

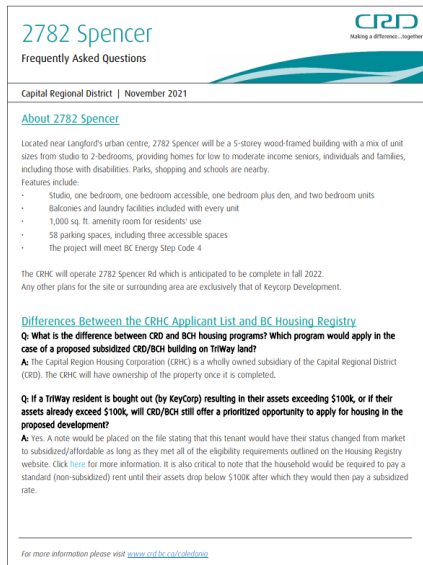
Tri-Way Park Resident Update

March 10, 2022



Update on CRD Rental Building

- CRD expects to start moving people into the building in **December of 2022**
- CRD will be able to offer units and provide confirmation to eligible tenants after **July 1**.
- Starlight will be submitting the list of Tri-way residents interested in the CRD building by **June 1**.
- Proposed information call with in early **May** with the CRD Rent Up Team to discuss application process and answer specific questions.
- CRD has posted a detailed information sheet about the building on their website ([CRD Information Sheet](#))



Tri-Way Park Improvements



- 1 COMMUNITY GAZEO AND OUTDOOR SEATING AREA
- 2 NEW 5 STOREY BUILDING - 58 Units - Triway Senior Housing
- 3 MODULAR PRE-FAB OFFICE BUILDING AND RENOVATED LAUNDRY ROOM
- 4 VEGETATED BUFFER - Evergreen and Deciduous mix



TRIWAY PARK PROPOSED PLAN BRITISH COLUMBIA
JANUARY, 2021

- **Phase 1 (Complete):** Install sanitary pump station and connect to municipal service on Spencer Road
- **Phase 2 (Summer 2022):** Commence work to connect units to septic system (2-to-3-month process)
- **Phase 3 (Fall 2022):** Installation of common laundry building and start decommissioning septic fields and removing trees.
- **Phase 4 (End 2022/2023):** Construction of new mobile home pads and access road, relocate trailers, connect services.
- **Phase 5 (Spring 2023):** Finalize landscaping improvements.

Peter and Ken will meet with Josh and Justin this week to get more information on timing for completion of the outer park closure - it is not defined here as 12 mo notice.

Update on Starlight Projects

- Starlight's development and construction teams are focused on construction start of a new rental housing project off McCallum Road (north of highway).
- No immediate plans on the Spencer lands our team is reviewing site information and consultant reports



(artist conception)

Resident Questions

1. update on the progress of the CRD building

- Timeline and expected completion? **addressed**
- Exit road closures and lack of signage/flagmen **addressed**

2. information regarding the intake process for those considering moving into the building

- Will residents who are on the list for the new building be given priority in choosing and moving into the building since we are losing our homes? **partially addressed - discussions to follow**
- intake process/qualification/selection of units/pets/appliances/timing? **with CRHC and Starlight**
- Buyout – payment lump sum/in stages/rent until vacate?
What does buyout include? Can I sell my appliances separately? **not addressed as yet, working on getting more info**
- Moving expenses?

3. update on our plans to commence improvements in the Triway park

- What are the plans for upgrading power supply in the smaller park? **in discussion**
- When will the roads be re-paved? **after sewers, just the remaining park**
- How will the sewer upgrade be done and over what timeline? **summer 2022**

Resident Questions

after CRHC move-in complete, septic systems decommissioned, trees gone, pads ready (timeline looks like 2023 winter, we are asking for more information)

4. Plans and timelines for work to commence on the larger development site

- Timeframe for moving units over to the new park?
- Protocols/points to be covered in the agreement to move units? **in discussion**
- RV parking in the new park? **nothing planned**
- Timeframe and protection for the new park to exist - especially for those moving their units into the new park area? **in discussion (with covenant aspects)**

5. Other questions/comments:

- **security and trades parking and flagmen at the exit - being looked at**
- Since there will be a lot of noise from the redevelopment, maybe Starlight would consider not increasing the pad rent until development is finished? **not addressed**
- Pothole repair - done properly and not just some gravel thrown in? **being arranged**
- Will the gravel drive be graded and smoothed, some gravel added? **underway/complete**
- When will the compost pile be cleaned up? **Devon is looking after it**
- Unit #61 (inside the new park area) has been purchased by Starlight: can a resident from outside the new park area purchase it? **yes, see John Kelly***

***it has been suggested by a resident (after the Mar 10 meeting) that we have a way to communicate to residents outside the remaining park any units inside the remaining park that could be up for sale privately - how we do this is not determined**