AGENDA INFORMATION		Dept. Manager	GM/ Director	CAO
☑ Regular Meeting	Date: March 2, 2026			
❒ Other:	Date:			

The District of North Vancouver
REPORT TO COUNCIL

February 16, 2026
Case: PLN2025-00001
File: 08.3060.20/001.25

AUTHOR: **Taylor Jenks, Development Planner**
SUBJECT: **DEVELOPMENT PERMIT 1.25 - 1310 Monashee Drive**

RECOMMENDATION

THAT Development Permit 1.25 with a variance for a mixed-use development at 1310 Monashee Drive is ISSUED.

REASON FOR REPORT

The site is in Development Permit Areas (DPA) for Form and Character, Energy and Water Conservation and GHG Emission Reduction, and Protection from Hazardous conditions for Slope Hazard, and Wildfire Hazard. The project requires issuance of a Development Permit with a variance by Council.

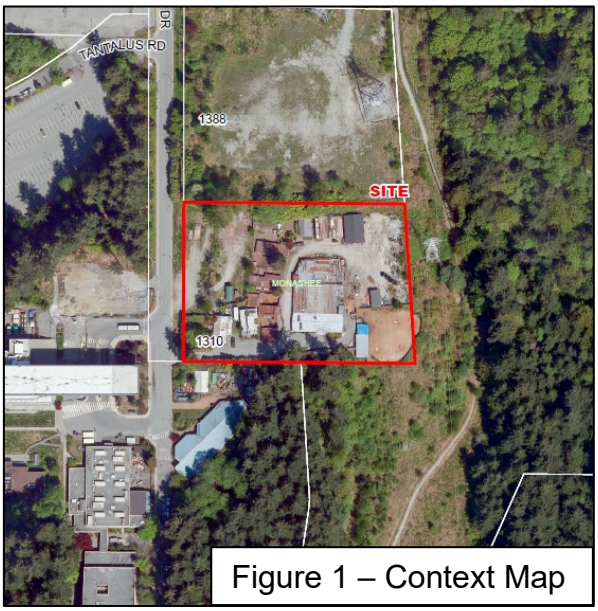


Figure 1 – Context Map

SUMMARY

In compliance with the intent of the existing CD 141 zone, Darwin Properties has applied for a Development Permit to allow for a mixed-use rental housing and commercial project primarily serving Capilano University's students, staff and faculty.

The following bylaws received adoption on April 8, 2024:

- Bylaw 8561 - to amend the Official Community Plan (OCP) designation to Commercial Residential Mixed-Use Level 1 (CRMU 1);
- Bylaw 8562 - Rezoning the site to Comprehensive Development Zone 141 (CD 141);
- Bylaw 8563 - Housing Agreement to secure the market and non-market rental; and
- Bylaw 8606 - Phased Development Agreement Bylaw to secure the timely construction of non-market rental units for students, faculty, and staff at the university.

Links to the Introduction Report and the Adoption Report can be found on the District's website here:

- Bylaw Introductions
- Bylaw Adoption

This report recommends issuance of Development Permit 1.25 as the proposal is compliant with applicable DPA guidelines.

DISCUSSION

Site and Surrounding Area

The site is approximately 11,890 m^2 (2.94 acres) in size and is located on the east side of Monashee Drive across from Capilano University (Cap U). Previously occupying the site was Northwest Kennels, a dog-boarding facility, which is soon to be demolished.

The Cap U campus is located to the west and south of the site. This portion of the campus includes a bus loop, the Nat and Flora Bosa Centre for Film and Animation, a new student housing building nearing occupancy, and a new Childcare Education Centre to the west across Monashee Drive.

To the north are vacant lands owned by Cap U.



Figure 2 - Aerial Image of Site

Immediately east of the site is an expanse of natural area including an escarpment which slopes down towards a publicly accessible gravel trail. The trail runs south towards Lillooet Park and Mount Seymour Parkway and connects to the north at Lillooet Road. Beyond the trail, the vegetated slope continues down another 60 metres towards Seymour River. BC Hydro and Metro Vancouver rights of way also lie parallel to the site on the east side.

Proposal

In compliance with the CD 141 zone, the proposed mixed-use project includes 303 rental residential units and 789 m^2 (8,490 sq. ft.) of commercial space for a total of 20,803 m^2 (223,921 sq. ft.) of gross floor area and a density of 1.75 FSR (floor space ratio).

The rental units range from studios (334 sq. ft. in size on average) to five-bedroom units (1,185 sq. ft. on average). 50% of the units are reserved exclusively for students, staff and faculty and 32 of these units will be offered at below-market rental rates.



Figure 3 – Rendering of Southwest Elevation

The project includes two buildings which both front Monashee Drive and extend east through the depth of the site. The buildings frame a generously sized central courtyard in the middle which is open on the east side, overlooking the natural escarpment above Seymour River Heritage Park.

The courtyard itself (Figure 4) features common outdoor eating areas, commercial patios, and an outdoor amenity space which bridges to the indoor amenity space located on the ground floor of the north building. The indoor amenity spaces include a range of large lounge/social areas, small reading rooms, bike repair, and a gym space. Two additional amenity rooms are located in the south building for quieter gatherings.



Figure 4 – Rendering of Courtyard from N/W Corner

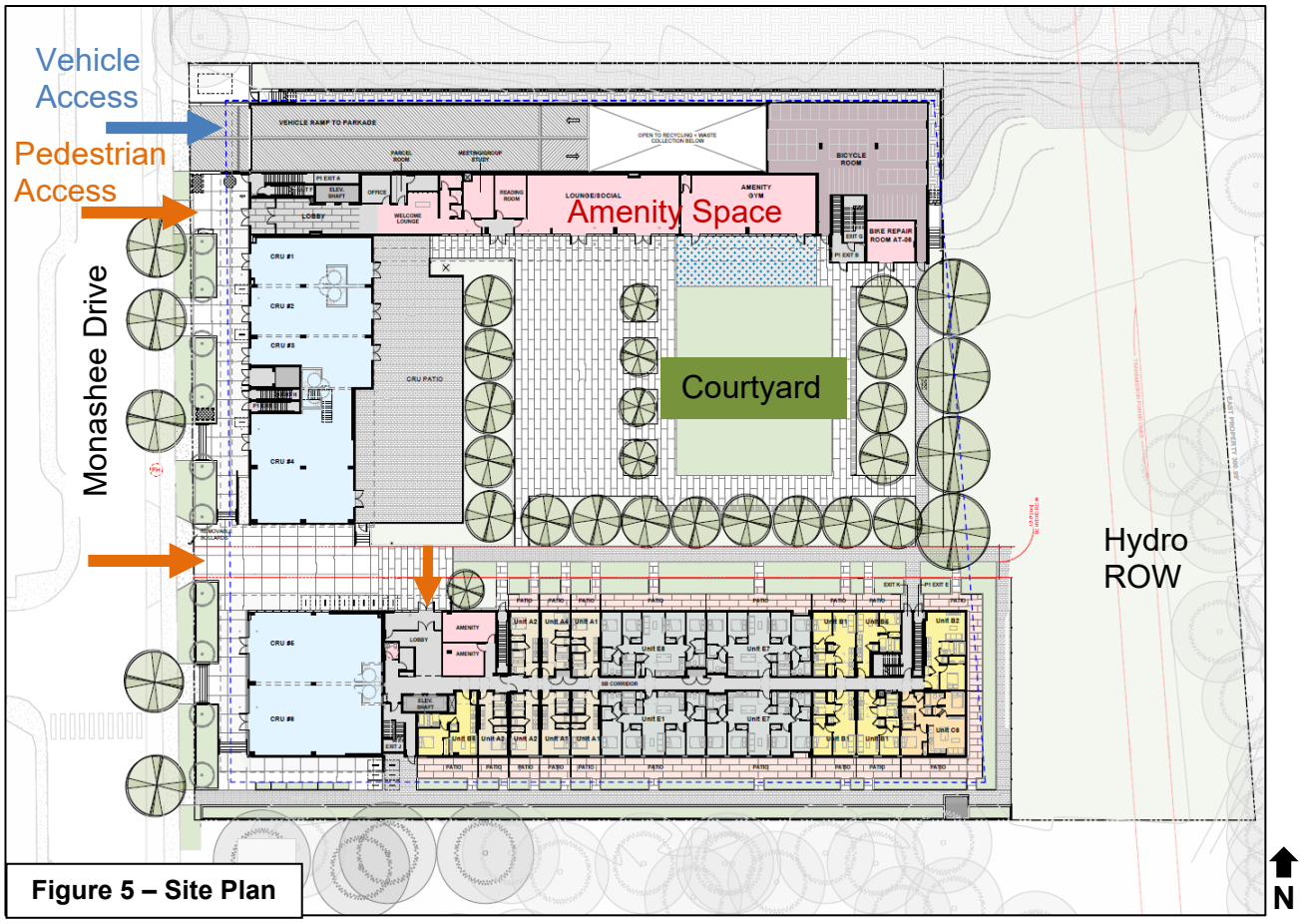


Figure 5 – Site Plan

Pedestrian access to the north building is directly from Monashee Drive while the access to the south building is from a breezeway that separates the two buildings. Pedestrian pathways are designed throughout the site to accommodate movement to various indoor amenities, common outdoor areas, and to the university campus across Monashee Drive.

Vehicle access is provided on the northwest corner of the site from Monashee Drive to one level of underground parking shared between both buildings.

Revisions to the Proposal Since Rezoning Adoption

The building and landscape designs were fairly advanced at the time of the Rezoning consideration; however, a few primary changes have been proposed as follows:

<u>Adjusted Unit Mix to Cater to Capilano Students</u>
The unit mix has been amended to increase the number of studio and four- and five-bedroom units. This is intended to appeal specifically to student demographics by offering opportunities for affordability through smaller or shared spaces.

Table 1 – Proposed Unit Mix at Rezoning							
	Studio	One bed	Two bed	3 bed	4 bed	5 bed	Total
Market rental	36	73	30	18	0	0	157
Cap U market	29	59	24	14	0	0	126
Cap U below market	7	16	6	3	0	0	32
Total	72	148	60	35			315

Table 2 - Proposed Unit Mix at Development Permit							
	Studio	One bed	Two bed	3 bed	4 bed	5 bed	Total
Market rental	63	31	22	2	21	10	149
Cap U market	55	19	12	2	34	0	122
Cap U below market	7	16	6	3			32
Total	125	66	40	7	55	10	303

*Green indicates an increase in the number of units, and red indicates a decrease in the number of units when compared with the rezoning from 2022.

The amended unit mix does not impact the requirement that 50% of all units must be occupied by students faculty or staff of Capilano University, and that the number of affordable rent units remain consistent with the housing agreement approved by council as a condition of rezoning.

Refinement of Amenity Space and Building Design

With the unit mix adjustment, some consequential redesign of the amenity spaces as well as façade improvement were also undertaken.

To enhance building design with student safety in mind, the previously proposed rooftop amenity is removed, and private balconies are eliminated from many student-oriented units. Given that many units are still intended for the general public as well as CapU faculty and staff, balconies are still provided for some units located at specific sections of the buildings. The provision of the remaining balconies is strategically used to enhance the articulation of the buildings façade and staff have worked with the applicant to refine building expression as appropriate.

Within the north building, the ground floor plan has been revised to reallocate amenity spaces and shift them towards the courtyard to increase exposure to daylight and connection to the outdoor common areas.

The ground floor of the south building has been revised to remove the breezeway and instead realign the lobby and add amenity space.

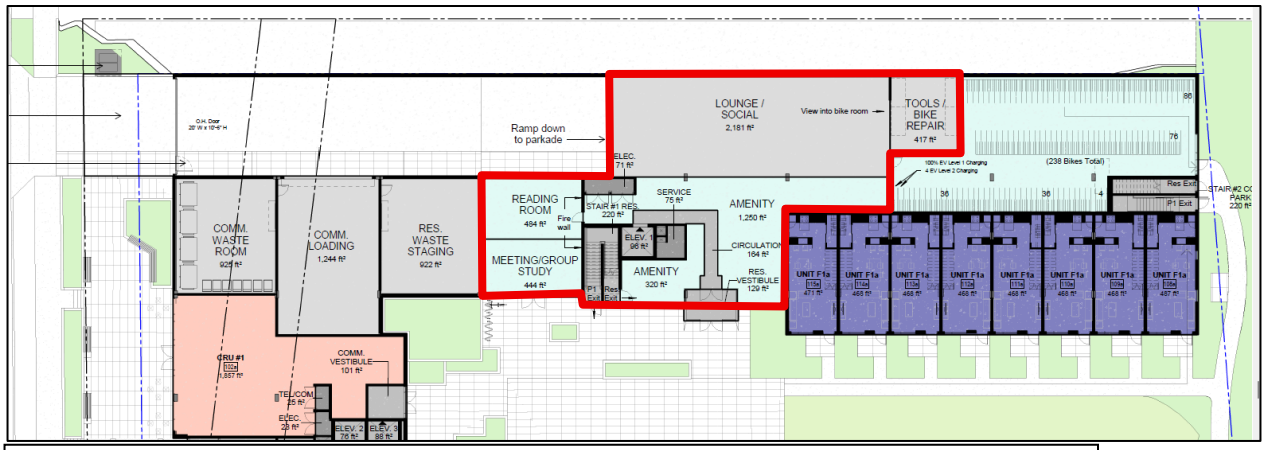


Figure 6 – North Building - Amenity Design at Rezoning in 2022 (shown in red)

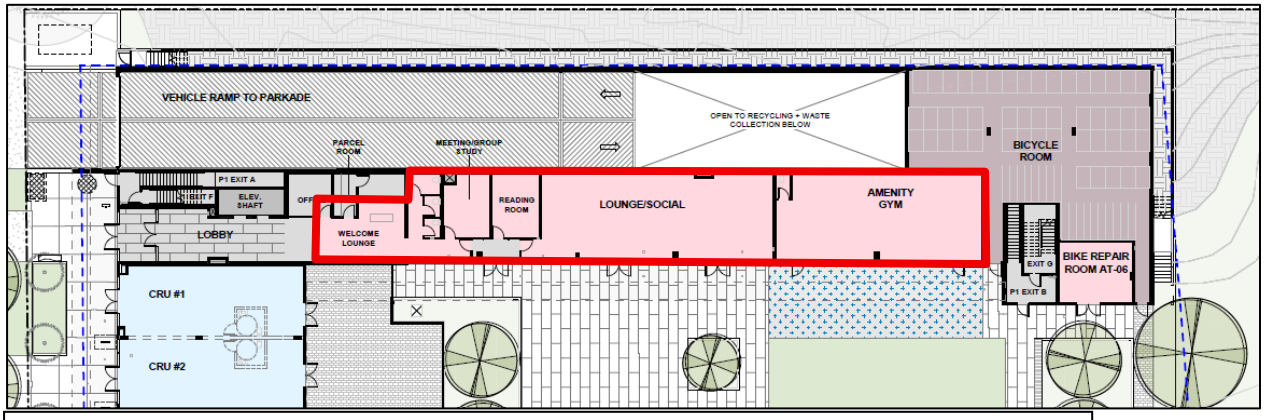


Figure 7 – North Building - Proposed Amenity Design at DP (shown in red)

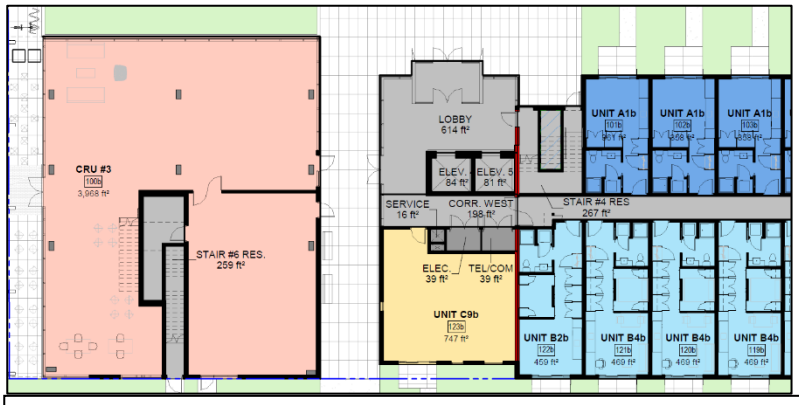


Figure 8 – South Building - Ground floor at rezoning (shown in red)

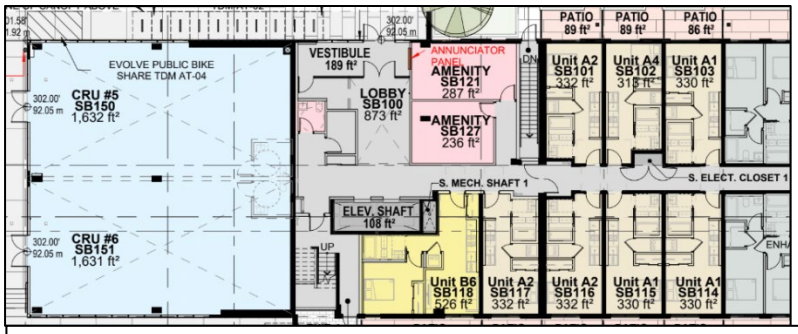


Figure 9 – South Building - Ground floor at DP (shown in red)

Compliance with CD 141 and Conditions Secured at Rezoning

The CD 141 zone regulates matters such as the permitted heights for each of the buildings, the density for the project, and parking and loading requirements on the site.

In addition to the CD 141 zoning, development must conform to the Development Covenant, Housing Agreement Covenant, and the Phased Development Agreement registered on the property as a condition of the rezoning. The project generally complies with the CD 141 zone and the registered covenants, with one minor variance required as outlined below.

Proposed Variance from CD 141:

Part 10 of the Zoning Bylaw requires that loading spaces for commercial activities be located off-street and exterior to a building. The proposal in this case has included loading space in the parkade below ground, which allows the above grade space on Monashee Drive to be utilized for other purposes, and reduces the number of access points to the site. Staff are supportive of this variance.

Evaluation of Development Permit Guidelines for Form and Character

The proposal has been reviewed against the District's *Form and Character Guidelines for Mixed-use Developments* and the following highlights are the application's notable responses to the guidelines:

A1.7 - Commercial Setbacks – Approximately 43' (13 m) is provided between the commercial frontage and the curb on Monashee Drive. This space accommodates boulevard trees, planting, and both private and public sidewalk space.

A1.10 – Breaks in Streetwall - The Monashee frontage is broken up by a 10.5m-width pedestrian breezeway which creates site permeability from the street to the central courtyard. The east/west length of the two buildings is mitigated by fenestration, materiality and insertion of balconies along the façade.

A 2.2 and 2.3 – Common and Semi-private Outdoor Spaces - Both buildings encircle a common courtyard which facilitates common dining space, treed areas, and outdoor commercial patios that are accessible for all residents and provide opportunity for sunshine and weather protection. On the south side of the courtyard are semi-private patios attached to the ground floor units. Outdoor recreation spaces serve as an intersection between the amenity rooms and gym on the ground floor on the north building.

A2.4 – Pedestrian Pathways – The breezeway between the north and south buildings connects people from the street to the central courtyard. Pedestrian walkways, at a minimum width of 2.5 m (8.2 ft.), continue throughout the site and around the perimeter of the courtyard, connecting building and individual unit entrances, amenity spaces and commercial units.

A3.9 – Transparent Fronts - The western facades of both buildings are designed with clear glazing and black mullions to enable viewing into the commercial spaces. Window Signage will be limited by the Sign Bylaw.

A3.10 – Solar Orientation - The buildings are oriented east/west which accommodates solar exposure for a majority of the units. The amenity and common spaces have been located on the southern edge of the ground floor to allow for light exposure.

A 3.12 – Weather Protection – An approximately 3 m (10 ft) wide canopy is proposed along the western commercial frontage to provide weather protection and a uniform character between the commercial frontages on both buildings.

Advisory Design Panel

The application was considered by the Advisory Design Panel on May 8, 2025 and the Panel recommended approval of the project subject to addressing the following revisions related to the satisfaction of staff:

- *Breaking up of the building length and massing;*
- *Providing a range in the type of gathering/amenity spaces;*
- *Addressing the landscaping transition from the courtyard to the hydro Right of Way;*
- *Providing access to natural light from internal corridors and units;*
- *Ensuring the security of bike storage; and*
- *Site lighting*

These comments have been addressed to the satisfaction of staff in the resubmission package in the following manners:

- *The heights of the building parapets have been varied, balconies strategically located throughout the building, and material variations were introduced to break up the massing where possible.*

- *Glazing has been added to the stairwells to increase light transmission into the interior spaces, and to break up the façade.*
- *The amenity spaces have been amended resulting in a variety of rooms from 225 sq. ft. quiet study rooms to 1,600 sq. ft. social spaces, with increased access to light and interaction with the common outdoor area.*
- *The greenspace that crept into the Hydro ROW is now moved, and a natural divide of these spaces has been created using a walkway around the courtyard, and tree plantings that run north/south along the eastern property line.*
- *The common outdoor spaces, pathways, and building front include a combination of bollard lighting, wall lighting, and illuminated benches.*
- *The bicycle parking is provided in a variety of locations including Class 1 within secure bike rooms in the parkade and at the ground level, and class 2 which is within the courtyard for visibility.*

Vehicle and Bicycle Parking

While the proposal is located within the Transit Oriented Area (TOA), the rezoning was adopted prior to the TOA legislation and therefore parking provisions must meet what is required in the CD 141 zone. These rates were established by utilizing the District's *Alternate Vehicle Parking Rate Policy* and the implementation of Transportation Demand Management (TDM) measures, the requirement for such is secured in the Development Covenant.

In summary, 158 residential vehicle stalls are provided, including 12 accessible stalls which meets the requirement of the CD 141 zone. In addition, 46 stalls are provided for shared commercial and residential visitor purposes including two accessible stalls. 100% of all residential stalls and 20% of all commercial/visitor stalls are provided with outlets capable of level 2 charging. The remaining commercial/visitor stalls have outlets capable of level 1 charging. All parking is provided in one level of underground with residential and commercial/visitor areas separated by an overhead gate for security.

