



# NOTICE OF CHANGE OF MEETING

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## REGULAR COUNCIL MEETING

**MONDAY, FEBRUARY 24, 2025 AT 6:00 PM**

Notice is hereby given that the Workshop Council Meeting has been changed to a Regular Council Meeting and will be held in the Council Chamber and electronically (hybrid) from City Hall, 141 West 14<sup>th</sup> Street, North Vancouver, BC, on February 24, 2025, commencing at 6:00 pm.

The open portion of this meeting will be livestreamed. Members of the public may attend in the Council Chamber or via electronic means to hear, or watch and hear, those portions of the meeting that are open to the public.

Members of the public may access the open meeting agenda on the Council Meetings webpage at [cnv.org/City-Hall/Council-Meetings](http://cnv.org/City-Hall/Council-Meetings) once available.

A handwritten signature in blue ink, appearing to read 'Peter DeJong', is positioned above a horizontal line.

Peter DeJong  
Acting Corporate Officer  
Posted: February 19, 2025



**AGENDA FOR THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON MONDAY, FEBRUARY 24, 2025 AT 6:00 PM**

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Watch Livestream at [cnv.org/LiveStreaming](https://cnv.org/LiveStreaming)  
View complete Agenda Package at [cnv.org/CouncilMeetings](https://cnv.org/CouncilMeetings)

*The City of North Vancouver respectfully acknowledges that this Council meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and sə́lilwətaʔ (Tsleil-Waututh) Nations.*

**CALL TO ORDER**

**APPROVAL OF AGENDA**

1. Regular Council Meeting Agenda, February 24, 2025

**ADOPTION OF MINUTES**

2. Regular Council Meeting Minutes, February 10, 2025

**PUBLIC INPUT PERIOD**

**PRESENTATION**

Lonsdale Great Street – Phase One – Director, Real Estate, Facilities and Economic Development, and Acting Manager, Economic Development

**REPORT**

3. Lonsdale Great Street – Phase One

**PUBLIC CLARIFICATION PERIOD**

**COUNCIL INQUIRIES**

**NEW ITEMS OF BUSINESS**

**NOTICES OF MOTION**

**RECESS TO CLOSED SESSION**

**REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

**ADJOURN**



## CALL TO ORDER

## APPROVAL OF AGENDA

1. Regular Council Meeting Agenda, February 24, 2025

## ADOPTION OF MINUTES

2. Regular Council Meeting Minutes, February 10, 2025

## PUBLIC INPUT PERIOD

The Public Input Period is an opportunity to share your thoughts with Council and have your comments placed on record, subject to the limitations and restrictions noted in the guidelines below. Please note that during the Public Input Period, Mayor and Council are there to listen only and will not respond to questions. The Public Input Period is addressed in sections 12.20 to 12.28 of “Council Procedure Bylaw, 2015, No. 8500”. Each speaker has two (2) minutes to address Council, with the number of speakers set at 5 persons per meeting. Speakers’ comments will be audio recorded, as well as live-streamed on the City’s website.

Speakers may only speak on the same matter once in a 3-month period.

### **Speakers must not comment on:**

- **Matters for which a Public Hearing will be held and bylaw(s) published:** Official Community Plan Bylaws and Zoning Bylaws (including amending bylaws), Heritage Designation Bylaws or Bylaws to authorize a Heritage Revitalization Agreement, **once the bylaw has been published on the City’s website in advance of a Public Hearing to be held** (i.e. an opportunity for public comment on these matters will be provided when the item comes forward for public questions and comments at the Public Hearing and can only be recognized and form part of the official record at that time. *Any comments made at Public Input Period prior to publication of the bylaw will not form part of the Public Hearing and will not be directly considered by Council in its decision on the bylaw; therefore, speakers should make comments at the Public Hearing*);
- **Matters for which a Public Hearing is prohibited or waived:** Zoning Bylaws (including amending bylaws) where a Public Hearing is prohibited under the *Local Government Act* (i.e. consistent with OCP and at least 50% residential), or where Council has elected not to hold a Public Hearing when permitted to do so by the *Local Government Act*;
- **Matters for which a Public Hearing has been held, or was prohibited or waived**, if the associated bylaw has been neither defeated nor adopted by Council; or
- **Matters for which an opportunity for public comment will be provided:** A proposed Development Permit, Development Variance Permit, Heritage Alteration Permit or a Temporary Use Permit, LEC Rate Review or other matter **where the proposed permit has been published on the City’s website and Council will be holding a public meeting** (i.e. an opportunity for public comment on these matters will be provided when the item comes forward for discussion at the public meeting and can only be recognized and form part of the official record at that time).

Speakers are permitted to join the meeting in person in the Council Chamber or electronically via Webex. There are 2 ways to sign up to speak during the Public Input Period:

- 1) **In Person:** Speakers who choose to participate in person must sign the speaker list located outside the Council Chamber between 5:30 and 5:50pm on the day of the Council meeting.

## **PUBLIC INPUT PERIOD – Continued**

- 2) **Electronically via Webex:** Speakers who choose to participate electronically must pre-register by 12:00 noon on the day of the Council meeting by completing the online form at [cnv.org/PublicInputPeriod](http://cnv.org/PublicInputPeriod), or by phoning 604-990-4234. These pre-registrants will receive instructions by email or phone on the afternoon before the Council meeting.

If you have written material to accompany your comments, the material must be sent to the Corporate Officer at [clerks@cnv.org](mailto:clerks@cnv.org) **no later than 12:00 noon on the day of the Council Meeting.**

When speaking, please address the Mayor as “Your Worship” or “Mayor, followed by their surname”. Councillors should be addressed as “Councillor, followed by their surname”.

## **PRESENTATION**

Lonsdale Great Street – Phase One – Director, Real Estate, Facilities and Economic Development, and Acting Manager, Economic Development

*Item 3 refers.*

## **REPORT**

3. Lonsdale Great Street – Phase One – File: 02-0800-01-0001/2025

Report: Director, Real Estate, Facilities and Economic Development,  
February 10, 2025

### **RECOMMENDATION:**

PURSUANT to the report of the Director, Real Estate, Facilities and Economic Development, and the Acting Manager, Economic Development, dated February 10, 2025, entitled “Lonsdale Great Street – Phase One”:

THAT the report of the of the Director, Real Estate, Facilities and Economic Development, and the Acting Manager, Economic Development, dated February 10, 2025, entitled “Lonsdale Great Street – Phase One”, be received for information.

## **PUBLIC CLARIFICATION PERIOD**

The Public Clarification Period is limited to 10 minutes in total and is an opportunity for the public to ask a question regarding process or clarification on an item on the Regular Council Agenda. The Public Clarification Period concludes after 10 minutes and the Regular Council Meeting reconvenes.

## **COUNCIL INQUIRIES**

## **NEW ITEMS OF BUSINESS**

## **NOTICES OF MOTION**

**RECESS TO CLOSED SESSION**

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Section 90(1)(e) [land matter], and where required, Council considers that discussion of the matters could reasonably be expected to harm the interests of the City if they were held in public.

**REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

**ADJOURN**

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**MINUTES OF THE REGULAR MEETING OF COUNCIL HELD IN THE COUNCIL CHAMBER AND ELECTRONICALLY (HYBRID) FROM CITY HALL, 141 WEST 14<sup>TH</sup> STREET, NORTH VANCOUVER, BC, ON  
MONDAY, FEBRUARY 10, 2025**

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**PRESENT**

**COUNCIL MEMBERS**

Mayor L. Buchanan  
Councillor H. Back  
Councillor D. Bell  
Councillor A. Girard  
Councillor S. Shahriari  
Councillor T. Valente

**ABSENT**

Councillor J. McIlroy

**STAFF MEMBERS**

L. McCarthy, CAO  
B. Pearce, Deputy CAO  
P. DeJong, Acting Corporate Officer  
J. Peters, Manager, Legislative and Election Services  
L. Sawrenko, Chief Financial Officer  
H. Granger, City Solicitor  
K. Magnusson, Director, Engineering, Parks and Environment  
A. Man-Bourdon, Manager, Parks and Natural Spaces  
D. Priestly, Section Manager, Parks Operations  
S. Galloway, Director, Planning and Development  
R. Skene, Deputy Director, Civic Development & Strategic Initiatives  
D. Foldi, Sr. Project Manager  
C. Bernard, Project Manager  
A. Gibbs, Sr. Manager, Communications and Engagement  
L. Barton, Manager, Communications  
S. Peters, Manager, Projects and Initiatives  
H. Turner, Director, Recreation and Culture, NVRC  
H. van Gelderen, Legislative Services Advisor

The meeting was called to order at 6:03 pm.

**APPROVAL OF AGENDA**

Moved by Councillor Back, seconded by Councillor Girard

1. Regular Council Meeting Agenda, February 10, 2025

**CARRIED UNANIMOUSLY**

R2025-02-10/1

**ADOPTION OF MINUTES**

Moved by Councillor Back, seconded by Councillor Bell

2. Regular Council Meeting Minutes, February 3, 2025

**CARRIED UNANIMOUSLY**

R2025-02-10/2

**PROCLAMATION**

Mayor Buchanan declared the following proclamation:

Rare Disease Day – February 28, 2025 – read by Councillor Bell

## **PUBLIC INPUT PERIOD**

Moved by Councillor Girard, seconded by Councillor Back

THAT the Public Input Period be extended to hear all the speakers listed on the sign-up sheet.

