

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 m² of
Central Lonsdale will need to work
harder to support the community.

Buildings will need to work harder

Streets will need to work harder

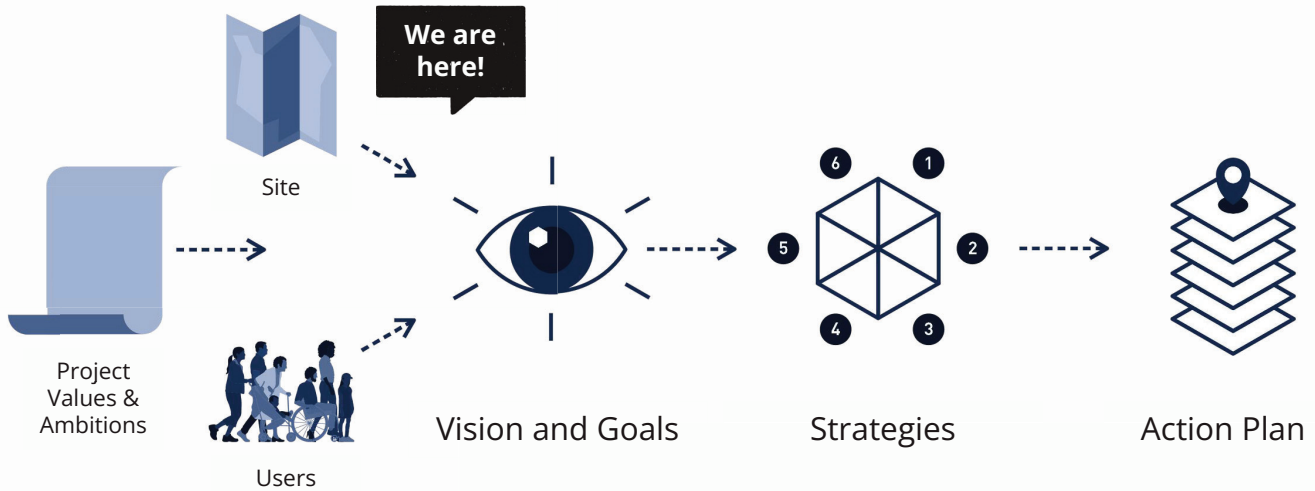
Open Spaces will need to work harder



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.