A total of 551 bicycle parking spaces are proposed to serve the residents, visitors and the need of the commercial/retail units. The parkade also includes end-of-trip facilities such as a changeroom and shower for commercial occupants, as well as a bicycle wash station. A Bike repair room is located on the ground floor next to one of two bike storage rooms. The second bicycle storage room is within the parkade.

In addition to the above, the project has included the following TDM measures in support of a reduced vehicle parking rate:

- Enhanced bicycle parking design - including features such as weather protection, secure locations both inside the buildings and the courtyard;
- Bike Share space for Evolve bike share;
- Pedestrian enhancements including streetlighting and sidewalk on the east side of Monashee Drive, and crosswalk upgrades connecting the development to the university campus;

- Real time transit information and marketing services; and
- Multi-modal wayfinding signage.

Acoustic Performance

Development Permit 1.25 includes the District's residential acoustic regulations for maximum noise levels in the bedrooms, living areas and other areas of the units. Prior to issuance of a Building Permit, the applicant will be required to submit a report from a qualified acoustic consultant demonstrating that the building will meet the standards.

Accessible Units

In accordance with the District's *Accessible Design Policy*, all 303 units will be designed to meet the 'basic' accessibility standard and 16 units (5%) will be designed to meet the enhanced accessibility standard. The enhanced accessibility measures were secured in the Development Covenant and include features such as:

- Adaptable bathroom design to accommodate future installation of accessible showers;
- Additional bathroom features such as pocket door with D-shaped handles, tub control valves near the edge of the tub, lever faucets and space under the sink;
- Adaptable counter heights, existing adjustable workspace, and continuous counterspace in the kitchen;
- Side by side washer and dryer; and
- Sufficient maneuvering space in bathroom, bedroom and kitchen for wheelchairs.

Evaluation of Development Permit Guidelines for Energy and Water Conservation and Greenhouse Gas Emission Reductions

In accordance with the Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit Area Guidelines, the project is designed to reduce energy consumption and incorporate building performance measures that will result in reduced costs for future owners. In compliance with the District's Construction Bylaw, the residential portion of the proposal is targeting STEP 3 with emissions level 3 of the BC Energy and the Zero Carbon Step Codes and the commercial portion is targeting STEP 2 with emissions level 3.

Notable highlights from the OCP guidelines include:

Energy Conservation: *Guidelines 1 and 5 - An integrated design process should be utilized to identify opportunities to reduce a building's energy consumption, and explore opportunities for the distribution of natural daylight into a building's interior spaces and utilize an integrated design to reduce overall energy consumption.*

The project proposed is oriented east to west which capitalizes on the southern exposure during winter months to reduce heating requirements. The building also

proposes to use heat recovery ventilators to retain heat from exchanged air, and electric resistance tanks for domestic hot water heating.

Water Conservation: *Guideline 1 and 4 - An integrated design process should be utilized to identify opportunities to reduce a building's energy consumption and could include automated irrigation systems.*

The proposal includes the installation of water sense plumbing fixtures on the interior of the building, and the use of high efficiency and moisture responsive irrigation systems in the landscaping.

Greenhouse Gas Emission Reduction: *Guideline 5 – a construction waste management plan should be developed - and the Climate Ready Rezoning Policy.*

The proposal is aiming to divert 75% of construction waste through a waste diversion strategy, and supports the use of low emission transportation options via TDM measures such as bicycle facilities, EV charging, and close proximity to transit options. Electric space heating is proposed for the entirety of building as well as domestic hot water systems to reduce greenhouse gas emissions.

The project will be required to submit a report at the time of building permit confirming compliance with the above noted measures.

Evaluation of Development Permit Guidelines for Protection of Development from Hazardous conditions – Slope Hazard

As noted previously in the report, to the east of the site is an escarpment which leads down towards Seymour River, and to the north is a smaller slope around 5m in height from the neighbouring property. A portion of the subject site is therefore located within the Slope Hazard Reference Extent Area which is an area that triggers the requirement for a Slope Hazard Report. The appropriate report has been produced by Geopacific Consultants dated January 5, 2026, and reviewed by staff. The report notes that the site is safe for the intended use and meets the District's risk tolerance criteria. It also makes recommendations regarding stormwater management, setbacks and regrading of the adjacent slopes which are being explored with staff.

During consideration of the rezoning, Council noted a desire to have a slope hazard report produced for the project, and reviewed by a third party to ensure accuracy. The report has been provided to a third-party consultant and confirmation of the report findings, as well as the incorporation of any design recommendations will be provided prior to building permit issuance.

Evaluation of Development Permit Guidelines for Protection of Development from Hazardous conditions – Wildfire

The site is located within the Wildfire Hazard DPA, and a report was provided by Diamond Head, dated February 3, 2026 which speaks to potential fuel sources, levels of risk, and mitigation measures.

A number of large forest stands are identified near the proposal, including mature conifers, deciduous, and dense shrub coverage. Many of these areas are broken up by historic development, are a limited threat due to mixed species and inconsistent fuel types, and some are intensively managed by BC Hydro. Overall, these stands were determined to be a “low risk” fuel source.

To reduce the risk further, the development has incorporated *FireSmart* building and landscaping measures such as non-combustible siding, roofing, and fencing; a 10m buffer between the building and the planting of grasses and conifer species; and the installation of exterior sprinklers. Mitigation will also be provided through guided topping and thinning of fuel sources. These measures are secured in the Development Permit and will be confirmed with Building Permit.

FINANCIAL CONTRIBUTIONS & INFRASTRUCTURE IMPROVEMENTS

In addition to the 303 rental units 32 of which are offered at non-market rates, the project will also contribute the following off-site improvements.

- undergrounding of hydro utilities along the Monashee Drive frontage;
- pavement restoration;
- new service connections, and Sanitary, Storm and Water mains;
- boulevard improvements including new streetlighting and planting; and
- new sidewalk on the west side of the property, letdowns, and a crosswalk connecting to the University campus across Monashee Drive.

The estimated total value of off-site works (engineering and landscaping) are approximately $3.5 million. This estimate has been provided by the applicant and the full scope (and value) of required off-site construction will be determined through the detailed design work at the Building Permit stage.

District of North Vancouver DCC’s and Regional DCCs will be payable at the applicable rate at time of Building Permit issuance. DCC’s for this project are currently estimated to be $5.8 million and $2.3 million respectively.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

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.

It is anticipated that demolition will take place in early 2026 and excavation and construction will take place between winter of 2026 and fall of 2028. Staging will occur on-site for all stages of construction and trades parking will utilize the pay parking at Capilano University. Transit options are also readily available nearby.
In particular, the CTMP must:

1. Ensure no staging or trades parking occurs on Monashee Drive;
2. Sufficient traffic control to ensure minimal impacts to vehicle and bus traffic;
3. Pedestrian routes on the west side of Monashee are to remain open at all times;
4. Closures of the northbound lane for utilities work will be limited where possible; and
5. Short impacts to movement of southbound lane and coordination with Coast Mountain Bus Company is required.

The requirement for an accepted CTMP is secured within the Development Covenant and a Highway Use Permit will be reviewed prior to Building Permit issuance.

CONCURRENCE

The project has been reviewed by Building, Parks, Engineering, Transportation, Community Planning, Urban Design, and Fire Services.

PUBLIC INPUT

Public consultation for this project was undertaken at the time of rezoning in accordance with the District's Policy on *Non-Statutory Public Consultation for Development Applications*, as well as the legislated requirement for a Public Hearing.

CONCLUSION

This Development Permit application proposes a CapU-focused rental and commercial mixed-use development in accordance with the approved CD 141 zone and the Housing Agreement secured at the rezoning stage.

It has been evaluated against applicable DPAs and staff found the proposal generally in compliance.

If approved, this project will contribute to needed housing for CapU, a key educational institution on the north shore.

Development Permit 1.25 is now ready for Council's consideration.

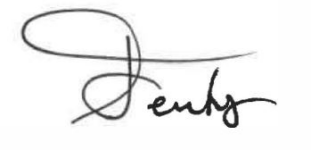
OPTIONS

The following options are available for Council's consideration:

1. Issue Development Permit 1.25 (Attachment 1) to allow for the proposed construction (staff recommendation); or

2. Deny Development Permit 1.25 and provide direction to staff.

Respectfully submitted,



Taylor Jenks
Development Planner

Attachments:

1. Development Permit 1.25 and attachments

REVIEWED WITH:

				External Agencies:	
❑ Community Planning	_____	❑ Clerk's Office	_____		
❑ Development Planning	_____	❑ Communications	_____	❑ Library Board	_____
❑ Development Engineering	_____	❑ Finance	_____	❑ NS Health	_____
❑ Utilities	_____	❑ Fire Services	_____	❑ RCMP	_____
❑ Engineering Operations	_____	❑ ITS	_____	❑ NVRC	_____
❑ Parks	_____	❑ Solicitor	_____	❑ Museum & Arch.	_____
❑ Environment	_____	❑ GIS	_____	❑ Other:	_____
❑ Facilities	_____	❑ Real Estate	_____		
❑ Human Resources	_____	❑ Bylaw Services	_____		
❑ Review and Compliance	_____	❑ Development Services	_____		

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DISTRICT OF NORTH VANCOUVER
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North Vancouver, BC V7N 4N5
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THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

DEVELOPMENT PERMIT 1.25

This Development Permit 1.25 is hereby issued by The Corporation of the District of North Vancouver to the registered owner(s) for the development of a mixed-use project including 303 rental units and 8,500 sq.ft. of commercial space on the property located at 1310 Monashee Drive, legally described as Lot B Block 13 District Lot 620 Plan 14068, (PID: 007-955-316) 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 location of loading spaces is varied to be permitted within the parkade of the building which they serve.

B. The following requirement is imposed under Section 504 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. Prior to expiry under B (1) above, the applicant may request an extension to the permit for a period no longer than 1 year and if granted by the District, may be subject to new conditions. The granting of an extension will be at the sole discretion of the General Manager or his/her designate.

   3. 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.

      i. The site shall be developed in accordance with the recommendations of the Wildfire Assessment Report prepared by Diamond Head dated June 30, 2020 and updated February 3, 2026.

      ii. A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Wildfire Assessment Report referenced above, or meets and equivalent or higher degree of protection.

      iii. The site shall be developed in accordance with the recommendations of the Slope Hazard Report prepared by Geopacific Consultants, dated January 5, 2026 or a subsequent version as approved by a third-party reviewer.

iv. A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Slope Hazard Report referenced above, or meets and equivalent or higher degree of protection

v. The site shall be developed in accordance with the recommendations of the Geotechnical report prepared by Geopacific Consulting, dated October 31, 2025 and the updated memo dated February 13, 2026.

vi. A qualified professional engineer shall confirm that the building permit drawings meet the recommendations of the Geotechnical Report referenced above or meets and equivalent or higher degree of protection.

vii. Mitigation measures are carried out in accordance with the recommendations of the qualified professional providing recommendations on the topic.

viii. Confirmation of registration of the section 219 restrictive covenant for wildfire mitigation

ix. Confirmation of registration of the section 219 restrictive covenant for slope hazard.

C. The following requirements are imposed under Subsections 491 (7) and (8) of the Local Government Act:

1. The site shall be developed in accordance with the attached plans (DP 1.25 1 through 22).
2. All signage proposed must comply with the District of North Vancouver Sign Bylaw.
3. Prior to the issuance of a Building Permit, the following shall be submitted to:
    i. Planning Department:
        a. Confirmation of an approved location for an alternate access to 1388 Monashee, to the satisfaction of Capilano University and the District of North Vancouver.
        a. Confirmation that the accessible design measures as outlined in DP 1.25 - 22 have been included in the project.
    ii. Parks Department:
        b. Three copies of a final detailed landscape plan prepared by a Landscape Architect registered in British Columbia for the approval of the General Manager of Engineering or their designate;
        c. A written landscape estimate in accordance with District format, submitted by the Landscape Architect for approval by the Parks and Engineering Services Department for the installation of all landscaping as shown on the final approved landscape plan; and,

Document: 6675097

d. A completed "Permission to Enter" agreement to provide evidence that a Landscape Architect has been retained to supervise the installation of the landscape works and the written authorization for the District or its agents to enter the premises and expend any or all of the deposit monies to complete the landscape works in accordance with the approved landscape plan.

iii. Engineering Department:

a. Finalized civil and electrical engineering plans designed by a Professional Engineer, for review and acceptance by the Engineering Department; and

b. An executed Engineering Services Agreement between the property owner and the District related to the required upgrading of off-site facilities on Monashee Drive.

4. Prior to the issuance of an Occupancy Permit, the following shall be submitted to:

i. Planning Department:

b. Confirmation of discharge of easement 547968M

c. Confirmation of registration of a Statutory Right of Way in favour of Metro Vancouver to access their water main on the east side of the property

d. Confirmation of registration of a Statutory Right of Way in favour of BC Hydro to access their Hydro lines and towers on the east side of the property

D. The following requirements are imposed under Subsections 491 (9) and (10) of the Local Government Act:

1. The site shall be developed in accordance with the Energy Water and GHG Conservation Report prepared by AME Group dated December 19, 2024, and the updated memo dated December 19, 2025.

i. Prior to issuance of the Building Permit, confirmation must be provided to the Planning Department that the building features included in the report noted above, have been included in the project.

E. 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:

i. 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 hazard mitigation 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.

F. Nothing in this Development Permit alters or affects in any way any of the preconditions to issuance of a Building Permit as set out in section 219 Covenants, if any, registered against the Land in favour of the District.

_____

Mayor

_____

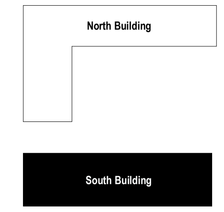
Corporate Officer

Dated this _____ day of _____, _____



SOUTH BUILDING

KEYPLAN



2026-02-05

REV	DATE	DESCRIPTION
5	260203	Issued for DP Resubmission 2

SCALE: | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Brooklyn\Documents\19009_Monashee Drive_(1310)_CENTRAL_R25_detached_brooklynn_vd | PLOT DATE: 2026-02-03 5:30:30 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1935 PANDORA STREET VANCOUVER V5L 0C7 604.568.3499 TKAD.CA

Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

Building Renderings

PLOT DATE: 2026-02-03 5:30:30 PM

A005

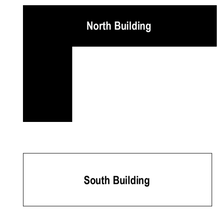
DP 1.25 -1



NORTH BUILDING

TKA+D
DARWIN

KEYPLAN





2026-02-05

REV	DATE	DESCRIPTION
5	260203	Issued for DP Resubmission 2

SCALE:		DATE: Feb 3rd, 2026	DRAWN: Author
PROJECT NUMBER			19009
FILE PATH:	C:\Users\Brooklyn\Documents\19009_Monashee Drive_(1310)_CENTRAL_R25_detached_brooklynn_vf	PLOT DATE:	2026-02-03 5:30:31 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1535 PANDORA STREET VANCOUVER V5L 0C7 604.568.3499 TKAD.CA

Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

Building Renderings

PLOT DATE: 2026-02-03 5:30:31 PM

A006

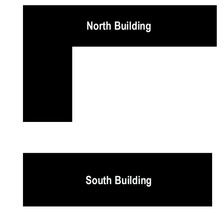
DP 1.25 - 2



NORTH BUILDING LOOKING TOWARDS SOUTH BUILDING

TKA+D
DARWIN

KEYPLAN



2026-02-05

REV	DATE	DESCRIPTION
5	260203	Issued for DP Resubmission 2

SCALE: | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Brooklyn\Documents\19009_Monashee Drive_(1310)_CENTRAL_R2S_detached_brooklynn_vf | PLOT DATE: 2026-02-03 5:30:31 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1535 PANDORA STREET VANCOUVER V5L 0C7 604.568.3499 TKAD.CA

Residences at CapU

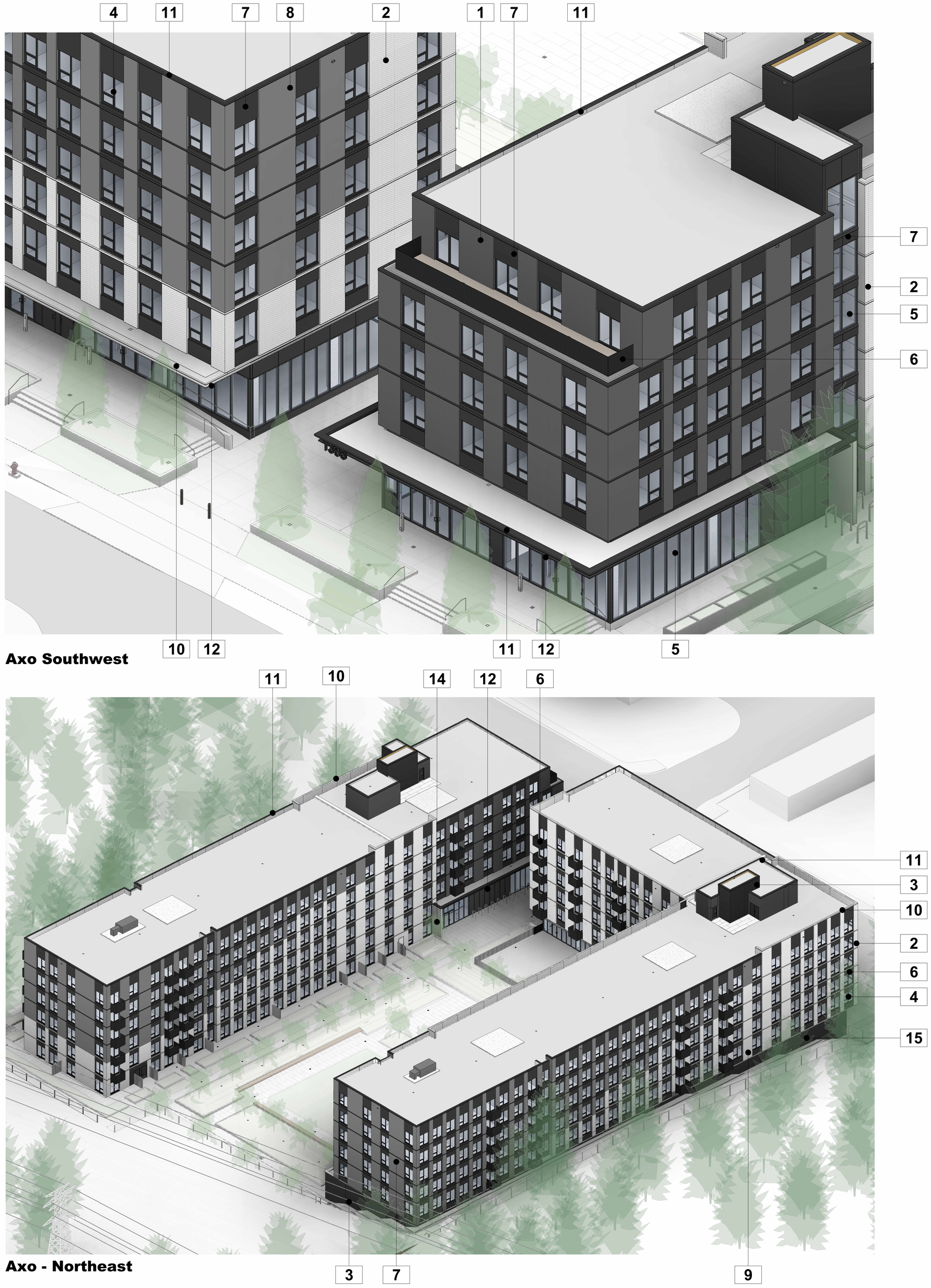
1310 Monashee Drive,
North Vancouver, BC

Building Renderings

PLOT DATE: 2026-02-03 5:30:31 PM

A007

DP 1.25



Axo Southwest

Axo - Northeast



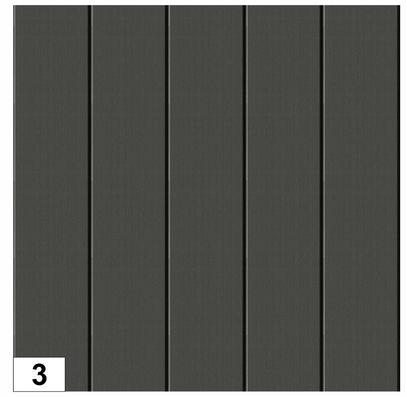
1

BRICK/BRICK-LIKE CLADDING - Charcoal, Colour Matched Grout



2

BRICK/BRICK-LIKE CLADDING - White, Colour Matched Grout



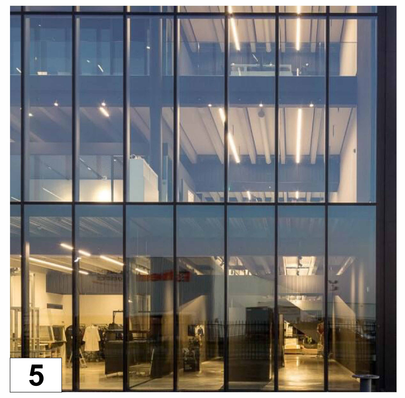
3

METAL PANEL - Gunmetal, Satin Finish



4

RESIDENTIAL WINDOWS - Vinyl Black Outside, White Inside



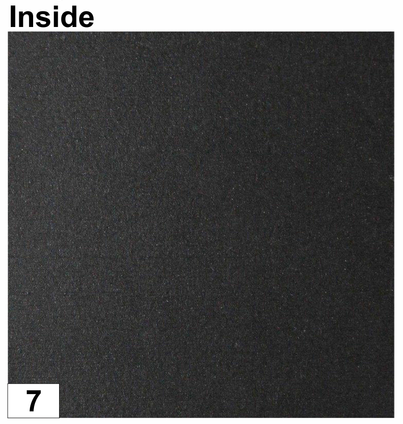
5

COMMERCIAL WINDOWS - Black Mullions



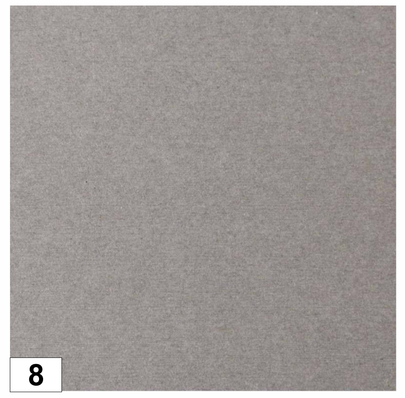
6

BALCONY GUARDRAIL- Perforated Metal



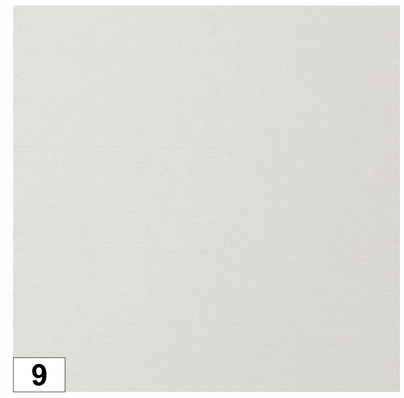
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SPANDREL - Fibre Cement Panels, Black Smooth Matte



