DISTRICT OF NORTH VANCOUVER

Advisory Design Panel Meeting Agenda

November 12, 2026, 6:00pm

Committee Room, District Hall 355 West Queens Road

Topic	Person	Start Time	Allotted Time
1. Panel Welcome & Dinner			
Welcome & Dinner	Panel	5:45	15 minutes
2. Administration			
a) Open Meeting, Attendance	Chair	6:00	2 minutes
b) Adoption of Minutes: Meeting of **April 9, 2026**	Chair	6:02	3 minutes
c) Staff Announcements	Staff Liaison	6:05	5 minutes

Topic	Person	Start Time	Allotted Time
3. Project Review			
Address: **3535 Mount Seymour Parkway** Details: **Rezoning, OCP amendment, and DP for a 64-unit 6-storey purpose-built rental apartment building.**			
Presentation Set Up	Presentation Team	6:10	5 minutes
Introduction by Staff and Clarification Questions for Staff	Kevin Zhang *DNV Planner*	6:15	10 minutes
Applicant Team Presentation	Elise Spearing, Applicant, *LPI Management Ltd. (Ledcor)* Rhys Leitch, Architect, *Integra Architecture* Daryl Tyacke, Landscape Architect, *ETA Landscape Architecture*	6:25	20 minutes
Clarification Questions for Applicant Team	Panel	6:45	5 minutes
Urban Designer Comments	Alfonso Tejada	6:50	10 minutes
Panel Individual Comments, Discussion, Motion, and Vote	Panel	7:00	30 minutes

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4. Close of Meeting			
Close of Meeting	Staff Liaison	7:30	5 minutes

Attendance	
Panel Members • Vanessa Kohn, Architect • Jay Boyce, Architect • Adam Gruchala, Architect • Rasool Ghodoosi, Landscape Architect • Nancy Paul, Landscape Architect • John Gilmour, Development Industry Representative • Sgt Kevin Bracewell, RCMP Crime Prevention • Koosha Kheradmandnia, Professional Engineer • David Park, Accessibility Representative • Robert Greene, Visual Art Specialist • Tieg Martin, Building Industry Representative	**Staff** • Jon Maselli, Staff Liaison • Alfonso Tejada, Urban Designer • Afrooz Fallah, Planning Assistant • Dennis Wong, Planning Assistant • Dorin Vaez Mahdavi, Planning Assistant • Kevin Zhang , Planner