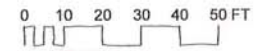


Site Plan/ Main Floor Plan

SHELLY ROAD



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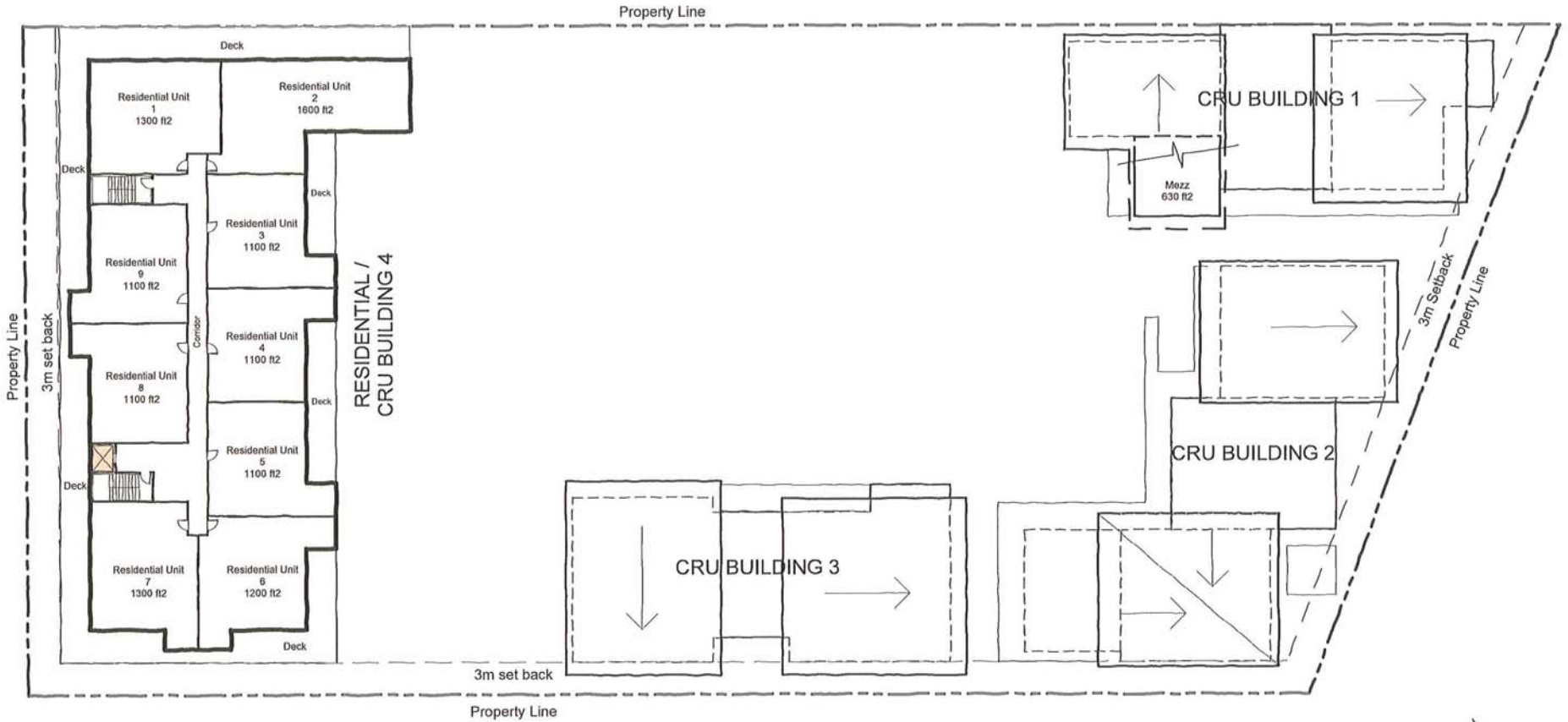
PARKSVILLE MIXED USE

560 Island Hwy East and 539 Stanford Ave
Plan 6523 Lot 18 and Plan 6523 Lot S/18 Parksville BC

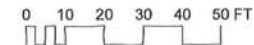


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A14



Second Floor Plan (3rd & 4th Floors Similar)



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 560 Island Hwy East and 539 Stanford Ave
 Plan 6523 Lot 18 and Plan 6523 Lot S/18 Parksville BC



