

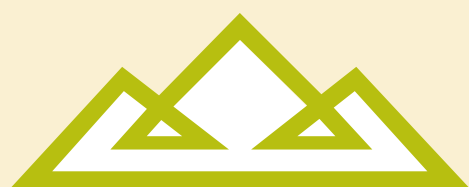


# ***Appendix Document***

*Downtown Development and Trails Masterplan  
January 2022*

**TRACT**

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# **TABLE OF CONTENTS**

## ***Public Engagement***

*Survey Results Summary*

*Stakeholder Interviews*

*Business Survey*

*Community Survey*

## ***Main Street Assessment***

## ***Land Use Planning Analysis Report***

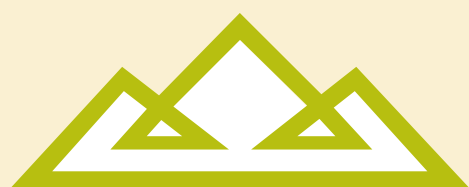
## ***Capital Costing and Phasing***

*Trails*

*Open Space Development*

*Gateway Signs*

*Downtown Development*





# ***Public Engagement***

TRACT

# ***Survey Results Summary***

TRACT



LAND USE PLANNING

LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING

# TRACT

## Survey Results Summary

The background is a stylized landscape illustration. The top half features a light blue sky with several black silhouettes of birds in flight. Below the sky is a wide, solid orange horizontal band. The bottom half of the image shows dark teal and black silhouettes of evergreen trees and rolling hills. The title 'Community Survey' is centered within the orange band.

# Community Survey

TRACT

The logo consists of three stylized, overlapping mountain peaks represented by white outlines.

Pasadena





# Q1.

*Do you currently live in Pasadena?*

- 57% over 10 years
- 20% between 3-10 years
- 13% less than 3 years

A majority (77%) have been here long enough for strong tastes and preferences to emerge



## Q2.

*How often do you spend time on Main street?*

- 72% -- over once a week.
- 18% -- once a week

Large majority use the street frequently; it plays a large part in their lives.



# Q3.

*What Improvements would enhance the setting?*

- Very important:

More restaurants and entertainment, Better Connection to Main Street via Walking Trails

- Very-to-Somewhat Important:

More Sidewalks & Crossings, Activity and Performance Spaces, Tourist accommodations

- Split:

“Better connection to Main Street for ATV’s”

“Better connection to Main Street for Snowmobiles”

About 38% of people thought these were “Very important” and 38% thought “Not important”



# Q4.

## *Level of Satisfaction with ex. Civic Features*

- Satisfied:

- Large proportions (50-60%) were “Very satisfied” with Trees and Plantings, Street Lighting, and most of the rest were “Somewhat satisfied”
- Large proportions of “Somewhat satisfied” for Benches and places, and Pedestrian and Bicycling Safety , Building upkeep, Public Parking

- Unsatisfied:

- Public Washrooms were largest category of Unsatisfied (78%)
- Large minorities of “Unsatisfied” for bicycle safety (26%), waste receptacles (32%), Provincial government signage (23%), Private business signage (30%), Public parking (18%)



# Q5.

## *Important commercial shops / activities*

- **Very Important:**
  - Large proportions (50-70%) saw Restaurants, Professional Services, Coffee shops, Live entertainment Venues, Farmers Market as very important
- **Somewhat to Very important:**
  - Quality Giftware, Online, banking Services (note: 35% rated full service branch as very important)
- **Large minorities (30-40%) of “Not important:**
  - Seafood, Butcher, Home Décor, Specialty Retail (30-40%)
- **Polarized: Large minorities (~30%) of Not and Very Important)**
  - Commercial Accommodations and Air B and B
  - Butcher's Shop



# Q6.

## *Important cultural heritage features downtown*

- Only clear winner is Live Music, 36% “very important”
- Large minority didn’t see Museums as important (45%)
- Everything else had large proportions of “somewhat important” (44-52%)



# Q7.

*What can Town do to make Main Street more attractive?*

- Highest responses for “Very much in favour”
  - Prepare list of vacant commercial spaces (66%)
  - Municipal tax incentives (47%)
- All other options were mostly rated “somewhat in favour” with strong “very in favour” minorities within each.
- Opposition to initiatives (Not in favour) was highest (~20%) on “Create an advisory committee” and “Develop building design guidelines”. Otherwise opposition hovered around 10-15% for each option.



