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Waterfront Project Office 105 Carrie Cates Court North Vancouver BC V7M 3J4 | Tel: 604 982 3911 | [www.cnv.org/waterfrontproject](http://www.cnv.org/waterfrontproject)

## LOWER LONSDALE DEVELOPMENT GUIDE



Lower Lonsdale makes up the southern-half of the Lonsdale Regional Town Centre in the City of North Vancouver. For many years there were large portions of lands that were vacant, these are now being developed and this Development Guide is intended to provide the reader with an overview of the development plans for this area, including new amenities.

Included in this Guide are descriptions of the Lower Lonsdale Planning Study Area (LLPSA), the Pier (Versatile Shipyards) Development, Waterfront Project, the Spirit Trail and related activities.

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 and contact the Planning Division at City Hall.

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## WATERFRONT PROJECT

The City's Waterfront Project is an exciting initiative of the City of North Vancouver to create a more attractive, publicly accessible and active waterfront. Our vision is to transform the west half of the City's waterfront into a dynamic Burrard Inlet tourist experience that is both highly attractive and very active, including local and regional destinations with connections to neighbouring communities by land and water.

Refer to the waterfront project brochure for further details.



## NORTH SHORE SPIRIT TRAIL

The North Shore Spirit Trail is an ambitious effort to create a continuous greenway across the entire North Shore. This would one day allow city residents and visitors to hike, bike or rollerblade from Deep Cove to Horseshoe Bay.

The City, together with the provincial government, North Shore municipalities, First Nations, and other agencies and organizations are working to create this 35-kilometer North Shore Spirit Trail. The first segment of the Spirit Trail will centre on Squamish Nation in the summer of 2008.

## 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. Most sites west of Lonsdale Ave have now been built. A new round of public consultation is being held to consider changes to the 1997 concept for Sites 9, 10, 11 and 12 east of Lonsdale Avenue.

## FOOT OF LONSDALE PLANNING STUDY

The City in cooperation with the Washington Marine Group—Cates Tugs operation, is undertaking a planning study of the Foot of Lonsdale in 2010/2011. This study will identify development opportunities for this site and prepare a plan for public open space on part of the site

## REGIONAL ATTRACTION

The City will be initiating a process in 2010 to solicit development interests in building a regional attraction with supporting retail on Lot 5. This development is intended to contribute to this location becoming a regional destination for Lower Mainland residents and tourists. Current zoning allows for 63,830 sq. ft for commercial uses and 46,168 sq. ft. for community amenity use on this site combined.



Shipbuilders' Square

## LONSDALE ENERGY CORPORATION (LEC)

The Lonsdale Energy Corporation is one of the City's environmentally friendly ways of achieving a green community. Since 2004, this award winning district energy system has been providing Lower Lonsdale with dependable, clean energy, while significantly reducing the demand for electricity.

In Lower Lonsdale, there are several new mixed-use developments that have boiler mini-plants installed in their basements. The mini-plants heat water that is circulated through a series of underground insulated pipes, providing energy for heating and hot water to residences and business within the supply area. The used water is re-circulated back into the mini-plants, where the process of re-heating and circulating begins again. As an early pioneer of this service, LEC has great potential to become a sustainable source of energy for the future.

For more information please visit [www.LonsdaleEnergy.ca](http://www.LonsdaleEnergy.ca)



## COMMUNITY AMENITIES IN LOWER LONSDALE

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:

- **Community Art Gallery** (335 Lonsdale Avenue) - complete
- **John Braithwaite Community Centre** (145 West 1st Street) - complete
- **North Vancouver Museum** - new location to be determined
- **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 some 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

John Braithwaite Community Centre is located at 145, West 1st Street and opened in the Fall of 2004. It includes: a seniors' centre, youth centre, family centre, fitness centre, gymnasium, art studio, dance studio, kitchen, public-access computers, meeting rooms and multi-purpose rooms. The North Vancouver Recreation Commission and the North Shore Neighbourhood House support the Centre and the Vancouver Coastal Health Authority, integrates health in with the wide range of social/community and recreation programs and services offered. Currently over 400,000 visits are made to the Centre annually.

For further information check [www.jbcc.ca](http://www.jbcc.ca) or contact the Centre Manager at 604 982 8310



### JACK LOUCKS COURT

A prominent neighbourhood feature is the 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.

## THE PIER 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". Phase One of their development is complete. Phase Two is under construction.

## DEVELOPMENT APPROVALS

The Pier is comprised of 14 individual development "Lots."

This is approximately 1.12 million square feet of development including a hotel and convention facility, new public plazas, a heritage precinct including restoration of significant shipbuilding facilities, waterfront piers and walkways, retail space, office space and condominiums.

The hotel will have 100 rooms and a 10,000 sq. ft. conference facility, that will include a 4,000 sq. ft. ballroom. A swimming pool will be available to the public for 20% of its operating time for pre-registered programs.

The City is taking possession of Lot 5 for a regional attraction and Lots 3 and 4 on a 50 year lease for retail/restaurant use. Lots 3, 4 and 5 retail opportunities will be marketed in 2011/2012..



## ONGOING DEVELOPMENT

In addition to the 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.



LOWER LONSDALE PLANNING STUDY AREA (LLPSA)

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

TOTAL = 1,364,515 sq.ft.

- CComplete
- UUnder Construction
- BPBuilding Permit
- IInactive
- RUnder Review



THE PIER DEVELOPMENT

Lot / Parcel	Use	Floor Area (sq ft)	Height	Status	Lot / Parcel	Use	Floor Area (sq ft)	Height	Status
P1	Commercial	64,600	60 ft	C	L5	CNV site	110,000	100 ft	R
P2	Residential over Commercial	142,625	203 ft	C	L6a	Residential / Live-Work	232,245	98 ft (W) 85.5 ft (E)	BP
P3	Residential w/ commercial base	91,925	103 ft	C	L6b	Residential / Live-Work	131,578	128.5 ft	BP
P4	Residential	181,700	187 ft	C	L7	Commercial	5,000	40 ft	C
L1	Hotel/Conference/ Residential	154,250	111.5 ft	C	L8	Commercial Pier	700	23 ft	C
L2	Residential	116,250	88.6 ft	C	TOTAL = 1,255,623 sq.ft.				
L3	Commercial in Heritage Building	11,850	40 ft	C					
L	Commercial in Heritage Building	12,900	59 ft	C					