

S.R. McEwen Architect
 1995 West 14th Avenue
 Vancouver B.C. V6J 2K1
 Tel, (604) 733-8948
 Email: seanmcewenarchitect@telus.net

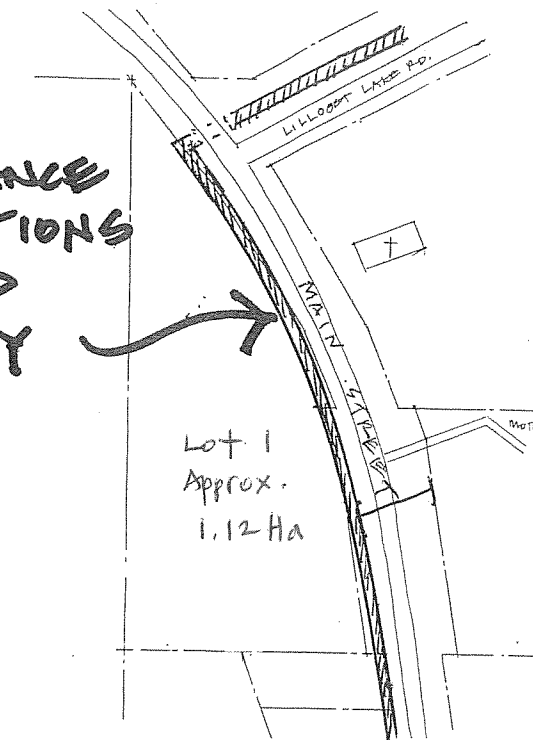
Commercial – Residential Development Proposal Lot 1 - Main Street

Design Principles

1. The development should create a Village “feel” and add to the sense of arrival into a compact town centre on Main Street.

