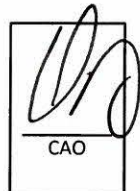
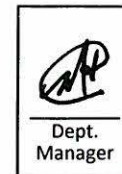


AGENDA INFORMATION

- ☒ Council Workshop
- ☐ Finance & Audit
- ☐ Advisory Oversight
- ☐ Other:

Date: JAN. 27, 2020
Date: _____
Date: _____
Date: _____



The District of North Vancouver

REPORT TO COMMITTEE

January 14, 2020

File: 08.3060.10/005.19

AUTHOR: Emel Nordin, Development Planner

SUBJECT: 1310 Monashee Drive - Preliminary Planning Application for Six-storey Mixed-use Development Including Student and Employee Rental Housing

REASON FOR REPORT:

The purpose of this report is to inform Council of a preliminary planning application received by the District and to seek Council's input on the proposed development.

SUMMARY:

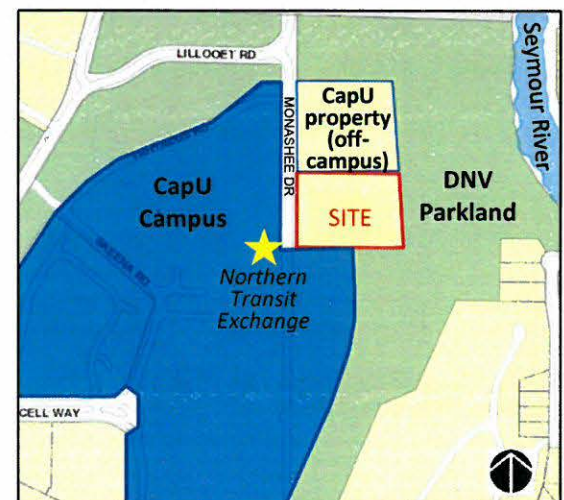
Darwin Properties has submitted a preliminary planning application to redevelop the property at 1310 Monashee Drive to create a mixed-use development with two six-storey buildings including 330 rental housing units for students and employees of Capilano University (CapU). If the proposal were to proceed to a detailed application, it would require Council consideration of a rezoning and an OCP amendment.

ANALYSIS:

Site and Surrounding Area

The site is currently occupied by a dog-kennel and dog day-care facility with large outdoor fenced areas, and associated buildings. The property is approximately 11,890 m² (2.94 acres) in area.

As shown on the adjacent map, the property is located adjacent to the CapU campus, immediately east of the campus Northern Transit Exchange, which will be the primary bus terminal for CapU following the implementation of TransLink's new Rapid Bus service on the North Shore. The CapU campus



is located to the west and south, and District of North Vancouver parkland surrounds the site to the northeast, east and south. The property is located at the top of the West Seymour Escarpment and a well-used bicycle and walking trail is located down the slope to the east. A property owned by CapU, but not currently part of the campus, is located to the north and is zoned for cemetery use.

Land Use Designation and Lynnmour/Inter-River Local Plan

The site is designated “Parks, Open Space, and Natural Areas” (POSNA) in the Official Community Plan (OCP). The Lynnmour/Inter-River Local Plan reference policy document designates this site for “Open Space” (OS) and while it encourages the retention of the existing dog kennel use on the site, it also identifies a general need for student housing, services, and local-serving commercial space in the surrounding area. The proposal will require an OCP amendment to accommodate the development as proposed at a density of approximately 1.76 FSR.

Capilano University Campus Master Plan & Student and Employee Housing

The CapU Campus Master Plan (2018) identifies a need for additional housing on campus. The university also recently conducted a study which concluded that there is a need for employee housing. Currently, CapU does not have any designated on-campus student or employee housing available for the 12,600 users of the institution. In the fall of 2017, CapU opened their first off-campus student residence at 2420 Dollarton Hwy. As of the second year of operation, this CapU residence has been fully occupied and the demand for student housing exceeds current capacity. CapU has provided written support to the District for the current project and the applicant is working with the university to finalize the partnership agreement which would be required as part of a detailed application.

Zoning

The site is currently zoned “Parks, Recreation and Open Space” (PRO) and will require rezoning to a new Comprehensive Development (CD) zone to accommodate the proposal.

PROPOSAL:

Project Description

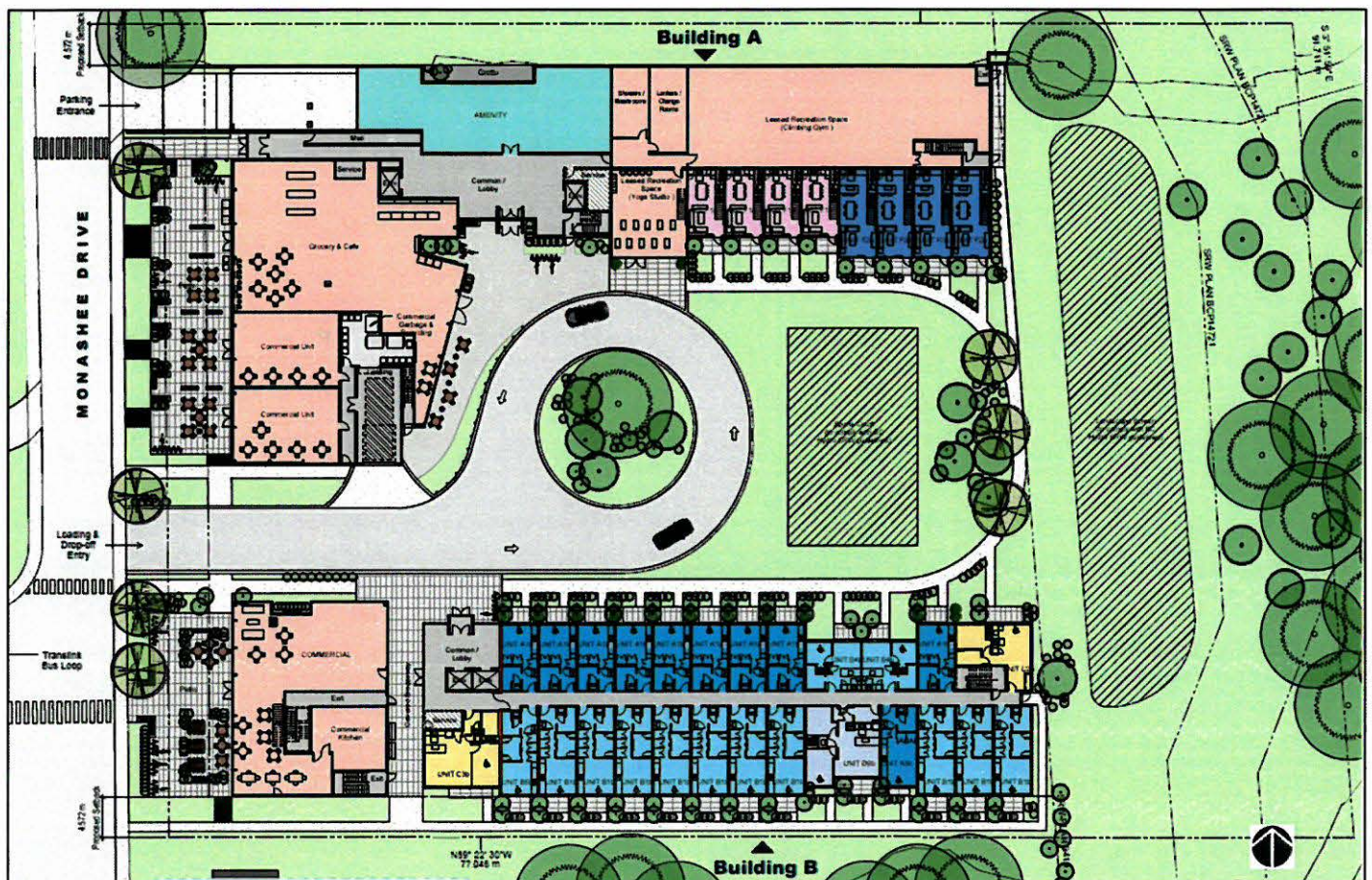
The project as proposed includes 330 rental housing units for students and employees of CapU. In addition, approximately 1,585 m² (17,060 sq. ft.) of commercial space and 244 m² (2,626 sq. ft.) of amenity space is proposed, all within two six-storey buildings.



Artist rendering – View to the east from Monashee Drive

The proposed rental housing units include a mix of unit types from studios to three-bedroom units, ranging in size from approximately 32.7 m² (352 sq. ft.) to 98 m² (1,056 sq. ft.) It is expected that a Housing Agreement would secure the rental units in perpetuity and restrict tenure to students and employees of CapU. The applicant is currently in discussions with CapU regarding whether any of the rental housing units may be made available to other tenants during periods of low demand by CapU students and employees.

Shared indoor and outdoor amenity space is proposed on-site, with further details to be provided at the detailed application stage. Current suggestions are that the proposed on-site commercial space may include a grocery and café, retail food services, a restaurant/pub, and space for leased recreational uses, all of which would be accessible to campus users and the public.



Preliminary Site Plan

The preliminary architectural drawings have been revised since the initial application submission and the previous Staff Report to Council, dated September 12, 2019 (attached). Some of the recent notable updates include:

- *Expanded commercial space and opportunities:* During early public engagement, feedback was received from campus users and the community that additional commercial opportunities, food service options and new amenities would improve the campus experience and were high

priorities. In response, the on-site commercial space has been expanded to include a proposed grocer and additional food services.

