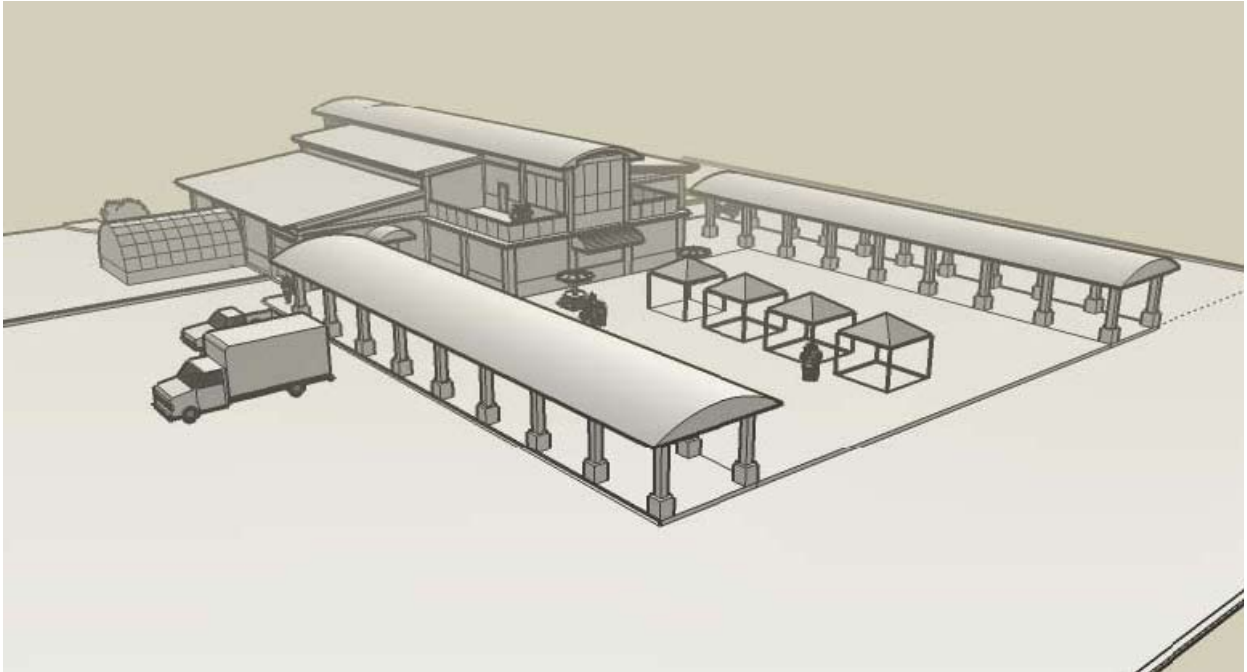


**FINAL DRAFT**  
**Preliminary Programming Study for a**  
**COMOX VALLEY FARM MARKET**



**Prepared for:** Comox Valley Economic Development Society

**Prepared By:** Ehrler Limousin and Associates

*Funding provided by:*



## Table of Contents

1.0	Introduction	3
2.0	Purpose of the Document	3
3.0	Scope of Work	3
4.0	Setting the Stage for a Permanent Farm Market Building	3
5.0	User Group Discussion	9
6.0	Building for Agriculture for the Next 50 Years – The Program	13
7.0	Design Considerations	14
8.0	Strategic Location	14
9.0	Spatial and Adjacency Program	16
10.0	Preliminary Project Estimates	49
	References	

## **1.0 Introduction**

Comox Valley Economic Development Society has retained the services of Ehrler, Limousin and Associates to prepare a Preliminary Programming Study for Comox Valley Farm Market. The study will:

- 1.1. Develop conceptual ideas of how the entire site will be used.
- 1.2. Discuss the Target Users needs and activities.
- 1.3. Recommend on the functional, operational and spatial requirements for a proposed new permanent farm market in the Comox Valley.

## **2.0 Purpose of the Document**

This document is to establish a Preliminary Program to fully describe the functional, operational and spatial requirements for a Farm Market Facility. The Facility Program will be used as a design brief for any future planning (i.e. Business Plan, Architectural/Engineering Design Plans). It summarizes the Client's needs for the business planner and design team describing, the purpose of the Building and the spatial, functional, and organizational requirements. It also describes the human, physical, and external factors, which will influence the design solution.

## **3.0 Scope of Work**

The Tasks identified in the Terms of Reference were to:

- 1.4. Meet with the Project Coordinator to discuss the User Group Engagement Strategy.
- 1.5. Meet with 6 to 10 User Groups to begin to collect programming information for basic need and for "wish lists" to develop a Comox Valley Farm Market. Discussion of sustainable initiatives for the entire site and User Group Spaces, to be explored in next stages.
- 1.6. Assess preliminary programming information to define possible site scenarios. Clearly outline possible scenarios with estimates of building footprint sizes, related use and activities within structure and feasibility of each scenario, for preliminary construction costing;
- 1.7. Discuss probable construction costs of different scenarios for entire site and specific building requirements.

## **4.0 Setting the Stage for a Permanent Farm Market Building**

The discussion of a permanent building for agricultural and local product is not new, especially at the Comox Bay Farm site. Over the past decade, there have been several discussions on a permanent site for a farm market and documents that support and/or express the idea or a “Vision” for a permanent site for a market. Included here are excerpts from a variety of documents that will illustrate the steady growth and support for what the project is today, that being an expression of the need for a permanent site for agriculture and for agricultural products. Of course in addition to this is the present day trend for fresh, local and environmentally sustainable product.

### **a. The Agricultural Land Reserve (ALC)**

Since 2001, Mr. Patrick Evans has been working on implementing his proposal for a community farm market, an interpretive area and parking area for the Comox Bay Farm site. In 2004, the ALC approved a 2.3 ha piece of land for “the construction and operation of a farm oriented market”. This market concept for the farm was based on the following list of products:

- *Primary and value added agricultural products, from B.C., including vegetables, fruit, meat and livestock products, flowers, herbs, poultry, and locally harvested fish and shellfish products, and value – added products*
- *Agro forestry and handcrafted wood products produced in BC.*
- *Products sold within the Farmers’ Market section of the center will be consistent with the locally focused rules, regulations and policies of the Comox Valley (CV) Farmer’s Market Association.*
- *Education services to accommodate programs that are related to the activities and vision of the farm.*
- *Agri-tourism services that are related to the activities and vision of the farm, and;*
- *Conservation related products to support the activities of Ducks Unlimited.*

Note: the agro-forestry and wood products were approved for use for a former proposal on this property but may not be consistent with this concept. This will also be reviewed in a later phase.

### **b. Ducks Unlimited**

On December 19, 2002, Ducks Unlimited Canada (DUC) and its partners in the Pacific Estuary Conservation Program issued a press release stating their intention to bring Comox Bay Farm into the City of Courtenay.

*“The 192-acre farm was in the Regional District of Comox Strathcona. DUC’s intention for the Comox Bay Farm was to maintain sustainable soil based farming to the benefit of wildlife and agricultural interests in perpetuity while integrating and improving community involvement on the land.*

*Under the proposal, the City of Courtenay would facilitate the amalgamation and subdivision of the current property from three titles to two titles. The resulting division would allow for the comprehensive commercial zoning of a 2.3 hectare parcel with agricultural zoning for the balance of the property. The farm will remain in the Agricultural Land Reserve (ARL) and continue to be regulated by the Agricultural Land Commission. Currently 75 per cent of BC’s municipalities contain some ARL lands.*

*The benefits of the proposed amalgamation would result in a number of opportunities for the community. Working with local stewardship organizations, DUC will develop an educational interpretive center showcasing Vancouver Island’s wildlife conservation efforts and promote agricultural awareness and stewardship.*

*Evansdale Farms will revitalize the commercial site with the development of a new farm market. Visitors will be exposed to a managed agricultural-wildlife viewing area will having the opportunity to select from local agricultural and wood products.*

*The Comox Bay Farm lands were originally acquired by DUC in 1998 due to their significance for wintering Trumpeter Swans and migrating waterfowl. The Comox Valley is home to at least ten percent of the worlds’ trumpeter swans. Comox Bay Farm is some of the most critical backshore farmland immediately adjacent to the Courtenay River Estuary and represents an integral part of the habitat needed by the swans.”*

**c. Support from the City of Courtenay**

In 2005 the City of Courtenay illustrated their support for the subdivision of a 2.3 ha parcel of land in a resolution to:

*“Accommodate the development of a combination Agricultural Products Market and Waterfowl Interpretive Centre within the ALR and to allow the construction of a Farm Market and Interpretive Centre as a Non-Farm use in the ALR...”*

*”The plans for Comox Bay Farm represent a significant economic development and environmental education opportunity for the City of Courtenay and the Comox Valley as a whole and represents commitment to viable agriculture in the Agricultural Land Reserve located within the City.”*

**d. Comox Valley Agricultural Plan 2002**

In the Agricultural Plan for the Comox Valley prepared in 2002 by the consulting firm “From the Ground Up”, reference was made to expanding the Market Opportunities of the Farmers Market by increasing vendors and the hours of the market. The plan also references the need to increase the Agri-tourism activity of the valley, specifically in Agri-tourism products and in visitation to the valley.

