

Open House

Living Well
Ospika Blvd.



Terry Collier, MSc.
May 21, 2025

Developer ADOR Properties - Projects



Quebec Street, Prince George, BC



Festival Pointe, Sherwood Park, AB.

Completed
Projects



Three Robins, Foothills Blvd.,
Prince George, BC



Park Suites, Patricia Blvd.,
Prince George, BC

Under
Construction

Getting to know Living Well Team

Terry Collier



Terry's first exposure to Seniors was developing digital solutions (implementing desk top computers for administrative duties) for a chain of senior's properties in Southern California (1985).

Terry became interested in Senior's research while doing his master's degree, where he studied senior's consumer behavior. He then moved to Canada to work for a senior's developer in the marketing division.

He continues to do focus groups and research to support the changing lifestyle needs of seniors. With over 650 million dollars in design, development and marketing of senior's properties in Western Canada (39 properties), Terry is considered an authority on the purchasing behavior of seniors.

Getting to know Living Well Team

Anna Turpin



Anna is the leasing Agent for Living Well Ospika Boulevard. She has lived in Prince George for the past 14 years. Originally from Victoria B.C. She has two lovely daughters that keep her busy. She loves her dog, painting and is interested in helping you find your next home.

We have a sister property
in Sherwood Park AB.



73 Suite Luxury Apartment – 101 Festival Way Sherwood Park, AB.

Key Features of Living Well Ospika



We have on site staff

We have amenities that focus on aging in place and fun

We offer supportive living services – a la carte

No long-term commitments – One year lease with a 30-day notice

12 Clubs

Food and Ride Share Program

Who would be a great Living Well Resident



- Individuals who want to have a home that entertains family/friends – Amenities
- Individuals who want to eat out without leaving the building or who want to share meals in our demonstration kitchen
- Individuals who want to share transportation
- Individuals who may want housekeeping a la carte
- Individuals who want a maintenance free lifestyle- Lock and Go
- Individuals who want the security with an emergency call system
- Individuals who want scheduled recreation activities – via our clubs

Why we do not sell or life lease our suites



- Life lease is a means for developers' owners of facilities to use the resident's money, to decrease their equity – Requires your savings to live in the property
- Owning a suite is subject to a condominium board and having residents having control or making decisions that impact your lifestyle
- Owning a suite means you are subject to market influences that can decrease your suite
- Owning a suite means you have to sell which can take many months
- We lease suites with a fixed rental rate for one year yet, allow seniors to leave the property with one month's notice

Understanding the price differential between market apartments and Living Well Ospika



Name	Address	1 Bed	2 bed or 1 bed/den	2 Bed 2 Bathroom
Foothills Crossing Kelson Group	1755 Foothills Blvd.	721 SF \$1,800.00	840 SF \$ 1,950.00	1078 SF \$ 2,365.00
Forest Glenn Kelson Group	4413 Glenn Shee Rd	798 Sf \$1,890.00	910 SF \$ 2,050.00	
College Heights Boardstreet Rentals	5490 Stringer Cres	635 SF \$1,668	821 SF \$ 1,858.00	1031 SF \$ 2,098.00
Living Well Opsika Ador Properties	474 Ospika Blvd	615 SF \$ 1,890.00	750 SF \$ 2,150.00	880 SF \$ 2,325.00

What are the Clubs



Art Club

This group has been quite active already. There are many activities planned for all levels of experience and interest. Some different projects have a small fee. Check the bulletin board for upcoming projects.



Book Club

Read a book and talk about it. Sounds simple, right? However, book clubs have a way of digging much deeper than a single reader would. They also have been known to be a vehicle to develop great friendships and a renewed love of literature.



Compassion Club

When you live in a community, you need to reach out and help others. This group aims to deal with the issues of the second half of life and structure activities to help residents be in touch with those in need, both at Festival Pointe and within Sherwood Park



Crafts Club

Do you love crafting and getting together with friends? Why not combine the two activities and join the craft club? This club is a great way to spend time with like-minded people while doing activities you love. Studies have shown that individuals with social ties are happier, healthier, and live longer. All of us want that!

What are the Clubs continued



Festi-Men

Yes, these guys can cook, serve, and even look good while getting a meal together. The Festi-Men concentrates on providing good food and services to the community. From sit-down dinners to great BBQs, the guys know their food.



Food & Entertainment Committee

Throughout all human history, people have enjoyed eating together, being entertained, and enjoying good companionship. The Food and Entertainment Committee aims to deliver food, folks, and fun in a variety of ways to all residents of Festival Pointe.



Gardening Club

The Gardening Club aims to keep the building and grounds looking good throughout the warmer months. Most of us lived in homes before and spent a lot of time and effort on our lawns and gardens. Now we can do those things with others for the good of the community.



Games Club

It's great to sit down with friends and play a game. Some of us have fond memories of learning how to play games with our parents or grandparents. Games with friends are a wonderful way to spend an evening and deepen the bonds between us.

What are the Clubs continued



Pet Club

We are home to several furry friends who grace our building with their wagging tails and infectious affection. This club joins those pet owners for common activities and support.



Travel Club

It's wonderful to be able to get out of our homes and go somewhere, be it near or far. The travel club provides a variety of trips and excursions as a group. Sit back and leave the driving to someone else.



Winemaking Club

Many of us enjoy a nice glass of wine. How much nicer is that experience when you have had a part of making the wine yourself? The Winemaking Club produces quality wine and a fraction of the cost of store-bought vintage. No experience necessary and a lot of fun guaranteed.



Woodworking Club

Some of us have spent much of our adult lives doing one project or another. Our community has members who have professional training and work history in a trade. The Woodworking Club enables participants to continue with their hobbies in the company of other like-minded individuals.

Amenities

- 2 Story Lobby
- Entry Lounge
- Workshop/Crafts Room
- Theatre
- Cardio Lounge/
Movement Studio
- Games Lounge
- Underground Parking