- *Replacement of artist studios with recreational space:* Rather than proposing space specifically for artist studios, the on-site commercial space has been expanded to include leasable recreational space to supplement the recreational activities currently provided by CapU.
- *Replacement of surface parking with increased outdoor amenity areas:* Early feedback received indicated support for increased on-site landscaped areas. In response, surface parking has been removed and the underground parking garage has been reconfigured to provide for this relocated parking.
- *Adjustment to parking and bicycle spaces:* Due to the proposed increase in commercial space, the proposed on-site parking has been increased slightly from 190 to 217 spaces. On-site bicycle parking has been adjusted to 2 bicycle spaces per unit, for a total of 660 spaces.

Should the proposal proceed to a detailed application, the proposed uses and site layout would be further defined at that stage.

Parking and Transit

Parking proposed includes 217 vehicle parking spaces for both residential and commercial uses in a one-level underground parking garage with access from Monashee Drive. It is anticipated that on-site car share spaces will be included. A total of 660 bicycle parking spaces (2 per unit) are proposed, as well as end of trip facilities.

With the implementation of TransLink's new Rapid Bus service on the North Shore in 2020 (the R2 Marine Drive bus) it is anticipated that the existing #239 Park Royal-CapilanoU bus which currently terminates at a transit stop on Purcell Way, will be discontinued. The new R2 bus will service CapU, and the Northern Transit Exchange directly adjacent to this development site will become the primary transit terminal for CapU.

CapU has noted that the proposed development, within close proximity to campus and the Northern Transit Exchange, has the potential to reduce daily traffic congestion arising from students and employees commuting to campus by car, and will assist in providing additional amenities and food services for campus users and the public.

CMHC Rental Construction Financing & Rental Rates

The applicant is working with Canada Mortgage and Housing Corporation (CMHC) to secure federal funding for this project under the Rental Construction Financing Initiative (RFC). The proposal must fulfil certain affordability, sustainability, accessibility, partnership, and transit criteria to be eligible for this program. The total residential rental income of the project must be at least 10% below assessed gross achievable residential rental income; and a minimum of 20% of the units must be classified as "affordable" with rents at or below 30% of the median household income in the subject market.

Following discussions with CapU, the applicant has determined the following with regard to the intended rental rates:

- For CapU staff with single income households the rental rates for approximately 52% of the units are anticipated to be no more than 30% of pre-tax income
- For CapU staff with dual income households the rental rates for approximately 85% of the units are anticipated to be no more than 30% of pre-tax income
- For students, the applicant has determined (based on a review of other rental housing options near CapU, including the existing off-campus housing) rents in this development will be affordable for CapU students

Final rent targets are still to be determined and will be resolved as part of the detailed application review.

Development Permit Areas (DPAs)

The site is located within the following Development Permit Areas (DPAs):

a) Form and Character of Commercial and Mixed-Use Buildings

If the proposal proceeds to a detailed application, a summary of the form and character review would be presented to Council at consideration of Development Permit issuance.

b) Energy and Water Conservation and GHG Emission Reduction

As part of a detailed application, an Energy Advisor report would be required that demonstrates how the proposal addresses the District's Energy and Water Conservation and GHG Emission Reduction DPA guidelines, as well the minimum Step Code requirements in the District's Construction Bylaw, and the recommendations of the District's recently-approved Community Energy and Emissions Plan (CEEP).

c) Protection of the Natural Environment

As part of a detailed application, the applicant would be required to provide detailed environmental assessments demonstrating that the development proposal meets the requirements of the District's Protection of the Natural Environment DPA guidelines.

d) Protection of Development from Hazardous Conditions: Slope Hazard

The site is located at the top of the West Seymour Escarpment and the slope adjacent to the site was the subject of a land slide in 2007. Any development proposal for this site will be reviewed against the Slope Hazard DPA guidelines. The applicant has provided preliminary slope hazard reports for the site and detailed reports responding to staff comments would be required with the

submission of any detailed application. Prior to the issuance of any Building Permits for this property, District staff and qualified professionals must be satisfied that the site can be safely developed for the intended use following the implementation of any required slope stability and site drainage measures.

A detailed review of development permit issues, outlining the project's compliance with the applicable development permit guidelines will be provided for Council's consideration should the application proceed to the OCP amendment and rezoning process.

CONCLUSION:

The information in this report was prepared to provide information to Council early in the application review process and to seek Council's input on the proposed development.

Respectfully submitted,



Emel Nordin
Development Planner

Attachments:

- A. Preliminary Application Drawing Package*
- B. Applicant letter: Agreement with Capilano University, dated Dec 6, 2019*
- C. Applicant letter: CMHC's Rental Construction Financing Initiative (RCFI), dated Dec 6, 2019*
- D. Capilano University letter, dated May 13, 2019*
- E. Staff Report to Council, dated September 12, 2019*

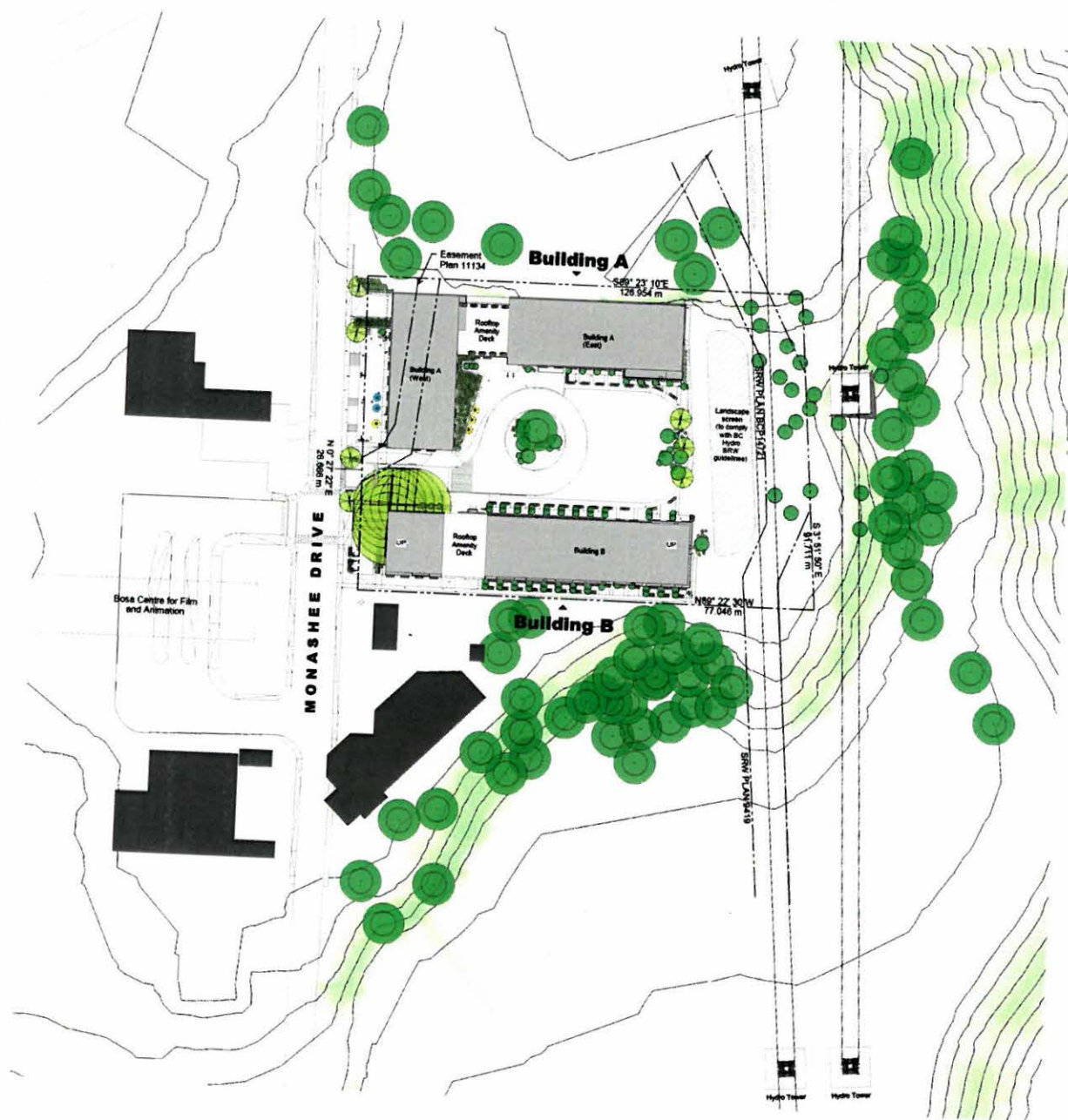
**SUBJECT: 1310 Monashee Drive - Preliminary Planning Application for Six-storey Mixed-use
Development Including Student and Employee Rental Housing**