**CARRIED UNANIMOUSLY**

- Laurie Parkinson, North Vancouver, spoke regarding TransLink’s development proposal on East 3<sup>rd</sup> Street.
- Graham Parkinson, North Vancouver, spoke regarding community engagement.
- Aline Burlone, North Vancouver, spoke regarding pollinator meadows.
- Sam Lundgren, North Vancouver, spoke regarding TransLink’s development proposal on East 3<sup>rd</sup> Street.
- Ross McMillan, North Vancouver, spoke regarding TransLink’s development proposal on East 3<sup>rd</sup> Street.
- Doreen Dew, North Vancouver, spoke regarding pollinator meadows.
- Ryan Trudeau, North Vancouver, spoke regarding TransLink’s development proposal on East 3<sup>rd</sup> Street.
- Patricia McClung, North Vancouver, spoke regarding TransLink’s development proposal on East 3<sup>rd</sup> Street.

## **CONSENT AGENDA**

Moved by Councillor Shahriari, seconded by Councillor Girard

THAT the recommendation listed within the “Consent Agenda” be approved.

**CARRIED UNANIMOUSLY**

## **START OF CONSENT AGENDA**

### **BYLAW – ADOPTION**

3. “Advisory Design Panel Bylaw, 1997, No. 6839, Amendment Bylaw, 2025, No. 9106” (Terms of Reference)

Moved by Councillor Shahriari, seconded by Councillor Girard

THAT “Advisory Design Panel Bylaw, 1997, No. 6839, Amendment Bylaw, 2025, No. 9106” (Terms of Reference) be adopted, signed by the Mayor and Corporate Officer and affixed with the corporate seal.

**(CARRIED UNANIMOUSLY BY CONSENT)**

R2025-02-10/3

## **END OF CONSENT AGENDA**

## **DELEGATION**

Julia Staub-French, Executive Director, Family Services of the North Shore

Re: Family Services of the North Shore

Julia Staub-French, Executive Director, Family Services of the North Shore, provided a PowerPoint presentation regarding “Family Services of the North Shore” and responded to questions from Council.

Councillor Girard left the meeting at 6:46 pm and returned at 6:48 pm.

## **CORRESPONDENCE**

4. Charis Hamm, Senior Administrative Assistant, Family Services of the North Shore, November 19, 2024 – File: 01-0400-01-0001/2025

Re: Family Services of the North Shore

Moved by Councillor Girard, seconded by Councillor Shahriari

THAT the correspondence from Charis Hamm, Senior Administrative Assistant, Family Services of the North Shore, dated November 19, 2024, regarding the “Family Services of the North Shore”, be received for information with thanks.

**CARRIED UNANIMOUSLY**

R2025-02-10/4

## **PRESENTATIONS**

- A. Harry Jerome Community Recreation Centre and Silver Harbour Project Annual Update – Deputy Director, Civic Development and Strategic Initiatives

Paul Fast, hcma Architecture & Design, the Sr. Manager, Communications and Engagement, and the Director, Recreation and Culture, NVRC, provided a PowerPoint presentation regarding the “Harry Jerome Community Recreation Centre and Silver Harbour Project Annual Update” and, along with Greg Scott, MAKE Projects, and other staff, responded to questions from Council.

Councillor Girard left the meeting at 7:33 pm and returned at 7:35 pm.

- B. 2025 Pollinator Meadow Program – Section Manager, Park Operations

The Manager, Parks and Natural Spaces, and the Section Manager, Park Operations, provided a PowerPoint presentation regarding the “2025 Pollinator Meadow Program” and, along with the Director, Engineering, Parks and Environment, responded to questions from Council.

## **REPORT**

5. Pollinator Meadow Pilot Program – File: 12-5810-01-0001/2025

Report: Section Manager, Park Operations, January 22, 2025

Moved by Councillor Shahriari, seconded by Councillor Valente

PURSUANT to the report of the Section Manager, Park Operations, dated January 22, 2025, entitled “Pollinator Meadow Pilot Program”:

THAT staff be directed to continue the pollinator meadow pilot program at existing sites in the City Parks and Boulevards, along with expanding meadows within areas proposed;

AND THAT staff report back to Council with future operational and data updates related to the pollinator meadow initiative.

**CARRIED UNANIMOUSLY**

R2025-02-10/5

## **PUBLIC CLARIFICATION PERIOD**

Nil.

## **COUNCIL INQUIRIES**

Nil.

## **COUNCIL REPORTS**

Nil.

## **NEW ITEMS OF BUSINESS**

Nil.

## **NOTICES OF MOTION**

Councillor Valente advised of his intention to bring forward two Notices of Motion at a future Regular Council meeting regarding 1) provincial funding for public libraries and 2) funding for First Responders.

## **RECESS TO CLOSED SESSION**

Moved by Councillor Bell, seconded by Councillor Girard

THAT Council recess to the Committee of the Whole, Closed Session, pursuant to the *Community Charter*, Sections 90(1)(a) [personal information] and 90(1)(k) [proposed service], and where required, Council considers that discussion of the matters could reasonably be expected to harm the interests of the City if they were held in public.

**CARRIED UNANIMOUSLY**

The meeting recessed to the Committee of the Whole, Closed Session, at 8:35 pm and reconvened at 10:32 pm.



**REPORT OF THE COMMITTEE OF THE WHOLE (CLOSED SESSION)**

Moved by Councillor Valente, seconded by Councillor Back

THAT the actions directed regarding the following items from the Committee of the Whole (Closed Session), of February 10, 2025, be ratified:

- 6. Proposed Service – File: 16-8350-20-0041/1

Report: Planner 2, January 22, 2025

PURSUANT to the report of the Planner 2, dated January 22, 2025, regarding a proposed service:

THAT the wording of the resolution and the report of the Planner 2, dated January 22, 2025, remain in the Closed session.

R2025-02-10/6

- 7. Personal Information – File: 01-0360-20-0055/2025

Report: Acting Corporate Officer, January 22, 2025

PURSUANT to the report of the Acting Corporate Officer, dated January 22, 2025, regarding personal information:

THAT the wording of the resolution and the report of the Acting Corporate Officer, dated January 22, 2025, remain in the Closed session.

R2025-02-10/7

**CARRIED UNANIMOUSLY**

**ADJOURN**

Moved by Councillor Valente, seconded by Councillor Back

THAT the meeting adjourn.

**CARRIED UNANIMOUSLY**

The meeting adjourned at 10:33 pm.

*“Certified Correct by the Acting Corporate Officer”*

\_\_\_\_\_  
ACTING CORPORATE OFFICER

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# Lonsdale Great Street

## Council Meeting

February 2025



Gehl Stantec HAPA JS&A

### Land Acknowledgement

We respectfully acknowledge that we live and work on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and səilwətał (Tsleil-Waututh) Nations.

The City of North Vancouver is committed to reconciliation with these Nations, who have lived on these lands since time immemorial.



# Agenda

- 01 Welcome, Introductions & Acknowledgement
- 02 Preliminary Analysis - Introduction
- 03 Preliminary Analysis - Key Findings
- 04 Q&A Session



## Why now?

The Lonsdale Great Street project is about more than just a street. It's about creating a thriving and welcoming Central Lonsdale for everyone by strengthening the vital connections between the public realm, the built environment, and the local economy, ensuring these connections benefit both people and nature.

Central Lonsdale, like many growing areas, is evolving, and with this evolution comes the need for our shared spaces to respond. More people are expected to call this place home, and with the need for more housing, the streets, parks, and gathering spaces will need to serve a wider range of activities within the same space.

This project is important now because it will help us proactively shape a Central Lonsdale that will serve an expanding and diverse community, adapt to our changing climate, and keep the local economy strong and vibrant.



## Project Purpose & Focus area

This project focuses on the revitalization of Central Lonsdale, with Lonsdale Avenue as its vibrant spine.

The project will progress through distinct phases, and include community engagement and analysis, concept development, a comprehensive plan and a final phased action plan for implementation.

This structured approach ensures a transparent and collaborative process.



# 02

## Introduction to Key Findings from Preliminary Analysis



Introduction

Lonsdale is doing great!

Local businesses and local draw

A hub of activity

Health sector and offices

Lowest vacancy rates of any community  
we have been invited into as  
consultants



Introduction

With population growth and delivery of  
much needed housing, every m<sup>2</sup> of  
Central Lonsdale will need to work  
harder to support the community.

Buildings will need to work harder

Streets will need to work harder

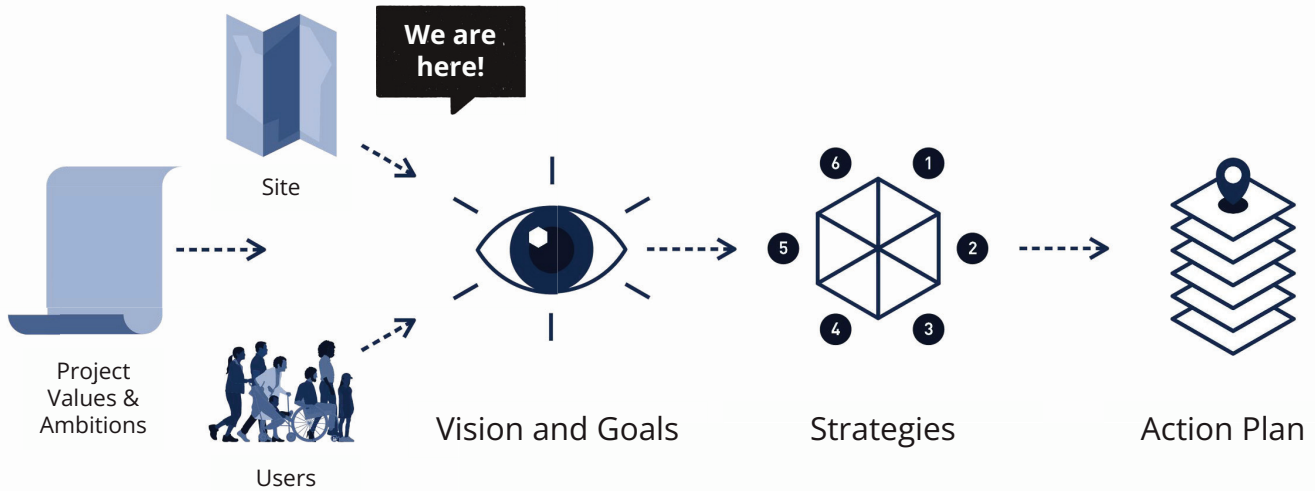
Open Spaces will need to work harder



Introduction

This project offers an opportunity to make sure that change in Central Lonsdale is rooted in the needs and desires of the community at large.

