

Seymour Local Plan: Long Feedback Form

Your Address: _____

(required for geographic analysis and survey verification)

This long survey form provides opportunities to examine each area on the map as well as the overall items, or benefits, you would like to see Seymour attain in the future. Please complete this form and return it to any of the staff at the Open Houses, the drop boxes at Ron Andrews Recreation Centre or Parkgate Community Centre, fax both sides to 984-8664, or mail it to the District of North Vancouver, Community Planning Department, PO Box 86218, North Vancouver, V7L 4K1 (ask staff for a postage paid envelope).

1. A "Community Benefits" Strategy

If and when new development occurs in Seymour the District wants to make sure the community benefits from changes. One way to ensure this is to outline a strategy whereby a "community benefit" is either provided or contributed to when increased densities are permitted. In order to make sure the benefits we prioritise are those that the community wants, we need your opinion. Select the items from the following list you would like to see achieved in Seymour:

Which of the following items should be included on a Community Benefits Strategy List?

- Affordable and/or assisted housing for seniors and families
- A 50m pool
- A running track
- A new artificial turf playing field
- A mountain bike park and facility
- A post secondary arts training facility
- An arts annex to Windsor School
- A sculpture garden (park space where sculpted art is permanently displayed)
- More trailhead parking for Baden Powell trail
- A public wharf and village centre at Roche Point waterfront
- More public parking in Deep Cove
- A neighbourhood play park in the Riverside area (north of Mount Seymour Parkway)
- Other (please fill in suggestions)

2. Second Narrows Waterfront:

Do you support the long term idea of a water shuttle (either privately or publicly operated) connecting to downtown and other points (such as Roche Point Waterfront, Deep Cove, Indian Arm, Belcarra etc.)?

- Yes
- No

Are you in favour of public access to the waterfront and a public park in the Maplewood industrial area (at the site marked Second Narrows Waterfront)?

- Yes
- No

3. Maplewood to Riverside Trail

Do you like the idea of a trail that extends from the mouth of the Seymour River, through Maplewood Village, along the Riverside Triangle, through Riverside Terrace and up the proposed Riverside Greenway corridor to Baden Powell Trail (this may result in conversion of single family to multifamily in Maplewood and the Riverside Triangle as identified in the options maps)?

- Yes
- No

4. Maplewood Village Centre

Do you favour upgrading the existing Maplewood Village centre?

A revitalized centre would become a new gathering place and may include the following: cafes and restaurants; new commercial services and shops; an expanded commercial area (across Front Street to the south); a more attractive pedestrian street environment with benches and planters etc.; residential above shops; an open air public market; and expanded trails (linking to the proposed business park, Windridge, the conservation area, the Maplewood Farm, Riverside, and Seymour River Park). The potential number of residential units would be based on detailed design studies.

- Yes
 - No
 - Comments
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Maplewood Business Area

5. District Lands

On the District's (DNV) proposed business park lands (see map) what do you support?

- A business park ("campus atmosphere" setting and style)
 - Mixed use business park and separate residential buildings (residential not integrated with business uses)
 - Integrated live/work high-tech business campus (where residences and offices would share space)
 - Other (fill in suggestion)
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6. Vancouver Port Lands

The Vancouver Port Authority owns the land to the north and east of International College. Ideas for this site include a business park, housing, and film industry. Please consider these ideas and select your preferred use for this land.

- Use it all for business park and/or film industry
 - Use a portion for business park and a portion for housing (dividing line would be the Berkley road extension once built – see map)
 - Use it all for housing
 - Other (fill in suggestion)
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7. Riverside Triangle

There are some single family houses at Mount Seymour Parkway and Riverside Drive (north-west side) which back onto the Seymour River. In order to facilitate trail access to the river this site has been examined for the potential of multi-family (seniors, artist, families or a mix approximately ranging between 60 to 125 units). New residential units would be developed over the life of the plan (20 years or longer) and phased in consideration with other projects. Please provide your opinion on this site:

- It should remain single family
 - It should be multi-family (seniors, artist, families or a mix)
 - It should be other (please fill in)
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8. Riverside Terrace

North of Hogan's pools there is a privately owned parcel (an old gravel pit) and some Provincially owned land, both zoned for residential one acre lots.

Retaining the single family residential zoning for both parcels is one option.

Another concept is to allow medium density (duplex to townhouse) in the centre flat portion of the gravel pit, leave the outer areas green, link to the north as part of a green corridor and leave the Provincial land undeveloped via a land exchange. The options for the gravel pit range from approximately 15 units to 120 units. New residential units would be developed over the life of the plan (20 years or longer) and phased in consideration with other projects.

The Riverside Terrace lands should be?

