



## Lower Lonsdale Neighbourhood Development Guide

Lower Lonsdale makes up the southern-half of the Lonsdale Regional Town Centre of the City of North Vancouver. Large portions of this area have been vacant for many years. These lands are now being developed and this Development Guide is intended to provide the reader with an overview of the development plans for this area.

Included in this Guide are descriptions of the Lower Lonsdale Planning Study Area (LLPSA), The Pier (Versatile Shipyards) Development, the Foot of Lonsdale Planning Study and related activities. A model of these developments/studies is available for viewing. Photographs of the model are available on our web site at [www.cnv.org](http://www.cnv.org).

The Guide also provides a general overview of development potential in Lower Lonsdale. Readers interested in the exact development potential or status of individual properties should refer to City bylaws, to specific building guidelines and contact the Development Planning Division at City Hall.

Community Development  
**Development Planning Division**  
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## LOWER LONSDALE PLANNING STUDY AREA (LLPSA)

Following several years of public consultation, in 1997 Council approved a Development Plan for a portion of Lower Lonsdale known as the Lower Lonsdale Planning Study Area (LLPSA). The LLPSA Development Plan addressed site assembly, building heights, site planning, open spaces, pedestrian linkages, traffic and amenities. Views were studied and building heights varied (increased and lowered) to achieve an enhanced streetscape, view corridors, and attractive skyline, echoing the mountain backdrop. Building heights have since been incorporated into the City's Official Community Plan. A new round of public consultation is being held to consider change to the 1997 concept for Sites 9, 10, 11 and 12 east of Lonsdale Avenue.

The LLPSA is comprised of 15 individual development "Sites". Implementation of the development plan is well underway. The various components of the plan and their status are summarized in this section:

### Marketing of Lands

Sites owned privately will be developed when those owners choose to proceed. The City will be marketing its lands in a phased manner over the next 5 to 10 years. This occurs through a public tendering process. For information on the purchase of City owned lands, contact the Lands Division at 604-983-7307.

Generally, lands on the west-side of Lonsdale, north of Esplanade have been released first. Sites 1 and 3b have yet to be assembled for sale in that area. The City is expecting to begin marketing sites on the east-side of Lonsdale in 2005.

### Jack Loucks Court

A prominent feature of the LLPSA Development Plan is the creation of a public open space on the 100 Block of West 1st Street. This is known as Jack Loucks Court and includes traffic calming, water features, seating, planting and five different public art installations, based on North Shore themes. This has been constructed in advance of development to create an attractive focal point for development west of Lonsdale.

### Development Approvals

The Official Community Plan already provides for the uses, densities and building heights as established in the development plan. Each individual development site requires a site specific rezoning. In addition, Council is requiring that developments achieve high standards of urban design and architectural quality. As a result, site specific Architectural Controls are being used to guide development. These Architectural Controls supplement the more general LLPSA Design Guidelines.

Sites 4 and 6 have been rezoned, built and occupied. Sites 2 and 5 have been rezoned and are under construction. Site 5 is residential and retail (food store) development. Site 5 will also include the John Braithwaite Community Centre (see page 3) and an additional 150 parking stalls for public use.



## Community Amenities for Lower Lonsdale

In addition to Jack Loucks Court, five community amenities were identified as priorities through the Lower Lonsdale Planning Study. Several of these involve replacing existing facilities at Presentation House (3rd & Chesterfield). These amenities are listed below, along with their status:

- **Community Art Gallery** (already complete and open at 335 Lonsdale Avenue)
- **John Braithwaite Community Facility** (now open at 145 West 1st Street)
- **North Vancouver Museum** (a study of the feasibility of a civic Museum with another attraction is underway. This is proposed to be on The Pier (Shipyard's) Parcel 9)
- **Presentation House Gallery**, a photographic and media arts gallery (options for locating this facility in Lower Lonsdale are being considered)
- **Presentation House Theatre**, a community-based performing arts facility (options for upgrading this use at the Presentation House location will be considered in the future).

It should be noted that while these amenities are identified as needs, funding is not yet in place for all of them. Consideration for funding will occur as part of the City's 10 Year Capital Plan process. Funding partners are also being sought.



### John Braithwaite Community Centre

The new John Braithwaite Community Centre to be built on Site 5 is the first multi-purpose community centre of this nature to be built by the City. The Centre offers four floors and approximately 35,000 sq. ft. of social, recreational, health and general community use space. The main features of the Centre include: a senior's centre; a youth centre; a family resource centre; craft rooms; weight and rehabilitation room; gymnasium; fitness and dance studio; community meeting rooms; community offices; a computer area for public use. and potentially a family health clinic. The Centre provides much needed community space to serve the Lower Lonsdale community.

