



Forum

1578 – 1590 Hunter Street in North Vancouver

Application for Official Community
Plan Amendment and Zoning By-law
Amendment

Virtual Public Information Meeting
September 22 – October 6, 2025



Site Context

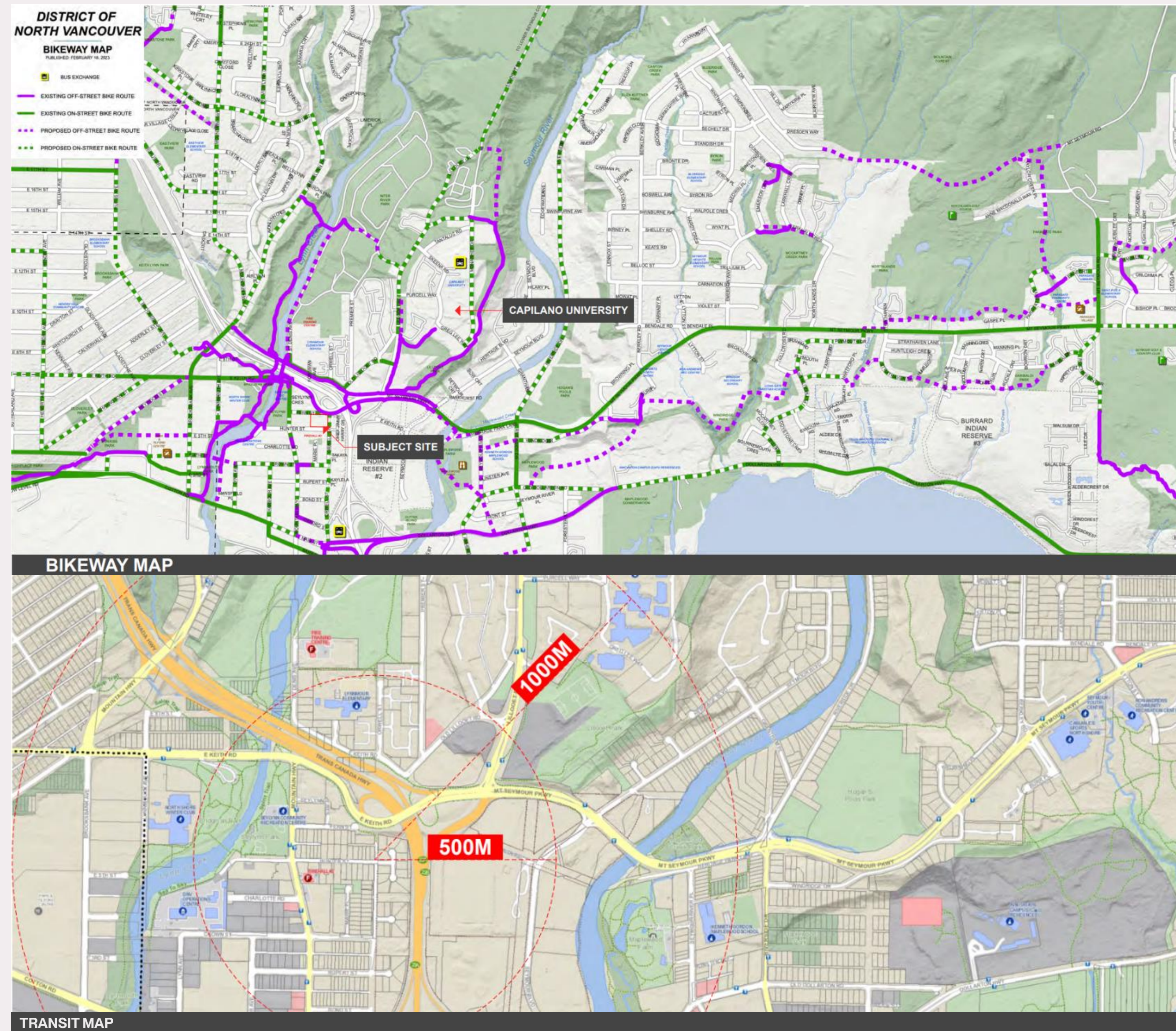


LEGEND

Rapid Bus Stop	New Development/Under Construction	Squamish Nation Owned Lands
Bus Routes	Capilano University	Province Owned Land



Transportation



The site is well served by transit and the public bikeway network.

Capilano University is located within a 1km radius of the site or a 10 min bike or bus ride away (bus route 245).