Date : 08 Nov 2010

A15



Stone & Timber



Stone Base, Metal Roof & Timber



Timber & Landscape



Rain Water Feature

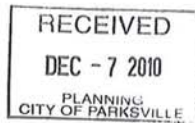


Native Landscaping

Material Palette

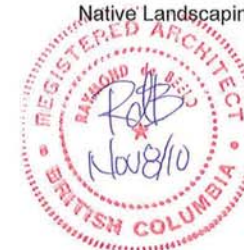


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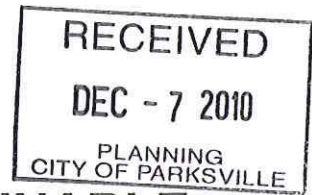
PARKSVILLE MIXED USE

560 Island Hwy East and 539 Stanford Ave
Plan 6523 Lot 18 and Plan 6523 Lot S/18 Parksville BC



Date : 08 Nov 2010

A16



City of Parksville

SUSTAINABLE COMMUNITY BUILDER CHECKLIST

	<ul style="list-style-type: none"> • Residential • Commercial • Institutional 	<ul style="list-style-type: none"> • Industrial 	
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Environmental Protection and Enhancement				
Please explain how the development protects and/or enhances the natural environment.				
1.	Conserve, restore, or improve native habitat?			EXPLANATION
2.	Remove invasive species?			
3.	Involve innovative ways to reduce waste, and protect the air quality?			
4.	Include an ecological inventory?			
Please explain how the development contributes to the more efficient use of energy.				
5.	Use climate sensitive design features (passive solar, minimize the impact of wind, and rain, etc.)?			EXPLANATION
6.	Provide on-site renewable energy generation such as solar energy or geothermal heating?			
7.	Propose buildings constructed in accordance with LEED, and the accepted green building standards?			
Please explain how the development facilitates good environmentally friendly practices.				
8.	Provide on-site composting facilities?			EXPLANATION
9.	Provide an area for a community garden?			
10.	Include a car free zone?			
11.	Include a car share program?			
Please explain how the development contributes to the more efficient use of water.				
12.	Use drought tolerant plants?			EXPLANATION
13.	Use rocks and other materials in the landscaping design that are not water dependant?			

14.	Recycle water and wastewater?			
15.	Provide for zero stormwater run-off?			
16.	Utilize natural systems for sewage disposal and storm water?			
17.	Use low flush toilets?			

Please explain how the development protects, enhances or minimizes its impact on the local natural environment.

18.	Provide conservation measures for sensitive lands beyond those mandated by legislation?			EXPLANATION
19.	Cluster the housing to save remaining land from development and disturbance?			
20.	Protect groundwater from contamination?			

Please explain how the development protects a 'dark sky' aesthetic by limiting light pollution and light trespass from outdoor lighting.

21.	Include <u>only</u> "Shielded" light fixtures, where 100% of the lumens emitted from the light fixture are projected below an imaginary horizontal plane passing through the highest point on the fixture from which light is emitted?			EXPLANATION
-----	--	--	--	-------------

Please explain how the project will be constructed sustainably.

22.	Reduce construction waste?			EXPLANATION
23.	Utilize recycled materials?			
24.	Utilize on-site materials / reduce trucking?			
25.	Avoid contamination?			

Environmental Score Total Number of "Yes"		125	122	% =
---	--	-----	-----	-----

Community Character and Design

Does the development proposal provide for a more "complete community" within designated nodal centres?

1.	Improve the mix of compatible uses within an area?		EXPLANATION
2.	Provide services, or an amenity in close proximity to a residential area?		
3.	Provide a variety of housing in close proximity to a public amenity, transit, or commercial area?		

9.	If public phones are to be available will they be mounted to be at an accessible height (top of phone no higher than 1219 mm)?			
10.	Will the public phone be hearing-aid compatible? Will it have a volume control?			
11.	If there will be four or more public phones in a given location will one of them be text capable?			
12.	If glass doors are to be present, will they include an eye level high contrast visual clue, such as a colour?			
13.	Will all alarm systems include both audio and visual signals (bells and flashing lights)?			
General Building Interior Score Total Number of "Yes"		17	113	% =

Stairs / Escalators		yes <input type="checkbox"/> no <input type="checkbox"/>		
1.	Will stairs feature non-slip surfaces?			EXPLANATION
2.	Will steps feature tactile edges?			
3.	Will steps feature high visibility, high contrast edges?			
4.	Will stairs have continuous railings on both sides, with extensions beyond the top and bottom?			
Stairs / Escalators Score Total Number of "Yes"		14	14	% =

