

NORTH VANCOUVER

# Revised long-term community plan goes to final approval

Warring factions in Moodyville agree to compromise over density, ending 3½ years of consultations

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It's been a 3½-year gestation period, but the birthing process for the City of North Vancouver's new official community plan is nearing an end.

The CityShaping process to design a high-level, long-term plan for the coming decades has been in the works since July 2011, but council voted the first version of it down in September last year. After a three-hour public hearing Tuesday night, council voted 4-3 to send the plan for final approval.

The plan anticipates another 17,700 residents in the city by

2041, most of them along the Lonsdale corridor, Third Street and Marine Drive.

Single-family homeowners will be entitled to apply for both a coach house and secondary suite within the main house, as long as the total floor space doesn't exceed what's already permitted for single-family lots.

Gone are the "special study areas" for the Lucas Centre and Cloverley, which the school district requested be left with their existing designations while it figures out what to do with the schools no longer needed for North Vancouver public school students.

A new special study area, however, has been included for the

northwest corner of 13th and Lonsdale, owned by Hollyburn Properties, which is planning to build a mixed-use rental building on the site.

The 1500-block of Eastern Avenue and 200-block of East 15th will both be designated for towers of up to 12 storeys.

The biggest change between this draft and the one defeated in September is a compromise that has apparently made peace between two warring factions in Moodyville.

A disproportionate amount of the planning debate has been taken up by what to do with the neighbourhood after port expansion, construction of the Low Level Road and a new bank

of grain silos from Richardson International.

Residents below Third Street had lobbied for medium-density condos, which could be oriented away from the port property, while residents on Fourth Street pushed council to limit density to duplexes with suites so as to not spoil the neighbourhood. Under the plan headed for final approval, density has been scaled back along Third.

Residents from both sides of Third came out to speak in favour of the plan, both factions saying while it wasn't their first choice, it was a compromise they could live with, though Fourth Street residents stressed that council must use strict design

guidelines that respect the single-family nature of the street.

"I would love to make you all happy but unfortunately we know that's not always possible," said Mayor Darrell Musatto before casting his vote in favour. "I think what staff have crafted and what council is looking at here is something that helps lead us to the future of the City of North Vancouver — one that's very enjoyable to live, to work and to recreate in."

The plan must still pass fourth and final reading, which will likely happen in late March or early April, according to staff. Any new project would still have to go through the typical rezoning process.