



May 14, 2004
File: 3060-10/10.04
Case: PRE2004-00010

Mr. Bill Maurer, Chair
Seymour Valley Community Association
2403 Riverside Drive,
North Vancouver, B.C. V7H 1V8

Dear Mr. Maurer:

Re: PRELIMINARY APPLICATION - RIVERSIDE TERRACE GRAVEL PIT SITE

The Community Planning Department has received a preliminary development application for the former gravel pit site in Riverside Terrace as outlined below and I am forwarding this package of information to you on behalf of your Association executive.

THE PROPOSAL:

The proposal involves the subdivision of the former Riverside Terrace gravel pit site located north of Mount Seymour Parkway off Browning Place and west of Berkley Road. A letter from the applicant and location plan are included as Attachments A and B.

As shown on the site plan included as Attachment C, the subdivision would create a total of 36 single-family residential lots, 29 of which would be bare land strata lots with the remaining 7 being fee simple lots. Access to the site is proposed off Browning Place. The proposed lots are generally consistent with the minimum standards in the RS3 Zone, being about 680m² in area and 18m in width.

The site area is approximately 13.8 acres of which 7.8 acres would be devoted to the residential lots with the remaining 6 acres being rezoned for park purposes.

The application is supported by a series of background geotechnical and environmental assessments undertaken generally between 1990 and 1995. Given the length of these documents, they have not been reproduced and included as attachments to this report.



However, I have included copies of three plans (Attachments D – F) illustrating various environmental constraints for your reference.

EXISTING POLICY:

1. Seymour Local Plan:

The recently adopted Seymour Local Plan designates the site as 'Single Family Residential'. Policy 6.2.6 states that *'Future development of Riverside Terrace should be in keeping with the scale and character of the existing, surrounding single-family neighbourhood'*. Table 6.1: Phasing Variables and Conditions of Development (Attachment G) indicates an estimated 36 lots would be permissible.

2. Zoning:

The property is presently zoned Single-Family Residential One Acre Zone (RS1).

SITE AND SURROUNDING AREA:

The site topography is dominated by the remnant cut slopes and benches of a former sand and gravel extraction pit as illustrated by the topographic contours on the site plan. The site is presently regenerating with a deciduous forest cover.

The surrounding area consists of developed single family lots (RS3) to the south and east; a multi-family apartment (RM3) to the east; open space (NPL) and undeveloped lands (RS1) owned by the Province to the north and open space lands (NPL) owned by the District to the southwest, including the environmentally sensitive "Hogans Pools". A zoning map is included as Attachment H.

IMPLEMENTATION:

If this subdivision application proceeds to a detailed application, approval will require rezoning of the proposed residential lots to a single-family residential category, likely Single-Family Residential 7200 Zone (RS3) and the proposed park space to either Neighbourhood Park (NP) or Natural Parkland (NPL) depending on the use of that land.

PROCESS:

In accordance with our Preliminary Application process, where rezoning is required, the applicant is obliged to make a presentation to the Community Association at a meeting to which the surrounding neighbors are invited.

To that end, I have made arrangements with the Blueridge Community Association for the applicant to make this presentation to their next meeting on June 8 at Blueridge School and I would like to extend an invitation to your Association to attend. I will be

Re: PRELIMINARY APPLICATION - RIVERSIDE TERRACE GRAVEL PIT SITE

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sending a letter to the surrounding neighbors, including residents on Riverside Drive advising them of the application and inviting them to the meeting as well.

In the meantime, if you have any questions, please feel free to contact me at (604) 990-2357 or by email at dallan@dnv.org.

Yours truly



Doug Allan
Senior Development Planner

da/
Attach.

DAGNEAULT PLANNING CONSULTANTS LTD.

'A'

May 3, 2004

File No. 202

District of North Vancouver
355 West Queens Road
North Vancouver, B.C.
V7N 4N5



ATT: Doug Allan, Senior Development Planner

RE: RIVERSIDE TERRACE PROPOSED SUBDIVISION, BROWNING PLACE

Further to our meeting with yourself and Charlene as well as our subsequent discussions, please find enclosed our completed Preliminary Planning Application. In addition to the application we have included:

- a cheque in the amount of \$615.00 for the application fee as well as the title search
- a letter from Riverside Terrace Realty Inc. authorizing our firm to act as their agent
- 10 copies of a full size copies of our draft subdivision plan that also shows surrounding land uses as well as the topographic features of the site
- 3 copies of the draft plan at 8.5 x 11

The subject property consists of approximately 13.8 acres. The site was previously used as a gravel pit, but has been left unused for many years. Much of the areas previously cleared as part of the extraction activity has begun to revegetate with first growth species. There have been numerous studies conducted on this site including several geotechnical and environmental investigations. We have previously made these studies and documentation available to you for review.