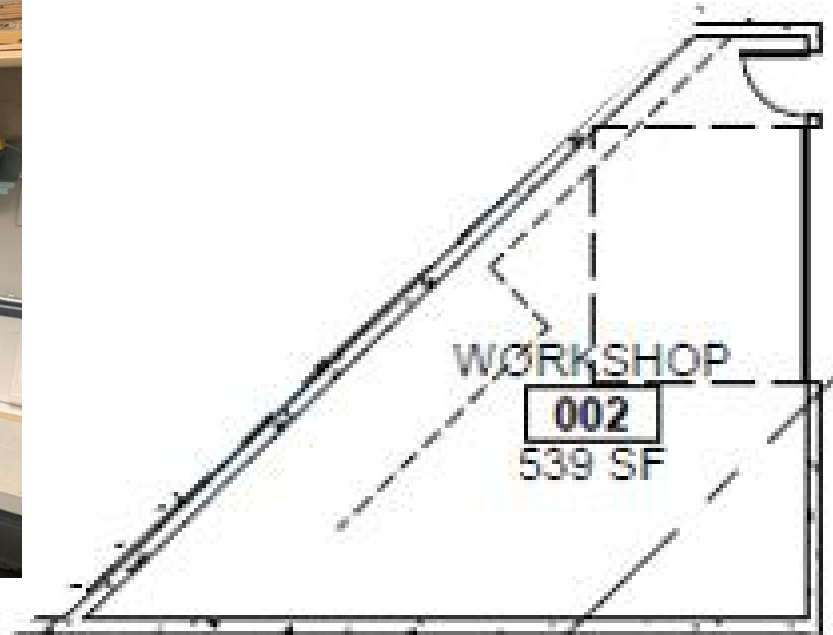
Cardio Lounge



Theatre Room

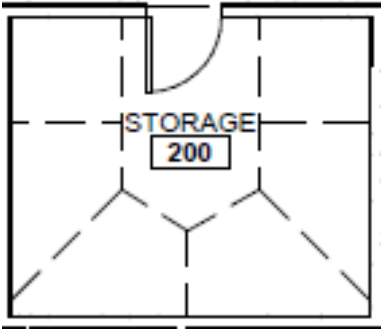
Brochure is for marketing purposes only
document may be changed at anytime

Woodworking Workshop

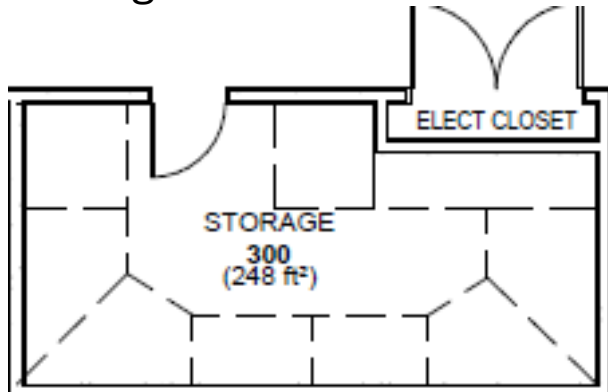


Located in the Parkade

Brochure is for marketing purposes only
document may be changed at anytime



2nd Floor
Storage

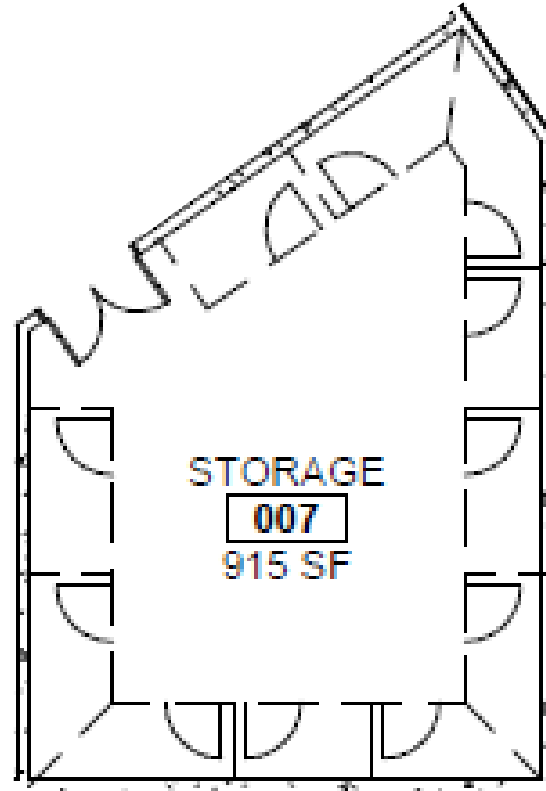


3rd & 4th Floor
Storage

Brochure is for marketing purposes only
document may be changed at anytime

Living Well

Ospika Blvd.

