

**DATE:** September 8, 2021

**TO:** MAYOR AND COUNCIL

**NAME AND TITLE:** Deanna Wasnik, Acting Director of Planning and Development Services

**SUBJECT:** Official Community Plan Amendment Application No. CP100176 (Bylaw No. 9214) and Rezoning Amendment Application No. RZ100705 (Bylaw No. 9215)

**APPLICANT:** Peter Wise for 1253545 B.C. Ltd., Inc. No. BC1253545  
**LOCATION:** 1177 Foothills Boulevard

**ATTACHMENT(S):** Location and Existing Zoning Map  
Appendix "A" to Bylaw No. 9214  
Appendix "A" to Bylaw No. 9215  
Exhibit "A" to Application No. CP100176  
Exhibit "A" to Application No. RZ100705  
Exhibit "B" to Application No. RZ100705  
Supporting Documents

**RECOMMENDATION(S):**

That Council:

1. DENIES FIRST AND SECOND READING to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9214, 2021"; and
2. DENIES FIRST AND SECOND READING to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9215, 2021".

**PURPOSE:**

The applicant is proposing to amend the Official Community Plan (OCP) and Zoning Bylaw to facilitate development of a six-storey apartment building comprised of 127 units at 1177 Foothills Boulevard (subject property).

In order to facilitate the proposed density and height, the applicant has applied to amend the OCP from Neighbourhood Residential to Neighbourhood Centre Corridor; and rezone the subject property from RM4: Multiple Residential to RM6: Mid-Rise Residential. The applicant has provided a rendering of the proposed development and details of the proposed seniors housing model, amenities and services, which have been attached to this report as supporting documents. Administration does not support the applicant's proposed OCP amendment and rezoning as the proposal does not meet the policy direction of the OCP.

### Site Characteristics

Location	1177 Foothills Boulevard
Legal Description	Lot 104, District Lot 2507 and 2609, Cariboo District, Plan 22809
Current Use	Vacant Land
Site Area	1.0 ha (2.5 acres)
Growth Management	Infill
Servicing	Services Available

### Official Community Plan – Future Land Use (see Appendix “A” to Bylaw No. 9214)

Current Designation	Neighbourhood Residential
Proposed Designation	Neighbourhood Centre Corridor

### Zoning (see Appendix “A” to Bylaw No. 9215)

Current Zoning	RM4: Multiple Residential
Proposed Zoning	RM6: Mid-Rise Residential

### Surrounding Land Use Table

North	Foothills Boulevard
South	Open Space; Single Residential; Elkhorn Crescent
East	Foothills Boulevard; Single Residential; Ochakwin Crescent
West	Significant Slope; Cranbrook Hill Road

### POLICY / REGULATORY ANALYSIS:

#### Intent of the Official Community Plan

As identified in Section 1.2 of the OCP (Intent, Application, and Interpretation), the *Local Government Act* explains that all bylaws enacted or works undertaken by Council after adoption of the OCP must be consistent. An OCP, however, is not intended to be a static document, but should adapt to new trends within society and respond to changing circumstances. As such, following appropriate public consultation and careful consideration by Council, policies and land use designations in an OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*.

#### Official Community Plan

##### Future Land Use

The subject property is designated as Neighbourhood Residential in Schedule B-6: Future Land Use of the OCP. This designation is intended to maintain a similar scale of housing typical to existing neighbourhoods, having a density of less than 22 units per hectare, and limiting the size of new buildings (Policy 8.3.58 and 8.3.59).

##### Form and Character

In order to facilitate the proposed six (6) storey apartment building, the applicant has applied to amend the future land use designation from Neighbourhood Residential to Neighbourhood Centre Corridor. Neighbourhood Centre's are intended to increase the mix of uses (i.e., residential and daily needs amenities) within easy walking distance of one another (Section 8.3 C). The Neighbourhood Centre Corridor designation is intended to provide mixed-use developments incorporating local shops, services and similar amenities at grade with residential above, and is typically along a major arterial or collector road (Policy 8.3.34). Neighbourhood Centre Corridors primarily consist of multi-family building forms up to four (4) storeys in height, except along Queensway and at the intersection of O'Grady and Stringer Crescent where six (6) storeys is appropriate (Policy 8.3.33 and 8.3.37).

The surrounding neighbourhood (north, east and south of the subject property) is predominantly low density residential. Nearby apartment buildings (i.e., Carriage House Apartments, Forest Glen Apartments, Briarwood Apartments) are located on lots zoned RM3: Multiple Residential, RM4: Multiple Residential, and RM5: Multiple Residential. The above noted apartment buildings are 2.5 storeys in height. Additional apartment housing is currently under construction at Glen Shee Road and Foothills Boulevard on lots zoned RM5, which permits a

maximum number of four (4) storeys. OCP Policy encourages buildings be of a similar size and scale with nearby (e.g., on the same street or block) buildings (Policy 8.3.55). The proposed six (6) storey apartment is not consistent with the size and scale of existing apartment buildings in the surrounding area and reflects a scale of development supported elsewhere such as in the downtown, along Queensway and at the intersection of O'Grady Road and Stringer Crescent (Policy 8.3.33).

OCP Policy encourages infill and redevelopment of existing vacant and underused sites, with an emphasis on enhancing the pedestrian experience (Policy 8.3.31). The subject property is within a transit catchment area however is not within walking distance of daily needs amenities (Policy 8.7.23). The proposed development will access directly onto Foothills Boulevard, which is classified as an arterial road. It is not clear the extent of potential impacts, the proposed development will have on traffic volumes and access to Foothills Boulevard.

#### *Schedule B-3: Significant Slopes*

The subject property is adjacent to Cranbrook Hill Road and a portion has been identified within Schedule B-3: Significant Slopes. Significant slopes are slopes greater than 20% grade and may be subject to landslide, erosion and sedimentation hazards (Policy 6.4.54 and 6.4.57).

The OCP encourages that park and open spaces utilize lands subject to landslide, erosion and sedimentation hazards, and that development be located a safe distance from significant slopes based on geotechnical reporting prepared by a qualified professional (Policy 6.4.55). OCP Policy encourages a strong urban/rural edge, following topographical features and significant slopes including slopes along the west of Foothills Boulevard (Policy 8.1.5).

The applicant has provided a Geotechnical Slope Review prepared by McElhanney Ltd., dated June 16, 2020, and an updated Geotechnical Assessment prepared by Soil Tech Consulting Ltd., dated August 12, 2021. Both the Geotechnical Slope Review and Geotechnical Assessment identified a 0.37 ha (0.9 acre) area as not developable (i.e., no building and no disturbance) without further geotechnical reporting, as shown on Exhibit "A" to RZ100705.

The proposed Neighbourhood Centre Corridor designation permits a scale of development inappropriate for the subject property as per OCP policy outlined above. Administration does not support the proposed amendments to the OCP to allow increased density and height.

#### Growth Management

The subject property is designated as Infill in Schedule B-4: Growth Management of the OCP. The intent of this designation is to prioritize infill development and encourage utilization of vacant sites (Policy 8.1.1).

Although OCP Policy encourages infill, the proposed density, form and potential impacts of the proposed development must be considered. The proposed density, coupled with significant slopes and reduced buildable area is not compatible. Furthermore, the location of the proposed development is not consistent with the policy direction of the OCP. Administration does not support the proposed amendments to the OCP.

#### **Zoning Bylaw**

The subject property is currently zoned RM4: Multiple Residential. The RM4 zone is intended to provide multi-family housing with a maximum density of 90 dwellings/ha. The current zoning would allow the applicant to construct a four (4) storey, 90 dwelling apartment building.

The applicant is proposing to rezone the subject property from RM4 to RM6: Mid-Rise Residential. The RM6 zone is intended to provide mid-rise, multi-family housing with a maximum density of 140 dwellings/ha, for areas defined by the OCP as suitable for higher densities. The proposed RM6 zone would allow the applicant to construct a six (6) storey, 140 dwelling apartment building.

The RM6 zone is supportable downtown, along Queensway, and at the intersection of O'Grady Road and Stringer Crescent. There are currently 23, RM6 zoned properties throughout the City and only four (4) of which are west of Highway 97, as shown on Exhibit "B" to RZ100705 in red. The RM6 zone is primarily located east of Highway

97, along Queensway and downtown, where higher density residential uses are encouraged. The four (4) properties west of Highway 97 include:

- an undeveloped parcel located at 474 Ospika Boulevard with a Section 219 Covenant (Title Document No. BB612734) restricting building height a maximum of 12.0 m;
- Rainbow Care Home located at 1000 Liard Drive, which is a single storey development;
- West Gables Town Houses located at 2823 Ferry Street, which is a three (3) storey development; and
- O'Grady Heights located at 5940 Stringer Crescent, which includes a five (5) and six (6) storey apartment as permitted by the OCP.

There are currently no RM6 zoned properties west of Ospika Boulevard.

As noted above, the applicant is proposing to rezone the subject property from RM4 to RM6, to facilitate the development of a six (6) storey apartment building. Administration has provided a comparison of the development regulations for these zones in Table 1 below.

<b>Table 1</b>	<b>Current – RM4: Multiple Residential</b>	<b>Proposed – RM6: Mid-Rise Residential</b>
Principal Uses	<ul style="list-style-type: none"> <li>• Community Care Facility, Major</li> <li>• Community Care Facility, Minor</li> <li>• Housing, Apartment</li> <li>• Housing, Congregate</li> <li>• Housing, Four-Plex</li> <li>• Housing, Row</li> <li>• Housing, Stacked Row</li> </ul>	<ul style="list-style-type: none"> <li>• Apartment Hotel</li> <li>• Community Care Facility, Major</li> <li>• Community Care Facility, Minor</li> <li>• Housing, Apartment</li> <li>• Housing, Congregate</li> <li>• Housing, Four-Plex</li> <li>• Housing, Row</li> <li>• Housing, Stacked Row</li> </ul>
Secondary Uses	<ul style="list-style-type: none"> <li>• Home Business 1</li> </ul>	<ul style="list-style-type: none"> <li>• Club</li> <li>• Health Service, Minor</li> <li>• Home Business 1</li> <li>• Retail, Convenience</li> <li>• Service, Massage Therapy</li> <li>• Service, Personal</li> </ul>
Max. density	90 dwellings/ha	140 dwellings/ha
Max. site coverage	55%	45% plus 30% for covered parking
Max. height	12.0 m	30.0 m
Min. front yard	6.0 m	4.5 m
Min. interior side yard	3.0 m	3.0 m
Min. rear yard	6.0 m	4.5 m
Min. between principal buildings	4.5 m	6.0 m

As shown in Table 1, the existing RM4 zone permits a number of residential building forms constructed to a maximum height of 12.0 m, with up to 90 dwellings/ha. The principal uses permitted by the proposed RM6 zone almost mirrors the RM4 building forms; however, the maximum height is 30.0 m and maximum density is 140 dwellings/ha. The subject property is 1.0 ha (2.5 acres) in size, therefore the maximum density permitted under the RM4 zone will allow up to 90 dwelling units. The applicant has proposed RM6 zoning in order to allow up to 140 dwelling units.

As noted above, Exhibit "A" to RZ100705, geotechnical reporting has identified approximately 0.37 ha (0.9 acres) as not developable without further professional reporting. OCP Policy recommends that a restrictive covenant be applied to the use, building and subdivision of significant slopes and areas deemed not developable. The OCP also suggests that these areas be excluded from all density calculations (Policy 6.4.50 and 8.2.15). Administration typically works with land use applicants to zone geotechnically sensitive land as AG: Greenbelt and secures a voluntary Section 219 Covenant. Where AG zoning is applied to sensitive lands, density



calculations exclude this land area. The applicant has indicated opposition to incorporating AG zoning on the subject property in order to obtain the maximum allowable density of the proposed

The proposed rezoning is inconsistent in scale and density from the surrounding neighbourhood. The proposed RM6 zone permits a scale of development inappropriate for the subject property as per OCP policy outlined above. Potential over-building of the site may lead to future variances to parking or landscaping requirements. In keeping with the rationale provided above, Administration does not support this application.

#### **Council Procedures during COVID-19 Pandemic**

As per the requirements set out in the *Local Government Act* and "City of Prince George Development Procedures Bylaw No. 7635, 2005", if Council approves first and second reading of the proposed bylaws, the City of Prince George will mail or otherwise deliver a notice to adjacent property owners and tenants whose interests may be affected by these applications. Members of the public may provide comment by written submission, telephone or in person. Written submissions received in response to the public notice for these applications will be provided to Council for their consideration during the public hearing and prior to third reading of the proposed bylaws. Residents who wish to speak in person can do so during the Public Hearing in Council Chambers. The City of Prince George follows the guidelines of the Provincial Health Officer as measures have been put in place to ensure the safety of members of the public attending the Public Hearing to provide comments. Additional information on methods to provide comments to Council can be found on the [City's website](#).

#### **ALTERNATIVES:**

1. Approve the bylaw
2. Approve the bylaw as amended
3. Refuse the bylaw
4. Defer or otherwise deal with the bylaw

Administration recommends that Bylaw No. 9214, 2021 and Bylaw No. 9215, 2021 be denied.

Should Council support this application, the sequence of adoption for the Official Community Plan is as follows:

#### **Sequence of Adoption for the Official Community Plan**

Pursuant to the *Local Government Act*, City of Prince George Official Community Plan Bylaw No. 8383, 2011 was adopted by considering the Financial Plan, Solid Waste Management Plan and Strategic Framework. Therefore, any amending bylaws to the Official Community Plan must also consider these plans.

Section 477 of the *Local Government Act* identifies the adoption procedures for the development, repeal or amendment to the Official Community Plan bylaw. This sets in motion the following sequence which identifies the *Local Government Act* requirements and the City's own procedures:

1. After a bylaw has been given first reading the following must occur:
  - a. Consideration of the plan in conjunction with the current [Financial Plan](#);
  - b. Consideration of the plan in conjunction with the current [Regional District Solid Waste Management Plan](#);
  - c. Consideration of any other plan and policies that the local government considers relevant (i.e. [Strategic Framework for a Sustainable Prince George](#));
  - d. Referral to the Agricultural Land Commission if the Plan applies to Agricultural Land Reserve land (not applicable to these applications);
  - e. Second Reading;
  - f. Public notice of the Public Hearing; and
  - g. Public Hearing.
2. Third Reading of the bylaw
3. Final Reading and Adoption of the bylaw

The *Local Government Act* requires that each reading of the OCP bylaw must receive an affirmative vote of a majority of all Council members. The adoption procedures found in Section 477 of the *Local Government Act* are required, and should any changes occur to the bylaw, the sequence of steps would be repeated.