**e. Comox Valley Farmers Market Business Plan 2007**

In 2007, the Comox Valley Farmers Market Board of Directors hired “From the Ground Up” to work with them to create a business plan. In 2008, the Farmers Market went to their first year round market with a positive reception by the community.

The Farmers Market rents the Exhibition grounds for the Saturday markets in the summer, rents Sims Park for the Wednesday markets in the summer and rents Native Sons Hall for the winter months. During 2009, Native Sons Hall will be undergoing an extensive renovation, leaving the Winter Market with no venue. This has brought attention to the volatile nature of not having a permanent place to call “home”.

*“There were some suggestions that the market needs a landmark or a ‘sign of permanence’ but these were more the exception than the rule. This may change as the market grows and, possibly, as government regulations change (perhaps if food storage and handling requirements become more strict).”*

This was the state of the industry in 2007. Immediately after, in 2008, more attention was being given to Farmers Markets across the nation and the Farmers Market Board of Directors began to revisit the concept of a permanent year round location and operation.

**f. Comox Valley Agri-food Inventory and Gap Analysis**

In 2008 a project was undertaken by the Comox Valley Economic Development Society with the purpose of identifying opportunities for increased agri-food production in the Comox Valley by comparing local production with local consumption.

As a result of the analysis, the following recommendations were made:

*“A permanent full time market outlet, similar to Pike Place in Seattle, would be a huge boost to the small farm sector, especially if it could be combined with a community processing facility of some kind.”*

## **PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

*“Encouraging the development of a full time, year round marketplace for local agri-food products. Ultimately, this would be central and convenient to producers and consumers and it would include some processing facilities.”*

*“A full time physical market place where local products are featured and (conveniently) available to local consumers would provide a forum for consumers to conveniently find and purchase local products”.*

### **g. Comox Bay Farm Agriculture and Conservation Center, 2009**

In 2009, Comox Valley Economic Development Society hired Brent Warner and Gary Rolston to work with the agricultural/food community to create a Vision for the Ducks Unlimited Land.

*“A facility that will combine local agriculture and conservation experiences and values. It will also allow for the sale of local agriculture products, some of which will be sold through a certified locally grown farmers’ market. Local visitors and international tourists will be able to witness farming in conjunction with an opportunity to see one of the largest birding venues on the continent. With as many as 30% of the world’s trumpeter swan population on site during the fall/winter season, this is truly a world class ecotourism destination. It is also important to note that the agricultural center is intended to enhance the character and contribute to, rather than compete with, the business community in the City of Courtenay.”*

*The agricultural and conservation center concept will provide a number of benefits to the local agricultural industry:*

- *A permanent location for the farmers market with a certified processing/teaching kitchen, water and power for vendors and indoor washroom facilities for customers.*
- *A sales and marketing incubator for new farmers.*
- *An easily identifiable landmark for the local industry.*
- *A distribution center, and a marketplace for local products to serve the local retail and restaurant industries.*
- *An information center will improve awareness of tourists and local residents about all aspects of local agriculture and improve access to local products for the same group.*
- *A world class education center to improve awareness of local agriculture, its contribution to habitat for trumpeter swans, and to educate the public about waterfowl and trumpeter swans and why the agricultural habitat is so important.*

## PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

- *A place to celebrate local agriculture, to host events related to local food production.*
- *A networking Center that will allow agriculture to connect with other agencies and industries, in the Comox Valley.*
- *The center could also include services that benefit the user groups, i.e. offices for the Farmers' Market and the Farmers' Institute.*



Comox Bay Farm looking west 1

## **5. User Group Discussions**

Earlier this year, the Comox Valley Economic Development Society initiated group and individual discussions with several stakeholders to discuss the potential for a permanent market facility.

The following organizations have been involved in the discussions leading to the creation of a concept for a building:

- 5.1 Ducks Unlimited
- 5.2 Comox Valley Farmers Market Association,
- 5.3 Comox Valley Farmers Institute,
- 5.4 North Island College,
- 5.5 BC Shellfish Growers Association,
- 5.6 City of Courtenay,

Comments that relate to programming requirements are summarized below.

### **5.1 Ducks Unlimited**

Ducks Unlimited has identified the desire to develop an educational interpretive centre showcasing Vancouver Island's wildlife conservation efforts and promote agricultural awareness and stewardship.

### **5.2 Comox Valley Farmers Market Association**

The Comox Valley Farmers Market Association has seen tremendous growth in the thirteen years of operation. With the recent trends in consumer habits, the Market is experiencing significant growth both in the increasing number of vendors wanting to participate and in the incomes generated.

With the success of the recent year round indoor market, the Comox Valley Farmers Market Board has been discussing a permanent market. Their vision is to operate on a year round basis, every Saturday and Wednesday and possibly expand to a three day market sometime in the future.

The financial records for the Comox Valley Farmers Market indicate steady growth in sales. The records also show an increase in producer activity as well to 70+ permanent members.

The Comox Valley Farmers Market Board of Directors has created a list of items being "necessary" for the design of a permanent Farmers Market.

- Able to provide year-round use for vendors, indoors in the winter (40+ vendors), and expanding outdoors in the summer (70+ vendors)
- Easy access for vendors and customers (including wheelchair access)
- Adequate parking
- Washrooms
- Power and water
- Long term lease with affordable terms to the Farmers Market and the Farmers Institute
- Areas for entertainment, audience, socializing and storage
- Allowance for expansion
- All spaces will be covered for protection from sun and rain (so tents would not be necessary)
- Close to town
- Spatial consideration and lots of light
- Different type of areas with different rates of user fees

The following items are those that the Comox Valley Farmers Market has identified as considerations for an optimum site for a permanent site.

- Close to bus routes and designated bicycle routes
- High visibility for tourists
- Wash station(s)
- Some permanent stalls, with display coolers and freezers
- Display areas

In a permanent farmer's market situation vendors would want a stall where they could back a trailer in, open the doors and be ready to go. For meat vendors, they spend a lot of time moving meat from the freezers to coolers. Electricity would be a bonus.

### 5.3 Comox Valley Farmers Institute

The Farmers Institute's role is one that supports the agricultural sector of the Comox Valley, which means that they support all enterprises relating to the "thrivability" of agriculture. In discussions with the Institute regarding a permanent site for a market they would support a building that is multi-purposed and adaptable to many types of community agricultural activities.

The Farmers Institute would possibly access a meeting room for Board Meetings and Membership meetings.

#### 5.4 North Island College

North Island College wishes to support the growth and enhancement of the agricultural community in the Comox Valley by providing educational services. From this perspective North Island College envisions itself as a resource and aid in the professional development of producers and in the training of their employees and in the culinary arts. The decision as a tenant is dependent upon the ability to operate successfully and in this case by attracting and retaining sufficient numbers of students to its educational offerings.

While presenting a list of requirements for a facility, North Island College communicated at the onset that its activities and funding are directed by the Ministry of Advanced Education and Labour Market Development toward the education and training of citizens of the region. Consequently, activities offered must align with this mandate.

