



THE HEIGHTS PRINCE GEORGE

SENIORS RESIDENCES

4500 OSPIKA BOULEVARD SOUTH, PRINCE GEORGE, BC

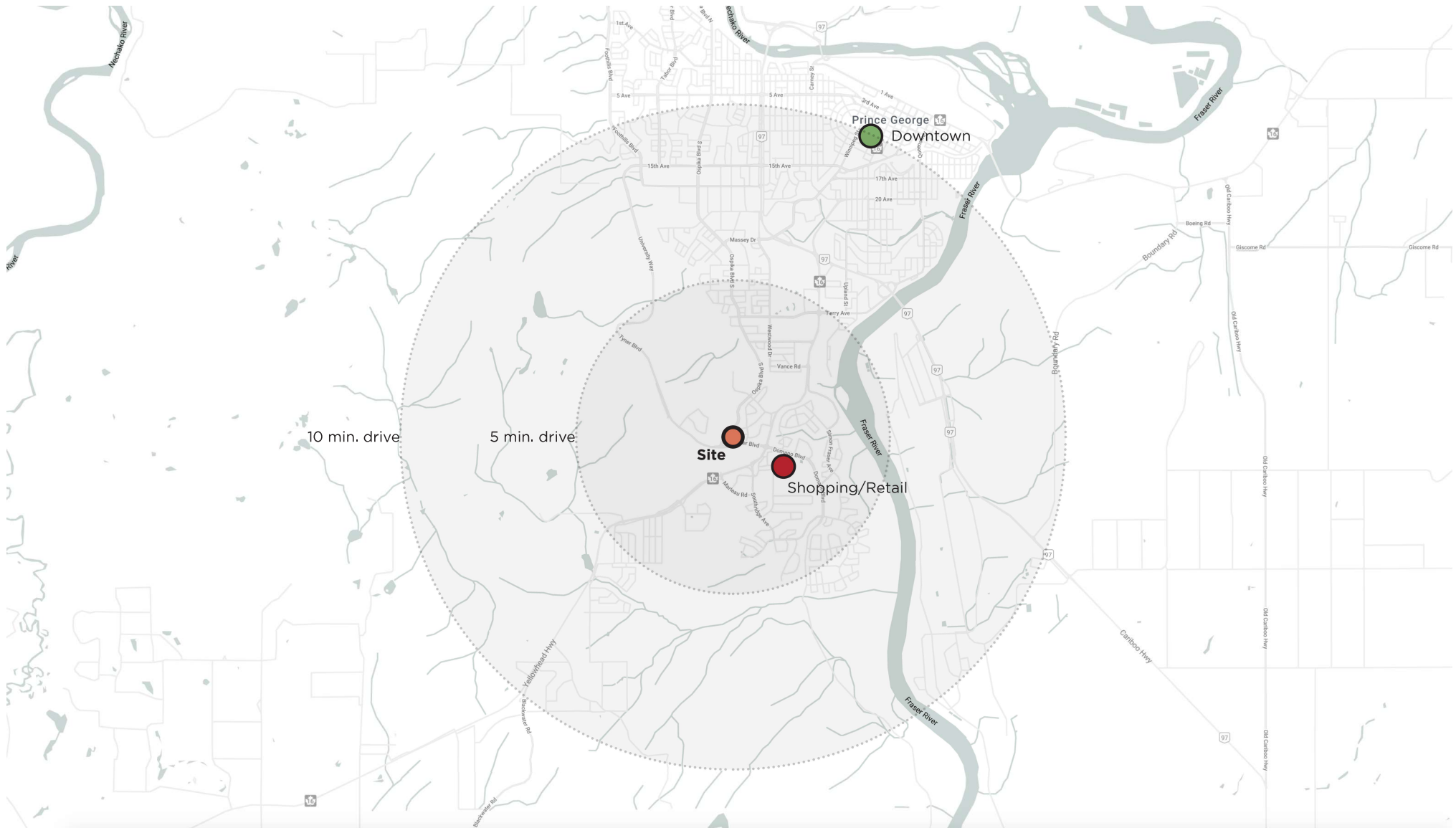
ADVISORY PANEL ON DESIGN DEVELOPMENT PRESENTATION

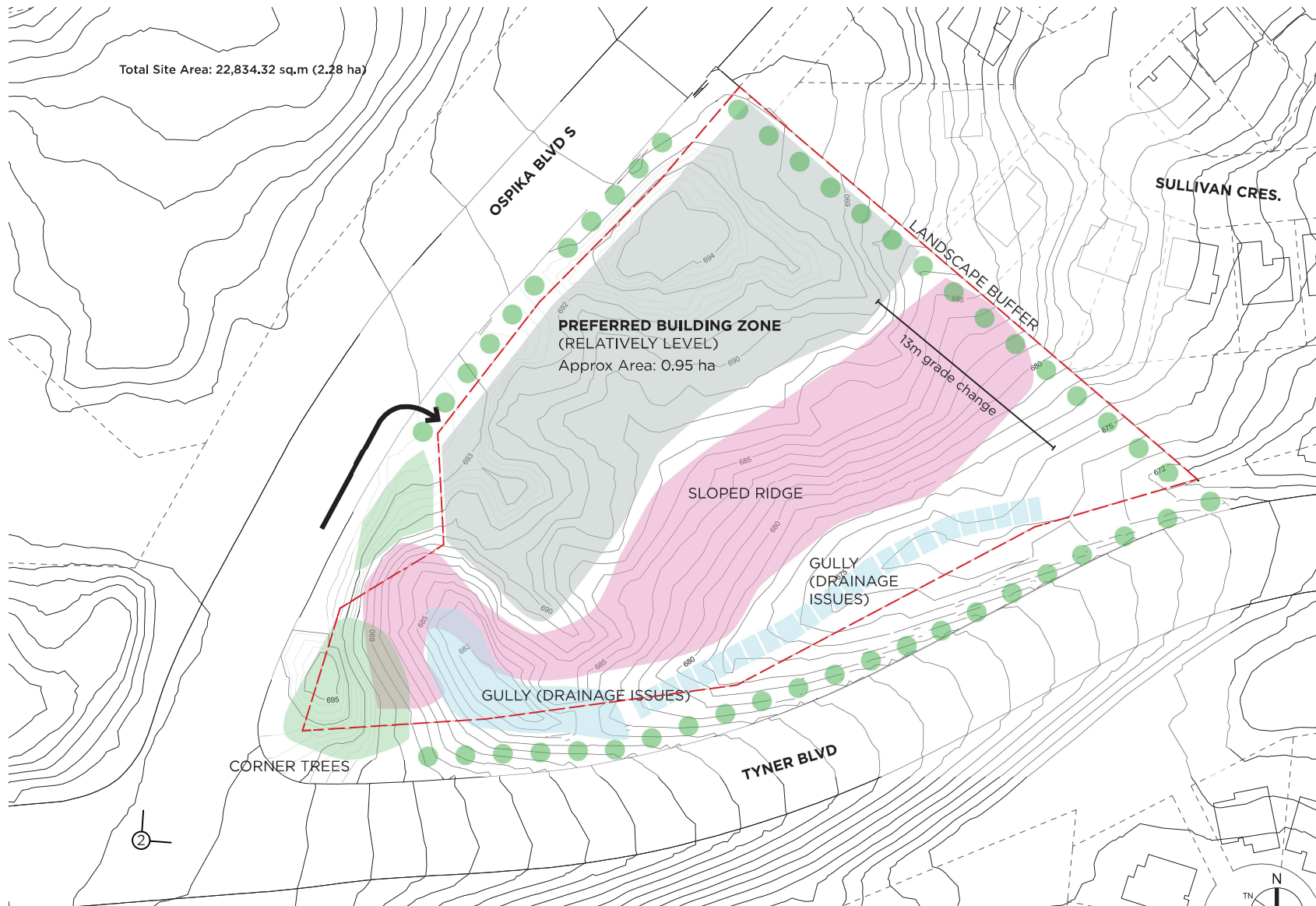
23 NOVEMBER 2022

THE HUB
COLLECTION

SLA

LSLA LAZZARINI
SVISDAHL
LANDSCAPE ARCHITECTS

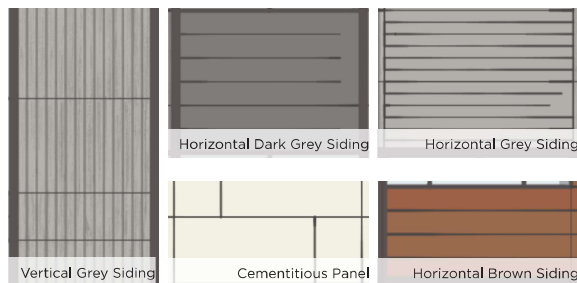






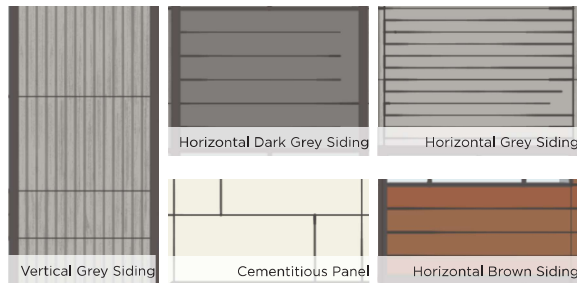


North Elevation (Ospika blvd)



List of Changes (vs DP submission August 18 2022):

- Materiality: broader range of materials, colours and textures
- Facade composition: the massing is broken up into distinct volumetric elements that are clearly expressed on the elevation
- Added Juliette balconies
- Window sizes increased and mullion layouts adjusted to create a more variable expression
- Roof line modulation introduced
- Main entrance / porte cochere adjusted to create a more welcoming / warm experience
- Grouping of facade elements/materials at different scales introduces experiential variability for users and others.



List of Changes (vs DP submission August 18 2022):

- Materiality: broader range of materials, colours and textures
- Facade composition: the massing is broken up into distinct volumetric elements that are clearly expressed on the elevation
- Added Juliette balconies
- Window sizes increased and mullion layouts adjusted to create a more variable expression
- Roof line modulation introduced
- Main entrance / porte cochere adjusted to create a more welcoming / warm experience
- Grouping of facade elements/materials at different scales introduces experiential variability for users and others.



