

Strathcona
Community
Health
Network



Parkview Apartments

Multi-Family Residential Rental Complex 425-451
Nimpkish Drive, Gold River, BC

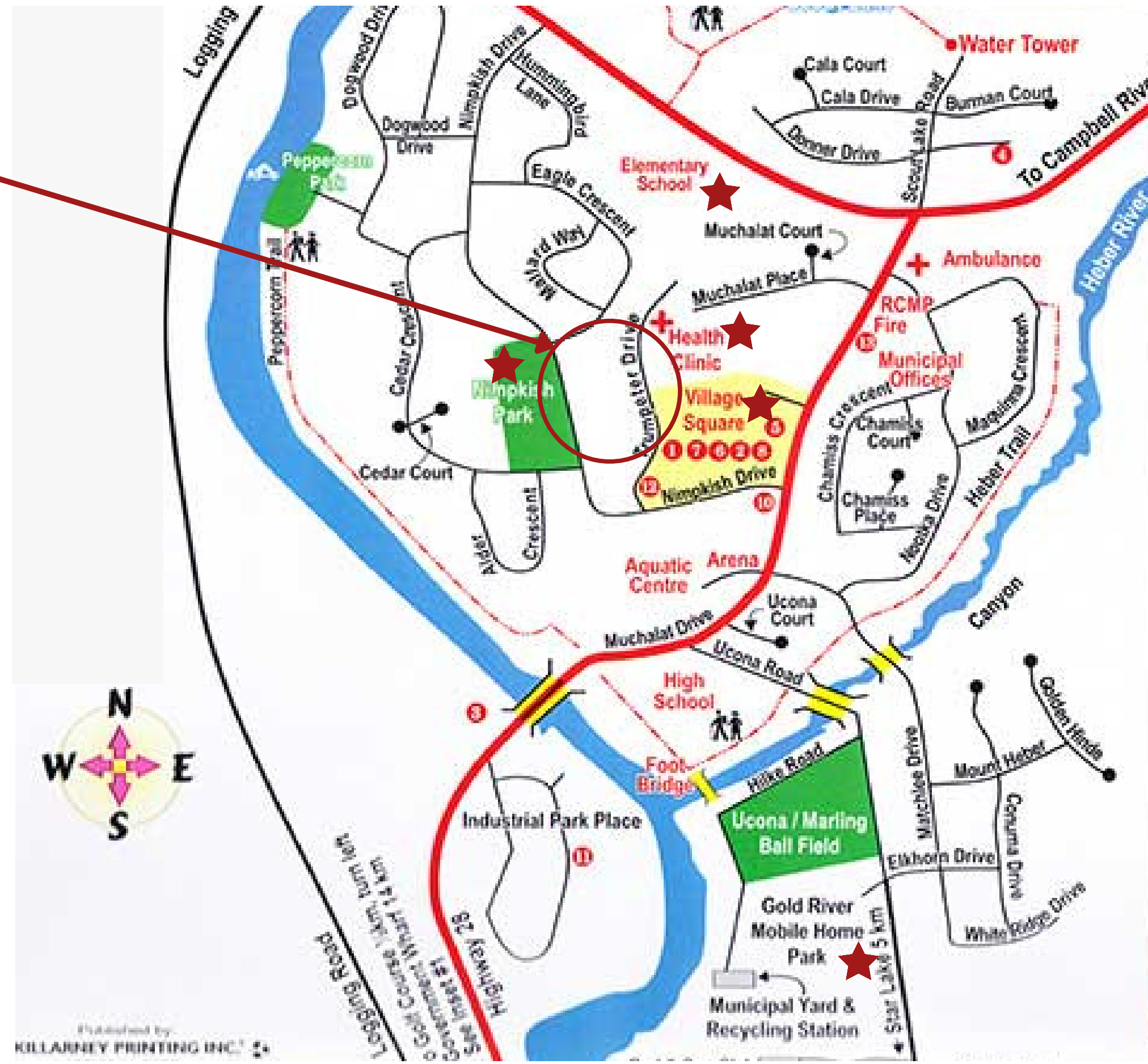
June 11, 2021



Site Location

Parkview Apartments are centrally located to the village at the intersection of Nimpkish Dr. and Trumpeter Dr. It is close to key amenities such as

- Health clinic
- Elementary school
- Nimpkish Park
- Village square



Site Information

- The applicant has created the Gold River Housing Society and intends to use it to revitalize most of the property.
- Zoning: Medium Density Multiple Family Residential (R.M.3)
- Permitted uses: Apartments, row housing, senior citizens housing, special needs housing and group homes