# Q8.

*What kind of Public Green Space would you like (open-ended)?*

- Most frequent responses: “Park”, (54) “Community Garden” (32)
- Comments indicate there seems to be some consensus there is no destination public green space that the town is known for





# Q9.

*How often do you use trails in Pasadena for the following?*

- **Walking, for exercise,**  
Vast Majority (97%) respondents use them for walking, highest proportion (over half) “Several times a week”
- **Bicycling**
  - About 69% use the trails for Bicycling, with significant proportions “Several times a week” (over a third) and “Occasionally” (nearly half)
- **Snowmobiling**
  - About 57% use the trails for snowmobiling, from “Several times a week” to “Occasionally”
- **ATV**
  - About 54% use the trails for ATV, from “Several times a week” to “Occasionally”
  - “Occasionally” (nearly half)
- **Trail Running**
  - About 42% use for running, biggest proportion (almost a quarter of) “Occasionally”



# Q10.

## *Degree of agreement/ Disagreement with Trail statements*

- Strong general support (Agree+Strongly agree) for Town designating certain walkers-only trails (78%)
- Strong general support (around 70%) support for town designating which trails can be used for ATV's and Snowmobiles
- Strong general support for more ATV signage for safety, and municipal regulations (72%)
- Mixed support for idea of designating upgraded shared-use trails (47% clearly favour, 18% clear favour)
- Mixed support for designated lanes for Snowmobiles (around 50% clear in favour, 20% clear disfavour)
- Mixed support for idea of ATV's unlimited access on all roads (40% clear favour, 32 % clear disfavour)
- Mixed support for ATV's on designated routes to trailheads/Main street (49% clear favour, 19% clear disfavour)

The background is a stylized landscape illustration. The top section is a light blue sky with several black birds in flight. Below the sky is a wide, solid orange horizontal band. The bottom section is a dark teal landscape with silhouettes of evergreen trees and rolling mountains. The title 'Business Survey' is centered within the orange band.

# Business Survey

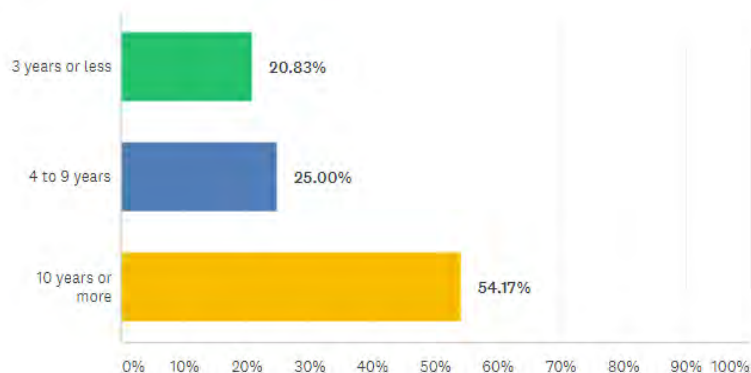


# Q1-q4

*Low Response rate: 24 people, 92% of which answered “Yes” to “do you currently operate a business”.*

How long has your business operated in the Town of Pasadena?

Answered: 24 Skipped: 0

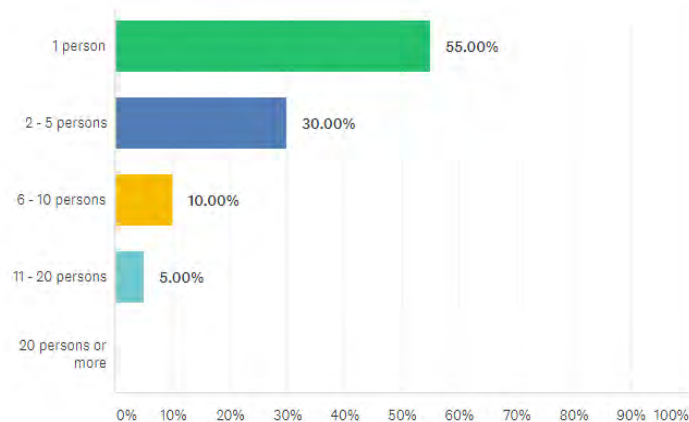




# Q5

How many people are employed in your business on a full-time year-round basis?