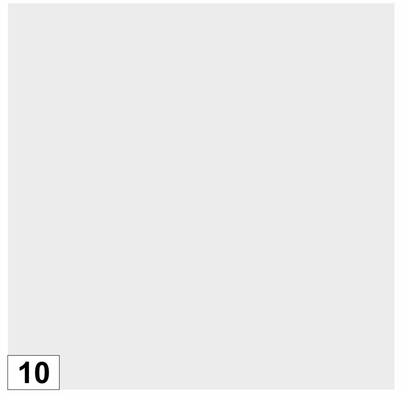
8

FIBRE CEMENT - Charcoal, Textured Finish



9

FIBRE CEMENT - White, Textured Finish



10

Flashing - White



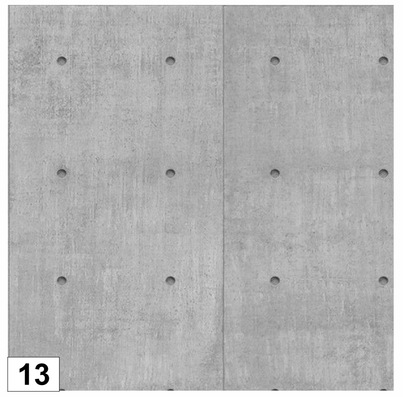
11

Flashing - Black



12

SOFFIT - Aluminum, Wood Textured T+G



13

ARCHITECTURAL CONCRETE



14

ARCHITECTURAL CONCRETE - Boardform



15

PAINTED CONCRETE - Black

TKA+D DARWIN

2026-02-05

REV	DATE	DESCRIPTION
5	260203	Issued for DP Resubmission 2
3	251110	Issued for DP Resubmission
1	241219	Issued for DP Submission

SCALE: | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

FILE PATH: C:\Users\Brooklyn\Documents\19009_Monashee Drive_(1310)_CENTRAL_R25_detached_brooklynn_rvt | PLOT DATE: 2026-02-03 5:12:41 PM

TKA+D ARCHITECTURE + DESIGN INC.
305 - 1935 PANDORA STREET VANCOUVER V5L 0C7 604.568.3499 TKAD.CA

Residences at CapU

1310 Monashee Drive, North Vancouver, BC

Materials

PLOT DATE: 2026-02-03 5:12:41 PM

A004

DP 1.25 -4

ZONING SUMMARY

PROJECT ADDRESS

1310 Monashee Drive
North Vancouver, BC
Proposed Addresses: TBD

LEGAL DISCRIPTION

LOT B, Bk 13, DL 620, Gp 1, NWD, PLAN 14068

AUTHORITY District of North Vancouver

ZONE Existing: Park, Recreation and Open Space (PRO)
Proposed: Residential + Commerical (CD-141)

USE Permitted Zone Uses: Residential and Commercial

SITE AREA 127,983.1 sqft 11,890 m2

LOT COVERAGE

Maximum:	55%
Provided:	31.57%

SETBACKS

	Required	Provided
Front Yard (West):	4.6m/ 15 ft	4.572m / 15 ft*
Side Yard (North):	4.6m/ 15 ft	4.572m / 15 ft*
Side Yard (South):	4.6m/ 15 ft	4.572m / 15 ft
Rear Yard (East):	33.5m/ 110 ft	33.5m / 110 ft

* +6' deck addtional encroachment

Hydro Clearance Setback: Hydro Setback aligns with SRW as noted on drawings. Development to comply with all BC hydro design requirments.

BUILDING HEIGHT

	Maximum	Provided	Storeys
North Building	114.6m/ 376.0 ft	114.6m/ 376.0 ft	6
South Building	111.9m/ 367.1 ft	111.9m/ 367.1 ft	6

Measured between the building height base line to the highest point of the roof, as per DNV Bylaw 6833.

LANDSCAPE SETBACKS N/A

EASEMENTS

Hydro Setback aligns with SRW as noted on drawings. Development to comply with all BC Hydro design requirements

FLOOD CONSTRUCTION LEVEL (FCL) N/A

FSR SUMMARY

OVERALL DENSITY FSR	Maximum:	1.75
	Provided:	1.75
NORTH BUILDING FSR	Provided:	1.019
SOUTH BUILDING FSR	Provided:	0.819
COMMERCIAL FSR	Maximum:	-
	Provided:	0.07
RESIDENTIAL FSR	Maximum:	-
	Provided:	1.75

AREA SUMMARY

<u>4B 141 - 5 DENSITY: For the purposes of calculating *gross floor area*, exclusions as defined in the CD-141 zone are exempt.</u>

GROSS FLOOR AREA

Level	Area (SF)	Area (SM)
North Building		
L1	7,490 ft²	696 m²
L2	23,180 ft²	2,153 m²
L3	23,180 ft²	2,153 m²
L4	23,180 ft²	2,153 m²
L5	23,179 ft²	2,153 m²
L6	23,179 ft²	2,153 m²
Roof	1,228 ft²	114 m²
	124,614 ft²	11,577 m²
South Building		
L1	16,728 ft²	1,554 m²
L2	13,344 ft²	1,240 m²
L3	17,353 ft²	1,612 m²
L4	17,353 ft²	1,612 m²
L5	17,353 ft²	1,612 m²
L6	16,845 ft²	1,565 m²
Roof	331 ft²	31 m²
	99,306 ft²	9,226 m²
GFA TOTAL	223,921 ft²	20,803 m²

GROSS FLOOR AREA - EXEMPTIONS - AMENITY

Name	Area (SF)	Area (SM)
North Building		
LOUNGE/SOCIAL	1,598 ft²	148 m²
AMENITY GYM	1,398 ft²	130 m²
BICYCLE ROOM	2,538 ft²	236 m²
BIKE REPAIR ROOM AT-06	350 ft²	32 m²
WELCOME LOUNGE	680 ft²	63 m²
READING ROOM	237 ft²	22 m²
MEETING/GROUP STUDY	227 ft²	21 m²
	7,028 ft²	653 m²
South Building		
AMENITY	287 ft²	27 m²
AMENITY	236 ft²	22 m²
AMENITY	44 ft²	4 m²
	568 ft²	53 m²
AMENITY EXEMPTION TOTAL	7,596 ft²	706 m²

GROSS FLOOR AREA - EXEMPTIONS - GRADE

Name	Area (SF)	Area (SM)
North Building		
BIKE ROOM (GRADE EXCLUSION)	213 ft²	20 m²
	213 ft²	20 m²
GRADE EXEMPTION TOTAL	213 ft²	20 m²

GROSS FLOOR AREA - EXEMPTIONS - COMBINED

Exclusion Type	Area (SF)	Area (SM)
Amenity	7,596 ft²	706 m²
Grade	213 ft²	20 m²
Unenclosed Exterior Area	6,311 ft²	586 m²
GFA EXEMPTION TOTAL	14,119 ft²	1,312 m²

<u>NOTE: *SEE A011 FOR MORE DETAILS ON FSR EXEMPTIONS*</u>

GROSS FLOOR AREA - FSR ELIGIBLE

Level	Area (SF)	Area (SM)
North Building		
L1	7,490 ft²	696 m²
L2	23,180 ft²	2,153 m²
L3	23,180 ft²	2,153 m²
L4	23,180 ft²	2,153 m²
L5	23,179 ft²	2,153 m²
L6	23,179 ft²	2,153 m²
Roof	1,228 ft²	114 m²
North Building	124,614 ft²	11,577 m²
South Building		
L1	16,728 ft²	1,554 m²
L2	13,344 ft²	1,240 m²
L3	17,353 ft²	1,612 m²
L4	17,353 ft²	1,612 m²
L5	17,353 ft²	1,612 m²
L6	16,845 ft²	1,565 m²
Roof	331 ft²	31 m²
South Building	99,306 ft²	9,226 m²
COMBINED FLOOR AREA FOR FSR	223,921 ft²	20,803 m²

GROSS FLOOR AREA - COMMERCIAL

Level	Name	Area (SF)	Area (SM)
North Building			
L1	COMMERC. ELEV. LOBBY	95 ft²	9 m²
L1	COMMERC. ELEV. SHAFT	80 ft²	7 m²
L1	CRU #1	1,021 ft²	95 m²
L1	CRU #2	1,023 ft²	95 m²
L1	CRU #3	882 ft²	82 m²
L1	CRU #4	2,147 ft²	199 m²
		5,248 ft²	488 m²
South Building			
L1	CRU #5	1,632 ft²	152 m²
L1	CRU #6	1,631 ft²	152 m²
		3,263 ft²	303 m²
GFA COMMERCIAL TOTAL		8,511 ft²	791 m²

GROSS FLOOR AREA - RESIDENTIAL

Level	Name	Area (SF)	Area (SM)
North Building			
L1	ELEV. SHAFT	125 ft²	12 m²
L1	EXIT F	100 ft²	9 m²
L1	EXIT G	177 ft²	16 m²
L1	EXIT H	104 ft²	10 m²
L1	INTAKE SHAFT	9 ft²	1 m²
L1	LOBBY	581 ft²	54 m²
L1	N. ELECT. SHAFT 1	4 ft²	0 m²
L1	N. ELECT. SHAFT 2	4 ft²	0 m²
L1	N. MECH. SHAFT 1	4 ft²	0 m²
L1	OFFICE	153 ft²	14 m²
L1	P1 EXIT A	231 ft²	21 m²
L1	P1 EXIT B	216 ft²	20 m²
L1	P1 EXIT C	100 ft²	9 m²
L1	PARCEL ROOM	177 ft²	16 m²
L1	VESTIBULE	258 ft²	24 m²
L1		2,242 ft²	208 m²
L2	ELEV. SHAFT	125 ft²	12 m²
L2	EXIT F	216 ft²	20 m²
L2	EXIT G	180 ft²	17 m²
L2	EXIT H	160 ft²	15 m²
L2	N. ELECT. CLOSET 1	49 ft²	5 m²
L2	N. ELECT. CLOSET 2	26 ft²	2 m²
L2	N. MECH. SHAFT 1	4 ft²	0 m²
L2	N. MECH. SHAFT 2	28 ft²	3 m²
L2	N. MECH. SHAFT 3	5 ft²	0 m²
L2	NB CORRIDOR	2,071 ft²	192 m²
L2	Unit A1	2,639 ft²	245 m²
L2	Unit A2	665 ft²	62 m²
L2	Unit A3	332 ft²	31 m²
L2	Unit A5	358 ft²	33 m²
L2	Unit A6	339 ft²	31 m²
L2	Unit B1	3,368 ft²	313 m²
L2	Unit B3	509 ft²	47 m²
L2	Unit C1	703 ft²	65 m²
L2	Unit C2	685 ft²	64 m²
L2	Unit C5	1,750 ft²	163 m²
L2	Unit D2	931 ft²	86 m²
L2	Unit E4	1,147 ft²	107 m²
L2	Unit E5	1,116 ft²	104 m²
L2	Unit E9	2,280 ft²	212 m²
L2	Unit E10	1,127 ft²	105 m²
L2	Unit F1	1,208 ft²	112 m²
L2	Unit F2	1,162 ft²	108 m²
L2		23,180 ft²	2,153 m²
L3	ELEV. SHAFT	125 ft²	12 m²
L3	EXIT F	216 ft²	20 m²
L3	EXIT G	180 ft²	17 m²
L3	EXIT H	160 ft²	15 m²
L3	N. ELECT. CLOSET 1	49 ft²	5 m²
L3	N. ELECT. CLOSET 2	26 ft²	2 m²
L3	N. MECH. SHAFT 1	4 ft²	0 m²
L3	N. MECH. SHAFT 2	28 ft²	3 m²
L3	N. MECH. SHAFT 3	5 ft²	0 m²
L3	NB CORRIDOR	2,070 ft²	192 m²
L3	Unit A1	2,638 ft²	245 m²
L3	Unit A3	997 ft²	93 m²
L3	Unit A5	358 ft²	33 m²
L3	Unit A6	339 ft²	31 m²
L3	Unit B1	3,368 ft²	313 m²
L3	Unit B3	509 ft²	47 m²
L3	Unit C1	703 ft²	65 m²
L3	Unit C2	685 ft²	64 m²
L3	Unit C5	1,749 ft²	162 m²
L3	Unit D2	931 ft²	86 m²
L3	Unit E4	1,147 ft²	107 m²
L3	Unit E5	1,116 ft²	104 m²
L3	Unit E9	2,280 ft²	212 m²
L3	Unit E10	1,127 ft²	105 m²
L3	Unit F1	1,208 ft²	112 m²
L3	Unit F2	1,163 ft²	108 m²
L3		23,180 ft²	2,153 m²
L4	ELEV. SHAFT	124 ft²	12 m²
L4	EXIT F	216 ft²	20 m²
L4	EXIT G	180 ft²	17 m²
L4	EXIT H	160 ft²	15 m²
L4	N. ELECT. CLOSET 1	49 ft²	5 m²
L4	N. ELECT. CLOSET 2	26 ft²	2 m²
L4	N. MECH. SHAFT 1	4 ft²	0 m²
L4	N. MECH. SHAFT 2	28 ft²	3 m²
L4	N. MECH. SHAFT 3	5 ft²	0 m²
L4	NB CORRIDOR	2,070 ft²	192 m²
L4	Unit A1	2,639 ft²	245 m²
L4	Unit A3	997 ft²	93 m²
L4	Unit A5	358 ft²	33 m²
L4	Unit A6	339 ft²	31 m²
L4	Unit B1	3,368 ft²	313 m²
L4	Unit B3	509 ft²	47 m²
L4	Unit C1	703 ft²	65 m²
L4	Unit C2	685 ft²	64 m²
L4	Unit C5	1,750 ft²	163 m²
L4	Unit D2	931 ft²	86 m²
L4	Unit E4	1,147 ft²	107 m²
L4	Unit E5	1,116 ft²	104 m²
L4	Unit E9	2,280 ft²	212 m²
L4	Unit E10	1,127 ft²	105 m²
L4	Unit F1	1,208 ft²	112 m²
L4	Unit F2	1,162 ft²	108 m²
L4		23,180 ft²	2,153 m²
L5	ELEV. SHAFT	124 ft²	12 m²
L5	EXIT F	217 ft²	20 m²
L5	EXIT G	180 ft²	17 m²
L5	EXIT H	160 ft²	15 m²
L5	N. ELECT. CLOSET 1	75 ft²	7 m²
L5	N. MECH. SHAFT 1	4 ft²	0 m²
L5	N. MECH. SHAFT 2	28 ft²	3 m²
L5	N. MECH. SHAFT 3	5 ft²	0 m²
L5	NB CORRIDOR	2,073 ft²	193 m²
L5	Unit A1	2,639 ft²	245 m²
L5	Unit A3	997 ft²	93 m²
L5	Unit A5	357 ft²	33 m²
L5	Unit A6	339 ft²	31 m²
L5	Unit B1	3,367 ft²	313 m²
L5	Unit B3	509 ft²	47 m²
L5	Unit C1	704 ft²	65 m²
L5	Unit C2	685 ft²	64 m²
L5	Unit C5	1,750 ft²	163 m²
L5	Unit D2	931 ft²	86 m²
L5	Unit E4	1,147 ft²	107 m²
L5	Unit E5	1,116 ft²	104 m²
L5	Unit E9	2,279 ft²	212 m²
L5	Unit E10	1,126 ft²	105 m²
L5	Unit F1	1,208 ft²	112 m²
L5	Unit F2	1,162 ft²	108 m²
L5		23,179 ft²	2,153 m²
L6	ELEV. SHAFT	125 ft²	12 m²
L6	EXIT F	216 ft²	20 m²
L6	EXIT G	180 ft²	17 m²
L6	EXIT H	160 ft²	15 m²
L6	N. ELECT. CLOSET 1	49 ft²	5 m²
L6	N. ELECT. CLOSET 2	26 ft²	2 m²
L6	N. MECH. SHAFT 1	4 ft²	0 m²
L6	N. MECH. SHAFT 2	28 ft²	3 m²
L6	N. MECH. SHAFT 3	5 ft²	0 m²
L6	NB CORRIDOR	2,071 ft²	192 m²
L6	Unit A1	2,638 ft²	245 m²
L6	Unit A3	997 ft²	93 m²
L6	Unit A5	357 ft²	33 m²
L6	Unit A6	339 ft²	31 m²
L6	Unit B1	3,369 ft²	313 m²
L6	Unit B3	509 ft²	47 m²
L6	Unit C1	703 ft²	65 m²
L6	Unit C2	685 ft²	64 m²
L6	Unit C5	1,749 ft²	162 m²
L6	Unit D2	931 ft²	86 m²
L6	Unit E4	1,147 ft²	107 m²
L6	Unit E5	1,116 ft²	104 m²
L6	Unit E9	2,280 ft²	212 m²
L6	Unit E10	1,127 ft²	105 m²
L6	Unit F1	1,208 ft²	112 m²
L6	Unit F2	1,163 ft²	108 m²
L6		23,179 ft²	2,153 m²
Roof	ELEV. SHAFT	125 ft²	12 m²
Roof	EXIT F	188 ft²	17 m²
Roof	N. MECHANICAL ROOM	587 ft²	55 m²
Roof	S. MECHANICAL ROOM	329 ft²	31 m²
Roof		1,228 ft²	114 m²
North Building		119,367 ft²	11,090 m²
South Building			
L1	AMENITY	44 ft²	4 m²
L1	ELEV. SHAFT	108 ft²	10 m²
L1	EXIT J	262 ft²	24 m²
L1	EXIT K	229 ft²	21 m²
L1	LOBBY	873 ft²	81 m²
L1	P1 EXIT D	130 ft²	12 m²
L1	P1 EXIT E	126 ft²	12 m²
L1	S. ELECT. CLOSET 1	18 ft²	2 m²
L1	S. ELECT. CLOSET 2	26 ft²	2 m²
L1	S. MECH. SHAFT 1	18 ft²	2 m²
L1	S. MECH. SHAFT 2	6 ft²	1 m²
L1	SB CORRIDOR	1,006 ft²	93 m²
L1	Unit A1	990 ft²	92 m²
L1	Unit A2	997 ft²	93 m²
L1	Unit A4	313 ft²	29 m²
L1	Unit B1	1,441 ft²	134 m²
L1	Unit B2	567 ft²	53 m²
L1	Unit B5	384 ft²	36 m²
L1	Unit B6	526 ft²	49 m²
L1	Unit C6	724 ft²	67 m²
L1	Unit E1	1,148 ft²	107 m²
L1	Unit E7	2,260 ft²	210 m²
L1	Unit E8	1,124 ft²	104 m²
L1	VESTIBULE	189 ft²	18 m²
L1		13,509 ft²	1,255 m²
L2	CORRIDOR	408 ft²	38 m²
L2	CORRIDOR 02	980 ft²	91 m²
L2	ELEV. SHAFT	108 ft²	10 m²
L2	EXIT J	175 ft²	16 m²
L2	EXIT K	152 ft²	14 m²
L2	S. ELECT. CLOSET 1	18 ft²	2 m²
L2	S. ELECT. CLOSET 2	26 ft²	2 m²
L2	S. MECH. SHAFT 1	18 ft²	2 m²
L2	S. MECH. SHAFT 2	6 ft²	1 m²
L2	Unit A1	1,331 ft²	124 m²
L2	Unit A2	1,329 ft²	123 m²
L2	Unit A4	313 ft²	29 m²
L2	Unit B1	1,433 ft²	133 m²
L2	Unit B4	459 ft²	43 m²
L2	Unit C3	610 ft²	57 m²
L2	Unit C4	724 ft²	67 m²
L2	Unit C6	726 ft²	67 m²
L2	Unit E1	1,148 ft²	107 m²
L2	Unit E7	2,260 ft²	210 m²
L2	Unit E8	1,124 ft²	104 m²
L2		13,344 ft²	1,240 m²
L3	CRU EXHAUST SHAFT	10 ft²	1 m²
L3	ELEV. SHAFT	108 ft²	10 m²
L3	EXIT J	183 ft²	17 m²
L3	EXIT K	152 ft²	14 m²
L3	S. ELECT. CLOSET 1	18 ft²	2 m²
L3	S. ELECT. CLOSET 2	26 ft²	2 m²
L3	S. MECH. SHAFT 1	18 ft²	2 m²
L3	S. MECH. SHAFT 2	6 ft²	1 m²
L3	SB CORRIDOR	509 ft²	47 m²
L3	SB CORRIDOR 02	980 ft²	91 m²
L3	Unit A1	1,981 ft²	184 m²
L3	Unit A2	1,329 ft²	123 m²
L3	Unit A4	312 ft²	29 m²
L3	Unit B1	1,432 ft²	133 m²
L3	Unit B4	459 ft²	43 m²
L3	Unit C1	703 ft²	65 m²
L3	Unit C3	611 ft²	57 m²
L3	Unit C4	722 ft²	67 m²
L3	Unit C6	726 ft²	67 m²
L3	Unit E1	1,148 ft²	107 m²
L3	Unit E6	2,538 ft²	236 m²
L3	Unit E7	2,260 ft²	210 m²
L3	Unit E8	1,124 ft²	104 m²
L3		17,353 ft²	1,612 m²
L4	CRU EXHAUST SHAFT	10 ft²	1 m²
L4	ELEV. SHAFT	108 ft²	10 m²
L4	EXIT J	183 ft²	17 m²
L4	EXIT K	152 ft²	14 m²
L4	S. ELECT. CLOSET 1	18 ft²	2 m²
L4	S. ELECT. CLOSET 2	26 ft²	2 m²
L4	S. MECH. SHAFT 1	19 ft²	2 m²
L4	S. MECH. SHAFT 2	6 ft²	1 m²
L4	SB CORRIDOR	508 ft²	47 m²
L4	SB CORRIDOR 02	980 ft²	91 m²
L4	Unit A1	1,980 ft²	184 m²
L4	Unit A2	1,329 ft²	123 m²
L4	Unit A4	313 ft²	29 m²
L4	Unit B1	1,432 ft²	133 m²
L4	Unit B4	459 ft²	43 m²
L4	Unit C1	703 ft²	65 m²
L4	Unit C3	611 ft²	57 m²
L4	Unit C4	722 ft²	67 m²
L4	Unit C6	726 ft²	67 m²
L4	Unit E1	1,148 ft²	107 m²
L4	Unit E6	2,538 ft²	236 m²
L4	Unit E7	2,260 ft²	210 m²
L4	Unit E8	1,124 ft²	104 m²
L4		17,353 ft²	1,612 m²
L5	CRU EXHAUST SHAFT	10 ft²	1 m²
L5	ELEV. SHAFT	108 ft²	10 m²
L5	EXIT J	183 ft²	17 m²
L5	EXIT K	152 ft²	14 m²
L5	S. ELECT. CLOSET 1	18 ft²	2 m²
L5	S. ELECT. CLOSET 2	26 ft²	2 m²
L5	S. MECH. SHAFT 1	19 ft²	2 m²
L5	S. MECH. SHAFT 2	6 ft²	1 m²
L5	SB CORRIDOR	509 ft²	47 m²
L5	SB CORRIDOR 02	980 ft²	91 m²
L5	Unit A1	1,979 ft²	184 m²
L5	Unit A2	1,329 ft²	123 m²
L5	Unit A4	313 ft²	29 m²
L5	Unit B1	1,436 ft²	133 m²
L5	Unit B4	459 ft²	43 m²
L5	Unit C1	704 ft²	65 m²
L5	Unit C3	611 ft²	57 m²
L5	Unit C4	722 ft²	67 m²
L5	Unit C6	723 ft²	67 m²
L5	Unit E1	1,148 ft²	107 m²
L5	Unit E6	2,538 ft²	236 m²
L5	Unit E7	2,260 ft²	210 m²
L5	Unit E8	1,124 ft²	104 m²
L5		17,353 ft²	1,612 m²
L6	CRU EXHAUST SHAFT	10 ft²	1 m²
L6	ELEV. SHAFT	108 ft²	10 m²
L6	EXIT J	183 ft²	17 m²
L6	EXIT K	152 ft²	14 m²
L6	S. ELECT. CLOSET 1	18 ft²	2 m²
L6	S. ELECT. CLOSET 2	26 ft²	2 m²
L6	S. MECH. SHAFT 1	18 ft²	2 m²
L6	S. MECH. SHAFT 2	6 ft²	1 m²
L6	SB CORRIDOR	509 ft²	47 m²
L6	SB CORRIDOR 02	980 ft²	91 m²
L6	Unit A1	1,980 ft²	184 m²
L6	Unit A2	1,329 ft²	123 m²
L6	Unit A4	313 ft²	29 m²
L6	Unit B1	1,433 ft²	133 m²
L6	Unit B4	459 ft²	43 m²
L6	Unit C1	703 ft²	65 m²
L6	Unit C3	611 ft²	57 m²
L6	Unit C4	722 ft²	67 m²
L6	Unit C6	726 ft²	67 m²
L6	Unit D1	2,030 ft²	189 m²
L6	Unit E1	1,148 ft²	107 m²
L6	Unit E7	2,260 ft²	210 m²
L6	Unit E8	1,124 ft²	104 m²
L6		16,845 ft²	1,565 m²
Roof	ELEV. SHAFT	108 ft²	10 m²
Roof	EXIT J	223 ft²	21 m²
Roof		331 ft²	31 m²
South Building		96,088 ft²	8,927 m²
GFA RESIDENTIAL TOTAL		215,454 ft²	20,016 m²