Rather than a fixed plan, this project will deliver a strategy and action plan for transformation over time.



Introduction



We see an opportunity to lean into the different character areas within Central Lonsdale







# Key Findings from Preliminary Analysis

*'What we have heard and learned so far' and precedents for inspiration*

## 5 Themes

**Theme 1: Balancing sidewalk demands and desires**

**Theme 2: Extending the day and vibrancy into the evening**

**Theme 3: Growing, while keeping the qualities that the community love and care about**

**Theme 4: Delivering a network of diverse open spaces**

**Theme 5: Getting to and from, and moving within Central Lonsdale safely and comfortably by all modes**

# Theme 1

## Balancing sidewalk demands and desires



### Theme 1: Balancing sidewalk demands and desires

People visit Central Avenue to:

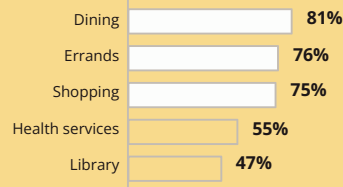
- Shop and run errands,
- dine and socialize.

Yet they would like to see more:

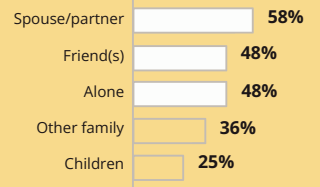
- comfortable places to sit and rest,
- varied dining
- spaces to 'hang out' - of higher quality than the curbside parklets
- public art
- increased tree canopy

And an overall less car-centric Lonsdale Ave with improved pedestrian experience

#### Why do you typically visit:



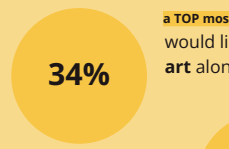
#### Who is with you when you visit:



#### What would you like to see more of:



a TOP most desired choice would like to see more **places to sit and rest** along Lonsdale Avenue.



a TOP most desired choice would like to see more **public art** along Lonsdale Avenue.



a TOP most desired choice would like to see **more street trees and greenery** in Central Lonsdale.

Which improvements would make getting to, from, and around Central Lonsdale a better experience?

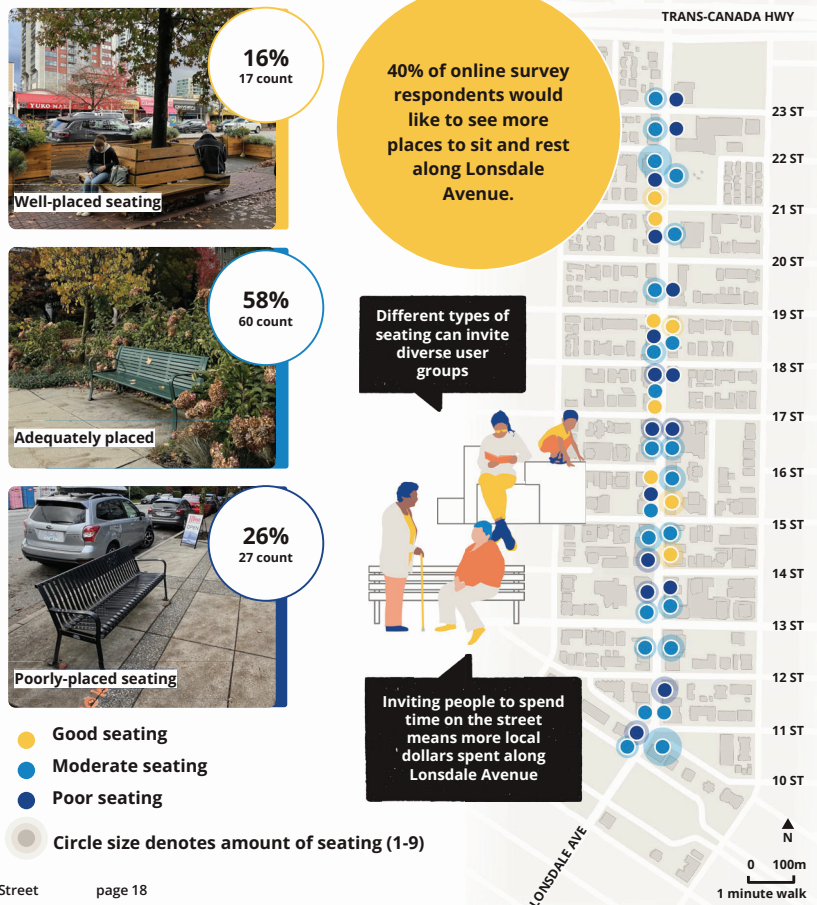
Inconsistent placements of furnishings within an otherwise generous sidewalk zone impede on accessibility and negatively impacts the pedestrian experience.

“ I wish I could walk in a straight line without having to dodge sandwich boards or dodge unused patio fences in the winter.”  
 – 2025 Lonsdale Great Street Survey



Poor placements of seating results in limited use overall, except for a few areas that are getting a lot of use!

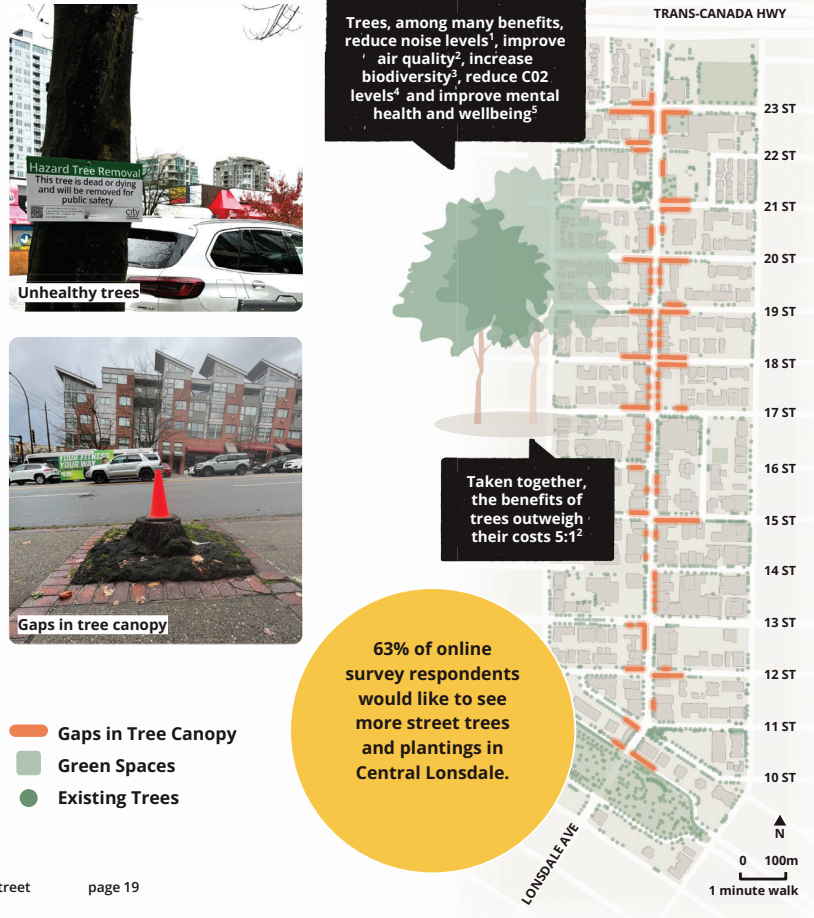
“ Even though there has been an attempt to add curbside seating areas, it's not a particularly inviting area to sit and hang out.”  
 – 2025 Lonsdale Great Street Survey





Theme 1: Balancing sidewalk demands and desires

Poor tree health, an inconsistent tree canopy, and broken pavement, further impacts the pedestrian experience.



Theme 1: Balancing sidewalk demands and desires

Patios and display of goods adds to street vibrancy and provide a sensory experience, but could benefit from a cohesive approach.

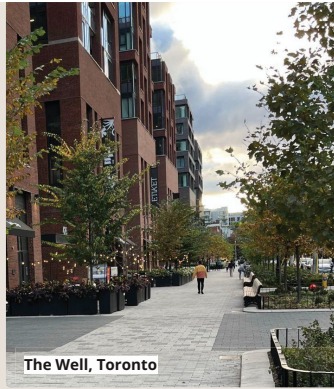




## Theme 1: Balancing sidewalk demands and desires

Delivering a 'solid baseline' with room for individuality

- Improved accessibility and general walking experience
- Clear furnishing zones - edge and curb - with sufficient non-obstructed walking space in consistent alignment
- Co-location of seating and active edges
- Patios and goods in consistent placement



## Theme 2 Extending the day and vibrancy into the evening



Few people go in the evenings, but would like to see more reasons to go after 8pm:

- Businesses being open later
- Cultural amenities
- Movie theatres
- Performance spaces
- Community events.
- 20% of respondents said they want to see better street lighting.

