

Introducing

ARIVA

Premium Estate Living

Phase II

Re-imagining the Adult Community Lifestyle

Situated in beautiful West Kelowna, British Columbia
overlooking Lake Okanagan

CPH
GROUP

ARIVA by
CPH Group

Forward Looking Statements

This document includes forward-looking information, which reflects expectations, projections, or assumptions about future events or performance. Such information can often be identified by terms like “plans,” “expects,” “anticipates,” “estimates,” “intends,” “believes,” or similar expressions, as well as references to potential actions or outcomes such as “may,” “could,” “will,” or “might.” Forward-looking information is inherently subject to risks, uncertainties, and other factors that could cause actual results to differ materially from those expressed or implied. These risks may include economic and market conditions, availability of financing, and other industry-related factors. Assumptions underlying this information, while considered reasonable at the time, may ultimately prove to be inaccurate. Readers are cautioned not to place undue reliance on forward-looking information, as no assurance can be given that it will materialize as anticipated. The Project is under no obligation to update this information, except as required by applicable laws.

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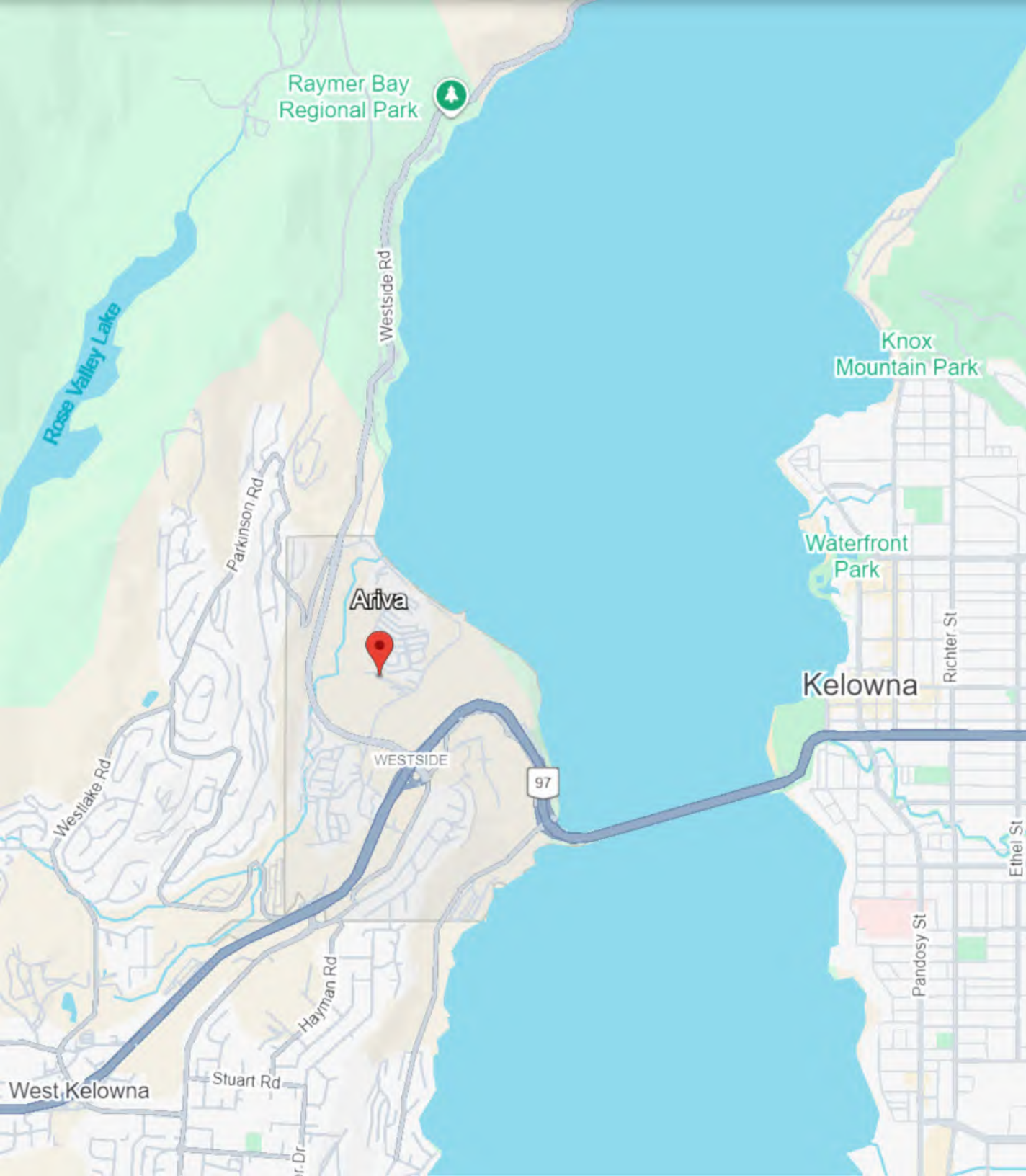


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Development Summary

ARIVA is a unique development presented by CPH Group that will create a new category for adult communities in Canada. The ARIVA property is located on Westbank First Nation (WFN) lands. Tenure is secured by a 125- year prepaid Head Lease registered to Ariva Resorts Limited Partnership.

The Ariva Resorts Limited Partnership was established with Native Status Locatees (as fully prepaid limited partners) in a manner that enables the Limited Partnership to sell subleases to purchasers without any GST, Property Purchase Tax, or Speculation Tax.

The ARIVA development lands are comprised of 12.5 acres. The property is zoned under a Planned Urban Development (PUD) zone, with a total potential of 300 units. The land has been subdivided into 2 parcels to accommodate the development of a Premium Adult Community composed of 210 condominiums in 5 almost identical phases on one title, with the second parcel set aside for an additional 90 compatible units.

Phase 1 Complete:

- Phase 1, consisting of 38 condominiums and \$5M of exceptional indoor and outdoor amenities, has now been completed.

Phase 2 Now Preparing for Development:

- Phase 2, consisting of 43 residential units, is planned to begin development in Q4 2025.

The remaining 3 Phases of the ARIVA development and an additional parcel of land for a complimentary 90-unit development is planned to begin construction following the success of Phase 2.

CPH Group's Vision & Mission:

CPH Group's approach to property development is guided by 4 main pillars, each contributing to a comprehensive and forward-thinking strategy:

- **Construction Optimization & Prefabrication Systems:** We are committed to optimizing efficiency and reducing waste. Our focus is on innovative methods that streamline the construction process, resulting in cost-effectiveness and reduced environmental impact.
- **Material/Technology Innovation & Building Science:** CPH Group places a strong emphasis on innovation to bring change to the construction sector, coupled with a deep understanding of building science. This focus ensures our developments are at the forefront of industry advancements, promoting durability, and longevity.
- **Sustainability & Energy:** We prioritize building performance in our projects, aligning with global initiatives. This commitment is not just about meeting standards but actively contributing to a more environmentally conscious future.
- **Human Health & Community Wellness:** Beyond the physical structures, we prioritize the well-being of inhabitants and the surrounding community. Our projects are designed to foster a sense of community, emphasizing health and wellness as integral components of our developments.

