

REQUEST FOR PROPOSAL (RFP): PHASE 2 - RESPONSE TO:

Mountainview Alliance Church Redevelopment Project

Mountainview Alliance Church (MVA)

Phase One Building Committee

7640 - 200th Street

Langley, BC V2Y 1S4

Attn: Mr. Don J. Miller

February 18th, 2022





February 18th, 2022

Mountainview Alliance Church ("MVA")
Phase One Building Committee
7640 – 200th Street
Langley, BC VB2Y 1S4

Attention: Mr. Don J. Miller

Reference: Request for Proposal ("RFP") Response for the MVA Redevelopment Project

Dear Don and the MVA Evaluation Committee,

Maple Reinders Constructors Ltd. ("Maple Reinders", "Maple" or "MRCL"), Forefront Communities Ltd. ("Forefront") and Architectural Partner - BÜRO47architecture Inc. ("BÜRO47") are pleased to present the enclosed Request for Proposal ("RFP") Response to Mountainview Alliance Church ("MVA" or "Owner") for the Redevelopment of your church property ("the Project") located at 7640 - 200th Street, Langley, BC.

Based on the previous EOI document, MVA's goal is *"to replace the existing church building with a larger and more adaptable facility"* and its objective is to look for a partnership opportunity with a development group to deliver the Project in a manner that will:

- ✓ Maximize the development potential of the site in terms of land use and density;
- ✓ Provide a built environment that enhances the area;
- ✓ Provide a church facility that accommodates the ministry of MVA;
- ✓ Explore the possibility of providing affordable housing to serve the Langley area; and,
- ✓ Provide a reasonable financial return to MVA - reflecting the market value of the property and benefits MVA will bring to the rezoning process.

Forefront and Maple are presently developing a new mixed-use mass-timber project in downtown Vancouver as part of a gentrification effort through infill development. We are also working on several other residential projects with a primary focus of mass-timber and sustainable development here in B.C. Our Architectural Partner - BÜRO47architecture Inc. has also designed numerous successful relevant projects in terms of size, nature and complexity, including several churches. We have included their project profile sheets within **Appendix B** for your review and evaluation. Our Team's collective focus is around providing sustainable and leading-edge developments to support the needs of the neighbourhoods that we are developing by enhancing the built form of the community. *The founders of each company strongly believe in green technology and sustainable development.*

Our goal in redeveloping this property in partnership with MVA is to create a new corporate headquarters for Maple Reinders in B.C. as part of the redevelopment plan. To that end, we will not just be a partner with MVA in this effort, but we will be part of the new development neighbourhood as well. Our team has extensive experience in developing church's, commercial buildings and seniors'

Maple Reinders Constructors Ltd.

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developments across the country. We are a very collaborative, innovative, and dynamic group of professionals who look forward to this opportunity to partner with MVA to deliver a world class redevelopment project.

The Forefront, Maple Reinders & BÜRO47 Development Team:

- ✓ Possess local knowledge in completing many successful developments within the Langley and B.C. region (our existing offices are presently located five minutes up the road from the site);
- ✓ Has the ability to leverage our national buying power to drive value for the developments;
- ✓ Includes a globally recognized leader in sustainability with Forefront;
- ✓ Has a proven track record for quality projects delivered on-time and on-budget; and,
- ✓ Embodies a collaborative approach to project delivery including key project stakeholders in the process of planning, design, development, value engineering, and execution.

Within this Phase 2 – RFP response, our Development Team has provided MVA with a robust proposal that explores potential land development scenarios in six specific areas within an initial defined set of parameters. These six areas include development cost project and terms, project timelines, MVA involvement, ownership structure, community service benefit and risk analysis and mitigation for your review and evaluation.

Our team looks forward to the opportunity of working together with MVA's project team including the full complement of project stakeholders to deliver this redevelopment project successfully.

If you have questions regarding our Expression of Interest submission, please do not hesitate to contact the undersigned at JonathanR@maple.ca or by phone at (604) 346-9475.

Respectfully,

MAPLE REINDERS CONSTRUCTORS LTD.

Jonathan Robbins, MBA, B.Sc., LEED® AP
Development Manager, BC

FOREFRONT COMMUNITIES LTD.

George Kallergis
Executive Vice President



Confidentiality Statement

This Proposal Response for the MVA Redevelopment Project, prepared for Mountainview Alliance Church (“MVA” or “the Owner”) contains financial, commercial and technical information that is proprietary and confidential to Maple Reinders Constructors Ltd. (“Maple Reinders”, “Maple” or “MRCL”), Forefront Communities Ltd. (“Forefront”), and BÜRO47architecture Inc. (“BÜRO47”).

This information is submitted in confidence to MVA on the understanding that it will not be disclosed in whole or in part by MVA, its Consultant(s), or any other agency or department to a third party, other than those directly responsible for the evaluation of all or part of the submission, pursuant to any applicable Freedom of Information and Protection of Privacy legislation, regulatory, enactments or otherwise, without the express written consent of Maple Reinders Constructors Ltd. Any such disclosure without such consent would significantly prejudice the competitive position of Maple Reinders Constructors Ltd.

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Respondent Information

The main point of contact for the MVA Redevelopment Project for this RFP response is:

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Development Manager, BC

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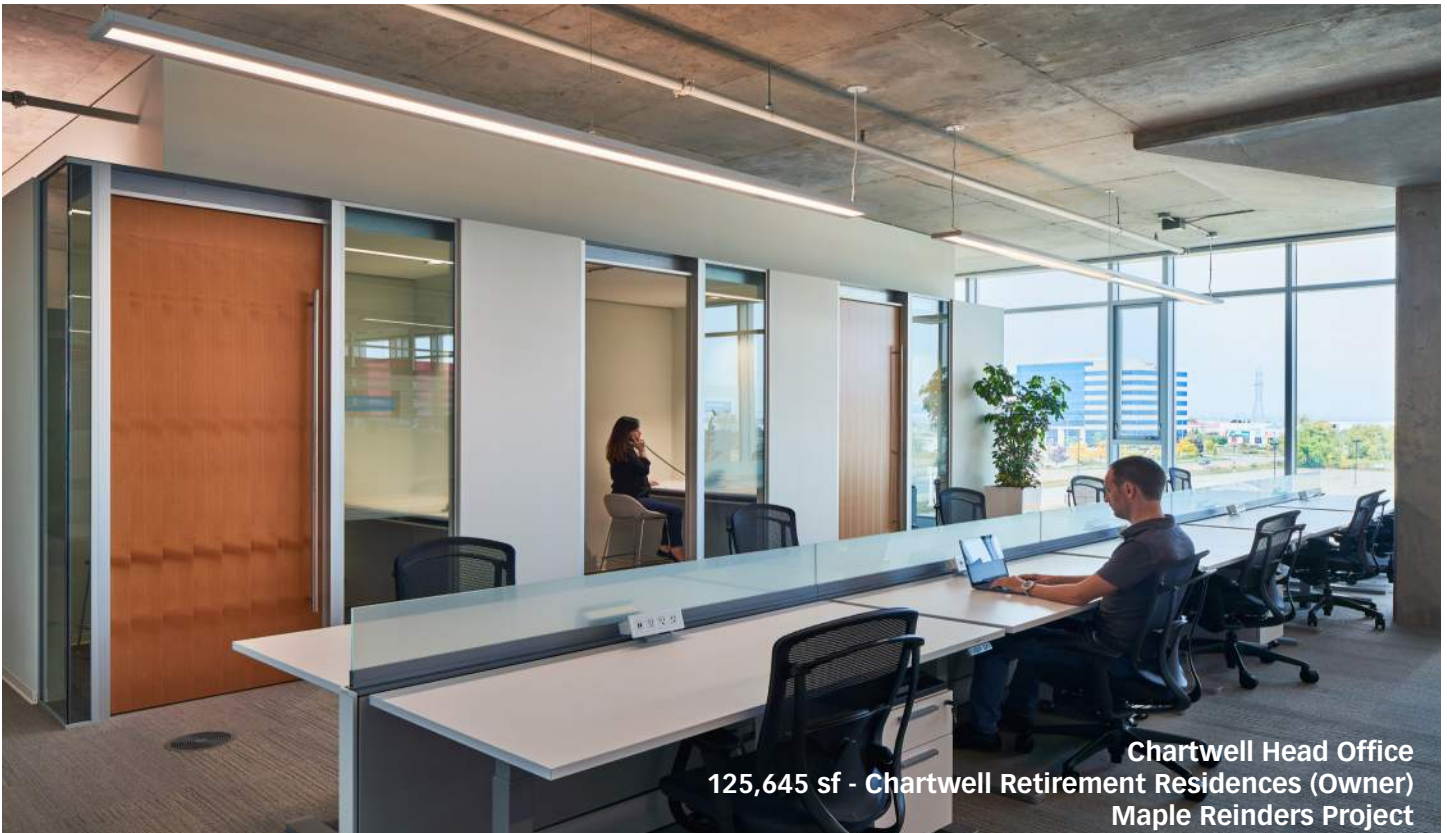
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APPENDICES

Appendix A: Maple Reinders’, Forefront’s & BÜRO47’s Corporate Profiles
Appendix B: Maple Reinders’ & BÜRO47’s Relevant Project Profiles



Chartwell Head Office
125,645 sf - Chartwell Retirement Residences (Owner)
Maple Reinders Project

1.0| RFP RESPONSE SUBMISSION



1.0| RFP RESPONSE SUBMISSION

1.1 – General Description of the Development Team

The Maple Reinders, Forefront Communities & BÜRO47 Development Team is composed of both Maple Reinders Constructors Ltd. (“Maple Reinders”, “Maple” or “MRCL”) acting as the construction expert, Forefront Communities Ltd. (“Forefront”), acting as the development expert and BÜRO47architecture Inc. (“BÜRO47”) as the architectural partner. The following section provides highlight overviews of the joint-venture development partnership:

Maple Reinders Constructors Ltd. (Principal Respondent)



Maple Reinders Constructors Ltd. (“Maple Reinders”, “Maple” or “MRCL”) is part of The Maple Reinders Group Ltd. (“MRG”), a Canadian owned company which has grown to become one of the most respected, highly qualified and trusted construction firms in Canada. With its reach into all provinces of Canada and extending to international markets, MRG has earned a solid reputation for quality, competence and integrity.



With a total of six (6) offices in Canada located in Vancouver, Kelowna, Edmonton, Calgary, Cambridge, Mississauga, and more than 367 dedicated full-time employees, MRG has successfully completed over 2,800 projects coast-to-coast. In 2020, annual volume of construction work within the Maple Reinders’ Buildings and Infrastructure & Environmental (Civil) divisions exceeded \$440,000,000 (\$CAD) with individual project values up to \$140+ million (\$CAD).

The Group was launched in 1967 by its founder, Fred J. Reinders when he emigrated from Holland to Canada. Based on a vision of integrating the disciplines of design, engineering and construction, the organization steadily developed its expertise and reputation as one of the top construction companies in Canada. Its expertise includes heavy civil infrastructure and buildings projects, including extensive experience in Design-Build, Construction Management and Alternative Project Delivery models. Maple Reinders is a company that consistently delivers quality building programs through leadership, ingenuity, and trust.

Faith-Based & Not-For-Profit Work

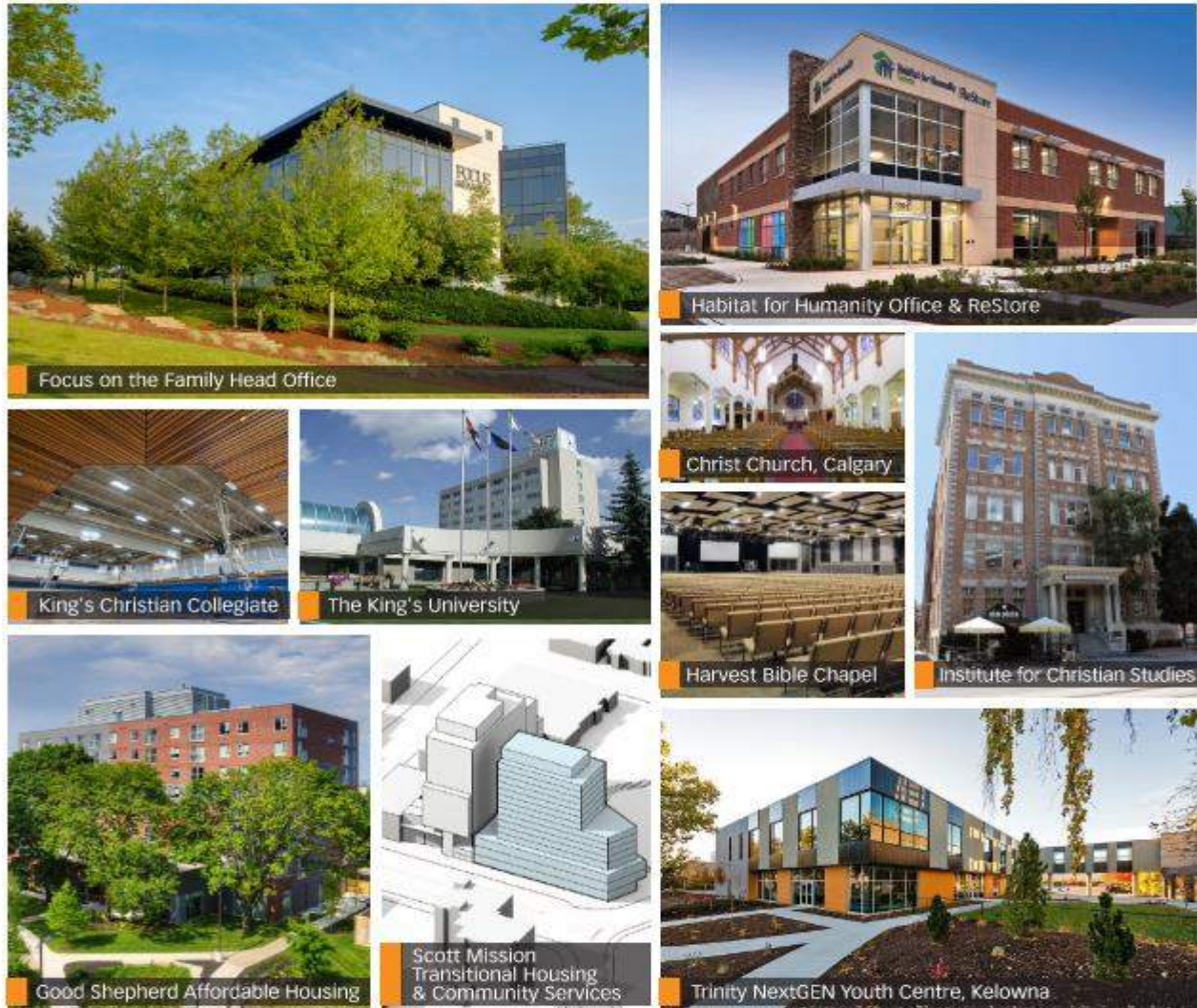
Maple works alongside not-for-profit and faith-based organizations to maximize their contributions to communities in British Columbia and across Canada. Maple Reinders’ Board of Directors and Executive leadership has structured the organization to align with Christ-centred principles and integrity; this culture permeates the company as a whole.

We recognize that faith-based organizations are the people on the ground, serving our communities and creating a dynamic place to call home. While each organization has its own needs and goals, they all require a dedicated team to help achieve success. By focusing on good



stewardship and financial transparency, we help these clients make an economic, social and spiritual impact. Maple Reinders expertly navigates the multiple layers of decision makers for each project and specializes in working within budget constraints determined by the board and donors.

The difference between faith-based project needs and commercial needs are significant. This is exactly why Maple Reinders sees itself as more than a builder; we take a partnering approach to your project.



Maple Reinders strives for excellence and supports the CCA Gold Seal Program. Maple Reinders' specialized team includes fifty-six (56) key personnel who have successfully acquired their Gold Seal Certification and there are many more Maple Reinders employees that are currently enrolled and pursuing this prestigious and widely known certification within the construction industry.



As part of Maple Reinders' commitment to sustainability and the environment, the organization has nine (9) LEED® Accredited Professionals to handle the stringent environmental requirements for project owners wishing to pursue LEED® ("Leadership in Energy and Environmental Design").



For eleven consecutive years, Maple Reinders has been named one of Canada's "Best Managed Companies" and has achieved Platinum status. This is one of the country's leading business award programs recognizing excellence in management through its evaluation of the calibre and expertise of the management team and the corporate processes they oversee.



Maple Reinders has achieved the Certificate of Recognition ("COR™") in the Province of British Columbia for both Health & Safety and Injury Management and has also provided additional training to all supervisory staff and workers. The COR™ program is nationally trademarked and endorsed by participating members of BC Construction Safety Alliance ("BCCSA") and WorkSafeBC and provides employers with an effective tool to assess their health and safety management system.

