

Seymour Valley Addendum

Paragraphs in blue indicate proposed changes to Seymour Local Plan.

1.0 INTRODUCTION

Increase the Seymour Local Plan boundaries to incorporate entire area serviced by Seymour Valley Community Association. This includes adding the properties to the north of the Seymour Parkway and south of Grantham and includes adding the properties west of the river and north of Grantham. Ie. Seymour Blvd, Seymour Court, Bow Court, Heritage Blvd, Grantham Place, Tanager Place, Parkhurst Road, and Hillary Place.

THIS ISSUE WAS DEALT WITH, THROUGH BOTH A SURVEY OF LOCAL AREA RESIDENTS IN THE EARLY PART OF THE SLP PROCESS AND THROUGH SUBSEQUENT REQUESTS BY SVCA EXECUTIVE. CORRESPONDENCE WILL BE PROVIDED.

3.0 MANAGED GROWTH & DEVELOPMENT

Lot subdivision requires approval of the local community or community association which will assess based on environmental impact and character of the neighbourhood.

SEE 6.1.6 AND 6.1.6.1. DISTRICT-WIDE PROCEDURES PROVIDE FOR COMMUNITY CONSULTATION. FOLLOWING THE PROCESS REVIEW PROJECT, LOT SUBDIVISION INVOLVES THE CIRCULATION OF PLANS TO ADJACENT NEIGHBOURS AND THE LOCAL COMMUNITY ASSOCIATION FOR COMMENT. (NOT APPROVAL)

Riverside Terrace

Alter the primary access to this property to Browning Place and/or Alder Ave. Repatriate Hogans Pools into one contiguous Conservation Area by eliminating the current Riverside Terrace access road (aka Jordan St road allowance) from Riverside Drive. Restrict the development of this property to current zoning which is rs1 1 acre lots. Find a different parcel of land for a Seniors home in another part of Seymour or in one of the multi-family developments planned for Maplewood. Development potential of this property is approximately 12 single family homes. Evaluate feasibility of an equestrian center to help maintain this rapidly disappearing aspect of the North Shore.

THE SLP RESIDENTS' COMMITTEE CONSIDERED SVCA INPUT ON THIS TOPIC FOLLOWING THE JULY 30TH MEETING. AS DISCUSSED AT THAT MEETING, THE DRAFT PLAN CLEARLY STATES CONDITIONS OF DEVELOPMENT OF THIS SITE. THE DRAFT PLAN RECOMMENDATION REGARDING CONDITIONS OF DEVELOPMENT, TYPE OF DEVELOPMENT AND PHASING OF DEVELOPMENT WILL BE RETAINED.

4.0 HOUSING & SCHOOLS

Objective 4.1 *To maintain and protect existing, stable residential neighbourhoods and housing stock.*

Policy 4.1.1 **Retain existing zoning in established residential neighbourhoods unless otherwise determined by the neighbourhood itself; ie *Seymour Valley, Blueridge, Seymour Heights, McCartney Woods, Windsor Park, Dollarton, Cove Cliff (Map 4)***

"RIVERSIDE EAST", WHICH IS THE DISTRICT NAME FOR THIS NEIGHBOURHOOD, WAS ADDED TO THE LIST IN 6.1.1.

Objective 4.3 *Safeguard lands, natural and built assets for future generations*

Policy 4.3.1 **Designate District land, suitable sites and other resources for long term housing needs of an aging population and future generations.**

Implementation

4.3.1.3 Riverside Terrace (Map 4) will be designated for further study as a potential future site for supportive housing, subject to environmental and transportation issues being addressed.

Remove or replace with:

Riverside Terrace may be developed as a subdivision of approximately 12 single family homes as per current rs1 1 acre zoning. No other use will be considered or permitted.

SEE COMMENTS UNDER SECTION 3.0, ABOVE.

[Photos and Story](#)

Modify section V of table to indicate 12 units for Riverside Terrace as per current zoning.

5.0 TRANSPORTATION & TRAFFIC

Objective 5.1 *Identify and create alternative access options and facilitate changes to the major road network, in order to improve local conditions.*

Policy 5.1.4 **Improve safety along major roads for local neighbourhood use.**

Implementation

5.1.4.3 Acknowledge sensitive nature of traffic speed on Riverside Drive and continue to monitor on a periodic basis. Establish community based speed reduction programs whenever speed levels become excessive.

