

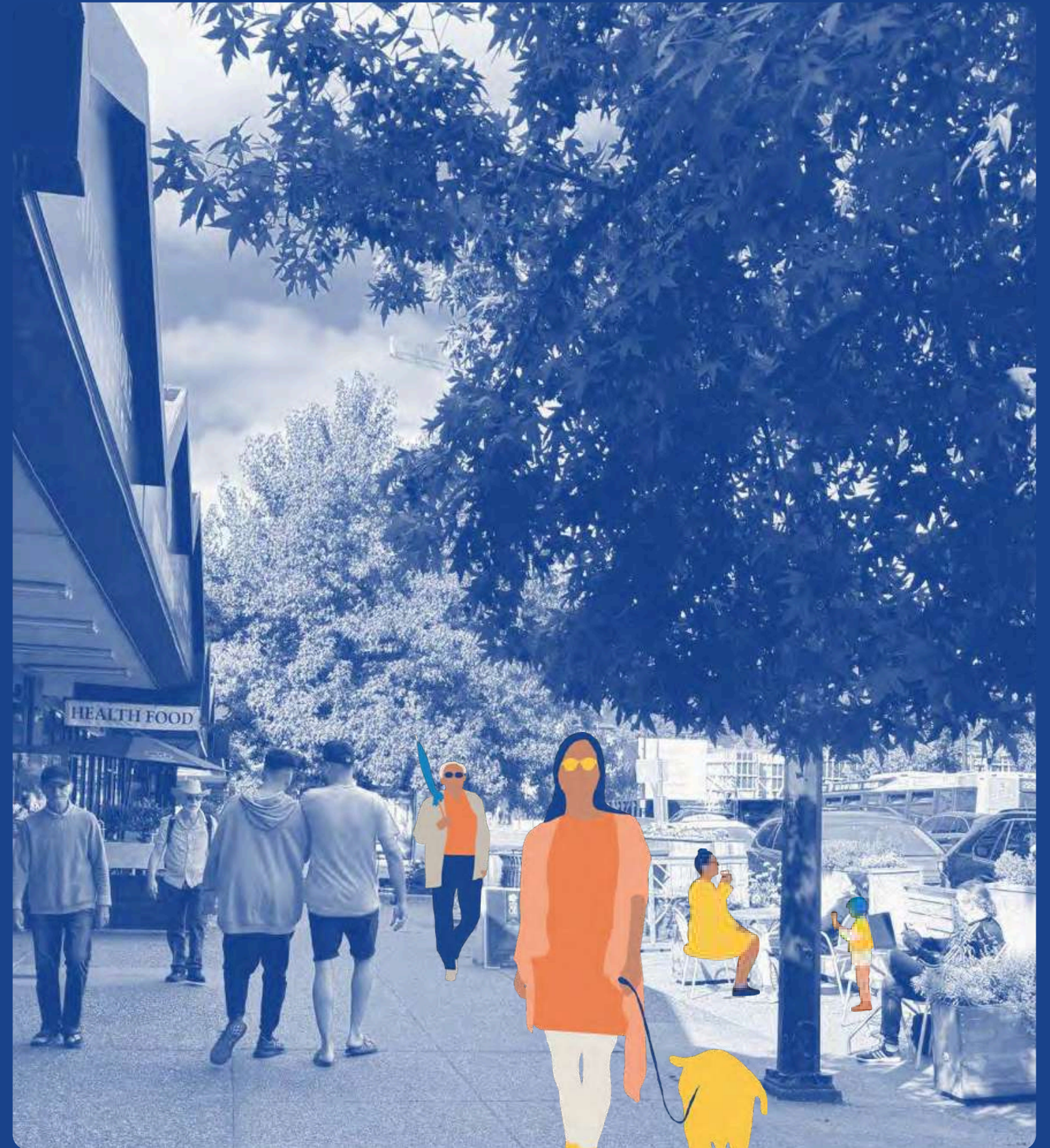
# Lonsdale Great Street

## What We Heard Report

Phase 1: January - February 2025

May 2025

city  
of north  
vancouver





# Land Acknowledgement

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

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



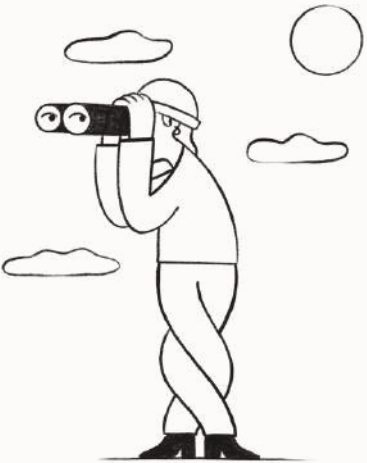


# Contents

Note

Throughout the document the term, 'Lonsdale Avenue' is used to describe the street corridor within the project area, while the term 'Central Lonsdale' is used to describe the project scope area from Victoria Park to the Trans Canada Highway, and to Chesterfield Ave to the West and St. Georges Avenue to the East.

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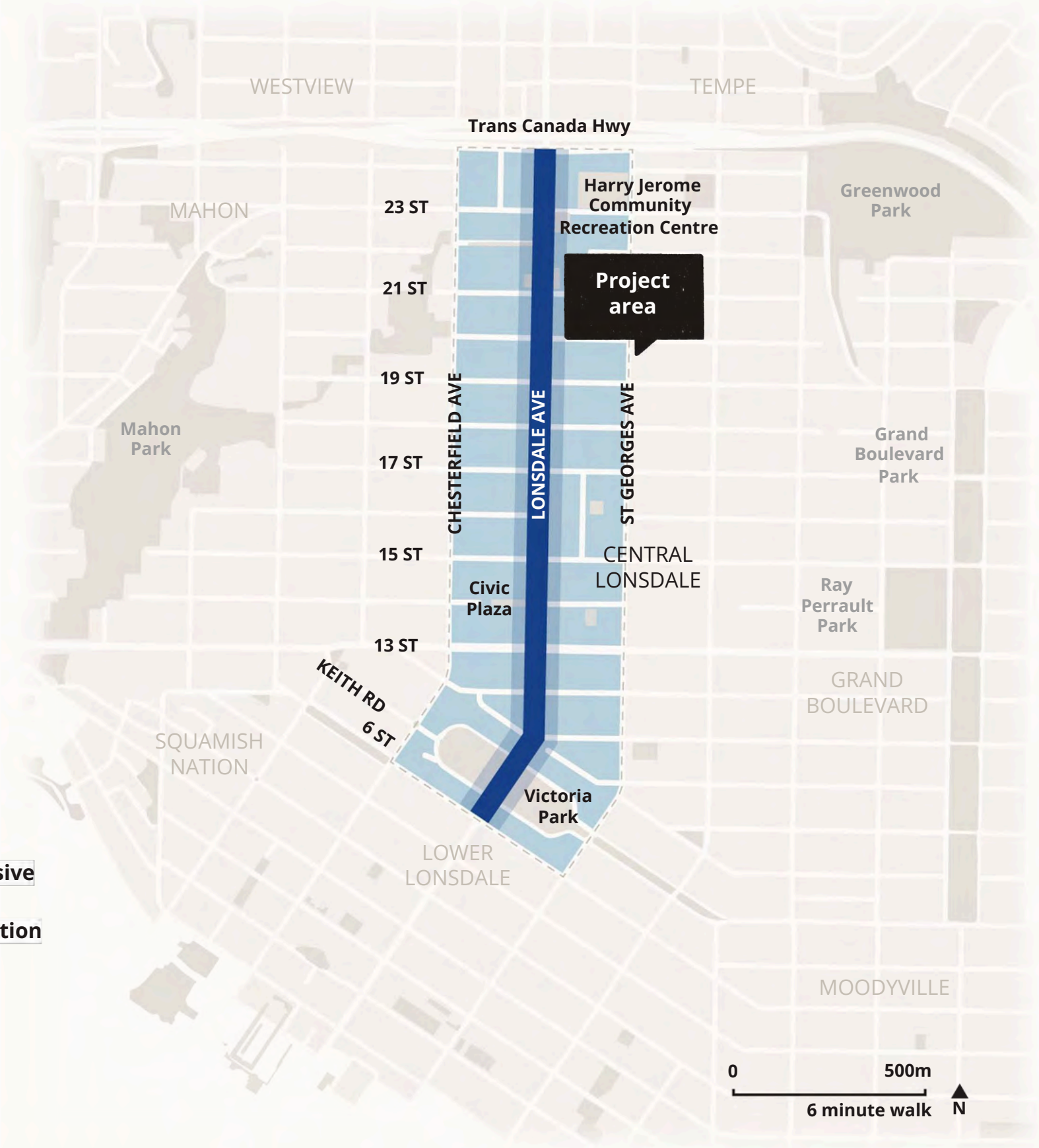
01

# Introduction

# Project overview

This **What We Heard Report** is a crucial step in the Lonsdale Great Street project, which focuses on the revitalization of Central Lonsdale, with Lonsdale Avenue as its vital spine. This report synthesizes Phase 1 engagement, providing a clear understanding of community and interest holder perspectives. It will directly inform the project vision and goals, guide preliminary issue identification, and build collective buy-in, ensuring community voices shape Lonsdale's future.

The project, including the study area shown on the map, will culminate in a **Comprehensive Plan**—a long-term vision and framework for Central Lonsdale's development—and an **Implementation Plan** which serves as an action plan to realize that vision.



Project Area and Surrounding Context

# Engagement overview

A key component of the Lonsdale Great Street Project is engaging the Central Lonsdale community—residents, visitors, and business owners—to shape a shared vision for the corridor. The project incorporates a multi-faceted engagement approach to ensure a broad, meaningful and inclusive design and planning process.

The first phase of engagement has been broken up into four key touchpoints:

- **Online Survey**
- **Public Open House**
- **Council Meeting**
- **Interest Holder Meetings**

The lessons learned from the various public engagement touchpoints will serve as both benchmarking for future change and help inform the emerging strategic directions and great street concept.

The **online survey**, open from January 11<sup>th</sup> to 31st, provided a platform for public input on key issues to understand how different groups interact with Central Lonsdale. 2,665 respondents participated, setting a record for engagement.

The **public open house** on February 20th drew over 55 attendees and provided an opportunity for the community to help shape the project’s direction and contribute feedback.

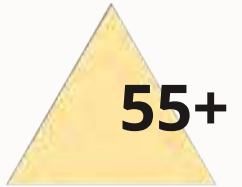
The presentation to **Council** on February 24th helped refine the project's strategic direction, ensuring alignment with broader City goals through discussions with council members.

Over 35 participants engaged through **interest holder meetings** sharing insights in targeted discussions across two days, on February 19th and 21st.

Key engagement touchpoints



**Respondents to the online ‘Lonsdale Great Street Survey’**  
January 2025





**Attendees to the ‘Lonsdale Great Street’ open house**  
February 2025



**Participants engaged in Interest holder meetings**  
February 2025



# Engagement approach

 Online Engagement  
 In Person Engagement

Phase 1



Online Survey

Phase 1



Public Open House

Phase 1



Council Meeting

Phase 1



Interest Holder Meetings

**Date**

January 1 – January 31 2025

**Objective**

Gather broad public input, identify key issues, and create a platform for ongoing communication.

The intent of this survey was to understand who currently spends time on Central Lonsdale Avenue, what they do, when they are there and how they get there, as well as who isn't spending time there and why that might be the case.

**Date**

February 20 2025

**Objective**

Gather in-depth feedback, facilitate discussions, and build consensus to further inform the project vision and goals.

Engage the community, from residents, businesses and other key stakeholders, to inform the emerging directions for the corridor. Ensure alignment with the City's Strategic Vision for: A City For People, A Resilient City, A Prosperous City, A Connected City, A Vibrant City.

**Date**

February 24 2025

**Objective**

Collaboratively define the strategic direction of the Lonsdale Great Street project to align with Council priorities, community needs, and broader city goals. This involved presenting the project framework, engaging in interactive discussions, and gathering crucial insights to inform the next phases.

This meeting served as a touchstone moment for the Council to shape the direction and vision of this project.

**Date**

February 19 + 21 2025

**Objective**

Organize smaller discussions with targeted interest holder groups to solicit specific feedback about aspirations for the Lonsdale Great Street project.

**Interest Holder Meetings**

- Business owners
- Community Institutions
- Residents
- Developers

# 02

# What We Heard



# What We Heard

## —Summary

Central Lonsdale is a place people deeply care about, a place cherished for its natural beauty and its vibrant urban life. Respondents value the mountain views, and yearn for more green spaces—not just for aesthetics, but for a genuine connection to nature within their urban environment. They envision calming respites, places where they can find a moment of peace amidst their daily routines.

But it's not just about the natural beauty.

Respondents crave spaces to linger, to connect—more seating, more inviting gathering spaces where people can meet and community can thrive. They want to see Lonsdale pulsating with life, not just during the workday, but with vibrant evening activity, engaging events, and a real sense of year-round energy. A place where something is always happening, where spontaneity is encouraged.

Furthermore it's about creating an environment of comfort and safety, a public realm that offers respite from the daily bustle—protection from noise, pollution, and the elements. While respondents appreciate the existing amenities, they're yearning for greater diversity—more unique, everyday offerings, and a shift towards a broader range of retail and services. They want a tapestry of options, spaces that cater to diverse interests and activities, from the quiet contemplation of a park to the lively buzz of a café.

Cleanliness and upkeep are non-negotiable; the community calls for better stewardship and maintenance of Central Lonsdale. Parking is a perennial challenge, yet so is the desire for a pedestrian-friendly streetscape. It's a delicate balancing act, a constant negotiation between convenience and livability.

Ultimately, we heard a collective aspiration for a Central Lonsdale that honors its character while embracing thoughtful evolution. Respondents want enhanced public spaces and improved connectivity. And, crucially, they want development that respects the community's needs, balancing growth with affordability. It's about building upon the existing foundation, amplifying its strengths, and creating a truly exceptional urban experience.

# What We Heard

## —Summary

### Key Takeaways

#### Online Survey

- Respondents appreciate nature, valuing views of the North Shore Mountains and advocating for more plantings, trees and green spaces.
- Respondents value having spots to sit and rest, and would like to see more gathering spaces in Central Lonsdale.
- Respondents want to see Central Lonsdale vibrant and active year-round, with more events and evening activity.
- Respondents value a comfortable, inviting and safe public realm, offering protection from noise, pollution and the elements.
- Respondents appreciate what Central Lonsdale has to offer but desire more diverse, everyday amenities – no more banks or money exchanges.
- Respondents want a diversity of offerings and spaces that cater to different interests and activities.
- Respondents want Lonsdale Avenue to be clean and well-maintained, but some find certain areas, such as the temporary Open Streets parklets, to be in need of care.
- Respondents desire more convenient parking options while also valuing pedestrian-friendly streets with enhanced landscaping and amenities.

#### Public Open House

- Open house participants are eager to see public spaces, community life and small business presence enhanced in Central Lonsdale.
- Open house participants stressed the importance of maintaining Lonsdale Avenue as a multimodal street with an emphasis on the pedestrian experience.
- Open house participants expressed a desire for density and development to be balanced with maintaining affordability.
- Open house participants emphasized the need for a holistic approach to maintaining and enhancing the public realm in Central Lonsdale.

#### Interest Holder Meetings

- Interest holder participants emphasized the importance of celebrating and preserving the existing character of Central Lonsdale, while establishing a unique identity.
- Interest holder participants expressed a desire to enhance existing public spaces and fill network gaps through additional spaces, amenities, events, and programming.
- Interest holder participants highlighted the need to enhance connectivity and accessibility to and from Central Lonsdale through additional transit modes and high-quality connections.
- Interest holder participants identified laneways as a unique opportunity to link Central Lonsdale to existing green infrastructure and provide pedestrian spaces, while maintaining utility needs.




# What We Heard —Online Survey

From January 11 to January 31, 2025, the Lonsdale Great Street Survey gathered feedback on how residents and visitors relate to Central Lonsdale, their visit patterns, comfort levels on Lonsdale Avenue, favourite spots in the area and across the North Shore, and their vision for the future of the neighbourhood. The survey included both multiple-choice and open-ended questions.

The survey was designed to gather insights from a broad and representative sample of current and potential residents, business owners, and visitors. The survey was distributed through established communication channels including:

- City of North Vancouver website
- Social media
- Email newsletters
- QR codes



Home / Lonsdale Great Street Project / Lonsdale Great Street Survey

## Lonsdale Great Street Survey

This survey will take approximately 10 minutes to complete and will ask you about your experiences, priorities and preferences for Central Lonsdale Avenue. Feedback from this survey will help inform the Lonsdale Great Street Project. Thank you for taking the time to share your input. The survey will be open until midnight on Monday January 31st, 2025.

Need translation assistance? Click the “Select Language” button in the top right corner and choose the language you require. You can fill out a paper version available at the following sites – City Hall, City of North Vancouver Library, and North Shore Neighbourhood House. You can also send general comments to [lonsdalegreatstreet@cnv.org](mailto:lonsdalegreatstreet@cnv.org).

**Record  
engagement  
with 2665  
respondents!**

# What We Heard

## —Online Survey

### Demographics

Most survey respondents live, work, or study in the City of North Vancouver, with nearly half residing in Central Lonsdale. Respondents represented various age groups, mostly over 35, with few aged 19–24—reflecting census trends. The majority identified as women, at a higher proportion than the census gender split.

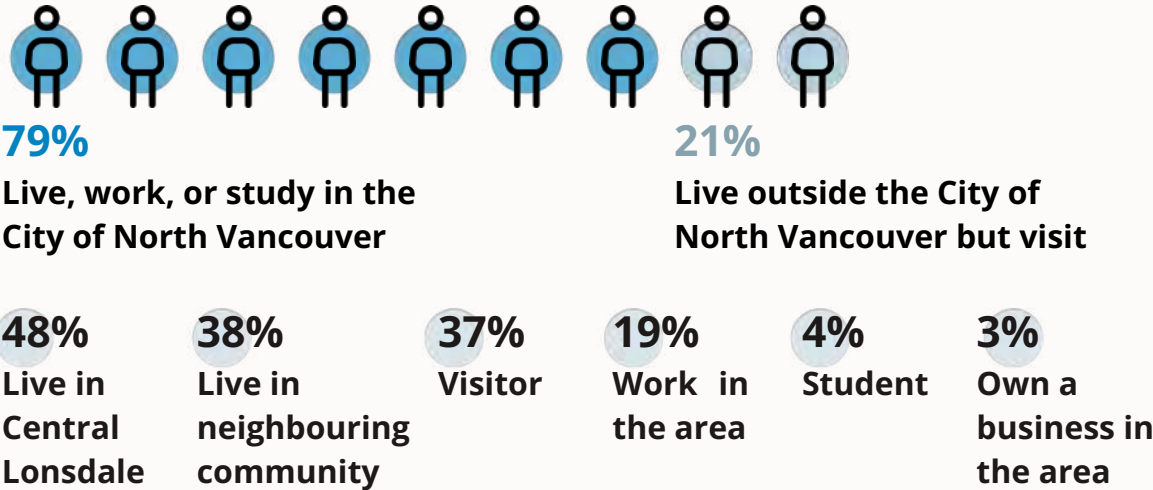
Over half reported household incomes above \$100,000, indicating a higher-income sample than census data. About two-thirds were homeowners, aligning with census figures.

#### Total Survey Respondents: 2665

Census data is for North Vancouver (CSD) from 2020 and 2021.

#### People’s relationship to Central Lonsdale

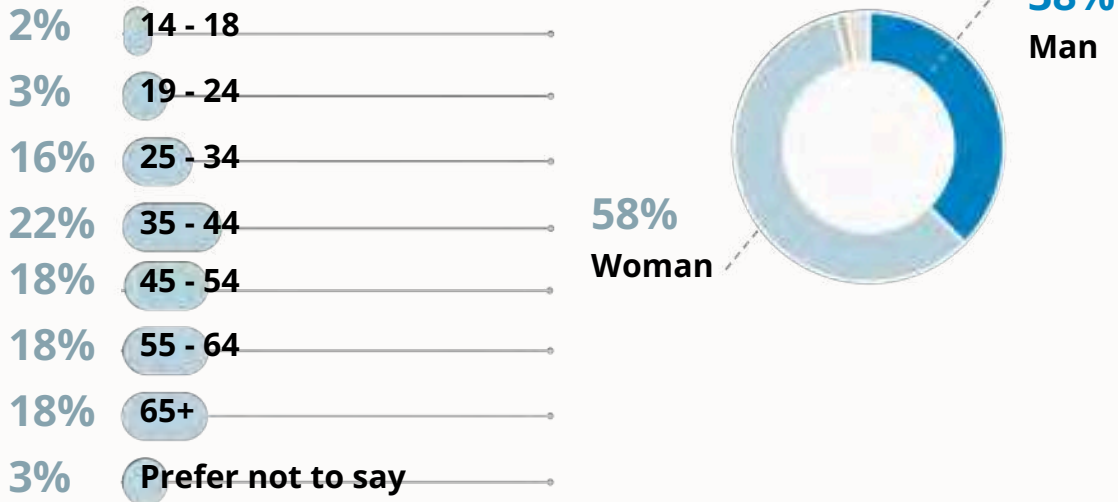
Q: Which of the following best applies to you? Choose one; How would you best describe your relationship with this area? Select all that apply.



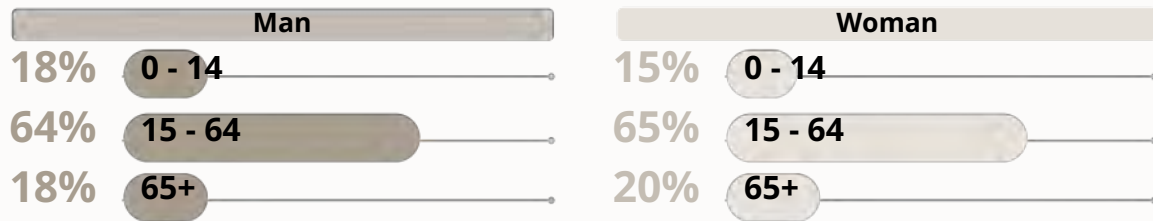
#### Respondent demographics

Q: We are inviting input from people of all ages in our community. To help us understand who we are hearing from, please share your age range;

Q: What is your gender?

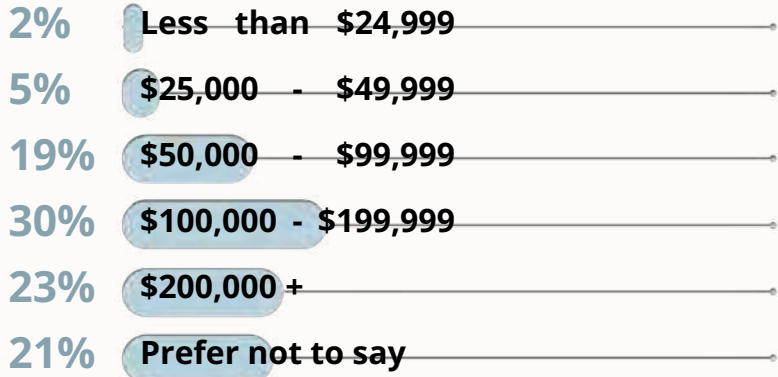


#### Gender & age (2020 census)



#### Household income

Q: What is your total household income?



#### Household income (2020 census)



#### Housing tenure

Q: Please choose the response that best describes your housing situation.



#### Housing tenure (2021 census)





# What We Heard

## —Online Survey

### Visit Patterns

Most survey respondents live, work, or study in the City of North Vancouver and visit Central Lonsdale daily or a few times a week. While they come equally on weekdays and weekends, few visit at night.