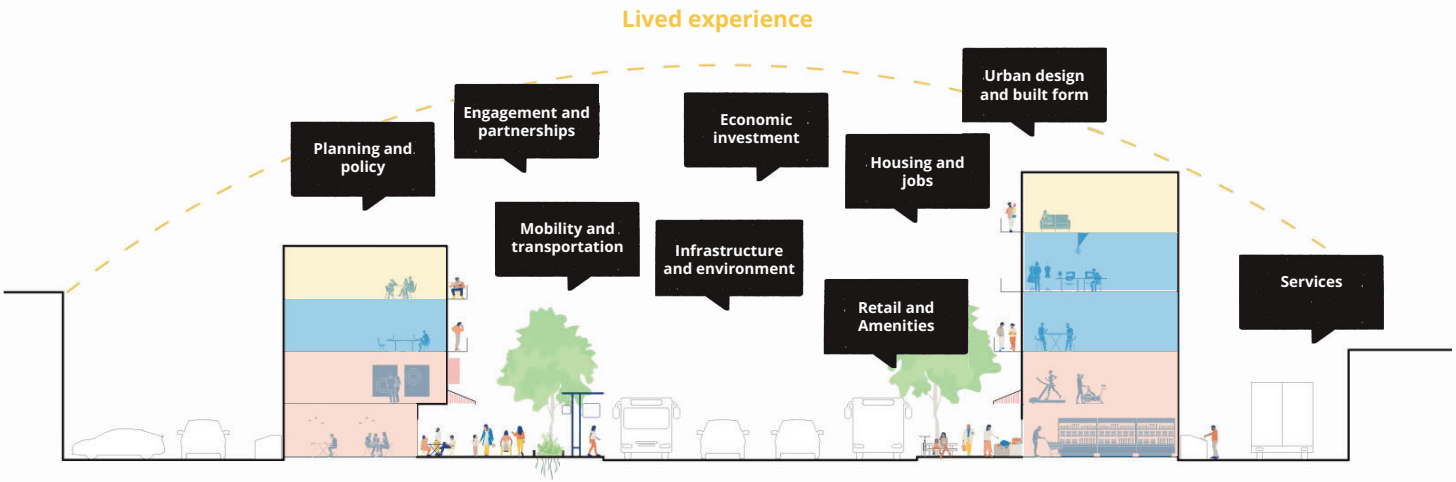


Introduction



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

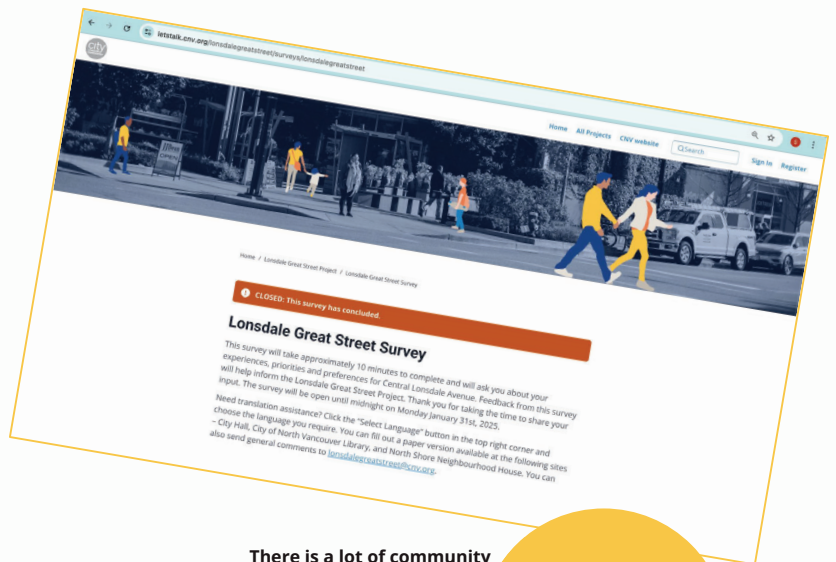
And deliver a strategy and action plan rooted in the lived experience neighbourhood-wide and within each local sub area in Central Lonsdale.



We are looking to understand and inform this strategy through input from across this diverse community and are putting multiple engagement methods into use.

People are showing up!

We are excited for today's opportunity to hear from Council.



There is a lot of community love for Central Lonsdale.

+ 2500 responses

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:

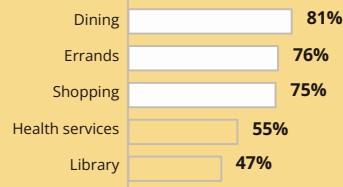
- Shop and run errands,
- dine and socialize.

Yet they would like to see more:

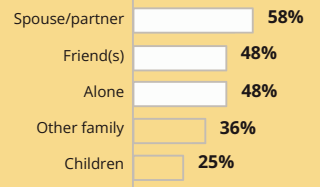
- comfortable places to sit and rest,
- varied dining
- spaces to 'hang out' - of higher quality than the curbside parklets
- public art
- increased tree canopy

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

Why do you typically visit:



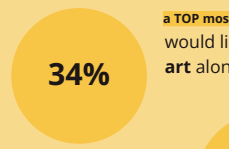
Who is with you when you visit:



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?