TOO SPECIFIC FOR PLAN LEVEL, BUT SEE NEW 5.2.2 RE: LOCAL ROUTE SAFETY: *Continue to monitor and improve safety along local roads and routes by employing neighbourhood input, awareness, traffic calming and other approaches, for example.*

5.1.4.4 Increase traffic and parking signage on Riverside Drive and add a Welcome sign and notice board near the Parkway.

TOO SPECIFIC FOR PLAN LEVEL - SEE BUDGET SUBMISSIONS.

Policy 5.1.6 **Facilitate the movement of goods in to and out of the community.**

Implementation

- 5.1.6.2 Restrict parking on Riverside Drive to one side to facilitate easier access of trucks, emergency vehicles, and street cleaners.
NOT SUPPORTED BY TRANSPORTATION DUE TO RELATIONSHIP OF PARKING TO SPEED MANAGEMENT.

Objective 5.2 *A community-focused transportation system that is safe, equitable and inclusive for vehicles, cyclists, pedestrians and transit users.*

Policy 5.2.2 **Continue to improve accessibility to public transit services, including the provision of alternative transit models.**

Implementation

- 5.2.2.2 Investigate feasibility of shuttle bus service to Chapman Way if available.
SEE 5.2.4.4 GENERAL STATEMENT WHICH DEALS WITH COMMUNITY MINI-BUSES. THIS ROUTE COULD BE ASSESSED IN FUTURE ALONG WITH OTHERS.

- 5.2.2.3 Add lighting to trail connecting Rivergrove Place to Blueridge. This trail is the only way for upper Seymour Valley residents to presently access the nearest bus services which are available on Berkley. This trail is not usable at night unless residents bring a flashlight with them.
SEE 5.2.4.8 GENERAL STATEMENT ABOUT CONVENIENT WELL-LIT ACCESS TO TRANSIT SERVICES. ALSO 7.2.1.7 UNDER HEADING OF TRAIL LINKAGES: *upgrade the steep sections and investigate lighting of the trail connecting Rivergrove Place to Berkley.*
ALSO BUDGET-QUEUING ISSUE.

Policy 5.2.3 **Continue to improve the circulation system and facilities for cyclists and pedestrians.**

Implementation

- 5.2.3.4 Install bike rack near bus stop at Riverside and the Parkway to facilitate Bike and Ride for children, teens, and adult residents.
ISSUES OF BEING TOO SPECIFIC AND OF THEFT. SEE GENERAL STATEMENT (NEW) 5.2.7.6 UNDER WORKING WITH JBAC AND OTHERS TO IMPROVE SAFETY AND CONVENIENCE FOR CYCLISTS: *Investigate additional routes and facilities such as bike racks or lockers at major transit stops.*

- 5.2.3.5 Acknowledge use of Riverside Drive by mountain bikers to access Mountain Bike Trails in the LSCR.
SEE ABOVE.

- 5.2.3.6 Create cement sidewalks along Riverside Drive

BUDGET ISSUE. SEE GENERAL SIDEWALK REVIEW & PRIORITIZING STATEMENT 5.2.8 *Engineering and Planning departments will continue to review the sidewalk network and work with the community to prioritize expansion and improvements aimed at enhancing safety and access to community and recreation uses. Particular attention will be paid to sidewalks, parking and safety issues in school areas.*

5.2.3.7 Add a sidewalk to the east side of Riverside from the Parkway to Swinburne.
BUDGET ISSUE. SEE ABOVE.

Policy 5.2.4 Minimize the impact on local neighbourhoods of traffic destined for District and Regional facilities located in Seymour.

Implementation

5.2.4.3 Maintain existing resident only parking restrictions in the summer months May 15 to Sep 15.
EXISTS NOW, NO NEED TO REPEAT AT PLAN LEVEL

