option	Features	%
A	New Seymour neighbourhood; housing forms including single family, townhouse, apartment, seniors; elementary school site; village centre; track & field facilities; expand McCartney Creek Park; trail connections to neighbourhoods and McCartney Creek system	28%
B	Limited number 50 ft residential lots; predominant development as estate (1 acre) lots	32%
C	Major arts/recreation festival area; village centre; festival park; outdoor theatre; stadium, track, competition pool, pitch'n putt; mountain bike competition area; hotel/convention facility zoning; other tourist & sports accommodation zoning; mixed density residential; connections to wilderness trails; trailhead parking	29%
D	Range of comments	11%

Described by components in the long survey, preferences shifted slightly, as seen below:

- Residential plus school, park, track and trails (option A): 24%
- Predominantly residential at low density 1 acre and 50 foot lots (option B): 29%
- Festival centre, tourist accommodation, facilities, limited residential (option C): 34%

Overall preference appears to be for lower density, but with some festival centre or other amenities.

5.3 Parkgate North

Overall preference for Option A in Parkgate North is evident, as outlined below:

Option	Features	%
A	Market serviced lots on Anne Macdonald Way; complete golf course perimeter trail; south parcel for secondary school when required	42%
B	Maintain current zoning except secondary school site; complete golf course perimeter trail; alternative uses for south parcel;	28%
C	Give up Anne Macdonald Way end lots for golf course; remaining serviced residential lots marketed; rezone multifamily site to tourist accommodation; north side single family, south side rezoned to townhouses; complete golf course perimeter trail; rezone school site for commercial arts/recreation	24%
D	Range of comments	6%

Responses indicate support for:

- current single family and limited multi-family zoning, including giving up end lots on Anne Macdonald Way and regaining these on the south side
- completing the golf course perimeter trail
- retaining the secondary school site for future needs

5.4 Indian River

There is overall preference for Option A, which reflects the existing neighbourhood plan for Indian River.

Option	Features	%
A	Complete Indian River neighbourhood as per original plan; standard residential lots on both eastern & western parcels; new trail connections	44%
B	Retain existing zoning; market smaller residential lots on eastern parcel; market estate lots on western parcel	21%
C	Market standard residential lots on eastern parcel; western parcel for land exchange with Province; additional trailhead parking	28%
D	Range of comments	7%

In addition, comments reveal support for:

- A land exchange with the Provincial government involving lands adjacent to current parcels
- "cluster" layout in future housing development

5.5 Deep Cove

Preferences for short form options are distributed as follows:

Option	Features	%
A	Limited expansion of seniors housing; improve traffic circulation in core area; additional parking options	27%
B	No changes to core area	38%
C	Limited expansion of seniors' housing; improve traffic circulation in core area; additional parking options; permit new arts/recreation businesses; sculpture garden	32%
D	Range of comments	3%

Comments and long form responses reveal desire for little or no change to:

- the village centre in terms of expanding seniors housing
- traffic patterns/circulation, except to put greater focus on pedestrian and bike users.

5.6 Parkway North

Distribution of responses among options for Parkway North is as follows:

Option	Features	%
A	Redevelopment to multi-family on north & south sides; create view corridors to golf course	31%
B	Limited low density multi-family on north side; seniors' housing on south side	38%
C	Redevelopment to medium density multi-family on north & south sides; wide range of unit sizes, work space, affordability	21%
D	Range of comments	10%

These responses, considered along with the detailed long form responses and other comments, reveal the following:

- General support for redevelopment on both north and south sides of the Parkway in the 3100 to 3500 blocks, but not in the south side 3400 block
- Preference for overall lower ranges of density
- Relatively greater support for 4 storey rather than 9 storey development on the south side 3600 block
- No strong preference for housing to be geared towards seniors

5.7 Roche Point West

In general, responses for Roche Point West indicate a preference for option A:

Option	Features	%
A	Standard single-family lots on Roche Point Drive; remaining lands for variety ground-oriented residential; connect Roche Point Drive north to south; protect creek area; trail connections to adjacent neighbourhoods	45%
B	Standard single family lots on Roche Point Drive; remaining land for estate lots; connect Roche Point Drive only south-west or west-north but not through north to south; protect creek area	25%
C	Standard single family lots on Roche Point Drive; variety of single and multi family sites on remaining land; hold Dollarton to Mt. Seymour access route for future road connection; protect creek area	23%
D	Range of comments	7%

In particular, respondents indicate support for:

- Developing 24 standard single family lots along Roche Point Drive
- Development of the western parcel with predominantly low density single family housing
- Creek protection, tree retention and trail connections

Fifty-six per cent (56%) of respondents favour connecting Roche Point Drive north to south, while 43% of respondents oppose the connection.