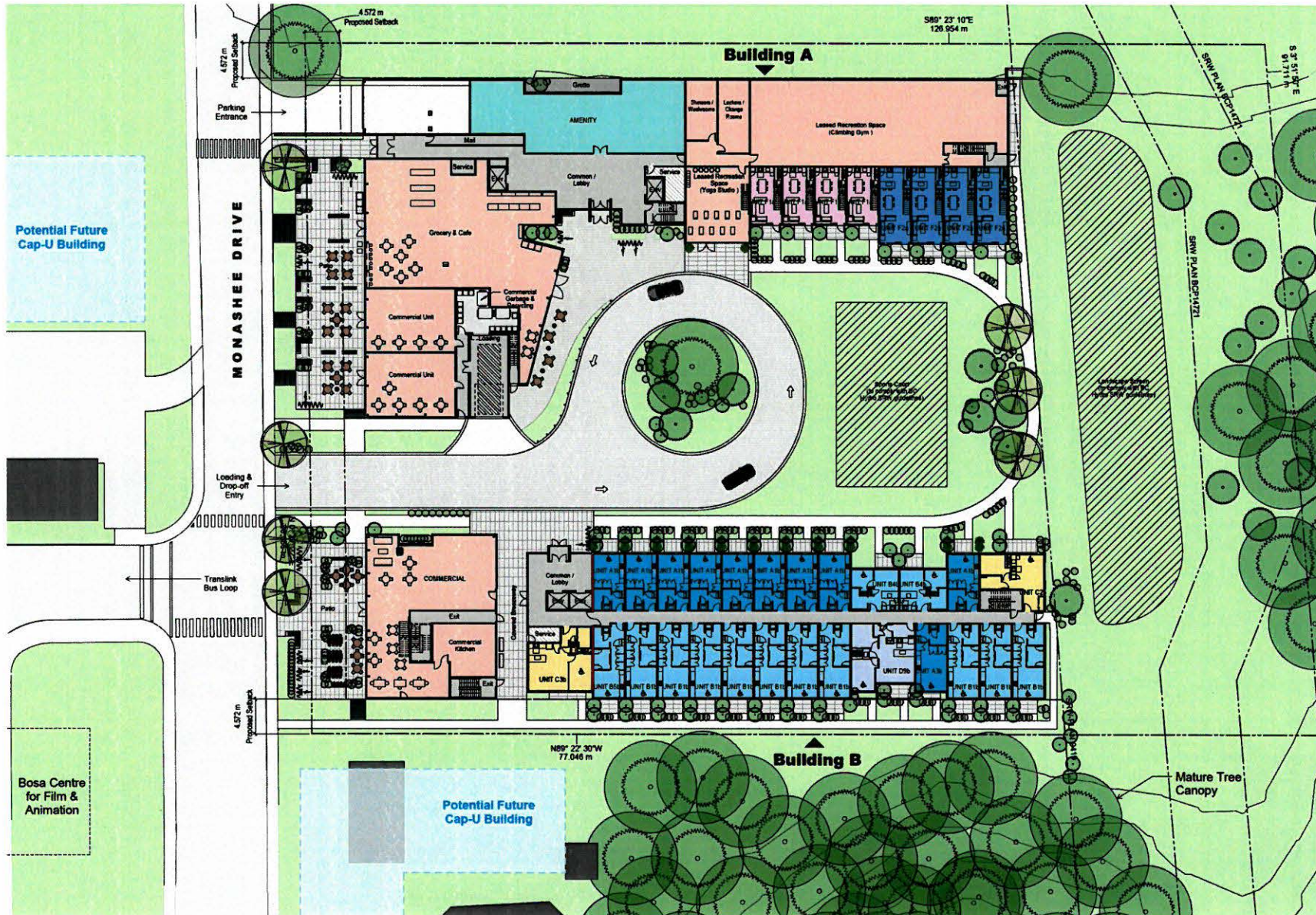
January 14, 2020

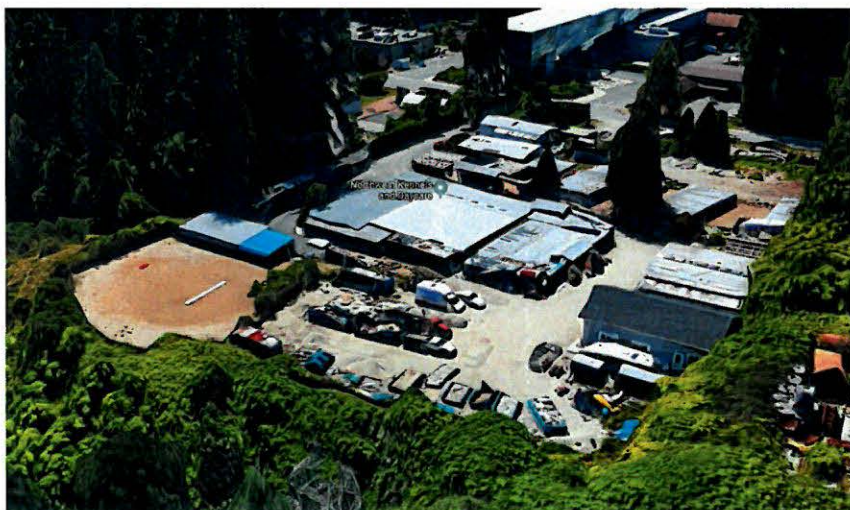
Page 7

REVIEWED WITH:					
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<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
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<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate	_____		

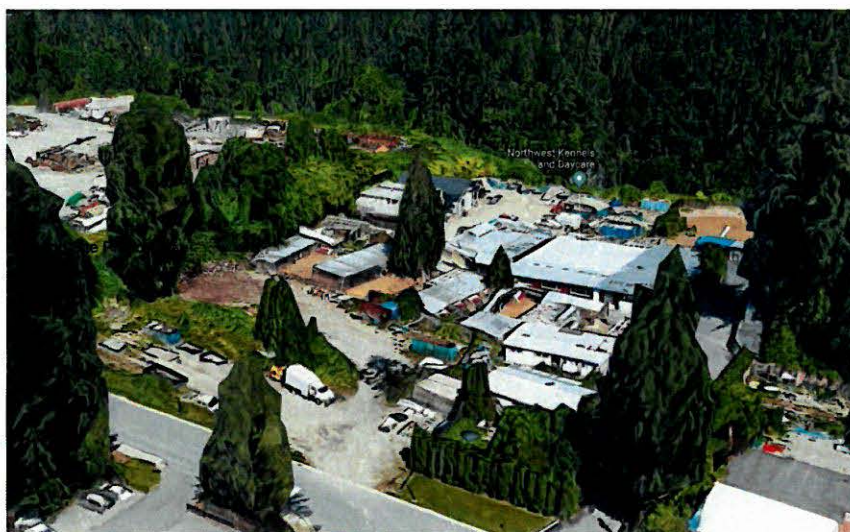
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Aerial (NE)



Aerial (SW)



Northwest



West



Southwest



DARWIN

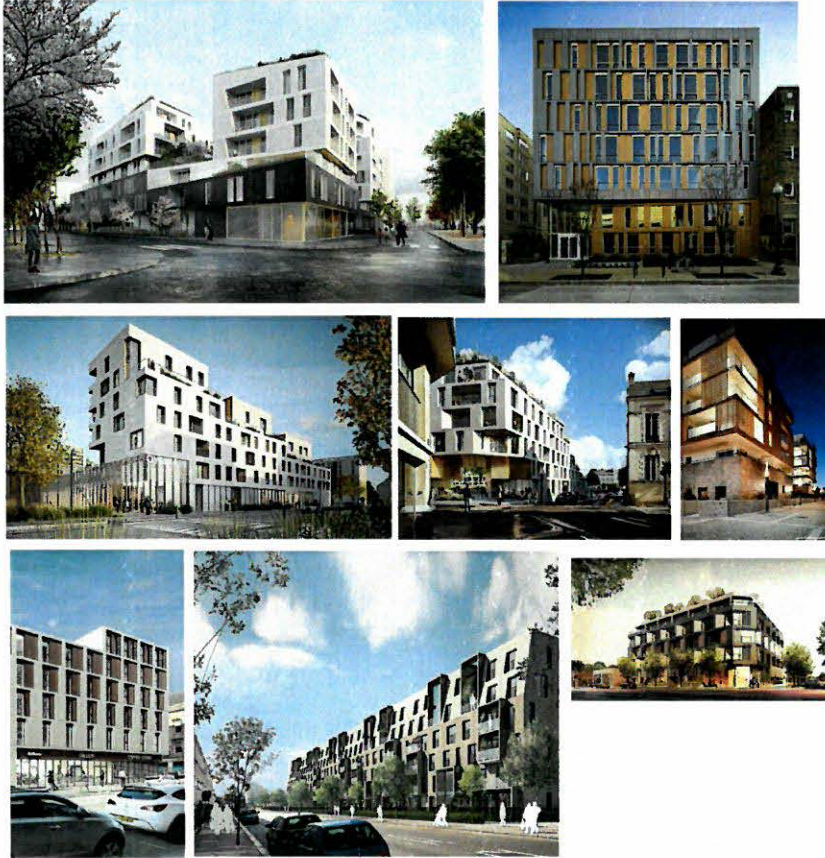
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.CapU Market Rental
1310 Monashee Drive, N Vancouver, BC

