



AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: <u>July 13, 2020</u>
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____

  
Dept.  
Manager

  
GM/  
Director

  
CAO

## The District of North Vancouver REPORT TO COMMITTEE

June 25, 2020

File: 08.3060.10/003.20

**AUTHOR:** Emel Nordin, Development Planner

**SUBJECT:** 2055 Purcell Way – Council Early Input for a Development Permit with Variance for an On-campus Student Housing Building at Capilano University

### REASON FOR REPORT

The purpose of this report is to inform Council of a development proposal received by the District that is currently between the preliminary and detailed planning application stages.

### SUMMARY:

Jim Aalders of HDR Architecture Associates, Inc. has submitted a preliminary application on behalf of Capilano University for a development permit with variance to allow for a new 362-bed student housing building to be located on an existing surface parking lot in the north portion of the Capilano University campus. The building is proposed as rental housing for Capilano University students with rental rates similar to other local post-secondary institutions. The staff review of the preliminary application was completed on June 4, 2020 and the applicant is currently working towards a detailed application submission.

### ANALYSIS

#### Site and Surrounding Area

The Capilano University campus, the subject property, is approximately 137,367 m<sup>2</sup> (34 acres) in area. The proposed student housing building is to be located on an existing surface parking lot in the north portion of the campus property, as indicated on the map on page 2. The parking lot is approximately 10,500 m<sup>2</sup> (2.6 acres) in area. The location of the proposed student housing building is bordered by Tantalus Road to the

**SUBJECT:** 2055 Purcell Way – Council Early Input for a Development Permit with Variance for an On-campus Student Housing Building at Capilano University

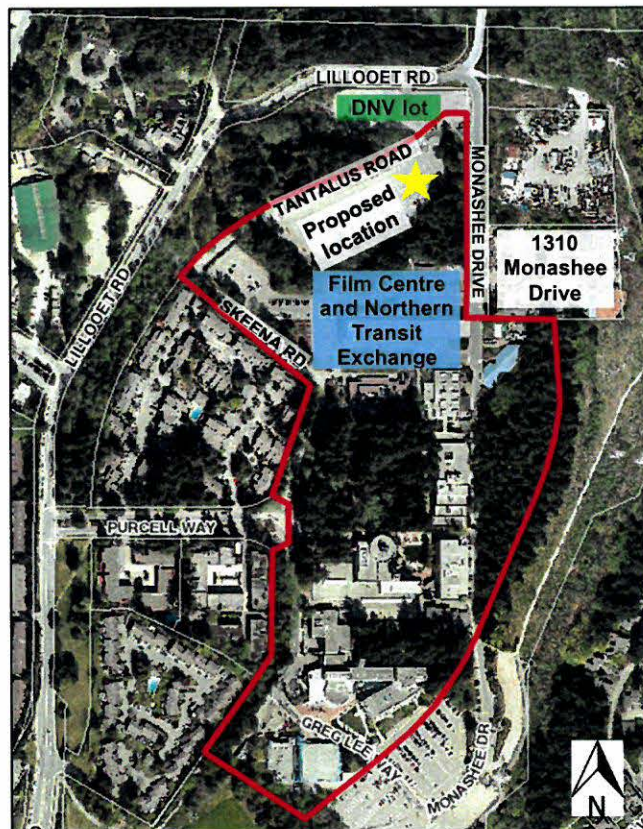
June 25, 2020

Page 2

north (on-campus road), Skeena Road to the southwest (on-campus road), and Monashee Drive to the east (municipal road).

Additional surface parking is located to the southwest, and at the Bosa Centre for Film and Animation (“Film Centre”), the Northern Transit Exchange and Capilano University facilities building, all located to the south. The Darwin Properties proposed off-campus student and employee housing project site is located to the southeast at 1310 Monashee Drive.

The development site is surrounded by treed areas and wetland to the south, east and west. District land, including a surface parking lot currently leased to Capilano University is located north of Tantalus Road, as indicated in green on the adjacent map.



Capilano University Campus – aerial map

### Official Community Plan

The District's Official Community Plan (OCP) designates the site as “Institutional” (INST) which is intended predominantly for a range of public assembly uses, such as schools, churches, recreation centres, and public buildings. Some commercial and accessory residential uses may be permitted. The proposed development is consistent with this designation.

