



**Board Meeting  
 Tuesday November 18th, 2020**

**Zoom**

<https://zoom.us/j/96228315556?pwd=SEVIQ3hra3dMWld6cytzVVZyNnZaZz09>

**1 pm to 3 pm**

**AGENDA**

	Call to order and welcome	
1.	Approval of Agenda	
2.	Review the action points from the October board meeting: <ul style="list-style-type: none"> <li>• None</li> </ul>	
3.	Review, Approve and sign off the minutes from the October 8th board meeting	
4.	Update from Finance Committee	Committee
5.	Update from Stakeholder Committee	Committee
6.	Short-term rental update	Joanne
7.	2021 annual plan priorities	Joanne
8.	Letter of support request for the Trikaur housing development (Attached is the proposal)	Joanne
9.	Questions on Managers report	
10.	Round table	
	Adjourn	



TRIKAUR SERVICES  
& DEVELOPMENT GROUP

# GOLDEN HOUSING PROJECT PROPOSAL

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OCTOBER 5, 2020

Submitted by:  
**Permjit Soomal**



**Attention: Mayor and Councillors**

Re: Golden Housing Project

October 5, 2020

Golden, like many communities, is struggling in providing affordable rental housing. The inability to provide quality and affordable housing has significant impact on investment decision that drives economic growth in this community.

There has been a variety of research, studies and efforts by various organizations and community members to address the critical shortage of staff housing which seems to be an issue that the Town of Golden is still struggling with because affordable housing is not a financially feasible venture for private investors.

Other communities in similar positions have created government, private and non-profit partnerships. Golden has yet to create such partnerships and Trikaur is thrilled to deliver on a solution and would like the opportunity to collaborate with you and the community on this.

As per the objectives and principles of the Town of Golden's Official Community Plan Bylaw No. 1222 a need for staff housing is a common theme and gap identified in the document.

In an effort to address this dire need and to promote business development and retention in Golden, I submit the following housing proposal for your perusal. I urge mayor, council and staff to support this undertaking with utmost urgency.

Please do not hesitate to contact me for further information or clarification.

Respectfully submitted,

Permjit Soomal  
permjit@veeradevelopment.com  
mobile: 250 344 8305



## ABOUT US

Newly created TriKaur Services & Development Group's head office is located in Golden BC and is comprised of a long standing and highly reputable for profit group of companies that entail real estate assets, real estate development and construction projects as well as a construction services provider for third party projects.

Our operations are organized into three distinct business segments:

- Real Estate Development & Construction
- Owner and Operator of Real Estate Assets; Condominium Buildings, Hotels & Restaurants
- Construction Services: Shuttle, Security & Janitorial