Maple's national and relevant project experience utilizing various different types of construction delivery methods includes (but not limited to):

- » Focus on the Family Head Office (24,000 sf.);
- » Harvest Bible Chapel (Phase I – 95,000 sf. And Phase II – 64,000 sf.);
- » St. John's McNicoll Community Centre (85,000 sf.);
- » St. Paul's "The Sanctuary Development (92,000 sf.);
- » Hope Christian Reformed Church (19,000 sf.);
- » Bethel Christian Reformed Church (10,000 sf.);
- » Evangel Chinese Baptist Church (17,000 sf.);
- » Providence Pines Condominiums (40-Unit, 32,000 sf.);
- » Providence Vista Townhomes (40-Unit Mixed-Income Family Development);
- » Casa Del Lago Condominiums Phase I & II;
- » Mountainside 30-Unit, 4-Building Townhomes;
- » Oak Tree Manor (44,674 sf.);
- » Ellis Parc Mixed-Used Development (179,500 sf.);
- » Parkwood Place Apartments (233,000 sf.);
- » Village at St. Elizabeth Upper Mill Pond Residence (110,9997 sf.);
- » Chartwell Wynfield Retirement Residence (250,532 sf.);
- » The Middleton Independent Senior Retirement Home (177,000 sf.);
- » Good Shepherd Women's Centre & Residential Apartments (50,000 sf. – Women's Centre & 175,000 sf. – Residences);
- » Prince George RCMP Detachment (70,000 sf.);
- » Man 6 Mass Timber Commercial Building (18,021 sf. – *a current Maple-Forefront project under construction*);
- » Allendale 5 Office Building (72,000 sf.);
- » Allendale Medical Building (65,923 sf.); and,
- » Chartwell Head Office LEED® Certified & Sustainable Project (125,645 sf.).



Please refer to **Appendix A** for a more detailed Corporate Profile on Maple Reinders and **Appendix B** for relevant project profiles that Maple has completed which are similar in size, nature and complexity to the MVA Redevelopment Project.

Forefront Communities Ltd. (Development Partner)



Forefront Communities Ltd. is a newly established pioneering real estate developer located in downtown Vancouver, British Columbia. With a primary motive of developing world-class *sustainable communities*, Forefront strives to deliver *efficient building solutions* with a commitment to create a *sustainable future for generations to come*.

Its mission is to inspire positive and lasting impact to the communities it serves by developing environmentally responsible buildings utilizing sustainable initiatives primarily through mass timber building formats. Forefront is a values-based organization founded upon the principles of integrity, commitment, and innovation. With a vision to be a leader in the development of best-in-class green buildings and master-planned communities. Forefront is committed to the research, development and implementation of innovative solutions that will diminish our industry’s carbon footprint.



Mr. Niu Gensheng (Forefront Founder) with Warren Buffet (Berkshire Hathaway)

Forefront was established by *Mr. Niu Gensheng, a world-renowned philanthropist, entrepreneur and advocate of sustainable development*. Mr. Niu is regarded at the forefront of China’s philanthropy and is internationally recognized for his forward-thinking initiatives in tackling climate change, improvement of the environment, education, medical care and disaster relief. Over the years Mr. Niu has worked with numerous visionary leaders worldwide, including a joint investment in the China Global

Philanthropy Institute in collaboration with Bill Gates, Ray Dalio, He Qiaonv and Ye Qingjun. Additionally, upon the invitation of Warren Buffett and Bill Gates, he became the first philanthropist in Mainland China to join the “Giving Pledge,” an organization dedicated to help address society’s most pressing problems by inviting the world’s wealthiest individuals and families to commit the majority of their wealth to philanthropy or charitable causes, either during their lifetimes or in their wills.



Mr. Niu Gensheng (Forefront Founder) with Bill & Melinda Gates (Microsoft)



Mr. Niu Gensheng (Forefront Founder) with Prince Charles (Prince of Wales)

Today, Mr. Niu continues to forge new pathways in combatting climate change by leading the development of sustainable communities. Mr. Niu’s environmental ideology is mirrored in *Forefront’s vision of green sustainable development*. Through his transformative influence and leadership, Forefront strives to minimize the carbon footprint of the property development industry and create a healthy and sustainable environment for future generations.

“Going from not having, to having can satisfy a single person, but it will only bring small happiness. Going from having, to not having by giving back to society will bring great joy” - Mr. Niu Gensheng

Please refer to **Appendix A** for a more detailed Corporate Overview of Forefront that includes a corporate profile, governance structure and personnel, along with select highlight project experience.

BÜRO47architecture Inc. (Architectural Partner)



BÜRO47 is a mid-sized, multi-disciplinary architectural firm that enjoys employing a team-centric mode of working with each other, with its consultant team, and with its client groups. The company has a vibrant and dynamic office culture, with a responsive energy put forward when serving its diverse clientele.

The firm consists of a blend of professionally trained architects and interior designers. BÜRO47 has hands-on work culture sees each team member engaging directly with clients to provide a service-rich experience based on listening actively and responding thoughtfully.

The BÜRO47 Difference:

The BÜRO47 Team is exceptionally qualified.

BÜRO47 has intentionally cultivated a team with a bias toward registered and professionally educated staff. The firm believes this emphasis on highly capable, experienced, and motivated team members elevates the quality and dependability of its integrated project delivery work-flow.

The BÜRO47 office culture is welcoming and invigorating.

BÜRO47 is dedicated to maintaining a contemporary, inclusive, and environmentally and socially engaged office defined by its unique group of team members. Step inside BÜRO47, and you'll immediately see and feel what the firm is are talking about!



The BÜRO47 Clients needs and values matter to the company.

BÜRO47 has worked with many community and faith-based groups across the country who have begun asking questions about what might be possible as they manage the evolution of their land assets. These projects vary greatly, based on regional characteristics, church community needs, and development opportunities. BÜRO47 strives to balance the 'bricks and mortar' of a project (the realities of regulations, budgets, and space constraints), and the project vision or purpose.

Through a workshop process, BÜRO47 focuses on actively listening and dialoguing, creating an opportunity to evaluate and refine direction and vision. BÜRO strive to enable its clients to serve their communities more effectively, be it through evaluations of ministry, embracing a facility which remains suited to emerging needs, or being flexible to grow with evolving outreach and programs. The firm has been engaged on local housing projects for the past 2 decades, BÜRO47 is seeing a transition in the region and the company's work to an increasing focus on affordability, adaptability, family-friendly housing, aging-in-place, and community building.

Project Methodology:

On any of projects BÜRO47's methodology is rooted in a collaborative ethic that fosters an efficient, integrated design process and open lines of communication between all parties. BÜRO47's methodology can be broken into 3 key components.

BÜRO47 Observes

This begins with receiving client-supplied information, reviewing any public input, and meeting with stakeholders as early as possible. BÜRO47 listens to its client's description of their goals for the project and of their own values. As the project progresses, BÜRO47 continues to study constraints, opportunities, evolving requirements, conflicts. BÜRO47 meticulously record what the company sees, hears, and reads. BÜRO47 keeps an eye on the schedule by actively observing project progress in its office, with its consultants, and on the construction site.

BÜRO47 Communicates

BÜRO47's belief is that the single most important activity is communication. This is the undisputed backbone to the company's process, touching every task in every phase. BÜRO47's constant attention to communication ties the various parties together and helping each other succeed. BÜRO47 knows who to talk to, who to connect, and when to ask questions. Perhaps the most important characteristic of BÜRO47's brand of communication is promptness. BÜRO47 is easy to contact, ready to chat, and quick to respond.

BÜRO47 Acts

BÜRO47 will use its professional expertise and insights to identify when and how to respond to what the company is seeing, hearing, and reading. BÜRO47 filters through the information to isolate what is essential, what must not be missed. It goes without saying that these actions include BÜRO47's essential work as Architects in producing intelligent design responses which are represented in well coordinated documents, but also extend beyond to subtler actions that make all the difference from the background.



Please refer to **Appendix A** for BÜRO47's Corporate Profile and **Appendix B** for relevant project profiles that BÜRO47 has completed which are similar in size, nature and complexity to the MVA Redevelopment Project.

1.2 – How to Meet MVA's Objectives

Our understanding is MVA's principal objectives is to find a development partner that can help with the redevelopment efforts of the MVA project site where MVA can contribute and be part of the process in establishing its' new worship centre. More specifically, MVA is looking for a partner that can:

- ✓ Maximize the development potential of the site in terms of land use and density;
- ✓ Provide a built environment that enhances the area;
- ✓ Provide a church facility that accommodates the ministry of MVA;
- ✓ Explore the possibility of providing affordable housing to serve the Langley area; and,
- ✓ Provide a reasonable financial return to MVA - reflecting the market value of the property and benefits MVA will bring to the rezoning process.

The Forefront & Maple Reinders Development Team attempts to meet the above objectives by bringing MVA into the redevelopment process. We understand from previous meetings and conversations with the MVA team that a few members of the board and build committee have had extensive discussions with the Township of Langley in respect of this project. We would look to leverage this early learning to ensure the right development project gets built for the community that works with MVA's goals of a new community church, provides housing and allows us to create a new corporate home for Maple Reinders. We would propose to have members of the MVA team integral to our design development process on the church facility to ensure that the built form and functionality required is inclusive in the end state so MVA can continue its ministry and outreach efforts in the community.

1.3 - General Plan Outlining the Proposed Development

1 - Project Vision

The Project's vision is to develop the property into a highly sustainable mixed-use community consisting of a new church facility, office uses, multi-family residential, and seniors' housing, with unique and innovative floor plans, finishes and architectural features, together with complementary amenities that will appeal to the target market.

As our goal will be to utilize the property to its maximum potential, our initial approach involves testing the feasibility of a 12-storey mass timber building for the seniors' housing component, which is the maximum height currently permitted for tall wood buildings without expensive and lengthy alternative solutions to the building code. While this has the potential to offer increased density and thereby higher land value, it is also more costly to construct, but nevertheless, warrants exploration. Our ultimate development program will be based on land use policies and development regulations governing the property (both current and through a potential rezoning initiative), cost feasibility, marketability, and affordability.

Regardless of the final development program pursued, the goal will be to create a sustainable vibrant community providing residents with lifestyle choices and value that cannot be matched



by nearby competition, quality office space that will serve as Maple’s regional headquarters, as well as modern facilities that will serve the needs of MVA’s congregation and support its missional outreach programs in the surrounding neighborhood and community at large.

2 - Preliminary Development Program & Phasing Strategy

The property is currently governed by the Willoughby Community Plan and Jericho Sub-Neighborhood Plan as outlined below:

CURRENT LAND USES	West Parcel (Phase 1A)	East Parcel (Phase 1B)	Center Parcel (Phase 2)	Total
Willoughby Community Plan	Business Park	High Density Multi-family	Institutional	
Jericho Sub-Neighborhood Plan (Area 6)	Business Office Park	High Density Residential	Institutional	
Zoning	P-1 Civic Institutional	P-1 Civic Institutional	P-1 Civic Institutional	
Land Area (Acres)	1.24	1.52	1.52	4.28
Gross Land Area (SF)	54,014	66,211	66,211	186,436
FSR	1.75	2.25	1.75	
Gross Buildable Area (SF)	94,525	148,975	115,870	359,370
Max Storeys from Grade	6	20	2	
Lot Coverage	40%	45%	50%	

The preliminary development program contemplates an entitlement process that will maximize density by combining the existing Institutional, High Density Residential, and Business Office Park uses into a phased mixed-use comprehensive development pursuant to the Jericho Sub-Neighborhood Plan land use policies. The property will be subdivided into three legal parcels, which will facilitate phasing and financing.

The subdivision and phasing strategy will allow MVA to continue in-person services during development and construction of the first phase. However, parking will be reduced during construction and may require accommodations nearby, potentially at the Langley Events Centre with the construction of a pedestrian walkway across the drainage swale.

Following is a general description of the proposed phases and uses:

Phase 1A (West Parcel): 6-storey mixed-use project comprised of commercial/office and multi-family uses.

The commercial/office space on the ground level will face 200th Street, and the residential condo building will front 76th Avenue. The commercial space will include a ground level cafe/patio entry, backed by a three-level office complex along 200th. Convenient grade-level driveway and parking will allow guests and day users access to both residential and commercial spaces, leading to an underground secure parking garage. The buildings will intentionally front both streets to create an urban edge, while the inner motor court will wrap around the restored creek and existing trees, allowing for a mini-urban park space and a connecting pathway to the Willoughby Community Park on the north side.



Phase 1B (East Parcel):

New church facility developed concurrently with Phase 1A.

Greeting visitors will be a grand foyer hall, a tall timber ceiling space daylit from above with skylights, a space that services for fellowship and socializing, as well as hosting a variety of events for the congregation and special user groups. Staff facilities, fellowship refreshment and food services stations will greet visitors, leading to a 400-seat sanctuary. The positioning of the food service areas was developed with MVA's school outreach program in mind to expand on this service offering in the future. The worship centre has been designed to be a warm and inviting, timber framed space that will feature excellent site lines and acoustic characteristics, but will also allow for flexible space use allowing for break-out rooms, or expanded seating capacity from 300 to 400 visitors. Located at the north end will be spaces for children, youth, and outreach ministry programs. The orientation of spaces will allow for flexible access to ensure multi-purpose and youth spaces can be accessed while the remaining church can be secured. Parking will be provided at grade as well as underground. Shared parking opportunities to accommodate events can also be facilitated.

Phase 2 (Centre Parcel):

12-storey seniors' housing project following MVA's relocation to its new facility and demolition of the existing building.

Our initial development programming analysis is based on a higher density format utilizing a mass timber structure. This density yields approximately 162 seniors' housing units averaging 750 SF, above a single-storey underground parkade. Unit sizes are as per the Township's zoning bylaw, although larger units may be pursued. The project will be nestled up against the internal green space and creekside path. This will allow common areas to front onto the quiet and calm naturalized area for residents, and frame the transition from the 200th corridor toward the more private east edges of the site. The building orientation allows for sunrise and sunset views, within a building focusing intently on sustainable construction materials and systems, particularly cross-laminated timber (CLT). The design is focused on creation of community by emphasizing common amenity uses, while meeting the increasing demand for quality and secure seniors' housing.

The masterplan will go through a series of design exploration exercises prior to a formal submittal to the Township of Langley. Input from MVA, our development team, market and financial consultants, and Township staff will help define the final plan. Following is a summary of the preliminary development program:



PRELIMINARY MASTERPLAN DATA	Phase 1A	Phase 1B	Phase 2	Total
Land Data				
Parcel	West	East	Centre	
Uses	Office/Condos	Church	Seniors' Housing	
Gross Land Area (Acres)	1.53	1.28	1.52	4.33
Gross Land Area (SF)	66,660	55,802	66,343	188,805
Building Data				
Buildable Area (Gross SF)	84,610	24,400	156,988	265,998
Office (GBSF)	23,400			23,400
Multi-family (GBSF)	61,210			61,210
Church (GBSF)		24,400		24,400
Seniors' Housing (GBSF)			156,988	156,988
Rentable/Sellable Area (Net SF)	73,140	24,400	121,500	219,040
Office (NSSF)	23,000			23,000
Multi-family (NSSF)	50,140			50,140
Church (GBSF)		24,400		24,400
Seniors' Housing (NRSF)			121,500	121,500
Building Efficiency	86.44%	100.00%	77.39%	82.35%
Density (FSR)	1.27	0.44	2.37	1.41
Building Height (Storeys)	6	2	12	
U/G Parking Area (SF)	50,544	20,500	16,263	87,307
U/G Parking Stalls	108	55	39	202
Surface Parking Stalls	43	24	24	91
Total Parking Stalls	151	79	63	293
Number of Units	54		162	216

3 - Proposed Terms & Ownership Structure

3.1 - Phase 1A: Mixed-Use (Office & Multi-Family) – Outright Land Sale

The subdivided parcel for Phase 1A will be sold outright to Forefront at a residualized land price based on achieving the minimum lender-required return on cost. The key variable that will determine and maximize land value will be the development program (density/building format). As such, during the pre-development stage we will pursue the highest and best use of the property through the exploration of various development models in conjunction with municipal policies and amendments as necessary.

By determining the land value at the time of construction financing, the Project will benefit by ensuring it is financeable while, at the same time, MVA will benefit from market appreciation and value created through entitlement approvals, truly creating a win-win situation. Forefront will provide the necessary working capital to advance the design, entitlements, marketing, and sales campaign as the case may be.

For this analysis, we have estimated the land value for Phase 1A based on today's market and economic conditions at \$6,350,000, equivalent to \$75.00 per gross buildable SF. The sale will occur at the time of construction financing (est. November 2024) and, while difficult to predict, land value could increase to over \$7,900,000 as a result of market appreciation as well as the "land lift" following entitlement approvals.



The 2022 assessed value for the proposed Phase 1A parcel is \$5,343,000 (\$16,797,000 x 31.81% allocation based on proposed density.)

Proceeds from the sale of Phase 1A could be used to finance the construction of the new church facility.





3.2- Phase 1B: Institutional (Church) – Development & Construction Management Services

The subdivided parcel for Phase 1B would be retained by MVA to accommodate its new church facility. Working capital to advance this phase to the construction stage will be required prior to the sale of Phase 1A. As such, Forefront will provide the necessary funds in the form of a non-refundable deposit towards the land purchase of Phase 1A, currently estimated at approximately \$800,000.