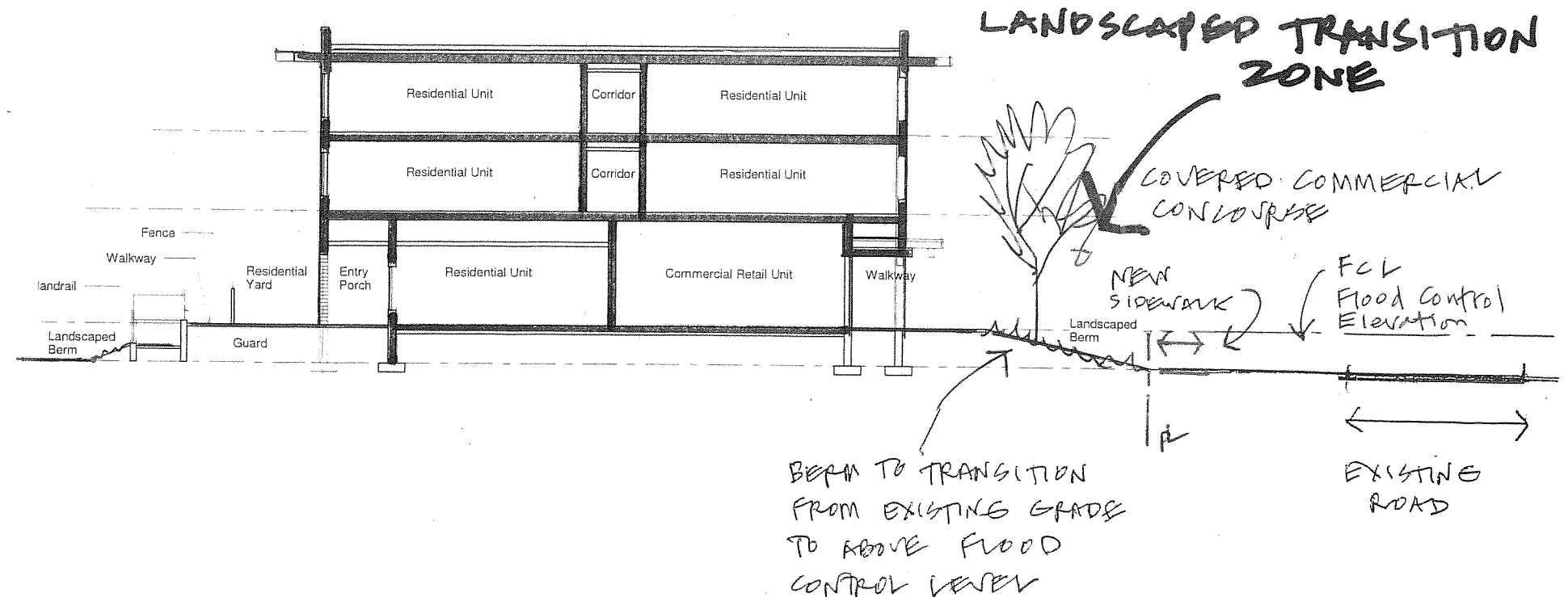
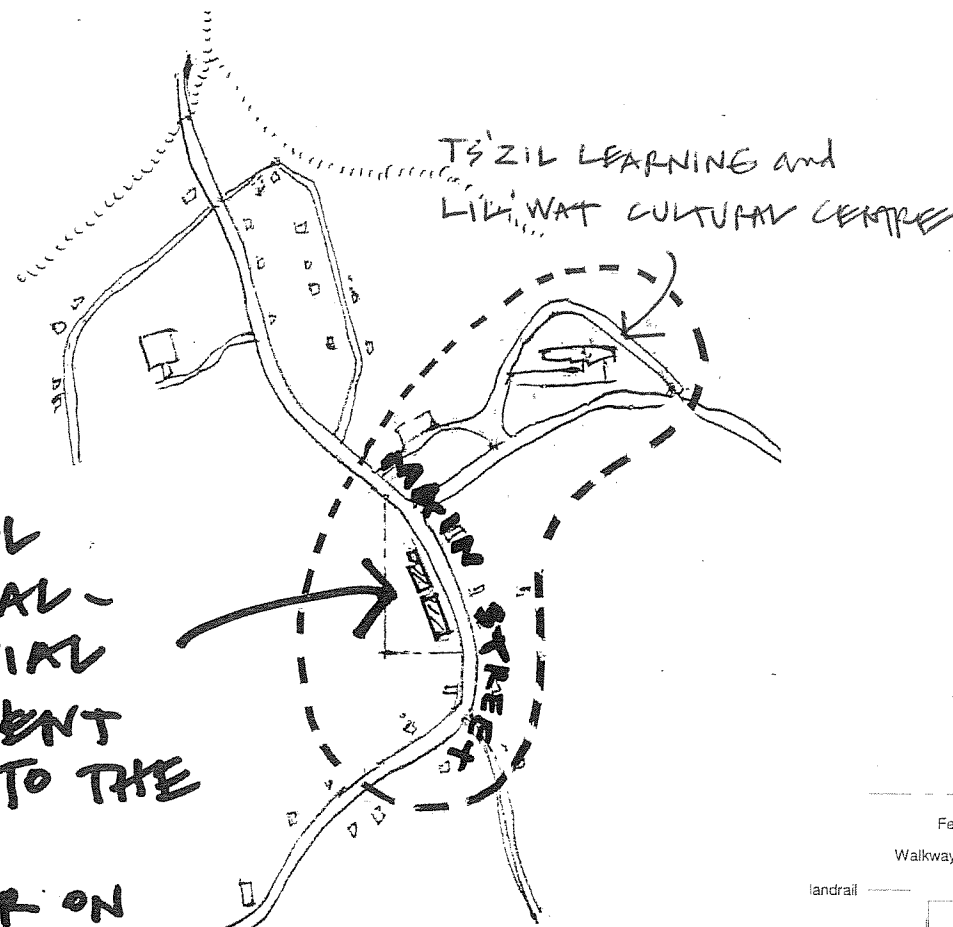
2. The development should provide a sense of place for pedestrians, and be designed as a walkable commercial area with pedestrians having priority. Sidewalks will be provided at the property line along the Main Street frontage.