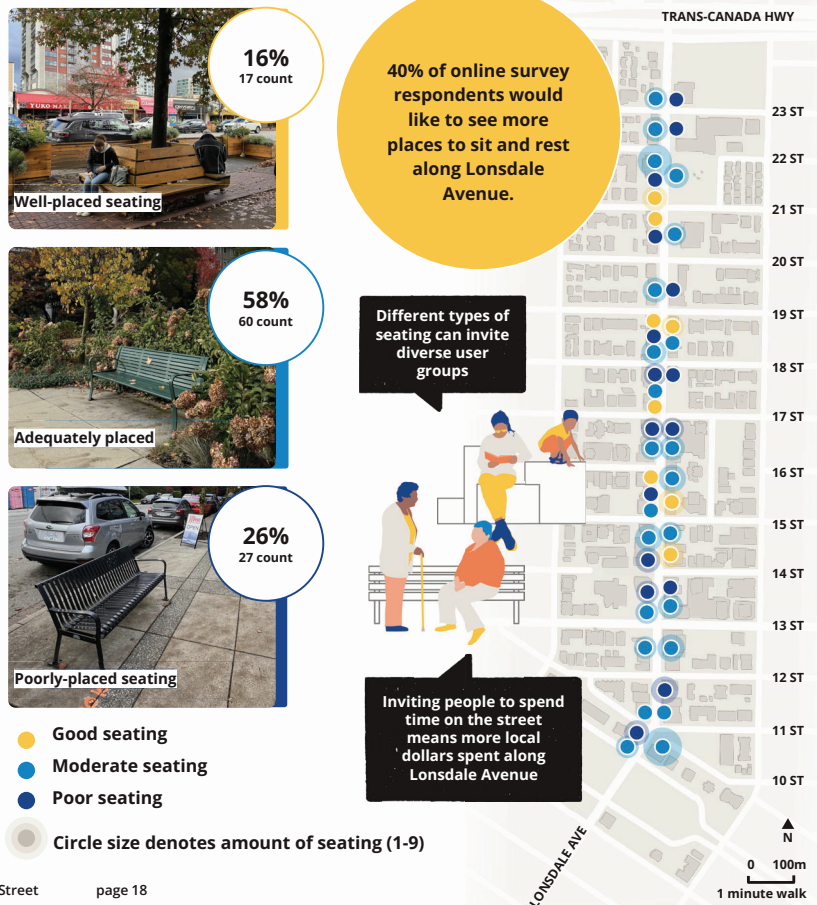
Inconsistent placements of furnishings within an otherwise generous sidewalk zone impede on accessibility and negatively impacts the pedestrian experience.

“ 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



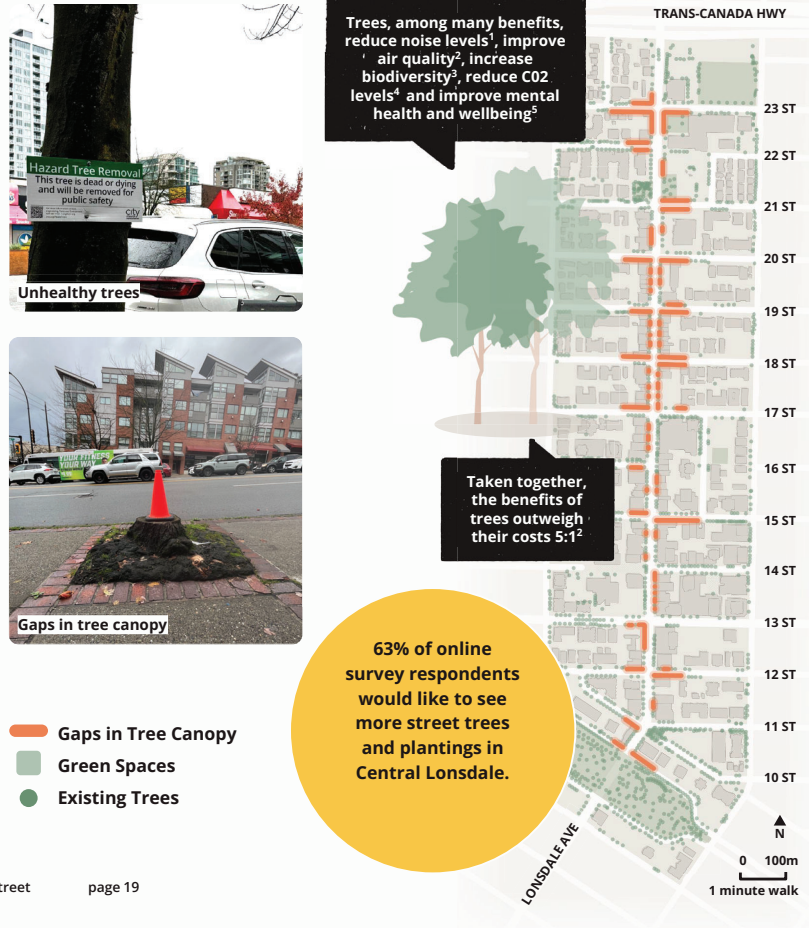
Poor placements of seating results in limited use overall, except for a few areas that are getting a lot of use!

“ 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

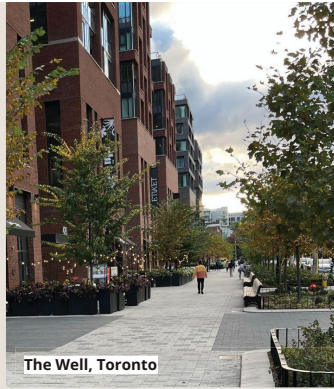
Patios and display of goods adds to street vibrancy and provide a sensory experience, but could benefit from a cohesive approach.