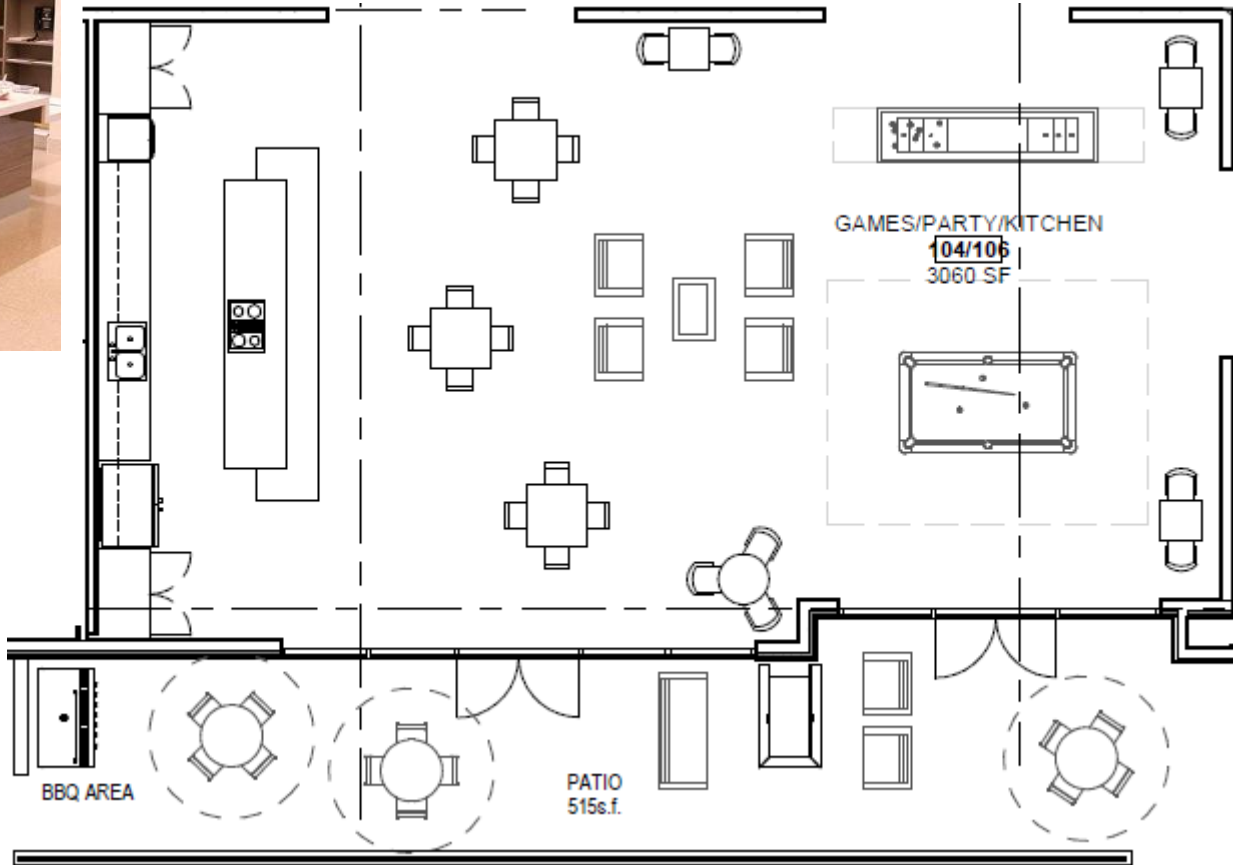


Parkade Storage Units
\$65 to \$85 Monthly

Available
Storage

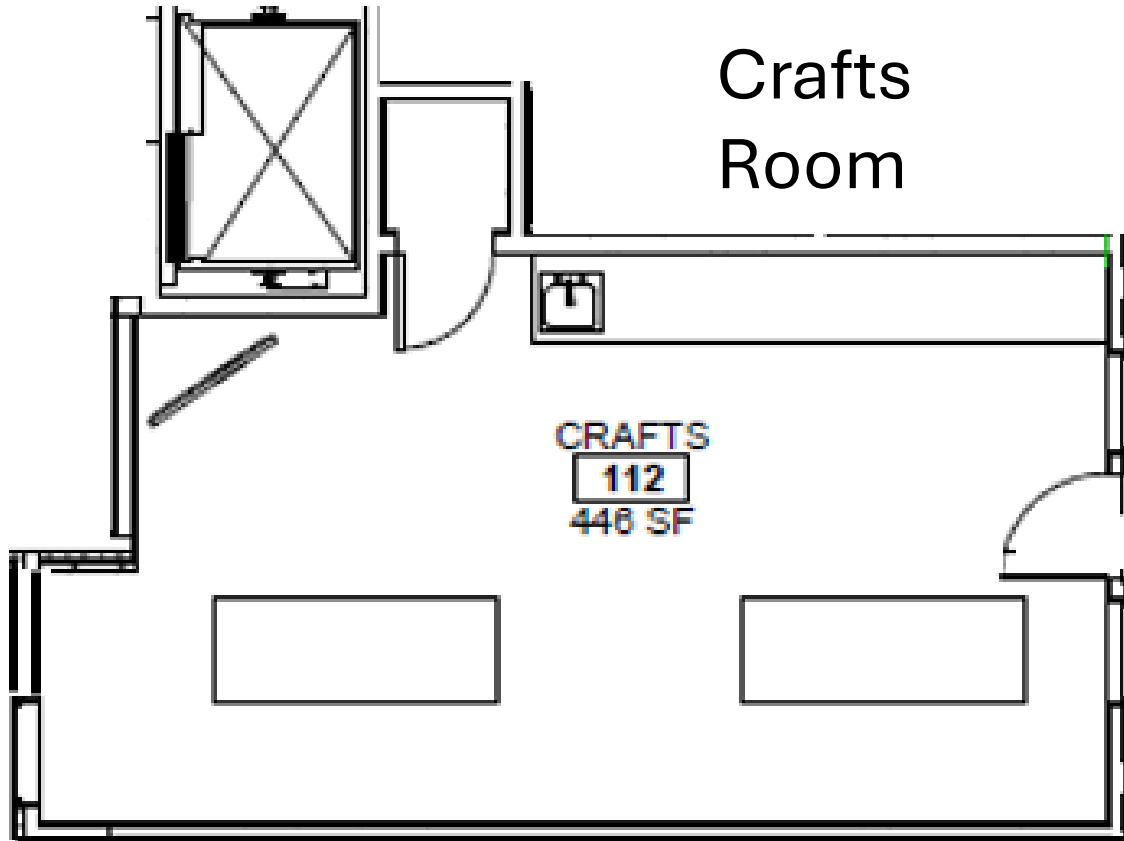
Living Well

Ospika Blvd.



Brochure is for marketing purposes only
document may be changed at anytime

Crafts Room

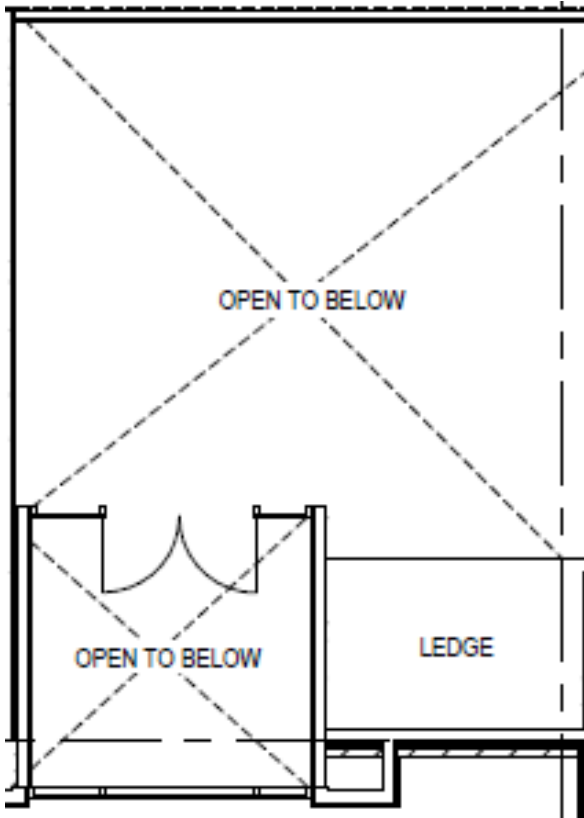


Brochure is for marketing purposes only
document may be changed at anytime

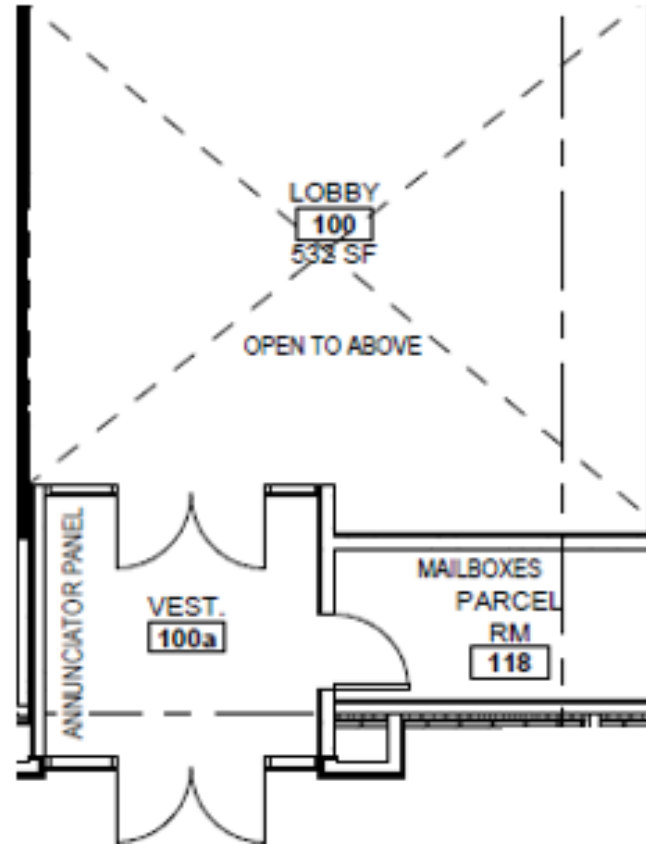
Living Well

Ospika Blvd.