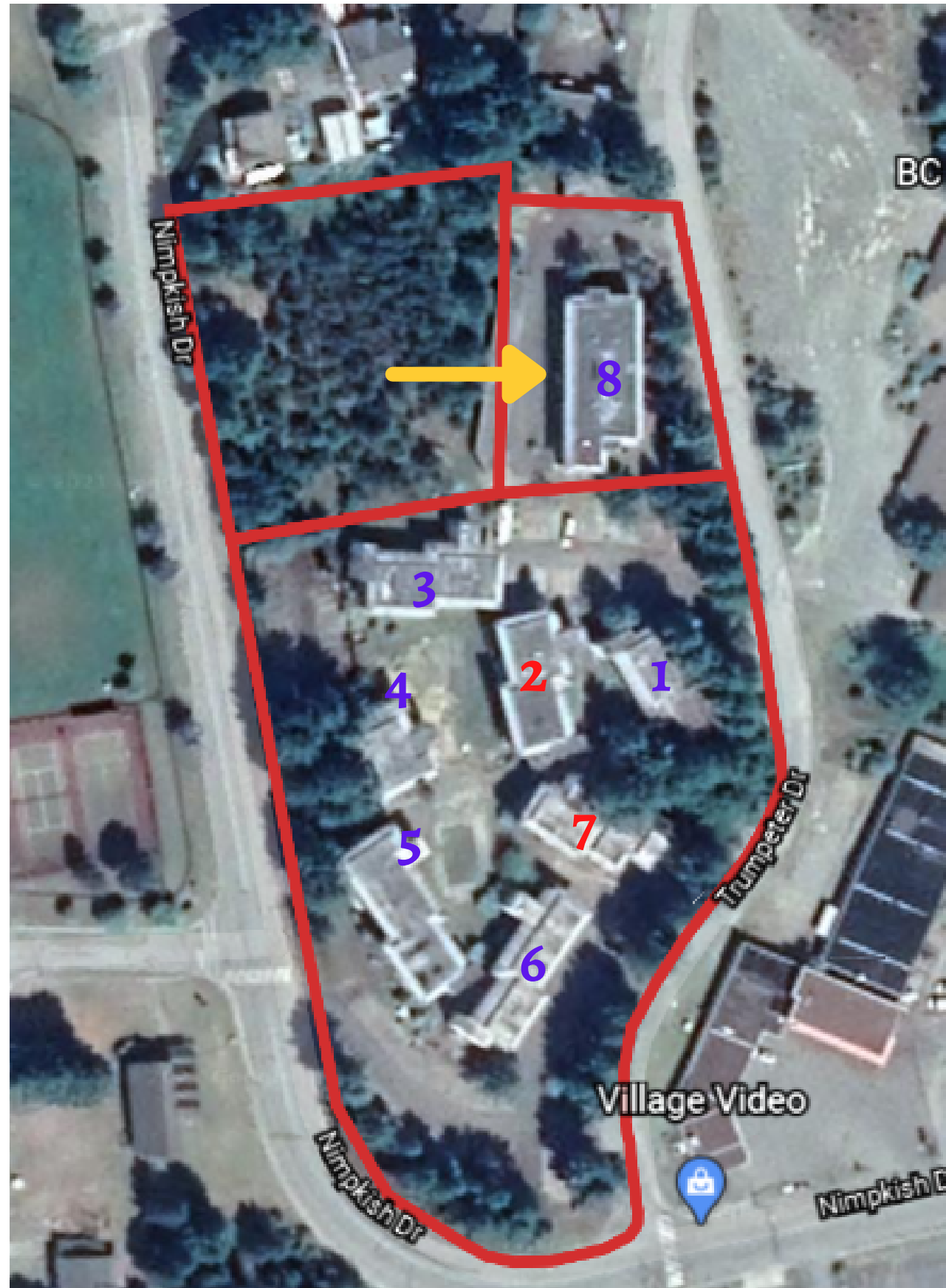


Site Information

- Site area: 5.041 acres
- Building structures: A total of 8
- Building 2 and 7 are in operation
- The rest of buildings are being considered for renovation or redevelopment
- Mostly unoccupied for the past 20 years. Recently opened apartments