Survey respondents would like to see a variety of amenities in Central Lonsdale:



a TOP most desired choice would like to see **better street lighting** along Lonsdale Avenue.



Which improvements would make getting to, from, and around Central Lonsdale a better experience?



feel it is important that Central Lonsdale reflects and **celebrates local communities and cultures.**

Which of the following statements about Central Lonsdale is most important to you

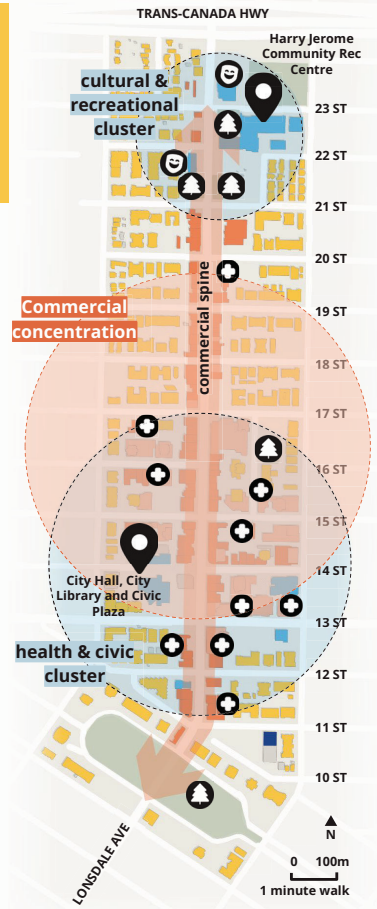
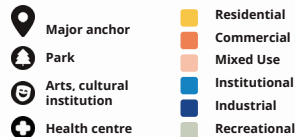
Commercial activity extends alongs Lonsdale Avenue with a higher concentration of retail and dining in the central part of the Avenue.

Only 24% of businesses are open past 8pm, which in return impacts evening activities in Central Lonsdale.

“ A more vibrant nightlife. Not necessarily bars/pubs, but **a reason to go to Central Lonsdale after 8PM.** Currently, the area is very quiet after this time, even on a Friday or Saturday night.”

“ I wish there were venues that offer **comedy nights, maybe small venue live music, any kind of performance** would be fun.”

“ We are desperately lacking a little **art house cinema.**”





Theme 2: Extending the day and vibrancy into the evening

The street lights today are not human scale, but there to serve vehicular traffic.

This impacts the sense of safety in the evening and winter seasons.

And further enforces the sense of vehicles being prioritized over people walking.



Theme 2: Extending the day and vibrancy into the evening

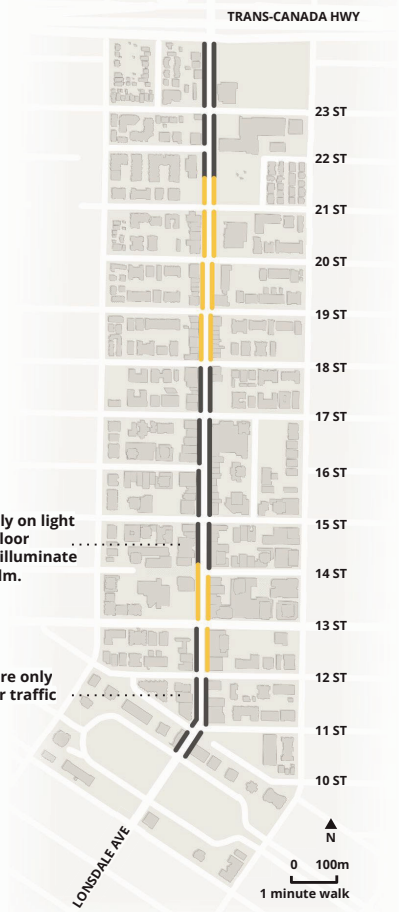
In the sections of Lonsdale Ave where there are business fronting the street, these at times provide lighting that enhances the pedestrian experience.



- Well lit
- Poorly lit

Some areas rely on light from ground-floor businesses to illuminate the public realm.

Some blocks are only lit by vehicular traffic lights.

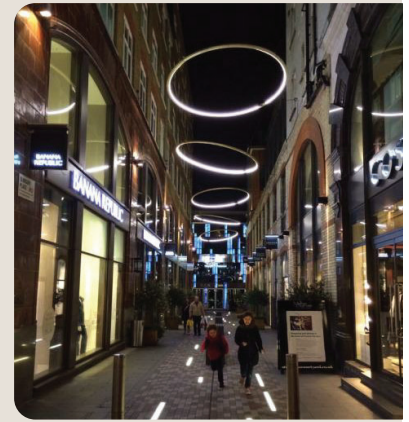




Theme 2: Extending the day and vibrancy into the evening

Human scale lighting can extend the day and year, increase sense of safety...

...and additionally serve as a vertical marker that, alongside trees, can support a cohesive street identity.



Theme 2: Extending the day and vibrancy into the evening

Programming and amenities brings people together.

More draws, evening time businesses, activities and events can increase vibrancy



Patricia's Green and PROXY  
San Francisco CA



# Theme 3

## Growing, while keeping the qualities the community love and care about



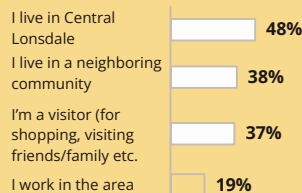
### Theme 3: Growing, while keeping the qualities that the community love and care about

In general people want to see more housing and commercial and are aligned the the need to build more.

People love the local shops and mom and pops and express the importance of maintaining this character - not just preserved, but enhanced.

The view to the mountains is highly as part of today's character, and when obstructed by new developments this is seen as a detractor.

#### Survey respondents had varying relationships to Central Lonsdale:



#### Survey respondents reported their favorite things about Central Lonsdale today:

“ The many small mom and pop shops and markets.”

“ Central Lonsdale is vibrant and bustling, with a mix of restaurants, cafes, and shops that reflect the cultural diversity of North Vancouver.”

#### We asked survey respondents what they wish they could do in Central Lonsdale that they cannot do today...

“ I wish there was more great housing, more condos and rental options.”

“ More variety in dining options. More ground floor retail, less money services businesses.”

#### a TOP most important statement

48%

feel it is important that Central Lonsdale is **lively with businesses and commerce.**

“ Please please keep the view to the mountains open.”

#### a TOP most important statement

26%

feel it is important that Central Lonsdale's **Character is preserved and enhanced.**



Theme 3: Growing, while keeping the qualities that the community love and care about

Central Lonsdale is local serving, and the community values the proximity to a variety of businesses.

The views of the mountains and the water are highly valued, but people expressed that these could be better celebrated - especially when building heights increase.

This [mountain views] character, along with the local shops and mom and pops are critical values to preserve and enhance when developing in Central Lonsdale.



Theme 3: Growing, while keeping the qualities that the community love and care about

Active facades are a critical component to a vibrant public realm.

The sections of Lonsdale Avenue that have fine grain, with a lot of small local businesses/mom and pop shops is where the vibrancy is concentrated.

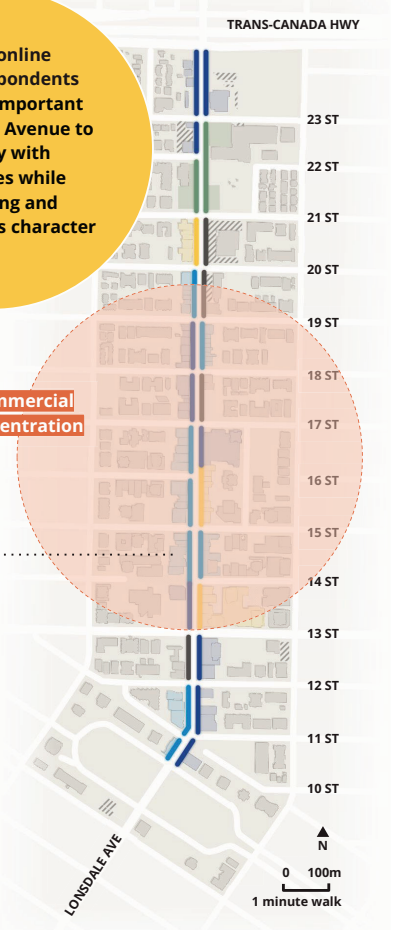


63% of online survey respondents stated it's important for Lonsdale Avenue to be lively with businesses while preserving and enhancing its character

Commercial concentration

Notable stretch of vibrant, active facades between 13th and 17th Streets

- Vibrant Facade
- Active Facade
- Inactive Facade
- Static Facade
- Greenery
- ▨ Parking Lot

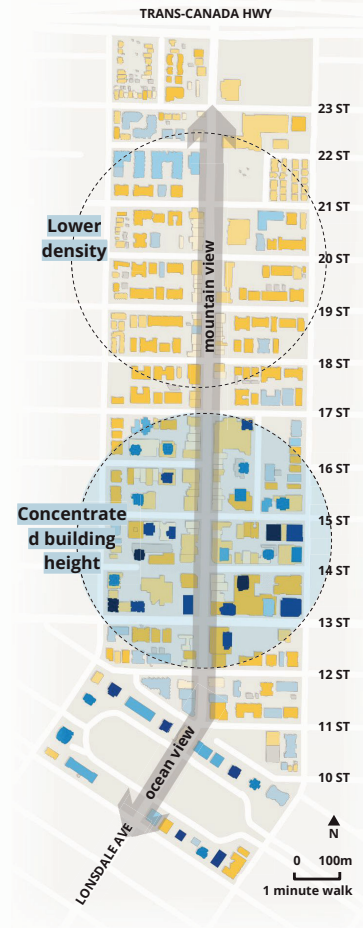




Theme 3: Growing, while keeping the qualities that the community love and care about

Height/density is currently concentrated south of 17th Street, with some new developments to the north that are starting to increase the density in this part of Central Lonsdale.