Should Council support this application, the following recommendations are provided:

THAT Council:

1. GIVES FIRST READING to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9214, 2021".
2. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9214, 2021", in conjunction with the current Financial Plan and confirm there are no issues.
3. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9214, 2021", in conjunction with the current Regional District of Fraser Fort-George Solid Waste Management Plan and confirm there are no issues.
4. CONSIDERS "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9214, 2021", in conjunction with City of Prince George Strategic Framework for a Sustainable Prince George and confirm there are no issues.
5. GIVES SECOND READING to "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9214, 2021".
6. APPROVES the following public consultation process to fulfill the requirements of Section 475 of the *Local Government Act*:
  - a. Two (2) Citywide Newspaper advertisements requesting written comment; and
  - b. Request for written comment from properties identified on Exhibit "A" to CP100176.
7. EXPANDS, from 30 metres distance to the notification area shown on Exhibit 'A' to CP100176, as required in the "City of Prince George Development Procedures Bylaw No. 7635, 2005," for the mailing of notice of the public hearing for the "City of Prince George Official Community Plan Bylaw No. 8383, 2011, Amendment Bylaw No. 9214, 2021" and "City of Prince George Zoning Bylaw No. 7580, 2007, Amendment Bylaw No. 9215, 2021".
8. GIVES FIRST AND SECOND READINGS to "City of Prince George Zoning Bylaw No. 7850, 2007, Amendment Bylaw No. 9215, 2021".
9. PERMITS the Public Hearing for proposed Bylaw No. 9214 and Bylaw No. 9215 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
  - a. Receipt of a complete Development Permit Application;
  - b. Receipt of a Geotechnical Report;
  - c. Receipt of a Servicing Brief; and
  - d. Receipt of a Traffic Impact Study.
10. PERMITS that consideration of Final Reading for proposed Bylaw No. 9214 and Bylaw No. 9215 BE WITHHELD until the following requirements have been met to the satisfaction of Administration:
  - a. Receipt of a Section 219 Restrictive Covenant that restricts development of the subject property as identified in the Geotechnical Report.

In addition, any recommendations presented in the preceding items must be addressed to the satisfaction of the Acting Director of Planning and Development.

## DISCUSSION OF ITEMS FOR RESOLUTION OF SUPPORT:

### Development Permit

Section 488 of the *Local Government Act* gives municipalities the authority to designate development permit areas for specific purposes including the establishment of objectives for the form and character of multi-family developments. Once a development permit area has been designated, a development permit must be obtained prior to development.

The subject property is identified within a Multiple Residential Form and Character Development Permit Area. The Multiple Residential Form and Character Development Permit Area is intended to diversify housing stock options that provide for an appropriate level of design and site layout compatible with and complementary to adjacent uses; considers the human-scale; and provides the City with the ability to tailor new multiple residential developments to local site conditions (Policy 8.2.10). Through the development permit process, the City will evaluate that the proposed development by location; lot size; site access; volume of site usage and traffic; parking; landscaping and screening; development size, massing and quality of design (Policy 8.3.7).

Should Council approve the First Two Readings of Bylaw No. 9214, 2021, and Bylaw No. 9215, 2021, Administration recommends that the Public Hearing of Bylaw No. 9214 and Bylaw No. 9215, be withheld until a complete Multiple Residential Form and Character Development Permit application has been submitted to satisfaction of Administration.

### Servicing Brief

A Servicing Brief prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required to address technical issues related to water supply, sanitary sewer collection and storm drainage system designs.

Should Council support this application, Administration recommends that the Public Hearing of Bylaw No. 9214 and Bylaw No. 9215, be withheld until a Servicing Brief has been prepared and submitted to the satisfaction of Administration.

### Traffic Impact Study

A Traffic Impact Study prepared and sealed by a Professional Engineer registered in the Province of British Columbia is required to address technical issues related to traffic for the proposed development (e.g. access to and from the subject property and adjacent intersections, trip generation information, and recommendations to reduce the impacts associated with traffic).

Should Council support this application, Administration recommends that Public Hearing of Bylaw No. 9214 and Bylaw No. 9215, be withheld until a Traffic Impact Study has been prepared and submitted to the satisfaction of Administration.

### Section 219 Covenant

In order to preserve geotechnically sensitive land, the applicant has offered to register a Section 219 Restrictive Covenant on title of the subject property prior to Final Reading of Bylaw No. 9214 and Bylaw No. 9215. This covenant would restrict land disturbance and buildings from the area shown on Exhibit "A" to RZ100705.

Should Council support this application, Administration recommends that Final Reading of Bylaw No. 9214 and Bylaw No. 9215, be withheld until a Section 219 Restrictive Covenant that restricts development, as shown on Exhibit "A" to RZ100705, is provided to Administration's satisfaction, and is registered on the title of the Subject property.

**SUMMARY AND CONCLUSION:**

The applicant has proposed to amend the OCP and Zoning Bylaw to facilitate a six (6) storey, 127 dwelling apartment building at 1177 Foothills Boulevard. Administration does not support the proposed amendments due to the proposed density, height and location being inconsistent with OCP policy. Administration recommends that Council deny the application for the reasons outlined in this report.

**RESPECTFULLY SUBMITTED:**

Deanna Wasnik, Acting Director of Planning and Development Services

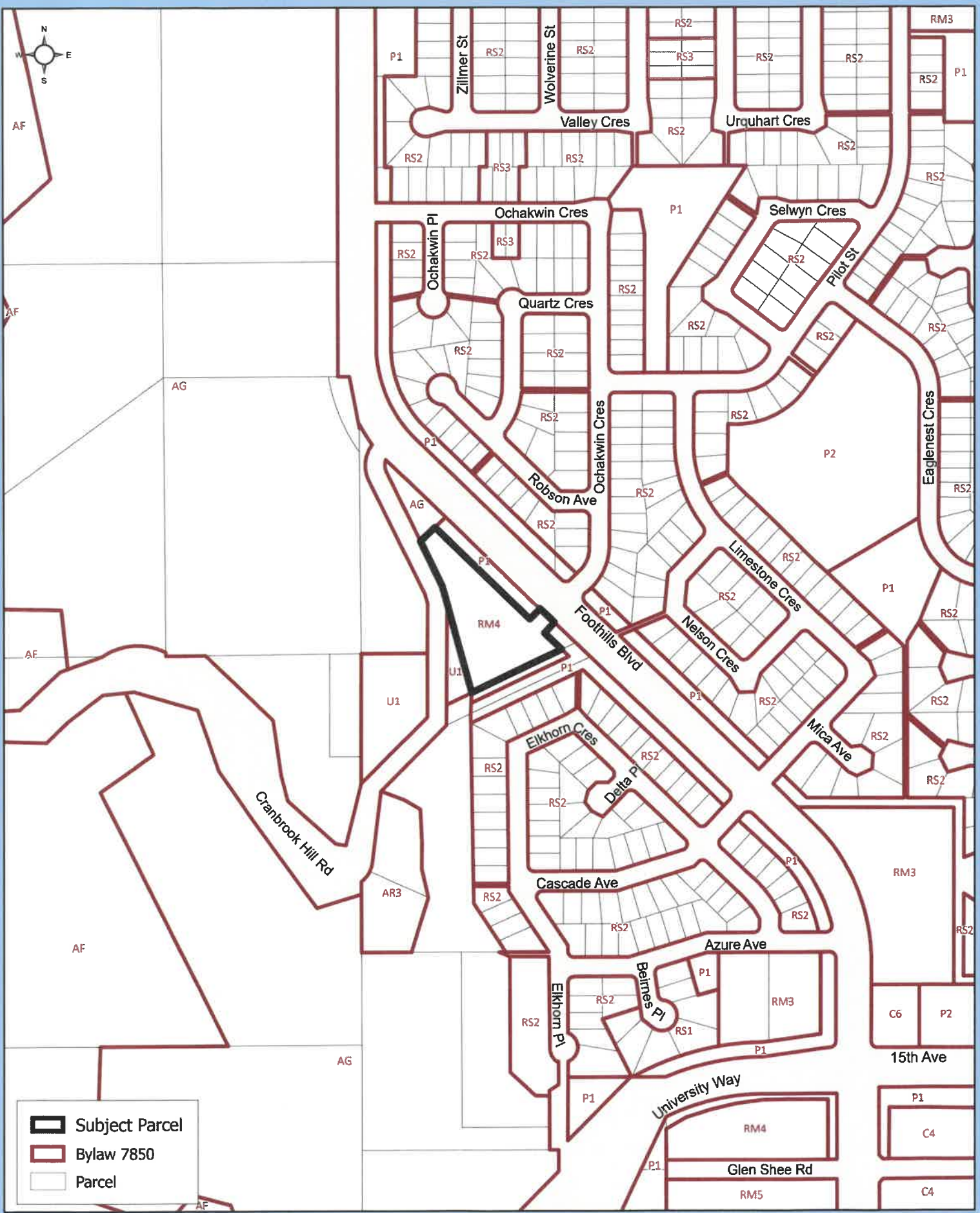
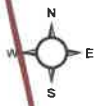
PREPARED BY: Kali Holahan, Planner




**APPROVED:**

Walter Babicz, City Manager

Meeting Date: 2021/10/04





-  Subject Parcel
-  Bylaw 7850
-  Parcel

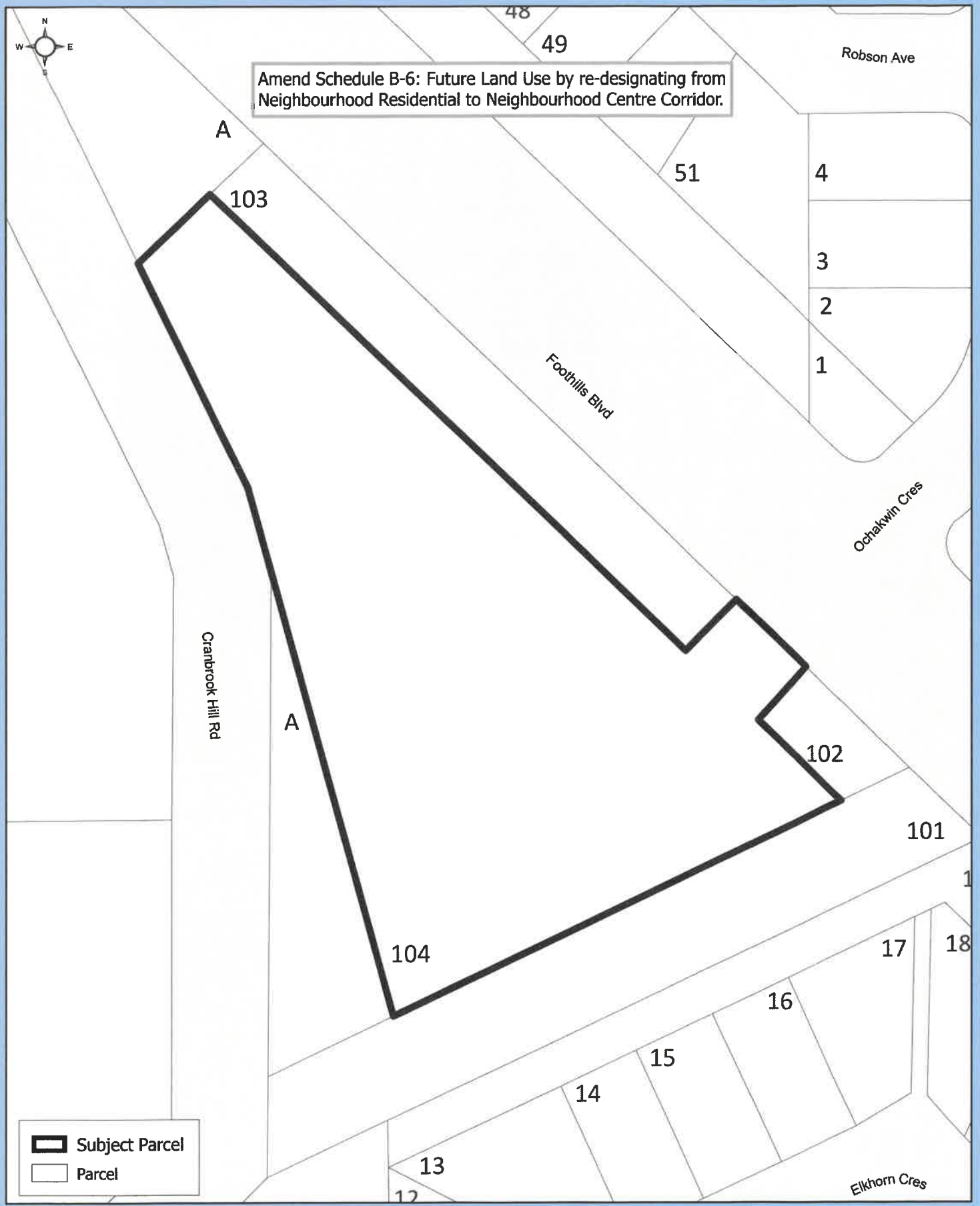
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 Projection: Transverse Mercator  
 Datum: North American 1983  
 1:5,000

**Location and Zoning Map**





Amend Schedule B-6: Future Land Use by re-designating from Neighbourhood Residential to Neighbourhood Centre Corridor.



Subject Parcel  
 Parcel

0 10 20 30 Meters  
Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983  
1:1,000

**Appendix "A" to Bylaw No. 9214**  
Lot 104, DL 2507 and 2609, CD, Plan 22809





Rezone from RM4: Multiple Residential to RM6: Mid-Rise Residential.

