



### Design Rationale

The main building has been designed as a double loaded bar that follows the natural crest of the ridge that bisects the site. The building bends and curves breaking down its overall length while conforming to the natural landscape. This design strategy reduces the impact to the site while providing below-grade parking (covered and semi-heated) for the students. It also allows the building to sit almost a full storey below the elevation of Ospika Blvd., allowing it to appear smaller in scale from the street. The building is well setback from the street providing plenty of space for the required surface parking and some landscape buffering between the road and residences.

The amenity space is located at the center, the heart, along the ground floor level. Visually it travels up the building as glazed lounges, study spaces and elevator lobbies. This glazed mass timber feature links the levels while visually breaking up the mass of the building into east and west wings. The east wing steps down to be sensitive to the adjacent single family fabric to the north. The roof of the west wing has been designed to accommodate photovoltaic panels to take advantage of the abundance of year round sun.

The orientation and site location minimizes shadowing on the adjacent properties while providing excellent solar orientation, for passive heat gain and daylighting, to the project and amenity spaces. The main amenity space opens to the south along a raised terrace which cascades down to a sheltered landscape courtyard. The west wing embraces this courtyard shielding it from the northerly winds and creating a microclimate increasing the year round outdoor comfort on sunny days.

Connectivity from the site to the city road network is from two driveways along Ospika Boulevard South, in order to create a natural flow of visitors/cars through the site and provide proper connection to the underground parkade entrance.

### Project Team

**Developer**  
The HUB Collection  
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**Electrical**  
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**Landscape**  
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**Interior Design**  
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### Drawing List

A0.00	Coversheet
A1.01	Site Plan
A1.03	Context images
A1.04	Artistic Renders
A2.03	Level P1 Plan
A2.04	Level 1 Plan
A2.05	Level 2 Plan
A2.06	Level 3 Plan
A2.07	Level 4 Plan
A2.08	Level 5 Plan
A2.09	Roof Plan
A5.01	Elevations / Materials
A6.01	Building Sections
Total: 13	



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### Zoning Summary

**Legal Address:**  
LT 147 DL 2003 PL 28774 (Parcel ID 005850355)

**Civic Address:**  
4500 Ospika Boulevard, Prince George, BC

**Zoning:**  
RMS: Multiple Residential  
15m above building grade

**Allowed Building Height:**  
15.0 m/5 storeys; 11.9m/4 storeys

**Proposed Building Height:**  
22,834.32 sq.m

**Site Area:**  
254 (7 accessible units)

**Proposed Number of Units:**  
125 per hectare (285 units)

**Allowed Unit density under RM-5:**  
112 per hectare

**Proposed Unit density:**  
55%

**Max Site coverage:**  
14%

**Proposed Site Coverage:**  
4.5m

**Front Yard Setback:**  
3.0m

**Min. Exterior/Interior side yard setback:**  
3.0m

**Average Building Grade Along Ospika Blvd:** 592.8m (see A1.01 for calculation)

**Proposed Gross Building Area:** 8,944 sq.m  
**Proposed Net Building Area:** 6,235 sq.m  
**Proposed FAR:** 0.27

### Code Summary

**Major Occupancy:** C (Residential) F3 (Parking Garage) below ground

**Building Area:** 1,987m<sup>2</sup> (Building Area A: 1472m<sup>2</sup>; Building Area B: 515m<sup>2</sup>)

**Building Height:** 5 storeys

**Occupant Load:** P1 - 60

L1 - 56 (res.) + 25 (amenity)  
L2 - 56 (res.) + 25 (amenity)  
L3 - 56 (res.) + 25 (amenity)  
L4 - 56 (res.) + 25 (amenity)  
L5 - 30 (res.) + 25 (amenity)  
Total: 379

**Firewall Rating (3.1.10.2):** FRR 2hr  
**Streets Facing (3.2.2.10):** 1  
**3.2.2.50:** Group C up to 6 storeys sprinklered:  
building area not more than 1,800m<sup>2</sup> (building separated by firewall)  
combustible/noncombustible  
Floor and supporting structure FRR 1hr  
Roof and supporting structure FRR 1hr  
Floor FRR parkade 2hr

Sprinklered: Yes NFPA 12-2013

### Areas

Gross Building Area	
Name	Area
Gross L1	1905 m <sup>2</sup>
Gross L2	1948 m <sup>2</sup>
Gross L3	1959 m <sup>2</sup>
Gross L4	1959 m <sup>2</sup>
Gross L5	1174 m <sup>2</sup>
	8944 m <sup>2</sup>

Net Area	
Level	Area
Level 1	1286 m <sup>2</sup>
Level 2	1394 m <sup>2</sup>
Level 3	1405 m <sup>2</sup>
Level 4	1405 m <sup>2</sup>
Level 5	745 m <sup>2</sup>
	6235 m <sup>2</sup>

### Units

Unit Count	
Unit Type	Count
studio A	18
studio A-1	9
studio A-2	9
studio B	89
studio C	129
Grand total:	254

\* 7 rooms to be accessible

### Parking

Parking Requirements	
1.0 / Studio unit	= 254 Stalls
<b>Visitor Parking Requirements</b>	
1.0 / 7 Units	= 36 Stalls
Total Required:	= 290 Stalls

**Surface Parking Landscape Allowance:** 0.4 sq.m per stall  
SP1 - 12 sq.m required; 18.1 sq.m provided  
SP2 - 26 sq.m required; 142.1 sq.m provided  
SP3 - 14.4 sq.m required; 14.4 sq.m provided

### Bicycle

Bicycle Parking Requirements	
Class I	5% of req'd parking stalls = 13 Stalls
Class II	5 / building = 5 Stalls
<b>Bicycle Parking Summary</b>	
Type	Count
Bicycle Stall (Class I)	52
Bicycle Stall (Class II)	16
Grand total:	68

### Variance Rationale

**Building Height**  
We request a variance to permit a 5-storey building within the permitted height of 15m.

The RMS Zoning sets both a height limit of 15m and the maximum number of floors to 4-stories. As part of this variance application, we are requesting the City to allow us the opportunity to density our footprint and add a 5th story to a section of our building. The site is significantly impacted by the sloped topography and we propose to locate the building massing along the crest of the ridge and away from the residential neighbours to the east. This allows us to take advantage of the unique site conditions and lower our total building height, while protecting some of the natural surroundings and environmental areas. To further minimize the impact on the site the project footprint is kept as small as possible and locates some of the floor space on a 5th storey. Additionally, the change in number of storeys allows the massing to be broken into smaller volumes making the building more visually compelling. As a whole, the unique site conditions allow us to introduce the 5th story without exceeding the permitted height of 15m while minimizing our impact on site and the surrounding areas.

