AGENDA INFORMATION

Regular Meeting Other:

Date: JUNE 21, 2021 Date:



The District of North Vancouver REPORT TO COUNCIL

June 1, 2021 Case: PLN2020-00034 File: 08.3060.20/034.20

AUTHOR: Kevin Zhang, Development Planner

SUBJECT: Development Permit 34.20 - 2055 Purcell Way - Capilano University Student Housing Building

RECOMMENDATION

THAT Development Permit 34.20 (Attachment 1) for a six-storey, 360-bed student housing building at 2055 Purcell Way be issued.

REASON FOR REPORT

The site is in a number of Development Permit Areas. The proposal requires issuance of a Development Permit by Council, with variances to the applicable siting area bylaw and parking requirements in the Zoning Bylaw.

As there are other anticipated development projects on the campus, it is proposed that the siting area be adjusted to reflect both the on-campus student housing proposal, as well as a future project to accommodate a proposed Early Childhood Care and Education (ECCE) Centre which would replace an existing facilities building in the central portion of the campus.



SUMMARY

HDR Architecture Associates Inc. has applied on behalf of Capilano University to construct a six-storey, 360-bed on-campus student housing building with a dining hall.

SUBJECT PROPERTY

The site is the eastern half of the existing Parking Lot 2, located at the north end of the Capilano University Campus. It is bounded by Tantalus Road to the north and Monashee Drive to the east. The student housing building site is approximately 6,215 m^2 (1.5 acres.) in area.

Surrounding uses include the Capilano University Campus to the west and south, exterior storage to the east, and a District-owned parking lot to the north that is currently leased to Capilano University.



Aerial Photo of Entire Capilano University Parcel

Aerial Photo of Student Housing Site

EXISTING POLICY

Official Community Plan

The site is designated "Institutional" (INST) in the Official Community Plan (OCP). Areas designated Institutional are intended 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 student housing building is consistent with the existing OCP designation.

Zoning

The site is zoned Public Assembly (PA), which allows for colleges and buildings and structures accessory to colleges. The PA zone permits, specifically on the Capilano University property, buildings up to 26 metres (85.3 ft.) in height and an overall density of 0.47 FSR. The proposed student housing building is within the height and FSR limits of the PA zone. The entire campus, including this site, is subject to a Siting Area Bylaw to define the allowable footprint of buildings. Siting area map PA/5 is proposed to be varied to accommodate the footprint of the proposed building, as shown in the attachment to Development Permit 34.20 (Attachment 1).

DEVELOPMENT PERMIT AREAS

The site is located within the following Development Permit Areas:

- a) Energy and Water Conservation and Greenhouse Gas Emission Reduction;
- b) Form and Character for Commercial, Industrial and Mult-Family Development;
- c) Protection of Development from Hazardous Conditions Slope Hazard;
- d) Protection of Development from Hazardous Conditions Wildfire Hazard; and
- e) Protection of the Natural Environment.

All new development within these Development Permit Areas is required to attain a development permit, and is measured against the relevant Development Permit Area guidelines. As the proposed development is institutional in nature, it is exempt from the requirements of the Form and Character Development Permit Area.

THE PROPOSAL

The proposal is for a six-storey on-campus student residence building. The facility will provide 360 beds for Capilano University students together with shared washroom and living/study areas across the top five floors. Proposed are 50 single-occupancy dorm rooms, 155 double-occupancy dorm rooms, and one 2-bedroom apartment unit for on-site staff.

Communal dining, study, and laundry facilities are located on the ground floor along with storage for 102 bicycles. The dining hall will seat upwards of 200 students, with kitchen facilities able to support up to 500 students should there be future expansion of student housing facilities in this portion of the campus. The common spaces are oriented towards the central courtyard, to assist in minimizing noise to surrounding land uses.

Development Permit 34.20 - 2055 Purcell Way - Capilano University Student Housing Building June 3, 2021 Page 4



View looking North East

This proposal aims to alleviate pressures on the local housing market in North Vancouver, and at the same time help address traffic challenges by reducing the need for students to drive to campus.

Capilano University's Campus Master Plan, Five-Year Capital Plan, and an Opportunity Assessment have all identified a pressing need for student housing located on campus, housing which will support the ongoing revitalization of the campus and improvements to the student experience.

The proposal aligns with Capilano University's Academic and Strategic Plans in terms of student enrollment and wellness, as well as the Ministry of Advanced Education, Skills and Training, and wider provincial government priorities such as supporting student access, promoting post-secondary enrollment, and creating jobs for BC residents.