It is our understanding, from reviewing these reports, that there are no significant impediments to developing the subject property as proposed in our draft plan. The soils are stable and generally well drained with little danger of slippage, the old growth tree cover was logged many years ago and the site contains no significant or rare vegetation species. Similarly, the site does contain any unique or significant habitat features.

Land uses surrounding the property consists of mostly single family housing and parklands. At the north east corner is a single multi-family complex. The property is currently designated as "Residential" in the OCP and as "Single Family Residential" in the Seymour Local Area Plan. It is zoned RS1.

LAND PLANNING & DEVELOPMENT PROJECT MANAGEMENT
#320 - 8171 COOK ROAD, RICHMOND, B.C., CANADA V6Y 3T8
TEL: (604) 277-6367 FAX: (604) 278-4525 Email: brian@dagneaultplanning.com

Our proposed plan of development consists of 29 bare land strata single family lots and 7 fee simple single family lots. The single family and road portion of the property would consist of approximately 7.8 acres while the remaining 6 acres would be used to create a park and open space. The lots would all meet the minimum 680 square metre minimum area but several of the properties do not meet the 18 metre width minimum and would require a variance or the adoption of a Comprehensive Development bylaw.

Access is proposed via Browning Place. It would be our intent to access Lots 1-7 directly from Browning as fee simple lots with the remaining 29 bare land strata lots being accessed from a private road that would extend from the end of Browning. While this will obviously increase the traffic on Browning from the existing condition, we have had the traffic reviewed by traffic engineers. They advise that the increases are not substantial for this road or the intersection with the Seymour Parkway and the current roads can more than adequately handle the anticipated traffic loads.

The proposed lots would be developed similar to lots in many areas of the District. While there are significant slopes on the property, we have tried to confine the development to the flatter benchlands of the site to reduce the grade of the access road and create more relatively flat buildable areas for each lot. As typical within the North Shore some of the lots will have grades that will require careful site planning and perhaps engineered foundations. The slopes will also allow for many interesting views of the open natural areas that will remain on the site.

We believe this form of development has several significant advantages and meets several of the main goals and objectives as identified in the Seymour Plan. The lots will blend into the existing single family neighbourhood, as they will maintain the similar lot sizes and general dimensions for the most part. The bare land strata will provide an alternative form of housing without introducing dramatic changes. It will also allow a more environmentally friendly development as the private road servicing the lots will leave a smaller imprint on the land significantly reducing the hard surfacing within the development and reducing stormwater runoff.

The plan is able to preserve some 44% of the total site in natural area and parkland providing a significant open space and green corridor to help preserve the ground water resource that feeds local wetlands and streams. The preservation of this environmental area will provide for significant links with the surrounding open space system on adjacent lands.

With only 36 lots proposed, we believe that this development will fit well with the Seymour Plan's phasing strategy that will limit development to approximately 50 lots per year or a total of 250 lots over the next 5 year period. This infill development will fit nicely into the local neighbourhood without overwhelming the area with an excessive number of new lots.

Should you have any questions or require additional information, please do not hesitate to contact the writer at any time.

Yours truly,

DAGNEAULT PLANNING CONSULTANTS LTD.