3.2.1 Estimated Project Costs

Land Basis	\$80/SF	\$1,952,000
Soft Costs	\$105/SF	\$2,566,000
Hard Costs	\$530/SF	\$12,931,000
Total Costs	\$715/SF	\$17,449,000

Estimated Proceeds from Sale of Phase 1A \$7,900,000 (projected)

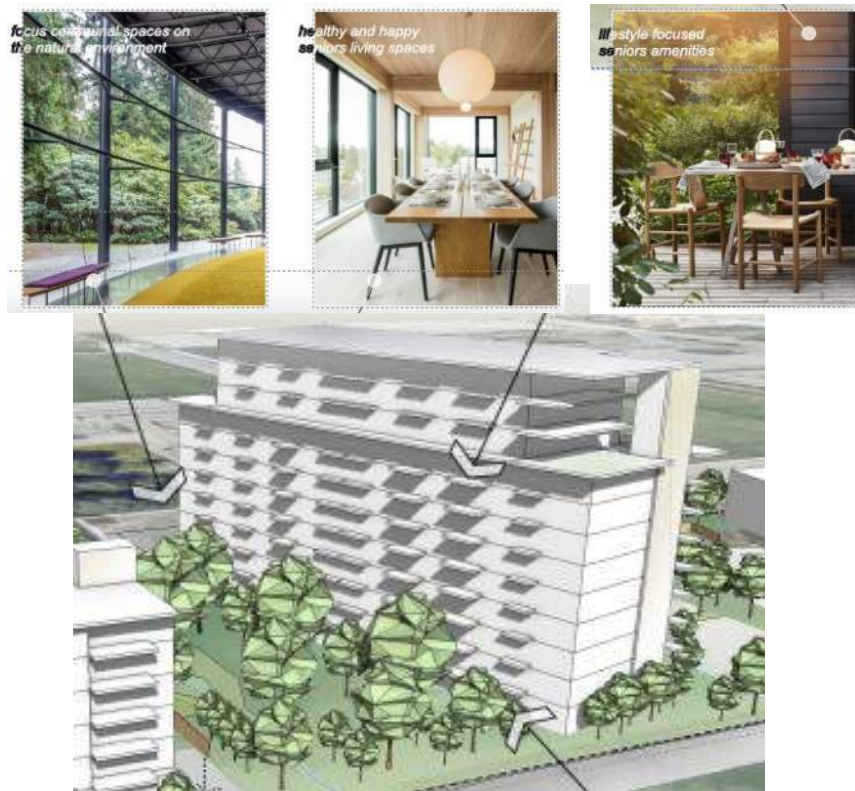
Estimated Land Value of Phase 1B \$2,200,000 (projected)

Total Equity available to finance Phase 1B \$10,100,000

Design, approvals, development/construction of the church can be delivered through development and design-build agreements between MVA, Forefront, and Maple, allowing MVA to control all decisions while utilizing the expertise of the development and design-build construction teams. Forefront will only charge for overhead and administration for their development management contract. With the development fee waived, MVA will receive a benefit of approximately \$450,000.

3.3 - Phase 2: Seniors' Housing – Joint Venture or Outright Land Sale

Development of the subdivided parcel for Phase 2 can be structured as a joint venture between MVA, Forefront and Forefront's investors. Alternatively, it could be sold outright to Forefront under the same terms as Phase 1A at the time of Phase 2 construction financing. Following is an outline of how a joint venture could be structured:





3.3.1 - Joint Venture Goal

The objective is to provide a greater than average investment return for the joint venture by developing a project that will meet the investment and operational criteria of a seniors' housing partner. Ideally, the project would be sold upon completion, although other ownership structures can be explored.

While this phase wouldn't start construction until the completion of Phase 1B and the subsequent relocation of MVA to its new building, planning and design will start much sooner, which will require the design input of a seniors' housing operator, ideally facilitating the conditions for a forward sale. Maple has a longstanding relationship with Chartwell Retirement Residences, Canada's largest seniors' housing owner, having completed their corporate head office and presently in preconstruction on three other seniors' developments across the country. Our development team has already engaged in discussions about the project over the past several months and Chartwell has expressed interest in working with us and can be integrated into the project team for the Phase 2 Senior's Housing development as an experienced owner and operator should we be selected as the successful proponent to partner with MVA.

3.3.2 - JV Entity Structures

There are several ways to structure the joint venture. The most prevalent investment vehicle is the limited partnership as it affords its participants the benefits of flowthrough taxation and limited liability, and facilitates capital raising from investors and financing from lenders. While other variations can be considered depending on existing legal entities, tax considerations, and partner preferences, outlined below is a potential limited partnership framework with hypothetical entity names for illustrative purposes.

A British Columbia limited partnership (Mountainview Housing LP), would be formed specifically for this venture, hereinafter referred to as the "**Partnership**" or "**LP**". The legal titleholder and the beneficial owner would enter into and be bound by a bare trust and agency agreement.

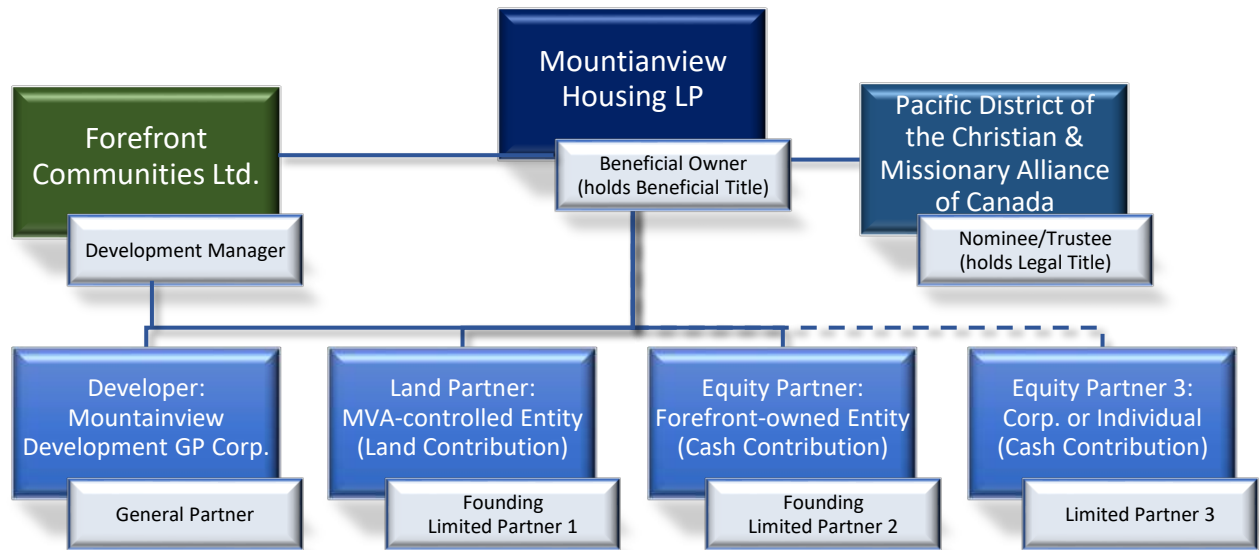
The LP would comprise of a General Partner, which would be a B.C. corporation formed specifically for the joint venture, and two or more limited partners, which could be individuals or corporations, the "**Equity Partners**" or "**Limited Partners**". The "founding limited partners" would be entities through which the initial capital contributions, whether cash or land, would be made, and through which distributions would ultimately be received.

The benefit of real estate development through a Limited Partnership is material for the Limited Partners whose liability is restricted to the amount that each Limited Partner contributes to the LP, plus each Limited Partner's share of any undistributed income. The General Partner has unlimited liability for the debts and obligations of the LP and, as such, is commonly a company with no assets (other than its nominal interest in the LP, typically 1% or less), while the Limited Partners contribute substantially all of the LP's capital. In order to insulate the Limited Partners from unlimited liability, the General Partner must be solely responsible for the management and operation of the LP's business, as the B.C. Partnership Act explicitly prohibits Limited Partners from



managing activities on behalf of an LP if they are to preserve their limited liability status. As such, the LP would enter into a project management agreement with the General Partner (the “developer”), pursuant to which the General Partner, on behalf of the LP, would engage Forefront (the “**Development Manager**”) to oversee and complete the planning, design, construction, marketing, and sale of the project. Forefront would then enter into consultant and management contracts on behalf of the General Partner, initially with Maple and BÜRO47, to expeditiously advance the project.

The following organizational chart graphically illustrates the potential joint venture structure described above:



Aside from limited liability for its Limited Partners, LPs offer two key benefits. First, they are easy to create and offer considerable flexibility, in that landowners can “roll in” real estate into a Limited Partnership and take back ownership interest on a tax deferred basis. Second, under the Canadian Income Tax Act, a Limited Partnership is not itself a taxable entity and, as such, all revenues and expenses, assets and liabilities of an LP flow through to the Limited Partners.

3.3.3 - Capitalization / Ownership

Preliminary financial projections have been used throughout this section based on current assumptions and estimates related to the preliminary development program outlined above and are subject to change based on a final program to be conceived in conjunction with MVA.

The Project shall be capitalized with a combination of debt, land equity, and cash equity arranged by the Development Manager (Forefront) with terms to be agreed upon through the limited partnership agreement. Working capital for the joint venture will be arranged by Forefront and will include funds for project overhead, legal, due diligence, architecture, engineering, municipal fees and other budgeted soft cost and expenses required during pre-development.



Interim Financing (construction loan): The primary financing objective of the Partnership will be to maximize debt leverage while at the same time safeguarding its ability to continue as a going concern, enabling the Partnership to meet its financial obligations as they come due and provide an adequate return to its partners. The financial leverage associated with debt has a profound impact in optimizing those returns. As such, a conventional construction loan and a CMHC insured loan will be evaluated during the pre-development stage to ensure the best possible debt financing option.

Land Contribution: The Land Partner (MVA) shall contribute its land to the Partnership at the time of construction financing at a residualized price based on achieving the minimum lender-required return on cost. Variables that may affect residual land value include density, building format, and offsite infrastructure requirements. Based on current assumptions, the preliminary analysis carries a residualized land price of \$10,990,000, equivalent to \$70.00 per gross buildable SF, however, as noted earlier a key benefit for MVA is the value creation from market appreciation and entitlement approvals. While difficult to predict, land value could increase to over \$14,600,000 by the estimated land contribution date of July 2029. The 2022 assessed value for the proposed Phase 2 parcel is \$9,913,000 (\$16,797,000 x 59.02% allocation based on proposed density.)

Cash Contributions: Based on our current projections, in addition to the land contribution, cash equity in the approximate amount of \$17,180,000 will be required to satisfy a construction lender. Forefront, as the Development Manager, will fund a portion of it, while the remaining cash equity will be sourced through Forefront's investors and affiliates as Equity Partners.

Ownership Interests: Forefront shall own 30% of the Partnership, with MVA and the other Equity Partner(s) owning the remaining 70%. Forefront's ownership interest shall be comprised of a 10% cash contribution and a 20% promote. The promote will only become distributable after the Partners are repaid their respective capital contributions in full. In its simplest terms, the promote is an extra distribution made to a developer, over and above the distributions attributable to its capital contributions to a partnership. It is a common type of profit-sharing given in exchange for producing favorable risk-adjusted returns, intended to align the interests of the partners. It allows the developer to share in the upside of a project when the project is well executed (i.e., only after the equity partners recoup their initial investments).

For illustrative purposes, based upon our preliminary projections, the ownership percentage interest of the Equity Partners could be as outlined below. The dollar amounts and percentages will ultimately be based upon the actual equity needs of the Partnership.

Equity Requirement Calculation

Total Project Costs	\$102,913,711	
- Construction Loan Amount	(\$74,744,426)	72.63% LTC
Lender Equity Requirement	\$28,169,285	27.37% LTC

Sources of Equity	Equity Contributions	Equity Repayment Ratio
Development Manager Cash Contribution	\$2,816,929	10.00%
Equity Partner Cash Contribution	\$14,363,197	50.99%
Land Partner Land Contribution	\$10,989,160	39.01%
Total Sources of Equity	\$28,169,285	100.00%

Equity Partners' Interests	Equity Contributions excl. Dev Mgr. Cash	Pro-rata % of Contributions	x Eq. Partners' Combined Interests	Profit Split Ownership %
Development Manager Promote				20.00%
Development Manager Cash Contribution				10.00%
Equity Partner Cash Contribution	\$14,363,197	56.65%	70.00%	39.66%
Land Partner Land Contribution	\$10,989,160	43.35%	70.00%	30.34%
	\$25,352,356	100.00%		100.00%

Distribution Priority: Any net cash flow remaining after the construction loan payoff and Partnership expenses, together with any extraordinary cash flow after a capital event (i.e., refinancing or early project sale) shall be distributed to the Partners as follows:

Repayment of Equity Contributions: First, pari passu to the Limited Partners with cash and/or land contributions until they have received a cumulative distribution in an amount equal to their respective outstanding equity contributions. Forefront is not entitled to a promote under this tier.

Distribution of Residual Profit: Thereafter, the balance distributed 70% to MVA and the Equity Partner(s) (distributed pro-rata in accordance with their percentage interests) and 30% to Forefront.

3.3.4 - Profit & Returns

Following is an estimate of profit and returns based on our preliminary performance projections. Please see Financial Summary for additional information.

Project Sale

Capitalized Value	\$117,613,371
Cashflow from Operations	\$1,757,834
- Cost of Sale	(\$1,234,941)
- Construction Loan Repayment (incl. Interest Reserve)	(\$74,744,426)
Cash Flow Available for Distribution	\$43,391,838

Repayment of Equity Contributions

Development Manager	(\$2,816,929)
Equity Partner	(\$14,363,197)
Land Partner	(\$10,989,160)
Total Distribution of Equity Contributions	(\$28,169,286)

Remaining Funds Available for Distribution (Profit)

\$15,222,553

Yield on Project Costs

14.79%

Residual Profit Distribution	Profit Split Ownership %	
Development Manager	30.00%	(\$4,566,766)
Equity Partner	39.66%	(\$6,036,960)
Land Partner	30.34%	(\$4,618,826)
Total Distribution of Equity Contributions		(\$15,222,552)



4 - Financial Summary & Cash Flow Projections

Please refer to the following page for the Financial Summary & Cash Flow Projections.

SUMMARY	Phase 1A		Phase 1B		Phase 2	
Land Data						
Parcel		West		East		Centre
Uses		Office/Condos		Church		Seniors' Housing
Gross Land Area (Acres)		1.53		1.28		1.52
Gross Land Area (SF)		66,660		55,802		66,343
Building Data						
Buildable Area (Gross SF)		84,610		24,400		156,988
Office (GBSF)		23,400				
Multi-family (GBSF)		61,210				
Church (GBSF)				24,400		
Seniors' Housing (GBSF)						156,988
Rentable/Sellable Area (Net SF)		73,140		24,400		121,500
Office (NSSF)		23,000				
Multi-family (NSSF)		50,140				
Church (GBSF)				24,400		
Seniors' Housing (NRSF)						121,500
Building Efficiency		86.44%		100.00%		77.39%
Density (FSR)		1.27		0.44		2.37
Building Height (Storeys)		6		2		12
U/G Parking Area (SF)		50,544		20,500		16,263
U/G Parking Stalls		108		55		39
Surface Parking Stalls		43		24		24
Total Parking Stalls		151		79		63
Number of Units		54				162
Project Costs						
Land Costs/Basis	\$75	\$6,345,750	\$80	\$1,952,000	\$70	\$10,989,160
Hard Costs						
Hazmat Abatement & Demolition			\$0	\$0	\$1	\$220,050
Offsite Improvements & Servicing			\$6	\$141,875	\$1	\$168,750
Construction Costs (excl. Tis)			\$484	\$11,815,000	\$379	\$59,437,267
FF&E			\$0	\$0	\$10	\$1,620,000
Construction Mgmt Fees			5.00%	\$597,844	5.00%	\$2,991,296
Hard Cost Contingency			3.00%	\$376,642	3.00%	\$1,933,119
Total Hard Costs			\$530	\$12,931,360	\$423	\$66,370,482
Soft Costs						
Design & Professional Fees			\$58	\$1,404,600	\$17	\$2,624,000
Municipal & Utility Fees			\$16	\$394,610	\$45	\$7,025,812
Taxes & Insurance			\$2	\$36,769	\$30	\$4,637,676
Financing			\$19	\$455,000	\$42	\$6,641,680
Legal, Organization & Other			\$8	\$200,000	\$5	\$852,709
Development Mgmt Fees			\$0	\$0	3.00%	\$2,460,167
Marketing			\$0	\$0	\$2	\$253,500
Soft Cost Contingency			3.00%	\$74,729	4.32%	\$1,058,525
Total Soft Costs			\$105	\$2,565,708	\$163	\$25,554,069
Total Project Costs			\$715	\$17,449,068	\$656	\$102,913,711
Debt Financing						
Construction Loan-to-Cost				75%		72.63%
Construction Loan Amount				\$13,086,801		\$74,744,426
Equity Financing						
Lender Equity Requirement				\$4,362,267		\$28,169,285
Developer Cash Contribution					10.00%	\$2,816,929
Equity Partner Cash Contribution					50.99%	\$14,363,197
Land Partner Land Contribution			44.75%	\$1,952,000	39.01%	\$10,989,160
Land Partner Cash Contribution (from P1A sale proceeds)			55.25%	\$2,410,267		
Project Sale						
Net Operating Income						\$4,116,468
Capitalized Value					3.50%	\$117,613,371
Cash Flow from Operations						\$1,757,834
Cost of Sale						-\$1,234,941
Repayment of Debt						-\$74,744,426
Sales Proceeds Available for Distribution						\$43,391,838
Distributions						
Repayment of Equity Contributions						
Developer					10.00%	\$2,816,929
Equity Partner					50.99%	\$14,363,197
Land Partner					39.01%	\$10,989,160
Total Profit Available for Distribution						\$15,222,553
Yield on Project Cost						14.79%
Payment of Residual Profit						
Developer (Promote)					20.00%	\$3,044,511
Developer					10.00%	\$1,522,255
Equity Partner					39.66%	\$6,036,960
Land Partner					30.34%	\$4,618,827

MVA CASH FLOW PROJECTIONS**Cash Flow based on today's value (not reflective of market appreciation and 'land-lift')**

Phase 1A: Proceeds from Land Sale	\$6,345,750	11/01/24
Phase 2: Repayment of Land Contribution	\$10,989,160	7/01/29
Phase 2: Profit from Project Sale	\$4,618,827	7/01/29

MVA Cash Proceeds **\$21,953,737**

Phase 1B: Value of Land Retained \$1,952,000 7/01/29

Total Value **\$23,905,737**

Cash Flow based on projected future values (5% market appreciation and 10% 'land-lift')

Phase 1A: Proceeds from Land Sale	\$7,885,857	11/01/24	
Phase 2: Repayment of Land Contribution	\$14,633,513	7/01/29	<i>Land value at time of Land Contribution (04/01/26)</i>
Phase 2: Profit from Project Sale	\$7,207,440	7/01/29	

MVA Cash Proceeds **\$29,726,810**

Phase 1B: Value of Land Retained \$2,769,086 7/01/29 *"Land Lift" not applicable*

Total Value **\$32,495,896**



5 - Project Timelines

Please refer to the following page for the Project Timelines.

