

AGENDA

COUNCIL WORKSHOP

Tuesday, April 19, 2016

5:00 p.m.

Committee Room, Municipal Hall

355 West Queens Road,

North Vancouver, BC

Council Members:

Mayor Richard Walton

Councillor Roger Bassam

Councillor Mathew Bond

Councillor Jim Hanson

Councillor Robin Hicks

Councillor Doug MacKay-Dunn

Councillor Lisa Muri



NORTH VANCOUVER
DISTRICT

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5:00 p.m.
Tuesday, April 19, 2016
Committee Room, Municipal Hall,
355 West Queens Road, North Vancouver

AGENDA

1. ADOPTION OF THE AGENDA

1.1. April 19, 2016 Council Workshop Agenda

Recommendation:

THAT the agenda for the April 19, 2016 Council Workshop be adopted as circulated, including the addition of any items listed in the agenda addendum.

2. ADOPTION OF MINUTES

3. REPORTS FROM COUNCIL OR STAFF

3.1. Seymour Area Development Phasing

File No. 08.3060.01/000.000

p. 7-17

Recommendation:

THAT the April 6, 2016 joint report of the Manager – Development Planning and Community Planner entitled Seymour Area Development Phasing be received for information.

4. PUBLIC INPUT

(maximum of ten minutes total)

5. ADJOURNMENT

Recommendation:

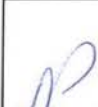
THAT the April 19, 2016 Council Workshop be adjourned.


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REPORTS

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AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>April 19, 2016</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____


 Dept.
 Manager


 GM/
 Director


 CAO

The District of North Vancouver REPORT TO COMMITTEE

April 6, 2016
 File: 3060-01/000

AUTHOR: Ross Taylor, Community Planner
 Jennifer Paton, Manager Development Planning

SUBJECT: Seymour Area Development Phasing

RECOMMENDATION:

THAT the Committee of Council receive this report on development phasing in Seymour at the Council Workshop of April 19, 2016.

REASON FOR REPORT:

At the Regular Council meeting on April 4, 2016 Council passed the following resolution:

“That staff be advised that Council will entertain redevelopment applications on the north side of the 3300 – 3500 Blocks of Mount Seymour Parkway.”

Council also directed staff to refer other potential redevelopment properties to a Council Workshop for further discussion of a potential phased approach to development. This report is provided as a follow-up to this Council direction.

SUMMARY:

This report provides an overview of five potential residential development sites in the Seymour area. These sites were selected based on the Seymour Local Plan reference policy document as well as development enquiries. Staff recommends phasing as discussed in this report.

EXISTING POLICY:

The District's Official Community Plan (OCP Bylaw 7900) directs the establishment of a network of centres and corridors, and the focus of new residential and commercial growth to these areas. The OCP also enables sensitive densification of appropriate scale at strategic locations along transit corridors within the network of centres, and Mount Seymour Parkway is identified as an important transit corridor in the OCP network of centres concept. Increasing housing diversity and facilitating the provision of more affordable housing choices,

(as may be achieved through the strategic redevelopment in centres and along transit corridors), are also important objectives in the OCP.

The Seymour Local Plan (2004) was repealed when the OCP was adopted in 2011, but continues to be used as a reference policy document. This staff report references appropriate content from the Seymour Local Plan as it relates to specific sites with redevelopment potential.

ANALYSIS:

Residential redevelopment opportunities in the Seymour area generally fall into one of two categories:

- (i) areas having more immediate development potential given their location on or close to a transit corridor; and
- (ii) other more complicated sites located further from the transit corridor that require considerable investigation and analysis to determine site constraints, site access, servicing needs and development potential.

Sites with More Immediate Development Potential:

1. 3300 - 3500 Block Mount Seymour Parkway

Council's April 4, 2016 motion provides direction regarding development applications on the north side of the 3300 – 3500 Blocks of Mount Seymour Parkway including Gaspé Place. These sites were outlined in the staff report (see attached) for the April 4, 2016 Council meeting.

2. 3200 Block Mount Seymour Parkway



Site Characteristics:

Current Zoning: RS1 with a minimum lot area of one acre (4000m²).

OCP land use: Residential level 4 - Transitional Multi-family which typically allows for a mix of townhouse and apartment developments up to 1.2 FSR. Redevelopment at this density would require rezoning.

Seymour Local Plan: Suggests multi-family at a density between 0.6 and 1.2 FSR with a predominantly townhouse form.