CPH Group's vision goes beyond conventional norms, aiming to reshape property development through innovation, efficiency, and a commitment to community well-being. Collaboration with municipalities is also a crucial aspect of turning our vision into reality. We recognize the significance of collective action in achieving shared sustainability goals, and through partnerships, we strive to contribute to a paradigm shift in the real estate industry toward a more sustainable and resilient future.



Review of the Development Process to Date

- A Stage 1 Development Permit (DP) for all 5 phases of the 210-unit Ariva Adult Community is in place. The approval process is complete.
- The foundation for all 5 phases has been prepared with over 20,000 truck loads of compacted blast rock and is now ready for footings.
- Underground civil services are substantially complete. Future phases just need to be connected as they proceed.
- Phase 2 Development Cost Charges (DCC's) are paid in full.
- A Building Permit has been approved for Phase 2, as well as the Phase 3 parking levels.
- The majority of approximately \$5M of premium amenities, including the social hub of the community, has been constructed and is completed.
- An award-winning fully furnished display home is complete and ready for viewing.
 - This home has been sold and is being rented back for a 2-year period.
- A strong customer database and has been developed and available for review.
 - A substantial number of keenly interested people have been waiting for Phase 2 units.
- ARIVA has been officially Pre-Certified as a WELL Community by the International WELL Building Institute. This is a unique differentiator (similar to LEED certification) based on occupant health that required an exhaustive program of design and compliance.
 - We expect ARIVA will be the first Internationally WELL Certified Community in Canada.
 - The perceived importance of the WELL Certification to purchasers has exceeded expectations.



Project Vision:

The Ariva Difference

Building on the project success to date, CPH Group will create a new category for adult communities in British Columbia.

We describe the vision and features that create this new category as THE ARIVA DIFFERENCE, which includes:

- Exceptional lakeview residences with incredible indoor/outdoor entertainment spaces,
- An unprecedented socially connected community with a common demographic of baby boomers looking to make the most of their lives,
- An Active Lifestyle Culture supported by Premium Amenities, and an Activities & Events Coordinator.
- residents at ARIVA will live more active lives with new freindships in a closely knit community they could not find anywhere else in the Province.

Exceptional Real Estate

An Iconic architectural structure offers truly exceptional condominiums. Five striking buildings are internally connected on the ground floor to a centrally located Social Hub with a Bistro, Wine Bar, Residents Lounge, Lakeview Terrace, and a plethora of premium amenities.

The buildings are enhanced with beautifully landscaped grounds in a gated lakeview estate that enjoys a tranquil environment, just 5 minutes from downtown Kelowna, but a world away from the constant noise and problems of urban living.

Active Lifestyle

With increased awareness of health, the boomer generation have come to realize the primary cause of premature aging and avoidable chronic illness is a sedentary lifestyle.

Virtually every development in the Okanagan promotes lifestyle, but most don't offer anything more than a few amenities. With 12.5 acres, ARIVA offers a plethora of premium amenities.

Socially Connected Communities

ARIVA is designed around a social hub located in the first Phase, at the centre of the development. Each of the 5 phases are linked with an indoor ground floor corridor leading to a social hub with a Bistro, Resident's Lounge, Wine Bar, Lakeview Terrace, and a host of amenities.

The opportunity to drop in to the Bistro for a coffee and muffin in the morning, or a glass of wine on the Lakeview Terrace later in the day, will draw residents to a gathering place where new friendships are made and a community starts to grow.

The outdoor dining pavilion will feature a demonstration kitchen, seating for +120 people, a stage for entertainers, and a dance floor. This is the venue that epitomizes THE ARIVA DIFFERENCE.

All Fact, No Fiction

ARIVA homes provide more value at lower cost

Many residential developments are constrained by Floor Area Ratios (FAR) that limit the buildable square footage and incent developers to build smaller units to maximize density. ARIVA is zoned to accommodate 300 units regardless of unit size. To capitalize on this competitive advantage ARIVA units have been enlarged to offer more comfortable and spacious living, while only incurring the marginal cost of bricks and mortar. This enables ARIVA to offer more for less.

Construction in Place – estimated value \$2.5m+

- The entrance Gates and driveway are complete
- The site is prepared with 20,000+ truckloads of compacted rock ready for footings for all of the next 4 phases
- Underground civil services are substantially complete. Future phases just need to be connected as they proceed
- The crane pad is prepared for Phases 2+3
- \$683,000 DCCs are paid in full for Phase 2
- A portion of the underground concrete for Phase 2 is in place,
- A substantial stockpile of Phase 2 building materials are on site.
- A Building Permit has been approved for Phase 2 and the Phase 3 parking levels.
- The lion's share of approximately \$5M of premium amenities, including the social hub of the community, has been completed.

Next Steps

All the heavy lifting is done. Phase 1 is complete, Phase 2 is ready to go.

The Phase 1 development process provided tremendous insight on how to optimize construction processes for phase 2.

By applying the "Prefab Buildings Initiative" (see appendix) to this project, CPH Group will:

- leverage government funding and industry expertise,
- engage suppliers early in the planning process,
- streamline costs and build processes to deliver a project in a fraction of the time with superior quality over conventional on-site construction methods.

Phase 2 is projected to be the most efficient phase to build and will enjoy the highest contribution per unit, as it has only one level of underground parking and 43 units, without any significant amenity costs.

Architectural plans for Phase 2 (and the typical building proposed for each of the future 4 phases) is provided in the second section of this document.

Investment Summary

A complete financial overview of the project is available for review in the Ariva Proforma document.