2nd Floor

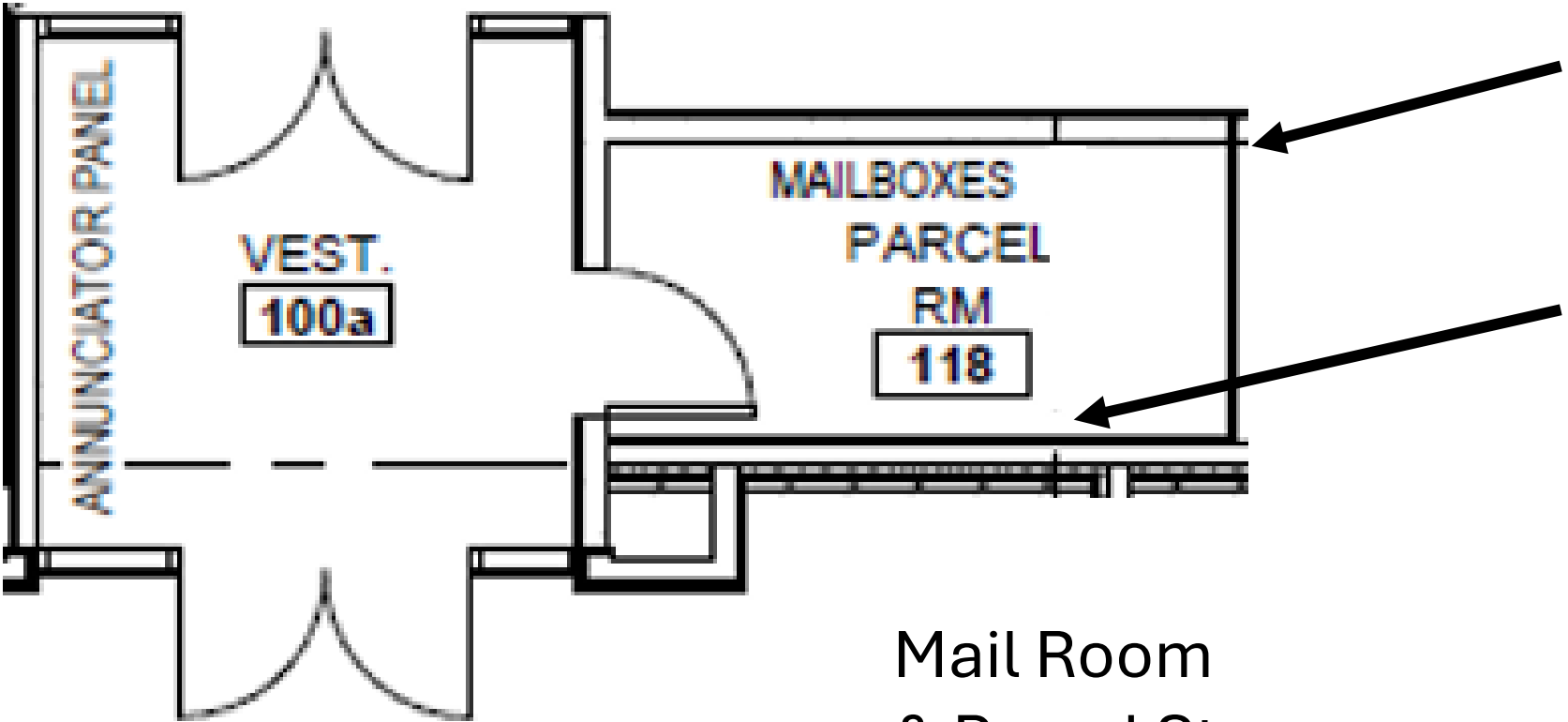


Main Floor



2 Storey Lobby

Brochure is for marketing purposes only
document may be changed at anytime



Mail Room
& Parcel Storage



Brochure is for marketing purposes only
document may be changed at anytime

Suite Finishes



Suite Finishes



Suite Finishes



Underground Parking



Cardio Lounge

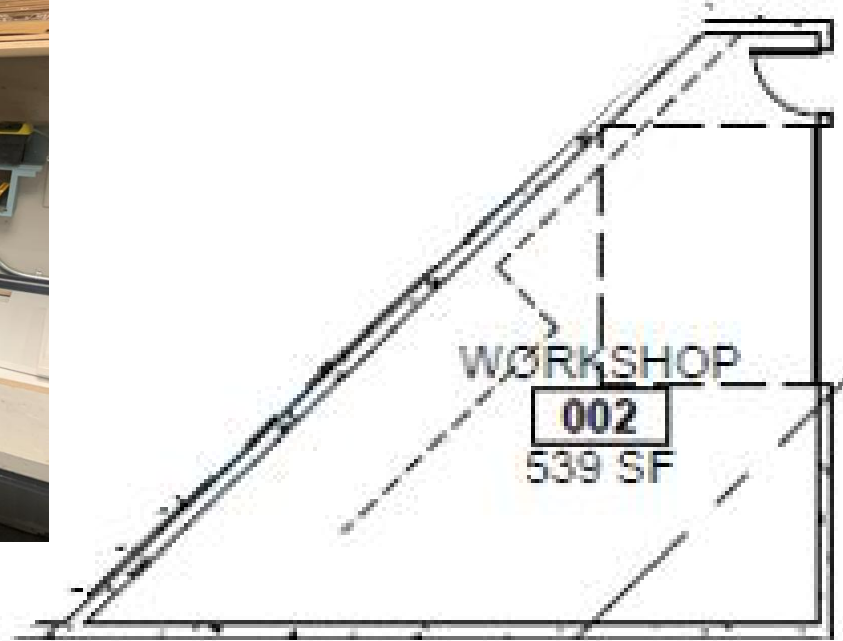


Theatre Room

Brochure is for marketing purposes only
document may be changed at anytime

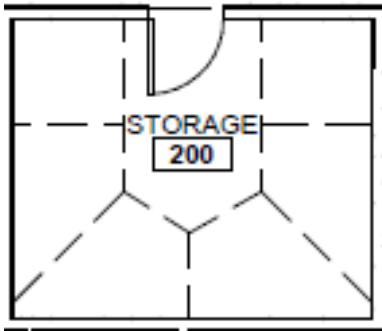


