

PART 2 - TERMS OF INSTRUMENT

SECTION 219 COVENANT – DESIGN AND PERFORMANCE

BETWEEN:

1268628 B.C. LTD.,
553-550 West Broadway,
Vancouver, British Columbia V5Z IE9

(the "**Covenantor**")

OF THE FIRST PART

AND:

CITY OF PRINCE GEORGE,
1100 Patricia Boulevard,
Prince George, British Columbia V2L 3V9

(the "**City**")

OF THE SECOND PART

WHEREAS:

- A. The Covenantor is the registered owner in fee simple of the lands and premises located in the City of Prince George, in the Province of British Columbia, legally described as:

Parcel Identifier:
005-850-355
Lot 147 District Lot 2003 Cariboo District Plan 28774

(the "**Property**");

- B. The Covenantor and the City of Prince George (the "**City**") entered into a covenant under section 219 of the Land Title Act, which was registered in the Land Title Office under registration number CA9074075 (the "**Original Covenant**"). The Original Covenant required that the Property be developed in accordance with its terms and prohibited any development of the Property except in accordance with the Original Covenant;
- C. The Original Covenant was subsequently modified by an agreement registered under registration number CA9471509 (the "**Modification**"); and
- D. The Covenantor and the City have agreed to discharge the Original Covenant and the Modification and replace them with a new covenant on the terms and conditions herein, to ensure the continued development of the Property in accordance with agreed-upon requirements.

NOW THEREFORE THIS MODIFICATION WITNESSES that, in consideration of each party agreeing to enter into the Covenant as set out hereinafter and for good and valuable consideration (the receipt and sufficiency of which the parties hereto acknowledge and agree to), the Covenantor and the City hereby covenant and agree as follows:

THE COVENANTOR HEREBY COVENANTS, PROMISES AND AGREES WITH THE CITY, AS FOLLOWS:

1. COVENANTS:

- 1.1. The Property will not be developed or built upon except in accordance with this Agreement.
- 1.2. The Property will be developed and built upon in strict accordance with the Covenantor's plans and specifications for the proposed Congregate Housing Project with a minimum of 118-units as shown on the attached Schedule "A".
- 1.3. No building permit may be applied for, and the City is not obliged to issue any building permit in respect of, any building, structure or other improvement that is not, in the City's opinion, substantially in the form as shown in Schedule "A".
- 1.4. Notwithstanding Section 1.3, the Director of Planning and Development, or their designate, may approve minor modifications to the plans and specifications of the development as shown on the attached Schedule 'A', provided such changes remain consistent with the intent of this Agreement.
- 1.5. The Covenantor will submit a complete building permit application on or before 12 months following issuance of the development permit.

2. CITY BY-LAWS:

- 2.1. Subject only to the limitations and restrictions herein set forth and set forth in any other covenant in favour of the City registered against any of the Property, the Covenantor agrees that the use and development of the Property, and any building or buildings on or to be erected on the Property, shall be governed by all applicable by-laws of the City as amended from time to time.

3. INDEMNITY:

- 3.1. The Covenantor releases, and will at all times indemnify and save harmless, the City, its elected and appointed officials and employees, from and against all liability, actions, causes of action, claims, suits, damages, expenses, costs, legal fees, debts, demands or losses including costs on a solicitor and client basis, that may be suffered by the City in enforcing this Agreement as a result of any default or breach hereof.

4. PUBLIC INTEREST ISSUES:

- 4.1. Given the public interest in effective protection against breaches of this Agreement, the public interest strongly favours an order for specific performance or a prohibitory or mandatory injunction in favour of the City in respect of any breach by the Covenantor of this Agreement.
- 4.2. Given the public interest in the development and use of the Property in accordance with this Agreement, the public interest weighs strongly against any modification, cancellation or discharge of this Agreement by action taken under the Property Law Act of British Columbia, provided that this in no way limits the ability of the parties to modify or discharge this Agreement by mutual agreement in writing.

THE CITY HEREBY COVENANTS, PROMISES AND AGREES WITH THE COVENANTOR, AS FOLLOWS:

5. RELEASE:

- 5.1. Following the satisfaction of all the Covenantor's obligations under this Agreement, the City will at the request of the Covenantor execute and deliver to the Covenantor a discharge of this Agreement in a form that is acceptable for registration in the appropriate Land Title Office.

THE COVENANTOR AND THE CITY HEREBY COVENANT, PROMISE AND AGREE AS FOLLOWS:

6. LAND TITLE ACT:

- 6.1. This Agreement shall be registered as a charge against the Property pursuant to Section 219 of the Land Title Act of British Columbia, and all covenants, agreements and provisos herein contained are hereby deemed to constitute covenants running with the Property and are intended to be perpetual.

7. OPINIONS BY THE CITY:

- 7.1. Any opinion, decision, act or expression of satisfaction provided for in this Agreement is to be taken or made by the City's Director of Planning and Development, or their delegate authorized as such in writing.
- 7.2. Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Covenantor agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

8. RIGHTS PERMISSIVE ONLY:

- 8.1. The rights given to the City by this Agreement are permissive only and nothing in this Agreement imposes any legal duty or any kind on the City to anyone, or obliges the City

to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement, all of which shall be entirely within the discretion of the City.

9. MISCELLANEOUS:

- 9.1. Every obligation and covenant of the Covenantor in this Agreement constitutes both a contractual obligation and a covenant granted under s. 219 of the Land Title Act in respect of the Property and this Agreement burdens the Property and runs with it and binds the successors in title to the Property. This Agreement burdens and charges the Property and any parcel into which it is subdivided by any means and any parcel into which any of the Property is consolidated. This Agreement shall be enforceable against the Covenantor and its successors in title to the Property.
- 9.2. The Covenantor agrees to do everything necessary, at the Covenantor's expense, to ensure that this Agreement is registered against title to the Property with priority over all financial charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Agreement.
- 9.3. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach in respect of which the waiver is asserted. A waiver of a breach of this Agreement does not operate as a waiver of any other or subsequent breach of this Agreement.
- 9.4. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.
- 9.5. This Agreement binds the parties to it and their respective successors and assigns.
- 9.6. The Covenantor must do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.
- 9.7. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

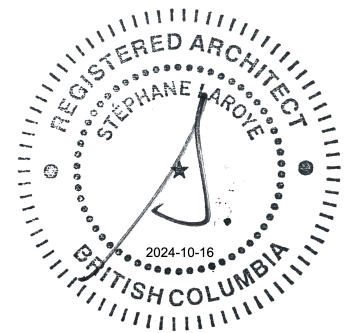
AS EVIDENCE OF their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the Land Title Act Form C and Form D to which this Agreement is attached and which forms part of this Agreement.

SCHEDULE A
PLANS AND SPECIFICATIONS

THE HEIGHTS PRINCE GEORGE



200 - 19 East 5th Avenue, Vancouver, BC V5T 1G7
T 604-558-6955 info@slaarchitect.com slaarchitect.com



SEAL



DESIGN RATIONALE

The location of the building was chosen through careful analysis and investigation of the site. The site itself contains a unique and challenging terrain dropping beyond 10m from Ospika to Tyner. An area with a relatively minimal slope was identified along the NW property line along Ospika Blvd. The footprint placement was further refined through a more precise local analysis of the slopes. The development area is limited to the footprints of the building and the surface parking lot with the rest of the site being either left undisturbed or reforested post-construction.

The orientation of the building provides excellent solar orientation for passive heat gain and daylighting to the project and amenity spaces. The main amenity space opens to the south with a green landscape buffer that provides a gentle separation from the surface parking lot. Additionally, the four storey height and lowered ground floor elevation will create a modest volume that will create a strong street presence while respecting the proximity to the residential properties to the north.

The design for the residence is following a traditional U-shape corridor building layout. This allows the volume to create an enclosed, private courtyard that will host the main landscape amenity space with a promenade for the residents, scattered seating areas and a covered barbecue area. The main entrance to the building features a large canopy that will not only provide some sheltered space by the entrance but also a "port-cochère" for pick up and drop off of the residents. On the upper floors the building will feature residential units with lounge areas located centrally and conveniently close to the two elevator cores.

Connectivity from the site to the City road network is from a single driveway on Ospika Boulevard South, in order to create a sufficient flow of visitors/cars through the site and to not unnecessarily disrupt the street line of Ospika.

PROJECT TEAM

DEVELOPER
THE HUB COLLECTION
CONTACT: ASHLEY DE GREY OSBORN (MANAGING PARTNER)
604-356-5452 T
ASHLEY@THEHUBCOLLECTION.CA

PROJECT MANAGER
V-SQUARED CONSULTING LTD.
MARIUS VELDTMAN (MANAGING PARTNER)
780-918-2550
MARIUS@V2CONSULT.CA

ARCHITECT
STEPHANIE LAROYE ARCHITECT INC.
200-19 EAST 5TH AVENUE
VANCOUVER, BC V5T 1G7
STEPHANIE LAROYE, PRINCIPAL
STEPHANIE@SLAARCHITECT.COM
604-558-6955 T

LANDSCAPE
LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS LTD.
203-1300 1ST AVENUE
PRINCE GEORGE, BC V2L 2Y3
LAURELIN SVISDAHL
250-563-6158
LAURELIN@LSLA-LANDARCH.COM

INTERIOR DESIGN
DESIGNFARM INC
2100 BLOOR STREET WEST, SUITE 6-353
TORONTO, ON M6S 5A5
IRKA DYCZOK
416-617-6867
STUDIO@DESIGNFARMINC.CA

CIVIL
L&M ENGINEERING
1210 FOURTH AVENUE
PRINCE GEORGE, BC V2L 3J4
TERRY FJELLSTROM
250-562-1977 X124
TFJELLSTROM@LMEENGINEERING.BC.CA

SURVEY
ALL NORTH
2011 PG PULLMILL ROAD, PO BOX 968
PRINCE GEORGE, BC V2L 4V1
SIDNEY ROY
778-693-2159
SROY@ALLNORTH.COM

GEOTECHNICAL
ECORA ENGINEERING & RESOURCE GROUP LTD.
300-638 SMITHE ST.,
VANCOUVER BC, V6B 1E3
DAN BURTON
DAN.BURTON@ECORA.CA
604-309-5140

DRAWING LIST

A0.00	COVER SHEET
A0.01	SITE PLAN
A0.02	SHADOW STUDIES
A0.04	ARTISTIC RENDERERS
A1.02	LEVEL 1 PLAN
A1.03	LEVEL 2-4 PLAN
A1.07	ROOF PLAN
A2.01	BUILDING SECTIONS
A2.02	Building Sections
A3.01	ELEVATIONS
A3.02	ELEVATIONS
A7.01	UNIT PLANS

ZONING SUMMARY

LEGAL ADDRESS:
LT 147 DL 2003 PL 28774 (PARCEL ID 005850355)

CIVIC ADDRESS: 4500 OSPIKA BOULEVARD, PRINCE GEORGE, BC
ZONING: RMS: MULTIPLE RESIDENTIAL CONGREGATE HOUSING
ZONING USE: 15M ABOVE BUILDING GRADE (706.5 M)
ALLOWED BUILDING HEIGHT: 15.3M (4 STOREYS (13.8M ABOVE BLDG.GRADE))
PROPOSED BUILDING HEIGHT: 22.834.32 SQ.M
SITE AREA: 118 (18 ACCESSIBLE UNITS)
PROPOSED NUMBER OF UNITS: 125 PER HECTARE (285 UNITS)
ALLOWED UNIT DENSITY UNDER RM-5: 50.4 PER HECTARE
PROPOSED SITE COVERAGE: 55%
MAX SITE COVERAGE: 11.2%
PROPOSED SITE COVERAGE: 4.5M
FRONT YARD SETBACK: 3.0M
MIN. EXTERIOR/INTERIOR SIDE YARD SETBACK: 691.5M (SEE A1.01 FOR CALCULATION)
AVERAGE BUILDING GRADE ALONG OSPIKA BLVD:

PROPOSED GROSS BUILDING AREA: 9,754 SQ.M
PROPOSED NET BUILDING AREA: 6,755 SQ.M

CODE SUMMARY

MAJOR OCCUPANCY: C (RESIDENTIAL)
BUILDING AREA: 2,562.4 SM
BUILDING HEIGHT: 4 STOREYS
OCCUPANT LOAD: L1 - 36 (RES.) + 10 (OFFICE)
L2 - 82 (RES.)
L3 - 82 (RES.)
L4 - 82 (RES.)
TOTAL: 292

STREETS FACING (3.2.2.10): 1
3.2.2.50: GROUP C UP TO 6 STOREYS SPRINKLERED:
BUILDING AREA NOT MORE THAN 2250 SM
COMBUSTIBLE/NONCOMBUSTIBLE
FLOOR AND SUPPORTING STRUCTURE FRR 1HR
ROOF AND SUPPORTING STRUCTURE FRR 1HR

NOTE: BUILDING DIVIDED WITH FIREWALL @ GL G (NORTH WING ALONG OSPIKA BLVD ONLY); BUILDING AREA WEST OF GL G - 1998.7 SQM; BUILDING AREA EAST OF GL G - 563.7 SQM

SPRINKLERED: YES NFPA 12-2013

AREAS

GROSS BUILDING AREA	
Name	Area
Gross L1	2,559 m ²
Gross L2	2,398 m ²
Gross L3	2,398 m ²
Gross L4	2,398 m ²
	9,754 m ²

NET AREA	
Level	Area
LEVEL 1	948 m ²
LEVEL 2	1,936 m ²
LEVEL 3	1,936 m ²
LEVEL 4	1,936 m ²
	6,755 m ²

Unit Count		
Level	Unit Type	Count
LEVEL 1	1 Bed	13
LEVEL 1	1 Bed A	1
LEVEL 1	2 Bed	2
LEVEL 2	1 Bed	14
LEVEL 2	1 Bed A	4
LEVEL 2	2 Bed	5
LEVEL 2	2 Bed A	2
LEVEL 2	studio	9
LEVEL 3	1 Bed	14
LEVEL 3	1 Bed A	4
LEVEL 3	2 Bed	5
LEVEL 3	2 Bed A	2
LEVEL 3	studio	9
LEVEL 4	1 Bed	14
LEVEL 4	1 Bed A	4
LEVEL 4	2 Bed	5
LEVEL 4	2 Bed A	2
LEVEL 4	studio	9
Grand total:		118

Note: Units marked with "A" to be accessible

PARKING

PARKING REQUIREMENTS (CONGREGATE HOUSING)
1 PER 2 EMPLOYEES = 5 STALLS REQUIRED
1 PER 2 SLEEPING UNITS = 118/2 = 59 STALLS REQD
TOTAL REQUIRED: = 64 STALLS

SURFACE PARKING LANDSCAPE ALLOWANCE:
0.4 SQ.M PER STALL 25.6 SQ.M REQUIRED,
70 SQ.M PROVIDED

BICYCLE

BICYCLE PARKING REQUIREMENTS
CLASS I
5% OF REQD PARKING STALLS = 4 STALLS
CLASS II
5/ BUILDING = 5 STALLS

PARKING TOTALS	
Type	Provided
RESIDENTIAL	
ACCESSIBLE STALL	2
REGULAR STALL	61
SMALL CAR STALL	2
VISITOR	
REGULAR STALL	5
Grand total:	70

BICYCLE PARKING SUMMARY	
Type	Count
Bicycle Stall (Class I)	4
Bicycle Stall (Class II)	6
Grand total:	10

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.10.16
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT

The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

DRAWING

COVER SHEET

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO

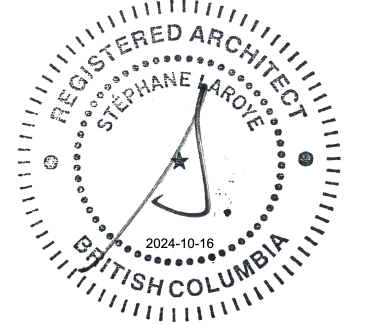
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RE-ISSUED FOR DEVELOPMENT PERMIT 16 OCTOBER 2024