EXPENSES	Phase 2	Phase 3	Phase 4	Phase 5	Totals
DESIGN & DEVELOPMENT					
Project Overhead	\$1,414,390	\$1,393,890	\$1,393,962	\$1,393,890	\$17,983,262
Municipal Costs	\$283,013	\$1,124,178	\$1,123,013	\$1,124,178	\$3,654,383
Remaining Civil, Landscape, Interior	\$810,000	\$510,000	\$460,000	\$410,000	\$2,190,000
Closing Costs & Commissions	\$234,900	\$234,900	\$234,900	\$234,900	\$939,600
Buidling Construction Hard Costs	\$31,963,985	\$31,963,985	\$31,963,985	\$31,963,985	\$127,855,940
Sub-Total	\$34,706,288	\$35,226,953	\$35,175,860	\$35,126,953	\$152,623,185
LAND & AMENITIES	\$4,875,000	\$4,875,000	\$4,875,000	\$4,875,000	\$19,500,000
INTEREST & FEES	\$9,286,494	\$8,940,103	\$8,387,996	\$10,729,604	\$37,344,197
Total Expenses	\$48,867,782	\$49,042,056	\$48,438,856	\$50,731,557	\$209,467,381

PROPOSED FINANCING STRUCTURE

	Raise 1	Raise 2	Raise 3	Raise 4	Totals
Building Construction					
Equity 35%	\$12,147,201	\$12,329,434	\$12,311,551	\$12,294,434	\$49,082,619
Debt 65%	\$22,559,087	\$22,897,520	\$22,864,309	\$22,832,520	\$91,153,435
Interest & Fees					
Land & LP Aquisition 14%	\$1,680,000	\$1,120,000	\$560,000	\$0	\$3,360,000
Anchor Investor 14%	\$980,000	\$980,000	\$980,000	\$980,000	\$3,920,000
Building Equity Investor 14%	\$1,700,608	\$1,726,121	\$1,723,617	\$1,721,221	\$6,871,567
Bank debt 8%	\$925,886	\$1,113,982	\$1,124,379	\$1,028,383	\$4,192,630
LP Equity unit buyback	\$4,000,000	\$4,000,000	\$4,000,000	\$7,000,000	\$19,000,000
Interest & Fees Totals	\$9,286,494	\$8,940,103	\$8,387,996	\$10,729,604	\$37,344,197
Projected Gross Revenues	\$54,907,800	\$56,053,120	\$57,417,270	\$62,364,720	\$230,742,910
Net Cash Flow	\$6,040,018	\$7,011,064	\$8,978,414	\$11,633,163	\$33,662,659

Photo Review of Civil Work Completed since 2019

Majority of site work for entire project has been completed

- 20,000 truckloads of fill brought to site
- All water cisterns in place
- Utility lines in place



Phase 1 Building Under Construction - 2021

- Building is now complete
- Units are 100% sold and tenanted
- Phase 2 building foundation/parking 75% complete



Today



Phase II Overview

3000 Ariva Drive
Kelowna, BC, V1Z 0B3

Development Specifications

- CPH Project Acquisition Date** • 2025
- Targeted Construction Schedule** • Q4 2025
- Total Project Site Area** • 12.5 acres (5 phases)

Building Specifications (all 4 buildings will be same configuration)

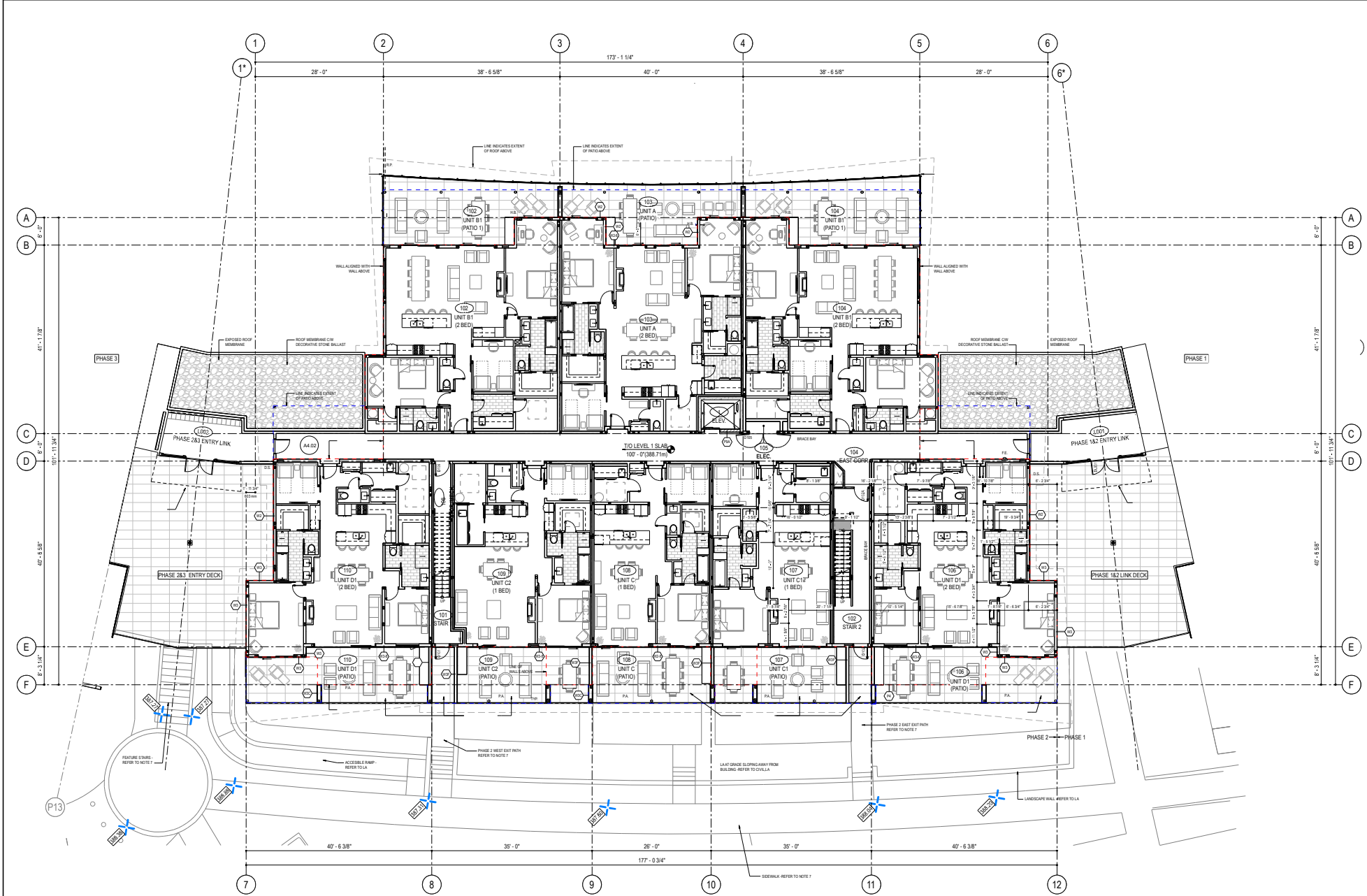
- Building Configuration** • Multi-unit residential
- Dwelling Units** • 43 apartments
- Parking** • 46 parking stalls
- Structural** • Mass timber hybrid
- Estimated Gross Buildable Area** • 64,766 sqft
- Est. Hard/Soft Cost per SQFT** • \$450 - \$470