Survey

DATE: 2014 09/20/2014 11:00 AM

A003

Form



Materials Palette



Fenestrations

Level 2 to 4



Level 2 to 4

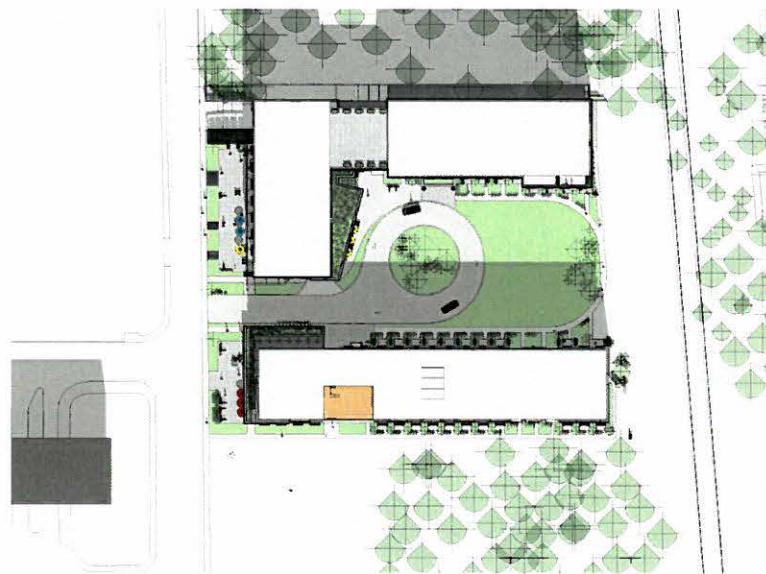


TKA+D

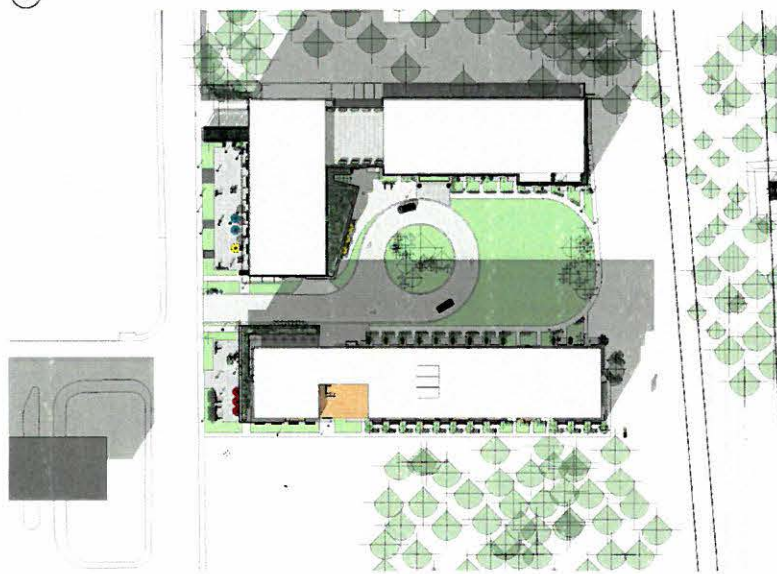
DARWIN
TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC.
 1310 Monashee Drive, N. Vancouver, BC
 Present Images
 A005b



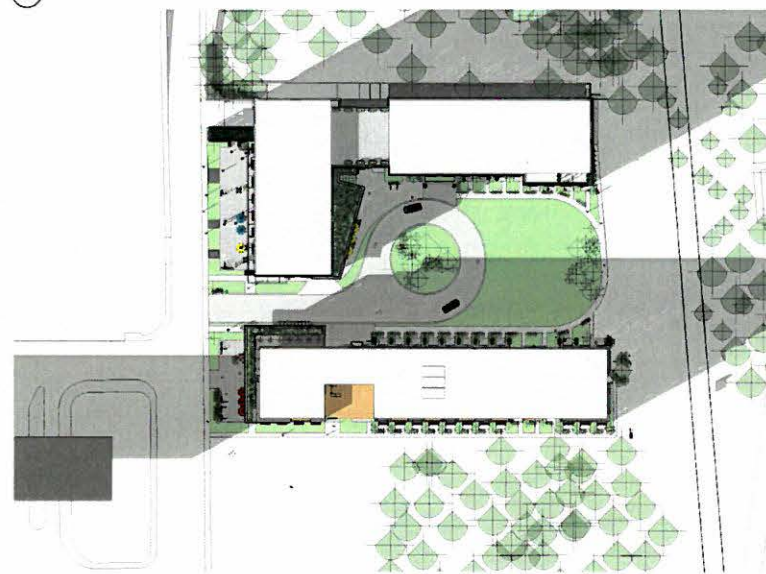
① Shadow Analysis - Equinox (10am)



② Shadow Analysis - Equinox (Noon)



③ Shadow Analysis - Equinox (2pm)



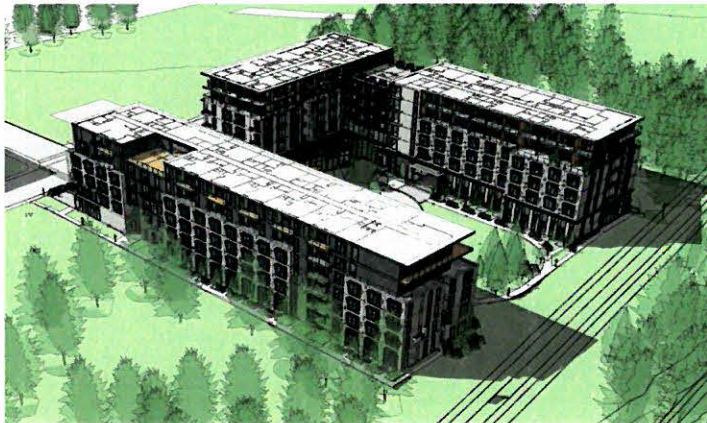
④ Shadow Analysis - Equinox (4pm)



① **Massing NE**



② **Massing NW**



③ **Massing SE**



④ **Massing SW**





① **3D View - Building B (Entrance)**



② **3D View - Building B (Southwest 3)**



③ **3D View - Building B (Southwest 1)**



④ **3D View - Building B (Southeast)**



⑤ **3D View - Building B (Northwest)**



⑥ **3D View - Building B (Street Entrance)**



① **3D View - Perspective (SW)**



② **3D View - Perspective Section (NW)**

DARWIN

TAYLOR KURTZ
ARCHITECTURE • DESIGN INC.

CapU Market Rental
1310 Monashee Drive, N Vancouver, BC

Building Perspectives
(Bldg B)