The proposal is consistent with Policy 7.2.9 of the District's OCP which seeks to *'Encourage the provision of student housing at or near the campus of Capilano University.'*

### Lynn timer/Inter-River Local Plan

The Lynn timer/Inter-River Local Plan was adopted in 2006 and is used as a reference policy document for this area. The Plan designates the Capilano University campus property as “Institutional – Including Funeral and burial facilities.” Sections 7.8.2 and 7.8.5 of the Plan recommend that Capilano University consider providing on-site student housing and that District staff continue to work with the University to explore options and

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June 25, 2020

Page 3

methods to reduce student-parking demand as campus enrolment increases. The proposed development is consistent with these plan objectives.

Capilano University Campus Master Plan & Student and Employee Housing

The Capilano University Campus Master Plan (2018) identifies a need for additional housing on campus. Currently, the University 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, Capilano University opened their first off-campus student residence with 178 rooms in a leased facility at 2420 Dollarton Hwy. As of the second year of operation, this student residence has been fully-occupied and the demand for student housing exceeds the current capacity of 297 beds.

Zoning

The site is currently zoned Public Assembly (PA). The proposed student housing use is consistent with the existing zoning. In the case of buildings on the Capilano University campus, a maximum density of 0.47 FSR over the entire site is permitted. A density calculation has not yet been completed, however, it is expected that this project will not result in a density that exceeds the maximum permitted. This will be confirmed as part of a detailed application.

The Zoning Bylaw includes “siting area” (setback) bylaws for many institutional properties and the PA/5 siting area bylaw applicable to this site reflects the layout of the previously-existing buildings. A variance would be required to change the existing siting area bylaw to accommodate the footprint of the proposed building. An additional variance is required to reduce the number of parking spaces identified in Part 10 of the Zoning Bylaw, which is further detailed on page 7 of this report.

Development Permit Areas

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

- a) Energy and Water Conservation and Greenhouse Gas Emission Reduction
- b) Protection of the Natural Environment
- c) Streamside Protection
- d) Protection of Development from Hazardous Conditions: Wildfire Hazard

The proposed development is exempt from the requirement for a form and character development permit as it is an institutional use. 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 detailed application stage.