Tomorrow





Phase II Design Details



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ARIVA
PHASE 2 BUILDING

LEVEL 1 FLOOR PLAN

Phase 2 - 43 Units
15 - 1 bedrooms
28 - 2 bedrooms

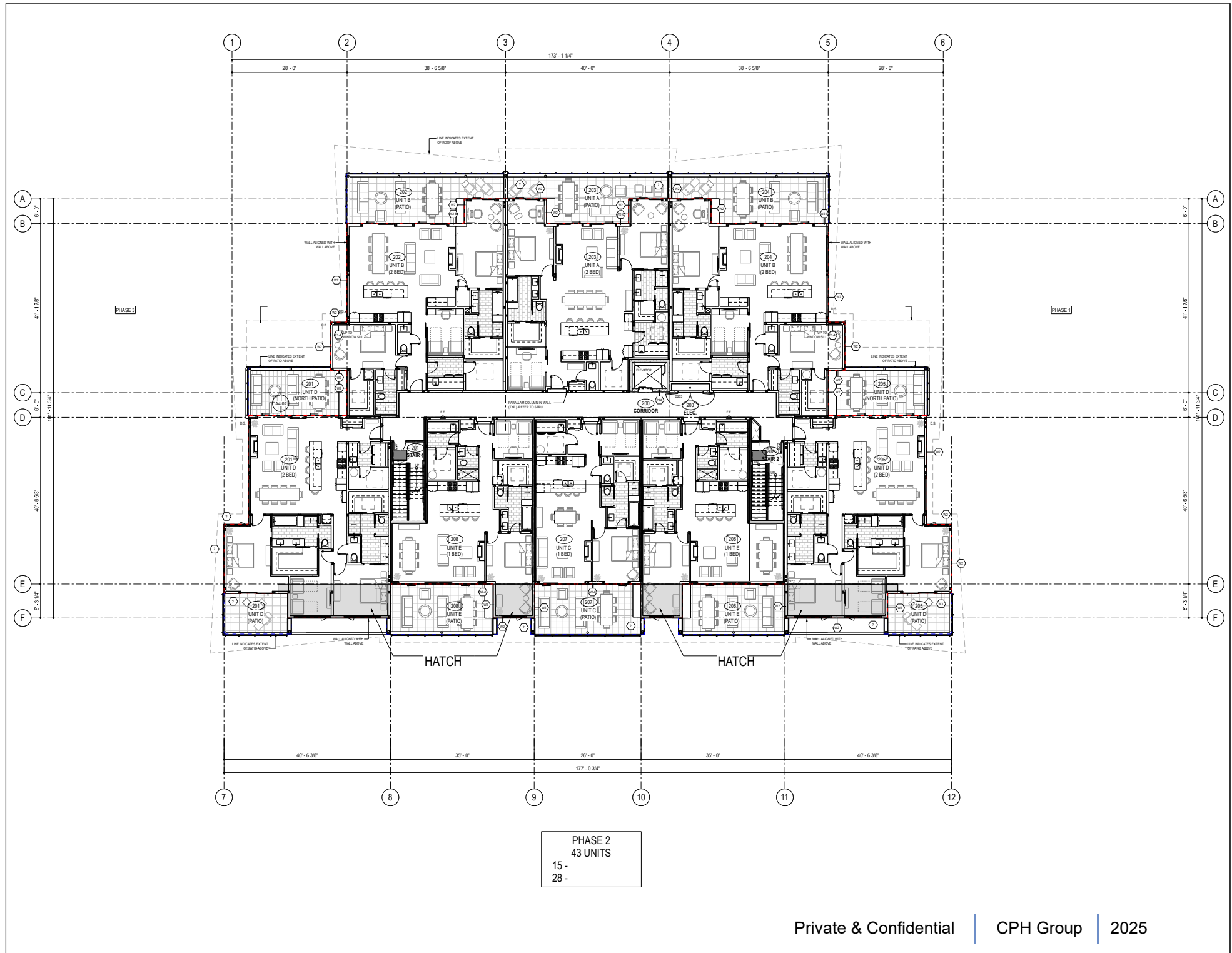


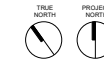
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ARIVA
PHASE 2 BUILDING

LEVEL 2-5 FLOOR PLAN

Phase 2 - 43 Units
15 - 1 bedrooms
28 - 2 bedrooms





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ARIVA
PHASE 2 BUILDING

NORTH/SOUTH
ELEVATIONS

Phase 2 - 43 Units
15 - 1 bedrooms
28 - 2 bedrooms

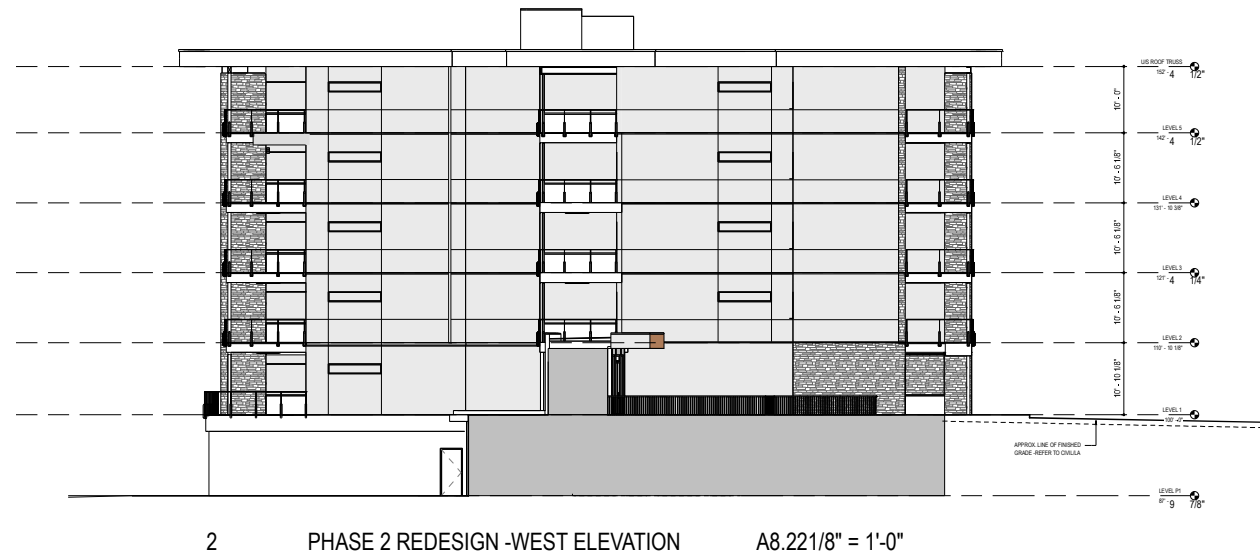
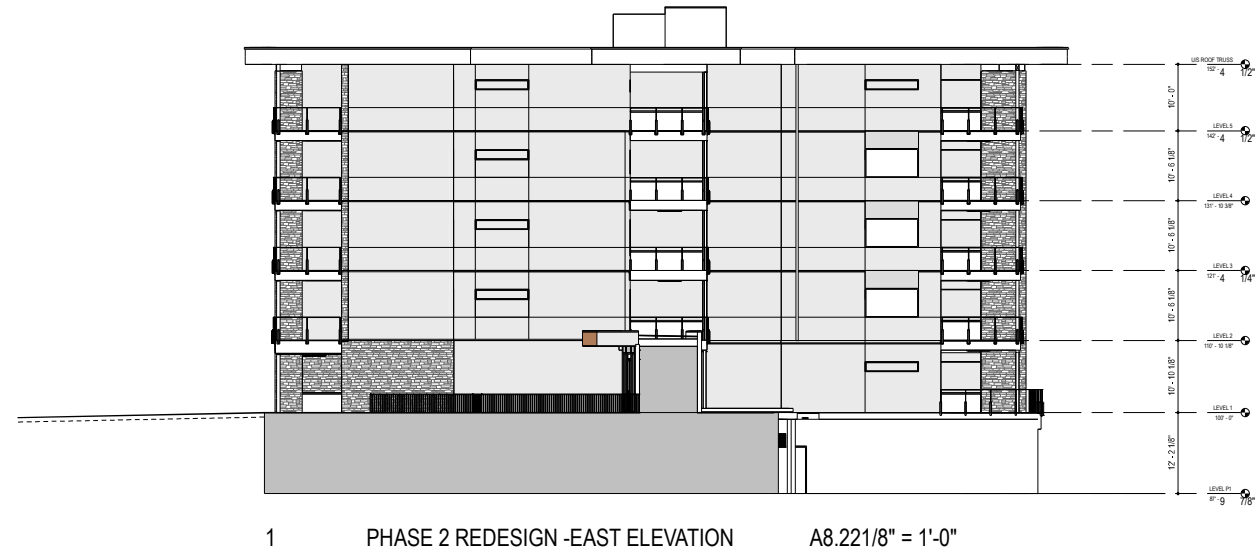