North Island College believes it can contribute through offering a broad range of educational programming, including customized training specifically designed to meet the operational and development plans of local agricultural producers.

Types of programming may include:

- Culinary arts training
- Marketing research
- Food product development and testing
- Business planning
- Health and safety training
- Agri & Culinary tourism product development
- Customer Service Training
- Greenhouse Development
- Berry and Root Vegetable Production
- Food Preservation (utilizing the kitchen space)
- Research initiatives specific to food sustainability and production
- Customized training as requested

Physical Requirement:

- A teaching kitchen, of approximately 4,800 square feet, including:
  - walk-in freezer, coolers and dry storage area;
  - Gas ranges, stoves, & grills;
  - Bakeshop with ovens, cooler and prep tables;
  - Dish washing machine and area;
  - Food service area;
  - Prep sinks;

## PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

- Work/prep areas & tables
  - Laundry area (washer & dryer)
  - Service / display area
- A classroom of approximately 1200 square feet, including internet access;
  - Office space to house 2 faculty (approx 120 – 140 square feet), with internet access.
  - Any area for customer food consumption is in addition to the space noted above.
  - a working greenhouse approximately 30 by 200' along with a working crop/garden plot would be of tremendous benefit.

### 5.5 BC Shellfish Growers Association

The needs of the Shellfish Association are to create a small venue (approx 300 sq. ft) for the producers to sell their products directly to the consumer from a shared retail space. They would require power for coolers and freezers.

### 5.6 City of Courtenay

The City of Courtenay has and continues to support the concept for a Farm Market at the Comox Bay Farm. It is the long term goal to create a trail system along the river that connects to the existing trail system and potentially to this land use.

With respect to the needs of the city in a permanent facility there have none but in discussion they expressed their concept for a composting education and collection area on the site.

### 5.7 Additional Comments

Tannadice Farm and Pentlatch were also interviewed with respect to their participation in a permanent market facility.

#### 5.7.1 Tannadice Farms

Tannadice Farms is one of the larger meat operations in the valley. They shared their ideas as follows.

A butcher shop of 2000 ft.<sup>2</sup>. The shop would contain a full line of cutting equipment so they could take hanging sides from Gunter Brothers and cut, make sausage, smoke products on site.

In the scenario of providing product to a shop on site that featured all local product, they would need a bit of cooler space and a display area or part of a display cooler. They

would restock it regularly or at least deliver to the back door and let staff manage the product within the store. They see this as a commission based sales option. They do not want to compete with their customers in town (Brambles) so they would probably have a minor display with signs saying "also available at ..."

#### 5.7.2 Pentlatch

Pentlatch may be interested in participating in an on-site store that would direct sell and provide for distribution of Pentlatch's branded shellfish products which are sold under the name Komo Gway.

## **6.0 Building for Agriculture for the Next 50 Years – The Program**

In the planning and design phase it is important to explore the concepts of community and sustainability through the union of an innovative program, the exchange of goods and service, educational and public spaces.

This preliminary program focuses on creating a viable concept for programming a 'public space' that includes the historical notion of a 'farmer's market' but adds components such as an interpretive centre, education centre, community venues, music venue, crafts and agricultural/food activities. The program focuses on activating an adaptive space with the flexibility to provide year round programming and adaptability to change over the life of the building. Should it be required that the building be developed in stages, the design will need to accommodate the expansions using a phased approach. Over time, the main building space may turn into permanent vendor spaces as production and distribution channels and markets in the Valley increases.

The market design needs to provide year-round direct marketing opportunities for farmers and create a vibrant public space with food at its core. The design should accommodate a year-round indoor-outdoor farmers market, wholesale food distribution, commercial processing facility, agricultural business development, local food advocacy and, conference space.

It could also push the form when it comes to sustainability. A market like this could be at the center of a sustainable food policy for the Valley. An example is the San Francisco market (web link [unveiled in San Francisco](#)). Instead of the traditional farmers' market channels, farmers would have multiple options to sell to consumers. When we are discussing regional food systems this facility could accommodate an increased variety of direct marketing methods as an important step in the development of a sustainable food system.

From the discussions with stakeholders it is evident that some spaces in a facility will need to be adaptable, performing multi-purposed functions while others are specific to the use and need to perform a single-purposed function. For example the Indoor Farmers Market space could also be designed to accommodate other activities such as exhibitions, public events and meetings. On the other hand, offices are considered a single purposed function.

## **7.0 Design Considerations**

The occupancy of the facility will have considerable variations over the year through the variety of user groups. 3,000 people have been in attendance during a 3 hour summer Saturday Farmers Market. This of course would translate to inside and outdoor spaces in the new facility. The facility must be able to adapt to what could over the years be increasing peaks in attendance.

The following points are to be considered in the design of the exterior elements of the facility.

- Parking for customers
- Emergency vehicle access
- Parking for vendors
- Pick-up and Delivery area and access.
- Access for vendors (permanent and seasonal)
- Exterior landscaping must be compatible with the farming initiatives of the Ducks Unlimited land.
- Design Considerations such as Green Initiatives, rainwater collection, wind power and geothermal
- Where applicable parking and high use pedestrian and transportation corridors on the site should consider natural or environmental pavers as a surfacing material to reduce runoff and allow ground cover to re-grow naturally.

## **8.0 Strategic Location**

The proposed market site is located on the North Island Highway, 19A and is located on one of the most valued, visible and fertile green spaces in the Comox Valley. Any development will be highly visible and will become a destination for many visitors and residents.

The architecture of the facility should incorporate sustainable practices, use local materials and minimally impact the site, leaving the smallest foot print as possible.



## 9.0 Spatial and Adjacency Program

### 9.1 Content and Purpose

The spatial data requirements for the facility includes adjacencies, architectural characteristics, building system requirements (mechanical, electrical, communications) and special considerations.

This information has been developed to create a preliminary working tool used to develop a preliminary programming document and cost estimate. The intent of the document is to also inform the Business Planners during the Business Planning Stage and the Design Team in the early stages of design of the design characteristics. It is expected that this resource is a foundation for the planning and funding and shall be modified as the project develops.

It is essential that spatial data information is reviewed and further developed by the business planners and architects/engineers during the planning and design stage, to confirm compliance with the user group requirements, code, good practices, and the capital cost budget.

<b>Architectural</b>		
Area:	Net square meters - as defined in the space requirement list, the Usable area of space measured from the inside wall to inside wall, excluding all structural columns, heating registers and ducts.	
Occupancy:	Usual number of people occupying space during regular hours of operation. May be expressed as a range.	
Ceiling height:	High open ceilings for light and openness	
Special:	To accommodate special equipment or functions.	
Door Width:	Finished door openings	
	<ul style="list-style-type: none"><li>• Standard: Approx. 30 inches.</li><li>• Public areas: Approx. 36 inches.</li></ul>	
Windows:	Undesirable:	Exterior view and/or natural light either unnecessary or detrimental to functions of the space.
	Desirable:	Exterior view and/or natural light an asset, but not critical to functions in the space.

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

	Essential:	Exterior view and/or natural light critical to functions in the space.
Finishes:	Acoustic:	Surface has sound absorption properties.
	Cleanable:	Surface can be cleaned occasionally (e.g. monthly, quarterly)
	Durable:	Surface to withstand impact or frequent movement of equipment and people.
	Non-Skid:	Resilient surface which, when wet, is not slippery.
	Washable:	Surface washed frequently (e.g. daily or weekly)
<b>Mechanical:</b>		
	Standard:	20 to 21C suggested for inside temperature in winter (to conform to energy guidelines): for summer cooling, suggested inside temperature can range to 25C.
Temperature:		
	Special, Lowered:	Conditions where lower temperature is required or can be tolerated.
	Special, Variable:	Conditions where temperature requirements can change frequently.
Ventilation:	Special, Elevated:	Conditions where a higher ventilation rate is required.
	Special; Lowered:	Conditions where a lower ventilation rate is required.
Water Services:	Domestic Water:	Water at standard pressure for regular plumbing fixtures (such as sinks, toilets, and washing fixtures).
Drainage:	Floor Drain:	Standard drain hooked up to sewer system.
<b>Electrical:</b>		

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

Communications:		The type and number of communication system outlets in the space are identified.
Power	Standard:	120 Volt, AC, duplex type, 3 wire, grounded receptacles located such that the electrical equipment normally located in the space can be arranged without restriction.
	Special:	Special requirements for voltage, outlets or AC/DC. Exact type and design to be determined by electrical engineer, or manufacturer.
	Emergency Power Service:	Connection to emergency power system required if indicated YES or NO. UPS requirements necessary see under special considerations.
Lighting:	Variable Ambient Lighting:	Either florescent or incandescent. Determines whether or not there is a need for dimming or multiple switching, indicated.
	Task Lighting:	Either florescent or incandescent. Determines whether or not there is a need for task lighting, indicated.
<b>SPECIAL CONSIDERATIONS:</b>	Identifies other information necessary for a fuller understanding of the space's requirements, in addition to that contained in the other general categories.	