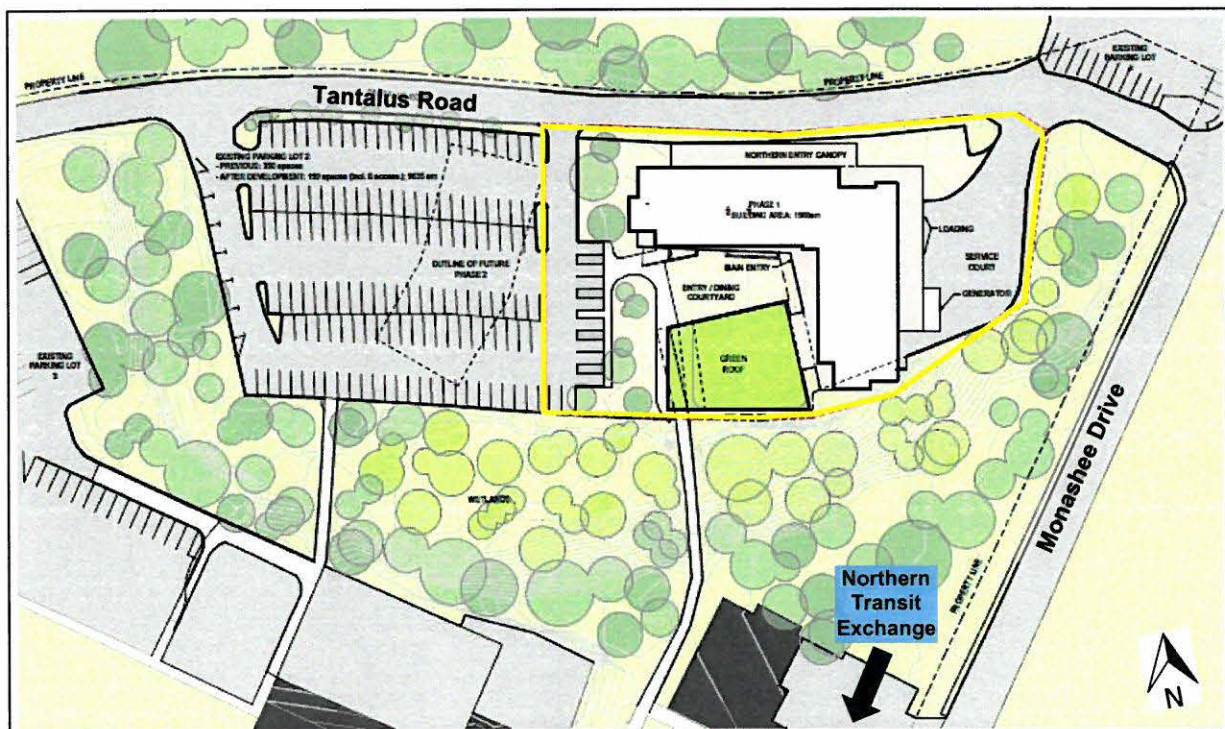


## **PROPOSAL**

### **Site Plan and Project Description**

The application proposes a six-storey 362-bed student housing building. No underground parking is proposed. The building is to be located on an existing surface parking lot in the north portion of the Capilano University campus and removal of approximately 190 parking spaces will be required to accommodate the building. Capilano University has indicated that there may be additional student housing developed in future in this area of campus. Phase 1 (the current proposal) is outlined in yellow on the site plan below.

The majority of units (other than one two-bedroom unit) are proposed as traditional dormitory-style rooms and do not include private kitchens or washrooms. Shared washroom and living/study areas will be included on each of the upper five storeys. The ground floor is proposed to include a dining hall and communal laundry facilities, with the dining hall sized to accommodate approximately 500 students in anticipation of a possible future expansion of on-campus student housing. A shared kitchen and multi-purpose space will also be included on the ground floor for student and University club event use.



**Site Plan**



**SUBJECT:** 2055 Purcell Way – Council Early Input for a Development Permit with Variance for an On-campus Student Housing Building at Capilano University

June 25, 2020

Page 5

Unit Mix

Based on a survey conducted by Capilano University to gauge student needs, the proposal is for a total of 207 rooms (total of 362 beds) allocated as follows:

- Double occupancy dorm rooms (154)
- Single occupancy dorm rooms (52)
- Two bedroom unit (1) – separate suite for Resident Advisor and partner/family

Rental Rates

Rental rates for the proposed housing have not yet been finalized. Capilano University anticipates that monthly rent will be approximately \$800 for a place in a double occupancy dorm room and \$1,000 for a single room. The rates will be lower than the cost of other housing options currently available to students (such as private rentals) and will be comparable to similar housing at other local post-secondary institutions.

For reference, rental rates for the 2019/2020 academic year at Capilano University's existing student housing facility at 2420 Dollarton Hwy. start at \$572 per month for a place in a double occupancy dorm room. A meal plan is an additional charge.

Meal Plan

It is anticipated that this new student housing facility will have a mandatory meal plan for approximately \$2,600 per academic term (approximately four months), slightly higher than at the existing facility at 2420 Dollarton Highway. For the 2019/2020 academic year, the meal plan at the existing facility is \$2,173 per term and includes an amount of \$500 that can be spent at other on-campus food outlets.





### Funding

Capilano University will be contributing approximately 30% of the project costs. It is anticipated that the balance of the project funding will be made available through a public post-secondary financing program (the BC Housing Loan Program) which provides access to loans and grants to help BC's public universities, institutes, and colleges finance new student housing projects.

The BC government is targeting 8,000 new student housing beds for the province and has allocated \$450 million so that post-secondary institutions can borrow to build new housing.

### Timing

Capilano University is targeting an opening date of summer 2022, to coincide with the expiry date of the lease agreement for the existing leased student housing facility at 2420 Dollarton Hwy, should it not be extended.

### Rental and Affordable Housing Strategy

This application meets the goals of the "Rental and Affordable Housing Strategy" by addressing Policy 3 of the strategy, to "seek to address the housing needs of lower income seniors, **students**, persons with disabilities and vulnerable populations at risk of being homeless [...]", as well as Goal 2 of the strategy, to "expand the supply of new rental and affordable housing" in the District.