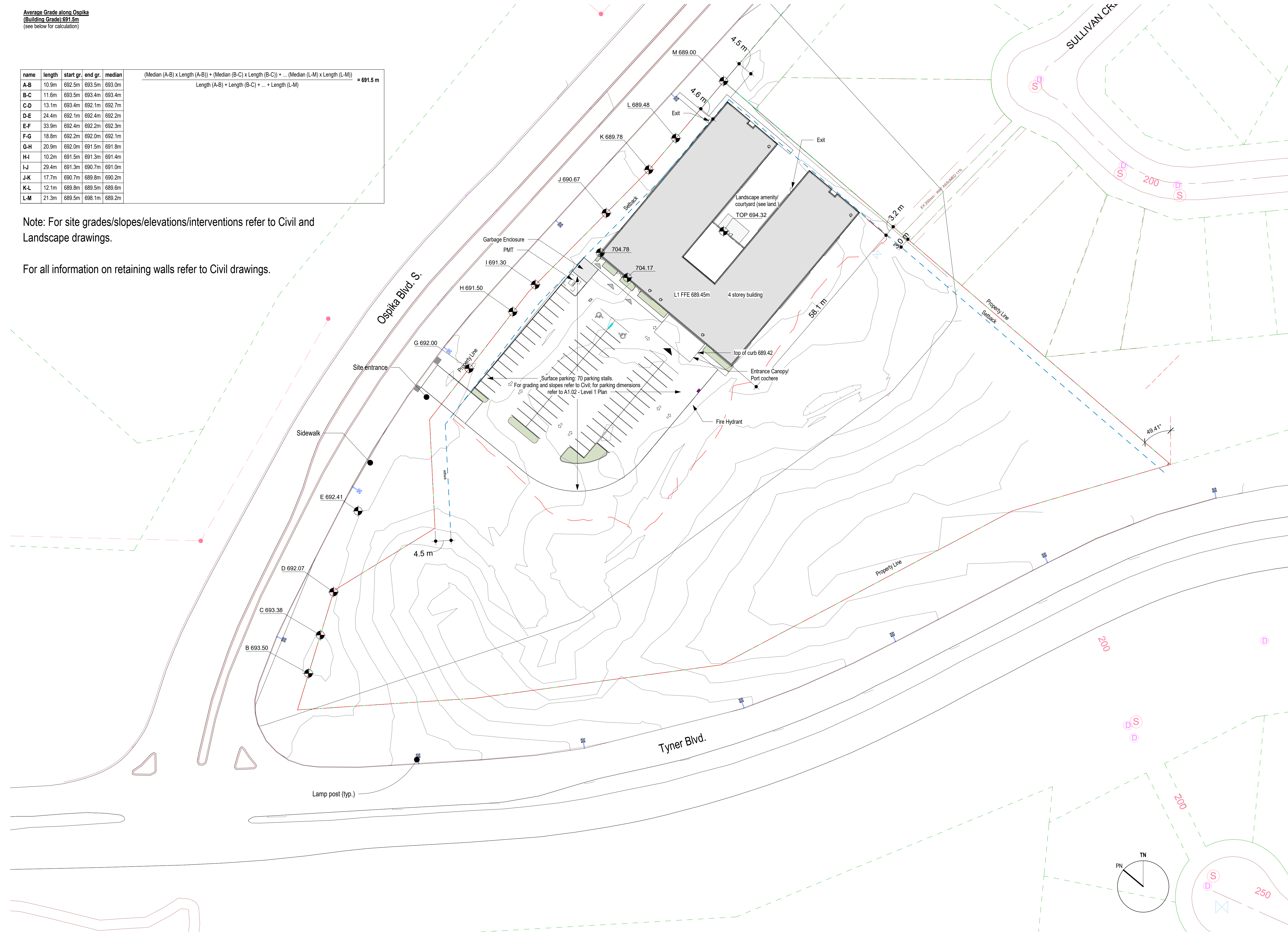
SEAL

Average Grade along Ospika
(Building Grade) 691.5m
(see below for calculation)

name	length	start gr.	end gr.	median	(Median (A-B) x Length (A-B)) + (Median (B-C) x Length (B-C)) + ... (Median (L-M) x Length (L-M)) Length (A-B) + Length (B-C) + ... + Length (L-M) = 691.5 m
A-B	10.9m	692.5m	693.5m	693.0m	
B-C	11.6m	693.5m	693.4m	693.4m	
C-D	13.1m	693.4m	692.1m	692.7m	
D-E	24.4m	692.1m	692.4m	692.2m	
E-F	33.9m	692.4m	692.2m	692.3m	
F-G	18.8m	692.2m	692.0m	692.1m	
G-H	20.9m	692.0m	691.5m	691.8m	
H-I	10.2m	691.5m	691.3m	691.4m	
I-J	29.4m	691.3m	690.7m	691.0m	
J-K	17.7m	690.7m	689.8m	690.2m	
K-L	12.1m	689.8m	689.5m	689.6m	
L-M	21.3m	689.5m	689.1m	689.2m	

Note: For site grades/slopes/elevations/interventions refer to Civil and Landscape drawings.

For all information on retaining walls refer to Civil drawings.



No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.10.16
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

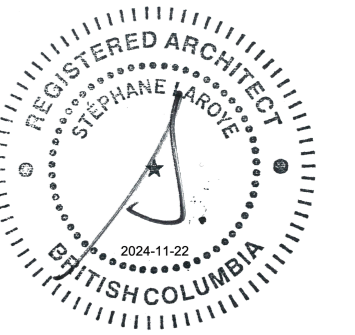
DRAWING
SITE PLAN

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
1 : 500	SLA
2213	PROJECT NO

A0.01

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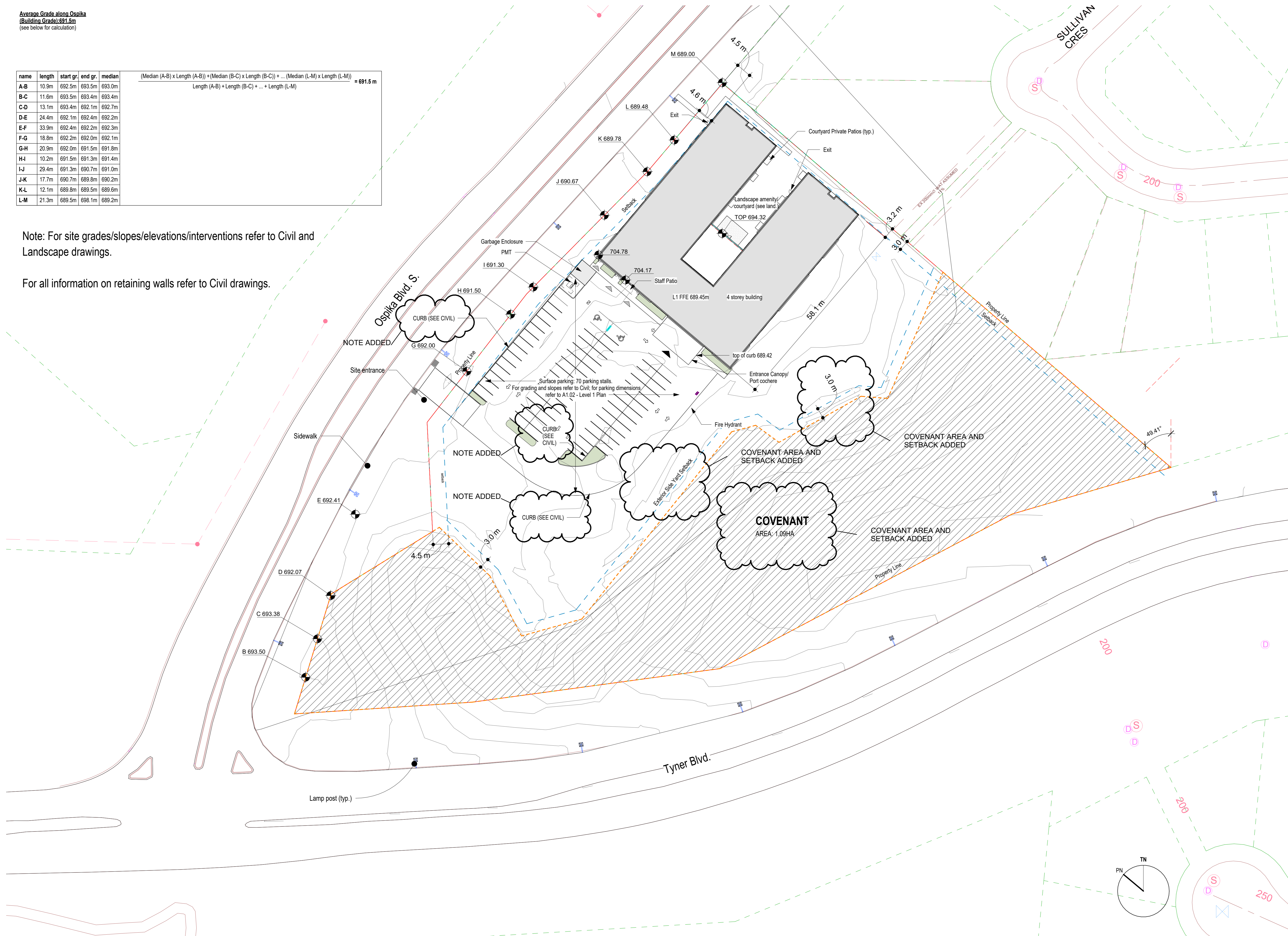
SEAL _____

Average Grade along Ospika
(Building Grade) 691.5m
(see below for calculation)

name	length	start gr.	end gr.	median	(Median (A-B) x Length (A-B)) + (Median (B-C) x Length (B-C)) + ... (Median (L-M) x Length (L-M)) Length (A-B) + Length (B-C) + ... + Length (L-M)
A-B	10.9m	692.5m	693.5m	693.0m	= 691.5 m
B-C	11.6m	693.5m	693.4m	693.4m	
C-D	13.1m	693.4m	692.1m	692.7m	
D-E	24.4m	692.1m	692.4m	692.2m	
E-F	33.9m	692.4m	692.2m	692.3m	
F-G	18.8m	692.2m	692.0m	692.1m	
G-H	20.9m	692.0m	691.5m	691.8m	
H-I	10.2m	691.5m	691.3m	691.4m	
I-J	29.4m	691.3m	690.7m	691.0m	
J-K	17.7m	690.7m	689.8m	690.2m	
K-L	12.1m	689.8m	689.5m	689.6m	
L-M	21.3m	689.5m	689.2m	689.2m	

Note: For site grades/slopes/elevations/interventions refer to Civil and Landscape drawings.

For all information on retaining walls refer to Civil drawings.



No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.11.22
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

SHEET ADDED

DRAWING
SITE PLAN OVERLAY EPP107851

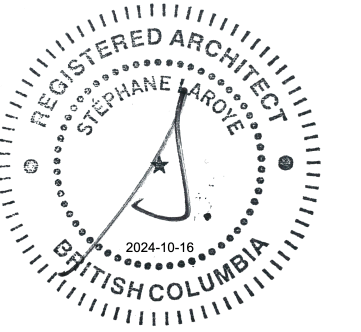
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DRAWN SLA	DATE JUNE 2022
SCALE 1 : 500	REVIEWED SLA
2213	PROJECT NO 2213

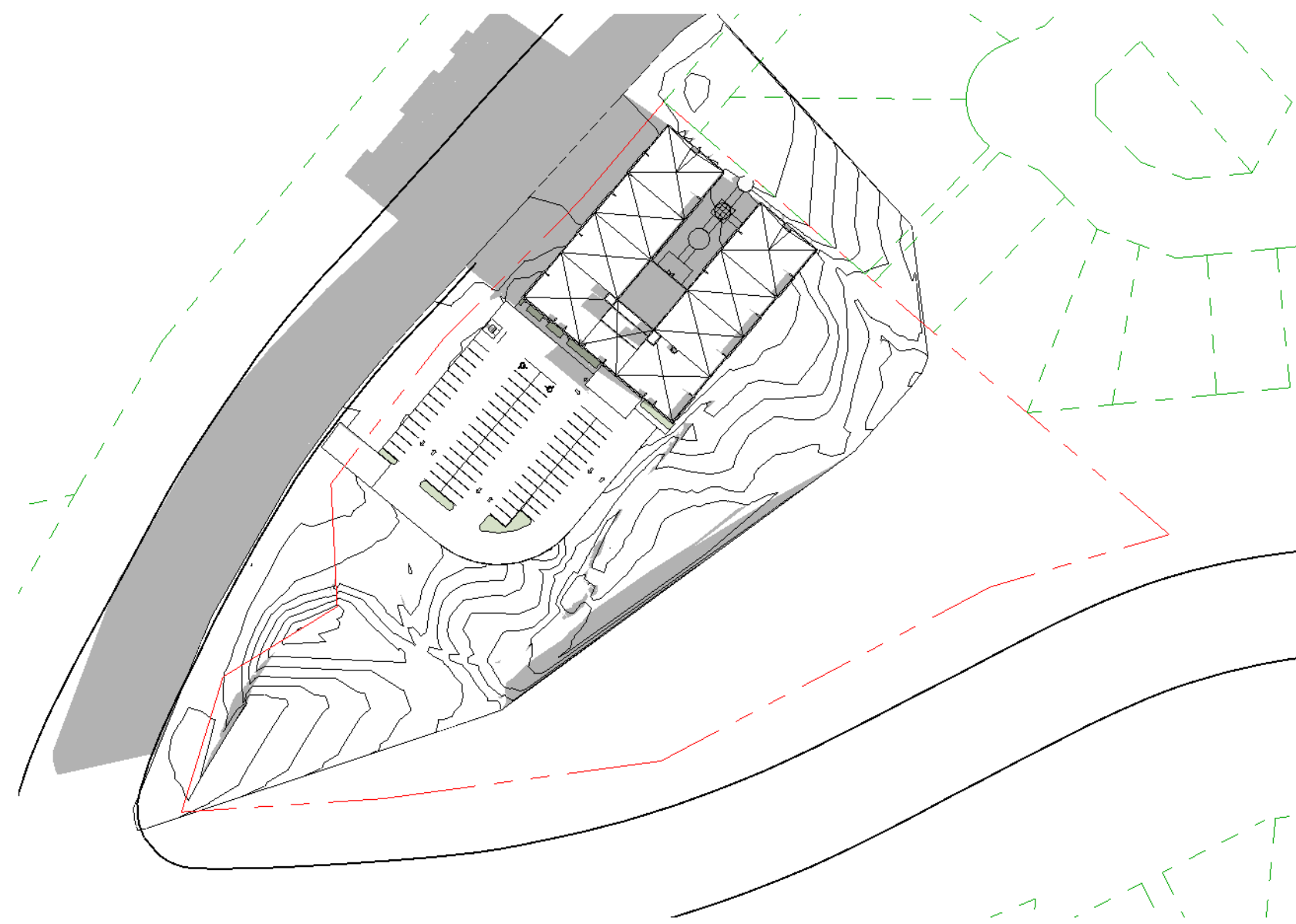
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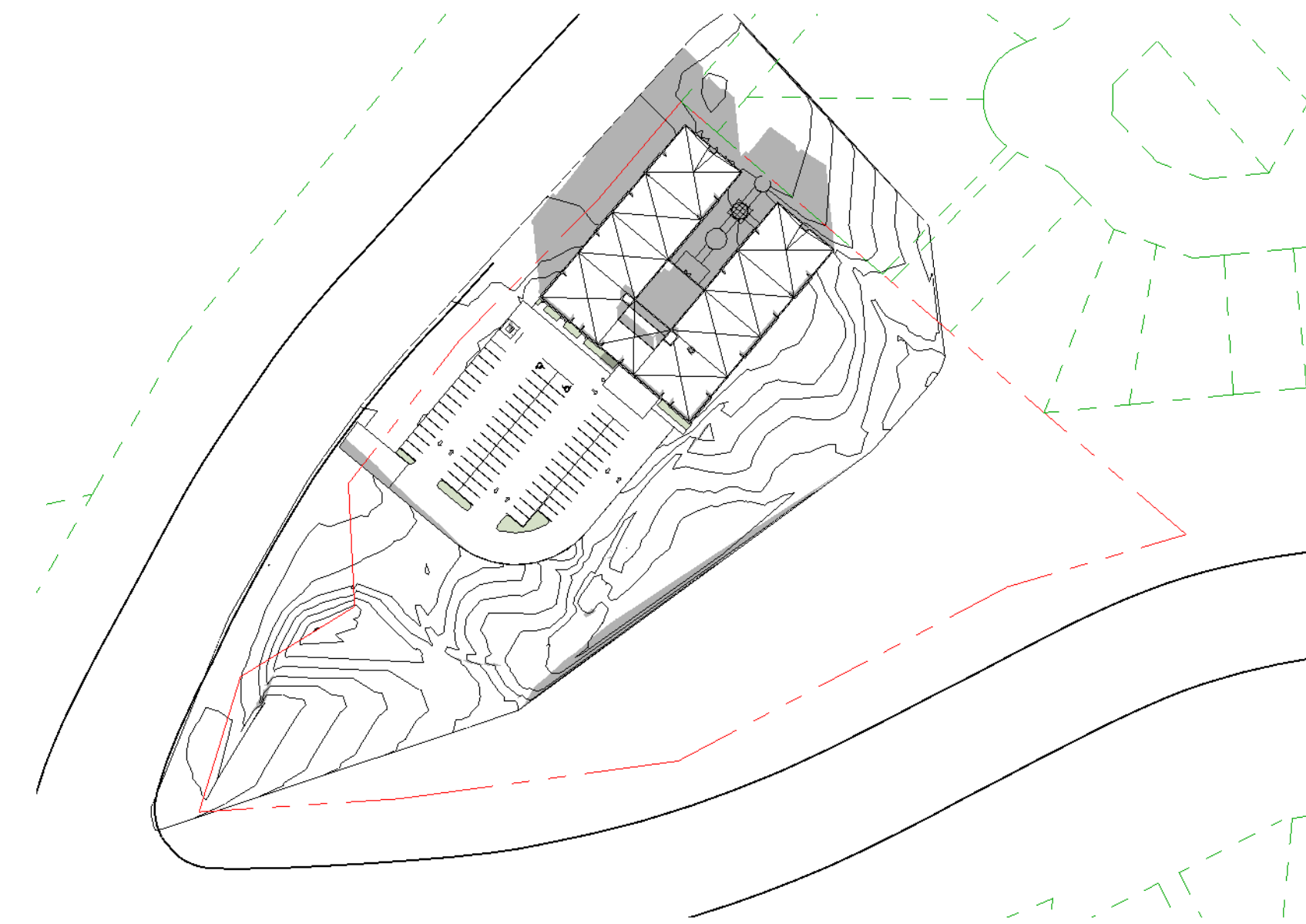
RE-ISSUED FOR DEVELOPMENT PERMIT 22 NOVEMBER 2024