**Lower Lonsdale Planning Study Area (LLPSA)**

<b>Site</b>	<b>Use</b>	<b>Floor Area (sq. ft.)</b>	<b>Height</b>	
1	Residential	72,500	120 ft	
2	Residential	107,500	120 ft	
3a	Residential	132,125	180 ft	
3b	Residential	59,000	52 ft	
4	Commercial with Residential over	63,500	120 ft	
5a	Residential (Time)	140,950	111.5 ft	
5b	Residential Community Centre	98,320	131 ft	
		35,000		
5c	Commercial	38,050	36 ft	
5d	Commercial on Esplanade with Residential or Commercial over	23,400	111.5 ft	
6	Residential	39,000	52 ft	
7	Residential over Commercial base. Heritage Building retained	70,200	75.5 ft	
8	Residential/Hotel over commercial base	98,320	75.5 ft	
9*	Residential over Commercial base. Heritage Building retained	46,000	75.5 ft	
10*	Residential over Commercial or Residential base	91,560	120 ft	* Under Review
11*	Residential over Live-Work or Commercial Base	48,840	52 ft	
12*	Residential over Live-Work base. Heritage Building retained	78,000	52 ft	
13	Residential or office over commercial base	46,850	75.5 ft	
14	Residential over Commercial or Live-Work base	54,400	52 ft	
15	Residential over Commercial or Live-Work	21,000	52 ft	
<b>TOTAL</b>		<b>1,364,515 sq ft</b>		



### The Pier Development

Parcel	Use	Floor Area (sq. ft.)	Height	Parcel	Use	Floor Area (sq. ft.)	Height
P1	Commercial	64,600	60 ft	P9	Civic Use in Heritage Building	38,000	75 ft
P2	Residential over Commercial	142,625	203 ft	P10	Commercial in Heritage Building	25,825	52 ft
P3	Residential w/ commercial base	91,925	103 ft	P11	Residential / Live-Work	204,000	69 ft
P4	Residential	181,700	187 ft	P12	Residential / Live-Work	111,525	98.5 ft
P5	Hotel/Conference/ Residential	154,250	111.5 ft	P13	Commercial	4,000	40 ft
P6	Residential	116,250	88.6 ft	P14	Commercial	700	23 ft
P7	Commercial in Heritage Building	11,850	40 ft				
P8	Commercial in Heritage Building	12,900	59 ft				
<u>TOTAL = 1,160,150 sq.ft.</u>							

## THE PIER (VERSATILE SHIPYARD) DEVELOPMENT

In addition to the Lower Lonsdale Planning Study Area, a second major development plan was prepared in the late 1990's. This was known as the Versatile Shipyard Land Use Study (1997). The study considered the future for the former Versatile Pacific Shipyard/Burrard Drydock site which is a major waterfront property located east of Lonsdale Avenue and which is privately owned.

That Study recommended a mixed use development plan for the westerly portion of the lands with the easterly portion remaining in heavy industrial use. An Official Community Plan Amendment for such a plan was adopted in 2000. Zoning (CD-393) and Heritage Designation Bylaws were adopted in 2001. Unlike the LLPSA, this development has a single owner. A company controlled by Pinnacle International has acquired the development rights for the project, which is now known as "The Pier".

*The Pier development is now proceeding through Pinnacle International Ltd. and their subsidiary companies. It is anticipated that development will be phased over five to ten years.*

### Development Approvals

The Pier is comprised of 14 individual development "Parcels" (see map). In total, this includes approximately 1.16 million square feet of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Service upgrades and soil remediation are requirements of the developer.

A summary of the development and selected highlights are listed in the preceding table. The Pier Development is regulated through a Development Permit process. Phase One began in 2002 with refinements to the approved zoning, soil remediation and building demolitions and stabilizations. Development Permits are being processed for Parcels 1, 2, 3 and 4. These will be the first parcels built with construction expected to begin in late 2004, early 2005.



### Heritage

The Pier site has a long and distinguished history as one of Canada's most accomplished shipyards. The site will adaptively re-use a number of former shipyard buildings. Heritage shipyard artifacts will be incorporated into the site landscaping and an historic shipyard precinct will be created through these efforts.

## Amenities

Significant public open spaces and waterfront access is being provided by the developer as part of The Pier development. This includes a waterfront walkway, a 690 ft pier, a smaller floating pier, plazas and other open spaces. Public art will be part of the landscape treatment.

Parcel 9 will be gifted to the City for a public use. This will include an upgrade of the existing building to a “shell” condition which the City will complete. Currently, the North Vancouver Museum and a sub-sea centre are being considered for this site.

Development of Parcel 5 will include a hotel and residential units. The hotel will have a minimum of 108 rooms and a 10,000 sq. ft. conference facility, that will include a single ballroom with a minimum size of 4,000 sq. ft. Parcel 5 will also have an amenity floor which will serve the entire Pier development. A swimming pool will be available to the public for 20% of its operating time for pre-registered programs.

## Esplanade Realignment

Widening and realignment of the 100 Block of East Esplanade will be undertaken as part of the development. Upon completion East and West Esplanade will be aligned. A mid-block pedestrian crossing, corner bulges and street plantings are proposed as part of this street beautification project.