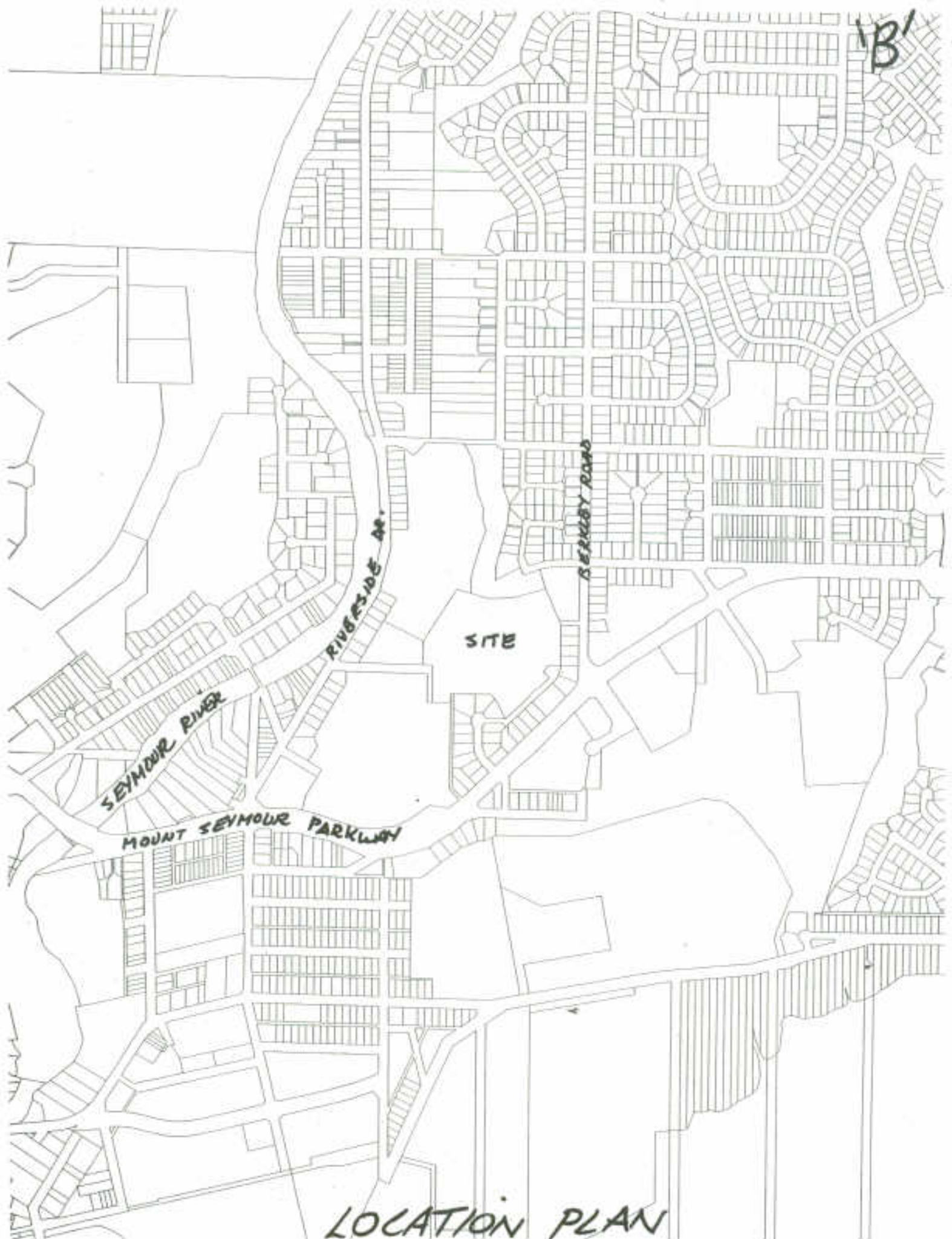


Brian L. Dagneault CIP, MPIBC
/bld

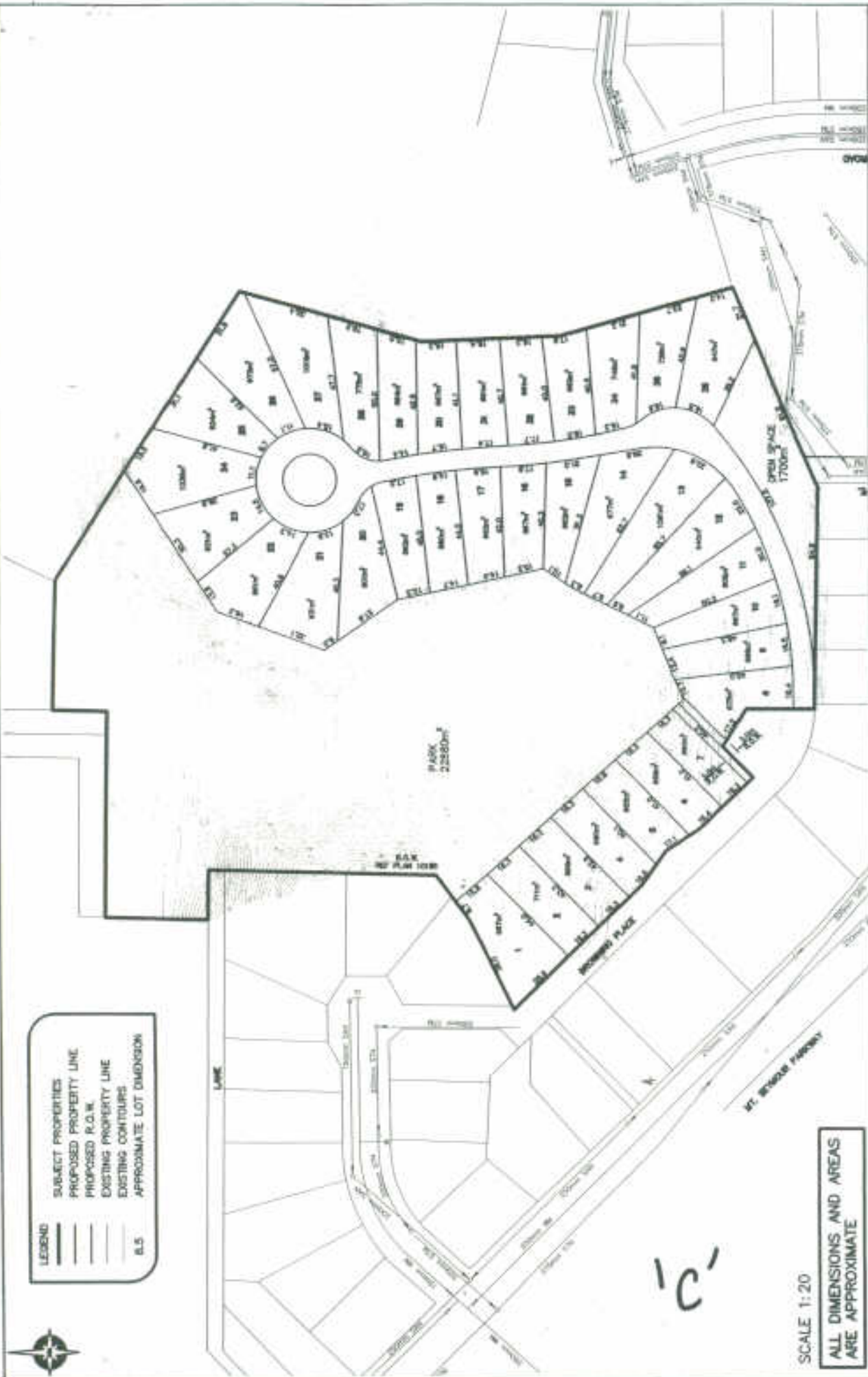
Encl.

cc: Karl Liu, Riverside Terrace Realty Inc.
Jorge Baretto Jr., Riverside Terrace Realty Inc.