## **Spatial Summary**

The following summary reflects the spatial requirements of the Farm Market facility, based on a needs assessment and analysis of the operational requirements.

### 10.1 Area Summary

1. Area 1 – Multi-Purpose Space
2. Area 2 – Retail Space
3. Area 3 – Office Space
4. Area 4 – Courtyard Space
5. Area 5 – North Island College Space
6. Area 6 - Interpretive Space
7. Area 7 – Processing Space
8. Area 8 – Parking

This document provides general definition of the project requirements, but does not absolve the parties providing subsequent business planning and design services from their responsibility to provide fully functional and a complete facility and satisfy all applicable building code and zoning requirements.

This document has been prepared expressly for the purpose of the Comox Valley Farm Market.

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**  
**COMOX VALLEY, VANCOUVER ISLAND, B.C.**  
 September, 2009

---

<b>Area 1</b>	<b>MULTI-PURPOSE SPACE SUMMARY</b>	
<b>Reference Number</b>	<b>Description</b>	<b>Net Building Area (ft<sup>2</sup>)</b>
1	General Offices/reception/Information/ticketing	200
2	Washrooms	400
3	Multi Purpose Hall	7000
4	Entertainment	300
5	Storage	300
6	Mechanical	200
7	Electrical	200
8	Janitors Room	75
	Total Net Area	8675
	Net to Gross @ 1.2 only applied to non-open spaces	335
	<b>Total Gross Area (ft<sup>2</sup>)</b>	<b>9010</b>

Area 1 user description

- Farmers Market
- Craft Market
- Public events
- Club Events

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A1-1</b>	<b>General Offices/reception/information/ticketing</b>	<b>AREA:</b>	<b>200 ft<sup>2</sup></b>
-------------	--	--------------	---------------------------

<p><b>Activities:</b></p> <ul style="list-style-type: none"> <li>-General Office Managerial Functions</li> <li>-Control and supervision of entrance</li> <li>-Telephone Conversations</li> <li>-Meetings</li> <li>-Storage of minimal office supplies</li> <li>-Interaction between Clients/Public</li> </ul>	<p><b>Critical Dimensions:</b></p> <p>Ceiling Height: Standard 8 feet</p> <p>Door Width: Standard</p> <p>Window: Essential</p> <p><b>Users:</b></p> <ul style="list-style-type: none"> <li>-General Manager</li> <li>-Staff</li> <li>-Clients/Public</li> </ul>
---	---

<p><b>Proximity:</b></p> <p>Directly Adjacent to:</p> <ul style="list-style-type: none"> <li>-Multi-purpose space</li> <li>-Main Entrance</li> </ul> <p>Efficient Access to:</p> <p>Desired Close to:</p> <p>Public access</p> <p>Visual Access to:</p> <ul style="list-style-type: none"> <li>-Exterior (window)</li> <li>-Multi-purpose area (window)</li> </ul>	<p><b>Surface Characteristics:</b></p> <p>Floors:</p> <ul style="list-style-type: none"> <li>-Resilient/Vinyl, non-skid</li> </ul> <p>Walls:</p> <ul style="list-style-type: none"> <li>-Painted drywall</li> <li>-Cleanable</li> </ul> <p>Ceilings:</p> <ul style="list-style-type: none"> <li>-Painted drywall or suspended</li> <li>-Cleanable</li> </ul>	<p><b>Equipment:</b></p> <ul style="list-style-type: none"> <li>-Computer workstation, 2 chairs, filing cabinet, telephone, computer, fax, bookcase,</li> </ul> <p><b>Structural requirements:</b></p> <p>-</p> <p><b>Atmosphere:</b></p> <ul style="list-style-type: none"> <li>-Comfortable</li> <li>-Efficient</li> <li>-Warm</li> </ul>
--	--	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

<p><b>Mechanical Requirements:</b> -Standard room temperature, 20° C (68°F) -Natural ventilation, window -Standard</p> <p><b>Electrical Requirements:</b> -Light Level: General -Ceiling mounted energy efficient fluorescent lights -Local light switch -Phone/Fax/Modem/Computer Outlets -Standard wall duplex outlets</p> <p><b>Lighting:</b></p> <p><b>Drainage:</b></p>	<p><b>Special Considerations:</b> -Lockable door -Sound insulated</p>
--	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A1-2</b>	<b>WASHROOM(S) (Men and Women)</b>	<b>AREA:</b>	<b>400 ft<sup>2</sup></b>
-------------	------------------------------------	--------------	---------------------------

<p><b>Activities:</b> -Normal Washroom Activities</p>	<p><b>Critical Dimensions:</b> Ceiling Height: Standard 8 feet Door Width: Standard Window: Undesirable</p> <p><b>Users:</b> -Staff</p>
---	---

<p><b>Proximity:</b> Directly Adjacent to:</p> <p>Efficient Access to: -Multi purpose area</p> <p>Desired Close to: -Mechanical Room</p> <p>Visual Access to: -</p>	<p><b>Surface Characteristics:</b> Floors: -Resilient/Vinyl, Non-Skid</p> <p>Walls: -Painted drywall -Durable -Cleanable</p> <p>Ceilings: -Painted drywall -Cleanable</p>	<p><b>Equipment:</b> -Toilet, sink, towel dispenser, waste receptacle, toilet paper dispensers, mirror, soap dispenser, baby change table</p> <p><b>Structural requirements:</b> -</p> <p><b>Atmosphere:</b> -Clean -Private -Warm</p>
---	---	--

<p><b>Mechanical Requirements:</b> -Standard room temperature, 20° C (68°F) -Low volume flush toilet -Exhaust Fans</p> <p><b>Electrical Requirements:</b> -Light Level: General -Ceiling mounted energy efficient fluorescent -Local switch for light and fan -One GFI Standard wall duplex outlet</p> <p><b>Lighting:</b></p> <p><b>Drainage:</b> -Floor drains</p>	<p><b>Special Considerations:</b> - accessible to special needs</p>
--	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A1-3.</b>	<b>MULTI-PURPOSE HALL</b>	<b>AREA:7,000 ft<sup>2</sup></b>
--------------	---------------------------	----------------------------------

<p><b>Activities:</b></p> <ul style="list-style-type: none"> <li>- Farmers Market</li> <li>-Craft Markets</li> <li>-Exhibitions</li> <li>-Conferences</li> <li>-Public functions</li> <li>-Private functions</li> </ul>	<p><b>Critical Dimensions:</b></p> <p>Ceiling Height: high open ceiling, minimum 16 feet</p> <p>Entrance Doors: double See notes below</p> <p>Window: Essential See notes below</p> <p><b>Users:</b> Public, Vendors</p>
---	--