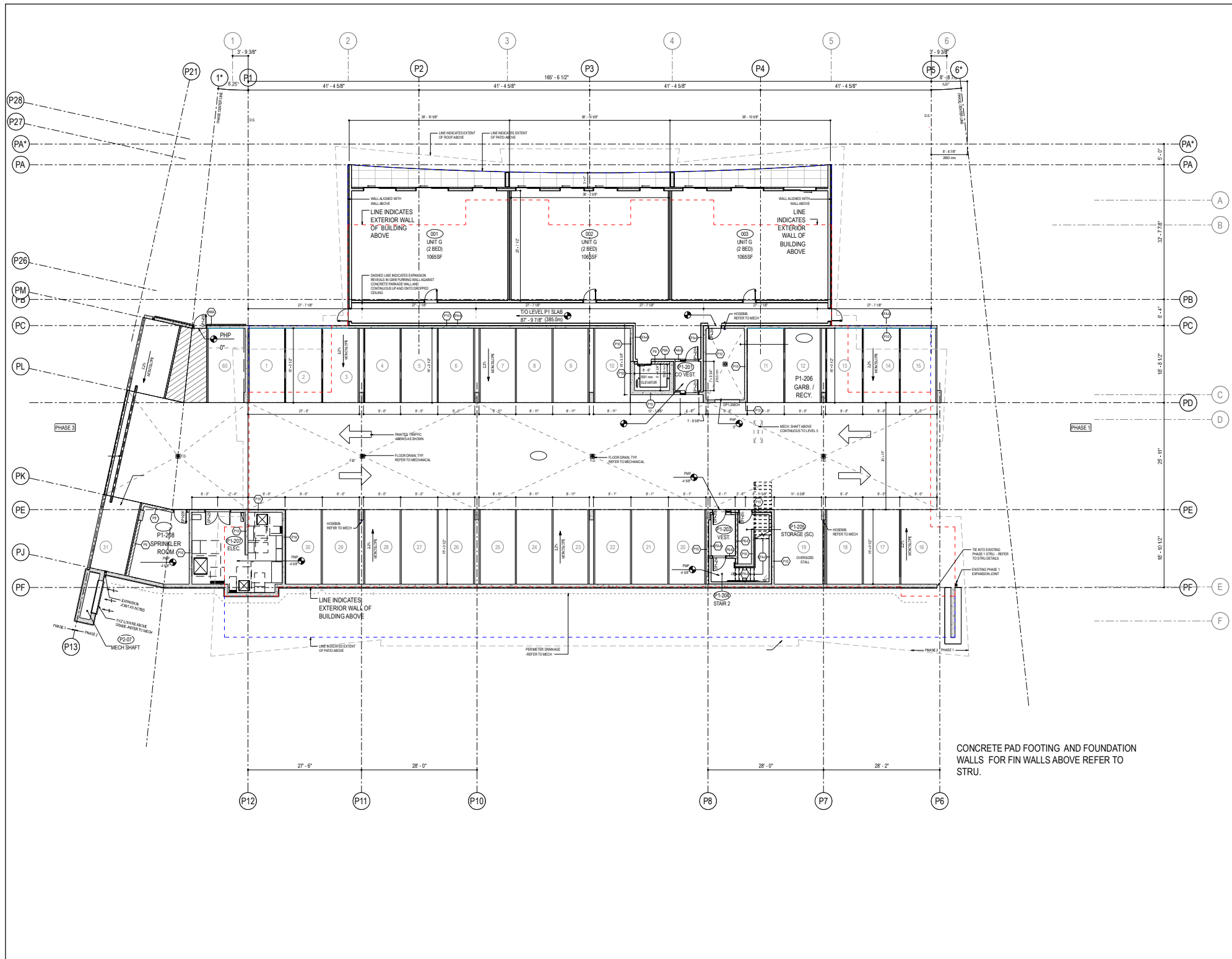
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ARIVA
PHASE 2 BUILDING