THE ADDITION OF
 SIDEWALKS WILL ENHANCE
 PEDESTRIAN CONNECTIONS
 IN THE VILLAGE, AND
 IMPROVE PUBLIC SAFETY

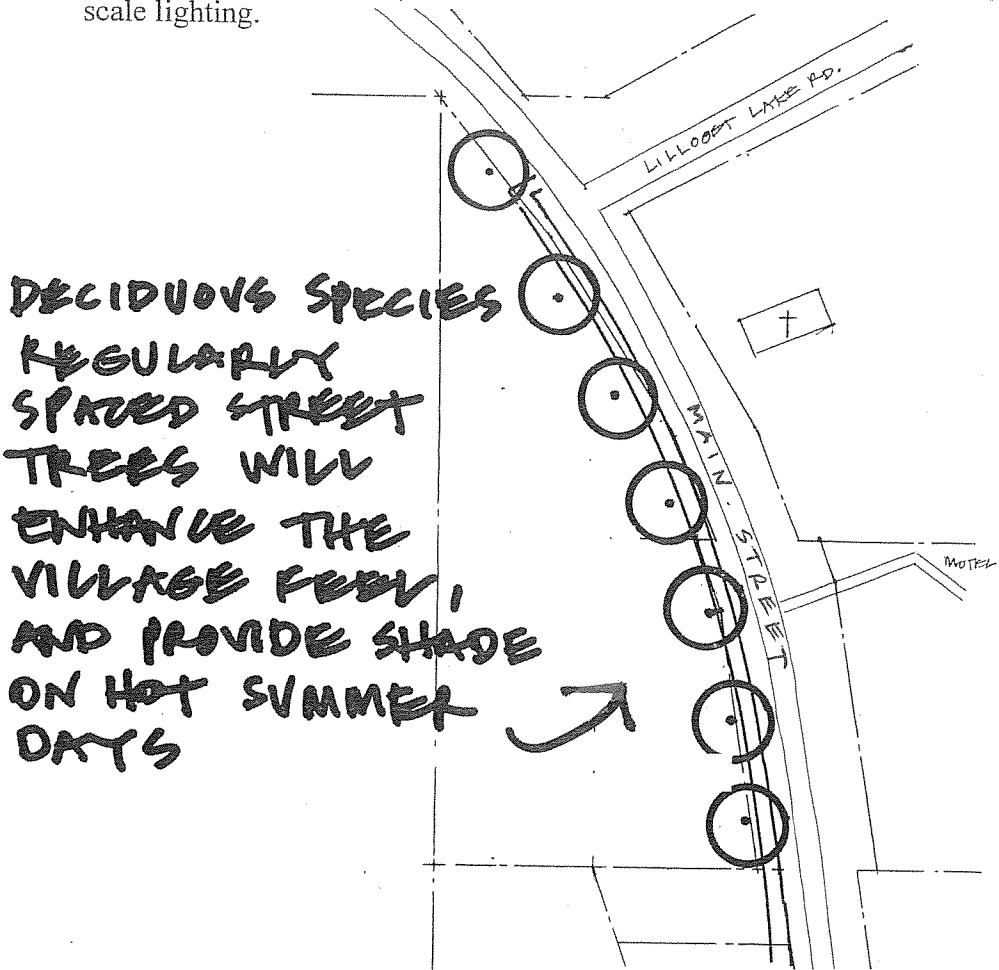


3. There should be an easy, attractive and accessible transition from existing grade at Main Street up to the Ground Floor Building level, which has to be made higher for Flood Control reasons.

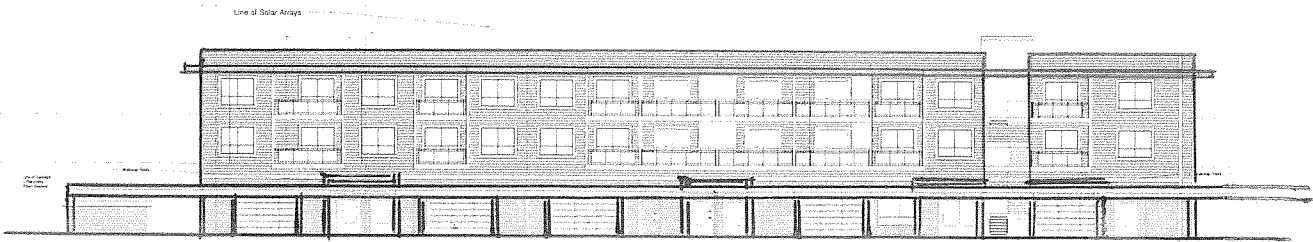
ADDITIONAL
 COMMERCIAL-
 RESIDENTIAL
 DEVELOPMENT
 WILL ADD TO THE
 VILLAGE
 CHARACTER ON
 MAIN STREET



4. The transition area should be well landscaped, and feature street trees regularly spaced along the Main Street frontage, along with warm and welcoming pedestrian scale lighting.

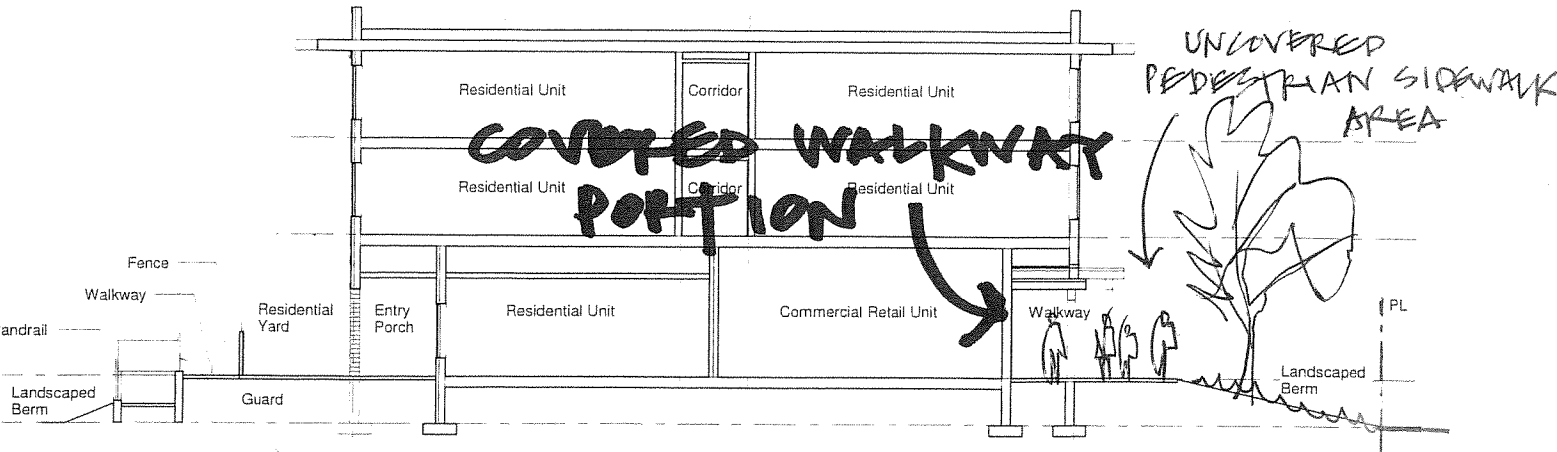


6. The development should not have a monolithic appearance, and should feature variety in design elements along the Main Street frontage, including variously painted wood siding and trims, and a clear wood finish for the post and beam pedestrian walkway structure.