Project Details



Height	24 Storeys
Gross Site Area	1,942 m ²
Density	6.28 FSR
Housing Breakdown	485 PBSA Units
• Nano Suite	396
• Micro Suite	8
• Accessible Suite	30
• Two Bedroom Suite	51
Total Beds Provide	536 beds
Parking Provided	20
Secure Bicycle Parking Provided	385
Storage Lockers Provided	76

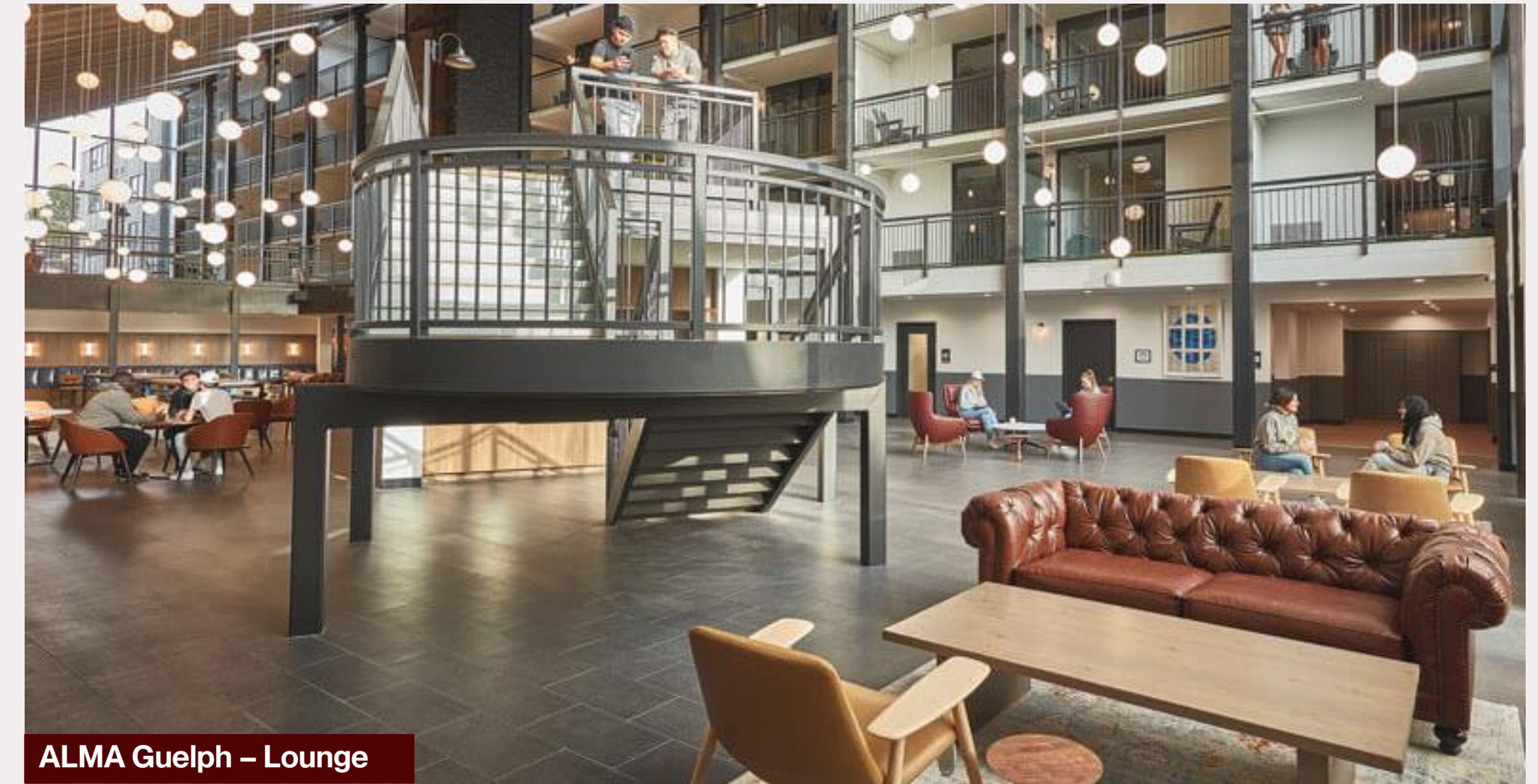
THE PROPOSAL OBJECTIVES

- The Proposed Development will provide PBSA for students in a location that will benefit from existing transit corridors and community amenities.
- A range of unit sizes, fully furnished with all utilities included, featuring efficient layouts that provide secure Purpose-Built Student Accommodation close to Capilano University.
- The project will meet the required BC Energy Step Code and Zero Carbon Step Code Part 3
- A minimum of 5% of units are going to be designed to Accessible standard per the 2024 BC Building Code.
- The site is strategically positioned to provide students with seamless access to public transit and secure bike storage.

What Exactly Is PBSA?

