WELCOME TO THE
1310 MONASHEE DRIVE
EARLY INPUT OPPORTUNITY MEETING

Thursday, September 26th, 2019

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PROCESS FOR APPLICATIONS REQUIRING REZONING
THE DISTRICT OF NORTH VANCOUVER

WE ARE HERE → **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

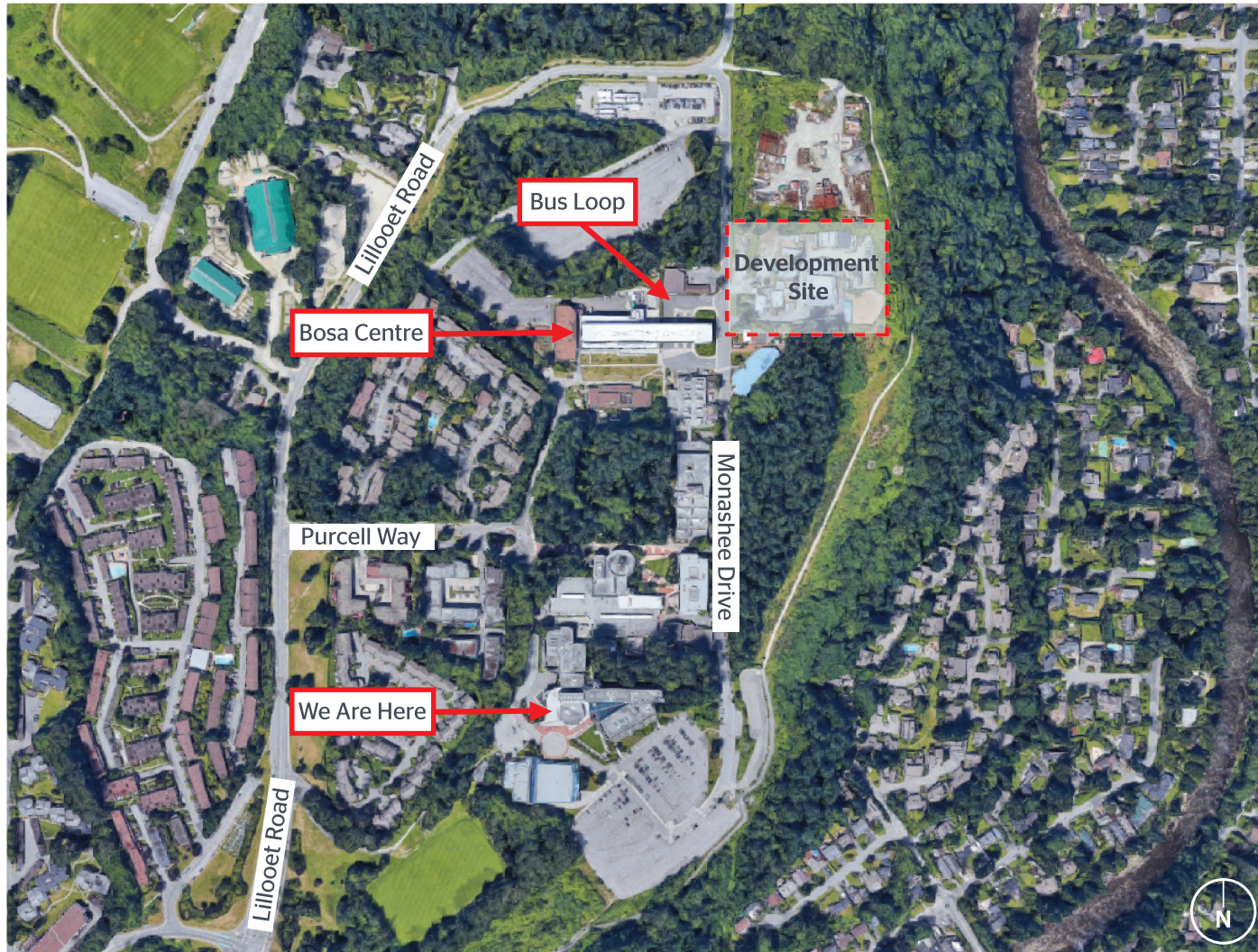**#9 Council adopts Bylaw or defeats Bylaw**