Looking South towards main entrance



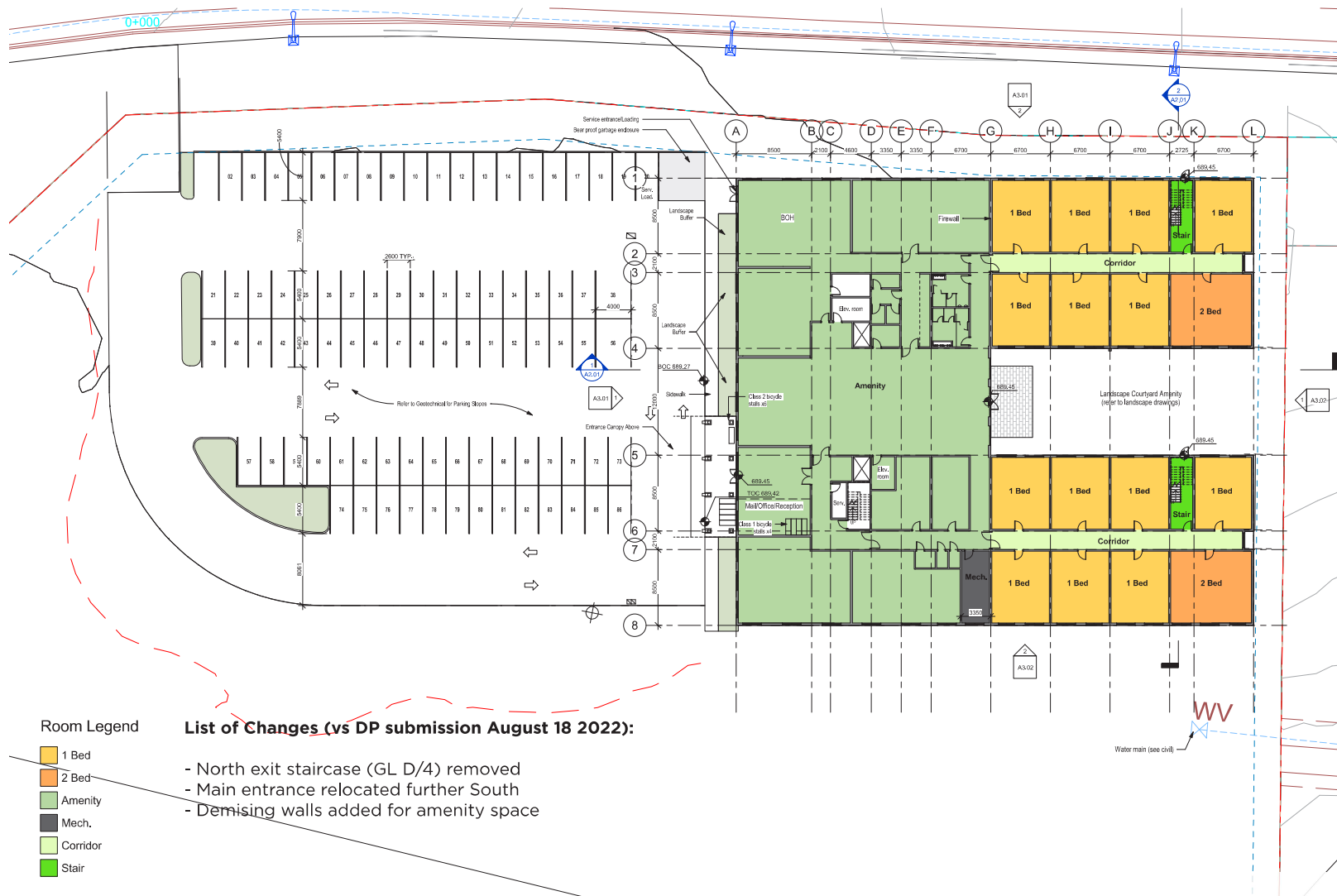
Looking South-West towards main entrance



