

project overview

A PROPOSAL FOR A SUSTAINABLE EQUESTRIAN COMMUNITY FOR SQUAMISH

An Equestrian Neighbourhood for Squamish The Outdoor Capital of Canada

When it comes to outdoor recreational opportunities, Squamish, with the ocean, mountains, rivers and wilderness, has it all. People flock to the area, known as the *Outdoor Recreation Capital of Canada*, for fishing, boating, hiking, golfing, climbing, mountain biking and skiing. One activity that is gaining popularity in this recreational hub is horseback riding. For many, the passion for horses and riding is going beyond an occasional activity and becoming a popular lifestyle choice.

At this time the demand for stables and equestrian services in both Metro Vancouver and the Sea-to-Sky regions outweigh the supply. Paradise Valley, with its distinctive rural character and trails leading to the backcountry of spectacular BC, is an ideal location for an equestrian community.

Equestrian communities offer residents a significant public amenity while providing and creating a new tourism destination for the District of Squamish. Planned equestrian communities attract outdoor enthusiasts in two primary demographic sectors: young families whose children are interested in equestrian training and competitions and baby boomers who are looking to live and work in smaller communities while enjoying nature and exploring backcountry trails.

Paradise Trails a Sustainable Equestrian Community

Tri City Properties at Squamish is proposing a unique equestrian community in Paradise Valley called Paradise Trails. This property will become a model for outdoor lifestyle-oriented communities. It will be a place where people will want to live while enjoying or pursuing a rural equestrian lifestyle.

Country homes will be connected to bridle and hiking trails that will lead to the equestrian centre and BC's stunning outback country. Homeowners will be offered the convenience of keeping their horses at the Paradise Trails stables and having full use of the amenities and programming at the Paradise Trails Equestrian Centre. Residents and the general public will enjoy riding and hiking the historic Cheakamus River Trail. The stunning waterfront views, paired with the forested landscape, provide an unforgettable and unique outdoor recreational experience.

The community will be built around the Paradise Trails Equestrian Centre. This facility will be professionally managed as a premier

equestrian centre and will offer quality programming such as horse training, riding classes, clinics, therapeutic riding, competitions and other special events. Classes and events will be open to residents and other equestrian enthusiasts. The facility will also be available for community events, meetings and celebrations.

The equestrian centre will include indoor/outdoor areas and stables, a tack shop, a farrier shop, a veterinary clinic, event rooms and a place to wash and groom horses. It will also include a manager's apartment and a café/bistro.

Squamish residents will have access to the equestrian centre and its facilities including rental stalls for full or partial boarding of horses; indoor, outdoor and dressage riding arenas; a cross-country field; and training facilities. As well, the equestrian centre will offer riding, dressage and show jumping lessons. Community members will also have access to renting horses for trail riding.

A large portion of the Paradise Trails community grounds will be open green space and a wildlife corridor. The equestrian facility and housing will occupy a small area to minimize impacts on the natural landscape. Bridle and hiking trails will wind throughout the community, leading to the river and mountains. The Cheakamus River Trail is an ancient Native path, following the route old prospectors used when travelling to the gold fields. The Cheakamus River Trail also links to several municipal and provincial backcountry trails.

Equestrian Communities are Eco-Friendly Developments

Historically, advocates for land conservancy and economic development have been at odds. Community decision makers had a tough time navigating a course that addressed both the housing market demands while conserving green space and the natural landscape. Eco-friendly developments address land conservancy by applying innovative sustainability principles and new green technologies to land use.

Equestrian communities are naturally sustainable. Tri City Properties at Squamish planners have designed the Paradise Trails project to leave a very small environmental footprint. Plans include maximizing green space, preserving the beautiful Cheakamus River Trail and safeguarding wildlife corridors. Paradise Trails will incorporate innovative green design and engineering such as rain water collection, green roof design, internal water systems, composting of horse waste,



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and an on-site waste treatment facility. These practices, along with general preservation of the forested landscape, will greatly assist in retaining the pristine state of the natural setting.