Answered: 20 Skipped: 4





# Q6

*How would you rate potential for growth ”.*

| ANSWER CHOICES ▼                    | RESPONSES ▼ |    |
|-------------------------------------|-------------|----|
| ▼ Little or no potential for growth | 12.50%      | 3  |
| ▼ Modest potential for growth       | 54.17%      | 13 |
| ▼ Good potential for growth         | 20.83%      | 5  |
| ▼ Unlimited potential for growth    | 12.50%      | 3  |
| TOTAL                               |             | 24 |



# Q7

*Factors that would encourage you to operate a business downtown?*

- Most favoured (Very important over +50%) – Town's commitment to Main Street, Special appeal of Main street, Pedestrian Appeal,
- Next most favoured (Very important ~50% response) – parking, ease of access to walking trails, cost of operating business
- Somewhat important: Option to live near work, close range of proximity to variety of services and amenities
- Least favoured (not important +50%): Close proximity to civic Area



# Q9

## *Improvements to the downtown setting?*

- Most favoured (Very important over +50%) – Pedestrian Safety, More restaurants, shops, and entertainment choices, Better access for Mobility challenged individuals.
- Favoured (Somewhat + Very important roughly equal) – More events, ATV access to main street, More accommodations for travellers, More Child friendly things, Better connection to Main street via trails and sidewalks.
- Polarized (Very important + Not important large and over 1/3<sup>rd</sup>) -- Snowmobile access to Main street





# Q10

*What kind of public green space would you like?*

- Again, idea of a Park as a central gathering space emerges, with seating options, although opinions vary. Some preferred just beautifying existing conditions.



# Q11

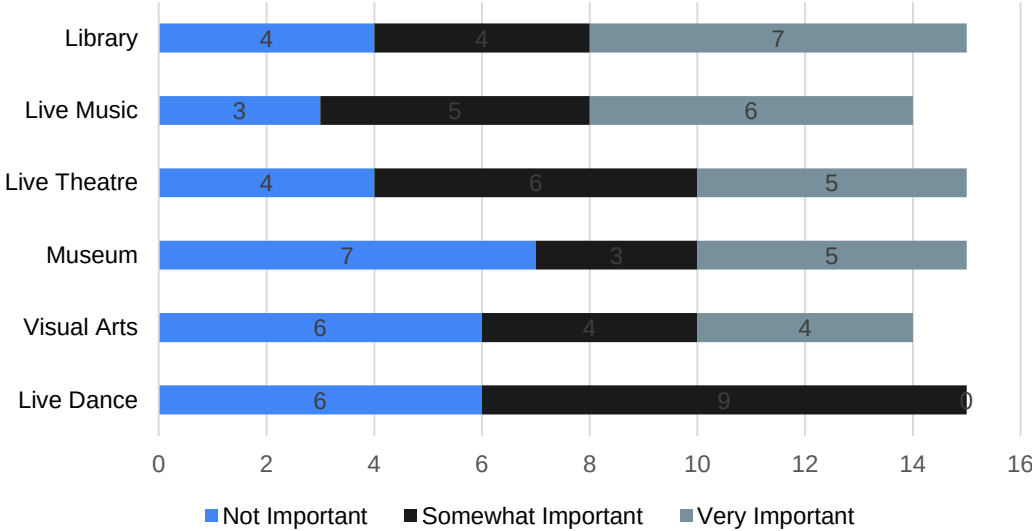
*Level of satisfaction with existing civic features on Main Street?*

- Largely satisfied with Benches, Streetlighting, trees and plantings.
- Somewhat satisfied with Off-street Parking, waste receptacles, building facades and grounds.
- Dissatisfaction somewhat increases for signage around downtown and from TCH, even if most people somewhat satisfied.
- Largely dissatisfied with Public Washroom opportunities.