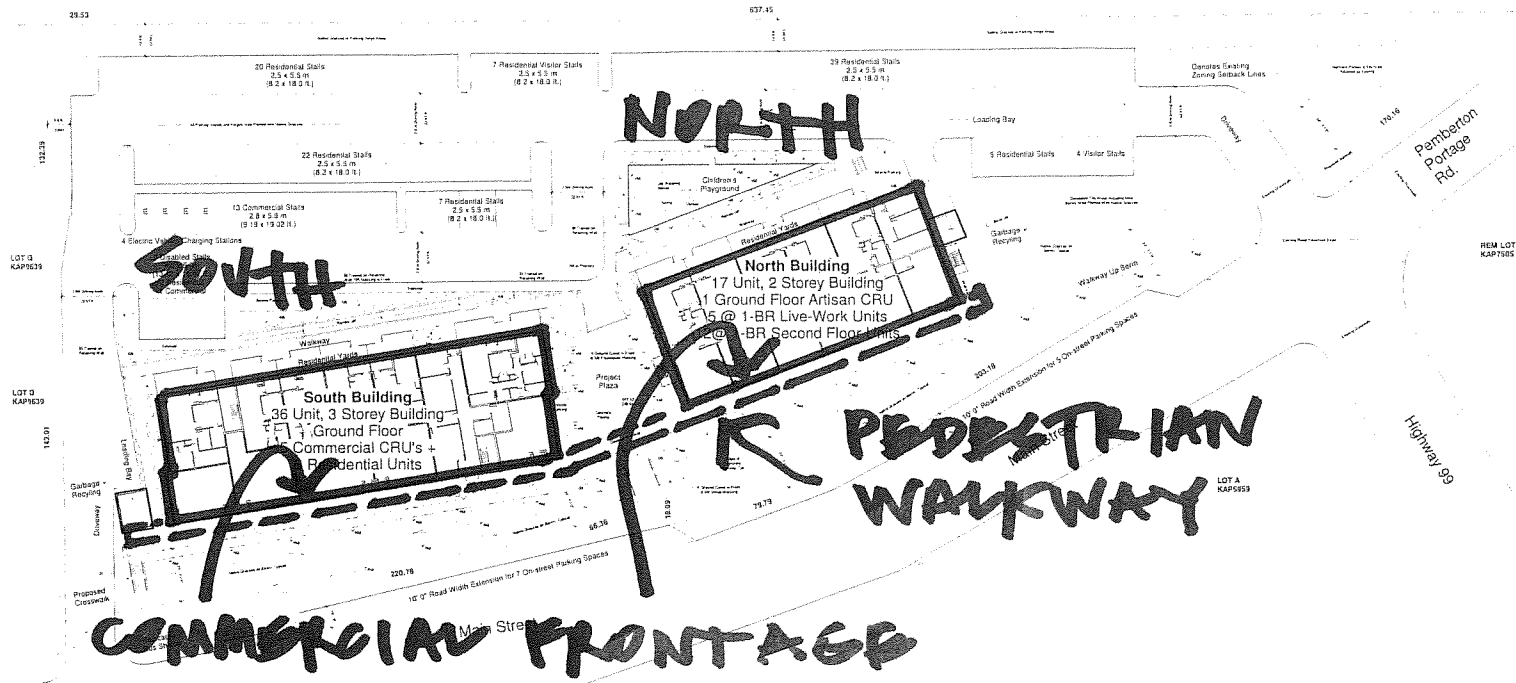


VARIOUSLY PAINTED WOOD SIDING AND TRIMS, AND A CLEAR FINISH POST AND BEAM EXPOSED STRUCTURE, WILL ENHANCE THE VILLAGE CHARACTER FOR MAIN STREET

5. The pedestrian walkway along the development frontage should provide a covered walkway option, and an uncovered open pedestrian option. The covered walkway should be as continuous as possible and provide shelter for pedestrians in inclement weather, and a shaded path for pedestrians on hot summer days.