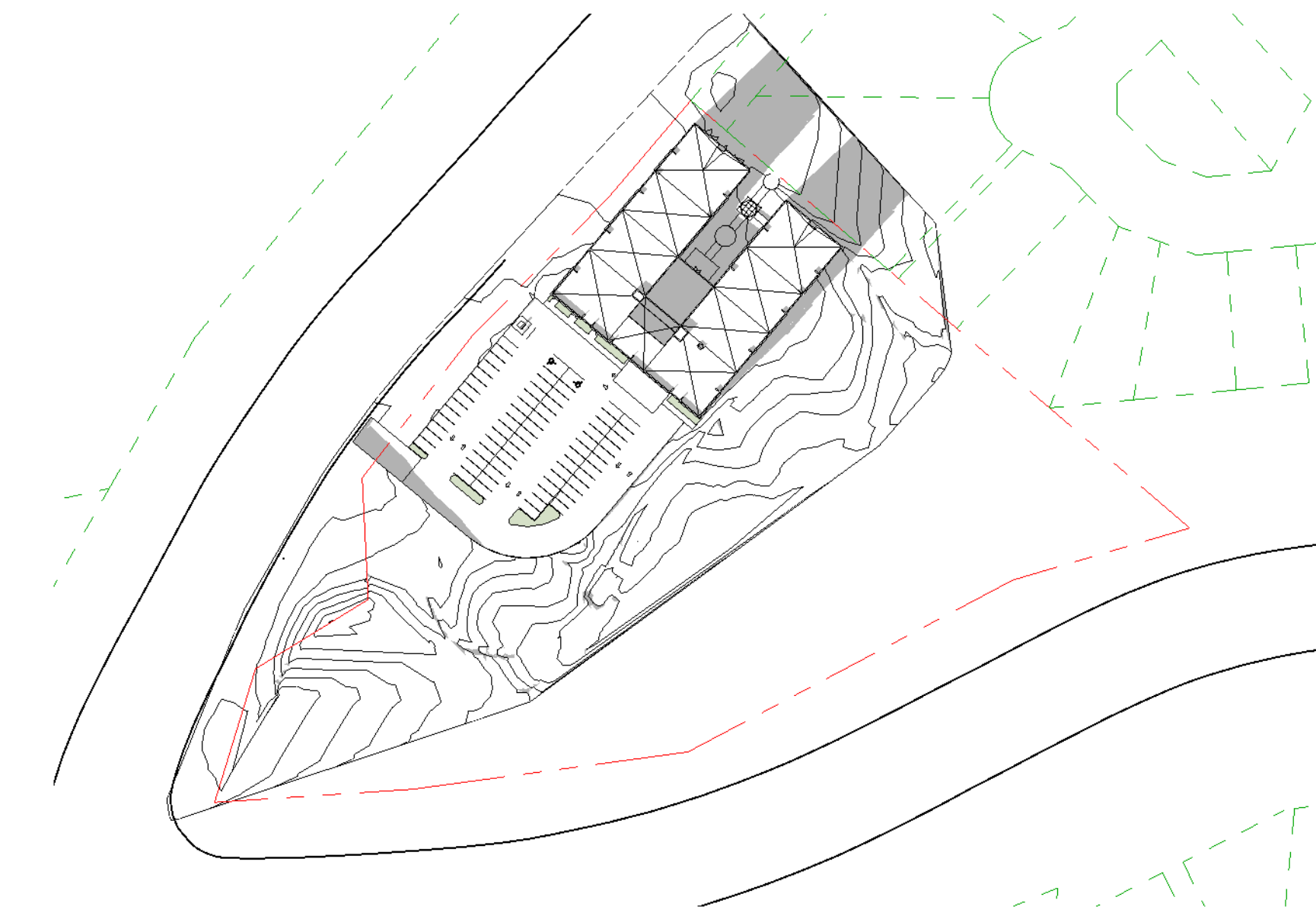
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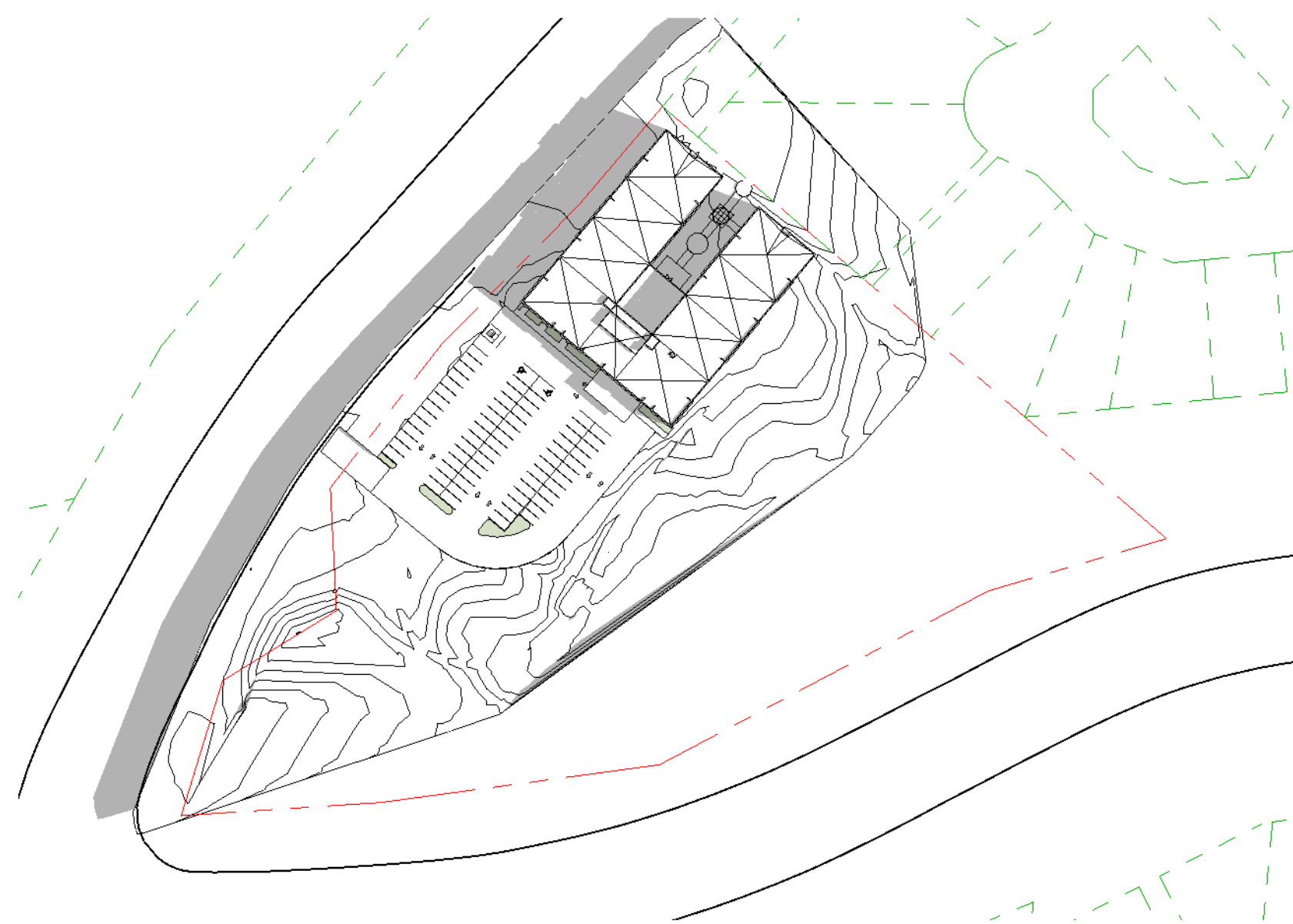
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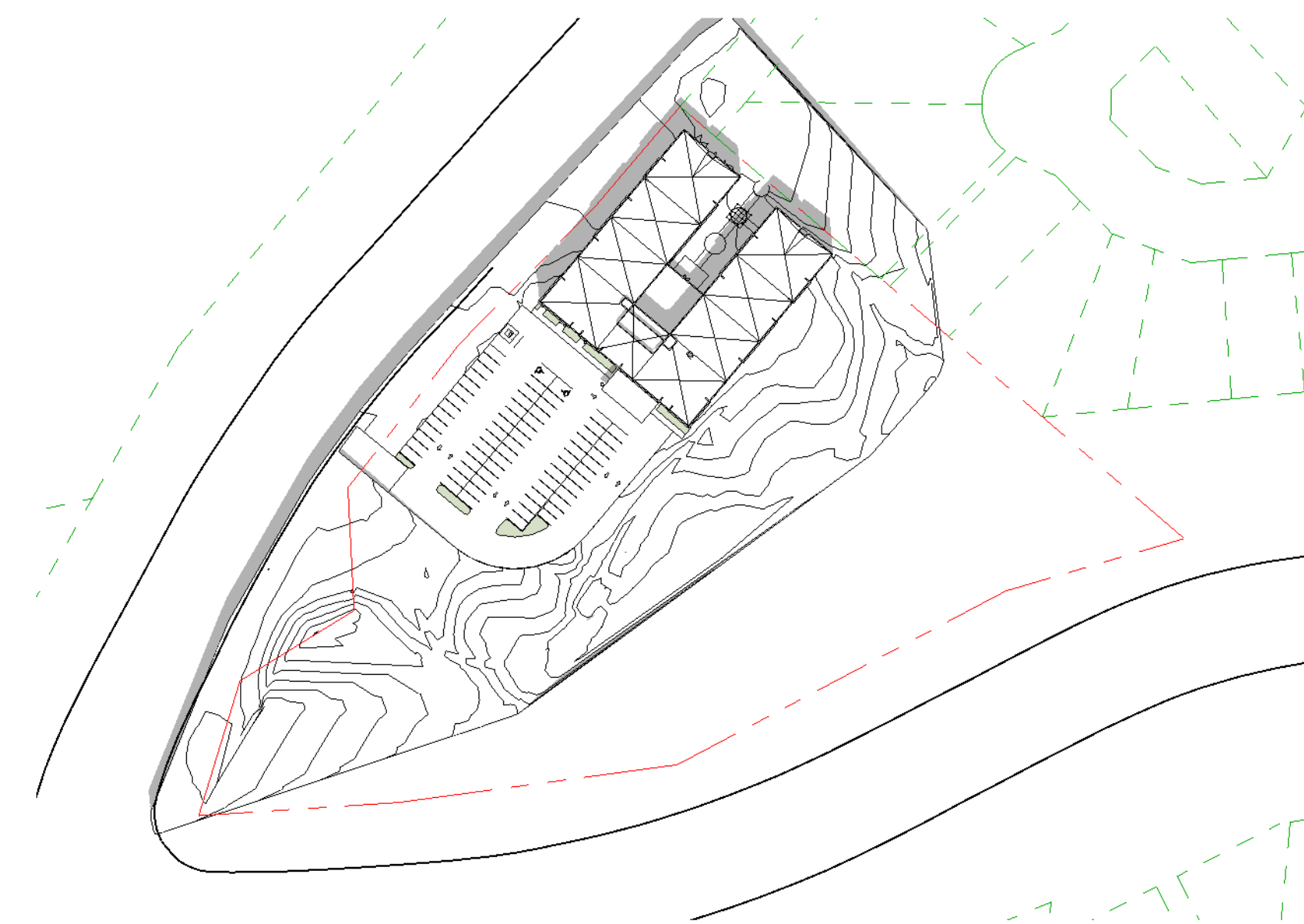
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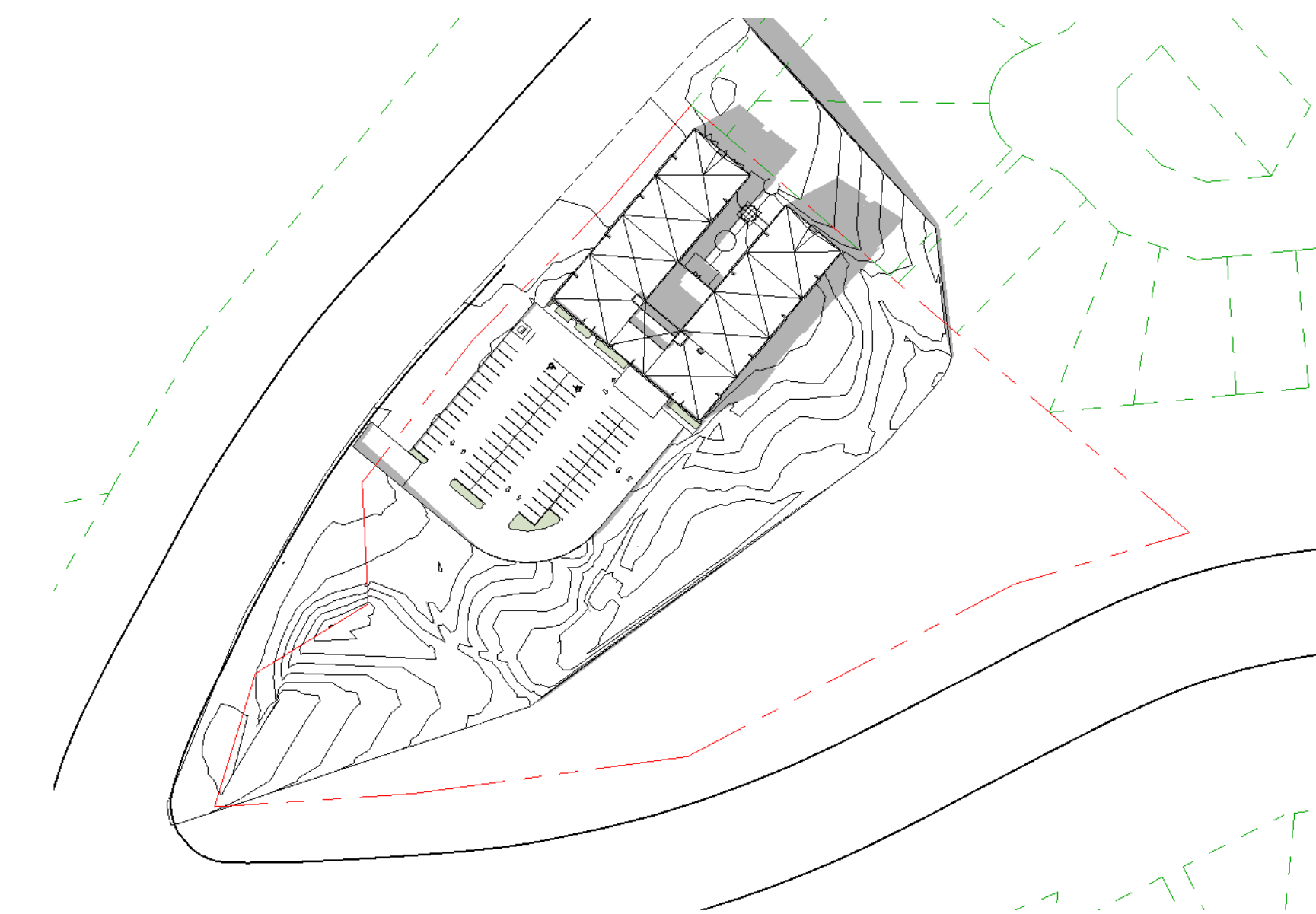
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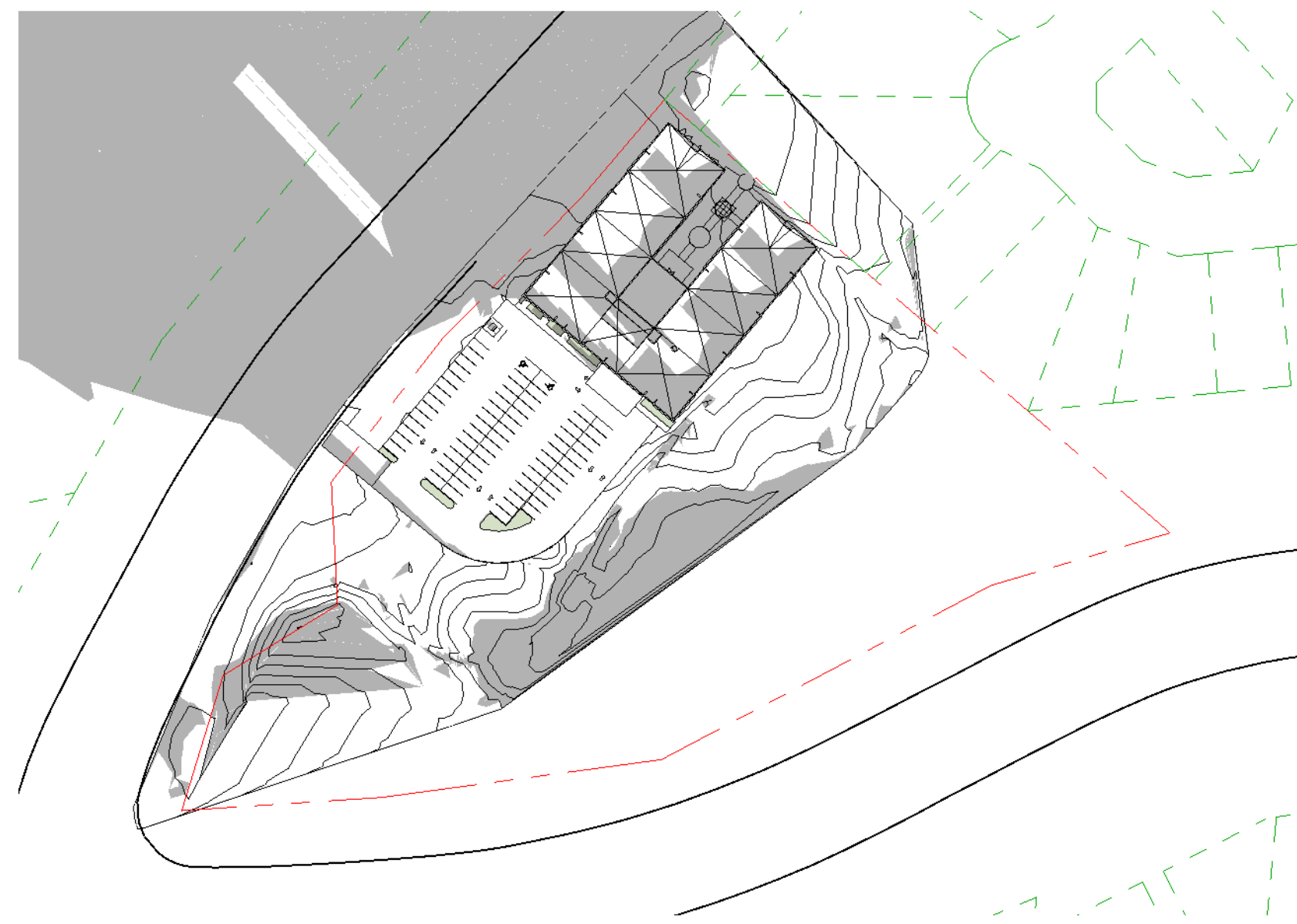
4 - June 21 - 9am
 1: 1500