<p><b>Proximity:</b></p> <p>Directly Adjacent to:</p> <ul style="list-style-type: none"> <li>- General Office</li> <li>-Entertainment</li> <li>-outdoor courtyard</li> <li>-exterior vending</li> </ul> <p>Efficient Access to:</p> <ul style="list-style-type: none"> <li>-Washrooms</li> <li>-Interpretive Centre</li> </ul> <p>Desired Close to:</p> <ul style="list-style-type: none"> <li>- parking</li> </ul> <p>Visual Access to:</p> <ul style="list-style-type: none"> <li>-Courtyard</li> <li>-Entertainment</li> </ul>	<p><b>Surface Characteristics:</b></p> <p>Floors:</p> <ul style="list-style-type: none"> <li>-Concrete</li> <li>- Non slip surface</li> <li>- Floor drains</li> </ul> <p>Walls:</p> <ul style="list-style-type: none"> <li>-glazed garage doors</li> <li>See notes below</li> <li>-Durable</li> </ul> <p>Ceilings:</p> <ul style="list-style-type: none"> <li>-Open beam</li> </ul>	<p><b>Equipment:</b></p> <p>Speakers from Public address system</p> <p><b>Structural requirements:</b></p> <ul style="list-style-type: none"> <li>-support for small vehicles</li> </ul> <p><b>Atmosphere:</b></p> <ul style="list-style-type: none"> <li>-Comfortable</li> <li>-Bright</li> <li>Open to exterior</li> <li>-Natural light</li> </ul>
---	---	--

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

<p><b>Mechanical Requirements:</b> -Standard room temperature, 20° C (68°F) in winter (in floor heating) -Ventilation - mechanical</p> <p><b>Electrical Requirements:</b> -Light Level: General -Ceiling mounted -Standard wall duplex plugs for vendors -Public telephone</p> <p><b>Lighting:</b></p> <p><b>Drainage:</b> floor drains for washdown</p>	<p><b>Special Considerations:</b></p> <p>Glazed overhead doors along exterior walls</p> <p>Open beam construction</p> <p>Clear span construction</p>
--	--

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A1-4</b>	<b>Entertainment</b>	<b>AREA:</b>	<b>300 ft<sup>2</sup></b>
-------------	----------------------	--------------	---------------------------

<p><b>Activities:</b>          Band stand          Stage          Presentations          Farmers Market Announcements</p>	<p><b>Critical Dimensions:</b>          Ceiling Height:</p> <p><b>Users:</b>          Entertainers</p>
---	--

<p><b>Proximity:</b>          Directly Adjacent to:          Multipurpose room          Courtyard</p> <p>Efficient Access to:          -</p> <p>Desired Close to:          -</p> <p>Visual Access to:          -</p>	<p><b>Surface Characteristics:</b>          Floors:          -Raised platform</p> <p>Walls:          -</p> <p>Ceilings:</p>	<p><b>Equipment:</b>          -public address system</p> <p><b>Structural requirements:</b>          -</p> <p><b>Atmosphere:</b></p>
--	---	--

<p><b>Mechanical Requirements:</b>          -</p> <p><b>Electrical Requirements:</b>          -band equipment, pa systems</p> <p><b>Lighting:</b>          Stage lighting</p> <p><b>Drainage:</b></p>	<p><b>Special Considerations:</b>          serves the multipurpose area and the courtyard at the same time. (opening to courtyard in the summer season)</p> <p>OR</p> <p>2 separate stages for each season</p>
---	--

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A1-5</b>	<b>STORAGE</b>	<b>AREA:</b>	<b>250 ft<sup>2</sup></b>
-------------	----------------	--------------	---------------------------

<p><b>Activities:</b>                  -Storage of various equipment when not in use</p>	<p><b>Critical Dimensions:</b>                  Ceiling Height: Standard                  Door Width: Standard                  Window: Undesirable</p> <p><b>Users:</b>                  - Staff</p>
--	---

<p><b>Proximity:</b>                  Directly Adjacent to:                  -</p> <p>Efficient Access to:                  -Multi purpose area</p> <p>Desired Close to:                  -</p> <p>Visual Access to:                  -</p>	<p><b>Surface Characteristics:</b>                  Floors:                  -Resilient/Vinyl or concrete                  -non-skid</p> <p>Walls:                  -Washable                  -Durable</p> <p>Ceilings:                  -Washable                  -Durable</p>	<p><b>Equipment:</b>                  -Storage shelves</p> <p><b>Structural requirements:</b>                  -</p> <p><b>Atmosphere:</b>                  -</p>
---	---	---

<p><b>Mechanical Requirements:</b>                  -Standard room temperature, 20° C (68°F)</p> <p><b>Electrical Requirements:</b>                  -Light Level: General                  -Ceiling mounted energy efficient fluorescent lights                  -Local light switch</p> <p><b>Lighting:</b></p> <p><b>Drainage:</b></p>	<p><b>Special Considerations:</b>                  -Lockable door</p>
---	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A1-6</b>	<b>MECHANICAL ROOM</b>	<b>AREA:</b>	<b>200 ft<sup>2</sup></b>
-------------	------------------------	--------------	---------------------------

<p><b>Activities:</b>                  -Daily maintenance checks on equipment                  -Physical plant operation</p>	<p><b>Critical Dimensions:</b>                  Ceiling Height: Standard                  Door Width: Standard                  Window: Undesirable  <b>Users:</b>                  -Maintenance staff</p>
--	--

<p><b>Proximity:</b>                  Directly Adjacent to:                  -One wall requires outside wall                  - Electrical Room                  Efficient Access to:                  -Exterior                  Desired Close to:                  -                  Visual Access to:                  -</p>	<p><b>Surface Characteristics:</b>                  Floors:                  -Durable, slip-resistant, clean able floor                  Walls:                  -Painted drywall                  Ceilings:                  -Painted drywall</p>	<p><b>Equipment:</b>                  -Boiler/furnace(s)                  -Hot water tank  <b>Structural requirements:</b>    <b>Atmosphere:</b>                  -Organized and simple</p>
--	--	---

<p><b>Mechanical Requirements:</b>                  -Standard room temperature, 20° C (68°F)                  -Floor drain  <b>Electrical Requirements:</b>                  -Light Level: General                  -Ceiling mounted energy efficient fluorescent c/w cage                  -Local light switch                  -Standard wall duplex outlet  <b>Lighting:</b>  <b>Drainage:</b></p>	<p><b>Special Considerations:</b>                  -Automatic Locking door hardware</p>
---	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A1-7</b>	<b>ELECTRICAL ROOM</b>	<b>AREA:</b>	<b>200 ft<sup>2</sup></b>
-------------	------------------------	--------------	---------------------------

<p><b>Activities:</b>                  -Daily maintenance checks on equipment                  -Physical plant operation</p>	<p><b>Critical Dimensions:</b>                  Ceiling Height: Standard                  Door Width: Standard                  Window: Undesirable  <b>Users:</b>                  -Maintenance staff</p>
--	--

<p><b>Proximity:</b>                  Directly Adjacent to:                  -One wall requires outside wall                  - Mechanical Room                  Efficient Access to:                  -Exterior                  Desired Close to:                  -                  Visual Access to:                  -</p>	<p><b>Surface Characteristics:</b>                  Floors:                  -Durable, slip-resistant, clean able floor                  Walls:                  -Painted drywall                  Ceilings:                  -Painted drywall</p>	<p><b>Equipment:</b>                  -Electrical panel  <b>Structural requirements:</b>  <b>Atmosphere:</b>                  -Organized and simple</p>
--	--	---

<p><b>Mechanical Requirements:</b>                  -Standard room temperature, 20° C (68°F)                  -Floor drain  <b>Electrical Requirements:</b>                  -Light Level: General                  -Ceiling mounted energy efficient fluorescent c/w cage                  -Local light switch                  -Standard wall duplex outlet                  -Electrical power for equipment  <b>Lighting:</b>  <b>Drainage:</b></p>	<p><b>Special Considerations:</b>                  -Automatic Locking door hardware</p>
--	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A1-8</b>	<b>JANITOR'S ROOM</b>	<b>AREA:</b>	<b>75 ft<sup>2</sup></b>
-------------	-----------------------	--------------	--------------------------

<p><b>Activities:</b>                  -Storage of cleaning supplies, mops, and bucket, etc</p>	<p><b>Critical Dimensions:</b>                  Ceiling Height: Standard                  Door Width: Standard                  Window: undesirable</p> <p><b>Users:</b>                  -Staff</p>
---	--