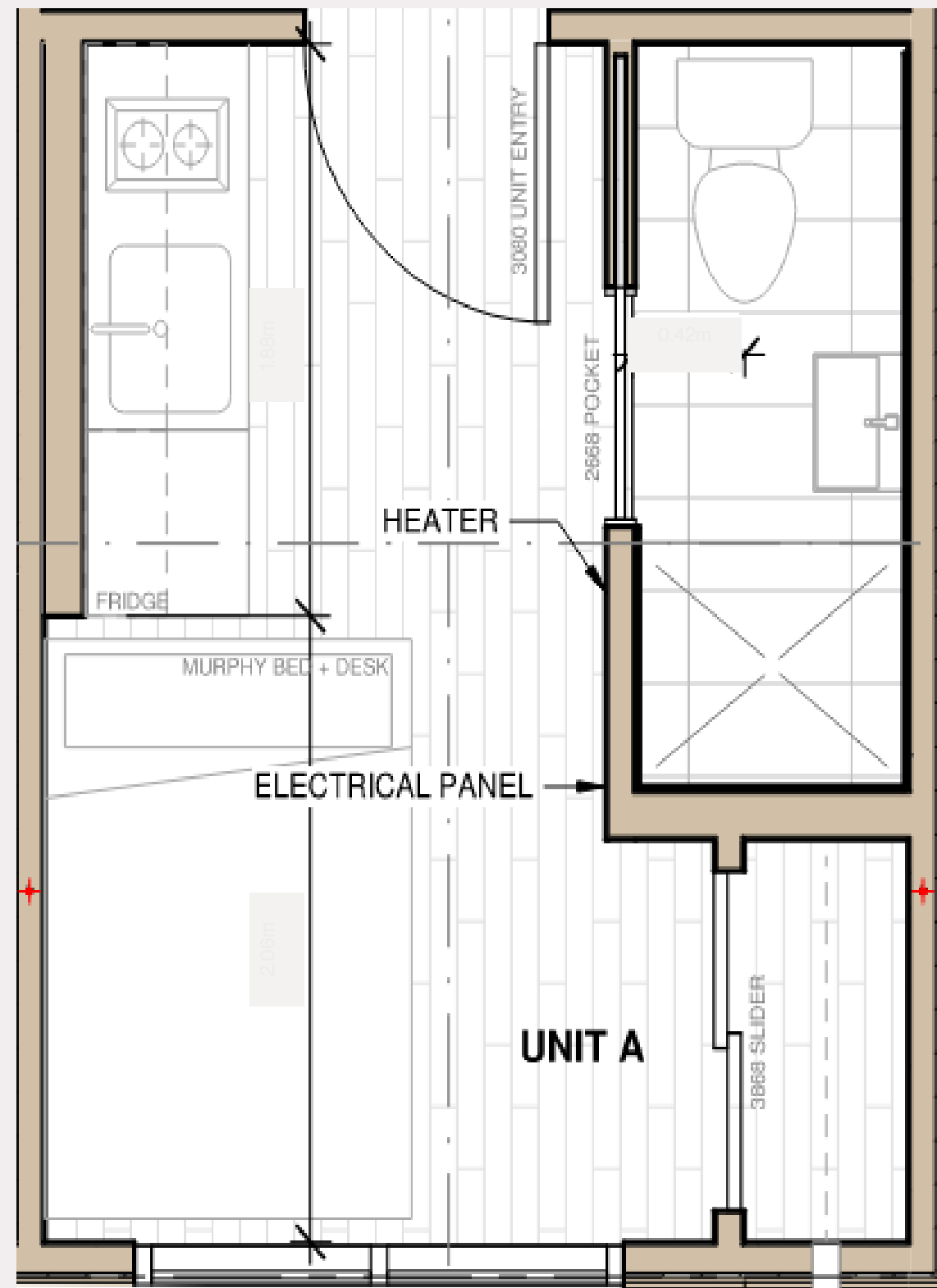
“**Purpose-Built Student Accommodation (PBSA)**” means housing that is specifically designed for the exclusive use of students enrolled at accredited educational institutions designed to support the academic, social, and personal development of students.

- Annual Lease Agreements.
- All-Inclusive Living (i.e., utilities, fully furnished units).
- Highly Amenitized Offering.
- Secured long term hold rental.
- Professionally Operated and Managed to offer safe and secure attainable living.

