



The Corporation of the City of North Vancouver
Advisory Design Panel

MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A and Electronically (Hybrid), 141 West 14th Street, North Vancouver, BC on Tuesday, July 15, 2025

The City of North Vancouver respectfully acknowledges that this meeting is held on the traditional and unceded territories of the Skwxwú7mesh (Squamish) and Səl̓ílwətaɬ (Tsleil-Waututh) Nations.

<u>Members Present</u>	<u>Staff Present</u>
Angela Enman	Linden Mulleder, Planner 2
Patrick Schilling	Franki McAdam, Planner 2
Jason Wegman	Sarah Larisch, Administrative Coordinator
Councillor Shervin Shahriari	
David Jacobson	
Katerina Dusova	
Kevin Bracewell (arrived at 5:43pm)	
<u>Absent</u>	<u>Guests</u>
Oliver Bibby	Farzin Yadegari, Architect, Farzin Yadegari Architect Inc.
Dimitri Samardis	Hamidreza Ehyaei, Intern Architect, Farzin Yadegari Architect Inc.
Nadi Miri	Elnaz Samimi, Technologist, Farzin Yadegari Architect Inc.
	Mohammad Karimi, Technologist, Farzin Yadegari Architect Inc.
	Farzad Mazarei, CEO, Cascadia Green Development
	Jaraad Marani, COO, Cascadia Green Development
	Shirazeh Dabiri*, Executive VP, Cascadia Green Development
	Paraic Treacy*, Manager of Finance, Cascadia Green Development
	Shamus Sachs, Architect, Integra Architecture
	Jason McDougall, Landscape Architect, Perry and Associates Inc.
	Krishna Raisinghani*, Member of the Public
<i>*participated electronically</i>	

The meeting was called to order at 5:40 pm.

1. ADOPTION OF AGENDA

The agenda was approved as circulated.

2. ADOPTION OF MINUTES

Minutes of the meeting held on June 17, 2025 were approved as circulated.

3. BUSINESS ARISING FROM THE MINUTES

The panel discussed moving all future meetings to 6pm and will revisit the topic when all members are present.

4. REZONING APPLICATION FOR 216-232 EAST 3RD STREET

Kevin Bracewell arrived at 5:43 pm.

The Advisory Design Panel previously reviewed this rezoning application on September 17, 2024. The applicant has returned with a revised proposal reflecting feedback from City staff, public engagement, and the panel's resolution.

Members were pleased with the modifications and advocated for the widening of the mid-block connector for comfortable two-way passage, and discussed the use colours and materials to help emergency responders arrive at the building's entrance. The panel noted the entrance to the bike room is still off the laneway which remains a security concern.

It was Moved and Seconded:

THAT the Advisory Design Panel has reviewed the rezoning application for 216-232 East 3rd Street and recommends approval subject to addressing the following issues to the satisfaction of the development planner:

- Increase the public walkway to a full 2 metre width.
- The expression of the lobby and building numbers should be more pronounced and visible, avoiding black on black, and appropriate lighting treatment added.
- Increase the number of native species in the planting design.
- Ensure an appropriate door and hardware be used on the bike room to minimize theft and vandalism.

The panel thanks the applicant for their presentation.

CARRIED

5. REZONING APPLICATION FOR 1421 FELL AVENUE

Staff and applicants presented architectural and landscape plans for the proposed rezoning at 1421 Fell Avenue.

Discussion ensued on the following:

- The architectural, rooftop, and streetscape design was well received.
- Blending residential and commercial amenities has potential operational and safety conflicts.
- The activities known to occur in the laneway north of the project site creates an elevated risk for theft and vandalism.
- The north and northwest elevations on the ground level are vulnerable to graffiti.
- Members are concerned about the complexity of the ground level–podium–tower relationship and the colour of the metal balconies and podium levels.
- As a gateway to Marine Drive, the southeast corner is ideal for bold public art visible to pedestrians, cyclists, and drivers.

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REZONING APPLICATION FOR 1421 FELL AVENUE – CONTINUED

It was Moved and Seconded:

THAT the Advisory Design Panel has reviewed the rezoning application for 1421 Fell Avenue and recommends approval subject to addressing the following issues to the satisfaction of the development planner:

- Consider making the residential uses exclusively accessed from the residential floors
- Ensure design solutions for the laneway include lighting and surveillance interventions
- Consider façade treatments on the north and northwest ground-floor elevations to deter graffiti and vandalism.
- Enhance the Fell Avenue entrance to improve visibility for emergency responders.
- Incorporate stronger sustainability measures: absorbent landscaping, a parkade rainwater cistern, heat island mitigation, and a biodiverse planting palette.
- Simplify the expressions and materials between the ground level and podium-tower.
- At a minimum, meet the City's required number of 3 bedroom units.
- Ensure adequate supply of parking stalls and clear designation for retail, office, and residential use.
- Suggested rooftop design improvements:
 - add weatherproof covering for year-round use,
 - create more garden rooms for varied group sizes,
 - consider unobstructed south-facing views, and
 - expand planted areas to reduce heat island effect.
- Replace the curbside lawn with native planting and paving that extends to the curb.
- Consider the southeast corner of Marine Drive as a location for public art.

The panel wishes to thank the applicant for their presentation.

CARRIED

6. DATE OF NEXT MEETING

The next meeting is scheduled for September 16, 2025.

7. ADJOURN

The Chair adjourned the meeting at 7:52 pm.

“Certified Correct by the Chair”

Jason Wegman, Chair

“Certified Correct by the Administrative Coordinator”

Sarah Larisch, Administrative Coordinator