Ownership: With the exception of two lots, all parcels within the boundaries shown on the site map are District owned lands.

Site area: 8,766 m² (2.17 acres)

Potential Development Yield: 30+ units depending on density.

The 3200 block of Mount Seymour Parkway also presents a future redevelopment opportunity given the location on a transit corridor and adjacency to an existing apartment and townhouse project. This block is also identified for development in the Seymour Local Plan reference policy document. The two private lots at 3250 Mount Seymour Parkway should form part of an assembly if redevelopment on adjacent lots is considered. Thomas Creek runs north-south through the most easterly lot District owned lot and streamside protection setbacks need to be respected.

Properties with Future Development Potential:

A brief description of other potential development sites follows below (in no particular order).

3. Riverside Terrace



Site Characteristics:

Current Zoning: RS1 with a minimum lot area of one acre (4000m²).

OCP land use: Residential Level 2 - which typically allows for detached housing within neighbourhoods up to 0.55 FSR.

Seymour Local Plan: Suggests single family residential in keeping with surrounding neighbourhood character (RS3).

Ownership: Privately owned.

Site area: 55,854m² (13.8 acres)

Potential Development Yield: Under existing zoning, subject to subdivision approval, an estimated 10 single family lots, or with rezoning and subdivision approval up to an estimated 36 single family lots. Either of these scenarios could yield fewer lots given site constraints.

Despite the large site size, a number of factors must be considered including environmental constraints and vehicle access to the site. Any application for development would need to address access, servicing and environmental factors.

4. Indian River



Site Characteristics:

Current Zoning: RS3 with a minimum lot area of 660m² and PRO.

OCP land use: Residential Level 2 - which typically allows for detached housing within neighbourhoods up to 0.55 FSR and Parks, Open Space and Natural Areas (POSNA).

Seymour Local Plan: Single family residential (the development potential of this site is not specifically referenced in this plan.)

Ownership: Privately owned.

Site area: 56,551m² (14 acres)

Potential Development Yield: depends on site layout estimated at 6 to 30 single family lots.

Two of the three lots are currently occupied by homes with a series of other accessory buildings, and Gallant Creek traverses the properties. Streamside, Natural Environment and Wildfire DPAs apply to all three properties. Determining the development potential of this site would require detailed investigation and analysis.

5. Roche Point East



Site Characteristics:

Current Zoning: The upper portion on the site is zoned RS3 with a minimum lot area of 660m² (0.16 acres), while the lower portion is zoned as CP - Community Park.

OCP land use: Residential Level 2 - which typically allows for detached housing within neighbourhoods up to 0.55 FSR.

Seymour Local Plan: Suggests single family residential in keeping with surrounding neighbourhood character (RS3).

Ownership: The lots are District owned.

Site area: 2,839m² (0.7 acres)

Potential Development Yield: up to and estimated 4 single family lots.

Consistent with the Seymour Local Plan, the OCP indicates that these four (4) lots have some potential for single detached housing. However, given that a portion of this site forms part of Roche Point Park Council may direct otherwise.

Approving Officer Consideration:

For the large lots discussed above, in conjunction with the OCP and the Seymour Local Plan reference policy document, subdivision proposals where no change of OCP land-use designation or zoning is required would be considered by the Approving Officer on a case-by-case basis. In reviewing such subdivision applications, the Approving Officer will consider a number of factors including but not limited to: conformity with District plans, policies, zoning and other regulations, community input and public interest, established lot pattern and neighbourhood character, access and parking, potential environmental impacts, municipal servicing requirements, park dedication, site design and compatibility. Council input into such applications would be sought for the larger development properties yielding more than three additional single family lots and should rezoning applications be submitted for the large lots discussed above, staff would bring those applications forward for early Council input.

Potential Traffic Impacts

While detailed transportation analysis will be required as development applications are submitted, it is estimated that development of the 3200 – 3500 blocks of Mount Seymour Parkway and Gaspé Place would generate, between 1 and 2 percent of all vehicle trips along Mount Seymour Parkway. Prioritizing development along the Parkway provides the opportunity for convenient access to transit which can reduce the number of vehicle trips. Mount Seymour Parkway also provides an important on-street cycling route.

Highway 1 Interchange congestion continues to be a concern for residents accessing the Seymour Area. The District continues to work with the Ministry of Transportation and Infrastructure towards implementing the Highway 1 interchange improvements, particularly those that support movement across Highway 1. Transportation Planning anticipates that completion of the Lillooet Road Interchange improvements (better connecting Mount Seymour Parkway and East Keith Road) is scheduled for 2020, following the Mountain Highway interchange improvements.