A

103

48

49

Robson Ave

51

4

3

2

1

Foothills Blvd

Ochakwin Cres

Cranbrook Hill Rd

A

102

101

104

17

18

16

15

14

13

Elkhorn Cres

12

- Subject Parcel
- Parcel

0 10 20 30 Meters

Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983

1:1,000

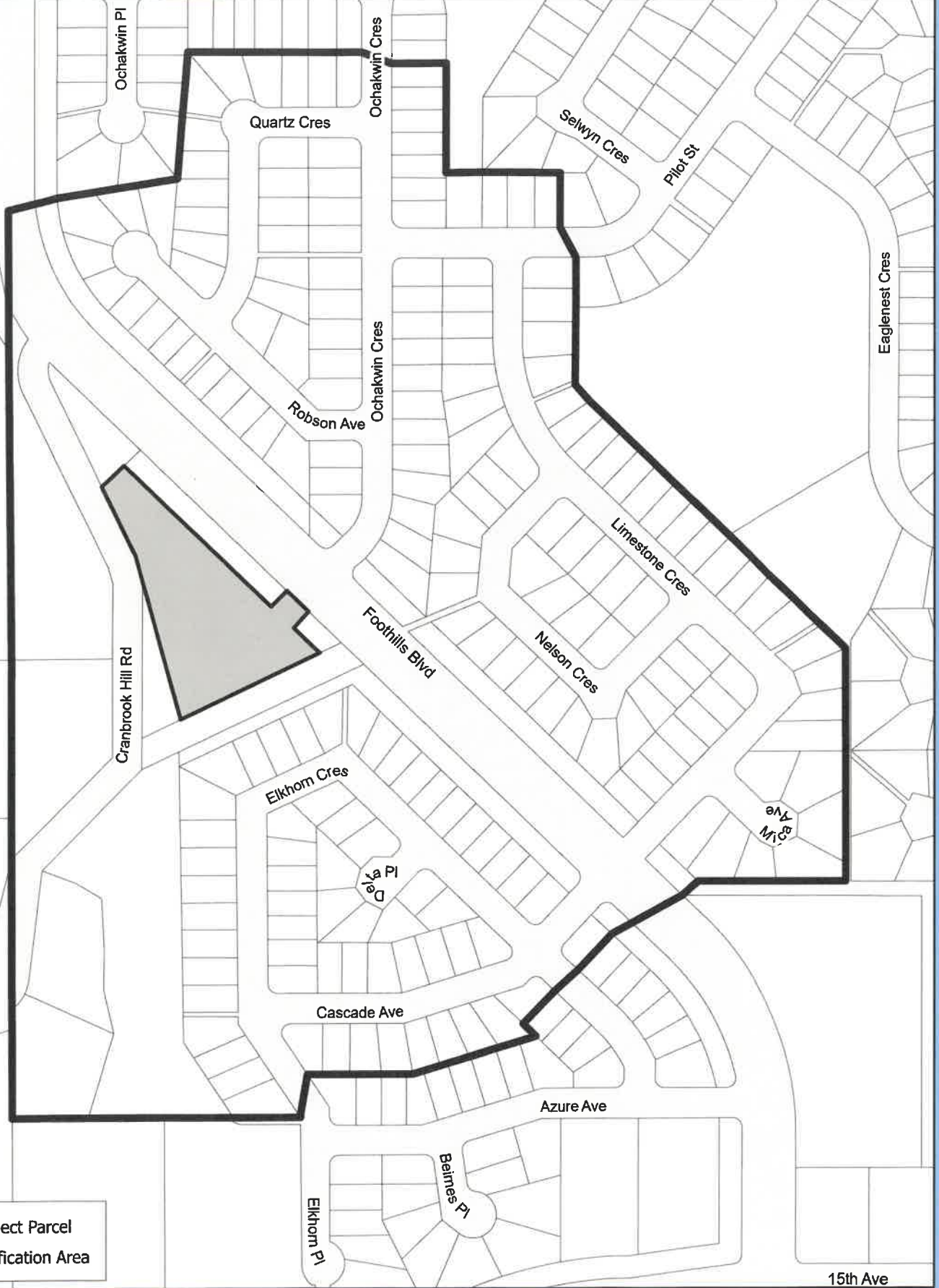
### Appendix "A" to Bylaw No. 9215



Lot 104, DL 2507 and 2609, CD, Plan 22809



CITY OF PRINCE GEORGE





-  Subject Parcel
-  Notification Area

0 20 40 60 Meters

Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983

1:3,500

### Exhibit "A" to CP100176

Lot 104, DL 2507 and 2609, CD, Plan 22809








Robson Ave

Foothills Blvd

Ochakwin Cres

Cranbrook Hill Rd

Elkhorn Cres

-  Subject Parcel
-  No Disturbance-No Build Area
-  No Build Area

0 10 20 30 Meters

Coordinate System: NAD 1983 UTM Zone 18N  
Projection: Transverse Mercator  
Datum: North American 1983

1:1,000

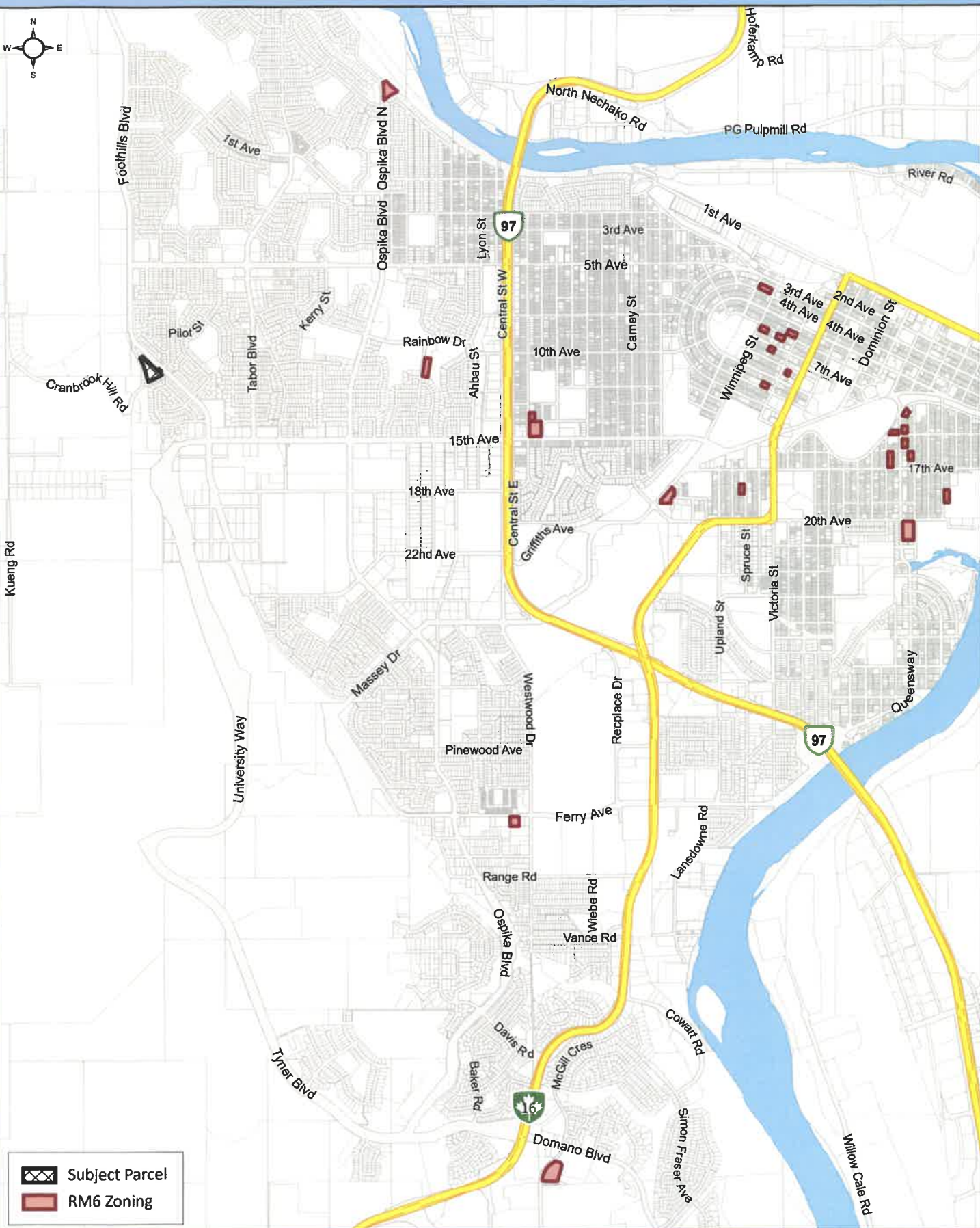
### Exhibit "A" to RZ100705



Lot 104, DL 2507 and 2609, CD, Plan 22809



CITY OF PRINCE GEORGE





-  Subject Parcel
-  RM6 Zoning

0 200 400 600 Meters  
 Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983  
 1:32,500

**Exhibit "B" to RZ100705**  
 Lot 104, DL 2507 and 2609, CD, Plan 22809



August 17, 2021

Kali Holahan, MPlan, MCIP, RPP  
Planner  
City of Prince George  
1100 Patricia Blvd.  
Prince George, B.C. V2L 3V9

Dear Kali

**Re: CP100175 RZ100705 - 1177 Foothills Blvd. - Summary Letter**

Thank you for your summary letter July 27, 2021, I will respond as per your outline:

**Geotechnical**

We have sent your office an updated Geotechnical report August 11 from Hans Jorgenson Soil Tech. As noted, the soils have no significant issues, and the DP application site plan will address slope and onsite store water retention if we should be successful with the rezoning application.

**Density**

We agree that portions of the land at this time are not developable. We do not support listing these areas AG: Greenbelt. It serves no purpose to change the zoning from RM4 (90 units) to RM6 (98 units) to achieve an additional 8 units. We look forward to discussing this at council as we require the increase in density for two significant reasons:

1: We need 120 plus suites to support our aging in place programming, which includes meals, transportation, recreation and 24-hour emergency call monitoring.

2: We are suggesting that the 127-suite project have 25% of the suites deemed affordable by CMHC. By having a mixed income approach, we allow accessibility to seniors who can only afford 50% of market lease rates. By having 25% of the suites not profitable (as only 9% is NOI) is not sustainable without sufficient density to offset the loss of revenue.

**Building Form**

Please note we are proposing 127 suites (see below) not 137. We would like to bring to your attention, that the proposed project will be approximately 64 feet in height (six storey). A traditional 4 storey apartment with a 5/12 pitch roof is approximately 50'. (See below)



Broadstreet Developments  
4 Storey structure with 5-12 Pitch Room (48')

Please note the proposed seniors apartment is 14' higher than adjacent market apartment (Broadstreet Developments)

### SUITE COUNT

1 BEDROOM - A	= 24 ( 665 S.F. )
1 BEDROOM -A1	= 12 ( 666 S.F. )
2 BEDROOM -B	= 10 ( 771 S.F. )
2 BED+DEN -B2	= 47 ( 916 S.F. )
3 BEDROOM -C	= 24 (1,231 S.F. )
2 BEDROOM -D	= 10 (1,135 S.F. )
<b>TOTAL</b>	<b>= 127</b>

### BUILDING AREA

MAIN	= 22,772 S.F.
TYPICAL 22,469X5	= 112,345 S.F.
<b>TOTAL</b>	<b>= 135,117 S.F.</b>

We have reviewed policy 8.3.29 that supports six story structures to be located downtown. The issue we have is current crime rate in Prince George particularly the downtown area. <https://www.areavibes.com/prince+george-bc/crime/>

- ➔ In Prince George you have a 1 in 6 chance of becoming a victim of crime
- ➔ Prince George is safer than 16% of the cities in Canada
- ➔ Year over year crime in Prince George has increased by 48%



Total crime  
**286%** ↑ NAT. AVG.

Violent crime  
**190%** ↑ NAT. AVG.

Property crime  
**317%** ↑ NAT. AVG.

We have chosen the 1170 Foothills Blvd. site as neighborhood crime analysis supports our vulnerable seniors being able to walk the neighborhood. Walking is a significant component of our summer recreation programming, and the site is conducive to this pursuit.



We will be addressing road noise via double and triple glazing which is a strategy that hotels use when located adjacent train traffic. We will provide sound attenuation study to provide council verifiable data that will address road noise. We will be monitoring the construction practices (materials) of Pacific Peace Properties densifying their property (increase 168 suites) located at 1380 Foothills Blvd.

<https://www.princegeorgecitizen.com/local-news/developer-looking-to-build-three-apartment-buildings-in-lakewood-area-3919055>

We look forward to councils comments that the proposed project, with varied facades and architectural designs do not support the character guidelines to amend the OCP and Zoning Bylaw. As we will have pedestrian connectivity and will be mitigating development mass by implementing varied facades and architectural design that is both interesting and setting a design standard of greater significance compared to approved properties in College Heights area that received increased density via OCP amendment.



We conducted focus groups meetings in Prince George on August 10<sup>th</sup> and 11<sup>th</sup>. We suggested three locations (Downtown, College Heights Foothills Blvd.) with over 87% of our respondents not supporting a seniors supportive apartment with aging in place amenities downtown. We are going to have a second round of focus group meetings September 12, 13 and 14<sup>th</sup>. We will continue vigorous community engagement with the residents of Prince George to verify that the site, form, functioning and programming meets the needs of vulnerable Prince George seniors.

The 2014 City of Prince George Housing Need and Demand Study stated the average wait time for Assisted Living is approximately 12.2 months. Having a Supportive Living Apartment that includes 24 hour emergency call programming, with the availability of food services/transportation will increase the housing stock for vulnerable Prince George Seniors. More importantly this type of communal housing will allow for cluster care, which is more affordable and less intrusive than institutional care.

### **Application Process**

We look forward to proceeding to Council with a recommendation of non-support. We

have already sent the updated Geotechnical report. We will be providing after September 15 community stakeholder data which will provide rationale and justification for council to consider First and Second Reading.

Thank you again for your detailed correspondence July 21, 2021 and look forward to further communication on this matter.

Sincerely

Terry Collier, MSc.



9834 105 Street  
Edmonton, Alberta T5K 1A6  
Ph. (780) 669-5002 Fax (780) 425-0535



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September 13, 2021

August 17, 2021

Kali Holahan, MPlan, MCIP, RPP  
Planner  
City of Prince George  
1100 Patricia Blvd.  
Prince George, B.C. V2L 3V9

Dear Kali

Re: **CP100175 RZ100705 - 1177 Foothills Blvd. – Supporting documents presented to council**

Thank you for your email dated August 13, requesting supporting documents that would be included in your report CP100175 RZ100705 – 1177 Foothills Blvd. Could you please include the following:

- 1: 1177 Foothills Blvd. Pre Development Digital Document Sept 13
- 2: Three Robins Volunteer Brochure
- 3: Three Robins Food Services document
- 4: Developers Comments (see below)

**Develpers Comments:**

The proposed Three Robins Seniors' Apartment requires 100 plus suites to allow for the affordable housing component to be included in the project. **Without six stories the project cannot provide the supportive living programming while incorporating 23.4% of the suites being leased at 50% of market rental rates.**

For this project to be sustainable, community members, Mayor and Council will need to support the density, height requirements (6 storey's) and financial support (property tax abatement) to meet the financial sustainability required. By supporting this project you will be providing affordable housing to vulneterable seniors (physically and financially) who have few choices presently for supportive housing.