**SUBJECT:** 2055 Purcell Way – Council Early Input for a Development Permit with  
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University

June 25, 2020

Page 7

Green Building Measures

In accordance with the District's Construction Bylaw, this project is required to meet Step 3 of the BC Energy Step Code. Capilano University intends to set and achieve very high sustainability standards with this new facility, including achieving Step 4 of the BC Energy Step and a LEED™ "Gold" standard or equivalency.

On June 15, 2020, Council adopted a resolution to support Greenhouse Gas Intensity (GHGI) target limits. As no rezoning is required to accommodate the proposal, these target limits would not apply to the proposed development.

Vehicle Parking

The proposed building is to be located on an existing surface parking lot in the north portion of the Capilano University campus. There are currently 350 parking spaces in this parking lot and it is anticipated that approximately 190 of these parking spaces will require removal to accommodate the proposed development.

A portion of the existing Capilano University parking is located on District-owned land and secured through a lease agreement with the District.

In accordance with Part 10 of the Zoning Bylaw, the proposed student housing building would require a minimum of 284 parking spaces. There are no new parking spaces proposed for this building.

A Council approved variance will be required to decrease the number of required parking spaces on the property, both for the new building (to zero) and to account for the removal of existing surface parking spaces.

Council previously approved a parking variance associated with the Capilano University Film Centre in 2010 which allowed a decrease of 129 parking spaces associated with the Film Centre and removal of 16 spaces to accommodate the Seymour River Greenway Trail – a total decrease of 145 parking spaces.

The transportation impact assessment (TIA) submitted with the preliminary planning application indicates that the existing parking in the north portion of the campus is currently underutilized. The TIA anticipates that the reduced parking supply as a result of the new student housing project would continue to exceed on-campus parking demand.

Storage space for approximately 68 bicycles and end-of-trip facilities are currently proposed. Staff have recommended to the applicant that in consideration of the proposed parking reductions, additional opportunities for bicycle storage should be explored.

**SUBJECT:** 2055 Purcell Way – Council Early Input for a Development Permit with  
Variance for an On-campus Student Housing Building at Capilano  
University

June 25, 2020

Page 8

### Concurrence

This project has been reviewed by the Development Planning, Development Engineering, Community Planning, Building and Permits, Environment, Urban Design, Parks, Properties and Fire Departments. Should the project proceed to a detailed application, further staff review of this proposal will be undertaken and any identified technical or design issues will be resolved prior to Council consideration of the development permit and associated variances to the siting area bylaw and parking.

### Public Input

In consideration of the impacts on District residents due to the ongoing COVID-19 pandemic, the preliminary planning application was not circulated to surrounding neighbours. A webpage with information regarding the proposal has been publically available on the District's website.

### Implementation

If this proposal proceeds, it will require variances to the siting area bylaw for this property and to parking requirements, as well as issuance of a development permit. It is anticipated that a Section 219 Covenant will secure the building as non-market rental housing for Capilano University students in perpetuity.

## **CONCLUSION**

The information in this report was prepared to provide information to Council early in the application review process for the proposed development.

Respectfully submitted,



Emel Nordin  
Development Planner

Attachments:

A. *Preliminary Application Drawing Package*



**SUBJECT:** 2055 Purcell Way – Council Early Input for a Development Permit with  
Variance for an On-campus Student Housing Building at Capilano  
University

June 25, 2020

Page 9

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

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CAPILANO UNIVERSITY  
STUDENT HOUSING  
PROJECT PH1



MARK	DATE	DESCRIPTION
1	2009-04-20	RECEIVED
2	2009-04-20	RECEIVED

Project Number | 10210678

## SITE PLAN, OVERALL

Sheet Number  
**A1.01**

**Project Status**  
schematic design



1 SITE PLAN

01. PARKING AREA  
 02. ROADS  
 03. GREEN ROOF  
 04. GREEN AREA  
 05. BUILDING LANDSCAPE  
 06. EXISTING BUILDING
- SITE AREA: 5,920m<sup>2</sup>**