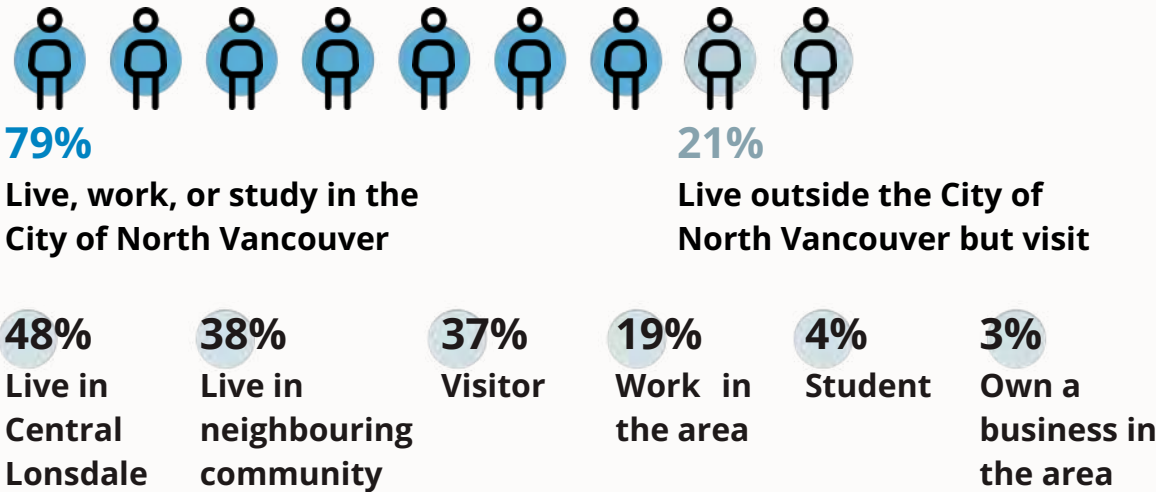
People typically visit with family or friends, though some come alone, and relatively few bring children. The main reasons for visiting are dining, running errands, and shopping, with most spending 1–2 hours in the area.

Total Survey Respondents: 2665

**Note:** Not included is question "Why don't you visit Central Lonsdale", only 9 respondents

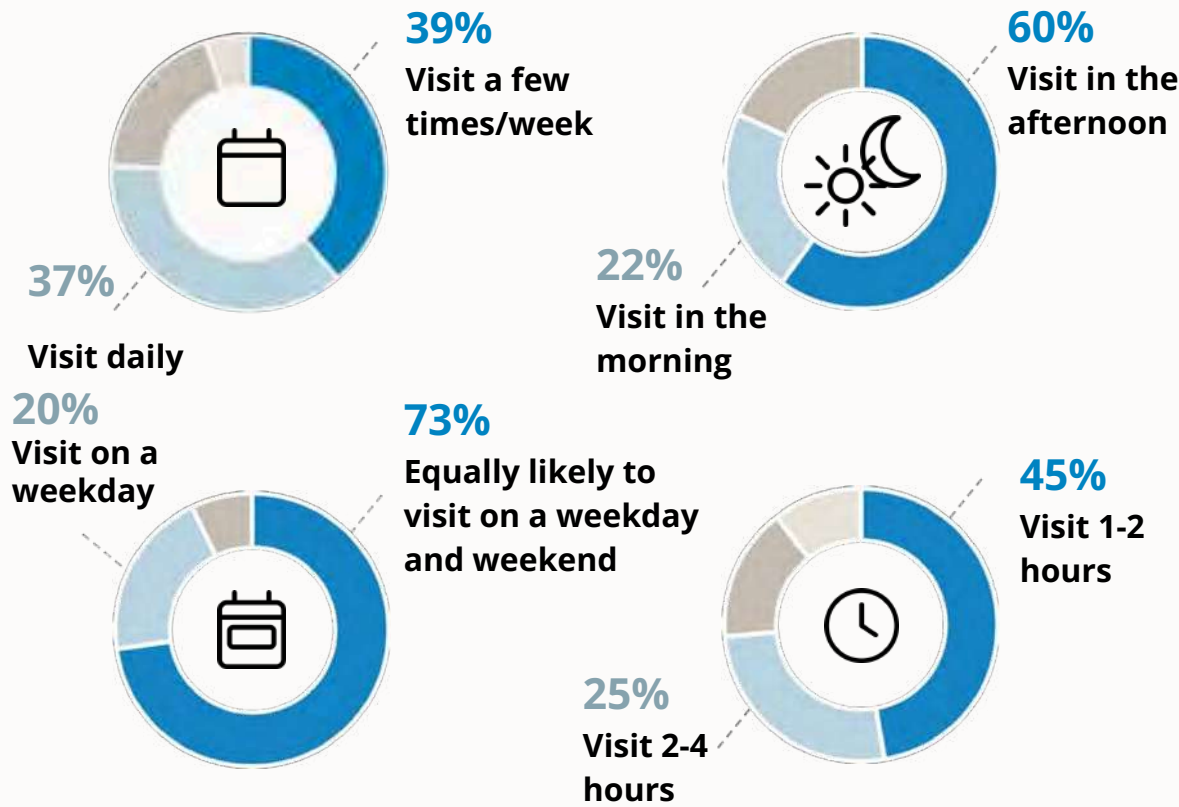
### People's relationship to Central Lonsdale

Q: Which of the following best applies to you? Choose one; How would you best describe your relationship with this area? Select all that apply.



### Frequency and times people visit Central Lonsdale

Q: How often do you visit Central Lonsdale?; Q: What time(s) of the day do you typically visit Central Lonsdale?; Q: Which day(s) of the week do you typically visit Central Lonsdale?; Q: How long do you typically spend in Central Lonsdale?



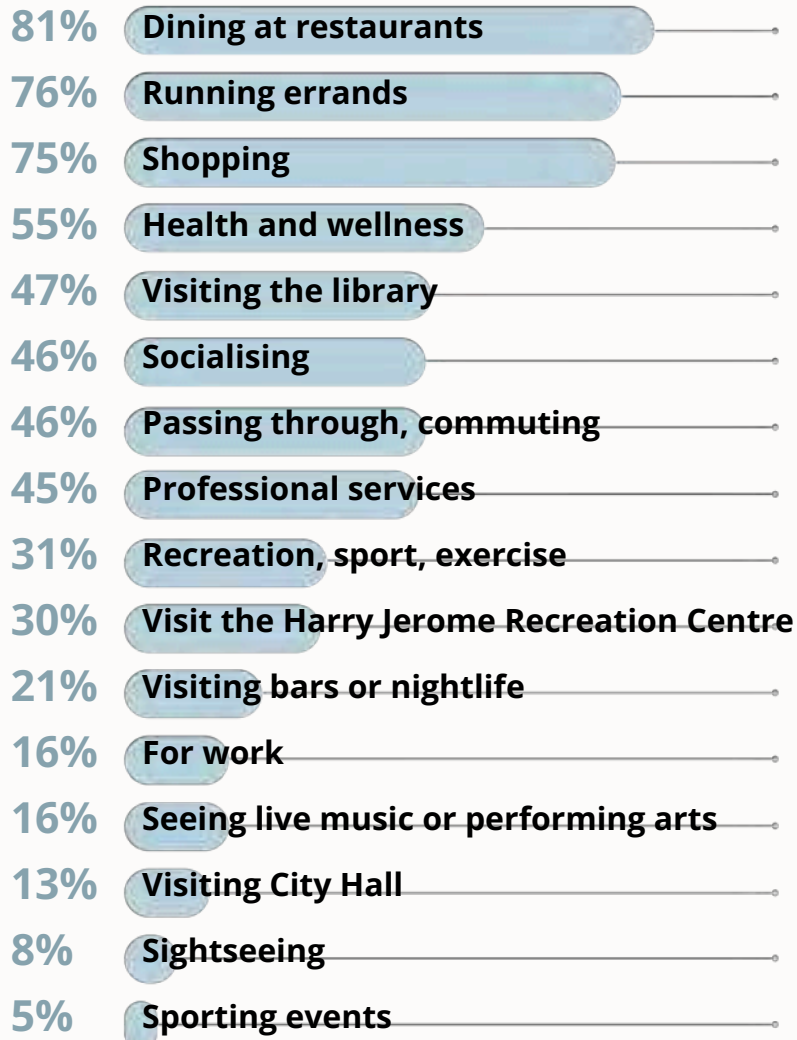
### Who people visit Central Lonsdale with

Q: Who is with you when you visit Central Lonsdale? Check all that apply.



### Typical reasons people visit Central Lonsdale

Q: Why do you typically visit Central Lonsdale. Check all that apply.



# What We Heard

## —Online Survey

### Mobility & Comfort

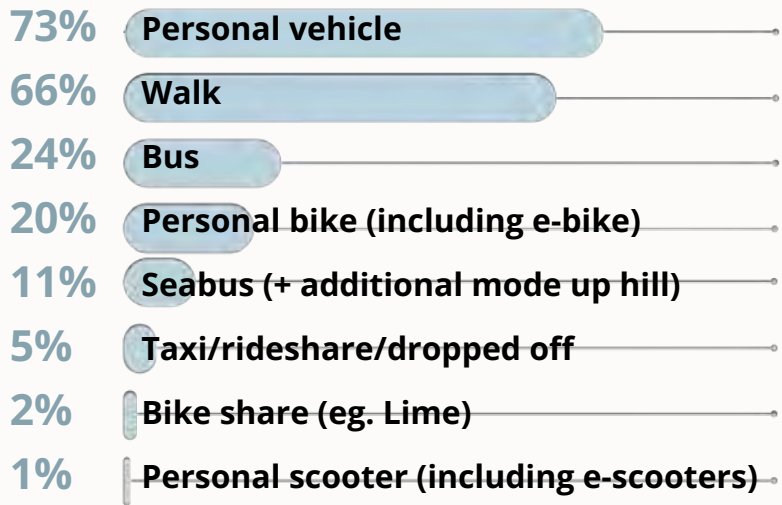
Mobility patterns and comfort levels in Central Lonsdale vary widely. Most people arrive by car or on foot, while fewer use public transit or bikes. Half of all respondents find getting there easy, and most feel comfortable walking or rolling along the corridor.

However, few cyclists use Lonsdale Avenue, and those who do often feel unsafe. While many drive to the area, most do not park on Lonsdale Avenue, opting for side streets or garages instead.

Total Survey Respondents: 2665

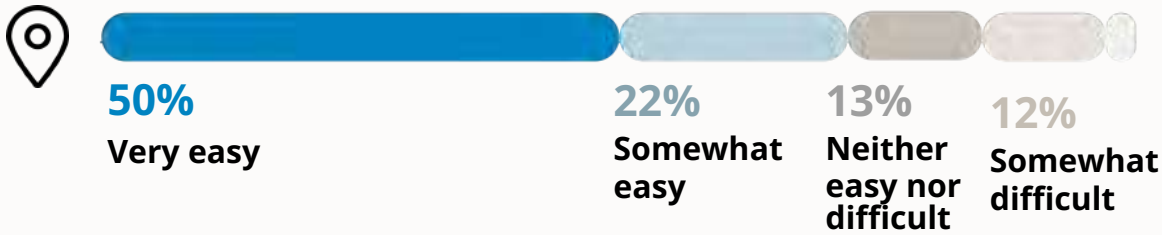
#### How people get to Central Lonsdale

Q: Which of the following modes of transportation do you use to get to Central Lonsdale? Select all that apply.



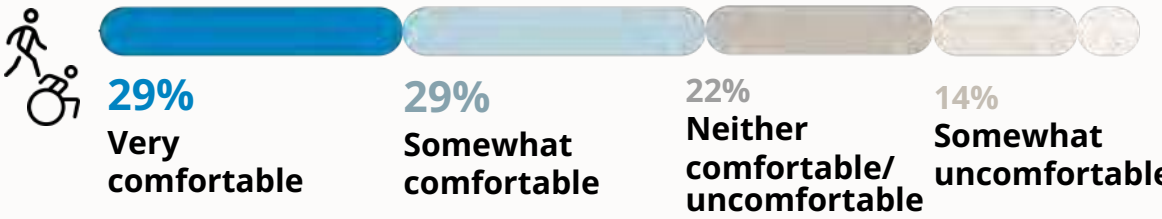
#### Ease of getting to Central Lonsdale

Q: How easy is it for you to get to Central Lonsdale? Select one option.



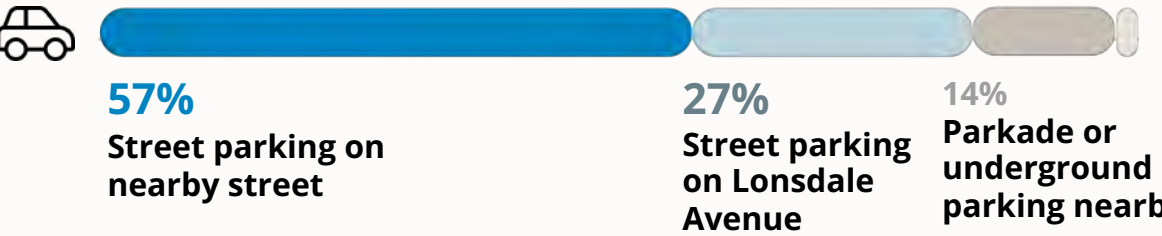
#### Level of comfort walking and rolling on Lonsdale Ave

Q: How comfortable do you feel walking, rolling or using an assisted mobility device on Lonsdale Avenue? Select one option.



#### Where people park in Central Lonsdale

Q: If you drive to Central Lonsdale, where do you park most often? Select one option.



#### Biking use on Lonsdale Avenue

Q: If you use bikes as a mode of transportation, do you bike on Lonsdale Avenue? Select one option



#### Biking comfort level on Lonsdale Avenue

Q: How comfortable or uncomfortable do you feel biking on Lonsdale Avenue? Select one option.





# What We Heard

## —Online Survey

### Key Takeaways

01

People appreciate nature, valuing views of the North Shore Mountains and advocating for more plantings, trees and green spaces.

02

People value having spots to sit and rest, and would like to see more gathering spaces in Central Lonsdale.

03

People want to see Central Lonsdale vibrant and active year-round, with more events and evening activity.

04

People value a comfortable, inviting and safe public realm, offering protection from noise, pollution and the elements.

05

People appreciate what Central Lonsdale has to offer but desire more diverse, everyday amenities.

06

People want a diversity of recreational amenities and public spaces that cater to a variety of age groups and activities.

07

People want Lonsdale Avenue to be clean and well-maintained, but some find certain areas, such as the temporary Open Streets parklets, to be in need of care.

08

People desire more convenient parking options while also valuing pedestrian-friendly streets with enhanced landscaping and amenities.

# What We Heard —Online Survey

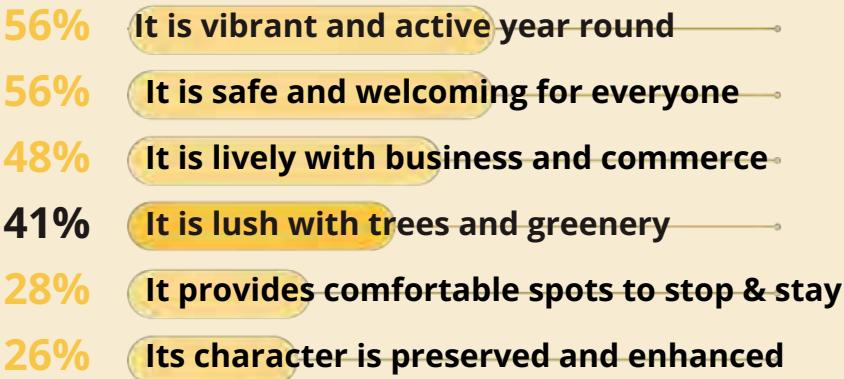
## 01

People appreciate **nature, value views** of the North Shore Mountains and advocate for more **plantings, trees and green spaces**.

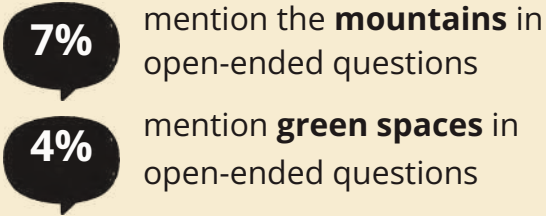
Q: What features would you like to see along Central Lonsdale? Select three options.



Q: Which of the following statements about Central Lonsdale are important to you? Select three options.



Additional write-in responses.\*



“Being able to **enjoy the views of the ocean and mountains**, delicious local foods, and community spaces, is something I really admire about the street.

“The more sun and **mountain views** that get blocked by towers the less appealing it is for me to walk along Central Lonsdale.

“We need **more green spaces**.

“I like the library area and Victoria Park as a green space. I **wish there were more green spaces** around central Lonsdale.

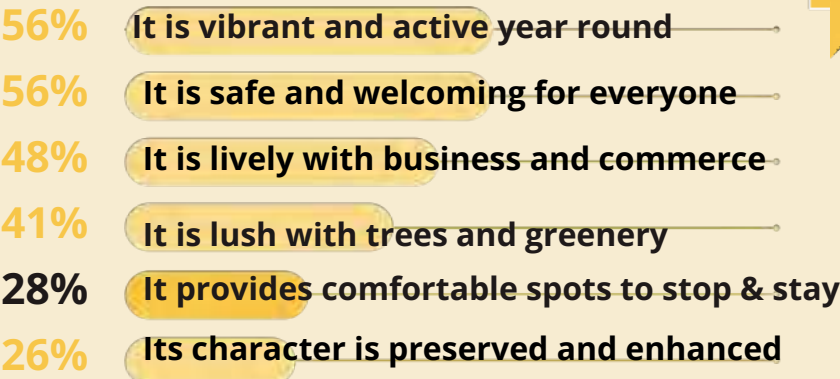
## 02

People value having spots to **sit and rest**, and would like to see more **gathering spaces** in Central Lonsdale.

Q: What features would you like to see along Central Lonsdale? Select three options.

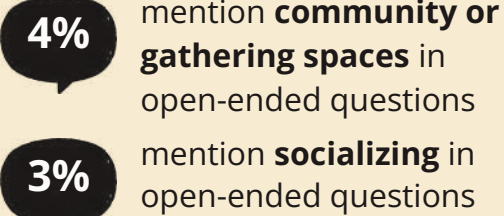


Q: Which of the following statements about Central Lonsdale are important to you? Select three options.



**\*Note:** 1% =26 people  
While write-in percentages may appear low, they are statistically significant, as respondents raised recurring topics not directly addressed in the survey questions.

Additional write-in responses.\*



“Design **community spaces to gather**.

“More places to **hang out, socialize**. Not enough nightlife and recreation.

“More public **gathering spaces** for parents with strollers.

“Lonsdale needs places to **sit and socialize that don't cost lots of money**, and needs to be easy to ride along and access services.

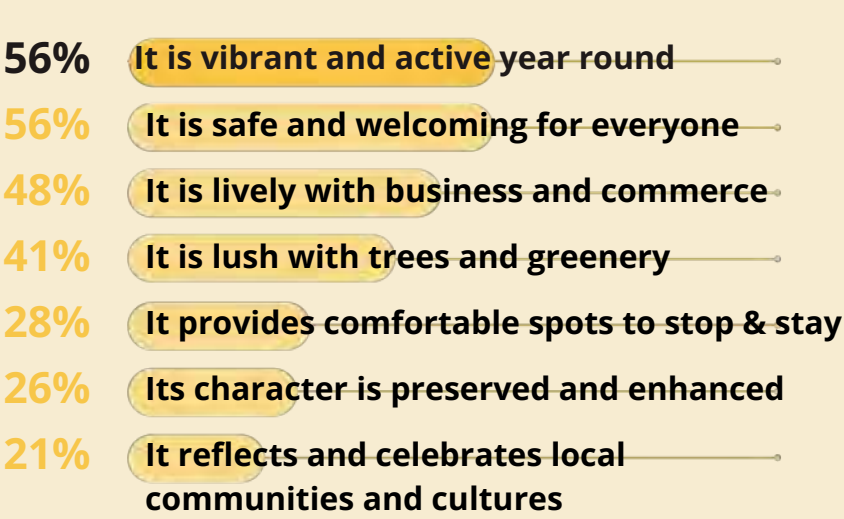


# What We Heard —Online Survey

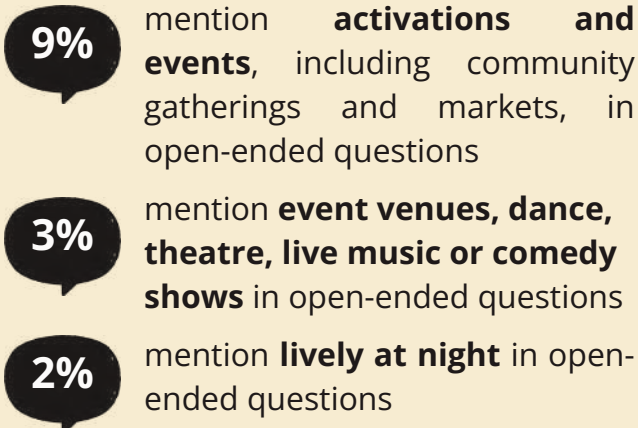
03

People want to see Central Lonsdale **vibrant and active year-round**, with more **events and evening activity**.

Q: Which of the following statements about Central Lonsdale are important to you? Select three options.



Additional write-in responses.\*



“I would love to be able to go out and do things past 8pm. Having businesses that are open late can attract a younger audience and breath life into local businesses (dance club, movie theatre, arcade, late night skate with lights and music, concert venues for small artists). **Something other than overpriced bars.**”

“There is absolutely no **nightlife whether it is on the weekend or weekdays**. A vibrant city should accommodate needs in the evenings for shopping and socializing as well.”

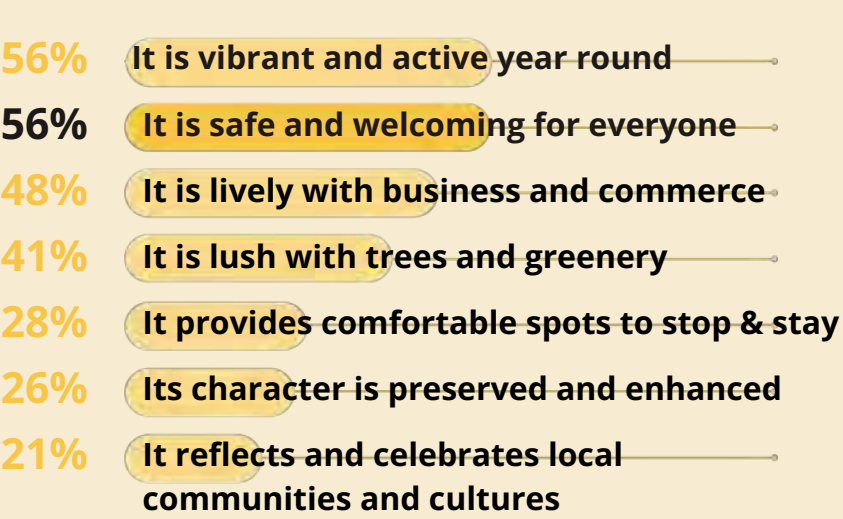
“Introducing more community events or pop-up markets could also foster stronger connections among residents and support local businesses.”

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While write-in percentages may appear low, they are statistically significant, as respondents raised recurring topics not directly addressed in the survey questions.

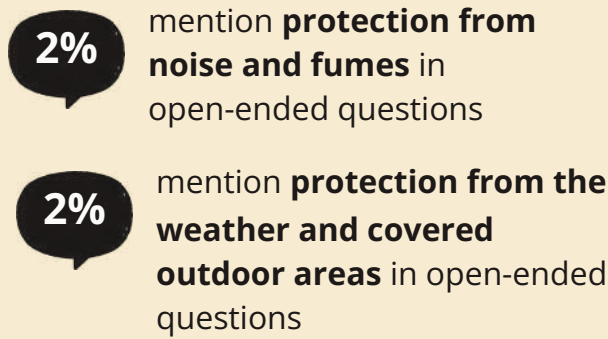
04

People value an **inviting and comfortable public realm**, and want protection from noise, pollution and the elements.