Looking East from the amenity patio space

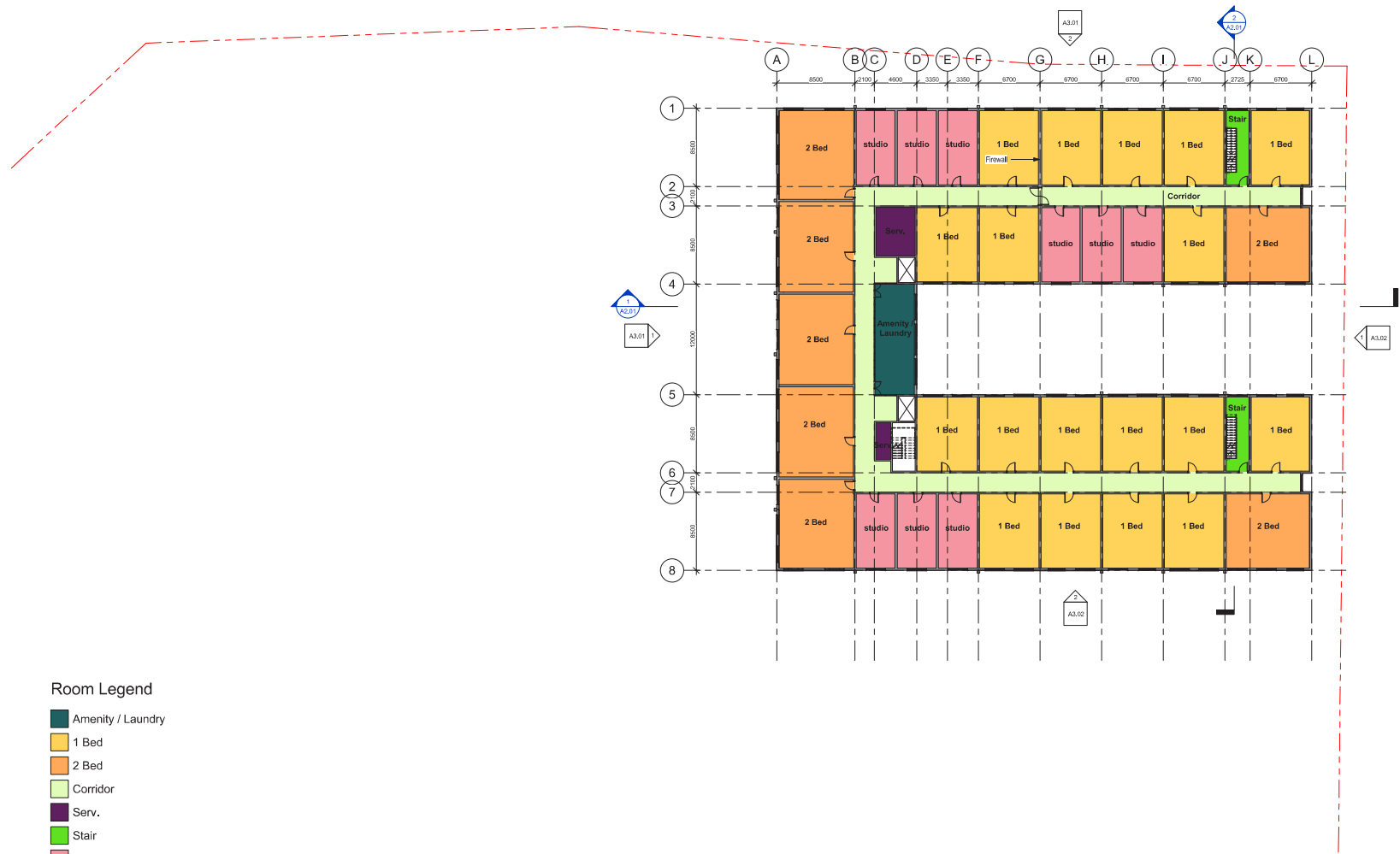


Looking West towards West wing

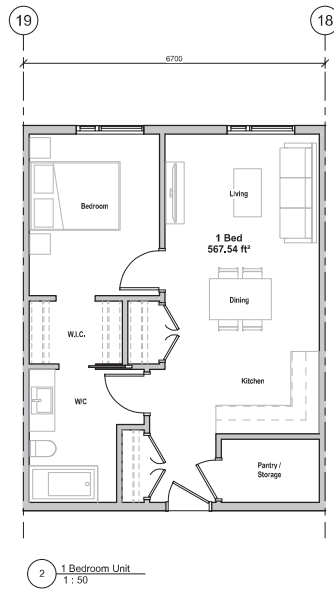
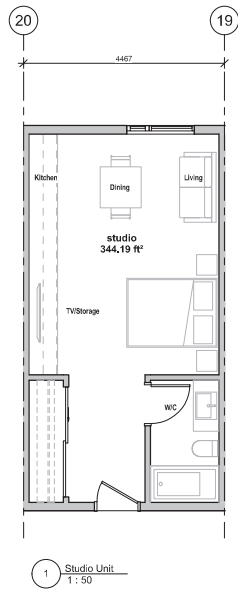