EAST/WEST
ELEVATIONS

Phase 2 - 43 Units
15 - 1 bedrooms
28 - 2 bedrooms





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ARIVA
PHASE 2 BUILDING

PARKING

Phase 2 - 43 Units
15 - 1 bedrooms
28 - 2 bedrooms



1 FRONT -HIGH A8.23



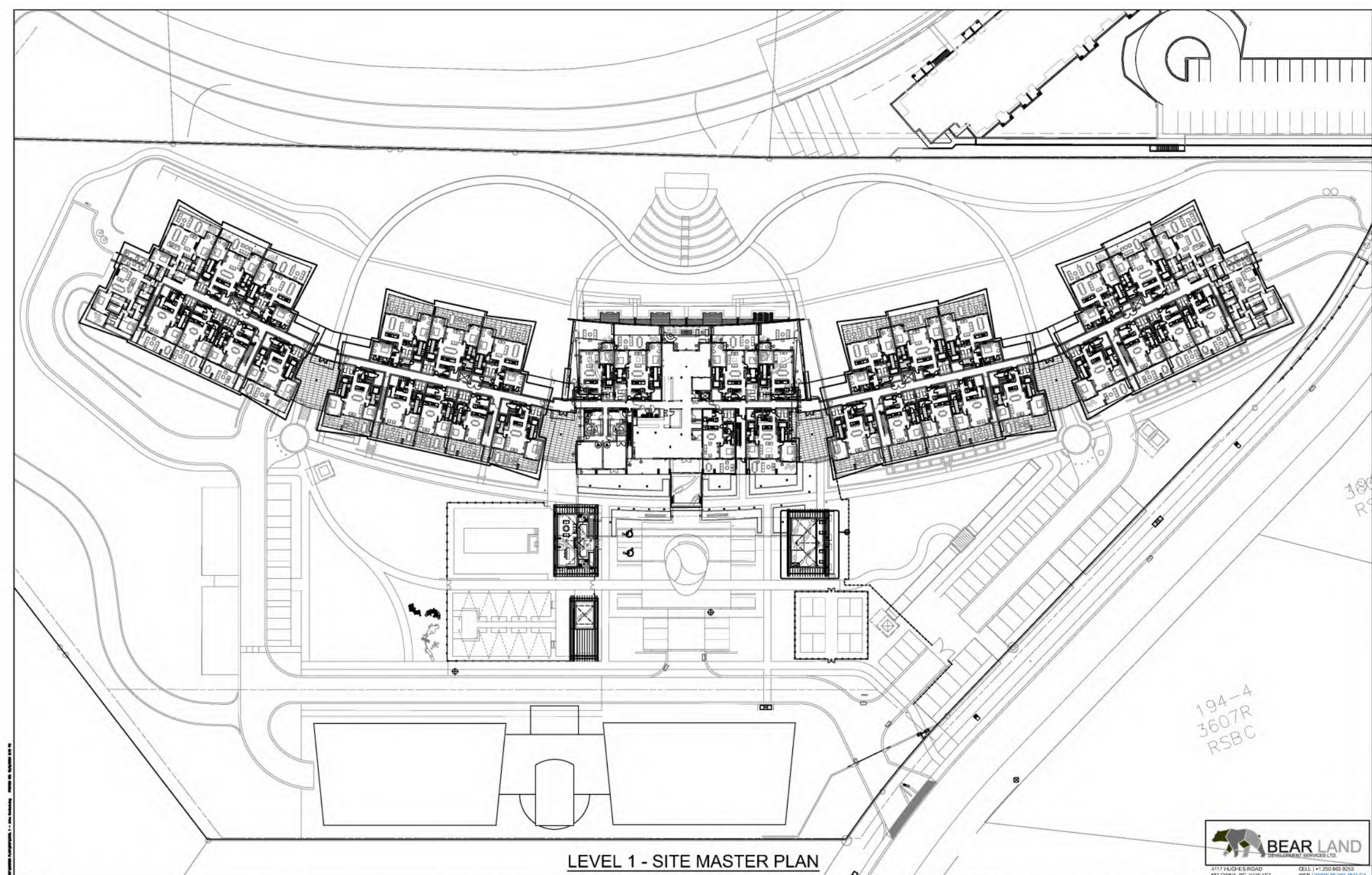
2 FRONT -LOW A8.23



3 REAR -HIGH A8.23



4 REAR -LOW A8.23



LEVEL 1 - SITE MASTER PLAN



4117 HUGHES ROAD
KELLOWNA, BC V1W 4S3
CELL: +1 250 868 9263
WEB: WWW.BEARLAND.CA

194-4
3607R
RSBC

LEGEND

WATER
SAN. SEWER
STORM SEWER
GAS
U/G TELEPHONE
U/G ELECTRICAL

W
S
D
G
T
UE

MANHOLE
UTILITY POLE
POWER POLE
LAMP STANDARD
CATCH BASIN
HYDRANT
TREES
SURVEY MONUMENT

○ M
● U
● P
● S
● D
● G
● T
● UE

PAVE WITH ASPHALT
REMOVE-REGRADE-REPLACE
LEVEL COURSE

NAD 83

INSERTION BASE POINT= 300,000 , 5,500,000

Locations and offsets of existing utilities shown on this plan are not guaranteed to be accurate and must be verified in the field PRIOR TO CONSTRUCTION. The City of Kelowna does not guarantee their accuracy. Connected persons should not rely on these documents and should verify all information shown by way of the survey and other appropriate methods. The City of Kelowna accepts no liability for use of these files or information.

NO.	YY/MM/DD	BY	REVISION	CH'D
1	24/11/20	KJ	ISSUED FOR DISCUSSION	KJ

BASE	DESIGN	AR
APPROVED	KJ	AR
DATE	2020-04-12	
SCALE	HORIZ. VERT.	
SCALE NOT ACCURATE OVER LONG DISTANCES		

WESTBANK FIRST NATION
DESIGN AND CONSTRUCTION

ARIVA RESORTS
MASTER PLAN
LEVEL 1 - SITE PLAN

FILE NO.	001
DRAWING NO.	LEVEL 1
REV NO.	1



Appendix

Background

- Ariva Development and the Legacy of Barry & Kevin Johnson
- The CPH Group Commitment

We have a Secret Weapon

- The Prefab Buildings Initiative

Letters of Support

Background

Ariva Development & the Legacy of Barry and Kevin Johnson

The Ariva project, envisioned and meticulously crafted by Barry Johnson and his son Kevin Johnson, stands as a testament to their decades-long commitment to redefining residential communities. With a career spanning over 45 years, Barry Johnson has consistently set benchmarks in Canadian real estate development, bringing innovative concepts and unmatched quality to life. Together, Barry and Kevin have brought their passion and expertise to Ariva, a groundbreaking adult community designed to cater to the active baby boomer market—an underserved demographic they call “Zoomers.”

Pioneering Excellence: A Legacy of Premier Developments

Barry Johnson’s illustrious career began in Kelowna in the early 1980s, when he co-created Sandringham, the region's first gated community. This project established a new standard of excellence in multifamily developments with premium townhomes complemented by streams, ponds, and waterfalls—design elements that became Barry’s signature across ten more gated adult communities.

Among his many accomplishments, Barry is best known for Predator Ridge Golf Resort, a master-planned, 1,200-acre community that has become the Canadian gold standard for residential golf resorts. This vibrant, world-class development cemented Barry’s reputation as a visionary in creating sustainable, luxurious communities.