Q: Which of the following statements about Central Lonsdale are important to you? Select three options.



Additional write-in responses.\*



“I am not protected anywhere along Lonsdale during colder months or the rain 365 days a year.”

“More family-friendly gathering places with coverage from the rain but connection to the outdoors.”

“Currently it is **hard to sit on the patios, walk, and sometimes breathe with all the cars driving by** (rolling noise, smog, drivers running lights despite having a walk signal).”

“I wish I could enjoy the ambience more as we lounge outside the shops. The **traffic noise and pollution is unbearable at times** and we move on.”

# What We Heard —Online Survey

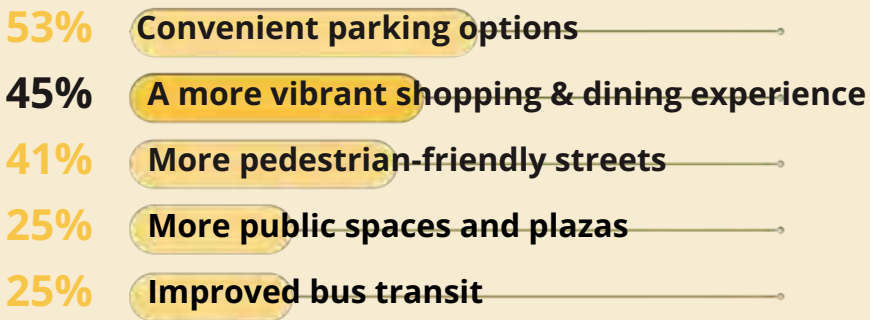
05

People appreciate what Central Lonsdale has to offer but desire **more diverse, everyday amenities.**

Q: What kind of amenities would you like to see more of along Central Lonsdale? Select three options.



Q: Which of the following improvements would make getting to, from and around Central Lonsdale a better experience for you? Select your top three options.



Additional write-in responses.\*

5% mention **more bookshops, butcher shops, cafes and coffee shops, bakeries, wine bars or outdoor dining** in open-ended questions

“It would be nice to see an independent bookstore, craft store, or cafe (no more chains). **More independent businesses of any variety!** We always want to support small and support local.

“I’d like to see **more restaurants, bars, bakeries, cafes with outdoor seating** rather than just indoor.

“**More useful shops.** We don’t need another vape shop and currency exchange.

06

People want a **diversity of recreational amenities and public spaces** that cater to a **variety of age groups and activities.**

Q: What kind of amenities would you like to see more of along Central Lonsdale? Select three options.



Additional write-in responses.\*

9% mention **passive recreation or rest and relaxation** in open-ended questions

4% mention **active recreation** in open-ended questions  
3% mention **family-friendly spaces** in open-ended questions

“I wish there were some **nice parks for sitting, reading and enjoying a nice day.**

“Cycle safely up Lonsdale, stop at some cafes, get an ice cream and **relax somewhere that's quiet and doesn't have cars zooming by.**

“A wider range of restaurants, shops, and **places for kids** would improve the street.

“**Sit and relax outside** without traffic.

Active recreation mentions:

- Workout spaces
- Sports courts (eg. pickleball)
- Gyms
- Public pools
- Skate parks
- Pool halls
- Dog parks

Passive recreation mentions:

- People watching
- Places to read
- Places for respite and relaxation
- Places for quiet

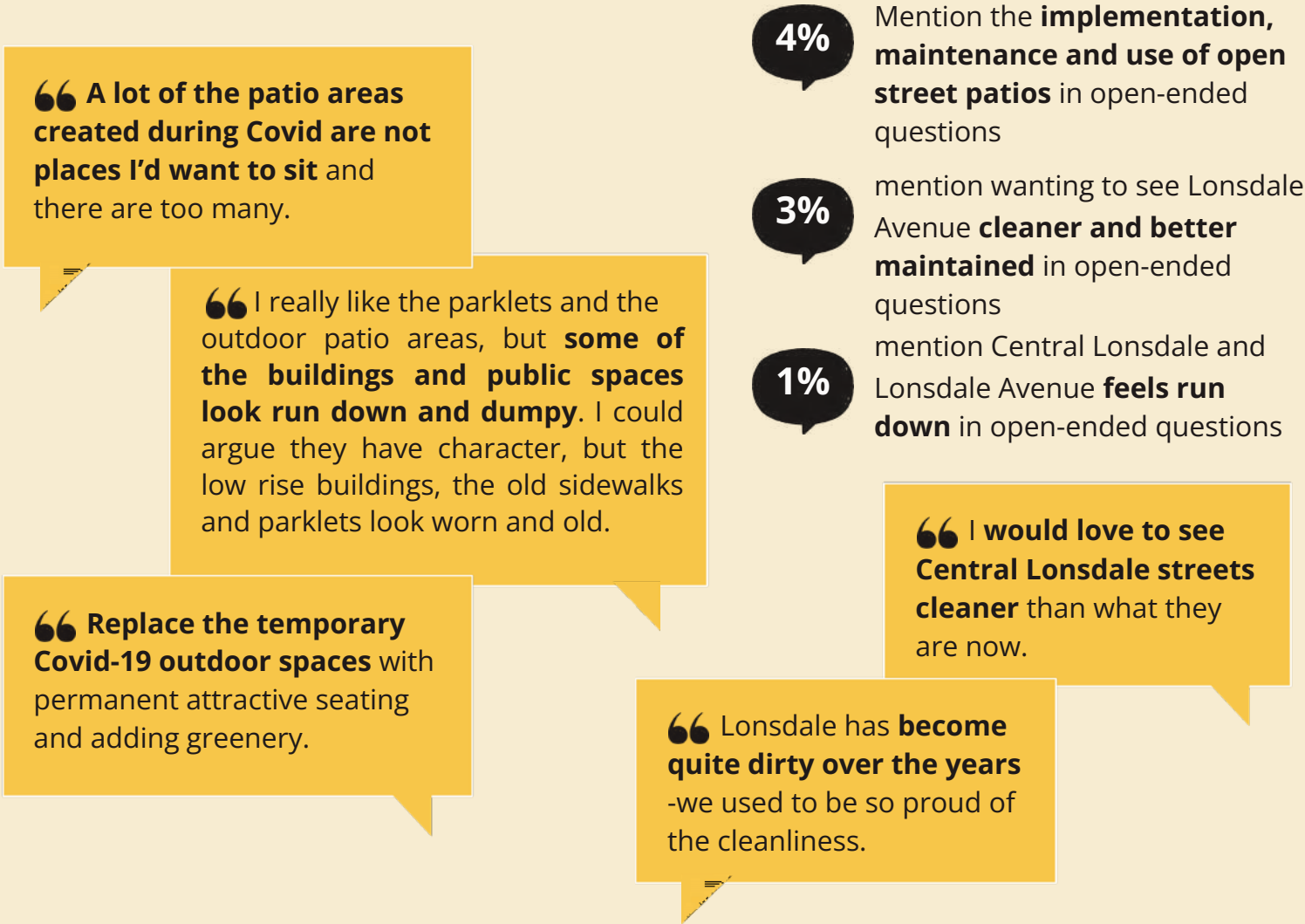
**\*Note:** 1% = 26 people  
While write-in percentages may appear low, they are statistically significant, as respondents raised recurring topics not directly addressed in the survey questions.



# What We Heard —Online Survey

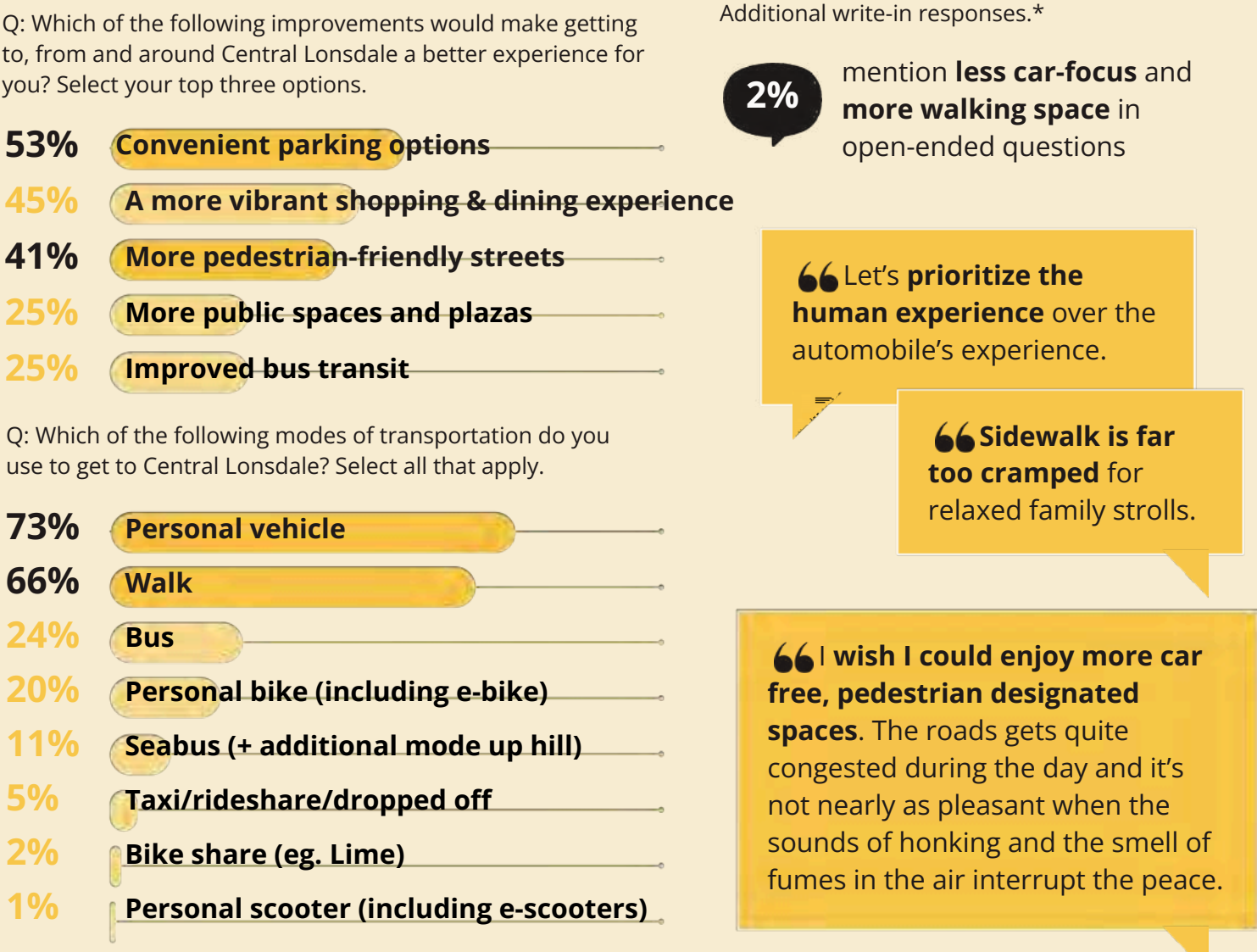
07

People want Lonsdale Avenue to be **clean and well-maintained**, but some find certain areas, such as the temporary Open Streets parklets, to be in need of care.



08

People desire more **convenient parking options** while also valuing **pedestrian-friendly streets** with enhanced landscaping and amenities.



**\*Note:** 1% = 26 people  
While write-in percentages may appear low, they are statistically significant, as respondents raised recurring topics not directly addressed in the survey questions.

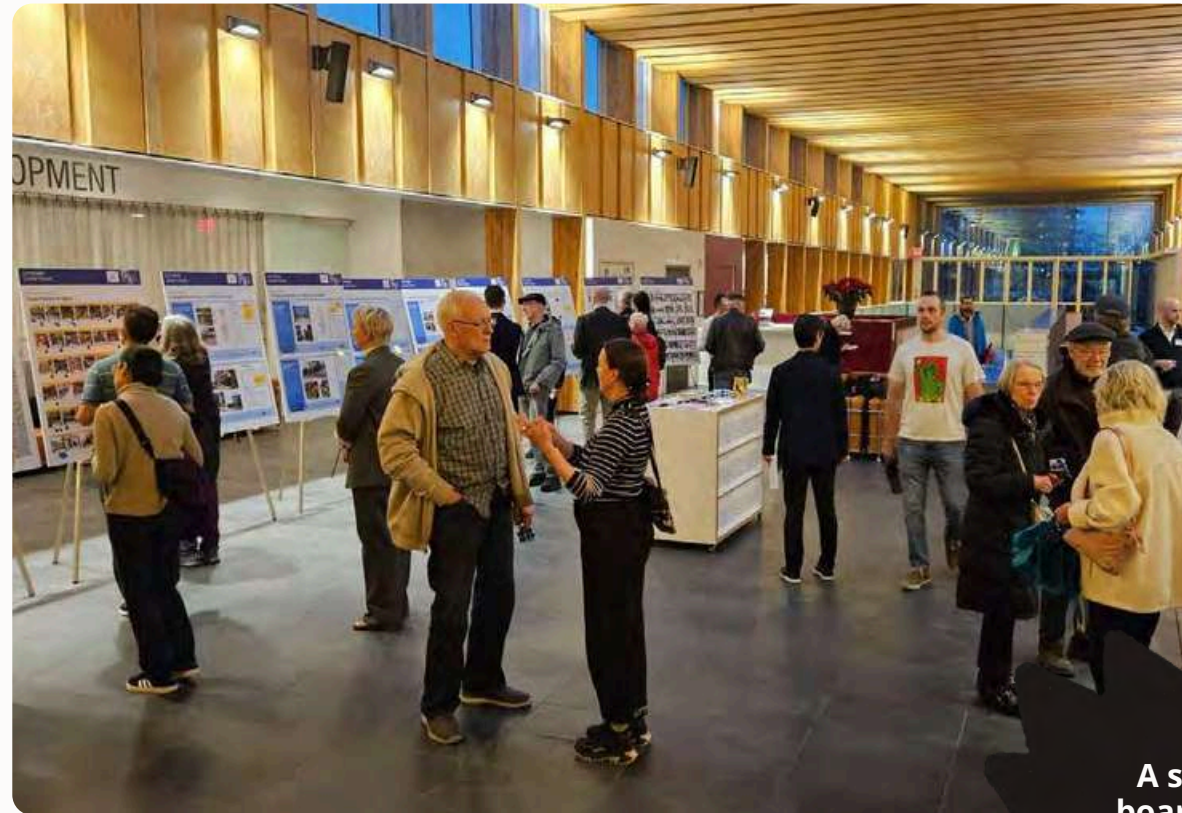


# What We Heard —Public Open House

In February, over 55 people attended the public open house at City Hall. Participants explored key issues and considerations for Central Lonsdale, sharing their input in various ways—voting on important issues, leaving sticky notes with ideas, choosing favorite inspiration images, writing "postcards from the future," and having 1:1 conversations with the Lonsdale Great Street team.

The event featured three core stations, each focused on a specific topic:

- **Public Realm + Landscape**
- **Land Use, Planning + Economic Assessment**
- **Transport + Infrastructure**



A sampling of boards from the February public open house at City Hall in the City of North Vancouver.





# What We Heard

## —Public Open House

### Key Takeaways

01

**Open house participants are eager to see public spaces, community life and small business presence enhanced in Central Lonsdale.**

Participants want to see more spaces for arts and culture, inviting gathering areas, and weather protected outdoor spaces. There is a desire for more events and activity, especially in the evening. There is strong support for a diverse mix of small, local businesses and maintaining active frontages. Participants showed enthusiasm for better utilizing laneways and expressed desires for more street trees, rain gardens and plantings.

02

**Open house participants stressed the importance of maintaining Lonsdale Avenue as a multimodal street with an emphasis on the pedestrian experience.**

Participants want to see Central Lonsdale remain accessible to all modes while prioritizing the experience and safety of pedestrians. Key desires include wider sidewalks, safe pedestrian crossings, better street lighting and traffic calming measures. Additionally, participants stressed that convenient parking options are important, especially for families and older adults.

03

**Open house participants expressed a desire for density and development to be balanced with maintaining affordability.**

Participants want to preserve Central Lonsdale’s village-like character, views to the mountains, and access to sunlight while supporting thoughtful development and densification. Affordable housing is seen as critical to keeping the neighbourhood livable, vibrant and accessible to all residents.

04

**Open house participants emphasized the need for a holistic approach to maintaining and enhancing the public realm in Central Lonsdale.**

Participants emphasized the need for well-maintained, obstruction-free sidewalks that are accessible to all, including seniors and families with strollers. They also advocate for holistic public space upkeep, including sidewalk quality, tree health, and overall streetscape maintenance.

# Public Open House

## —Public Realm & Landscape

### Key Themes

- **Sidewalk quality and accessibility:** Participants highlight the need for smoother, better-maintained sidewalks that are easy to navigate and free of obstruction for all users, including seniors and families with strollers.
- **Desirable and weather-protected public spaces:** Participants expressed interest in covered seating, collocated with amenities that are inviting and gathering spaces that allow for all-weather use.
- **Interest in laneway activation:** There is enthusiasm for better utilizing laneways, with an emphasis on ensuring they enhance the pedestrian experience through design.
- **Maintain and enhance neighbourhood vibrancy:** Participants value the diverse mix of small businesses and want more cultural activities to create a lively daytime and evening atmosphere.
- **Increased maintenance in the neighbourhood:** Participants emphasized the need for holistic care for public spaces including sidewalk quality, tree health and overall streetscape upkeep.

### Participant Quotes

“Walking with a stroller isn’t as comfortable as it should be (alley stops are challenging).”

“Store displays frequently force Lonsdale pedestrians very close to curb. This causes **conflicts with uneven sidewalks, tree roots, and the 'parklets'**. Too many 'pinch points' for pedestrians.”

“Laneways will be more **appealing where building scale is about 3 stories**. This allows light & warmth – Tall buildings may generate wind tunnels.”

“Small businesses bring **unique character, products & services to the community**. Chains & franchises bring a generic character. I prefer independent businesses.”

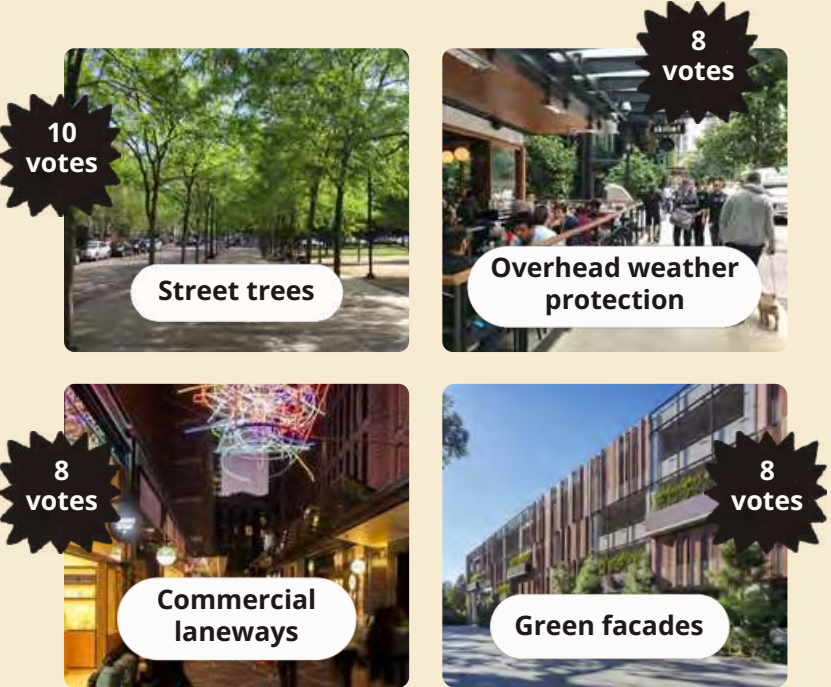
### Participant Postcards



### Favourite Images

People voting for favorite images were in favour of the following categories:

1. **Street trees** (10 votes)
2. **Overhead weather protection** (8)
3. **Commercial laneways** (8)
4. **Green facades** (8)
5. **Engagement with nature** (8)
6. **Generous sidewalks** (7)
7. **Pedestrian friendly** (7)
8. **Community gardens** (7)
9. **Native plantings** (7)
10. **Indoor public spaces** (6)





# Public Open House

## —Land Use, Planning & Economic Assessment

### Key Themes

- **Neighbourhood character and retail diversity:** Open house participants reported that they value the unique character of Central Lonsdale and appreciate existing retail diversity and small businesses.
- **Extend vibrancy into the evening:** Participants expressed appetite for more life at night, including street lighting and music to add to the ambience.
- **Maintain active street frontages:** Participants called out the value of active ground floor uses while balancing the need for essential amenities.
- **Conscious densification and development:** Views to the mountains, light and air are features of Central Lonsdale that are important to participants. Many urged that new developments must take these into consideration through setbacks and step backs.
- **Keep Central Lonsdale inclusive:** Participants expressed the need for more affordable housing in Central Lonsdale.
- **Spaces for arts and culture:** Participants highlighted a desire for places for artisans to showcase their work, art spaces to be creative and community meeting places to gather.

### Participant Quotes

“Variety in retail and services is very important.”

“Keep village atmosphere. Don't create LOLO #2 which is more posh, less livable.”

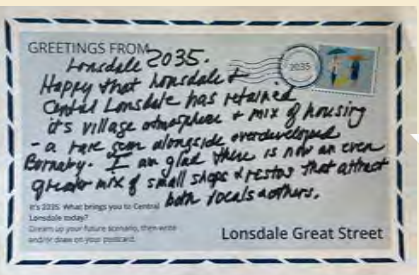
“More ambience at night – lights on patios, warm street lighting. Music.”

“Medical and dental offices could be moved to higher floors, **reserving street level for more vibrant businesses.**”

“Affordable housing first.”

“Tall buildings need to be set back to **allow sun + limit wind for seating & pedestrian areas.**”

### Participant Postcards

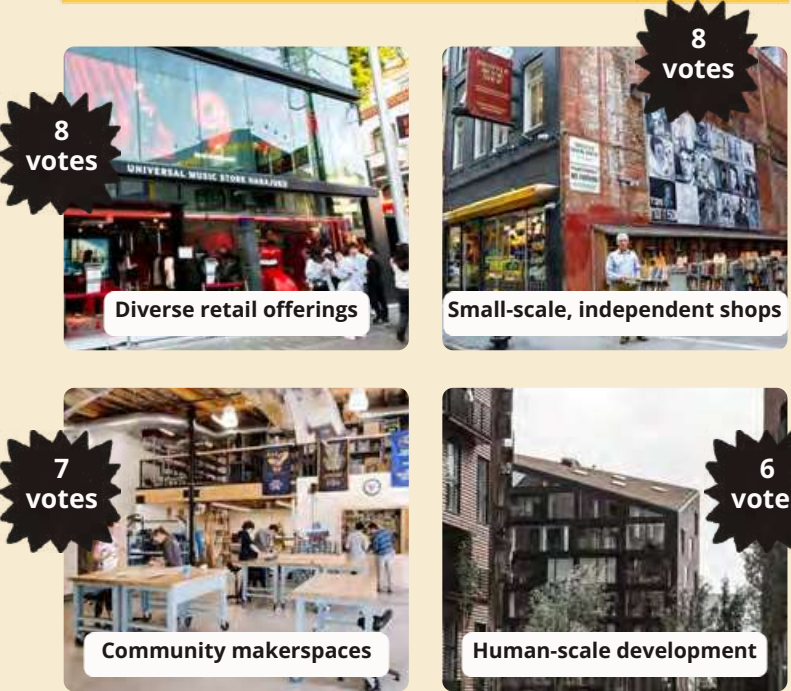


“Lonsdale 2035. Happy that Lonsdale and Central Lonsdale has retained its village atmosphere and mix of housing – a rare gem alongside overdeveloped Burnaby. I am glad there is now an even greater mix of small shops and restos that attract both locals and others.”