Level 1 Plan

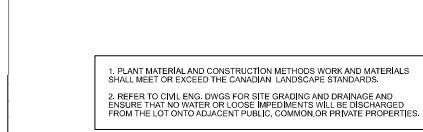




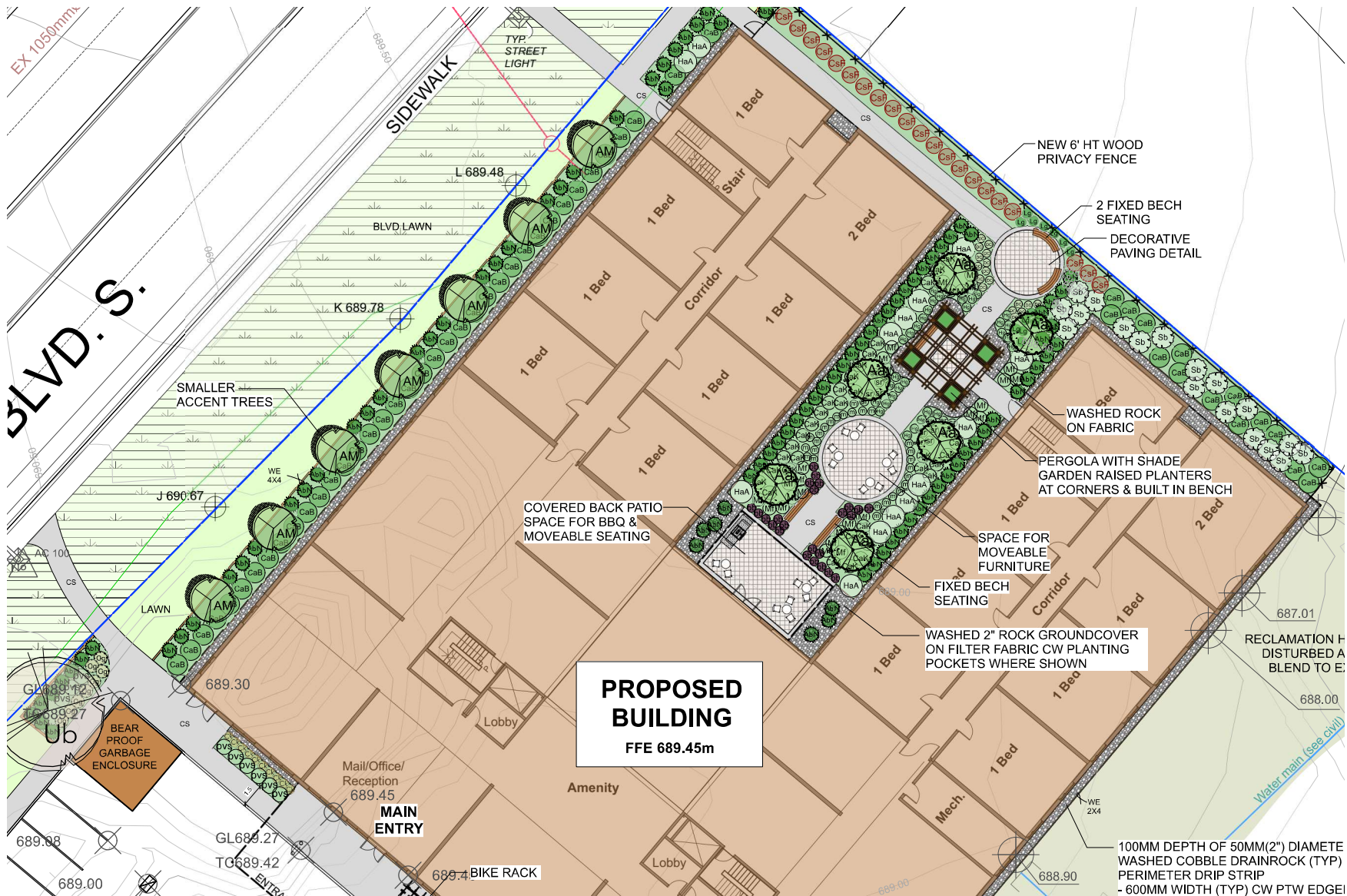
Level 5 Plan



Level P1 Plan



L 1



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
TREES				
Aa	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	1.5m ht WB
AM	Acer ginnala	Amur Maple	8	6cm Cal.
B	Betula papyrifera	Paper Birch	6	6cm Cal.
Mo	Picea pungens 'Hoopsii' Prunus x nigrella 'Mud'	Mudle Plum	1	5cm Cal.
LP	Pinus contorta latifolia	Lodgepole Pine	5	2m
Ub	Ulmus americana 'Brandon'	Brandon Elm	6	6cm Cal.
SHRUBS				
AbN	Abies balsamea 'Nana'	Dwarf Balsam Fir	99	#2pot
Ca	Caragana frutex 'Globosa'	Globe Caragana	15	#2pot
CaK	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	66	#2pot
CaF	Cornus sericea 'Farrow'	Dwarf Arctic Fire Dogwood	21	#2pot
CaB	S Cornus alba Bailhala	Ivory Halo Dogwood	54	#2pot
HaA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	14	#2pot
Jh	Juniperus horizontalis 'Effusa'	Native Creeping Juniper	18	#2pot
Lq	Ledum groenlandicum	Labrador Tea	20	#2pot
pvs	Philadelphus x virginialis 'Dwarf Snowflake'	Miniature Snowflake Mock Orange	28	#2pot
HH	Rosa Rugosa 'Henry Hudson'	Henry Hudson White Rose	7	#2pot
SS	Rhus Glabra	Smooth Sumac	77	#2pot
Sb	Symphoricarpos albus	Snowberry	18	#2pot
Sbg	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	24	#2pot