REPORT OF THE SUBCOMMITTEE ON THE  
COMMITTEE ON THE GOVERNMENT OF THE DISTRICT OF COLUMBIA





CAPILANO UNIVERSITY  
STUDENT HOUSING  
PROJECT PH1

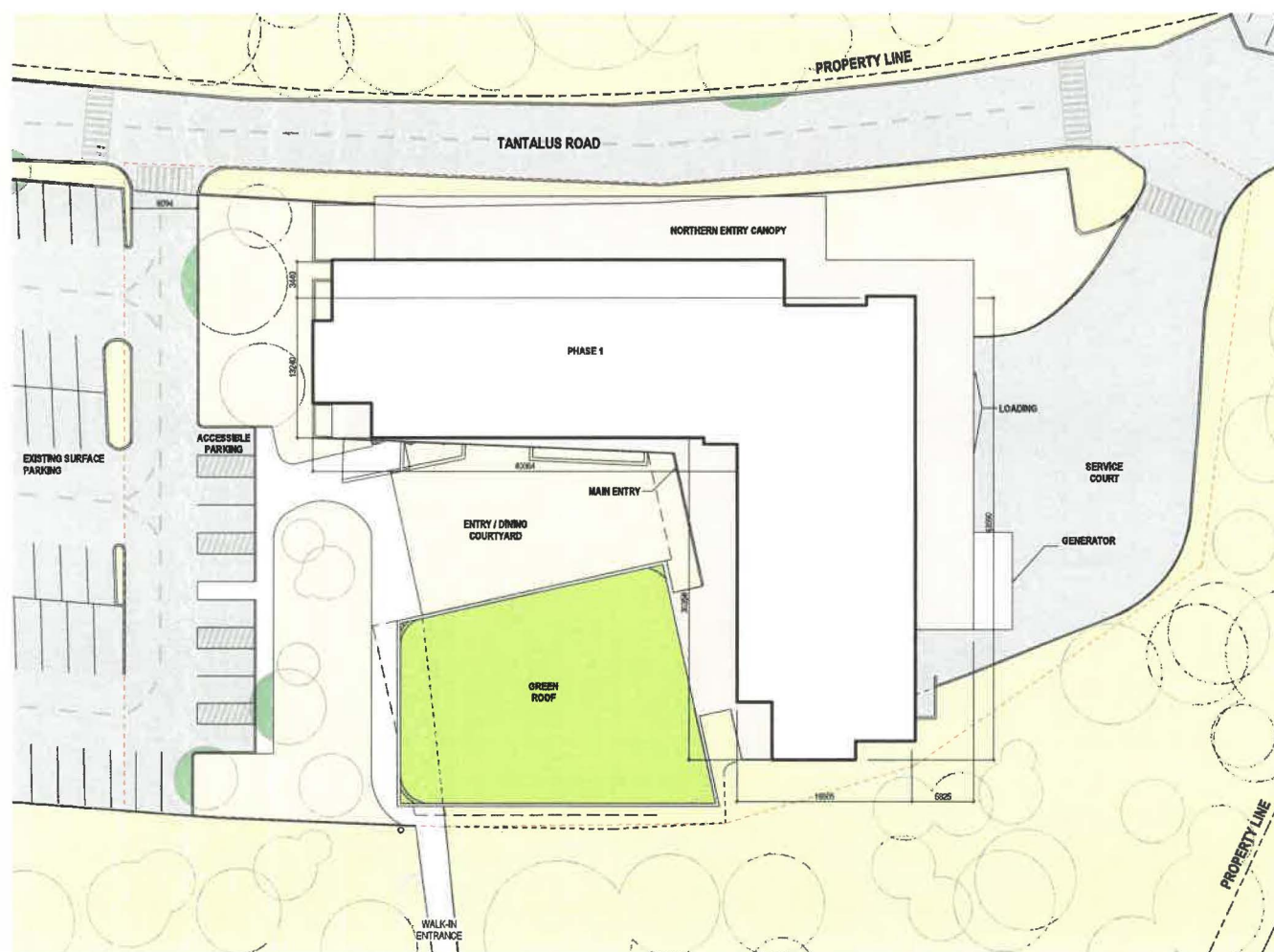


Month	Retention	Costing
Month	Date	Description
1	2010/10/10	RTA 10/10/10
2	2010/10/10	RTA 10/10/10
3	2010/10/10	RTA 10/10/10
4	2010/10/10	RTA 10/10/10
5	2010/10/10	RTA 10/10/10
6	2010/10/10	RTA 10/10/10
7	2010/10/10	RTA 10/10/10
8	2010/10/10	RTA 10/10/10
9	2010/10/10	RTA 10/10/10
10	2010/10/10	RTA 10/10/10
11	2010/10/10	RTA 10/10/10
12	2010/10/10	RTA 10/10/10