### Favourite Images

People voting for favourite images were in favour of the following categories:

1. Diverse retail offerings (8 votes)
2. Variety of small-scale, independent shops (8)
3. Community makerspaces (7)
4. Human-scale development (6)
5. Open ground floor (5)
6. Animated retail edge (5)
7. Workshop spaces (5)
8. Small-scale retail units (5)
9. Active ground floor (4)
10. Human-scale rhythm (4)



# Public Open House

## —Transportation, Utilities & Infrastructure

### Key Themes

- **A multimodal street with a pedestrian focus:** Participants emphasized the to keep Lonsdale Avenue accessible to all modes and highlighted the importance of prioritizing pedestrian experience.
- **Pedestrian safety and traffic calming:** Participants reported that traffic calming measures and pedestrian safety are important to them, highlighting concerns around street crossings and right turns on red.
- **Additional North-South transportation:** There is appetite for improved transit connections between Lower Lonsdale and Central Lonsdale, with participants mentioning hop-on hop-off busses and trams.
- **Convenient parking options:** Maintaining access to convenient parking is a key issue for many participants who rely on personal vehicles.
- **Green infrastructure:** Participants appreciate rain gardens and planting, but expressed concerns about year-round maintenance.
- **Open Street Patios are undesirable:** Participants expressed that Open Street Patios close to vehicular traffic, noise and pollution are unpleasant to spend time in.

### Participant Quotes

“If there's less cars, there's more room for cyclists. **Also safer for everyone.**”

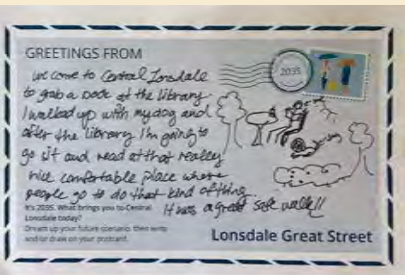
“We choose our walking routes based on the safety of street crossings. **With pedestrian-first design, we would be more likely to walk down Lonsdale.**”

“Free hop-on hop-off up and down Lonsdale”

“Rain gardens and more plantings are very important”

“Move street patios to the laneways. **Air pollution & noise on Lonsdale make the patios unpleasant**, and the new space can be used for parking or bike lanes on Lonsdale.”

### Participant Postcards



“We come to Central Lonsdale to grab a book at the library. I walked up with my dog and after the library I'm going to go sit and read at that really nice comfortable place where people go to do that kind of thing.”

### Favourite Images

People voting for favourite images were in favour of the following categories:

1. **Multimodal street** (13 votes)
2. **Accessible and dignified waiting areas** (9)
3. **Slow street** (9)
4. **Pedestrian priority** (8)
5. **Pick-up/drop off zones** (7)
6. **People first street** (6)
7. **Biodiverse/green corridor** (5)
8. **Reduced crossing distance** (5)
9. **Accessible crosswalks** (4)
10. **Pedestrian refuge islands** (4)

13 votes

Multimodal street

9 votes

Accessible and dignified waiting areas

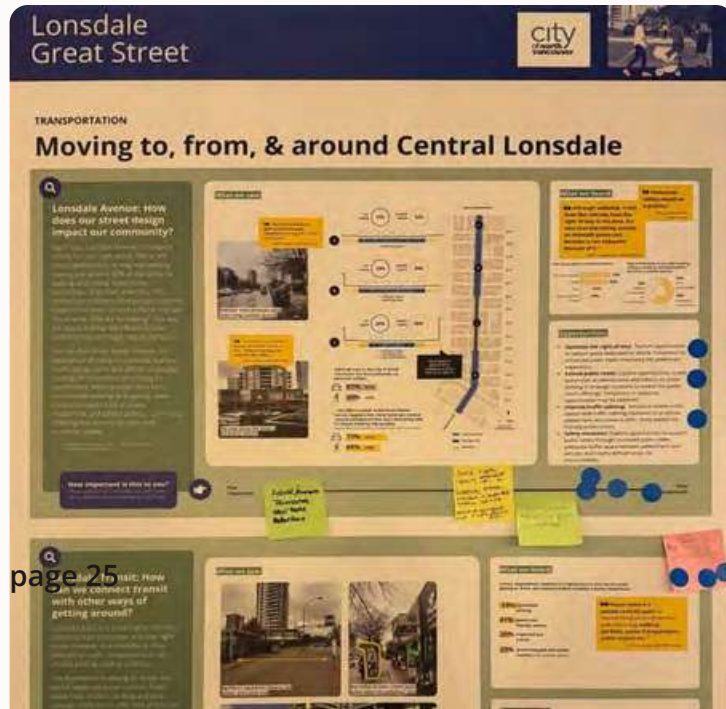
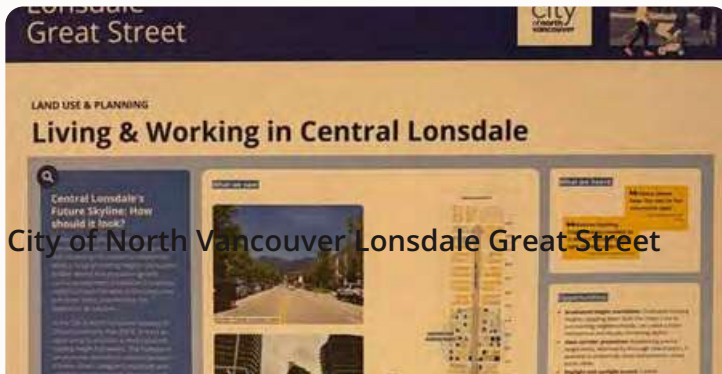
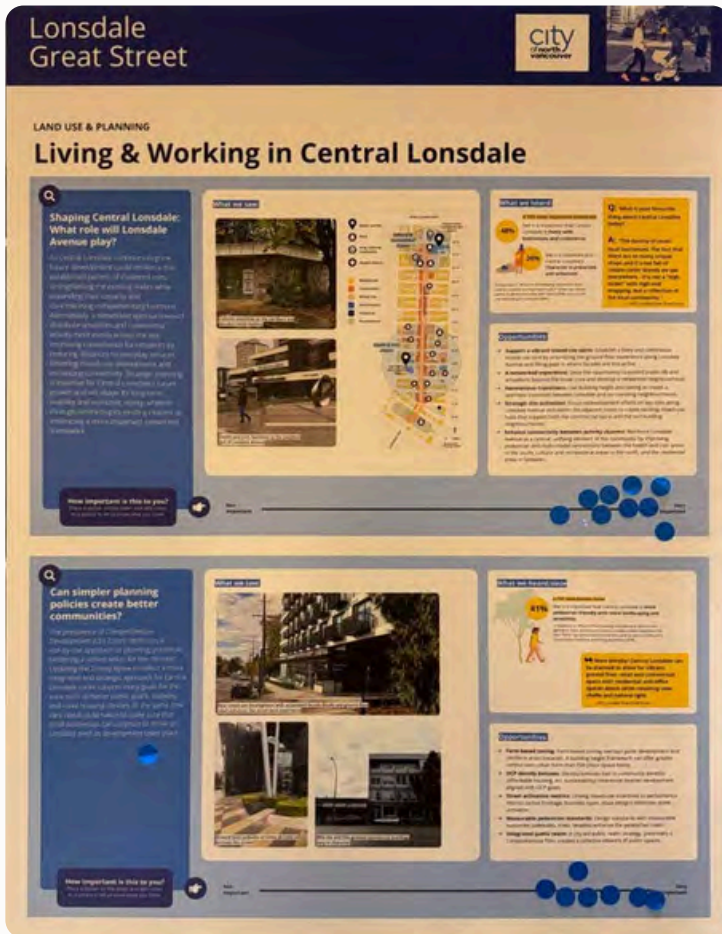
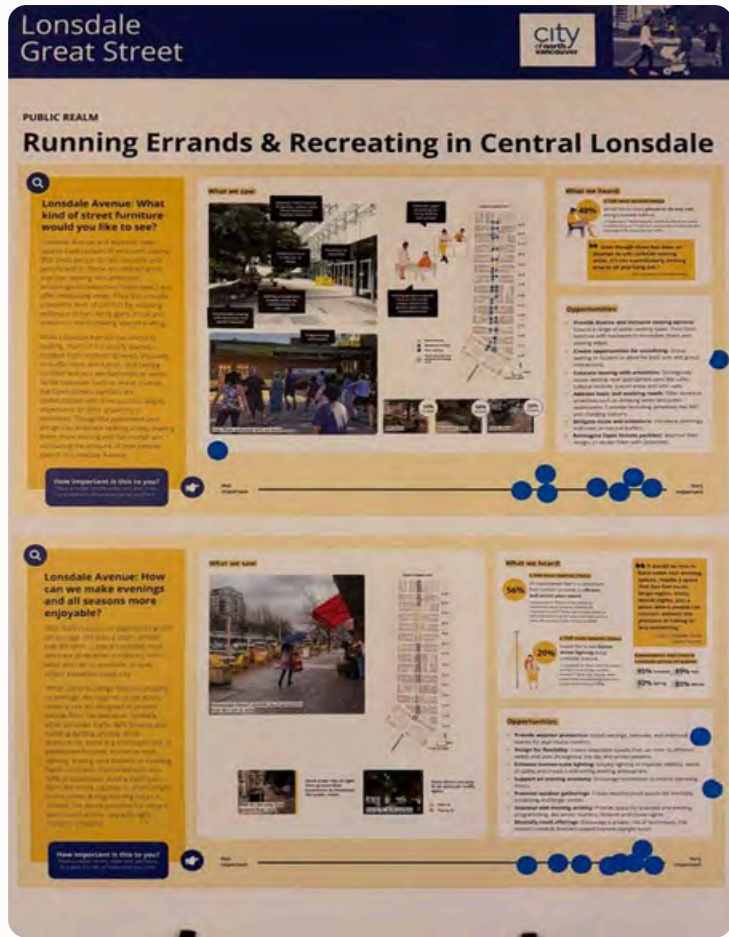
9 votes

Slow street

8 votes

Pedestrian priority







# What We Heard —Interest Holder Meetings

In February 2025, working meetings were held with four key groups to gather targeted feedback and aspirations for the Lonsdale Great Street project. This input, along with insights from the public open house and online survey, will help guide the project moving forward.

The four groups engaged were:

- **Business owners**
- **Community Institutions**
- **Residents**
- **Developers**

Inspiration image tiles were displayed on a Central Lonsdale map during interest holder meetings.



“My community is my family, if I do not feel good and I step outside and see a familiar face, I feel good.”

– Resident at interest holder meeting

Highlights from the interest holder meetings in February 2025



# What We Heard

## —Interest Holder Meetings

### Key Takeaways

01

**Interest holder participants emphasized the importance of celebrating and preserving the existing character of Central Lonsdale, while establishing a unique identity.**

Participants stressed the value of small business, diverse amenity mix and existing public spaces in the neighbourhood and advocated for Central Lonsdale to develop a distinct visual identity through branding and signage that sets it apart as a destination in it's own right.

02

**Interest holder participants expressed a desire to enhance existing public spaces and fill network gaps through additional spaces, amenities, events, and programming.**

Interest holders want to see existing public spaces well maintained and repositioned to be better utilized. There is a desire for new spaces, amenities and programming that build community, foster arts and culture and attract visitors to Central Lonsdale, creating a fun atmosphere that encourages people to spend time in the neighborhood.

03

**Interest holder participants highlighted the need to enhance connectivity and accessibility to and from Central Lonsdale through additional transit modes and high-quality connections.**

Interest holders want Central Lonsdale to be more accessible, despite its topography, with dedicated transportation up and down the hill. They stress that it is important to be able to connect outwards from Central Lonsdale through high quality infrastructure.

04

**Interest holder participants identified laneways as a unique opportunity to link Central Lonsdale to existing green infrastructure and provide pedestrian spaces, while maintaining utility needs.**

Participants saw laneways as potential connections to the Green Necklace and other green infrastructure on the North Shore, while being pedestrian respites within the neighbourhood and maintaining functionality as utility corridors.



# What We Heard

## —Interest Holder Meetings

### 01 Business Owners

- **Preserve Central Lonsdale's unique character:** Maintain diversity and variety in business offerings, while supporting small businesses, both on and off the street.
- **Incorporate flexibility in new developments:** Ensure retention of smaller square footage units and commercial kitchens in new developments so that they might be accessible to a variety of businesses and for evolving uses.
- **Enhance the public realm:** Consider 360 design of buildings, laneways and streets, including weather protected spaces that are human-scaled. Incorporate more public amenities and green spaces in the neighbourhood, while maintaining those that already exist.
- **Events and activations to promote Central Lonsdale:** There is appetite for daytime and evening events and activations in the neighbourhood – including car-free days – that would draw in visitors while being mindful of resident needs.
- **A livable destination:** Central Lonsdale should be a destination in its own right, while not competing with the shipyards, and catering to both residents and visitors.
- **Strengthen identity and branding:** The neighbourhood is in need of a discrete visual identity, and requires better wayfinding and signage.

### 02 Institutions

- **Preserve the eclectic character of the neighborhood:** Ensure that the charming mix of uses and qualities in Central Lonsdale are celebrated while a future-ready philosophy about what the neighbourhood should be and who it is for is defined.
- **Life at night:** Extend public life into the evening through better street lighting that makes all people feel safe and enlivens the neighbourhood atmosphere.
- **Utilize laneway for public life:** Activate laneways with amenities and greenery to become respites off of the busy street, and provide connections to the Green Necklace.
- **Improve connectivity and accessibility:** While adding to the character of the neighborhood, the topography poses significant mobility challenges. Make Central Lonsdale accessible to all by providing new transit options into the neighbourhood.
- **Address community needs:** Fill gaps in the neighbourhood amenity network and enhance the fun factor through temporary street closures, programming and festivals.
- **Celebrate existing public space assets:** Enhance existing public spaces through activations and add new spaces that are intergenerational and comfortable all year round, no matter the weather.
- **Incorporate signage and wayfinding:** Ensure that newcomers to the neighbourhood can find what they're looking for, and chance upon what Central Lonsdale has to offer.

# What We Heard

## —Interest Holder Meetings

### 03 Residents

- **Unique neighbourhood character:** Residents appreciate the eclectic offerings in Central Lonsdale and want local culture to be celebrated.
- **Enhance the public realm:** Enhance the public realm: Activate building edges through seating, awnings, and organized signage. Reevaluate Open Streets Patios for better functionality. Maintain public spaces, greenery, and landscaping through regular upkeep, while also explore resident-led maintenance programs to foster community engagement and ownership.
- **Seasonal events and programming enhance the neighborhood:** Residents shared appreciation for events like Christmas markets and call for the farmers market to return to Central Lonsdale.
- **A symbiotic relationship with the Shipyards:** Residents feel it important for Central Lonsdale to complement the Shipyards, not compete with it.
- **Provide reasons to spend time in Central Lonsdale:** Shift neighbourhood draw from a place to get errands done to a destination for spending time.
- **Laneway improvements:** Laneways provide opportunities for an expanded public realm but require design upgrades to be true pedestrian spaces.
- **Fill gaps in existing public space network and neighbourhood amenities:** Residents highlighted that the neighbourhood lacks art and culture spaces, community spaces for events, and that existing public spaces could serve community needs better.
- **Accessibility and connections:** Provide better access for both getting to Central Lonsdale and enhance connections to existing green infrastructure from the neighborhood.

### 04 Developers

- **A positive working relationship with the City of North Vancouver:** Developers value their positive working relationship with the City of North Vancouver. However, they've expressed concerns regarding the length of the development approvals process, suggesting that expediting this procedure would facilitate more efficient project timelines.
- **A Vision for diversified development:** Developers see Central Lonsdale's future tied to a diverse housing portfolio: for-sale, affordable rentals, and market-rate rentals integrated within mixed-use buildings. They specifically highlighted the benefits of mixed-tenure buildings. They also emphasize that robust transit access (especially the expansion of rapid transit into the North Shore) and pedestrian-friendly environments are essential for the neighborhood's continued success.
- **Central Lonsdale's livability and amenity mix are a key selling point:** Developers advocate for preserving and enhancing Central Lonsdale's livability, walkability, and existing amenities. They suggest diversifying the retail mix to include more sit-down restaurants and similar establishments, moving beyond the current focus on grab-and-go services.
- **Balancing feasibility with design and public realm improvements:** Developers recognize their potential to enhance the public realm – both onsite and offsite – through thoughtful building design and community amenities, but they also acknowledge the need to balance these improvements with financial feasibility. They call for the City to actively facilitate this opportunity to further improve the neighborhood's livability.





# Engagement process

Phase 1 Engagement for the Lonsdale Great Street included a range of online and in-person opportunities for participation including:

- **A survey on the Let’s Talk Digital Engagement Platform**
- **Two pop-ups in Civic Plaza**
- **An open house at City Hall**

Staff provided the survey in a paper format as well as translated into Farsi to accommodate those business owners and residents in the neighbourhood. Translation was available on the website as well as on the Let’s Talk Platform for those that needed language support.

Staff began promoting participation in engagement early in 2025 using a combination of paid advertising, media relations and social media promotion including the following:

- **Earned media promotion via a news release, interviews resulting in coverage on City News, CBC television and radio, Global TV, Daily Hive and The Georgia Straight.**
- **Posts on CNV social media channels, which resulted in 32,483 impressions**
- **¼ page print advertisements in the North Shore News x 3 insertions with a circulation of 50,000 for each edition**
- **Digital advertising on Glacier media throughout the North Shore with 100,000 impressions**

## Highlights:



**32,483**

**Impressions on CNV social media posts**



**100,000**

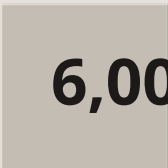
**Impressions on Glacier media throughout the North Shore.**



**1,885**

**Visits to the Lonsdale Great Street project web pages**

January 10 - February 20, 2025



**6,000**

**Visits to the ‘Let’s Talk’ web page**

January 10 - February 20, 2025



# Lonsdale Great Street Survey

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## **SURVEY RESPONSE REPORT**

01 January 2025 - 13 February 2025

### **PROJECT NAME:**

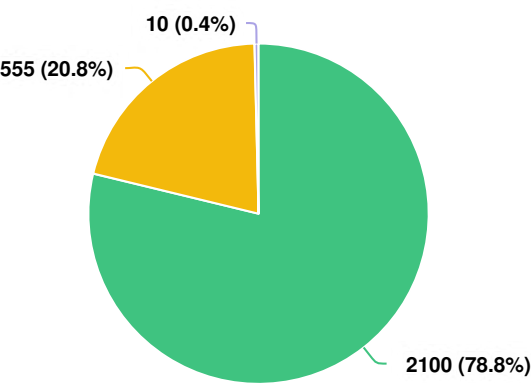
Lonsdale Great Street Project



# SURVEY QUESTIONS



Q1 Which of the following best applies to you?

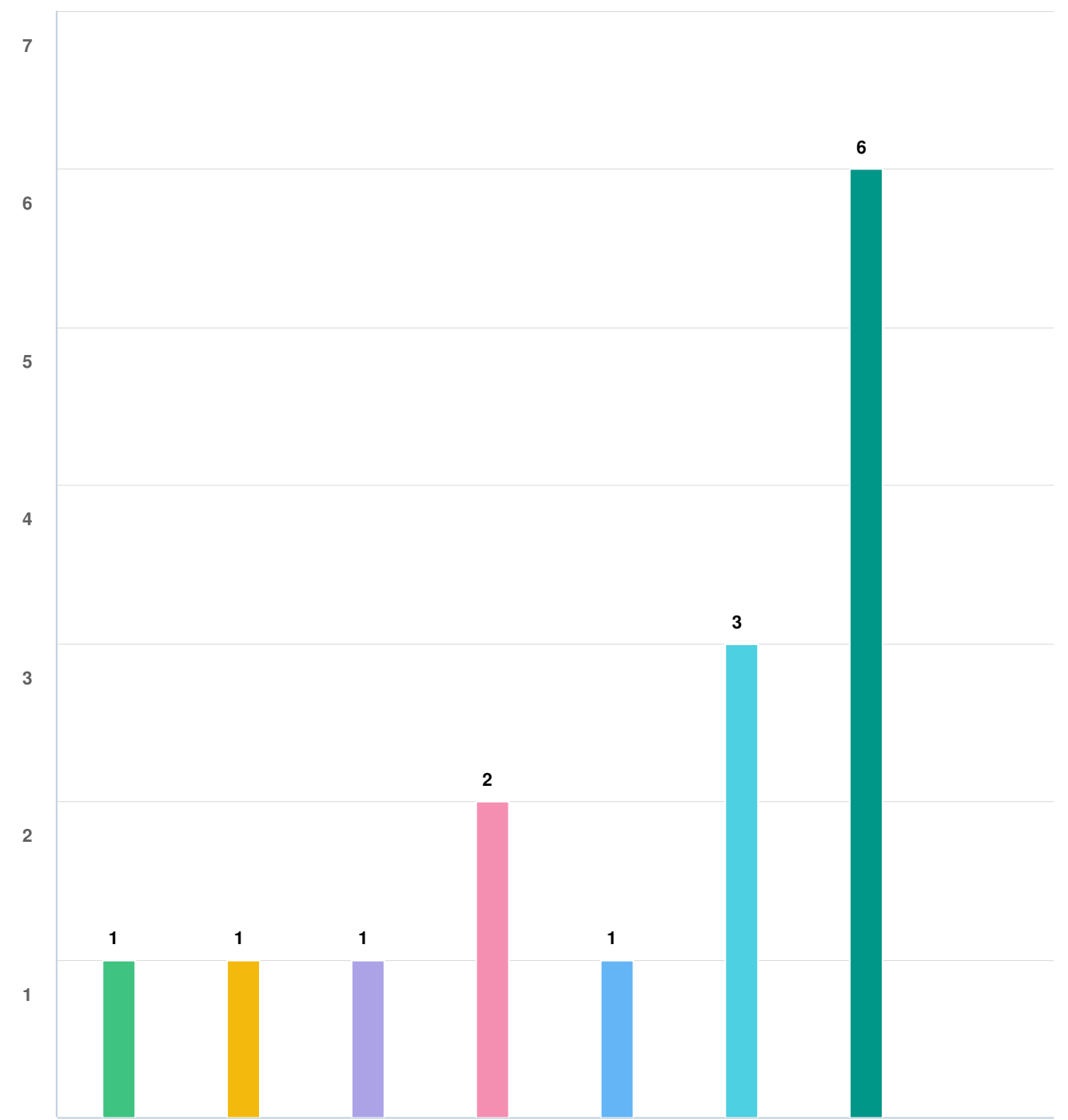


Question options

- I live, work, or study in the City of North Vancouver.
- I live outside of the City of North Vancouver but visit Central Lonsdale.
- I don't visit Central Lonsdale.

Mandatory Question (2665 response(s))  
Question type: Radio Button Question

Q2 Why don't you visit Central Lonsdale? Check all that apply.