Theme 1: Balancing sidewalk demands and desires

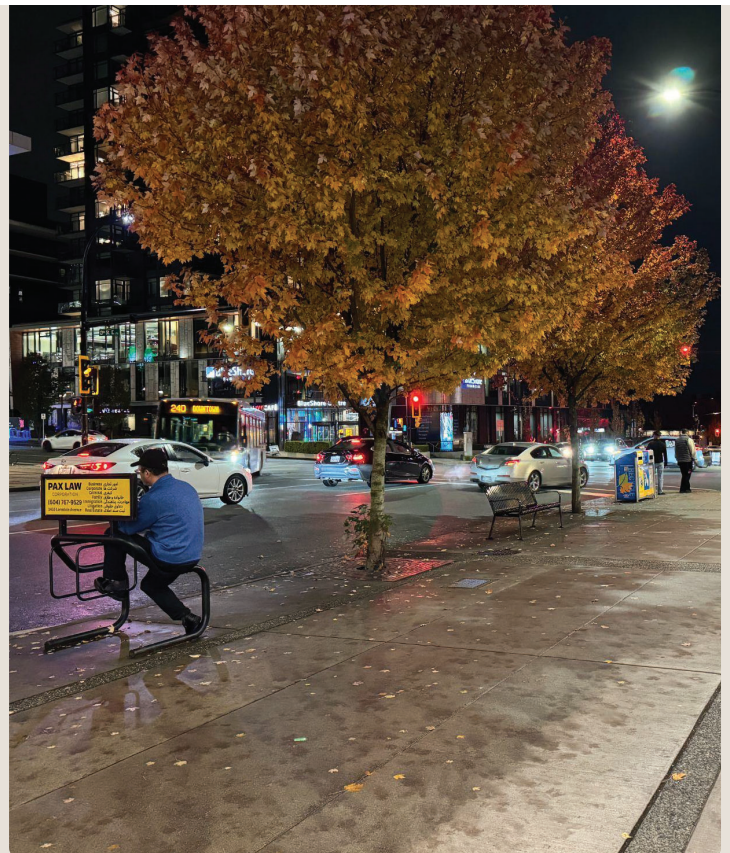
Delivering a 'solid baseline' with room for individuality

- 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

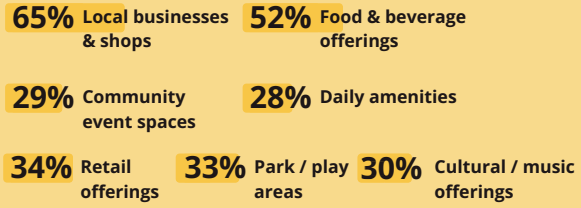
Extending the day and vibrancy into the evening



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

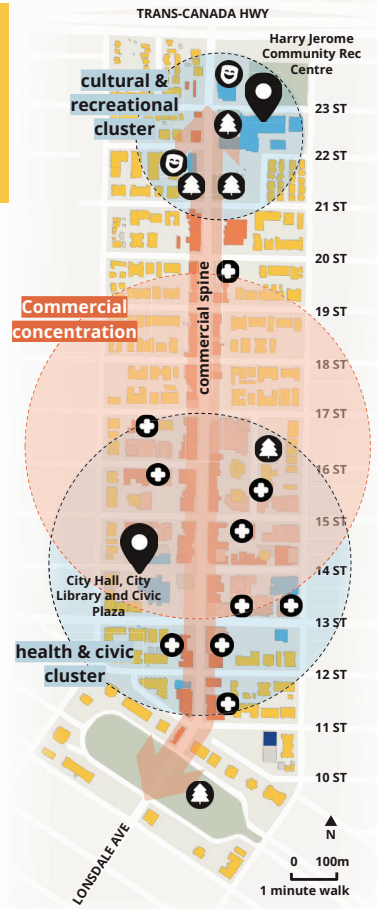
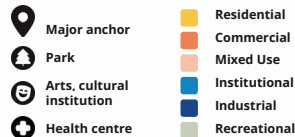
Commercial activity extends alongs Lonsdale Avenue with a higher concentration of retail and dining in the central part of the Avenue.