We engaged six focus group meetings in Prince George during August. **92% of the participants supported the proposed location (Foothills Blvd.) compared to downtown Prince George, where the current OCP supports six story structures.**

We look forward to presenting to Mayor and Council, Dp drawings and renderings in the near future.

Sincerely

Terry Collier, MSc.



Three Robin at Foothills Blvd.  
Prince George

Pre-Development Binder

(June 27, 2021)



# **Pre-Development Binder Three Robins at Foothills Blvd. Table of Contents**

- 1: Project Introduction (5 w's)
- 2: Past Projects / The Development Team
- 3: Developers Narrative
- 4: General Contractors Resumes
- 5: Residents Profile
- 6: Services Provided by Volunteers, Management 3<sup>rd</sup> Party Vendors
- 7: Land Use Classification (zoning)/Parking Requirements
- 8: Proposed Rendering of Project/Elevations
- 9: Site Plan/ Floor Plans/Suite Plans/ Amenities
- 10: Suite Count and Suite Pricing
- 11: Site Utility Evaluation / Geo-Technical
- 12: Key Professionals



Three Robin at Foothills Blvd.  
Prince George

# Section 1

## Project Introduction (5 w's)

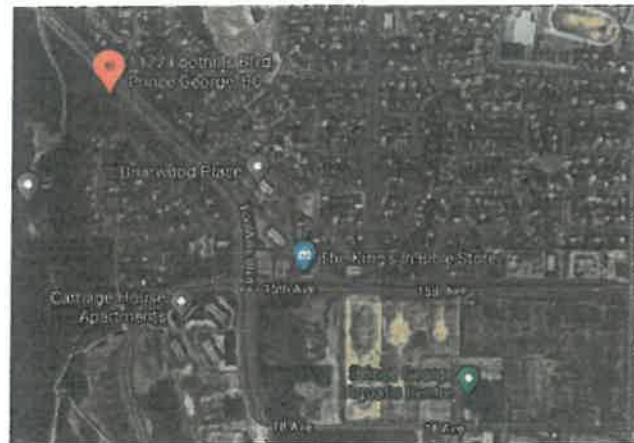
## Project Introduction (5 w's)

### Who:

PDG Holdings Ltd. is family-owned and operated. The principals reside in Aldergrove and Prince George, B.C. and have over 25 years of experience developing and owning commercial and residential real estate properties. PDG Holdings has retained the services of Terry Collier, MSc. with over 35 years specializing in developing, building, marketing, and operating, independent/assisted living and memory care communities. Terry Collier has developed this model in Red Deer and Stony Plain Alberta and has facilitated in the development/construction marketing and operations of 19 seniors' properties. With the experience and success of comparable properties that have implemented the same cost-efficient model. MDM Construction will be the general contractor who was the general contractor for Three Robins Stony Plain. MDM Construction has been providing general contracting services for forty years and specializes in seniors housing.

### Where:

The proposed development is located at 1177 Foothills Blvd. Prince George.



### What:

Three Robins at Foothills Blvd. is an affordable alternative to traditional senior independent living facilities. **The property includes over 23.4% of the suites (34) to be leased for 50% of market rental rates.** This model differs from full-service independent living communities, which typically cater to higher income seniors (the top 20%) with incomes over \$4,000 per month. The proposed property will use architectural features, quality materials and landscaping to create an engaging community for seniors. The project will be 6 stories, constructed using wood with fire protected coating.

- 127 rental units
- 56 underground and 66 surface parking stalls (exceeding the parking bylaw for Dwelling Units 55+ that include supportive services)



- 5000 square feet of amenity space on the main floor
- 2,000 square foot rooftop terrace (with outdoor, covered kitchen)
- Ground floor garden and patio area

All suites will be fully appointed apartments, finished with quality materials, complete kitchens, bathrooms, in suite laundry and balconies. Residents can prepare meals in the privacy of their own home, which supports self-sufficiency in the event of another pandemic.



## When:

The project will commence construction after four critical issues have been addressed/negotiated/approved:

1: Community and Stakeholders as participants in the project:

A: Community non- profit

B: City of Prince George (agreement on DCC and Property Tax)

C: CMHC Financing approving the project as a mixed income

D: Land use reclassification (rezoning), DP & BP approved by City of Prince George

## Why:

There is significant unmet demand in Prince George for a property that offers seniors aging in place amenities using a mixed income model (Market/Affordable housing). The therefore, the proposed property is an affordable independent living model designed for active, self-sufficient, middle income and a select group of economically challenged seniors seeking a place to call home.

The property will offer a robust recreational program to support social interaction between residents, enhancing quality of life and allowing them to age in place. The property will offer a robust recreational program to support social interaction between residents, enhancing quality of life and allowing them to age in place.



Three Robin at Foothills Blvd.  
Prince George

## Section 2

### Past Projects

# The Development Team

## The Development Team



### **TERRY COLLIER, MSc. (Development Manager)**

Terry's first exposure to Seniors was developing digital solutions (implementing desk-top computers for administrative duties) for a chain of senior's properties in Southern California (1985). Terry became interested in Seniors research while doing his master's degree, where he studied senior's consumer behavior. He then moved to Canada to work for a senior's developer in the marketing division. Terry's primary responsibilities was to support the developer's marketing efforts with research on senior's consumer behavior. Terry's research impacted the design and implementation of programming at many senior's properties in Alberta. Terry was a faculty member and lecturer at Medicine Hat College, Grande Prairie College and Red Deer College, during which time he facilitated the development of a seniors supportive living property in each community (The Wellington/Medicine Hat, The Gardens at Emerald Park/Grande Prairie and Three Robins active living community/Red Deer).

Terry is a partner at EFG Architects and supports his firm architectural efforts focusing on adult apartments, supportive living facilities and care facilities. He continues to do focus groups and research to support the changing life style needs of seniors. With over 450 million dollars in design, development and marketing of senior's properties in Western Canada (29 properties), Terry is considered an authority on the purchasing behavior of seniors.



### **Marvin Job (General Contractor)**

Marvin Job graduated from the business program at Trinity Western University in 1979. In partnership with David Martens, he formed M D M Construction in 1981. Both his on-site supervision and his accounting skills enable Marvin to see the entire scope of the project, resulting in tight control of expenses. Since the formation of MDM Marvin has worked as foreman, superintendent, and project manager on various industrial and commercial projects, supervising the construction of bridges, warehouses, pumping stations, reservoirs, multi-storey residential and multi-storey office buildings. Marvin is now the president of MDM Construction and controls both Construction and Development operations for the company.

### **PETER WISE (Project Owner)**

Peter Wise has various designations including a Commerce Degree, Certified Financial Planner, Professional Financial Planner, Specialist Trust Institute, Registered Health Underwriter, Chartered Life Underwriter, and Level 1 Estimator. With over thirty years of experience in construction, development and financial services, he has worked on approximately 30 projects ranging from \$1,000,000 - \$150,000,000. Peter was involved in the development of six subdivisions around Calgary consisting of over 3,000 residential lots and millions of commercial square footage, including office and retail. Some more recent projects are outlined below.

PROJECT NAME	PROJECT TYPE	SQUARE FOOTAGE	# OF SUITES	VALUE
1201 1st Avenue	Retail Mix	16,000 sq. ft.	27	\$ 3,500,000
1527 3rd Avenue	Multi-Tenant Retail	5,000 sq. ft.		\$ 850,000
1505 3rd Avenue	Multi-Tenant Mix of Office/Retail	20,000 sq. ft.		\$ 4,500,000
1596 3rd Avenue	Multi-Tenant Mix of Office/Retail	16,000 sq. ft.		\$ 3,500,000
3041 McGill Crescent	Multi-Tenant Retail	18,500 sq. ft.		\$ 3,200,000
201 Victoria Street	Multi-Tenant Office	32,000 sq. ft.		\$ 6,000,000
Magnolia Gardens	Condominiums		104	\$ 36,000,000
Quebec Street	Condominiums & Parkade		36	\$ 16,000,000
	<b>Total Completed</b>	<b>107,500 sq. ft.</b>	<b>167</b>	<b>\$ 73,550,000</b>

## Development Team Past Projects

### Terry Collier, MSc.

PROJECT NAME	LOCATION	PROJECT TYPE	# OF SUITES	VALUE
Park Meadows Village	Medicine Hat, AB	Adult Condominiums	86	\$ 9,000,000
The Courtyards at Park Meadows	Medicine Hat, AB	Adult Condominiums	200	\$ 24,000,000
Park Meadows Estates	Medicine Hat, AB	Semi-Attached Bungalows	126	\$ 26,000,000
The Courtyards at Garrison Woods	Calgary, AB	Adult Condominiums	142	\$ 29,000,000
Dorista Court	Calgary, AB	Semi-Attached Bungalows	54	\$ 7,000,000
Emerald Park Estates	Grande Prairie, AB	Semi-Attached Bungalows	22	\$ 3,000,000
Emerald Park Manor	Grande Prairie, AB	Adult Condominiums	47	\$ 7,500,000
Emerald Park Gardens	Grande Prairie, AB	Seniors Supportive Living	130	\$ 10,000,000
Gardens at Southford Bend	Fort Saskatchewan, AB	Seniors Supportive Living	140	\$ 25,000,000
The Villas at Southford Bend	Fort Saskatchewan, AB	Semi-Attached Bungalows	64	\$ 13,500,000
Amron Homes	Medicine Hat, AB	Residential Homes	120	\$ 26,000,000
The Wellington	Medicine Hat, AB	Seniors Supportive Living	186	\$ 27,000,000
Avalon Gardens	Langley, BC	Seniors Supportive Living	126	\$ 32,000,000
The Madison	Redcliff, AB	Adult Condominiums	26	\$ 5,000,000
The Gardens at West Highlands	Lethbridge, AB	Seniors Supportive Living	114	\$ 30,000,000
Lake Street Apartments	Red Deer, AB	Apartments	47	\$ 9,200,000
Liberty Park Rentals	Red Deer, AB	Eight Plexes and Townhouses	46	\$ 9,600,000
The Sulbs	Red Deer, AB	Apartel	92	\$ 12,000,000
Three Robins	Stony Plain, AB	Seniors Apartment	83	\$ 31,000,000
Three Robins	Red Deer, AB	Seniors Apartment	89	\$ 29,000,000
Festival Poinne	Sherwood Park, AB	Seniors Apartment	62	\$ 26,000,000
<b>Total Completed</b>			<b>2002</b>	<b>\$390,000,000</b>

### Marvin Job

#### RESIDENTIAL LIVING COMPLEXES

- Westminster House (Senior's Living Centre), White Rock, BC
- Condominium Project (EMF Holdings), Coquitlam, BC
- Miner Village Commercial Residential Complex, Langley, BC
- Burnside Road, Victoria, BC
- Heritage Valley, Edmonton, AB
- Avalon Gardens (Seniors Living), Langley, BC
- Lake Street Apartments, Red Deer, AB
- Liberty Park Townhouses and Eight Plexes, Red Deer AB
- 520 Street Apartments, Edmonton, AB
- The Place on Park Avenue, Langley, BC
- Stony Plain Library/Active Adult Lifestyle Community, Stony Plain, AB

#### MUNICIPAL PROJECTS

- Blackcomb Reservoir, Whistler, Municipality of Whistler
- Clear Harbour Pump Station, Vancouver, City of Vancouver
- Front Street Parkade Addition, New Westminster, City of New Westminster
- Gibsons Water Pollution Control Centre, Gibsons, Town of Gibsons
- Heritage Mountain Pump Station, Fort Moody, BC, Parklane Homes
- Heritage Mountain Reservoir, Fort Moody, BC, Parklane Homes
- Lu Island Sewage Treatment Plant, Richmond, BC, GVRD
- Newton Pumping Station, Surrey, BC, Surrey/GVRD
- Port Moody Sewage Pump Station, Port Moody, BC, GVRD
- Supporter Sewage Pump Station, New Westminster, BC, GVRD

#### COMMERCIAL & OFFICE

- Yellow Pages Building, Willington Park, San Creek Ave, Burnaby, BC
- Winbrook Business Park (two office buildings), Langley, BC
- St. Joseph's Renovation, Victoria, BC
- Ocean Spray Cranberries Processing Plant, Richmond & Langley, BC
- Motorola Building, (Slough Estates) Willington Park, Burnaby, BC
- Building 1502, (Slough Estates) Willington Park, Burnaby, BC
- Station Black, Heritage Office Building, Fort Langley, BC
- Focus Office Building, Don Guggenberg, Langley, BC
- Spa Utopia, Langley, North Vancouver, and Port Pacific Locations
- Wendell's Cafe & Bookstore, Fort Langley, BC
- Langley Golf Centre, Langley, BC
- Office Holdings, Langley, BC
- Rebeck Church, Surrey, BC

#### DESIGN/BUILD PROJECTS

- 205 Business Place, 6170 205th Street, Langley, BC
- Alpha Processing Plant, Port Hardy, BC
- Allison Creek Bridge, Proccan, Langley, BC
- Bridge for Decker Development, Langley, BC
- Canadian Demetering Ltd. Head Office and Warehouse, Surrey, BC
- Wilford Business Park Offices, Langley, BC
- National Glass Warehouse, Langley, BC
- Bridge for Decker Development, Langley, BC
- Valley Forebush Warehouse, Langley, BC
- Valley Forebush Warehouse, Langley, BC
- Glasscoy Industrial Plant, Langley, BC
- Shawood Dry Film, Langley, BC
- Downie Timber Dry Kiln, Newwastar, BC
- Gorman Bros Lumber Dry Kiln, Westbank, BC
- MAAM Wesco Inc., Langley, BC
- Gussberg Warehouse, Langley, BC
- Gears Windows Manufacturing Plant, Langley, BC
- Two 30,000 sq. ft. Warehouse, Fort Hills Industrial Area, Langley, BC

### Peter Wise

PROJECT NAME	PROJECT TYPE	SQUARE FOOTAGE	# OF SUITES	VALUE
1201 1st Avenue	Retail Mix	16,000 sq. ft.	27	\$ 3,500,000
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Three Robin at Foothills Blvd.  
Prince George

## Section 3

# Developers Narrative





## Developers Narrative 1170 Foothills Blvd.

PRP Holdings Ltd. is proposing to develop a 137-suite senior's supportive apartment at 117 Foothills Blvd. Prince George. The model for this community is an affordable alternative to traditional senior independent living facilities. **The property includes over 23.4% of the suites (34) to be leased for 50% of market rental rates.** We are providing this narrative to highlight the proposed properties unique features benefit the greater Prince George community members.