Ramps		yes <input type="checkbox"/> no <input type="checkbox"/>		
1.	Will the ramp have a slope of 1:12 or less? (for every 12 cm along the base the height of the ramp increases 1 cm)			EXPLANATION
2.	Will the ramp have a non-slip surface?			
3.	Will the ramp rise no more than 762 mm between landings?			
4.	Will the unobstructed ramp width be at least 914 mm?			
5.	Will the ramp have a railing? [May also be required by building code]			
Ramp Score Total Number of "Yes"		15	15	% =

Elevators		yes <input type="checkbox"/> no <input type="checkbox"/>				
1.	Will the elevator feature a minimum unobstructed floor space of 750 mm X 1200 mm?			EXPLANATION		
2.	Will access to elevator control buttons be unobstructed?					
3.	Will all elevator control buttons be located at a height between 381 mm to 1219 mm from the floor?					
4.	Will the control buttons feature a tactile indication of floors, such as brail or raised letters?					
5.	Will the elevator feature both visual and audible indication of doors opening and closing?					
6.	Will an emergency intercom be present that is identified by brail and raised letters?					
Elevator Score Total Number of "Yes"		16	16	% =		

Public Washroom		yes <input type="checkbox"/> no <input type="checkbox"/>				
Main Washroom						EXPLANATION
1.	Will there be signs at non-accessible washrooms directing disabled persons to accessible facilities?					
2.	Will the signage identifying the washroom use large icons?					
3.	Will the signage identifying the washroom be readable via touch, such as Braille?					
4.	Will the main door to the washroom be at least 812 mm wide?					
5.	Will the threshold to enter the washroom be less than 13 mm high?					
6.	Will the door be equipped with accessible handles not more than 1219 mm high? (accessible handle should be operable with a closed fist)					
7.	Will the door be easy to open? i.e.: requires less than 21.6 newtons (5 pounds) of force					
8.	Will there be a clear path to all fixtures that is at least 914 mm wide?					
9.	Will sinks be a minimum of 680 mm high, 750 mm wide and 1200 mm deep?					
10.	Will faucets be capable of being operated with a closed fist?					
11.	Will vanity mirrors be mounted with the bottom reflective surface at a height of 1016 mm or less?					
12.	Will there be at least one grab bar or railing on the side wall?					
Washroom Stall						

13.	Will there be at least one accessible stall (or if washroom is single occupant) that is accessible?		
14.	Will there be an unobstructed maneuvering space in front of the accessible washroom or stall of 1524 mm X 1524 mm?		
15.	Will the door to the stall be a minimum of 760 mm wide?		
16.	Will the stall door be operable with a closed fist?		
17.	Will the stall door use a locking mechanism of a lever type that is easy to latch and un-latch? Such that is could be operated by a closed fist?		
18.	Will the stall door be easy to open? i.e.: requires less than 21.6 newtons (5 pounds) of force.		
19.	Will there be at least one grab bar on the side wall nearest to the toilette?		
20.	Will the space inside the stall be at least 1.6 m X 1.5 m?		
21.	Will the toilette have a seat height of between 432 mm – 482 mm?		
22.	Will there be 900 mm of clear space beside the toilette and 760 mm of clear space in front?		
Public Washroom Score Total Number of "Yes"		122	% =

TOTALS	Parking	%	If category is not applicable enter: N / A
	Access	%	
	Entrance	%	
	General Building Interior	%	
	Stairs / Escalators	%	
	Ramps	%	Disclaimer: Please note that Staff is relying on the information provided by the applicant to complete the accessibility checklist analysis. The City of Parksville does not guarantee that development will occur in this matter.
	Elevator	%	
	Public Washroom	%	

Other things to consider....