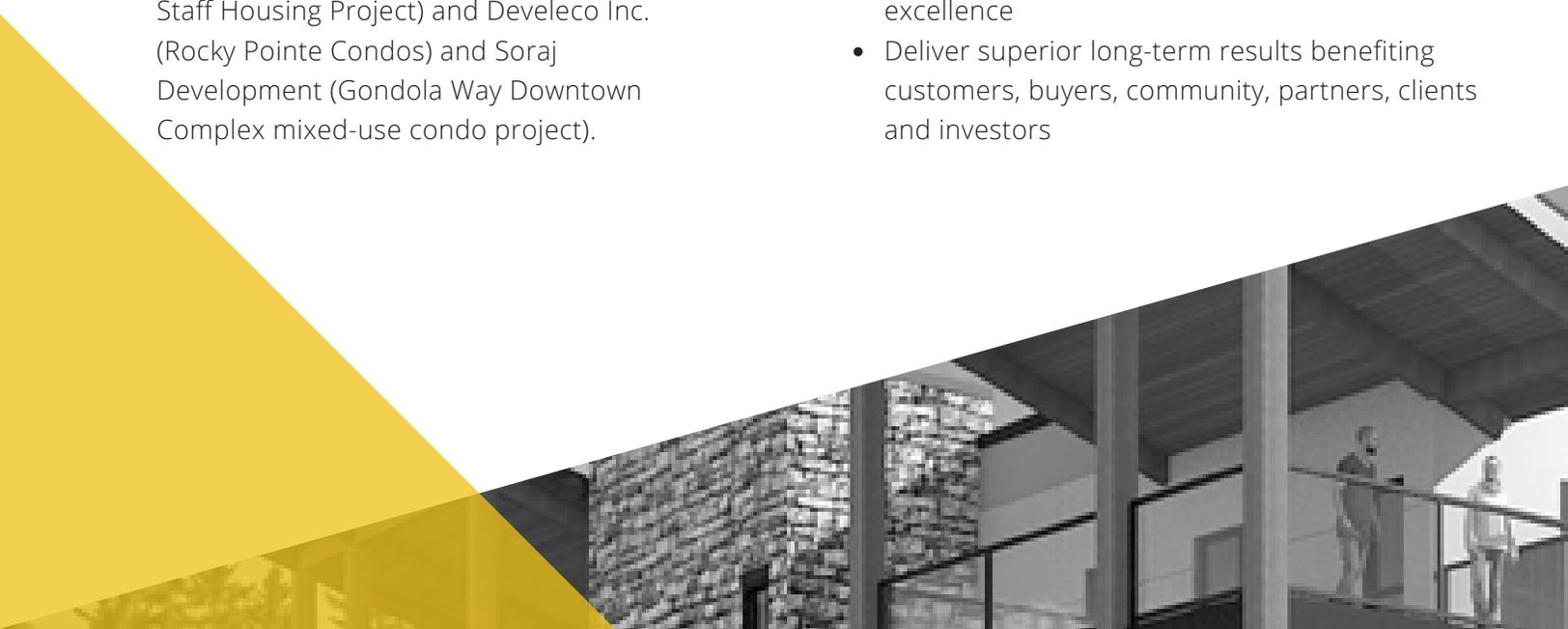
The group of companies currently within TriKaur's portfolio include Veera Development Inc. (Best Western & The Kaur Staff Housing Project) and Develco Inc. (Rocky Pointe Condos) and Soraj Development (Gondola Way Downtown Complex mixed-use condo project).

## VISION

To manage our existing portfolio of offerings, invest and diversify our portfolio in new projects and services which will all include the element of being sustainable, innovative and ethical which will lead us in becoming one of the most sought after partner and respected leaders in this space.

## MISSION | WE WILL:

- Always be about about people first
- Foster an outstanding employee experience and do our best to remove accommodation barriers for those we employ
- Cultivate strong partnerships with our customers, stakeholders and partners
- Be unwavering in our commitment to eco-friendly, sustainable practices and operational excellence
- Deliver superior long-term results benefiting customers, buyers, community, partners, clients and investors





## OUR COMMITMENT TO EQUALITY & COMMUNITY

Fostering a work environment that is inclusive, safe, sustainable and innovative is an essential mandate to the work TriKaur Services & Development Group delivers on.

As part of TriKaur's guiding principles, the company is committed to working with, partnering with, hiring, mentoring (in order of priority): locals, women, indigenous peoples and other underrepresented groups.

Sustainable and eco-friendly will be the core of our business. We will be working hard to ensure that every facet of our business segment is eco-friendly and sustainable.

Whether it's the cleaning supplies our janitorial staff use, efficient energy saving affordable condominium project, to the hybrid vehicles used to shuttle our clients, customers or staff in – we will fulfill our commitments to create an eco-friendly environment.

## HISTORY & EXPERIENCE

Since 1987 our real estate assets division has acquired many hotels, motels and restaurants within our portfolio in and around the Golden BC area.

Overtime, the company grew and diversified into developing and building and providing other construction related services. Our most recent project includes the Rocky Point Condos which is a new luxury family development in Golden, BC which consisted of two phases - each phase had 18 bedroom units.

Both phases of the project are sold out. What we learned during phase one is that two bedroom units were quicker to sell which resulted in our ability to modify our plans for phase two and we only offered two bedroom units which accommodated for this market trend. We are agile and responsive to community and people's needs and our prudent position allowed us to be successful in completing this project.





## CURRENT STAFF HOUSING ISSUES

We have been collecting information, reviewing existing studies and doing our own research on the shortfall of staff housing options in Golden BC.

Having first-hand information from many business owners and employees we noticed common themes which we have tried to summarize with testimonials provided in this document.