### The Housing Model

This model differs from full-service independent living communities, which typically cater to higher income seniors (the top 20%) with incomes over \$4,000 per month. These communities are expensive to operate, partly because they require significant staffing. As noted above, the proposed property will be mixed income, with over 23% of the suites being leased at 50% of market rental rates. The property will offer social connectedness, implementing a volunteer model to serve the needs of the 'forgotten 40%', middle income seniors with fixed incomes and pension. There is significant unmet demand in Prince George for a property that offers seniors aging in place amenities. Therefore, the proposed property is an affordable independent living model designed for active, self-sufficient, middle income and a select group of economically challenged seniors seeking a place to call home.

The property will offer a robust recreational program to support social interaction between residents, enhancing quality of life and allowing them to age in place. Most of the amenities that are typically found in traditional independent senior living facility will be available on the main floor and on the roof top terrace. Activities and services will be provided by third party vendors and resident volunteers, through coordination and direction of our limited staff of three full time employees.

The property will integrate the Prince George chapter of Knights of Columbus (PG KOFC) as the local non-profit management partner. The PG KOFC will support and facilitate the screening of tenants for all affordable suites. The PG KOFC will ensure that the property is maintained and managed in accordance with the value and mission statement of the property provided by the management company.

### Vision Statement

To create an amazing senior's community where all residents regardless of their financial resources are touched moved and inspired to live life at its fullest.

## **Mission Statement**

To empower every resident to experience community living in a manner that supports both their health and happiness.

This model has been proven in the United States and recently in Alberta, with 95% of residents participating in the volunteer program and approximately 42% volunteering more than 10 hours per month. Volunteering is optional, and those who choose to be part of the program receive a reduction in rent (\$200 per month) for their contributions. In the two other Three Robins properties (Stony Plain and Red Deer) on average the residents volunteer approximately 1,000 hours per month.

### **Some examples of volunteer activities include:**

- Preparing meals together in the communal kitchen
- Taking fellow residents shopping and to medical appointments
- Helping residents with accessing technology
- Supporting daily recreational programming
- Maintaining gardens and landscaping
- Walking residents' dogs or supporting their pets when convalescing or travelling.
- Supporting management of the emergency call and safety programs
- Helping fellow residents with chores

Providing seniors with volunteer opportunities stimulates social interactions and leads to a greater sense of purpose. The rent reduction has a significant emotional appeal, residents feel proud to be contributing to their own community and their adult children are supportive, because they see their parents thriving.

### **There are five key pillars that are foundational to the success of an aging in place community:**

**Food** – All apartments will have full kitchens, so residents can prepare their own meals. Residents will also have access to various other meal options. Community meals will be made in the purpose-built, gourmet, communal kitchen with a commercial dishwasher for sanitization. The staff will coordinate home delivery of groceries and meals. There will also be a commercial café/bistro to provide a la carte meals, snacks, coffee, etc.

**Recreation** – Our staff will coordinate recreation programs with resident volunteers, customized to their interests.

**Transportation** – There will be a shuttle van on site for the residents' use, which we will maintain and insure. A staff member with a Class 4 drivers license (taxi, limousine, chauffeur) will operate and maintain the van.

**Emergency Call Program/Fall Detection** – Every resident will have access to an emergency call system for their safety. The program will be operated by both staff and a third-party vendor call center.

**Optional Services** – Residents will have the comfort and security of having services such as home care, housekeeping, flat linen, and personal laundry service is available as they need them (pay per use). These operational services will be provided by a third-party vendor, coordinated by the staff.

The success of this innovative senior's model is dependent upon having sufficient residents living at the property, to support the volunteer activities and the third-party vendors providing à la carte services. The viability and affordability of this community, with its extensive amenities, relies upon having enough density (137 suites) . Much thought has been put into the project design to take all of these factors into account.

### **The Building**

The proposed property will use architectural features, quality materials and landscaping to create an engaging community for seniors. The project will be 6 stories, constructed using wood with fire protected coating.

- 137 rental units
- 56 underground and 66 surface parking stalls (exceeding the parking bylaw for Dwelling Units 55+ that include supportive services)
- Layaway parking in front of the building
- 5000 square feet of amenity space on the main floor
- 2,000 square foot rooftop terrace (with outdoor, covered kitchen)
- Ground floor garden and patio area

All suites will be fully appointed apartments, finished with quality materials, complete kitchens, bathrooms, in suite laundry and balconies. Residents can prepare meals in the privacy of their own home, which supports self-sufficiency in the event of another pandemic.

The property will offer residents the following amenities:

- Demonstration Kitchen & Community Dining Room
- English Pub with Private Liquor Storage
- Fitness & Movement Studio
- Theatre
- Games Room
- Crafts Room
- Rooftop Terrace
- Main Floor Patio Area
- Raised Vegetable & Flower Beds
- Dog Area (Bark Park)
- On-site Storage Lockers

## **The Prospective Residents**

The prospective property is designed for middle income people whose home equity is their primary asset and a select group of economically challenged seniors. Middle income seniors' do not want to lose their legacy by using their equity to pay for supportive living services. They prefer to pay for their living expenses from their fixed monthly income. People are living longer and still want to leave an inheritance to their children or loved ones. Living at Three Robins at Foothills Blvd. will help the residents realize this meaningful financial goal. By paying significantly lower rent/fees, residents can also save money, to be better prepared to pay for progressive health care costs/assisted living services.

Residents will primarily be people who enjoy an active lifestyle, live independently, and want to be part of a community the majority of the residents will exceed 80 years of age. The World Health Organization (WHO) has identified loneliness as the key contributor to depression, affecting 1 in 3 seniors. The proposed property will provide safe, well-designed, socially connected housing that will contribute to increased social stimulation and longevity.

Aging in place keeps neighborhoods socially diverse, builds lasting relationships and allows seniors with fixed incomes to remain in their community. Most importantly, it keeps seniors and the entire community socially, mentally, and physically active/healthy. The property will provide ala carte home care services if required by a resident to augment the home care services provided by Northern Health Authority.

Progressive planners in urban centers focus on densification of major streets connecting town centers, the corridors. This is the future of urban development, and where densification should be, so residents have easy access to transit, commuting throughfares and commercial services. Foothills Blvd is such a corridor, and the ideal location for a community for the proposed property.

## **The Developers/Operators & Key Consultant**

PDG Holdings Ltd. is family-owned and operated. The principals reside in Aldergrove and Prince George, B.C. and have over 25 years of experience developing and owning commercial and residential real estate properties. PDG Holdings has retained the services of Terry Collier, MSc. with over 35 years specializing in developing, building, marketing, and operating, independent/assisted living and memory care communities. Terry Collier has developed this model in Red Deer and Stony Plain Alberta and has facilitated in the development/construction marketing and operations of 19 seniors' properties. With the experience and success of comparable properties that have implemented the same cost-efficient model. MDM Construction will be the general contractor who was the general contractor for Three Robins Stony Plain. MDM

Construction has been providing general contracting services for forty years and specializes in seniors housing.

### **Summary**

Our research indicates a significant, growing demand for middle income and affordable senior housing in the coming years. We are confident that the proposed property, with its unique aging in place lifestyle amenities, will help fulfill this demand and be a valuable asset to Prince George and its residents.





Three Robin at Foothills Blvd.  
Prince George

## Section 4

# General Contractors Resume



### MDM Group of Companies - Resume

Marvin Job graduated from the business program at Trinity Western University in 1979. In partnership with David Martens, he formed M D M Construction in 1981. Both his on-site supervision and his accounting skills enable Marvin to see the entire scope of the project, resulting in tight control of expenses. Since the formation of MDM Marvin has worked as foreman, superintendent, and project manager on various industrial and commercial projects, supervising the construction of bridges, warehouses, pumping stations, reservoirs, multi-storey residential and multi-storey office buildings. Marvin is now the president of MDM Construction and controls both Construction and Development operations for the company.

Steve Rempel has worked in the construction industry since 1979. His competence stems from his vast experience in the construction of commercial, industrial, institutional and residential structures. Steve's knowledge of the construction industry is a tremendous asset to MDM. Steve joined the MDM team in 1995, and is now working as a project manager overseeing and estimating all construction projects. In 2014 Steve became a partner in the firm.

James Stadelman was added to the MDM team in February of 2015. James has over 30 years in the construction industry and has been a great asset as a Construction Manager on site. James believes in always learning about the newest building techniques and safety procedures in the field. One of his greatest strengths is completing a job within the budget and zero time lost on site. More information on James and his work accomplishments available on request.

Since being established in 1981, MDM has gained experience in many areas of construction such as commercial and office buildings, bridge construction, municipal projects, design/ build projects such as the new Fraserway RV in Abbotsford and Ardrie, agricultural buildings, seniors living homes such as Avalon Gardens in Langley, multi-family apartments in Red Deer, Edmonton, and Langley, as well as an international multi-storey residential project in Taiwan.

Below is a list of many of our projects. MDM started in 1981 working exclusively for various government agencies and slowly move into the private sector. MDM has now moved completely away from government projects and is primarily concentrating on multi storey residential projects.



**MUNICIPAL PROJECTS:**

- Blackcomb Reservoir, Whistler, Municipality of Whistler
- Coal Harbour Pump Station, Vancouver, City of Vancouver
- Front Street Parkade Addition, New Westminister, City of New Westminister
- Gibsons Water Pollution Control Centre, Gibsons, Town of Gibsons
- Heritage Mountain Pump Station, Port Moody BC, Parklane Homes
- Heritage Mountain Reservoir, Port Moody BC, Parklane Homes
- Lulu Island Sewage Treatment Plant, Richmond BC , GVRD
- Newton Pumping Station, Surrey BC - Surrey/GVRD
- Port Moody Sewage Pump Station, Port Moody BC - GVRD
- Sapperton Sewage Pump Station, New Westminister BC – GVRD

**DESIGN/BUILD PROJECTS**

- 205 Business Place - 6270 205th Street, Langley, BC, Canada
- Alpha Processing Plant, Port Hardy, BC
- Allison Creek Bridge, Princeton, Camp Tulahead
- Bridge for Decker Development, Langley, BC
- Canadian Dewatering Ltd. head office and warehouse, Surrey, BC
- Mufford Business Park offices, Langley, BC
- National Glass warehouse, Langley, BC
- Sieg's Manufacturing Ltd. industrial plant, Langley, BC
- Valley Fibrebath warehouse, Langley, BC
- Glasscorp Industrial Plant, Langley, BC
- Shawood Dry Kiln, Langley, BC
- Downie Timber Dry Kilns, Revelstoke, BC
- Gorman Bros Lumber Dry Kilns, Westbank, BC
- MAAX Westco Inc., Langley, BC
- Gussisberg Warehouse, Langley, BC
- Centra Windows Manufacturing Plant, Langley, BC
- Two 30,000 sq. ft. warehouse, Port Kells Industrial Area, Langley, BC
- SilverWynde Industrial Building, Langley, BC
- Aquatrans, 30,000 sq.ft. warehouse, Surrey BC
- Fraserway RV Showroom, Airdrie, AB
- Global Dec-K-ing Industrial Building, Surrey, BC
- Fraserway RV Showroom, Service & Manufacturing Buildings, Abbotsford, BC
- Blanche Equipment Industrial Building, Surrey, BC
- Lake Street Apartments, Red Deer, AB
- The Place on Park Avenue, Langley, BC



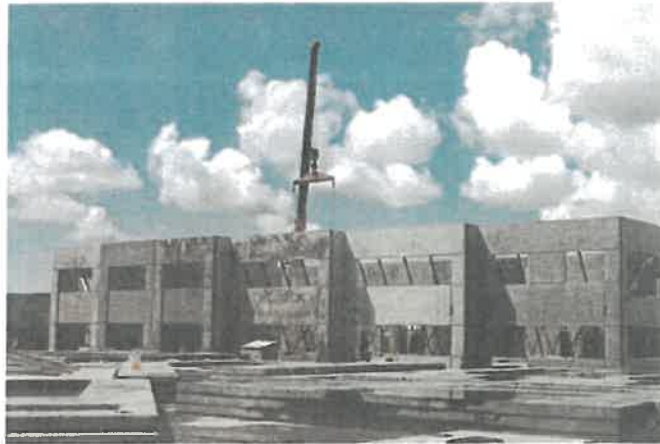
**Avalon Gardens, Murrayville, BC – Seniors Living**



**Spa Utopia, Langley BC**



**Ocean Spray Cranberries, Gloucester BC**



**Willowbrook Business Park, Langley BC**



**Jacob Haldi Bridge, Fort Langley BC**





Three Robin at Foothills Blvd.  
Prince George

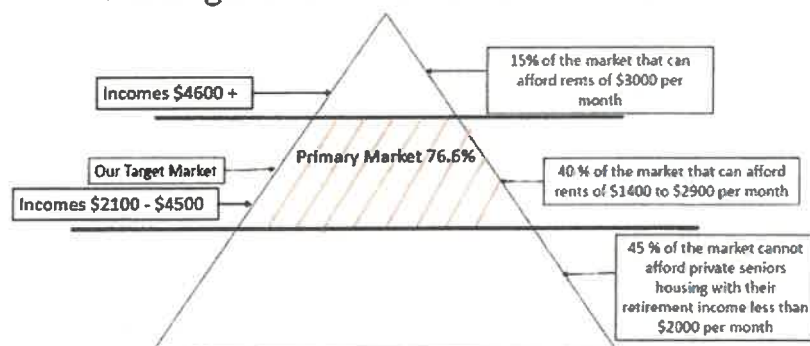
## Section 5 Residents Profile

## Residents Profile

Our residents will primarily be people who enjoy an active lifestyle, live independently, and want to be part of a community with the majority of the residents exceeding 80 years of age. The World Health Organization (WHO) has identified loneliness as the key contributor to depression, affecting 1 in 3 seniors. The proposed property will provide safe, well-designed, socially connected housing that will contribute to increased social stimulation to address the cycle of isolation, loneliness, depression, and helplessness.