<p><b>Proximity:</b>                  Directly Adjacent to:</p> <p>Efficient Access to:                  -Multi purpose area</p> <p>Desired Close to:                  -</p> <p>Visual Access to:                  -</p>	<p><b>Surface Characteristics:</b>                  Floors:                  -Resilient/vinyl or concrete                  -non-skid</p> <p>Walls:                  -Painted drywall                  -Durable                  -Cleanable</p> <p>Ceilings:                  -Painted drywall                  -cleanable</p>	<p><b>Equipment:</b>                  -Large storage shelving for chemical cleaning supplies -locking                  -Janitor sink                  -Mop rack and bucket                  -Vacuum cleaner                  - Floor polisher                  -Shelves/racks for, paper products.</p> <p><b>Structural requirements:</b>                  -</p> <p><b>Atmosphere:</b>                  -Clean                  -Efficient</p>
--	---	--

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

<p><b>Mechanical Requirements:</b> -Standard room temperature, 20° C (68°F) -Floor Drain -Mop Sink</p> <p><b>Electrical Requirements:</b> -Light Level: General 30 F. C. -Ceiling mounted energy efficient fluorescent -Local switch for light and fan -One GFI Standard wall duplex outlet</p> <p><b>Lighting:</b></p> <p><b>Drainage:</b> -Floor Drain</p>	<p><b>Special Considerations:</b> -Automatic locking door hardware. -Chemical cleaning supplies may be required to be brought in by sealift. Larger storage capacity required.</p>
--	--

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**  
COMOX VALLEY, VANCOUVER ISLAND, B.C.  
September, 2009

---

<b>Area 2</b>	<b>RETAIL SPACE SUMMARY</b>	
<b>Reference Number</b>	<b>Description</b>	
1	Retail space	250
2	Retail space	250
3	Retail space	250
4	Retail space	250
	Total Net Area of Building	1000
	Net to Gross @ 1.2%	200
	<b>Total Gross Area (ft<sup>2</sup>)</b>	<b>1200</b>

Area 2 user description

- Farmer Market permanent users/vendors
- Coffee Vendors
- Vendors requiring permanent equipment like fridges, freezers, cooler display cases, etc.

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A2-1</b>	<b>Retail (4 spaces)</b>	<b>AREA: 250 ft<sup>2</sup></b>
-------------	--------------------------	---------------------------------

<p><b>Activities:</b> - spaces for retail sales</p>	<p><b>Critical Dimensions:</b> Ceiling Height: Door Width: customer access, shipping access Window: <b>Users:</b> -Retailers, public</p>
---	--

<p><b>Proximity:</b> Directly Adjacent to: -  Efficient Access to: -washrooms - parking  Desired Close to: -Multi purpose area  Visual Access to:</p>	<p><b>Surface Characteristics:</b> Floors: -resilient/vinyl or concrete, non-slip  Walls: -washable, durable  Ceilings: -washable, durable</p>	<p><b>Equipment:</b> - specs by retailer  <b>Structural requirements:</b>  <b>Atmosphere:</b> -Efficient</p>
---	--	--

<p><b>Mechanical Requirements:</b> - Standard room temperature, 20° C (68°F) - As required by retailer  <b>Electrical Requirements:</b> -Light Level: General -Standard wall duplex outlets  <b>Lighting:</b>  <b>Drainage:</b></p>	<p><b>Special Considerations:</b> -Lockable door</p>
---	--

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**  
**COMOX VALLEY, VANCOUVER ISLAND, B.C.**  
 September, 2009

---

<b>Activity 3</b>	<b>OFFICES SPACE SUMMARY</b>	
<b>Reference Number</b>	<b>Description</b>	<b>Net Building Area (ft<sup>2</sup>)</b>
1	Meeting/Board Room	300
2	Washrooms (two)	150
3	Office	150
4	Office	150
5	Office	150
6	Office	150
7	Mechanical/electrical	100
	Total Net Area of Building	1150
	Net to Gross @ 1.3	345
	<b>Total Gross Area (ft<sup>2</sup>)</b>	<b>1495</b>

Area 3 user description

- Office spaces for different Agricultural functions, Farmers Market, Farmers Institute, etc.
- Board can be rented out to various different used groups.

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A3-1</b>	<b>Meeting/Board Room</b>	<b>AREA:</b>	<b>300 ft<sup>2</sup></b>
-------------	---------------------------	--------------	---------------------------

<p><b>Activities:</b>                  -Board Meetings                  -Telephone Conversations                  -Meetings</p>	<p><b>Critical Dimensions:</b>                  Ceiling Height: Standard 8 feet                  Door Width: Standard                  Window: Essential</p> <p><b>Users:</b>                  -Staff                  -Clients/Public</p>
---	--

<p><b>Proximity:</b>                  Directly Adjacent to:                  -Offices                  -Main Entrance</p> <p>Efficient Access to:</p> <p>Desired Close to:                  Public access</p> <p>Visual Access to:                  -Exterior (window)</p>	<p><b>Surface Characteristics:</b>                  Floors:                  -Resilient/Vinyl, non-skid</p> <p>Walls:                  -Painted drywall                  -Cleanable</p> <p>Ceilings:                  -Painted drywall or suspended                  -Cleanable</p>	<p><b>Equipment:</b>                  -Board Room Table                  12 chairs, side tables, coffee equipment, sink, audio-visual equipment</p> <p><b>Structural requirements:</b>                  -</p> <p><b>Atmosphere:</b>                  -Comfortable                  -Efficient                  -Warm</p>
--	---	--

<p><b>Mechanical Requirements:</b>                  -Standard room temperature, 20° C (68°F)                  -Natural ventilation, window                  -Standard</p> <p><b>Electrical Requirements:</b>                  -Light Level: General                  -Ceiling mounted energy efficient fluorescent lights                  -Local light switch                  -Phone/Fax/Modem/Computer Outlets                  -Standard wall duplex outlets</p> <p><b>Lighting:</b></p>	<p><b>Special Considerations:</b>                  -Lockable door                  -Sound insulated</p>
--	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A3-2</b>	<b>WASHROOM(S) (Men and Women)</b>	<b>AREA:</b>	<b>150 ft<sup>2</sup></b>
-------------	------------------------------------	--------------	---------------------------

<p><b>Activities:</b> -Normal Washroom Activities</p>	<p><b>Critical Dimensions:</b> Ceiling Height: Standard 8 feet Door Width: Standard Window: Undesirable</p> <p><b>Users:</b> -Staff</p>
---	---

<p><b>Proximity:</b> Directly Adjacent to:</p> <p>Efficient Access to: -Multi purpose area</p> <p>Desired Close to: -Mechanical Room</p> <p>Visual Access to: -</p>	<p><b>Surface Characteristics:</b> Floors: -Resilient/Vinyl, Non-Skid</p> <p>Walls: -Painted drywall -Durable -Cleanable</p> <p>Ceilings: -Painted drywall -Cleanable</p>	<p><b>Equipment:</b> -Toilet, sink, towel dispenser, waste receptacle, toilet paper dispensers, mirror, soap dispenser</p> <p><b>Structural requirements:</b> -</p> <p><b>Atmosphere:</b> -Clean -Private -Warm</p>
---	---	---

<p><b>Mechanical Requirements:</b> -Standard room temperature, 20° C (68°F) -Low volume flush toilet -Exhaust Fans</p> <p><b>Electrical Requirements:</b> -Light Level: General -Ceiling mounted energy efficient fluorescent -Local switch for light and fan -One GFI Standard wall duplex outlet</p> <p><b>Lighting:</b></p> <p><b>Drainage:</b> -Floor drains</p>	<p><b>Special Considerations:</b> - accessible to special needs</p>
--	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A3-3</b>	<b>Offices (4)</b>	<b>AREA:</b>	<b>150 ft<sup>2</sup></b>
-------------	--------------------	--------------	---------------------------

<p><b>Activities:</b></p> <ul style="list-style-type: none"> <li>-General Office Functions</li> <li>-Telephone Conversations</li> <li>-Meetings</li> <li>-Storage of minimal office supplies</li> <li>-Interaction between Clients/Public</li> </ul>	<p><b>Critical Dimensions:</b></p> <ul style="list-style-type: none"> <li>Ceiling Height: Standard 8 feet</li> <li>Door Width: Standard</li> <li>Window: Essential</li> </ul> <p><b>Users:</b></p> <ul style="list-style-type: none"> <li>-Tenant</li> <li>-Clients/Public</li> </ul>
--	---