**Parking**  
We request a variance to permit a parking reduction from 1 stall per studio unit + 1 visitor stall per 7 studio units to 1 stall per 1.32 studio units + 1 visitor stall per 10 studio units.

The project is a student residence and not a multi-family condominium project. The Micro Unit Design targets students seeking efficient and environmentally sustainable living options with a significant number of them not expected to own their own vehicle. Therefore, the students are relying less on private vehicles to ensure they reduce their environmental footprint and more on existing public systems and emerging private ride options, walking or biking. Recently built student housing projects that we have reviewed have provided as much as 1 stall per 4 units to no parking for students. They include: Prince George; Kelowna; UBC; University of Alberta and others. We have also seen compelling evidence from across the country to suggest that students are ditching the car in favour of public transit. For example, The City of Regina has recorded a 225% increase in Post Secondary ridership on their bus network in the last 4 years. Regina continues to add buses to the main student routes and they continue to fill up. Additional rational and trends in other jurisdictions may be found in the attached report from Bunt and Associates specifically written in support of this project. New generational choices, including emerging options provided by private sector innovation, continues to provide additional options for students to lessen their dependence on vehicles. Student housing models focused on sustainable options provide less and less parking. As rent models evolve and typically include expensive and limited parking, students look at other options to reduce their cost.

This project tries to align with Canada's Federal Government's vision of a carbon neutral economy and the growing trend of lowering human's carbon footprint. The HUB Residence business model promotes sustainability and environmental responsibility in all aspects of the design and our operating model considers our total environmental impact. As for parking, the on-site parking provided will not be a free amenity and will require payment for use. This will limit vehicles as not all students will pay, or even want, parking. Further to the cost impact, parking will only be available on a first come first serve basis. Once the available parking is filled, rental options will change to "No Parking" and a student with a personal vehicle will likely not rent from the property.

For those students who do not have a private vehicle, the site has easy access to public transit, bike paths as well as walking trails. We anticipate that less vehicles will have to be accommodated in the summer months as students will use the less expensive options during those periods. Winter months will see an increase in need for vehicle transport. This will move students without vehicles to public transit and other ride share or carpool services.

Exhibit "A"  
Application: DP100787  
Date: Sept. 20, 2021  
Page 1 of 14

C No.	Issued for Development Permit Description	2021-05-14 Date

**PROJECT**  
HUB Prince George  
4500 Ospika blvd, Prince George, BC

**DRAWING**  
Coversheet

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A0.00





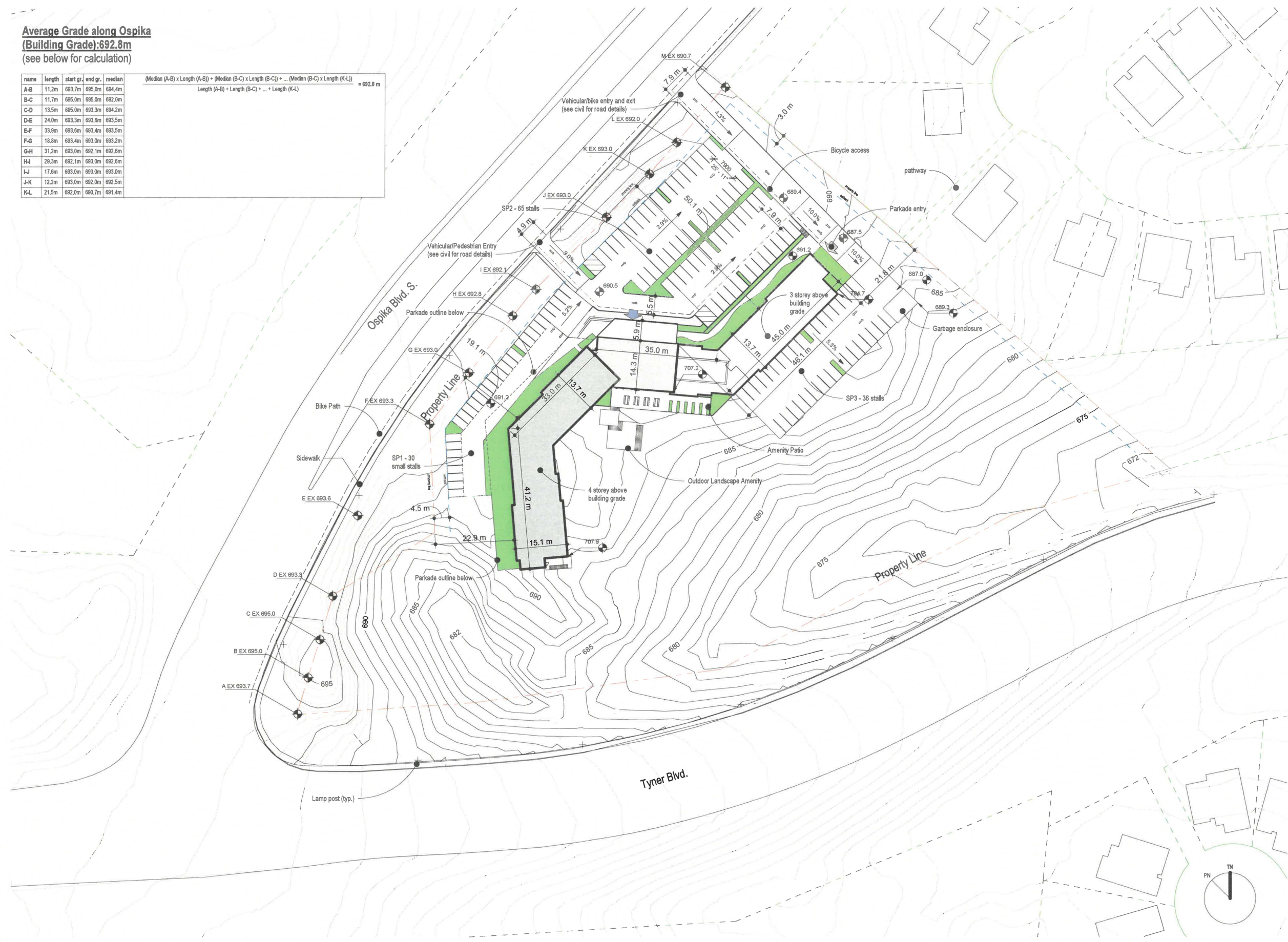
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**Average Grade along Ospika**  
**(Building Grade):692.8m**  
(see below for calculation)