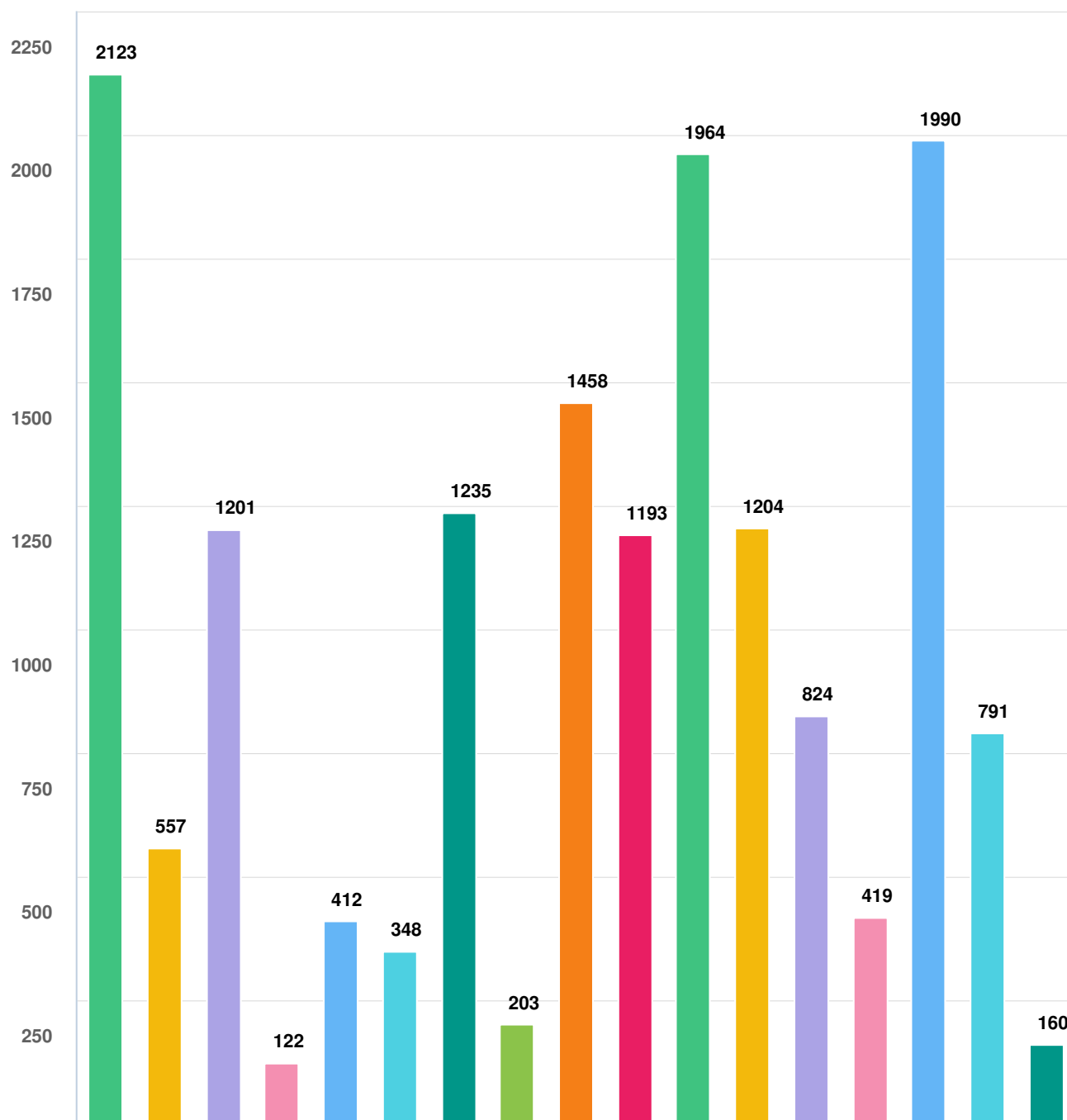
Question options

- I haven't heard of it.
- I want to go, but haven't gotten around to it yet.
- It's too difficult to get there.
- I'm not sure what I would do there.
- I don't feel comfortable or safe spending time there.
- I prefer to spend time in a different place.
- Other (please specify)
- I don't have time to go there.

Optional question (10 response(s), 2655 skipped)  
Question type: Checkbox Question



**Q3 Why do you typically visit Central Lonsdale? Check all that apply.**



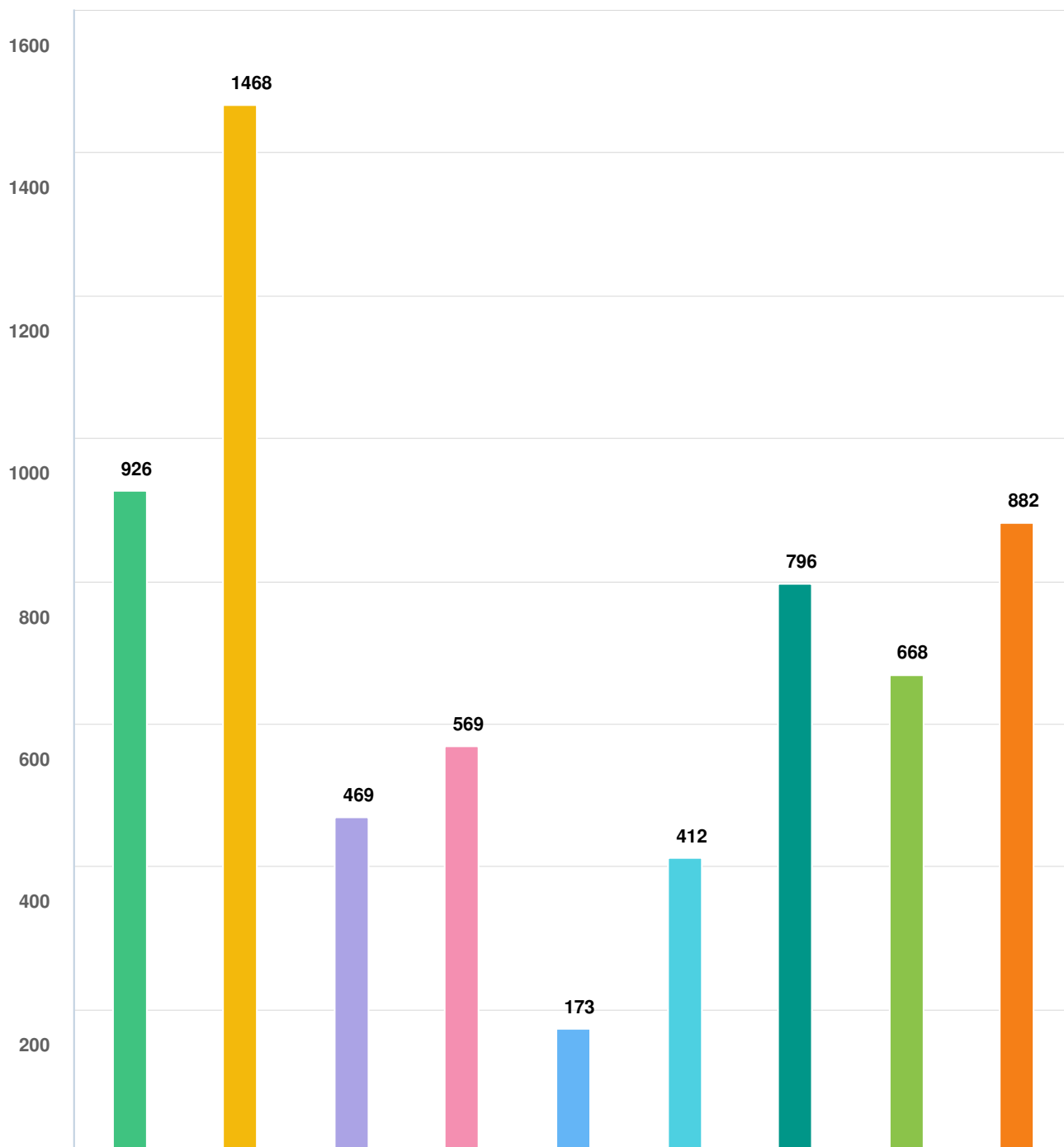
**Question options**

- Dining at restaurants or cafes
 ● Visiting bars or nightlife
 ● Passing through / commuting
 ● Sporting events
- Seeing live music or performing arts
 ● Visiting City Hall
 ● Visiting the Library
 ● Sightseeing
- Health and wellness services
 ● Professional services
 ● Shopping
 ● Socialising
 ● Recreation / sport / exercise
- For work
 ● Running errands
 ● Visit the Harry Jerome Recreation Centre
 ● Other (please specify)

Mandatory Question (2655 response(s))

Question type: Checkbox Question

**Q4** What features would you like to see along Central Lonsdale? Select three options.

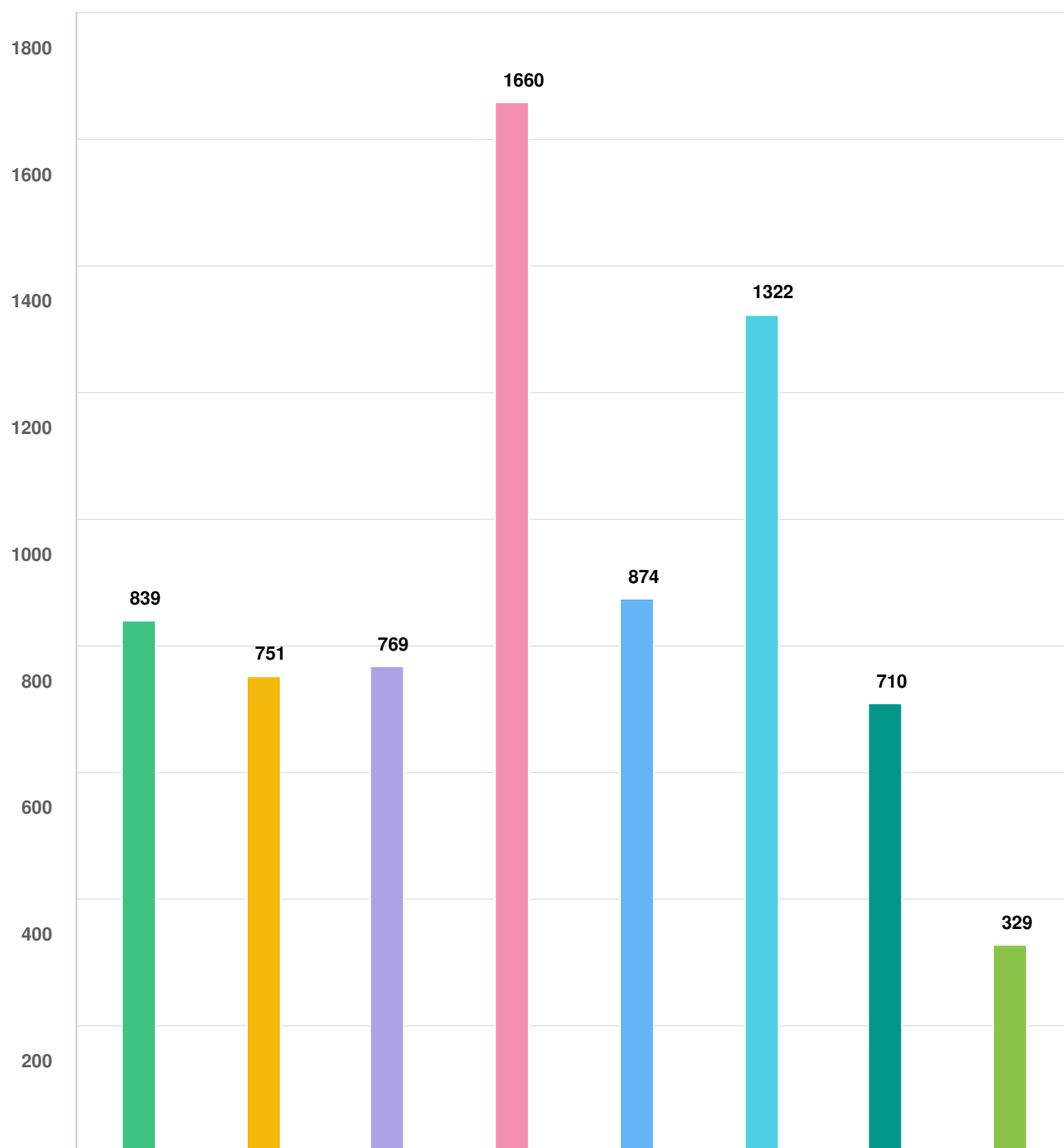


**Question options**

- Places to sit and rest
 ● More street trees and planting
 ● Better street lighting
 ● Improved accessibility
- Better signage and wayfinding
 ● More bicycle and scooter parking
 ● More public art
- More resources (eg. trash receptacles and drinking fountains)
 ● Other (please specify)

Mandatory Question (2655 response(s))  
Question type: Checkbox Question

**Q5** What kind of amenities would you like to see more of along Central Lonsdale? Select three options.



**Question options**

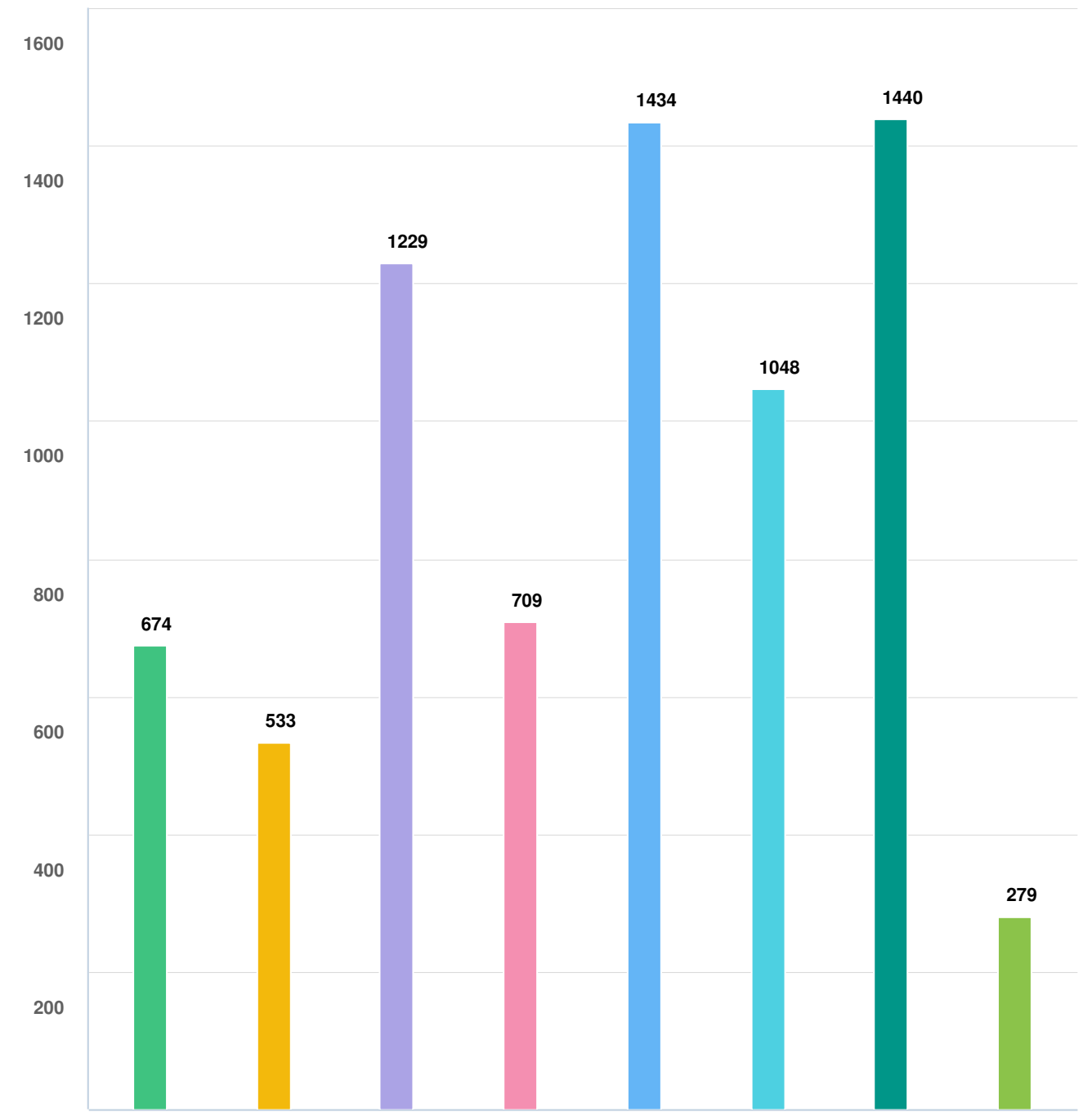
- Park / play areas
- Community event spaces
- Cultural / music offerings
- Local businesses and shops
- Retail offerings
- Food and beverage offerings
- Daily life amenities like grocery stores and pharmacies
- Other (please specify)

Mandatory Question (2655 response(s))

Question type: Checkbox Question



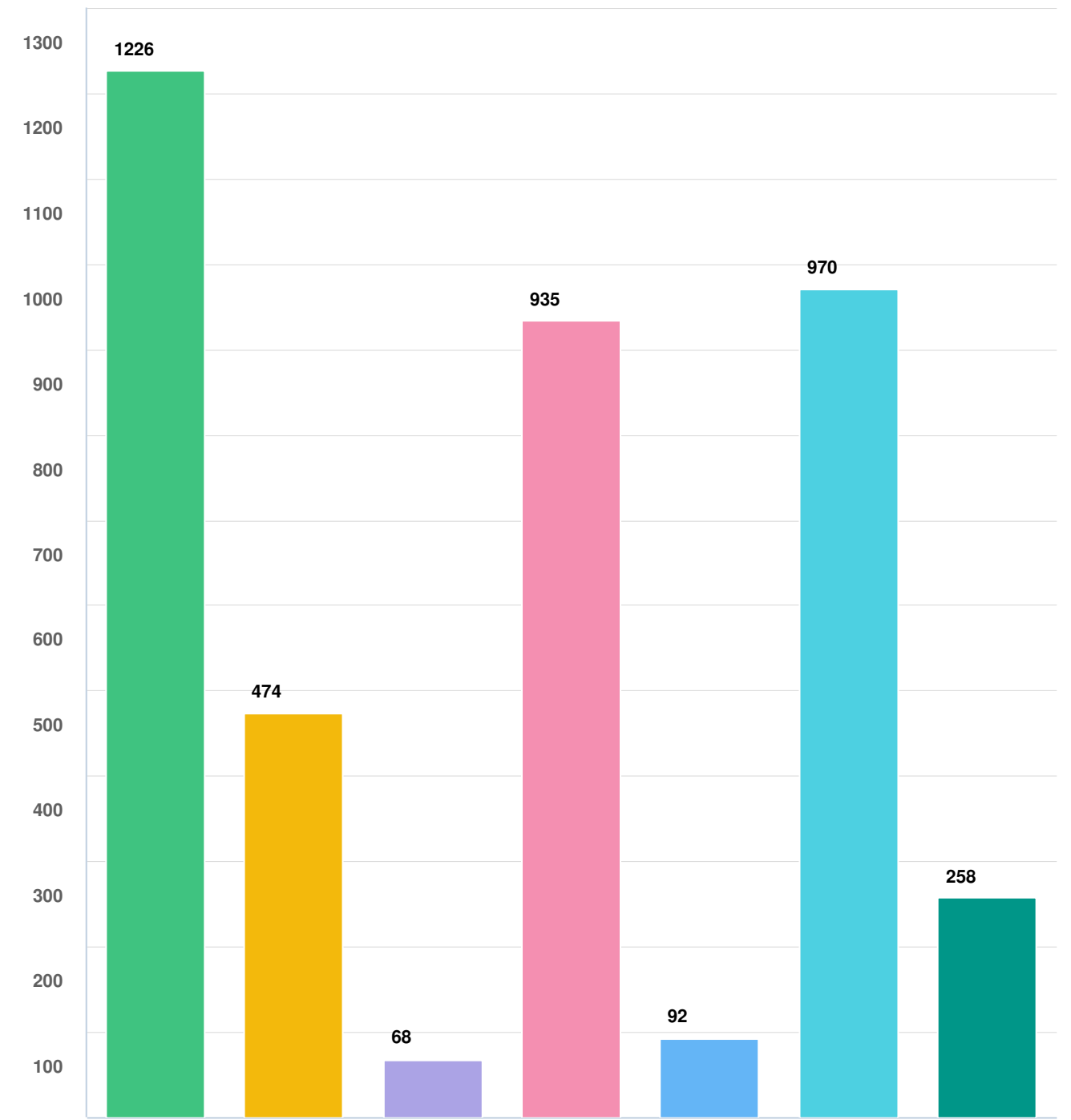
**Q6** Which of the following statements about Central Lonsdale are important to you? Select three options.



- Question options**
- Its character is preserved and enhanced
  - It reflects and celebrates local communities and cultures
  - It is lively with businesses and commerce
  - It provides comfortable spots to stop and stay
  - It is safe and welcoming for everyone
  - It is lush with trees and greenery
  - It is vibrant and active year-round
  - Other (please specify)

Mandatory Question (2655 response(s))  
Question type: Checkbox Question

**Q7** How would you best describe your relationship with this area? Check all that apply.

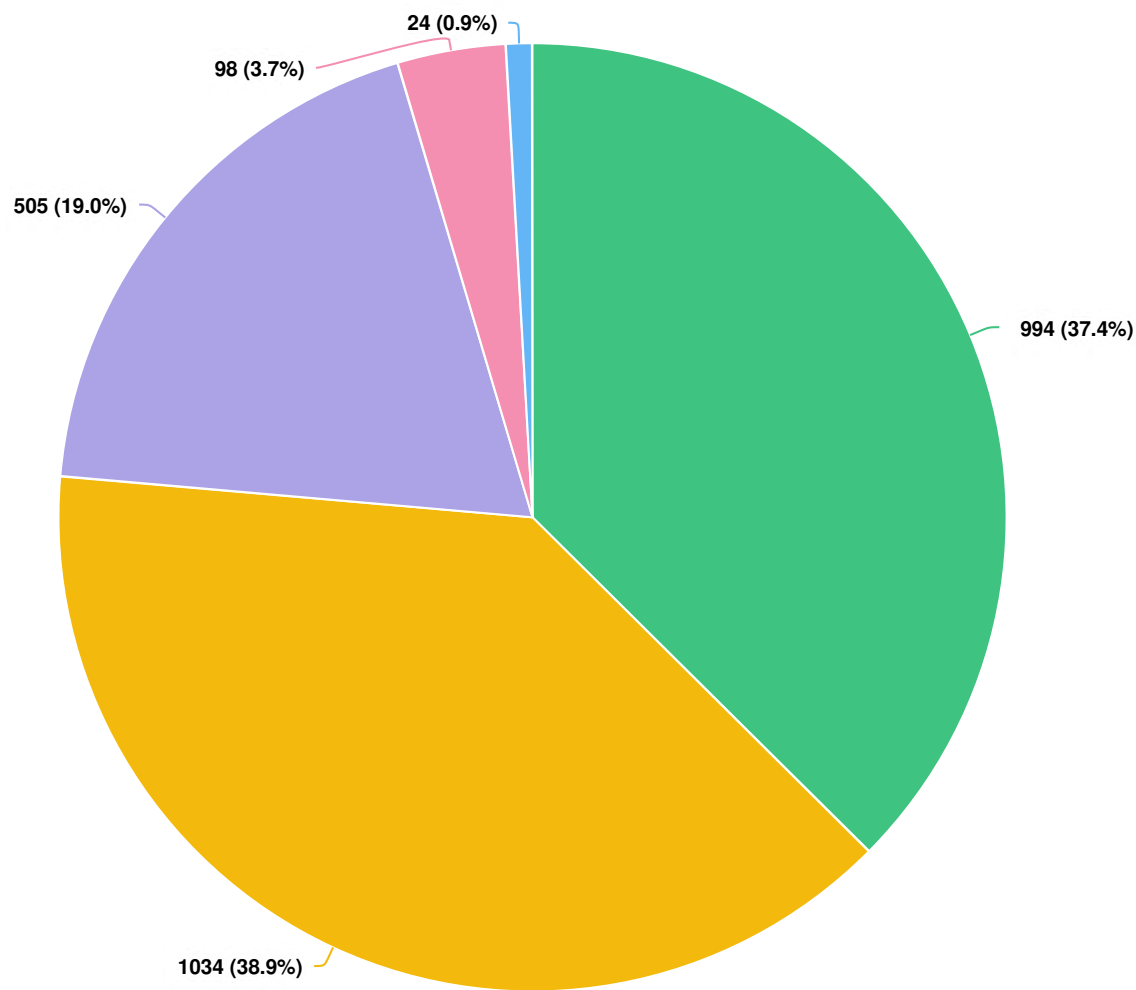


**Question options**

- I live in Central Lonsdale
- I work in the area
- I own a business in the area
- I am a visitor (for shopping, amenities, appointments, seeing friends/family)
- I am a student
- I live in a neighbouring community (West Vancouver, District of North Vancouver, etc)
- Other (please specify)