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

Typical Range: 15-20 months*

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

Document: 3181034

Bus Loop

Development Site

Bosa Centre

Lillooet Road

Purcell Way

Monashee Drive

We Are Here

Lillooet Road

N

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1310 Monashee Drive

Project Site

Aerial - South West

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Grocer / Cafe

Food Service

Patio
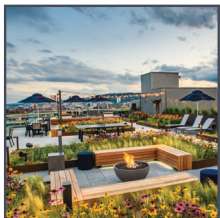
Roof Deck
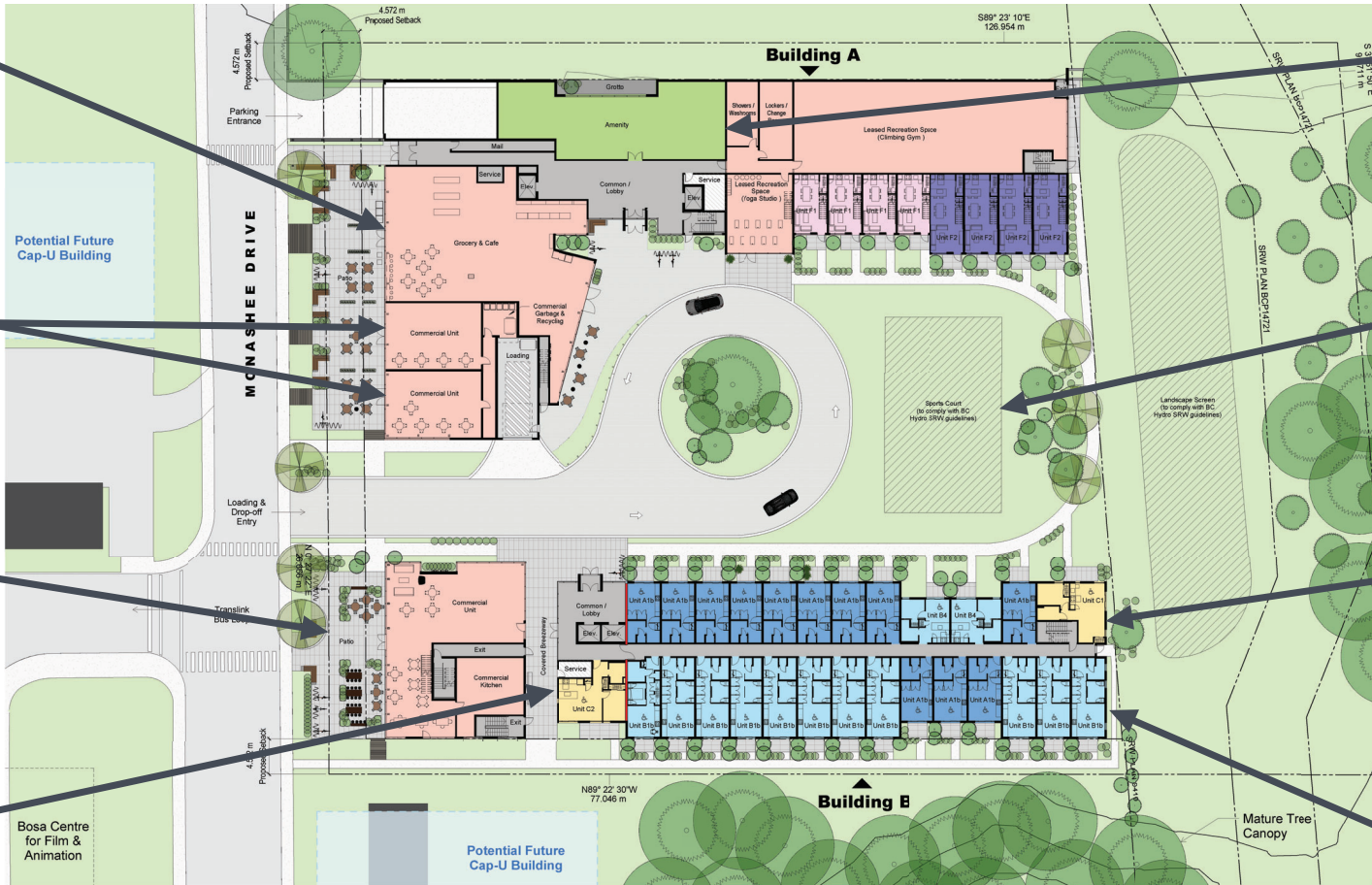
Gym