- Developed as single family one acre lots
 - Developed as single family standard (50ft. to 60 ft. lots) with some areas remaining untouched
 - The flat portion of the gravel pit should be ground oriented multi-family with the rest of the area remaining green (i.e. Provincial Land and outer steep portion of gravel pit)
 - Other (fill in suggestion)
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Windridge Area - Berkley road is identified to extend south to Dollarton in all three options.

9. Windridge Drive:

The privately owned land includes the single family lots located at 2420 to 2480 Windridge Drive (north side) south of the Kiwanis Care facility. The proposal for these lots is to create seniors housing which provides congregate care (meals and light housekeeping but no medical care). This could create a unique opportunity to "age in place" within Windridge as there would be various housing options and levels of care. The number of units for this block is estimated at between 10 to 25 units. New residential units would be developed over the life of the plan (20 years or longer) and phased in consideration with other projects.

Are you in favour of seniors congregate care multi-family style housing on Windridge Drive?

- Yes
 - No
 - Comments
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If yes, should seniors housing also be considered farther to the south-west (in the 2300 block Windridge Drive)?

- Yes
 - No
 - Comments
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✓ **10. Seymour Estates**

There are older apartments in need of extensive repairs at Seymour Estates (located across from Ron Andrews at the south-east corner of Mount Seymour Parkway and Lytton). The owners of Seymour Estates have been investigating ways of repairing the buildings at this complex in a cost effective manner while replacing some of the lost rental housing, retaining the trees and providing some new market housing. They have proposed building new structures above the current surface parking areas, putting all parking below ground, and repairing the existing buildings. This proposal will add approximately 120 units to the site (which has 114 units now over the 6.25 acres). Approximately 33% of the new housing is proposed to be rental.

Are you in favour of additional units at Seymour Estates under the conditions that rental units are provided, tree removal is minimal and overall building height does not exceed 4 storeys?

- Yes
 - No
 - Comments:
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Windridge District Land

There is a District site identified for commercial and residential uses between the Kiwanis care facility and Berkley Road as well as additional land identified for multi-family south of Burr Place and the ice rinks. The District also owns the lands south of the recreation centre and school (eastern portion proposed for expansion and protection of the trail network, embankment and park system with the remainder examined for either arts education, housing, or a combination of the two). The estimated number of dwelling units ranges between 75 to 150 not including the potential arts site. New residential units would be developed over the life of the plan (20 years or longer) and phased in consideration with other projects.

11. District Land – Commercial Site

The site immediately to the east of Kiwanis Care facility (at Berkley and Mount Seymour Parkway) is currently identified for commercial uses with the potential of some residential units above. What land use do you favour for this site?

- Mixed use commercial and residential
 - Commercial only
 - Other (fill in suggestion)
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12. District Land – South of Windsor School Proposed for Park Expansion

Are you in favour of expanding the park area to the south of Windsor School and Ron Andrews Recreation Centre?

- Yes
 - No
 - Comments
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13. District Land – Sites on either side of the proposed Berkley Road Extension

What uses would you like to see on these lands?

- Apartments for seniors
 - Apartments for artist and technology workers
 - Other (fill in suggestion)
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14. District Land – South of Ron Andrews Proposed for Housing, or Arts

What uses would you like to see on these lands?

- Arts annex to Windsor School, arts and sports campus (no artist accommodation)
 - Arts annex to Windsor School, arts and sports campus with artist lofts above
 - Seniors housing
 - Other (fill in suggestion)
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15. Northlands

The 97 acres in the lower portion of the old Blair Rifle Range (outlined on the map and labelled Northlands) is currently zoned for single-family residential one acre lots. The Federal Government owns the land. There have been many different suggestions for this parcel and the plan options presented here include the following: a new residential neighbourhood with an elementary school and a variety of housing; a festival centre focussed on commercial recreation, tourism and residential; or retain the current one acre lot zoning with limited 50 ft. lots. The potential number of residential units ranges from 125 to 575 at an average density of 6 units per acre or less. New residential units would be developed over the life of the plan (20 years or longer) and phased in consideration with other projects.

What concept do you favour for the Northlands site?

- A new residential neighbourhood with school, park, track and field (estimated cost \$1.5 million), trails, and a variety of housing opportunities (developed at an overall low density ranging between 400 to 575 units)
 - A festival centre which may include one or more of the following: a competitive mountain bike park (estimated cost \$250,000 to \$500,000 or more depending on amenities); commercial village centre; outdoor theatre; track and stadium (est. cost \$5 million); playing field (est. cost \$1.5 million); tennis centre (est. cost \$2.5 million); competition 50m pool (est. cost \$18 million); pitch and putt golf; hotel and convention facilities; bed and breakfast zone; residential (estimated between 250 to 400 units); trail parking; and neighbourhood linkages.
 - Predominately residential one acre lots with some 50 ft. lots (approximately 125 units)
 - Other (please fill in suggestion)
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16. Parkgate North

This area includes the land along Anne Macdonald Way as well a south parcel of land currently set aside for a new secondary school (behind the apartments on Banff Court). The current zoning along Anne Macdonald way permits 39 apartments and 26 single family lots. These lots are serviced and cleared. In all three options the perimeter trail around the golf course is completed.