Horses Boost Local Economies & Create Jobs

An equestrian centre not only presents an opportunity for people from the region to enjoy the horse hobby on a variety of levels, it also creates many well paying professional jobs. Employment opportunities include equestrian centre owner/operator, stable manager, horse trainers and clinicians, riding teachers, horse brokers, horse masseuses, braiders, therapeutic riding specialists as well as farriers and veterinarians.

The equestrian centre may offer other opportunities for income through horse breeding and horse sales. Local event managers, caterers and marketing professionals will also benefit from events and activities. Students and interns will find part-time jobs exercising horses, feeding horses, turning out and blanketing animals as well as cleaning stalls.

In addition to direct jobs, there are many secondary economic benefits that result from establishing an equestrian base in the community. For example, people with horses need to purchase saddles and tack, feed and grain, vitamins and supplements, ointments, riding gear and competition outfitting. They often purchase specialized feed, salt blocks, and custom-made hardware.

Equestrian facilities also attract equestrians from outside the area to attend riding events, such as dressage, cross-country riding and jumping competitions. This results in dollars for local businesses including restaurants, hotels, pubs, shops and service stations.

Special equestrian events and competitions at the Paradise Trails Equestrian Centre will attract a new type of tourist to the Squamish area. Bed'n'Bales, much like Bed & Breakfasts, offer accommodations for horses and owners who have come to participate in events and training clinics. For these travelling equestrian tourists, Paradise Trails residents may choose to rent out their carriage houses or tourists may find accommodations in neighbouring facilities.

Projected Growth in the Equestrian Market

According to The Horse Council of BC, horse-related businesses have shown steady annual growth of approximately seven per cent for the past 15 years. It predicts this growth will continue to increase as more people are beginning to get involved with horses, particularly in learning to ride and care for them. Presently, the Council estimates

that there are more than 15,000 full-time jobs resulting from the horse industry.

The British Columbia Ministry of Agriculture states BC's horse industry typically generates 77 million dollars in direct provincial and federal tax revenue, which generates roughly 771 million dollars in economic activity to the province. The last census reported that there were more than 153,366 horses in BC, and approximately 45,000 horse owners. More than 25 per cent of BC's horses dwell in Metro Vancouver.

With land at a premium in British Columbia, it is common for people to live in one location and have their horse or horses boarded at a rural location. Currently, many Metro Vancouver families spend more time driving to their horses' stable than they do riding their horses. Paradise Trails offers a viable option for enjoying their equine hobby right in their neighbourhood.

At this time, many of the stables along Finch Road and Loggers Lane in Squamish, as well as small farms, are being squeezed out by new commercial and residential developments. Additionally, horse owners and enthusiasts in West and North Vancouver have expressed a great need for more equestrian amenities in the region.

Paradise Trails - A Good Fit For Squamish

For those who will choose to invest in the new Paradise Trails Equestrian Community, the lifestyle will be geared towards total health and wellness. Paradise Trails will provide a rare opportunity for residents to walk out their front door and indulge in many exceptional recreational opportunities, without ever getting in their car.

In addition to horseback riding, families will enjoy hiking, mountain biking, fly fishing, rock climbing, rafting, cycling, and bird and eagle watching, all within the grounds of the community. Also nearby is the opportunity to swim in several local lakes, cross-country ski, sled, kite and wind surf. Paradise Trails promises to bring a truly unique lifestyle opportunity to the Sea-to-Sky Corridor. Add to this, the area is beautiful, affordable and in a great location in the heart of the *Outdoor Recreation Capital of Canada*.

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equine economic benefits

Equestrian Communities are Becoming Local Economy Boosters

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The cost of boarding a horse in Metro Vancouver currently runs between \$450 - \$750 per month. Additional fees for feed, mucking stalls, riding, blacksmith and veterinary services bring the monthly costs to range between \$600 - \$1,000. Costs are also incurred for lessons, clinics and horse training. To sustain an equestrian lifestyle, a family income needs to be \$60,000 - \$100,000 or more.

Research from the Horse Council of British Columbia reveals there is a shortage of decent quality stables in the Metro Vancouver. There are also more people wanting to ride, own and care for horses near their homes. This is fuelling a trend of people choosing to move from the city to rural communities because they want to live and work in areas that cater to outdoor living.