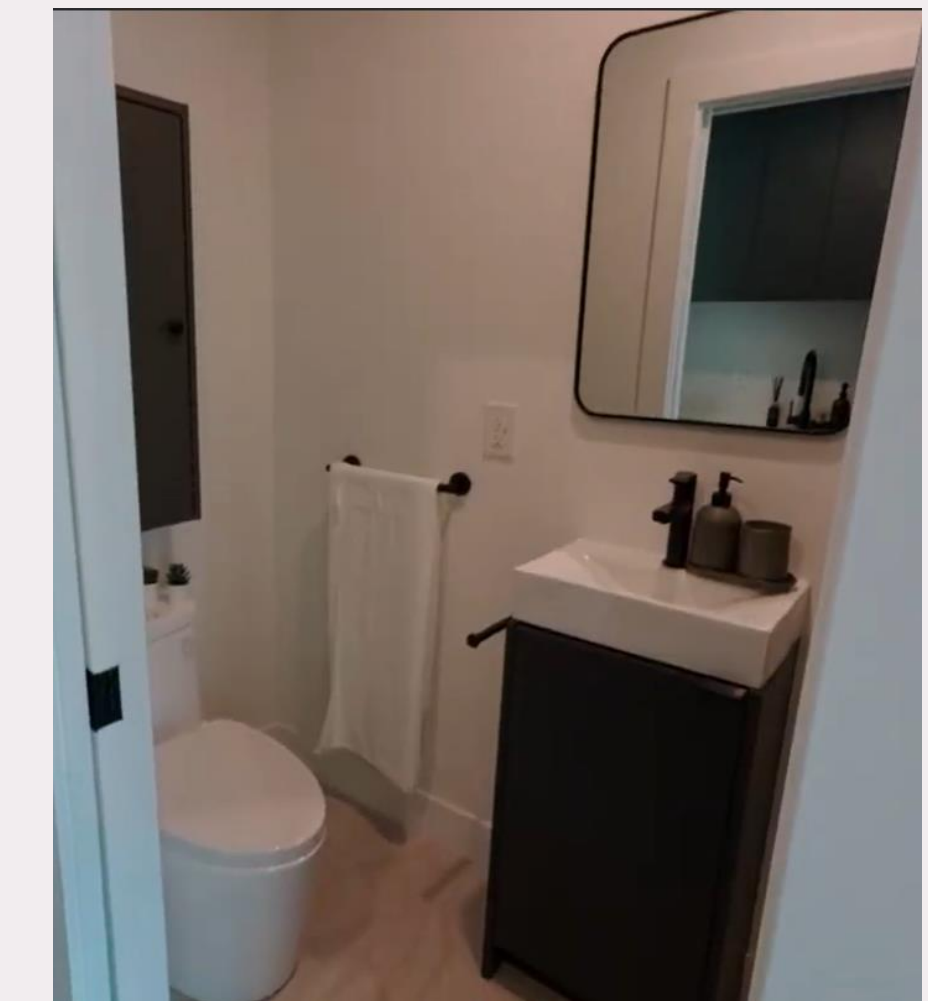
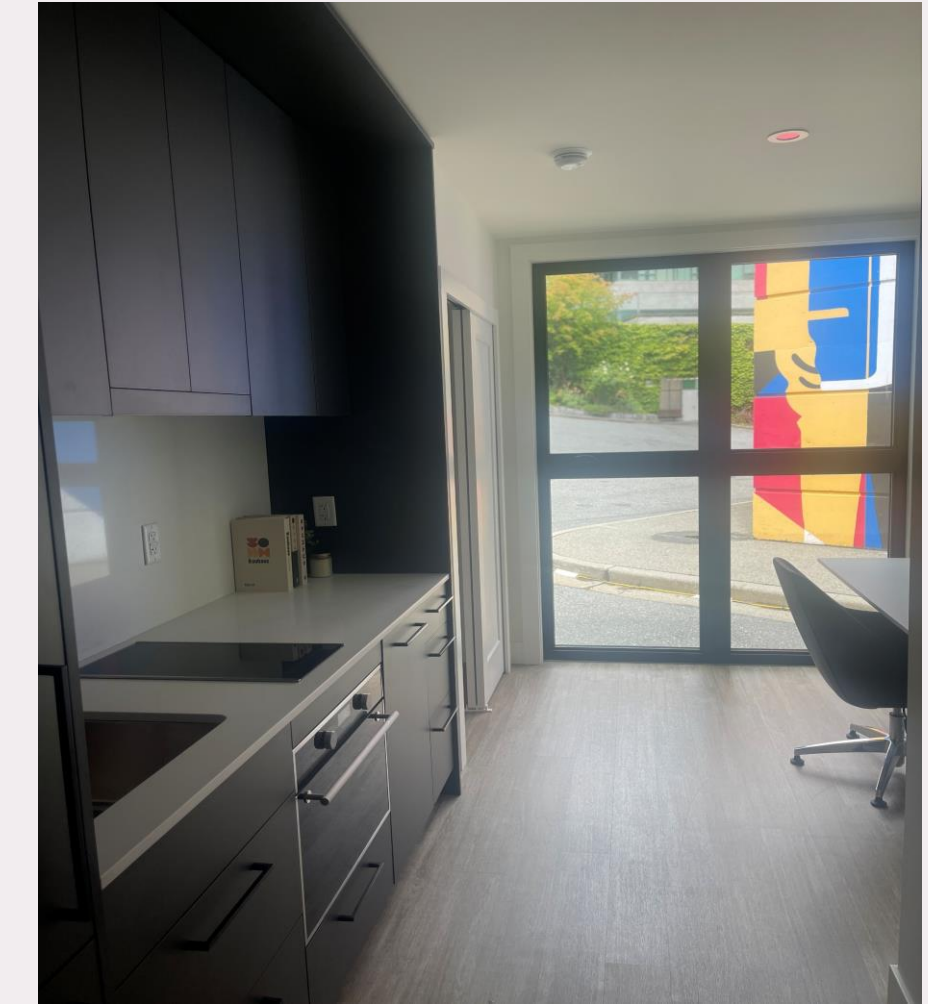