name	length	start gr.	end gr.	median	(Median (A-B) x Length (A-B)) + (Median (B-C) x Length (B-C)) + ... + (Median (K-L) x Length (K-L)) = 692.8 m
A-B	11.2m	693.7m	695.0m	694.4m	Length (A-B) + Length (B-C) + ... + Length (K-L)
B-C	11.7m	695.0m	695.0m	692.0m	
C-D	13.5m	695.0m	693.3m	694.2m	
D-E	24.0m	693.3m	693.6m	693.5m	
E-F	33.9m	693.6m	693.4m	693.5m	
F-G	18.8m	693.4m	693.0m	693.2m	
G-H	31.2m	693.0m	692.1m	692.6m	
H-I	29.3m	692.1m	693.0m	692.6m	
I-J	17.6m	693.0m	693.0m	693.0m	
J-K	12.2m	693.0m	692.0m	692.5m	
K-L	21.5m	692.0m	690.7m	691.4m	



**Exhibit "A"**  
**Application: DP100787**  
**Date: Sept. 20, 2021**  
**Page 2 of 14**

C No.	Issued for Development Permit Description	Date
		2021-05-14

**PROJECT**  
HUB Prince George  
4500 Ospika blvd, Prince George, BC

**DRAWING**  
Site Plan

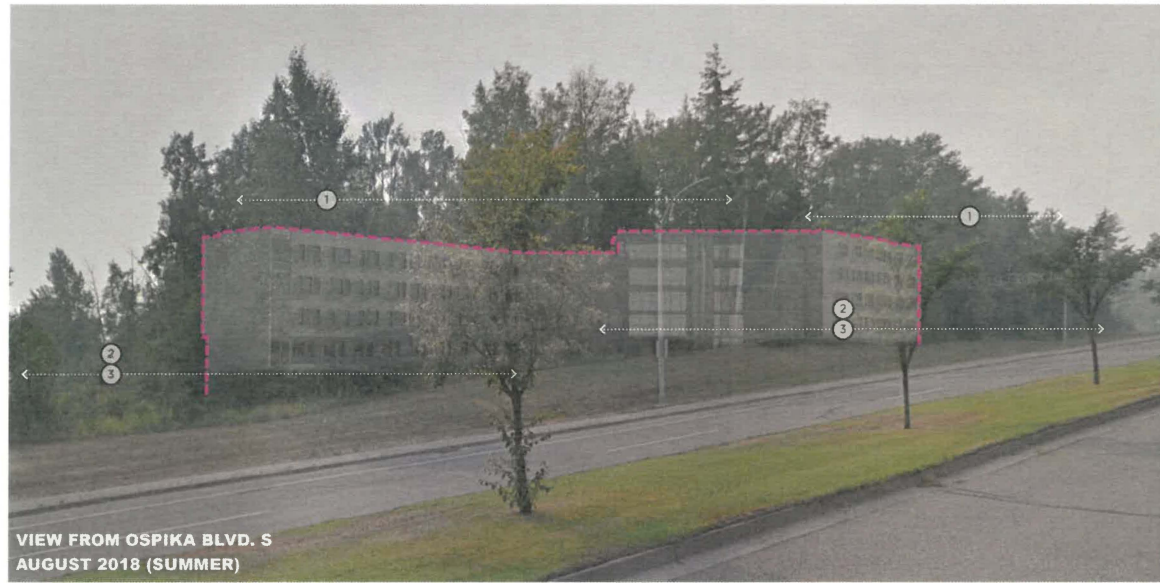
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**A1.01**

Issued for Development Permit May 14, 2021



VIEW FROM OSPIKA BLVD. S  
AUGUST 2018 (SUMMER)

- ① Protection of undisturbed forest
- ② Multi-layered reforestation (canopy, understory, groundcover)
- ③ Strategic bolstering of understory planting in key buffer areas
- ④ Use of native local species to support the existing ecological conditions of the site



VIEW FROM TYNER BLVD.  
SEPT 2009 (SUMMER)

- ① Protection of undisturbed forest
- ② Multi-layered reforestation (canopy, understory, groundcover)
- ③ Strategic bolstering of understory planting in key buffer areas
- ④ Use of native local species to support the existing ecological conditions of the site



VIEW FROM SULLIVAN CRES.  
MAY 2012 (SPRING)

- ① Protection of undisturbed forest
- ② Multi-layered reforestation (canopy, understory, groundcover)
- ③ Strategic bolstering of understory planting in key buffer areas
- ④ Use of native local species to support the existing ecological conditions of the site
- ⑤ Strategic bolstering of understory planting in key buffer areas



VIEW FROM SULLIVAN CRES.  
JULY 2009 (SUMMER)

- ① Protection of undisturbed forest
- ② Multi-layered reforestation (canopy, understory, groundcover)
- ③ Strategic bolstering of understory planting in key buffer areas
- ④ Use of native local species to support the existing ecological conditions of the site
- ⑤ Strategic bolstering of understory planting in key buffer areas



- ① Protection of undisturbed forest
- ② Multi-layered reforestation (canopy, understory, groundcover)
- ③ Strategic bolstering of understory planting in key buffer areas
- ④ Use of native local species to support the existing ecological conditions of the site
- ⑤ Strategic bolstering of understory planting in key buffer areas



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Exhibit "A"  
Application: DP100787  
Date: Sept. 20, 2021  
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C No.	Description	Date
C	Issued for Development Permit	2021-05-14