Courtyard

Student Housing

Employee Housing

Building A

Building B

MONASHEE DRIVE

Potential Future Cap-U Building

Bosa Centre for Film & Animation

Potential Future Cap-U Building

Proposed Setback

4.572 m Proposed Setback

Parking Entrance

Loading & Drop-off Entry

Translink Bus Loop

Grotto

Amenity

Mail

Showers / Washrooms

Lockers / Change

Leased Recreation Space (Climbing Gym)

Leased Recreation Space (Yoga Studio)

Service

Common / Lobby

Service

Grocery & Cafe

Commercial Garbage & Recycling

Patio

Commercial Unit

Commercial Unit

Loading

Sports Court (to comply with BC Hydro SRW guidelines)

Landscape Screen (to comply with BC Hydro SRW guidelines)

Common / Lobby

Commercial Unit

Covered Breezeway

Patio

Service

Exit

Commercial Kitchen

Exit

Mature Tree Canopy

S89° 23' 10"E
126.954 m

N89° 22' 30"W
77.046 m

SRW PLAN BCP147Z1

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1310 MONASHEE DRIVE
VIEW FROM SOUTH WEST - CAMPUS GATEWAY

Artists concept rendering for demonstration purpose only. E. & O.E.

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Artists concept rendering for demonstration purpose only. E. & O.E.

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1310 MONASHEE DRIVE
PROJECT OVERVIEW

Existing Zoning:	Parks, Recreation and Open Space (PRO)
Existing Use:	Dog Kennels & Daycare, Container Storage
OCP Designation:	Parks, Open Space and Natural Areas (POSNA)
Proposed Uses:	Purpose-Built Rental Housing, Commercial and Retail
Number of Units:	346
Parking Stalls:	190
Site Area:	127,983 sf
Proposed FSR:	1.75
Proposed GFA:	(231,381 sf)

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GOAL 1 - NEW HOUSING

☑ The first 100% purpose-built rental building next to Capilano University

☑ Proposed unit mix provides a diversity of housing options:

Type	# of Units	% of Mix
Studio	93	27%
1 Bedroom	168	48.5%
1 Bedroom Loft	10	3%
2 Bedroom	61	17.5%
3 Bedroom	14	4%
Total	346	100%

☑ The Rental Vacancy Rate on the North Shore is currently less than 1%

Lynn Creek Apartments By Darwin

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GOAL 2 - NEW COMMERCIAL, FOOD SERVICE AND JOBS

☑ **Commercial:** New neighbourhood grocery and cafe will service students, employees and the surrounding community

☑ **Fast Casual Food Service:** New providers will add to the selection of high-quality, healthy and affordable food options provided on campus

☑ **Restaurant and Pub:** Vibrant outdoor patio for all to enjoy, adding to the animation and activation of the street edge

☑ **Student Jobs:** Create opportunities for student jobs in close proximity to where they live and study

