



MEETING MINUTES

Minutes of the Hybrid Meeting held Virtually and at City Hall in Conference Room A,
141 West 14th Street, North Vancouver, BC on April 9, 2025

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

Members Present

Meghan Mathieson (Chair)
Ryan Trudeau (Vice Chair)
Yusra Al-Nakeeb *
Celeste Dempster
Bahare Eris *
Shelley Luce
Krishna Raisinghani

Lailani Tumaneng (SD#44)
Cllr. Don Bell
Cllr. Holly Back

** participated electronically*

Absent

Anna Boltenko

Staff Present

Matt Menzel, Planner 3
Daniella Fergusson, Manager, City Design and Planning
Eleanor Parrott, Committee Clerk – Secretary
Tanis Huckell, Legislative Services Advisor

Guests Present

Scott Midgley, Developer, TransLink
Wendy Corneau, Vice President, Real Estate, Commercial
Strategy and Innovation, TransLink
Marta Farevaag, Planning and Landscape Architect, PFS
Studio
Julien Leger, Architect, Francl Architecture

The meeting was called to order at 6:01 pm.

1. ADOPTION OF AGENDA

1.1 The Agenda for April 9, 2025 was adopted as circulated.

2. ADOPTION OF MINUTES

2.1 Minutes of March 12, 2025 were approved as circulated.

Councillor Bell joined the meeting at 6:04pm.

3. BUSINESS ARISING FROM THE MINUTES

3.1 None raised.

4. PLN2024-00023 TRANSLINK MOODYVILLE DEVELOPMENT

- 4.1 The Planner 3 provided an overview of the TransLink Moodyville Official Community Plan (OCP) amendment, highlighting the site context and that the application seeks to modify the height and density allowance in the current OCP. The Planner 3 outlined that the application will be assessed against Council's Strategic vision, is currently at Step 2 of the OCP Amendment Process, and does not include a rezoning application at present. Provincial legislation requires a public hearing for an OCP amendment, and prohibits public hearings for zoning bylaw amendments when the bylaw is consistent with the OCP and when the scope of the bylaw is to permit a development where at least half of the development has a residential component.

Councillor Back joined the meeting at 6:16pm.

The Developer, TransLink provided an overview of the TransLink Moodyville Development, highlighting the location, site specifics, context of the surrounding area, existing OCP designation, development's aim to address retail and housing needs, vision to create a walkable neighbourhood hub, statistics regarding the height, area, housing mix and parking, proposed density and precedents set elsewhere on the North Shore and in Vancouver.

- 4.2 Topics discussed in the question and answer period included:
- height of the development
 - impacts of increased traffic and parking in the area
 - water and wastewater infrastructure
 - Bus Rapid Transit connectivity
 - accompanying service infrastructure such as schools and health care
 - climate resilience considerations
 - the bike path design
 - affordability
 - types of retail establishments that will be present
 - feedback being provided by the community via social media platforms

Councillor Back left the meeting at 7:06pm and returned at 7:09pm.

It was moved and seconded:

THAT the Advisory Planning Commission has reviewed the OCP amendment application for PLN2024-00023 TransLink Moodyville Development and recommends approval of the project subject to consideration of the following conditions:

- Prioritization of neighbourhood character when considering the building height and massing, such as redistributing the storeys to reduce overall building height, where possible;
- Providing unit allocation of 50% 2-3 bedroom units;
- Including a childcare facility onsite; and
- Raising a concern about the proposed level of parking being insufficient for this development in this location, especially when considering retail parking needs.

CARRIED

The Planner 3, the Developer, TransLink, the Vice President, Real Estate, Commercial Strategy and Innovation, TransLink, the Planning and Landscape Architect, PFS Studio and the Architect, Francl Architecture left the meeting at 8:17pm.

5. LONSDALE GREAT STREET

5.1 This item was deferred to a future meeting.

6. COUNCILLOR UPDATE

6.1 Councillors noted that the Curb Access and Parking Plan will be considered by Council on Monday, April 14. The North Shore Neighbourhood House ground-breaking event has taken place. The Harry Jerome Community Recreation Centre is progressing to budget and time and is on track to open next year.

6.2 Discussion ensued and the benefit of the Commission receiving an overview of developments taking place and proposed across the City was noted. The City's active applications public webpage also provides a useful overview:

<https://www.cnv.org/Business-Development/Building/Land-Use-Approvals/Active-Applications/>

Action: Staff to provide an overview of ongoing and upcoming developments across the City to a future meeting. Staff to provide a development process "cheat sheet" to help explain typical development application steps and approvals.

7. ROUNDTABLE

7.1 None.

8. WORK PLAN FORWARD LOOK

8.1 The Manager, City Design and Planning outlined the items scheduled for upcoming meetings:

- Lonsdale Great Street Project
- The Trails OCP Amendment
- Capilano Mall OCP Amendment

9. DATE OF NEXT MEETING

9.1 The next regular meeting is scheduled for May 14, 2025.

10. ADJOURN

10.1 The Chair adjourned the meeting at 8:36pm.

"Certified Correct by the Chair"

Meghan Mathieson, Chair