Ariva: A New Standard in Community Living

Building on their unparalleled expertise, Barry and Kevin turned their focus to Ariva, a 200-home gated community near downtown Kelowna. Ariva was conceived as more than just a residential development; it represents a lifestyle. With plans for Canada’s first WELL Certified Community, Ariva integrates wellness, sustainability, and social connection, setting a new benchmark for adult-only gated communities.

Ariva’s innovative design caters to the active, health-conscious lifestyle of its residents. Featuring spacious condominiums with oversized outdoor decks, state-of-the-art amenities like a fitness center, yoga studio, urban farm, and pickleball courts, Ariva fosters an environment where residents can thrive. The inclusion of a two-acre organic urban farm and social hubs further demonstrates Barry and Kevin’s dedication to creating a community that promotes healthy, connected living.

The Transition: CPH Group and the Future of Ariva

With Phase 1 of Ariva successfully completed, Barry and Kevin have entrusted the CPH Group to oversee the completion of the remaining phases. The CPH Group brings an innovative strategy to the table, leveraging construction optimization techniques and prefabricated building components to ensure superior quality and maximize investor returns.

While Barry steps down from his role as lead developer, he and Kevin remain deeply committed to the project. They will continue to contribute as trusted advisors to the CPH Group leadership team, ensuring that the vision and quality standards they have upheld remain central to the development.

A Legacy of Leadership and Innovation

Barry and Kevin Johnson's journey in real estate development reflects a profound dedication to quality, innovation, and community. Their combined efforts have redefined residential living in the Okanagan Valley, from the revolutionary gated communities of the 1980s to the luxury and sustainability of Ariva.

As the CPH Group takes the reins to bring the vision of Ariva to its full realization, the project will undoubtedly benefit from the continued guidance of Barry and Kevin, whose leadership has been instrumental in shaping its success. Their unwavering commitment to excellence ensures that Ariva will not only meet but exceed expectations, solidifying its place as an extraordinary achievement in Canadian residential development.

The CPH Group Commitment

The CPH Group has established itself as a unique leader in the real estate development industry by providing fully integrated design and construction solutions, a rarity in today's market. Unlike most developers who outsource design and construction to focus on financing and asset management, CPH Group takes a turn-key approach that combines in-house expertise with innovative methodologies. This model allows the team to optimize building performance from conception through completion, ensuring that every project meets exceptional standards for efficiency, quality, and sustainability. Their holistic service offering positions the CPH Group as a trusted partner for developers and building owners who seek to achieve superior outcomes in an increasingly competitive market.

At the core of CPH Group's success is a team of award-winning executives and industry-leading professionals supported by federal government partnerships and collaborations with top designers and engineers. Their focus on performance optimization encompasses cutting-edge design advisory services, advanced construction management, and access to a skilled workforce, which addresses critical challenges in the construction sector, such as labor shortages and rising costs. By incorporating innovative materials, energy-efficient systems, and precision manufacturing techniques, CPH Group ensures that projects not only meet immediate objectives but also deliver long-term value and sustainability for stakeholders.

Operating out of the Okanagan Region, the CPH Group leverages federal support and partnerships with manufacturers to deliver scalable, cost-effective, and sustainable housing solutions nationwide. CPH Group is committed to advancing modern construction techniques while enhancing community growth and infrastructure. With an integrated design approach, proven expertise, and focus on sustainable innovation, the CPH Group is redefining how residential and commercial developments are designed, built, and managed.



We have a Secret Weapon...

The Business Case

The Ariva Developments project in West Kelowna represents a unique and lucrative opportunity to apply a new strategy for development called the Prefabricated Building Initiative (PBI). CPH group are founding members of the PBI; this approach, which focuses on producing high-quality, factory-manufactured building components, aligns seamlessly with the project's vision of creating a premium adult community for active baby boomers. By leveraging the PBI strategy, investors can benefit from enhanced efficiencies, superior construction quality, sustainability, and occupant wellness – all critical to the Ariva brand promise.

Why is the PBI Strategy so Effective?

Traditional perceptions of prefabricated construction often evoke images of low-quality, cookie-cutter single family home designs built in a centralized large factory. The modern PBI approach, however, transforms this narrative through the use of separate manufacturing centres and suppliers that are proven, established, and specialized to produce component parts with precision engineering.

- Structural mass timber systems
- Exterior wall systems
- Interior fixtures and finishes
- Mechanical electrical and elevator systems
- Digital water technologies

These are just a few the components that can be provided to a project and assembled on-site.

PBI Key Advantages

Superior Quality Control: Factory-controlled environments minimize variability and defects, ensuring consistent quality far beyond traditional on-site construction.

Faster Construction Schedules: Building components are manufactured simultaneously with site preparation, significantly reducing overall project timelines.

Sustainability: Off-site manufacturing reduces material waste and energy consumption, contributing to the project's green building goals.

Occupant Health: Factory production reduces on-site pollutants and aligns with health-centric certifications such as the WELL Community Certification that Ariva has already achieved for phase 1..



The Prefab Buildings Initiative is a coalition of industry-leading manufacturers, technology providers, and associated property developers; brought together to design and assemble factory-built components to meet Canada's housing challenges. CPH Group and PBI affiliates will collaborate to refine designs, reduce costs, and streamline construction processes for faster assembly compared to traditional on-site construction practices.

Reputable suppliers and manufacturers are critical to a prefabricated building project. Together, they ensure the quality, durability, and reliability of components. Suppliers in the PBI have been carefully selected through trusted, long-standing relationships. Each supplier will work with us as a team to ensure all projects are delivered on time and on budget.

PBI Alignment with the Ariva Vision & Mission

Ariva's mission to create an unparalleled active and socially connected community is perfectly positioned to benefit from the efficiencies and enhancements offered by PBI.

Build Schedule Efficiencies: With much of the infrastructure already in place, including site preparation and amenities, the rapid assembly facilitated by PBI ensures that the remaining phases can be completed on time and well within budget.

Enhanced Quality & Design: The precision and innovation enabled by PBI will preserve and amplify Ariva's reputation for premium, spacious lake-view residences. Prefabricated components ensure that design elements, including indoor-outdoor living spaces, meet the highest standards.

Resiliency Against Supply Chain Disruptions: By producing components in dedicated factories, the risk of construction delays due to material or trade shortages, weather conditions, or contractor issues is minimized.

Support from Stakeholders

Federal Backing: The PBI is working directly with the National Research Council (NRC) and Natural Resources Canada (NRCan), offering incentives for adopting prefabrication and sustainable practices.

Committed Suppliers: Partnerships with industry-leading suppliers ensure the availability of high-quality prefabricated components, reducing risk and enabling the delivery of superior product.

