



# BRIARWOOD APARTMENTS

1330, 1380 FOOTHILLS BLVD.

# MCC LEGACY TRUST

- This owner of this property, Pacific Peace Properties Inc., is a subsidiary of the Mennonite Central Committee (MCC) and managed by MCC Legacy Trust.
- Beginning in 2012, a generous couple decided to donate their entire portfolio of rental and development properties for the benefit of the poorest of the poor around the world. They appreciated the international relief and development work of MCC and chose it as the recipient of their donation.
- The donated assets include a number of apartment buildings in Prince George, including Park Village, Pine Glen, and Briarwood.
- Every dollar of revenue that is generated by the portfolio is used by MCC to improve the quality of life for the most impoverished people around the world.



# MCC VALUES

MCC is committed to the sustainable management of our apartment buildings for generations to come. This includes making a significant investment in older buildings. These renovation programs enhance the quality of life for tenants, foster healthy communities, and create revenue that can be used for international relief work.



Renovation work underway at Park Village Apartments



# RENOVATION OF THE YEAR AWARD

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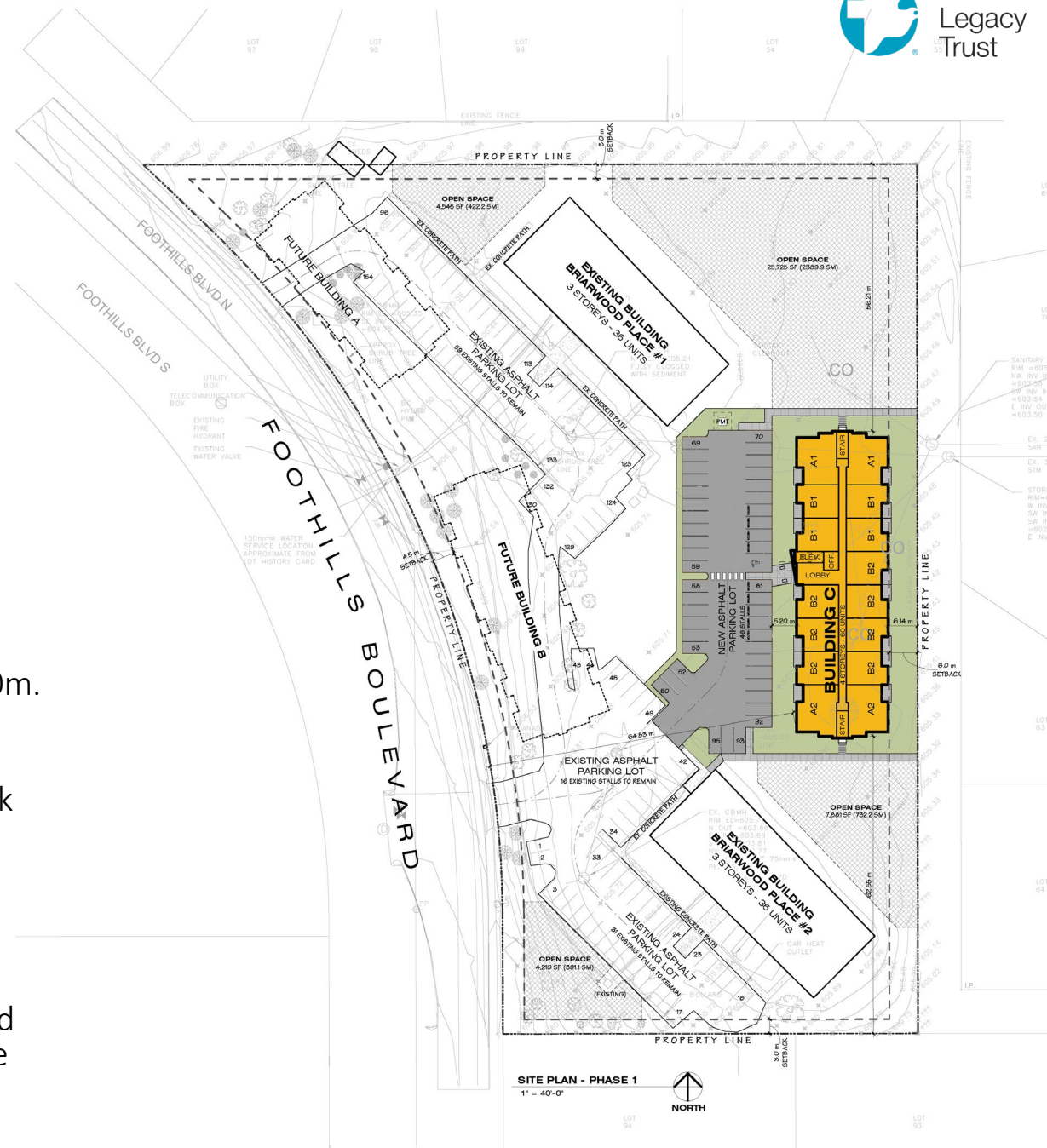
Park Village Apartments after the renovation

- Our Park Village and Pine Glen apartments in Prince George total 250 units and underwent a major renovation from 2016-2019.
- \$7.45m was spent on extensive interior/exterior renovations, as well as landscaping, parking lots, new playgrounds and community gardens. Tenants were intentionally not displaced during the renovation.
- Previously over half the units were vacant and uninhabitable and now the buildings are close to full. There has also been a significant reduction in crime, and an increase in tenant's pride of residence.
- This work led to a 2020 Renovation of the Year Award from the Canadian Federation of Apartment Associations. They stated: "MCC Legacy Trust delivered excellent value and results through their restoration and renovation. MCC's focus on social responsibility, AND creating an income stream, led to a financially viable, creative and functional rehabilitation of an existing property for a community that greatly needs it."