Golden BC is a desirable area for many to relocate to given its ample tourism industry and the many jobs that are available. Finding affordable housing is a huge deterrence to making any commitments and the lack of housing options lead many to choose housing that is unsafe and lacking basic necessities or not take job opportunities in the area.

## WHAT ARE LOCAL EMPLOYEES SAYING?

"My wife and I along with my 2-year-old child live in a one-bedroom hotel room. We have a hot plate for cooking and hotel size fridge for our food. When my mother-in-law was visiting, she slept on the floor in our room. We currently live on the highway close to work and can't move into town for better housing options because we cannot afford a car and public transit doesn't exist here." - **Local hotel employee 2020**

"I live in a very old one room hotel room. I do all my cooking in the bathroom since I don't have a kitchen. I have full time job for which I have a work permit, but I still have to work four hours every day for the landlord in addition to my rent. Otherwise, he will kick me out. I don't drive. I want to stay close to work so I don't have to spend money on a car." - **Local restaurant employee 2020**

"Four of us live in a 3-bedroom mobile home with one bathroom. One of the tenants sleeps on the sofa. With one bathroom and a small kitchen, you learn to be very organized. Sadly, we have to make this work for us because we only have one car and no other options." - **Local hotel employee 2020**





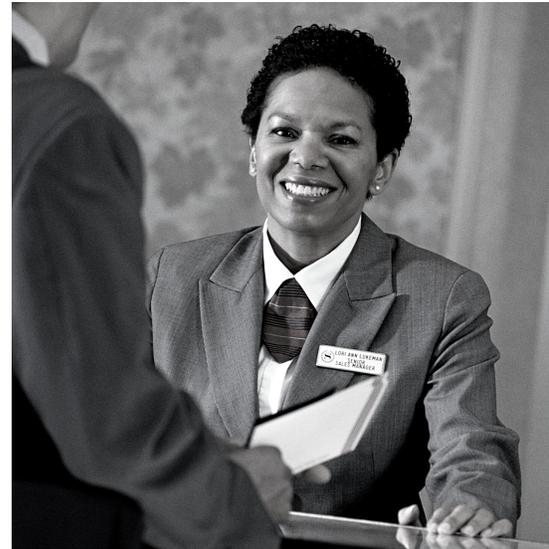
## WHAT ARE EMPLOYERS AND OTHERS SAYING?

“We have had to contract work to a third party to clean our hotel rooms as we could not get local employees.” - **Maneesh, Best Western**

“Lack of affordable housing for our staff is a huge factor in our business.” - **Hotel Association**

“I have to shut down my restaurant early because I can’t get anyone to move to Golden. They can’t afford the rent, if they find something to rent.” - **Local restaurant owner**

“The need for affordable housing is much greater than the number of units available.”  
-**BChousing.org.**





## OUR PROPOSAL

For this project, we are proposing:

- 18,000 sf building
- 3 storeys with an elevator and 2 staircases on each end of the building
- Total of 12 Units
- 4 units on each floor
- Each unit will have 4 bedrooms with two bathrooms and shared kitchen, living room and laundry room.
- 19 parking stalls. Our studies indicate this is not a car centric audience and work is within walking distance. However we have asked to include a city owned lane to the development that can accommodate for additional parking in the event more parking is required