Underutilized lots [the north] offer opportunities to further densify and extend the vibrancy of Central Lonsdale to the North and to the cultural and recreation facilities, and continue to deliver new housing and amenities within Central Lonsdale.



Theme 3: Growing, while keeping the qualities that the community love and care about

Variation = resilience.

Density can be delivered in different ways. Not all new buildings have to be towers. Consider mid-rise as well - this can support retaining mountain views alongside thoughtful tower placement.

Incentive programmes can support retention of local, small businesses, mom and pops / legacy businesses.

Note: Stacking functions to leave the commercial ground floors uses that adds to street and open spaces vibrancy can further support and extend the character that people love today.





Theme 3: Growing, while keeping the qualities that the community love and care about

Edge zones and setbacks matter, they are experienced as part of the public realm, even when part of a private development site.

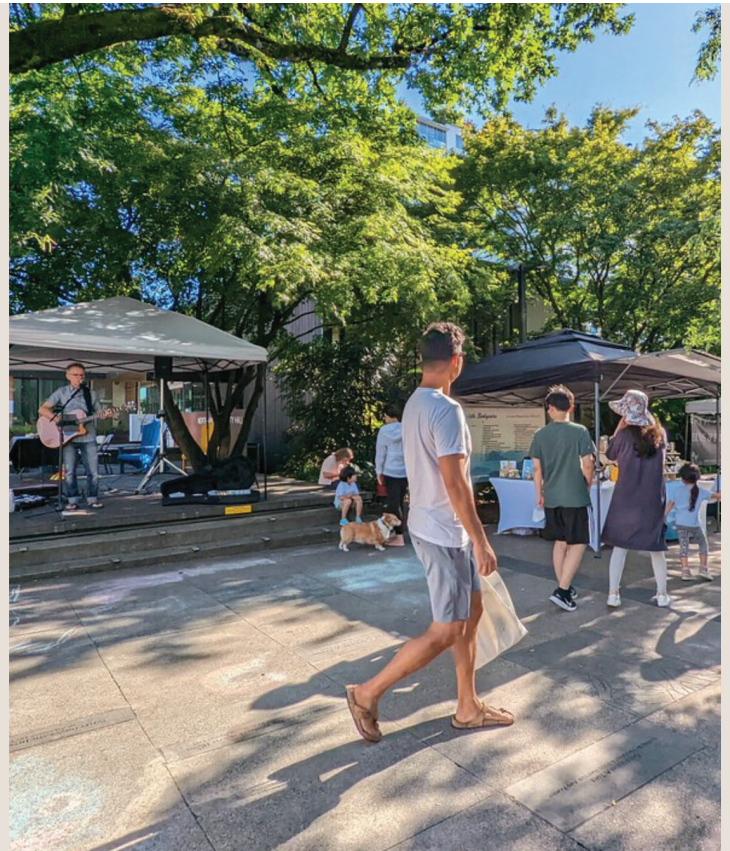
When poorly executed they can be a detractor from a quality pedestrian experience and deter people from walking.

Not all 'good edges' are commercial edges. Housing edges can be engaging and vibrant too.



Housing edges, Brooklyn NYC, Copenhagen DK, and Freiburg Germany

## Theme 4 Delivering a diverse network of open spaces





1 in 4 respondents stated their experience in Central Lonsdale would be improved by more public spaces and plazas - especially green spaces.

People would like to see more:

- Parks
- Access to nature
- Places to play
- Spaces for active recreation like pickle ball and basketball courts
- Outdoor fitness
- Off-leash dog parks.

“ I spend a lot of time in our small parks (eg Wagg Creek, Mahon) - I really love how in North Van, "park" means a forest or a stream more often than it means a big lawn”  
 – 2025 Lonsdale Great Street Survey

“ People move to the North Shore to be nearer to nature and the mountains. I've never understood why more public spaces - even city hall - do not build or modify structures/infrastructure with that in mind. Don't use so much bare concrete. ”  
 – 2025 Lonsdale Great Street Survey

“ I wish there were a park with trees to sit and have a picnic closer to upper lonsdale.”

“ There is lots of hiking, walking and sport fields but not a lot of spaces where families and friends can just hang out outdoors. I wish there were some nice parks for sitting, reading and enjoying a nice day.”  
 – 2025 Lonsdale Great Street Survey



33%

a TOP most desired choice

would like to see **more park / play areas** in Central Lonsdale.

25%

said more **public spaces and plazas** in Central Lonsdale.

Parks are loved, especially the natural parks around Central Lonsdale

More 'nature in the city' is sought after



Mahon Park



Wagg Creek

“ I spend a lot of time in our small parks (eg Wagg Creek, Mahon) - I really love how in North Van, "park" means a forest or a stream more often than it means a big lawn”  
 – 2025 Lonsdale Great Street Survey



Rain garden with permeable surface, 1900 Lonsdale Ave

Theme 4: Delivering a network of diverse open spaces

Public spaces, like Civic Plaza, with active edges, public amenities, and events are highly valued and visited.



“ The library and civic plaza is the best public space in Central Lonsdale”

“ Make better and more frequent use of Civic Plaza for artistic and cultural events”



Proximity to amenities

Adjacent trees improve air quality, reduce noise levels and provide weather protection

Opportunities to people-watch

Invitations to sit in the sun, or shade

Setback from traffic, protected from noise and fumes

Comfortable seating with backrests and warm materials

Seating arrangement creates allows for conversation or solo-use

Theme 4: Delivering a network of diverse open spaces

In general, there is limited open space access in Central Lonsdale.

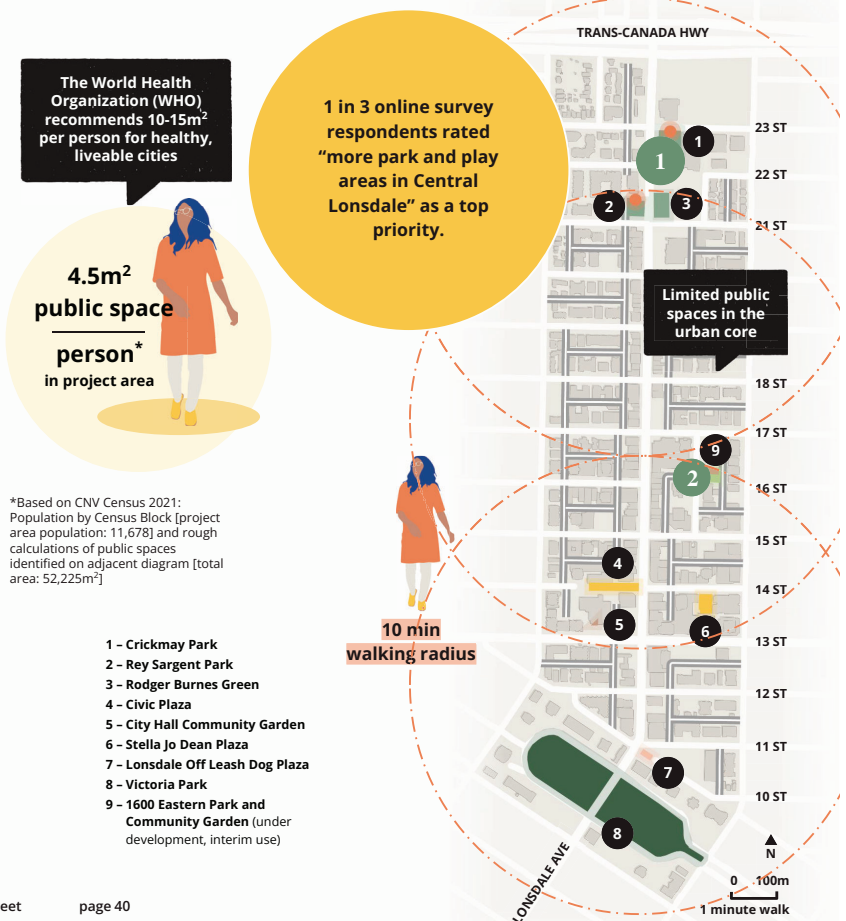
There is only 4.5m<sup>2</sup> public space area / person within Central Lonsdale.

More needs to be delivered to support the existing and growing community.

Two new parks are coming.

- Crickmay Park [1]
- off laneway at 15th [2]

This will increase open space access.





Theme 4: Delivering a network of diverse open spaces

Partial closure of more cross streets to deliver more successful open spaces like Civic Plaza and Off-Leash Dog Park can support delivery of more community open spaces and green spaces.

Better activate the spaces that are already there with more open space uses.

- Intergenerational
- Active use and space for respite
- Co-locate open space uses and provide space for planned and spontaneous activities.



Theme 4: Delivering a network of diverse open spaces

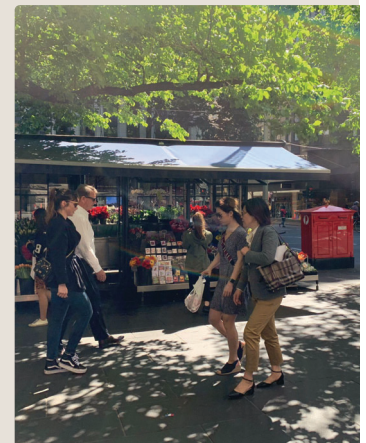
Consider laneways [and streets] as open spaces.

They hold untapped potential!