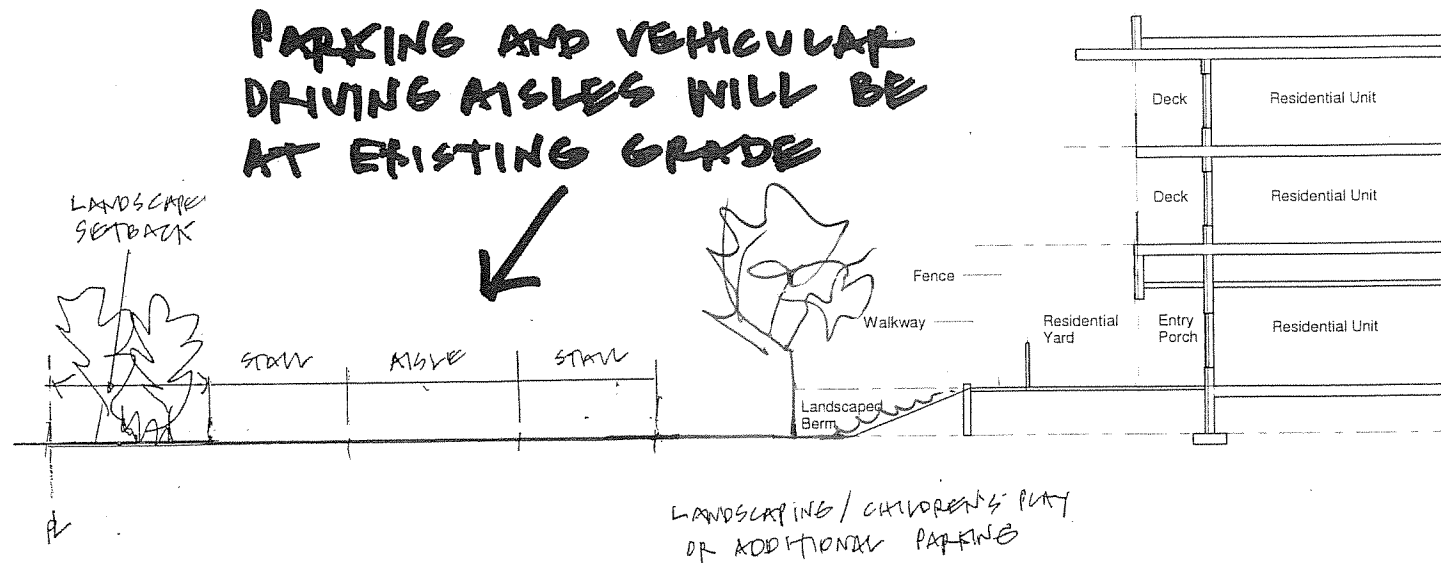
7. The development is comprised of two buildings, a South Building and a North Building. Both buildings will feature commercial spaces on the ground floor along the pedestrian walkway, with residential floors above.



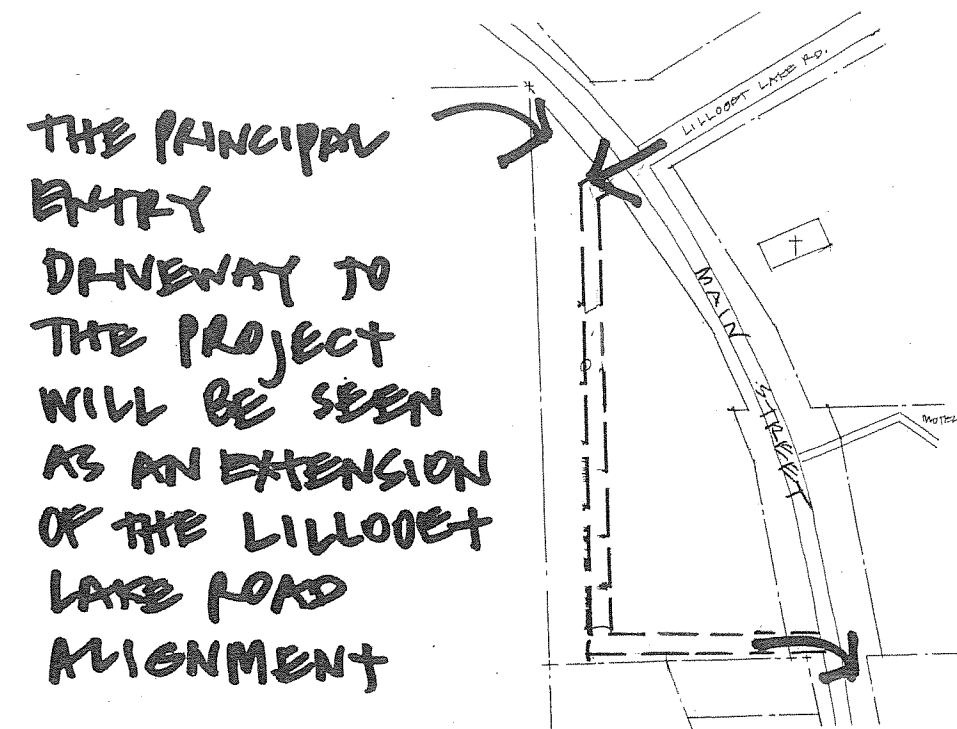
8. The residential units in the South Building will be rental units, and will feature a variety of unit types, including studios, and 1-, 2- and 3-Bedroom apartments. The North Building will contain live-work units on the ground floor, and 1-Bedroom Units on the second floor.