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LOCATION PLAN

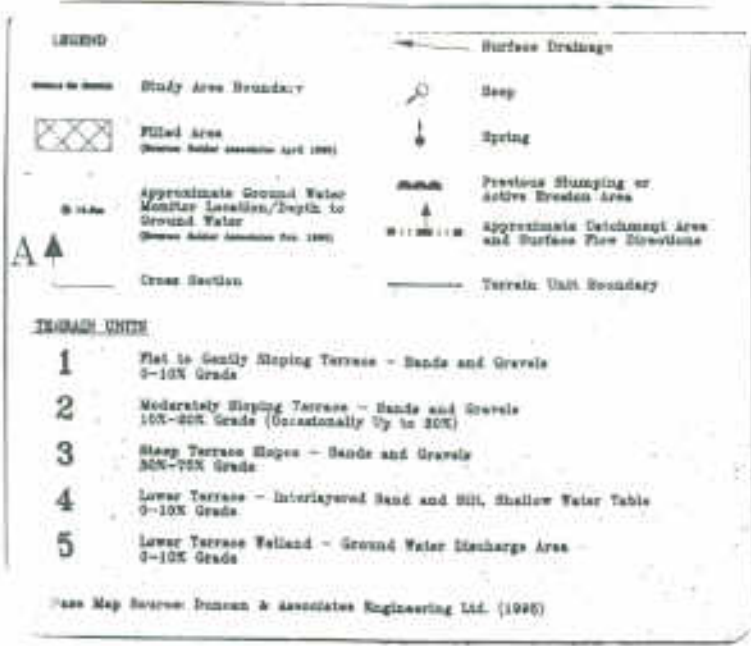
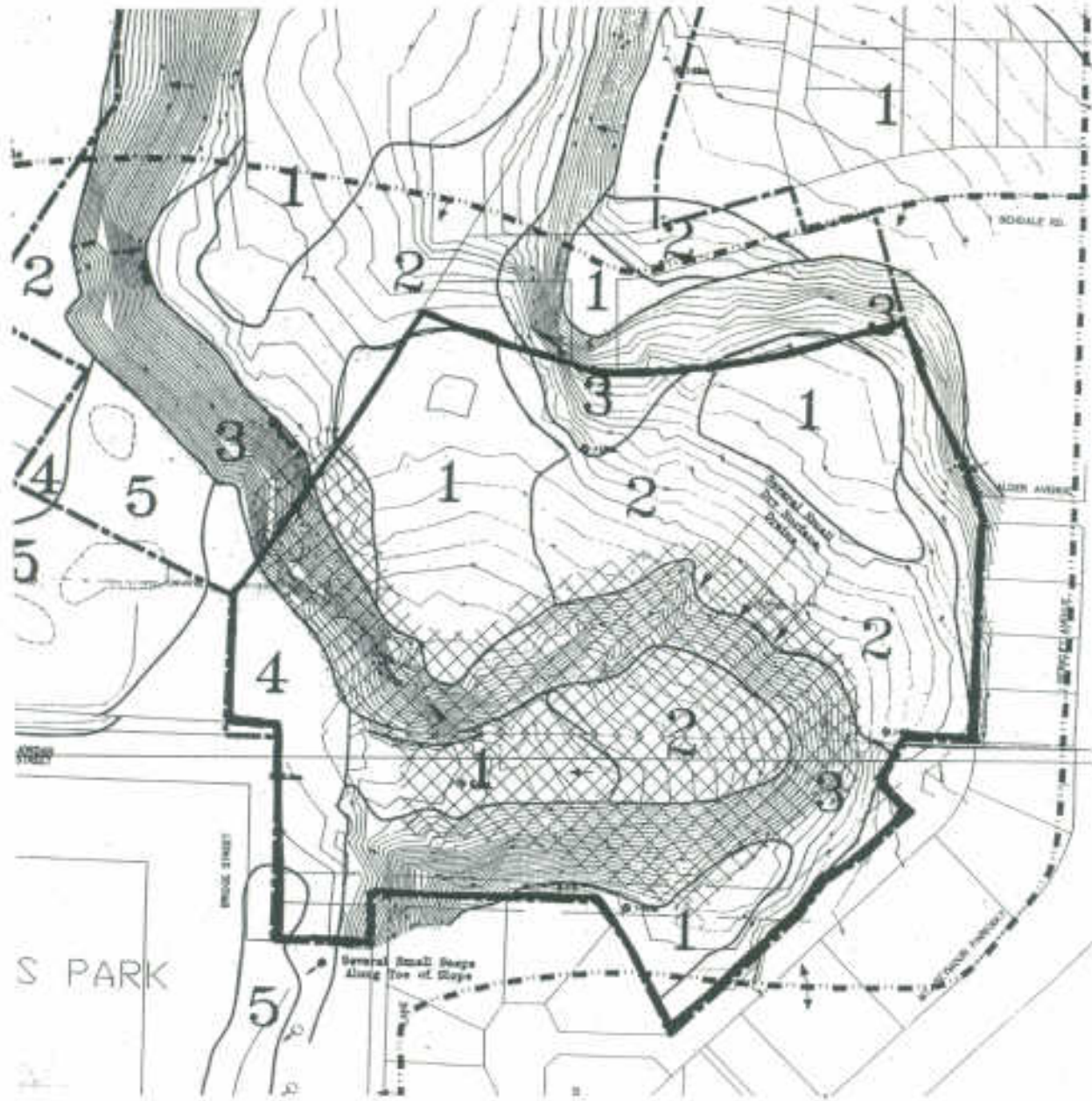


