



The Corporation of the City of North Vancouver  
**Advisory Planning Commission**

## MEETING MINUTES

Minutes of the meeting held at City Hall in Conference Room A and Electronically (Hybrid), 141 West 14<sup>th</sup> Street, North Vancouver, BC on Wednesday, June 11, 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.*

<b><u>Members Present</u></b>	<b><u>Staff Present</u></b>
Yusra Al-Nakeeb*	Daniella Fergusson, Manager, City Planning and Design
Celeste Dempster	Hamed Ghasemi, Planner 3
Bahare Eris*	Sarah Larisch, Administrative Coordinator
Shelley Luce	Zohrah Khalili, Committee-Clerk Secretary
Meghan Mathieson	
Krishna Raisinghani	<b><u>Guests</u></b>
Ryan Trudeau	Bruno Wall, Wall Financial Corporation
Brett Hudson	Martin Bruckner, Arcadis Architects (Canada) Inc.
Councillor Holly Back	Gwyn Vose, Arcadis Architects (Canada) Inc.
Councillor Don Bell	Padraig McMorro*, Arcadis Architects (Canada) Inc.
Lailani Tumaneng	Grant Brumpton, PWL Partnership Landscape Architects Inc.
<b><u>Absent</u></b>	Emilio Martinez Lara*, PWL Partnership Landscape Architects Inc.
Anna Boltenko	Paul Dorby*, Bunt & Associates Engineering Ltd.
	Christephen Cheng*, Bunt & Associates Engineering Ltd.
	Jan Malcolm, Member of the Public
	Ross McMillan, Member of the Public
	<i>*participated electronically</i>

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

### 1. ADOPTION OF AGENDA

The agenda was approved as circulated.

### 2. ADOPTION OF MINUTES

Minutes of the meeting held on May 14, 2025 were approved as circulated.

### 3. BUSINESS ARISING FROM THE MINUTES

Nil.

#### **4. ELECTION OF CHAIR**

Krishna Raisinghani was elected to be the Chair.

#### **5. OFFICIAL COMMUNITY PLAN AMENDMENT FOR 507-651 EAST 1<sup>ST</sup> STREET, 82094 ST DAVIDS AVENUE, AND 603-609, 631 EAST 2<sup>ND</sup> STREET (THE TRAILS)**

Lailani Tumaneng arrived at 6:28 pm.

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 air quality, environmental impacts and sustainability initiatives, cost and mix of unit types, proximity and capacity of current and planned amenities, bike and vehicle parking, local traffic patterns, pedestrian walkways, and park accessibility.

Lailani left the meeting at 7:43 pm and returned at 7:45 pm.

Celeste Dempster left the meeting at 7:57 and returned at 8:00 pm.

It was moved and seconded:

THAT the Advisory Planning Commission has reviewed the Official Community Plan Amendment application for The Trails and recommends approval subject to resolution of the following to staff’s satisfaction:

- Taking a whole community perspective on the impacts of increased density in this neighbourhood including mitigation of traffic congestion (such as traffic impact study and car share spaces), increased need for parking, childcare and school spaces in the area, and lack of access to medical care, grocery, and community centre amenities as all of these elements are important to achieving the City of North Vancouver’s goal of a 15-minute city.
- Increasing the percentage of affordable rental units to support access to affordable housing and increasing the percentage of three-bedroom units to support families.

CARRIED

#### **6. COUNCILLOR UPDATE**

Councillor Don Bell shared about recent topics at Council, including the Small Scale Multi-Unit Housing legislation and a parking policy for affordable housing.

#### **7. ROUNDTABLE**

Members discussed air quality, future Official Community Plan amendments, the Province’s Bill 15 and how it relates to land provision for schools and hospitals, transit development and how developers can support transit investment, and the Urban Forest Policy, particularly the role of vegetation on air quality.

Action:

- Staff to consider adding air quality and the role of vegetation as a future agenda item.
- Staff to provide an update on the Urban Forest Policy.

**8. WORK PLAN FORWARD LOOK**

The committee reviewed which agenda items were scheduled for upcoming meetings, including the Capilano Mall Official Community Plan amendment application and land use bylaw changes needed to meet Provincial 20-year housing need requirements.

**9. DATE OF NEXT MEETING**

The next regular meeting is scheduled for July 9, 2025.

**10. ADJOURN**

The Chair adjourned the meeting at 8:45 pm.

*“Certified Correct by Chair”*

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Krishna Raisinghani, Chair

July 9, 2025

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Date