# Q12

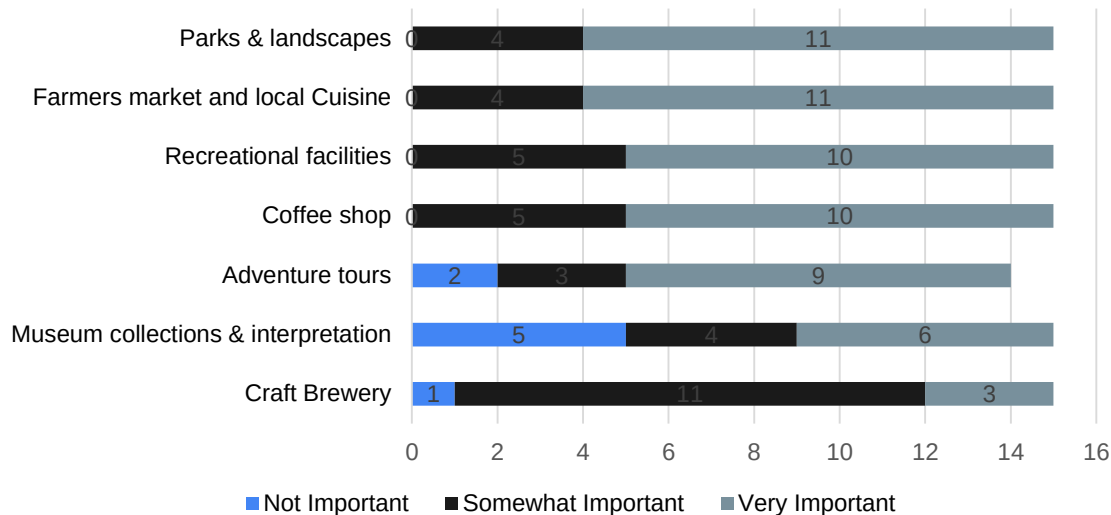
## Q12. Which of the following cultural heritage features would be important to you ?





# Q13

## Q13. How important do you think the following features are to the Main Street visitor experience?





# Q14 + Q15

## *Special Qualities and assets of Main Street?*

- General consensus: the pedestrian experience is very valuable. It's a nice walk, with a natural or "green" feel. Baskets, signs and lighting are highlighted as valuable.

## *Negative features that could be improved?*

- *The intersection at 4<sup>th</sup> and Main cited as a safety concern.*
- *Buildings do not look great.*
- *ATV use – disruptions caused by*
- *Lack of dining and entertainment.*



# Q16 + Q17

*Important stories to reinforce?*

- *Mostly not sure, or not specified.*
- *Some mention of the fact that the town used to be two separate ones*

*Other comments/ questions/concerns ?*

- *Generally in favour, but concern to do it carefully and not dispossess/disrupt existing land and business owners.*

# ***Stakeholder Interviews***

TRACT

## Stakeholder Results

### Recreation Stakeholder groups:

#### Pasadena Recreation Committee

- Chairperson Gemma Walsh gwalsh@pasadena.ca
- Ms. Walsh was the former Post Mistress before retiring and knows the Town well. She has been on this committee for 10 years.
- Committee focusses mostly on trails around town
- New trail opening up in June will connect Midland Row to South Brook
- Trails are highly used – Town is flat – can be used all year round – even cyclists with fat bikes in winter!
- Not much of a Main Street:
  - needs something to draw people to Main Street.
  - existing benches are used but need more places to congregate.
  - need more small businesses like a second ‘mini-mall’ like the one already there but with different services.
  - Need a farmers’ market or a series of booths that could be rented and then have different things being sold, arts and crafts, produce, ice-cream, etc.
  - Could have food truck like ‘Off the hook’ in Deer Lake which is highly successful and runs year-round. Bike rentals?
  - Main Street needs a ‘main street’ feel-note that Pasadena is a ‘new’ town and never had a downtown historically like older towns (fishermen were relocated from Red Island Placentia Bay).
  - need to emphasize best weather in the valley.
  - great access off/on new TCH.
  - needs signage to get people off TCH and once in Pasadena, need signage to find your way around.
  - New seniors complex across from Foodland and existing seniors complex near ‘Gifts of Joy’ - need things for seniors to do on Main Street.
- Lots of trails in town – Gemma has no issue with sharing trails (motorized/non-motorized) but feels that ATVs should be on the road.
- Personally, hasn’t heard complaints about ATVS/snowmobiles.
- On Main Street, have one side for motorized and other side for non-motorized and try some creative snow clearing for each.
- Walk between Pasadena Beach and Main Street is beautiful and only 10 minutes.