ORNAMENTAL GRASSES & GROUNDCOVER				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	88	#1pot
Dc	Deschampsia caespitosa 'Bronzeschleier'	Bronzeschleier Tufted Hair Grass	46	#1pot
PERENNIALS/GROUNDCOVERS				
b	Heuchera micrantha 'Bressingham Bronze'	Bressingham Bronze Coral Bells	24	#1pot
Mf	Adiantum pedatum	Maidenhair Fern	29	#1pot
Hq	Hosta 'Guacamole'	Guacamole Hosta	32	#1pot
m	Maianthemum dilatatum	False Lily-of-the-Valley	27	#1pot
sr	Smilacina racemosa	False Solomon's Seal	13	#1pot
vv	Vaccinium vitis-idaea	Lingonberry	7	#1pot

RECOMMENDED SEED MIX BLENDS

SEED MIX #1 - LOW MAINTENANCE MIX SUPPLIER: Pacific Premier Seeds

15% Quatro Sheeps Fescue
15% Eureka II Hard Fescue
10% Chantilly Creeping Red Fescue
20% Creeping Red Fescue
20% Windward Chewings Fescue
20% LS2300 Perennial Ryegrass

SEED MIX #2 - Rainier Supreme Forestland Mix - MOT SUPPLIER: Pacific Premier Seeds

32% Intermediate Wheatgrass
20% Rambler Alfalfa
15% Perennial Ryegrass
15% Annual Ryegrass
10% Hard Fescue
5% White Dutch Clover
2% Canada Bluegrass
1% Red Top

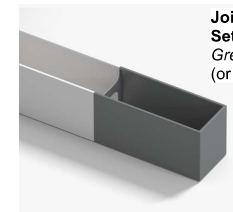
PROJECT SITE FEATURE



PERGOLA TRELLIS

Precedent Images for Reference

PROJECT SITE FURNITURE



Join Modular Planter
Set to Radius as Noted
Green Theory Planters
(or approved equiv)