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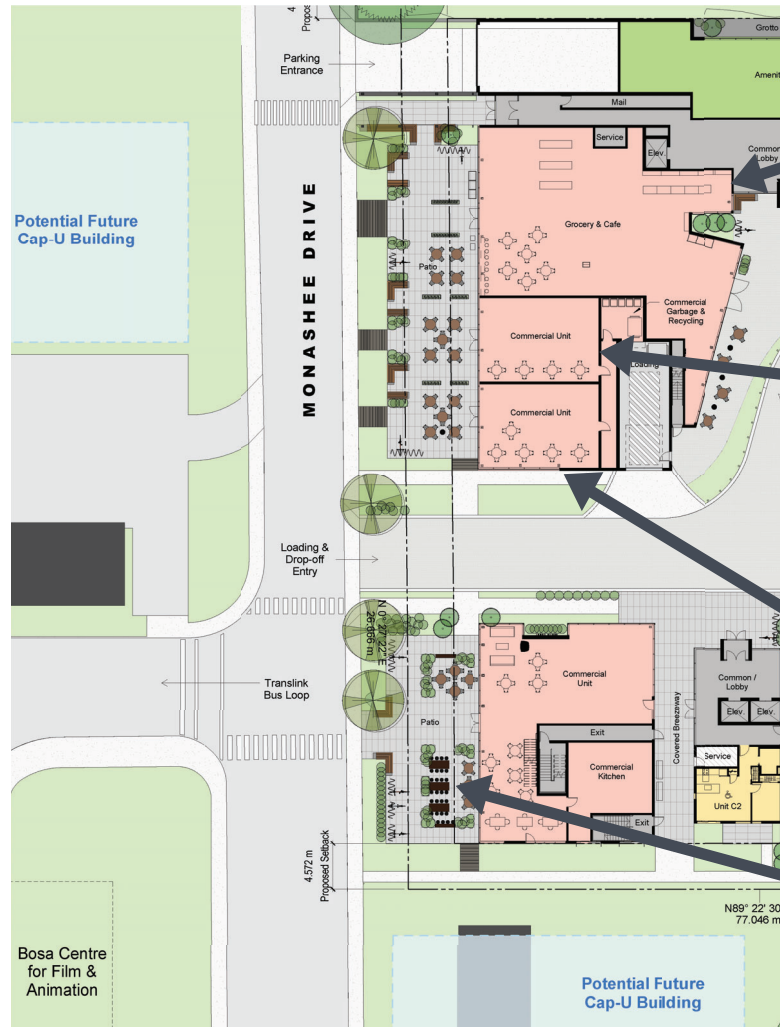
GOAL 3 - MOBILITY AND TRANSPORTATION

Transit Networks
- ☑ Directly across from existing transit bus loop

Cycling Infrastructure
- ☑ Electric bike share and charging infrastructure
- ☑ Bike maintenance facilities - cleaning, fixing and storing
- ☑ Improved cycling routes

Pedestrian Networks
- ☑ Improved connection to pedestrian routes
- ☑ Added safety with well lit street frontages

Car Share Program
- ☑ Future partnership with Car Share provider to offer car share vehicles at the development

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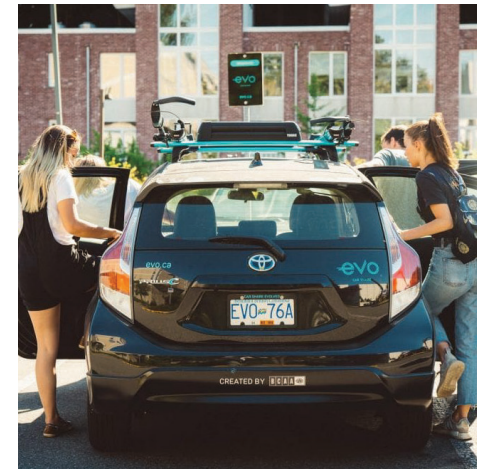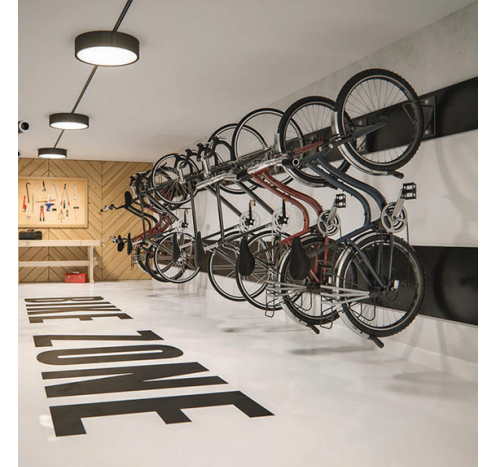
GOAL 4 - SUSTAINABILITY AND CLIMATE CHANGE

Live Where You Work & Learn
☑ Reduced parking to encourage active transportation and transit use and minimize impact on existing road network
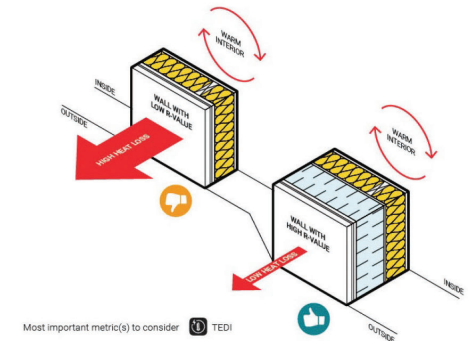
BC Energy Step Code 3 Standards
☑ Improved energy efficiency and occupant comfort