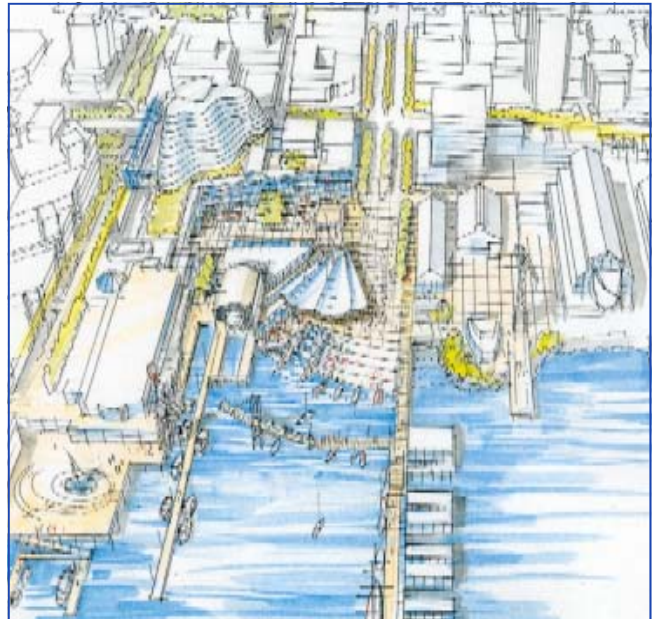
PINNACLE INTERNATIONAL CAN BE REACHED AT

SUITE 300-911 HOMER STREET  
VANCOUVER, B.C. V6B 2W6  
604-602-7747

## FOOT OF LONSDALE PLANNING STUDY

The City is the owner of land and water at the Foot of Lonsdale Avenue. This site was once the transportation hub of the North Shore with ferry, streetcar and train service. As these services ended, the location lost its active role in the community. In the future, this area will be an important focal point linking parts of Lower Lonsdale

In 2002, the City received a consultant study of the long-term future for these lands and water. The consultant team was led by Peter Busby & Associates with public input. In addition to the core study area, the consultants provided comments on the possible development of the surrounding lands. In particular, this included comments for the development of LLPSA Site 8 and the unit Block of Lonsdale Avenue.



The conclusion of the study was presented in a final report from Busby & Associates. This includes the recommendation that the Foot of Lonsdale be transformed into a vibrant urban open space surrounded with active commercial uses. Public access to the waterfront is emphasized with a public open space capable of hosting events. A new pier with floating commercial uses is suggested. It is also proposed that this new pier connect with Lonsdale Quay Market/Hotel.

An enhanced pedestrian connection between Lonsdale Quay and Lonsdale Avenue is also recommended by widening Carrie Cates Court. Several options are possible for vehicular traffic on Carrie Cates Court which is located at the Foot of Lonsdale, including: 1) prohibiting traffic to create a larger pedestrian-only plaza; 2) closing traffic for special events only; or 3) permitting traffic with a new paving treatment to give the space a more attractive character.

For Site 8, a distinctive new building is proposed with retail or public uses on the ground floor. This site could accommodate a density transfer from the Foot of Lonsdale to help pay for the open space improvements, and it could also accommodate a density bonus to completely pay for the open space improvements. Further work is required to resolve development issues on Site 8.

Copies of the Foot of Lonsdale Planning Study are available at the Community Development Department of City Hall.

## ONGOING DEVELOPMENT

In addition to the three study areas described above, there are many other privately owned properties that may be developed or changed in the future. The City has not generated specific development plans for those lands. Rather, individual owners will pursue such development at their own initiative, most likely requiring a rezoning process. It is important to note that while changes to the Development Plans described in this handout are not anticipated (except for those properties currently under review), future City Councils through public process may amend these plans. The City does not guarantee preservation of any private views.

## TRANSPORTATION, INFRASTRUCTURE, & COMMUNITY HEATING

The Engineering Parks and Environment Department has completed a review of the underground infrastructure needs of the Lower Lonsdale redevelopment area. Modeling and analysis have been performed in determining a program of upgrading and rehabilitation. Priorities are reflected in the City's Capital Plan.

The Engineering Parks and Environment Department, with consultant assistance, has broadly determined necessary improvements to the transportation system in Lower Lonsdale. Specific changes have been implemented on West First Street. Changes to Esplanade will be phased in including bicycle lanes and easier pedestrian crossings. The priorities for transportation improvements will focus on moving people and goods versus the creation of additional capacity for the single occupant vehicle.

The City, in conjunction with BC Gas, continues to pursue the creation of a feasible market which will support a future district heating system in Lower Lonsdale and the Shipyards site. The advantage of such a system, which involves piped hot water distribution, is higher energy efficiency, reduced environmental impact, greater comfort, and more local economic development than popular alternatives such as electric baseboard heating. All buildings to be constructed on City land and the Pier Development will be required to utilize hot water heating, which is compatible with a possible future connection to a district heating system.

### CITY CONTACTS:

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