General Retail

1.	Will aisles be a minimum of 1100 mm wide?	
2.	Will benches be provided for patrons to rest on as needed?	
3.	Will the lighting be adequate? For example, persons with reduced vision rely on bright and high contrast lighting.	
4.	Will product be displayed at a height that is appropriate for persons using wheelchair or scooters?	
5.	Will product displays be clear from the aisle and entrances so that the passage of persons in wheelchairs or scooters is not impeded?	
Total		/5

Auditorium & theater

1.	Will there be designated seating areas?	
2.	Will there be seating for a companion beside?	
3.	Will there be clear sight lines / viewing corridors?	
4.	Will headphones be available for the hard of hearing?	
Total		/4

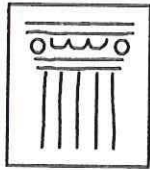
Clothing Store Fitting Rooms

1.	Will the fitting room (or rooms) have a minimum space of at least 1.5 m X 1.5 m	
2.	Will the fitting room (or rooms) provide grab bars for persons to hold on to?	
3.	Will the door to the fitting room (or rooms) have a minimum width of 750 mm?	
4.	Will the fitting room door operate with a closed fist?	
5.	Will the fitting room door use a locking mechanism of a lever type that is easy to latch and un-latch?	
6.	Will the fitting room be easy to open? i.e.: requires less than 21.6 newtons (5 pounds) of force.	
Total		/6

Restaurant, Café or Dining Room

1.	Will some of the tables be accessible for persons in wheelchairs? (730 mm high, 680 mm knee clearance, 480 mm deep)	
2.	Will menus be offered in a large font (14 point or larger) or will they be available in Braille?	
Total		/2

Other accessible features?



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Parksville Mixed Use

Project No.: 0926

Date: October 8th, 2010

Report By: Alfred Korpershoek

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Sustainable community builder checklist

Environmental Protection and Enhancement

1	Y		Application of native Landscaping
2			N/A
3	Y		Planting of new trees. Keep existing full grown trees where possible. Application of green building principles for new buildings.
4	Y		An inventory of trees that can be saved will be made.
5	Y		Pedestrian areas partly covered with canopies, passive solar use, deciduous trees, Thermal mass.
6		N	Feasibility of solar hot water preheating will be explored in energy modeling.
7	Y		Green building standards will be followed. Builder & Architect are CaGBC members, LEED AP, and have been involved with LEED and built green projects. Familiar with passive haus/ net zero/ R2000 standards. Will follow the more cost effective principles but not formal LEED Certification.
8	Y		On Site composting possible for residential.
9	Y		It might be possible to establish a Community garden for strata residential.
10	Y		Pedestrian friendly Site Layout with Car free Commercial plaza.
11		N	Up to Strata to consider
12	Y		Native to beach environment, drought tolerance type of plants are going to be implemented.
13	Y		To some extent rocks and possibly some gravel are going to be used in landscaped area's.
14		N	At this time we see no possibilities for Recycle of water and waste-water for this project.
15		N	To be determined by Civil Eng.
16	Y		Rain gardens to be incorporated for storm water reduction / peak spread
17	Y		Low flush toilets will be used.

18			N/A
19	Y		Integration of residential and commercial by partly residential on top of commercial.
20	Y		Oil water interceptors with rain gardens as biological filter will be applied.
21	Y		Dark sky principles will be generally applied.
22	Y		LEED experienced contractor will look after reduction of construction waste.
23	Y		Use of recycled materials to some degree possible. Will be factored in material selection.
24		N	N/A
25	Y		Erosion and sedimentation control during construction.
	18/25	5/22	

Community Character and Design

1	Y		Mix of Residential and Commercial
2	Y		Local services and commercial
3	Y		Densification along main traffic/transit corridor
4	Y		Likely rental/strata units, primary market empty nesters/seniors
5	Y		Likely Partially rental, depends on market conditions
6	Y		Targeting at Empty nesters/Seniors
7			No housing cooperation involved
8			Character of project with related costs will be too high to allow for affordable housing
9	Y		Buildings are sprinklered
10	Y		High level of social control with mix of commercial and residential
11	Y		Width reductions were possible, Pedestrian areas with different pavement cutting through parking lot. Pedestrian character of site.
12	Y		Landscaping, plaza & walkway connecting traffic corridor to ALR
13	Y		Highway corridor more inviting for pedestrians
14	Y		School 1.3 km, Trail 0.5 km, Quality Foods 0.8 km, Bus route Mc Vickers St. 0.6 km, Along Island Highway (stop location not confirmed).
15	Y		Little Plazas along pedestrian routing.
16	Y		Public art can be displayed along the pedestrian routing
17	Y		West coast timber structures and Stone column bases
	15/17	0/7	

Economic Development



1	Y		Pre-existing vacant will be filled in
2	Y		Pre-Existing road will be utilized on both sides.
3		N	N/A
4	Y		Permanent employment opportunities will be developed.
5	Y		Diversification of area and local economy
6		N	Possibly
7	Y		Local materials will be applied as much as possible
8	Y		Local builder (RDN) and subtrades with local employees
9	Y		Diversification along the main traffic corridor and entry to Parksville
	7/9	2/9	

	40/51	7/38	Total Score
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Mixed development on main traffic corridor into Parksville but mainly screened from it to create a pedestrian friendly area.