<p><b>Proximity:</b></p> <p>Directly Adjacent to:</p> <ul style="list-style-type: none"> <li>-Main Entrance</li> </ul> <p>Efficient Access to:</p> <p>Desired Close to:</p> <p>Public access</p> <p>Visual Access to:</p> <ul style="list-style-type: none"> <li>-Exterior (window)</li> </ul>	<p><b>Surface Characteristics:</b></p> <p>Floors:</p> <ul style="list-style-type: none"> <li>-Resilient/Vinyl, non-skid</li> </ul> <p>Walls:</p> <ul style="list-style-type: none"> <li>-Painted drywall</li> <li>-Cleanable</li> </ul> <p>Ceilings:</p> <ul style="list-style-type: none"> <li>-Painted drywall or suspended drywall</li> <li>-Cleanable</li> </ul>	<p><b>Equipment:</b></p> <ul style="list-style-type: none"> <li>-Computer workstation, 2 chairs, filing cabinet, telephone, computer, fax, bookcase,</li> </ul> <p><b>Structural requirements:</b></p> <ul style="list-style-type: none"> <li>-</li> </ul> <p><b>Atmosphere:</b></p> <ul style="list-style-type: none"> <li>-Comfortable</li> <li>-Efficient</li> <li>-Warm</li> </ul>
--	--	--

<p><b>Mechanical Requirements:</b></p> <ul style="list-style-type: none"> <li>-Standard room temperature, 20° C (68°F)</li> <li>-Natural ventilation, window</li> <li>-Standard</li> </ul> <p><b>Electrical Requirements:</b></p> <ul style="list-style-type: none"> <li>-Light Level: General</li> <li>-Ceiling mounted energy efficient fluorescent lights</li> <li>-Local light switch</li> <li>-Phone/Fax/Modem/Computer Outlets</li> <li>-Standard wall duplex outlets</li> </ul> <p><b>Lighting:</b></p> <p><b>Drainage:</b></p>	<p><b>Special Considerations:</b></p> <ul style="list-style-type: none"> <li>-Lockable door</li> <li>-Sound insulated</li> </ul>
--	--

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A3-4</b>	<b>MECHANICAL/ELECTRICAL ROOM</b>	<b>AREA:</b>	<b>100 ft<sup>2</sup></b>
-------------	-----------------------------------	--------------	---------------------------

<p><b>Activities:</b>                  -Daily maintenance checks on equipment                  -Physical plant operation</p>	<p><b>Critical Dimensions:</b>                  Ceiling Height: Standard                  Door Width: Standard                  Window: Undesirable  <b>Users:</b>                  -Maintenance staff</p>
--	--

<p><b>Proximity:</b>                  Directly Adjacent to:                  -One wall requires outside wall                  - Electrical Room                  Efficient Access to:                  -Exterior                  Desired Close to:                  -                  Visual Access to:                  -</p>	<p><b>Surface Characteristics:</b>                  Floors:                  -Durable, slip-resistant, clean able floor                  Walls:                  -Painted drywall                  Ceilings:                  -Painted drywall</p>	<p><b>Equipment:</b>                  -Boiler/furnace(s)                  -Hot water tank  <b>Structural requirements:</b>    <b>Atmosphere:</b>                  -Organized and simple</p>
--	--	---

<p><b>Mechanical Requirements:</b>                  -Standard room temperature, 20° C (68°F)                  -Floor drain  <b>Electrical Requirements:</b>                  -Light Level: General                  -Ceiling mounted energy efficient fluorescent c/w cage                  -Local light switch                  -Standard wall duplex outlet  <b>Lighting:</b>  <b>Drainage:</b></p>	<p><b>Special Considerations:</b>                  -Automatic Locking door hardware</p>
---	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**  
COMOX VALLEY, VANCOUVER ISLAND, B.C.  
September, 2009

---

<b>Activity 4</b>	<b>COURTYARD AREA SUMMARY</b>	
<b>Reference Number</b>	<b>Description</b>	<b>Net Building Area (ft<sup>2</sup>)</b>
1	Vending open area Structure 70 vendors	17500
2	Seating for stage and pedestrian circulation	2000
	<b>Total Gross Area (ft<sup>2</sup>)</b>	

Area 4 user description

- Farmers Market
- Craft Market
- Public events

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A4-1</b>	<b>VENDING OPEN AREA</b>	<b>AREA:1,7500 ft<sup>2</sup></b>
-------------	--------------------------	-----------------------------------

<p><b>Activities:</b></p> <ul style="list-style-type: none"> <li>- Farmers Market</li> <li>-Craft Markets</li> <li>-Exhibitions</li> <li>-Conferences</li> <li>-Public functions</li> <li>-Private functions</li> </ul>	<p><b>Critical Dimensions:</b></p> <p>Ceiling Height: high open ceiling, minimum 12 feet</p> <p>Entrance Doors: double See notes below</p> <p>Window:</p> <p><b>Users:</b> Public, Vendors</p>
---	--

<p><b>Proximity:</b></p> <p>Directly Adjacent to:</p> <ul style="list-style-type: none"> <li>-Multi-purpose area</li> <li>-Entertainment</li> <li>-outdoor courtyard</li> </ul> <p>Efficient Access to:</p> <ul style="list-style-type: none"> <li>-Washrooms</li> <li>-Interpretive Centre</li> </ul> <p>Desired Close to:</p> <ul style="list-style-type: none"> <li>- parking</li> </ul> <p>Visual Access to:</p> <ul style="list-style-type: none"> <li>-Courtyard</li> <li>-Entertainment</li> </ul>	<p><b>Surface Characteristics:</b></p> <p>Floors:</p> <ul style="list-style-type: none"> <li>-Concrete</li> </ul> <p>Walls:</p> <p>Ceilings:</p> <ul style="list-style-type: none"> <li>-Open beam</li> </ul>	<p><b>Equipment:</b></p> <p>Speakers from Public address system</p> <p><b>Structural requirements:</b></p> <ul style="list-style-type: none"> <li>-support for small vehicles</li> </ul> <p><b>Atmosphere:</b></p> <ul style="list-style-type: none"> <li>-Comfortable</li> <li>-Bright</li> <li>Open to exterior</li> <li>-Natural light</li> </ul>
---	---	--

<p><b>Mechanical Requirements:</b></p> <p><b>Electrical Requirements:</b></p> <ul style="list-style-type: none"> <li>-Light Level: General</li> <li>-Ceiling mounted</li> <li>-Standard wall duplex plugs for vendors</li> </ul> <p><b>Lighting:</b></p> <p><b>Drainage:</b> floor drains for washdown</p>	<p><b>Special Considerations:</b></p> <p>Open beam construction</p> <p>Clear span construction</p>
--	--

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>A4-2</b>	<b>SEATING AREA</b>	<b>AREA:5,000 ft<sup>2</sup></b>
-------------	---------------------	----------------------------------

<p><b>Activities:</b></p> <ul style="list-style-type: none"> <li>-Seating area for entertainment</li> <li>-Farmers Market</li> <li>-Craft Markets</li> <li>-Exhibitions</li> <li>-Conferences</li> <li>-Public functions</li> <li>-Private functions</li> </ul>	<p><b>Critical Dimensions:</b></p> <p>Ceiling Height:</p> <p>Entrance Doors:</p> <p>Window:</p> <p><b>Users:</b></p> <p>Public</p>
---	--