The options for Anne Macdonald Way are to market the lots as per the current plan (26 single family and 39 apartments), hold back the end 4 lots for golf course expansion and rezone to recapture these lots on the south side, rezone the apartment site for tourist accommodation and uses, or rezone the single family lots to permit townhouses.

Options for the secondary school site include holding the site for school purposes when required, study alternative uses for the site, or rezone for commercial arts and recreation uses.

Anne Macdonald Way should be:

- 26 single family and 39 apartments (current zoning)
 - Hold the end lots for golf course expansion and rezone to regain the lost lots on the south side – other than that current zoning applies (single family and apartment)
 - Rezone the apartment site for tourist accommodation retain single family on the other lots (re-zone to recapture lots given to golf course expansion)
 - Rezone the single family lots to permit townhouses retain apartment site
 - Other suggestions or comments
-
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The Secondary School Site should be:

- Held in reserve for school purposes to be built when enrolment warrants
 - Studied for alternate purposes
 - Used for commercial arts and recreation uses
 - Other suggestions or comments
-
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all also = 10'

Mount Seymour Parkway

Mount Seymour Parkway is currently a mix of single family, multi family, commercial, park and recreational uses. As traffic has increased on this road vehicle access and egress to the single family lots has become more of an issue for the residents. Suggestions have been made to allow a change of use from single family to multi-family and via this change create improved common access points at controlled locations. Other benefits of this could include creating additional seniors or affordable start-up or family housing along the bus routes and within walking distance to amenities, shopping and transit.

17. Mount Seymour Parkway - North Side

Suggestions for land use on the north side of Mount Seymour Parkway have ranged from townhouses to low rise apartments. An additional consideration is how extensive redevelopment should be if supported (the areas looked at range between Strathaven and the block west of Parkgate Shopping Centre i.e. the 3500 block). The estimated number of residential units ranges between 15 to 175 depending on density and extent of re-development. New residential units would be developed over the life of the plan (20 years or longer) and phased in consideration with other projects.

Mount Seymour Parkway North Side – What should this land be used for?

- Allow townhouses
 - Allow apartments (clustered to provide view corridors to the golf course)
 - Allow a mix of townhouse and apartments
 - Retain single family
 - Other
-
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✓ Mount Seymour Parkway North Side – If you support a change to multi-family which area of Mount Seymour Parkway north do you think should be re-developed?

- Allow multi-family from Strathaven to the 3500 block (i.e. the 3100 block to 'A' the 3500 block ranging between 90 to 175 residential units)
 - Allow multi-family Apex (or west of Apex) to the 3500 block (in the 3300 block to 3500 block – may also include part of the 3200 block ranging between 75 to 135 residential units)
 - Allow multi-family only near Parkgate (3500 block ranging between 15 to 30 residential units)
 - Other (fill in suggestion)
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18. Mount Seymour Parkway South Side

The 3600 block south side Mount Seymour Parkway (immediately west of Roche Point Towers and across the street from Parkgate Shopping Centre) was the subject of a rezoning application for a 72 unit 9 storey apartment building. The adjacent neighbours immediately to the south prefer a 9 storey apartment building while the neighbours a block or more to the south have indicated a preference for a 4 storey apartment building (both proposals would include approximately the same number of units).



Mount Seymour Parkway South Side – 3600 Block should be:

- 9 storey apartment
- 4 storey apartment
- Other (fill in suggestion)

Do you feel these units (if developed) should be geared toward seniors or provide a mix for all populations?

- seniors apartments
- apartments for any segment of the population
- Comments

Mount Seymour Parkway South Side – 3400 Block

units to land north



Should the 3400 block south side be converted to multi-family (ranging between 15 to 25 residential units)? *town?*

- yes
- no

If yes, it should be

- Apartment
- Townhouse
- A mix of both

townhouse

Would multi-family be appropriate in the 3300 block south side (not identified in the plan options)?