PROJECT TIMELINES	Months	Date	Notes
Phase 1A (Mixed-Use Office/Residential)			
RFP Award		4/01/22	
Purchase & Sale Agreement	1	5/01/22	
Zoning/DP/Subdivision Application	4	9/01/22	
Zoning/DP/Subdivision 3rd Reading & DP Approval	12	9/01/23	
Building Permit Application	0	9/01/23	
Zoning/Subdivision/BP Approval	12	9/01/24	
Land Purchase & Construction Start	2	11/01/24	
Substantial Completion	18	5/01/26	
Final Completion/Occupancy	2	7/01/26	
	51		<i>Months from RFP Award</i>
Phase 1B (Church)			
RFP Award		4/01/22	<i>Concurrent w/ Phase 1A</i>
Management Agreements	1	5/01/22	<i>Concurrent w/ Phase 1A</i>
Zoning/DP/Subdivision Application	4	9/01/22	<i>Concurrent w/ Phase 1A</i>
Zoning/DP/Subdivision 3rd Reading & DP Approval	12	9/01/23	<i>Concurrent w/ Phase 1A</i>
Building Permit Application	0	9/01/23	<i>Concurrent w/ Phase 1A</i>
Zoning/Subdivision/BP Approval	12	9/01/24	<i>Concurrent w/ Phase 1A</i>
Construction Start	1	10/01/24	<i>Concurrent w/ Phase 1A</i>
Substantial Completion	15	1/01/26	
Final Completion/Occupancy	1	2/01/26	
	46		<i>Months from RFP Award</i>
Phase 2 (Seniors' Housing)			
RFP Award		4/01/22	<i>Concurrent w/ Phase 1</i>
Partnership Agreement	1	5/01/22	<i>Concurrent w/ Phase 1</i>
DP/BP Application	33	2/01/25	<i>Aligns w/ 5 months after Phase 1 approvals</i>
DP/BP Approval	12	2/01/26	
Demolition	1	3/01/26	<i>Upon church relocation</i>
Construction Start	1	4/01/26	
Substantial Completion	24	4/01/28	
Final Completion/Occupancy	2	6/01/28	
Stabilized Occupancy	12	6/01/29	
Project Sale	1	7/01/29	
	87		<i>Months from RFP Award</i>



6 - Risk Analysis & Mitigation

The greatest risk associated with the development of large unentitled sites are securing the development rights, obtaining favorable financing (debt and equity), controlling costs and timelines, while adapting to prevailing market conditions.

Naturally, the solution to mitigating market risk associated with an aggressive densification endeavor is through a phased master-plan approach. Once conceptualized, the master-plan would be organized into distinct phases that are financeable, market sensitive, aid the goal of creating a synergistic environment, and by virtue of this intentional approach, reduce the overall risk profile of the investment. The objective would be to address the higher risk components of the Project early, such as securing entitlements, and mitigate the financial risks by postponing capital-intensive commitments until a value-add proposition has been established.

In this case, market risks are relatively low given the well-known supply/demand imbalance throughout the lower mainland, however, lender appetite fluctuates based on lenders' own risk tolerances in specific submarkets and for specific product types. Our phasing strategy mitigates these risks by starting with a lower risk product type (mid-size office and multifamily) before initiating the development of a larger building (seniors' housing). The best mitigation strategy for the second phase, will be a forward sale to a well-established seniors' housing owner/operator, like a Chartwell who we have already engaged in talks with.

The entitlement risk is also relatively low considering the current long-range plans governing the property support the proposed program, although amendments to the zoning bylaw will be required. As the uses proposed are consistent with and complement the surrounding neighborhood, significant opposition is not anticipated, especially since the area is not yet built out.

The highest risk components will be the cost of infrastructure, particularly surrounding the restoration and daylighting of Latimer Creek. These risks are inherent to the site and will require an experienced consulting engineering team working alongside Forefront and Maple to develop the best solution with Township engineering staff. Maple has a longstanding working relationship with Aplin & Martin Consultants and has reviewed the following information to factor into our development planning:

Sanitary: There is an 375mm existing sanitary sewer on 200 Street & 76 Avenue both constructed in 2019. There are no known capacity concerns at this time, based on the development plans.

Water: There is a 300mm watermain that appears to be in construction on the west side of 200 Street south of the site and there is an old existing 150mm main on 76 Avenue west of 200 Street. It is anticipated this project would need to construct water across the site frontage on 76 Avenue. There is a possibility that water would need to be looped all the way to the 200mm main on 202A Street (to be confirmed through modelling). There is an existing SRW over the area the watermain would need to go so acquisition should not be an issue if that looped connection was required.



Drainage / Environmental: The site is tributary to future pond L6. L6 is currently planned to be directly north of the property within the TOL lot. The Township is typically not keen on interim detention solutions onsite. In terms of the ditch, potentially a large box culvert (currently a 900mm round pipe) with appropriate materials at the base could help mitigate concerns. Maple has a good working relationship with Hemmera Environmental Consultants and has had some preliminary discussions around potential solutions for the yellow coded stream about day lighting as it is a nutrient rich feature for downstream creeks rather than an actual fish passage. We would lead the development review and determine viable options for completing this work with trusted consultants.

Roads: It is expected the project will be required to complete arterial road widening and greenway on 200 Street (eligible for DCC reimbursement) and completion of a half road on 76 Avenue.

Third Party Utilities: Potential relocation or undergrounding of BC Hydro infrastructure (currently 3 Phase O/H). Street Lighting Infrastructure on 76 Avenue & 200 Street.

One of the most significant risk factors to figure out early is the detention requirements.

The risks associated with construction costs and timelines for construction of the seniors' housing will be mitigated by employing a creative and flexible approach so as to adapt to evolving building codes and costs while balancing market expectations. Furthermore, Maple has extensive experience constructing mass timber projects and is currently working with Forefront on an innovative hybrid CLT building in Vancouver.

7 - Development Management and MVA Role & Involvement

Under a joint venture scenario, the Development Manager will be responsible for the day-to-day activities of the Partnership, including the planning, design, entitlements, financing, accounting operations, construction, marketing and sales of the Project, and will provide periodic updates on the Project's status. Although the Equity Partners will agree to leave the day-to-day management of the Partnership to the Development Manager, they will retain the right to approve all major decisions. The partnership agreement will provide a list of major decisions, which shall include those decisions significantly affecting the Project's plans and specifications, costs, financing, phasing, and business plan.

Under an outright sale scenario, MVA will be involved in the master-planning and schematic design programming leading to entitlement approvals. A single point of contact representing MVA could be assigned to collaborate with Forefront, Maple and BÜRO47. Presentations, workshops and design charrettes with MVA's congregation, board of directors, etc. can also be scheduled as and where necessary.



8 - Other Benefits

Forefront, through its founder, will commit to making a donation to MVA following the successful completion of the Project in the amount of \$500,000 distributed over a 10-year period, or sooner.

1.4 – Other Relevant Terms, Conditions & Assumptions



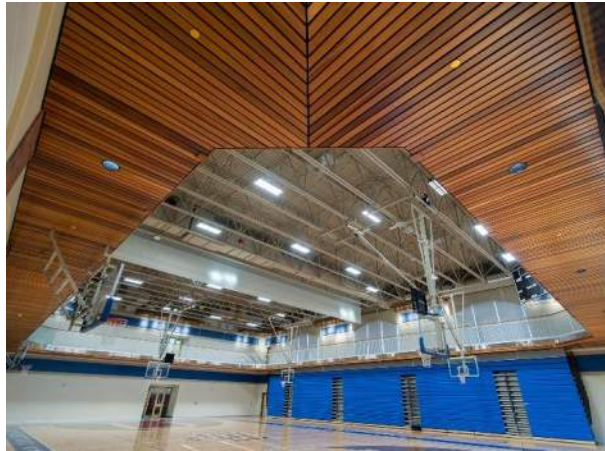
Prince George RCMP Municipality (Maple Project)

Forefront and Maple are passionate about sustainable development and green building and are currently building a mass timber project in the City of Vancouver. We plan on carrying forward and applying our knowledge in this area to new projects with the goal of creating environmentally responsible buildings that will inspire others in our industry to pursue similar initiatives. Following is some background information on mass timber for the benefit of anyone reviewing this expression of interest who may not be familiar with it.

Mass timber construction, in contrast to light-frame wood construction, is built using a category of engineered wood products typically made of large, solid wood panels, columns or beams often manufactured off-site for load-bearing wall, floor, and roof construction. Mass timber is engineered for high strength ratings like concrete and steel but are significantly lighter in weight. Mass timber products are thick, compressed layers of wood, creating strong, structural load-bearing elements that can be constructed into panelized components. They are typically formed through lamination, fasteners, or adhesives. Mass timber can complement light-frame and hybrid options and is an environmentally friendly substitute for carbon intensive materials and building systems.



Though mass timber offers many benefits over traditional building materials, its renewable nature and negative carbon impact are perhaps the most notable. Its production emits fewer greenhouse gases than traditional building materials like steel and concrete, which in itself is a carbon benefit. However, the greater benefit is that wood being a carbon sequestering material, actually removes carbon from the atmosphere and stores it. This means that mass timber has the potential to be more than just a carbon-light construction method. It can become a carbon sink. As more developers pursue mass timber building initiatives, the construction industry as a whole will ultimately store more carbon than it emits.



King's Christian Collegiate – Maple Project



McKenzie Highlands Middle School (bottom left pic.) & Dr. Martha Cohen Middle School (right pic.) - Maple Projects



1.5 Conceptual Site Plan & Massing Concept

Please refer to our conceptual site plan and massing concept on the following page.



REVISIONS

No.	Date	Notes

DRAWING ISSUES

No.	Date	Notes

PROJECT ID 2200

DRAWNBY B47

CHECKED

DATE 2022-02-04

PLOT DATE

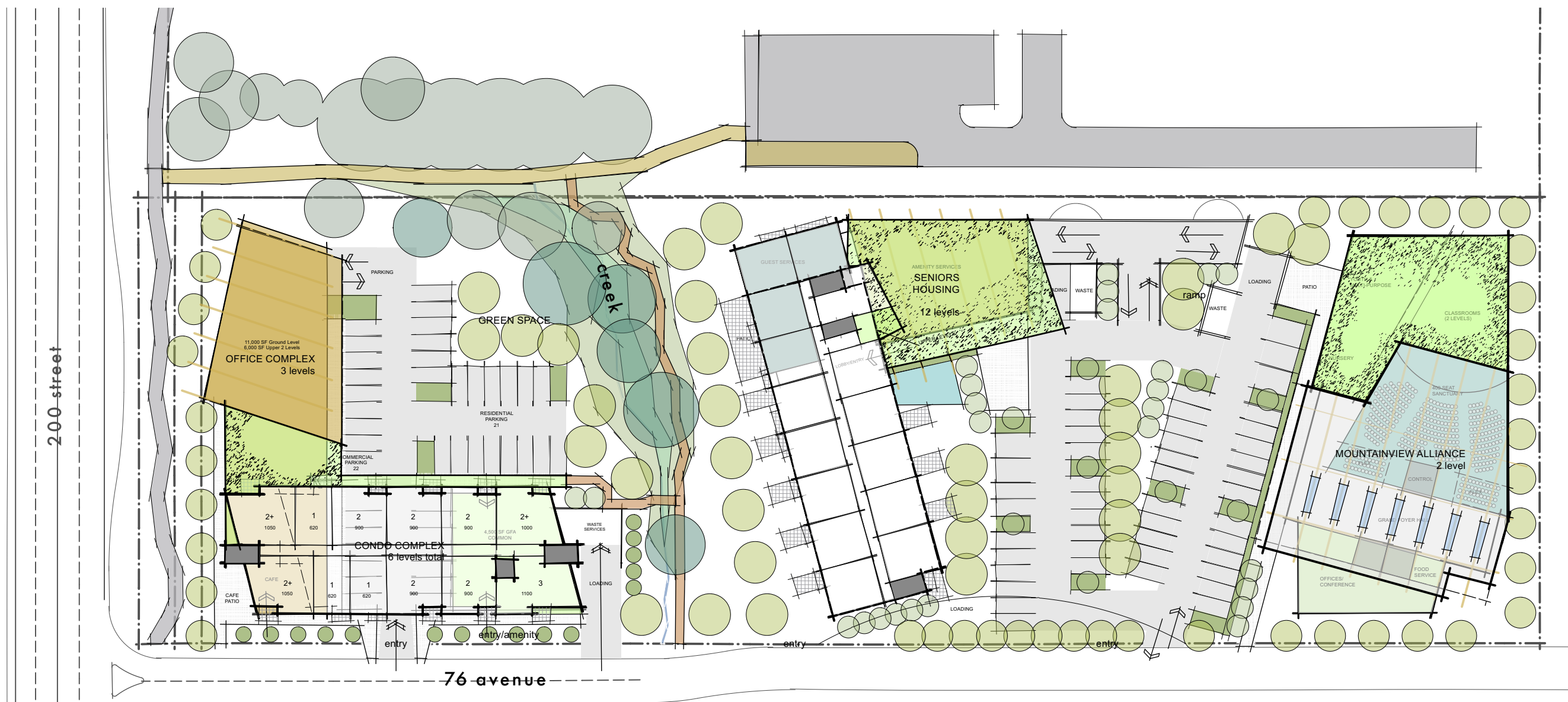
PROJECT

MOUNTAINVIEW ALLIANCE
Jericho East Site
200th / 76 Avenue

SHEET
CONCEPT PLAN

SCALE NOTED

SHEET NO
A1



WEST OFFICE PARK

- timber frame building
- 23,400 sf GFA
- 1 level commercial space
- 2 levels office use
- secure underground parking

FAMILY CONDO HOUSING

- 61,210 sf GFA
- wood framed construction
- 5 levels + ground level amenity
- 54 condo units
- underground secure parking

SENIORS HOUSING

- mass building TBD
- 157,000 sf GFA
- 162 suites
- Community/Amenity facilities
- 12 levels
- underground secure parking

MOUNTAINVIEW ALLIANCE

- timber frame building
- 24,000 sf GFA
- 2 levels
- underground event parking



commercial offices focused on sustainable workplace environments



respectful restoration of natural spaces on property



focus communal spaces on the natural environment



healthy and happy seniors living spaces



warm and friendly fellowship spaces



community friendly commercial services



optimized social and living spaces in family housing development



family friendly amenity focus in market housing



lifestyle focused seniors amenities



welcoming church and ministry spaces



BÜRO47

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Delta BC V4K 1V7
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www.BURO47.com



REVISIONS

No.	Date	Notes

DRAWING ISSUES

No.	Date	Notes

PROJECT ID 2200

DRAWNBY B47

CHECKED

DATE 2022-02-04

PLOT DATE

PROJECT

MOUNTAINVIEW ALLIANCE
Jericho East Site
200th / 76 Avenue

SHEET
DESIGN CONCEPTS

SCALE NOTED

SHEET NO
A2



Appendix A| Maple Reinders, Forefront, and BÜRO 47's Corporate Profiles

Maple by The Numbers – Highlights

Maple Reinders is a financially strong company, having experienced continual significant year-over-year growth in volume. Both the geographic and niche market coverage - with built-in management depth - has been a major asset in successfully managing sharp economic fluctuations despite uncertainties created by the global pandemic – COVID-19. A quick snapshot of Maple Reinders by the numbers is presented below:



Legal Structure, Company Officers, Subsidiaries and Staff Numbers

A formal management structure is in place for all the Maple Reinders Group (“MRG”) of Companies including an operational oversight structure that starts at a regional level with Maple Reinders’ Regional Managers who have responsibility for the execution of the projects in each market. The Regional Managers report to National Directors of Construction and then to the Divisional Vice Presidents respectively. The Divisional Vice Presidents report to the Chief Operations Officer (“COO”) and then in turn to the Chief Executive Officer (“CEO”). Finally, Maple’s CEO reports to the Supervisory Board of Directors that is composed of the Founder and Chairman of Maple Reinders and external advisors.