Woodworking Workshop

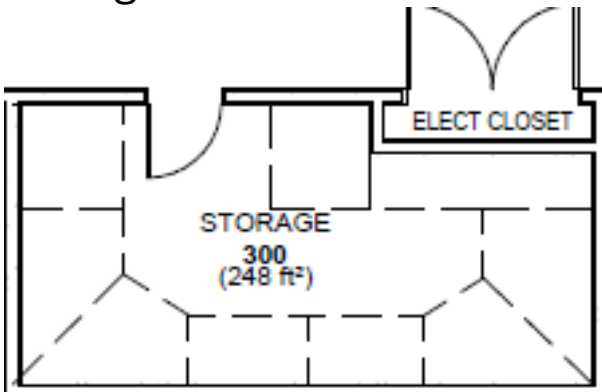


Located in the Parkade

Brochure is for marketing purposes only
document may be changed at anytime

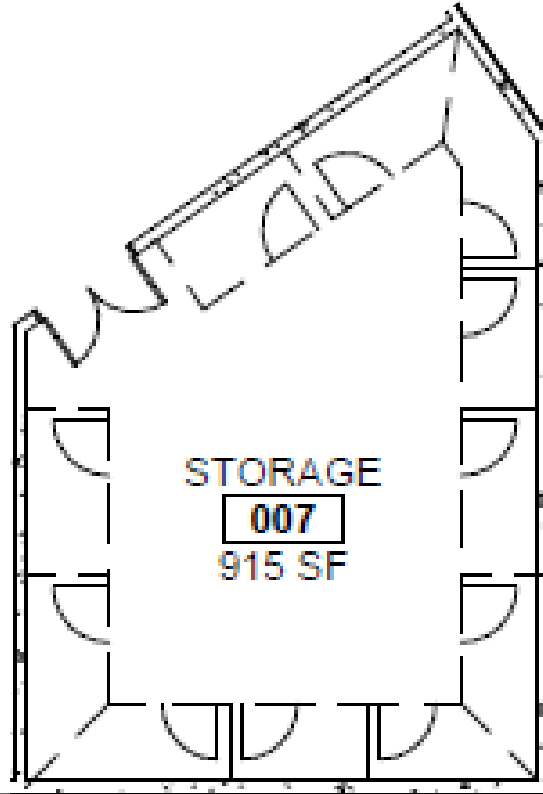


2nd Floor
Storage



3rd & 4th Floor
Storage

Brochure is for marketing purposes only
document may be changed at anytime

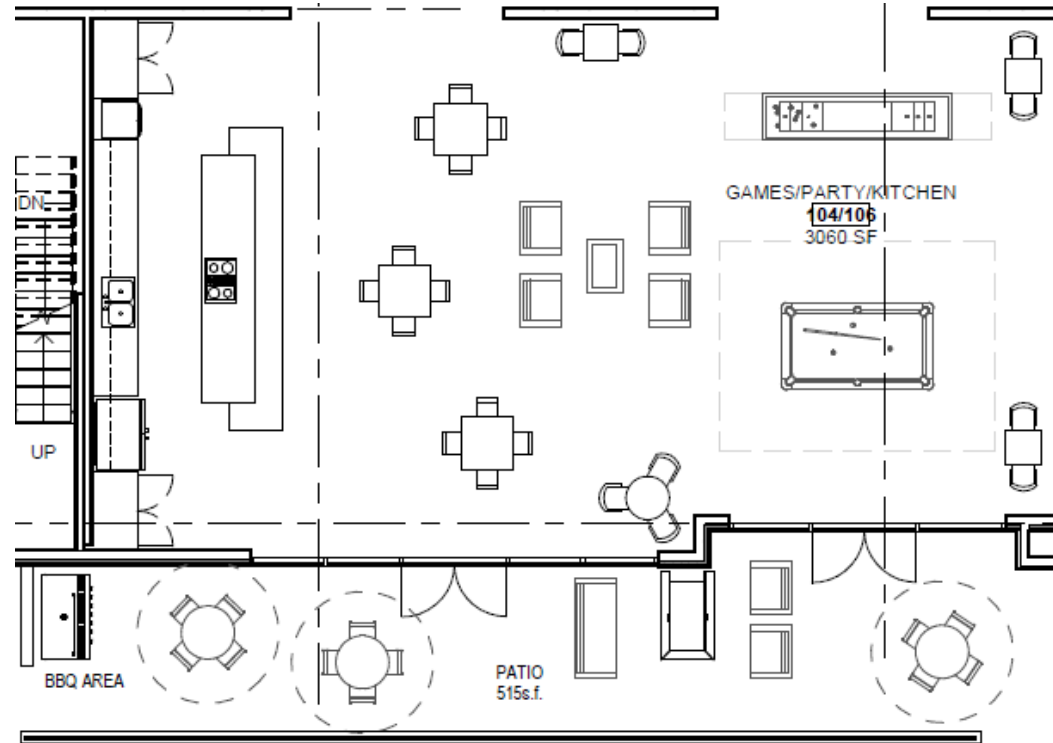


Parkade Storage Units
\$65 to \$85 Monthly

Available
Storage

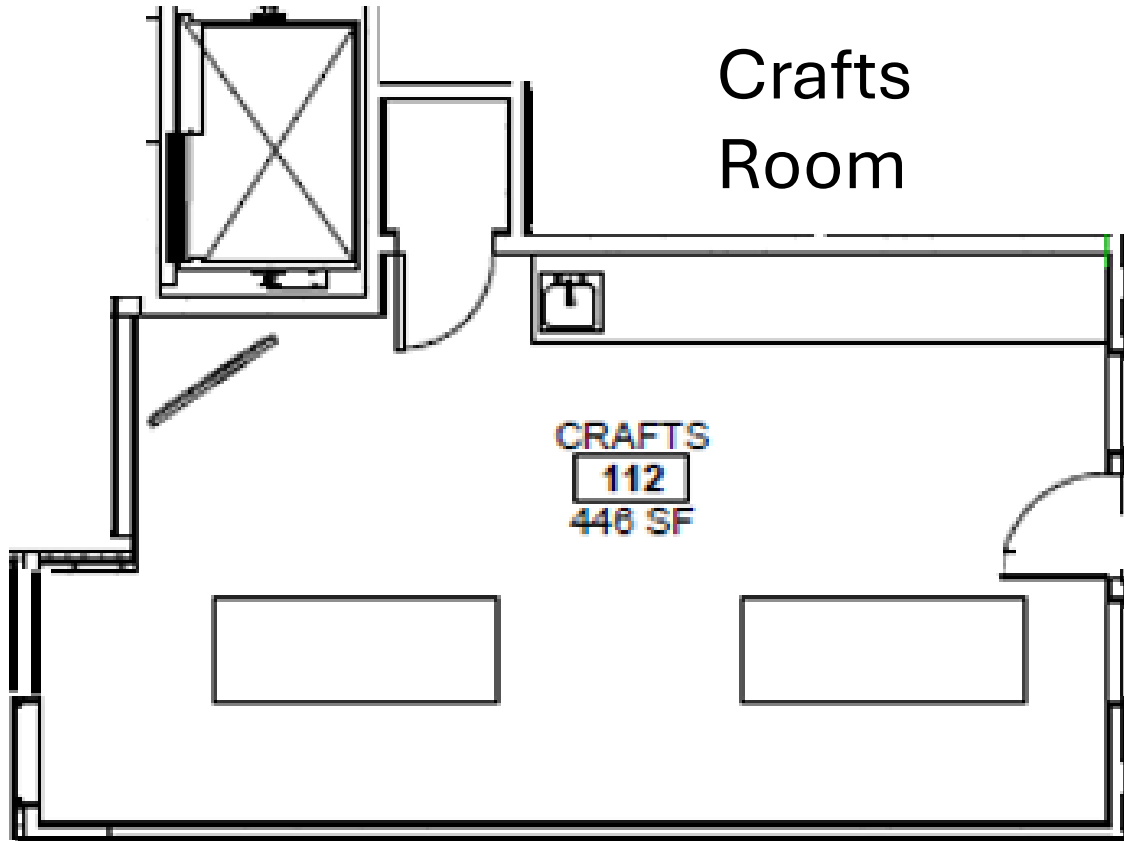
Living Well

Ospika Blvd.



