



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,
141 West 14th Street, North Vancouver, BC on Thursday, September 18, 2025

The City of North Vancouver respectfully acknowledges that this meeting is held on the traditional and unceded territories of the Skwəwú7mesh (Squamish) and Səl̓ílwətaɬ (Tsleil-Waututh) Nations.

<u>Members Present</u>	<u>Staff Present</u>
Councillor Shervin Shahriari	Daniella Fergusson, Manager, Planning (City Design and Planning)
Angela Enman	Jeff Greig, Manager, Planning (Development Planning)
Patrick Schilling	Matthew Menzel, Planner 3
David Jacobson	Linden Mulleder, Planner 2
Kevin Bracewell	Marta Toesev, Planner 2
Oliver Bibby	Sarah Larisch, Administrative Coordinator
Dimitri Samaridis	
Nadi Miri	
<u>Absent</u>	<u>Guests</u>
Jason Wegman	Joost Bakker, Partner, DIALOG Design
Katerina Dusova	Carolyn Cuthbert, Associate, DIALOG Design
	Alejandra Loaiza Granda, Designer, DIALOG Design
	Nastaran Moradinejad, Partner, PFS Studio
	Matthew Donkersley, Project Director, Farrells
	Daniel Fung, Principal, Bunt
	Brennan Finley, Director, Development, QuadReal
	Paul Faibis, Senior Vice President, Development, QuadReal
	Vanessa Jang, Manager, Development, QuadReal
	Laura Beveridge, Vice President, Pooni Group

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

1. APPROVAL OF AGENDA

The agenda was approved as circulated.

2. ADOPTION OF MINUTES

Minutes of the meeting held on July 15, 2025 were approved as circulated.

3. BUSINESS ARISING FROM THE MINUTES

Members supported moving the regular meeting time to 6:00 pm, pending confirmation from the two absent members. After the meeting, staff confirmed their availability, and all future regular meetings will now be scheduled for 6:00 pm.

4. REVIEW OF UPDATED ADVISORY BODY RECOMMENDATIONS

Staff reviewed the updated Advisory Body Recommendations framework and answered questions.

5. LOW RISE DEVELOPMENT PERMIT GUIDELINES

The Manager, Planning (City Design and Planning) sought the panel's feedback on the structure and content of the proposed Development Permit Area Guidelines for Low Rise Neighbourhoods.

The feedback was supportive, valuing flexibility and variety while cautioning against overly prescriptive rules that could deter smaller developers. Key points included clarifying subjective terms, adding tree and energy efficiency requirements, balancing roof design, and setting timelines to build trust with the public.

It was Moved and Seconded:

THAT the Advisory Design Panel receive the "Low Rise Development Permit Guidelines" presentation for information.

CARRIED

6. OFFICIAL COMMUNITY PLAN AMENDMENT FOR 925-943 MARINE DRIVE AND 925 WEST 3RD STREET (CAPILANO MALL)

Staff and applicants sought feedback on the proposed Official Community Plan (OCP) amendment aspects of the project, specifically in relation to the appropriateness of preliminary masterplan and general built form. Discussion ensued on retail spaces, density, parking, tower design, Walmart's lease and phasing, housing options, flood risk, bike lane connections, and future planning.

It was Moved and Seconded:

THAT the Advisory Design Panel supports the "Official Community Plan Amendment for 925-943 Marine Drive and 925 West 3rd Street (Capilano Mall)" in principle and recommends the following items be taken into further consideration:

- Use design development to improve transitions with neighboring sites by employing setbacks, redistributing building mass, and breaking up long frontages. The panel supports varying tower heights to help achieve this, but does not support the use of 6-storey podiums
- Further develop the park to integrate a substantial outdoor covered space for year-round public use
- Refine the park design to better separate uses and explore lawn alternatives
- Enhance the urban plaza to be an iconic public space
- Utilize design development to improve the gateway along Marine Drive
- Consider ways to separate vehicle and pedestrian access on site
- Improve transition along the southern interface from light industrial spaces to those across the street

Continued...

OFFICIAL COMMUNITY PLAN AMENDMENT FOR 925-943 MARINE DRIVE AND 925 WEST 3RD STREET (CAPILANO MALL) – Continued

- Further develop the Phase 1 interface on the southeast corner behind Save on Foods, considering future development to the north
- Integrate the curved street adjacent to the park with the high street
- Encourage the use of workforce housing
- Adapt to future crime prevention guidelines during all development phases
- Build a set of guidelines which allows for future adaptation to market conditions and flexibility on height and density

CARRIED
Opposed by Angela Enman

7. DATE OF NEXT MEETING

The next regular meeting is scheduled for Thursday, October 16, 2025.

8. ADJOURN

The Vice Chair adjourned the meeting at 8:38 pm.

“Certified Correct by the Vice Chair”

Oliver Bibby, Vice Chair

“Certified Correct by the Administrative Coordinator”

Sarah Larisch, Administrative Coordinator