View of Courtyard from West

View of North-West Corner of Building

Landscaping

The landscaping is focussed around the perimeter of the site and includes a courtyard, rain gardens, and a green roof on the dining hall. The treed area south and east of the site remains undisturbed. A significant portion of the site will change from surface parking to planted and/or permeable surfaces.



Landscape Plan and Rendering of the Courtyard, Rain Gardens, and Green Roof

Access for pedestrians and cyclists will be at the north and west ends of the building. Access for service will be at the northeast corner of the building and facing the vegetated bank to the east, which will minimize noise impacts to the surrounding area.

Accessible Units

While the District's Accessible Design Policy for Multi-Family Housing does not apply to student housing, twelve dorm rooms will be designed to meet the "enhanced" standards and the remaining rooms will meet the "basic" standards as defined under the District's policy.

Development Permit 34.20 - 2055 Purcell Way - Capilano University Student Housing Building June 3, 2021 Page 6

Early Childhood Care and Education (ECCE) Centre

The Capilano University Early Childhood Care and Education (ECCE) centre is a proposed two-storey childcare and education facility to the south-east of the proposed student housing building (see adjacent map). The ECCE will replace an existing facilities building, but with a slightly larger footprint. The new facility will add 74 new childcare spaces to the existing 74 childcare spaces on campus. The centre will also provide educational space for approximately 120 students and offices for 16 ECCE faculty.

As the Siting Area Bylaw for the university campus is proposed to be varied to accommodate the student housing proposal, it is appropriate, for housekeeping purposes, to



further vary the Siting Area Bylaw to accommodate the slightly greater footprint of the proposed future ECCE building. Siting area map PA/5 as shown in the attachment to Development Permit 34.20 (Attachment 1) reflects this adjustment.

Parking

Student Housing Building Parking Demand and Supply

With the exception of the one two-bedroom staff unit, Part 10 of the District's Zoning Bylaw does not require parking spaces for student housing, or set out a minimum parking requirement for this type of use. As a result, the parking demand for this proposal is two parking stalls. This parking demand can be accommodated by the existing adjacent parking lots on campus. Three staff parking spaces and two loading spaces are proposed on the eastern portion of the development site. Despite the low parking requirement for the student housing building, the site was looked at in its entirety in context of the most recent pre-pandemic parking survey, campus use and upcoming changes to retention of some remote learning and work. The following sections outline this campus parking examination.

Campus-Wide Vehicle Parking Variance

Under the Zoning Bylaw, vehicle parking requirements are calculated by parcel. Due to the entire Capilano University campus being one large parcel, zoning compliance for parking is calculated on an aggregate level across all university buildings. In addition to this student housing building proposal, recent and anticipated developments on campus include a minor expansion of the existing library and the proposed Early Childhood Care and Education Centre (ECCE).

Upon the completion of the all three of these projects, the total parking requirement across the campus will be 1,522 parking stalls. The total parking supply will be 1,223 parking stalls (this takes into account 222 parking stalls lost to the footprint of the proposed student housing building).

Parking demand and supply are summarized in the tables below:

Parking Requirement	# of Stalls
Current Requirement	1,491
Student Housing Building	+2
Early Childhood Care and Education (ECCE) Centre	+22
Library expansion	+7
Total Parking Requirement	1,522

Parking Supply	# of Stalls
Current parking supply	1,445
Park stalls lost in Parking Lot 2 due to the footprint of the Student Housing Building	-222
Total Parking Supply	1,223

Variance Required (1,522 stall required – 1223 stalls available)	299

The parking variance of 299 parking stalls to accommodate the three developments is included in Development Permit 34.20.

Staff support the reduction in total required parking from 1,522 stalls to 1,223 stalls for the following reasons:

- 1. The most recent pre-pandemic parking survey conducted for the university by IBI Group shows the peak demand on campus for parking as 942 vehicles. This translates to 65% of the parking available being used at the time the study was conducted.
- 2. Capilano University anticipates that online learning will continue for a portion of their programs. In the Fall 2021 semester, approximately 30% of all classes will be online or off-campus. This can be expected to lead to a significant reduction of students and faculty coming to the campus on a daily basis.
- 3. Capilano University is implementing a flexible/remote working arrangement for positions that have no specific requirement to be on campus. The university anticipates that up to 40% of their approximately 300 administrative positions will choose a flexible/remote working arrangement. This change in work location is anticipated to significantly reduce the number of administrative staff coming to campus on a daily basis, and in turn reduce the parking demand.

4. A review of Bylaw Enforcement activities in the Purcell Way and Old Lillooet Road neighbourhoods did not reveal significant issues relating to students parking in areas demarcated as "Resident Parking Only." Approximately 69 parking violation tickets have been issued on an annual basis in these areas, which may include expired resident parking permits, visitors to homes in these areas, or students parking in these areas.