## SITE MAP CONCEPT



### Project Information

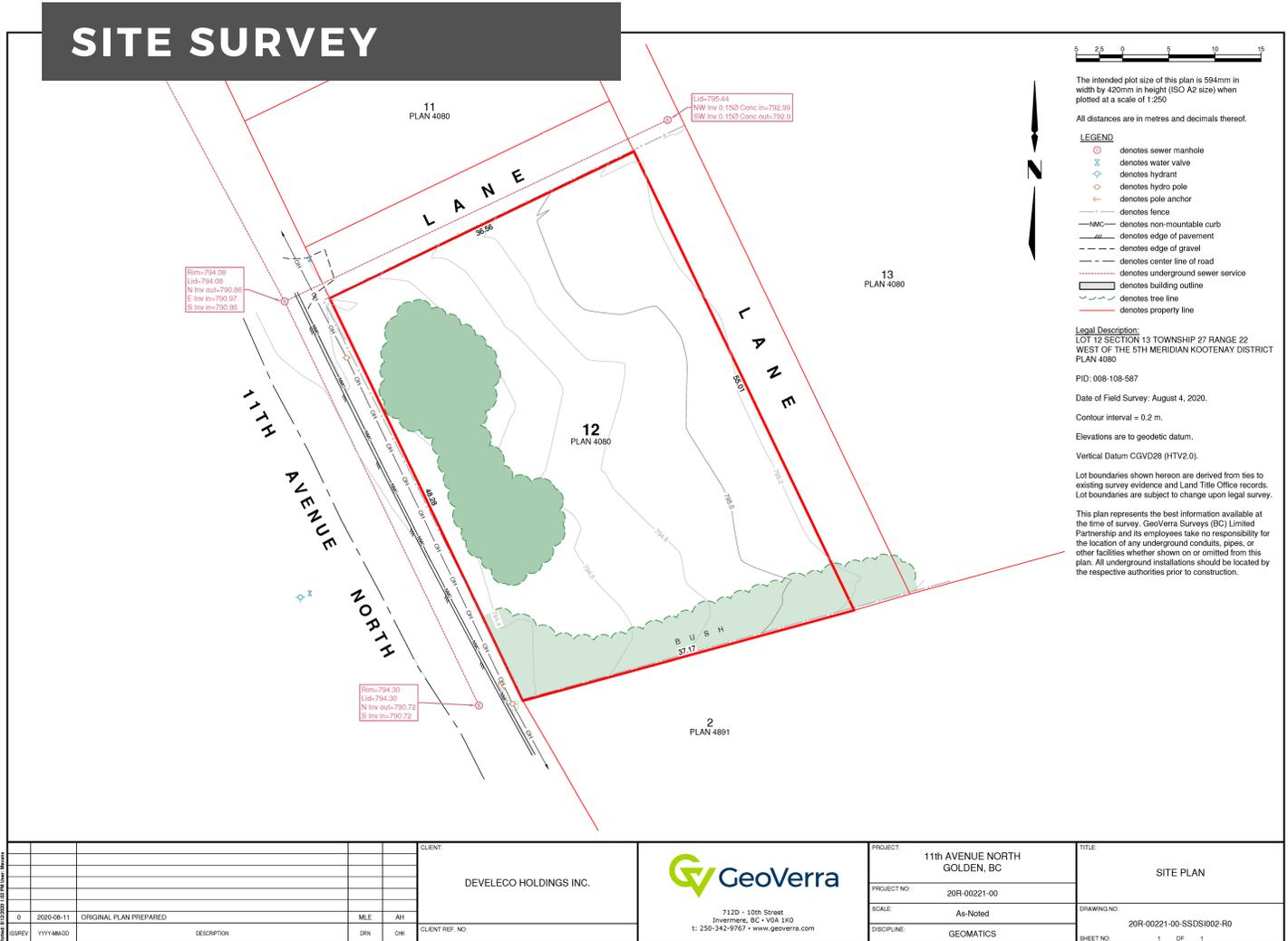
Site Address:	11 Avenue North, Golden, B.C.
Site Area:	0.19 Hct. / 0.47 Acres / 20,312 s.f. (1,888 m2)
Existing Zone:	M2 - Light Industrial
Proposed Zone:	R4 - High Density Residential
Proposed Development:	Staff Housing Residential
Proposed Max. Height:	3 storeys (10 metres)
Proposed Density:	12 Units (18,000 s.f. GFA)
Parking Required:	1.5 stalls per unit = 18 stalls (incl. visitor.)
Parking Proposed:	19 Stalls (1.58 stalls/unit)
Overall Landscape:	40%





### ZONING

This property is presently zoned C and TriKaur is requesting a variance to allow for residential rental for staff and employees. Variance application attached.



Further, we are proposing that the city owned lane become part of the project to allow for extra green space or additional parking. It will add significant value to the residents and the project. We will be responsible to maintain this area. It will be treed to create green space between the commercial and residential lots as well as additional parking if required. In addition we are requesting minimal landscape deposit of 20% of the total cost.





## PROJECT OUTCOMES

The final project outcome is in review and will be evaluated once the project nears completion.

Because of the prudent and agile nature of our business structure, we are able to adapt to external factors and changes thus confidently preparing us for one of the three scenarios listed below.