Parking & Electric Vehicles
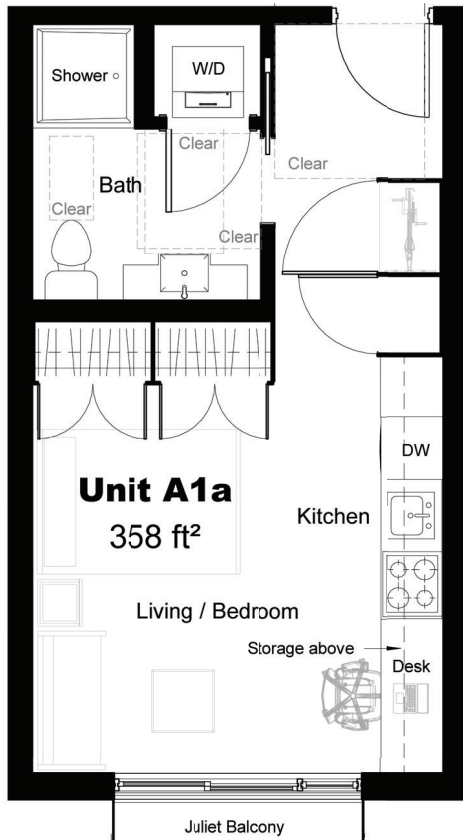☑ 100% of parking stalls located below ground and pre-wired for electric vehicle charging

Mass Timber Feasibility Under Evaluation
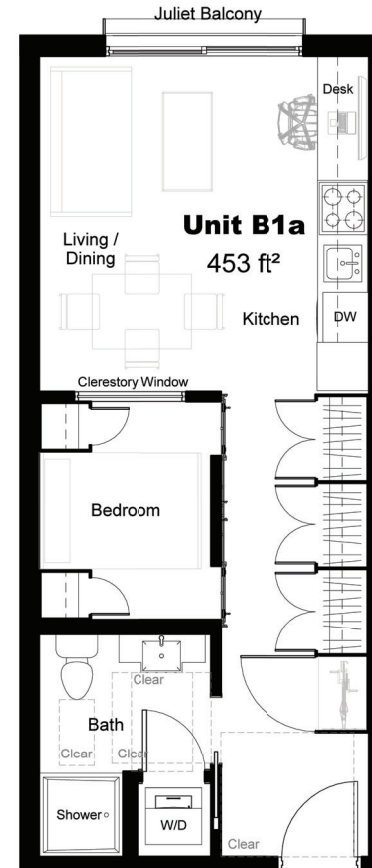☑ Lighter Carbon Footprint
☑ Construction Efficiency

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STUDIO & 1 BEDROOM FLOORPLANS

Unit A1a
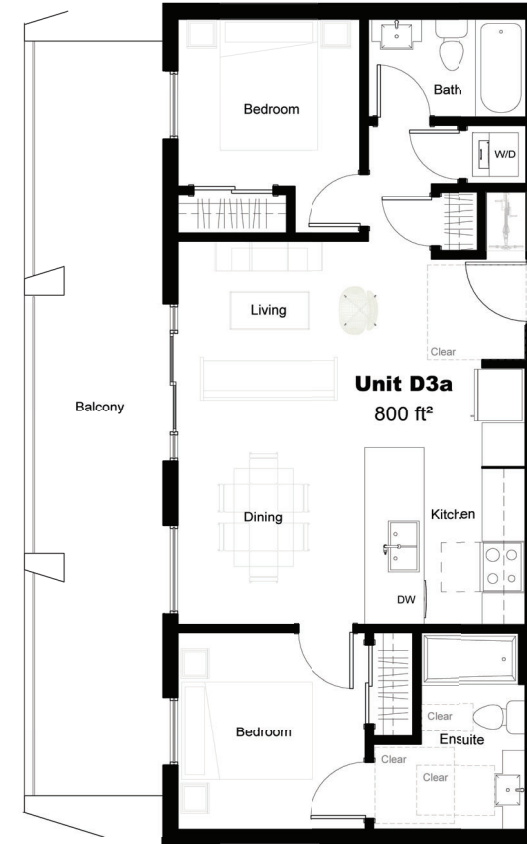358 ft²

Type	Studio
Size	354 - 400 sf
# of Units	93
% of Unit Mix	27%

Unit B1a
453 ft²

Type	1 Bedroom
Size	422 - 633 sf
# of Units	168
% of Unit Mix	48.5%

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Unit D1
800 ft²

Bedroom

Kitchen

DW

Dining

Living

Balcony

Juliet Balcony

Juliet Balcony

Bath

Clear

Desk

W.I.C.