The Benefits of Horses to Communities

- Horse related spending includes horse boarding, veterinary, farrier, feed, training fees, riding lessons, insurance, grooming and health
- Equestrian economic generating activities include trail riding, equestrian events, training, breeding, racing, farming and ranching
- Equestrian related assets include land, infrastructures, tractors, trailers, riding equipment (tack, saddles, bridles) and riding clothing (boots, riding clothes and hats)
- Horse related income includes trail riding, horse rental, training, boarding, feed sales, manure sales, breeding fees, leasing animals and tourism opportunities such as Bed'n'Bales
- Equestrian communities also provide educational opportunities, build community through local associations, support land preservation and sustainability and make available agricultural infrastructure support.





economic and community benefits

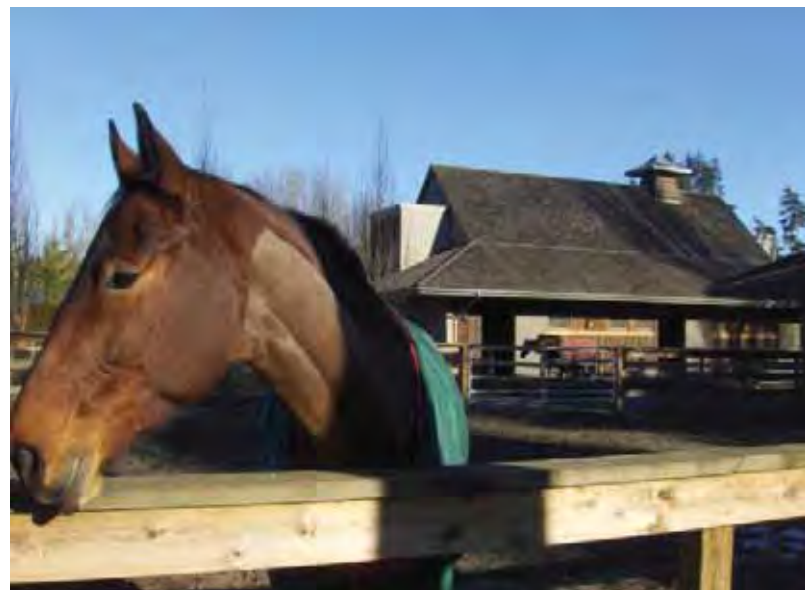
Paradise Trails Economic Benefits to Squamish

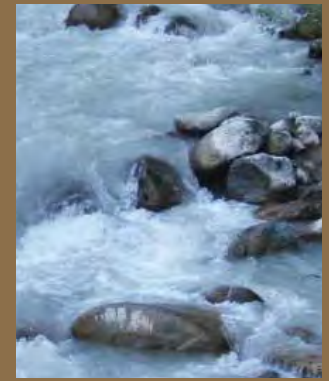
- Attracts new equestrian recreational tourism locally, nationally and internationally
- Enhances Squamish's reputation as the *Outdoor Recreation Capital of Canada*
- Creates and dedicates public trails and parkland to the District without cost to taxpayers
- Develops and revitalizes approximately seven kilometres of Paradise Valley and Cheakamus River bridle and hiking trails
- Supports and expands the equestrian community already active in Squamish
- Brings world class quality equestrian programming to Squamish, drawing many new people to community to participate in:
 - equestrian competitions
 - clinics
 - lessons
 - therapeutic riding
 - public events
- Introduces more jobs to area – salary ranges:
 - stable managers: \$40,000 - \$80,000
 - horse trainers: \$30,000 - \$80,000
 - riding instructors: \$35,000 - \$50,000
 - horse breeding services: \$25,000 - \$150,000
 - veterinarians: \$60,000 - \$150,000
 - veterinary technicians: \$30,000 - \$40,000
 - farriers: \$50,000 - \$150,000
 - event managers: \$50,000 - \$75,000
 - Bed'n'Bale operators salary varies

Paradise Trails Community Benefits

Tri City Properties is committed to community development and betterment. In the District of Squamish and Paradise Valley, Tri City Properties will provide the following community benefits to directly enhance the quality of life for residents:

- Provide Telus high speed internet service to Paradise Valley
- Make a significant financial contribution to establish a volunteer fire department for Paradise Valley
- Create approximately 15 km of bridle trails and upgrade district backcountry trails
- Contribute financial support to repair/reconstruct the Bailey Bridge and bridle and hiking trails
- Create a \$40,000 Youth Equestrian Grant
- Increase flood protection in North Paradise Valley





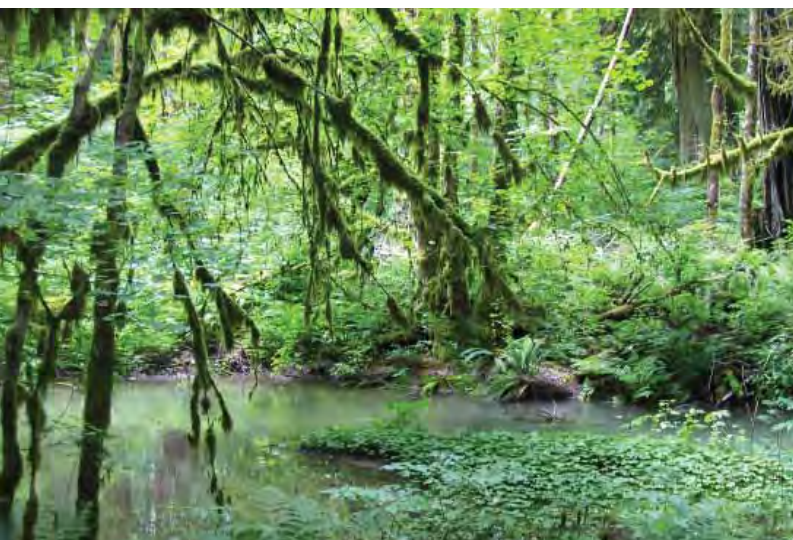
green initiatives

Paradise Trails - Sustainable Practices and Green Design Promotes a Sense of Place

Market demand for more eco-friendly developments and new sustainability practices are challenging developers to come up with new building solutions. Research reveals that thoughtfully planned equestrian communities offer viable solutions to potential issues between conservationist and traditional development. Equine based communities provide a lifestyle alternative, without the need to sacrifice good stewardship of the land and its resources.

The proposed community of Paradise Trails will be informed by the natural landscape of Paradise Valley. Paradise Trails is proposed to maximize the use of the natural environment, offering access to land that otherwise might not be available for public enjoyment. The development will provide public access along the Cheakamus River Trail and through seven kilometres of newly dedicated parks and trails. It will also contribute to the restoration and preservation of area.

A low density design, which has been uniquely tailored for the area, will restore a currently degraded landscape that has been logged twice and partially cleared for a golf course. The housing footprints will be approximately six per cent of the site. Paradise Trails is designed to have more green space and less paved areas than any other type of residential community in the area. Through sustainable design practices, the community lands will require minimal resources to maintain.



Paradise Trails “Green Design” Elements will include the following as appropriate:

- Sewage Treatment Centre (on site, a tertiary system)
- Reclamation of bio-mass (horse manure recycled into heat and light for stables and indoor arena)
- Composting of excess bio-mass for landscape fertilizer
- Incorporating Leadership in Energy and Environmental Design (LEED) principles & guidelines
- Utilizing rain water capture systems
- Using geo thermal and solar natural energy sources

Paradise Trails Guiding Principles & Integrated Sustainable Design Practices

- Paradise Trails will be designed to evoke a “Sense of Place”
- The community plan will be tailored to suit the natural landscape, topography and geo-technical conditions of the property
- The planning, engineering, construction and operation will maintain and enhance the proper ecological function of the area
- A Proper Function Assessment and a Stream Course Assessment of the area will be conducted to guide engineering strategies and design features
- Trail Management and Recreation Resources will be a design priority
- Heritage and Landscape Resources such as water courses, riparian areas and set back lines will be preserved and enhanced



project team

The Tri City Group

Since inception in 1972, the Tri City Group has been a leader in developing commercial and residential projects. Across Canada and the Pacific North West, the Tri City Group has created many successful projects. The company has worked on developments in Toronto, Seattle, Calgary, Edmonton, Fort McMurray, BC's Okanagan and Metro Vancouver. Its latest project is a proposed development called Paradise Trails. The project is located in Paradise Valley, in the Sea-to-Sky corridor.