We will be seeking collaboration with our stakeholders, the community and partners that will assist in determining the final project outcome.

We are confident in our ability to take on one of three scenarios below:

**Option 1:** Sell the housing project to a non-profit organization as this has proven feasible for many communities facing the same housing challenges. For eg. Golden Community COOP.

**Option 2:** Stratify units and sell to businesses for their employees/staff.

**Option 3:** TriKaur will own and manage the building and priority will be given to local employees where we will aim to keep rent affordable as per the formula identified by BC Housing.



**TITLE SEARCH PRINT**

File Reference:

Declared Value \$ 158000

2015-04-28, 14:44:04

Requestor: Phil Armstrong

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

<b>Land Title District</b> Land Title Office	NELSON NELSON
<b>Title Number</b> From Title Number	CA2063839 XK14390
<b>Application Received</b>	2011-06-21
<b>Application Entered</b>	2011-06-23
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	VEERA DEVELOPMENT INC., INC.NO. BC0911820 BOX 4016 GOLDEN, BC VOA 1H0
<b>Taxation Authority</b>	TOWN OF GOLDEN
<b>Description of Land</b> Parcel Identifier: Legal Description:	008-008-639 LOT 3 SECTION 13 TOWNSHIP 27 RANGE 22 WEST OF THE 5TH MERIDIAN KOOTENAY DISTRICT PLAN 4080 EXCEPT PART INCLUDED IN PLAN 17761
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner:	STATUTORY RIGHT OF WAY XK2593 1996-01-30 11:07 BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Nature: Registration Number: Registration Date and Time: Registered Owner:	STATUTORY RIGHT OF WAY KR31989 2001-04-10 10:45 TELUS COMMUNICATIONS INC. INCORPORATION NO. 53577A
<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING



Status: Registered

Doc #: KR31989

RCVD: 2001-04-10 RQST: 2015-05-06 14.20.03

ABSTRACT REGISTRY  
372-0746

LAND TITLE ACT  
FORM C  
(Section 219.81)  
Province of  
British Columbia  
GENERAL INSTRUMENT - PART 1

01 ~~NR~~ 10 10 45  
LAND TITLE OFFICE  
KAMLOOPS

KR031989

(This area for Land Title Office use)

Page 1 of 5 Pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)  
Howard Coulter, TELUS Communications Inc. - Real Estate Properties  
15<sup>th</sup> Floor - 3777 Kingsway, Burnaby, BC V5H 3Z7  
Telephone: (604) 432-3797 CLIENT #10869  
File: 21772-1 (A)  
  
Howard Coulter, Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION (S) OF LAND\*  
(PID) (LEGAL DESCRIPTION) 01 01/04/10 10:46:31 01 KL 43292  
008-008-639 LOT 3 SEC 13 TP 27 RGE 22 W5M KOOTENAY DIST PLAN 4080 155.00  
EXCEPT PART INCLUDED IN PLAN 17761

3. NATURE OF INTEREST \*  
DESCRIPTION DOCUMENT REFERENCE (PAGE AND PARAGRAPHS) PERSON ENTITLED TO INTEREST  
Statutory Right of Way Pages 3 - 5 Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)  
a) Filed Standard Charge Terms D.F. No.  
b) Express Charge Terms  Annexed as Part 2  
c) Release There is no Part 2 of this Instrument  
A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. TRANSFEROR(S)\*  
427881 BC LTD. (Inc. No. 427881) Box 4016, Golden, BC V0A 1H0

6. TRANSFEREE(S) : name (s), occupation (s), postal address (es), postal code (s)  
TELUS COMMUNICATIONS INC., a company incorporated pursuant to the laws of Canada having its head office at 3777 Kingsway, Burnaby, British Columbia, V5H 3Z7 (Extra-Pro. Reg. No. A-53577)

7. ADDITIONAL OR MODIFIED TERMS : \*  
N/A

\* If space insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.  
\*\* If space insufficient, continue execution on additional page(s) in Form D



Status: Registered

Doc #: XK2593

RCVD: 1996-01-30 RQST: 2015-05-06 14.20.03

C-NIC  
14

XK002593

96 JA 30 11 07.5

RECEIVED  
LAND TITLE OFFICE  
NELSON

**Land Title Act**  
**FORM C**  
(Section 219.81)  
Province of British Columbia

**GENERAL INSTRUMENT - PART 1**

(This area for Land Title Office Use)