PROJECT  
HUB Prince George  
4500 Ospika Blvd, Prince George, BC

DRAWING  
Context images

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1926	PROJECT NO

A1.03





View 1 - Main Entrance/ Amenity Space



View 2 - Main Entrance/ Amenity Space



View 3 - Outdoor Amenity/ Amenity Space



View 4 - Outdoor Landscape Amenity/ West Wing



View 5 - Outdoor Landscape Amenity/ West Wing



View 5 - Aerial/ Massing



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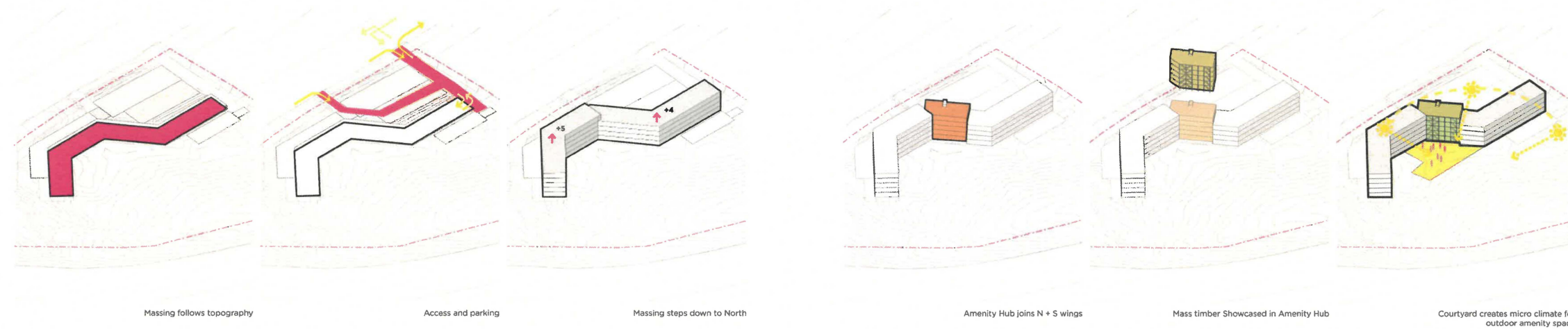


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Exhibit "A"  
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Issued for Development Permit May 14, 2021

DESIGN EVOLUTION



C No.	Issued for Development Permit Description	2021-05-14 Date
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PROJECT  
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Artistic Renders

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1926 PROJECT NO

A1.04



Room Legend

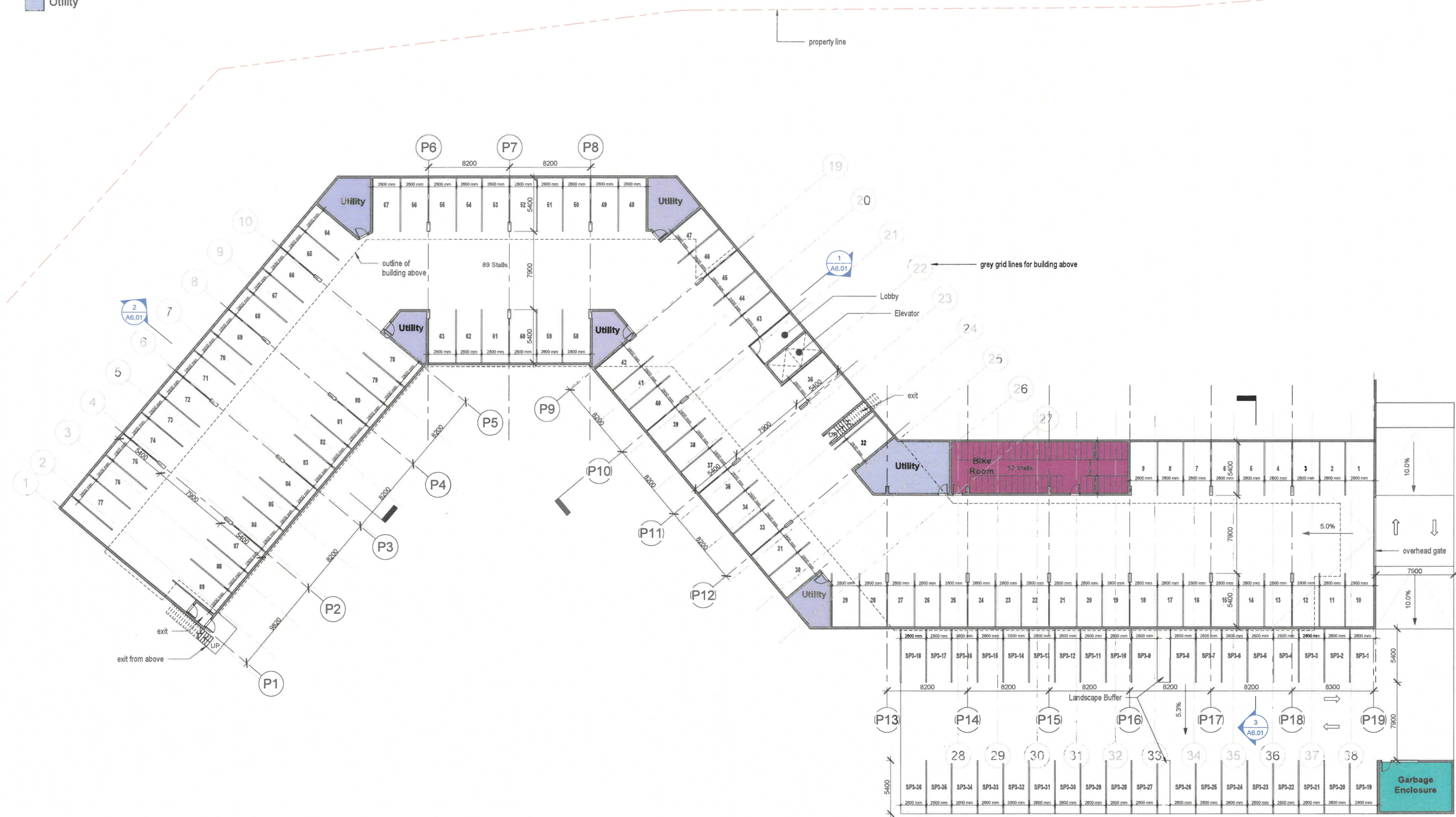
- Bike Room
- Garbage Enclosure
- Utility



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SEAL



**Exhibit "A"**  
 Application: DP100787  
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No.	Description	Date
C	Issued for Development Permit	2021-05-14
A	Issued for rezoning	2020-09-25

**PROJECT**  
 HUB Prince George  
 4500 Ospika blvd, Prince George, BC

**DRAWING**  
 Level P1 Plan

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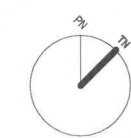
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SCALE	REVIEWED
1 : 200	SLA

1926 PROJECT NO

**A2.03**



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**Room Legend**

- Amenity
- Mail
- Office/ Security
- Lobby
- studio A-1
- studio A-2
- studio C
- Utility