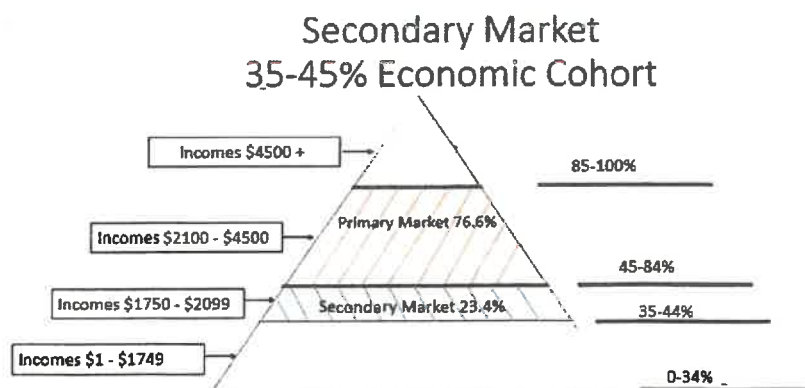
**Prospective Residents (Middle Income) Primary Market - 105 suites (76.6%)** The prospective property is designed for middle income people whose home equity is their primary asset and a select group of economically challenged seniors. Middle income seniors' do not want to lose their legacy by using their equity to pay for supportive living services. They prefer to pay for their living expenses from their fixed monthly income. People are living longer and still want to leave an inheritance to their children or loved ones. Living at Three Robins at Foothills Blvd. will help the residents realize this meaningful financial goal. By paying significantly lower rent/fees, residents can also save money, to be better prepared to pay for progressive health care costs/assisted living services.

We target the "Middle" class seniors



**Prospective Residents (Economically Disadvantaged) Secondary Market 32 suites - 23.4%**

Unfortunately, in Canada 45% of seniors are considered financially disadvantaged. The proposed project cannot address those who have dire financial hardships but can support those who are in the 35%-44% income cohort.





Three Robin at Foothills Blvd.  
Prince George

# Section 6

## Services Provided by Resident Volunteers



## Services Provided by Resident Volunteers.

There are five key Aging in Place Client Services provided:

**Food** – All apartments will have full kitchens, so residents can prepare their own meals. Residents will also have access to various other meal options. Community meals will be made in the purpose-built, gourmet, communal kitchen with a commercial dishwasher for sanitation. The staff will coordinate home delivery of groceries and meals. There will also be a commercial café/bistro to provide a la carte meals, snacks, coffee, etc.

**Recreation** – Our staff will coordinate recreation programs with resident volunteers, customized to their interests. This will include four activities daily that will focus on four components:

- A: Health / Fitness
- B: Games
- C: Continuous learning / cognitive stimulation
- D: Social Activities

**Transportation** – There will be a shuttle van on site for the residents' use, which we will maintain and insure. A staff member with a Class 4 drivers license (taxi, limousine, chauffeur) will operate and maintain the van.

**Emergency Call Program/Fall Detection** – Every resident will have access to an emergency call system for their safety. The program will be operated by both staff and a third-party vendor call center. The Hands-Free Health system will include remote patient monitoring as well as medication reminders. <https://handsfreehealth.com/>

**Optional Services** – Residents will have the comfort and security of having services such as home care, housekeeping, flat linen, and personal laundry service is available as they need them (pay per use). These operational services will be provided by a third-party vendor, coordinated by the staff.

The success of this innovative senior's model is dependent upon having sufficient residents living at the property, to support the activities this includes volunteers, management and third-party vendors providing à la carte services as residents needs change while aging in place.

We expect our residents to volunteer approximately 1,000 hours per month. Please note the volunteer hours and positions filled by our residents at Three Robins Stony Plain. Presently about 95% of the residents participate in the Resident Volunteer program. Approximately 50% of the residents volunteer more than 10 hours per month as required for participation in the program. Most importantly 20% of the residents volunteer a minimum of 1 hour five days per week.





# VOLUNTEER AT THREE ROBINS

Volunteering is a powerful way to make a positive impact on the health and well-being of communities. Not only does it make a difference in the lives of recipients, it also benefits volunteers mentally, socially, and even physically.

**We reduce tenants' rent by \$200 if they volunteer 10 hours per month in the building.**



Resident Volunteer -Hours -Foothills	# Volunteers	Hours Daily	Hours Monthly
137 Residents 95% enrollment		Daily	Monthly
24 Emergency Call Facilitation	2	2	122
Cleanliness Reivew	1	1	30.5
Disinfecting Elevator / Hand Rails	1	1.5	45.75
Fire Marshall Safety Inspection	1	1	30.5
Library Coordinaton	1	0.25	7.625
Maintenance / Painting/ Light Bulbs	1	1.5	45.75
Marketing Tours	1	2	61
Meal Preperation	2	2	122
Office Administration Support	1	1	30.5
Reception 8am until 5pm	3	3	274.5
Recyle / Trash Conceirge	1	1.5	45.75
Waterings Plants	2	1	61
Wellness Check	3	1	91.5
Wood Shop Coordination	1	0.25	7.625
<b>Total Hours</b>			<b>976</b>



Three Robin at Foothills Blvd.  
Prince George

# Section 7

## Land Use Classification

### Parking Requirements

## Land Use Classification (Zoning) / Parking Requirements

The property currently has a land use classification of RM4. The challenge with the current zoning is as follows:

- 1: The foundation footprint cannot be enlarged to meet the density required
- 2: The property needs the suite density (127 suites) to meet the programming requirements.
- 3: The property cannot support a portion of the suites (23.4% or 32 suites) to be affordable without reducing costs. By increasing the height of the structure from 4 to 6 story is a natural efficiency occurs, that reduces the construction costs.

The change in land use classification was applied for the property owner early June and is expected to be approved by mid September.



### DEVELOPMENT SERVICES APPLICATION FORM

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9  
p. 250.561.7600 | www.princegeorge.ca

#### REZONING AND/OR OFFICIAL COMMUNITY PLAN AMENDMENT

##### Applicant

Name PETER WISE

Corporation (if applicable) 1253545 BC LTD.

Phone 1 250 552 0989

Phone 2 \_\_\_\_\_

Email PETEWISE@ME.COM

Mailing Address 28063 26 AVENUE, ALDERGROVE, BC

Postal Code V4W2W1

##### Subject Property

Civic Address 1177 FOOTHILLS BOULEVARD

Legal Description LT 104 DL 2507 PL PGP 22809

Parcel ID 004 343 603

##### Description of Proposal

TO CHANGE THE USE FROM RM4 TO RM6. THIS WILL BETTER FACILITATE THE PROPOSED STRUCTURE.

THE PLAN IS TO BUILD A 6 STORRY SENIORS APARTMENT WITH A DENSITY OF 122 UNITS.

THIS WILL ALLOW FOR A SMALLER BUILDING FOOTPRINT AND INCREASED AMENITY SPACE.

## Parking Requirements

The Three Robins model attracts seniors (80 plus years old) who want to age in place as their physical and mental abilities naturally decline. **Three Robins offers four strategies for transportation:**

- 1: Ride Share program (Carpool) – Resident's carpool to various activities coordinated by our on-site staff.
- 2: Community Vehicle – Residents can book a ride in the community vehicle implementing a volunteer as the driver.
- 3: Rental Vehicle on Site – When moving into the property, residents will be asked if they are interested in having an account with Enterprise Rental Car office in Prince George. Enterprise will deliver on-site the car of the resident's choice and will pick it up at the property when the resident no longer requires the vehicle.
- 4: Electric Bikes/ Scooter on Site -The property has three electric bikes and one mobility scooter that is available at no charge for residents.

Past properties (Three Robins Red Deer / Stony Plain) have 1 to 1 parking. Therefore, for every suite there is 1 parking stall. We have found that approximately 20% of our residents do not drive when moving into the property. Every year we see about 5% of our residents turning in their drivers' licenses. We expect within five years that approximately 40% of our residents will not hold a valid B.C. drivers license.

### SUITE COUNT

1 BEDROOM -A	= 24 ( 665 S.F. )
1 BEDROOM -A1	= 12 ( 666 S.F. )
2 BEDROOM -B	= 10 ( 771 S.F. )
2 BED+DEN -B2	= 47 ( 916 S.F. )
3 BEDROOM -C	= 24 (1,231 S.F. )
2 BEDROOM -D	= 10 (1,135 S.F. )
<u>TOTAL</u>	<u>= 127</u>

### BUILDING AREA

MAIN	= 22,772 S.F.
<u>TYPICAL 22,469X5</u>	<u>= 112,345 S.F.</u>
TOTAL	= 135,117 S.F.
PARKADE	= 22,780 S.F.

### PARKING

PARKING PROVIDED	
SURFACE STALL	= 55
<u>U/GROUND STALL</u>	<u>= 66</u>
TOTAL	= 121





Three Robin at Foothills Blvd.  
Prince George

## Section 8

# Proposed Rendering



**Project Rendering**  
**Three Robins at Foothills Blvd.**



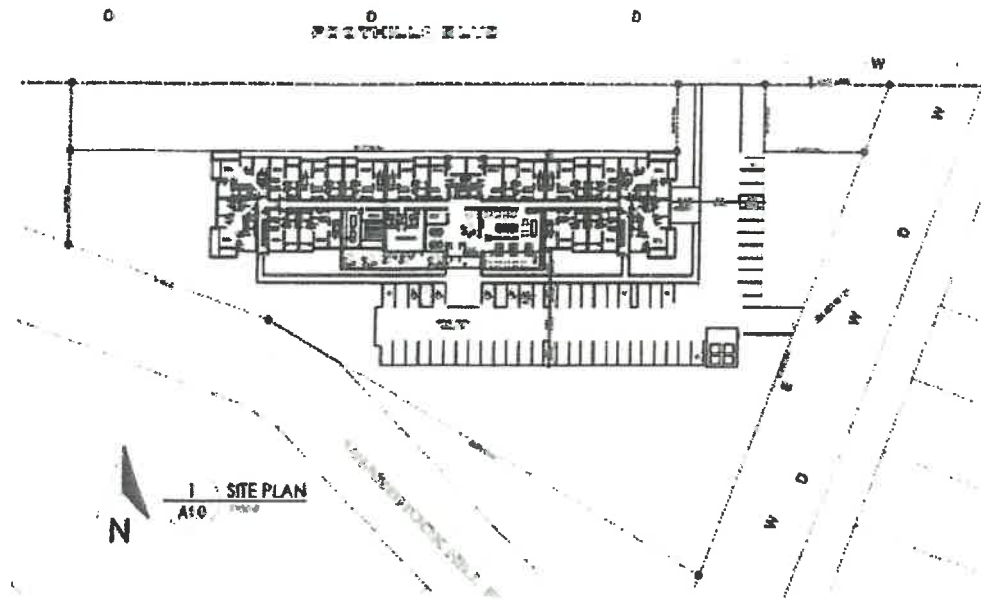


Three Robin at Foothills Blvd.  
Prince George

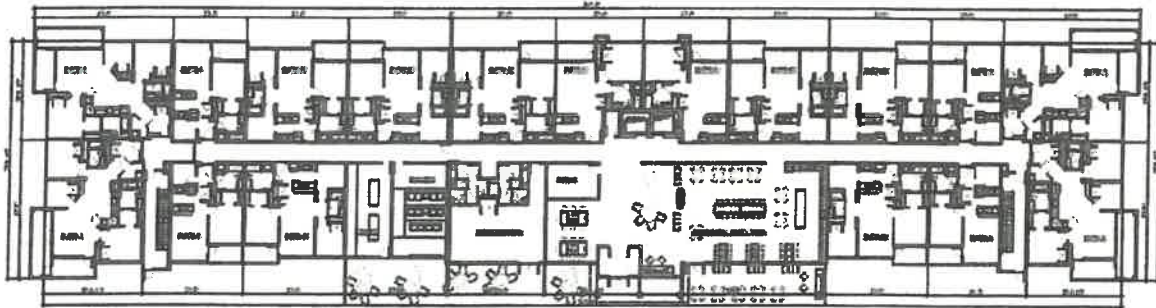
Section 9  
Site Plan  
Floor Plans  
Suite Plans  
Amenities

# Site Plan/ Floor Plans/Suite Plans / Amenities

## Site Plan

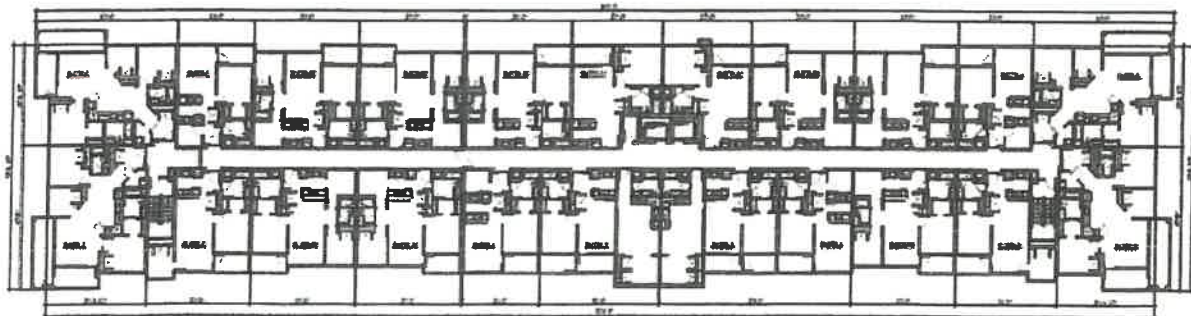


## Main Floor



1 MAIN FLOOR PLAN  
A20

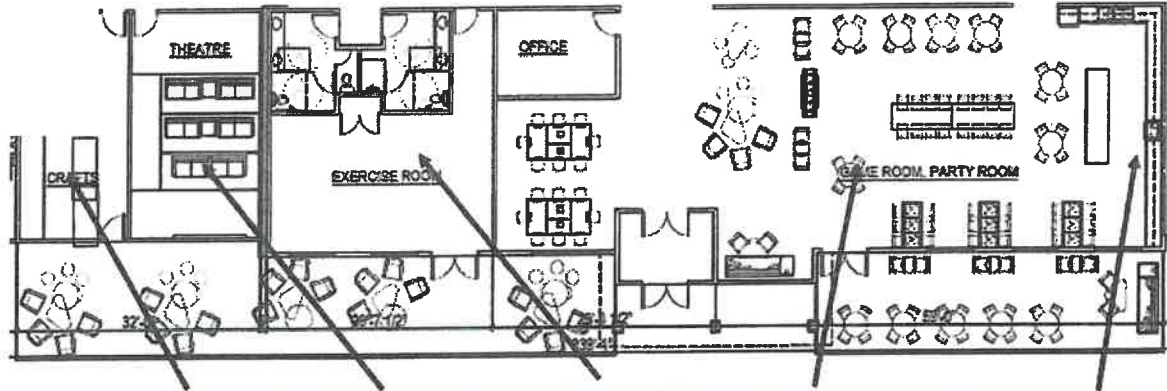
## Typical Floor



2 TYPICAL FLOOR PLAN  
A20



# Amenities

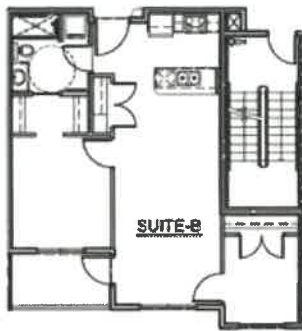


DS Studio  
423 Sq. Ft.