Page 1 of 5 pages

- APPLICATION:**  
Patricia Ann Brown, Agent for  
B. C. Hydro and Power Authority  
8th Floor, 333 Dunsmuir Street  
Vancouver, B. C. V6B 5R3  
Necessary for the operation and maintenance  
of B. C. Hydro's undertaking  
*Patricia Ann Brown*  
Telephone: 623-3742  
10738  
*AGENT*
- PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:**  
008-008-639 Lot 3, Sec 13, Tp 27, Rge 22, W5M, Kootenay District, Plan 4080, except part included in  
Plan 17761  
*17 X C 2007*  
(called "the land" in the attached Terms of Instrument - Part 2)
- NATURE OF INTEREST:**  
Description: Statutory Right of Way  
Document Reference: Entire Instrument  
Person Entitled to Interest: Transferee
- TERMS:**  
PART 2 of this instrument consists of (select one only)  
(a) Filed Standard Charge Terms  D.F. No.  
(b) Express Charge Terms  Annexed as Part 2  
(c) Release  There is no Part 2 of this instrument  
A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.
- TRANSFEROR(S):** LAMBER SINGH GILL  
01/30/96 A3383n CHG FREE .00
- TRANSFEEE(S):** (Including postal address(es) and postal code(s))  
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY,  
333 Dunsmuir Street, Vancouver, B. C., V6B 5R3
- ADDITIONAL OR MODIFIED TERMS:** N/A
- EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature: *[Signature]* Execution Date: 96/01/23 Party(ies) Signature(s): *[Signature]*  
Signature: \_\_\_\_\_ LAMBER SINGH GILL

**GLEN HERALD BEST**  
CUSTOMER SERVICES DESIGN REP  
A COMMISSIONER FOR TAKING  
AFFIDAVITS WITHIN THE AREA  
OF BRITISH COLUMBIA  
BC HYDRO AND POWER AUTHORITY  
1410 S. 10TH AVE.  
GOLDEN, BC  
V0A 1H0

**OFFICER CERTIFICATION:**  
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, RSBC 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.  
File No.: 152-1602.0(X36) Originator: PAB/em Date: 95 12 14  
Doc type: BED/wdwg



# Development Application Form



**Development Services**  
P: 250-344-2271  
E: [Planner@golden.ca](mailto:Planner@golden.ca)

Please refer to the *Development Procedures Bylaw* for all land development application processes and requirements.

**FOR OFFICE USE ONLY:**

**APPLICATION FEE:** \_\_\_\_\_

Date: \_\_\_\_\_

Received by: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

File No.: \_\_\_\_\_

**SECTION 1: TYPE OF APPLICATION** (check all that apply)

Yes Development Permit

Yes Amendment to the OCP

Development Variance Permit

Yes Amendment to the Zoning Bylaw

Temporary Use Permit

Floodplain Exemption

**SECTION 2: APPLICANT INFORMATION** (note: all correspondence will be directed to applicant)

Full Name: Permjit Soomal

Postal/ Zip Code: V0A 1H0

Business Name: Veera Development Inc.

Telephone (home): \_\_\_\_\_

Mailing Address: 1024 11th street

Telephone (cell): 250 344 8305

City/ Town: Golden, BC

Email: permjitsoomal@gmail.com

**SECTION 3: PROPERTY OWNER INFORMATION** (if different from above)

Full Name: \_\_\_\_\_

Postal/ Zip Code: \_\_\_\_\_

Business Name: \_\_\_\_\_

Telephone (home): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone (cell): \_\_\_\_\_

City/ Town: \_\_\_\_\_

Email: \_\_\_\_\_

If there is more than one property owner, please provide a letter signed and dated by all registered owners, authorizing the applicant to act on their behalf.

If a numbered company holds the property, please provide a corporate search illustrating company directors.

**SECTION 4: SUBJECT PROPERTY** (as indicated on State of Title Certificate)

Legal Description: Lot #12 Section 13 Township 27 Range 22 Plan 4080

Street Address: 11th Avenue North Lot # 12

Parcel Identification Numbers (PIDs): 008-108-587