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**ACCESSIBLE
COMMUNITY
BUILDER CHECKLIST**

	<ul style="list-style-type: none"> • Multifamily Residential 	<ul style="list-style-type: none"> • Commercial • Industrial • Institutional 	

NOTE: The City of Parksville has adopted this checklist as an informal guide to assist developers in considering the needs of persons with disabilities. These guidelines do not absolve one from meeting the minimum standards of the BC Building Code but rather provide guidance on steps that may be taken beyond code in order to better accommodate persons with disabilities.

Parking				
1.	Will there be parking that is designated for persons with disabilities?		EXPLANATION	
2.	Will 2% (or more) of parking spaces be designated as handicap parking?			
3.	Will designated handicap space be located within 50 metres of an accessible entrance?			
4.	Will handicap parking spaces be located on level surfaces?			
5.	Will handicap parking spaces be located on hard paved surface?			
6.	Will near by sidewalks be easy to access? For example, is there a curb-cut ramp adjacent the designated parking space?			
7.	Will handicap parking spaces have a minimum width of 3.9 metres?			
8.	Will the designated space maintain a vertical clearance of at least 2.4 metres?			
Parking Score Total Number of "Yes"		/8	/8	% =

Access (paths to entrance)			
1.	Will the path from parking or street be a minimum of 920 mm wide?		EXPLANATION
2.	Will the path consist of a hard travel surface?		

3.	Will the path be slip resistant?				
4.	Will the path be barrier free (no steps, stairs or obstructions over 13 mm high)?				
5.	Will the path have a slope of less than 1 unit rise for every 12 units of length?				
6.	Will adequate maneuvering space be provided? (i.e.: 1.5 X 1.5 m turning space)				
7.	Will protection from hazards (both on the ground and above) be provided?				
8.	Will the accessible entrance be obvious and easy to find?				
9.	Will there be more than one entrance that is easily accessible for persons with disabilities?				
Access Score Total Number of "Yes"		19	19		% =

Entrance (main entrance or accessible entrance)				
1.	Will the door be a minimum of 812 mm wide?			EXPLANATION
2.	Will the door have large, easy to grasp handle?			
3.	Will the door be easy to open manually?			
4.	Will the door feature an automated opening device?			
5.	If the main entrance will not be accessible, is there an alternative accessible entrance?			
6.	Will the accessible entrance be easy to locate?			
Entrance Score Total Number of "Yes"		16	16	% =

General Building Interior				
1.	Will doors be at least 812 mm wide?			EXPLANATION
2.	Will the threshold at doors be less than 13 mm high?			
3.	Will the door be equipped with accessible handles not more than 1219 mm high? (accessible handle should be operable with a closed fist)			
4.	Will the door be easy to open? i.e.: requires less than 21.6 newtons (5 pounds) of force.			
5.	Will the pull side of the door have a clear area of at least 457 mm?			
6.	Will hallways and interior travel routes be at least 914 mm wide?			
7.	If carpet is to be used will it be low-pile, tightly woven and secured?			
8.	If drinking fountains will be present are they accessible and will there be a clear floor space of at least 762 X 1219 mm?			

Please explain how the development increased the mix of housing types and options in the community.				
4.	Provide a housing type other than single family dwellings?		EXPLANATION	
5.	Include rental housing?			
6.	Include seniors housing?			
7.	Include cooperative housing?			
Please explain how the development addresses the need for attainable housing in Parksville.				
8.	Include the provisioning of Affordable Housing units?		EXPLANATION	
Please explain how the development makes for a safe place to live.				
9.	Have fire protection, or include fire prevention measures such as removal of dead fall, on-site pumps, etc?		EXPLANATION	
10.	Help prevent crime through the site design?			
11.	Slow traffic through the design of the road?			
Please explain how the development facilitates and promotes pedestrian movement.				
12.	Create green spaces or strong connections to adjacent natural features, parks and open spaces?		EXPLANATION	
13.	Promote, or improve trails and pedestrian amenities?			
14.	Link to amenities such as school, beach & trails, grocery store, public transit, etc.? (provide distance & type)			
Please explain how the development facilitates community social interaction and promotes community values.				
15.	Incorporate community social gathering places? (village square, halls, youth and senior facilities, bulletin board, wharf, or pier)		EXPLANATION	
16.	Use colour and public art to add vibrancy and promote community values?			
17.	Preserve heritage features?			
Community Character Score Total Number of "Yes"		17	17	% =

Economic Development

Does the development proposal infill an existing developed area, as opposed to opening up a new area to development?