Bicycle Parking

The proposal provides 66 "Class 1" long-term bicycle parking spaces and 36 "Class 2" short-term parking spaces, which exceed the requirements of the Zoning Bylaw. The amount of bicycle parking provided has been informed by comparable university housing developments and the results of a Capilano University bicycle usage survey. The university is also in the planning stages for an on-campus bike-sharing program.

Development Permit Area for Energy and Water Conservation and Greenhouse Gas Emission Reduction

The proposed design aims to minimize the use of fossil fuels. The building is designed to be almost fully electric, with a limited requirement for gas to operate the commercial kitchen in the dining hall. The design requirement targets an 86% improvement in greenhouse gas reduction over a LEED[®] Gold equivalent design.

A Sustainability Design Report by S+A Footprint identifies energy conservation strategies such as high thermal performance of building envelope and a green roof on top of the dining hall, water conservation strategies such as stormwater irrigation and low-flow domestic water, and GHG emissions reduction strategies such as the use of locally-sourced materials.

Step Code

This development will achieve "Step 4" of the BC Energy Step Code, which complies with the District's new Step Code requirements coming into effect on July 1, 2021.

Impact 2050: Community Energy Emissions Plan (CEEP)

This proposal addresses the four Critical Action Categories of the Impact 2050: Community Energy Emissions Plan (CEEP) as follows:

a) Transportation and Land Use

The new student housing project at Capilano University helps achieve a complete community with transit connections, where people can live, work and learn in one location. The reduction in the over-supply of existing parking by developing on a current parking lot supports transit and bicycle use.

b) Building and Energy

This development will achieve "Step 4" of the BC Energy Step Code with a robust building envelope, utilization of passive heating and cooling strategies, and the requirement for electric-based heating systems. The dining facility will utilize a majority of electrical appliances, moving the facility away from fossil fuels where possible.

c) Solid Waste

Building operations will facilitate the separation of recyclables, compostable materials, and other solid waste, by providing sorting stations at all floor levels, including centralized stations on all student accommodation floors.

d) Urban Forestry

The development of this building on an existing asphalt parking lot will reduce the heat island effect in the area, and improve on-site stormwater management. New trees and ground cover will replace impervious asphalt areas and retain water on site and assist in recharging the aquifer. A large green roof on the dining facility will reduce the heat island effect and assist in managing stormwater run off.

Development Permit Area for Form and Character

Due to the institutional use of this proposed development, it is exempt from the requirements of the Form and Character Development Permit Area. The applicant has voluntarily submitted the design for review by the District's Urban Design Planner and the District's Advisory Design Panel. The design has received support through both review processes.

Development Permit Area for Protection of Development from Hazardous Conditions - Slope Hazard

Portions of the Capilano University Campus property are within the Development Permit Areas for Slope Hazard. The proposed development site does not fall within a Slope Hazard Area or a Slope Hazard Reference Extent. As a result, this proposal is exempt from the requirements of the Slope Hazard Development Permit Area.

Development Permit Area for Protection of Development from Hazardous Conditions - Wildfire Hazard

A Wildfire Report prepared by B.A. Blackwell & Associates Ltd. has been received and reviewed by staff. The report includes FireSmart recommendations for the proposed green roof, building materials, cladding, and landscaping. Provision of an updated report for approval by the District prior to Building Permit issuance is listed as a condition of Development Permit 34.20 and the project will be required to comply with the recommendations of the approved report.

Development Permit Area for Protection of The Natural Environment

A Natural Area Report prepared by B.A. Blackwell & Associates Ltd. has been received and reviewed by staff. The report concluded that due to the proposed development being situated on an existing parking lot and not disturbing the nearby wetlands, impacts to the adjacent forested stand and drainage channel will be limited. Rare plant and animal species were not observed during the site assessment. Provision of an updated report for approval by the District prior to Building Permit issuance is listed as a condition of Development Permit 34.20 and the project will be required to comply with the recommendations of the approved report..

Off-Site Improvements

As part of the application, Capilano University will be responsible for off-site works including improvements to the intersection of Tantalus Road and Monashee Drive, and an upgraded sidewalk and curb on the west side of Monashee Drive from Tantalus Road to the northern exit of the bus loop. These improvements and other off-site works will be secured through an Engineering Servicing Agreement prior to the issuance of any Building Permits. The value of the off-site improvements is estimated to be \$126,000 and will be confirmed at the Building Permit stage.