Project Number | H219678

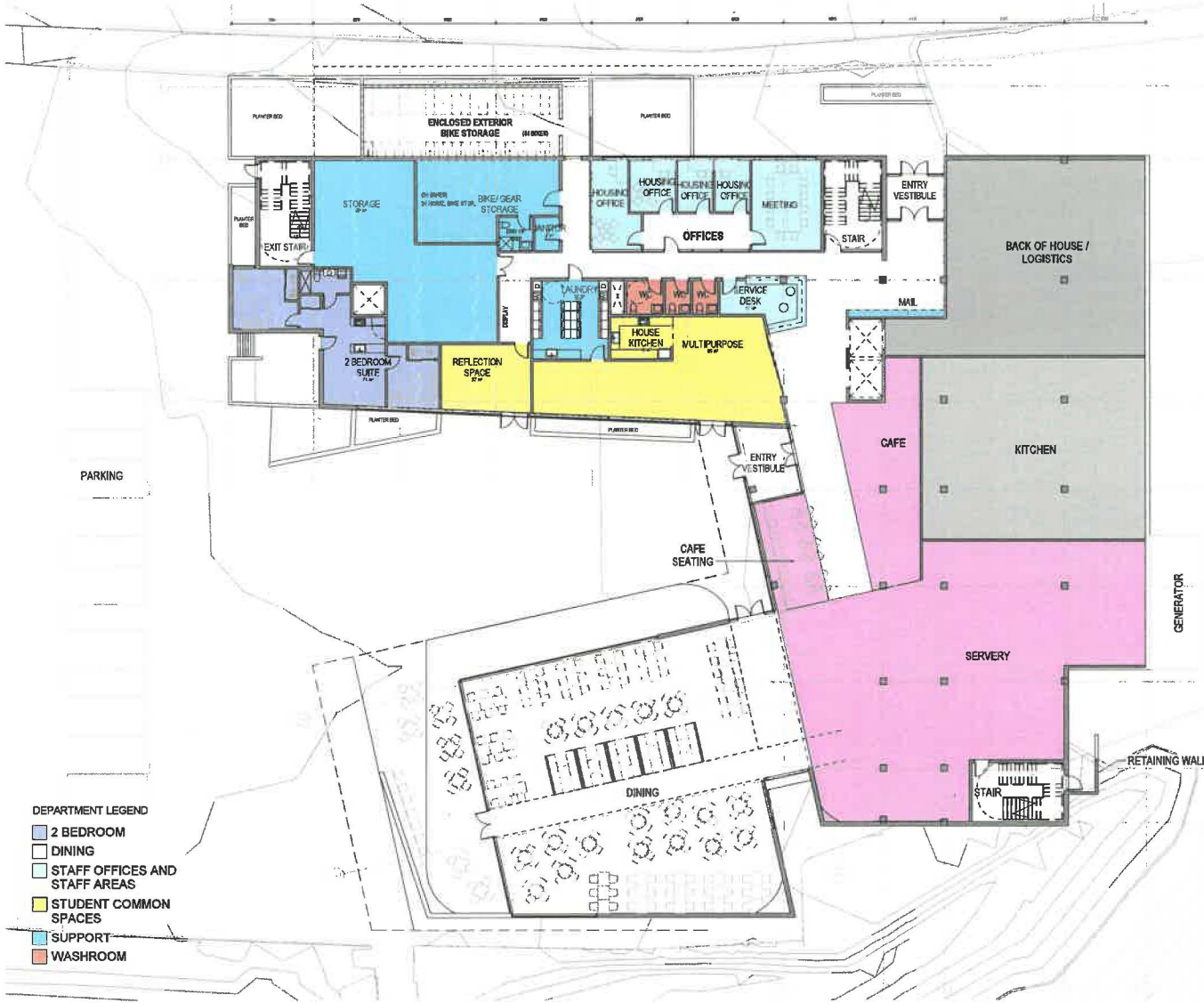
## SITE PLAN, ENLARGED

## A1.02



01. PARKING AREA  
02. ROADS  
03. GREEN ROOF  
04. GREEN AREA  
05. BUILDING LANDSCAPE  
06. EXISTING BUILDING
- SITE AREA: 5,920m<sup>2</sup>**