5 - June 21 - 12pm
 1: 1500



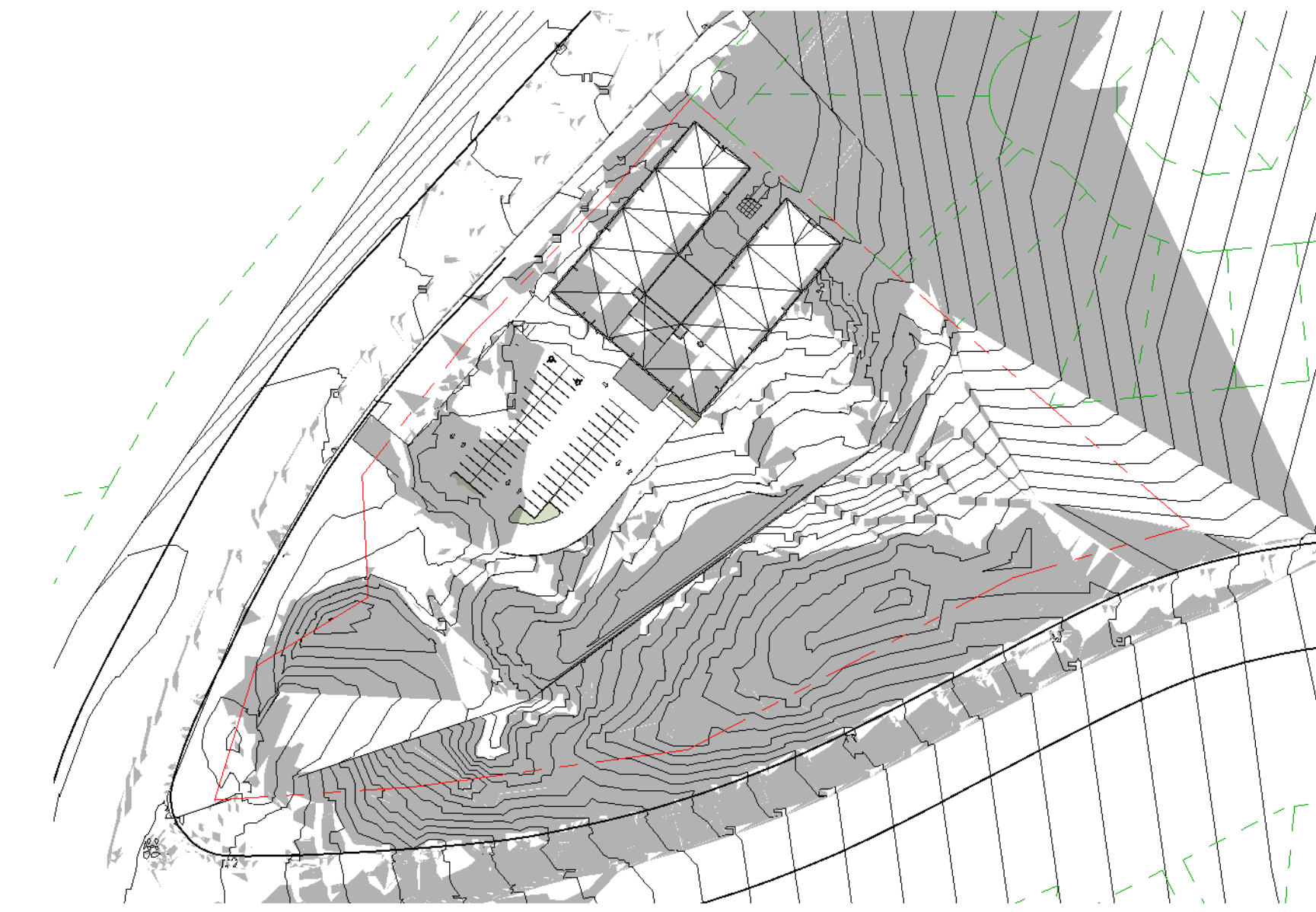
6 - June 21 - 3pm
 1: 1500



7 - Dec 21 - 9am
 1: 1500



8 - Dec 21 - 12pm
 1: 1500



9 - Dec 21 - 3pm
 1: 1500

Note: shading produced majorly by topography itself.

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.10.16
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
 The Heights Prince George
 4500 Ospika Boulevard South,
 Prince George, BC

DRAWING
 SHADOW STUDIES

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
1: 1500	SLA
2213	PROJECT NO

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RE-ISSUED FOR DEVELOPMENT PERMIT 16 OCTOBER 2024





1. Looking East at Main entrance



2. Looking North-East at Main entrance



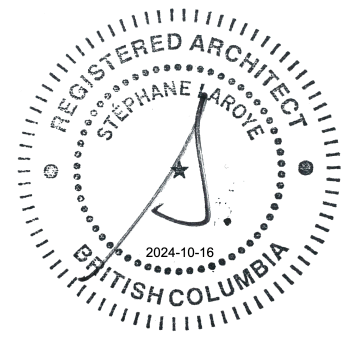
3. Looking North in the courtyard



4. Aerial view



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T 604-558-6955 info@slaarchitect.com slaarchitect.com



SEAL

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.10.16
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

DRAWING
ARTISTIC RENDERERS

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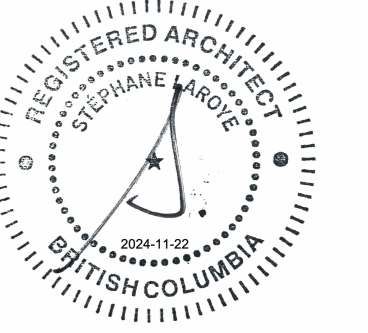
DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
	SLA
2213	PROJECT NO

A0.04

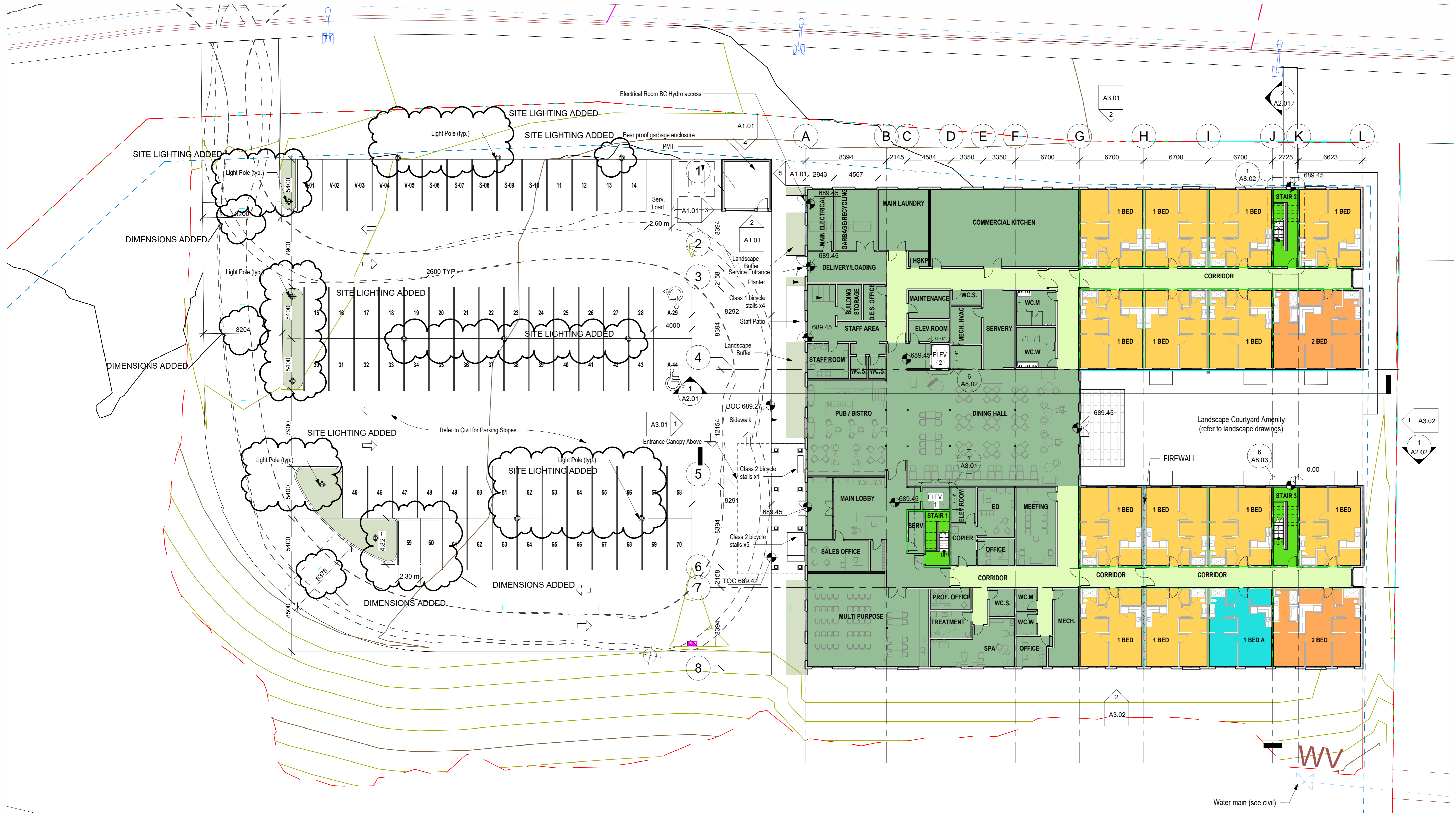


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RE-ISSUED FOR DEVELOPMENT PERMIT 16 OCTOBER 2024



SEAL



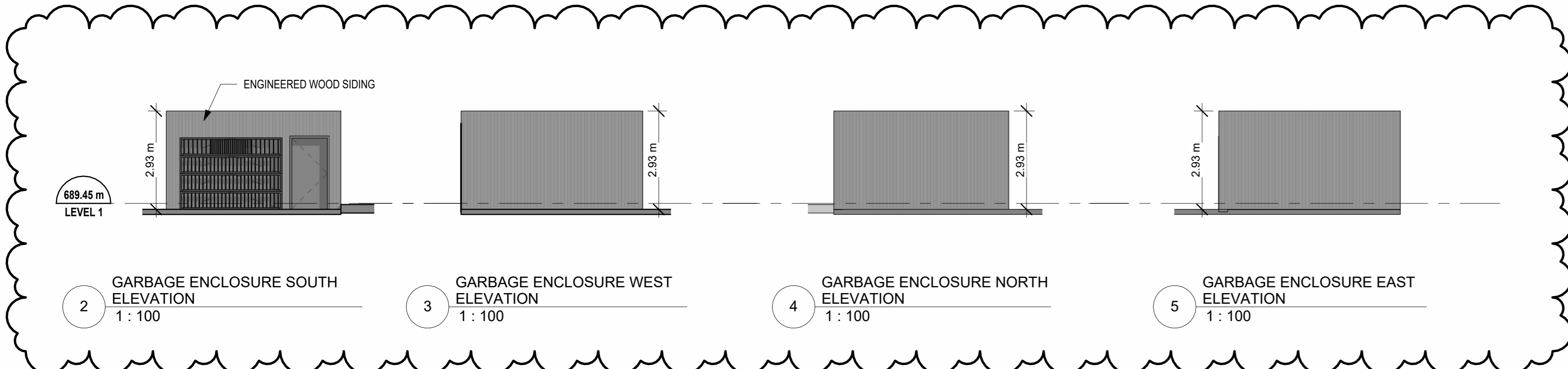
No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.11.22
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

DRAWING
LEVEL 1 PLAN

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO

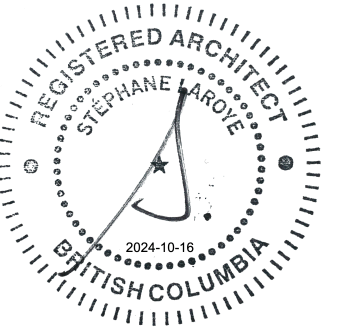


GARBAGE ENCLOSURE ELEVATIONS ADDED

NOTE:
ALL EXTERIOR ON-SITE LIGHTING TO MEET REQUIREMENTS OF SECTION 7.3.4 OF PRINCE GEORGE ZONING BYLAW
EVERY SURFACE OFF-STREET PARKING OR LOADING AREA REQUIRED BY THIS BYLAW TO ACCOMMODATE FIVE OR MORE VEHICLES, AND EVERY ACCESS TO SUCH REQUIRED PARKING OR LOADING, SHALL:
a. BE ILLUMINATED, WITH RESIDENTIAL AREAS HAVING AN AVERAGE ILLUMINATION OF 6 LUX, AND COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL AREAS HAVING AN AVERAGE ILLUMINATION OF 11 LUX;
b. HAVE A UNIFORM RATIO FOR AVERAGE ILLUMINATION LEVELS TO A MINIMUM OF 6:1 FOR SURFACE PARKING; AND
c. BE ARRANGED SO THAT THE DIRECT RAYS OF LIGHT ARE REFLECTED UPON THE PARKING OR LOADING AREA, AND NOT ON ADJACENT LOTS OR HIGHWAYS.

