

April 1, 2022



Dear Innovation Village Investors,

We are very pleased to be able to inform you that Innovation Village is moving from strength to strength. Working closely with the City of Surrey and our various consulting teams, we have achieved outstanding success by placing this valuable parcel of real estate on track to become an outstanding example of what a combination of hard work, patience, perseverance and a visionary perception of real estate potential can achieve.

Innovation Village is poised to become the premier southern gateway into Surrey's modern and constantly evolving city centre. The development sits in the constantly evolving

Health and Technology District and, with its prime location immediately adjacent to Surrey Memorial Hospital and the Surrey Health Campus, it will be providing a valuable contribution to the growth of this area.

Before we look at Innovation Village itself, let's have a review of the substantial growth occurring in the Health and Technology District, as that's an important component of the overall value that can be attributed to this outstanding 5-acre Innovation Village development.

Surrey Memorial, a teaching hospital affiliated with the University of British Columbia, is the second largest hospital in British Columbia and the largest of three regional hospitals in Fraser Health's

integrated network of care. The Surrey Health Campus includes twelve buildings with over 6,000 employees and is a healthcare campus that touches the lives of thousands of patients every day.

The continually advancing Health and Technology District is one of British Columbia's most rapidly growing and dynamic health and health technology sectors and has been described as Surrey's emerging "innovation ecosystem". The District comprises of many multinational companies, international partnerships, medical clinical and research facilities, scientists, innovators and health sector entrepreneurs. The Health and Technology District's collaborative focus is emerging as a leading influence in the implementation of technologies and solutions that contribute to greater health care innovation and improvements.



Just 500 meters north of Innovation Village, the University of British Columbia (UBC) has some very big plans for its future presence in Surrey. UBC has acquired a site

on the opposite side of King George Highway, at 9770 King George, for its new Surrey campus.

Santa Ono, the President and Vice-Chancellor of UBC, recently stated that the long-term vision of UBC is to grow the Surrey campus to deliver a wide range of programs and serve over 10,000 students. The enrolment of the Surrey campus could be comparable, or even greater than, the UBC Okanagan campus which currently has 10,000 undergraduate and post-graduate students.

Santa Ono explained how the leading rationale for UBC's expansion into Surrey is simple, the area is leading the entire region's population growth, with Surrey expected to overtake Vancouver's population in the very near future.

A 10-minute walk from Innovation Village is the King George SkyTrain station. This also adds value to the area as the planned 16 km long extension of the Expo Line, east of King George Station to reach Langley City Centre, is opening in 2028. This makes for the creation of a particularly advantageous location as it opens up rapid transit connectivity across the South Fraser region to downtown Vancouver.

Why is this off-site input so important to you as a real estate investor?

Quite simply because our aptly named “Innovation Village” not only gives you a valuable 5-acre development in a prime location within the new Health and Technology District, but it also provides you with the comfort of knowing that your investment forms a significant part of one of the most valuable locations in Surrey.

The Health and Technology District’s success to date is a testament to its future potential and, as the district evolves and flourishes, Innovation Village with its medical office component, rental housing stock and residential market homes, will make a significant contribution towards enhancing that success.

Now, let’s take a look at Innovation Village and what has been achieved to make this exceptional development the impressive southern landmark into Surrey’s city centre.

Innovation Village has risen from a very run-down manufactured home park to become a testament to how very visionary real estate thinking can turn a parcel of land around to achieve its highest and best use.

In 2016, 9525 King George was a rundown trailer park containing 49 mobile homes. The infrastructure was outdated and broken, and the site often suffered from flooding. The site also had a salmon feeder creek running through its entire length, often travelling through culverts under the

property. WestStone acquired the site and took on the 3-year task of relocating and rehousing the existing tenants. Due to the age and condition of the mobile homes, they had to be demolished instead of relocated. In order to facilitate this, WestStone employed a team dedicated to a lengthy tenant relocation program. It was a daunting and demanding task as each tenant had their own unique relocation requirements. However, it was eventually very successfully completed, the outgoing tenants were happy with their relocations and the site was fully vacated.



During the tenant relocation period, WestStone worked closely with the City of Surrey’s Planning and Engineering departments to conceptually create what is now known as Innovation Village. This was a complex process as many factors had to be considered. One major consideration was the realignment of the salmon feeder creek, which had to be moved to a new location along the property’s northern perimeter so that the proposed new buildings could be accommodated.

As you probably know, fish bearing or fish feeder creeks and streams in British Columbia are taken very seriously by both developers and government. The approval process is lengthy and involves municipal, provincial, federal and First Nation governing bodies. That said, we are pleased to inform you that in December last year we received our final approval to relocate the watercourse.

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*“It’s great to see Innovation Village finally arriving at the point where we can commence work on the site. I must applaud the perseverance and dedication of the City of Surrey, the WestStone team and all our consultants, who have jointly contributed to making this outstanding development a truly stunning gateway landmark for the southern entry into Surrey city centre. Its commercial and residential mix, tastefully blended into an urban forestation setting, makes everything worthwhile. WestStone is proud to be continually adding to the exciting growth of Surrey city centre as the second great economic, social and cultural hub of our metropolitan region”.*

*- Bob Dominick,  
Vice President, WestStone Group*

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The WestStone team is now working with the City of Surrey planning and engineering departments to finalize the creek relocation work. The new creek route, along the northern perimeter of Innovation Village,

will be esthetically encompassed in a natural environment of newly created forestation along its entire route through the property.



This urban forestation will make an attractive backdrop for Innovation Village and, more importantly, it will contribute towards creating a healthy ecosystem which is vital to the lifecycle of fish stocks in British Columbia. One of the most exciting aspects of this relocated watercourse is that we are taking it from its existing, non-fish bearing and often culverted route through the property, to a new totally open and daylight exposed potential fish bearing route.

Innovation Village has also undergone an extensive update to its proposed build-out and is now in the final stages of approval for its development permit.

The proposal is for three towers of 37, 31 and 12 storeys, respectively, totaling some 700,000 square feet. These towers will accommodate approximately 586 residential market homes, around 335 rental apartments

and some 70,000 square feet of medical and commercial space.

Given the tower heights and their proximity to Surrey Memorial Hospital, some prolonged planning and consulting had to take place to satisfactorily amend the air ambulance flight paths. This involved several agencies including the City of Surrey, Fraser Health Authority, Transport Canada and some highly accredited aviation consultants. The flight path amendment was satisfactorily resolved on March 9<sup>th</sup>, 2022.



The path is now clear for Innovation Village to move forward to its General Development Permit, which should occur

towards the end of April this year. Following the issuance of the General Development Permit, each tower will be enabled to move forward as an independent development entity.

We appreciate your investment in Innovation Village, and we are pleased to have been able to provide you with such a fine example of a real estate development that truly reached its maximum potential.

As we move forward, we will continue to keep you informed. Please visit your dedicated website at [www.wsinnovation.ca](http://www.wsinnovation.ca) to stay updated.