Bedroom

5'-0" Clear

Unit D3a
800 ft²

Bedroom

Bath

W/D

Living

Clear

Balcony

Dining

Kitchen

DW

Bedroom

Ensuite

Clear

Type	2 Bedroom
Size	682 - 944 sf
# of Units	61
% of Unit Mix	17.5%

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Unit E2
942 ft²

Bedroom · Bedroom · Clear · W/D · Clear · Bath · Clear · Living · Balcony · Kitchen · Dining · Ensuite · Bedroom

Type	3 Bedroom
Size	891 - 1,165 sf
# of Units	14
% of Unit Mix	4%

Unit F2
476 ft²

Unit F2 Mezz
217 ft²

Kitchen · DW · W/D · Dining · Living · Clear · Patio · Bath · Clear · Bedroom · Open to Below
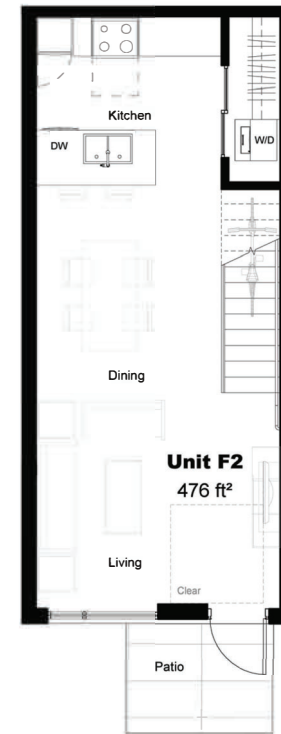
Type	Loft
Size	534 - 671 sf
# of Units	10
% of Unit Mix	3%
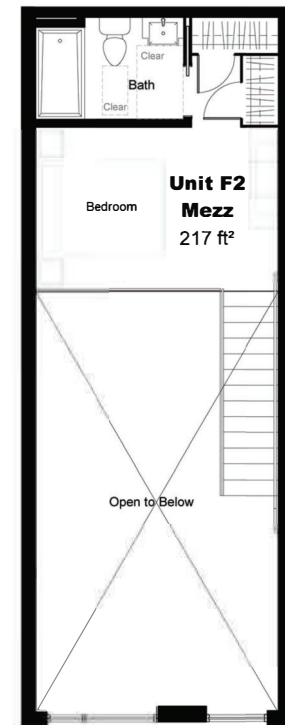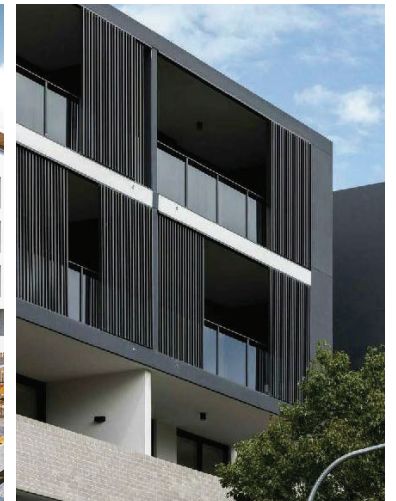
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1310 MONASHEE DRIVE
PROCESS AND NEXT STEPS

WE ARE HERE

Step 1

Preliminary Application Submitted to DNV

Step 2

Pop-Up Engagement Events (x4)

Public Input

Step 3

Early Input Opportunity Meeting

Public Input

Step 4

Rental Housing Survey

Public Input

Step 5

Establish Proposed Rental Rates

Step 6

Establish Housing Agreement with Cap-U

Step 7

Submit Detailed Rezoning Application to DNV

Step 8

Public Information Meeting

Public Input

Step 9

Public Hearing

Public Input

DNV Council 2nd, 3rd and 4th Readings

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Stay up to date:

For more information on 1310 Monashee Drive, please visit, Darwin.ca

Provide feedback:

Comment forms can be completed and placed in the Comment Box, or submitted online at, 1310monashee@darwin.ca

Comments will be provided to the District of North Vancouver.

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

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