Mandatory Question (2655 response(s))  
Question type: Checkbox Question

**Q8** | How often do you visit Central Lonsdale? Select one option.



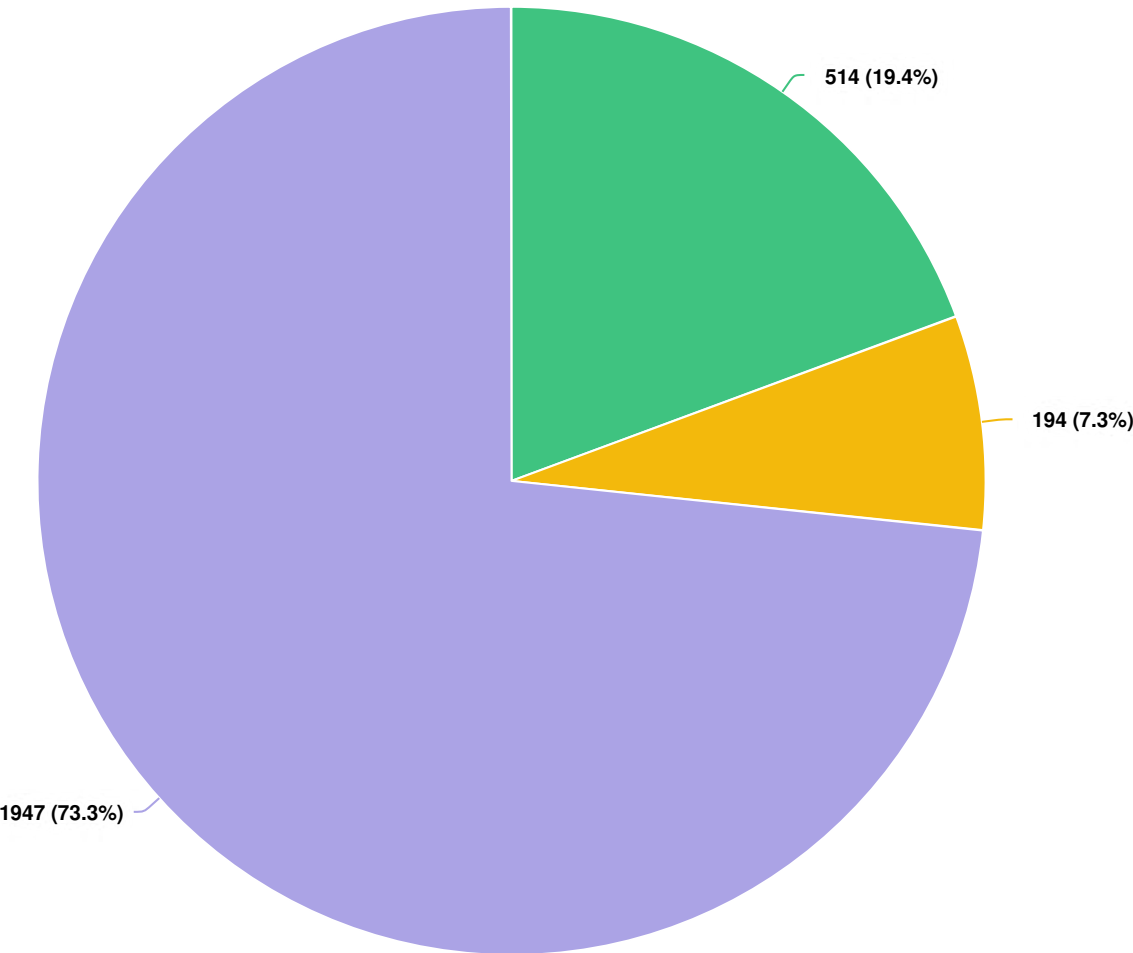
**Question options**

● Daily   ● A few times per week   ● A few times per month   ● A few times per year   ● Hardly ever

Mandatory Question (2655 response(s))  
Question type: Radio Button Question



**Q9** Which day(s) of the week do you typically visit Central Lonsdale? Select one option.

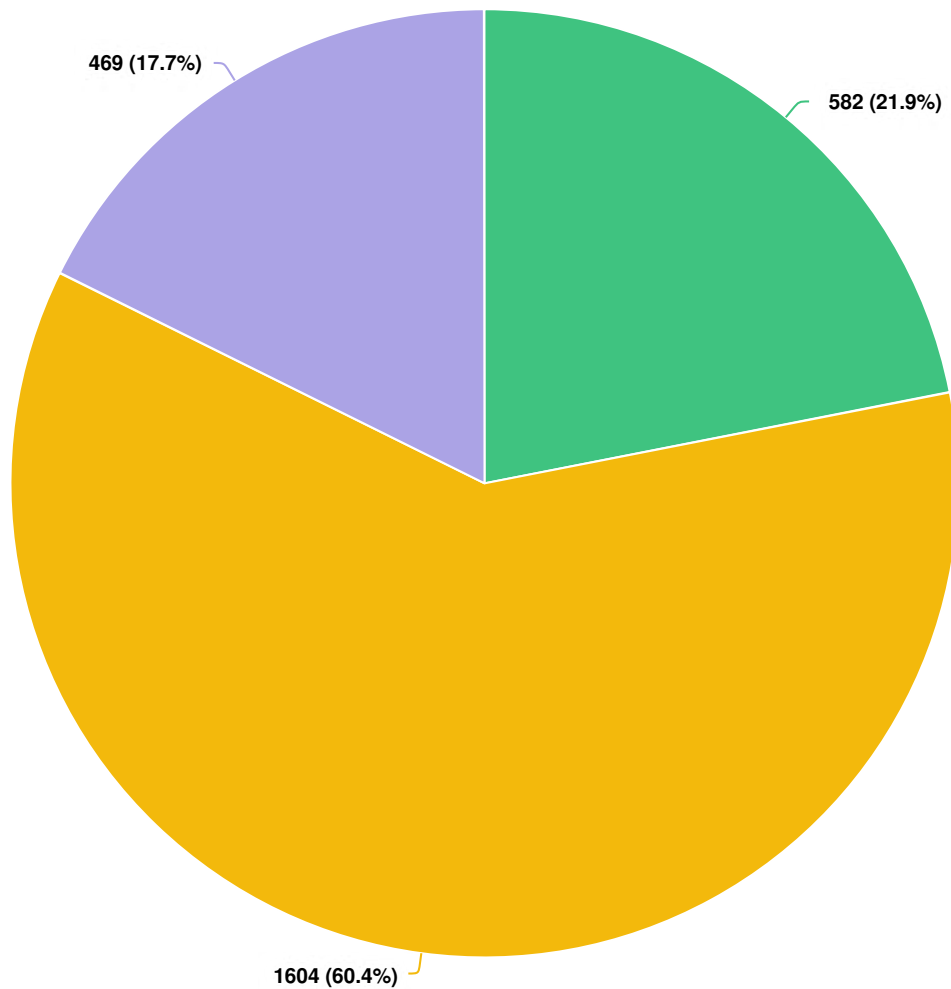


**Question options**

- Weekdays (Monday - Friday)
- Weekends (Saturday - Sunday)
- I am equally likely to visit on a weekday and a weekend. (Monday - Sunday)

Mandatory Question (2655 response(s))  
Question type: Radio Button Question

**Q10** What time(s) of the day do you typically visit Central Lonsdale? Select one option.

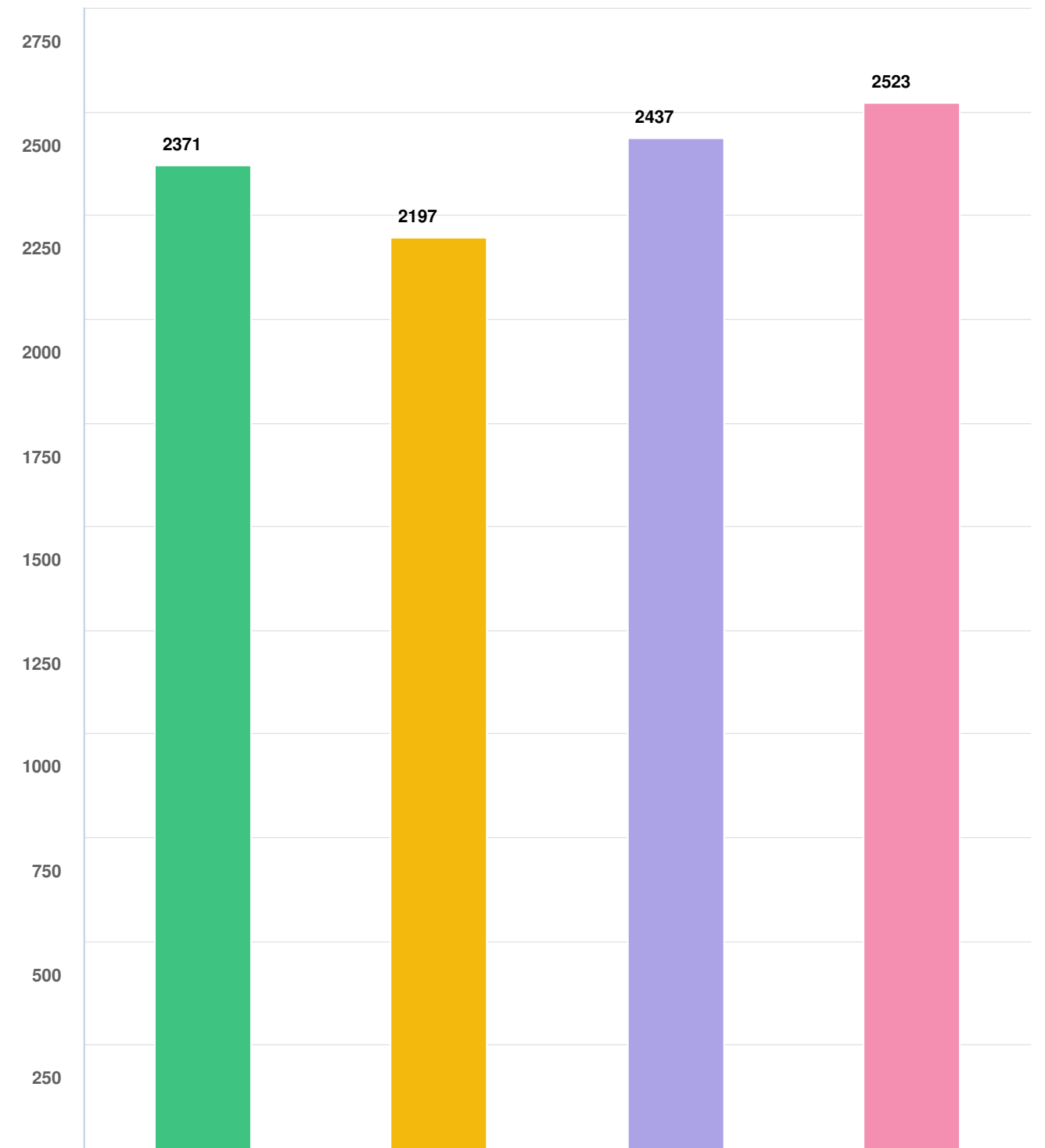


**Question options**

● Morning ● Afternoon ● Evening

*Mandatory Question (2655 response(s))  
Question type: Radio Button Question*

**Q11** Which season(s) are when you are most likely to visit Central Lonsdale? Check all that apply.

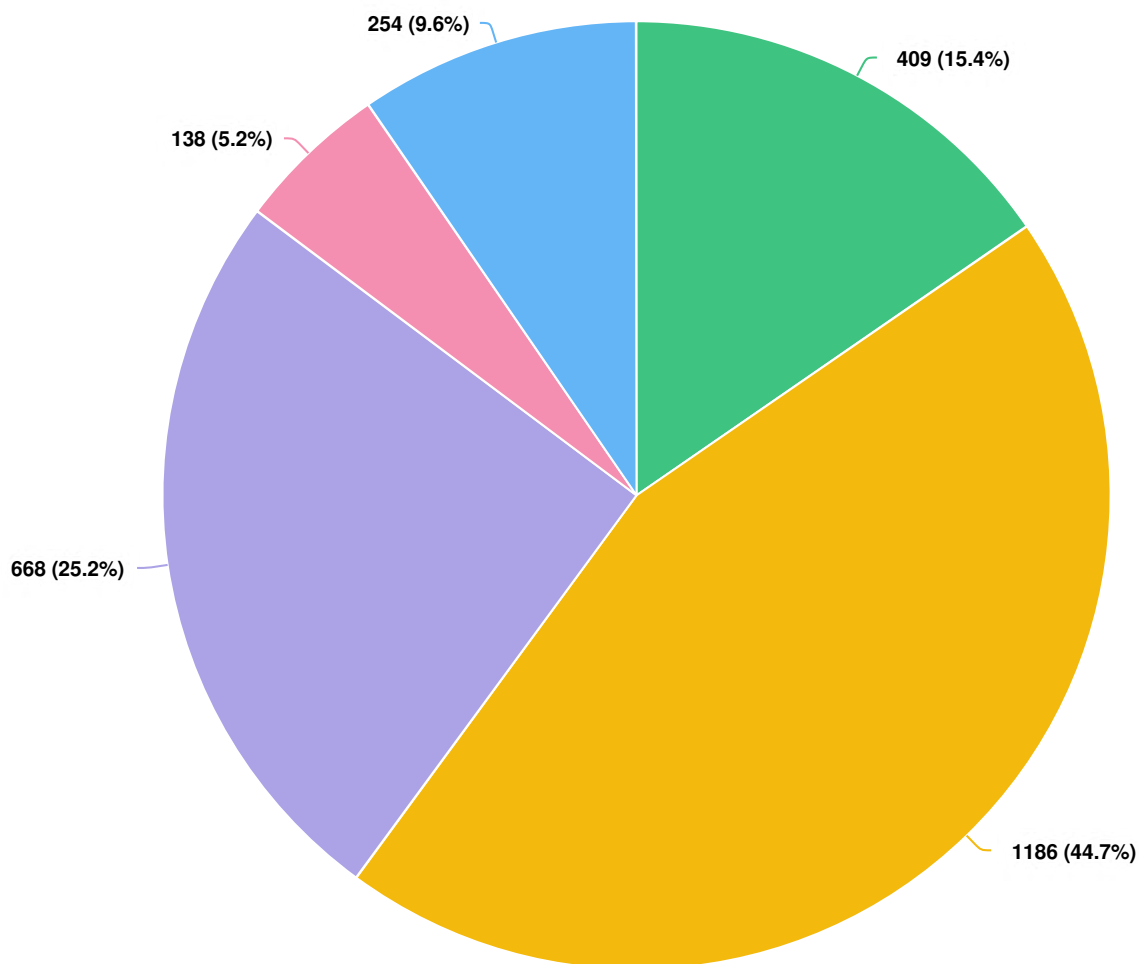


**Question options**  
● Fall   ● Winter   ● Spring   ● Summer

Mandatory Question (2655 response(s))  
Question type: Checkbox Question



**Q12** How long do you typically spend in Central Lonsdale? Select one option.

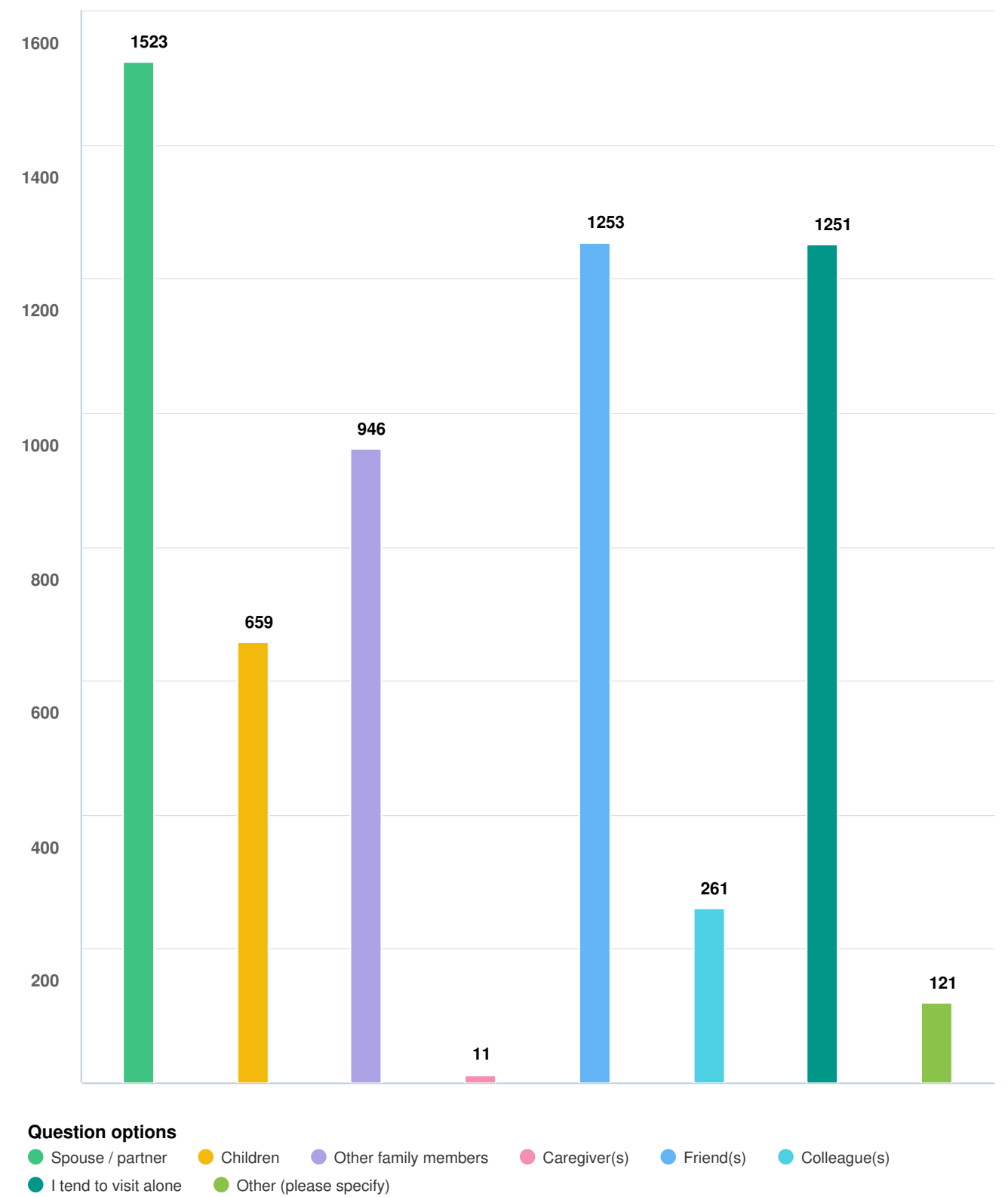


**Question options**

Less than 1 hour 1-2 hours 2-4 hours 4-6 hours Over 6 hours

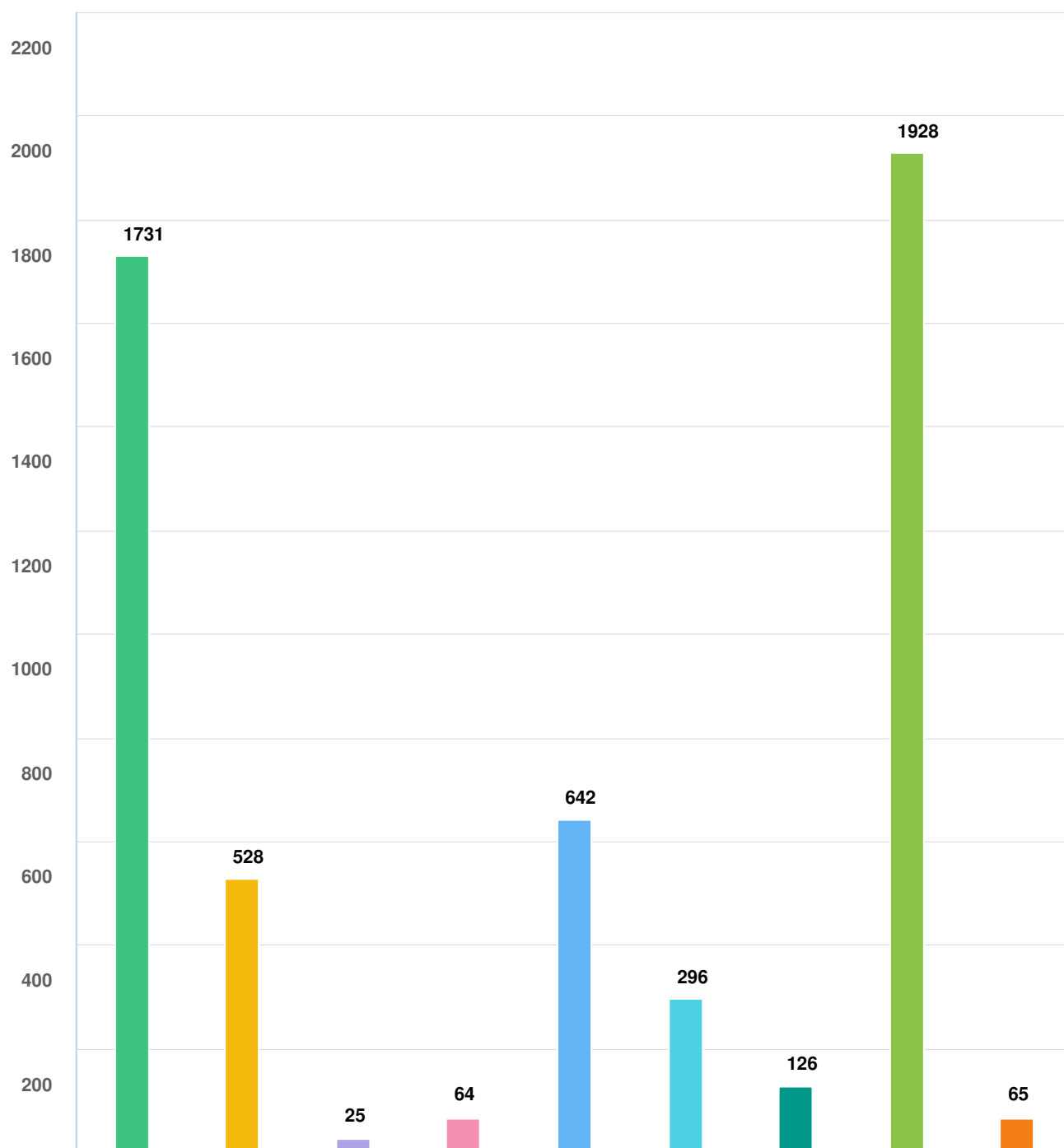
Mandatory Question (2655 response(s))  
Question type: Radio Button Question

Q13 Who is with you when you visit Central Lonsdale? Check all that apply.