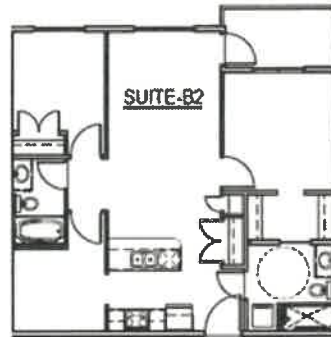
D 1 Bedroom  
423 Sq. Ft.

A 1 Bedroom / Den  
665 Sq. Ft.

A1 1 Bedroom  
665 Sq. Ft.



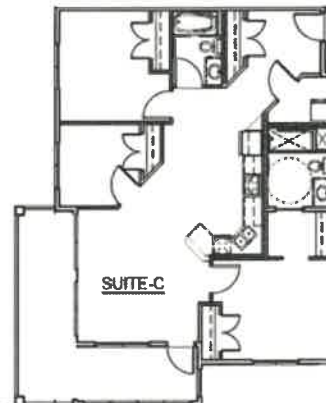
B 2 Bedroom  
771 Sq. Ft.



B2 Bedroom  
916 Sq. Ft.



B 2 Bedroom Den  
1232 Sq. Ft.



B2 Bedroom  
1239 Sq. Ft.





Three Robin at Foothills Blvd.  
Prince George

Section 10  
Suite Count  
Suite Parking



## Suite Count & Suite Pricing

Suite Model	Suite Size	Suite Description	# of Suites	Affordable Suites	2nd	3rd	4th	5th	Total		
A	665	1 Bed / Den	24	A	665	1 Bed / Den	2	2	2	6	
A1	666	1 Bed	12	A1	666	1 Bed	2	2	2	6	
D1	703	1 Bed / Solarium	10	D1	703	1 Bed / Solarium	2	2	2	6	
DS	432	Studio	10	DS	432	Studio	2	2	2	2	8
B	771	2 Bed	10	B	771	2 Bed				0	
B2	916	2 Bed / Den	47	B2	916	2 Bed / Den	2	2	2	6	
C	1231	2 Bed / Den	12	C	1231	2 Bed / Den					
C1	1239	2 Bed / Den	12	C1	1239	2 Bed / Den					
<b>Total</b>										<b>32</b>	
				<b>Total</b>		<b>10</b>					
				<b>% of Suites</b>		<b>23.4%</b>					

## Suite Rental Rates Green Affordable Suites

Suite Model	Suite Size	Suite Description	Main	2nd	3rd	4th	5th	6th
A	665	1 Bed / Den	\$1,870.00	\$1,795.00	\$1,870.00	\$1,945.00	\$2,045.00	\$2,645.00
A (AF)	666	2 Bed / Den	N/A	\$ 897.50	\$ 935.00	\$ 972.50	N/A	N/A
A1	666	1 Bed	\$1,870.00	N/A	N/A	N/A	\$2,045.00	\$2,145.00
A1 (AF)	666	1 Bed	N/A	\$ 897.50	\$ 935.00	\$ 972.50	N/A	N/A
D1	703	1 Bed / Solarium	N/A	N/A	N/A	N/A	\$2,100.00	\$2,200.00
D1 (AF)	703	1 Bed / Solarium	N/A	\$ 925.00	\$ 962.50	\$1,000.00	N/A	N/A
DS	432	Studio	N/A	N/A	N/A	N/A	N/A	\$1,645.00
DS (AF)	432	Studio	N/A	\$ 647.50	\$ 685.00	\$ 722.50	\$ 772.50	N/A
B	771	2 Bed	\$1,970.00	\$1,895.00	\$1,970.00	\$2,045.00	\$2,145.00	\$2,245.00
B2	916	2 Bed / Den	\$2,125.00	\$2,050.00	\$2,125.00	\$2,200.00	\$2,300.00	\$2,400.00
B2 (AF)	916	2 Bed / Den	N/A	\$1,025.00	\$1,062.50	\$1,100.00	N/A	N/A
C	1231	2 Bed / Den	\$2,370.00	\$2,295.00	\$2,370.00	\$2,435.00	\$2,545.00	\$2,645.00
C1	1239	2 Bed / Den	\$2,380.00	\$2,295.00	\$2,370.00	\$2,425.00	\$2,545.00	\$2,645.00



Three Robin at Foothills Blvd.  
Prince George

# Section 11

## Site Utility Evaluation

## Geo Technical

# MEMORANDUM

---

<b>To</b> Peter Wise	<b>From</b> Cristina Hutchinson, P.Eng. Katherine Clark, EIT
<b>Re</b> Proposed Development at 1177 Foothills Blvd	<b>Date</b> June 22, 2021

---

## BACKGROUND

This servicing brief has been prepared as part of a proposed development at 1177 Foothills Boulevard located in Prince George, British Columbia. The site information is as follows:

- Site Location: 1177 Foothills Boulevard
- PID: 004-343-603
- Legal Description: Lot 104 Plan PGP22809 District Lot 2507 Land District 05 & DL 2609

The proposed development is a 140-unit seniors housing building. The existing lot is currently zoned RM4 – Multiple Residential. Typically, RM4 zoning is for multiple housing such as a community care facility or apartment housing with a maximum density of 90 dwellings per hectare. The parcel size is just over one hectare at 1.002 Ha, which would permit 90 dwellings. A variance would be required to approve the proposed 140-unit development.

The water and sanitary demands in this servicing brief have been provided based on assumptions of maximum flows required for the proposed development. This brief is intended to provide a high-level analysis of servicing demands and identify any major servicing constraints. Documents that have been used to prepare this memorandum include:

- City of Prince George Bylaw No. 8618, 2014
- City of Prince George Design Guidelines

## WATER SERVICING

### Existing Conditions

The existing water service to 1177 Foothills is a 150mm diameter AC pipe from the 350mm diameter watermain on Foothills Boulevard based on the lot services sketch from PGMap. The lot is within CPG Pressure Zone 2.

## Water Demands

Based on the proposed development of 140 units with a population density of 2.8 people per unit (CPG Design Guidelines - West Bowl Area) the design flows are shown in the table below. Using this method, the total number of people estimated with this development is 392 people.

Metric	Flow	Velocity in Service
<b>ADD</b>	2.2 L/s	0.1 m/s
<b>MDD</b>	6.7 L/s	0.4 m/s
<b>PHD</b>	9.2 L/s	0.5 m/s

From a conceptual design phase, it is likely that the existing watermain and service connection would support the proposed development. However, we would recommend that the City be engaged to confirm available flows through their water model.

## Fire Flows

There is an existing fire hydrant located approximately 20 m from the front property line on the southeast side of the lot. It is possible that this fire hydrant will be within 45 m of the principal entrance; however, a fire department connection will be required on site. Based on CPG guidelines, 150 L/s is required from the hydrant to service the lot.

Based on velocities and expected fire demand, the existing water service is likely appropriately sized for the proposed development. Water modelling should be completed by the City of Prince George to confirm that the demands can be met.

Preliminary FUS calculations assuming the following were performed:

- Wood frame construction
- Sprinklered building
- 6 storey building
- Approximate ground floor area of 2460 square meters
- No charges for proximity to adjacent buildings

The results of the preliminary FUS calculations show that approximately 340 L/s could be required for fire flow. An additional hydrant may be required to provide this flow coverage. This will be further refined during the Development Permit process as the building design becomes available.



## **SANITARY SEWER SERVICING**

### **Existing Service Connections**

Based on the lot servicing sketch available from PG Map, the existing service connection is a 200mm diameter AC pipe. PGMap does not show a sanitary main in Foothills Boulevard or on any other side of the property. Utility locations and presence should be confirmed through utility locates and survey prior to detailed design.

### **Sanitary Demands**

Based on the proposed development of 140 units and the population method described in the water demands section, the following table provides the estimated sanitary flows. This assumes a 200 mm service with a 1% slope.

Metric	Flow
<b>Peak Flow</b>	6.9 L/s
<b>Peak Flow and I&amp;I</b>	7.1 L/s

The existing 200 mm service is likely to meet the peak flow requirements of the proposed development. Based on preliminary information, there would be additional capacity in the pipe as the velocity would be 0.4 m/s which is less than the desired cleaning velocity. Flows will be refined during the Development Permit process to confirm service size is suitable.

## **STORMWATER INFRASTRUCTURE**

The lot services sketch shows a 300mm diameter vitreous clay pipe. The proposed stormwater management plan will be to retain 1 in 10-year post development flows on the site, with overflow directed into the storm system. Geotechnical information will be required to confirm the applicability of a recharge chamber to the site.

## **SUMMARY AND RECOMMENDATIONS**

Based on our initial assessment of the existing utilities, we expect that the proposed development would be serviceable at 1177 Foothills Boulevard. The next steps will include consultation with the City and application for a Development Permit. Water modelling should be completed at the Development Permit stage to confirm adequacy of the surrounding infrastructure.

## CLOSURE

This memorandum has been prepared by McElhanney Ltd. for Peter Wise. The information and data contained herein represent McElhanney's best professional judgment considering the knowledge and information available to McElhanney at the time of preparation.

McElhanney Ltd. denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this document or any of its contents without the express written consent of McElhanney and Peter Wise.

Sincerely,

Prepared by:



Katherine Clark, EIT  
[kclark@mcelhanney.com](mailto:kclark@mcelhanney.com)  
778-693-2191

Reviewed by:



Cristina Hutchinson, P.Eng.  
[chutchinson@mcelhanney.com](mailto:chutchinson@mcelhanney.com)  
250-961-5741



**Proposal for Geotechnical Assessment and Report:  
Condo Development 1177 Foothills Boulevard**



1215 Babine Road  
Prince George, BC V2N 6E1  
250-301-5024  
hans@soiltech.ca

Prepared for: Mr. Peter Wise  
Project No.: 21-H-022  
Submission Date: May 6, 2021

**1. Introduction**

You have requested a proposal to provide a geotechnical assessment and recommendations for a condo development at 117 Foothills Boulevard in Prince George, BC. For the assessment we propose to complete a geotechnical bore hole (drilling) program within the area of the proposed development which will include field tests and collecting samples for laboratory testing. Following completion of the field program we will prepare a report summarizing the field assessment and laboratory testing and provide geotechnical comments and recommendations relating to the proposed development. McElhanney has previously completed a geotechnical slope review for the development and provided a report<sup>1</sup> summarizing the review and the related recommendations for building setbacks from the significant slopes on the site.

**2. Project Description**

The preliminary plans indicate the development will consist of a six-storey building with an elevator and a ground level parkade. The building will be supported on conventional concrete foundations with grade supported floor slabs. The lot is located at the toe of Cranbrook Hill below Cranbrook Hill Road. The slope is approximately 28 m in height, has an average grade of approximately 33%, and lies to the west of the proposed condo location. McElhanney's recommendations included a setback defining two areas with no or limited suitability for development (Figure 1.) The proposed parking area may extend into the area described as possibly being suitable for non-permanent structures.

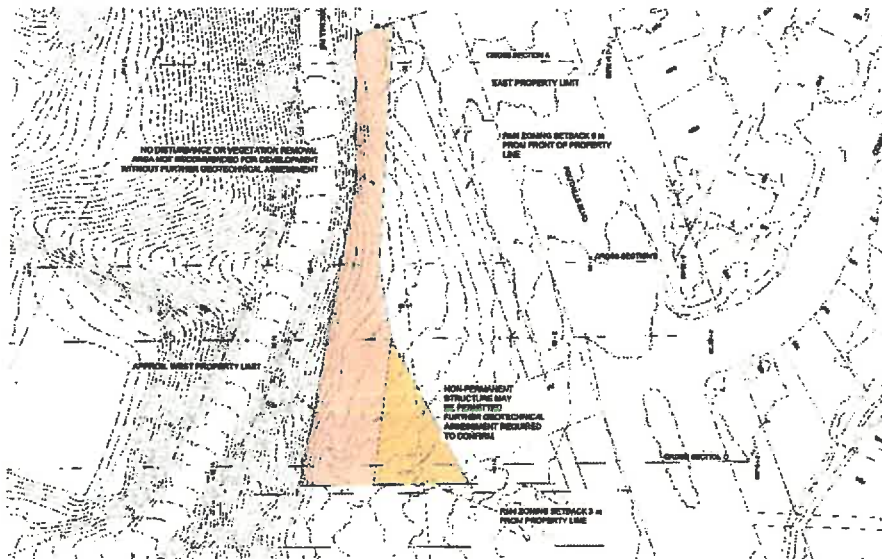


Figure 1. Section of McElhanney drawing no. C-01 detailing areas unsuitable for or with limited development.

<sup>1</sup> (June 16, 2020), *Geotechnical Slope Review of Proposed Condo Building at 1177 Foothills Boulevard, Prince George*, McElhanney, File No. 2341-21020-00

Review of published surficial information indicates the lot lies near the contact of glaciofluvial sand and gravel deposits and glaciolacustrine fine grained soil deposits. Due to the location at the toe of the slope the lot may be a colluvial deposit of eroded soil from the hill above which is mapped as a ground moraine deposit (till). There may also be undocumented fill on the lot from the construction of Cranbrook Hill Road.