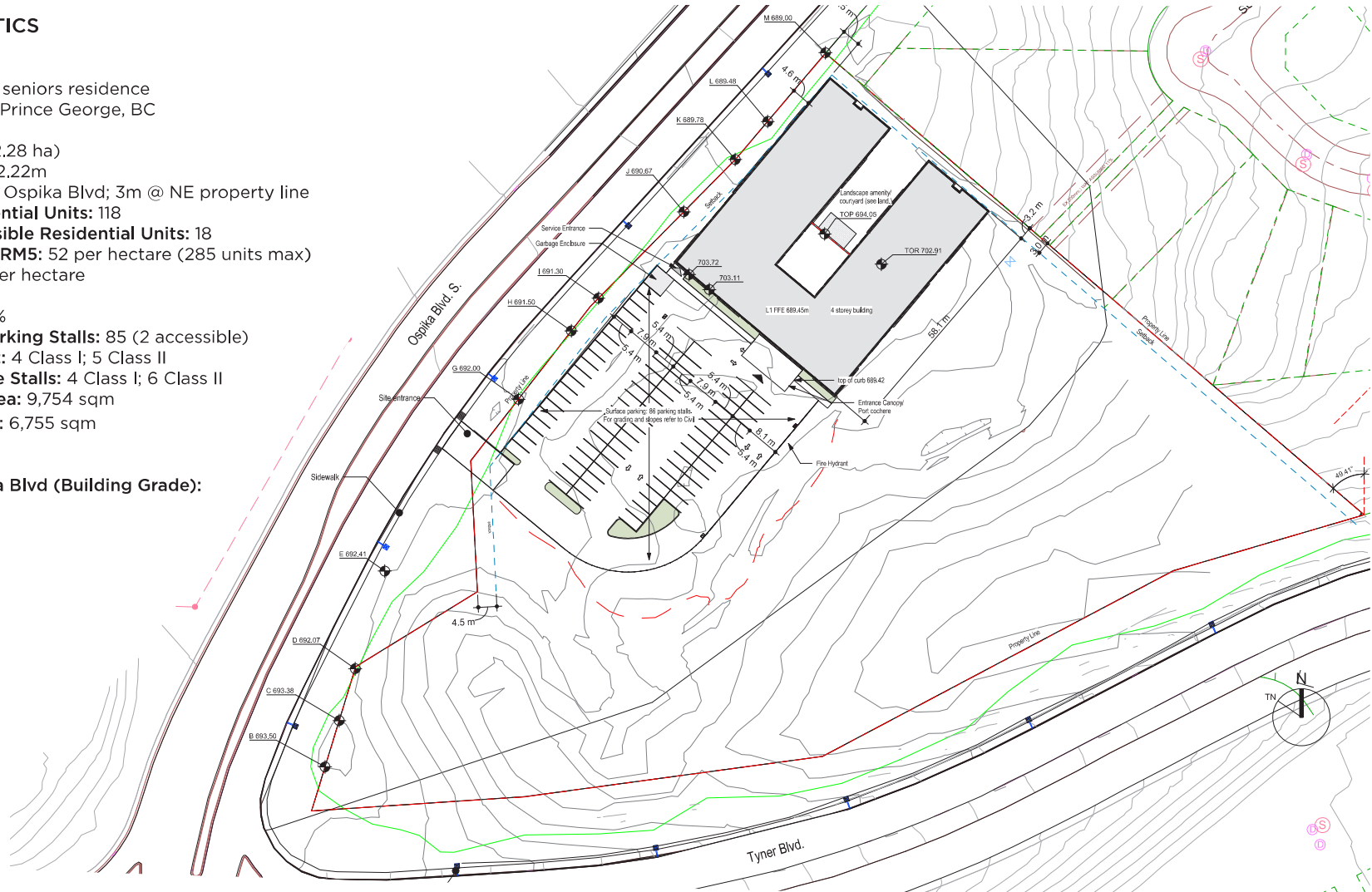


Skyline Curved & Straight Park Bench cw Backrest
Model Number: SLCB-6 & SLB-6
Wishbone Site Furnishings Ltd
(or approved equiv)

DEVELOPMENT STATISTICS

Project Description: 118 Unit seniors residence
Address: 4500 Ospika blvd, Prince George, BC
Current Lot Zoning: RM5
Site Area: 22,834.32 sq.m. (2.28 ha)
Proposed Building Height: 12.22m
Proposed Setbacks: 4.5m @ Ospika Blvd; 3m @ NE property line
Proposed Number of Residential Units: 118
Proposed Number of Accessible Residential Units: 18
Allowed Unit Density under RM5: 52 per hectare (285 units max)
Proposed Unit density: 112 per hectare
Max Site Coverage: 55%
Proposed Site Coverage: 12%
Proposed Number of Car Parking Stalls: 85 (2 accessible)
Bicycle parking requirement: 4 Class I; 5 Class II
Proposed Number of Bicycle Stalls: 4 Class I; 6 Class II
Proposed Gross Building Area: 9,754 sqm
Proposed Net Building Area: 6,755 sqm

Average Grade along Ospika Blvd (Building Grade):
 691.5m





THANK YOU