UNIT MIX

UNIT MIX

Type	Name	Unit Count	Bed Count	Percent
Unit A1	STUDIO	71	71	23%
Unit A2	STUDIO	25	25	8%
Unit A3	STUDIO	13	13	4%
Unit A4	STUDIO	6	6	2%
Unit A5	STUDIO	5	5	2%
Unit A6	STUDIO	5	5	2%
Unit B1	1 BEDROOM	53	53	17%
Unit B2	1 BEDROOM	1	1	0%
Unit B3	1 BEDROOM	5	5	2%
Unit B4	1 BEDROOM	5	5	2%
Unit B5	1 BEDROOM	1	1	0%
Unit B6	1 BEDROOM	1	1	0%
Unit C1	2 BEDROOM	9	18	3%
Unit C2	2 BEDROOM	5	10	2%
Unit C3	2 BEDROOM	5	10	2%
Unit C4	2 BEDROOM	5	10	2%
Unit C5	2 BEDROOM	10	20	3%
Unit C6	2 BEDROOM	6	12	2%
Unit D1	3 BEDROOM	2	6	1%
Unit D2	3 BEDROOM	5	15	2%
Unit E1	4 BEDROOM	6	24	2%
Unit E4	4 BEDROOM	5	20	2%
Unit E5	4 BEDROOM	5	20	2%
Unit E6	4 BEDROOM	6	24	2%
Unit E7	4 BEDROOM	12	48	4%
Unit E8	4 BEDROOM	6	24	2%
Unit E9	4 BEDROOM	10	40	3%
Unit E10	4 BEDROOM	5	20	2%
Unit F1	5 BEDROOM	5	25	2%
Unit F2	5 BEDROOM	5	25	2%
UNIT AND BED TOTALS		303	562	100%

AVERAGE UNIT AREA

Name	Unit Count	Total Area	Average Unit Area
STUDIO	125	41,420 ft²	331 ft²
1 BEDROOM	66	31,762 ft²	481 ft²
2 BEDROOM	40	29,510 ft²	738 ft²
3 BEDROOM	7	6,683 ft²	955 ft²
4 BEDROOM	55	63,149 ft²	1,148 ft²
5 BEDROOM	10	11,852 ft²	1,185 ft²

UNIT MIX - NORTH BUILDING

Type	Name	Unit Count	Bed Count	Percent
North Building				
Unit A1	STUDIO	40	40	24%
Unit A2	STUDIO	2	2	1%
Unit A3	STUDIO	13	13	8%
Unit A5	STUDIO	5	5	3%
Unit A6	STUDIO	5	5	3%
Unit B1	1 BEDROOM	35	35	21%
Unit B3	1 BEDROOM	5	5	3%
Unit C1	2 BEDROOM	5	10	3%
Unit C2	2 BEDROOM	5	10	3%
Unit C5	2 BEDROOM	10	20	6%
Unit D2	3 BEDROOM	5	15	3%
Unit E4	4 BEDROOM	5	20	3%
Unit E5	4 BEDROOM	5	20	3%
Unit E9	4 BEDROOM	10	40	6%
Unit E10	4 BEDROOM	5	20	3%
Unit F1	5 BEDROOM	5	25	3%
Unit F2	5 BEDROOM	5	25	3%
UNIT AND BED TOTALS		165	310	100%

UNIT MIX - SOUTH BUILDING

Type	Name	Unit Count	Bed Count	Percent
South Building				
Unit A1	STUDIO	31	31	22%
Unit A2	STUDIO	23	23	17%
Unit A4	STUDIO	6	6	4%
Unit B1	1 BEDROOM	18	18	13%
Unit B2	1 BEDROOM	1	1	1%
Unit B4	1 BEDROOM	5	5	4%
Unit B5	1 BEDROOM	1	1	1%
Unit B6	1 BEDROOM	1	1	1%
Unit C1	2 BEDROOM	4	8	3%
Unit C3	2 BEDROOM	5	10	4%
Unit C4	2 BEDROOM	5	10	4%
Unit C6	2 BEDROOM	6	12	4%
Unit D1	3 BEDROOM	2	6	1%
Unit E1	4 BEDROOM	6	24	4%
Unit E6	4 BEDROOM	6	24	4%
Unit E7	4 BEDROOM	12	48	9%
Unit E8	4 BEDROOM	6	24	4%
UNIT AND BED TOTALS		138	252	100%

UNIT ACCESSIBILITY

UNIT ACCESSIBILITY SUMMARY *per DNV "Accessible Design Policy for Mulit-Family Housing"*	Units Required	Units Provided
DNV Basic Accessible Design Features		
Multi-Family Apartments: 100% of Units	303	**303**
DNV Enhanced Accessible Design Features		
Multi-Family Apartments: 5% of Units	16	**16**

PARKING SUMMARY

TOTAL RESIDENTIAL PARKING REQUIRED

		Required Stalls	
Type	# Units	Residents	Visitors
1 BEDROOM	66	34.39	3.30
2 BEDROOM	40	20.84	2.00
3 BEDROOM	7	3.65	0.35
4 BEDROOM	55	28.66	2.75
5 BEDROOM	10	5.21	0.50
STUDIO	125	65.13	6.25
TOTAL RESIDENTIAL PARKING REQUIRED	303	157.86	15.15

RESIDENTIAL PARKING REQUIRED - NORTH BUILDING

		Required Stalls	
Type	# Units	Residents	Visitors
1 BEDROOM	40	21	2
2 BEDROOM	20	10	1
3 BEDROOM	5	3	0
4 BEDROOM	25	13	1
5 BEDROOM	10	5	1
STUDIO	65	34	3
	165	86	8

RESIDENTIAL PARKING REQUIRED - SOUTH BUILDING

		Required Stalls	
Type	# Units	Residents	Visitors
1 BEDROOM	26	14	1
2 BEDROOM	20	10	1
3 BEDROOM	2	1	0
4 BEDROOM	30	16	2
STUDIO	60	31	3
	138	72	7

Note: Resident parking calculated at rate of .521 stalls per unit
46 Shared Residential Visitor / Commercial Stalls to be provided as per site specific bylaw amendments, cited as "District of North Vancouver Rezoning Bylaw 1416 (Bylaw 8562)".

COMMERCIAL PARKING REQUIRED

Name	Area (ft²)	Required Stalls
CRU #1	1,021 ft²	2
CRU #2	1,023 ft²	2
CRU #3	882 ft²	2
CRU #4	2,147 ft²	5
CRU #5	1,632 ft²	4
CRU #6	1,631 ft²	4
TOTAL COMMERCIAL PARKING REQUIRED	8,335 ft²	19

VEHICLE PARKING PROVIDED

Resident Parking Stalls	Count
Accessible Space 3.7m W x 5.7m L x 2.1m H	10
Reg 2.7m W x5.5m L x 2.1m H	103
Reg 2.9m W x 5.5m L x 2.1m H	4
Small Car 2.6m W x 4.8m L x 2.1m H	33
Small Car 2.8m W x 4.8m L x 2.1m H	8
TOTAL PROVIDED RESIDENTIAL PARKING STALLS	158

Commercial & Visitor Parking Stalls	Count
Accessible Space 3.7m W x 5.7m L x 2.1m H	2
Reg 2.7m W x5.5m L x 2.1m H	24
Reg 2.9m W x 5.5m L x 2.1m H	1
Small Car 2.6m W x 4.8m L x 2.1m H	15
Small Car 2.8m W x 4.8m L x 2.1m H	4
TOTAL PROVIDED VISITOR PARKING STALLS	46

Total Vehicle Parking Provided 204

VEHICLE PARKING PROVIDED - AS PERCENTAGE

Parking Stall Type	Count	% Provided
DNV DISABLED SPACE	12	5.9%
DNV LOADING	1	0.5%
DNV SMALL CAR	60	29.3%
DNV STANDARD SPACE	132	64.4%
TOTAL VEHICLE PARKING PROVIDED	205	100.0%

BICYCLE SUMMARY

BICYCLE SUMMARY REQUIRED CLASS 2

Zoning Bylaw 8562	Required
Residential - Class 2	
60 or more units: 6 spaces per every 60 units or part thereof	31
Commercial - Class 2	
A minimum of 3 spaces for each 500 m2 (5,382 sq.ft.) of gross floor area or portion thereof	5
Total	36

BICYCLE PARKING PROVIDED - CLASS 2 (ON GROUND)

Type	Count
Horizontal - Class 2	37
	37

BICYCLE SUMMARY REQUIRED CLASS 1

Engineering and Public Works Policy	Required
Residential - Class 1	
A minimum of 1.5 spaces for Studio or one bedroom unit and 2 spaces for two or more bedroom unit	511
Commercial - Class 1	
A minimum of 1 space for each 250 m2 (2,691 sq. ft.) of gross floor area	4
Total	533

BICYCLE PARKING PROVIDED - CLASS 1

Type	Count
L1	
Double Bike Locker (47 Lockers Total)	98
Horizontal - Oversized DNV	18
	116
P1	
Horizontal	4
Horizontal Double Stacker Bottom	206
Horizontal Double Stacker Top	206
Vertical	1
	417
	533

Note: 533 Bicycle Parking Stalls provided per Development Covenant

END OF TRIP FACILITIES SUMMARY

END OF TRIP FACILITIES FOR NON-RESIDENTIAL USES
Engineering and Public Works Policy

Required Class 1	**Minimum Number (unisex)**		
Spaces	Toilets	Wash Basins	Showers
1 - 10	A minimum of 1 universal toilet room and 1 shower compartment that conforms to BC Building Code		

RECYCLING AND WASTE

RECYCLING AND WASTE REQUIRED
DNV - Waste Management Design Guidelines DRAFT - 2024

Residential Unit Count	303
Commercial Area	791 m²

RESIDENTIAL WASTE CONTAINERS *assumes an average of two residents per unit, see guideline noted above*	**Required**
Carboard	2 x 4YD
Garbage	4 x 6YD
Food Scraps	12 x 240L
Glass	2 x 240L
Mixed Containers	13 x 360L
Mixed Paper	8 x 360L

REQUIRED COMMERCIAL WASTE CONTAINERS *assumes an average of two residents per unit, see guideline noted above*	**Required**
Cardboard	2 x 3YD
Garbage	2 x 3YD
Mixed Containers	3 x 360L
Mixed Paper	4 x 360L
Food Scraps	3 x 240L

Total 3yrd Bins Required	**4**
Total 4yrd Bins Required	**2**
Total 6yrd Bins Required	**4**
Total 360L Carts Required	**28**
Total 240L Carts Required	**17**

WASTE AND RECYCLING BINS PROVIDED

Type	Count
3yrd Cardboard	2
3yrd Garbage	2
4yrd Cardboard	2
6yrd Garbage	4
240L Food Scraps	15
240L Glass	2
360L Mixed Containers	16
360L Mixed Paper	12

WASTE AND RECYCLING ROOM AREA REQUIRED

Type	Bin Count	Container Footprint	Manouvering Factor	Area Required
3yrd Cardboard	2	5.81 ft²	2	23 ft²
3yrd Garbage	2	5.81 ft²	2	23 ft²
4yrd Cardboard	2	5.81 ft²	2	23 ft²
6yrd Garbage	4	5.81 ft²	2	46 ft²
240L Food Scraps	15	4.62 ft²	2	139 ft²
240L Glass	2	4.62 ft²	2	18 ft²
360L Mixed Containers	16	5.81 ft²	2	186 ft²
360L Mixed Paper	12	5.81 ft²	2	139 ft²
Total Bins and Room Area	55			599 ft²

WASTE AND RECYCLING AREA PROVIDED

Level	Name	Area	Area SM
P1	NORTH RESIDENTIAL WASTE / RECYCLING ROOM	726 ft²	67 m²
P1	SOUTH RESIDENTIAL WASTE & RECYLCING ROOM	472 ft²	44 m²
P1	COMMERCIAL WASTE / RECYCLING ROOM	506 ft²	47 m²

2026-02-05

REV	DATE	DESCRIPTION
5	260203	Issued for DP Resubmission 2
3	251110	Issued for DP Resubmission
1	241219	Issued for DP Submission

SCALE: 1/8" = 1'-0"	DATE: Feb 3rd, 2026	DRAWN: Author

PROJECT NUMBER 19009

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TKA+D ARCHITECTURE + DESIGN INC.
305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

Project and Zoning Data

PLOT DATE: **2026-02-04 10:26:00 PM**

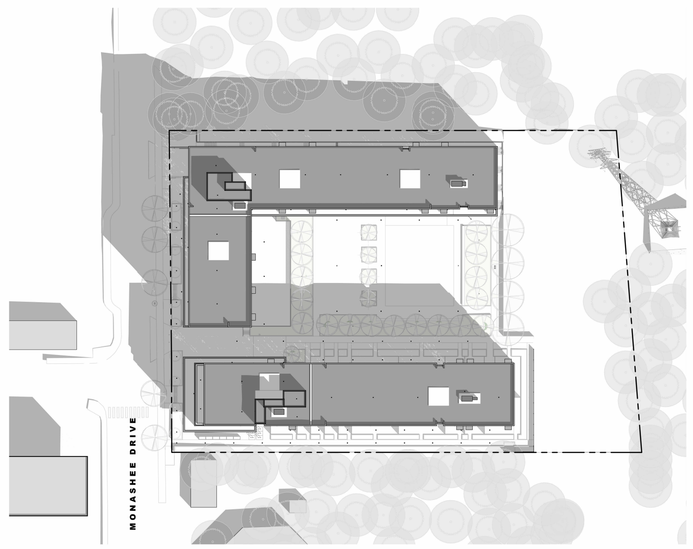
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TKA+D
DARWIN