### 3. Scope of Services

For the purposes of our assessment and report we propose the following scope of work:

- Review existing public data relevant to the geology and water conditions.
- Organize, coordinate, and supervise the field assessment operations.
- Carry out BC 1 Call and review public underground utilities information.
- Procure a drilling sub-contractor.
- Procure an excavation contractor to make access trails and prepare drilling sites.
- Observe and record soil and groundwater conditions in up to 3 boreholes, advanced between 5 and 30 m depth, located in the development area. (Soil conditions will be logged using the Modified Unified Classification Systems for Soil)
- Carryout our field standard penetration tests and pocket penetrometer tests on the in situ soil and retain samples of the excavated soil for laboratory tests.
- Installation and monitoring of groundwater well.
- Perform laboratory tests on select soil samples for soil classification and natural moisture content.
- Prepare a geotechnical report containing the following information and recommendations for:
  - Description of the site and the proposed development
  - Summary of the field assessment
  - Map of the borehole locations
  - Field and laboratory test results
  - Subsurface soil and ground water conditions
  - Site preparation
  - Engineered fill
  - Shallow concrete footings including bearing capacity
  - Grade supported floor slabs
  - Frost penetration depth, minimum soil cover for foundations and insulation options for foundations and grade supported slabs
  - Pavement Structures for parking areas and drive aisles
  - Additional slope analysis of the orange area in Figure 1 to determine suitability for a parking area
  - Seismic classification estimation
  - Further study and/or investigation
- Discuss details related to preparing the final geotechnical report with the Client and/or their consultants.

If soft/loose soils are encountered the use of deep pile foundations may need to be considered for the development. Additional field investigation and analysis time may be required for deep pile foundations and are not included in the proposed scope of work.



**3.1. Client Requirements**

We have assumed the following will be provided by the Client for the assessment:

- Site access, permissions and any permits required
- Underground utility locates, if required
- Landscaping repair, if required, to test locations and areas used to access them
- Available site plans, building plans and topographical survey in digital format

**3.2. Exclusions**

Given our understanding of the development requirements at this time and the proposed scope of work the following items are excluded:

- Deep foundation design
- Liquefaction related seismic analysis if such soils are encountered (not anticipated)
- Detailed slope stability analysis of the significant slopes
- Detailed overview of the depth and extent of fill at the site
- Flood hazard study or determination
- Construction review services

**4. Costs**

Table 1 below details the cost breakdown to complete the proposed scope of work.

*Table 1. Quotation for geotechnical assessment and report*

Field Assessment: Organization and Field Work	\$4,800
Drilling Sub-Contractor	\$8,500
Excavation Sub-Contractor	\$1,200
Laboratory Testing	\$1,200
Analysis and Report Preparation	<u>\$3,200</u>
<b>Total (excluding taxes)</b>	<b>18,900</b>

This quotation is based on the information available and the current requirements of the development. Any additional information that comes available or changes to the proposed development, may result in a change of scope and the associated fees. Cancellation or delays to sub-contractor activities may result in charges by the sub-contractor. Standby costs incurred due to unforeseen circumstances (such as changes in weather and work conditions, or due to landowner access issues) have not been accounted for in our quotation. Additional costs due to cancellation, delays, or standby beyond SoilTech’s or our sub-contractor’s control will be charged accordingly. We will notify you of cancellation, delay, and/or stand by charges as soon as we are aware of them and able to do so. We can provide an updated budget if any such circumstances occur after the start of our assessment. On-going technical consultation following the submission of our final geotechnical report is understood to be outside the current scope of work and budget.

**5. Schedule**

We can begin organizing the field assessment once it is awarded or anytime after at the convenience of the Client. The site investigation schedule will depend on the schedule of excavation and drilling



contractors. Laboratory testing will begin once the field work is complete. We expect to be able to provide the report within 20 business days of completion of the field program.

## 6. Closure

We thank you for considering SoilTech for this project and the opportunity to present this proposal. This proposal is considered proprietary and confidential. It is subject to review and comment on the project description, assumptions, exclusions, scope of work and fee estimate. We are prepared to update the proposal submission if required. It is valid for 90 days.

If you wish us to proceed with the scope of work as outlined above, please indicate your acceptance in writing. Prior to beginning the work, we request that SoilTech enter a Professional Services Agreement with the Client or their designated coordinating professional. We will prepare and provide the agreement upon receiving the written acceptance. Please contact the undersigned to if there are any questions or changes to the project scope.

Sincerely,



Hans Jorgensen, P. Eng.





Three Robin at Foothills Blvd.  
Prince George

## Section 12

### Key Professionals

## Key Professionals

### Architecture



Transforming Your Surroundings

9834-105 Street, Edmonton, AB, Canada

[egooch@efgarchitects.com](mailto:egooch@efgarchitects.com)

### Structural, Mechanical & Electrical Engineers



#### Abbotsford Office

#400 - 34077 Gladys Ave.

Abbotsford, BC V2S 2E8

T (604) 853-8831

### Civil Engineers



12 - 556 North Nechako Road

Prince George BC V2K 1A1

Tel. [250-561-2229](tel:250-561-2229)

Fax. 1-855-407-3895

Toll Free. 1-866-451-2229

[princegeorge@mcelhanney.com](mailto:princegeorge@mcelhanney.com)

### Cost Consultants



VANCOUVER

[btyreception@bty.com](mailto:btyreception@bty.com)

604 734 3126

### Evaluation Consultant (Appraiser)



A-Teck Appraisals Ltd

210 - 1877 Queensway

Prince George, BC V2L 1L9



# THREE ROBINS

Volunteer Information



# VOLUNTEER AT Three Robins

## Why a Volunteer program at Three Robins?

Living at an Independent Living property can be expensive (\$3,200 1-Bedroom \$4,500 2-Bedroom). Many middle income seniors cannot afford the cost for both a residential lease and hospitality services. Unfortunately as we age, we sometimes require support services. Often its convalescing after a surgery or on days when you do not have the energy to address your daily tasks.

At Three Robins you have an option to decrease your monthly rental payments by \$200.00 by volunteering at the property ten hours per month. At anytime you can change

your volunteer position or you may choose to opt out of the volunteer program when you no longer have the capacity or desire to participate.





# OUR RESIDENTS VOLUNTEER

at their Three Robins Properties  
approximately **1,000 HOURS** per month

Volunteering is a powerful way to make a positive impact on the health and well-being of communities. Not only does it make a difference in the lives of recipients, it also benefits volunteers mentally, socially, and even physically.

**We reduce tenants' rent by \$200 if they volunteer 10 hours per month in the building.**

Resident Volunteer - Hours	# Volunteers	Hours	Hours
<b>137 Residents 95% enrollment</b>	<b>Daily</b>	<b>Daily</b>	<b>Monthly</b>
24 Emergency Call Facilitation	2	2	122
Cleanliness Review	1	1	30.5
Disinfecting Elevator/Hand Rails	1	1.5	45.75
Fire Marshall Safety Inspection	1	1	30.5
Library Coordination	1	0.25	7.625
Maintenance/Painting/Light Bulbs	1	1.5	45.75
Marketing Tours	1	2	61
Meal Preparation	2	2	122
Office Administration Support	1	1	30.5
Reception 8AM until 5PM	3	3	274.5
Recycle/Trash Concierge	1	1.5	45.75
Watering Plants	2	1	61
Wellness Check	3	1	91.5
Wood Shop Coordination	1	0.25	7.625
<b>Total Hours</b>			<b>976</b>



# VOLUNTEER AT Three Robins

## Here are four benefits of volunteering for seniors:

### 1. Reduce Loneliness

Current research states that up to 15% of North America's population lives with the feeling of being lonely. 30% of older Canadian adults are at risk of loneliness. According to Aging in Canada focus group series, seniors speak out about this significant issue.

There are many causes for loneliness:

- 1: Loss of mate/partner or friends due to death
- 2: Change of career/retiring
- 3: Downsizing from a family home

Volunteering can help older adults meet new people with similar values and interests, which leads to new friendships and more meaningful relationships.

### 2. Gain a Sense of Purpose

Retirement can be difficult for some seniors. The loss of a career can impact one's purpose and how they are connected to their community. Volunteering can create a sense of belonging and accomplishment. Seniors can find volunteer opportunities with organizations that share similar values and beliefs. With a lifetime of experience and knowledge, they can impact organizations significantly. There is great benefit to volunteering. With just a few hours

a week, seniors can receive cognitive and emotional benefits. The results of volunteering can lead to a greater sense of well-being, self-esteem and overall physical wellness.

### 3. Develop New Skills and Knowledge

Recent research at the Buck Institute (UCLA) states that the impact of degenerative cognitive disorders can be decreased by developing new skills. Some seniors take up a new language or learn to play a musical instrument. These are two great ways to stimulate our brains. Volunteering by its nature requires changing and adapting to a new environment. Learning to apply your current skills and learning new ways to be productive are part of the volunteer experience.

### 4. Reduce the Risk of Dementia

Recent research at the University of Calgary found that people who did volunteer work for at least one hour a week on a regular basis were 2.44 times less likely to develop dementia compared to individuals who did not volunteer. Volunteering does not mean work, but rather is a means to express yourself. Organizations can tailor volunteer tasks to allow seniors to express their values and interests.

# VOLUNTEER Departments



**There are six different departments and twenty-three different volunteer positions at Three Robins.**

## **Health and Safety**

**Floor Monitors** – Verifying that all residents on your floor can evacuate the building safely and are aware of the location of the muster station. In case of an even emergency, you will support first responders by verifying the residents on your floor are safe. You will also help with the daily “I’m okay check” which is to verify all residents on your floor are okay each morning.

## **Recreation**

**Exercise & Games Hosts** – There are four events each day listed on the monthly recreation calendar. As a volunteer host you will participate in the events as scheduled and support residents who are at the event.

## **Food Services**

**Demonstration Kitchen** – Each night a community meal is prepared for a maximum of twenty residents and their family members. As a food services volunteer you will facilitate purchasing food stuffs and preparing meals as a team (3 volunteers per meal). This is an excellent opportunity to meet fellow residents and their families as well as share your favorite recipes.

## **Transportation**

Many residents need transportation to shopping and appointments. As a volunteer you will help plan, coordinate and drive residents using the community minivan.

## **Administration/Leasing**

**Leasing Tours** – Families and future residents need walking tours of the property. As a volunteer in the Administration/Marketing department you will be a community guide highlighting the property’s amenities and show suites.

## **Maintenance**

**Grounds and Building Maintenance** – Resident volunteers help change light bulbs, do touch up painting and basic suite maintenance as requested and scheduled by residents. Watering plants, maintaining flowerbeds and other gardening tasks are performed by resident volunteers on a weekly basis.



# INTRODUCTION TO Three Robins

## Our Philosophy for Aging in Place

Three Robins properties with their new fully equipped amenities rooms and suites offer an aging in place strategy for seniors. What makes Three Robins unique is the availability of optional services when needed.

Each apartment has a full kitchen including in-suite laundry facilities to allow for maximum independence. Residents pay for supportive services when needed, versus bundled services (housekeeping, meals, etc.) that often are not required when moving into a new senior's apartment. As your needs change, you can contact our on-site manager and get additional information on the services you may require.

By offering a resident volunteer program, residents can engage in supporting the community's functional programming and fellow residents. Three Robins is a perfect alternative for seniors who are looking for supportive lifestyle services but not prepared to pay or participate in a traditional Independent or Supportive Living property.

Three Robins is a 55 plus apartment community. There are no mandatory services included in the rent. Aging in place occurs organically as the services are available when you require them. Having a more affordable option allows residents to save their funds now for unexpected costs in the future. At Three Robins we have a strategy for aging in place. We will support our residents as their needs change from active adult to supportive living. We can also support residents who require light assisted living (medication assistance/bathing/dressing).





## At Three Robins we offer five strategies to provide meals for our residents.

1. Residents prepare a meal for up to 20 residents or family members in the demonstration kitchen four days per week.
2. We have a community pantry event each Thursday. We purchase food in bulk and then make four meals for each resident that participates to take home and enjoy during the week. The average cost per meal varies from \$4.00 to \$7.00.
3. As a community, each week we choose a restaurant and enjoy a meal at their premises as a group. We receive a 10% discount from the posted prices.
4. Twice a month we have a local chef come to our property and prepare a meal in our demonstration kitchen. Prices vary from \$10.00 to \$17.00 per meal.
5. We coordinate resident pot luck meals. Three residents become a “tria” and they go to each others suites twice a week and enjoy a pot luck meal.





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September 20, 2021

Kali Holahan, MPlan, MCIP, RPP  
Planner  
City of Prince George  
1100 Patricia Blvd.  
Prince George, B.C. V2L 3V9

Dear Kali

Re: **CP100175 RZ100705 - 1177 Foothills Blvd. – Supporting documents presented to council**

Thank you for taking my call today and setting up our meeting for tomorrow at 3:00 pm.

During our call you requested information from our focus group presentations that occurred August 10<sup>th</sup> and 11<sup>th</sup> in Prince George. We had two focus group presentations with approximately 12 participants in total. The primary question we discussed during our call today was with reference to location.

We asked the following question:

### Question 2

Where could the facility be located?

Presently there are three possible locations:

A: Located Downtown Near Hudson Bay Store/Save On Foods

B: Foothills Blvd.

C: College Heights

**Please list locations in order of preference?**

#1 \_\_\_\_\_ #2 \_\_\_\_\_ #3 \_\_\_\_\_

The following was the results:

#2 Where should the facility be located? A/1: Downtown	A/3	A: I do not feel safe walking downtown
B/2: Foothills C/3: College Heights	B/8	B: Too many homeless people downtown
	C/1	C: Need access to seniors center

The primary reason that the seniors did not want the proposed project located downtown was safety. There is a biasness from seniors that the increase in homeless population downtown has made the downtown area unsafe.

I have included a copy of the focus group presentation questionnaire as well as the results from the 1<sup>st</sup> round of focus group participants (see attached XL spreadsheet and PDF).

Notice some of the comments from the participants:

#19 What would you like to tell the architects and other professionals on the needs of Seniors			
No chandeliers		Listen to us and make us part of the process	
Build here		Build in safe locations	
Listen to the Seniors		More Senior Homes	
Retired nurse 100% approval		If we say no can we change our minds if our needs change	
Build here we need it		Covered parking	
We need mixed income not just affordable housing in one building		Grocery and pharmacy close by	
I want to live in a safe area where I can live on the main floor without fear		Visitor parking	
Better transportation		Hair salon like Cost Cutters	
Needed for years		Air conditioning	
Make it affordable		Heated side walks	

It is our objective to have two more rounds of focus group presentations. Our preference is to have approximately 12 to 18 participants divided into three presentation groups per round. We decided not to proceed with rounds 2 and 3 until we know the results from 1<sup>st</sup> and 2<sup>nd</sup> reading of the proposed land use classification change as per the developers application.

I look forward to more questions and comments at your convenience.

Sincerely

Terry Collier, MSc.