1.	Fill in pre-existing vacant parcels of land?			EXPLANATION
2.	Utilize pre-existing roads and services?			
3.	Revitalize a previously contaminated area?			

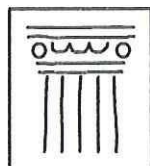
Please explain how the development strengthens the local economy.

4.	Create permanent employment opportunities?			EXPLANATION
5.	Promote diversification of the local economy via business type and size appropriate for the area?			
6.	Increase community opportunities for training, education, entertainment, or recreation?			
7.	Use local materials?			
8.	Use local labour?			
9.	Improve opportunities for new and existing businesses?			

Economic Development Score Total Number of "Yes"		/9	/9	% =
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TOTAL	/51	/38	Disclaimer: Please note that Staff is relying on the information provided by the applicant to complete the sustainability checklist analysis. The City of Parksville does not guarantee that development will occur in this matter.
% TOTAL			

Other sustainable features?



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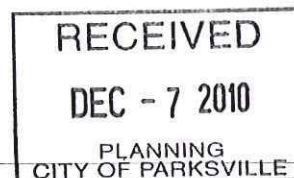
Parksville Mixed Use

Project No.: 0926

Date: October 8th, 2010

Report By: Alfred Korpershoek

Accessible community builder checklist



Parking

1	Y		H/C parking will be provided
2	Y		At least 2% H/C parking will be available
3	Y		Accessible entrance will be available within 50 meter
4	Y		H/C on Level surfaces
5	Y		H/C on Hard faced paved surface
6	Y		Sidewalks level throughout project raised pedestrian road crossings.
7	Y		3.9 m minimal width for H/C parkings will be provided
8	Y		Head clearance of 2.4m is provided at H/C parkings
	8/8	0/8	

Access

1	Y		Sidewalks & paths will be more than 920mm wide
2	Y		Sidewalk & paths will have hard surface
3	Y		Sidewalk & paths will have slip resistant surfaces
4	Y		Sidewalk & paths will be barrier free
5	Y		Sidewalks will have no slopes over 1:12
6	Y		There will be more than enough maneuvering space (1.5 diameter)
7	Y		Paths of travel will be free of hazards on ground and above (visually impaired)
8	Y		Accessibility entrances obvious and visible
9	Y		All public entrances (more than one) will be Accessible
	9/9	0/9	

Entrance

1	Y		Doors wider than 812mm
2	Y		Large easy to grab handles on doors
3	Y		Doors easy to open manually
4	Y		Most likely one ore more automated doors in project
5	Y		All main entrances will be accessible
6	Y		Main entrances easy to locate
	6/6	0/6	

General Building Interior

1	Y		Doors wider than 812mm
2	Y		Threshold at doors 13mm or less
3	Y		Accessible handles not more than 1219mm high operable with closed fist
4	Y		Less than 21.6 Newton force required to open doors
5	Y		Pull side of doors have clear area of 457mm or more
6			Travel routes more than 914mm wide
7			Tightly woven, secured low pile carpet to be used
8			Clear area of 762x1219 at possible drinking fountains
9			Public phones not higher than 1219mm
10			Public phone hearing-aid compatible with volume control
11			Text capable phone where more than 3
12	Y		Eye level visual clue for glass doors
13	Y		Alarm systems with visual and audio signals
	7/7	0/13	

Stairs Escalators

1	Y		Non-Slip surfaces on stairs
2	Y		Steps have tactile edges
3	Y		Steps have high contrast edges
4		N	Stairs are to code.
	3/4	1/4	

Ramps, None

Elevators

1	Y		Will have floor space of 750x1200mm minimum.
2	Y		Unobstructed elevator control buttons
3	Y		Panel between 381 & 1219 mm from floor
4	Y		Tactile indicator of floors. (brail or raised letters)
5	Y		Visual and audible indication of doors opening or closing
6	Y		Emergency intercom with brail or raised letters
	6/6	0/6	

Public washrooms, None, will be tenant improvements