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4.0 HOUSING AND SCHOOLS

Although Seymour is increasingly a recreation destination, it will always be a residential community of family-oriented neighbourhoods. These neighbourhoods are distinct, delineated by mountains, waterfront, roadways, recreational areas and other features. Each has its own development history, orientation, focus and identity. Nevertheless, general changes and trends among Seymour's neighbourhoods, its residents, their housing needs and lifestyles are evident.

Seymour's population is aging, household sizes have dropped (from 3.2 persons per household in 1981 to 2.9 in 1996) and the number of 2-person families has risen (from 35% in 1981 to 41% in 1996). While single-family housing continues to predominate, the number of multi-family units has increased. Of the approximate 7,700 dwelling units in Seymour, an estimated 64% are single family housing, 12% are townhouses, 18% are apartments and 6% are suites.¹ Home ownership is high in Seymour, with 79% of residents owning their homes and 21% renting, overall. In some areas the ownership rate rises to 88%, with the percentage of rentals declining to 12%. Average family income is higher in Seymour than in the District as a whole, while the incidence of low income is lower.

Within this context and consistent with the overall plan approach of low, managed growth is the common desire to retain and enhance the character and attractiveness of Seymour's existing neighbourhoods. The key plan variables -- growth rate, transportation, environmental stewardship, minimizing change in established neighbourhoods and ensuring adequate community services -- become inter-related factors in decision making for new housing development.

More specifically, housing policies and recommendations must be considered in light of the clear community sentiment that housing development is dependant upon improvements to east-west traffic systems. This is especially significant in any future development of the Northlands area. Inherent in the housing policies expressed here is the recognition of the community's commitment to protect environmentally sensitive areas and to establish a Seymour waterfront that is clean, natural and accessible. While Seymour is currently well served in terms of community facilities and improvements to area schools are ongoing, the capacity of all these services must be continually evaluated as development proceeds, to ensure the liveability of the Seymour community.

Overall the Plan's housing policies seek to minimize change and residential growth, while providing some alternative housing choices to promote community sustainability and support residents as their needs change. Seymour seniors, in

¹ Based on 1996 census data. If adjusted by estimates of net new development between census year 1996 and 1999, including development on Tsleil-Waututh lands, the breakdown is as follows: 8,300 total units, 60% single family, 12% townhomes, 22% apartments and 6% suites.

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particular, have identified the need for a greater range of housing options, including the ability to downsize to manageable homes and to access supportive housing services. In terms of housing type, a range of single-family housing sizes should be encouraged. Other ground-oriented choices with yard area should also be considered. In general, multi family developments should be low scale (not exceeding 4 storeys) as the community does not support high-rise residential buildings.

Goal

To maintain the predominantly single family character of Seymour while providing increased diversity in housing choices to meet residents' changing needs.

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; i.e. Blueridge, Seymour Heights, McCartney Woods, Windsor Park, Dollarton, Cove Cliff (*Map 4*)
- Policy 4.1.2** Any new development in established neighbourhoods, permitted within existing zoning and subdivision regulations, must be in keeping with the scale and character of the area.
- Policy 4.1.3** Consider area specific neighbourhood zoning to ensure that any new single family housing is compatible with the character of the neighbourhood in terms of size, shape, height, setbacks, garage locations and other siting factors.
- Policy 4.1.4** Retain existing multifamily rental housing stock by discouraging changes in tenure that reduce rental housing and by considering redevelopment of multifamily rental units only if a comparable number of rental units will be provided.
- Policy 4.1.5** Any redevelopment of ageing multifamily units should provide the same number of units as those being replaced. Increases in numbers of units may be considered where a benefit to the community is identified and can be realized.
- Policy 4.1.6** Provide opportunity for neighbours to be involved in redevelopment in early stages.

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Implementation

- 4.1.6.1 Standard operating procedures, which incorporate consultation with local community associations in the pre-application stage for OCP amendments, rezoning, development permits and some subdivisions are considered important and are supported.²

Objective 4.2 *To meet housing needs of residents as families and life styles change, in ways that make neighbourhoods sustainable.*

Policy 4.2.1 **New residential development is to be phased and designated to provide single family and multifamily sites in accordance with the Plan. (Map 4 & Table 4-1)**

Implementation

- 4.2.1.1 In accordance with the conceptual phasing strategy outlined in Section 3.0, *Map 4* designates the location and sequencing of single family and multifamily development.
- 4.2.1.2 Consistent with the conceptual phasing strategy key variables outlined in Section 3.0 and *Map 4, Table 4-1* provides conditions of development and recommended form and character of development.