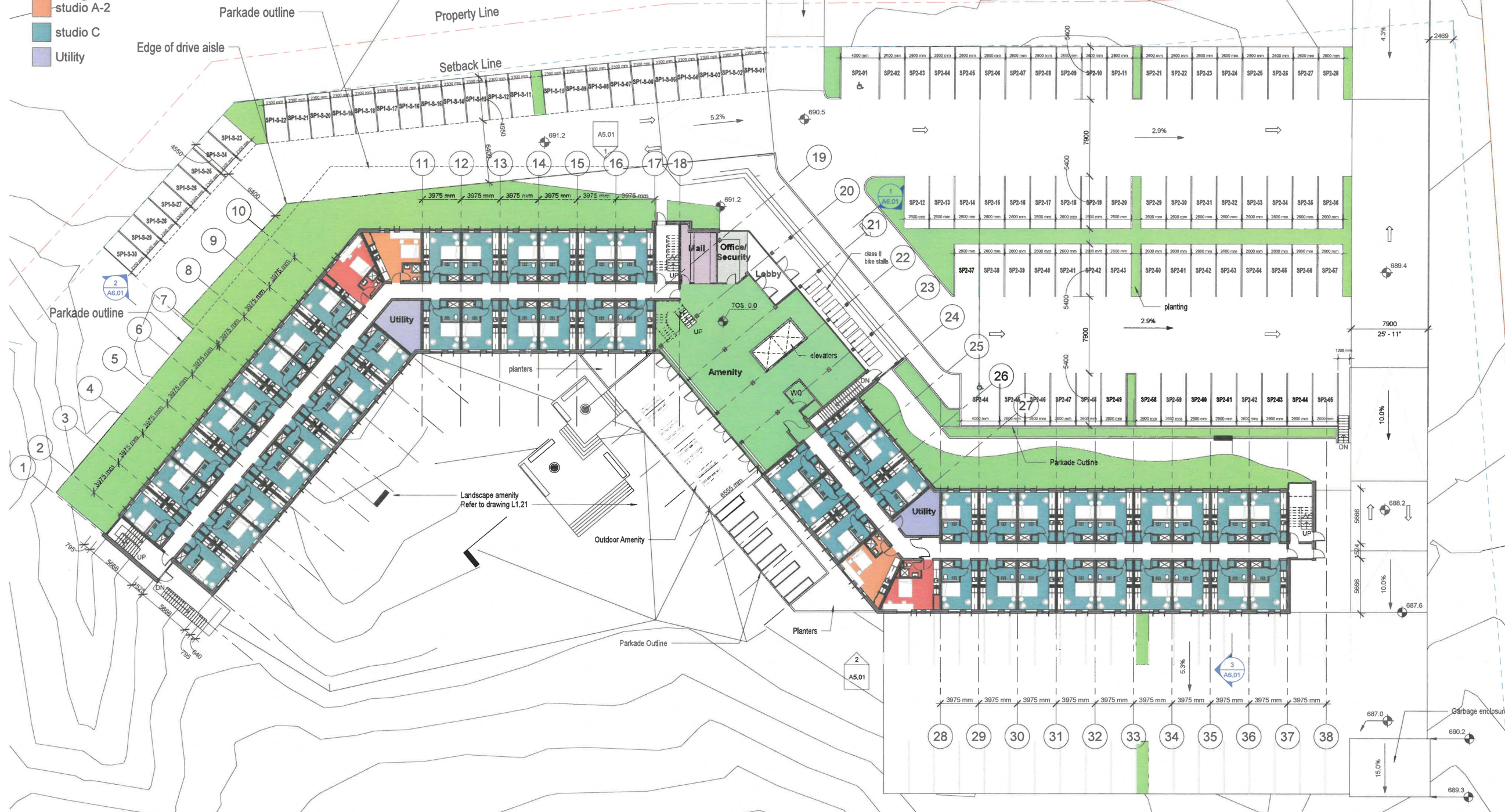
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**Exhibit "A"**  
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No.	Description	Date
C	Issued for Development Permit	2021-05-14
A	Issued for rezoning	2020-09-25

**PROJECT**  
HUB Prince George  
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**DRAWING**  
Level 1 Plan

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1926	PROJECT NO

**A2.04**

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Room Legend

- Amenity
- studio A
- studio A-1
- studio A-2
- studio B
- studio C
- Utility



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**Exhibit "A"**  
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No.	Description	Date
C	Issued for Development Permit	2021-05-14
A	Issued for rezoning	2020-09-25

**PROJECT**  
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**DRAWING**  
 Level 2 Plan

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**A2.05**





SEAL

Room Legend

- Amenity
- studio A
- studio A-1
- studio A-2
- studio B
- studio C
- Utility



**Exhibit "A"**  
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No.	Description	Date
C	Issued for Development Permit	2021-05-14
A	Issued for rezoning	2020-09-25

PROJECT  
 HUB Prince George  
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DRAWING  
 Level 3 Plan

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**A2.06**



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### Room Legend

- Amenity
- studio A
- studio A-1
- studio A-2
- studio B
- studio C
- Utility



**Exhibit "A"**  
**Application: DP100787**  
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Issued for Development Permit May 14, 2021

No.	Description	Date
C	Issued for Development Permit	2021-05-14
A	Issued for rezoning	2020-09-25

**PROJECT**  
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**DRAWING**  
Level 4 Plan

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## A2.07



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### Room Legend

- Amenity
- Mechanical
- studio A
- studio A-1
- studio A-2
- studio B
- studio C
- Utility



**Exhibit "A"**  
**Application: DP100787**  
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No.	Description	Date
C	Issued for Development Permit	2021-05-14
A	Issued for rezoning	2020-09-25

**PROJECT**  
 HUB Prince George  
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**DRAWING**  
 Level 5 Plan

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DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
1 : 200	SLA