With a goal of establishing a premier, sustainable equestrian community, the Tri City Group purchased land in the District of Squamish's Paradise Valley in 2006. The proposed project, Paradise Trails, will be a model for outdoor lifestyle-oriented communities. To create this unique equestrian development, the Tri City Group has cultivated a professional team of people who are committed to building quality developments.

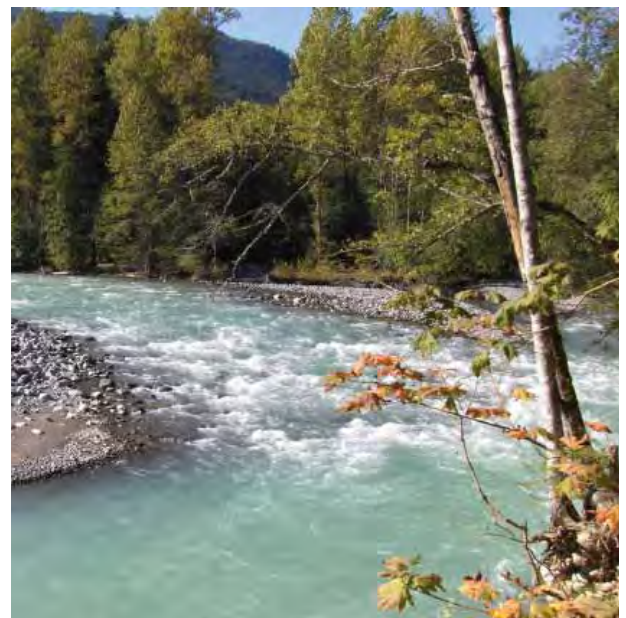


The Paradise Trails Team includes:

- Tri City Group, Paradise Trails Team
(*Tri City Properties at Squamish, Subsidiary of Tri City Group*)
 - Michael Goodman, President
 - Simon Lai, VP Investments
 - Carolyn Frances Lair, VP Community Relations
- IBI Group, Architecture and Urban Planning - Calgary Office
 - Elvin Karpovich, Principal
 - Ben Lee, Architect
- Innovative Land Strategies
 - John Haibeck, Development Consultant
- Aqua-Tex Scientific Ecological Consulting Ltd.
 - Patrick Lucey, Senior Aquatic Ecologist
- CJ Anderson Civil Engineering Inc.
 - Cam Anderson, Senior Civil Engineer
- LaCas Consultants Inc.
 - Brian D. LaCas, Principal Hydrology Engineer
- Digital PR
 - Gordon Addison, Community Liaison
- Peak Communicators
 - Alyn Edwards, Vice President
 - Julia Smith, Consultant and Writing Specialist
- Equine Design and Building
 - Paul Sowerby, Consultant