Brochure is for marketing purposes only
document may be changed at anytime

Crafts Room

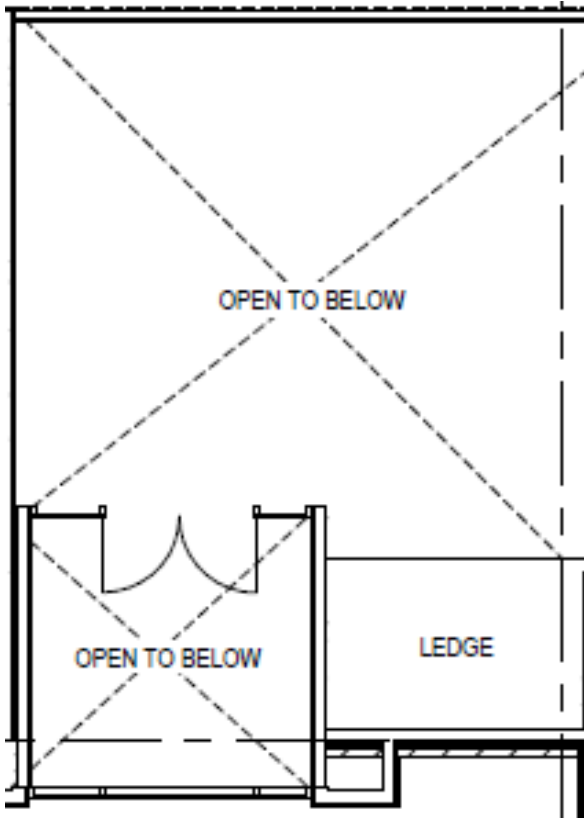


Brochure is for marketing purposes only
document may be changed at anytime

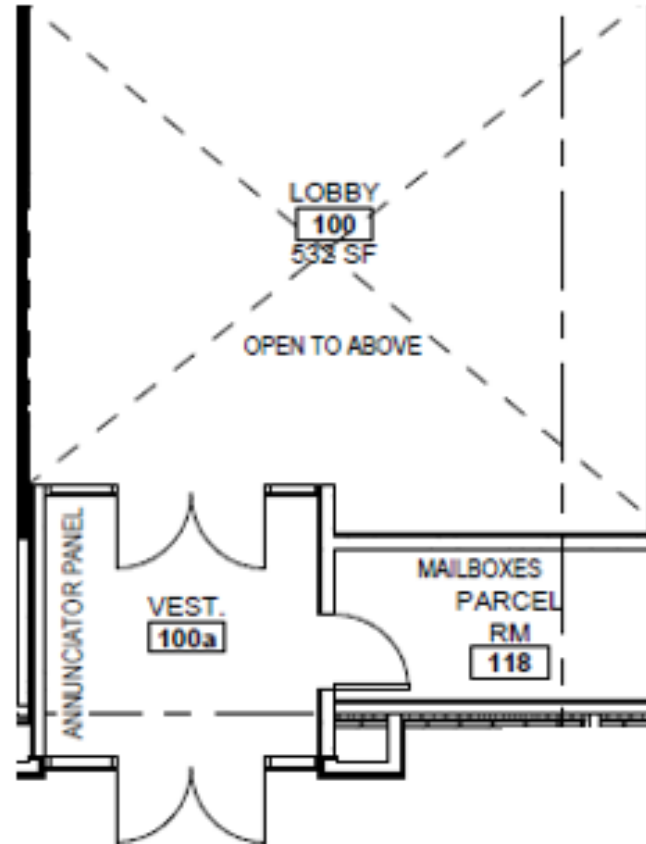
Living Well

Ospika Blvd.