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

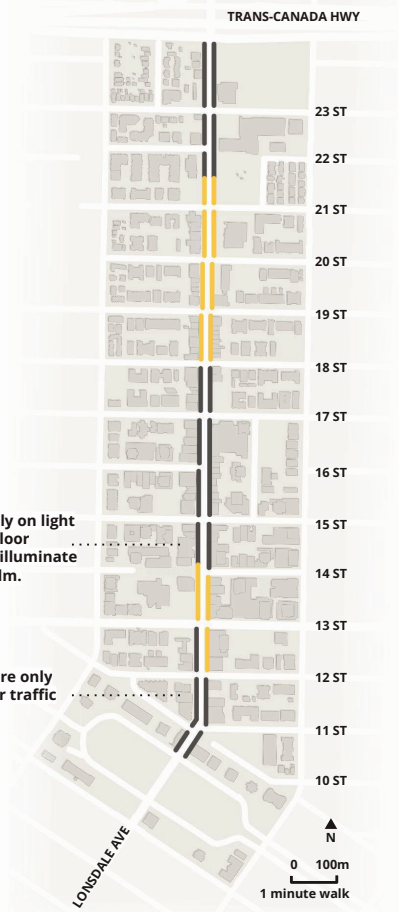
In the sections of Lonsdale Ave where there are business fronting the street, these at times provide lighting that enhances the pedestrian experience.



- Well lit
- Poorly lit

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

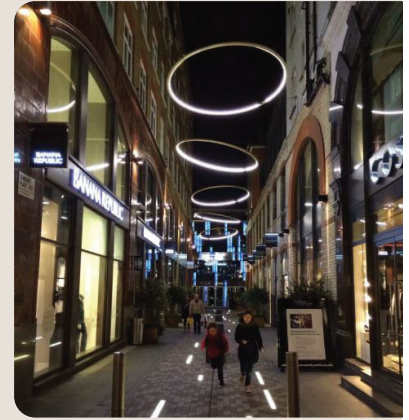
Some blocks are only lit by vehicular traffic lights.



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



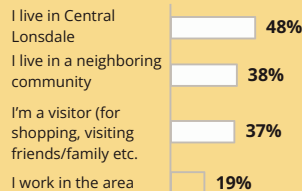
Theme 3: Growing, while keeping the qualities that the community love and care about

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.

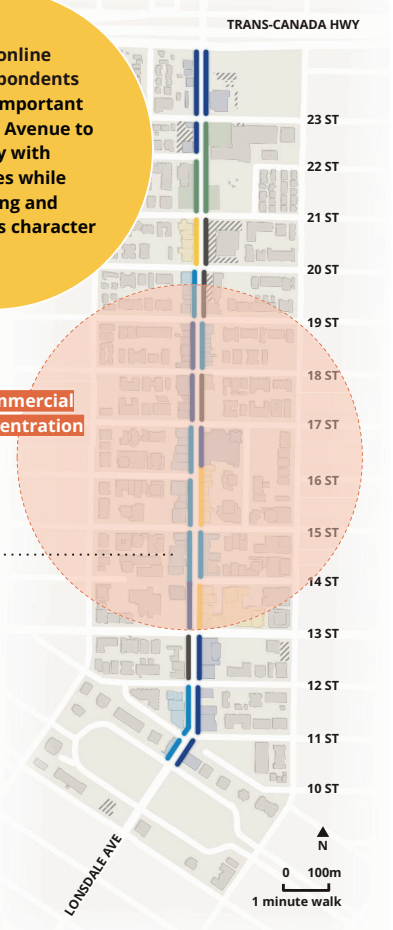


63% of online survey respondents stated it's important for Lonsdale Avenue to be lively with businesses while preserving and enhancing its character

Commercial concentration

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

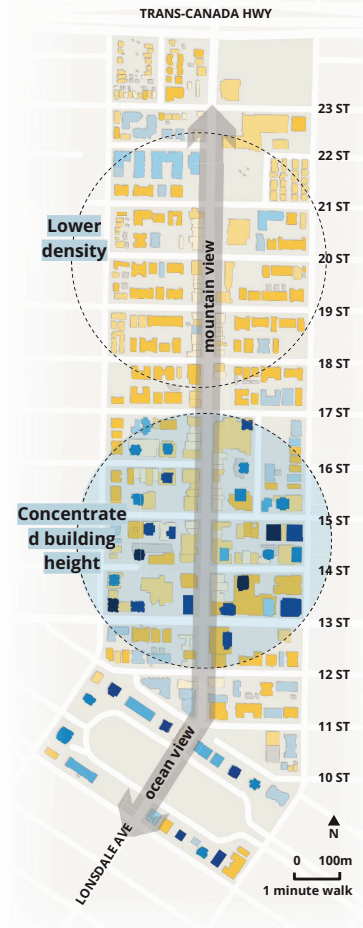
- Vibrant Facade
- Active Facade
- Inactive Facade
- Static Facade
- Greenery
- ▨ Parking Lot



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.