Policy 4.2.2 **New single-family development will consist primarily of standard single-family lots, but could also include smaller single-family lots, duplexes, and other ground-oriented choices with yard areas, where appropriate.**

Implementation

- 4.2.2.1 Future development of remaining Anne Macdonald Way single-family lots will be in keeping with established Design Guidelines.
- 4.2.2.2 Any future development of Northlands should incorporate a range of single-family lot sizes, including traditional Seymour lot sizes (RS3, RS4 and RS5 equivalents), as well as a variety of small lots, detached homes and creative design layouts. (See *Table 4-1*)

² *District of North Vancouver, Community Planning Process Improvement Project Final Report, June 2001.*

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4.2.2.3 Future development of Roche Point Drive East single-family lots should be in keeping with the scale and design of the existing homes in the neighbourhood. (*Table 4-1*)

Policy 4.2.3 New multi-family developments will not exceed four storeys in height.

Policy 4.2.4 New multi-family developments should be located in proximity to transportation, services, community facilities and open space.

Implementation

4.2.4.1 Multi family development within the context of a comprehensive plan for Northlands should be located in proximity to existing and planned transit, community facilities and services. Any development will be in accordance with the conditions and principles outlined in *Table 4-1* and must contribute to community objectives.

4.2.4.2 Future redevelopment of single family to multifamily housing along the north side of Mount Seymour Parkway (3200 to 3500 blocks) will be permitted to a density of between 0.6 and 1.2 Floor Space Ratio (FSR) provided that:

- The housing form is predominantly townhouses
- A minimum of 15,000 square feet (140 m²) is assembled for townhouse development and no “locked in” lots are created
- The development addresses issues of traffic, access, safety, acoustical standards, view and backdrop considerations, community acceptance and design standards, in accordance with *Table 4-1*.
- The development contributes to community objectives

4.2.4.3 Future redevelopment of single family to multifamily in the 3600 block of the south side of Mount Seymour Parkway should address issues of access, noise, safety, compatibility with neighbouring developments, and be of a scale and design acceptable to the immediate and general community. (*Table 4-1*)

Policy 4.2.5 Support and facilitate the choice of families and seniors to stay in their current homes and neighbourhood as long as possible.

Implementation

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- 4.2.5.1 Identify suitable sites for supportive housing and other facilities for seniors in the community, considering issues such as: proximity to transit, commercial, recreation, health and other services, a safe, level pedestrian setting and avoiding isolation.
- 4.2.5.2 Encourage adaptable housing approaches in new developments.
- 4.2.5.3 Encourage other levels of government and appropriate agencies and authorities to provide services, funding, other support to adapt homes and services to changing needs.
- 4.2.5.4 Explore means to protect apartment renters from displacement and/or drastic rent increases in the event of redevelopment.
- Policy 4.2.6** **The approval process for new development projects will ensure that Plan and District objectives relating to housing type, tenure, environmental protection, transportation improvements, services, infrastructure and community amenities are met.**
- Policy 4.2.7** **Secondary suites are recognized as a means of increasing options for the homeowner and providing affordable accommodation for renters in the community.**
- Policy 4.2.8** **Through design of housing, neighbourhoods and amenities, promote healthy neighbourhoods in which residents live and interact.**
- 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.**

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Implementation

- 4.3.1.1 Given their significant environmental value, Roche Point West and the Mystery Crescent area in the Indian River Neighbourhood (*Map 4*) will be designated as Parks, Recreation & Wilderness. Further comprehensive study will precede any future change in designation.
- 4.3.1.2 District –owned properties on Summerside Lane and Badger Place will not be developed for residential purposes over the life of this plan. Further comprehensive study will precede any future development proposals.
- 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.

Policy 4.3.2 Medium and high-density residential development is not to be permitted along Seymour’s waterfront.

Implementation

- 4.3.2.1 Any future re-development of the McKenzie Barge/Noble Towing site west of Cates Park should be treated as a comprehensive development focusing on the arts, culture, economic and tourism opportunities for the site. Such future comprehensive development could include 25 or fewer residential units, to be incorporated into the conceptual phasing strategy detailed in Section 3.0 ³

Policy 4.3.3 Consult with Tsleil-Waututh neighbours on issues of shared interest concerning development, planning and the impacts of growth and change.

Implementation

- 4.3.3.1 Explore opportunities for joint acquisition and management of sites of shared strategic or cultural significance to promote common objectives. E.g. McKenzie Barge/Noble Towing properties.

Policy 4.3.4 Ensure new construction is of high quality and design appropriate to Seymour’s built and natural environment.

³ See preferred re-development details in Section 9.0, Policy 9.2.5

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Implementation

- 4.3.4.1 Cross-reference *Table 4-1* for housing form and character guidelines.
- Policy 4.3.5** **The Community Planning Department, in consultation with other departments, agencies and community members will monitor demographic and social trends along with the impacts of development, to ensure community needs are planned for now and in the future.**
- Objective 4.4** *Secure, comfortable and invigorating schools in which Seymour's students can thrive.*
- Policy 4.4.1** **Liase with School District #44 regarding the Capital Planning Program and to communicate priorities and co-ordinate school and neighbourhood planning. (See also 8.2.1)**
- Policy 4.4.2** **Continue to develop joint use agreements between the District and School District #44 to increase community use of schools and fields. (See also Sections 7.0 and 8.0)**