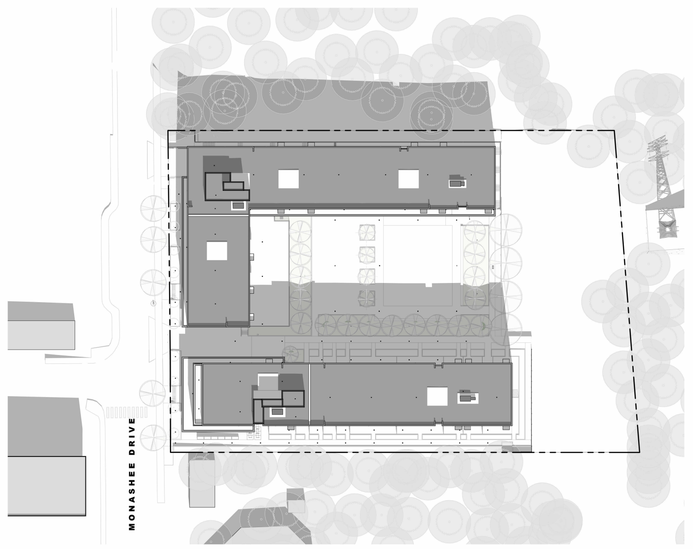
KEYPLAN

North Building

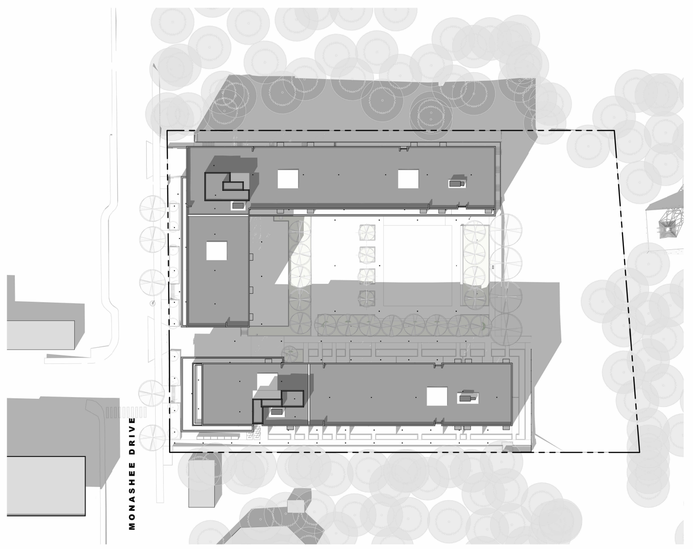
South Building



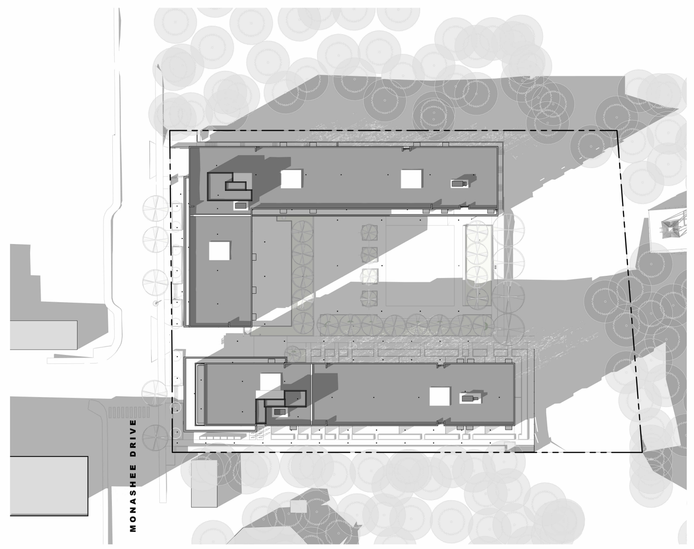
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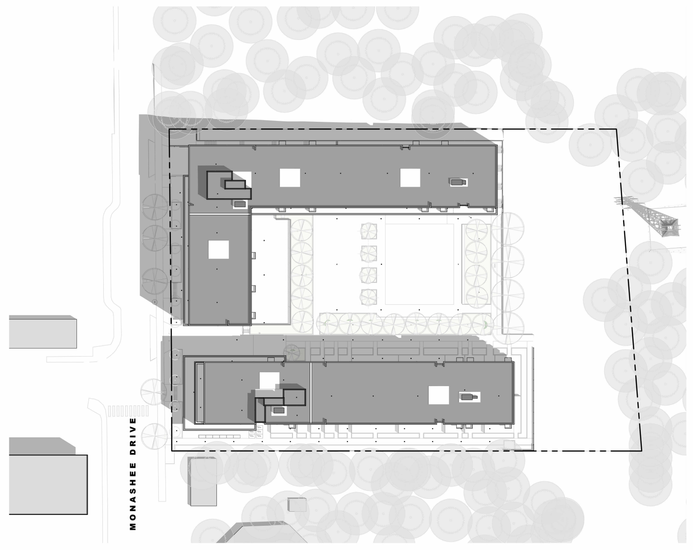
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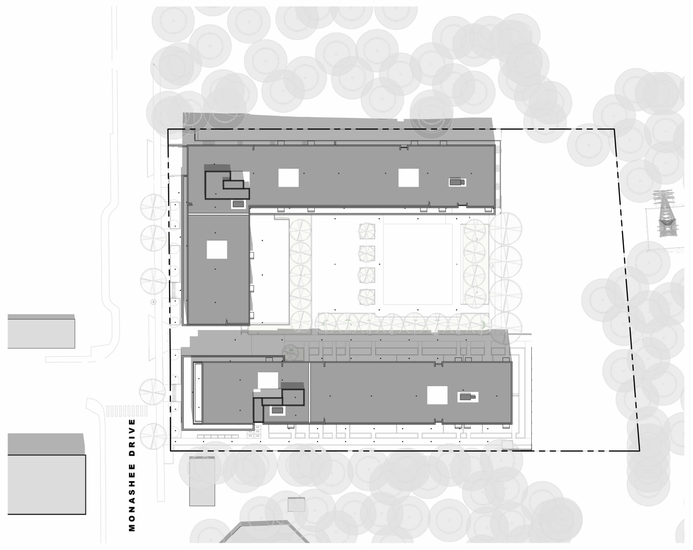
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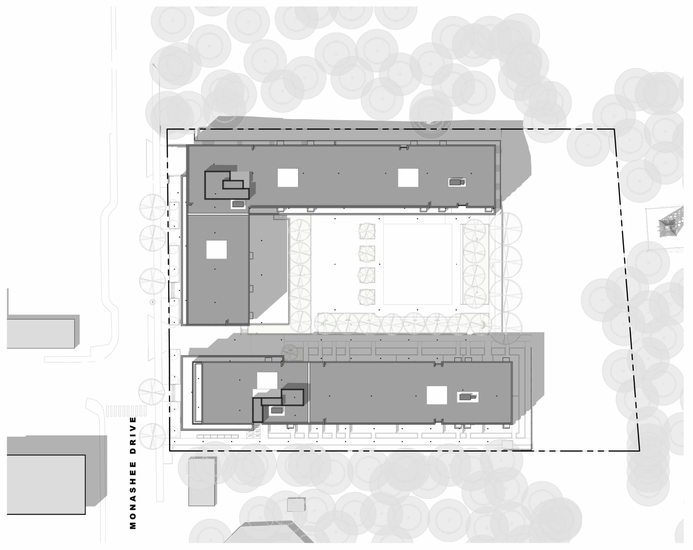
4 **Equinox - 4pm**
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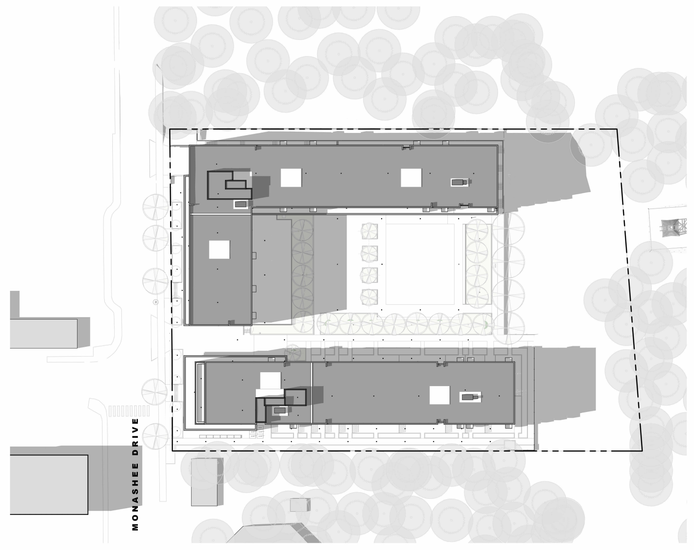
5 **Summer Solstice - 10am**
1" = 80'-0"



6 **Summer Solstice - 12pm**
1" = 80'-0"



7 **Summer Solstice - 2pm**
1" = 80'-0"



8 **Summer Solstice - 4pm**
1" = 80'-0"

2026-02-05

REV	DATE	DESCRIPTION
5	260203	Issued for DP Resubmission 2
3	251110	Issued for DP Resubmission
1	241219	Issued for DP Submission

SCALE: 1" = 80'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

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Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

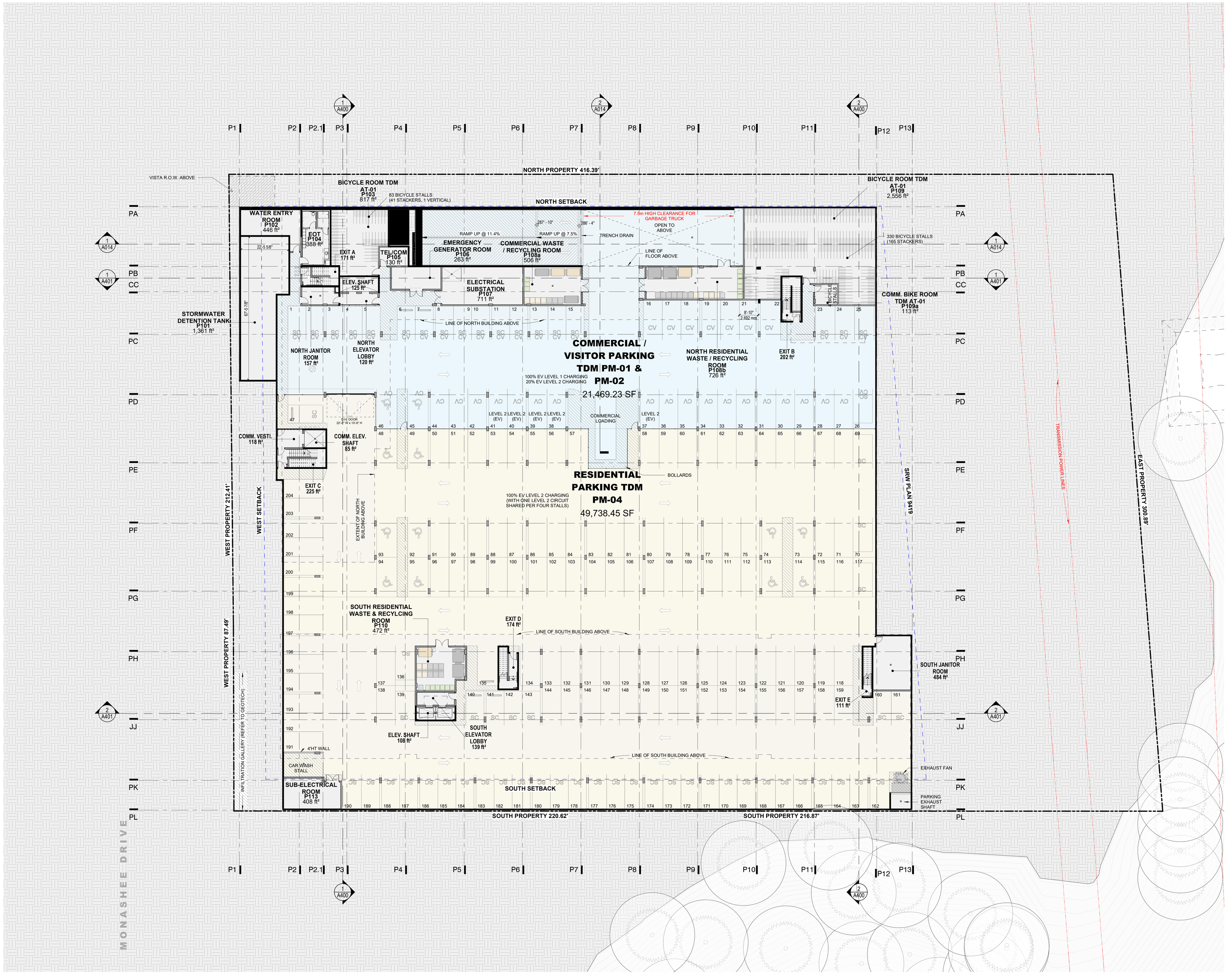
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A012

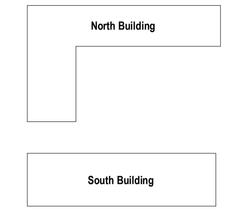
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DP 1.25 -6



133

KEYPLAN



2026-02-05

REV	DATE	DESCRIPTION
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3	251110	Issued for DP Resubmission
1	241219	Issued for DP Submission

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PROJECT NUMBER 19009

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305 - 1535 PANDORA STREET VANCOUVER V5L 0C7 604.568.3459 TKAD.CA

Residences at CapU

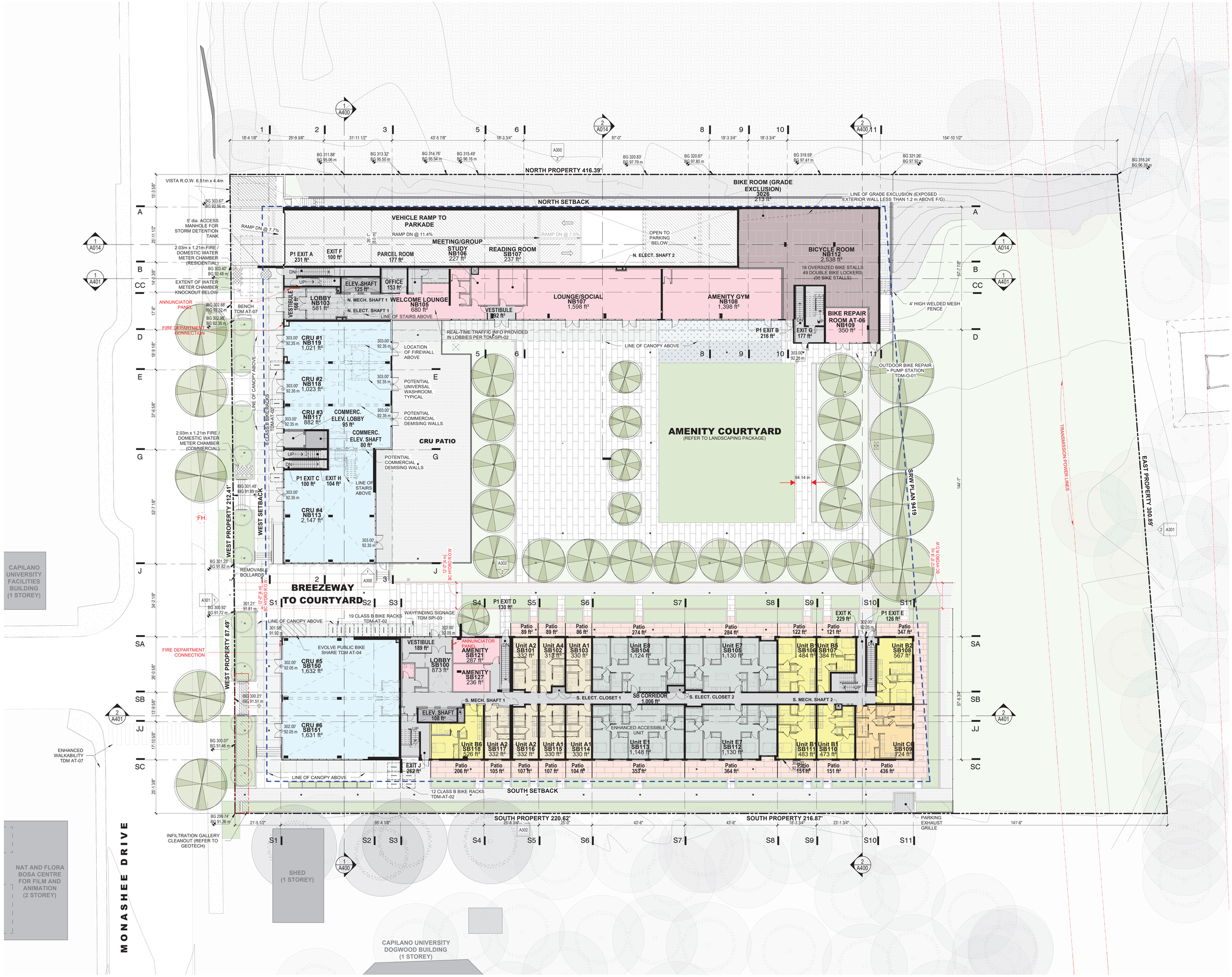
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North Vancouver, BC

Floor Plan - P1

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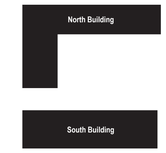
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DP 1.25 -7



TKA+D DARWIN

KEYPLAN



2026-02-05

REV	DATE	DESCRIPTION
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3	251110	Issued for DP Resubmission
1	241219	Issued for DP Submission

SCALE: 1/16" = 1'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

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Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

Floor Plan - L1

PLOT DATE: **2026-02-03 5:38:10 PM**

A102

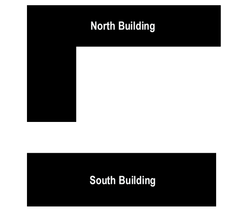
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DP 1.25



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DARWIN

KEYPLAN



2026-02-05

REV	DATE	DESCRIPTION
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3	251110	Issued for DP Resubmission
1	241219	Issued for DP Submission

SCALE: 1/16" = 1'-0" DATE: Feb 3rd, 2026 DRAWN: Author

PROJECT NUMBER 19009

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Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

Floor Plan - L2

PLOT DATE: 2026-02-03 4:27:59 PM

A103

DP 1.25 -9

Residences at Capu

1310 Monashee Drive,
North Vancouver, BC

Lower Roof Plan

PLOT DATE: 2026-02-03 4:29:31 PM

A108

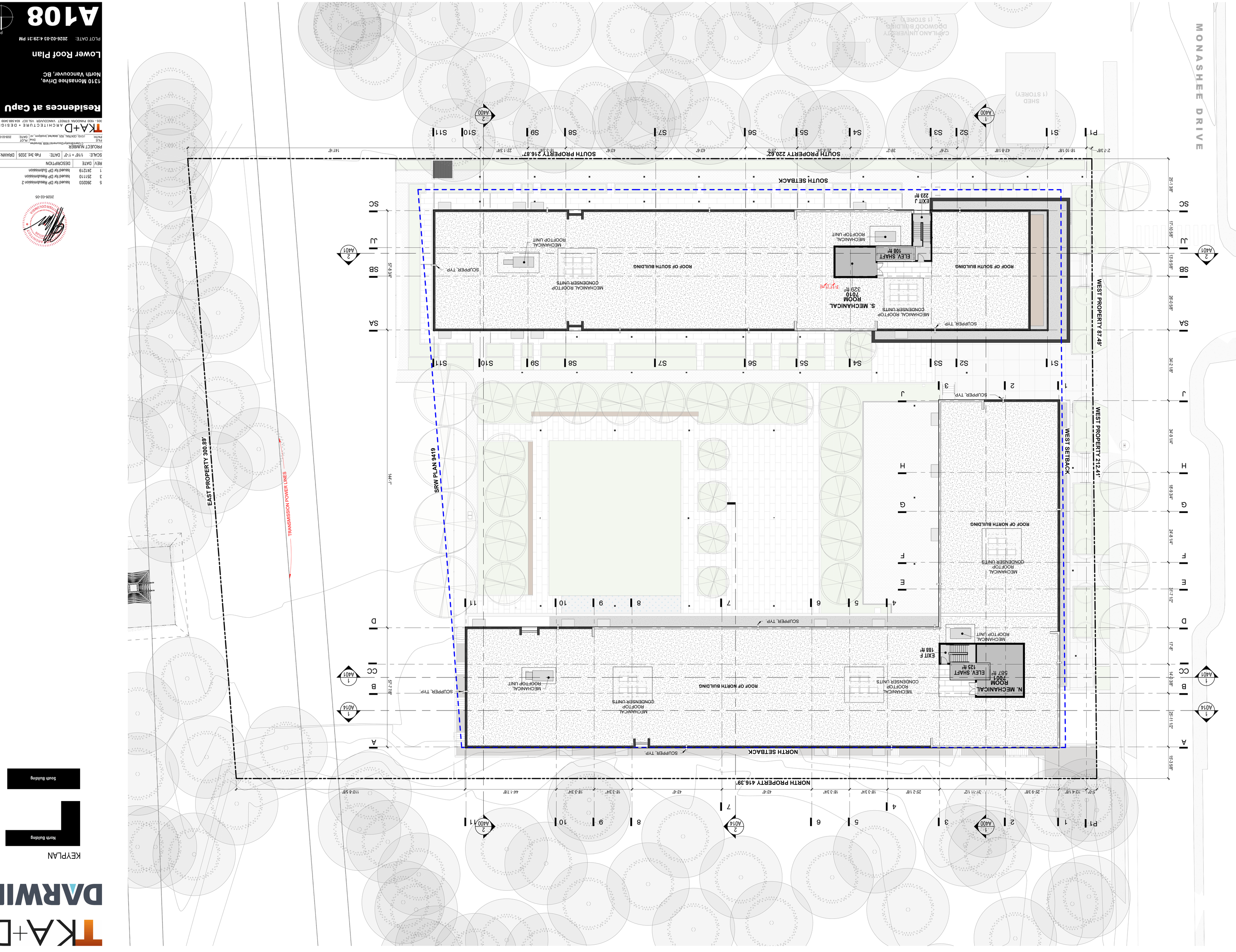
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PROJECT NUMBER	19009
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DRAWN: Author	

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3	251110	Issued for DP Resubmission
1	241219	Issued for DP Submission

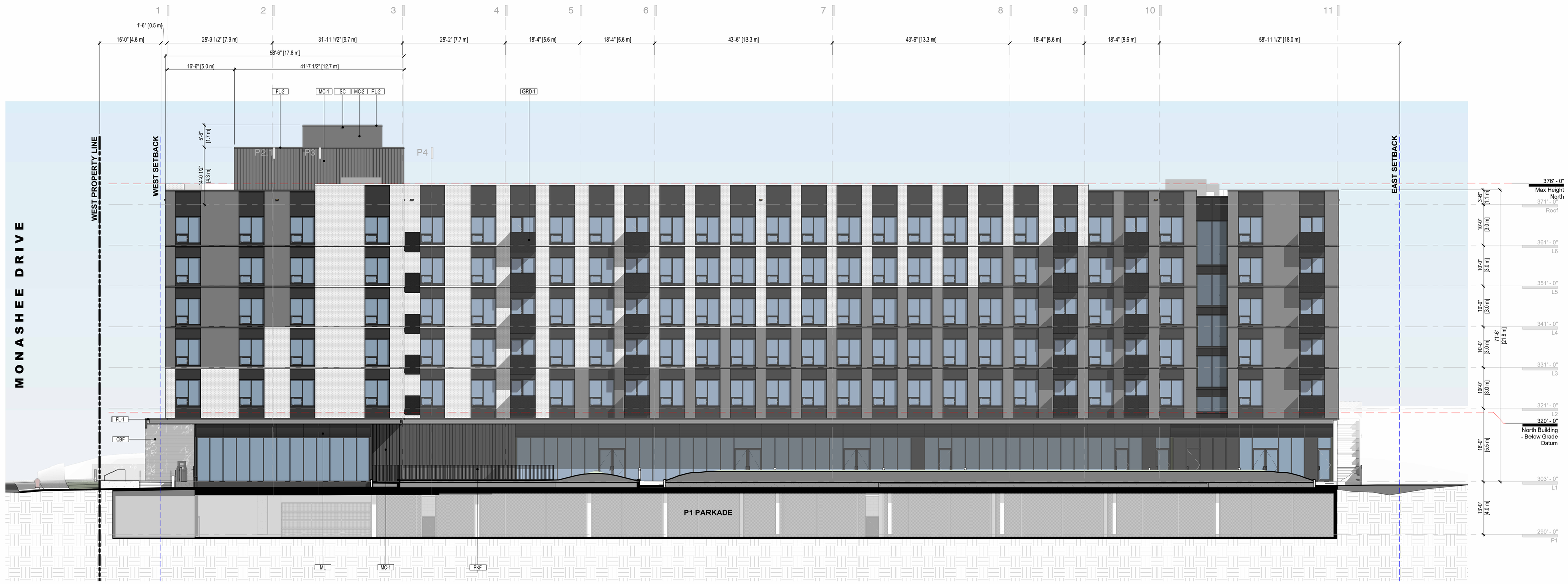
2026-02-05



KEYPLAN

DARWIN

TKA+D



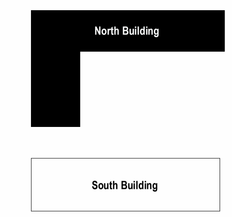
1 **North Building - South DP**
3/32" = 1'-0"



2 **North Building - North DP**
3/32" = 1'-0"

TKA+D
DARWIN

KEYPLAN



MATERIAL LEGEND

TAG	DESCRIPTION
BR-1	BRICK-LIKE CLADDING - White
CBF	CONCRETE BOARDFORM - Grey
FL-1	FLASHING - White
FL-2	FLASHING - Black
GRD-1	GUARD RAIL, PERFORATED METAL, BLACK
MC-1	METAL CLADDING - CHARCOAL
MC-2	METAL CLADDING - BLACK
ML	METAL LOUVERS
PKF	PICKET FENCE
SC	SCUPPER

2026-02-05

REV	DATE	DESCRIPTION
5	260203	Issued for DP Resubmission 2
3	251110	Issued for DP Resubmission
1	241219	Issued for DP Submission

SCALE: 3/32" = 1'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

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Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

Elevations - North Building

PLOT DATE: 2026-02-03 4:11:16 PM

A300

DP 1.25 -11

1 North & South Building - West DP

3/32" = 1'-0"