Laneways present an opportunity to create additional public spaces

~5,660 linear m of laneways in Central Lonsdale

The length of about 54 soccer fields

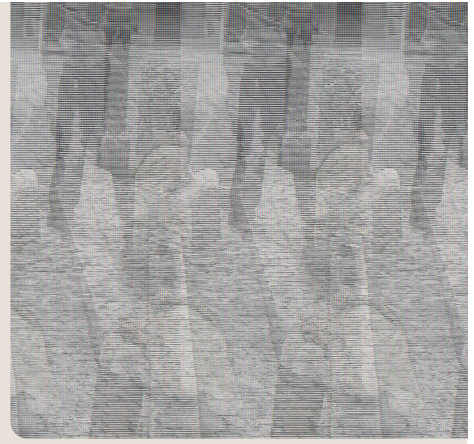
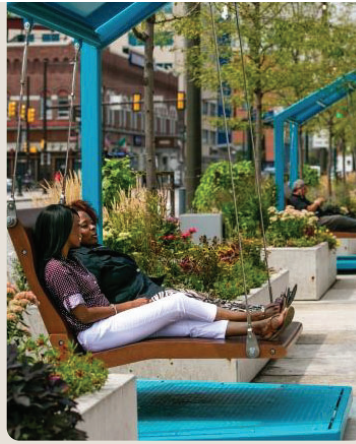


Melbourne Laneways and Swanston Street



Theme 4: Delivering a network of diverse open spaces

Not all open spaces need to be big spaces. Small spaces to stop and stay along the way - go a long way.



Micro moments from across the world

Photo Credit: Scott Norsworthy

Theme 4: Delivering a network of diverse open spaces

But!

An intentional network of open spaces with a variety of open space activities is an important component of a high quality neighbourhood.

Open spaces where communities can come together, support not only active lifestyles, but social connectedness.



Playgrounds for all ages supporting active lifestyles: Ex. Superkilen



Neighbourhood plazas courtyards: Ex. Bredgade public access courtyard



Streets as public space: Ex. Sønder Boulevard linear park



Non standard courts: Ex. Islands Brygge

Copenhagen public spaces



# Theme 5

## Getting to and from and moving within Central Lonsdale safely and comfortably



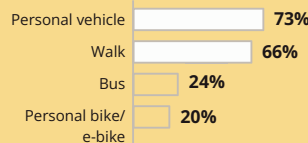
### Theme 5: Getting to and from and moving within Central Lonsdale safely and comfortably

#### People would like to see:

- Safer and more comfortable ways to walk and wheel (by bike, scooter, wheelchair or otherwise).
- Lonsdale Avenue as less focused on cars, with improved public transit access.

People value being able to choose between different modes for different trips, and value being able to access Lonsdale by car with access to parking for some trips.

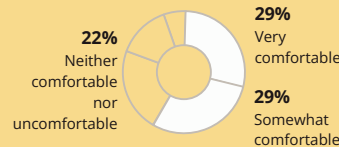
#### How do you get to Lonsdale Avenue\*:



#### How easy is it to get to Lonsdale Avenue:



#### How comfortable do you feel walking, rolling or using an assisted mobility device on Lonsdale Avenue:

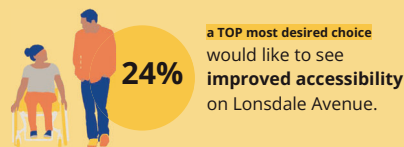


“ I would like to see Lonsdale avenue restricted to 2 lanes for cars. **4 lanes is too busy, too loud from the traffic.**”  
 – 2025 Lonsdale Great Street Survey

“ I wish it was a more pleasant experience for both pedestrians and car users.”

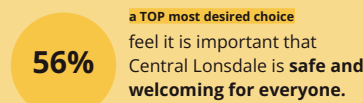
\*Stats are from multiple choice questions.

#### What would you like to see more of\*:



“ Too many fast loud car spoil an otherwise good experience. Calming traffic would be a big help.”  
 – 2025 Lonsdale Great Street Survey

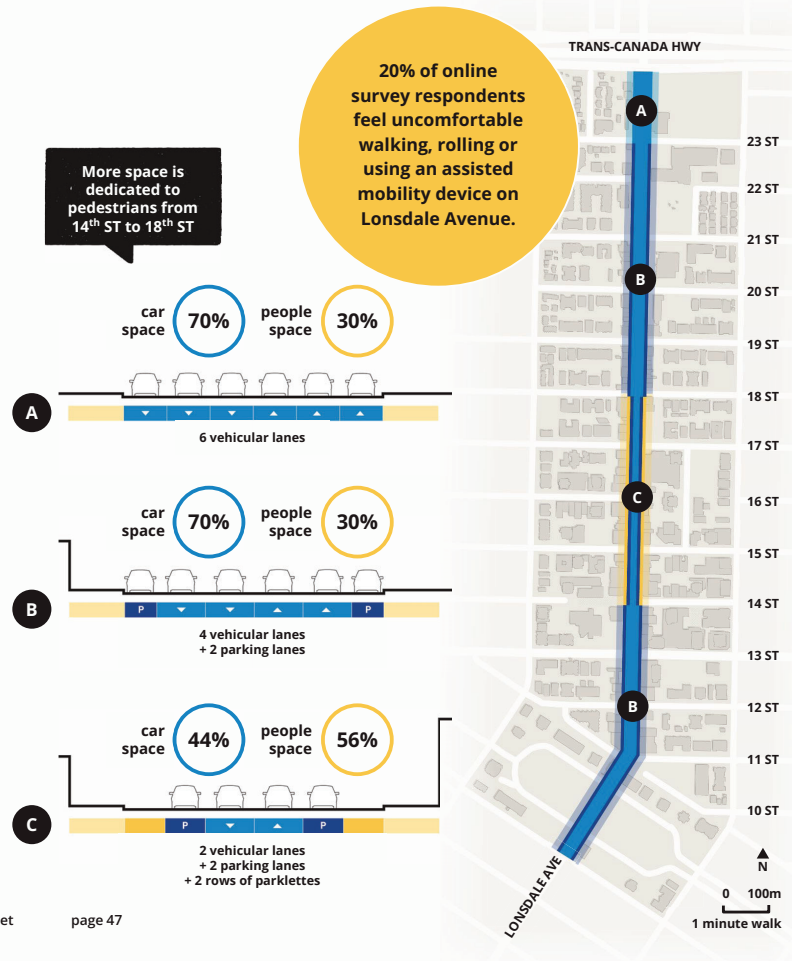
#### Which of the following statements about Central Lonsdale is most important to you\*:



Theme 5: Getting to and from and moving within Central Lonsdale safely and comfortably

Central Lonsdale is a wide street with 70% of space allocated to cars with generally good vehicular level of service.

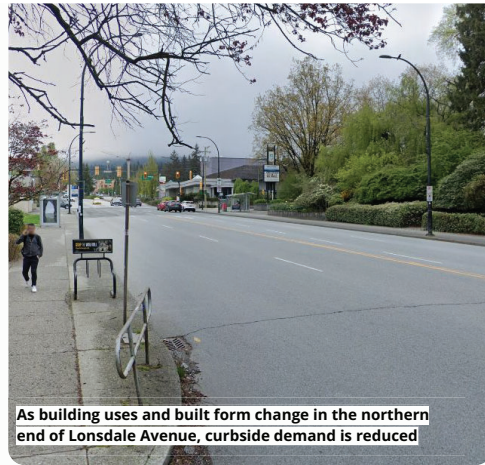
Traffic noise and fumes impact the user experience and deters people from spending more time on Lonsdale, which impacts economic vitality.



Theme 5: Getting to and from and moving within Central Lonsdale safely and comfortably

Multi-modality is critical and valued by the community with a high increase in people walking, cycling and taking transit.

There are numerous and competing curbside demands such as loading and delivery, parking, and transit boarding.



53% of online survey respondents reported that getting to, from, and around Central Lonsdale would be a better experience with convenient parking options.

¼ of respondents report that improved bus transit would make getting to, from, and around Central Lonsdale a better experience.





Theme 5: Getting to and from and moving within Central Lonsdale safely and comfortably

Physical modifications can improve moving along and crossing the street for non-drivers which will enhance safety and also have economic benefits by encouraging people to walk from side to side of the street.



Pedestrian refuge



Accessible crosswalks



Unobstructed sidewalks for walking with active furniture zones

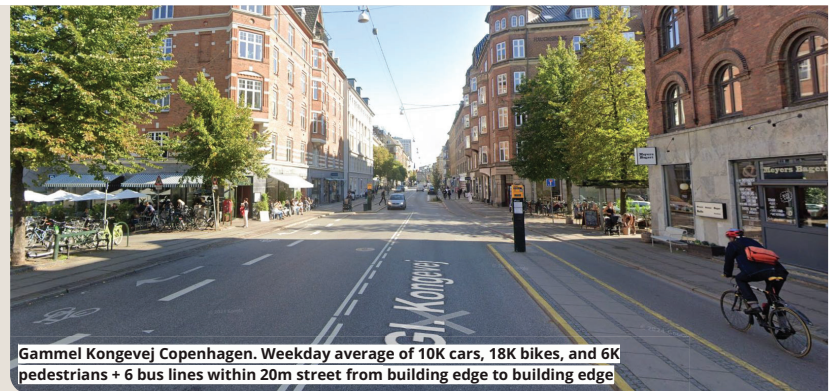


Pedestrian friendly intersections

Theme 5: Getting to and from and moving within Central Lonsdale safely and comfortably

Infrastructure improvements to enhance active modes and transit for short trips

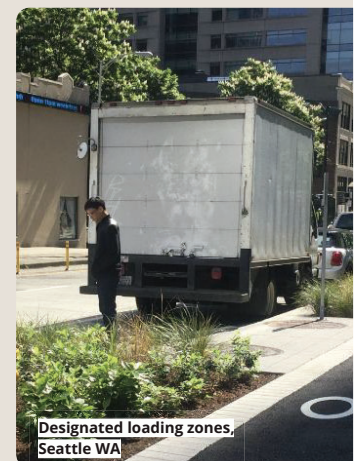
Enhanced bus stop integration and sidewalk furnishing zones to improve the waiting experience and encourage more transit use.