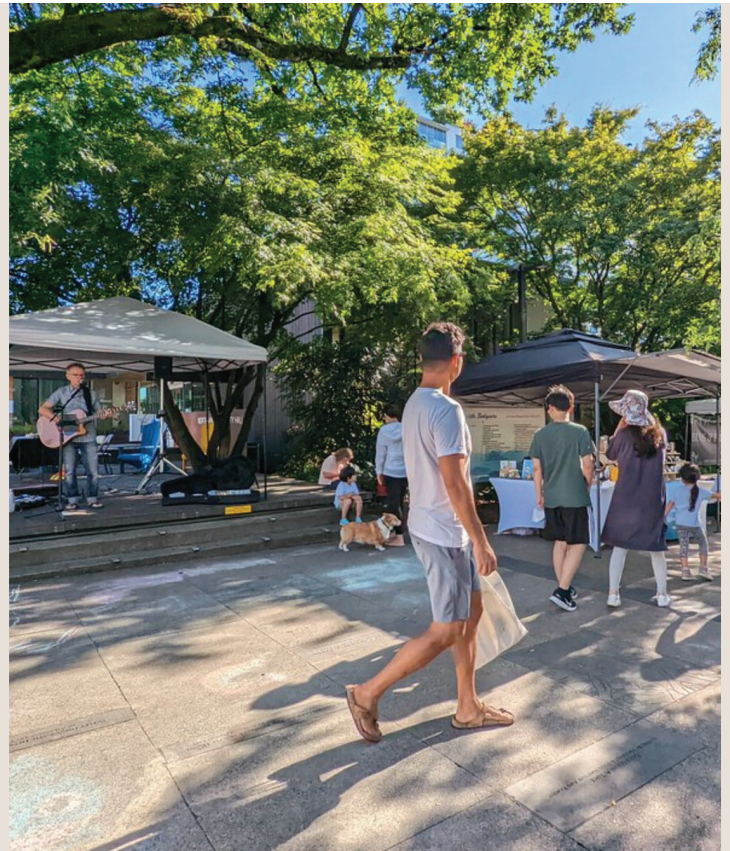
When poorly executed they can be a detractor from a quality pedestrian experience and deter people from walking.

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.

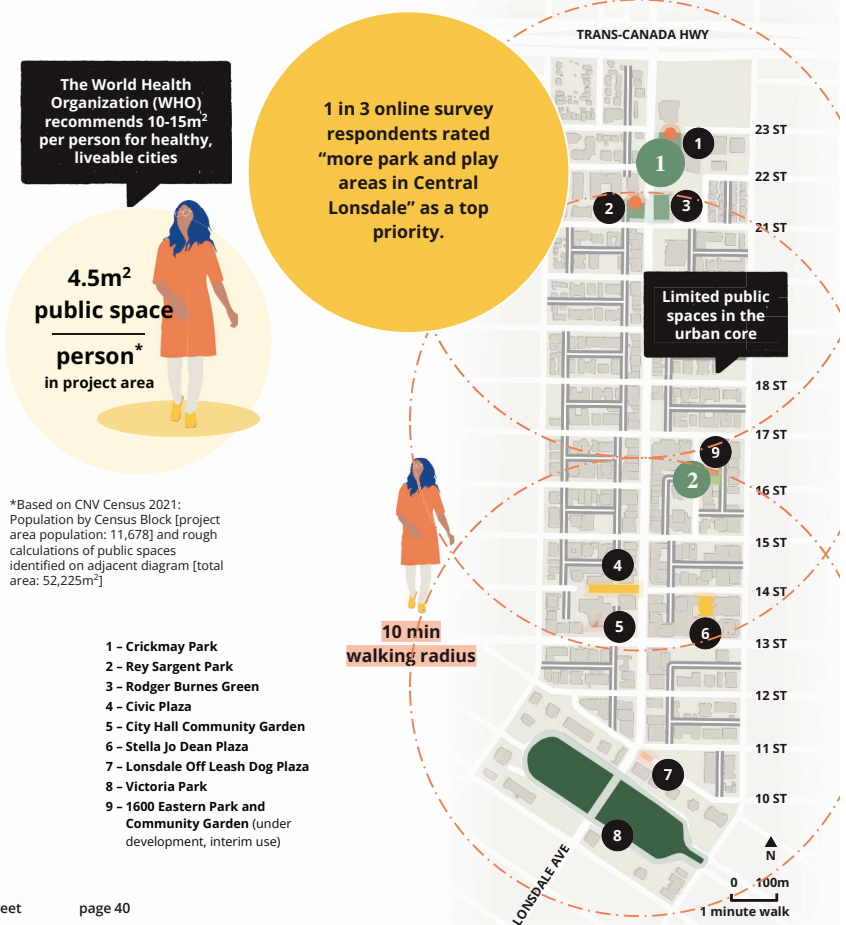
There is only 4.5m² public space area / person within Central Lonsdale.