Please see the table below depicting Maple Reinders’ overall corporate structure including; legal structure, company officers, subsidiaries and staff numbers:



MAPLE REINDERS' CONSTRUCTORS LTD. CORPORATE STRUCTURE															
Item	Description														
Legal Structure	Corporation established in 1967 (54 years).														
	MRG is where all shareholding resides. MRG is 80% owned by the Reinders Family Trust, and 20% owned by employee shareholders.														
Company Officers	<table border="0"> <tr> <td>Mr. Frederik J. Reinders, P.Eng.</td> <td>Chairman of the Board</td> </tr> <tr> <td>Mr. Harold Reinders</td> <td>Chief Executive Officer ("CEO")</td> </tr> <tr> <td>Mr. J. Eric Van Ginkel, BBA, CA</td> <td>Chief Financial Officer ("CFO")</td> </tr> <tr> <td>Mr. Jeremy Olthuis</td> <td>Chief Operating Officer ("COO")</td> </tr> <tr> <td>Mr. Reuben Scholtens</td> <td>Vice-President ("VP"), Major Projects</td> </tr> <tr> <td>Mr. Marcio da Matta, P.Eng., MBA</td> <td>VP, Infrastructure/Environmental (Civil)</td> </tr> <tr> <td>Mr. Robert Zen, P.Eng.</td> <td>VP, Buildings</td> </tr> </table>	Mr. Frederik J. Reinders, P.Eng.	Chairman of the Board	Mr. Harold Reinders	Chief Executive Officer ("CEO")	Mr. J. Eric Van Ginkel, BBA, CA	Chief Financial Officer ("CFO")	Mr. Jeremy Olthuis	Chief Operating Officer ("COO")	Mr. Reuben Scholtens	Vice-President ("VP"), Major Projects	Mr. Marcio da Matta, P.Eng., MBA	VP, Infrastructure/Environmental (Civil)	Mr. Robert Zen, P.Eng.	VP, Buildings
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Mr. Marcio da Matta, P.Eng., MBA	VP, Infrastructure/Environmental (Civil)														
Mr. Robert Zen, P.Eng.	VP, Buildings														
Related or Associated Companies (Subsidiaries)	Maple Reinders Constructors Ltd. Maple Reinders Capital Corp. Maple Reinders PPP Ltd. Maple Facilities Management Inc. AIM Group Holdings														
Staff	<table border="0"> <tr> <td>Head Office Staff:</td> <td>43</td> </tr> <tr> <td>Supervisory Staff (including Superintendents):</td> <td>105</td> </tr> <tr> <td>Total Available Staff:</td> <td>377</td> </tr> </table> <p>Note: Total Available Staff figures exclude students and fixed-term contracts. This data is as of end of <u>August 2021</u>.</p>	Head Office Staff:	43	Supervisory Staff (including Superintendents):	105	Total Available Staff:	377								
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Supervisory Staff (including Superintendents):	105														
Total Available Staff:	377														

Financials - Annual Volume of Work Completed (Past 5 Yrs.)

Annual consolidated volume of work in each of the past completed five years are shown in the table below:

MAPLE REINDERS CONSTRUCTORS LTD. (Last 5 Year Revenue Figures – Volume of Work)	
Year	Total Annual Revenue (\$CAD)
2020	\$440,000,000
2019	\$475,000,000
2018	\$402,000,000
2017	\$277,000,000
2016	\$335,000,000



Maple's Building's & Infrastructure/Environmental (Civil) Division Specialization

Buildings	Renovations	Heavy Infrastructure/Civil	Environmental
<ul style="list-style-type: none"> Industrial Commercial Institutional Residential 	<ul style="list-style-type: none"> Additions/Expansions Tenant Fit-ups Repairs Restorations 	<ul style="list-style-type: none"> Water/Wastewater Treatment Infrastructure Heavy Industrial Plants 	<ul style="list-style-type: none"> Waste Stream Mgmt. Composting Transportation Industrial

Maple Reinders work in the Buildings Division encompasses many landmark facilities and structures that embrace both form and function. Maple Reinders' specialists undertake a wide range of projects that includes Industrial, Commercial and Institution ("ICI"). Maple Reinders' ICI work involves:

- **Industrial** (e.g., heavy industrial plants, food processing, distribution, manufacturing plants);
- **Commercial** (e.g., offices and commercial renovations projects, laboratories, retail, marine);
- **Institutional** (e.g., airport terminals and hangers, municipal buildings/facilities, health care, long-term care, schools, churches, libraries, recreational and cultural facilities, non-profit); and,
- **Hospitality/Residential** (e.g., senior residential care developments, condominium apartments, and hotels).

Maple Reinders' Infrastructure/Environmental (Civil) Division has constructed *over 800 projects in water/wastewater treatment and transmission facilities, water booster and sanitary pump stations, solid waste treatment/composting, energy-from-waste, anaerobic digestion, biogas, cogeneration, and the mining sector*. Maple Reinders has completed these civil projects with a wide variety of project delivery methods including Design-Build, Construction Management and Design-Bid-Build. In addition to its extensive Design-Build expertise, Maple Reinders has gained, over the past 54 years, an in-depth understanding of treatment processes and how to construct them in the most cost-effective manner. *Maple Reinders has own-forces qualifications in process mechanical installations, electrical, as well as excavation, demolition, concrete forming and site pipework*. This in-house capability allows controlled critical path scheduling and detailed assessment of manpower requirements and resources control. To complement this, Maple Reinders' is able to produce in-house Start-up & Commissioning Plans and carry out start-up and commissioning services as an integral part of its work.

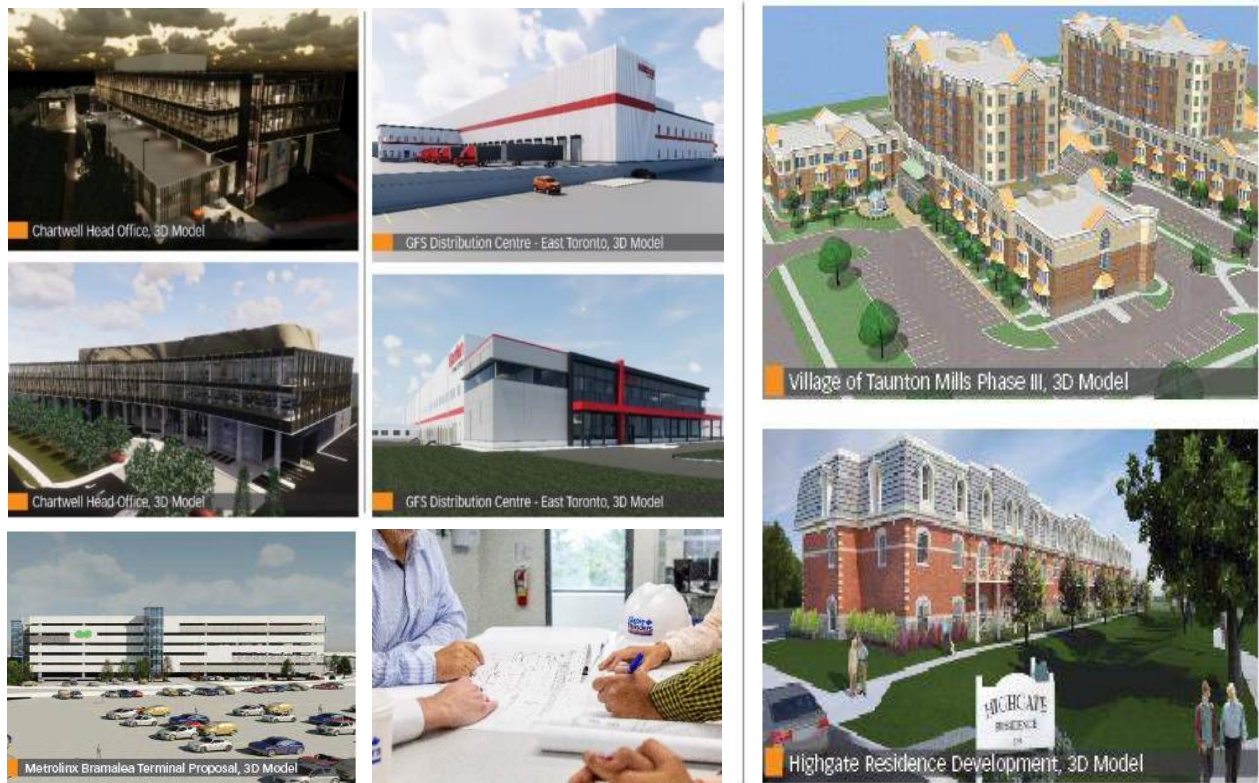
Additional Added-Value Services

Maple Reinders has In-House Building Information Modeling (BIM) Services – our BIM/Virtual Construction (VC) Team, which provides value-added services to enhance the constructability and execution of construction projects. The BIM/VC Team works closely with our Estimating and Project Teams to enhance project visualization, collaboration and execution. The BIM/VC Team also provides valuable input to active projects for value engineering and schedule optimization. This option is available to MVA (if desired).



BIM Coordination	Construction Documents	Visualization Services
<ul style="list-style-type: none"> » Interference check » Constructability check » Multi-trade coordination » Civil works review/staging » Process pipe prefabrication » 4D scheduling 	<ul style="list-style-type: none"> » Request for Information ("RFI") and Change Order ("CO") updates to model » Model screen captures for construction documentation » 3D As-Built models » 3D O&M manuals 	<ul style="list-style-type: none"> » 360 Camera site visits » 360 Model viewpoints » Step-by-step animations or virtual walkthroughs of construction project » Drone aerial photos » Time-lapse video

Some examples of BIM generated models developed for past projects:



Forefront Communities Ltd.

(Corporate Profile & Project Experience)



FOREFRONT
NEXT GENERATION DEVELOPMENT



BÜRO47
architecture



FOREFRONT
NEXT GENERATION DEVELOPMENT

ABOUT

Forefront Communities Ltd. is a newly established pioneering real estate developer located in downtown Vancouver, British Columbia. With a primary motive of developing world-class sustainable communities, Forefront strives to deliver efficient building solutions with a commitment to create a sustainable future for generations to come.

Its mission is to inspire positive and lasting impact to the communities it serves by developing environmentally responsible buildings utilizing sustainable initiatives primarily through mass timber building formats. Forefront is a values-based organization founded upon the principles of integrity, commitment, and innovation. With a vision to be a leader in the development of best-in-class green buildings and master-planned communities, Forefront is committed to the research, development and implementation of innovative solutions that will diminish our industry's carbon footprint.

CORPORATE GOVERNANCE

Mr. Niu Gensheng, Founder

Forefront was established by Mr. Niu Gensheng, a world-renowned philanthropist, entrepreneur and advocate of sustainable development. Mr. Niu is regarded at the forefront of China's philanthropy and is internationally recognized for his forward-thinking initiatives in tackling climate change, improvement of the environment, education, medical care and disaster relief.

Mr. Niu founded the Mengniu Dairy Company in 1999 which became a leading global milk supplier and a top dairy producer in China within its first seven years. Following the company's unprecedented success, Mr. Niu became one of the most prominent entrepreneurs in China. In 2004 Mr. Niu donated the total of his shares in the Mengniu Dairy Group and the vast majority of his family's dividends to establish the Lao Niu Foundation. Based in Inner Mongolia, the foundation is committed to the globalization of philanthropy, and to international philanthropic programs including the improvement of the environment, education, medical care and disaster relief. By the end of 2018, the Lao Niu Foundation had completed 236 philanthropic projects in 31 provinces in China and other countries including Canada, the United States, France, Denmark, Nepal and parts of Africa.



Over the years Mr. Niu has worked with numerous visionary leaders worldwide, including a joint investment in the China Global Philanthropy Institute in collaboration with Bill Gates, Ray Dalio, He Qiaonv and Ye Qingjun. Additionally, upon the invitation of Warren Buffett and Bill Gates, he became the first philanthropist in Mainland China to join the “Giving Pledge,” an organization dedicated to help address society’s most pressing problems by inviting the world’s wealthiest individuals and families to commit the majority of their wealth to philanthropy or charitable causes, either during their lifetimes or in their wills.

Mr. Niu currently holds many positions including Vice Chairman of China Charity Alliance, founding member of the China Entrepreneur Club (CEC), Vice President of The Nature Conservancy (TNC) Great China Council, and trustee of The Paradise International Foundation.



Mr. Niu with Warren Buffett.



Mr. Niu with Bill and Melinda Gates, MacKenzie Bezos, Sara Blakely, founder of Spanx, and founder of Airbnb, Brian Chesky, at The Giving Pledge anniversary in Florida in May 2019.

Mr. Niu has received wide recognition both as an entrepreneur and philanthropist. He has been honored as CCTV’s “China Economic Person of the Year” and selected as “China’s Most Influential Business Leader” for five consecutive years. The Chinese Ministry of Civil Affairs has twice awarded Mr. Niu the “Most Caring Individual Donor Award” as well as a “Lifetime Achievement Award” and “Special Achievement Award” for philanthropy. Mr. Niu’s leadership in environmental protection was recognized by TNC in 2014, which presented him with the prestigious “Oak Leaf Award”. He has also received the Committee of 100’s “Outstanding Prize for Philanthropy”, and the “Compassion Award” of Hong Kong, Macao and Taiwan Charitable Foundations. Mr. Niu was also elected to the “Top 10 of China Public Welfare Leader List” and the “Top 100 Most Influential People Engaged in China’s Philanthropy” three times.

Today, Mr. Niu continues to forge new pathways in combatting climate change by leading the development of sustainable communities. Mr. Niu’s environmental ideology is mirrored in Forefront’s vision of green sustainable development. Through his transformative influence and leadership, Forefront strives to minimize the carbon footprint of the property development industry and create a healthy and sustainable environment for future generations.

“Going from not having to having can satisfy a single person, but it will only bring small happiness. Going from having to not having by giving back to society will bring great joy” Mr. Niu Gensheng.

Mr. Zhang “Jim” Xingsheng, Director of the Board

Mr. Zhang Xingsheng is an internationally acclaimed entrepreneur, telecommunications executive and philanthropist. He is an active venture capitalist and social entrepreneur who has initiated and founded a series of Chinese commonwealth organizations and has held senior management positions in transnational corporations and American public companies.

Mr. Zhang is the founding partner of Daotong Investment Fund, China United Capital, and Chairman of the Board of The Forever Nature Capital Foundation. His remarkable career includes an array of other senior leadership positions, notably Secretary General of the North Asia Region of The Nature Conservancy (TNC), the largest environmental protection organization in the world where he was responsible for establishing its China board and engaging Chinese entrepreneurs in the group's global activities.

Mr. Zhang is a founding member of several high profile organizations including China Entrepreneur Club (CEC); Society Entrepreneur Ecology (SEE), an organization that encourages business leaders to take on social and environmental responsibilities; The Future Forum, the only scientific philanthropic platform crossing business and academic circles and also one of the most authoritative in China; Chinese Philanthropist Society; and Knicks Capital (Link Capital), investing over \$2 billion in the technology, media, and telecom (TMT) sector. He is also on the Board of Volvo Car Group and Delong Steel.

Prior to founding Daotong, Mr. Zhang was President & CEO of AsiaInfo Holdings Inc., China's largest software and service provider in the telecommunications industry. Earlier, he held a variety of positions with Ericsson China before becoming its Executive Vice President and Chief Marketing Officer. With 5,000 employees under his management, he was responsible for hundreds of billions worth of business. Before joining Ericsson, Mr. Zhang worked in engineering and management positions with different organizations.

Mr. Zhang is a graduate of Beijing University of Posts and Telecommunications and received his Master's degree in Business Administration from the Norwegian School of Management and the Management School of Fudan University.

*“Business is related to our personal career while public welfare is the enterprise of all human beings that all aspiring entrepreneurs should participate in”
Mr. Zhang Xingsheng.*

SENIOR MANAGEMENT

Peter Liu, President & CEO

Peter Liu is the cofounder of Forefront and the company's President and CEO. He has twenty-eight years of leadership experience in sales, marketing, investment and general management of companies in China, Canada and the United States.

Prior to Forefront, Peter was the President and CEO of Westgem Communities, a company dedicated to building education-centered master-planned communities. Inspired by Mr. Niu Gensheng's vision to build green, sustainable communities, Peter cofounded Forefront to focus on green technology and

real estate development in Canada.