PROJECT: 2014/07/2014

A014

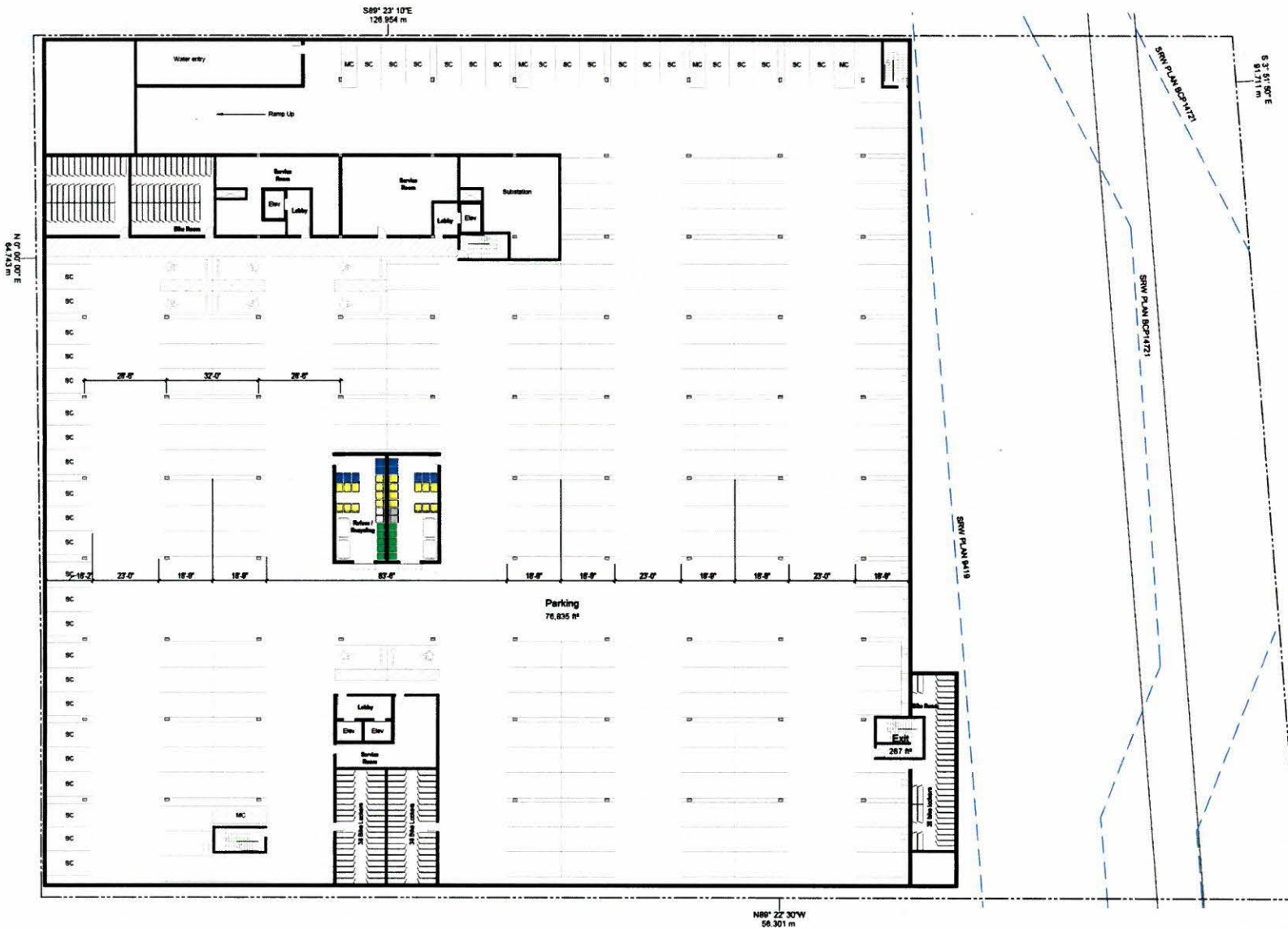




View from Courtyard Looking North West



View from Monashee Drive Looking North East



TKA+D

DARWIN

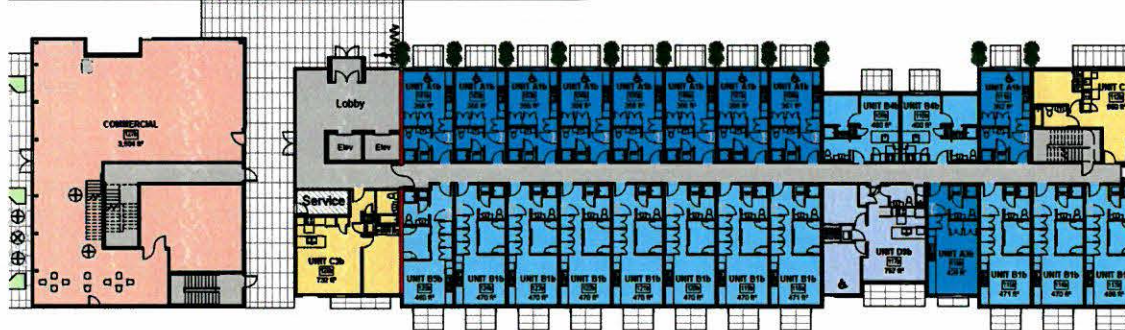
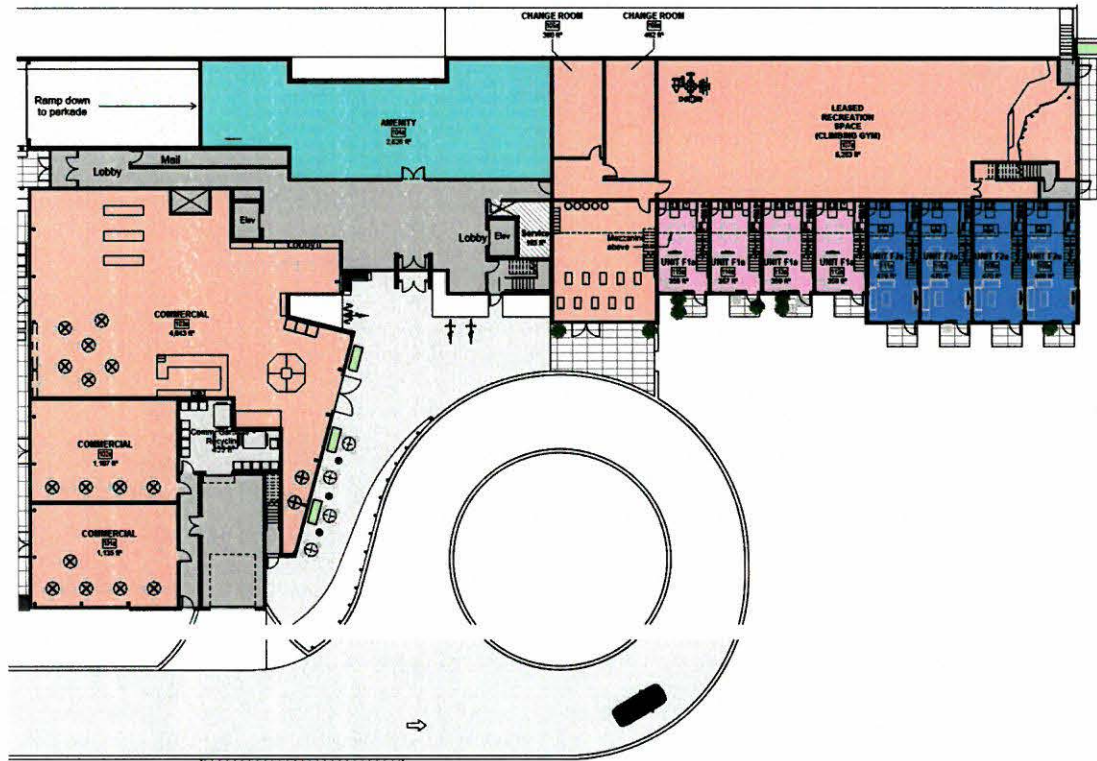
TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.

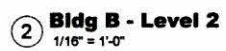
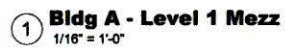
CapU Market Rental
1316 Monastree Drive, N. Vancouver, BC

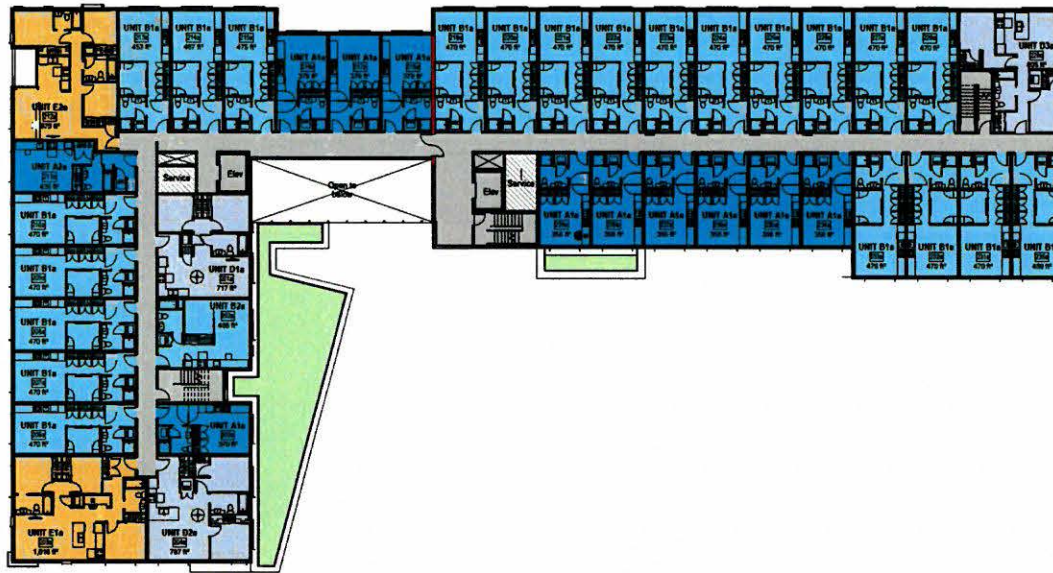
Underground Parking

A100

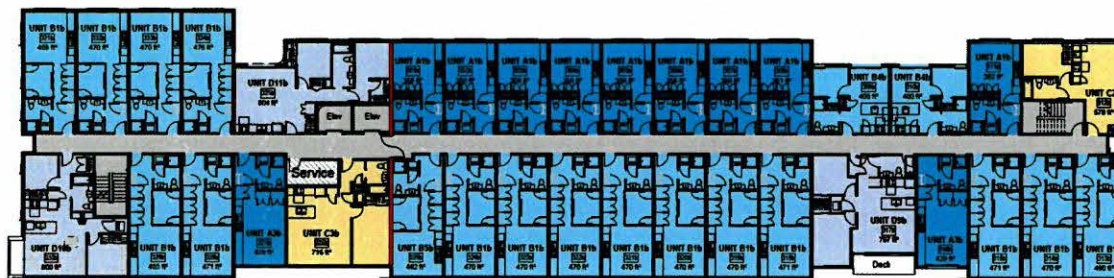
① **P1**
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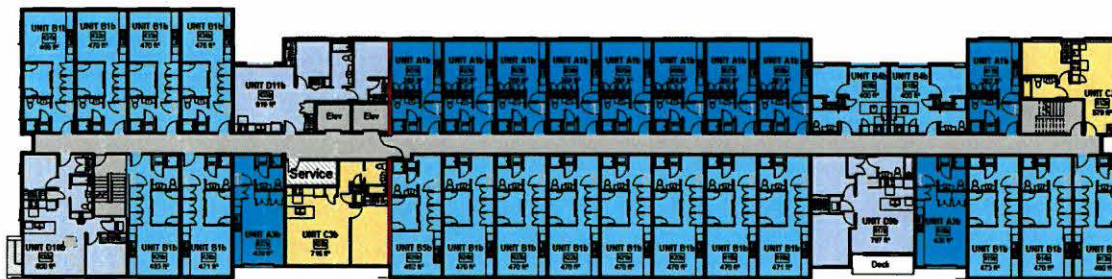
1 Bldg A - Level 2
1/16" = 1'-0"



2 Bldg B - Level 3
1/16" = 1'-0"



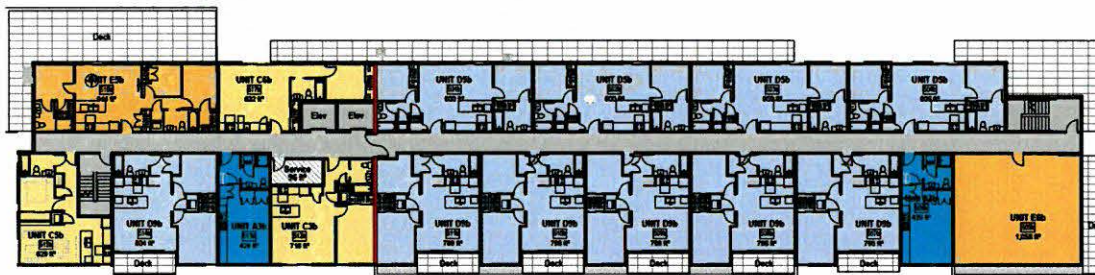
① **Bldg A - Level 3**
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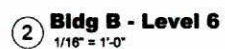
② **Bldg B - Level 4**
1/16" = 1'-0"



① **Bldg A - Level 4**
1/16" = 1'-0"



② **Bldg B - Level 5**
1/16" = 1'-0"



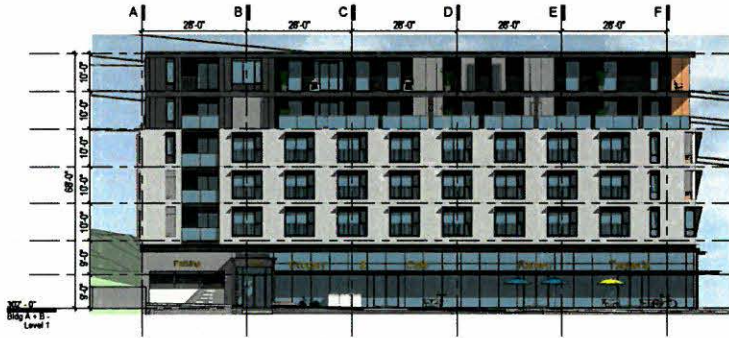


1 Bldg A - Level 6
1/16" = 1'-0"

① **Building A - South**
1/16" = 1'-0"