5.8 Roche Point Waterfront

Responses by option are distributed as follows:

Option	Features	%
A	Redevelop as marine recreation centre; wharf with harbour tour boats; marina & boat service area; associated retail & café facilities; limited residential; public access to waterfront as condition of development	45%
B	Retain as port industrial	16%
C	Redevelop as arts & eco-tourism centre; major wharf for harbour tours & eco-tourism; associated arts retail & restaurant facilities; First Nations Interpretative Centre; limited residential; public access to waterfront as condition of development	34%
D	Range of comments	5%

Interpreted along with long form responses and comments, there is general support for:

- Developing public access to the waterfront
- Limited residential development
- The development of a wharf and related activities

Differences in responses appear to relate to the scale, focus and associated activities of a wharf development.

5.9 Maplewood Business Area

General support for options A and C is evident as seen below:

Option	Features	%
A	Business park on western (DNV) portion; business park on eastern (VPA) portion; limited new residential near village centre; improve sidewalks & paths; enhance & protect freshwater system feeding Maplewood Conservation Area; park improvement as condition of development	38%
B	Business park on western (DNV) portion; ground-oriented housing on eastern (VPA) portion; protect freshwater system feeding Maplewood Conservation Area	15%
C	Business park on western (DNV) portion; business & arts/film industry development on eastern (VPA) portion; combined residential/business redevelopment near village centre; protect freshwater system feeding Maplewood Conservation Area	40%
D	Range of comments	7%

Common elements supported from among options include:

- Protection of the freshwater feeding system
- Development of a business park on District lands with some residential component
- Film or "clean" business/industry development on the Vancouver Port Authority lands

5.10 Second Narrows Waterfront

Responses to the options are:

Option	Features	%
A	Retain DNV inter tidal lands as conservation area; retain primary use GVWD lands for regional water supply; upgrade existing GVRD recycling station; public pier for harbour tour boat & viewpoint; public access to waterfront area; long term future public transit connection with passenger ferry service	52%
B	Retain DNV inter tidal lands as conservation area; retain existing GVWD & GVRD land uses	18%
C	Retain DNV inter tidal lands as conservation area; retain primary use GVWD lands for regional water supply; relocate GVRD recycling function to other port industrial lands; small public transit exchange in long term for any future Sea Bus	28%
D	Range of comments	2%

Specific option elements supported include:

- Public access to the waterfront
- Retention of District of North Vancouver inter-tidal lands as a conservation area
- Retention of the primary uses of GVRD lands for water supply and recycling functions
- A future transit exchange in the long term, if feasible

5.11 Maplewood Village Centre

Respondents' support for Maplewood Village options is as follows:

Option	Features	%
A	Upgrade & expand (to south) existing retail centre; residential development above commercial (to MAICC standards); upgrading of existing apartment buildings; upgrade & expand sidewalk system; pedestrian overpass over Mt. Seymour Parkway; improved pedestrian connection to all of Seymour River Park; expand Maplewood Farm within Seymour River Park; add DNV lands to Seymour River Park system; improved public access to River through redevelopment	37%
B	Retain existing village centre as is; rezone CXY north-west quadrant to business park uses	14%
C	Expand existing retail centre (to south); encourage residential units above; expand Maplewood Farm with more visitor attractions; 'Heritage Park' on Cutter Island & 'Heritage Farm' concept for Maplewood Farm; cafes and retail uses catering to visitors; regular open air public market	45%
D	Range of comments	4%

Overall, survey responses indicate agreement on the following:

- Upgrading and expanding the village centre to the south
- Mixed commercial and residential development
- Upgrading and expanding Maplewood Farm
- Some expansion of visitor services and appeal
- Improving the pedestrian environment and neighbourhood linkages

5.12 Riverside Triangle

Preference for options in Riverside Triangle is distributed as follows:

Option	Features	%
A	Redevelopment from single family to multi-family use; public access along Seymour River as condition of rezoning	24%
B	Retain as single family lots	40%
C	Redevelopment from single family to artists' live/work residences; public access along Seymour River as condition of rezoning	33%
D	Range of comments	3%

Comments and responses indicate a desire for:

- Predominantly single family housing in Riverside Triangle
- Public access to the river

5.13 Riverside Terrace

Riverside Terrace Options are preferred as indicated below:

Option	Features	%
A	Protect Maplewood Creek & Hogan's Pools; 'Seymour Gateway' Park on central DNV lands; acquire Provincial land to north through land exchange for park; limited medium density residential with green space on private land; greenway corridor north to Baden-Powell	37%
B	Protect Maplewood Creek & Hogan's Pools; neighbourhood park on DNV lands; low density housing on Provincial and private lands under current zoning	31%
C	Protect Maplewood Creek & Hogan's Pools; neighbourhood park on DNV lands; limited medium density housing on Provincial land; limited medium density housing with green space on private land; greenway corridor north to Baden-Powell; trailhead parking	24%
D	Range of comments	8%

Responses indicate support for:

- The protection of Hogan's Pools and Maplewood Creek
- 50 – 60 foot single family lots as well as medium density housing on private lands to retain green space
- acquiring provincial land through a land exchange (for environmental protection)

6 Summary of Survey Results

In general, the survey results indicate a desire for balancing employment, housing and recreational opportunities in Seymour while maintaining an annual growth rate of 1% or less. The responses also serve to identify specific preferences and issues on an area by area basis, as outlined above. Considered together, key themes emerge, applicable to any option and across all areas. These are:

- Consideration of traffic, transportation and access issues as a priority in any option
- General preference for lower ranges of density
- Protection of the natural environment and expansion of parks and neighbourhood linkages

7 More We Need to Know

The survey responses and analysis also identify areas in which more information is needed. A random sample survey, designed and conducted by an independent research firm, should include further questions regarding:

- Specific growth rates and issues
- Use of the Northlands area
- Specific redevelopment approaches and phasing for Mount Seymour Parkway
- Development of the western parcel in Roche Point West and north-south connection of Roche Point Drive
- More specific vision and preferences for Roche Point Waterfront
- Phasing of changes
- Cost considerations

Timing/Approval Process

The remaining Seymour Local Plan process is summarized below.

July 2000	Survey analysis completed
August 2000	Retain independent research firm
October 2000	Random sample survey completed
December 2000	Seymour Local Plan Draft completed
February 2001	Public review of draft plan
March 2001	Revised plan to Council

Concurrence

A staff technical team drawn from across District departments generated the planning options presented in the public surveys. Survey results will be shared with the technical team, who will continue to be consulted through the plan writing stage.

Financial Impacts

It is estimated that \$15,000.00 will be required to have independent consultants design and conduct a random sample survey.

Conclusion

The survey results presented in this report provide information on both general and specific area preferences. They have also served to identify areas for which further public input is desirable. Retaining a research firm to solicit this information through a random sample survey of the community will provide clarification and independent analysis of outstanding issues. All survey results, along with community vision statements and other information gathered through all phases of the planning process, will form the basis for the Seymour Local Plan.



Charlene Grant
Community Planner

Attachments:
A: Short Form
B: Long Form

REVIEWED WITH: <input type="checkbox"/> Communications <input type="checkbox"/> Env. Protection <input type="checkbox"/> Human Resources <input type="checkbox"/> Eng. Public Works <input type="checkbox"/> Eng. Admin. <input type="checkbox"/> Eng. Parks	REVIEWED WITH: <input type="checkbox"/> Finance <input type="checkbox"/> Fire Services <input type="checkbox"/> Legislative Services <input type="checkbox"/> Land <input type="checkbox"/> Permits & Licenses <input type="checkbox"/> Planning <input type="checkbox"/> Social Planning	REVIEWED WITH: External Agencies: <input type="checkbox"/> Recreation Commission <input type="checkbox"/> Library Board <input type="checkbox"/> Health Dept. <input type="checkbox"/> RCMP <input type="checkbox"/> Other: _____	REVIEWED WITH: Advisory Committees: <input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____
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