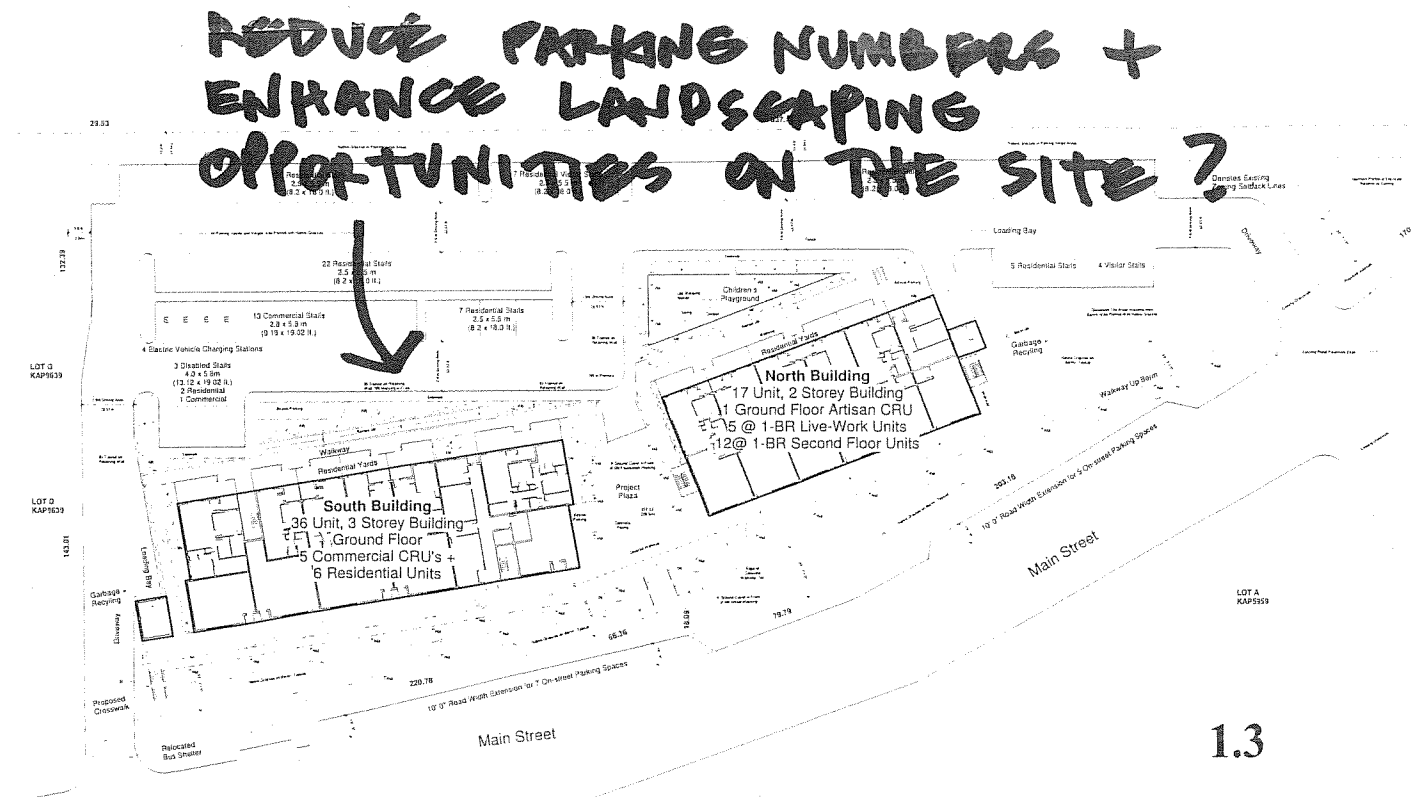
9. Parking will be at grade, and will be provided at the rear of the site behind the buildings.