Building 8



View from Building 3

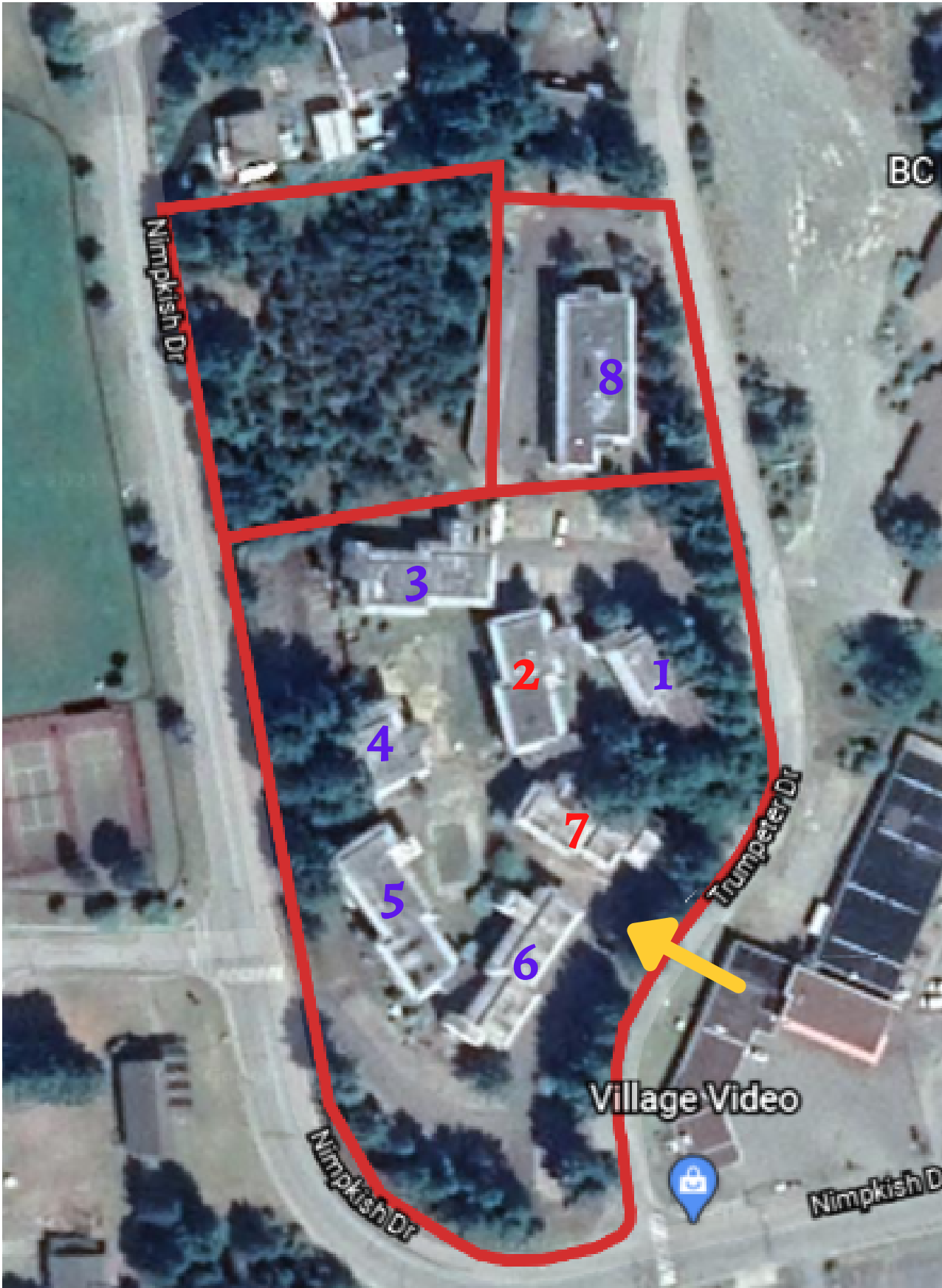


View from Building 3



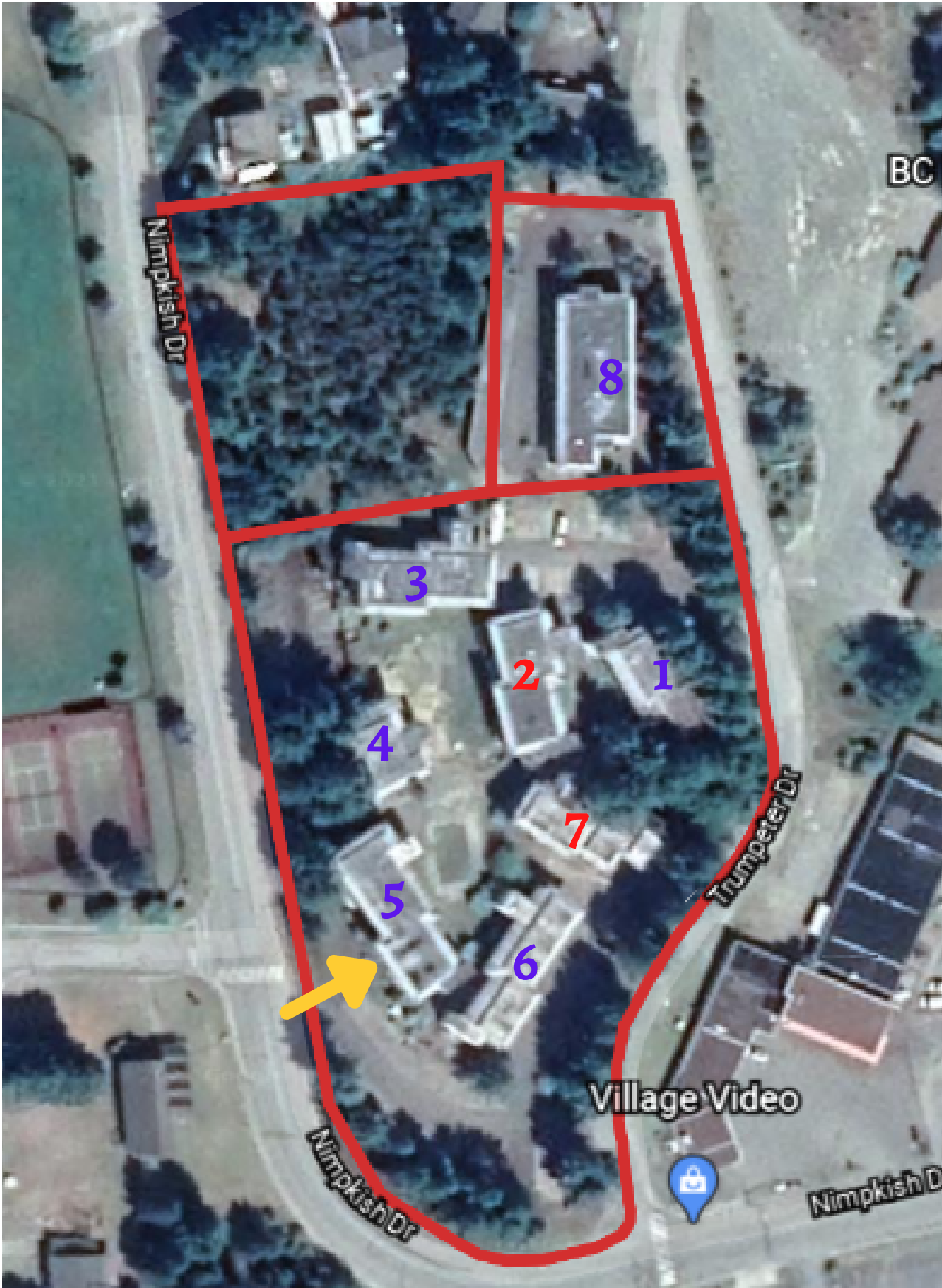
Buildings 2,7,6,5, and 4

View of Buildings from Trumpeter Drive



Buildings 6 and 7

View of Buildings from Nimpkish Drive



Building 5

Walkway between Building 5 & 4



Across Courtyards to Buildings 2 and 7



Internal Courtyard : 4, 3, 2 and 7



Project Goals

With a focus on First Nations, envision creating a healthy living environment that will support the following:

- Women's shelter
- Specialized beds for elderly residents
- Detox center



Project Need

- In Gold River, 33% of tenant households are spending 30% or more of their income on shelter costs
- Dilapidated building condition of nearby Mobile Home Park
- Lack of social services in Gold River
- No public transportation



Building condition in Mobile Home Park

Whom have we met?



Sandra Willie
Specialist, Indigenous and Northern Housing Solutions



Discussed potentials grant opportunities complying with the project goals

- SEED Funding
- National Housing Co-Investment Funding



Christie Chesney, Specialist,
Multi-Unit Housing Solutions



Shared financial viability assessment spreadsheet for Co-Investment Funding



Armin Amrolia, Executive
Director, Development & Asset Strategies BC Housing



Proposed to take one of the property's building on lease and use it for women shelter



Malcolm McNaughton
Director Regional Development



Advised to draft a formal proposal showcasing the demand of this project and its long term operation



Jackie Jack
Child & Youth Case Manager



Potential stakeholders of the project



Randal Pearce
Child, Youth and Adult Clinical Counsellor

Next Steps

Drafting a project proposal containing

Conduct demand study of the project in the Gold River
Details about its long-term operation (in process)

Lease out one of the property's building to BC Housing

To provide services to single mothers and pregnant women

Complete documentation requirement

To apply for SEED funding first, and
Use the SEED funding to complete the document requirements for
Co-investment funding

Partner with potential stakeholders

Seeking partnerships/endorsements with:

- Local aboriginal communities
- Municipalities
- Established housing providers



Thank you