Development Cost Charges (DCCs)

District of North Vancouver DCCs, Greater Vancouver Sewerage and Drainage District (GVS & DD) DCCs, and TransLink DCCs will be payable at the applicable rates at time of Building Permit issuance. DCCs for this project are estimated to be:

- a) District DCC: \$669,995
- b) GVS & DD DCC: \$118,950
- c) TransLink DCC: \$49,564

Construction Traffic Management

In order to reduce development's impact on pedestrian and vehicular movements, the applicant is required to provide a Construction Traffic Management Plan (CTMP). Staff are continuing to work with the applicant on the CTMP and a final accepted version will be required prior to issuance of any Building Permits.

Given the size of the site, it is anticipated that staging and worker parking will be onsite. The CTMP must outline how the applicant will coordinate with other projects in the area to minimize construction impacts on pedestrian and vehicle movement. In particular, the Construction Traffic Management Plan must:

- 1. Provide safe passage for pedestrians, cyclists, and vehicle traffic;
- 2. Outline roadway efficiencies (i.e. location of traffic management signs and flaggers);

- 3. Make provisions for trade vehicle parking which is acceptable to the District and minimizes impacts to neighbourhoods;
- 4. Provide a point of contact for all calls and concerns;
- 5. Provide a sequence and schedule of construction activities;
- 6. Identify methods of communication with other developments in the area;
- 7. Address silt/dust control and cleaning up from adjacent streets;
- 8. Provide a plan for litter clean-up and street sweeping adjacent to site; and
- 9. Include a communication plan to notify surrounding businesses and residents.
- 10. Commit to install cameras where necessary to assist staff in monitoring construction activities.

The requirement for an accepted Construction Traffic Management Plan is secured within the Development Permit.

CONCURRENCE

Staff

The proposal has been reviewed by staff from Development Planning, Building, Urban Design, Fire and Rescue Services, Community Planning, Landscape, Environment, Arborist, Development Engineering, Construction Traffic Management, Real Estate and Properties, and Legal departments.

Public Input

The applicant held a Virtual Public Information Meeting from April 7th to April 21st, 2021. Notices were distributed to neighbours in accordance with the District's policy on Non-Statutory Public Consultation for Development Applications. Three double-faced signs were placed on the property and adjacent arterial routes to notify passersby of the meeting, and advertisements were placed in the North Shore News. A webpage was established for this project on the District's website.

The virtual meeting received 108 visits. Some community members expressed support for accommodating students on campus, while others commented about this proposal in conjunction with other proposals in the area. Many participants welcomed the sustainability features incorporated into the design and offered suggestions to further improve the building's environmental performance.

CONCLUSION

The project as proposed responds to the site's existing Public Assembly (PA) zoning and the applicable Development Permit Area Guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reduction, Wildfire Hazard, and Protection of The Natural Environment. It also addresses the policy directions in the OCP by providing on-campus rental housing which supports the needs of Capilano University. Development Permit 34.20 is now ready for Council's consideration. Development Permit 34.20 - 2055 Purcell Way - Capilano University Student Housing Building June 3, 2021 Page 12

OPTIONS

The following options are available for Council's consideration:

- 1. Issue Development Permit 34.20 (Attachment 1) to allow for a new six-storey, 360-bed, student housing building with a dining hall (staff recommendation); or
- 2. Deny Development Permit 34.20 and provide direction to staff.

Respectfully submitted,

Kevin Zhang Development Planner

ATTACHMENTS

- 1. Development Permit 34.20
- 2. Virtual Public Information Meeting Feedback Summary Redacted

Development Permit 34.20 - 2055 Purcell Way - Capilano University Student Housing Building June 3, 2021 Page 13

	REVIEWED WITH:	
 Community Planning Development Planning Development Engineering 	Clerk's Office Communications Finance	External Agencies: Library Board NS Health
Utilities Engineering Operations	Fire Services ITS Selicitor	RCMP NVRC Museum & Arch
Environment Facilities	GIS	Other:
Human Resources Review and Compliance	Byław Services Planning	

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355 West Queens Road North Vancouver, BC V7N 4N5 604-990-2311

THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 34.20

This Development Permit 34.20 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) of 2055 Purcell Way, legally described as Block E District Lots 612, 614 and 620 Plan 18448 (PID: 003-731-383) for the development of a six-storey student housing building subject to the following terms and conditions:

- A. The following Zoning Bylaw regulations are varied under Part 14, Division 7, Subsection 490 (1) (a) of the Local Government Act:
 - 1. The minimum number of vehicle parking stalls located on site is decreased from 1,491 stalls to 1,223 stalls for the construction of the student housing building, expansion of the library, and the construction of the Early Childhood Care and Education (ECCE) Centre.
 - 2. Plan Section Page PA/5 is varied to permit the construction of the student housing building and the Early Childhood Care and Education (ECCE) Centre as illustrated in the attached plan (DP 34.20 1).
- B. The following requirement is imposed under Subsection 490 (1) (c) of the Local Government Act:
 - 1. Substantial construction as determined by the Manager of Permits and Licenses shall commence within two years of the date of this permit or the permit shall lapse.
 - 2. A Construction Management Plan is required prior to issuance of the Building Permit and Excavation Permit, and may require amendments during the course of construction to ensure that construction impacts are minimized.
- C. The following requirements are imposed under Subsection 491 (1) of the Local Government Act:
 - 1. Prior to the issuance of a Building Permit, the following shall be submitted to the Environment Department for approval:
 - i. An updated version of the Streamside Protection DPA Report prepared by B. A. Blackwell and Associates Ltd. dated July 6, 2020.
 - ii. An updated version of the Wildfire DPA, Natural Environment DPA, Arborist Assessment prepared by B. A. Blackwell and Associates Ltd. dated May 27, 2020.

- c. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities. Upgrades will include, but are not limited to: improvements to the intersection of Tantalus Road and Monashee Drive, and an upgraded sidewalk and curb on the west side of Monashee Drive from Tantalus Road to the northern exit of the bus loop.
- F. The following requirements are imposed under Subsection 502 of the Local Government Act:
 - 1. Prior to issuance of the Building Permit the following deposits are required:
 - A security deposit equal to the greater of 125% of the estimated cost of all on-site landscaping, in accordance with the approved cost estimate or \$100,000. The deposit must be provided prior to issuance of a Building Permit for the development on the Land and will be held as security for landscaping, building, and environmental works.
 - ii. Engineering security deposit(s), in an amount specified in the Engineering Services Agreement, to cover the construction and installation of all off-site engineering and landscaping requirements.

Mayor

Municipal Clerk

Dated this _____ day of _____ , _____



















12 GREEN ROOF

20 FROSTED GLAZING











REPRESENTATIVE PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	5128	SPACING	NOTES
TREES					
	Acer circinatum	Vine Maple	3-4m Ht.	per plan	8&B, Multi-Stem Specim
	Cornus Kousa "Nuttellii"	Starlight Dogwood	3-4m Ht.	per plan	B&B, Multi-Stem Specim
	Betula Nigra 'Heritage'	River birch	3-4m Ht.	per plan	8&B, Multi-Stem Specim
	Populus Tremuloides	Trembling Aspen	6cm Cal.	per plan	B&B, Multi-Stem Specim
	Pseudotsuga menziesii	Douglas-fir	3-4m Ht.	per plan	8&B
	Tsuga heterophylla	Western Hemlock	3-4m Ht.	per plan	888
	Thuja plicata	Western redcedar	3-4m Ht.	per plan	885
SHRUBS, FEI	INS, GROUNDCOVERS				
	Arctostaphylos uva-ursi	Kinnikinnick	#1 POT	300mm o.c.	
	Asarum canadense	Wild Ginger	#1 POT	250mm o.c.	
	Blechnum spicant	Deer Fern	#2 POT	450mm o.c.	
	Cornus canadensis	Bunchberry	#1 POT	200mm o.c.	
	Cornus sericea 'Keiseyi'	Kelsey Dwarf Red Osler Dogwood	#2 POT	600mm o.c.	
	Gaultheria shallon	Salat	#1 POT	300mm o.c.	
	Mahonia nervosa	Low Oregon Grape	#2 POT	600mm o.c.	
	Mahonia repens	Creeping Oregon Grape	#2 POT	600mm o.c.	
	Polygonatum biflorum	Solomon's Seal	#1 POT	200mm o.c.	
	Polystichum munitum	Western Sword Fern	#2 POT	450mm o.c.	
	Rosa nutkana	Nootka Rose	#2 POT	600mm o.c.	
	Rubus parviflorus	Thimbleberry	#2 POT	600mm o.c.	
	Rubus spectabilis	Salmonberry	#2 POT	600mm p.c.	
	Symphoricarpus albus	Snowberry	#2 POT	600mm o.c.	
	Trillium ovatum	Pacific Trillium	#1 POT	200mm o.c.	
	Vaccinium ovatum	Evergreen Hucklebery	#2 POT	500mm o.c.	
	Vaccinium parvifolium	Red Huckleberry	#1 POT	600mm o.c.	

MOSS/LICHEN

Pre-grown 300x300mm moss/lichen mats

DITENSIVE GREEN ROOF

PLANTING NOTES

Live Root Matox 8	Sedum, grass, buib mix	1124

1. PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD. LATEST EDITION 2. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL 3. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS .

