



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 May 14, 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.*

<u>Members Present</u>	<u>Staff Present</u>
Yusra Al-Nakeeb*	Daniella Fergusson, Manager, City Design and Planning
Anna Boltenko	Linden Mulleder, Planner 2
Celeste Dempster*	Sarah Larisch, Administrative Coordinator
Brett Hudson	
Meghan Mathieson	
Krishna Raisinghani	
Ryan Trudeau (arrived at 6:08pm)	
<u>Absent</u>	<u>Guests</u>
Councillor Holly Back	Mackenzie Biggar, VP Development & Sustainability, Adera
Councillor Don Bell	Grace Martin, Associate Development Manager, Adera
Bahare Eris	Rhys Leitch, Principal, Integra Architecture Inc.
Shelley Luce	
Lailani Tumaneng	

*\*participated electronically*

The meeting was called to order at 6:06 pm.

### 1. ADOPTION OF AGENDA

The agenda was approved as circulated.

### 2. ADOPTION OF MINUTES

Minutes of the meeting held on April 9, 2025 were approved as circulated.

### 3. BUSINESS ARISING FROM THE MINUTES

Ryan Trudeau arrived at 6:08pm.

- A round of introductions occurred to introduce Brett Hudson to his first meeting.
- Feedback was provided on the timeline and implementation of the recently approved Curb Access Parking Plan.

#### **4. OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING FOR 1540 ST GEORGES AVENUE AND 215-235 EAST 16<sup>TH</sup> STREET**

The Planner 2 and applicants presented the benefits of amending the Official Community Plan and incorporating mass timber, along with architectural and landscape plans. The project is currently under review by staff and other City Advisory Bodies.

Discussion ensued on building materials, unit mix and size, cost and affordability of mid-market rentals, tenant relocation plans, parking availability and electric vehicle charging.

It was moved and seconded:

THAT the Advisory Planning Commission has reviewed the OCP Amendment and Rezoning Application for 1540 St Georges Avenue and 215-235 East 16<sup>th</sup> Street and recommends approval subject to resolution of the following to staff's satisfaction:

- Consider increasing the proportion of family sized units (defined as two or more bedrooms) in the development.

CARRIED

#### **5. PROVINCIAL LEGISLATION ALIGNMENT**

The Manager of City Design and Planning presented updates on provincial legislation, bylaw changes, housing needs, land capacity analysis, and next steps for the City of North Vancouver's 20-year housing plan for information.

Discussion ensued on the existing gap between where we are at and where we'd like to be, single staircase apartments and City resource capacity with increased density.

Action Items:

- Staff to circulate the 'Provincial Legislation Alignment – Residential Capacity' Council Report from the Regular Council Meeting of March 31, 2025.
- Staff to share the policy regarding percentage of family sized units in the new legislation.

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

No updates were provided as both Councillors were absent from the meeting.

#### **7. ROUNDTABLE**

Chair Meghan Mathieson's last meeting will be in June 2025, so a new chair will be elected at the next meeting.

#### **8. WORK PLAN FORWARD LOOK**

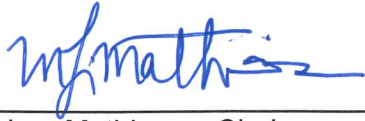
The committee reviewed which agenda items were scheduled for upcoming meetings. Members discussed the scale and timelines of projects requesting committee feedback.

#### **9. DATE OF NEXT MEETING**

The next regular meeting is scheduled for June 11, 2025.

**10. ADJOURN**

The Chair adjourned the meeting at 7:56 pm.



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Meghan Mathieson, Chair