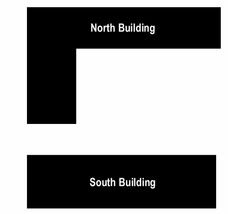
2 North & South Building - East DP

3/32" = 1'-0"



TKA+D DARWIN

KEYPLAN



MATERIAL LEGEND

TAG	DESCRIPTION
2SSG	2 SIDED STRUCTURAL GLAZING
BR-1	BRICK-LIKE CLADDING - White
BR-2	BRICK-LIKE CLADDING - Charcoal
CBF	CONCRETE BOARDFORM - Grey
CIPC-1	CAST IN PLACE CONCRETE - White
FC1	FIBRE CEMENT - CHARCOAL
FC2	FIBRE CEMENT - BLACK
FL-1	FLASHING - White
FL-2	FLASHING - Black
GRD-1	GUARD RAIL, PERFORATED METAL, BLACK
MC-1	METAL CLADDING - CHARCOAL
MC-2	METAL CLADDING - BLACK
ML	METAL LOUVERS
PKF	PICKET FENCE
SC	SCUPPER
SF1	STORE FRONT GLAZING - TYPE 1
SP	SPANDREL PANEL

2026-02-05

REV	DATE	DESCRIPTION
5	260203	Issued for DP Resubmission 2
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1	241219	Issued for DP Submission

SCALE: 3/32" = 1'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

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TKA+D ARCHITECTURE + DESIGN INC.
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Residences at CapU

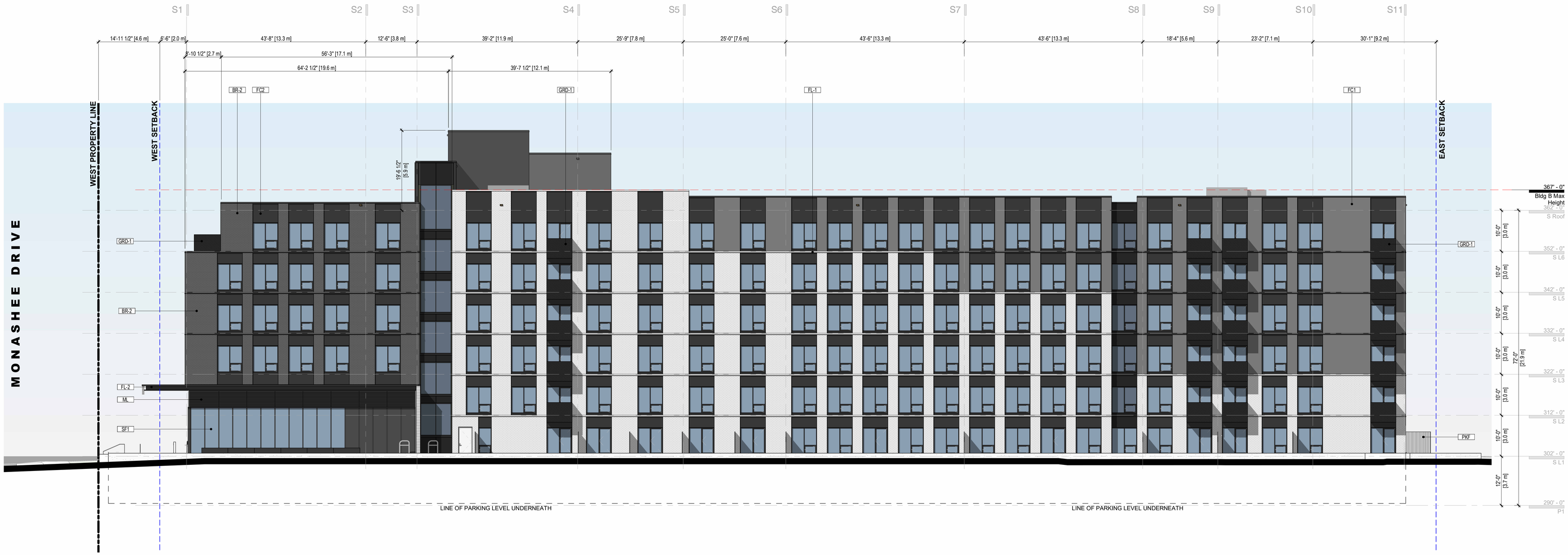
1310 Monashee Drive,
North Vancouver, BC

Elevations - North & South Building

PLOT DATE: 2026-02-03 4:14:17 PM

A301

DP 1.25 -12



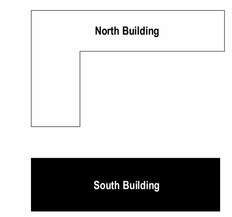
1 **South Building - South DP**
3/32" = 1'-0"



2 **South Building - North DP**
3/32" = 1'-0"

TKA+D DARWIN

KEYPLAN



MATERIAL LEGEND

TAG	DESCRIPTION
BR-2	BRICK-LIKE CLADDING - Charcoal
FC1	FIBRE CEMENT - CHARCOAL
FC2	FIBRE CEMENT - BLACK
FL-1	FLASHING - White
FL-2	FLASHING - Black
GRD-1	GUARD RAIL, PERFORATED METAL, BLACK
ML	METAL LOUVERS
PKF	PICKET FENCE
SF1	STORE FRONT GLAZING - TYPE 1

2026-02-05

REV	DATE	DESCRIPTION
5	260203	Issued for DP Resubmission 2
3	251110	Issued for DP Resubmission
1	241219	Issued for DP Submission

SCALE: 3/32" = 1'-0" | DATE: Feb 3rd, 2026 | DRAWN: Author

PROJECT NUMBER 19009

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Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

Elevations - South Building

PLOT DATE: 2026-02-03 4:15:43 PM

A302

DP 1.25 -13

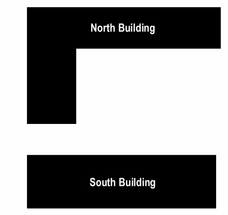


1 **Building Section NS 1**
3/32" = 1'-0"

2 **Building Section NS 2**
3/32" = 1'-0"

TKA+D DARWIN

KEYPLAN



2026-02-05

REV	DATE	DESCRIPTION
5	260203	Issued for DP Resubmission 2
3	251110	Issued for DP Resubmission
1	241219	Issued for DP Submission

SCALE: 3/32" = 1'-0" DATE: Feb 3rd, 2026 DRAWN: Author

PROJECT NUMBER 19009

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Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

Building Sections NS

PLOT DATE: 2026-02-03 6:40:01 PM

A400

DP 1.25 -14

Surface Materials

Hard Landscape: as specified or pre-approve equal

S1 — Cast in Place Concrete - Pedestrian 4" thick
Finish: Broom Finished
Colour: Natural
Pattern: saw cut as shown
refer to detail Ld-1/L7.1

S2 — Front Entry Paving - Pedestrian
Precast Concrete Paving Slabs
Finish: Non Slip
Colour + Pattern to match Lobby Flooring
refer to Ld-18/L7.1

S3 — Concrete Paving Slabs
Vancouver Bay by Mutual Materials
Size: 12" x 24" x 2" thick
Colour: Natural
Pattern: Staggered Running Bond
refer to detail Ld-15/L7.1 + Ld-16/L7.1

S4 — Unit Concrete Pavers - Pedestrian
Size: 4" x 8" x 2 7/8" thick
Colour: Natural
Pattern: Staggered Running Bond
refer to detail Ld-5/L7.1 + Ld-6/L7.1

S4a — Unit Concrete Pavers - Vehicular
Size: 4" x 8" x 3 1/8" thick
Colour: Natural
Pattern: Staggered Running Bond
refer to detail Ld-7/L7.1 + Ld-8/L7.1

S5 — Concrete Paving Slabs
Vancouver Bay by Mutual Materials
Size: 12" x 24" x 2" thick
Colour: Latte
Pattern: Staggered Running Bond
refer to detail Ld-15/L7.1 + Ld-16/L7.1

S6 — Unit Concrete Pavers - Pedestrian
Size: 4" x 8" x 2 7/8" thick
Colour: Tan
Pattern: Staggered Running Bond
refer to detail Ld-5/L7.1 + Ld-6/L7.1

S7 — Poured In Place Rubber Play Surfacing
Thickness: 2"
Colours - blend of: 80% Eggshell, 5% Blue
as supplied by Marathon Surfaces
refer to Ld-13/L7.1

S8 — Coloured Cast in Place Concrete - Pedestrian 4" thick
Finish: Broom Finished
Colour: Solomon Liquid Colour 338 Earthen
Pattern: saw cut as shown
refer to detail Ld-1/L7.1 + Ld-2/L7.1

S9 — Coloured Cast in Place Concrete - Vehicular 6" thick c/w rebar
Finish: Broom Finished
Colour: Solomon Liquid Colour 338 Earthen
Pattern: saw cut as shown
refer to detail Ld-3/L7.1 + Ld-4/L7.1

S10 — Artificial Turf
on 2" thick Rubber Base Mat
as supplied by Marathon Surfaces
refer to detail Ld-14/L7.1

S11 — River Rock
1.5m wide x 3" depth
3/4 - 1" Ø
refer to detail Ld-24/L7.2

Soft Landscape:

S12 — Sodded Sand Based Lawn
on 12" depth growing medium
refer to Ld-17b/L7.1

S13 — Shrub and Groundcover Planting
with 18" growing medium
refer to detail Ld-11/L7.1 + Ld-12/L7.1

S14 — Structural Grass
Grasspave2 by Invisible Structures
refer to detail Ld-9/L7.1 + Ld-10/L7.1

S15 — Hydroseeded Native Grass + Wildflower Mix
c

Grading + Drainage

+ BS 10.00m	bottom of stair
+ TS 10.00m	top of stair
+ BW 10.00m	bottom of wall
+ TW 10.00m	top of wall
+ TC 10.00m	top of curb
+ BC 10.00m	bottom of curb
+ BB 10.00m	top of bank
+ TB 10.00m	bottom of bank
+ 10.00m	spot elevation
+ FG 10.00m	finished grade
1%	direction/percent slope
	break in slope
DN 6R	direction/number of risers down
EX 10.75	existing elevation (as per survey)
RIM 10.00m +	Drain Elevation
D1	Drain Type 1 - Planter Drain - refer to mechanical drawings
D2	Drain Type 2 - Bi-Level Drain - refer to mechanical drawings
D3	Drain Type 3 - Trench Drain - refer to civil drawings
D4	Drain Type 4 - Aco Slot Drain - refer to landscape detail Ld-29/L7.3 + Ld-30/L7.3
	Subsurface 150mm Ø Perforated Drain Pipe c/w Cleanout refer to detail Ld-35/L7.4 - connected to storm - refer to civil
	Outline of Underground Parking Garage

Furniture

Furniture + Structures: as specified or pre-approve equal

SF 1 — Metal Bike Rack
model no. UB-1000-STD
Supplier: Urban Racks (1-888-717-8881)
Colour: Powdercoated to match building accent
Mounting: Ground mount
refer to detail Ld-19/L7.2

SF 2 — Ground Floor Main Entry Address Pier/Project Sign
- Final Design by Sign Consultant

SF 3 — Wood Bench
- secured to CIP Concrete Base
refer to detail Ld-20/L7.2

SF 5 — Prefabricated Metal Planter at Southwest CRU Patio
- various sizes

SF 7 — Custom Metal Trellis - Courtyard
c/w CIP Concrete Base
refer to details Ld-36/L7.5 + Ld-37/L7.6

SF 8 — Kitchen Counter - Courtyard
c/w bar stools

SF 9 — Lounge Seating - Courtyard

SF11 — Hi Top Table + Stools - Courtyard

SF14 — Wood Bench - Courtyard
on CIP Concrete Base
refer to Ld-25/L7.1

SF15 — Lounge Chairs + Coffee Table - Courtyard

Walls + Curbs

W1 — CIP Concrete Planter Wall

W2 — CIP Concrete Curb under edge of Pavers

W3 — Concrete Masonry Unit Wall + Stairs
as manufactured by Keystone
refer to detail Ld-23/L7.2 + Ld-24/L7.2

Fences, Gates + Rails

F1 — 42" / 1.07m ht. Aluminum Patio Gate
refer to Ld-27/L7.3

F2 — 6' / 1.8m ht. Aluminum Fence + Gate at Commercial Patio
refer to Ld-26/L7.3

F3 — Handrail as per BCBC
refer to Ld-22/L7.2

F4 — 42"/1.07m ht. Aluminum Picket Guardrail
refer to Ld-28/L7.3

F5 — 48"/1.2m ht. Chain Link Fence + Gate
refer to Ld-33/L7.4 + Ld-34/L7.4

Irrigation + Hose Bibs

Stubout/Point of Connection: Refer to Mechanical Dwgs

Irrigation Supply Line: From Inside Building toStub/Valve Box- shown schematically only

Typical Sleeving: Schedule 40 PVC Sleeves sized to receive the required irrigation pipe. See Plan for locations. Install through walls and under paving where required to suit on site pipe layout.

RS — Rain Sensor - located on roof at North Building

Hose Bib - refer to Mechanical drawings

Landscape Lighting - refer to Electrical Drawings for spec.

Wall Cast Downlight

Micro LED Soffit Light (in trellis beams)

Bollard Light

LED Linear Light (at Benches)

Plant List

key	qty.	Botanical Name	Common Name	Size	Spacing
		Trees			
BN	17	Betula nigra 'Heritage'	River Birch	B&B, 7cm calliper, 1.8m ht. Std. Uniform Crown/Habit	
CK	10	Cornus kousa 'Starlight'	Starlight Dogwood	B&B, 6cm calliper, single stem/tree form	
MR	4	Malus x 'Rudolph'	Ornamental Crabapple	B&B, 5cm calliper, single stem/tree form	
PF	4	Pterocarya fraxinifolia	Caucasian Wingnut	B&B, 10cm calliper, 1.8m ht. Std.	
		Shrubs + Ferns			
Cs	250	Cornus s. 'Kelseyii'	Dwarf Redtwig Dogwood	#2 pot	0.6m o.c.
Db	157	Daphne b. 'Carol Mackie'	Carol Mackie Rock Rose	#5 pot	0.6m o.c.
e	328	Erica 'White'	White Heather	#1 pot	0.3m o.c.
Ea	159	Euonymus a. 'Compacta'	Dwarf Burning Bush	#5 pot	0.9m o.c.
Fg	40	Fothergilla g. 'Blue Mist'	Coastal Fothergilla	#5 pot	0.9m o.c.
Lp	123	Lonicera pileata	Boxleaf Honeysuckle	#3 pot	1m o.c.
m	338	Mahonia nervosa	Oregon Grape	#2 pot	0.45m o.c.
Pf	82	Potentilla f. 'Abbotswood'	Shrubby Cinquefoil	#3 pot	0.6m o.c.
pm	249	Polystichum munitum	Western Sword Fern	#3 pot	0.6m o.c.
Rx	255	Rhododendron 'White'	Dwarf White Rhododendron	#3 pot	1.0m o.c.
Ro	164	Rosa 'Nearly Wild'	Pink Rose	#3 pot	0.6m o.c.
Sh	117	Sarcococca humilis	Sweet Himilayan Box	#3 pot	0.75m o.c.
Sa	175	Symphoricarpos albus	Snowberry	#3 pot	1m o.c.
Sm	118	Syringa meyeri	Korean Lilac	#5 pot	0.9m o.c.
Vx	96	Vaccinium x 'Northcountry'	Dwarf Blueberry	#5 pot	0.5m o.c.
		Groundcovers + Perennials			
ac	438	Achillea millifolium			
cx	1374	Carex 'Frosted Curls'	Frosted Curls Sedge	#1 pot	0.35m o.c.
f	320	Fragaria chiloensis	Coastal Strawberry	#1 pot	0.35m o.c.
s	145	Fragaria - tristar	Everbearing Strawberry	#1 pot	0.35m o.c.
v	172	Fragaria vesca	Woodland Strawberry	10cm pot	0.3m o.c.
g	247	Gaultheria procumbens	Wintergreen	10cm pot	0.3m o.c.
s	620	Iberis sempervirens	Evergreen Candytuft	#1 pot	0.4m o.c.
it	244	Iris tenax	Oregon Iris	#1 pot	0.35m o.c.
lv	2671	Leucanthemum vulgare	Shasta Daisy	#1 pot	0.35m o.c.
pv	232	Panicum v. 'Prairie Sky'	Switch Grass	#1 pot	0.4m o.c.
t	102	Thymus serphyllum	Mother of Thyme	#1 pot	0.3m o.c.

General Planting Notes:

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.
3. All soft landscape area are to be irrigated using a high efficiency drip system, complete with rain sensor. All work to IIABC standards. Refer to specification section 32 84 00.
4. Attach vines to "green tunnels" using non-chafing garden twine.
5. Any plant substitutions are required to be non toxic.
6. Growing medium must be free of mushroom manure.

Landscape Drawing List

L0.1 Landscape Legends

Plans
L1.1 Level 1 - Materials
L2.1 Level 1 - Grading + Drainage
L3.1 Level 1 - Planting
L4.1 Level 1 - Schematic Lighting
L5.1 Level 1 - Tree Protection Plan

Sections
L6.1 Landscape Sections
L6.2 Landscape Sections

Landscape Details
L7.1 Landscape Details
L7.2 Landscape Details
L7.3 Landscape Details
L7.4 Landscape Details
L7.5 Landscape Details
L7.6 Landscape Details

Landscape Offsite Drawings
LOS 1 Landscape Offsite Plan
LOS 2 Landscape Offsite Details (DNV)

Existing Trees

Existing Tree to be protected and retained
- refer to Arborist Report and Tree Management Drawing

Groundswell
LANDSCAPE ARCHITECTURE
2705 Main Street, Vancouver BC V5T 3E9
T 604-880-7229 www.groundswelllandscape.com

Seal

no.	date	item
3	2026.02.03	issued for DP Resubmission
2	2025.12.19	issued for Building Permit
1	2025.11.12	issued for DP Resubmission
-	2025.05.08	issued for ADP
-	2024.12.19	issued for Development Permit

Revisions

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Project

Residences at Cap U
1310 Monashee Drive
North Vancouver BC

Project No. 24-01 Drawn js

Scale 1/4" = 1'-0" Reviewed js

Drawing Title

Landscape Legends

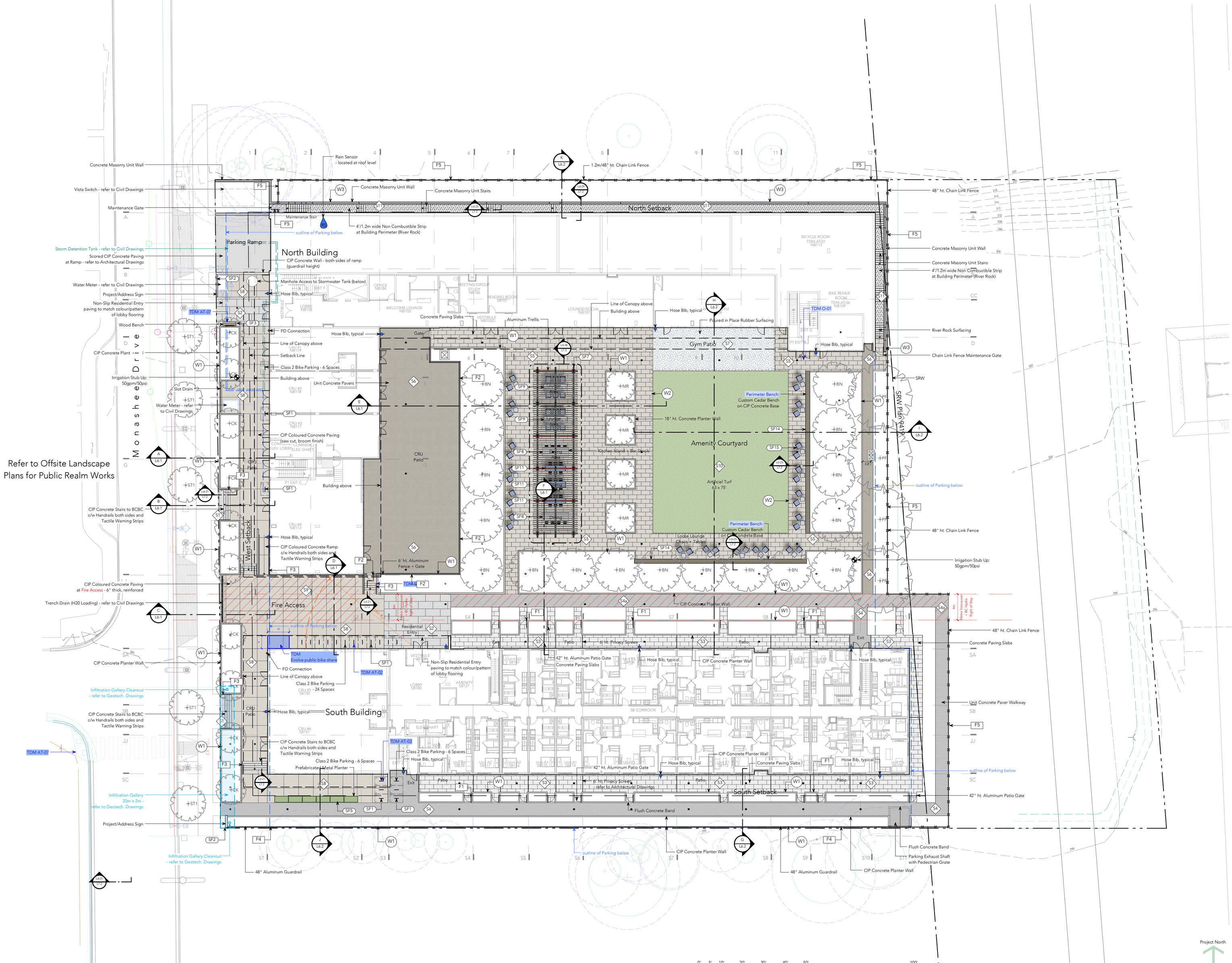
Sheet No.

L0.1

DP 1.25 - 15

Groundswell
LANDSCAPE ARCHITECTURE
2705 Main Street, Vancouver BC V5T 3E9
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Seal



Project North

no.	date	Revisions
3	2026.02.03	issued for DP Resubmission
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1	2025.11.12	issued for DP Resubmission
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Project

Residences at Cap U
1310 Monashee Drive
North Vancouver BC

Project No. 24-01 Drawn js
Scale 1/16" = 1'-0" Reviewed js

Drawing Title

Landscape Plan
- Materials

Sheet No.