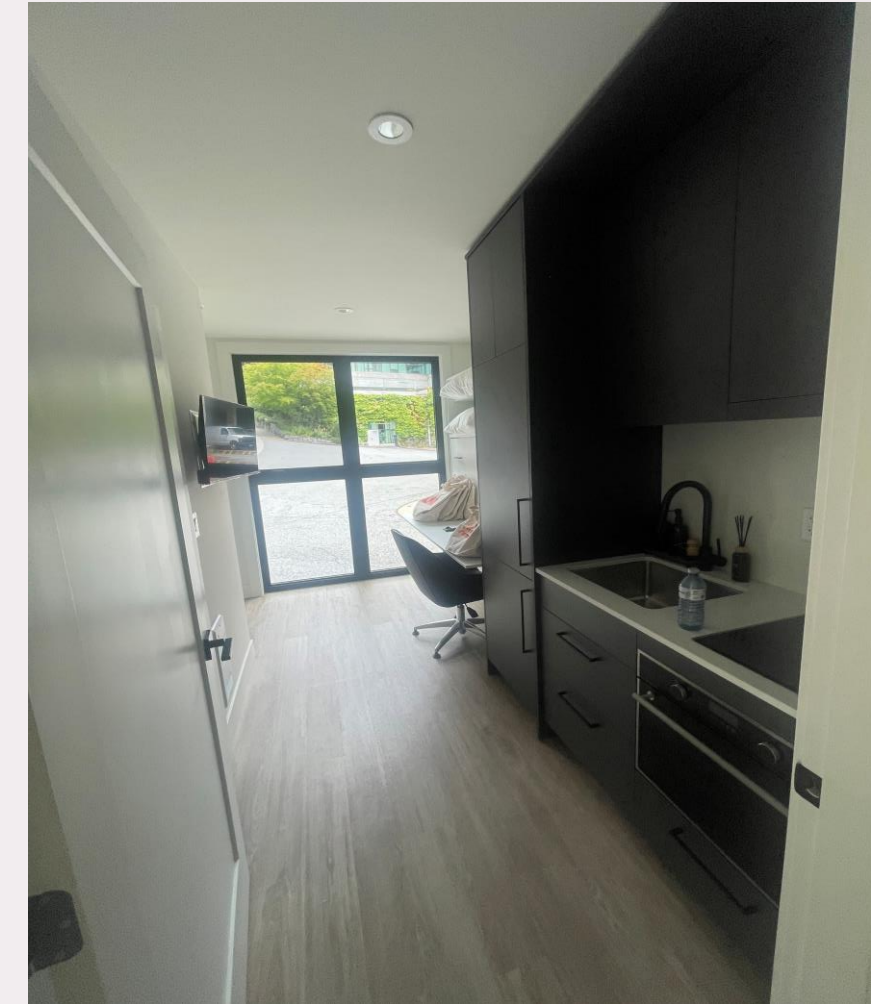
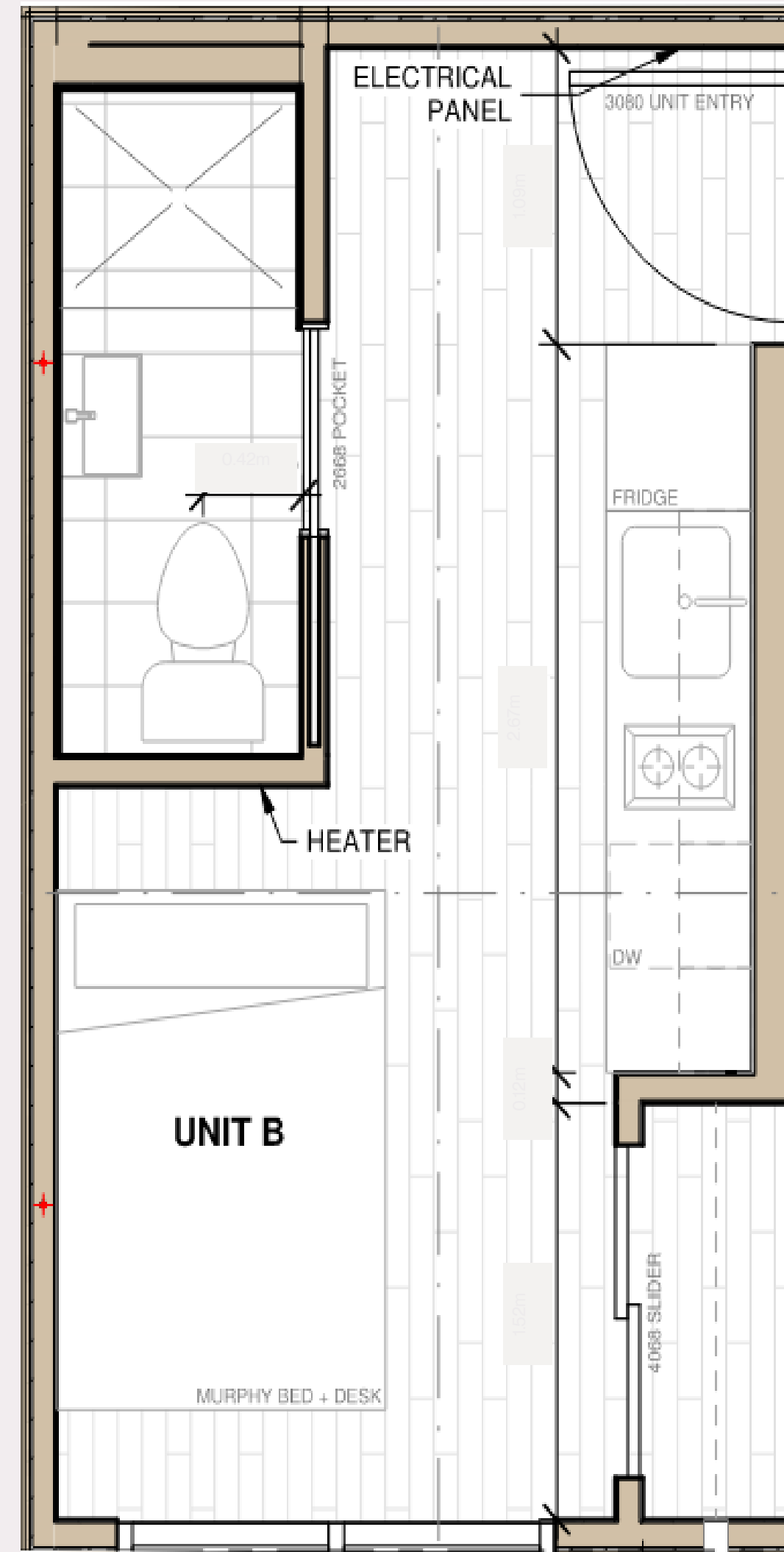