SITE LIGHTING NOTE ADDED

RE-ISSUED FOR DEVELOPMENT PERMIT 22 NOVEMBER 2024



SEAL



Room Legend

- 1 Bed A
- 1 Bed
- 2 Bed
- Amenity
- Mech.
- Corridor
- Stair

No.	Description	Date
RE-ISSUED FOR DEVELOPMENT PERMIT		2024.10.16
RE-ISSUED FOR DEVELOPMENT PERMIT		2022.12.23
ISSUED FOR DEVELOPMENT PERMIT		2022.08.19

PROJECT
 The Heights Prince George
 4500 Ospika Boulevard South,
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DRAWING
 LEVEL 1 PLAN

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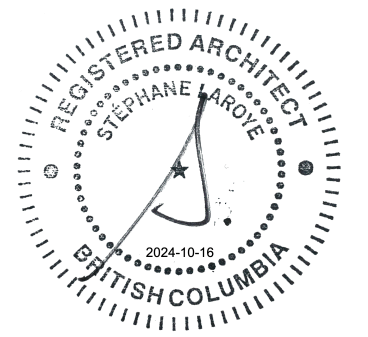
DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
1 : 200	SLA

2213 PROJECT NO

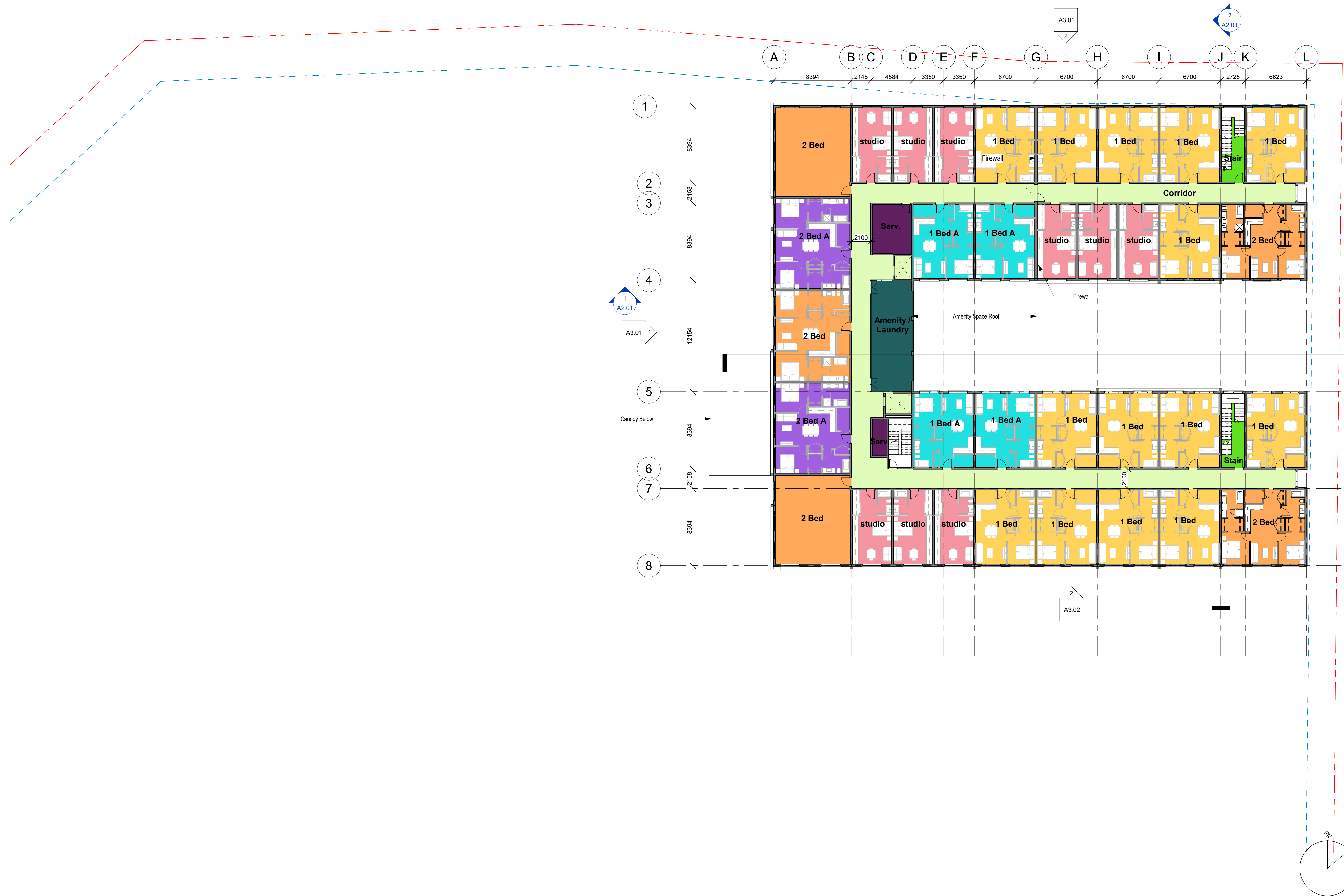
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RE-ISSUED FOR DEVELOPMENT PERMIT 16 OCTOBER 2024





SEAL



No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.10.16
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
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DRAWING
 LEVEL 2-4 PLAN

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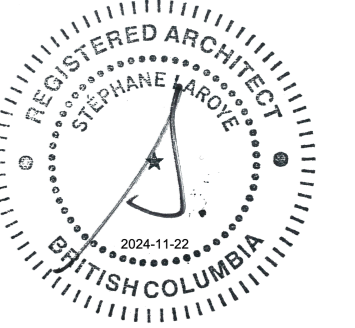
DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
1 : 200	SLA

2213 PROJECT NO

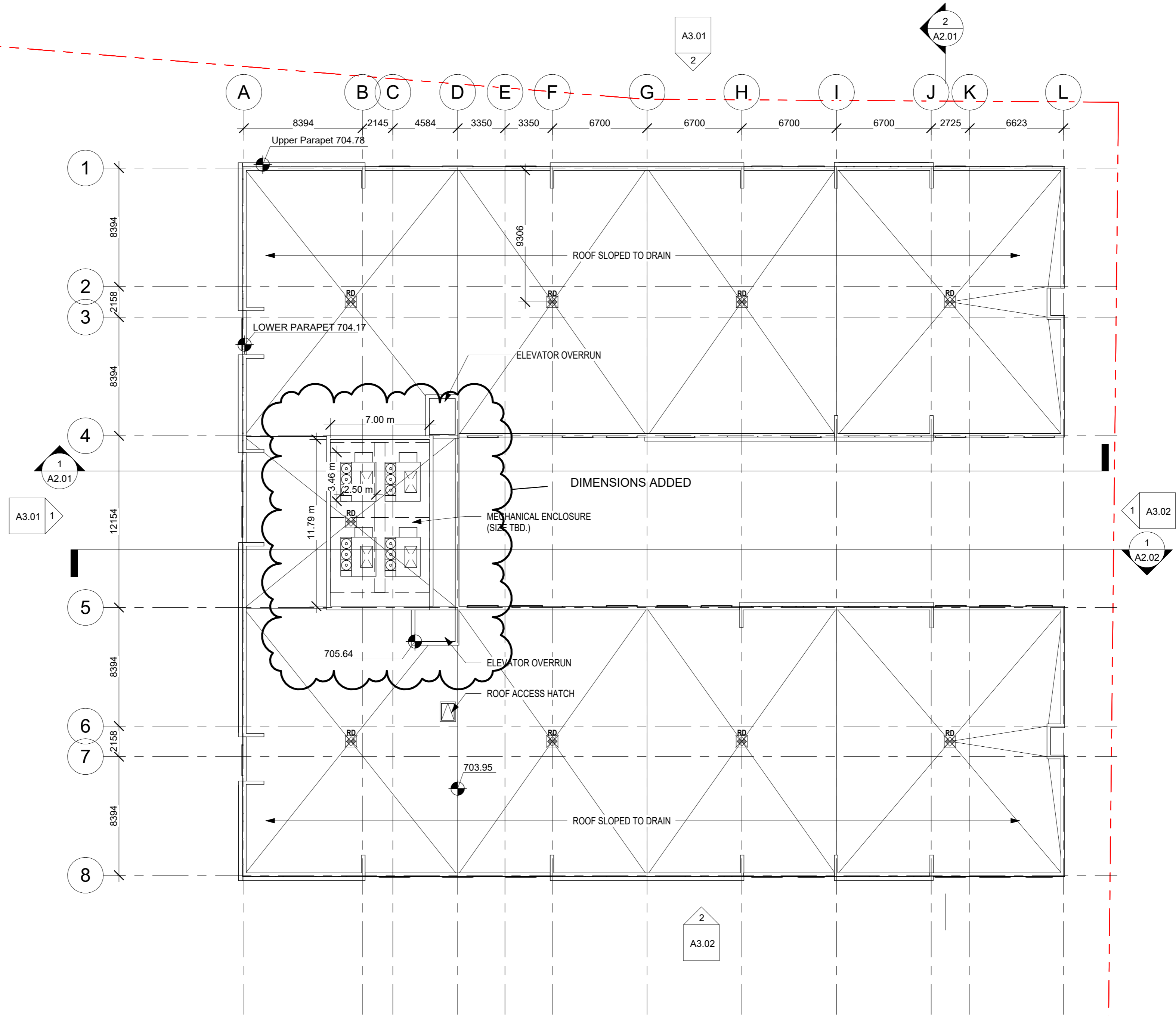
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RE-ISSUED FOR DEVELOPMENT PERMIT 16 OCTOBER 2024





SEAL _____



No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.11.22
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
 The Heights Prince George
 4500 Ospika Boulevard South,
 Prince George, BC

DRAWING
 ROOF PLAN

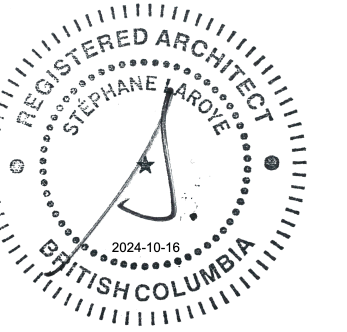
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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
1 : 200	SLA

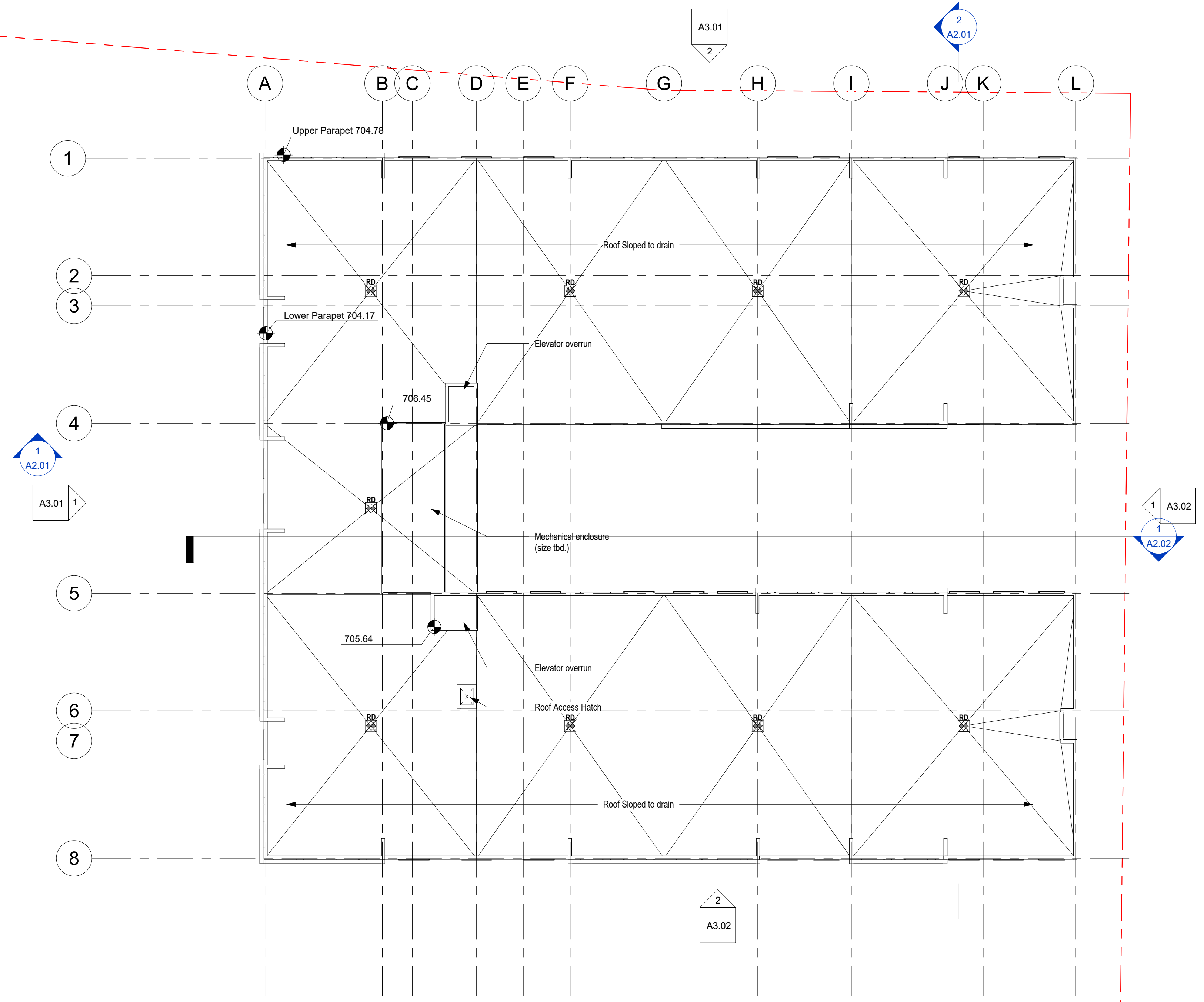
2213 PROJECT NO

A1.05

RE-ISSUED FOR DEVELOPMENT PERMIT 22 NOVEMBER 2024



SEAL _____



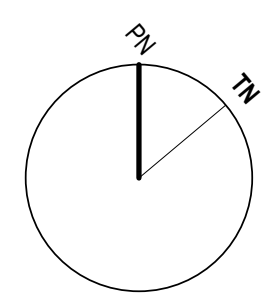
No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.10.16
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
 The Heights Prince George
 4500 Ospika Boulevard South,
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DRAWING
 ROOF PLAN

