



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 June 17, 2025

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

<u>Members Present</u>	<u>Staff Present</u>
Angela Enman Nadi Miri Patrick Schilling Dimitri Samaridis Jason Wegman Oliver Bibby Councillor Shervin Shahriari	Hamed Ghasemi, Planner 3 Linden Muller, Planner 2 Sarah Larisch, Administrative Coordinator
<u>Absent</u> David Jacobson Katerina Dusova Kevin Bracewell	<u>Guests</u> Bruno Wall, Wall Financial Corporation Martin Bruckner, Arcadis Architects (Canada) Inc. Gwyn Vose, Arcadis Architects (Canada) Inc. Padraig McMorrow*, Arcadis Architects (Canada) Inc. Grant Brumpton, PWL Partnership Landscape Architects Inc. Emilio Martinez Lara*, PWL Partnership Landscape Architects Inc. Paul Dorby*, Bunt & Associates Engineering Ltd.
	<i>*participated electronically</i>

The meeting was called to order at 5:35 pm.

1. **ADOPTION OF AGENDA**

The agenda was approved as circulated.

2. **ADOPTION OF MINUTES**

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

3. **BUSINESS ARISING FROM THE MINUTES**

Nil.

4. OFFICIAL COMMUNITY PLAN AMENDMENT FOR 507-651 EAST 1ST STREET, 82-94 ST DAVIDS AVENUE AND 603-609, 631 EAST 2ND STREET (THE TRAILS)

Staff and applicants presented the community context, Official Community Plan (OCP) elements and its amendment process, community benefits to the development, and architectural and landscape plans for “The Trails Future Phases” proposal. Discussion ensued on the development form, impacts on surroundings, public realm and interface, and proximity to industrial facilities.

It was moved and seconded:

THAT the Advisory Design Panel has reviewed the Official Community Plan Amendment proposal at 507-651 East 1st Street, 82-94 St Davids Avenue and 603-609, 631 East 2nd Street and does not support the submitted proposal dated March 31st, 2025 pending resolution of the issues listed below:

- Improve the overall Master Plan scheme by the following:
 - Consider providing more open space on the site by deleting the podium and tower connector at building B1 and B2. (Note: The lost density can be added to the top of the proposed towers).
 - Break the relationship with the silos as a benchmark/constraint for tower height.
 - Provide a meaningful height variation for all the towers by exploring shorter and taller towers to create visual diversity and reduce screening of the silos.
 - Provide a more considerate transition to low-density context across St. Davids Avenue by exploring the relocation of public open space to the southwest corner of the site, relocating some of the density from Building E1 into the middle of the site, and breaking up the long massing of Building E1 southwest building face along St David’s Ave.
 - Explore the possibility of deleting or reducing the length of Alder Street to the south of the site in favor of increased soft landscape for environmental functions, enhancing the Spirit Trail user experience, and reducing the visual impact of the southern towers on the Spirit Trail.
 - Strengthen the physical and visual connection between Ridgeway Ave, the Spirit Trail and the silos by straightening the proposed Ridgeway Greenway to afford direct views of the silos in a continuous mid-block connection on the site.
 - Increase daylight exposure of the childcare outdoor space by shifting the outdoor space to the south of the childcare building. Winter sunlight is especially important.
- Embrace and reflect the industrial history and character of the neighborhood in the overall design including visual access to industrial facilities from public realm viewpoints on the site.
- Enhance the public benefit package by providing more rental housing which includes a higher percentage of affordable (below-market) housing.

The Panel looks forward to reviewing the applicant’s response at a future meeting.

CARRIED

5. UPDATE ON RECENT APPROVALS

The Planner 2 provided an update on planning applications that the Advisory Design Panel had previously reviewed, as well as other ongoing City projects.

6. DATE OF NEXT MEETING

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

7. ADJOURN

The Chair adjourned the meeting at 8:10 pm.

“Certified Correct by the Chair”

Jason Wegman, Chair