5.2.4.4 Extend parking restrictions to the bottom of Riverside drive in summer months. BOTH PARKS & TRANSPORTATION CONCUR THAT COMPREHENSIVE APPROACH TO PARKING FOR ACCESS TO AREAS LIKE LSCR IS REQUIRED. STATEMENTS TO THIS EFFECT ARE REPEATED IN BOTH TRANSPORTATION & PARKS SECTIONS AS A RESULT. SEE 5.3.2 & 7.4.2 *Work with the community, business operators, District departments and others to monitor and assess non-resident use of parking to access recreations sites such as Indian Arm, Cates Park, Deep Cove, Seymour Mountain , From Mountain, Cove/Mountain Forest and the Lower Seymour Conservation Reserve area. Undertake necessary studies and develop solutions to minimize the impact on local neighbourhoods.* ALSO 7.4.3.5 *Maintain the informal parking arrangement at Riverside Drive north of Mount Seymour Parkway currently used by mountain bikers accessing the LSCR and continue to monitor recreation parking conditions relating to use of the LSCR and this area.*

6.0 NATURAL ENVIRONMENT

Objective 6.3 *To preserve, restore and enhance natural areas, key habitats and other special areas.*

Policy 6.3.2 Preserve and enhance wildlife habitat and corridors.

Implementation

6.3.2.1 Provide a protected wildlife corridor from the Mountain Forest to the Maplewood mudflats.

6.3.2.4 Establish complete Canyon Creek wildlife corridor on both the east and west sides of the Seymour Valley. This provides a corridor between Hyannis Point

and Hogans Pools to the east and upper Lilloet road to the parkway on the west. This includes passing NPL zoning for lots identified in Bylaw 6970 ammendments. This also includes establishing NPL zoning for lots 2L05 – P2536, 2L05 – P2076, 2L05 – P20696, and an area under the BC Hydro R/W to the west directly across the river from Swinburne ave which is not currently zoned as NPL.

THIS STRATEGY UNCLEAR TO PARKS STAFF. THE QUOTED LOTS NEED TO BE RESEARCHED TO DETERMINE OWENERSHIP, ZONING, RATIONALE FOR REZONING, ETC. SEE 3.3.2.2 *Work with residents, other District communities and agencies to identify and protect other wildlife habitats and corridors.*..THIS COVERS ANY CORRIDOR THAT COULD BE IDENTIFIED AND FULLY RESEARCHED IN FUTURE.

6.3.2.5 Establish Seymour River as a fish corridor. *Note: Current plan indicates this is a wildlife corridor. Wildlife (mammals) cannot use the Seymour River Canyon for travel.*

THIS STATEMENT WILL REMAIN UNCHANGED. FROM DNV ENVIRONMENTAL PROTECTION OFFICER: *The correct term is as we have used it. The corridors represented by the various streams and rivers in NV act as wildlife "highways" for all manner of organisms from vegetation that is specific to riparian areas all the way to raptors that use the corridors as nesting, resting and hunting areas. The Seymour corridor represents one of these. Though the salmon run on the Seymour is very important the corridor acts as a transportation route for many other organisms.*

Policy 6.3.3 Protect the forested character of Seymour.

Implementation

- 6.3.3.1 Protect, and allow to remain undisturbed, tracts of wilderness to preserve the overall forested character of Seymour and support present wildlife habitats.
- 6.3.3.3 Preserve undeveloped forest areas of Mountain and Cove Forests as natural park.
- 6.3.3.5 Developer and tree companies will conform to required standards for tree protection and preservation in accordance with the District Environmental Protection and Preservation Bylaw (EPPB).
- 6.3.3.6 Continue to ensure effective protection of trees during land development activities in accordance with the District Environmental Protection and Preservation Bylaw (EPPB).

Objective 6.4 *To protect development from natural hazards.*

Policy 6.4.2 Work with other jurisdictions and owners to protect development near areas of steep slopes

Implementation

6.4.2.1 Examine the feasibility of a DNV-Provincial Government land exchange agreement to achieve objectives relating to the protection of steep slopes along Riverside Drive.

7.0 PARKS & OPEN SPACE

Objective 7.1 *Identify and protect areas having biophysical, environmental, recreational, or historical value.*

Policy 7.1.2 **Promote environmental protection through the responsible management of recreational access to Seymour's trails, wilderness and waterfront.**

7.1.2.2 Acknowledge the environmental importance and sensitivity of Hogan's Pools as a natural area and limit access through designated trails as described in the Hogan's Pools Park Environmental Inventory and Park Concept Plan.