Riverside Terrace, North Vancouver - CONCEPT PLAN - DSL Project #709

DS Lee Engineering

300 - 8171 Cook Road, Richmond, BC Tel: (604) 276-2555

Rev'n	Date	Drawn	Ch'd	Comment
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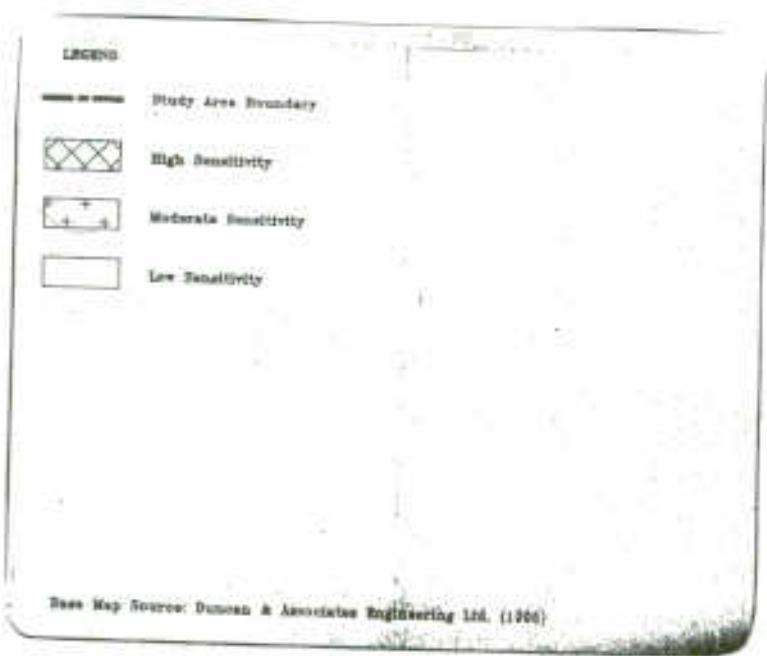
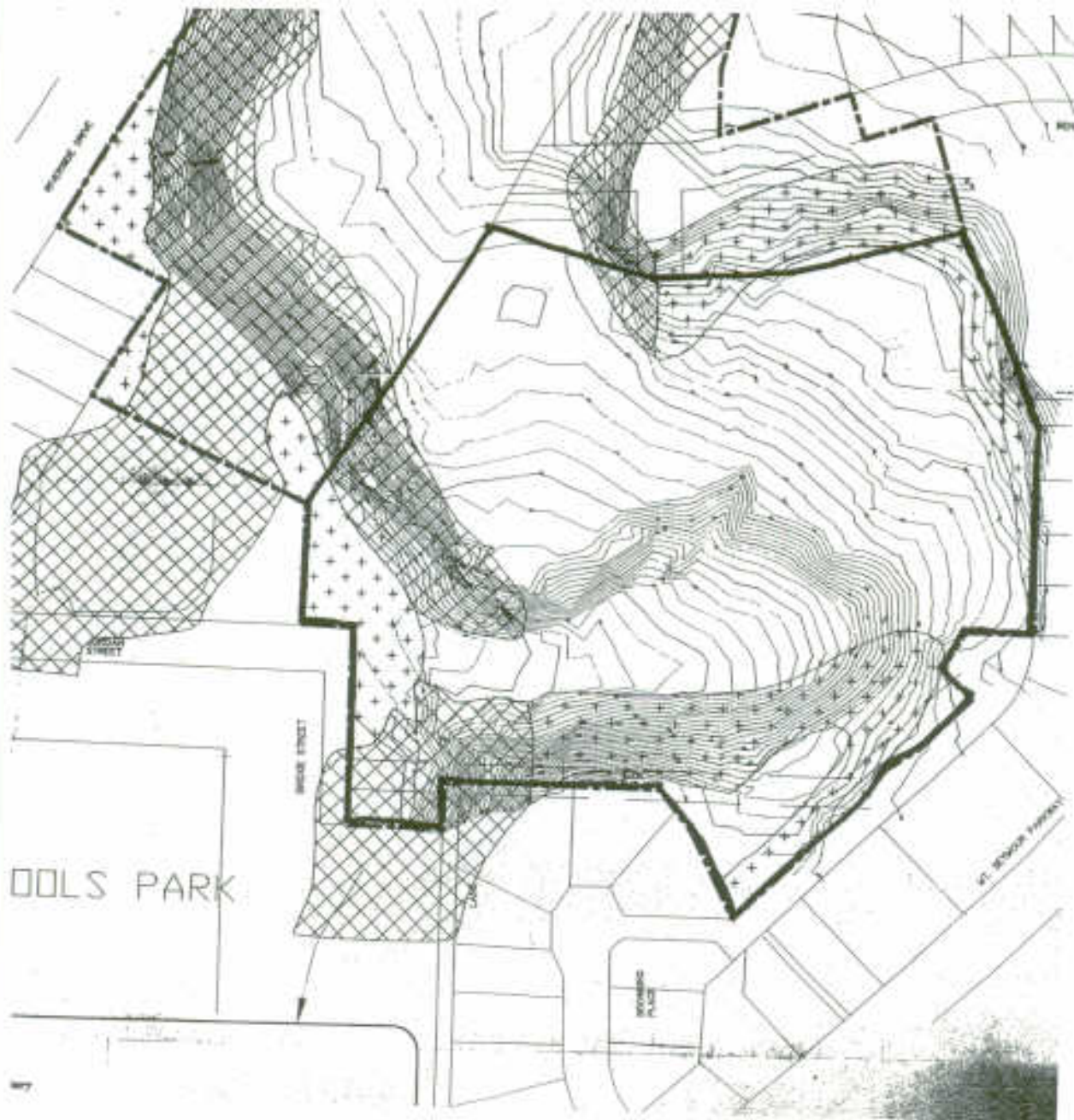
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LEGEND