1 SITE PLAN, ENLARGED  
1/2"



HDR Architecture  
500-1500 W. Georgia St.  
Vancouver, B.C.  
V6G 2Z6



CAPILANO UNIVERSITY  
STUDENT HOUSING  
PROJECT PH1



Rev	Revised	By	Date
1	ISSUED FOR PERMIT	PROJECT TEAM	2018.05.01

Project Number: 1521807

**FLOOR PLAN - LEVEL 1**

**A2.10**  
SCHEMATIC DESIGN

**1 FLOOR PLAN - LEVEL 1**  
GROSS FLOOR AREA: 2,180m<sup>2</sup>





HDR Architecture  
500-1500 W. Georgia St.  
Vancouver, B.C.  
V6G 2Z6



CAPILANO UNIVERSITY  
STUDENT HOUSING  
PROJECT PH1



Rev	Rev	Date	By	Check	Appr
1	1	10/11/11	SP	SP	SP
2	2	10/11/11	SP	SP	SP
3	3	10/11/11	SP	SP	SP
4	4	10/11/11	SP	SP	SP
5	5	10/11/11	SP	SP	SP
6	6	10/11/11	SP	SP	SP
7	7	10/11/11	SP	SP	SP
8	8	10/11/11	SP	SP	SP
9	9	10/11/11	SP	SP	SP
10	10	10/11/11	SP	SP	SP

Project Number 15218679

Rev

FLOOR PLAN -  
TYPICAL LEVEL 2-6

Rev

A2.20

Project Name  
SCHEMATIC DESIGN

#### DEPARTMENT LEGEND

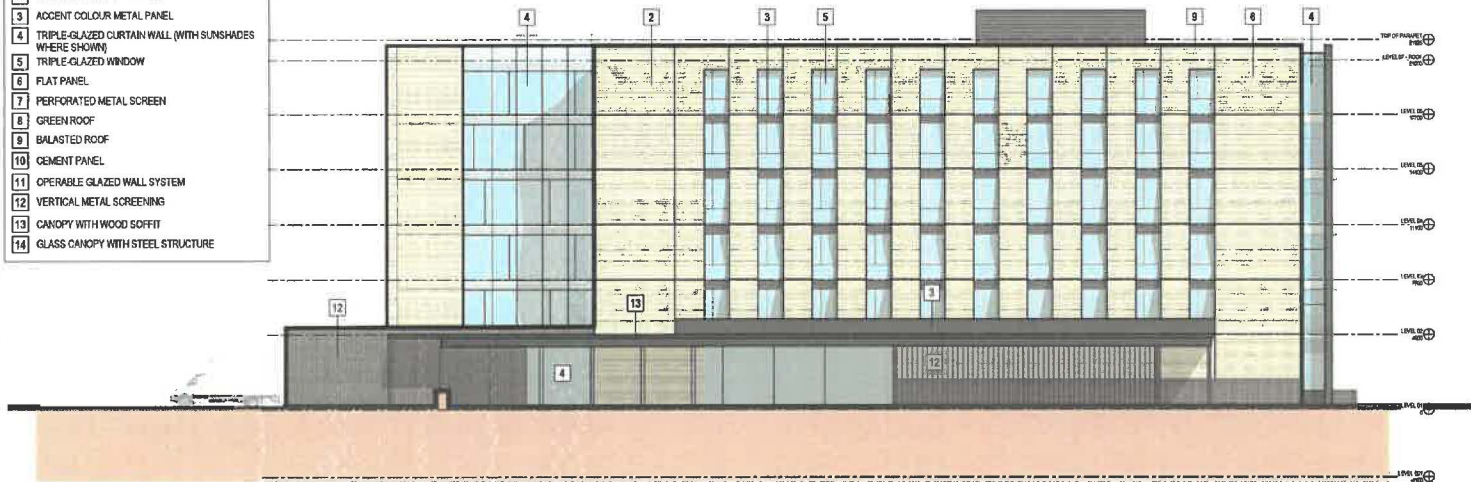
- 1 BEDROOM ACCESSIBLE
- ACCESSIBLE WC
- DOUBLE TRADITIONAL
- ELEC
- KITCHEN AND BACK OF HOUSE
- SINGLE TRADITIONAL
- STUDENT LOUNGE
- STUDY ROOM
- WASHROOM
- WET AND DRY