[*Photos and Story*](#)

Objective 7.2 *Create linkages between neighbourhoods, parks, community/recreation centres, schools and shopping areas through interconnected parks, waterways and green space.*

Policy 7.2.1 **Provide connections necessary to complete existing trail systems, respecting environmental considerations and regulations.**

Implementation

7.2.1.3 Upgrade the existing Baden-Powell Trail connecting Deep Cove to Grouse Mountain and continue to implement the guidelines of the Baden Powell Trail Study. DNV Parks to consult with trail users to identify priority sections for improvement on a regular basis.

7.2.1.8 Create connecting trails so that the entire Seymour Valley can be circumnavigated via the Canyon Creek corridor.

THIS IS NOT CURRENTLY SUPPORTED BY DNV PARKS. LIKE THE SUGGESTION UNDER 6.3.2.4, PARKS WOULD REQUIRE FIELD WORK AND FURTHER INFORMATION TO SUPPORT THIS. PARKS HAS BEEN CAUTIOUS ABOUT IMPLEMENTING NEW TRAILS DUE TO MAINTENANCE AND ENVIRONMENTAL REASONS. SOMETIMES, A TRAIL CAN APPEAR SUITABLE ON A CONCEPTUAL MAP, BUT IN THE FIELD THERE MAY BE TOPOGRAPHIC, CREEK SETBACK OR OTHER ISSUES THAT WARRANT THE ROUTE UNADVISED.

7.2.1.9 Upgrade the steep sections of the trail connecting Rivergrove Place to Berkley by adding more steps.

SEE ABOVE. INCLUDED AS 7.2.1.7

Objective 7.3 *Maintain and enhance existing park facilities and amenities and plan for new ones to meet current and future park and open space needs*

Policy 7.3.1 **Maintain and upgrade Seymour's existing parks, trails and open spaces to continue to meet users' needs.**

Implementation

7.3.1.9 Investigate a suitable park location and create a playground in the Seymour Valley.
PARKS ACKNOWLEDGES LACK OF PLAYGROUND IN AREA BUT ALSO THAT THERE IS CURRENTLY NO PRO SPACE IN THE AREA THAT WOULD BE SUITABLE FOR PLAYGROUND. (HOGANS POOLS IS NATURAL/CONSERVATION & CANYON CREEK IS STEEP, FORESTED, ETC) SEE NEW POLICY 7.3.2.11 *Investigate land suitable for a playground in the upper Riverside Drive area, which could be included as part of a rezoning or development permit process.*

Policy 7.3.2 **Identify opportunities for future park, trail or open space development and enhancement, while respecting environmental concerns and regulations.**

Implementation

7.3.2.1 Provide year-round access to Pool 88 in the Seymour River and to the stairway leading to the pool.
Replace with:
Maintain May 15 – Sep 15 closure of access to Pool 88. Enhance / rebuild trail from Baden Powell Trail to west side of Pool 88 / 99. Create parking on Lilloet road where BP Trail intersects it. This will form the summer access to Pool 88 / 99 without impacting the residential character of the upper Riverside Drive area.
SEE COMMENTS ABOUT BALANCING PARKING & LOCAL NEIGHBOURHOOD IMPACTS AS ADDRESSED IN NEW 5.3.2 AND 7.4.2. IN THIS CONTEXT THE SPECIFIC SUGGESTION OF THE INTERSECTION OF LILLOET AND BP TRAIL WOULD BE PREMATURE.

[Photos and Story](#)

Objective 7.4 *Improve access and enjoyment for trail and park users while minimizing impacts on local areas.*

Policy 7.4.2 **Provide sufficient and appropriate parking and amenities to meet park and trail users' needs and protect the surrounding neighbourhoods.**

7.4.2.3 In consultation with the surrounding neighbourhood and trail users examine issues and potential solutions to providing parking for access to the Lower Seymour Conservation Reserve from the top of Riverside Drive.

Replace with:

Maintain May 15 – Sep 15 parking restrictions on Upper Riverside Drive. Place sign at the Parkway and Riverside Drive entrance indicating that the primary access and parking to the Lower Seymour Conservation Reserve is located at the top of Lilloet road.

Photos and Story

7.4.2.6

Maintain informal parking at entrance to Riverside across from Hogans Pools currently used mainly by mountain bikers accessing LSCR via Riverside.

CURRENT RESTRICTIONS ARE IN PLACE AND CONTINUE TO BE SUPPORTED. CURRENT INFORMAL ARRANGMENT ALSO SUPPORTED PENDING STUDY OF LONGER TERM SOLUTIONS AS DISCUSSED ABOVE.