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

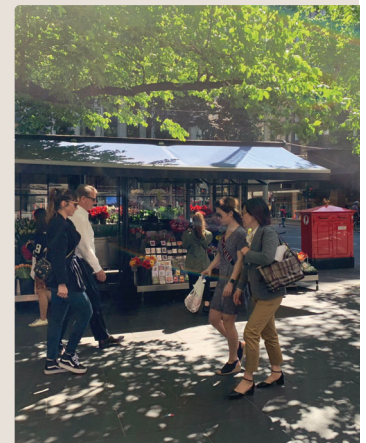
Consider laneways [and streets] as open spaces.

They hold untapped potential!

Laneways present an opportunity to create additional public spaces

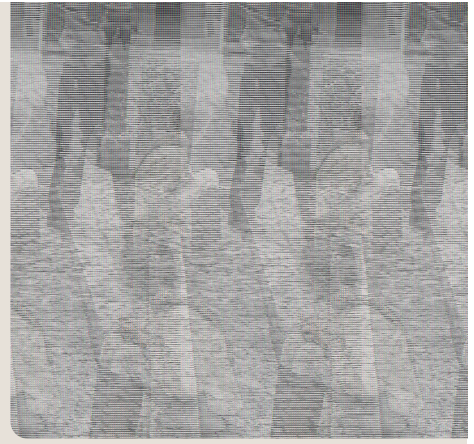
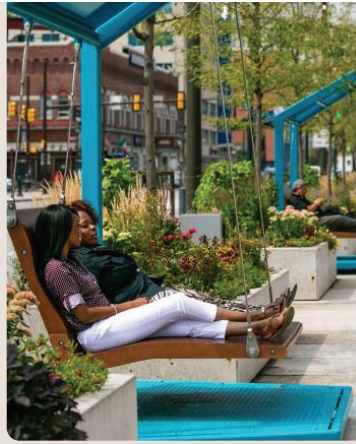
~5,660 linear m of laneways in Central Lonsdale

The length of about 54 soccer fields



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



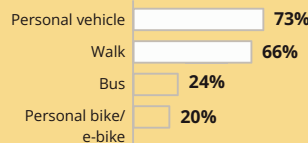
Theme 5: Getting to and from and moving within Central Lonsdale safely and comfortably

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.

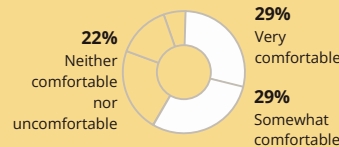
How do you get to Lonsdale Avenue*:



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:

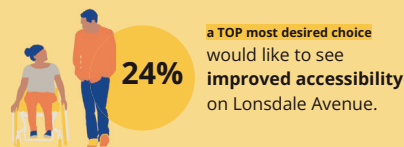


“ I would like to see Lonsdale avenue restricted to 2 lanes for cars. **4 lanes is too busy, too loud from the traffic.**”
 – 2025 Lonsdale Great Street Survey

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

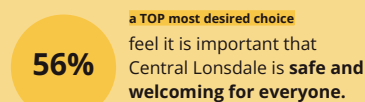
*Stats are from multiple choice questions.