What Exactly Is PBSA?

Jr Studio Unit

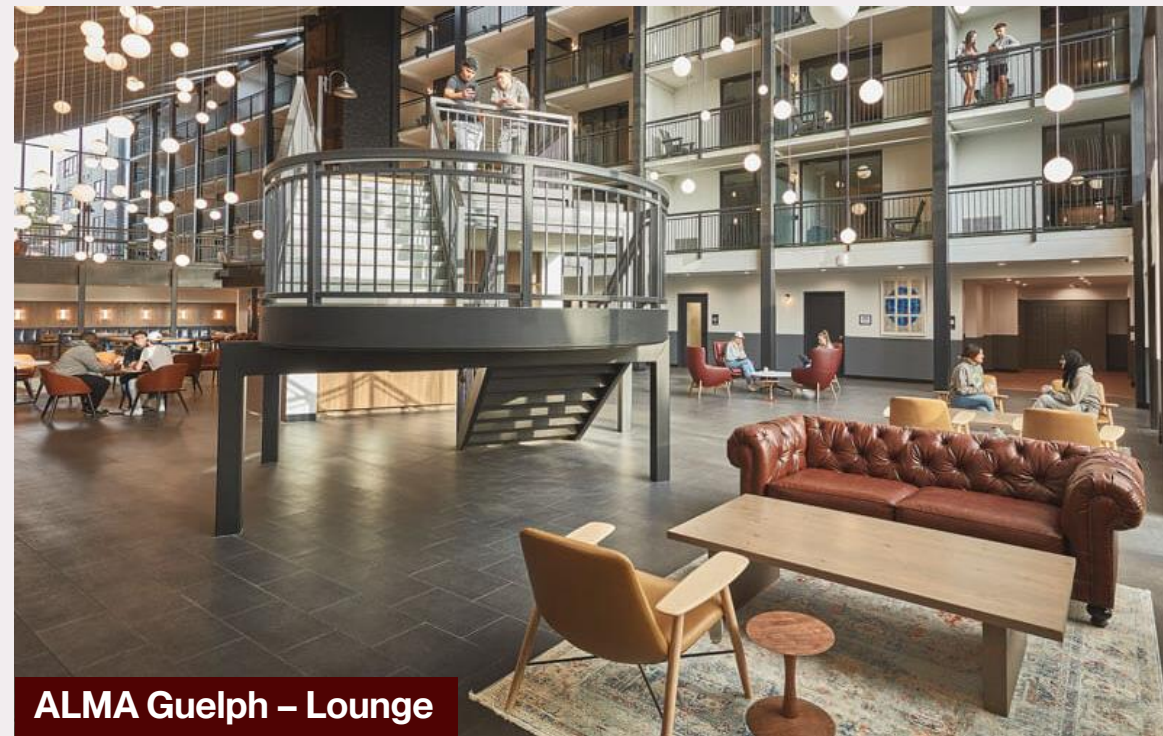


Studio Unit



Note: The furnishing images shown are for illustrative purposes only and serve as examples to convey design concepts. The unit designs will be further refined as the project progresses.