Mandatory Question (2655 response(s))  
Question type: Checkbox Question

**Q14** Which of the following modes of transportation do you use to get to Central Lonsdale?  
Select three options.



**Question options**

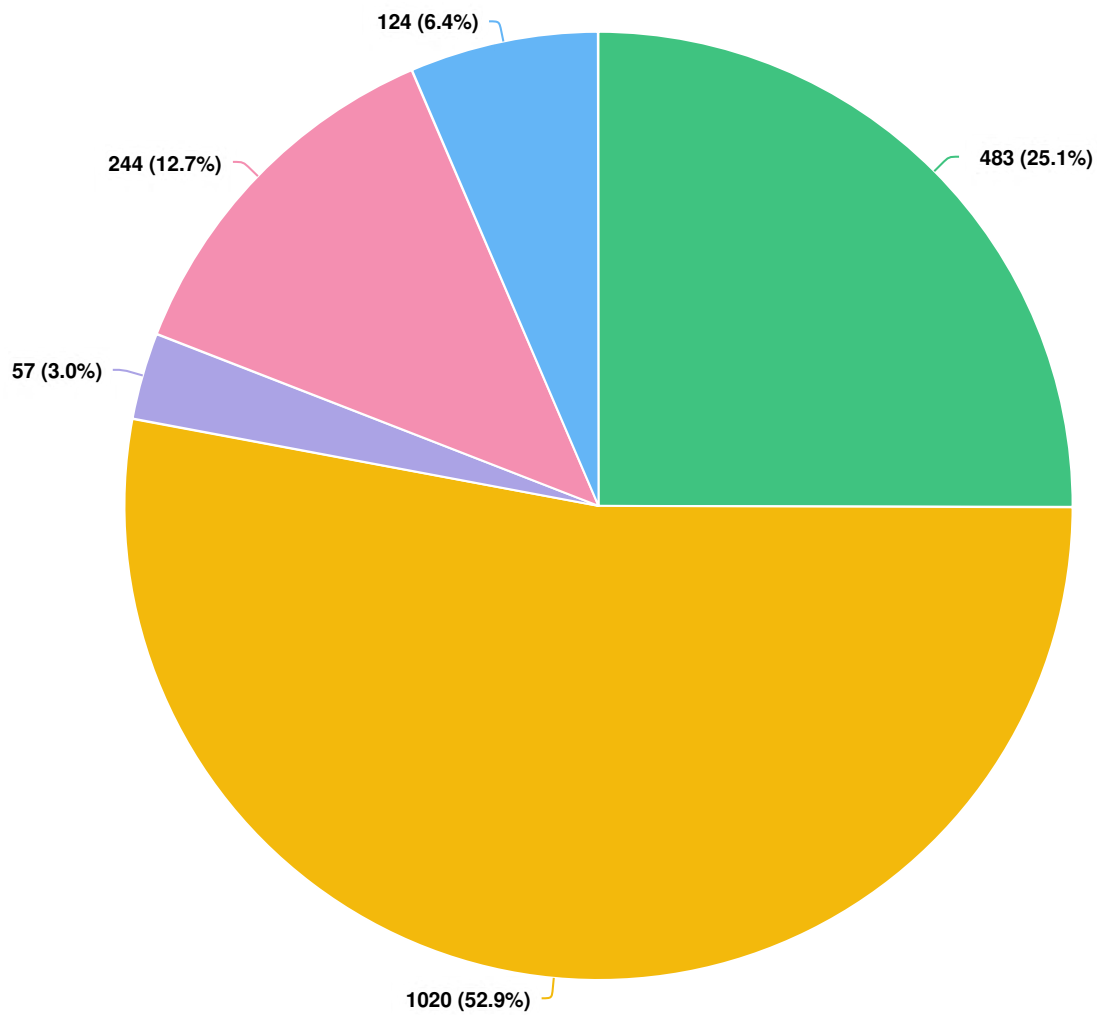
- Walk
 ● Personal bike (including e-bikes)
 ● Personal scooter (including e-scooters)
 ● Bike share (eg. Lime)
- Bus
 ● Seabus (+ additional mode up the hill to Central Lonsdale)
 ● Taxi / Rideshare / Dropped-off
 ● Personal vehicle
- Other (please specify)

Mandatory Question (2655 response(s))

Question type: Checkbox Question



**Q15** If you drive to Central Lonsdale, where do you park most often? Select one option.

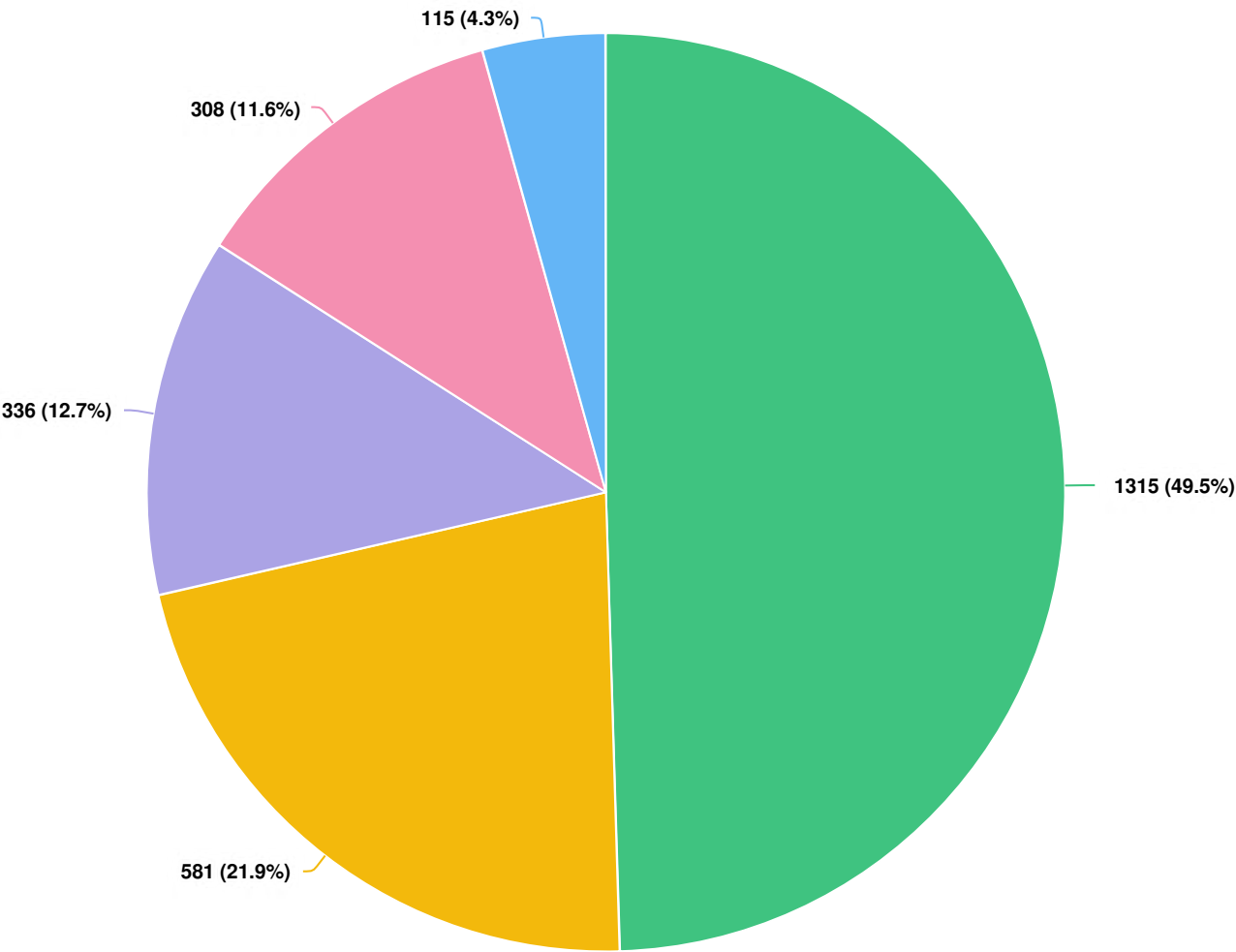


**Question options**

- Street parking on Lonsdale Avenue
- Street parking on nearby street
- Surface parking lot nearby
- Parkade or underground parking nearby
- Other (please specify)

Mandatory Question (1928 response(s))  
Question type: Radio Button Question

**Q16** | How easy is it for you to get to Central Lonsdale? Select one option.

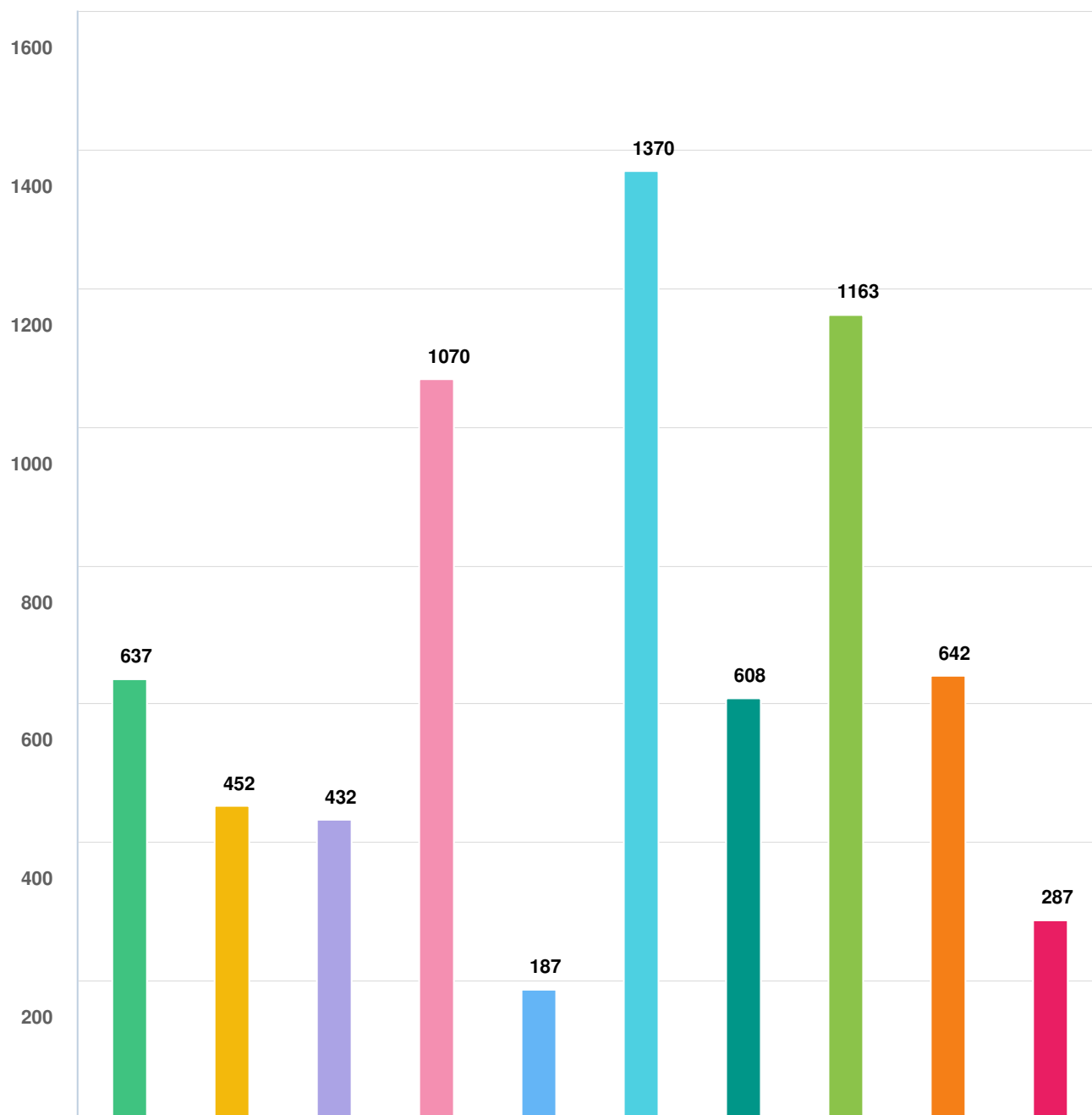


**Question options**

Very easy   Somewhat easy   Neither easy nor difficult   Somewhat difficult   Very difficult

Mandatory Question (2655 response(s))  
Question type: Radio Button Question

**Q17** Which of the following improvements would make getting to, from, and around Central Lonsdale a better experience for you? Select your top three.



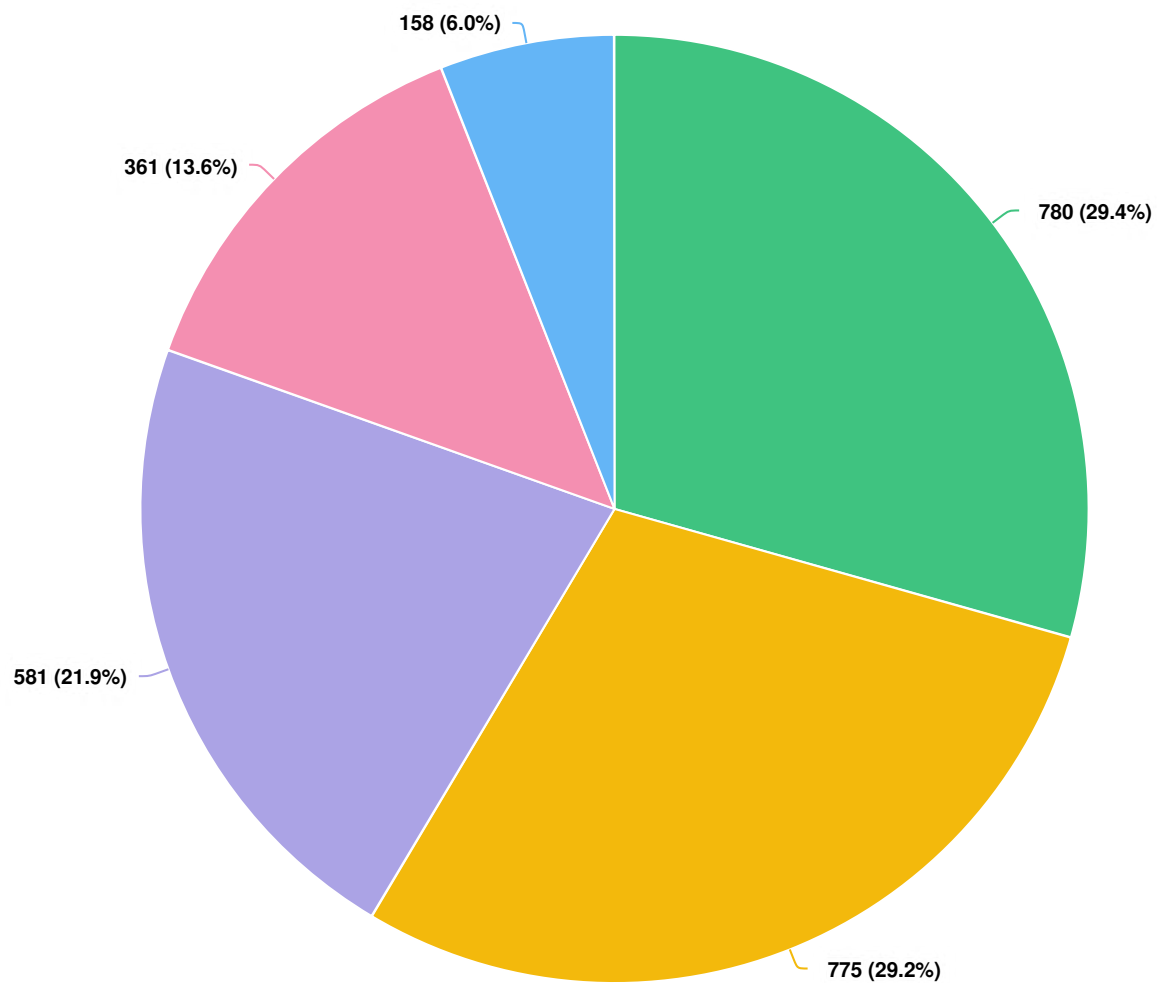
**Question options**

- Improved bus transit (frequency, comfort, reliability, speed etc.)
 ● More comfortable biking conditions
- More comfortable pedestrian crossings
 ● More pedestrian-friendly streets with more landscaping and amenities
- Improved accessibility for people with mobility devices
 ● Convenient parking options
- Prioritizing pedestrian and cyclist comfort over vehicle speed
 ● A more vibrant shopping and dining experience
- More public spaces and plazas
 ● Other (please specify)

Mandatory Question (2655 response(s))

Question type: Checkbox Question

**Q18** | How comfortable do you feel walking, rolling or using an assisted mobility device on Lonsdale Avenue? Select one option.



**Question options**

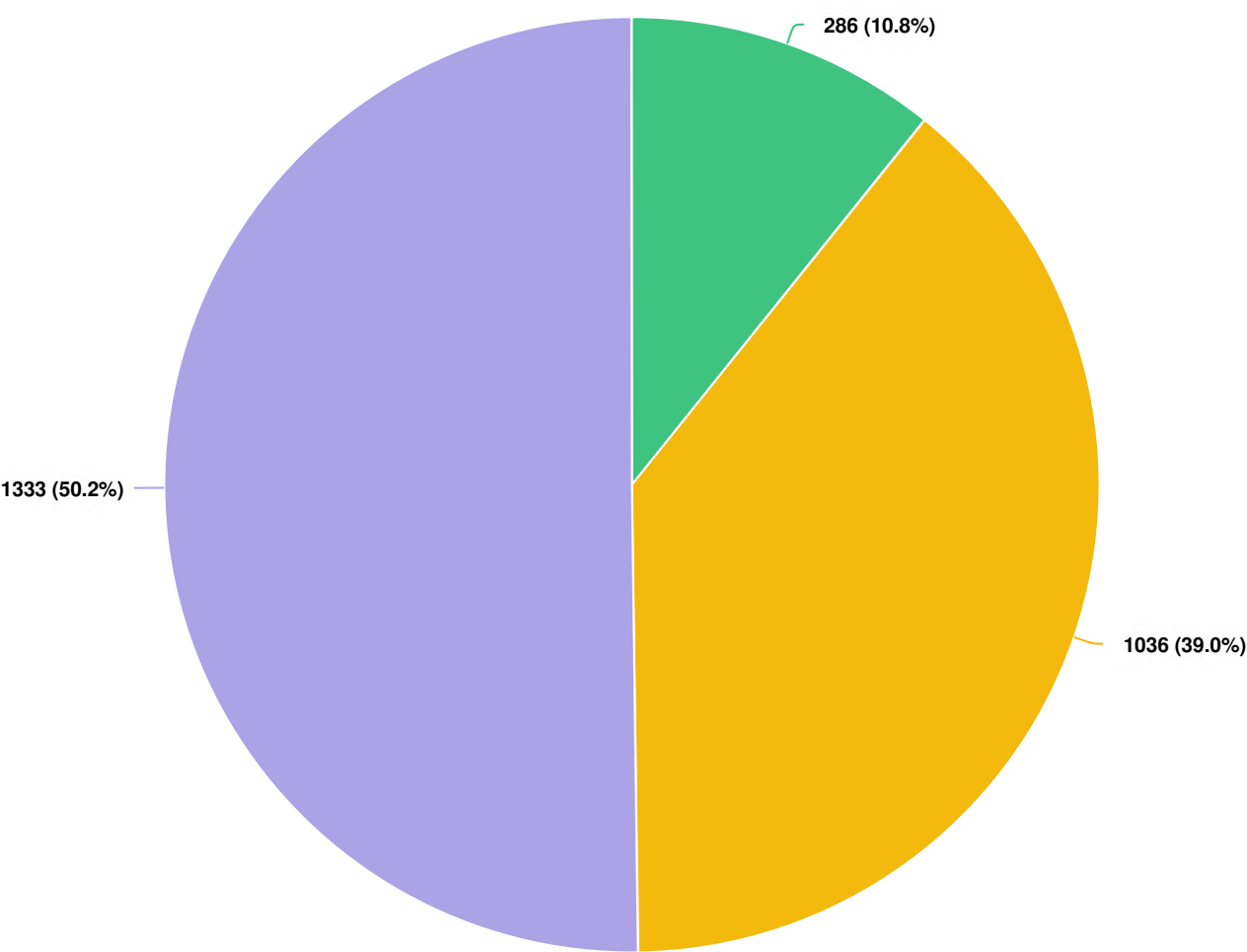
- Very comfortable   ● Somewhat comfortable   ● Neither comfortable nor uncomfortable   ● Somewhat uncomfortable  
● Very uncomfortable