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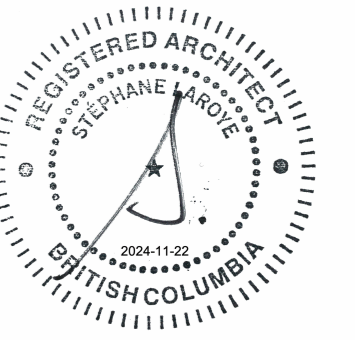
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SLA	JUNE 2022
SCALE	REVIEWED
1 : 200	SLA
2213	PROJECT NO



A1.07

RE-ISSUED FOR DEVELOPMENT PERMIT 16 OCTOBER 2024



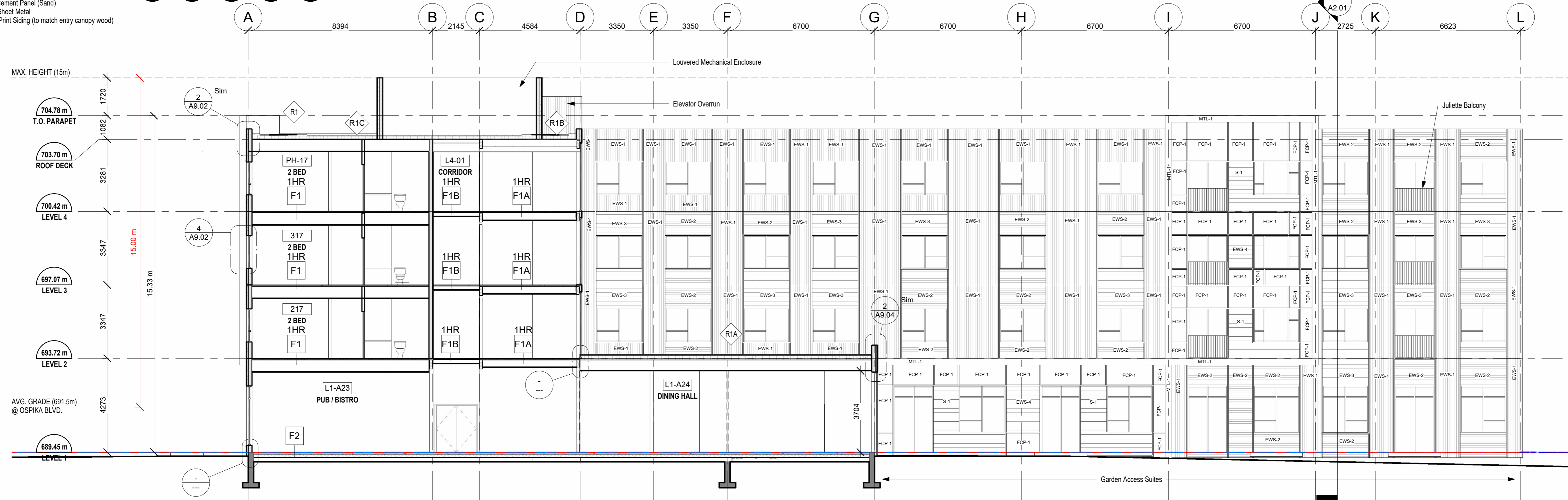


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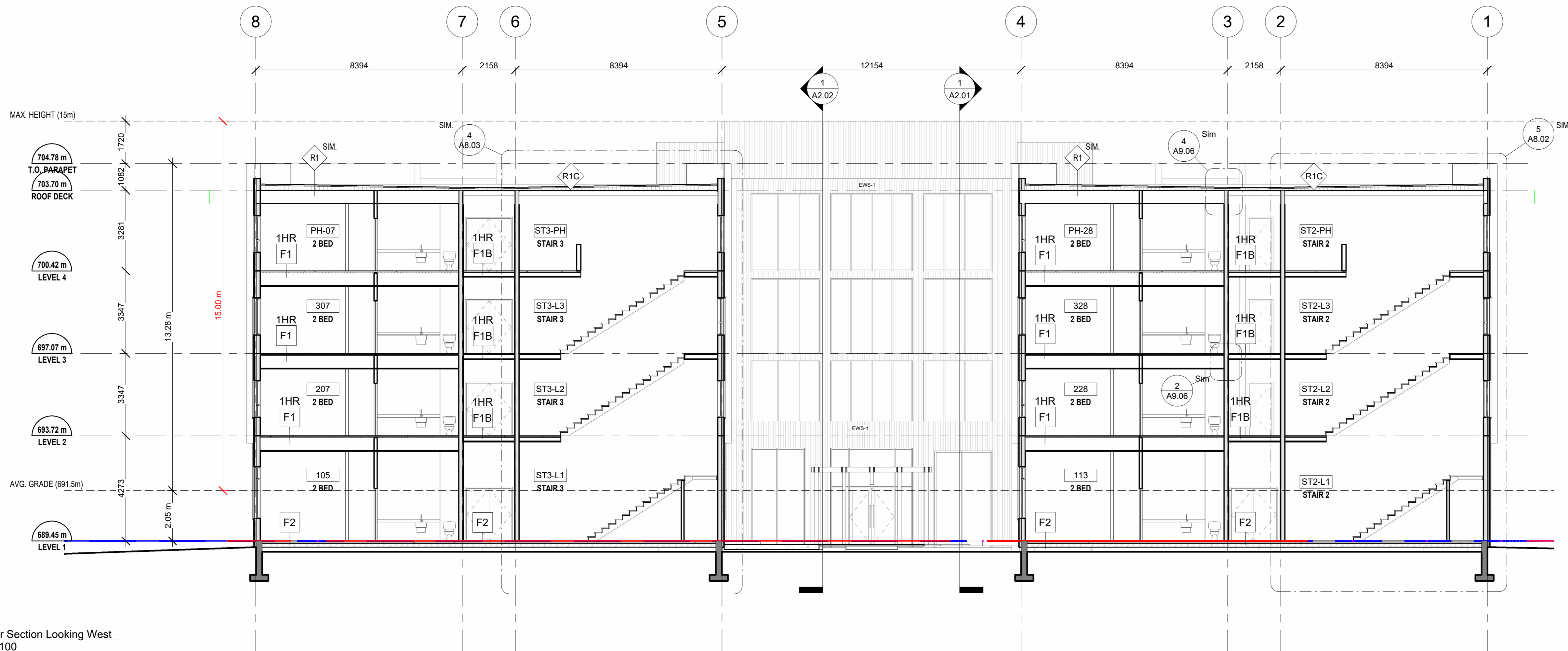
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- EWS-1 Engineered Wood Siding (Light Grey, Vertical)
 - EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
 - EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
 - EWS-4 Engineered Wood Siding (Light Sand, Horizontal)
 - FCP-1 Fiber Cement Panel (Sand)
 - MTL-1 Black Sheet Metal
 - S-1 Wood Print Siding (to match entry canopy wood)

NOTE: BUILDING HEIGHT CALCULATION IS TAKEN FROM THE AVERAGE GRADE ALONG OSPIKA BOULEVARD (SEE SITE PLAN A0.01) AS CONFIRMED BY CITY PLANNER VIA EMAIL ON 24 NOVEMBER 2024

NOTE ADDED



1 Courtyard Section 1 - Looking North
1 : 100



2 Stair Section Looking West
1 : 100

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.11.22
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

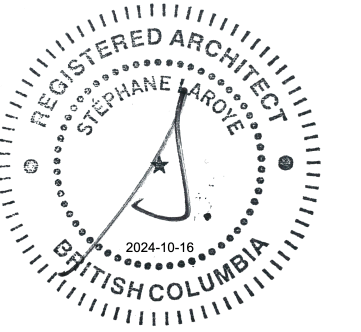
DRAWING
BUILDING SECTIONS

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO

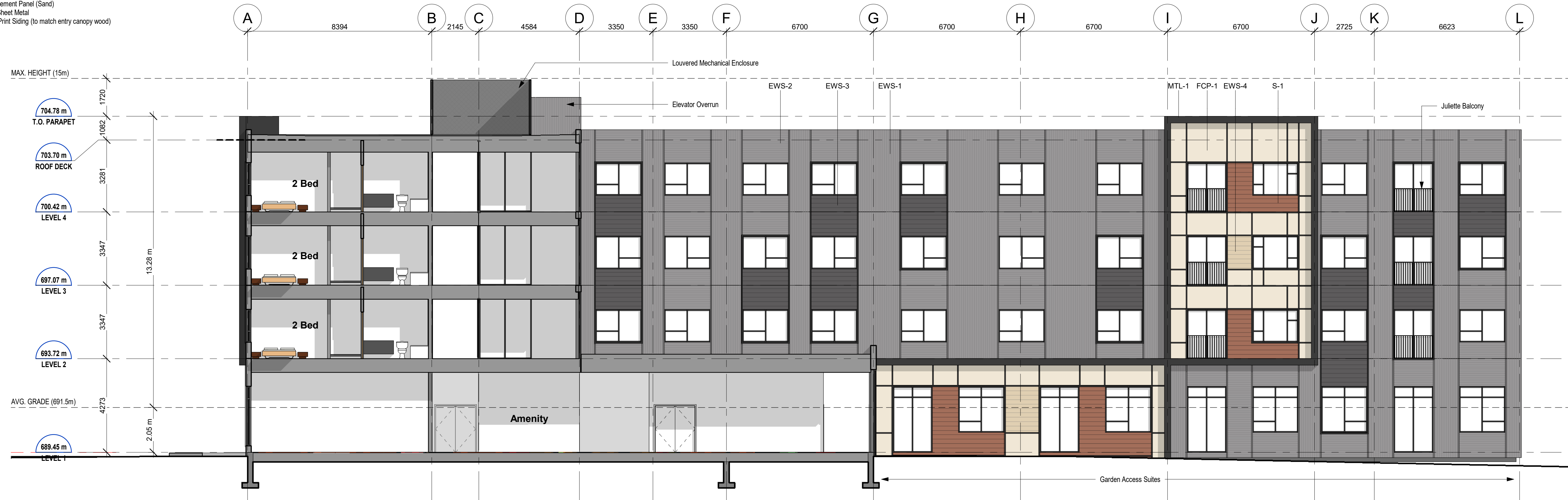
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RE-ISSUED FOR DEVELOPMENT PERMIT 22 NOVEMBER 2024

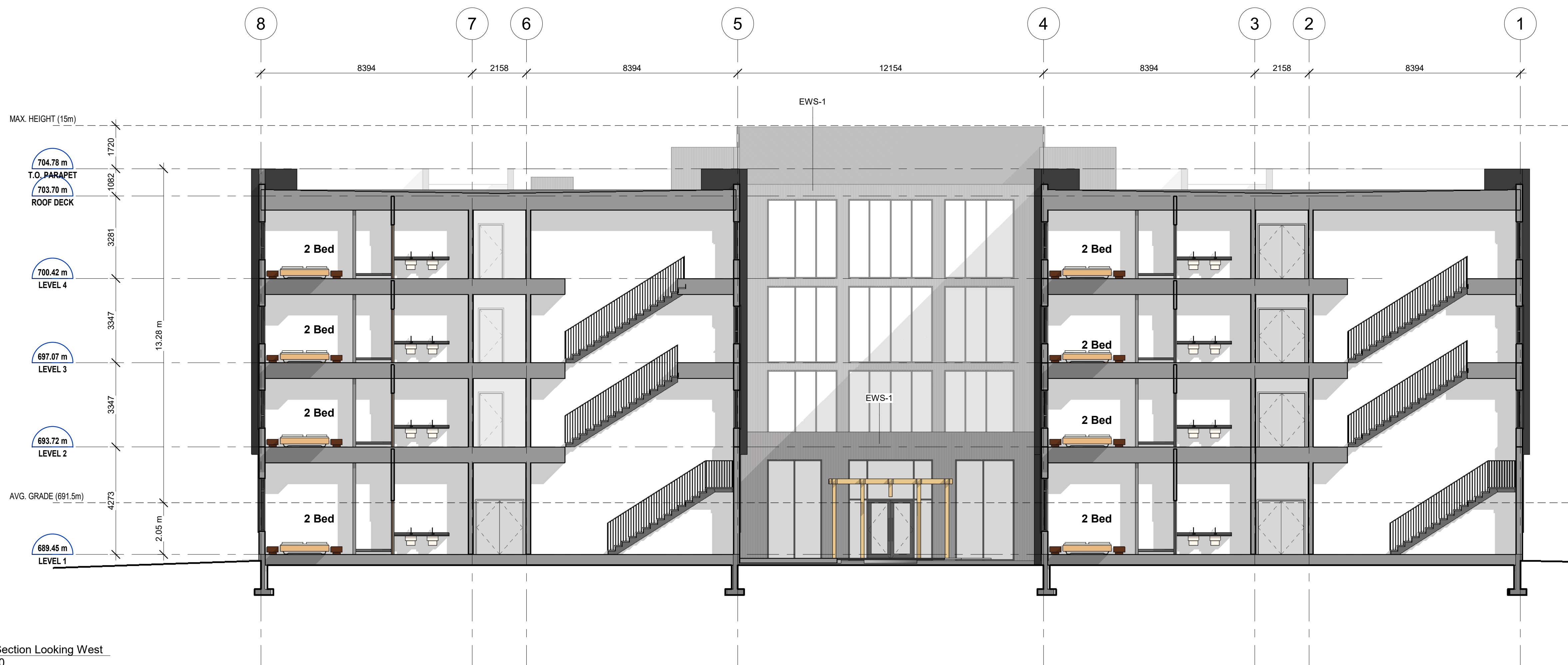


SEAL

Materials Legend:
EWS-1 Engineered Wood Siding (Light Grey, Vertical)
EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
EWS-4 Engineered Wood Siding (Light Sand, Horizontal)
FCP-1 Fiber Cement Panel (Sand)
MTL-1 Black Sheet Metal
S-1 Wood Print Siding (to match entry canopy wood)



1 Courtyard Section 1 - Looking North
1 : 100



2 Stair Section Looking West
1 : 100

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.10.16
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

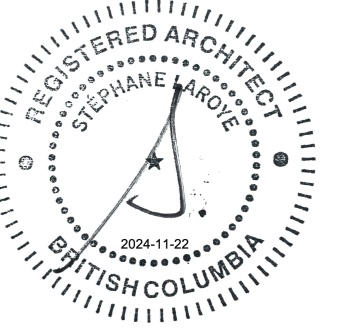
DRAWING
BUILDING SECTIONS

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO

A2.01

RE-ISSUED FOR DEVELOPMENT PERMIT 16 OCTOBER 2024



SEAL

CANOPY ADJUSTED

- Materials Legend:
- EWS-1 Engineered Wood Siding (Light Grey, Vertical)
 - EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
 - EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
 - EWS-4 Engineered Wood Siding (Light Sand, Horizontal)
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NOTE ADDED



1 Courtyard Section 2 - Looking South
1 : 100

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.11.22
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23

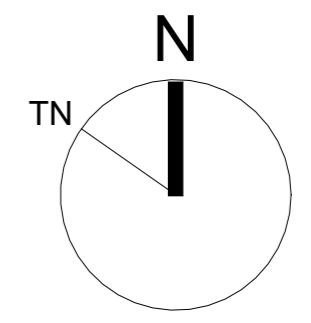
PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
Prince George, BC

DRAWING
BUILDING SECTIONS

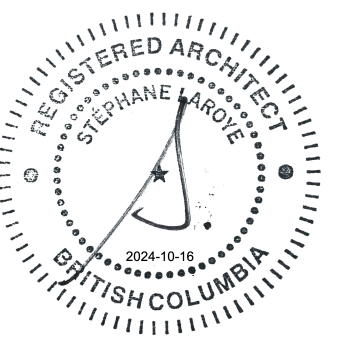
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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA

