



MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A and Electronically (Hybrid) from 141 West 14th Street, North Vancouver, BC on Tuesday, March 18, 2025

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

Members Present

Shervin Shahriari, Councillor
Nadi Miri
Patrick Schilling
Dimitri Samaridis
Jason Wegman
Oliver Bibby
David Jacobson

Absent

Angela Enman
Ghazaleh Zahedi
Katerina Dusova
Kevin Bracewell

Staff Present

Matthew Menzel, Planner 3
Linden Mulleder, Planner 2
Sarah Larisch, Administrative Coordinator

Guests

Scott Midgley, Developer, Translink
Sabrina Hamidullah, Developer, Translink
Julien Leger, Architect, Franc Architecture
*Stefan Aepli, Architect, Franc Architecture
Marta Farevaag, Landscape Architect, PFS Studio

*Participated electronically

The meeting was called to order at 5:32 pm.

1. ADOPTION OF AGENDA

The agenda was approved as circulated.

2. ADOPTION OF MINUTES

Minutes of the meeting held on February 18, 2025 were approved as circulated.

3. BUSINESS ARISING FROM THE MINUTES

Nil.

4. INTRODUCTION TO NEW MEMBERS

A round of introductions occurred to welcome Patrick Schilling to his first meeting.

5. BRIEF RECAP OF ANNUAL ORIENTATION

The Planner 2 presented a brief recap of the Annual Member Orientation.

6. ANNUAL ELECTION OF CHAIR AND VICE CHAIR

Jason Wegman was nominated to be Chair, and Oliver Bibby to be Vice Chair.

7. OFFICIAL COMMUNITY PLAN AMENDMENT FOR 502-536 EAST 3RD STREET – TRANSLINK MOODYVILLE DEVELOPMENT

Members discussed whether, in general, applicants should be present when the panel discusses their resolutions.

It was moved and seconded:

THAT the applicant team should temporarily leave the meeting while the resolution is being formed to provide members an opportunity to speak freely and consider the best course of action. The practice will continue in the future based on this month's outcome.

CARRIED

Patrick Schilling left the meeting at 5:45pm due to a conflict of interest, as he works for a company involved in the project's planning.

Staff and applicants presented an overview of the project, the site context, architectural and landscape plans, and a fly through video. Discussion ensued regarding nearby transit, amenities, rationale behind height and density, neighbouring properties, plans for ground level occupancy, and landscape plans.

Councillor Shahriari left the meeting at 6:15pm.

It was moved and seconded:

THAT the Advisory Design Panel has reviewed the Official Community Plan Amendment Application for 502-536 East 3rd Street and does not recommend approval of the submission pending resolution of the issues below:

- Consideration to increase the towers' height to 20-storeys;
- Design development of an internal plaza in between the towers rather than the podium, with potential for more trees and green space;
- Exploration of staggered tower height, with emphasis on the corner of St. Davids Avenue;
- Consider replacing townhouses on the north parcel with a park space or other public space, as a public amenity;
- Increase non-market housing to exceed the 10% minimum.

AND THAT the panel looks forward to reviewing the applicant's response at a future meeting.

CARRIED

Members agreed that having an opportunity to discuss a resolution without the presence of applicants was appreciated and the practice should continue in future meetings.

8. DATE OF NEXT MEETING

The next regular meeting is scheduled for April 15, 2025.

9. ADJOURN

The Chair adjourned the meeting at 7:08 pm.

“Certified Correct by the Chair”

Jason Wegman, Chair