6. MIN SCM CALIPER, WITH APPROVED ROOT BARRIER, TREE GUARDS AND APPRORIATE GROW MEDIUM

& ALL PLANTING BEDS TO BE MULCHED, SMOOTHED, AND RAKED IN ACCORDANCE WITH SPECIFICATIONS

11. DAMAGE TO EXISTING VEGETATION TO BE REPLACED AND REPAIRED .

B SPECIES SELECTION FOR EXTENSIVE GREEN ROOF TO BE APPROVED BY ARBORIST PRIOR TO INSTALLATION

10. ALL EXISTING TREES TO BE PROTECTED PER ARBORIST REPORT AND DISTRICT OF NORTH VANCOUVER REQUIREMENTS

NATIVE WOODLAND SPECIES









TREE MANAGEMENT DIAGRAMS



CONNECT

2005 Hermork St. Vancouver BL, VFH P7 1 604 681 3301 / 604 683 3301 ammunotecta F3

CONNECT LANDSCAPE ARCHITECTURE INC DOES NOT GUARANTEE THE EXISTENCE LOCATION, AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXPERISION LOCATION AND LEINATION OR HALL UTRITITS ANNO 100 CONCEALED STRUCTURES, AND IS RESPONSIBLE COMPANY, DEPARTMENT OR PRESIONASIO FITS INTERTION TO CAURY OUT ITS DIRIGHTS

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3	REVISED DP	21.0
	REVISED DP ISSUED HOROP	20-0 21-0

CapU Housing

Capilano University North Vancouver, British Columbia

Scale	NTS
Drawn	EBB
Reviewed.	KL
Project No	06,697





12 ALL PLANTING IS TO BE COMPLETED IN SUCH A MANNER AS TO PREVENT THE RELEASE OF SLT. SEDIMENT, OR SEDIMENT LADEN WATER, OR ANY OTHER DELETERIOUS SUBSTANCES INTO ANY STREET OR STORM SEWER 13. PLANT MATERIALS ARE TO BE SOURCED IMMEDIATELY IN ORDER TO PROCURE MATERIALS IN TIME FOR INSTALLATION

14. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL VERY AFTER SUBSTANTIAL COMPLETION . 13. PROVIDE COMPLETE AUTOMATIC IRRIGATION SYSTEM FOR ALL ON SITE AND OFF-SITE SOFTSCAPE PLANTING AREAS. INCLUDING EXTENSIVE ROOF.

4. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE DISTRICT OF NORTH VANCOUVER PRICE TO COMMENCEMENT OF WORK. 5. THE FINAL LOCATION AND SPECIES SELECTION OF OFF-SITE STREET TREES WILL BE TO THE SATISFACTION THE THE DISTRICT OF NORTH VANCOUVER

7. ALL PLANT MATERIAL TO BE INSPECTED BY A REPRESENTATIVE OF THE DISTRICT OF NORTH VANCOUVER PARKS DEPARTMENT PRIOR TO INSTALLATION.

9 ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION . CONFLICTING UTILITIES TO BE PROTECTED BY CONTRACTOR PRIOR TO PLANTING.

16 HIGH EFRCIENCY IRRIGATION TECHNOLOGY TO INCLUDE (BUT NOT LIMITED TO): CENTRAL SHUT-OFF VALVE, HIGH EFRCIENCY DRIP IRRIGATION LINES. HIGH EFFICIENCY POP-UP SPRINKLERS AND MOTION SENSOR / RAIN DELAY CONTROLLER. THIS PAGE LEFT BLANK INTENTIONALLY

Virtual Public Information Meeting Feedback Summary 2055 Purcell Way April 7 – 21, 2021

I commend you for the design of this new residence at Capilano University. It's attractive and fulfills an essential need for students. I also commend you for the attempt at fully sustainable and environmentally responsible design. However, I do believe you can go further in reaching minimal to no fossil fuel use similar to the new Skeena residence the the UBC okanagan campus in Kelowna.

ZhangK

The applicant provides the following response: Thank you very much for your comment. We appreciate your commendation. With regards to a fossil-fuel-free goal, we note that there are many locational variables that influence the design of a building, including differences in climate, site location, economic factors and usage. Taking these differences into account, replicating the features of one building may not be economically feasible, or achieve the desired efficiencies, in another location. For the Tantalus Road housing, the building is designed to be fully electric, with only a limited requirement for gas to operate the commercial kitchen. The hoods, fryer and grills create grease exhaust that cannot be reused and air circulation in the kitchen must be maintained to a high standard for the health and safety of everyone in the building. To perform this with electricity would be cost-prohibitive. In this and all other features, we believe that we have struck a good balance between what are very ambitious sustainability design and construction targets and the need to provide our students with affordable housing.

