

north shore news

Lower Lynn condo development debated

63 units proposed for light industrial land in District of North Vancouver

[Maria Spitale-Leisk](#) / North Shore News

October 11, 2016 05:16 PM



An artist's rendering of 467 Mountain Hwy. depicts six storeys with 63 residential units and six commercial units. image supplied

Adding to the district's affordable housing stock and the loss of light industrial land and subsequent jobs were the main arguments for and against a proposed mixed-use development in the Lower Lynn area during a public hearing Tuesday.

"Replacing jobs with condos does not make a healthy community," Neil Hay told council.

Since the 1950s, Hay has been involved with industrial businesses in North Vancouver and said he's seen many jobs lost due to changing times.

"The district needs all the light industrial land and more to sustain employment for our increasing population," said Hay. "If the mayor and council want the District of North Vancouver to become another West Vancouver – you're on the right track."

The proposal before council is a six-storey, 63-unit development at the corner of Mountain Highway and Charlotte Road, with six commercial units totalling approximately 5,600 square feet.

Barry Savage of Savage Development told council the project could be the first step in revitalizing that side of Mountain Highway and help create an urban high street. The site is in the heart of Lower Lynn town centre, one of four areas the district has marked for growth over the next two decades.

Currently occupying the site is Northwest Mettech Corp., a tech company that strengthens industrial and aerospace components with thermal spray technology. If the area is rezoned, Mettech, which employs seven skilled workers, would likely leave the North Shore, according to company president Neil Young, who spoke about the issue in August.

Rezoning the area is an “easy solution” when it comes to accommodating residential development, Young said, “but it’s kind of short-sighted because you’ve got all these people moving to the North Shore and where are they all going to work?”

North Shore Stone Works owner Artur Banasinski agrees.

“I’ve got people working (for) \$30 an hour, so my question is: Are they going to go to the coffee shop and work? They have mortgages and families,” said Banasinski, referring to suggestions of having a café occupy the proposed development.

Council watcher Corrie Kost characterized the project as the “thin edge of the wedge” to wiping out light industrial in the area.

Project proponent Jack Bernard told council he grew up on the North Shore and is now raising a family here; however, the increasing housing costs proved to be challenging. Bernard is supporting the project because he says it will provide family-style housing, including three-bedroom units.

The mix of one- two- and three-bedroom units meets the district’s aim of increasing housing diversity. Coun. Lisa Muri pressed the developer on the projected cost of the units.

Savage said they anticipate 50 per of the units will meet the Canada Mortgage and Housing Corp.’s affordable housing criteria. Those with a yearly household income of \$70,000 or less would be able to qualify for a mortgage, said Savage. Owners in this development would be allowed to rent the units without restriction.

The project’s approval would also mean new sidewalks and a bike lane along Mountain Highway.

Other transportation considerations include: two bike stalls per residential unit, 52 transit passes for residents and one car-share stall.

There are 70 parking stalls proposed for residential use, 12 for commercial and six for visitors. A report commissioned by the developer projected the building would create another 33 trips during the morning rush hour and an extra 54 trips in the evening commute.

Muri asked staff to report back on the projected net loss of light industrial in the Lower Lynn area. The proposal will be back before council on Oct. 24 for consideration of second and third reading.

– with files from Jeremy Shepherd