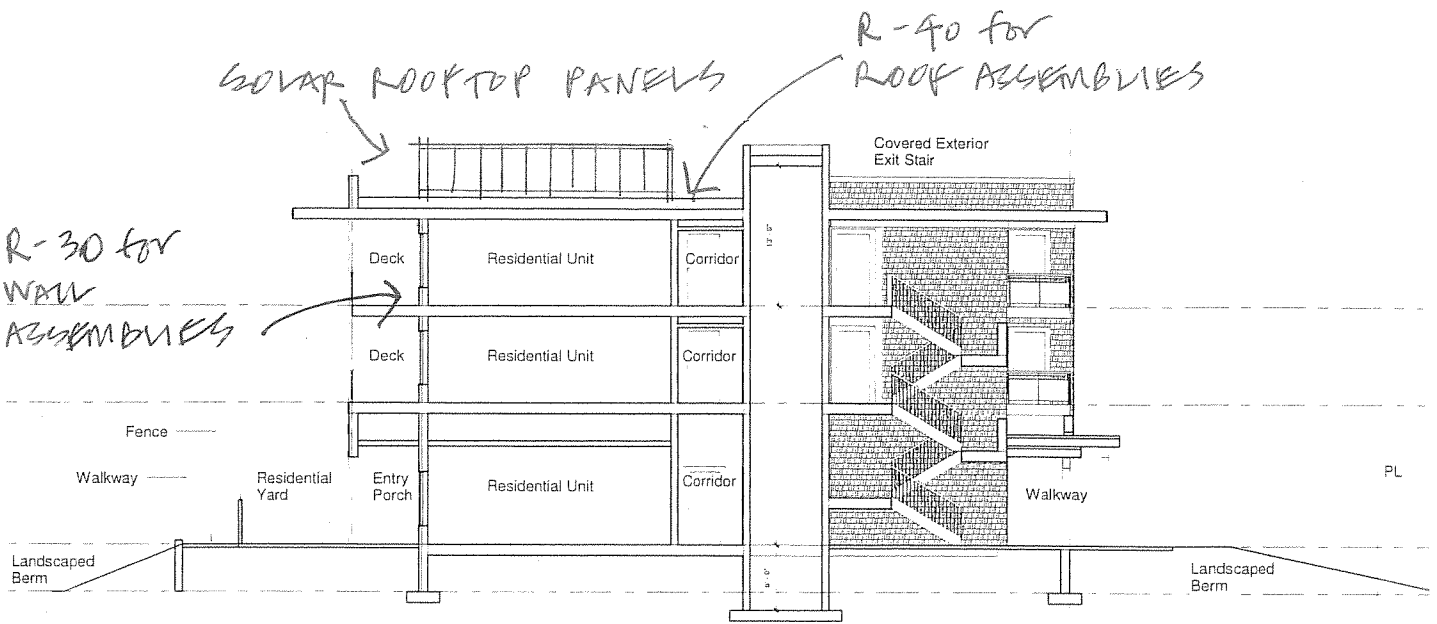
10. Access to the parking will be configured as a "natural" extension to the Village street system.



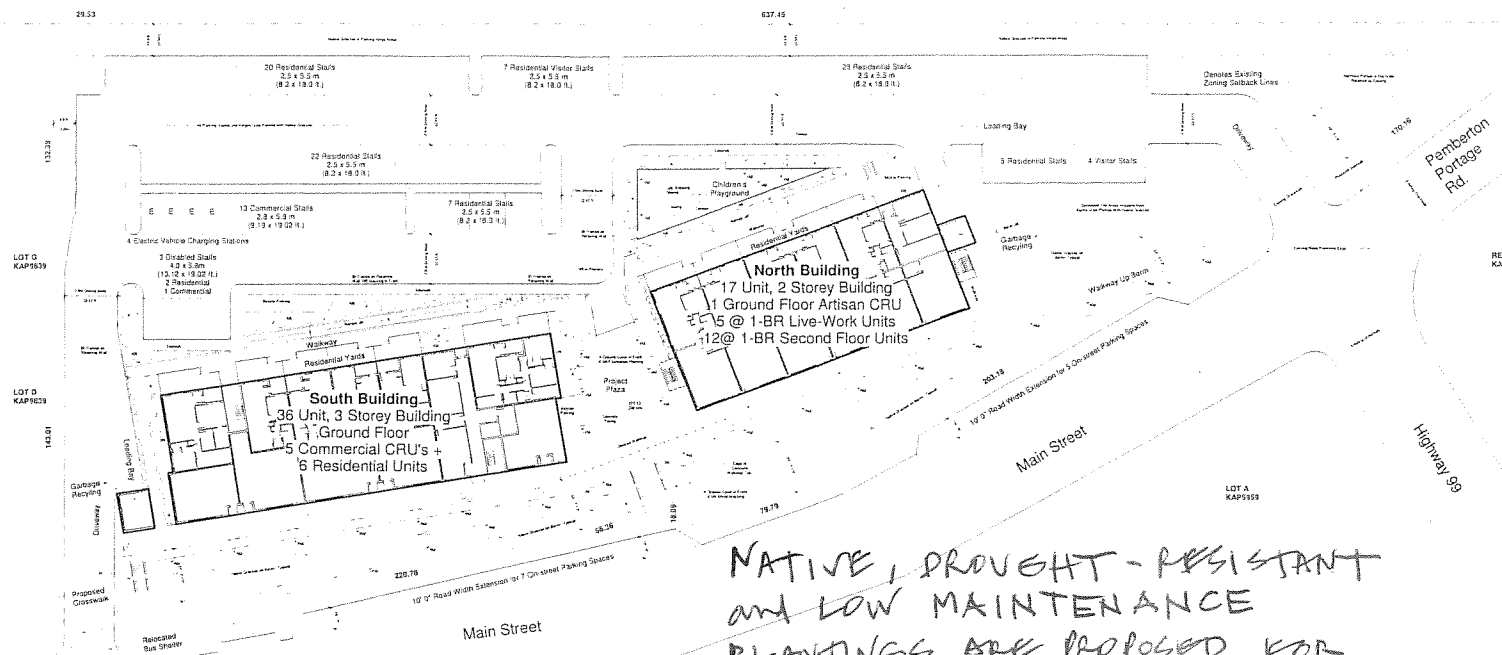
11. Parking numbers required by zoning are substantial, and there may be a rationale to reduce the parking requirements in order to be able to provide additional housing units, and enhance landscaping opportunities on the site. One methodology to reduce parking requirements is to provide electric vehicle charging stations and car share.