2213 PROJECT NO



A2.02



SEAL

Materials Legend:
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 EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
 EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
 EWS-4 Engineered Wood Siding (Light Sand, Horizontal)
 FCP-1 Fiber Cement Panel (Sand)
 MTL-1 Black Sheet Metal
 S-1 Wood Print Siding (to match entry canopy wood)



1 Courtyard Section 2 - Looking South
 1 : 100

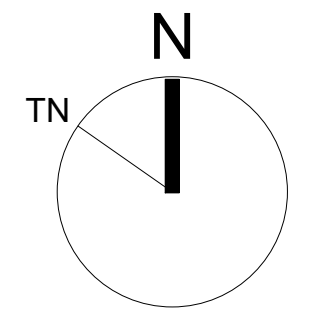
No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.10.16
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23

PROJECT
 The Heights Prince George
 4500 Ospika Boulevard South,
 Prince George, BC

DRAWING
 Building Sections

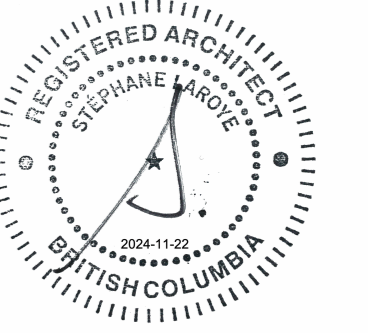
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2213	PROJECT NO



A2.02

RE-ISSUED FOR DEVELOPMENT PERMIT 16 OCTOBER 2024



SEAL

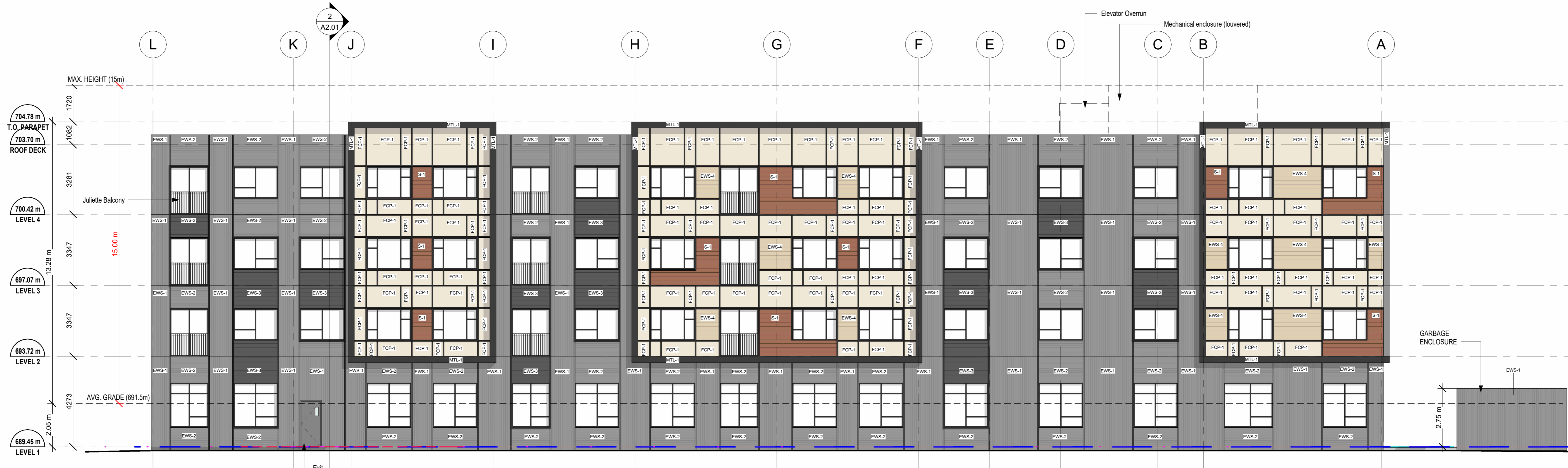
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 - EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
 - EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
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NOTE ADDED



1 West Elevation
1 : 100



2 North Elevation
1 : 100

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.11.22
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
The Heights Prince George
4500 Ospika Boulevard South,
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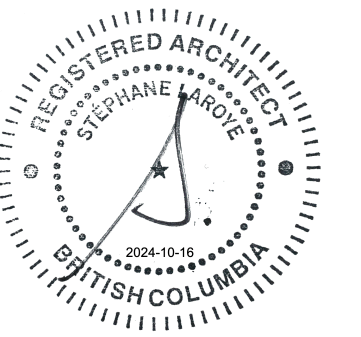
DRAWING
ELEVATIONS

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DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO

A3.01

RE-ISSUED FOR DEVELOPMENT PERMIT 22 NOVEMBER 2024

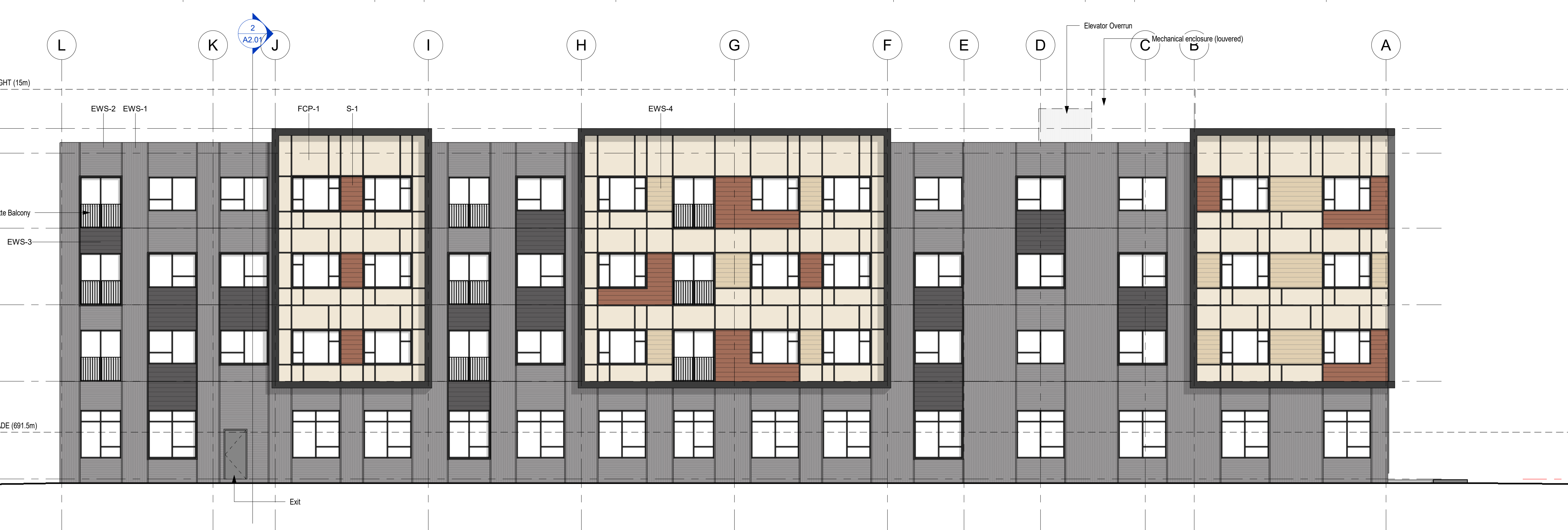


SEAL

Materials Legend:
EWS-1 Engineered Wood Siding (Light Grey, Vertical)
EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
EWS-4 Engineered Wood Siding (Light Sand, Horizontal)
FCP-1 Fiber Cement Panel (Sand)
MTL-1 Black Sheet Metal
S-1 Wood Print Siding (to match entry canopy wood)



1 West Elevation
1 : 100



2 North Elevation
1 : 100

No.	Description	Date
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PROJECT
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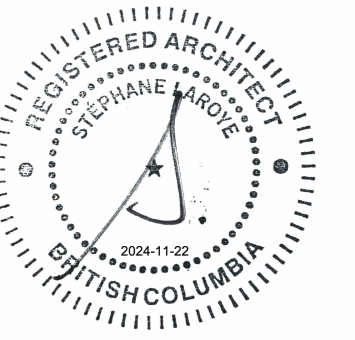
DRAWING
ELEVATIONS

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SCALE	REVIEWED
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2213	PROJECT NO

A3.01

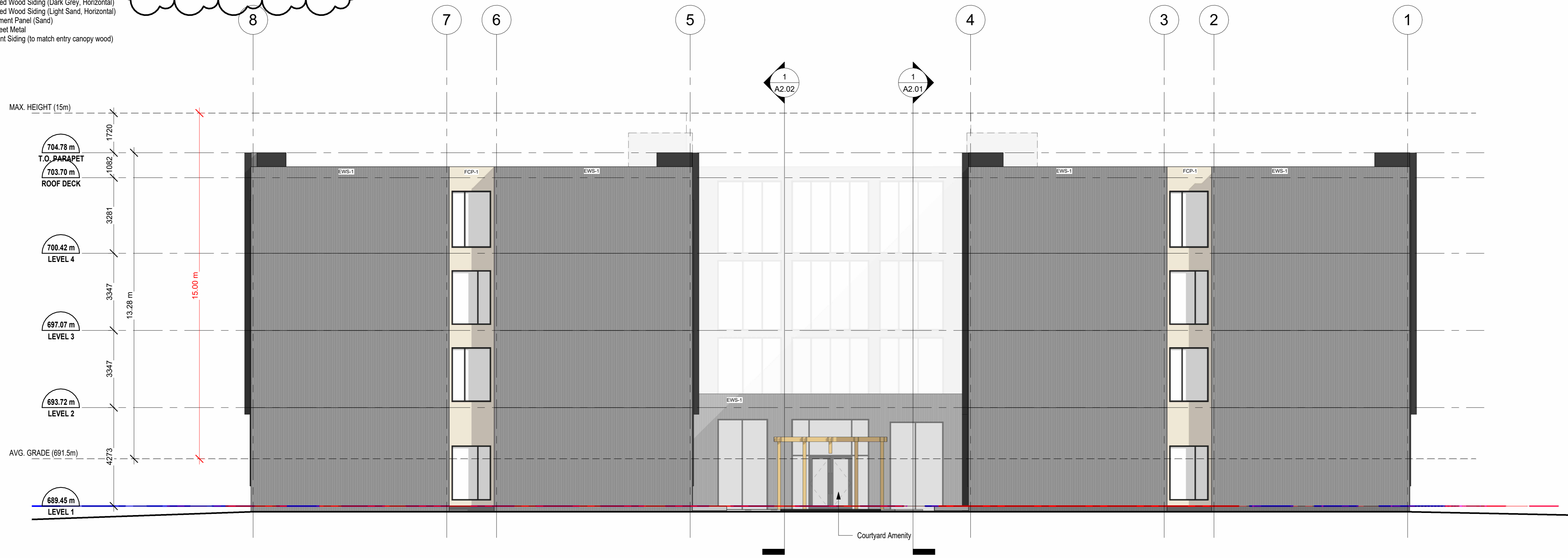
RE-ISSUED FOR DEVELOPMENT PERMIT 16 OCTOBER 2024



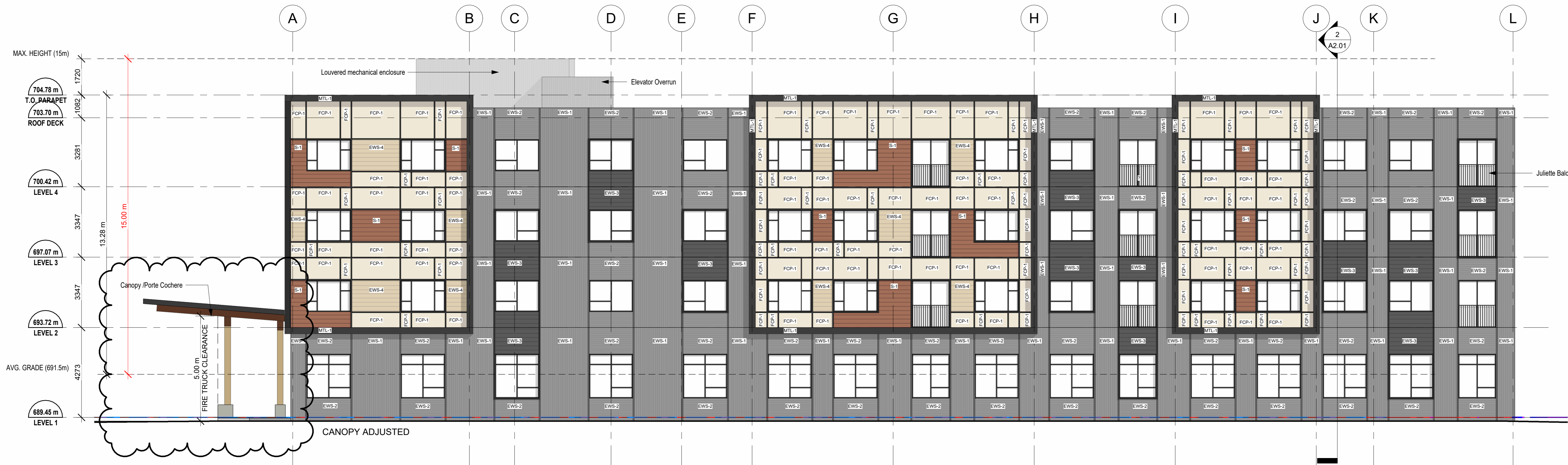
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- Materials Legend:
- EWS-1 Engineered Wood Siding (Light Grey, Vertical)
 - EWS-2 Engineered Wood Siding (Light Grey, Horizontal)
 - EWS-3 Engineered Wood Siding (Dark Grey, Horizontal)
 - EWS-4 Engineered Wood Siding (Light Sand, Horizontal)
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1 East Elevation
1 : 100



2 South Elevation
1 : 100

No.	Description	Date
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	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
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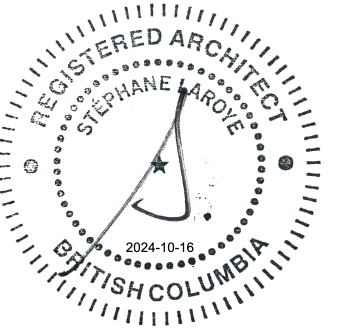
DRAWING
ELEVATIONS

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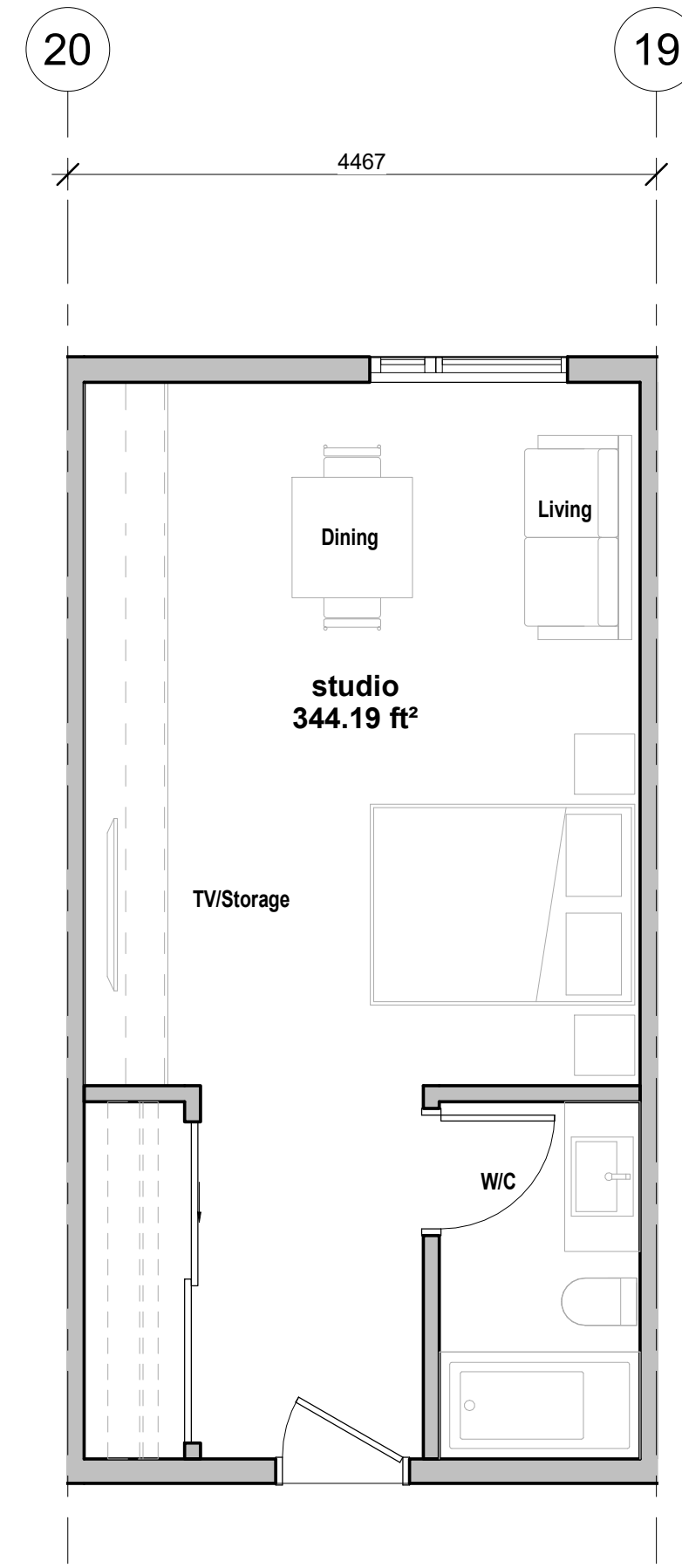
DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
As indicated	SLA
2213	PROJECT NO