L1.1

DP 1.25 -16

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Seal

Refer to Offsite Landscape Plans for Public Realm Works

Existing Tree to be retained - refer to Arborist Report
Existing Tree to be removed - refer to Arborist Report
Sodded Lawn
Rain Sensor - located at roof level
Maintenance Stair
North Setback
outline of Parking below
Parking Ramp
North Building
Hose Bib, typical
Line of Canopy above
Building above
Setback Line
Secondary Row of Small Shade Trees: Starlight Dogwood *Cornus kousa 'Starlight'*
Irrigation Stub Up: 50gpm/50psi
Gym Patio
long dashed line indicates soil berming
Small Shade Tree: Ornamental Crabapple *Malus x 'Rudolph'*
Medium Sized Shade Tree: River Birch *Betulus nigra ' Dura Heat'*
CRU Patio
Amenity Courtyard
SRW
SRW Planting
Large Shade Tree: Caucasian Wingnut *Pterocarya fraxinifolia*
Irrigation Stub Up: 50gpm/50psi
Monashee Dr.
West Setback
Fire Access
Residential Entry
Structural Grass at BC Hydro Access Lane
Deciduous Hedging *Euonymus alatus 'Compacta'*
South Building
Seasonal Planting in Metal Planters
South Setback
Low Seasonal Planting in front of Address/Project Sign
Deciduous Hedging *Syringa meyeri*
Existing Tree to be retained - refer to Arborist Report
Existing Tree to be removed - refer to Arborist Report

0' 5' 10' 20' 30' 40' 50' 100'

Project North

no.	date	Revisions
3	2026.02.03	issued for DP Resubmission
2	2025.12.19	issued for Building Permit
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Project

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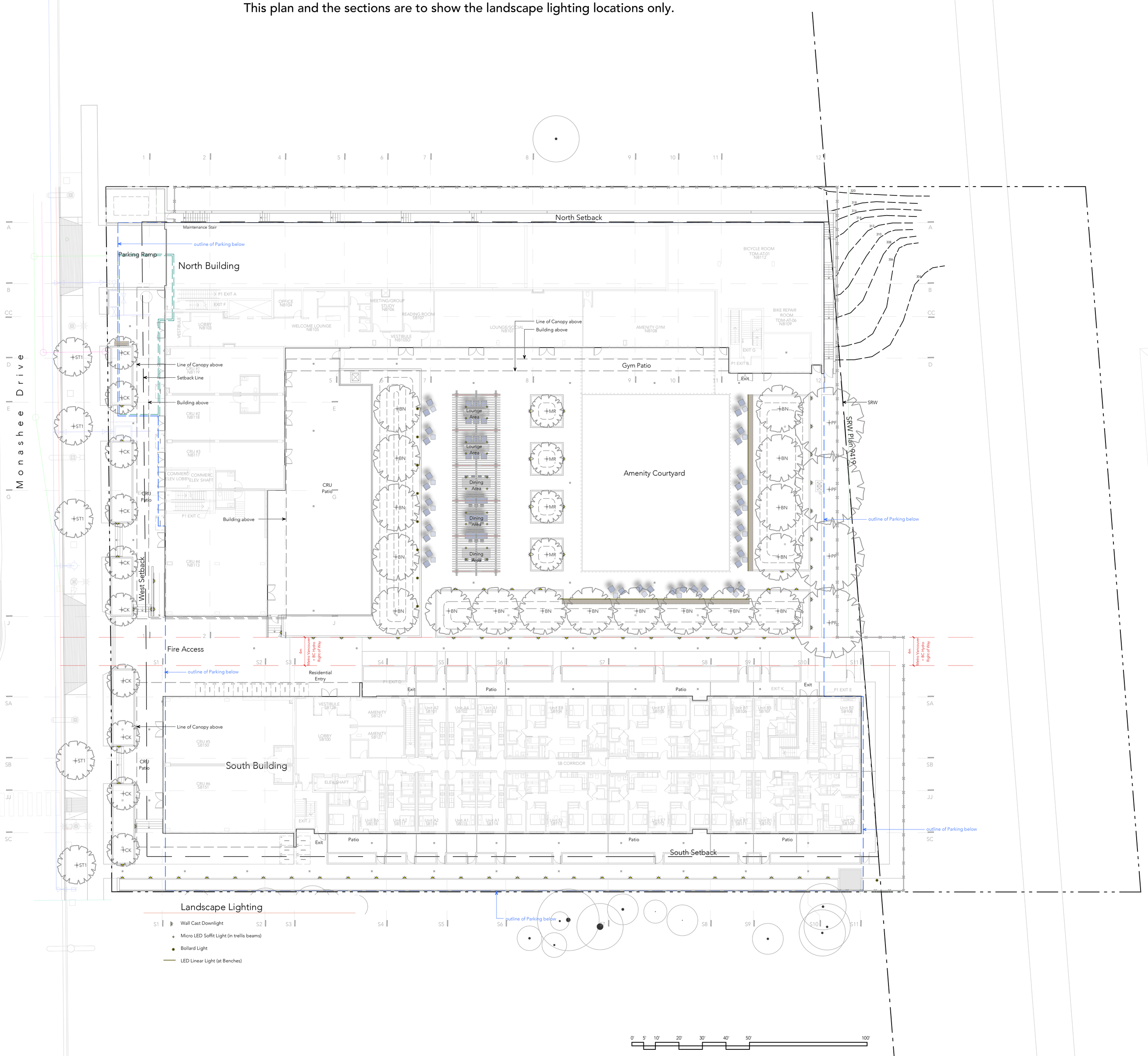
Landscape Plan
- Planting

Sheet No.

L3.1

DP 1.25 - 17

NOTE:
Refer to Electrical Drawings for light type/specification.
This plan and the sections are to show the landscape lighting locations only.



Refer to Offsite Landscape Plans for Public Realm Works

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Revisions

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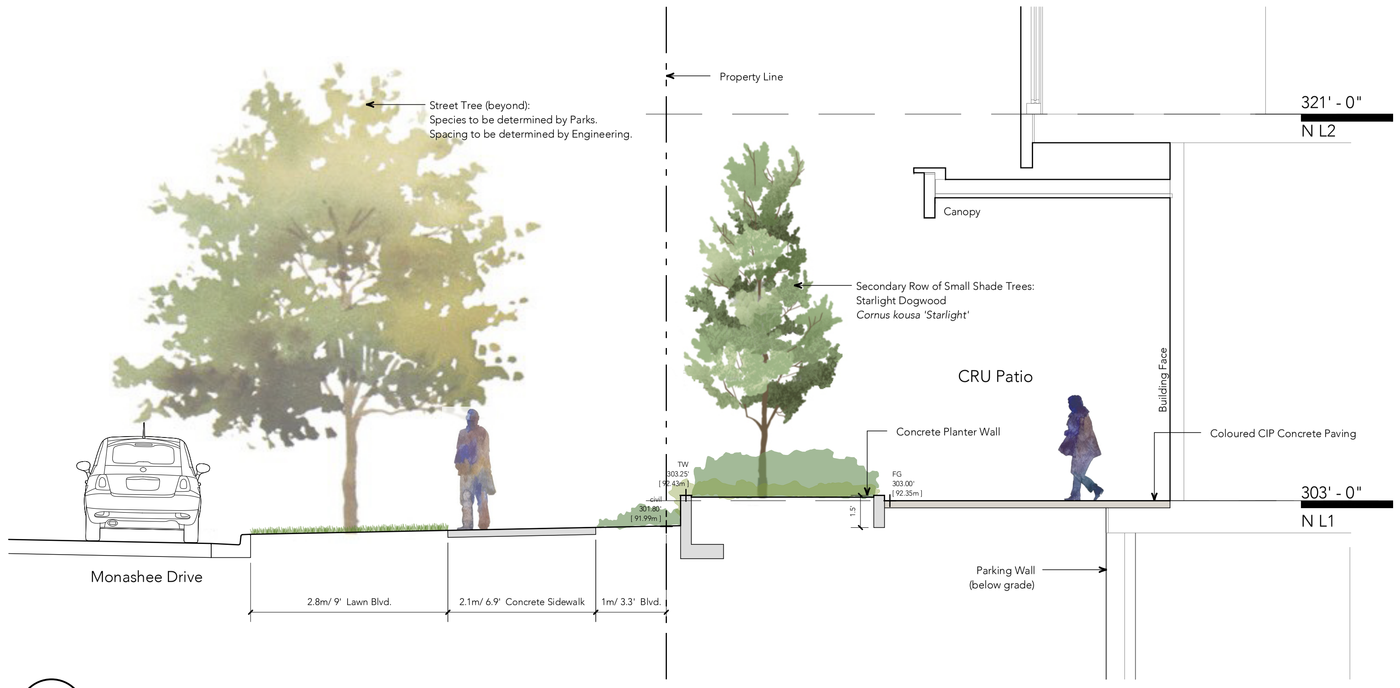
Landscape Plan
- Schematic Lighting

Sheet No.

L4.1

DP 1.25 -18

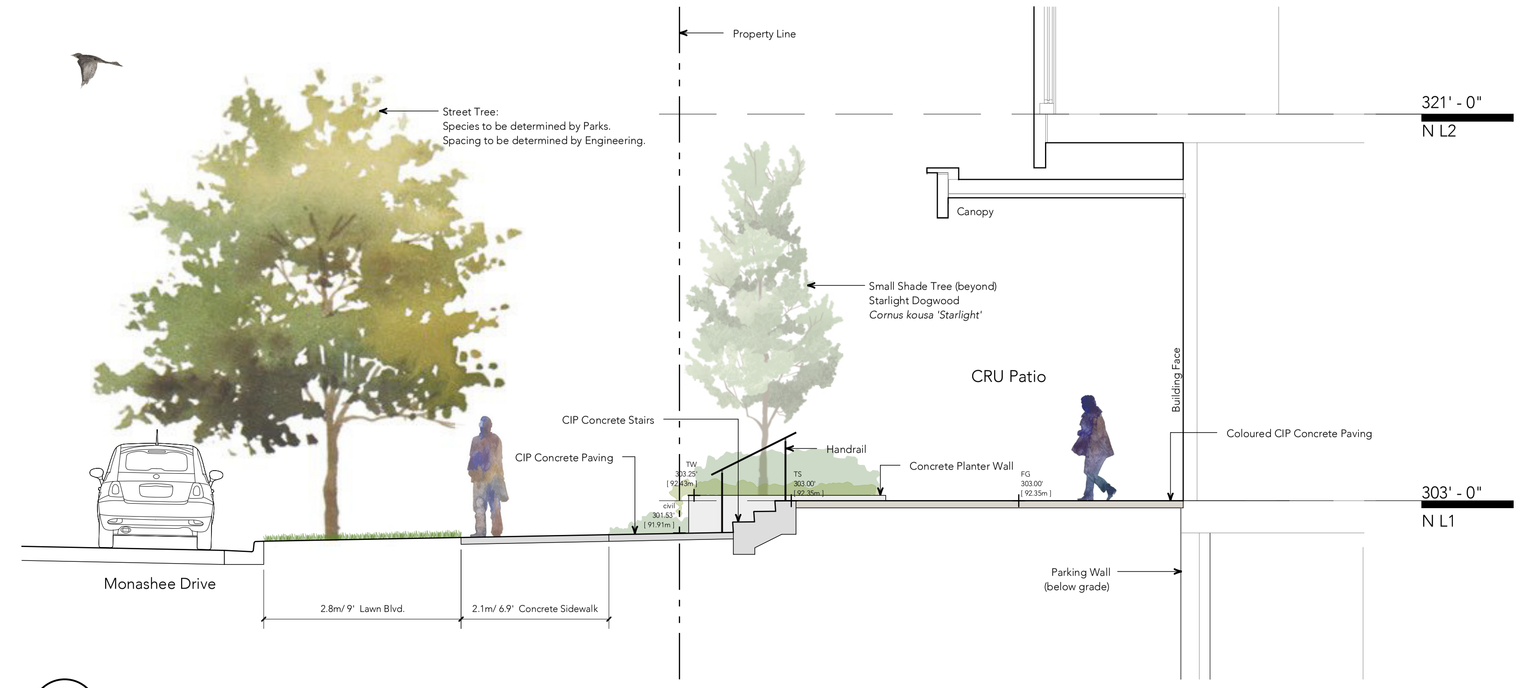
Project North



A
L - 1.1

Section A - North Building

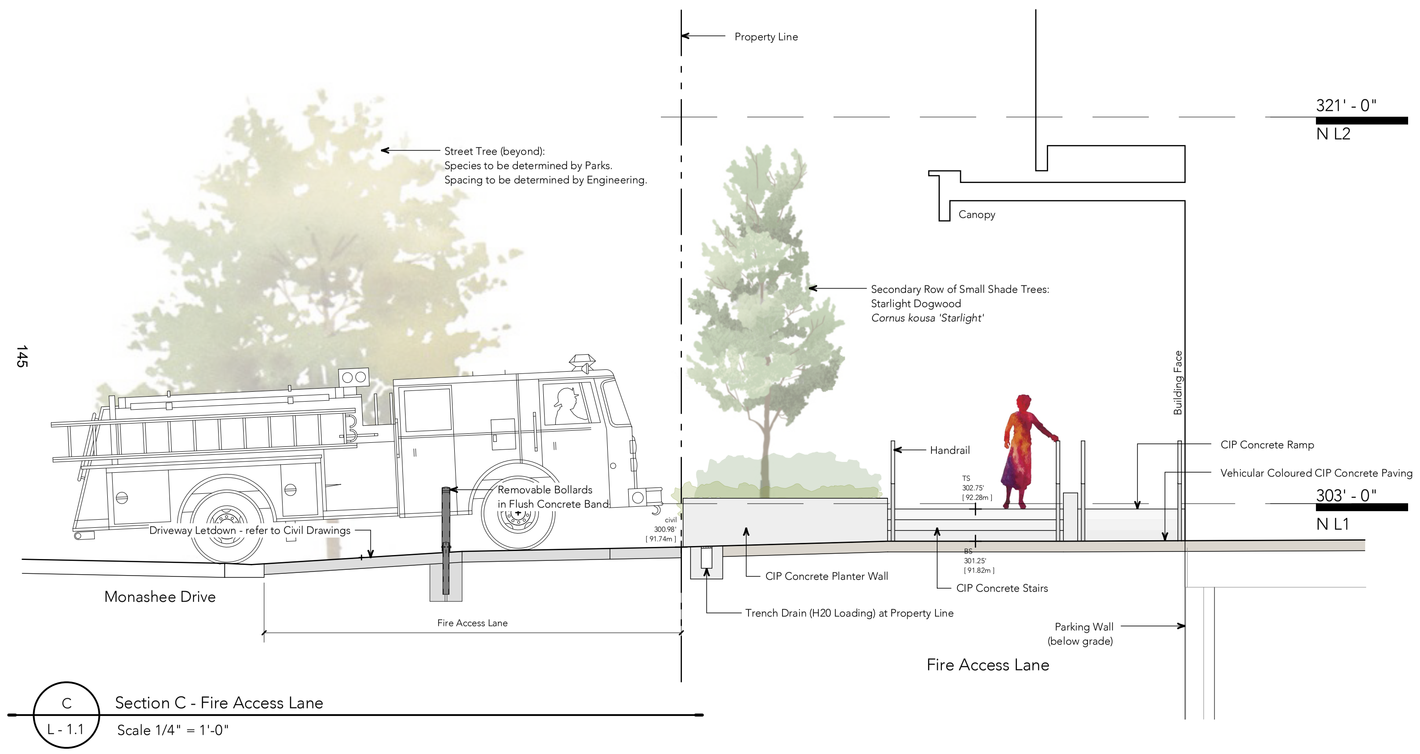
Scale 1/4" = 1'-0"



B
L - 1.1

Section B - North Building

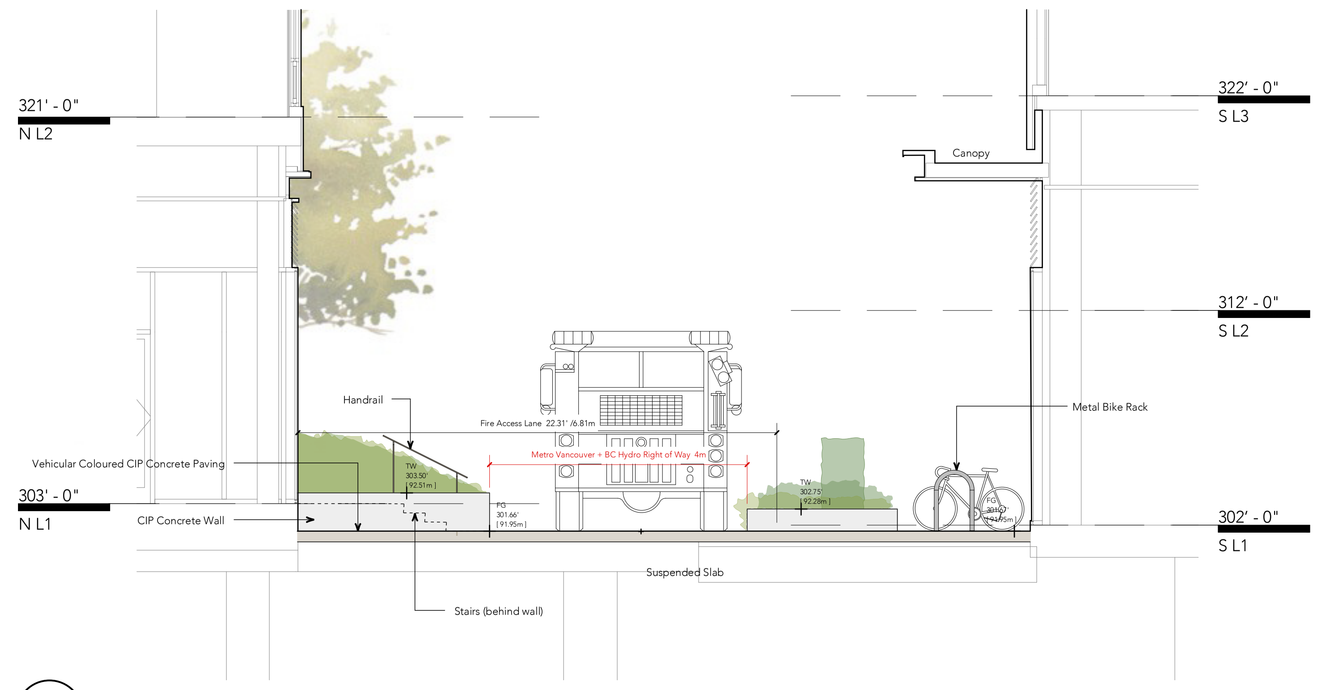
Scale 1/4" = 1'-0"



C
L - 1.1

Section C - Fire Access Lane

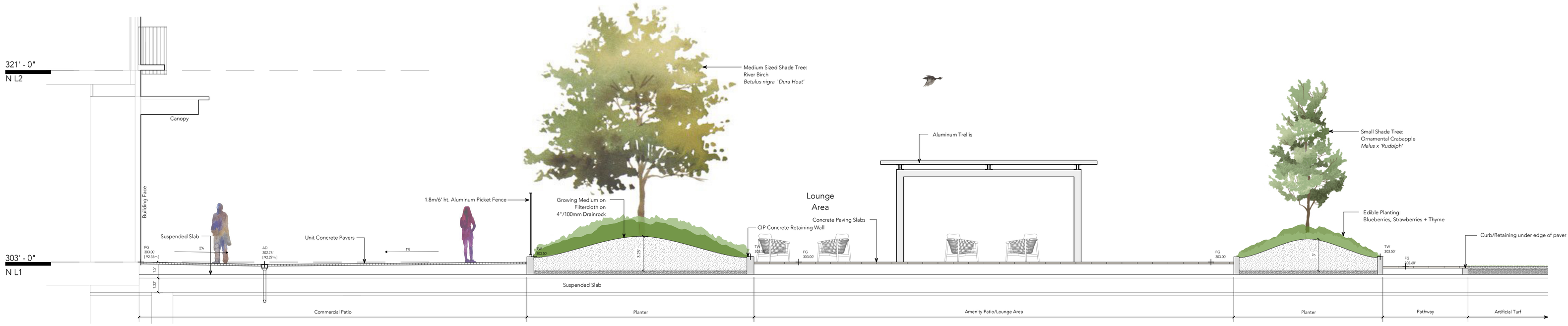
Scale 1/4" = 1'-0"



D
L - 1.1

Section D - Fire Access Lane (between buildings)

Scale 1/4" = 1'-0"



E
L - 1.1

Section E - Courtyard

Scale 1/4" = 1'-0"

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Project

Residences at Cap U
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Project No. 24-01 | Drawn js

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Drawing Title

Landscape Sections

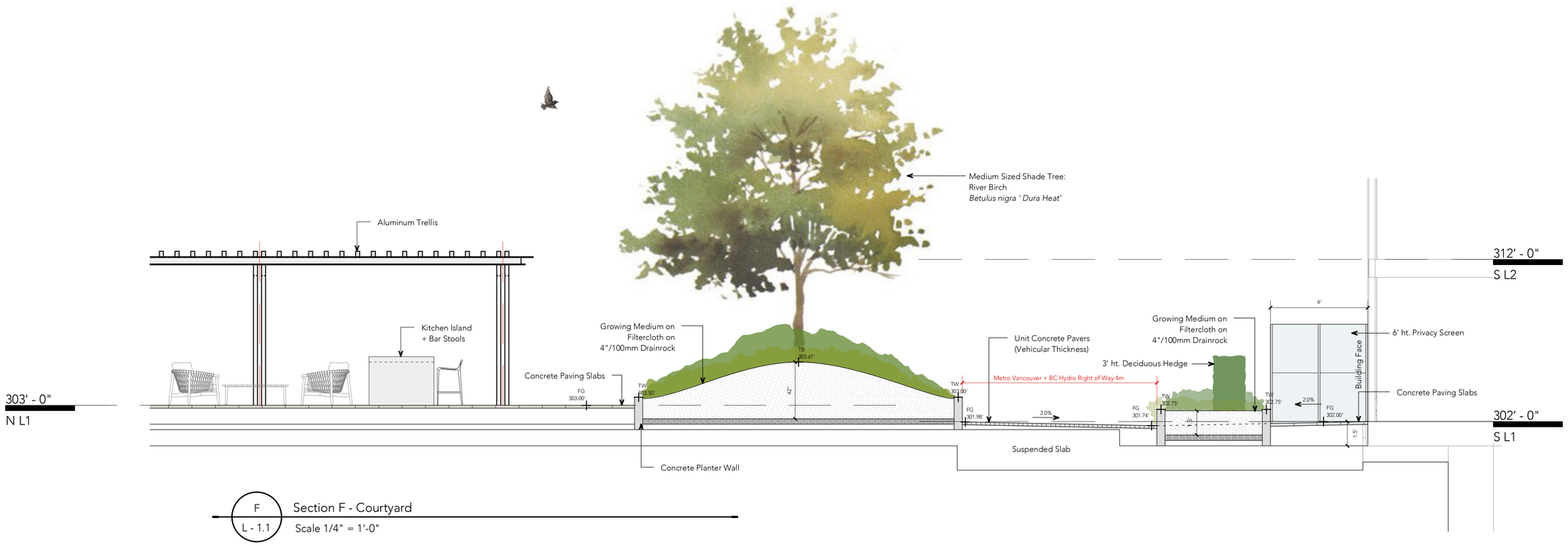
Sheet No.