Gammel Kongevej Copenhagen. Weekday average of 10K cars, 18K bikes, and 6K pedestrians + 6 bus lines within 20m street from building edge to building edge



Paris transit stops designed to include additional amenities to be both more useful and more social spaces



Designated loading zones, Seattle WA




## Q&amp;A

- 1. What is it about the sidewalk experience that should be prioritized? Pick up to three top priorities and explain why.**
- 2. What does life in the evenings look like to you in Central Lonsdale? What would you like to see more of, and what is missing?**
- 3. In regard to commercial and housing offerings, what do you think Central Lonsdale is doing well that is important to retain as we plan for growth and development? What is there that you want to see more of? What is not there?**
- 4. In your opinion, what types of open spaces and open space activities are needed in Central Lonsdale?**

# Thank you!

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 Department Manager	 Director	 CAO
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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**REAL ESTATE, FACILITIES &  
ECONOMIC DEVELOPMENT DEPARTMENT**

**REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Mark Chan, Director, Real Estate, Facilities and Economic Development  
Gavin Duffus, Acting Manager, Economic Development

Subject: LONSDALE GREAT STREET – PHASE ONE

Date: February 10, 2025 File No: 02-0800-01-0001/2025

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*The following is a suggested recommendation only. Refer to Council Minutes for adopted resolution.*

**RECOMMENDATION**

PURSUANT to the report of the Director, Real Estate, Facilities and Economic Development, and the Acting Manager, Economic Development, dated February 10, 2025, entitled “Lonsdale Great Street – Phase One”:

THAT the report of the Director, Real Estate, Facilities and Economic Development, and the Acting Manager, Economic Development, dated February 10, 2025, entitled “Lonsdale Great Street – Phase One”, be received for information.

**ATTACHMENTS**

1. Lonsdale Great Street Public Survey Summary (CityDocs [2634593](#))

**SUMMARY**

The Lonsdale Great Street Project advances Council's Strategic Plan - Vibrant City priority to "reimagine, revitalize and repurpose Central Lonsdale Avenue as a 'great street' to support commercial activity, enhance esthetics, walkability, vibrancy and history."

The Project is currently in the public engagement phase (phase one of the four phase workplan). An online survey was conducted from January 10 to 31 with over 2,600 responses, an in-person engagement event was held at the Civic Plaza on January 17

and 18, and an Open House will be held at City Hall on February 20. At the February 24 Council Meeting, Council will have an opportunity to provide early input on the Project before this first phase of public engagement concludes.

The Project Team will then consider all of the input received from the public engagement, and prepare a “What We Heard” report, together with a “Preliminary Issues and Considerations” report. Thereafter, the Project will move into Phases Two, Three and Four of the workplan, which will include further opportunities for public engagement and Council input and direction.

## **INTRODUCTION**

The Lonsdale Great Street Project is a priority in Council’s Strategic Plan under the section “A Vibrant City” which states:

*“Reimagine, revitalize and repurpose Central Lonsdale Avenue as a ‘great street’ to support commercial activity, enhance esthetics, walkability, vibrancy and history”.*

The Project will help revitalize Central Lonsdale, and grow and enhance the area from an economic development lens. The Project is intended to identify what the City can do in terms of policy, investment, collaboration and advocacy to create the right environment for existing and new businesses to thrive. It will also focus on serving the growing numbers of residents in the area now and into the future.

The Project considers: land use; urban design; business mix, attraction and retention; public realm and streetscape; above and below ground infrastructure; mobility; accessibility; sustainability; temporary activations / pilot projects; financial and other incentives; feasibility analysis; phasing and costing.

The Project is divided into four main Phases:

- Phase One – Preliminary Public Engagement;
- Phase Two – Emerging Directions, Evaluation Framework, and Concept Scenarios;
- Phase Three – Comprehensive Plan and Feasibility Analysis; and
- Phase Four – Implementation Plan and Final Report.

## **PROJECT INFORMATION**

The Project study area is generally bounded by the Upper Levels Highway to the north, Victoria Park to the south, St. Georges Avenue to the east, and Chesterfield Avenue to the west.



The Project is currently in Phase One of a workplan which will be completed in 2025 (see below for more information).



Below are some high level comments on the deliverables mentioned above.

- Phase One will summarize the main themes in a “What We Heard” report and “Preliminary Issues and Considerations” report.
- Phase Two will include the development of Concept Scenarios together with an Evaluation Framework to enable the systematic evaluation of the scenarios. Phase Two will also identify temporary activations / pilot projects that can be implemented quickly from 2025 to 2026.
- Phase Three will include the delivery of the Comprehensive Plan, and high level feasibility analysis to ensure that the plan is practical and achievable.
- Phase Four will include the Implementation Plan and Final Report that will consider aspects including: phasing; cost estimates; financial and other incentives; commercial business attraction and retention strategies.

The overall Project is intended to produce a written comprehensive plan, and capital works through temporary activations / pilot projects to be constructed from 2025 to 2026. While the Project will not result in detailed construction drawings, Phase Four will include an implementation plan to identify and enable the design and construction of temporary activations / pilot projects during 2025 to 2026.

Preliminary Project Identity and Values

Preliminary Project Identity and Values have guided the Project in its early stages, prior to the conclusion of public engagement. After the Phase One public engagement, staff will use the results of the public engagement, Council input, and other elements to build from the Preliminary Identity and Values to develop the draft Project Vision & Goals.

The Project Vision & Goals is a deliverable in Phase Two of the Workplan. The Project Vision & Goals will articulate the desired future state of the Project, and the objectives that will help us get there.

The Preliminary Project Identity and Values are set out below:

*Economic Development as Primary Driver:* The project's primary goal is to stimulate economic development, with the street as a supporting element.

*Local Character:* Protecting and enhancing the unique character of the neighborhood, including supporting existing businesses, particularly local businesses. Focus on the specific needs of businesses, particularly regarding floor plate sizes, second-floor activation, and infrastructure requirements that ensure the street preserves an intimate feel, encouraging pedestrian activity.

*Enhanced Public Realm:* Prioritizing pedestrian and human experience, creating development tools that create inviting, intimate public spaces, and improving accessibility. “Lonsdale is a “to-street” not a “through-street.”

*Balanced Priorities and Public Policy Objectives:* Addressing the needs of various interest holders, including *residents*, businesses, transit users, etc., while recognizing that potential incentives may be necessary to achieve certain policy objectives.

*Systemic Approach:* Consider the entire corridor as an interconnected system of segments, optimizing the relationship between land use and transportation, while prioritizing key areas for focused intervention.

*Community Engagement:* Gathering input through meetings, surveys, and other engagement strategies.

*Data-Driven Decision Making:* Leveraging existing data and conducting additional analysis to inform design choices and future planning.

*Infrastructure and Placemaking:* Plan for infrastructure improvements, including transportation options, that enhance the public realm, support pedestrian mobility, and create a more attractive and accessible environment that serves both local residents and the broader community as a regional town centre.

*Flexible Design:* Creating a plan that can adapt to future changes, such as technological advancements and evolving community needs.

*Sustainable Development:* Incorporating sustainable design principles and materials to minimize environmental impact.

*Phased Implementation and Financial Planning:* Develop an adaptive phased *implementation* plan, balancing immediate needs (short-term priorities) with long-term goals, while considering project feasibility and potential incentivizing and funding sources.

## Public Engagement

The Project is currently in Phase One with public engagement having commenced on January 10. This preliminary public engagement focuses on raising awareness, gathering broad public input, identifying key issues, and creating opportunities for ongoing communication (including identifying interested participants). Staff have used various tools to raise awareness including: media releases; social media; print ads; handouts; street level signage; information boards; and direct phone and in person engagement.

A survey was conducted for three weeks from January 10 to 31, and an in person event was held at the Civic Plaza on January 17 and 18. The response to the survey has been very strong, with over 2,600 responses, representing the most significant survey response seen by the City to date. An Open House will also be held on February 20<sup>th</sup>.

This report was prepared as of February 10, with information available at that time. The Project Team is summarizing the over 2,600 responses to the survey. The Project Team will create a “What We Heard” report. Appendix 1 has early findings. At the February 24 Council Meeting, the Project Team will provide an update on the public engagement including the Open House to be held on February 20.

### **FINANCIAL IMPLICATIONS**

The Project has a total budget of \$2.1M, of which \$2M is funded by the Growing Communities Fund grant. Phase Two will identify some potential capital expenditures for temporary activations / pilot projects. Some longer term aspects of the plan, such as streetscape and infrastructure improvements, will be achieved as new development occurs over the medium to long term. Phases Three and Four of the Workplan include costing, phasing and financing analysis which will provide further information about financial implications.

### **INTER-DEPARTMENTAL IMPLICATIONS**

The Project has involvement from all major departments, and includes interdepartmental representation at both the Steering Committee and Working Group level.

### **STRATEGIC PLAN, OCP OR POLICY IMPLICATIONS**

The Project is a priority in Council’s Strategic Plan under the heading “A Vibrant City” which states “Reimagine, revitalize and repurpose Central Lonsdale Avenue as a ‘great street’ to support commercial activity, enhance esthetics, walkability, vibrancy and history”. The Project is also supported by policy contained within the Official Community Plan and Economic Strategy.