the North Shore Force of Nature Alliance; active for several years with municipalities throughout Metro Vancouver, stressing absolute criticality of climate degradation the entire world is facing. Immediate lowering of fossil fuel use is key with new builds set for zero fossil usage. While I appreciate your description of 'targeted 86% improvement in greenhouse gas reduction over a LEED® Gold equivalent design". I maintain that higher standard is not only necessary but entirely achievable. Look to the passive house build for University of BC-Okanagan in Kelowna, where the Skeena Residence will provide 220 bedrooms and amenity space over six floors. This is an allelectric system (heat recovery ventilation) with no gas used and is a 6 storey woodframed assembly, which was executed in 15 months - from getting development permit to move-in ready for students. Despite its high energy demand, the Skeena Residence has not required hookup to the available gas connection or to the roughed-in connections for a PV array. The New Buildings Institute, operating for 20 years in the U.S. (found here, About New Buildings Institute) reports that a significant percentage of buildings underperformed their benchmarks. During a build, monitoring the building's performance is key to ensure that the 'targets' become reality. Please confirm you will execute a Life Cycle Analysis with monitoring during the build. For Tantalus: why are

green roofs not designed into the roofs of the upper six storey section. For Tantalus: why are solar panels not included in this project?

the tall stand of conifers remains in place between the proposal area and the Purcell Road residential area. Thank you.

ZhangK

The applicant provides the following response: Thank you for your questions, We have reviewed our project plans with your suggestions in mind. Please note that there are many locational variables that influence the design of a building, including differences in climate, site location, economic factors and usage, Taking these differences into account, replicating the features of one building may not be economically feasible, or achieve the desired efficiencies, in another location. For the Tantalus Road housing, the building is designed to be fully electric, with only a limited requirement for gas to operate the commercial kitchen. The hoods, fryer and grills create grease exhaust that cannot be reused and air circulation in the kitchen must be maintained to a high standard for the health and safety of everyone in the building. To perform this with electricity would be cost-prohibitive. With regards to Photovoltaic (PV) solar energy sourcing, we have looked at modelling this for the site, only about 50% of the roof area would be usable for PV. The resulting capacity would generate about 11% of the modelled total annual electrical demand for the building. While not insignificant, at current rates, the time range to achieve cost recovery of this feature would be 15 to 20 years. All of our design decisions need to take into account the need to achieve a balance between the costs of construction and providing affordable housing for CapU students. The funding model for the project permits cost-recovery rental rates only and there is a limit to the housing expense that can be borne by each renter. We recognize that students have many financial pressures while they are in school, and believe we have found the balance in this project between sustainable leadership and affordable housing. Rather than an active life cycle analysis there is a building management system (BMS) which will monitor building energy use, and report out where systems are not optimized to their design or require adjustments. The planned location of the site is, at present, an unforested parking lot. A tree in the forested area around the perimetre of the site would only be removed if it posed a safety hazard (i.e., dead and at risk of falling), in keeping with the University's ongoing grounds maintenance activities.

. We have a climate emergency - both the Federal government and District of North Vancouver made this declaration in 2019. So buildings need to be constructed in new ways. I really hope fossil gas will not used in this building, to heat either space or hot water. Please let me know, thanks. And the world needs low embodied carbon construction: low carbon cement (via SCM cement from Lafarge Cement), use of lots of wood (the carbon is locked into the wood), solar panels on the roofs, or green roofs. Please let me know

Please confirm

which of these options will be selected, for our kids sake. Thank you for providing a Life Cycle Analysis (LCA) of the environmental impact of this building. Best regards, Laurie Parkinson, North Shore resident. We now need to make our decisions through a climate emergency lense.....and we have no time to waste.

ZhangK

The applicant provides the following response: Thank you for your question. Capilano University is adopting a highly sustainable design and construction strategy for the new facility, above and beyond BC Building Code requirements, with a targeted 86% improvement in greenhouse gas reduction over a LEED® Gold equivalent design. The nature of the project delivery strategy is such that Capilano University does not prescribe exactly how this should be achieved, so as to allow the Design-Builder room to apply their innovation and sustainability expertise.

I think adding student accommodation to CapU is a good idea. I tend to agree with the developers that it may actually reduce traffic to the area. My concerns are with the housing project for 1310 Monashee Way. That, I believe will bring more traffic to the area. But seeing as traffic to the area has already increased considerably because of covid and the lack of things to do except head for the outdoors, I.e, North and West Vancouver, I don't think it will be much worse than it is currently. As for folks concerns about Purcell Woods being a lovely quiet neighborhood, I don't see DNV stopping these builds for quiet neighborhood concerns, when their whole goal is to increase the density of North Vancouver. I believe that it is inevitable that we will be over run. How about building a big wall around CapU to contain the folk and noise?