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PHASE I (2002-2007)	LOCATION	UNITS (Est.)	KEY VARIABLES	CONDITIONS	TYPE (Recommended Form & Character)
OUTSIDE PLAN BOUNDARY					
I	Tsleil Waututh	400	<ul style="list-style-type: none"> Based on Seasons & future congregate care 	<ul style="list-style-type: none"> Outside Plan boundary & authority 	<ul style="list-style-type: none"> Outside Plan boundary & authority
I	Maplewood	200	<ul style="list-style-type: none"> Phasing Outside Plan boundary 	<ul style="list-style-type: none"> Outside Plan boundary 	<ul style="list-style-type: none"> Outside Plan boundary & authority
I	Anne Macdonald Way	29 (+ up to 8)	<ul style="list-style-type: none"> Market Phasing Existing CD14 zone 	<ul style="list-style-type: none"> Process & design guidelines established 	<ul style="list-style-type: none"> Single Family
PHASE II (2008-2012)					
OUTSIDE PLAN BOUNDARY					
II	Maplewood	90	<ul style="list-style-type: none"> Phasing Outside Plan boundary 	<ul style="list-style-type: none"> Phasing Outside Plan boundary 	<ul style="list-style-type: none"> Outside Plan boundary & authority
PHASE III (2013-2017)	Northlands	300	<ul style="list-style-type: none"> Growth rate parameter Multiphase Environmental constraints (contamination, remediation, risk assessment, protection of creeks) Impact on traffic Readiness of landowner Economic viability 	<ul style="list-style-type: none"> Subject to growth parameters Comprehensive phasing plan required at outset Start small, start south end Complete transportation study and plan to address east-west traffic impacts & other linkages Comprehensive environmental assessment & plan Assessment of impact on schools & other community services Buffer from Parkway Integrate with adjacent communities through multi-use trail systems, pedestrian linkages Early, open & frequent consultation to establish overall plan 	<ul style="list-style-type: none"> Predominantly single family; minimal multi-family (e.g. 80%/20%) Single family in range of sizes & creative formats Multifamily in proximity to existing & planned transit, facilities & services Design guidelines reflecting "Seymour theme" Include community amenities such as: playing fields, track, live theatre, community space, seniors housing, staging areas for bike and mountain activities
PHASE IV (2018-2022)	LOCATION	UNITS (Est.)	KEY VARIABLES	CONDITIONS	TYPE (Recommended Form & Character)
IV	Northlands	300 (cont'd)	<ul style="list-style-type: none"> See Phase III above 	<ul style="list-style-type: none"> See Phase III above 	<ul style="list-style-type: none"> See above

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IV	Mount Seymour Parkway <ul style="list-style-type: none"> • South side • 3600 block 	25	<ul style="list-style-type: none"> • Adherence to growth parameters • Financial feasibility • DNV/Private partnership • Community support 	<ul style="list-style-type: none"> • Community support; design acceptable to immediate and broader community, i.e. resolve neighbours preference for higher building with overall desire for no high rises and low density • Private/DNV lots partnership to be achieved • Buffer to Parkway & to existing townhouse neighbours • Mitigate noise • No access off Parkway • Traffic study & plan 	<ul style="list-style-type: none"> • Multi-family • Small building – 3 storeys • Small units benefiting from proximity to transit & services • Not age specific • Compatible with surroundings • Design acceptable to community & reflecting “Seymour theme” • Underground parking
IV	Mount Seymour Parkway <ul style="list-style-type: none"> • North side • Blocks 3200-3500 	<ul style="list-style-type: none"> • 35-105 (Depends on form) 	<ul style="list-style-type: none"> • Adherence to growth parameters • Traffic impacts • Environmental constraints (creek crossing) • Community support • DNV/Private partnership • Financial feasibility 	<ul style="list-style-type: none"> • Phasing & design to respect growth parameters • Traffic study & plan • No access off Parkway; shared access; lane preferred • Buffer from parkway, mitigate noise; acoustical design • Community support • DNV/Private partnership 	<ul style="list-style-type: none"> • Multi-family • Predominantly townhouses, but with variety to avoid “wall” effect • Take advantage of golf course backdrop & views • Density at 0.6 FSR with possibility to achieve maximum 1.2 FSR depending on: • Community benefit provided; • design acceptable to community & with “Seymour theme” • Minimum 15,000 Sq ft. (140 m²) & no “locked in” lots

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PHASE V (Beyond 2022)	LOCATION	UNITS (Est.)	KEY VARIABLES	CONDITIONS	TYPE (Recommended Form & Character)
V	Roche Point East	4	<ul style="list-style-type: none"> Environmental impact & preservation Consider holding for future study 	<ul style="list-style-type: none"> 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
V	Riverside Terrace ("Gravel Pit")	<ul style="list-style-type: none"> Approx. 200 (Depends on use, form, phasing) 	<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"> Detailed environmental, Geotechnical and other studies leading to acceptable plan Traffic study & plan Retention of green space & public access Community support 	<ul style="list-style-type: none"> Suitable site for supportive housing, but not seniors market housing Design guidelines to reflect "Seymour theme"