A3.02

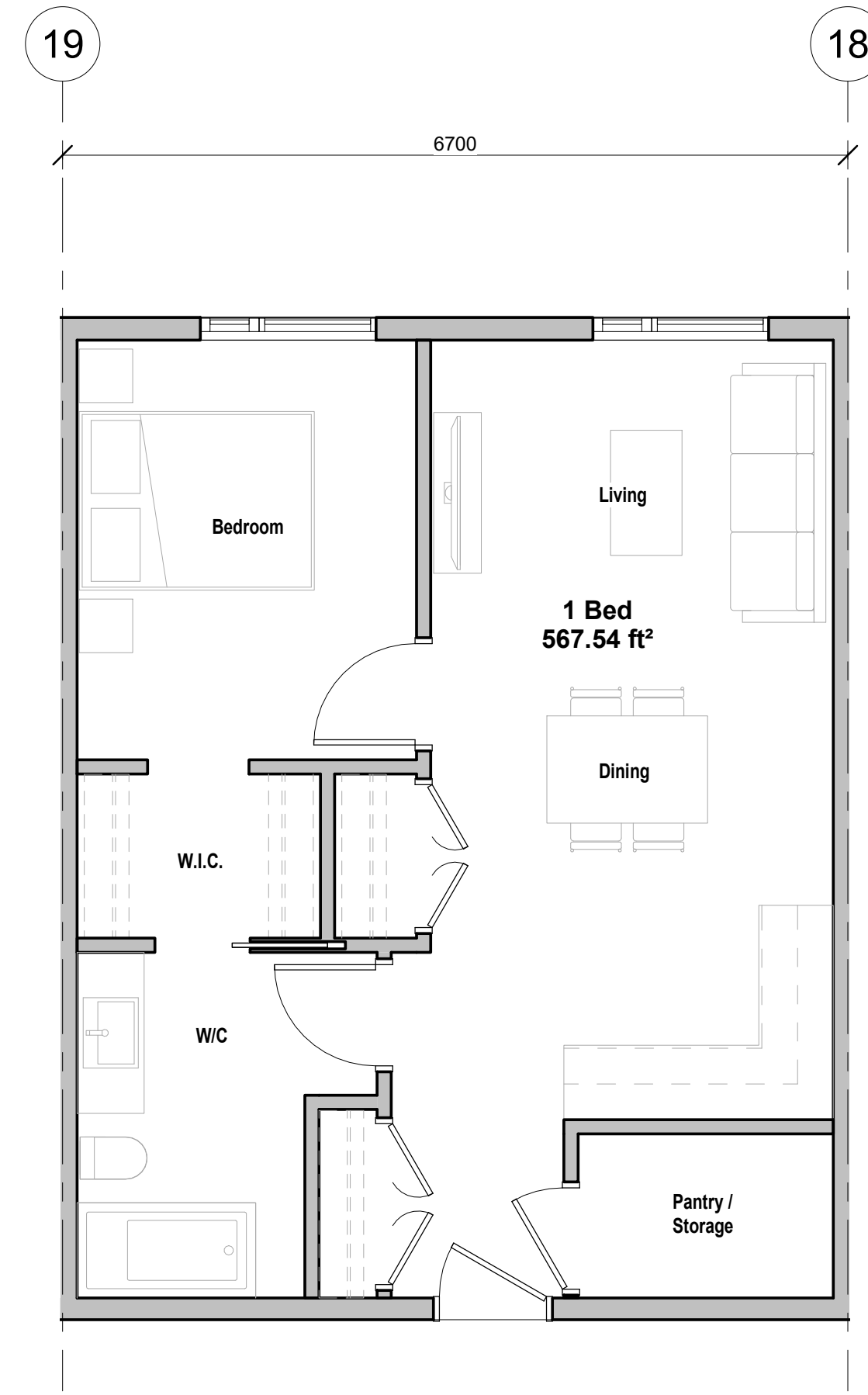
RE-ISSUED FOR DEVELOPMENT PERMIT 22 NOVEMBER 2024



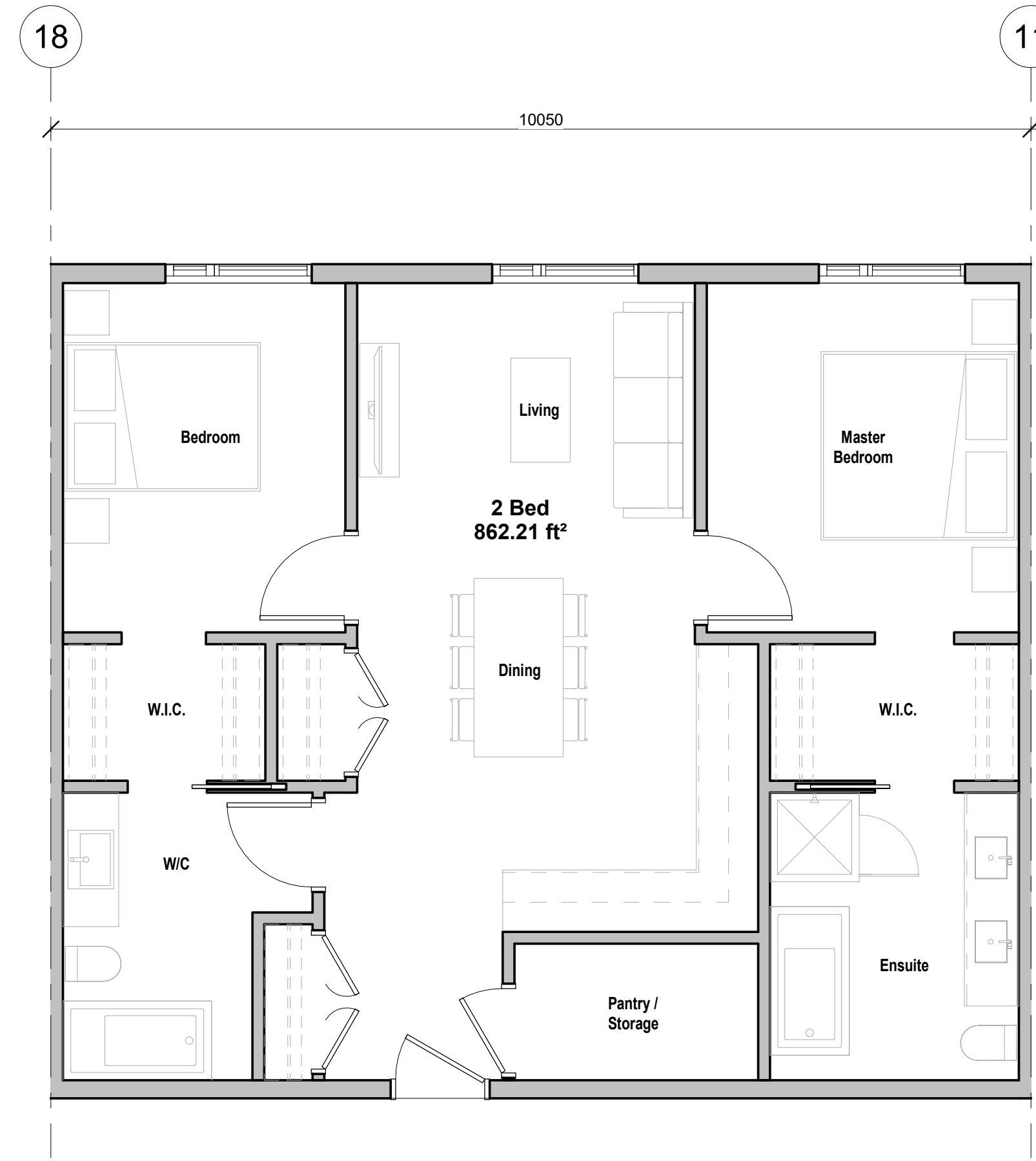
SEAL



1 Studio Unit
1 : 50



2 1 Bedroom Unit
1 : 50



3 2 Bedroom Unit
1 : 50

No.	Description	Date
	RE-ISSUED FOR DEVELOPMENT PERMIT	2024.10.16
	RE-ISSUED FOR DEVELOPMENT PERMIT	2022.12.23
	ISSUED FOR DEVELOPMENT PERMIT	2022.08.19

PROJECT
 The Heights Prince George
 4500 Ospika Boulevard South,
 Prince George, BC

DRAWING
 UNIT PLANS

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 Prior to commencement of the work the contractor shall verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification.

DRAWN	DATE
SLA	JUNE 2022
SCALE	REVIEWED
1 : 50	SLA

2213 PROJECT NO

A7.01

RE-ISSUED FOR DEVELOPMENT PERMIT 16 OCTOBER 2024



REV

LEGEND

- PROPERTY LINES
- EXTENT OF CURRENT CLEARED AREA (APPROXIMATE)
- BRUSH FINISH CONCRETE WALKWAYS - REFER TO CIVIL ENG DWGS
- DECORATIVE PAVING SURFACES TINTED CONCRETE OR UNIT PAVERS TBD
- DRAIN ROCK 100 MM DEPTH 2" DIM WASHED ROUND RIVER ROCK ON APPROVED FILTER FABRIC CW PT 2x4 WOOD EDGER.
- SEEDED LAWN GRASS AREA (SEED MIX 1) ON 150 MM DEPTH APPROVED GROWING MEDIUM
- BOULEVARD LAWN (OUTSIDE OF PROPERTY LINE) SEEDED GRASS (SEED MIX 1) ON 150 MM DEPTH APPROVED GROWING MEDIUM
- NATIVE SEED GRASS PERENNIAL MIX (SEED MIX 2) ON 150 MM DEPTH APPROVED GROWING MEDIUM AND SPOT PLANTING TREES AND SHRUBS
- PLANTING BED CW 60 MM DEPTH FIR BARK MULCH ON FILTER FABRIC ON APPROVED GROWING MEDIUM. 450 MM MIN DEPTH FOR SHRUBS & 700 MM MIN FOR TREES
- SOIL CELL TREE ROOT SYSTEM FOR HARDSCAPE BASE SUPPORT
- PT WOOD EDGER
- BENDER BOARD PLASTIC EDGING OR SIMILAR
- BENCH CW BACKRESTS SKYLINE CURVED & STRAIGHT BENCHES BY WISHBONE SITE FURN. OR APPROVED EQUIV.
- WOOD PERGOLA FEATURE CW RAISED 4x4 STACKED CEDAR VEGETABLE PLANTER - 700 MM HT.
- PROPOSED RETAINING WALL. SEE CIVIL DWGS. FOR MORE INFORMATION.
- 900 MM - 1200 MM DIA. ROUNDISH BOULDERS (AS LOCALLY AVAILABLE), SET 1/3 - 1/2 BELOW GRADE.

*All disturbed areas of the site shall be hydroseeded with CANFOR native grass seed mix, pacific premier seeds or approved equal.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
TREES				
Aa	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6	1.5m ht WB
AM	Acer ginnala	Amur Maple	11	6cm Cal.
B	Betula papyrifera	Paper Birch	7	6cm Cal.
LP	Pinus contorta latifolia	Lodgepole Pine	9	2m
A	Populus tremuloides 'Erecta'	Swedish Columnar Aspen	7	6cm Cal.
Ub	Ulmus americana 'Brandon'	Brandon Elm	3	6cm Cal.
SHRUBS				
AbN	Abies balsamea 'Nana'	Dwarf Balsam Fir	105	#2pot
CaK	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	56	#2pot
CsF	Cornus sericea 'Farrow'	Dwarf Arctic Fire Dogwood	25	#2pot
CaB	S Cornus alba Bailhalo	Ivory Halo Dogwood	54	#2pot
HaA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	14	#2pot
jh	Juniperus horizontalis 'Eifusa'	Native Creeping Juniper	10	#2pot
Lq	Ledum groenlandicum	Labrador Tea	3	#2pot
Pmp	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	7	#2pot
SS	Rhus Glabra	Smooth Sumac	121	#2pot
SO	Sorbaria sorbifolia	False Spirea	64	#2pot
Sb	Symphoricarpos albus	Snowberry	18	#2pot
Sbg	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	16	#2pot
ORNAMENTAL GRASSES & GROUNDCOVER				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	27	#1pot
Dc	Deschampsia caespitosa 'Bronzeschleier'	Bronzeschleier Tufted Hair Grass	26	#1pot
PERENNIALS/GROUNDCOVERS				
bb	Heuchera micrantha 'Bressingham Bronze'	Bressingham Bronze Coral Bells	24	#1pot
Mf	Adiantum pedatum	Maidenhair Fern	36	#1pot
Hg	Hosta 'Guacamole'	Guacamole Hosta	32	#1pot
m	Maianthemum dialatum	False Lily-of-the-Valley	26	#1pot
sr	Smilacina racemosa	False Solomon's Seal	12	#1pot

RECOMMENDED SEED MIX BLENDS

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

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

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

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

LANDSCAPE ZONING REQUIREMENTS FOR RM2

OPEN SPACE REQUIREMENTS
1 TREE FOR EACH 25 M2 AND ONE SHRUB FOR EACH 15 M2 OF REQUIRED YARDS IN NON-INDUSTRIAL DISTRICTS;
REQUIRED YARD* = 961 M²
TOTAL TREES REQUIRED = 49
TOTAL SHRUBS REQUIRED = 81
TOTAL PROPOSED TREES = 49*
TOTAL SHRUBS PROPOSED = 873
* REQUIRED YARD SETBACK AREA CALCULATION IS BASED ON PROPOSED DEVELOPMENT AREA ALONG PROPERTY EDGES
**PROPERTY HAS AN EXTENSIVE AREA OF MATURE FOREST WHICH WILL BE RETAINED, WHICH FAR EXCEED THE QUANTITY REQUIREMENTS FOR TREES

Date	Revisions	By
Aug18/22	FOR DP SUBMISSION	LS/SS
Nov 14/22	Revised North Planting	LS/SS
Jan. 9 /23	RE-ISSUE FOR DP	LS/SS
Oct 20/24	RE-ISSUE FOR DP	LS
Nov 20/24	RE-ISSUE FOR DP	LS



Project
THE HEIGHTS
Prince George

4500 Ospika Blvd. S
Prince George, BC

Sheet Title
Landscape Planting Plan

Date August 8, 2022
Scale 1:250 METERS
Drawn By LS / SD
Project No.

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Drawing No.

L 1



SITE FURNITURE



CEDAR WOOD STACKED PLANTERS FOR GARDENING
(or approved similar construction)

PROJECT SITE FEATURE



PERGOLA TRELLIS
Precedent Images for Reference



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

1. PLANT MATERIAL AND CONSTRUCTION METHODS WORK AND MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARDS.
2. REFER TO CIVIL ENG. DWGS FOR SITE GRADING AND DRAINAGE AND ENSURE THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

END OF DOCUMENT