



MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A,
141 West 14th Street, North Vancouver, BC on October 16, 2025

The City of North Vancouver respectfully acknowledges that this meeting is held on the traditional and unceded territories of the Sk̓wx̓wú7mesh (Squamish) and Səl̓ílwətaʔ (Tseil-Waututh) Nations.

<u>Members Present</u>	<u>Staff Present</u>
Councillor Shervin Shahriari	Linden Mulleder, Planner 2
Angela Enman	Franki McAdam, Planner 2
Patrick Schilling	Kyle Pickett, Planner 1
David Jacobson	Sara Rasooli, Planner 1
Kevin Bracewell	Sarah Larisch, Administrative Coordinator
Dimitri Samaridis	
Nadi Miri	
Jason Wegman	
Katerina Dusova	
	<u>Guests</u>
	Jaraad Marani, Applicant, Cascadia Green Development
	Farzad Mazarei, Applicant, Cascadia Green Development
	Michael Patterson, Landscape Architect, Perry and Associates
	Shamus Sachs, Architect, Integra Architecture
	Jason McDougall, Landscape Architect, Perry and Associates
	Joel Mills, Applicant, Eone Properties
	Yasi Navidi, Architect, Raffi Architects
	Foad Rafii, Architect, Rafii Architects
	Mahsa Azari, Landscape Architect, Eleve Atelier
<u>Absent</u>	
Oliver Bibby	

The meeting was called to order at 6:02 pm.

1. APPROVAL OF AGENDA

The agenda was approved as circulated.

2. ADOPTION OF MINUTES

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

3. BUSINESS ARISING FROM THE MINUTES

Nil.

4. REZONING APPLICATION FOR 2525 LONSDALE AVENUE

Staff and applicants presented the rezoning application at 2525 Lonsdale Avenue. Discussion ensued on public art and landscaping opportunities, improving daylight access to units, noise mitigation, the importance of vehicle drop-off areas, unit desirability, occupancy and retaining wall considerations, amenity design and location, parkade access and lighting, realities of vehicle use in the area and appreciation for the approach to rainwater management. Members felt the building's massing was well handled and had no major concerns.

It was Moved and Seconded:

THAT the Advisory Design Panel support the Rezoning Application for 2525 Lonsdale Avenue in principle and that the following items be taken into further consideration:

- Refine and maximize lighting to cellar and north-facing units
- Incorporate a setback for the upper floor
- Find a location for loading and moving bays
- Integrate shade protection on the roof
- Refine the materials on the west elevation
- Make building entrance prominent for first responders
- Improve material transition on the site
- Integrate high visibility public art
- Create a safer passageway along the wall by the bike storage at parking level
- Improve lighting in the back lane
- Increase bike room safety
- Investigate if the dog relief area could have an alternate use or make improvements to it, especially for easy access.

CARRIED

5. REZONING APPLICATION FOR 380 EAST 1ST STREET

Staff and applicants presented plans for a rezoning application at 380 East 1st Street. Discussion ensued on brightening the colour palette and introducing further planting, alternatives to blank walls, lane safety, proximity to the neighbouring heritage property, location and size of bike locker and amenity rooms, integration of a rooftop amenity, providing townhomes interior access to indoor amenities and ensuring distinctively visible addresses between townhomes and apartment units.

It was Moved and Seconded:

THAT the Advisory Design Panel support the Rezoning Application for 380 East 1st Street in principle and that the following items be taken into further consideration:

- The rooftop amenity mentioned in the presentation is not present in the package
- Balance the significance of the amenity room with the building's entry
- The blank west wall is a concern for graffiti
- There is concern about what is visible through the doors in the lobby that lead to the parkade, and what people see upon entering from the lobby
- Integrate larger trees near the lobby area

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- Ensure distinctively visible addresses are present between the townhomes on East 1st Street and apartment units on St. Georges Avenue
- Consider a broader range of programming on the outdoor patio to have and move it elsewhere on the property

The panel would request that staff consider a second review by the panel once these recommendations have been addressed to the satisfaction of City staff.

CARRIED

6. DATE OF NEXT MEETING

The next regular meeting is scheduled for November 20, 2025.

7. ADJOURN

The Chair adjourned the meeting at 8:54 pm.

“Certified Correct by the Chair”

Jason Wegman, Chair

“Certified Correct by the Administrative Coordinator”

Sarah Larisch, Administrative Coordinator