L6.1

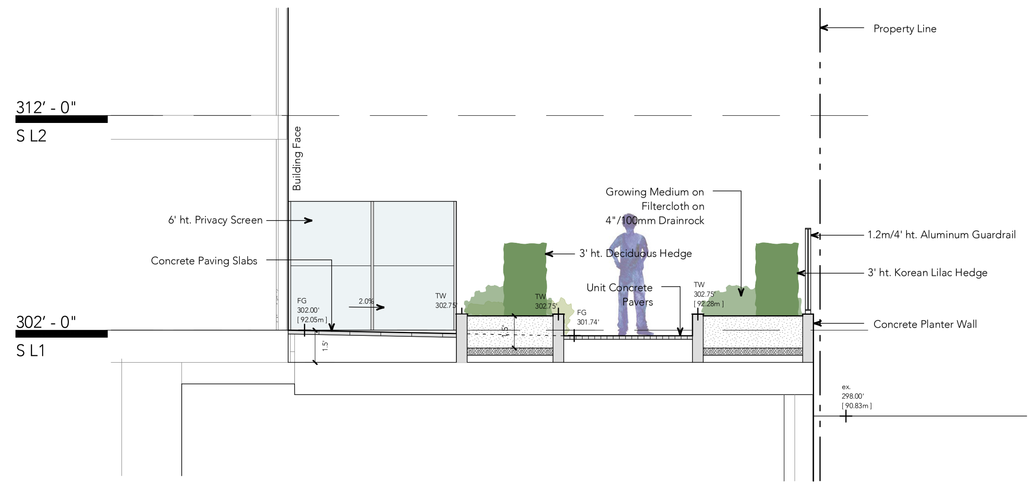
DP 1.25 - 19

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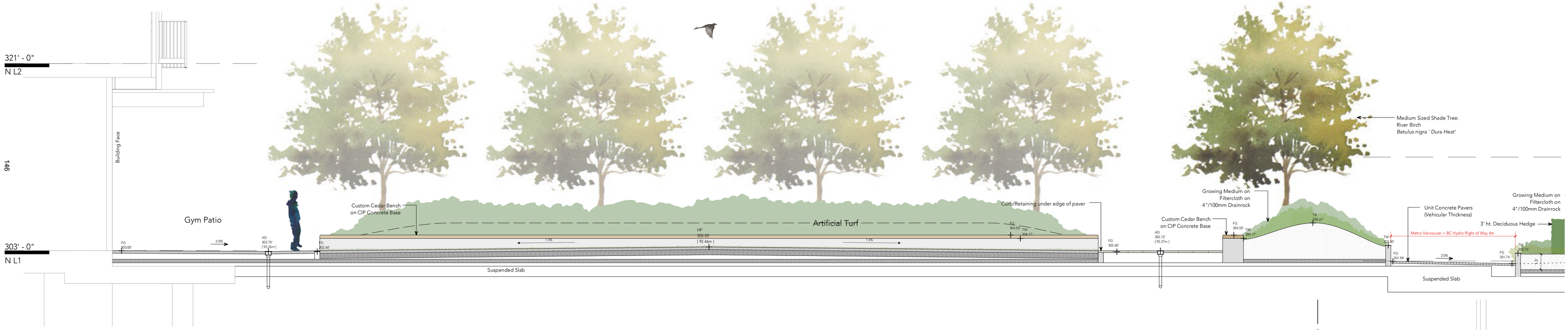
Seal



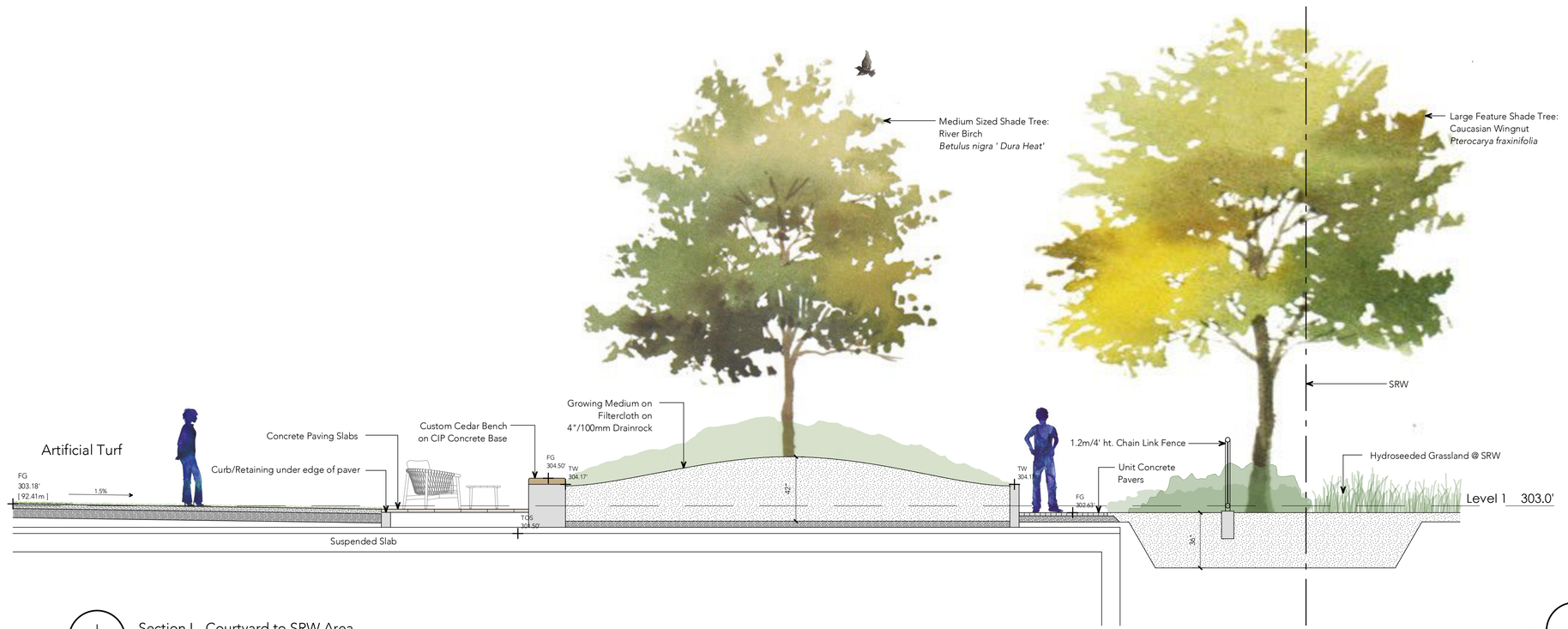
F — Section F - Courtyard
L - 1.1 — Scale 1/4" = 1'-0"



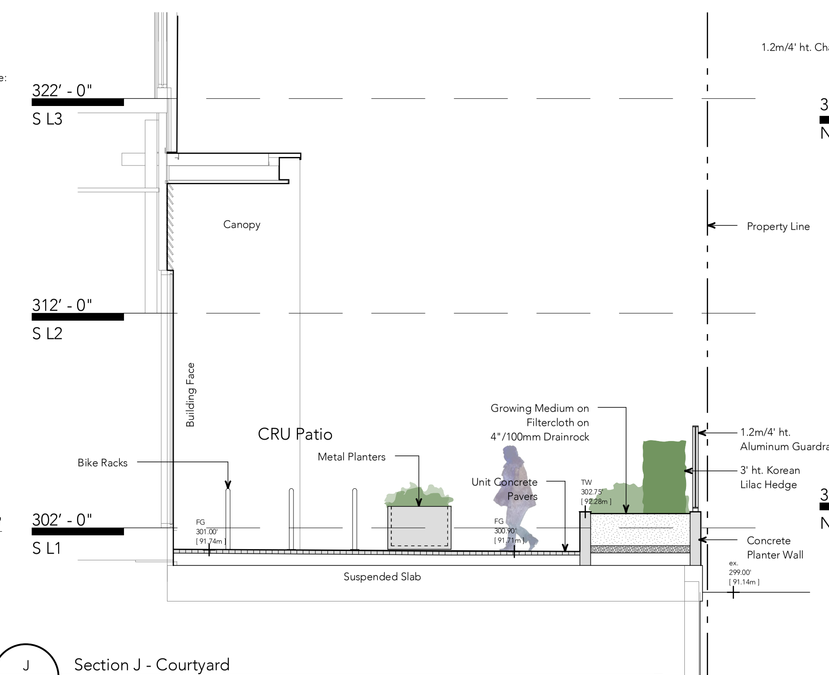
G — Section G - South Property Line
L - 1.1 — Scale 1/4" = 1'-0"



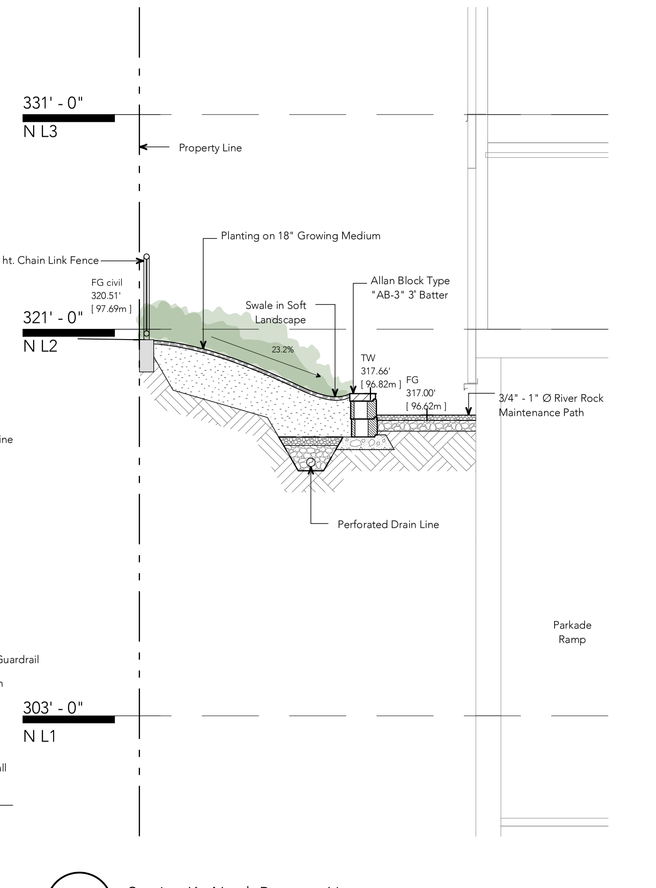
H — Section H - Courtyard
L - 1.1 — Scale 1/4" = 1'-0"



I — Section I - Courtyard to SRW Area
L - 1.1 — Scale 1/4" = 1'-0"



J — Section J - Courtyard
L - 1.1 — Scale 1/4" = 1'-0"



K — Section K - North Property Line
L - 1.1 — Scale 1/4" = 1'-0"

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Residences at Cap U
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Drawing Title

Landscape Sections

Sheet No.

L6.2

DP 1.25 -20

Page 141

Surface Materials

Hard Landscape:

S1 — Cast in Place Concrete - Pedestrian 4" thick
Finish: Broom Finished
Colour: Natural
Pattern: saw cut as shown

Structural Soil
750mm depth under sidewalk build up (refer to civil drawings)
c/w non woven filtercloth at to of structural soil

Soft Landscape:

S12 — Sodded Lawn
- on 1m depth growing medium tree trench at front boulevard

S13 — Shrub + Groundcover Planting
- on 450mm depth growing medium

Furniture + Root Barrier

SF 4 — Removable Metal Bollard at Fire Lane
model: R-8461
by Reliance Foundry

8'/2.4m long section of vertical 24"/600mm deep Root Barrier
as manufactured by Deeproot
model: UB 24-2

Plant List

ST1

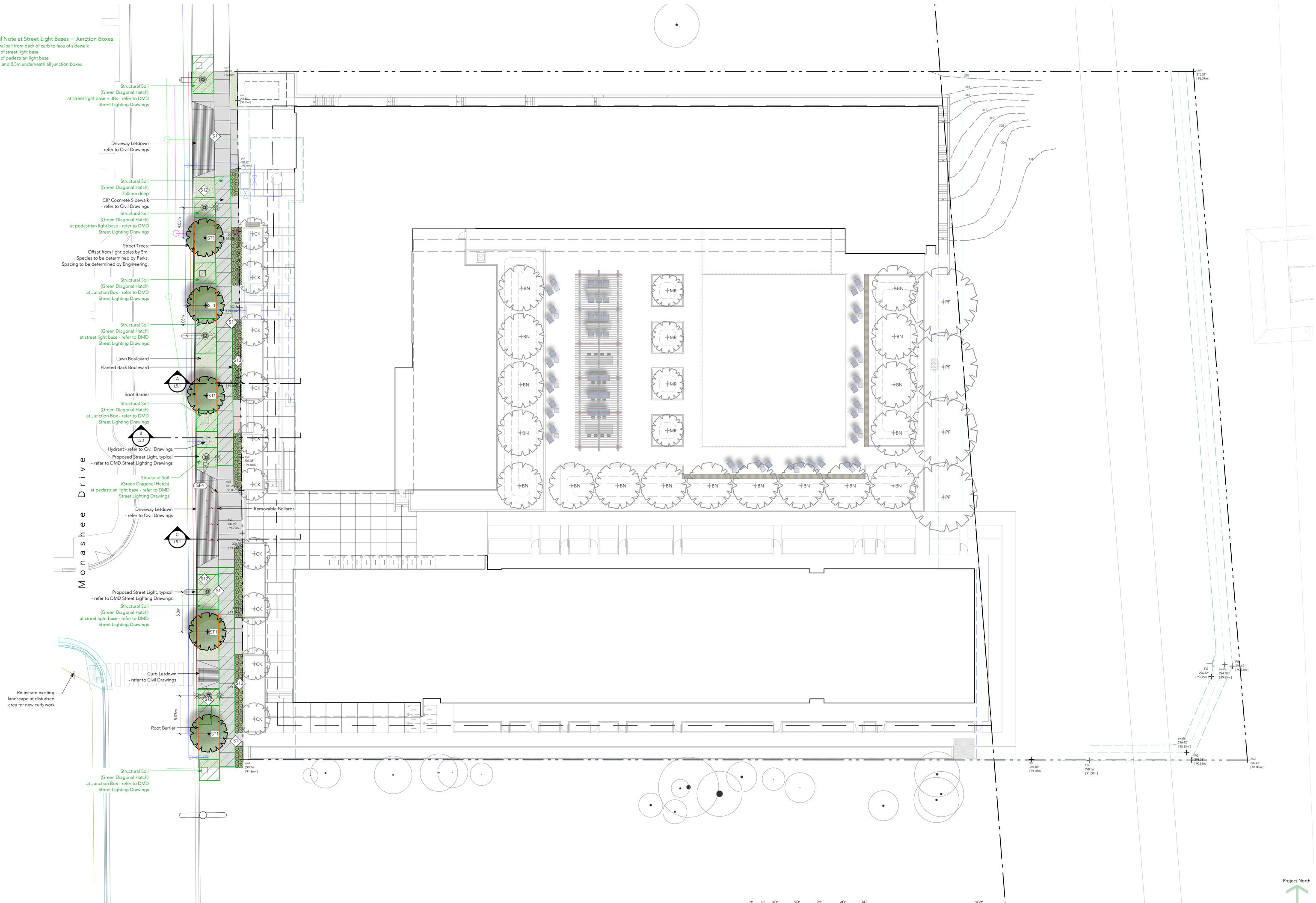
key	qty.	Botanical Name	Common Name	Size	Spacing
		Trees			
ST1	5	Monashee Street Tree	Species TBD	B&B, 7cm calliper, 1.8m ht. Std.	
		Shrubs + Groundcovers			
a	154	Arctostaphylos uva-ursi	Kinickinnik	#1 pot	0.45m o.c.
Px	88	Pinus mugo mugo	Mugo Pine	#2 pot	0.6m o.c.

General Planting Notes:

1. All work shall meet or exceed the requirements as outlined in the Current Edition of the B.C. Landscape Standard.
2. Plant sizes and related container classes are specified according to the B.C. Landscape Standard Current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers these shall be as defined in the BCNTA (ANSI) Standard.

Structural Soil Note at Street Light Bases + Junction Boxes:

- extend structural soil from back of curb to face of sidewalk
- 2m either side of street light base
- 1m either side of pedestrian light base
- 1m on all sides and 0.3m underneath all junction boxes



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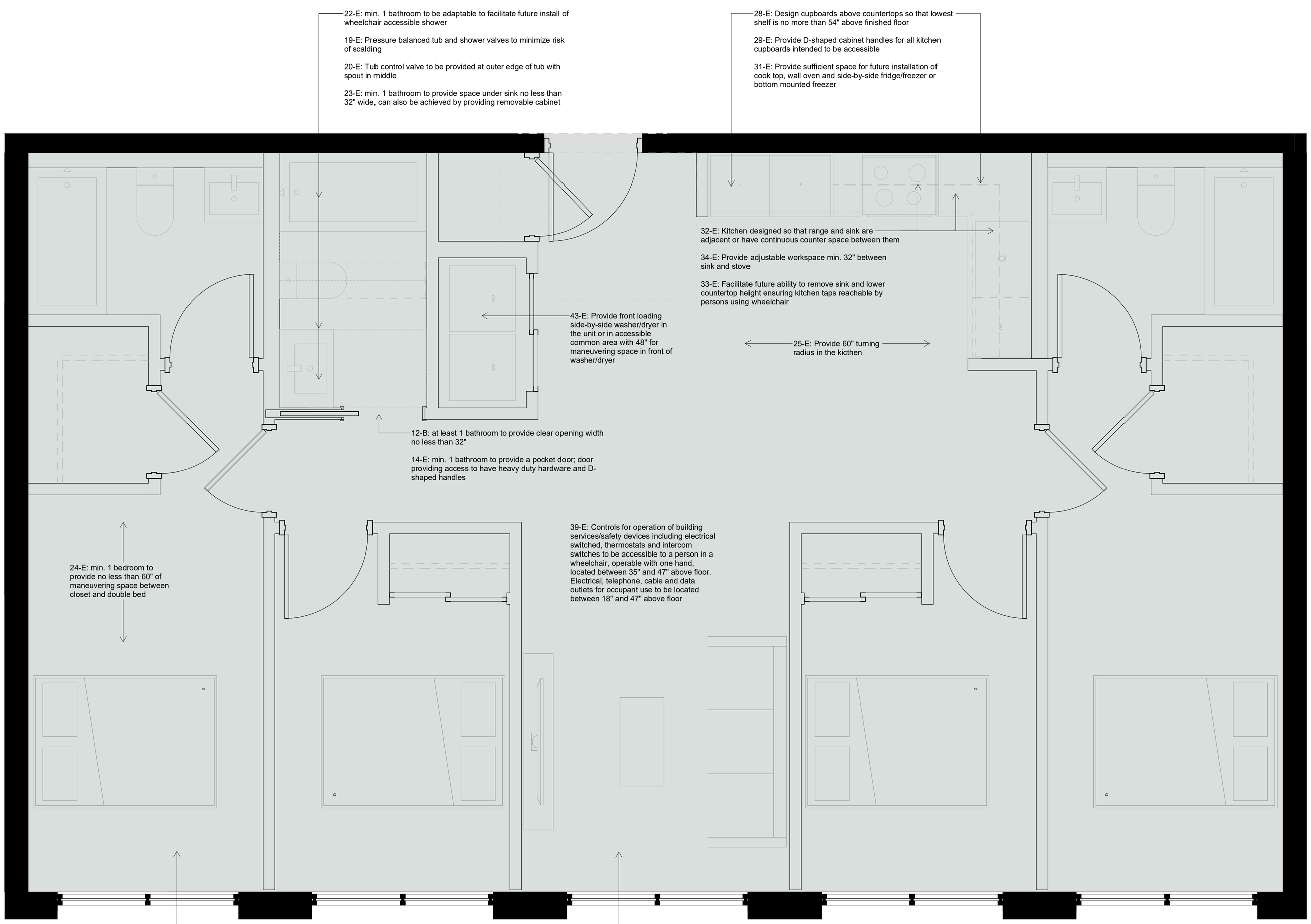
Drawing Title

Landscape Offsite Plan

Sheet No.

LOS 1

DP 1.25 -21



2 DNV Enhanced Accessibility Unit Type

1/2" = 1'-0"

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305 - 1930 PANDORA STREET VANCOUVER V5L 0C7 604.569.3499 TKAD.CA

Residences at CapU

1310 Monashee Drive,
North Vancouver, BC

PLOT DATE: 2026-02-04 9:36:44 PM

A-E1

DP 1.25 -22