*Mandatory Question (2655 response(s))*

*Question type: Radio Button Question*



**Q19** | If you use bikes as a mode of transportation, do you bike on Lonsdale Avenue? Select one option.

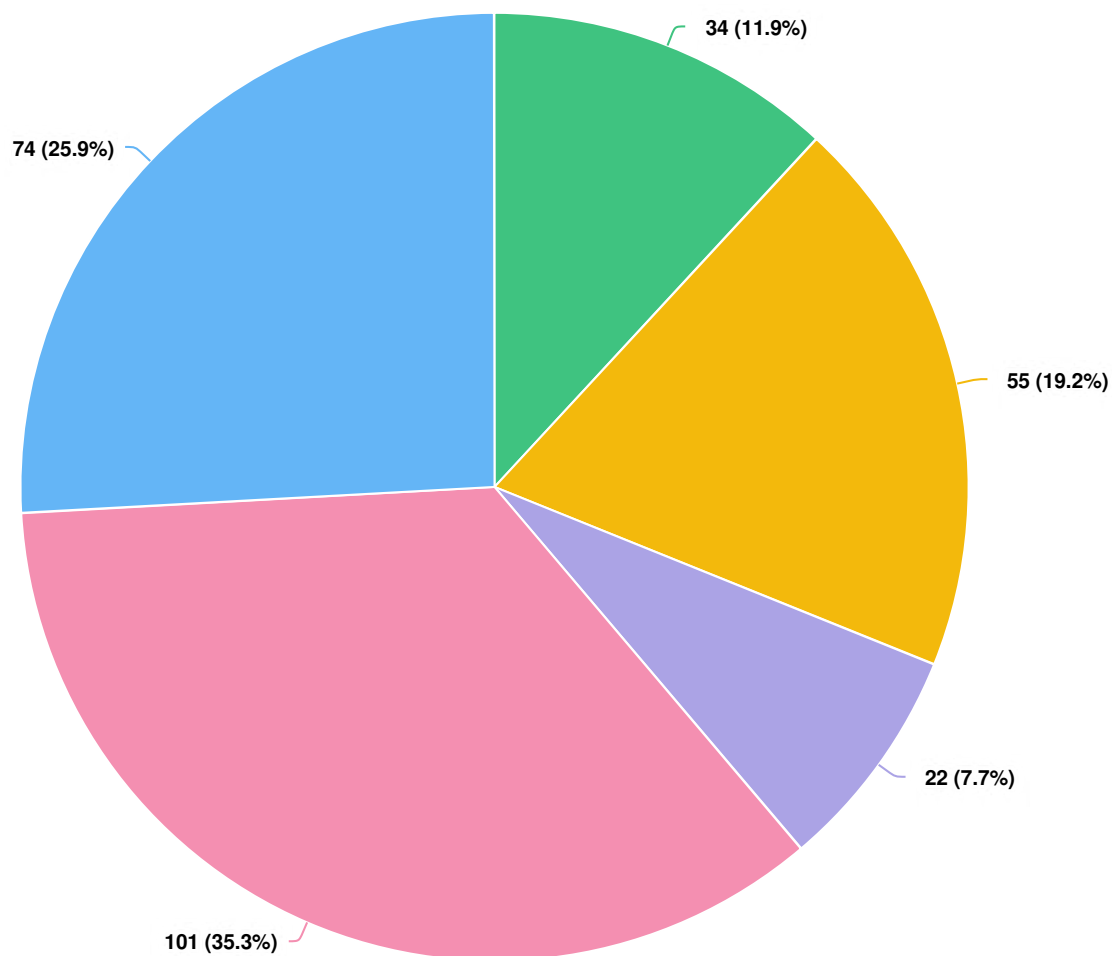


**Question options**

Yes No I do not use bikes as mode of transportation

Mandatory Question (2655 response(s))  
Question type: Radio Button Question

**Q20** | How comfortable or uncomfortable do you feel biking on Lonsdale Avenue? Select one option.



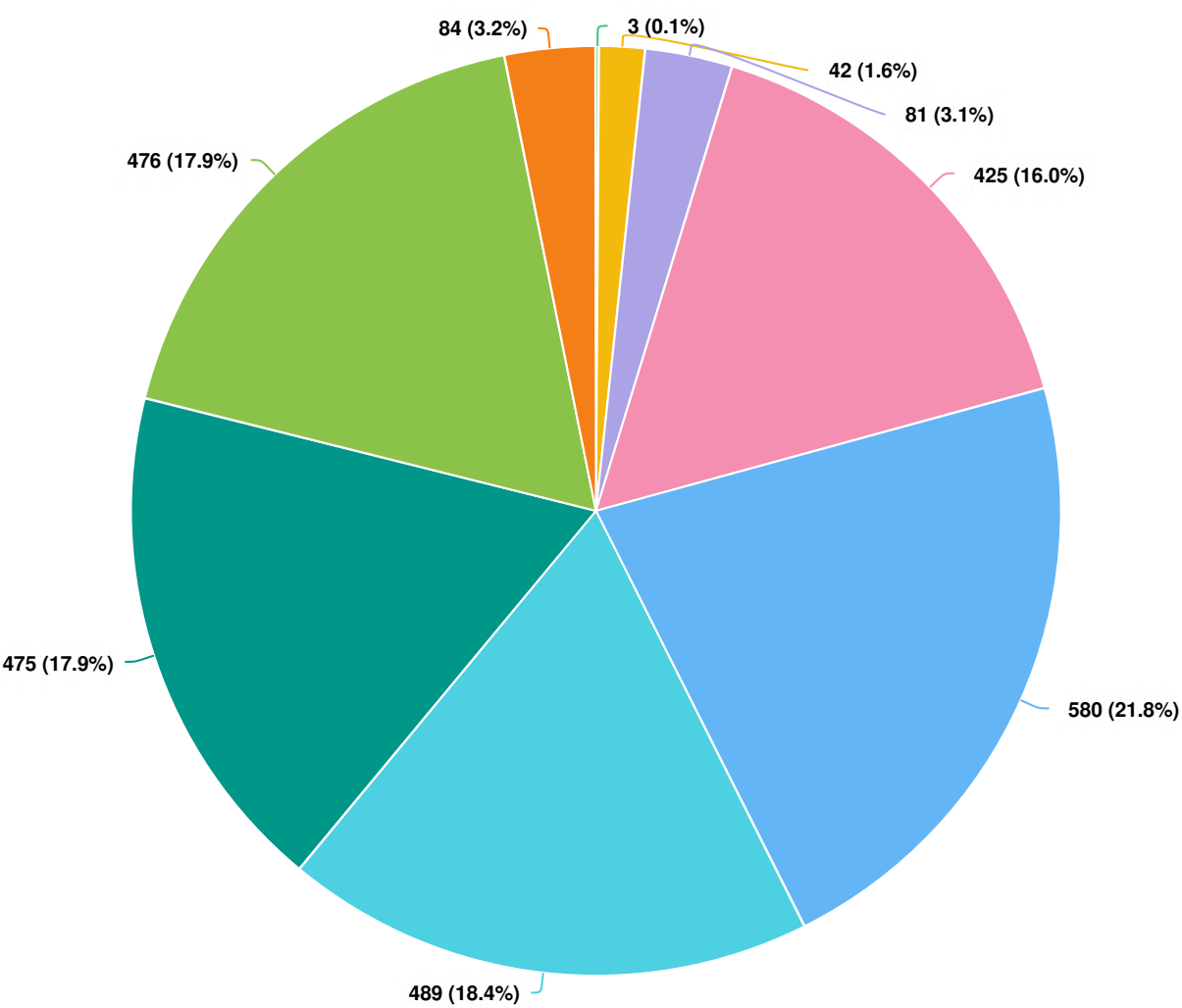
**Question options**

- Very comfortable Somewhat comfortable Neither comfortable nor uncomfortable Somewhat uncomfortable  
Very uncomfortable

Mandatory Question (286 response(s))

Question type: Radio Button Question

**Q21** We are inviting input from people of all ages in our community. To help us understand who we are hearing from, please share your age range. (If you would prefer not to, simply click "Prefer not to say.")



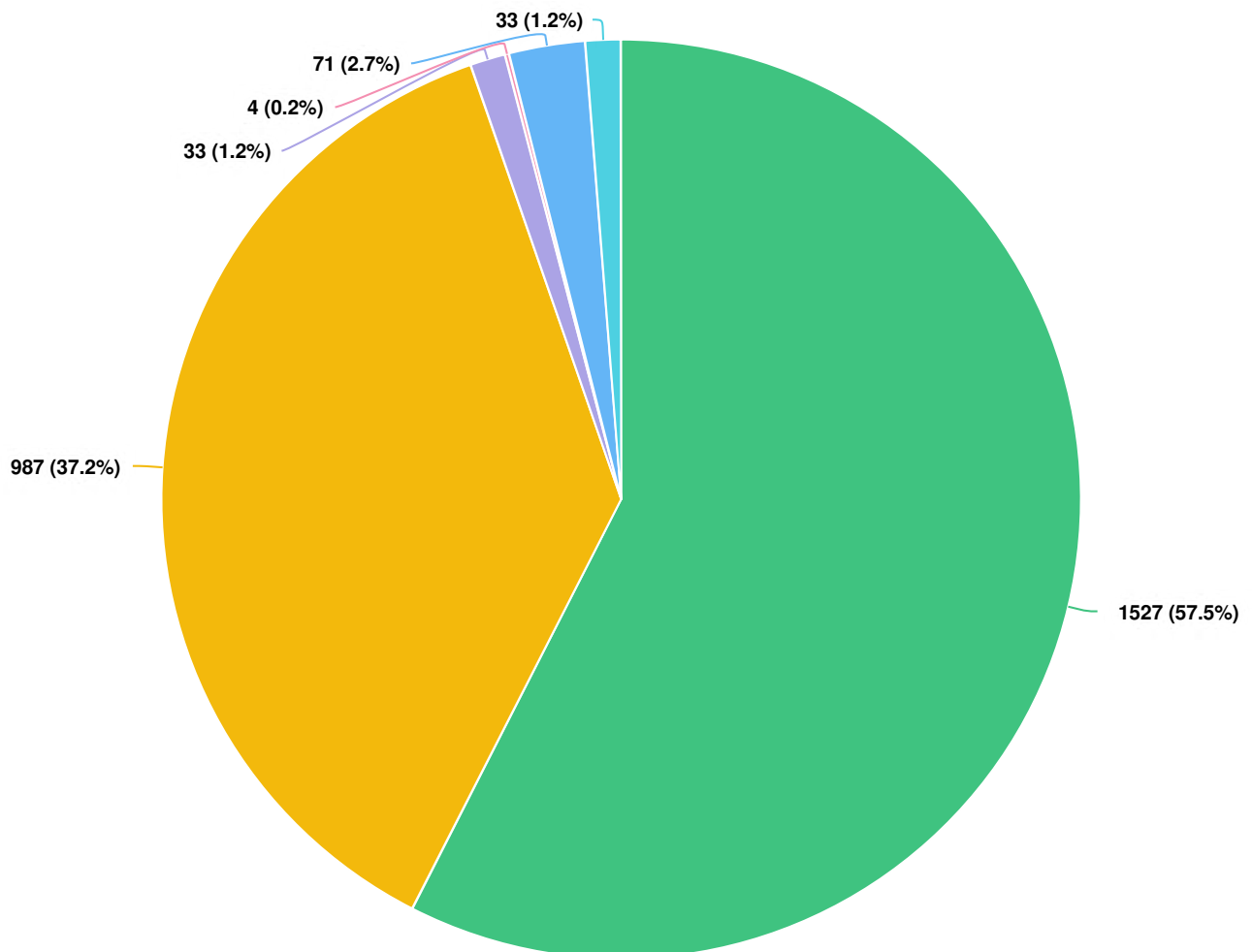
**Question options**

- 13 or younger
- 14 - 18
- 19 - 24
- 25 - 34
- 35 - 44
- 45 - 54
- 55 - 64
- 65+
- Prefer not to say

Mandatory Question (2655 response(s))  
Question type: Radio Button Question



**Q22** What is your gender?

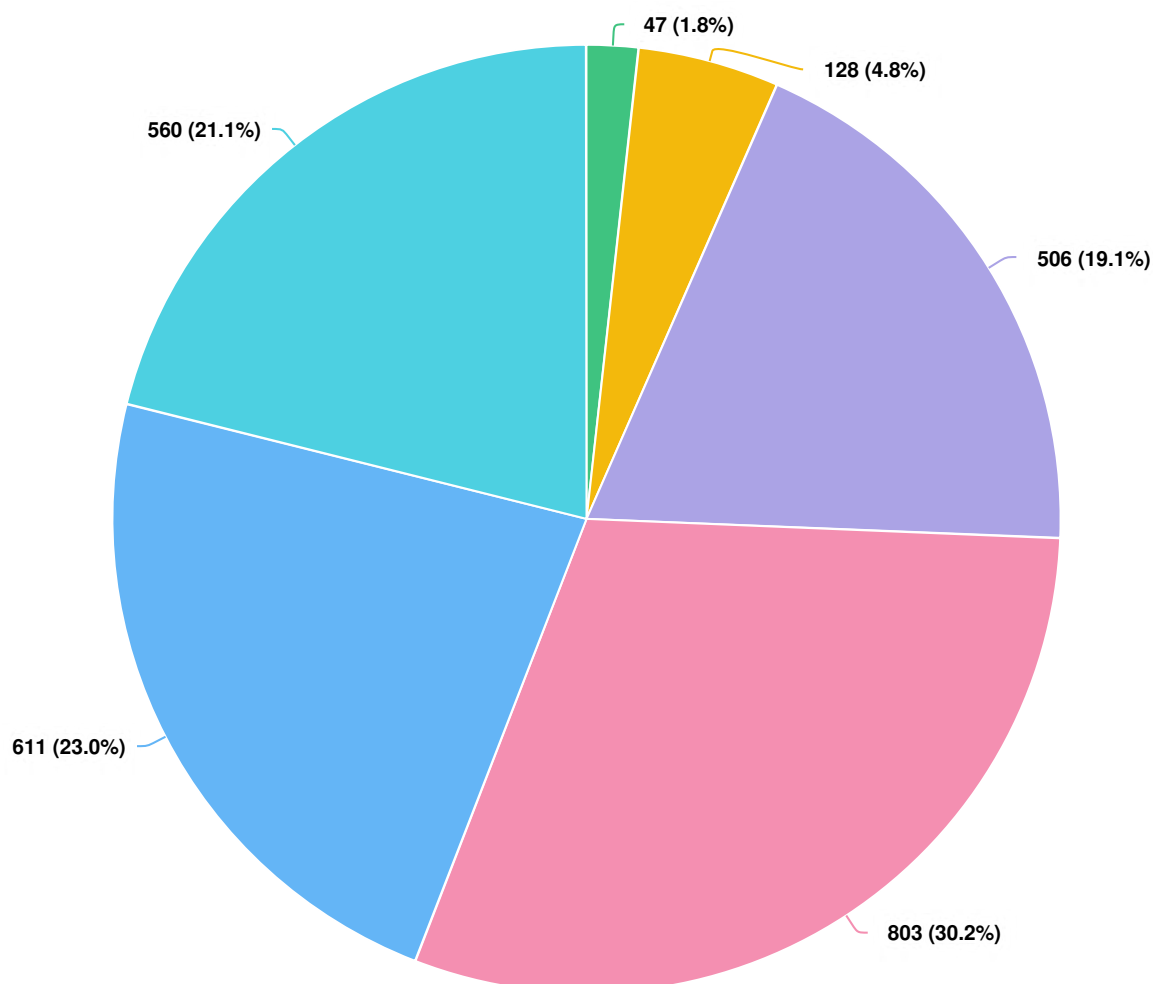


**Question options**

- Woman Man Non-binary or gender non-conforming Two-spirit Unsure / Prefer not to say  
I prefer to self-describe as:

*Mandatory Question (2655 response(s))  
Question type: Radio Button Question*

**Q23** What is your total household income?

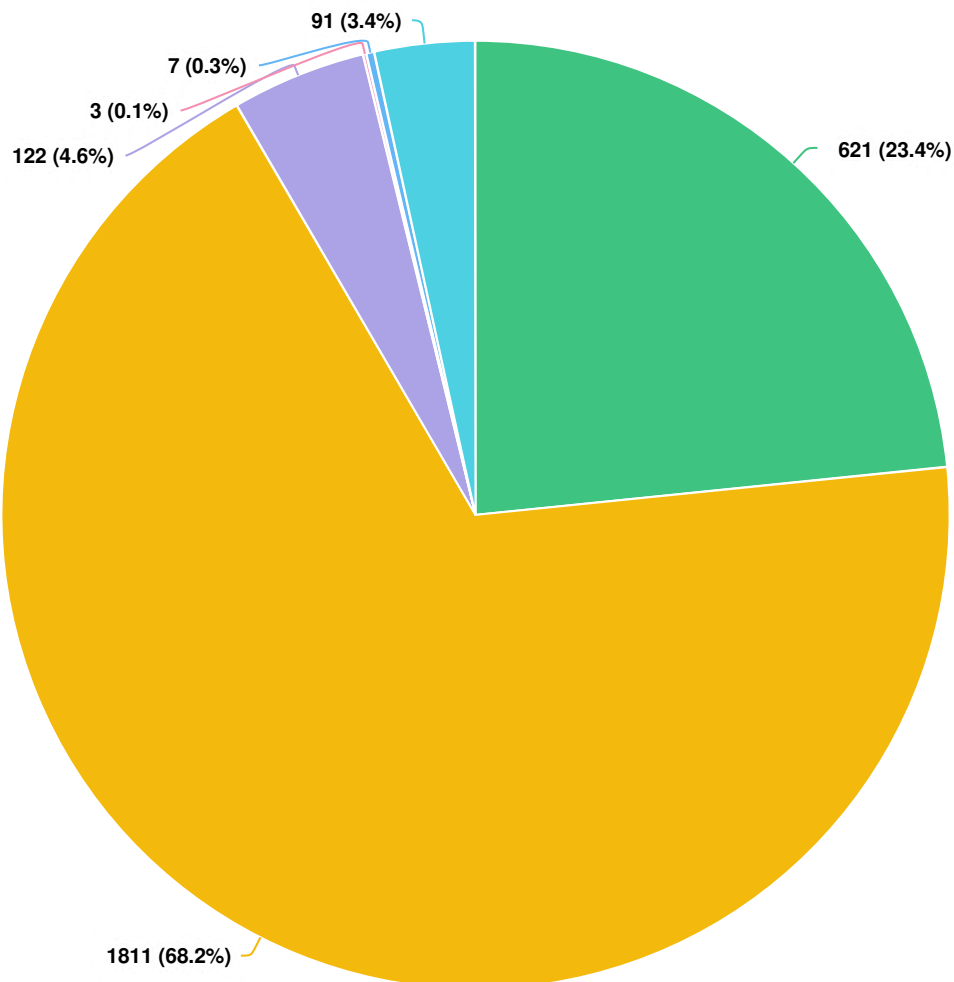


**Question options**

- Less than \$24,999    ● \$25,000 to \$49,999    ● \$50,000 to \$99,999    ● \$100,000 to \$199,999    ● \$200,000 or more  
● Prefer not to say

*Mandatory Question (2655 response(s))  
Question type: Radio Button Question*

**Q24** Please choose the response that best describes your housing situation.

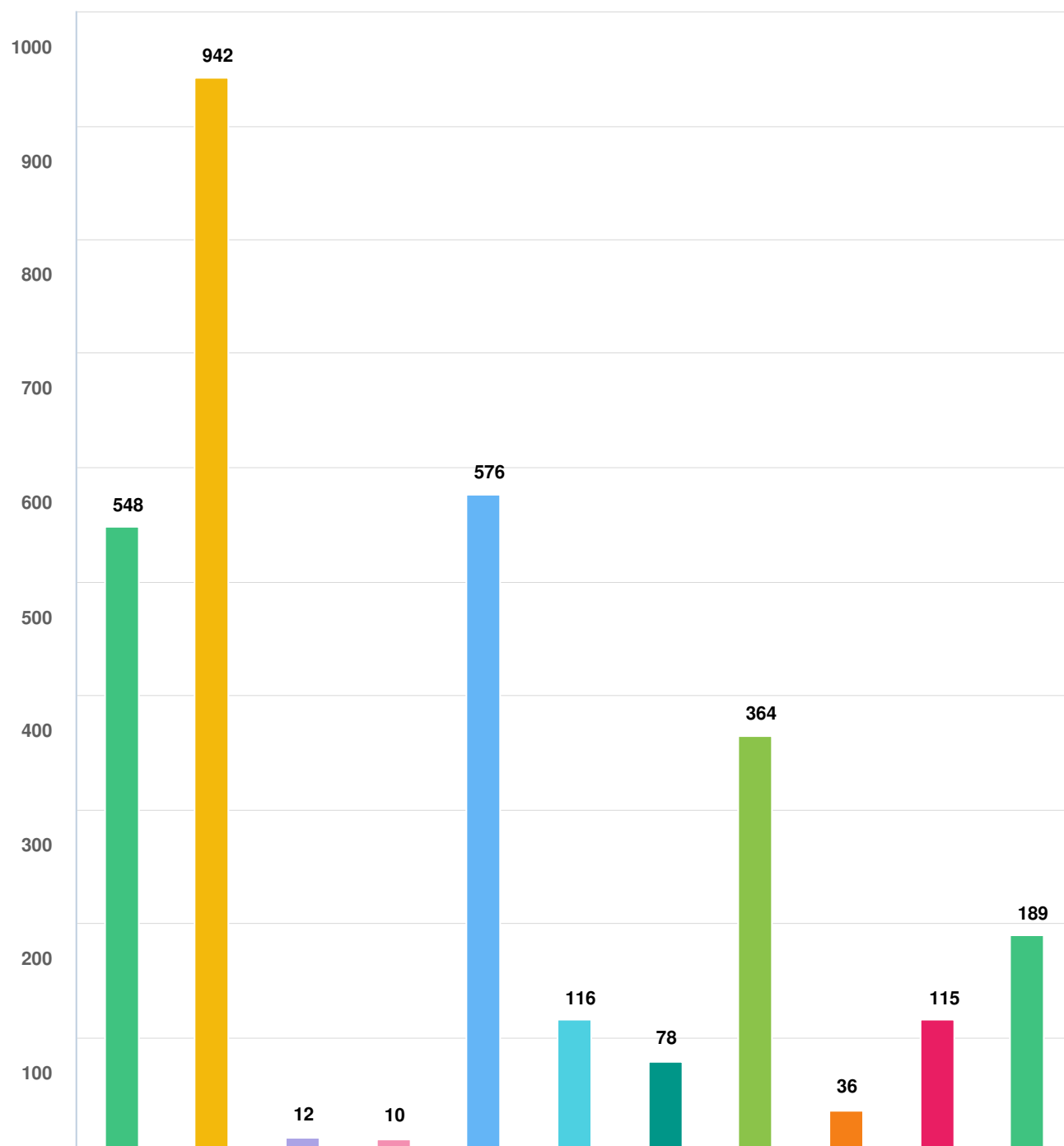


**Question options**

- ☒ Rent ☒ Own ☐ Living with family/friends ☐ I do not have a fixed address ☐ I have a place to stay ☐ Prefer not to say

Mandatory Question (2655 response(s))  
Question type: Radio Button Question

## Q25 How did you hear about this survey?



### Question options

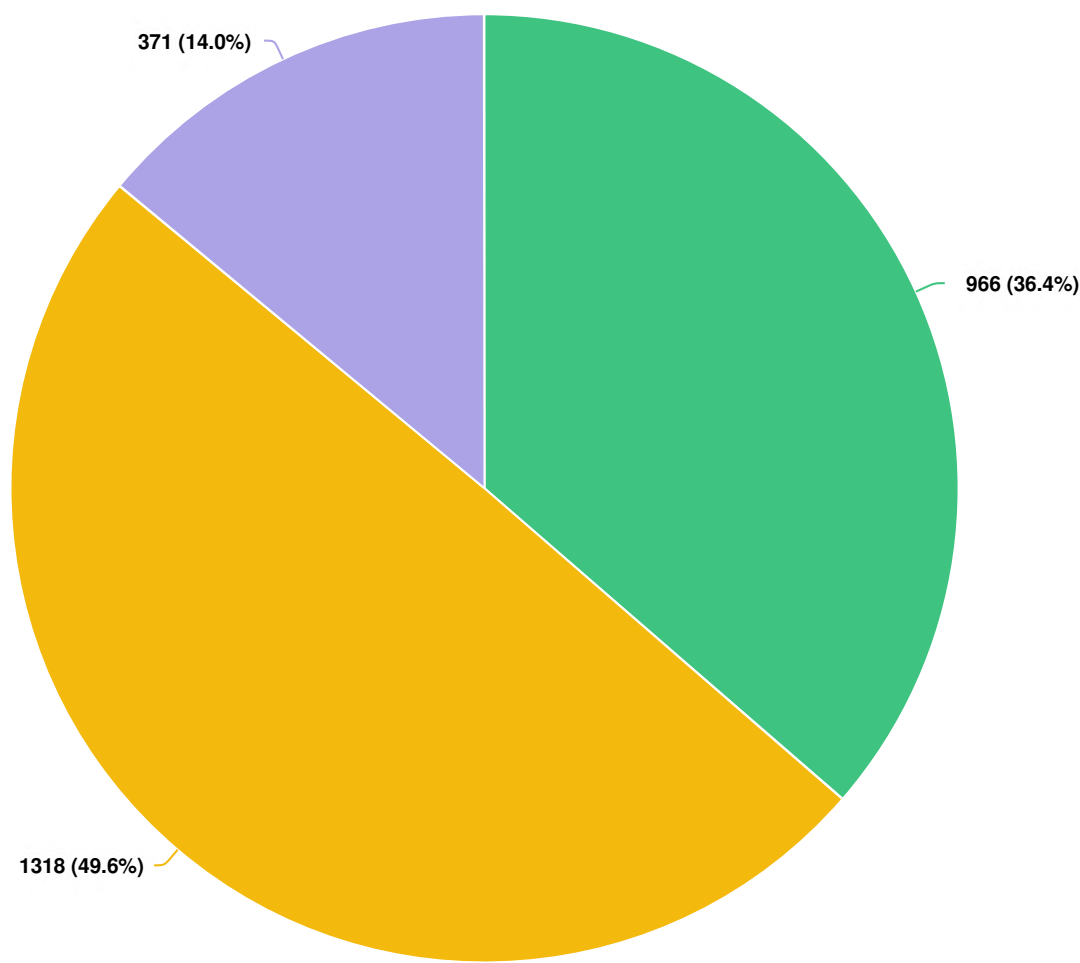
- Friends / family / word of mouth
 ● Social Media
 ● Sign/poster
 ● Mailout
 ● North Shore News ad (print or digital)
- Email from City of North Vancouver
 ● CityView eNewsletter
 ● Local media story
 ● Prefer not to say
 ● CNV.org
- Other (please specify)

Mandatory Question (2655 response(s))

Question type: Checkbox Question



**Q26** Have you participated in a City of North Vancouver engagement process before?



**Question options**  
☒ Yes ☒ No ☒ Not sure / Prefer not to say

Mandatory Question (2655 response(s))  
Question type: Radio Button Question