1926 PROJECT NO

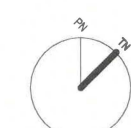
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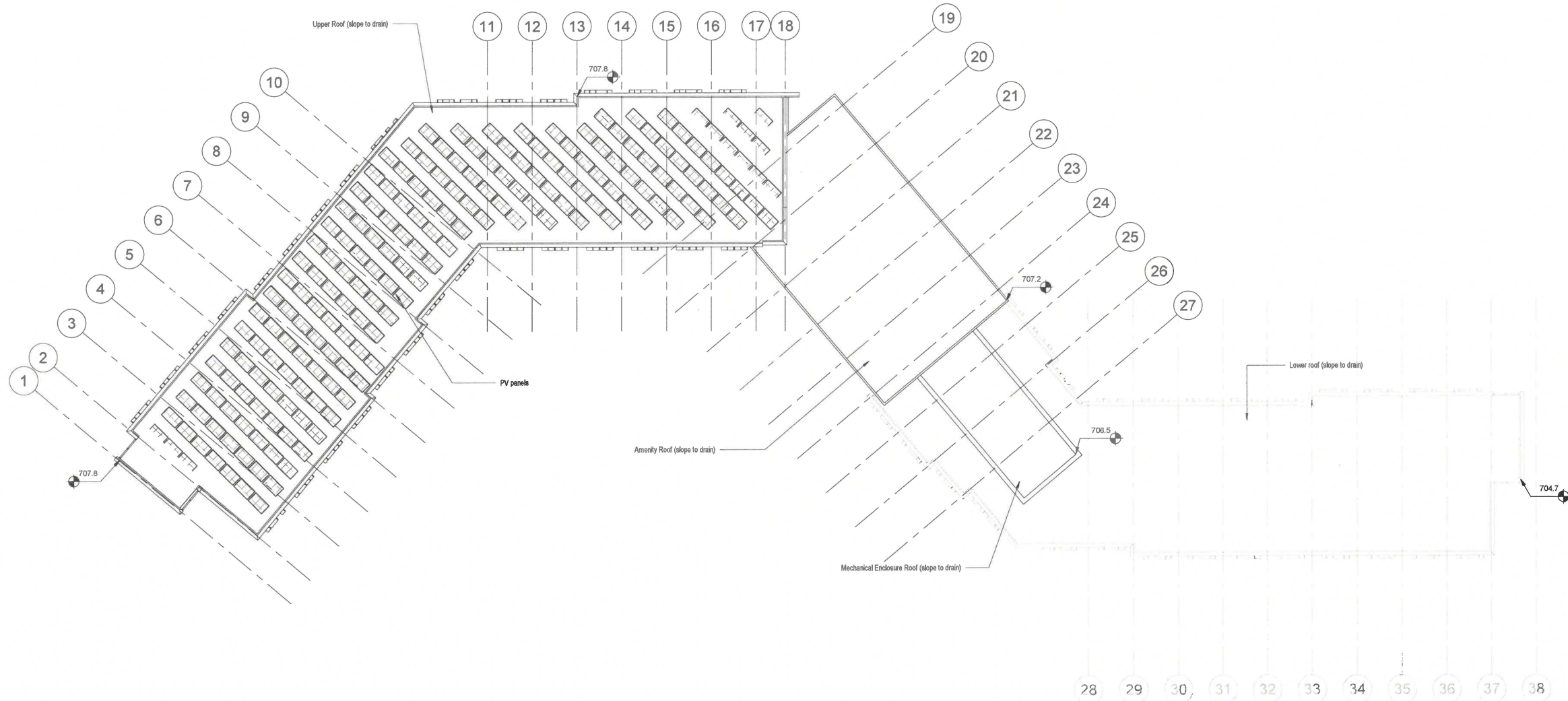
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Issued for Development Permit May 14, 2021





SEAL



**Exhibit "A"**  
 Application: DP100787  
 Date: Sept. 20, 2021  
 Page 11 of 14

Issued for Development Permit May 14, 2021

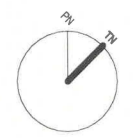
No.	Description	Date
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**PROJECT**  
 HUB Prince George  
 4500 Ospika Blvd, Prince George, BC

**DRAWING**  
 Roof Plan

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DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
1 : 200	SLA
1926	PROJECT NO

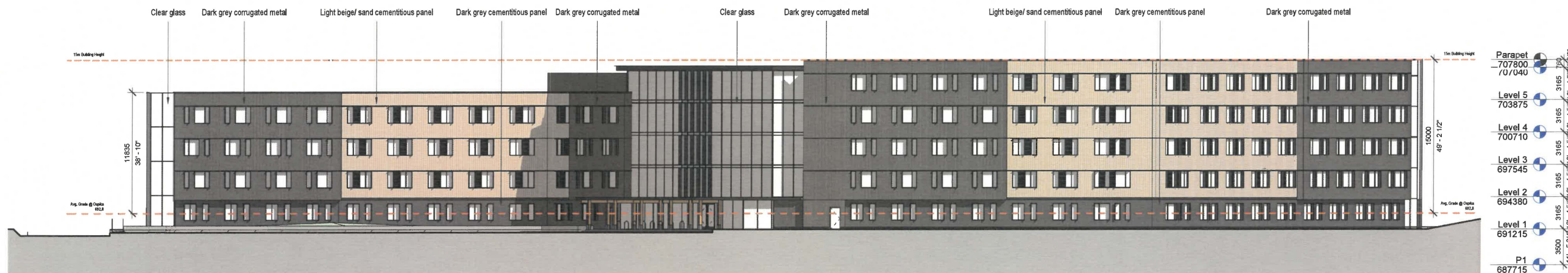


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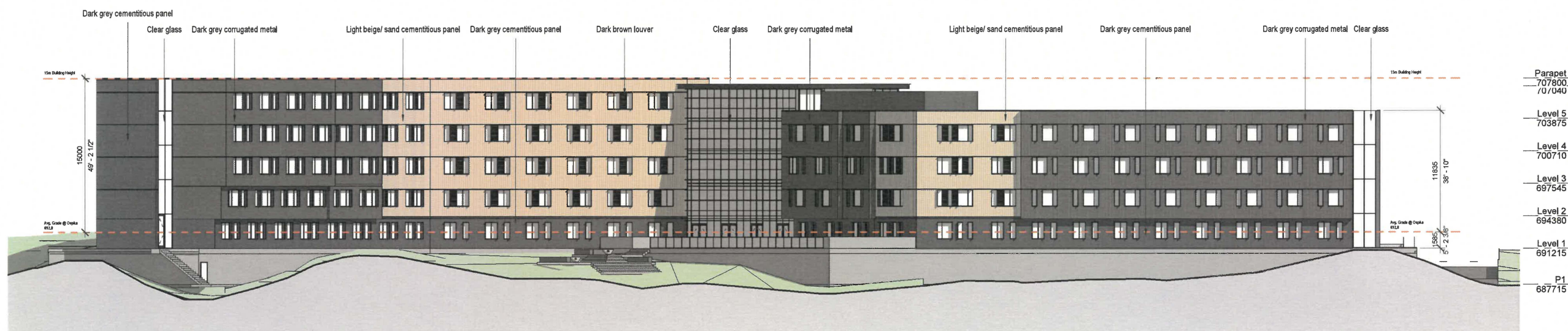
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SEAL