photos

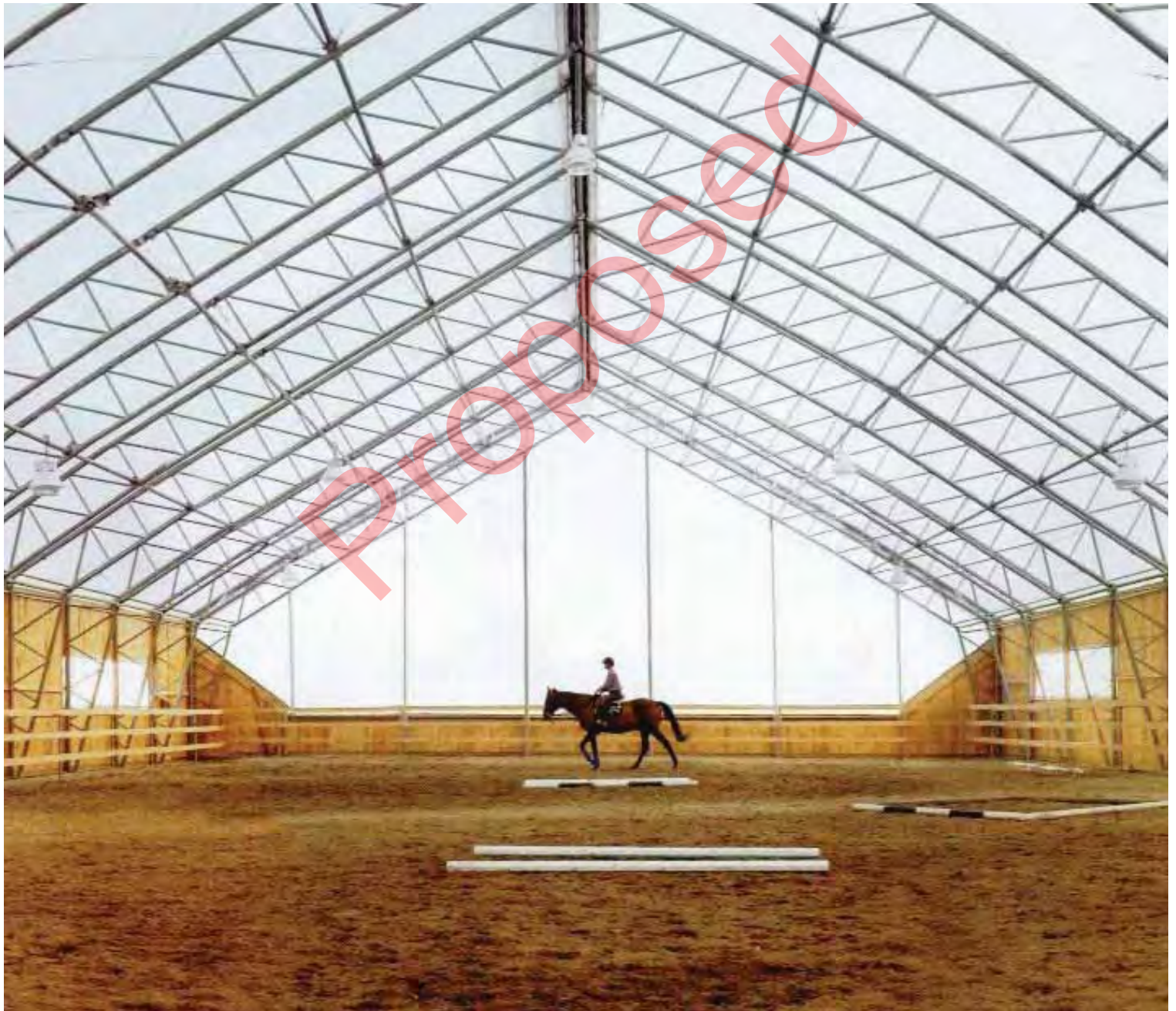
RURAL EQUESTRIAN IMAGES





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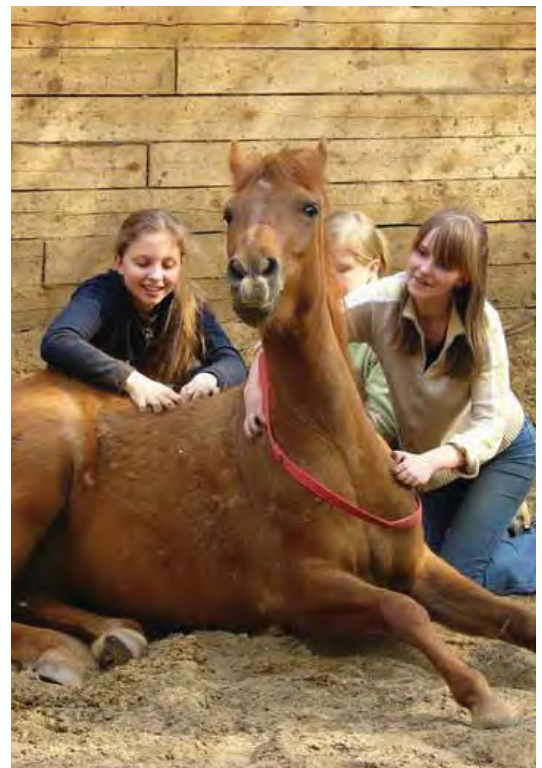
RURAL EQUESTRIAN IMAGES





