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The Corporation of **THE CITY OF NORTH VANCOUVER**  
**PLANNING, DEVELOPMENT & REAL ESTATE DEPARTMENT**

**INFORMATION REPORT**

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To: Mayor Linda Buchanan and Members of Council

From: Jeff Greig, Manager, Development Planning

Subject: ADVISORY DESIGN PANEL – 2025 ANNUAL REPORT

Date: March 31, 2026 File No: 01-0360-20-0001/2026

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**ATTACHMENTS**

1. 2026 Work Plan (CityDocs [2781620](#))

**SUMMARY**

The purpose of this report is to provide Council with an update of the Advisory Design Panel’s (ADP) achievements over 2025 and to provide a work plan for 2026. The Committees are established to provide advice and recommendations to Council on matters defined in the Committee’s Terms of Reference or Bylaw. Staff facilitate this process through creating annual Committee Work Plans.

**2025 HIGHLIGHTS AND ACHIEVEMENTS**

The ADP is intended to “encourage a high-quality built environment throughout the community in support of Council’s strategic priority to foster a well-built City for People”.

ADP’s mandate is to consider and make recommendations on all applications for renovations, additions, or new construction for all development except for residential development of less than six dwelling units, based on the following considerations:

- a) the relationship of the building(s) to one another, to the site and to other properties in the immediate vicinity;
- b) the impact upon the subject property and upon both natural and man-made elements (rock outcrops, steep slopes, ravines, watercourses, soil & trees, existing buildings and structures, etc.);
- c) the mass or bulk and scale of the building(s);
- d) architectural or design consistency;
- e) the role and quality of the landscape architecture;

- f) the impact in design terms, upon adjacent properties;
- g) type and quality of exterior finishing and colours to be employed;
- h) crime prevention through environmental design.

In addition, the ADP may make recommendations regarding Zoning Bylaw amendments, or other major development proposals on public streets, parks, and other public properties.

Over the past year, ADP provided valuable contributions to the City by providing reviews and input on various planning and land use matters. Notable achievements are summarized in Table 1.

**Table 1 – Advisory Design Panel – 2025 Achievements**

<b>Initiative / Project</b>	<b>Achievement</b>
<b>Official Community Plan Amendments</b>	ADP provided input and recommendations on the following Official Community Plan amendments: <ul style="list-style-type: none"> <li>• TransLink Moodyville (502-536 East 3<sup>rd</sup> Street);</li> <li>• Capilano Mall (925-943 Marine Drive &amp; 925 West 3<sup>rd</sup> Street);</li> <li>• The Trails (507-651 East 1<sup>st</sup> Street, 82-94 St Davids Avenue &amp; 603-609, 631 East 2<sup>nd</sup> Street); and,</li> <li>• 1540 St Georges Avenue &amp; 215-235 East 16<sup>th</sup> Street.</li> </ul>
<b>Rezoning Applications</b>	ADP reviewed and provided input on four rezoning applications at the following addresses: <ul style="list-style-type: none"> <li>• 1421 Fell Avenue</li> <li>• 216 East 3<sup>rd</sup> Street</li> <li>• 2525 Lonsdale Avenue</li> <li>• 380 East 1<sup>st</sup> Street</li> </ul>
<b>Small-Scale Multi Unit Housing Zone</b>	ADP provided input on the proposed Small-Scale Multi-Unit Housing Zone and suggested mitigation strategies for known challenges associated with multiplex housing, including laneway crowding, minimum space requirements, loss of trees and green space, and accessibility constraints.
<b>Low-Rise Development Permit Guidelines</b>	ADP provided feedback on the structure and content of the proposed Development Permit Area Guidelines for Low-Rise Neighbourhoods.
<b>Crime Prevention Through Environmental Design (CPTED)</b>	ADP advised all external applicants on design measures to enhance public safety, reduce opportunities for break-ins, and improve perceptions of safety for both building occupants and the general public.

## **2026 WORK PLAN**

In 2026, ADP will be called upon to review and advise on all development proposals received that are within its mandate, as well as contribute to the following key City initiatives that its design expertise could positively contribute to:

- Zoning Bylaw Update;
- Development Permit Guidelines for mid and high-rise developments.

ADP's work in 2026 will provide Council with professional, industry and community perspectives on key design matters within the mandate of ADP, furthering Council's strategic priorities as outlined in the 2022-2026 Council Strategic Plan.

More information is provided in the 2026 Work Plan (Attachment 1).

## **INTER-DEPARTMENTAL IMPLICATIONS**

ADP is supported by staff and management from the Planning, Development & Real Estate and Legislative Services departments. Additional staff resources may be requested as needed on a project-specific basis.

## **STRATEGIC PLAN, OCP OR POLICY ALIGNMENT**

ADP's work aligns closely with the 2022-2026 Council Strategic Plan, including the strategic priorities to create a City for People and a Vibrant City. ADP's work is also strongly linked to the Community Wellbeing Strategy.

RESPECTFULLY SUBMITTED:

  
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Jeff Greig  
Manager, Development Planning

## Advisory Design Panel 2026 Work Plan

Vision / Goal Statement: To encourage a high-quality built environment throughout the community in support of Council’s strategic priority to foster a well-built City for People.

*Note: Initiatives should adhere to the Terms of Reference and align with [Council’s Vision & Priorities](#).*

<b>Initiative / Project</b>	<b>Actions</b> State what is expected of the members in relation to the Initiative/Project.	<b>Expected Outcome</b> State the expected impact of the actions.
<p>1. Major Official Community Plan, and Zoning Bylaw Amendment Development Applications</p>	<p>1.1 Receive information from staff and delegations to the ADP on proposed amendments to the Official Community Plan and Zoning Bylaw as they arise from time to time.</p> <p>1.2 Provide recommendations to staff on the proposed development applications.</p>	<ul style="list-style-type: none"> <li>• ADP awareness of major Official Community Plan and Zoning Bylaw amendment applications.</li> <li>• Professional, industry and community-based design perspectives offered on the proposed amendments to help inform decision-making.</li> </ul>
<p>2. Other Planning Projects and Initiatives</p>	<p>2.1 Receive and review information and presentations from staff on City initiatives with planning considerations, which is expected to include:</p> <ul style="list-style-type: none"> <li>• Zoning Bylaw Update</li> <li>• Development Permit Guidelines for mid and high-rise developments</li> </ul> <p>2.2 Consider and discuss industry and community perspectives and relevant design considerations arising from the reports, including broader implications and alignment with the City’s long-range planning framework.</p>	<ul style="list-style-type: none"> <li>• ADP members gain a robust understanding of other major projects and initiatives underway by the City.</li> <li>• Advisory input offered on design-related matters that may help inform or influence future stages of the projects, implementation, or long-term policy alignment considerations.</li> <li>• Industry and community-based design perspectives shared to help shape the zoning bylaw update, and the future design considerations for the Lonsdale Great Street project.</li> </ul>