2nd Floor

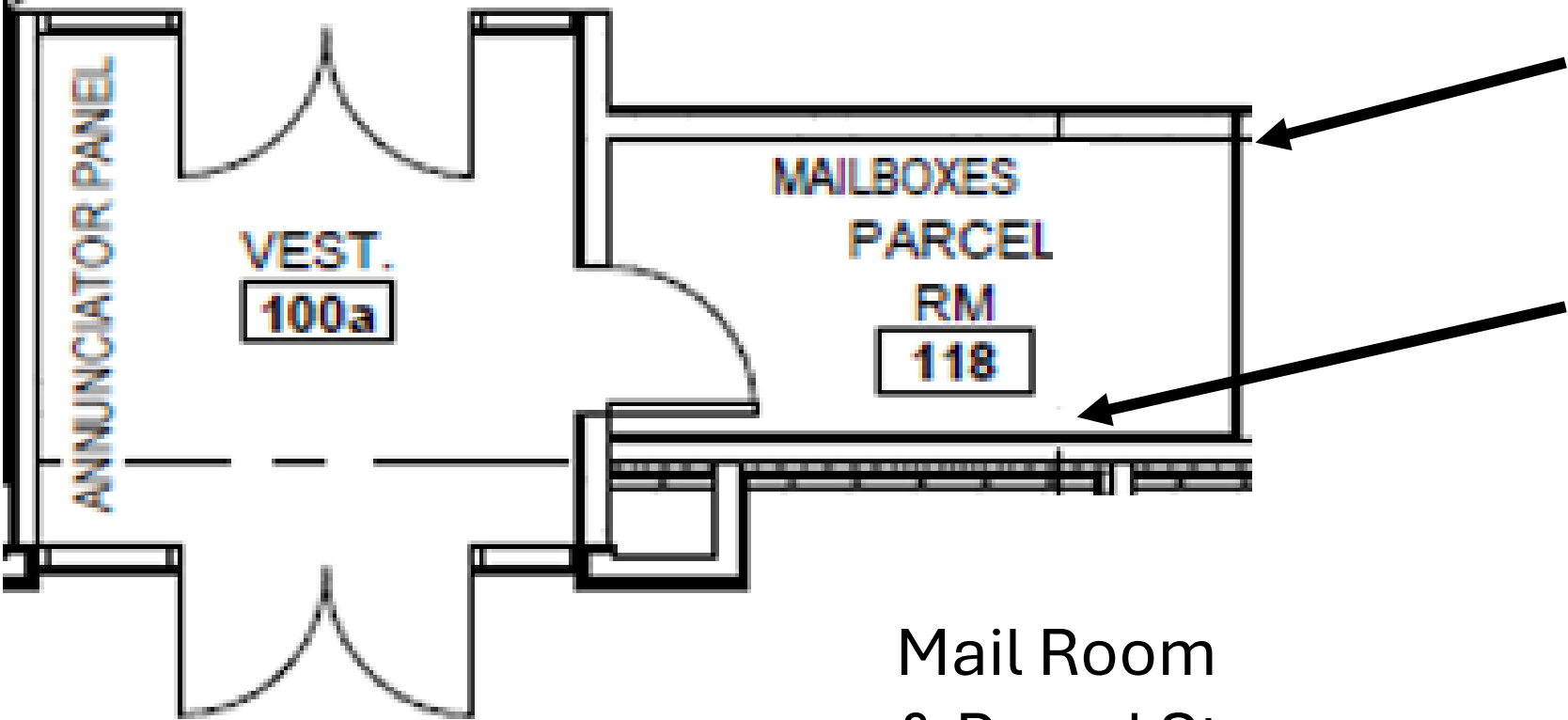


Main Floor



2 Storey Lobby

Brochure is for marketing purposes only
document may be changed at anytime



Mail Room
& Parcel Storage

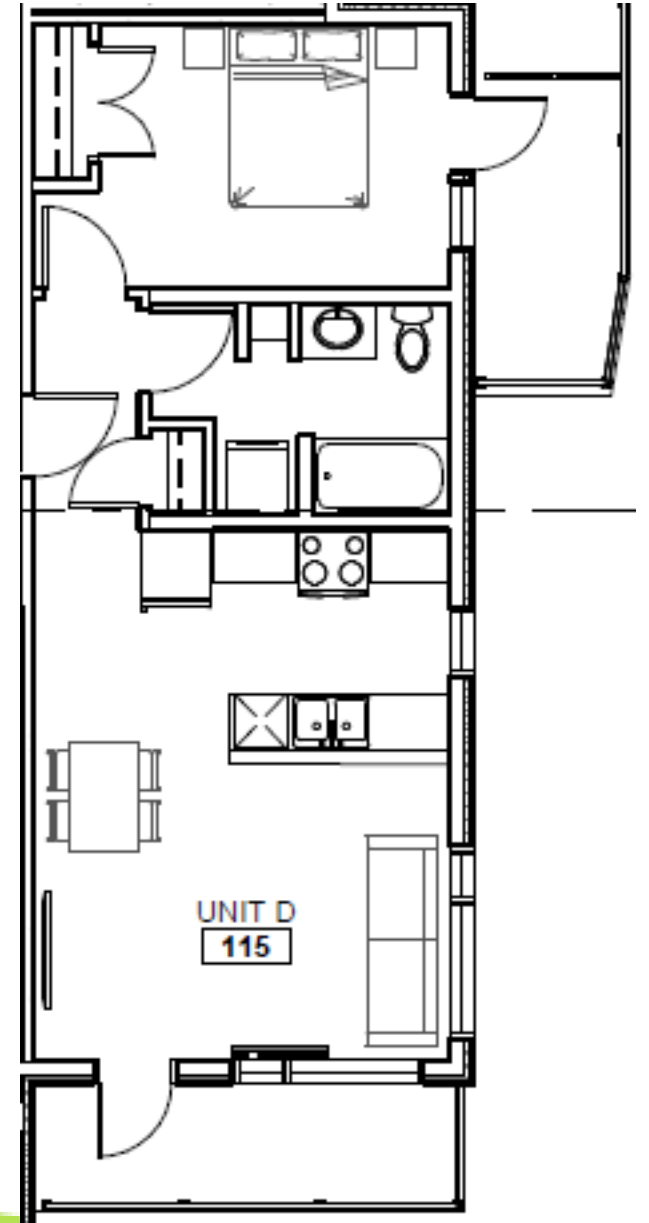


Brochure is for marketing purposes only
document may be changed at anytime

D Suite 616 SF (4) Studio

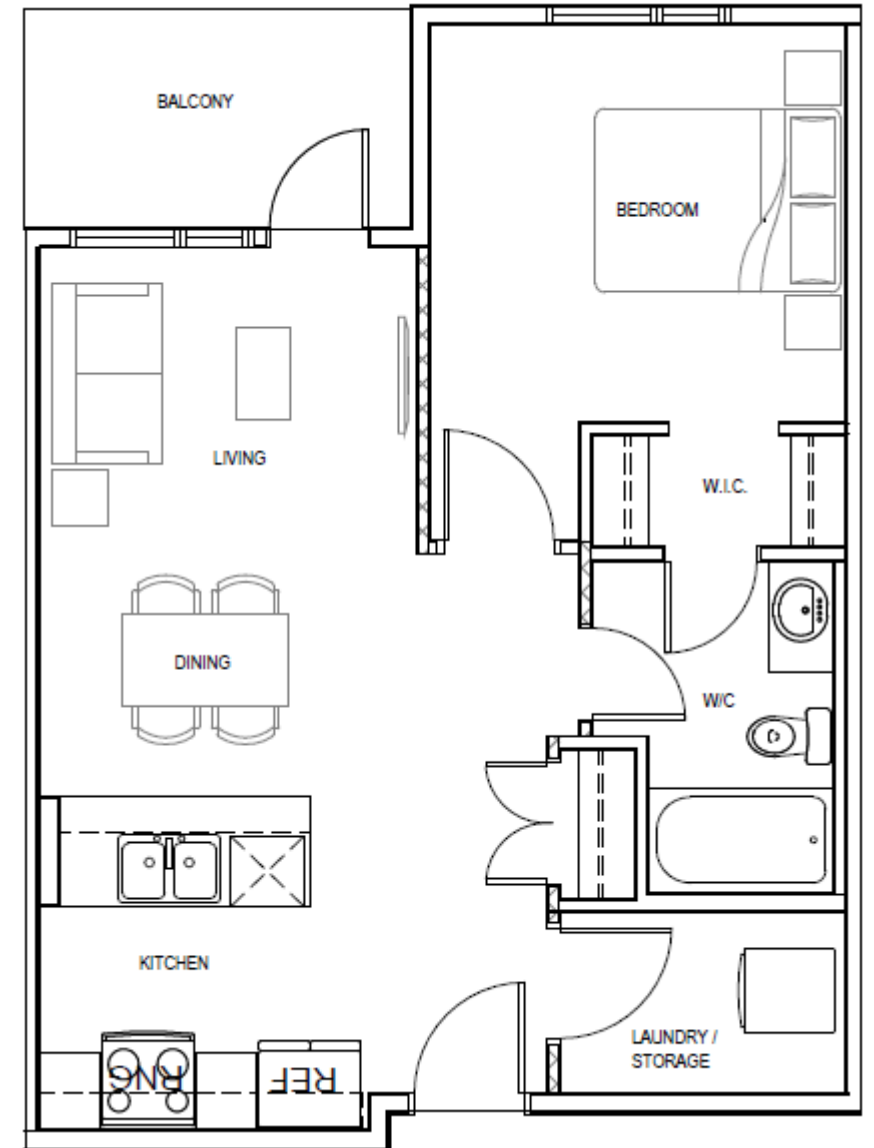
Main	2nd	3rd	4th
\$2,075.00	\$2,000.00	\$2,090.00	\$2,200.00