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EQUESTRIAN LIFESTYLE IMAGES





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RURAL EQUESTRIAN IMAGES

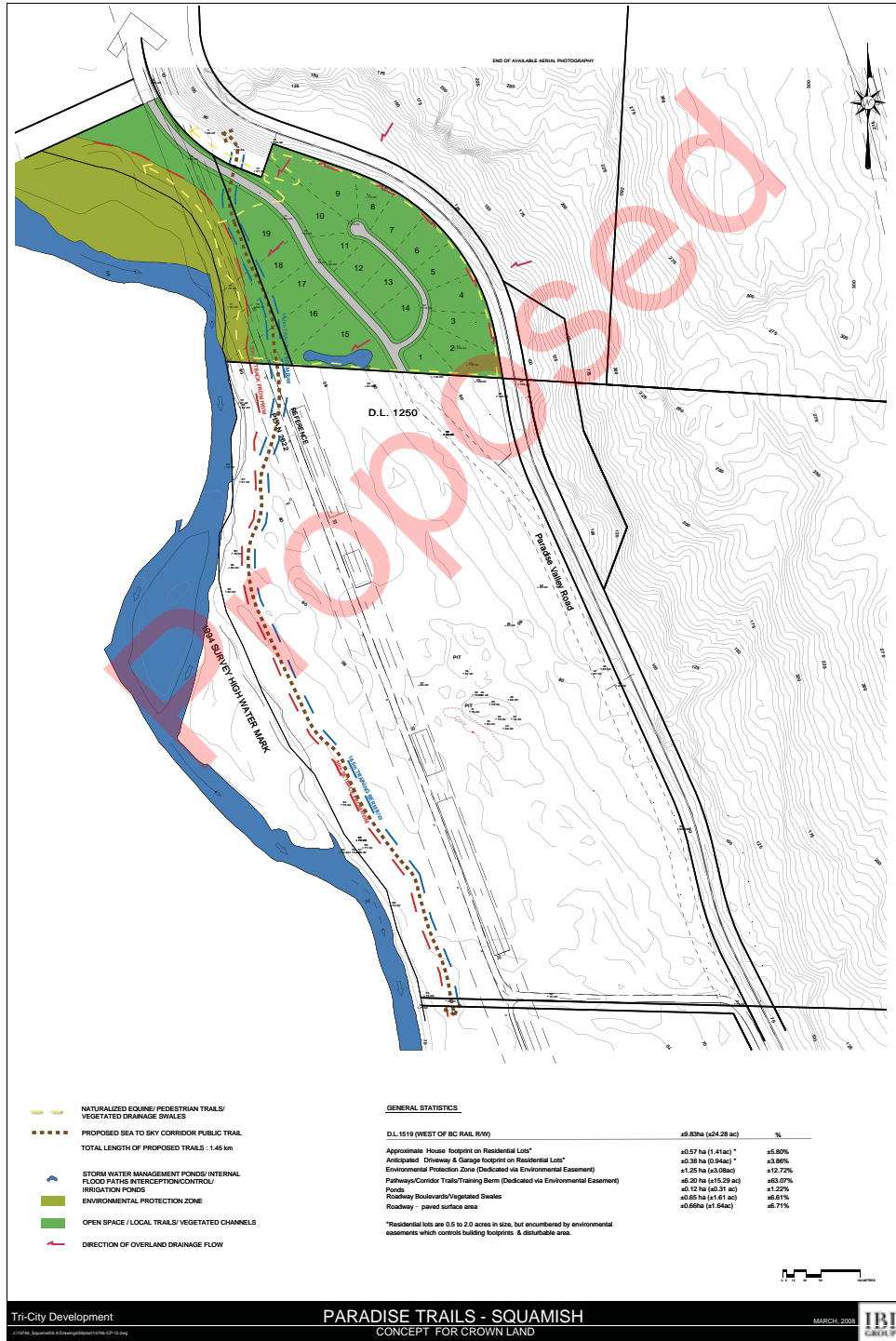




paradise trails

a sustainable equestrian community

site plan





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a sustainable equestrian community

site plan