Peter was born, raised and educated in China. He graduated from Sichuan University with a Bachelor of Arts, majoring in English. After graduation, he worked for the Samsung Corporation in Xiamen, China and became a company executive. Subsequently, Peter utilized his entrepreneurial skills to start a paint manufacturing company in Tianjin, China. Since 2000, the company has become a major supplier to Tianjin's real estate market.

After immigrating to Canada in 2002, Peter focused his career on investment and finance. Under Richmond Innovations Capital Ltd., he has provided consultancy to many cross-border initiatives including oil and gas deals, imports and exports, and real estate investment.

Peter is also very active in community activities. He is currently on the Board of the Gulf of Georgia Cannery Society, the 55+ BC Games Richmond Organizing Committee, and the College of Traditional Chinese Medicine Practitioners and Acupuncturists of B.C.

George Kallergis, Executive Vice President

With twenty-four years of mixed-use and multi-family land acquisition, financing, development, marketing and sales experience, George has taken a leading role in the strategic planning, design and entitlement of over 16,000 residential units and 1 million square feet of commercial space, with nearly 6,000 units developed in the United States valued in excess of \$1.5 billion.

Prior to joining Forefront, George was the Vice President of Development for one of North America's most prominent developers, leading the company's development division and the planning, design and regulatory approvals of nearly 4 million square feet of high-profile, mixed-use projects in metro Vancouver.

Previously, George was involved in large-scale development projects in Victoria B.C. including a 20-acre master-planned community that involved planning the redevelopment and historic preservation of a national historic site into a vibrant grocery-anchored urban marketplace surrounded by a hotel with convention space, seniors' housing, and residential towers positioned for future sequential development. George also led the initial design development of a multi-phased, 20-year master-planned community, consisting of over 3 million square feet. His leadership earned a Gold Georgie Award by the Canadian Home Builders' Association for 'Best Sales Centre' in B.C. as well as five finalist awards in other categories including 'Best Marketing Campaign of the Year'.

Prior to relocating to Canada, George was a partner in a top-five ranked development firm in Phoenix, Arizona, where he was responsible for identifying, evaluating and managing development opportunities for luxury mixed-use and multi-family communities. Previously, he was a director with D.R. Horton Inc., a Fortune 500 company and largest homebuilder in the U.S., developing condominiums, townhomes and neo-traditional single-family communities. Earlier in his career, George served as a development manager with leading California-based regional development firms where he managed the land acquisition, development and construction for a variety of product types including class 'A' multi-family rental, mixed-use, tax credit and tax-exempt bond financed projects in Arizona and Nevada.

George graduated with honors from Arizona State University with a Bachelor of Science in Design, majoring in Housing and Urban Development.

STRATEGIC PARTNERSHIPS



University of British Columbia, Faculty of Forestry

In collaboration with UBC's Faculty of Forestry, Mr. Niu has been exploring initiatives to promote the application, feasibility, and environmental benefits of innovative wood-based structural solutions for tall wood buildings on or outside the UBC campus.



Mr. Niu with Santa Ono, President & Vice-Chancellor of the University of British Columbia, John Innes, Dean of the Faculty of Forestry, and members of UBC and Forefront.



Prince's Trust Canada

Mr. Niu and Prince's Trust Canada are collaborating to provide funding for various programs including a new youth employment initiative, *'Get into Forestry'* in Canada. The initiative involves convening a stakeholder group to support strategy development and rollout (Indigenous representation, potential employment partners, community collaborators, forestry organizations, educational institutions).

Program development and delivery partners could include community colleges and universities for technical training, ENGOs, other specialists for advice and learning, The Prince's Trust UK's *'Get Into Woodlands'* program (adapting elements to suit the Canadian market), community collaborators including youth-serving community organizations who will help recruit successive cohorts of youth (ages 18-30) who will value and maximize this opportunity.



Mr. Niu with HRH The Prince of Wales.

SELECT PROJECTS

Vancouver, B.C.

3-storey quasi-industrial hybrid mass-timber building featuring cross-laminated timber floors, glulam beams, and a car elevator. The MAN 6 building, scheduled to be completed in December 2022, will become home to Forefront's corporate headquarters.



Richmond, B.C.

Sustainable mixed-use master-planned community consisting of 2.8 million square feet of residential, retail, office, hotel, school, student housing, and public facilities. This multi-phase development proposal contemplates mass-timber construction targeting a carbon footprint reduction equivalent to 9,000 cars annually. Other green building technologies include renewable solar energy, a pneumatic waste collection system, and carbon neutral transit shuttle service.



BÜRO47architecture

(Corporate Profile & Project Experience)



About the Architectural Team

BÜRO47 architecture is a mid-sized, multi-disciplinary architectural firm that enjoys employing a team-centric mode of working with each other, with our consultant team, and with our client groups. We have a vibrant and dynamic office culture, with a responsive energy put forward when serving our diverse clientele.

Our firm consists of a blend of professionally trained architects and interior designers. Our hands-on work culture sees each team member engaging directly with clients to provide a service-rich experience based on listening actively and responding thoughtfully.

THE BÜRO DIFFERENCE

Our BÜRO team is exceptionally qualified.

We have intentionally cultivated a team with a bias toward registered and professionally educated staff. We believe this emphasis on highly capable, experienced, and motivated team members elevates the quality and dependability of our integrated project delivery work-flow.

Our office culture is welcoming and invigorating.

We are dedicated to maintaining a contemporary, inclusive, and environmentally and socially engaged office defined by our unique group of team members. Step inside our BÜRO, and you'll immediately see and feel what we are talking about!

Our Clients needs and values matter to us.

We have worked with many community and faith-based groups across the country who have begun asking questions about what might be possible as they manage the evolution of their land assets. These projects vary greatly, based on regional characteristics, church community needs, and development opportunities. We strive to balance the 'bricks and mortar' of a project (the realities of regulations, budgets, and space constraints), and the project vision or purpose.

Through a workshop process, we focus on actively listening and dialogging, creating an opportunity to evaluate and refine direction and vision. We strive to enable our clients to serve their communities more effectively, be it through evaluations of ministry, embracing a facility which remains suited to emerging needs, or being flexible to grow with evolving outreach and programs. Our firm has been engaged on local housing projects for the past 2 decades, we are seeing a transition in the region and in our work to an increasing focus on affordability, adaptability, family-friendly housing, aging-in-place, and community building.

Project Methodology

On any of our projects our methodology is rooted in a collaborative ethic that fosters an efficient, integrated design process and open lines of communication between all parties.

BÜRO47's methodology can be broken into 3 key components.

- **We observe.**

This begins with receiving client-supplied information, reviewing any public input, and meeting with stakeholders as early as possible. We listen to our Client's description of their goals for the project and of their own values. As the project progresses, we continue to study constraints, opportunities, evolving requirements, conflicts. We meticulously record what we see, hear, and read. We keep an eye on the schedule by actively observing project progress in our office, with our consultants, and on the construction site.

- **We communicate.**

Our belief is that the single most important activity is communication. This is the undisputed backbone to our process, touching every task in every phase. Our constant attention to communication ties the various parties together and helping each other succeed. We know who to talk to, who to connect, and when to ask questions. Perhaps the most important characteristic of our brand of communication is promptness. We are easy to contact, ready to chat, and quick to respond.

- **We act.**

We will use our professional expertise and insights to identify when and how to respond to what we are seeing, hearing, and reading. We filter through the information to isolate what is essential, what must not be missed. It goes without saying that these actions include our essential work as Architects in producing intelligent design responses which are represented in well coordinated documents, but also extend beyond to subtler actions that make all the difference from the background.

LOCATION

Edmonton, AB

STATUS

Design with FHA Inc.

BUDGET

withheld

St. Paul's

The congregation of St. Paul's Lutheran Church currently meets in a historic brick church building which is no longer able to meet the demands of a growing community, necessitating an addition. The design at once considers the prescriptive needs of the sacred and the dynamic requirements of future potentialities, investigating what it means to move from private to community spaces, from sacred to secular, and from past to present to future.



LOCATION

Tsawwassen, BC

STATUS

Completed 2016

BUDGET

\$15 million

Northgate | Offices

The Offices at Northgate stand at the main entry point to the community of Tsawwassen in South Delta, BC. The mixed-use development features a 6-storey concrete commercial tower (Offices at Northgate), 41 up-scale townhouses (CityHomes), and a 64 unit seniors community (Wexford). The tower building employs a playful palette of colours and materials, anchoring the community gateway with 30,000 s.f. of street-front retail and upper level terraced offices.





Appendix B| Maple Reinders' & BÜRO47's Relevant Project Profiles

FOCUS ON THE FAMILY HEAD OFFICE



Maple Reinders engaged in an extensive Construction Management process with Focus on the Family, a not-for-profit organization, to construct a three-storey office building of 24,000 sf on top of 15,000 sf of enclosed parking structure.

The facility is situated on a 1.6 acre site and is located in a place of visibility in the community, with easy access to the TransCanada Highway. The new building has a capacity of 104 people, and includes space for offices, boardroom, training centre, cafeteria, bookstore and other ancillary areas.

The building was constructed of concrete and structural steel, with concrete, glazing and wall cladding exterior. Maple Reinders also fully developed the site with loading, parking and landscaping.

The building is designed to provide up to 7,500 sf (or 30%) more office space for Focus on the Family staff.

Project Value:

\$6,700,000

Client Contact:

Focus on the Family Association
Doug Siemens
(604) 455-7933
dougs@fotf.ca

Relevance:

- ✓ Focus on sense of community
- ✓ Christian not-for-profit organization



HARVEST BIBLE CHAPEL



Harvest Bible Chapel is a 95,000 sf (Phase 1) church facility expandable to 150,000 sf. HBC's intention is to initially use the double gym in Phase 1 as their new worship facility until Phase 2 is completed. The classrooms, gym and administration areas are intended to be used for both HBC's children, youth and adult ministries as well as a future elementary school.

After performing due diligence services for the client, Maple Reinders was retained under a Construction Management contract to build the first phase of the new structure. The initial two-storey facility includes administration space, classrooms, youth area, kitchen, fire-side lounge, café, fitness area, changerooms, washrooms and a double gymnasium (which will also serve as the temporary sanctuary). Due to the size of the congregation, complex audio, video, acoustic and lighting systems have been incorporated into the facility.

The Phase 2 (64,000 sf) addition will include a new theatre-style auditorium (including wide-angle platform and backstage green rooms/workshops), additional classrooms, counselling/compassion ministry area, prayer rooms, chapel, training rooms, bookstore, library and a spacious entry lobby.

Project Value:

\$16,800,000

Client Contact:

Harvest Bible Chapel
Collin Spithoff
(905) 333-0902
cspithoff@ipcc.org

Relevance:

- ✓ Christian not-for-profit organization
- ✓ Focus on enhancing sense of community
- ✓ Multi-Phase construction

ST. JOHN'S MCNICOLL COMMUNITY CENTRE



The SJMC Community Centre is a single-storey building built to provide the St. John's McNicoll Centre community additional space for support and outreach programming as well as worship space.

It features classrooms, offices, workspace, cooking and preparation facilities and a new worship hall for the Toronto Emmanuel Church; all surrounded by park-like landscaping neighbouring the Vintage Garden I residence also built by Maple Reinders.

The building is a steel structure with masonry brick veneer exterior. The flat roof portion of the roof is a green roof which incorporates special sound attenuation Techstyle ceiling tiles inside the Church, and the roof over the worship space is a sloped metal roof.

Through team work and Value Engineering, Maple Reinders was able to trim the project budget and deliver this facility under budget.

Project Value:

\$2,300,000

Client Contact:

St. John's McNicoll Centre
Mark Wong
(416) 499-7562
mwwong@sympatico.ca

Relevance:

- ✓ Faith based worship centre
- ✓ Focus on community outreach
- ✓ Used sustainable construction features



ST. PAUL'S "THE SANCTUARY" DEVELOPMENT



The Sanctuary is a development by St. Paul's United Church in Kelowna consisting of two buildings on adjacent sites. The Mixed-Use Building is a six-storey development with a total 74,000 sf. Retail and commercial spaces are provided on the lower two floors in addition to a parkade and two floors of condominiums and two floors of penthouse suites are above.

The foundations and lower floor will be structural reinforced concrete and the condo floors will be structural load bearing metal framing and Hambro System of steel joists and concrete floor slabs to maintain the incombustible building rating. Brick veneer, aluminum windows, acrylic stucco and wood panels will form the exterior skin.

The new Arts and Worship Centre is being designed to provide a community meeting place as well as a place of worship. There will be three floors of space totaling over 18,000 sf including a stage and theatre seating to allow performing arts presentations and regular church functions. Concrete foundations and steel framing will provide the structure and the exterior will include aluminum and glass as well as wood panels. A roof top patio will also be featured.

Maple Reinders was responsible for Pre-Construction Services.

Project Value:

\$500,000

Client Contact:

Sandevco Properties Inc.
Rob Couch
(250) 448-2814
robcs@sandevco.com

Relevance:

- ✓ Mixed-Use building development
- ✓ Arts & Worship Centre
- ✓ Focus on enhancing sense of community

GATEWAY ALLIANCE CHURCH



Gateway Alliance Church is a congregation that wanted a functional second floor addition to the existing multiple-purpose facility that would provide them with an appropriate place for their various recreational programmes.

This is a 9,700 sf second floor addition to an existing occupied building, including a two-storey stairwell addition and elevator. The construction included a managed water infiltration system into the existing building during the second floor structural phase works. Multiple exterior claddings were coordinated and installed (i.e., masonry, EFIS, steel cladding and wood siding).

Project Value:

\$1,730,000

Client Contact:

Gateway Church - London Inc.
Rick Boyes
(519) 473-2804
rick@wearegateway.ca

Relevance:

- ✓ Christian not-for-profit organization
- ✓ Focus on enhancing sense of community
- ✓ Worship space

BRAMALEA BAPTIST CHURCH



In order to better engage their community and expand capacity, Bramalea Baptist Church made a decision to add to its existing campus. Maple Reinders was awarded the Construction Management contract to undertake the church’s expansion program.

This project consisted of building two additions to the existing facility; a 7,641 SF gymnasium addition, and a 2,967 SF atrium addition. The expanded gymnasium accommodates growing youth outreach needs and ministry programs. The new atrium serves to better connect the current foyer with the North Wing and houses a large café and seating area where people can engage before and after services; providing a more welcoming space for visitors.

In the existing building, renovations encompassed washrooms, change rooms, kitchens, a new accessibility lift, and two floors of classrooms. Maple Reinders also decommissioned and replaced the existing furnace in the church basement with a new HVAC system to provide heating and cooling to the renovated spaces.

Project Value:

\$4,700,000

Client Contact:

Bramalea Baptist Church
John Attrell
(905) 51-7235
john_attrell@attrelltoyotacom

Relevance:

- ✓ Christian not-for-profit organization
- ✓ Worship space
- ✓ Multiple Recreational and Classrooms



MAN 6 BUILDING



Forefront Communities is the developer for this quasi-industrial hybrid mass-timber building featuring cross-laminated timber floors, glulam beams, and a car elevator. The MAN 6 building, scheduled to be completed in December 2022, will become home to Forefront's corporate headquarters.

Maple Reinders is the Construction Manager for this 18,000 s.f. four-storey building. The ground floor is designed for light industrial use, the second and third floors will be tenanted space.

There is also a rooftop amenity space that completes the last level of the building.

Project Value:

\$9,700,000

Client Contact:

1178484 B.C. Ltd.
George Kallergis
gkallergis@ffc.ca

Relevance:

- ✓ Focus on enhancing sense of community
- ✓ Sustainable construction
- ✓ Tight urban site



MOUNTAIN SIDE HOMES PEMBERTON



Mountain Side is a collection of 30 modern farmhouse-style 2, 3 and 4 bedroom townhomes on 1.12 acres within walking distance to the heart of the Village of Pemberton, public transportation, community centre, daycares and schools. All units feature 2 ½ bathrooms, private over-sized 2 vehicle garages, private outdoor spaces and welcoming front porches. Tiered gardens, expansive lawns and greenery all work to form a connection with the surrounding nature. Architectural details include expressive window trims and shutters, a variety of siding textures, window boxes, wood brackets, chimneys and stone elements.

The site is located close to amenities, bus routes and footpaths to encourage walkability and car-free commuting. Green design elements include roughed-in EV charging plug-ins to allow for easy installation of electric car chargers, water retention through extensive softscapes and the treatment of stormwater runoff.

The interiors include features such as:

- Resilient wide plank flooring throughout main level
- Powder room on main level
- 2 décor scheme options (Dusk and Dawn)
- Matte black accents
- Masonite doors
- Open concept main floor
- Patio access off family and dining rooms

Project Value:

\$14,175,000

Client Contact:

Coombs Development
Greg Coombs
(604) 220-4429
greg@coombsdevcorp.com

Relevance:

- ✓ Residential
- ✓ Focus on enhancing sense of community
- ✓ Sustainable construction

PARKWOOD PLACE APARTMENTS



Highstreet Ventures Inc. is a Kelowna-based developer of mid-rise residential buildings, focusing primarily on creating affordable, condo-quality rental suites designed for functionality and energy efficiency.