Investor Confidence: The prefabrication model provides transparency, predictability, and cost savings, making the development attractive to financial stakeholders.

Letters of Support: Formal letters supporting the contributions of the PBI and CHP Group are provided at the end of this document for review.

Investor Benefits

Profit Margins: PBI's cost efficiencies, combined with Ariva's commitment to exceptional design and lifestyle offerings, allow for premium pricing and improved profit margins.

Accelerated Returns: Faster build times mean quicker occupancy, generating revenue streams from unit sales and potential rental opportunities.


Market Differentiation: As Canada's first WELL-Certified Community, Ariva sets a benchmark in quality and wellness, attracting discerning buyers who prioritize health and sustainability.

The Ariva Developments project offers a rare convergence of market demand, strategic location, and innovative construction methodologies. By integrating the Prefabricated Building Initiative, the project will not only fulfill its promise of creating a vibrant, socially connected, and sustainable community but also provide investors with a robust opportunity to capitalize on a forward-thinking development approach. This initiative is a game-changer for CPH Group, its stakeholders, and the future of sustainable community living in Canada. Investors who act now will secure a strategic advantage in a market poised for growth.





July 24, 2024

Natural Resources Canada GCWood Program
NRCan  Government of Canada

Re: Letter of Support for the Prefab Buildings Initiative (PBI)

To Whom It May Concern:

I am writing on behalf of the Central Okanagan Economic Development Commission to express our support for the Prefab Buildings Initiative (PBI)

Innovations in manufactured building components are poised to revolutionize the construction and development sector in BC and across Canada. Streamlined processes in the multi-unit property space will provide developers with speed, quality, and on-site assembly methods through prefabricated components, leading to significant benefits.

The PBI initiative offers a unique approach by acting as the facilitator of the design/build process; uniting industry leaders across manufacturing disciplines to produce 80-90% of required project components. This objective aims to design pilot projects that can be replicated across Canada and is a welcomed strategy to meet the housing needs in the Central Okanagan.

As Canada's fastest growing region, the COEDC acknowledges the pressing need for housing solutions, and supports PBI in their application to the GCWood Program. We believe that this initiative is essential for supporting local businesses, workforce, and driving sustainable economic growth in the Central Okanagan.

Thank you for your time and consideration of this project. If you have any questions, do not hesitate to contact me.

Sincerely,

Krista Mallory
Manager, Economic Development Commission
Regional District of Central Okanagan
kmallory@investkelowna.com

1450 KLO Road, Kelowna, BC V1W 3Z4
t. (250) 469-6280 f. (250) 868-0512 tf. 1-877-332-2673
www.investkelowna.com



National Research
Council Canada

Conseil national de
recherches Canada



30 July 2024

To Whom It May concern,

The National Research council is pleased to be working with the The Prefab Buildings Initiative (PBI) to support a scope of work that seeks to harness the combined expertise of leading Canadian firms and organisations from design, development and technology to advance opportunities in precision manufacturing and construction optimization which hold promise to reduce construction time and waste while increasing productivity.

The National Research Council as Canada's largest federal research institute through its [Platform to Decarbonize the Construction Sector at Scale](#) (NRC Platform) seeks to support initiatives that have potential to advance sector productivity while reducing embodied carbon of construction in Canada. Based on the alignment of the PBI project with NRC's platform, the NRC is very interested to provide research and technical services to PBI construction projects that will increase adoption of prefabricated building systems in Canada.

Specifically, we anticipate collaborating with the PBI to perform measurement and testing to expose and quantify the value proposition of prefabricated construction and work with the PBI and other interested parties to disseminate this information as widely as possible. This in-depth measurement and verification will also identify technical barriers and opportunities to optimize processes. We anticipate launching collaborative research projects with industry to develop the solutions which will be introduced in the next phase of the five-phase project so through continuous improvement a highly efficient and optimized process will be developed when coupled with extensive reporting and targeted market-acceptance supported by the NRC, there is the potential for broad replication across Canada.

Prefabricated housing holds great potential to address Canada housing supply shortage in a cost effective and environmentally sustainable manner. Prefabricated housing has been prioritized through the 2024 federal budget, and the Government-wide Industrial Housing Strategy.

Should you have any questions, please do not hesitate to contact me. We hope to see this project funded so it can add to the potential solutions to the housing supply crisis.

Sincerely yours,

Yasir Sultan, PhD

Executive Director, Built Environment Climate Change Initiatives
National Research Council Canada
Yasir.Sultan@nrc-cnrc.gc.ca



2024-7-30

To NRCan:

I understand that the Prefab Buildings Initiative (PBI) has applied for funding through NRCan's GCWood program. Kalesnikoff Mass timber has been an affiliate and supporter since the PBI's formation, and we fully support this application process. We believe innovations in manufactured building components will make a significant impact across the construction sector in Canada, and that multi-unit property developers will benefit greatly from the speed, quality, and on-site assembly methods offered by prefabricated components.

The PBI offers a unique approach by acting as the facilitator of the design/build process; bringing together industry leaders across manufacturing disciplines to produce 80-90% of required project components. The PBI's objective to design pilot projects that can be replicated across Canada is a strategy we fully support, we look forward to working with our industry counterparts over the coming years to transform the way we produce buildings.

Sincerely

Sincerely,

Jason Morrow

Jason Morrow, Sales
Kalesnikoff Mass Timber Inc.



UnitiWall Corporation
2520 Haines Rd
Mississauga, ON L4Y 1Y6
905-816-1641

July 30, 2024

Re: Support for Prefab Buildings Initiative (PBI)

To whom it may concern,

As a committed affiliate and ally of CPH Group and the Prefab Buildings Initiative (PBI), UnitiWall Corporation is pleased to provide this letter of support for PBI's funding application through NRCan's GCWood program.

The PBI offers a unique approach to building better by acting as the design/build process facilitator, bringing together industry leaders across various manufacturing disciplines to collaboratively produce 80-90% of the required project components. Prefabricated components ensure superior speed, quality, and efficiency in on-site assembly methods far greater than traditional stick-built construction.

This holistic framework for innovations in manufactured building components will significantly aid in creating quick-to-market solutions that address our sector's challenges. Multi-unit property developers will greatly benefit from the immense benefits of off-site building construction.

As a manufacturer of high-performance prefabricated wall systems, we fully support the strategy of PBI and its objective to design replicable pilot projects across Canada. UnitiWall is eager to continue the collaboration with key industry counterparts to transform the way buildings are produced and to drive the construction industry toward greater sustainability. We anticipate the positive impact this initiative will bring to Canada's building sector.

Sincerely,

John Sopha
CEO

CPH
GROUP



www.innovatepbi.com