



# hub

THE  
COLLECTION

## WHO WE ARE:

The HUB was co-founded by Dr. Naaz Parmar and her family in 2019. Dr. Parmar was born and raised in Prince George and is an alumni of UNBC. During her years at UNBC she earned a full ride scholarship, was a member of the board of governors, and was able to graduate in 3 years (and receive early admission to Medical School at UBC). Dr. Parmar has a strong desire to give back to the scholastic institution that gave her so much. Based on this direction, The HUB Collection has selected 4500 Ospika Blvd for our initial development.



**EXECUTIVE SUMMARY**  
**256 Student Housing Units Proposed for 4500 Ospika Blvd.**  
**Application: CP100164 and RZ100678**



**The economic benefit to Prince George includes the following:**

- Project construction will utilize local labor and trades where possible. Estimated labor input of **3,200 person months will be required for construction.**
- A substantial amount of the project costs will be going to **local trades, businesses and vendors which will boost the local economy.**
- Once completed, three full-time **local employees** will be hired (one currently employed) with many additional part-time local employees.
- **Local Vendors** will be used for: Cleaning (including weekly unit maid service), Security services (24-hour security on site), maintenance, landscaping, accounting, business services, and local food/beverage sourcing.
- **Development Fees and the additional tax base** will be material to Prince George. We estimate an additional \$600,000 per annum in tax revenue, in addition to funds from the sale of the property and development fees.
- **Consolidate/Elevate Prince George** as a premier destination for continued education.

## Project Highlights include:

- **No resident window from our building will face any existing neighbours.** The building is specifically designed to limit sight lines for neighbours and to maintain privacy for all.
- **Increased setbacks from the property line to over 72 Feet.** That is **735% more** than the current RM-1 Zoning allows.
- **Only 35% of the total site area is being utilized.** Approx. 160,000 Sq. Ft. of combined natural undisturbed forest and green space will remain, and the HUB has offered a No Build Covenant regarding the run-off creek. All construction will remain **85 Feet away** from the run-off creek on the property.
- **The site will undergo extensive forest fire prevention clean up.** A comprehensive fire prevention plan will be employed on site.
- **Net carbon zero facility.** By employing green energy, heat recycling and various Green initiatives.
- **The traffic impact will be minimal.** MoT and professional third-party assessment concluded minimal traffic impact, even if we have 100% resident car ownership (estimates are 60%). There is also **easy access to transit** which has been confirmed to have the capacity to accommodate more riders.
- **Reducing reliance on cars.** Exploring partnership with local vendor to operate a shuttle bus to all campuses and downtown.
- **24 Hour on-site security** with extensive CCTV provision.



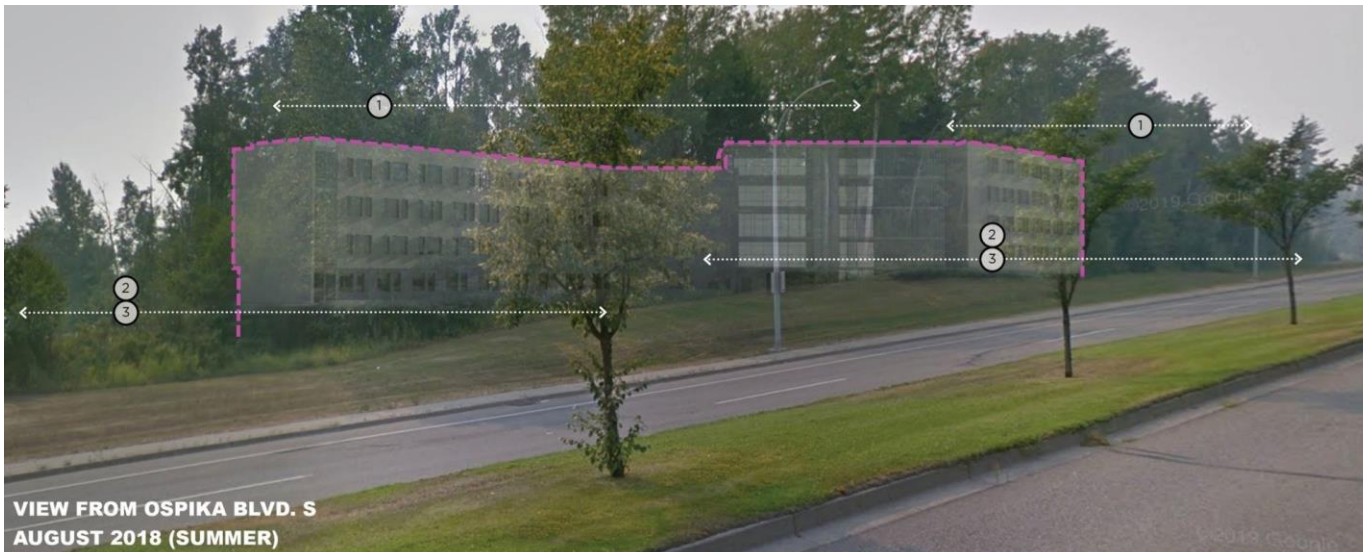






**Proposed No Build Area**





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