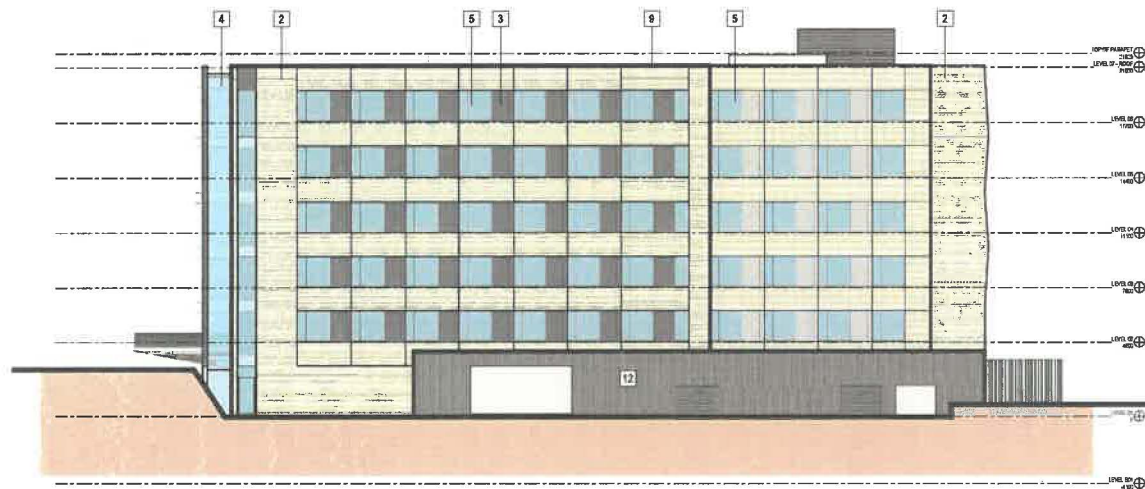
1 LEVEL 2-6 TYPICAL FLOOR PLAN  
GROSS FLOOR AREA: 1,350m<sup>2</sup>



- EXTERIOR MATERIALS LEGEND**
- 1 WARM PURPLE BRICK FINISH
  - 2 TEXTURED EXTERIOR PANEL
  - 3 ACCENT COLOUR METAL PANEL
  - 4 TRIPLE-GLAZED CURTAIN WALL (WITH SUNSHADES WHERE SHOWN)
  - 5 TRIPLE-GLAZED WINDOW
  - 6 FLAT PANEL
  - 7 PERFORATED METAL SCREEN
  - 8 GREEN ROOF
  - 9 BALASTED ROOF
  - 10 CEMENT PANEL
  - 11 OPERABLE GLAZED WALL SYSTEM
  - 12 VERTICAL METAL SCREENING
  - 13 CANOPY WITH WOOD SOFFIT
  - 14 GLASS CANOPY WITH STEEL STRUCTURE



1 NORTH ELEVATION  
1:100



2 EAST ELEVATION  
1:100



HDR Architecture  
500-1500 W. Georgia St.  
Vancouver, B.C.  
V6G 2Z8



CAPILANO UNIVERSITY  
STUDENT HOUSING  
PROJECT PH1



REVISION	DATE	DESCRIPTION
1	2020-01-15	ISSUE FOR PERMIT
2	2020-01-15	PERMITTING RESPONSE

Project Number | 1011071

Exterior  
EXTERIOR  
ELEVATIONS

Sheet for  
**A4.02**  
SCHEMATIC DESIGN



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