RESPECTFULLY SUBMITTED:



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Mark Chan  
Director, Real Estate, Facilities and Economic  
Development



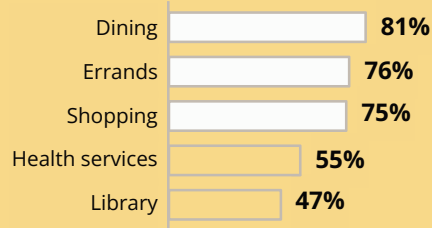
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Gavin Duffus  
Acting Manager, Economic Development

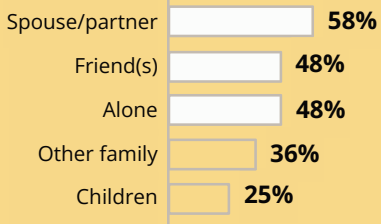
# Central Lonsdale Today

Survey respondents visit Central Lonsdale for a variety of reasons, alone and with others, across all seasons of the year.

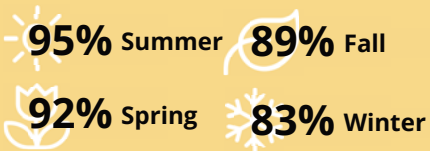
### Why do you typically visit:



### Who is with you when you visit:



### Which seasons do you visit:



All stats on this slide are from multiple choice questions.

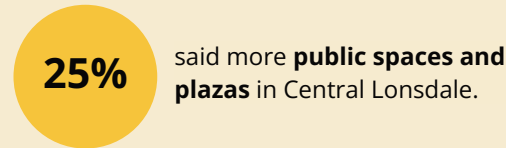
# Central Lonsdale Tomorrow

Many respondents want Lonsdale Avenue to be a comfortable place for walking and spending time, equipped with art and public spaces.

### What would you like to see more of:



### Which improvements would make getting to, from, and around Central Lonsdale a better experience:



We asked survey respondents what they wish they could do in Central Lonsdale that they cannot do today...

“ More ease of walkability for families with young children”

“ Less of a car-focused street... Better options for active transport (e.g. more bike parking in front of shops more Lime bike (or similar) stations. **Just a better space and experience for pedestrians.**”

“ Even though there has been an attempt to add curbside seating areas, **it's not a particularly inviting area to sit and hang out. More trees, more green spaces may help with that.**”

“ A more vibrant nightlife. Not necessarily bars/pubs, but **a reason to go to Central Lonsdale after 8PM.** Currently, the area is very quiet after this time, even on a Friday or Saturday night.”

“ Cycle safely and comfortably on Lonsdale. Walk down the middle of the road. **Sit on a patio with peace and quiet, not the roar of cars and trucks. Have a smoke-free experience. Enjoy nightlife even if I'm just watching other people enjoying nightlife...**”

“ More variety in dining options. More ground floor retail, less money services businesses.”

# Central Lonsdale Today

Survey respondents appreciate trees and greenery in Central Lonsdale and report that it adds to their experience in the neighborhood.

Survey respondents reported their favorite things about Central Lonsdale today:

“ Trees make it pleasant, providing shade in the summer.”

“ The parks and trees/green spaces”

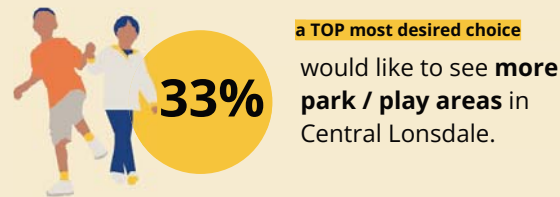
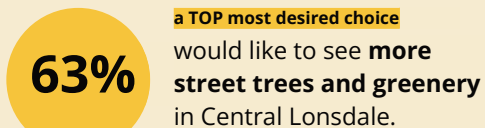
“ There are some lovely green spaces along Lonsdale Ave such as Rey Sargent Park or the historic trees and flowers by Harry Jerome Rec Centre. Having these areas for children to play and for others to rest and see greenery is a nice break along a busy, retail corridor.”

All stats on this slide are from multiple choice questions.

# Central Lonsdale Tomorrow

More street trees, greenery and parks were among respondents top wishes for the future of Central Lonsdale.

What would you like to see more of:



Which of the following statements about Central Lonsdale is most important to you:



City of North Vancouver Lonsdale Great Street

Landscape

We asked survey respondents what they wish they could do in Central Lonsdale that they cannot do today...

“ I wish there were a park with trees to sit and have a picnic closer to upper lonsdale.”

“ The traffic is heavy, so I think **more greenery could help create a safer feeling environment** to block the traffic sound & pollution smell.”

“ I can't enjoy nature as there are **hardly no trees or plantings to encourage biodiversity of insects and bird life**.”

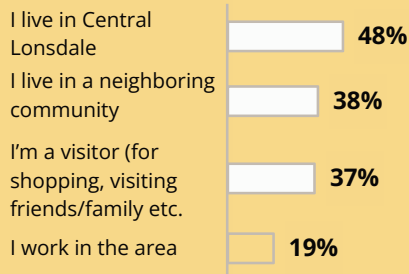
“ Sit in a park where there's **enough trees and bushes that I can forget I'm in a city**.”



# Central Lonsdale Today

Many survey respondents live in Central Lonsdale or a neighboring community and report that their favorite part of the neighborhood is the diversity of commerce available.

Survey respondents had varying relationships to Central Lonsdale:



Survey respondents reported their favorite things about Central Lonsdale today:

“The many small mom and pop shops and markets.”

“Central Lonsdale is vibrant and bustling, with a mix of restaurants, cafes, and shops that reflect the cultural diversity of North Vancouver.”

All stats on this slide are from multiple choice questions.

# Central Lonsdale Tomorrow

Survey respondents feel it important that Central Lonsdale retains its character, and would like to see more local businesses, food & beverage offerings and retail in the area.

Which of the following statements about Central Lonsdale is most important to you:

**48%** a TOP most important statement feel it is important that Central Lonsdale is **lively with businesses and commerce.**

**26%** a TOP most important statement feel it is important that Central Lonsdale's **Character is preserved and enhanced.**

Survey respondents would like to see a variety of amenities in Central Lonsdale:



City of North Vancouver Lonsdale Great Street

Land Use and Planning

We asked survey respondents what they wish they could do in Central Lonsdale that they cannot do today...

“I wish there was more great housing, more condos and rental options.”

“Need more mixed used, low-rise development and improve the look of shops - it's quite dingy and unappealing.”

“We are desperately lacking a little art house cinema.”

“More density! Central Lonsdale can be planned to allow for vibrant, ground floor retail and commercial space with residential and office shafts above while retaining view shafts and natural light.”

- 2025 Lonsdale Great Street Survey

“I wish there were venues that offer comedy nights, maybe small venue live music, any kind of performance would be fun.”

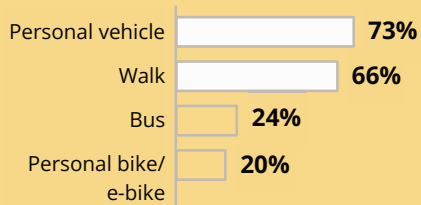
“Please please keep the view to the mountains open.”



# Central Lonsdale Today

Survey respondents primarily drive or walk to drive to Central Lonsdale, find it easy to get there and feel comfortable walking, rolling or using an assisted mobility device.

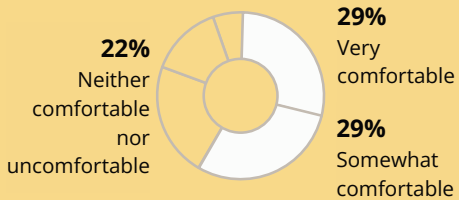
How do you get to Lonsdale Avenue\*:



How easy is it to get to Lonsdale Avenue:



How comfortable do you feel walking, rolling or using an assisted mobility device on Lonsdale Avenue:

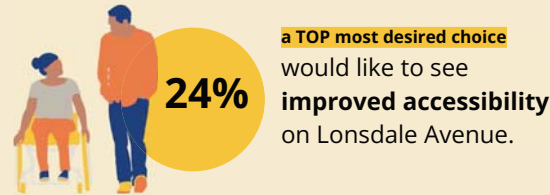


\*Stats are from multiple choice questions.

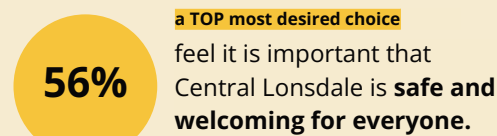
# Central Lonsdale Tomorrow

Many people who responded to the survey want Lonsdale Avenue to be more accessible, with a strong emphasis on creating a safe and welcoming environment for everyone.

What would you like to see more of\*:



Which of the following statements about Central Lonsdale is most important to you\*:



Survey respondents reported on improvement that would make getting to, from, and around Central Lonsdale a better experience\*:

**53%** convenient parking

**41%** pedestrian friendly streets

**25%** Improved bus transit

**23%** prioritizing ped and cyclist comfort over vehicle speed

## Transportation

We asked survey respondents what they wish they could do in Central Lonsdale that they cannot do today...

“Increased mobility safety for pedestrians, bikes and other modes of transport beyond cars.”

“I wish it was a more pleasant experience for both pedestrians and car users.”

“Travel safely by walking or biking. Feel very unsafe crossing at crosswalks where drivers don't stop and there's little enforcement”

“Please make it a people-centred space by deprioritizing personal vehicles and prioritizing walking, parklets, active transportation, public transit etc.”

“It would be great to find a solution that makes parking more convenient for people coming from a distance and decreases the congestion on Lonsdale...”