ZhangK

Thank you very much for your comments. Your input has been included as part of public feedback for this application.

I have lived in the District or the City

. It is a good day for the North

Shore. I commend the district for pursuing this much needed student housing for CapU.

ZhangK

Thank you very much for your comments. Your input has been included as part of public feedback for this application.

North Shore Force of Nature Alliance have been encouraging District of North Vancouver council in moving up the BC Energy Step Code, introducing Low Carbon Energy System (LCES) requirements for new buildings, and generally reducing the environmental impact of buildings, in accordance with the Municipality's Community Energy & Emissions Plan (CEEP). The proposal as presented last June indicated that the residence would be built to BC Energy Step Code Step 4 and LEED Gold standard; we are glad to see this confirmed in the video. We would appreciate having detailed information on other steps being taken to reduce environmental impact in the proposed student housing on Tantalus Road. Specifically: • The proposal also indicted that "GHGI target limits . . . would not apply to the proposed development. Does this mean that fossil gas will be used for heating of space or of DHW? Or are you moving to electric heat pump technology as was suggested by Cllr. Curren last June? • What steps are being taken to reduce embodied carbon in building materials (such as reduced use of concrete, wood construction, low-carbon concrete, etc.)? • It is good to see the green roof on the lower roof over the dining pavilion. Will there also be a green roof or solar panels on the roofs of the six-storey sections too? • Will you be providing a Life Cycle Analysis (LCA) of the environmental impact of this building? Thank you, District of North Vancouver resident

ZhangK

The applicant provides the following response: Thank you for your question. The facility will be built in compliance with the Wood First Act, LEED® Gold equivalence, and Step 4 (net zero energy ready) of the BC Energy Step Code. Overall, Capilano University expects the new facility to achieve an 86% improvement in GHG reduction over a LEED® Gold equivalent design using a gas heating system. This will be achieved through the adoption of a predominantly electric and heat pump-based heating solution and specification of high efficiency envelope insulation values. To meet the Wood First Act, mass timber will be used in the dining block and timber frame will be used above ground level in the accommodation block. The design does not include a green roof or solar panels on the roofs of the upper six storey sections.

Hi,

This proposed development and the one on Monashee Road, they would significantly change the functionality of the area.

The area is already incredibly busy. We are very concerned about having 360 students living so close to a family neighbourhood. Adding in this many units and people would drastically impact the quality of life of others already living in the area. It would also make our area more unsafe for the children with added students so close **Sectors**. I would be supportive of townhomes which could be open to not just students but also outside residents. However, this many added people in the area is way to much. Local trail condition will suffer, traffic will increase, and noise **pollution** will also go up. **Sector** with huge 6 story building blocking it.

ZhangK

Thank you very much for your comments. Your input has been included as part of public feedback for this application.



although I'm sure it would be nice for students to have housing available closer to the University, between this proposed development and the one on Monashee Road, they would significantly change the functionality of the area. The area is already incredibly busy due to the lack of forested and trail areas in the region. Adding in this many units and people would drastically impact the quality of life of others already living in the area. I would be supportive of townhomes or a 2-storey apartment complex. However, this many added people in the area is absurd. Local trail condition will suffer, traffic will increase, and noise pollution will also go up. 6-storeys is far too much density for this area. Respect1

ZhangK

Thank you very much for your comments. Your input has been included as part of public feedback for this application.

Hello, I am a student **and the second of the single and double rooms and the proposed monthly rent**. Do the single and double rooms have a bathroom or is this shared with the floor? I also noticed there is a large (and beatiful) dining pavilion. Would this residence be similar to traditional dorms where a meal plan would be required? If yes, what is the total monthly cost to live in this building? If I am in a double room, do I have the option to choose my roomate?

ZhangK

The applicant provides the following response: Thank you for your questions. Approvals pending, construction may begin in 2021 and to span a 24-month timeline, and care will be taken throughout to minimize any potential inconvenience to our neighbours during this period. Capilano University recognizes that students face many expenses when pursuing post-secondary education. Rental rates have not yet been confirmed, but will be set belowmarket. Shared washrooms will be available on each floor. Options for food services, such as meal plans or a la carte pricing are still to be determined. General information as to how CapU residence operates, including how roommates are matched, is available here: https://www.capilanou.ca/studentlife/campus-community/capu-residence/frequently-asked-questions/

There needs to be at least 300 secure indoor bike spaces that would accommodate both regular and electric bikes. We need to encourage less cars on the road around here with all the development we've had in this small area!!! Please put a moratorium on development in Lynnmour InterRiver area. We're tired.

ZhangK

Thank you very much for your comments. Your input has been included as part of public feedback for this application.