Highstreet invited Maple Reinders to provide a stipulated price for the project. After our bid submission, it was agreed to move forward based on a Construction Management basis and to roll the project into a stipulated price after the completion of Value Engineering.

Parkwood Place Apartments consists of three 4-storey buildings each with one level of underground parking. The underground parking structure is a cast-in-place structure with the above grade structure being wood frame. The building exterior is a combination of stone and Hardie board siding.

On-site amenities include a community garden, a fitness facility, social lounge, leash-free dog park and bike storage.

In total, there are 161 rental apartments with a gross floor area of approximately 233,000 sf. The building design is targeting Silver designation under the Built Green® program. Additional building envelope insulation, high performance triple-pane windows, Green Seal-rated mechanical systems, use of Energy Recovery Ventilator (ERV) systems, Energy Star® appliances, rooftop solar array, LED lighting, solar powered charging stations for electric vehicles and future EV-ready stalls are all part of the project's sustainable construction.

Project Value:

\$28,580,000

Client Contact:

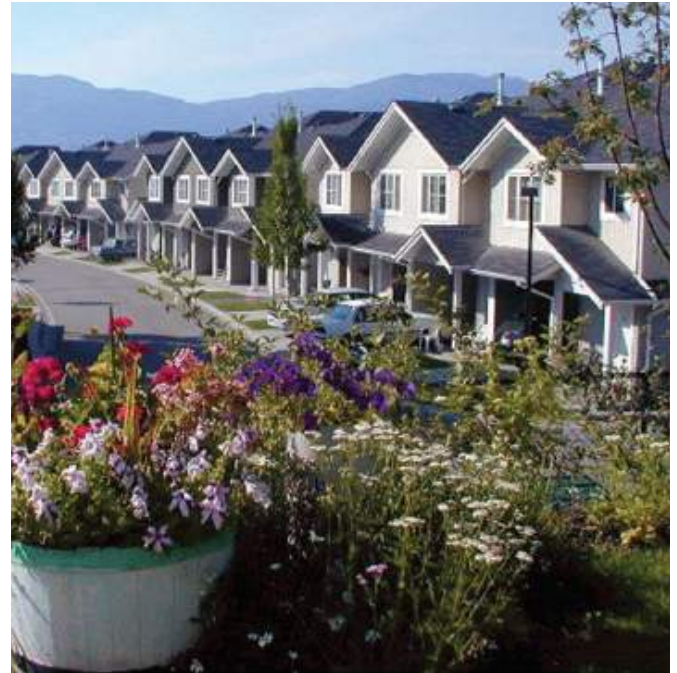
Highstreet Parkwood Place Apartments Ltd.
Christina Wilson
(778) 484-5567
cwilson@highstreetliving.ca

Relevance:

- ✓ Mid-rise residential
- ✓ Focus on enhancing sense of community
- ✓ Sustainable construction
- ✓ Tight urban site



PROVIDENCE PINES / PROVIDENCE VISTA AFFORDABLE HOUSING



Maple Reinders undertook the construction of two townhouse projects for the Society of Hope, in conjunction with BC Housing.

Providence Pines features two-storey woodframe townhouses. The 30-unit, mixed-income family development contains 14 two-bedroom units, 14 three-bedroom units and two four-bedroom units. Residents also have access to a 1,356 sf recreation building.

After completing Providence Pines townhomes, Maple Reinders subsequently negotiated a similar project comprised of townhomes in nearby West Kelowna. Providence Vista features two-storey woodframe townhouses. The 40-unit, mixed-income family development contains residential units and an amenities building.

These two housing projects were developed under strict government guidelines. The homes are wood construction with vinyl siding and asphalt roof (25-year shingles). Our firm also provided a two, five, and 10-year warranty through HPO (Home Protection Office - a government agency created to eradicate "leaky condos") backed by London Guarantee.

Project Value:

\$6,796,000

Client Contact:

Society of Hope
Luke Stack
(250) 862-8233
l.stack@shaw.ca

Relevance:

- ✓ Residential
- ✓ Focus on enhancing sense of community

CASA DEL LAGO CONDOMINIUMS



Osoyoos is a beautiful Southern Okanagan resort and retirement town. Popular for its warm summer temperatures, mild winters, low rainfalls, and low average snowfall, Osoyoos has one of the most temperate climates in all of Canada. Osoyoos is Canada's only natural desert and receives approximately 2,000 hours of sunshine every year.

Maple Reinders was awarded the contract to construct condominiums in two phases for the Casa del Lago development; a waterfront community offering townhomes and condos on the shores of Osoyoos Lake, British Columbia.

The condominiums were designed with a southwestern theme to capture the essence of Osoyoos' desert climate and take advantage of lake, mountain and orchard views, and offer several unit choices with various finishes and available upgrades. Tenants can take advantage of the common amenities such as the reflecting pool, recreational facilities, beachfront access, clubhouse and a fitness centre.

Project Value:

\$22,300,000

Client Contact:

Cooperators Development Corporation
Don Liu
(604) 738-1001

Relevance:

- ✓ Mid-rise residential
- ✓ Focus on enhancing sense of community

ELLIS PARC RESIDENTIAL/COMMERCIAL TOWER



Ellis Parc is a 179,500 sf, 91-unit, 14-storey residential and commercial concrete tower that will help revitalize the City of Kelowna's downtown core. Maple Reinders entered into a Construction Management contract to oversee pre-construction and construction of the building.

Ellis Parc offers street level commercial space on the ground floor, with one level of cast-in-place concrete underground parking and three storeys of above-ground parking. Residential condominiums rise from the podium level (4th floor) to the 14th floor using structural steel and Hambro floor system. The 2-bedroom plus den units range from 941 to 1,300 sf with large wrap-around patios up to 366 sf. The top floor will feature four penthouses comprising two 2-bedroom and two 3-bedroom homes with panoramic views of the City and the lake. The building also includes an amenity room and lobby.

Some of the challenges for this project include ground water levels that are higher than the top of the parkade slab level, and a very constrained site. Maple Reinders offered Value Engineering services to provide cost-effective solutions to these challenges.

Project Value:

\$40,000,000

Client Contact:

GSL Communities (Ellis) Limited
Partnership
Gavin Parry
(250) 860-6185
gavin@gsldholdings.com

Relevance:

- ✓ Multi-family residential
- ✓ Focus on enhancing sense of community
- ✓ Tight urban site
- ✓ Mixed-use commercial space on lower level

AURA MIXED-USE RESIDENTIAL



Maple Reinders' role in the Aura development entails design and construction of a 22-storey mixed use residential and commercial building. Aura is unique to other high-rise projects in Kelowna's downtown core as part of the building has been designed for short-term rentals only.

The design includes 102 residential units, with 15 floors dedicated to residential use. With the exception of the penthouse level, each floor has three "lock-off" units or 42 overall that could be used for short-term rentals.

The project also features five levels of an above-grade parking structure that forms part of the podium level and is fronted by commercial space for restaurants, retail and office uses. The development also features a garden terrace and an amenity area on the penthouse level with multipurpose rooms, a fitness centre and outdoor patio.

This project is currently in the pre-construction phase.

Project Value:

\$45,000,000

Client Contact:

0897381 BC Ltd.
Celia Liang
(250) 861-1305

Relevance:

- ✓ Multi-family residential
- ✓ Focus on enhancing sense of community
- ✓ Tight urban site
- ✓ Mixed-use commercial space on lower level
- ✓ Includes rental units

TRINITY RAVINE TOWERS RESIDENTIAL



Global Kingdom Ministries (GKM) owns 12 acres of property surrounded to the north and west by a large creek ravine system of over 20 acres of greenspace.

GKM is realizing their vision for a mixed-use residential development to create a seniors community which allows seniors to age-in-place while enhancing their physical, emotional and spiritual wellbeing. The development will also create a unique-for-GKM fund for World Missions and provide an annual income to support other ministries and purposes. Maple Reinders is undertaking construction of two adult life-style buildings.

The buildings will be connected by an entrance lobby with large foyer and waiting area, mail room and property manager's office. The towers encompass library/lounges with gas fireplace, guest suites, wellness centre, fitness centre, pool, media room with seating for 50, board room, workshop, activity rooms, multi-purpose rooms and bistro-style dining rooms. At the street level of the development, dedicated retail space will create amenities for both the seniors living on the premises as well as to the neighbourhood, and create new local employment opportunities. The envisioned retail and services will include a coffee shop, drug store, convenience store, beauty salon, healthcare and dental provider, and others. The development further will include a green roof with garden planters, activity courtyard and walking path.

Parking will be accommodated by two levels of underground parking and a four level above-grade parking deck.

Project Value:

\$180,000,000

Client Contact:

Global Kingdom Ministries
Kern Kalideen
(416) 438-1601
kernkalideen@gmail.com

Relevance:

- ✓ High-rise residential
- ✓ Focus on enhancing sense of community
- ✓ Ground floor mixed-use commercial space

GOOD SHEPHERD SQUARE RESIDENTIAL



Good Shepherd is a ministry that serves troubled youth, abused women and children, the dying, the mentally and physically challenged, the hungry and the homeless. Their ultimate goal is to support people through crisis and assist them in re-establishing healthy and productive lives in the community. For a number of years, Good Shepherd worked toward the development of Good Shepherd Square, a unique campus of residential and social service buildings on an urban infill site.

The first phase comprised construction of a Women's Services Centre. The innovative service model provides women and children fully-furnished apartment-style accommodation in a secure shelter environment. This design allows families fleeing from violence and abuse to maintain normal routines to the greatest extent possible in the midst of a crisis. The 50,000 square foot facility also accommodates a variety of services including temporary housing and counselling services.

Maple Reinders' contract also included two apartment buildings. One of the affordable housing buildings contains 72 units of rental housing for individuals and small families, a community resource centre, community meeting rooms available for public use and administrative space for Good Shepherd offices. The adjacent 84 unit affordable seniors apartment building hosts a wellness centre with a medical clinic and a variety of health and wellness related services for older adults.

Each apartment building consists of an underground parking garage, open areas on the first floor for ancillary services. Combined, the two apartment buildings offer 175,000 square feet of residential and mixed-use space.

Project Value:

\$38,000,000

Client Contact:

Good Shepherd Centres
Alan Whittle
(905) 528-5877 x 3322
awhittle@goodshepherdcentres.ca

Relevance:

- ✓ Mixed-use, mid-rise residential
- ✓ Tight urban site
- ✓ Focus on enhancing sense of community



VINTAGE GARDEN SENIORS RESIDENCE



Maple Reinders was awarded the contract to construct a 200,000 sf 12-storey life lease senior apartment building and 38,500 sf underground parking structure for a Christian Chinese-Canadian group. The complex offers an independent living environment with available light personal care and meal services, allowing residents to remain integrated and living freely within the community.

The project includes 184 uniquely finished units. They include one-bedroom, two-bedroom and penthouse suites, some with large terraces. A ground floor amenities area offers residents a spacious 1,300 sf restaurant with commercial kitchen, specializing in healthy, flavourful Chinese cuisine. The area also includes a medical clinic, multi-purpose recreation room, games room, exercise room, crafts room, karaoke room, and guest suite.

Maple Reinders' contract also included extensive landscaping surrounding the facility which is sandwiched between an existing five storey extended care facility and a strip of one storey industrial structures.

Construction of a community centre/church on the site was included as part of this contract. The church serves both residents and the community at large to provide inter-generational interaction.

Project Value:

\$41,000,000

Client Contact:

St. John McNicoll Centre
Mark Wong
(416) 499-7562
mwwong@sympatico.ca

Relevance:

- ✓ High-rise Residential
- ✓ Focus on enhancing sense of community

VILLAGE AT ST. ELIZABETH: UPPER MILL POND RESIDENCE



The redevelopment of the 114 acre Village at St. Elizabeth Mills into a themed lifestyle community integrates active living within a charming village atmosphere. The transformed village will feature residential suites, a town square, convenient shops, restaurants, wellness services and recreational options.

Maple Reinders is the Construction Manager for the Phase 1 Upper Mill Pond Residence; a mid-rise, five and a half-storey building, offering a total of 157 suites comprised of one bedroom, one bedroom plus den, two bedroom and two bedroom plus den designs ranging in size from 733 sf to 1,328 sf.

Complementing the contemporary design of the suites, Upper Mill Pond offers amenities that support a healthy, vibrant community. Some of the amenities include a library/lounge with café and juice bar, five guest suites, spacious two-storey entrance lobby/lounge, locker rooms on each floor, reading room and a lounge with kitchen for entertaining and gathering. The Health Club on the lower level will feature an indoor pool with hot tub and private patio area, exercise room/gym, dance/movement studio, spa with four treatment rooms and a large special event room with kitchen facilities. Also included are men's, women's and co-ed change rooms with saunas; and access to a large outdoor patio area overlooking the ponds, walking trails and natural setting.

The building offers one level of secure underground parking, storage lockers, car wash area and bike/scooter storage.

Project Value:

\$23,000,000

Client Contact:

Zest Communities Inc.
Tony DiFruscio
(905) 526-4880
tdifruscio@
novacorecommunities.com

Relevance:

- ✓ Mid-rise residential
- ✓ Focus on enhancing sense of community

OAK TREE MANOR



Oak Tree Manor is a seniors facility that offers an independent lifestyle in a prestigious, but affordable, supportive living environment.

The facility is sited with panoramic views of Nanaimo British Columbia's harbourfront, Protection and Gabriola Islands and the coastal mountain ranges.

Maple Reinders constructed the new facility, which offers sixty-six studio and one bedroom suites with assorted floor plans varying in size from 374 to 574 sf. Most suites offer scenic views of the waterfront. All suites are soundproofed and feature a kitchenette with refrigerator, wheelchair accessible bathroom with walk-in shower, gated underground vehicle and scooter parking, storage, security system, phone and cablevision outlets in living room and bedroom.

Laundry facilities are located on each floor and a hair salon is offered on site. A comfortable multi-purpose lounge provides a venue for various activities such as movies and big-screen sporting events.

Project Value:

\$6,400,000

Client Contact:

Oak Tree Manor
Malik Talib
(250) 716-1799

Relevance:

- ✓ Low-rise Residential
- ✓ Tight urban space
- ✓ Focus on enhancing sense of community

THE MIDDLETON INDEPENDENT SENIORS RETIREMENT HOME



The Town of Bradford West Gwillimbury had been offering a number of financial incentives for seniors accommodation that successfully attracted two retirement residences to the community. Although its incentive program had come to an end, Hillspport Developments Inc. saw that “this is a town that really wants to take care of its people”, and proposed not a retirement residence, but a senior-friendly apartment facility that would address the need for independent living options in the community.

Maple Reinders leveraged its substantial seniors housing expertise to work with Hillspport to perform a construction management contract to build this wood frame residential and commercial building in Bradford, Ontario.

The Middleton affordable seniors housing project will have a total of 122 affordable rental suites consisting of 1 and 2 bedroom units – equipped with kitchens, stainless-steel appliances, and an ensuite laundry room. One level of underground parking for 51 vehicles will also be provided. Other shared amenities include bistro that will provide all-day casual dining and a social hub for the residents, for parties and gatherings.

The new facility will encompass an urgent-care clinic on the ground floor, just one of two similar facilities with that model in Ontario. The 24-hour clinic will also be open to the public and will include state of the art point-of-care testing and diagnostics. This “wrap-around care” clinic will involve partnerships with outside health-care providers, including Bayshore Medical, STL Diagnostic Imaging, a pharmacy, and an Ontario Telehealth component.

Project Value:

\$35,000,000

Client Contact:

Town of Bradford
Gavin Watson
gwatson@townofbwg.com

Relevance:

- ✓ Focus on sense of community
- ✓ Mixed-Use mid-rise residential
- ✓ Tight urban space



CHARTWELL WYNFIELD RETIREMENT RESIDENCE OSHAWA



This new greenfield development project involving the construction of a six-storey building containing 201 retirement residential units, including one level of underground parking with 134 spaces, was awarded to Maple Reinders in the role of Construction Manager by Chartwell Retirement Residences. The building's Gross Floor Area is 250,532 sf and is located in Oshawa, Ontario.

The project includes amenity spaces which are located on the ground and second floors, with a full commercial kitchen, dining rooms, lounges, pubs, and multipurpose rooms. There are residential units on every floor with memory care units located on level 2, as well as a one-storey link joining an existing Chartwell facility. Two outdoor landscaped terraces located on the ground level and third floor will be available to residents.

All four exterior elevations have a mix of materials including; architectural stone at the base extending vertically to the roof line in various areas. Brick veneer will be placed between levels 2 to 6 and Hardie panels between level 6 and the roof. Fenestration includes fiberglass windows and curtain wall with glazed spandrel panels. Each unit will have balconies with aluminum railings and laminated glass.

Client Contact:

Chartwell Retirement Residences
Chris Glassow
(905) 501-3275
cglassow@chartwell.com

Relevance:

- ✓ Focus on sense of community
- ✓ Mid-rise commercial
- ✓ Tight urban space



BETHSAIDA RETIREMENT RESIDENCE



Bethsaida Retirement Home is a family-owned and operated facility that provides retirement living in a home-like atmosphere, surrounded by picturesque landscape. They offer assisted and supervised care 24 hours a day and a wide range of services and amenities such as activity programs, home-cooked meals, housekeeping, and laundry services, medication administration, and physician services.