Brochure is for marketing purposes only
document may be changed at anytime



A Suite 1 Bed (2) 691 SF

Main	2nd	3rd	4th
N/A	N/A	\$ 2,140	\$ 2,250

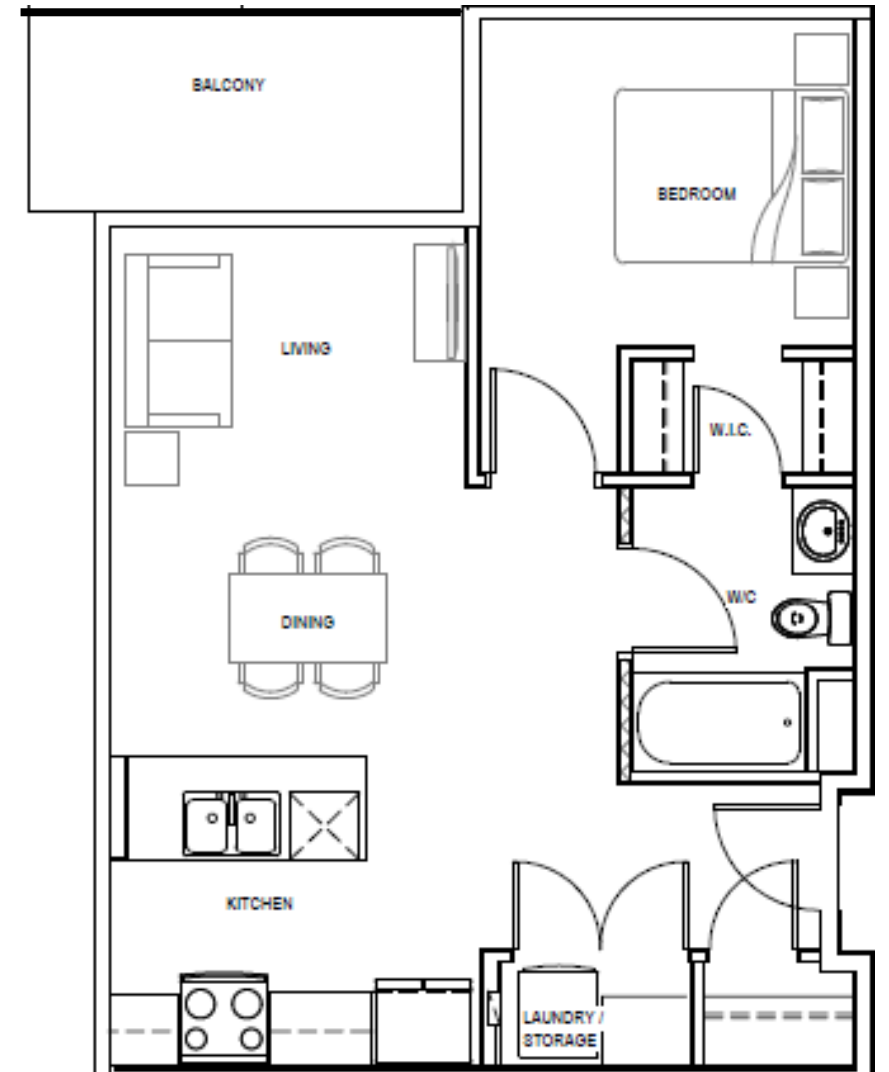


Brochure is for marketing purposes only
document may be changed at anytime

A1 615 SF (4)

1 Bed

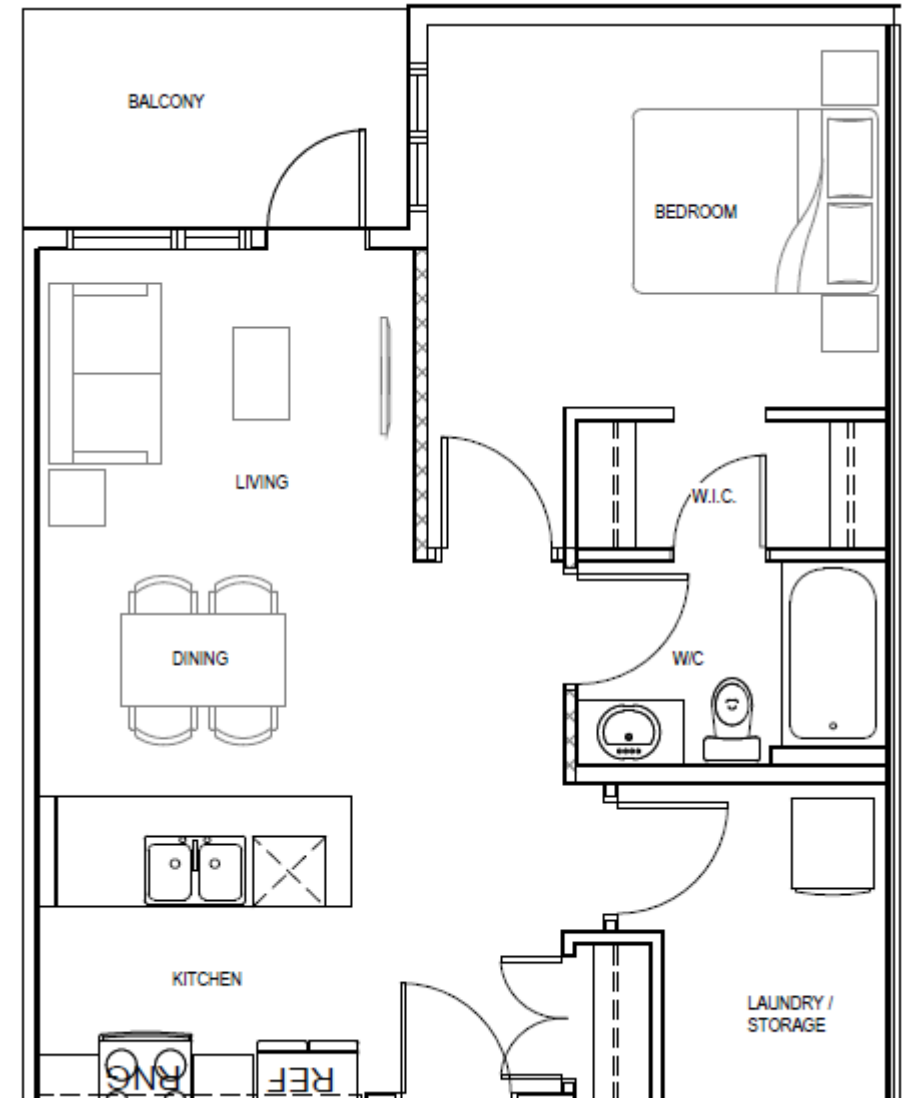
Main	2nd	3rd	4th
\$ 1,965	\$ 1,890	\$ 1,980	\$ 2,090



Brochure is for marketing purposes only
document may be changed at anytime

A2 665 SF (3) 1 Bed

Main	2nd	3rd	4th
N/A	\$ 2,020	\$ 2,110	\$ 2,220



Brochure is for marketing purposes only
document may be changed at anytime

B Suite 740 SF (6) 2 Bed

Main	2nd	3rd	4th
N/A	\$2,150.00	\$2,240.00	\$2,350.00

Brochure is for marketing purposes only
document may be changed at anytime