Future planned road improvements in the Seymour area that will increase north-south connectivity and provide alternate routes of travel include:

- extension of Berkley Road south to Dollarton Highway (to be assessed within the Maplewood planning process); and
- extension of Seymour Boulevard to Dollarton Highway (within Squamish Nation jurisdiction and under consideration as part of the Highway 1 Interchanges work).

Opportunities also exist to optimization the current traffic signal coordination along Mount Seymour Parkway.

CONCLUSION:

The next phase of development applications in Seymour is anticipated to be on the north side of the 3300 to 3500 block of Mount Seymour Parkway (including Gaspé Place), followed by the 3200 bock as indicated in the Seymour Local Plan reference policy document. Subject to Council discussion on April 19, 2016, large lot subdivision applications will be considered on a case-by-case basis.

Respectfully submitted,



Ross Taylor,
Community Planner

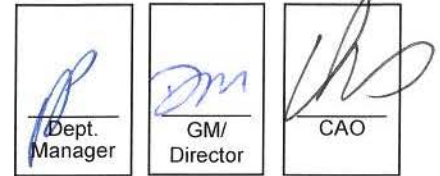


Jennifer Paton,
Manager Development Planning

Attachment: April 4, 2016 staff report to Council entitled: Seymour Development Update

REVIEWED WITH:		
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor
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<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate
		External Agencies:
		<input type="checkbox"/> Library Board
		<input type="checkbox"/> NS Health
		<input type="checkbox"/> RCMP
		<input type="checkbox"/> NVRC
		<input type="checkbox"/> Museum & Arch.
		<input type="checkbox"/> Other:

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: <u>April 4, 2016</u>
<input type="checkbox"/> Committee of the Whole	Date: _____



The District of North Vancouver REPORT TO COUNCIL

March 9, 2016
File: 3060-01/000

AUTHOR: Doug Allan, Community Planner

SUBJECT: MOUNT SEYMOUR PARKWAY DEVELOPMENT POTENTIAL

RECOMMENDATION:

It is recommended that:

1. Council instruct staff to advise potential applicants that further applications within the former Seymour Local Plan Area will be considered premature through to March 2018 with the exception of:
 - the north side of the 3300-3500 Blocks on Mount Seymour Parkway; and
 - small single family subdivisions up to 3 new lots; and
2. Staff report back to Council on the status of development along Mount Seymour Parkway in accordance with the OCP and the Seymour Local Plan Reference Policy document in April 2018.

REASON FOR REPORT:

On March 24, 2014, Council passed a motion that staff report back on the status of development in the former Seymour Local Plan Area in March 2016. This report is provided in response to that Council motion.

BACKGROUND:

On March 18, 2013, Council released the following motion:

“THAT

1. Council reaffirm the Seymour Local Plan status as a reference policy document to help inform land use decisions until more detailed planning for an area within Seymour is completed per Section 12.3.2 of the District Official Community Plan (OCP) recognizing that the unit count referred to in the Seymour Local Plan has not been in

- force or effect since the approval of the OCP and that it is not binding for planning purposes;
2. Council reaffirm that Seymour is not identified as one of the growth centres in the District OCP and that infill development opportunities identified in the Seymour Local Plan reference policy document are reflected on the District OCP land use map;
 3. With the exception of the 3500 block Mount Seymour Parkway, Dollarton Shipyard / McKenzie Barge site and small single family infill subdivisions (up to 3 new lots), Council express a desire for slow and managed growth and construction in the Seymour Local Plan area, particularly along Mount Seymour Parkway; and,
 4. Council instruct staff to advise potential applicants that, with the exception of the 3500 block Mount Seymour Parkway and the above-noted developments, further applications in the Seymour Local Plan area are currently considered premature and this motion will be revisited in March 2014.”

In accordance with this motion, staff reported back to Council on March 24, 2014 and at that time, Council passed the following motion:

1. Council instruct staff to advise potential applicants that further applications within the former Seymour Local Plan Area will be considered premature through to March 2016 with the exception of:
 - the north side of the 3500 Block Mount Seymour Parkway;
 - the Dollarton Shipyard and McKenzie Barge and Marineways properties; and
 - small single family subdivisions up to 3 new lots; and
2. Staff report back to Council on the status of development in the Seymour Local Plan area in March 2016.

