

March 24, 2021

PROJECT FACT SHEET

Student housing proposal at Capilano University

Capilano University (CapU) is proposing to build a 362 bed student residence on its main campus.

PROJECT RATIONALE

CapU currently has no student housing on its main campus. The limited student housing available is in leased space, offsite, more than three kilometers, or a thirty-minute walk, from the campus. With the University's lease on the property expiring in 2022, there is an urgent need to facilitate student housing on the main campus to serve the post-pandemic demand. The University has documented a strong business case for the project and is confident that demand already exists among the student population and to accommodate future growth.

VISION

A vibrant, connected campus culture and place-based learning is an important element of the CapU experience. On-campus student housing, carefully planned to be sustainable, viable over the long term and aligned with the StrongerBC provincial economic recovery plan is critical.

COMMUNITY CONTEXT

Lack of local affordable housing and ever-lengthening commutes are barriers for students in accessing education. The current model is unsustainable. It is further driving demand for on-campus affordable housing for domestic and international students.

BUILDING DESIGN

- Six story building
- single and double-occupancy dormitory rooms
- Single occupant shared washrooms
- Study and gathering spaces on each floor
- Laundry room, multi-purpose room, a 250-seat dining hall and offices on ground floor

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LOCATION

The proposed property is an under used site on Tantalus Road. Construction would not disrupt the surrounding forested area, nor other buildings on campus. The building would remove 170 parking spots in an adjacent lot. However, having 362 students living on campus is expected to reduce the overall demand for parking on campus. Vehicle parking and secure bicycle storage is included in the proposed development.

CONSTRUCTION

The proposed building design uses mass timber, a renewable resource with a lower carbon footprint compared to traditional concrete construction. It achieves levels of energy efficiency that go significantly above the requirements of the BC Building and BC Energy Codes. In addition to targeting LEED® Gold equivalence, the building is specified to meet the rigorous requirements of Step 4 of the BC Energy Step Code.

It is important to note that some elements of the design may require changes depending upon Municipal requirements, funding and final costing, but the overall commitment to sustainability will remain.

CONSULTATION

Plans include community consultation, working with the District of North Vancouver, as well as engagement with Indigenous advisors to ensure an inclusive and inspired environment respectful of our local First Nations.

TIMELINE & COST

The construction period is expected to span a 24-month timeline. Provided timely approvals are forthcoming, the accommodation could be approved for occupancy by September 2023.

The estimated \$58.4 million project is inclusive of all anticipated costs, including planning, design, construction, furniture, GST and interest and is contingent upon financing and funding sources which are still to be determined.

FOR MORE INFORMATION

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