

VRS Communities
c/o Lita Powell
9631 - 96 St.
Taylor, BC
V0C 2K0

November 16, 2021

Peace River Regional District
PO Box 810
[1981 Alaska Avenue]
Dawson Creek, BC V1G 4H
E-mail: prrd.dc@prrd.bc.ca

Dear Chair and Electoral Area Directors:

Re: Letter of Support for Harlequin at Prairie Rose Park

Thank you for the opportunity to make our presentation for Harlequin at Prairie Rose Park, a 116-unit residence for seniors and persons with disabilities. We understand that Regional Districts, unlike municipalities, do not have the ease of granting funds for developments such as ours. But your voice carries a great deal of weight. We need your support in our financing requests from CMHC and/or BC Housing Hub.

I have attached a number of slides that outline our development, the suite design and amenities offered in this first-class home for seniors and those persons with disabilities. I have also attached a page from our Lumina Housing study that we commissioned in 2020. While this specific page only addresses Area C, it still outlines that 640 households will be requiring some form of housing once downsizing occurs. We hope to be the developer and operator to provide some of the options that these people will need.

If you have any questions about our new project, please feel free to either email at litampowell@gmail.com or call 250-262-6876. I would be pleased to answer any inquiries. We look forward to hearing from you and hopefully, with a letter of support for Harlequin.

Warm regards,

DIRECTOR OF COMMUNITY RELATIONS

LITA POWELL, RI



HARLEQUIN

at prairie rose park



116 Homes Universally Designed for Accessibility

A collection of fully-appointed 1 bedroom, 2 bedroom, and studio homes:

➤ Studio Units: 8

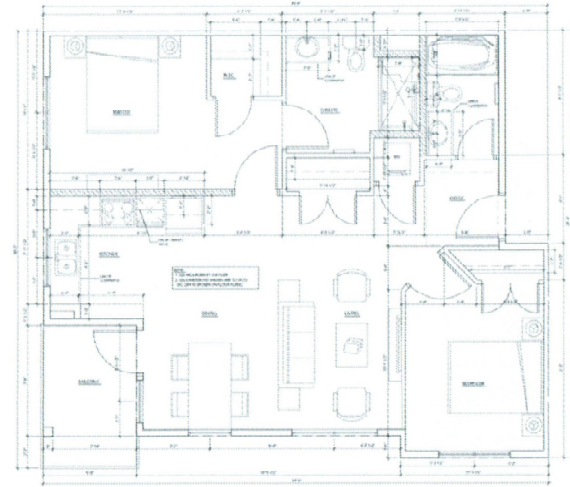
- A: 8 units @ 525 ft²

➤ 1 Bedroom Units: 89

- B: 81 units @ 645 ft²
- B1: 8 units @ 645 ft²

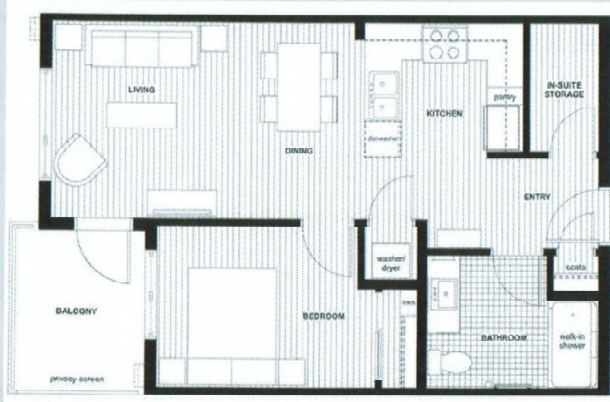
➤ 2 Bedroom Units: 19

- C: 5 units @ 900 ft²
- C1: 4 units @ 1,032 ft²
- C2: 2 units @ 983 ft²
- C3: 4 units @ 999 ft²
- C4: 4 units @ 916 ft²



Livable, Modern Floorplans

Typical 1 Bedroom (A1)



Typical 2 Bedroom (B1)



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An Inclusive, Aging-in-place Community in Fort St. John



Design Features

- **Stainless steel appliances**
- **Wood-look laminate cabinets and durable countertops**
- **Modern oversized wood millwork and roller-blinds**
- **Wood-look plank flooring**
- **Ceramic tile bathrooms and walk-in showers**
- **Double-stainless steel sinks in the kitchen**
- **Spacious patios and private yards**
- **Private and guest parking with electric vehicle plug-ins**
- **Secure in-suite storage lockers & bike storage**
- **5-star dining room, great room lounge, and private dining**
- **VRS Communities administration and health care offices**
- **CMHC Universal Design**



Common Amenity Areas

Convenient access to transit, banks and shopping, and within steps of a new master-planned community that includes a coffee shop, medical offices, clinics, pharmacy and corner grocery.

- Games room
- Clubhouse
- Craft room
- Concierge
- Great room
- Lounge
- Community bistro
- Fitness room
- E-learning centre
- Library
- Theatre room
- Health care centre
- Community gardens and patios



An Inclusive, Aging-in-place Community in Fort St. John



- The incomes of homeowners are generally higher than the incomes of renters, even before the sale of houses is considered.
- The incomes of family households are almost always higher than the incomes of non-family households simply because there are more people receiving incomes in family households than in non-family households.

Area C Summary Data

We have included Area C because it is the largest of the four Electoral Areas in the Regional District.

**Table 9: Household Distribution and Average Incomes by Age Group
Area C**

Age Group	Owners				Renters			
	Family Households		Non-Family Households		Family Households		Non-Family Households	
	Number	Avg Inc	Number	Avg Inc	Number	Avg Inc	Number	Avg Inc
55-64	400	\$180,166	65	\$67,535	15	n/a	40	n/a
65-74	170	\$102,527	85	\$47,236	30	n/a	10	n/a
75-84	55	\$91,953	40	\$40,217	10	n/a	0	n/a
85+	20	n/a	0	n/a	0	n/a	10	n/a

Source: Statistics Canada 2016 Census

Highlights from this table include:

- Of all households with a head over the age of 55, 88% are homeowners.
- Incomes are in most cases higher than incomes in Fort St. John.