① North Elevation  
1 : 200



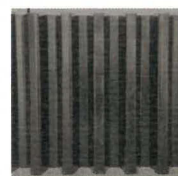
② South Elevation  
1 : 200



Dark grey cementitious panel



Light beige/ sand cementitious panel



Dark grey corrugated metal



Dark brown louver

**Exhibit "A"**  
Application: DP100787  
Date: Sept. 20, 2021  
Page 12 of 14

No.	Description	Date
C	Issued for Development Permit	2021-05-14
A	Issued for rezoning	2020-09-25

**PROJECT**  
HUB Prince George  
4500 Ospika blvd, Prince George, BC

**DRAWING**  
Elevations / Materials

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DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
As indicated	SLA

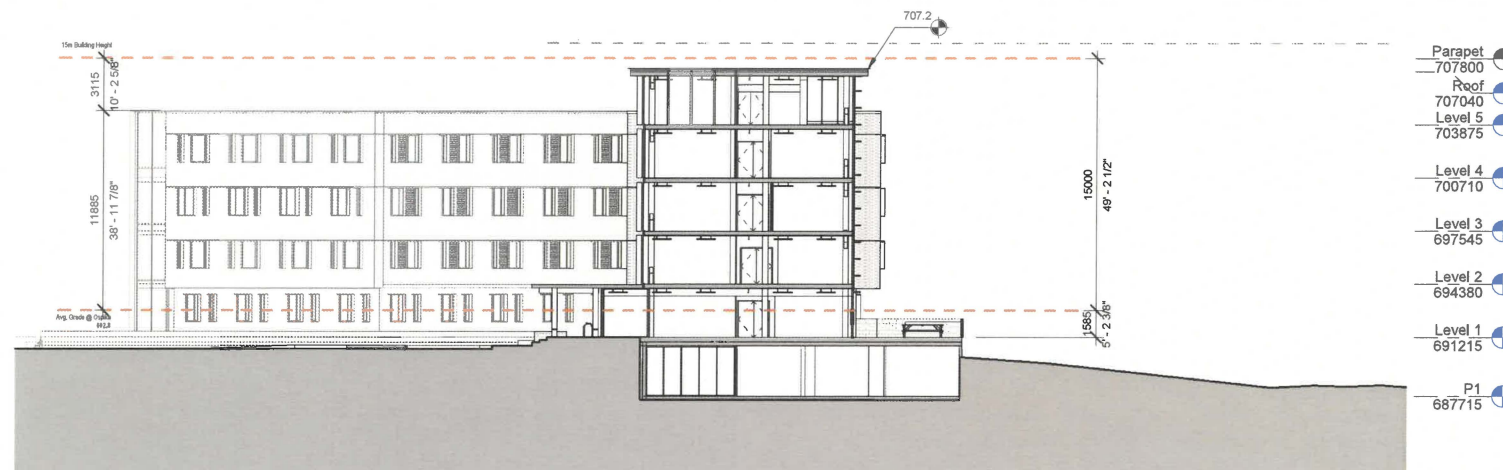
1926 PROJECT NO

**A5.01**

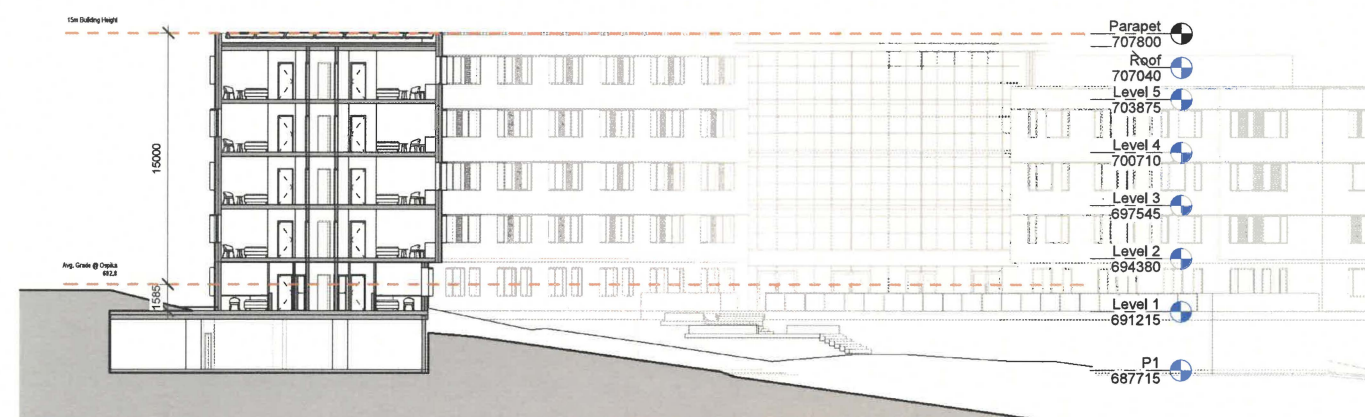




SEAL



① Section 6 - atrium + lock dims  
 1 : 200



② Section 16 - West Wing  
 1 : 200

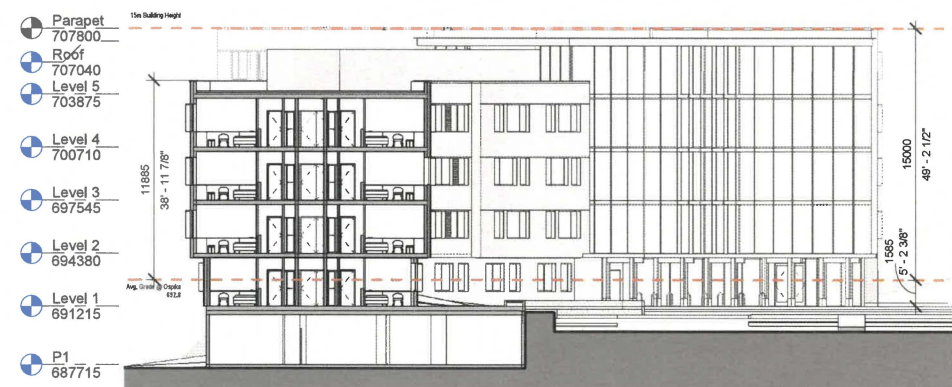


Exhibit "A"  
 Application: DP100787  
 Date: Sept. 20, 2021  
 Page 13 of 14

No.	Description	Date
C	Issued for Development Permit	2021-05-14
A	Issued for rezoning	2020-09-25