② **Building A - West**
1/16" = 1'-0"



③ **Building A - East**
1/16" = 1'-0"



④ **Building A - North**
1/16" = 1'-0"





① Building B - South
1/16" = 1'-0"



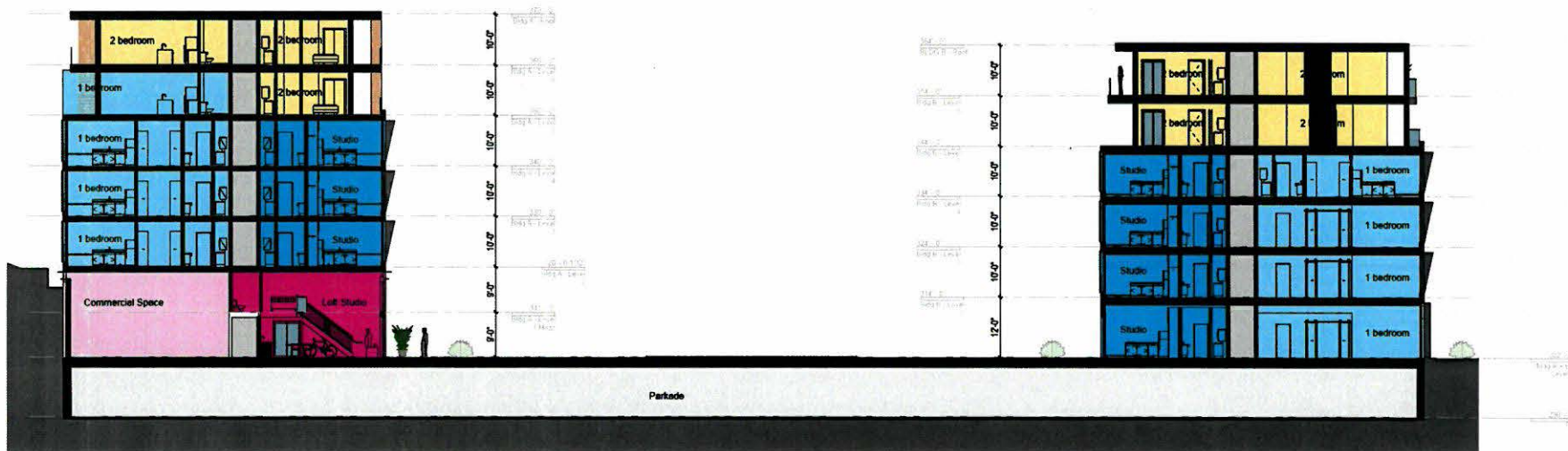
② Building B - West
1/16" = 1'-0"



③ Building B - East
1/16" = 1'-0"



④ Building B - North
1/16" = 1'-0"



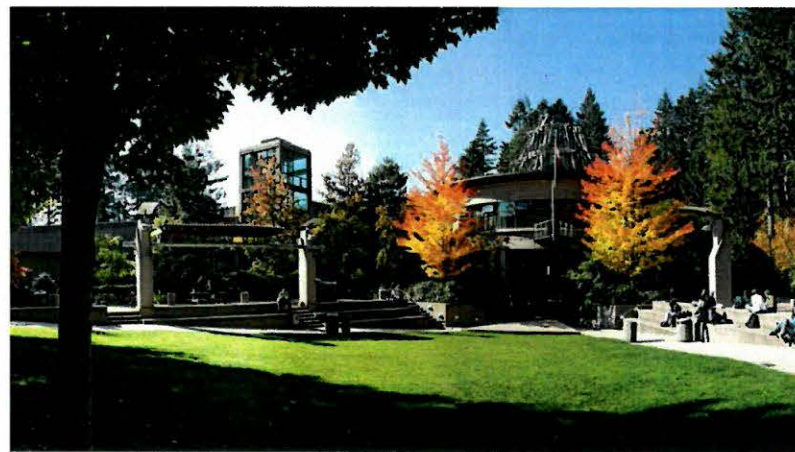
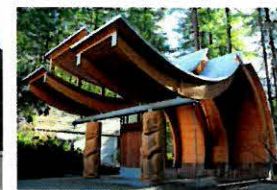
① **Section A-A**
3/32" = 1'-0"



Context (Natural)



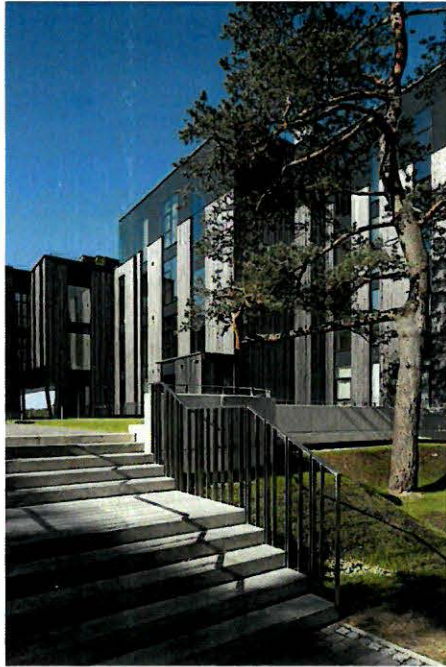
Context (CapU Built Form Guidelines)



Context (Existing Campus Architecture)

TKA+D

DARWIN
TAYLOR KURTZ
 ARCHITECTURE + DESIGN INC.
 CapU Market Rental
 1310 Munashee Drive, N Vancouver, BC
 Campus Architecture
 DATE: 08/11/14 DRAWN: 11/01/14
A004



TKA+D



DARWIN

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC

CapU Market Rental
1310 Monasthee Drive, N Vancouver, BC

Precedent Images

PROJECT NO. 20240115-01-01-15M

A005



December 6, 2019

Dan Milburn

General Manager, Planning, Properties & Permits
District of North Vancouver
355 West Queens Road, North Vancouver BC, V7N 4N5

Re: Agreement with Capilano University – 1310 Monashee Drive

Dear Mr. Milburn,

Darwin Properties is pleased to inform the District of North Vancouver that we have executed a working agreement with Capilano University in regard to the proposed development at 1310 Monashee Drive. This agreement establishes parameters for continued discussions. Capilano University has an interest in rental housing choices in proximity to its campus to serve the current and long-term needs of its students, faculty and staff. Capilano University has indicated that it would welcome the development of rental housing at 1310 Monashee Drive, a privately held parcel of land currently occupied by a dog-kennel and dog day-care facility located adjacent to Campus Lands.

The shortage of available and appropriate housing on the North Shore is a significant barrier to entry for Capilano University student enrollment, as well as for attracting excellent faculty and staff. For example, in the recent University survey (*Employee Services & Needs Survey Summary Report – Housing, 2019*), of 127 employees who were asked what keeps them from living closer to where they work, 87 respondents selected either "cost of housing", or "availability of housing options" as determining factors.

At present, Capilano University does not have any designated on-site student or employee housing options for the 12,600 users of the institution. In 2017, Darwin Properties in partnership with the Tsleil-Waututh Nation, provided the University with their first off-campus residences located at the Innovation Campus at 2420 Dollarton Highway. This housing is fully occupied. Darwin Properties is committed to continue to work to address the housing shortage for Capilano University students, faculty and staff.

We are very pleased to be working with Capilano University on this exciting opportunity, and we look forward to working together with District Staff and Council on this first student, faculty, and staff oriented rental housing project on the North Shore.

Sincerely,

A handwritten signature in black ink, appearing to read "O. Webbe".

Oliver Webbe
President, Darwin Properties

CC: Paul Dangerfield, President, Capilano University

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Dan Milburn

General Manager, Planning, Properties & Permits

District of North Vancouver

355 West Queens Road, North Vancouver BC, V7N 4N5

December 6, 2019

Re: CMHC's Rental Construction Financing Initiative (RCFI) – 1310 Monashee Drive

Dear Mr. Milburn,

Darwin Properties is pleased to inform the District of North Vancouver that we are actively working with Canada Mortgage and Housing Corporation (CMHC) to provide federal funding for 1310 Monashee Drive under their Rental Construction Financing Initiative (RCFI). As part of Canada's National Housing Strategy, the program provides up to \$13.75 billion in loans for the construction of 42,500 units and will run until 2027.

The RCFI program is a federal initiative to encourage the construction of rental housing across Canada where the need is clearly demonstrated. Darwin Properties is committed to supporting Capilano University in its efforts to increase suitable rental housing choices for its students and employees. 1310 Monashee Drive must fulfil certain affordability, sustainability, accessibility, partnership and transit criteria to demonstrate eligibility for this program (CMHC, Rental Construction Financing).

Affordability (Criteria A): The total residential rental income of 1310 Monashee Drive must be at least 10% below its gross achievable residential rental income as supported by an independent appraisal report; and a minimum of 20% of the units must be affordable with rents at or below 30% of the median household income in the subject market.

Energy Efficiency: 1310 Monashee Drive will be expected to achieve a minimum 15% decrease in energy intensity and Greenhouse Gas (GHG) emissions relative to the 2015 model building codes.

Accessibility: 1310 Monashee Drive will be expected to meet a minimum accessibility requirement that 10% of units meet or exceed local accessibility standards as prescribed by the Municipality.

We look forward to continuing to work with staff and the community on this exciting proposal for Capilano University and the District of North Vancouver.

Sincerely,

A handwritten signature in black ink, appearing to read "Oliver Webbe".