ALMA PBSA Amenities



ALMA Guelph – Lounge



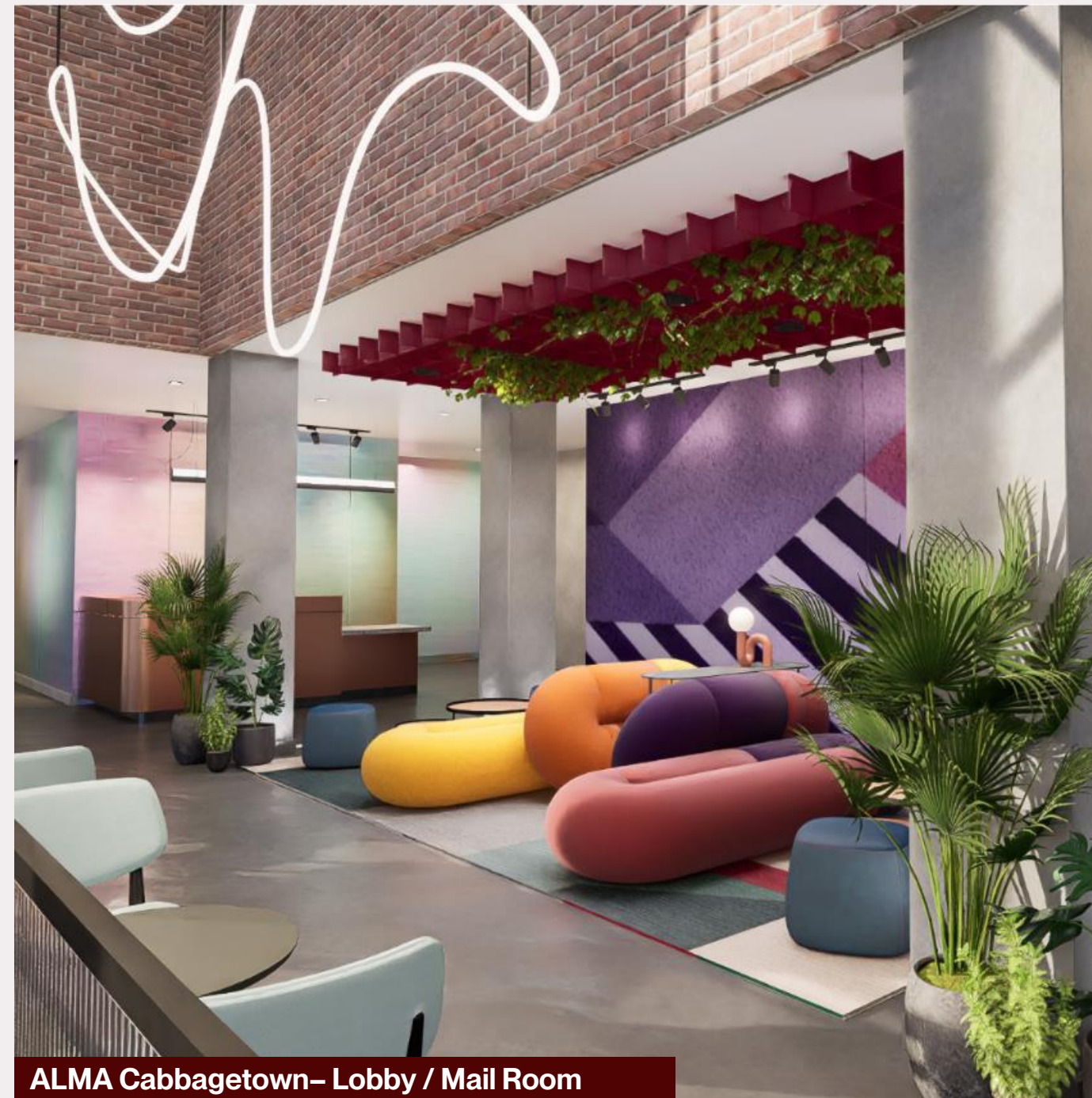
ALMA Byward Market – Wellness Spa



ALMA Cabbagetown – Yoga Studio / Gym



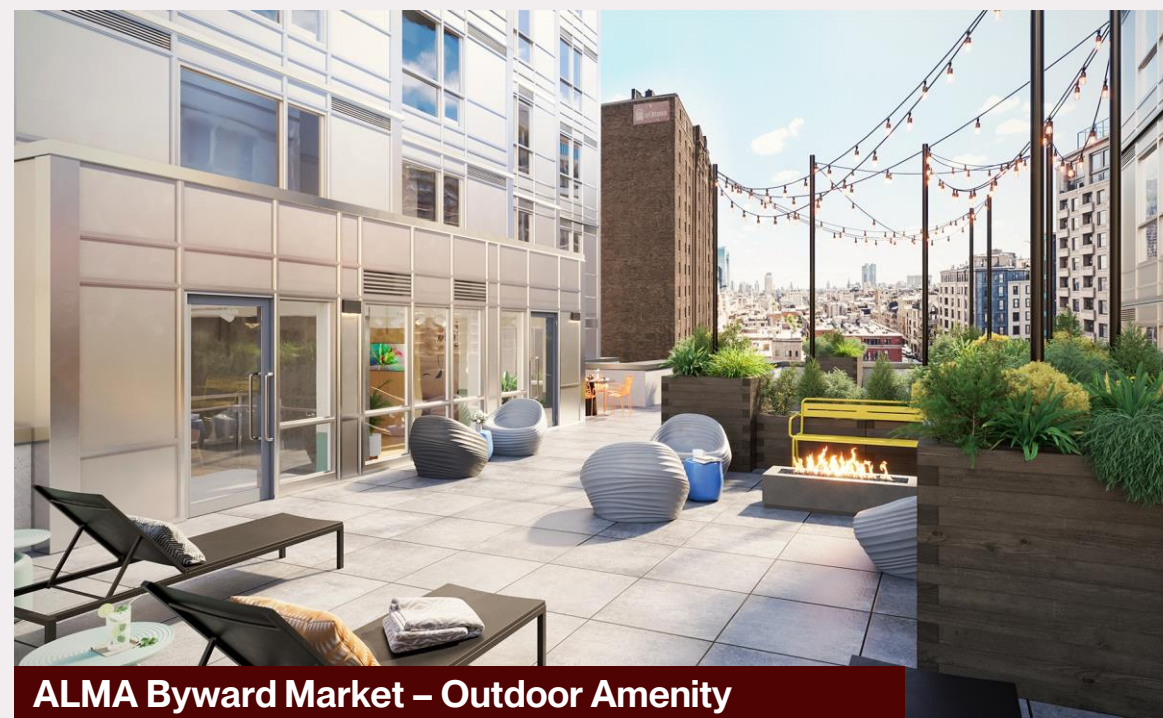
ALMA Guelph – Group Study / Lounge



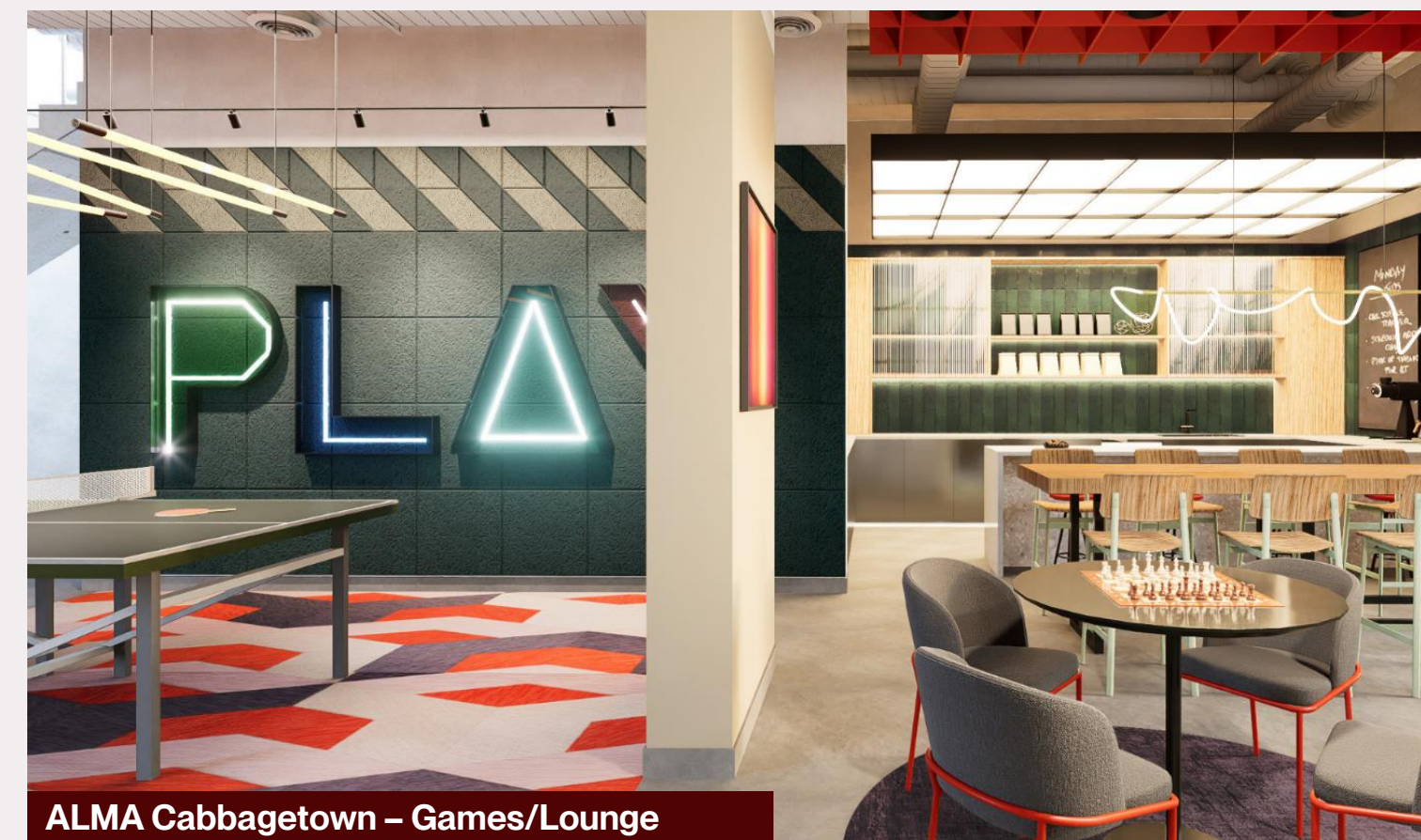
ALMA Cabbagetown – Lobby / Mail Room



ALMA Cabbagetown – Library / Study



ALMA Byward Market – Outdoor Amenity



ALMA Cabbagetown – Games/Lounge

Renderings



Renderings



Project Timeline





Forum

Thank you!

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