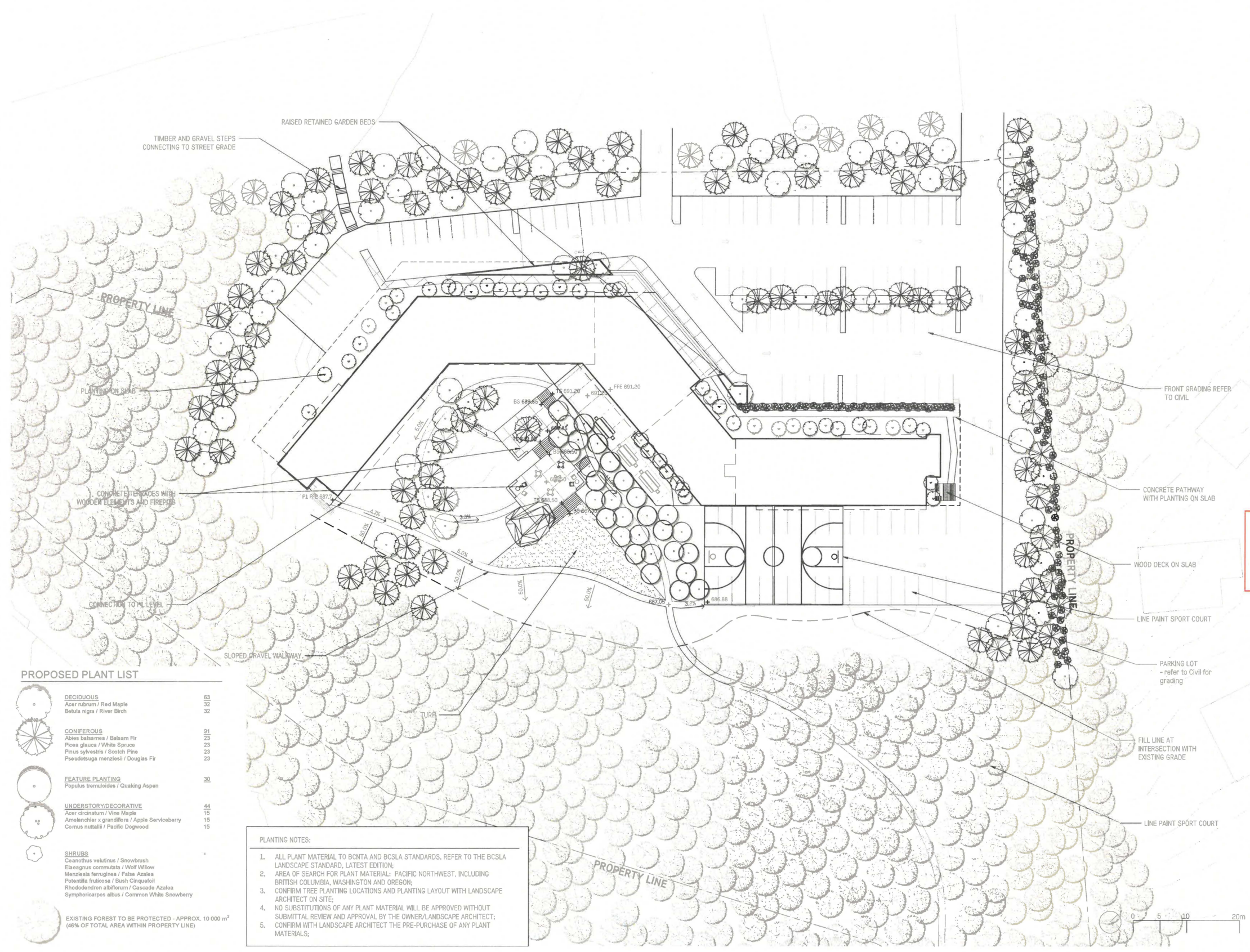
PROJECT  
 HUB Prince George  
 4500 Ospika blvd, Prince George, BC

DRAWING  
 Building Sections

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DRAWN	DATE
SLA	Issue Date
SCALE	REVIEWED
1 : 200	SLA
1926	PROJECT NO

A6.01



**PROPOSED PLANT LIST**

Category	Plant Name	Quantity
DECIDUOUS	Acer rubrum / Red Maple	83
	Betula nigra / River Birch	32
CONIFEROUS	Abies balsamea / Balsam Fir	91
	Picea glauca / White Spruce	23
	Pinus sylvestris / Scotch Pine	23
	Pseudotsuga menziesii / Douglas Fir	23
FEATURE PLANTING	Populus tremuloides / Quaking Aspen	30
UNDERSTORY/DECORATIVE	Acer circinatum / Vine Maple	44
	Amelanchier x grandiflora / Apple Serviceberry	15
	Cornus nuttallii / Pacific Dogwood	15
		15
SHRUBS	Ceanothus velutinus / Snowbrush	
	Elaeagnus commutata / Wolf Willow	
	Menziesia ferruginea / False Azalea	
	Potentilla fruticosa / Bush Cinquefoil	
	Rhododendron albiflorum / Cascade Azalea	
	Symphoricarpos albus / Common White Snowberry	
EXISTING FOREST TO BE PROTECTED - APPROX. 10 000 m <sup>2</sup> (46% OF TOTAL AREA WITHIN PROPERTY LINE)		

- PLANTING NOTES:**
1. ALL PLANT MATERIAL TO BCNTA AND BCSLA STANDARDS. REFER TO THE BCSLA LANDSCAPE STANDARD, LATEST EDITION;
  2. AREA OF SEARCH FOR PLANT MATERIAL: PACIFIC NORTHWEST, INCLUDING BRITISH COLUMBIA, WASHINGTON AND OREGON;
  3. CONFIRM TREE PLANTING LOCATIONS AND PLANTING LAYOUT WITH LANDSCAPE ARCHITECT ON SITE;
  4. NO SUBSTITUTIONS OF ANY PLANT MATERIAL WILL BE APPROVED WITHOUT SUBMITTAL REVIEW AND APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT;
  5. CONFIRM WITH LANDSCAPE ARCHITECT THE PRE-PURCHASE OF ANY PLANT MATERIALS;

**Exhibit "A"**  
 Application: DP100787  
 Date: Sept. 20, 2021  
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No.	Description	Date
2	Updated for DP Comment Response	July 30/21
1	Issued for DP	May 14/21

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The HUB  
 Student Residences  
 Prince George, BC

Technical  
 Landscape Plan

Date	May 14/21	Drawing Number	
Project No.	2036		
Scale	1:300		<b>L1.31</b>
Drawn/Checked	am/jf		