Oliver Webbe

President, Darwin Properties



Rental Construction Financing

A project that is either, purpose built residential rental, or of mixed use between residential rental and non-residential rental, that offers affordable residential rents, accessible units, greater energy efficiency and reduced greenhouse gas emissions, and can demonstrate long term financial viability without subsidies could be eligible for CMHC insured direct financing. The minimum eligible loan size is \$1 million and the minimum project size is 5 units.

CMHC rental construction financing provides low cost funding to eligible borrowers during the most risky phases of product development (construction through to stabilized operations). Eligible borrowers include municipalities, not-for-profit developers, and for-profit developers. CMHC mortgage loan insurance is included and provides access to preferred interest rates lowering borrowing costs for the refinancing of multi-unit residential properties and facilitates renewals throughout the life of the mortgage.

Projects that qualify for funding under the Rental Construction Financing initiative will benefit from greater underwriting flexibilities.

Is your multi-unit project eligible for rental construction financing?

Check out the Rental Construction Financing website at cmhc.ca/financinginitiative for further information on this initiative.

PROPERTY TYPE AND SIZE

- Construction of new rental affordable housing.
- Rental properties with a minimum of five units.
- Fully self-contained units only.
- Primary use is residential.
- Non-residential component not to exceed 30% of total gross floor space nor 30% of total cost.
- Permanent housing (long-term stay).
- Standard Apartment. Excludes Retirement, Long-Term Care, Student Housing, Single Room Occupancy facilities and supportive housing.

MINIMUM ELIGIBILITY REQUIREMENTS FOR PRIORITIZATION SCORING

Financial Viability

- Borrowers will have to demonstrate their financial and operational ability to carry the project without ongoing operating subsidies that would be required to maintain viability and to provide evidence of the financial viability of the proposed project itself, as well as capacity to deal with development risks such as cost over-runs and delays in construction.

Affordability

The project must fulfil one (1) of the following Affordability criteria.

- **Criteria A:** The total residential rental income of the project must be at least 10% below its gross achievable residential rental income as supported by an independent appraisal report; and a minimum of 20% of the units must be affordable with rents at or below 30% of the median household income in the subject market (available on Statistics Canada website below).
<https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1110000901>
- **Criteria B:** The affordability requirement may be met if the proposal has been approved under other housing programs/initiatives (federal, provincial, territorial, or municipal) that provide support for development of affordable rental housing such as capital grants, municipal concessions or expedited planning processing.

In all cases, affordability must be maintained for a minimum of 10 years from the date of first occupancy of the project.

Energy Efficiency

- Projects will be expected to achieve a minimum 15% decrease in energy intensity and Greenhouse Gas (GHG) emissions relative to the 2015 model building codes. (i.e. 2015 National Energy Code for Buildings or the 2015 National Building Code).

Accessibility

- Projects will be expected to meet a minimum accessibility requirement that 10% of units within the project meet or exceed the local accessibility standards as prescribed by the Municipality or Province/Territory, or in the absence of the aforementioned, the accessibility requirements of the 2015 National Building Code.
- Access to the project and its common areas will be barrier free.

OTHER SOCIAL OUTCOMES FOR PRIORITIZING SCORING PROPERTY TYPE AND SIZE

Fostered Collaboration: Partnerships/Other Government Supports

- Are other non-profit or for-profit developers, Urban Aboriginal Groups or Municipalities, involved in this project? Is support provided in a form such as Grants, Concessions on property taxes and/or concessions on levies, Waiver of development cost charges or other provincial/municipal fees, Expedited Approvals, Waiver of community amenity

contributions, Land donation?

Transit Oriented Eligibility

- Does the Project offer access to public transit including any alternative forms (parking spots for car sharing service, shuttle bus service, direct connection to underground path system, etc.)?

MINIMUM LOAN

\$1,000,000

MAXIMUM LOAN TO COST

- Residential Loan Component- from up to 90% - 100% Loan to Cost.
- Non-residential Loan Component- up to 75% Loan to Cost.

100% Loan to cost is for projects offering the greatest social outcomes of affordability, accessibility, energy efficiency, stacking of government programs, and transit orientation.

ADVANCING

The loan may be advanced up to 100% of costs during construction. No rental achievement applies.

MINIMUM DEBT COVERAGE RATIO REQUIREMENTS

- 1.10 (for residential loan component).
- 1.40 (for non-residential loan component).

Applications will be qualified with a 100 bps (1.00%) spread over the CMHC indicative 10 year fixed rate.

INTEREST RATE

Fixed Rate Option

- 10 year term (begins at first loan advance).
- Fixed rate locked in at beginning of term.
- Interest only payments financed by the loan during construction through to occupancy permit.
- Interest only payments paid by the borrower from occupancy permit until 12 consecutive months of stabilized effective gross income (Stabilization).
- Principal and interest payment from Stabilization to end of term.
- Closed to prepayment.

Hybrid Option (Floating and Fixed Rate – at the discretion of CMHC)

- 10 year term (begins at first loan advance).
- Floating interest rate during construction.

- Fixed rate at occupancy permit.
- Interest only payments financed by the loan during construction through to occupancy permit.
- Interest only payments paid by the borrower from occupancy permit until Stabilization.
- Principal and interest payment from Stabilization to end of term.
- Closed to prepayment.

AMORTIZATION

Up to 50 years, no premium surcharge.

SECURITY TYPE

First, second, and pari passu mortgages are permitted.

RESERVE REQUIREMENTS

None required.

PREMIUMS

- Premium is not payable by the borrower.
- PST on premium (as applicable) is payable by the borrower.

APPLICATION FEES

- Payable at time of underwriting.
- Residential portion: \$200 per unit for first 100 units, then \$100 per unit thereafter to a maximum of \$55,000 per loan.
- Non-residential portion: 0.30% of the non-residential loan amount if it exceeds \$100,000.

BORROWER ELIGIBILITY

Eligible Applicants include but are not limited to:

- Private entrepreneur/builder/developer.
- Public or private non-profit housing organization.
- Rental co-operative (NOTE: equity co-ops are not eligible).
- Municipality.

Property Management Experience: at least 5 years' experience operating a housing property of similar type and size.

Credit and Repayment History: at least break even cash flow over past 5 years with excellent credit and repayment history.

Construction Management Experience: have successfully completed a similar project on time and within budget. Alternatively, borrowers must enter into a fixed price contract with a general contractor who has experience building projects of similar size, cost, building form and construction type in the same market area. Borrowers must have a demonstrated ability to withstand unexpected increases in construction cost.

For newly formed groups, alternate covenants, collateral and mitigation may be considered.

BORROWER NET WORTH

The borrower must have minimum net worth equal to at least 25% of the loan amount being requested, with a minimum of \$100,000. Flexibility in CMHC's standard net worth requirements may be available.

GUARANTEE REQUIREMENTS

The borrower and guarantor must provide their covenant / guarantee for 100% of the loan during construction and rent-up. After rent-up, when the project has achieved the rental income used in the underwriting of the loan, the loan may become non-recourse to the borrowers and guarantors for deficiency after enforcing the security on default.

In all cases, CMHC may require additional risk mitigation measures as it deems appropriate (e.g. equity retention, replacement reserves, collateral security, personal guarantees).

DOCUMENTATION REQUIREMENTS

To be provided at time of underwriting by Service Provider. Refer to the Documentation Requirements Fact Sheet.

CMHC mortgage loan insurance provides access to preferred interest rates lowering borrowing costs for the construction, purchase and refinance of multi-unit residential properties and facilitates renewals throughout the life of the mortgage.





May 13, 2019

Mayor Mike Little and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

Dear Mayor Little and Council,

RE: Proposed Development of Capilano University Student and Employee Housing at 1310 Monashee Drive

As you know, Capilano University is pursuing solutions to support affordable housing for our students and employees. This is a major part of our ongoing dialogue with the District of North Vancouver and outlined in the University's Campus Master Plan (2018).

Our development priorities for the next decade are an essential component of our ability to attract and retain students. Since 2017, CapU has leased the dormitories and amenity areas at 2420 Dollarton from Darwin Properties in partnership with the Tsleil-Waututh Nation. Since our second year of operating, CapU Residence has been full and demand for student housing exceeds our current capacity. In 2018, the University began exploratory discussions with Darwin to consider the 2.5 acre property at 1310 Monashee Drive as a potential locale for our next phase of campus housing.

With its immediate proximity to our main campus, the site is positioned to be an ideal location for student and employee housing. Bordering the eastern edge of our campus, the property is steps away from transit and situated directly between two prominent campus buildings: Dogwood and the Nat and Flora Bosa Centre for Film and Animation.

We anticipate that by transforming 1310 Monashee Drive to its highest and best use significant benefits to both the campus community and local residents will be accrued.



As market rental housing for CapU students and employees, this includes the potential of reduced daily traffic congestion caused by students and employees commuting to campus by car and potential amenities such as walking paths, car sharing and food services that are open to the public. Time spent out of the car is time for study and for wellness—both of which contribute to the quality of life in North Vancouver.

Please know that our experience with Darwin to date has been collaborative and productive. We feel confident we will continue to work well together in consultation for 1310 Monashee Drive. Prioritizing elements of harmonious building design, sustainability, traffic mitigation strategies, transit service enhancements, parking supply requirements and community amenities are all early-stage considerations that will be retained throughout the process.

We recognize that Darwin's conceptual drawings and proposal of March 13, 2019 will be developed and refined. That said, we are supportive of the overall initiative. It represents a foundation for in-depth discussions about the future of the property as a cornerstone of our vision for affordable student and employee campus housing.

To this end, we hope that Darwin's request to rezone the property at 1310 Monashee Drive will meet with District approval.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Dangerfield', is written over a light blue horizontal line.