ANALYSIS:

Development Summary From 2003 to Present

Since 2003, development approvals, in the Seymour Local Plan area, not including 2-3 lot single family subdivisions, have consisted of the following projects:

PROJECT	# OF UNITS	OCCUPANCY PERMIT
1. Pacific Arbour (Cedar Springs) -	146	2012
2. Northlands Terrace (IRCA) - 3294-3354 Mount Seymour Parkway	60	2013
3. 3508/3520 Mount Seymour Parkway	16	2015
4. Cates Landing (3829/3919 Dollarton Highway)	95	under construction

Excluding the 146 seniors rental units, this represents 171 strata units over a 13 year period, or about 13 new units/year. In addition to these projects, staff are currently processing an 8 unit townhouse project at 3568/3572 Mount Seymour Parkway which is awaiting rezoning bylaw adoption and issuance of a development permit.

Mount Seymour Parkway Development Sites

The following map outlines the properties on the north side of the 3300-3500 Blocks on Mount Seymour Parkway and on Gaspé Place which have not been the subject of a development application. These properties are designated as transitional multifamily sites in the OCP and in the Seymour Local Plan Reference Policy document, but have not been rezoned. The two lots at the east end of the 3500 Block (3568-3572 Mount Seymour Parkway) have been excluded as completion of the rezoning and development permit process is expected soon.



Staff continue to receive development inquiries regarding some of the outlined lots including the vacant District-owned lots in the area.

Under the Residential Level 4: Transition Multi-Family OCP designation, redevelopment is permitted up to a density of approximately 1.2 FSR and development is envisioned in predominantly townhouse form. At an average unit size of 130m²/unit (1400ft.²/unit), on a net basis, this would result in 27 units in the remainder of the 3300 Block, 45 units in the 3400 Block, a 32 units in the remainder of the 3500 Block and 33 units on Gaspé Place for a net 137 additional units.

In accordance with the March 2014 Council motion, staff have advised potential applicants that redevelopment of the 3300 and 3400 blocks are considered premature by Council and this will be revisited in 2016. Since March 2014, there have been no applications to redevelop the 6 remaining lots in the 3500 Block.

As continuing redevelopment of the remaining lots in the 3500 Block may not be imminent, and as recent townhouse projects east of the Seymour River have provided a variety of housing units to accommodate a range of housing needs, staff suggest Council consider a motion that would allow the District to accept development applications for the 3300 and

3400 Blocks Mount Seymour Parkway and on Gaspé Place in addition to the 3500 Block Mount Seymour Parkway.

Other Sites in Seymour:

In the March 10, 2014 report, staff advised that there had been inquiries regarding the potential subdivision of:

- three large lots on Indian River Crescent as illustrated on the accompanying image; and
- the Riverside Terrace gravel pit site.



As these sites are either outside of the OCP centres or, have significant development issues, neither are considered appropriate for development at this time and staff suggest Council maintain its previous position that development of these sites is premature.

CONCLUSION

Although little has changed on Mount Seymour Parkway since March 2013 and staff continue to focus on redevelopment within the OCP Town and Village Centres, the OCP does encourage an increase in the variety of housing choices across all segments of the market, including, the provision of ground-oriented, family housing, throughout the community. The OCP envisions 75% to 90% of new growth in the key centres with the balance in neighbourhoods to provide a diversity of housing outside of key centres. Redevelopment of other properties in the 3300 and 3400 Blocks of Mount Seymour Parkway and on Gaspé Place, to a townhouse density in accordance with the Seymour Local Plan Reference Policy document, provides an opportunity to respond to the OCP housing directions in a managed way. Therefore, it is recommended that Council allow the District to accept applications for sites in the 3300- 3500 Blocks and on Gaspé Place as development assemblies are brought forward.

OPTIONS:

The following options are available for Council's consideration:

1. Council instruct staff to advise potential applicants that further applications within the former Seymour Local Plan Area will be considered premature through to March 2018 with the exception of:
 - the north side of the 3300-3500 Blocks on Mount Seymour Parkway; and
 - small single family subdivisions up to 3 new lots; and

Staff report back to Council on the status of development along Mount Seymour Parkway in accordance with the OCP and the Seymour Local Plan Reference Policy document in April 2018 (staff recommendation); or

- 2. Council take no further action in this regard.

Respectfully submitted,



Doug Allan,
Community Planner
da/

REVIEWED WITH:					
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
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<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate	_____		

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