- yes
- no

If yes, it should be

- Apartment
- Townhouse
- A mix of both

19. Indian River North *Mount Seymour Area*

The Indian River neighbourhood was planned and built in a number of phases. One phase remains not built and involves the remaining single family lots to the west of Indian River Crescent in the 2000 to 2200 block (this area is currently zoned for a mix of single family lot sizes as well as multi-family). The District of North Vancouver owns the land and there is room for between 85 and 125 single family lots. New residential units would be developed over the life of the plan (20 years or longer) and phased in consideration with other projects. The plan options show a potential land exchange with the Province to increase the area in Mount Seymour Provincial Park while providing more land to the District in Indian River and potentially Riverside Terrace.

The municipally owned lands in Indian River should be:

- Completed as single family lots as per the original Indian River Plan (85 to 125 lots)
 - Developed under the existing zoning (as a mix of one acre and 50 ft. single family lots as well as a multi-family site)
 - Other (fill in suggestion)
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If developed as single family, the site could follow a "cluster" development pattern (similar to Kitmer in Lynn Valley) rather than a standard layout to maximise tree retention. Are you in favour of the cluster development idea? (results in fewer lots overall – i.e. the lower end of the range above).

- Yes – follow cluster development
 - No – follow standard lot layout
 - Comments
-
-

The municipality should explore the land exchange with the Province to provide more land to the District and expand Mount Seymour Provincial Park

- Yes
- No

20. Deep Cove Village Centre

Traffic circulation and parking have been identified as issues in Deep Cove. The senior citizens of the Cove have also stated that there should be additional opportunities for seniors housing. The plan options explore redevelopment of the single family houses across from Lions Manor as well as one way vehicle circulation (the Naughton road right of way to Deep Cove Road would be opened with a one way pattern along Naughton and Gallant). Public parking would be provided under the newly created seniors housing on Naughton. The estimated number of units ranges between 30 to 50 units. New residential units would be developed over the life of the plan (20 years or longer) and phased in consideration with other projects.

Do you support redeveloping the single family lots along Naughton (approximately located in the 2000 block Caledonia and Burns) to seniors multi-family with public parking below (would include a "buffer zone" between that and single family to the south)?

- Yes, redevelop to seniors multi-family with public parking below
 - No, leave as single family
 - Comments or further suggestions
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-

Do you think the District should explore options to reduce road congestion by establishing a one way road network in Deep Cove Village Centre involving Naughton and Gallant? (the road right of way from Naughton to Deep Cove Rd. would be opened)

- Yes
- No

In Option C a sculpture garden, a public park where sculptures are displayed, is envisioned in Deep Cove. Do you favour this idea?

- Yes
- No

21. Roche Point West

The District of North Vancouver owns 28 acres plus 24 undeveloped single family lots in Roche Point West (as well as park area in-between). These lands are currently zoned for residential use with an estimated number of units ranging between 50 to 350. New residential units would be developed over the life of the plan (20 years or longer) and phased in consideration with other projects. An important aspect of any potential change in this area is the protection of the creek and corresponding park area. There is the potential for a north-south road connector in this area by extending Roche Point Drive from Mount Seymour Parkway to Dollarton Highway. The plan options look at either connecting the road through or connecting south and west or west and north (but not Mount Seymour Parkway to Dollarton).

The Municipal land in Roche Point West (excluding the creek and associated park area) should be:

- Used for a mix of residential including some single family, townhouses and apartments
 - Used predominantly for single family (with a limited amount of duplex, fourplex and townhouse)
 - Used for residential one acre single family lots plus the 24 standard lots on Roche Point Drive
 - Other (fill in suggestion)
-
-

The proposed road connecting Mount Seymour Parkway with Dollarton Highway along Roche Point Drive should be:

- Built to connect Mount Seymour Parkway with Dollarton Highway
 - Never built as a through road
 - Other (fill in suggestion)
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22. Roche Point Waterfront

The waterfront industrial area immediately west of Cates Park was the subject of a rezoning application a few years ago. Ideas for this site include establishing a marine recreation area with public access to the waterfront, restaurants, boat launch, arts and cultural shops and a limited amount of residential (25 units was suggested in the Waterfront Task Force Implementation document). The plan options look at allowing the marina development, retaining as port industrial and focussing the centre on eco-tourism and arts related facilities and services.

The Roche Point Waterfront area should:

- Remain industrial
- Be used for Eco-tourism and arts, public park with access to the waterfront, a First Nations Interpretative Centre, associated retail and restaurant facilities and a limited residential component (25 units)
- Be used for marine recreation with a wharf, retail and café facilities, limited residential (25 units) and public park with access to the waterfront
- A combination of the above two options but with more residential – fill in suggestion _____ residential units
- Other

23. Any Other Comments (attach additional paper if required):

Thank you for taking the time to complete this survey.

Optional - Your name and phone number if you would like to be placed on our mailing list (please add you postal code to your address included at the beginning of the survey) _____