Paul Dangerfield
President

cc. Oliver Webbe, Darwin Properties

<input checked="" type="checkbox"/> Info Package	Date: <u>Sept 12, 2019</u>
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The District of North Vancouver INFORMATION REPORT TO COUNCIL

September 12, 2019
File: 08.3060.10/005.19

AUTHOR: Emel Nordin, Development Planner

SUBJECT: **EARLY PUBLIC INPUT OPPORTUNITY MEETING: Preliminary Planning Application - 1310 Monashee Drive**

REASON FOR REPORT:

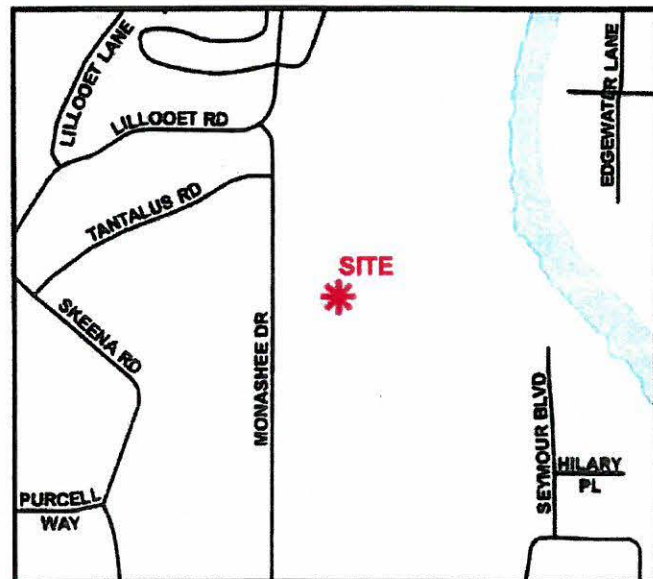
The purpose of this report is to inform Council of an upcoming early input opportunity meeting for a preliminary planning application.

SUMMARY:

Darwin Properties has applied for an OCP amendment and rezoning to allow two six-storey buildings with a total of 346 rental units at 1310 Monashee Drive. The staff report on the detailed application will include a summary of all input received including this early input.

EARLY PUBLIC INPUT OPPORTUNITY MEETING DETAILS:

Date: Thursday, September 26, 2019
Time: 6:30 – 8:30 pm
Location: Capilano University
Birch Building – Cafeteria
2055 Purcell Way
North Vancouver



SITE AND SURROUNDING AREA:

The site is currently occupied by a dog daycare and kennel facility. The property is approximately 11,890 m² (2.94 acres) in area.

The property is located next to the Capilano University campus, east of the "Nat and Flora Bosa Centre for Film and Animation" and the campus north Transit Exchange. Capilano University owns land to the west, south, and north, and the District owns the land to the south and east. The Seymour River is located further to the east.

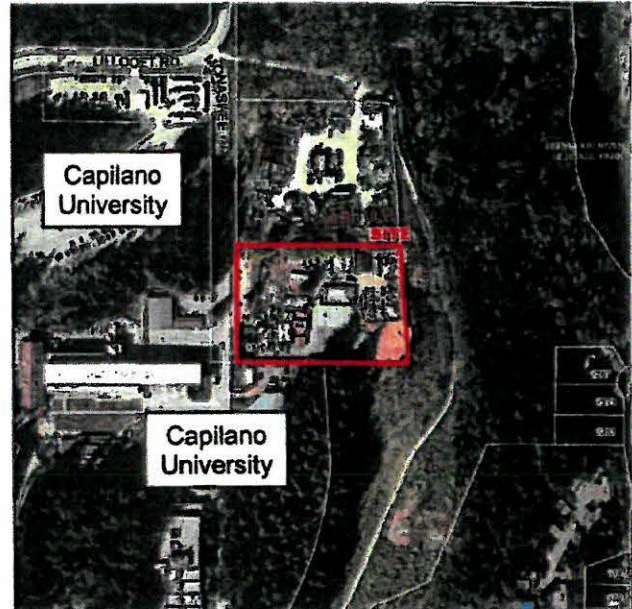
The site is designated Parks, Open Space, and Natural Areas (POSNA) in the Official Community Plan (OCP). The Lynnmour/Inter-River Local Plan reference policy document identifies a need for student housing, services, and local-serving commercial space in the surrounding area. The proposal will require an OCP amendment to accommodate the proposed uses at a density of approximately 1.75 FSR.

The site is currently zoned Parks, Recreation and Open Space (PRO) and will require rezoning to a new Comprehensive Development (CD) zone to accommodate the proposal.

Capilano University has developed a Campus Master Plan (2018) which identifies a need for additional housing on campus.

PROJECT DESCRIPTION:

The project includes 346 purpose-built rental units, and approximately 511 m² (5,500 sq. ft.) of commercial space and 353 m² (3,800 sq. ft.) of amenity space, all in two six-storey buildings. The proposed rental units include a mix of unit types from micro studios to three-bedroom units, ranging in size from approximately 33.3 m² (359 sq. ft.) to 107.4 m² (1,156 sq. ft.). The project includes 190 parking spaces and access to the underground parking is proposed from Monashee Drive. A total of 692 bicycle parking spaces are proposed.





Artist rendering – View to the east from Monashee Drive

FORMAT OF MEETING:

This is an early input opportunity in an open house format designed to give neighbours an opportunity to review and comment on the project at the preliminary application stage. A copy of the meeting notification package is attached.

PUBLIC NOTIFICATION:

In accordance with District policy, the notification for the meeting includes:

1. A notification flyer sent to owners and occupants within a minimum 500 metre (3,280 ft.) radius of the site and to the Inter-River Community Association (Attachment 1);
2. Notification signs erected on the site and at the Purcell Way entrance to Capilano University; and
3. A newspaper advertisement placed in two editions of the North Shore News.



Emel Nordin
Development Planner

Attachment: Notification Flyer

REVIEWED WITH:					
<input type="checkbox"/> Sustainable Community Dev.	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Services	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Facilities	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Real Estate	_____		

1310 Monashee Drive, North Vancouver

Early Input Opportunity Meeting



Artist's concept rendering for demonstration purposes only. E & OE.

Notice of an Early Input Opportunity Meeting in your neighbourhood.

DARWIN

1310 Monashee Drive, North Vancouver

EARLY INPUT OPPORTUNITY MEETING

Darwin Properties is hosting an Early Input Opportunity Meeting to present a development proposal for 1310 Monashee Drive. The proposal is for a six-storey mixed-use rental housing development with approximately 346 market rental apartments, 5,500 sf of commercial space and 3,800 sf of amenity space. This notification flyer is being distributed to owners and occupants within a minimum 500 m radius of the site.

The Early Input Opportunity Meeting will start at 6:30pm, with District of North Vancouver and Darwin staff available to answer your questions.

Early Input Opportunity Meeting

Date: Thursday, September 26th, 2019
Time: 6:30pm - 8:30pm (Open House Discussion)
Location: Capilano University
Birch Building - Cafeteria
2055 Purcell Way
North Vancouver, BC

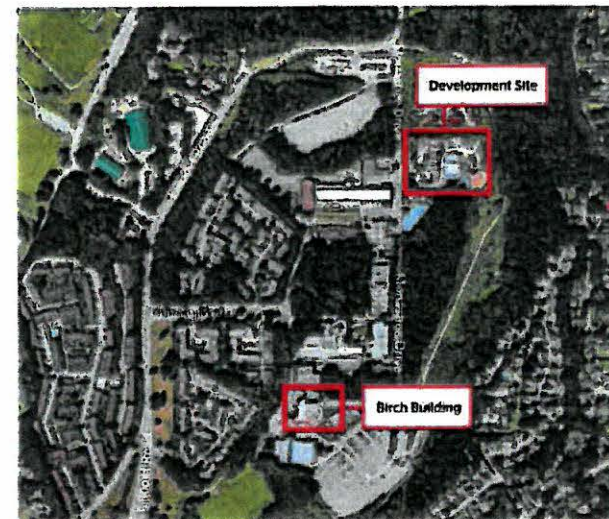


Hold your camera here to learn more about 1310 Monashee Drive and to provide us with your comments.

For more information please contact:
Andrew McMillan at Darwin: 604-670-8844
Emel Nordin, District of North Vancouver, Planning Department: 604-990-2347

www.Darwin.ca

Pay parking in effect. Please consider walking, cycling or taking transit.



Development Site: 1310 Monashee Drive

DARWIN

PROCESS FOR APPLICATIONS REQUIRING REZONING THE DISTRICT OF NORTH VANCOUVER



**Public
Input**

#1 Proponent submits Preliminary Application which includes opportunity for feedback from the community

Typical Timeframe

←--- 3 - 6 months

#2 Proponent submits Detailed Rezoning Application

#3 Planning co-ordinates review by staff and advisory bodies

#4 Information Report to Council
Planning informs Council on the applicant's intention to hold a Public Information Meeting in the neighbourhood

**Public
Input**

#5 Public Information Meeting
Meeting is organized and held by the applicant in the neighbourhood

#6 Detailed Staff Report
Detailed report to Council on the project including a summary on the outcome of the Public Information Meeting. Report recommends Council introduce rezoning bylaw and set a Public Hearing date or reject the application.

6 months -
1 year

Council requests
Revisions

Rejection

**Public
Input**

#7 Public Hearing Held

#8 Bylaw Returned to Council
Council may request clarification on issues raised at the Public Hearing, defeat the Bylaw, or give 2nd and 3rd reading

#9 Council adopts Bylaw or defeats Bylaw

Typical Range:
15-20 months*

Should you wish to contact District Council, they can be reached at:
council@dnv.org

**Time requirements can vary due to the specifics of individual projects.*

Document: 3181034

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