With the constant demand and growth of Bethesda Retirement Home, Maple Reinders was awarded the Construction Management contract to construct a new three-storey addition and perform renovations to their existing building to accommodate more residents. Maple Reinders was hired early in the design phase to assist with evaluating the design, constructability and budget.

The addition includes 70 bedrooms with private suite bathrooms and kitchenettes; as well as a new reception area, main entrance, a 100-seat resident dining room, private dining room, kitchen, public washrooms, piano lounge, multipurpose room, salon, exercise room, mechanical and electrical room and associated corridors with amenities.

The renovations to the existing building include adding two new suites and two new laundry rooms. Site development includes new parking for 30 vehicles, walkways, retaining walls, landscaping, and mechanical and electrical site servicing. The exterior of the building will incorporate brick veneers and stucco systems.

The heating and cooling of the suites will be achieved by a two-pipe water-to-air heat pump system with a changeover system. Make-up air units will be required to provide ventilation to the corridors and common areas. An in-suite energy recovery ventilator system and bathroom exhaust fans will be used to serve exhaust needs. Heating and cooling will be connected to and integrated into the building's existing automation system. The heat pump units will be controlled via standalone controls/thermostats.

Client Contact:

Bethsaida Retirement Home
Duane Erksine
bethsaida1@rogers.com

Relevance:

- ✓ Low-rise Residential
- ✓ Maple Reinders highly engaged in design development
- ✓ Focus on enhancing sense of community



CHARTWELL HAYSBORO SENIORS RESIDENCE CALGARY



Chartwell Retirement Residences is the largest provider of seniors housing in Canada. The Chartwell Haysboro residential development will make a significant contribution in meeting the care and housing needs of the seniors community in Calgary.

The project is comprised of a total of 350,000 sf above grade and 100,000 sf below grade construction. The first four floors make up the podium level over a floorplate of 22,000 sf. Levels 1 and 2 will house the amenity space and care service space for the residents; including a pool, chapel and library. Kitchen and dining space for some of the residents are also provided. Floors 3 and 4 provide dedicated and secure living space providing memory care and assisted living services. Each floor has a self contained and secure amenity space, lounge and dining area serviced by a dumbwaiter from the kitchen. Floors 5 – 20 create the main tower and narrows to a floor plate of 17,000 sf.

The tower provides a mix of studio, one bedroom and two bedroom Independent Supportive Living (ISL) suites; 320 in total. Parking for the residents and staff will be provided via a two-level underground parking garage for a total of 260 vehicles. The footprint of the parking garage is challenging in that it covers the entire footprint of the site, and is adjacent to municipal roads on three sides, an elevated pedestrian bridge and an existing underground parking garage.

Maple Reinders was retained at the outset of design to provide Construction Management services through the preconstruction and construction phases of the project.

Project Value:

\$128,000,000

Client Contact:

Chartwell Master Care LP
Chris Glassow
(416) 629-8843
cglassow@chartwell.com

Relevance:

- ✓ High-rise Residential
- ✓ Focus on enhancing sense of community
- ✓ Tight urban site



SCOTT MISSION MIXED-USE COMMERCIAL/RESIDENTIAL



The Scott Mission is a growing, non-profit organization that provides the community with basic human needs such as food, clothing, and shelter to the less fortunate. The organization has evolved and outgrown its current facility in Toronto, which initiated a redevelopment plan to rebuild their property into a new homeless shelter and affordable housing that can sustain their growth for the next 50 years. Maple Reinders was awarded the Construction Management contract to redevelop the Scott Mission's 161,088 SF facility on Spadina Avenue in downtown Toronto.

The new build will include: a basement level for material storage, three podium levels of mixed-use space, which includes the welcome centre, kitchen, dining area, food and clothing bank, overnight shelter space and office administration space for the Mission. The overnight shelter will hold 75 beds, washrooms, showers and a laundry room for men. There are five levels of residential (affordable housing) above the podium levels that will make up approximately 70% of the building area. The indoor and outdoor amenity spaces will include a rooftop garden and common areas.

A mechanical penthouse will be built on the rooftop. The housing levels will be heated by two-pipe vertical fan coils and an in-suite ceiling-mounted energy recovery ventilator system. The basement up to the third level will have four-pipe horizontal fan coils and a rooftop gas-fired energy recovery ventilator unit, providing 11,500 cfm exhaust.

Note: Maple Reinders has a signed contract and has begun pre-construction services.

Project Value:

\$78,000,000

Client Contact:

The Scott Mission
Lynwood Strickland
(416) 923-8872
lstrickland@scottmission.com

Relevance:

- ✓ Mixed-Use mid-rise residential
- ✓ Tight urban site
- ✓ Maple Reinders highly engaged in design development

PRINCE GEORGE RCMP MUNICIPAL BUILDING



The Royal Canadian Mounted Police (RCMP) Detachment Facility is a replacement facility providing Protective Services for the City of Prince George, a northern City with a population of over 70,000. One of the City's broader goals is to create public facility design that enhances their revitalization efforts in the downtown core. There is also a desire to express the forest industry's importance to the City through a strong and visually interesting display of wood in the fabric of the building. While the facility functionally integrates both Community Policing and Victim Services and Core Protective Services, a 'welcoming' public atmosphere and character will help weave the RCMP presence into the broader community fabric.

The prominent arched front public elevation, with tree-like columns and trellis structures frame the urban plaza. The facility includes both an Emergency Operation Centre and a Detention Wing. Constructed directly behind the DNA themed detention wall glazing is Alberta Research Council's new direct heat storage system using Phase Change Material technology.

This facility is designed to a LEED® Gold Level that features cooling from an underground aquifer; heating from a public district energy plant which will use mill lumber waste; re-use of recycled wood from an existing site building; an exterior living wall for reducing solar gain and; an interior living wall for air purification with dual solar chimneys to ventilate the central atrium.

Project Value:

\$26,300,000

Client Contact:

City of Prince George
Leland Hanson
(250) 561-7690
leland.hanson@princegeorge.ca

Relevance:

- ✓ Focus on enhancing sense of community
- ✓ Tight urban site
- ✓ Sustainable construction



CHARTWELL HEAD OFFICE



Chartwell Retirement Residences operates over 175 senior living facilities across four provinces in Canada. Maple Reinders was awarded the Construction Management contract for Chartwell's new corporate headquarters. The facility is constructed on a five-acre greenfield site with Maple Reinders responsible for both the base building and the interior fit-out work.

The project consists of a three-storey office building, with a total office area of 125,645 sf, with structured parking below the footprint of the office. The building will feature open plan offices to maximize natural daylight, a cafeteria/training auditorium, kitchen/servery, fitness amenities, second floor atrium overlook and greenroof/terrace.

Although Chartwell is not pursuing LEED® accreditation, sustainability is a priority for the project, and sustainable construction measures will be implemented during construction.

The project team will utilize "bubble deck" technology, incorporating hollow plastic balls (recycled from items such as old kayaks), which are inserted into the slab and held in place by reinforcing steel. This innovative technique reduces the volume of structural concrete by up to 35% and construction costs by as much as 10% - while maintaining the two-way span (biaxial) strength.

Maple Reinders will also install smart glass windows, which electronically darken and lighten depending on the angle and heat of the sun, providing protection from excessive glare and ultraviolet rays in addition to reducing overall solar heat gain - without obstructing the view as blinds or curtains do. As temperatures cool, the glass responds automatically, allowing more of the sun's warming rays into the space and resulting in a self-balancing solar benefit.

Project Value:

\$59,600,000

Client Contact:

Chartwell Retirement Residences
Patti Ferreira-Adem
(905) 501-6671
pferreiraadem@chartwellreit.ca

Relevance:

- ✓ Focus on enhancing sense of community
- ✓ Tight urban site
- ✓ Sustainable construction



ALLENDALE MEDICAL BUILDING



In an effort to revitalize the property and surrounding area previously occupied by the Allendale Bingo Hall, local developer Qualico Developments West Ltd., selected Maple Reinders to construct the first of two proposed commercial buildings, the Allendale Medical Building, also known as Allendale 3.

This project was initiated as part of the Allendale Professional Center. The design of the building allocated the available space primarily for tenant use by medical professionals with the first floor having been zoned for the possibility of retail tenants. Construction of this three-storey medical building, included a mechanical penthouse and underground parking. The original contract consisted of the building shell, including structural steel framing, exterior site work and landscaping, and the building envelope, designed to be constructed with SBS roofing, clay and limestone masonry, aluminum windows and curtain wall and composite metal panels.

A core fit out of the common interior areas was later added in addition to the original scope of work. This presented a unique set of challenges as Maple Reinders was then given the task of managing the scope gap and crossover of multiple conflicting contractors completing both the core building and interior fit out. In total, the building almost has 66,000 sf of rentable space. The project is LEED® certified.

Project Value:

\$12,600,000

Client Contact:

Qualico Developments West Ltd
Mike Saunders
(780) 424-7474 ext. 229
msaunders@qualico.com

Relevance:

- ✓ Focus on sense of community
- ✓ Mixed-Use mid-rise commercial
- ✓ Tight urban space

ALLENDALE 5 OFFICE BUILDING



In an effort to better utilize one of its properties, local developer Qualico selected Maple Reinders to replace a small building structure with a five-storey Office and Retail building, otherwise known as Allendale 5.

The project was initiated due to a request for office space from the Alberta School Employee Benefit Plan (ASEBP). ASEBP themselves occupy the upper three floors of the five-storey, 72,000 sf building. With tight property lines and stringent City parking requirements, a five level underground parkade also became part of the design.

From the beginning, this project was one with a very tight schedule and budget, with the tenant's agreement to have the space turned over by a set date, with an aggressive schedule. Due to these circumstances, value engineering and schedule improvements were a top priority. The estimating team worked diligently with designers and subtrades to get within the preferred budget, while the project team continued value engineering discussions which resulted in schedule saving efforts to reduce scope durations by three months. Maple Reinders successfully surgically removed eight weeks off an already aggressive 28-week concrete formwork schedule.

The project is LEED® certified.

Project Value:

\$29,600,000

Client Contact:

Qualico Developments West Ltd
Mike Saunders
(780) 424-7474 ext. 229
msaunders@qualico.com

Relevance:

- ✓ Focus on enhancing sense of community
- ✓ Mixed-Use mid-rise commercial
- ✓ Tight urban site
- ✓ Sustainable construction

LOCATION

Tsawwassen, BC

STATUS

Completed 2016

BUDGET

\$13.5 million

BRIO

BRIO is a 58 unit condominium development at the heart of Tsawwassen's town centre that offers residents convenient access to the many shops and services within a short walk. This 4 storey, light wood frame building sits over 2 levels of concrete underground parking. The playfully articulated form is interspersed with natural wood features and materials, perforated metal guard rails wrapping ample covered deck spaces, and raised community garden beds.



LOCATION

Tsawwassen, BC

STATUS

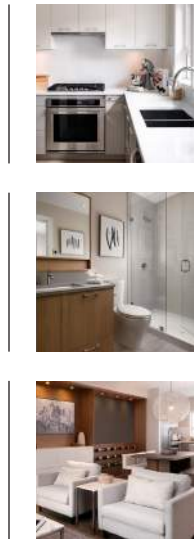
Completed 2016

BUDGET

\$8.5 million

Northgate | CityHomes

CityHomes is a transition from the Northgate community to the adjacent single family neighbourhood. The three clusters feature a nested arrangement of ground level studio suites and family loft units. In spite of a compact site and tight urban configuration, the bright and cozy interiors have received excellent reviews for livability, and the development has been a marketing success, and provided an activated residential edge to the shared central courtyard.



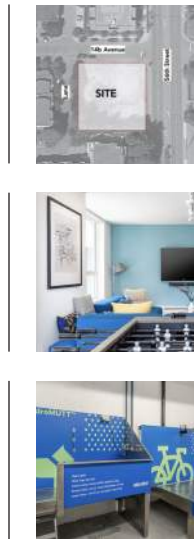
LOCATION
Tsawwassen, BC

STATUS
In progress

BUDGET
\$13.5 million

Clara

With an emphasis on improving the supply of rental units for younger people who work in the region, Clara consists of 48 purpose-built rental apartments (ranging from studios to 2 bedrooms) on 4 floors. A partial lobby level sits over 2 levels of underground parking and hosts a large working lounge, rentable social amenity room, and an oversized bike parking and maintenance facility. Finally, a large outdoor amenity area is envisioned as the perfect spot for picnics!



LOCATION
Ladner, BC

STATUS
Completing 2022

BUDGET
\$9 million

Delta Green

Nestled next to a lawn bowling green in the heart of Ladner's historic village, Delta Green offers 24 well appointed seniors' condos in the perfect location for a connected and social lifestyle. The 4 storey wood frame building hosts ample indoor amenity spaces like a gym, a social lounge, communal kitchen, and large scooter parking facility. The rooftop is a crown jewel with expansive space for social events, gardening, and taking in sweeping views to the mountains and sea.



LOCATION
Ladner, BC

STATUS
In progress

BUDGET
\$5 million

Lighthouse Community Centre and Food Bank

With a vision of serving their community in every growing capacities, the Lighthouse Community Church in Ladner is constructing a mixed use commercial building on the site of their existing church building to host the South Delta Foodbank, a very large daycare, offices for services like counseling or addictions assistance, and a multi-use hall. The project is imagined as the first piece in a multi-phase redevelopment of the large site, evolving with the congregation and community.



LOCATION
Abbotsford, BC

STATUS
In progress

BUDGET
\$20.5 million

Hillcrest Apartments

The Hillcrest apartments are 71 purpose built rental homes, spread across 6 storeys of light wood frame construction, over 2 levels of underground parking. The uniquely shaped site offers the opportunity for a variety of outdoor amenity spaces, a separate bike parking pavilion, and some convenient surface parking for visitors. The building's geometry responds to the angular configuration of the side lot lines to maximize the site, resulting in playful unit layouts.



LOCATION
Tsawwassen, BC

STATUS
In Progress

BUDGET
\$19 million

The Madison

Hunter Road runs along the crest of a ridge bordering a scenic golf club in Tsawwassen, BC. The proposed development, the Madison, takes advantage of the elevated site, offering residents impressive views over the golf course, to the ocean and mountains beyond. The design recognizes the importance of amenity, providing a wide variety of indoor and outdoor common amenity opportunities.



LOCATION

Tsawwassen, BC

STATUS

Completed 2008

BUDGET

\$16.5 million

The Oliva

The Oliva is a mixed use - commercial and residential - development at Tsawwassen's Town Centre Mall. The LEED silver design includes 15 commercial retail units at the ground level that interact with a beautifully landscaped public realm and 48 residential suites on the upper levels. Parking for the development is contained in an underground parking structure with convenience parking offered to business patrons at the surface.



LOCATION
Ladner, BC

STATUS
Completed 2020

BUDGET
\$8 million

The POST

Constructed with convenient access to Ladner Trunk Road, these 24 purpose-built rental town homes offer a variety of unit types and sizes to the area's residents. The homes are split between four main buildings and feature a combination of stacked and more traditional side-by-side units. The site offers amenities like communal gardens, BBQ area, EV charging, bike parking, and more!



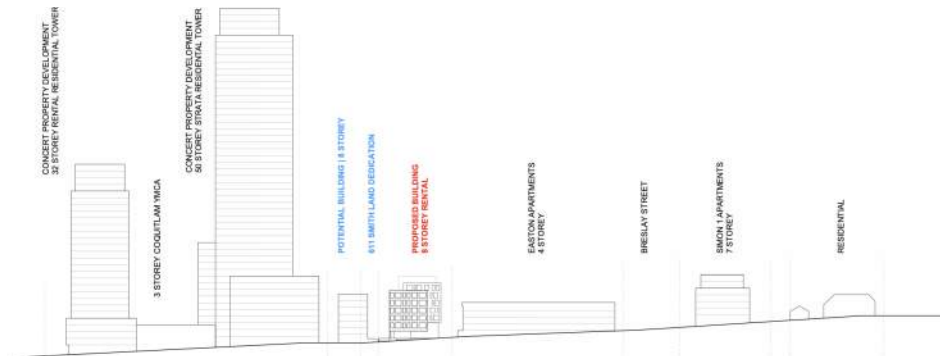
LOCATION
Coquitlam, BC

STATUS
On hold

BUDGET
\$16 million

Smith Avenue Residences

Smith Avenue Residences is a purpose built rental, 8 storey concrete apartment building, with a focus on family units. Over 80% of the 35 units are larger, 2 and 3 bedroom homes. A ground level integrated Daycare and a secure micro-park elevated above the street level offer a safe children's play area that is a direct benefit to the residents. An emphasis on highly durable materials, like high-density fibre cement panels and veneer masonry, makes the project sing.



LOCATION
Tsawwassen, BC

STATUS
Completed 2016

BUDGET
\$12 million

Northgate | Wexford

The Wexford seniors housing complex features a contemporary, coastal inspired interior design and thoughtfully curated boutique retirement living experience. The 64-unit building includes amenities such as rooftop gardens, an outdoor shared patio with adjoining family townhomes, easy access to the adjacent offices and medical services, and a secure parking access.



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