<p><b>Proximity:</b></p> <p>Directly Adjacent to:</p> <ul style="list-style-type: none"> <li>-Multi-Purpose</li> <li>-Entertainment</li> <li>-Exterior vending</li> </ul> <p>Efficient Access to:</p> <ul style="list-style-type: none"> <li>-Washrooms</li> <li>-Interpretive Centre</li> </ul> <p>Desired Close to:</p> <ul style="list-style-type: none"> <li>- parking</li> </ul> <p>Visual Access to:</p> <ul style="list-style-type: none"> <li>-Courtyard</li> <li>-Entertainment</li> </ul>	<p><b>Surface Characteristics:</b></p> <p>Floors:</p> <ul style="list-style-type: none"> <li>-environmental pavers,</li> <li>grass,</li> </ul> <p>Walls:</p> <p>Ceilings:</p>	<p><b>Equipment:</b></p> <p>Speakers from Public address system</p> <p><b>Structural requirements:</b></p> <ul style="list-style-type: none"> <li>-support for small vehicles</li> </ul> <p><b>Atmosphere:</b></p> <ul style="list-style-type: none"> <li>-Comfortable</li> <li>-Bright</li> <li>-Outdoor</li> </ul>
---	---	--

<p><b>Mechanical Requirements:</b></p> <p><b>Electrical Requirements:</b></p> <p><b>Lighting:</b></p> <p>Outdoor lighting for evening events</p> <p><b>Drainage:</b> natural</p>	<p><b>Special Considerations:</b></p>
--	---------------------------------------

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**  
**COMOX VALLEY, VANCOUVER ISLAND, B.C.**  
 September, 2009

---

<b>Activity 5</b>	<b>NORTH ISLAND COLLEGE AREA</b>	
<b>Reference Number</b>	<b>Description</b>	<b>Net Building Area (ft<sup>2</sup>)</b>
1	Culinary school	4,800
2	Greenhouse (30 X 200)	6,000
3	Garden area (30X 200)	6,000
	<b>Total Gross Area (ft<sup>2</sup>)</b>	<b>16,800</b>

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>Activity 6 INTERPRETIVE SPACE AREA SUMMARY</b>		
<b>Reference Number</b>	<b>Description</b>	<b>Net Building Area (ft<sup>2</sup>)</b>
1	Interpretive Centre	250
2	Viewing platform for Ducks Unlimited	150
	Total Net Area of Building	400
	Net to Gross @ 1.2	80
	<b>Total Gross Area (ft<sup>2</sup>)</b>	<b>480</b>

<b>A6-1</b>	<b>INTERPRETIVE CENTRE</b>	<b>AREA: 250ft<sup>2</sup></b>
-------------	----------------------------	--------------------------------

<p><b>Activities:</b>                  -Interpretive Displays (wall mount, case)                  -Presentations</p>	<p><b>Critical Dimensions:</b>                  Ceiling Height: 10 feet min                   Door Width: Standard                   Window: Essential</p> <p><b>Users:</b>                  Public, Ducks Unlimited,                  Comox Band</p>
--	---

<p><b>Proximity:</b>                  Directly Adjacent to:                  -Main Entrance</p> <p>Efficient Access to:                  -Washrooms</p> <p>Desired Close to:                  -Public access</p> <p>Visual Access to:                  -Exterior (window)</p>	<p><b>Surface Characteristics:</b>                  Floors:                  -Resilient/Vinyl, non-skid</p> <p>Walls:                  -Painted drywall                  -Cleanable</p> <p>Ceilings:</p>	<p><b>Equipment:</b>                  -audio visual, display cabinets, display panels</p> <p><b>Structural requirements:</b>                  -</p> <p><b>Atmosphere:</b>                  -Comfortable                  -Efficient                  -Warm</p>
---	--	--

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

<p><b>Mechanical Requirements:</b> -Standard room temperature, 20° C (68°F) -Natural ventilation, window -Standard</p> <p><b>Electrical Requirements:</b> -Light Level: General, Feature -Local light switch -Standard wall duplex outlets</p> <p><b>Lighting:</b></p> <p><b>Drainage:</b></p>	<p><b>Special Considerations:</b> -Lockable door -Sound insulated</p>
--	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**  
COMOX VALLEY, VANCOUVER ISLAND, B.C.  
September, 2009

---

<b>Activity 7</b>	<b>PROCESSING</b>	
<b>Reference Number</b>	<b>Description</b>	<b>Net Building Area (ft<sup>2</sup>)</b>
1	Provide four processing areas of 1000 ft <sup>2</sup> each	4000

Area 7 user description

- Fruit producers
- Vegetable producers
- Seafood producers
- Meat and Poultry producers
- Added value producers

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

<b>Area</b> 7	<b>PROCESSING AREA</b>	<b>AREA: 1000 ft<sup>2</sup></b>
------------------	------------------------	----------------------------------

<b>Activities:</b> -Product processing	<b>Critical Dimensions:</b> Ceiling Height: Elevated 10 feet Door Width: Processing Area Window: Undesirable  <b>Users:</b> -Staff
---	--

<b>Proximity:</b> Directly Adjacent to:  Efficient Access to:  Desired Close to: -Mechanical  Visual Access to:	<b>Surface Characteristics:</b> Floors: -resilient/vinyl or concrete, non-slip  Walls: -washable, durable, moisture resistant  Ceilings: -washable, durable, moisture resistant	<b>Equipment:</b> -processing equipment  <b>Structural requirements:</b> -Clear span -Sloping to drain(s)  <b>Atmosphere:</b> -Efficient -Clean
---	---	--

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

<p><b>Mechanical Requirements:</b> -Temperature in this area must be adjustable for various processing requirements. -Consideration should be given to localized radiant heat in some processing locations. -elevated ventilation (requirements vary depending on type of processing)</p> <p><b>Electrical Requirements:</b> -Light Level: General -Water proof -various types of plugs and power requirements due to different equipment and different processing. -Standard wall duplex outlets</p> <p><b>Lighting:</b></p> <p><b>Drainage:</b> -floor drains</p> <p><b>Pressure:</b></p>	<p><b>Special Considerations:</b> -Lockable door -Well lit using natural and overhead lighting -Space must be clear span to allow for flexibility in equipment types and varying process requirements for different products.</p>
---	---

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

<b>Activity 8</b>	<b>PARKING AREA SUMMARY</b>	
<b>Reference Number</b>	<b>Description</b>	<b>Net Building Area (ft<sup>2</sup>)</b>
1	300 parking stalls and circulation Stall size 6' X 20' and 24' wide access	55,800 sq ft
2	10 Parking for handicapped/senior 12' X 20' (not including circulation)	240 sq ft

**PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

## 10.0 Preliminary Project Estimates

**Soft Costs**

Local Government	\$50,000.00
Preliminary Programming/Planning	\$12,000.00
Topographical	\$6,000.00
Geotechnical	\$5,000.00
Material testing	\$5,000.00
Insurance	\$5,000.00
Legal Fees	\$20,000.00

**Architectural/Engineering**

Fees	\$529,740.00
------	--------------

**Project Management**

Fees	\$52,974.00
------	-------------

Construction Costs		Area (Sq. Ft.)	Cost per unit	
Area 1	Multi-Purpose Space	9010	150	\$1,351,500.00
Area 2	Retail Space	1200	150	\$180,000.00
Area 3	Office Space	1495	100	\$149,500.00
Area 4	Courtyard Space			
	Open Air Structure	17500	70	\$1,225,000.00
	Court Yard area	5000		\$80,000.00
Area 5	North Island College Space	4800	155	\$744,000.00
	Green house structure	6000	10	\$60,000.00
	Garden Area	6000	2	\$12,000.00
Area 6	Interpretive Space	480	150	\$72,000.00
Area 7	Processing Space	4000	140	\$560,000.00
	Contractor Fee 10%			\$443,400.00
Area 8	Site Development/Parking/Paving			\$300,000.00
	Exhibits and Displays			\$20,000.00
	Soft Landscaping			\$100,000.00
				<u>\$5,983,114.00</u>
	Contingency			<u>\$598,311.40</u>
			Total	<u>\$6,581,425.40</u>

# **PRELIMINARY PROGRAMMING STUDY FOR COMOX VALLEY FARM MARKET**

COMOX VALLEY, VANCOUVER ISLAND, B.C.

September, 2009

---

## **References**

- 2006 UNBC Farmers Market Study
- Comox Valley Agriculture Plan
- 2009 National Farmers' Market Impact Study
- Comox Bay Farm Agriculture and Conservation Center (Comox Bay ACC)  
Prepared by Brent Warner P Ag, WLR Management and Gary Rolston, PAg,  
From the Ground Up.