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

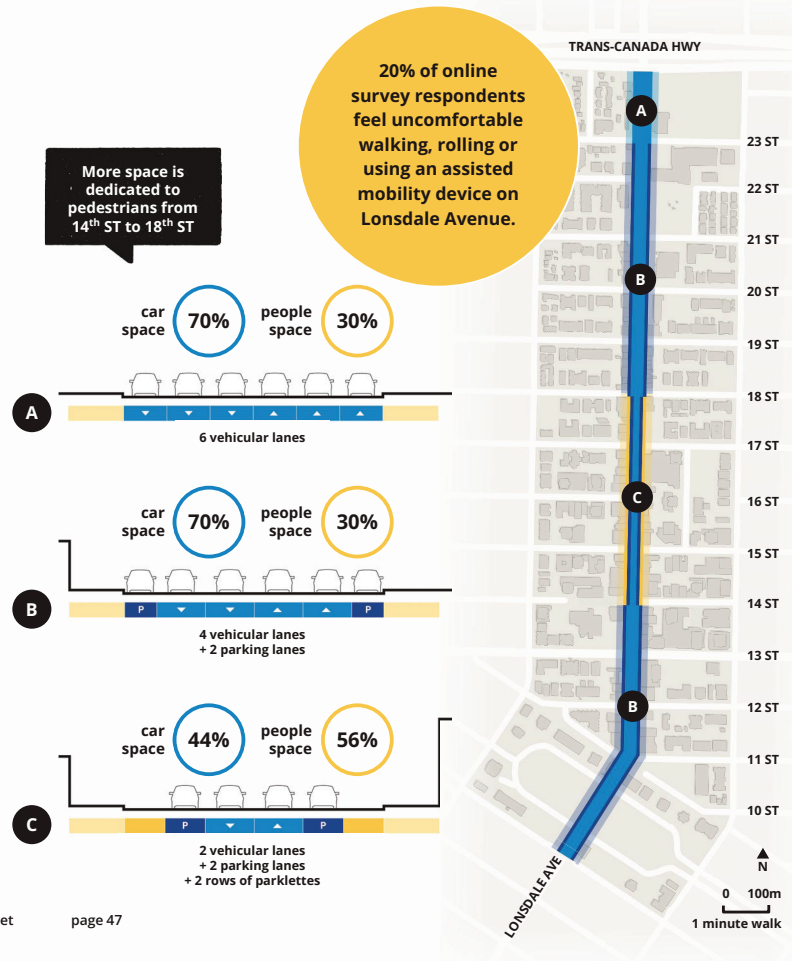
Which of the following statements about Central Lonsdale is most important to you*:



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.

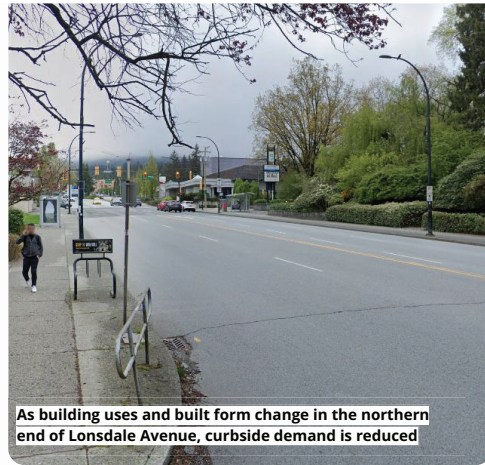
Traffic noise and fumes impact the user experience and deters people from spending more time on Lonsdale, which impacts economic vitality.



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

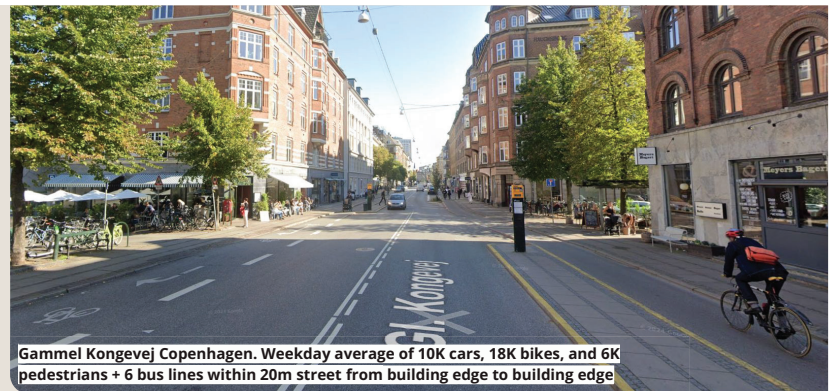


Pedestrian friendly intersections

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&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!