---	Study Area Boundary
1	CONIFEROUS FOREST Douglas-fir - Hemlock - Sitka Spruce
1a	OLD-GROWTH CONIFEROUS FOREST Douglas-fir
2	DECIDUOUS FOREST Cottonwood - Alder - Bigleaf Maple
2a	WETLAND DECIDUOUS FOREST Alder - Cottonwood over shallow ponded water/wetland vegetation
3	MIXED FOREST Bigleaf Maple - Douglas-fir - Hemlock
4	BARE/OPEN AREAS Sand - Gravel
5	FIELD Grass - Shrubs
6	ANTHROPOGENIC Human Development (Housing, Roads, etc.)

'E'



'F'

G

TABLE 6-1: PHASING VARIABLES & CONDITIONS OF DEVELOPMENT

Notes:

- Adherence to the Plan growth rate of 50 units per year, on average over any five-year time frame, is a key variable in all cases and a change in rate of growth in one phase will affect the rate in subsequent phases. (See 4.4.3)
- 5 year phases over the life of the Plan (to 2022) are: Phase I – 2003-2007; Phase II – 2008-2012; Phase III – 2013 – 2017; Phase IV 2018-2022; Phase V – beyond 2022
- To determine the amount of development possible on the Seymour Plan area sites listed below, development in Maplewood & on Tsleil-Waututh lands will be considered in the 250 units per phase total

LOCATION	UNITS (Est.)	KEY VARIABLES	CONDITIONS	TYPE (Recommended Form & Character)
Roche Point East	4	<ul style="list-style-type: none"> • Environmental impact & preservation • Consider holding for future study 	<ul style="list-style-type: none"> • Community support • No connection of Roche Point Drive • Detailed environmental assessment, including top-of-bank • Retain green ways at end of cul-de-sac 	<ul style="list-style-type: none"> • Single family in keeping with character of existing neighbourhood
Riverside Terrace	<ul style="list-style-type: none"> • Estimated up to 36 • In keeping with surrounding single family 	<ul style="list-style-type: none"> • Growth parameters • Environmental constraints especially related to Hogan's Pools • Geotechnical issues relating to steep banks • Traffic access & impact, particularly related to Jordan St. accessing Riverside Drive • Consider holding for future study 	<ul style="list-style-type: none"> • Community support • Traffic study & plan • Retention of green space & public access • Detailed environmental, Geotechnical and other studies leading to acceptable plan 	<ul style="list-style-type: none"> • Single family in keeping with character of existing, surrounding neighbourhood