# BRIARWOOD APARTMENTS

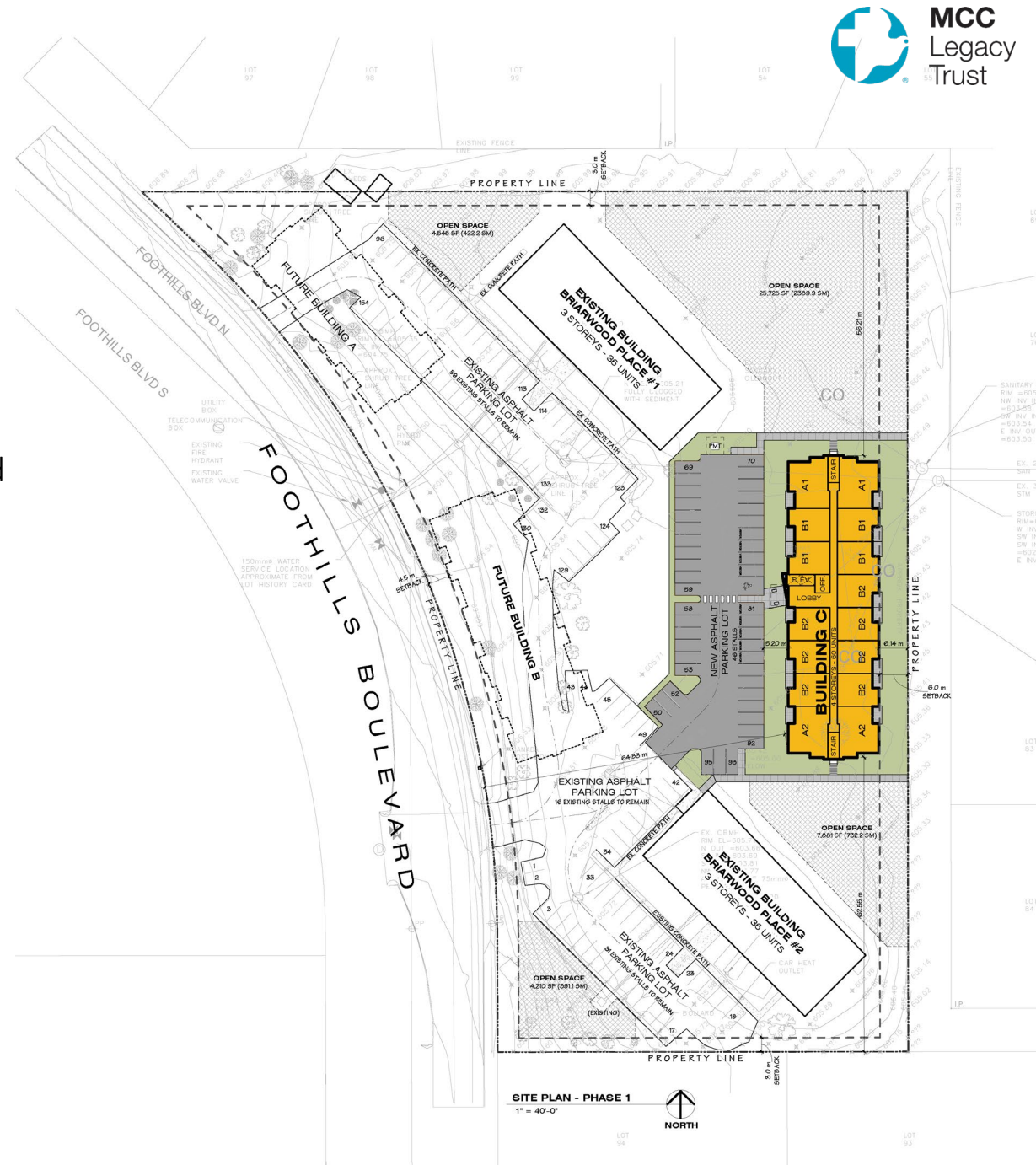
- This proposal was created in response to the municipal policy of encouraging an increase in the stock of affordable rental housing through the revitalization tax exemption. The tax exemption was a critical factor in making the development economically viable.
- 1330 Foothills Blvd is a prime opportunity to develop new rental apartments in the City. The 1.93ha site is significantly under-utilized, given the fact that it is on a major transportation route and adjacent to the higher-density Neighbourhood Centre Corridor. There are currently 2 buildings with a total of only 72 units on the site.
- This infill development would ultimately add 169 units of affordable rental housing in Prince George. Moreover, this density would be added to a growth-priority area, making efficient use of existing City services, transportation infrastructure, and amenities.

- Proposed OCP Amendment to Neighbourhood Centre Corridor, and Rezoning from RM3 to RM5 to permit the construction of three additional buildings, totaling 169 rental units.
- This density is consistent with the objectives of the Neighbourhood Centre Corridor OCP designation and surrounding multiple residential land uses along 15<sup>th</sup> Avenue and Foothills Blvd:
  - Transportation infrastructure – Foothill Blvd. is an arterial road, and there is a transit stop within 150m.
  - Infill development in a growth priority area.
  - Existing City services, an active pedestrian network and recreational amenities are currently in place.
- Traffic impact analysis – the existing road network is anticipated to handle traffic flows for the next two buildings that are constructed on site. When the 5<sup>th</sup> and final building is constructed, a new left turn lane may be required.





- Building C (yellow) contains 60 units and is currently under a DP application.
- This apartment building has been thoughtfully designed by Station One Architects with premium finishing materials that will enhance the local community and provide pride of residence for future tenants.
- If approved, Building C has a targeted Occupancy Date of September 2023.







Rendering of Building C by Station One Architects





Rendering of Building C by Station One Architects