12. Building design will emphasize good energy utilization, with enhanced levels of insulation, and air-tightness in the building envelope. High quality heat recovery systems will be incorporated in the buildings' mechanical systems. Solar arrays will be incorporated on the building rooftops.

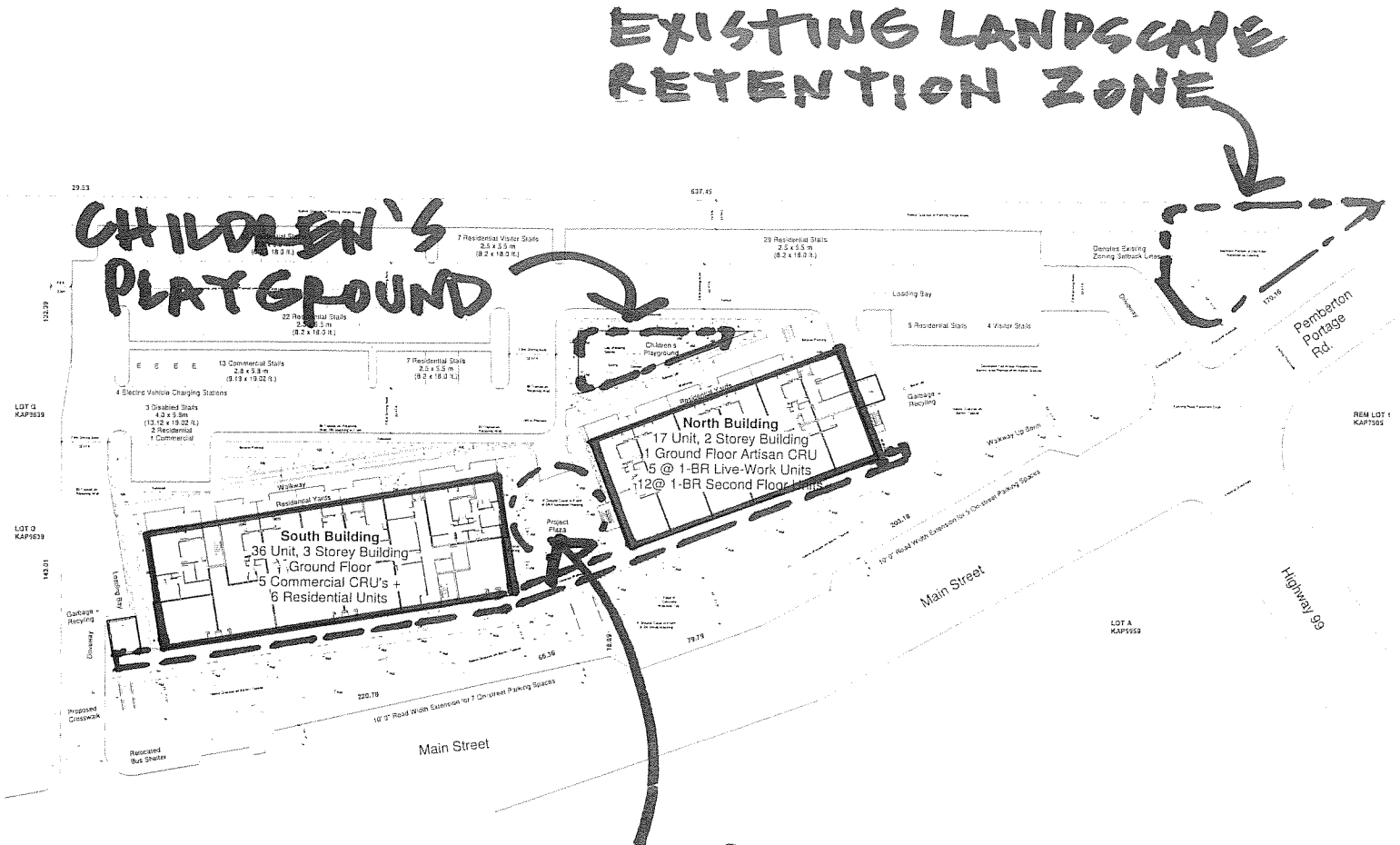


13. Use of native, drought-resistant and low maintenance plantings are proposed for site landscaping. Native grass species are featured, which will provide suitable habitat for the threatened dun skipper fly, whose presence has been documented in the vicinity of the subject site.



NATIVE, DROUGHT-RESISTANT AND LOW MAINTENANCE PLANTINGS ARE PROPOSED FOR SITE LANDSCAPING.

14. The site development also features an existing landscape retention zone in the northernmost portion of the site, which unlike the rest of the property, has not been recently disturbed. Existing grasses and scrub trees will be retained in this area of the site.



15. Site development also includes a central plaza type space between the two proposed buildings, which will serve as a meeting place for residents, commercial tenants, and visitors. A children's fenced playground is also included to serve the families living in the development.