## Business Stakeholder Group

*Lexie McKenzie, Executive Director, GoWestern 638-3155*

Tourism product development in Western Region (Core funding by Department of Tourism, Culture, Arts and Recreation and also Department of Industry, Energy and Technology and ACOA) and works towards Provincial tourism targets

### *Questions*

1. Role of Pasadena in regional context for:

- **Tourism**

- – Need to develop offerings that do not require excessive infrastructure so that the business can survive tourism-cycle or can adapt to summer versus winter opportunities; example would be ‘cool food trucks’ in green spaces rather than formal restaurant – although a restaurant is really needed in Pasadena as Lillian’s is gone and Café 59 is for sale (although they are still doing take-out during COVID); Could cater to ATV/Snowmobile groups if they could get to Main Street;
- -Pasadena does not have a lot of experience-providers; this is an area they need to work on to take advantage of the people and businesses already there or create new experiences and ‘package’ them.
- -For snowmobile access to Main Street, need to create snow pathways so that the machines do not have to touch pavement.
- -splash pads can attract families for a stop-over.
- -Pasadena *needs to work on ‘destination’ development.*

- **Retail**

- – there is a gift shop or dollar store but nothing in-between that has any home basics; -but proximity to Corner Brook is a key issue.
- -Foodland gets a lot of business from the RV Park in the summer so ATV/Snowmobile access to Main Street might help for winter.

- **Services:** Need more signage and wayfinding

2. What do these organizations see as the strengths of Pasadena from a business perspective for:

- **Pasadena residents:** Strengths are more in the area of community services for young families and seniors alike: daycare, recreation programming, trails and Pasadena Place and the beach
- **Corner Brook shoppers/visitors:** Key feature: Pasadena Beach; then Farms and farm products; no other real awareness of trails and other scenic offerings in Pasadena
- **In-province tourism:** Pasadena needs ‘offerings’ to draw people into the Town and then needs signage to help them find it! Even local snowmobilers have difficulty finding a route downtown – and they live there.

- Out-of-province tourism? Pasadena community/businesses are not listed on NL.com therefore there is nothing out there to bring them in.
3. How to tackle 'buy local' issue? With the shopping opportunities of Corner Brook at the doorstep of Pasadena, what can businesses in Pasadena offer that will enhance a 'buy local' campaign?
- Recommended that the Municipality promote awareness of local businesses and encourage residents to 'buy local' – create awareness of importance of buying local.
4. What kind of businesses would be most successful on Main Street in Pasadena?
- Unsure what to recommend
5. **What image comes to mind when you think of Pasadena?** (Prompts: great place to live/best accessible beach/sailing opportunities/best farmers market selection)
- Beach
  - Farms
  - Trails (hike to waterfall – also supportive of multi-use trails)
  - Scenic community surrounded by outdoor recreation opportunity
  - Lexie is also a resident of Pasadena and extols the quality of life, services (sidewalks cleared) and opportunities of active living

## Recreation Stakeholder Group

Pasadena Ski & Nature Park  
President Malcolm Turner  
malcolmtturner@gmail.com  
686-2363

### *Questions:*

1. Level of activity: very active – greatest number of people in winter for skiing and a growing number of snowshoers (especially seniors) but also now in summer too especially with COVID (families)
2. Numbers: over **200 members** and growing and also have 'day passes'
3. Location of activity: in Pasadena Ski & Nature Park
4. Areas of overlapping use? Do not want to link up with Town trails – **especially the one along South Brook** as this would open up access for motorized activity which they do NOT want in the park
5. Areas of conflict:
  - Mostly 'accidental' snowmobile or ATV use when folks get off the established trails for motorized use and end up in the park; they are re-directed immediately!
  - Note that the Park organization refused to allow a link from the snowmobile trail to the Chalet (as a 'coffee stop') as they felt that this would encourage snowmobilers to use Park trails.
  - Want to keep Park non-motorized; already surrounded by motorized trails so don't want them inside the park.
6. Attitudes/preferences of members regarding trails:
  - Multi-use – OK to mix pedestrians and bikes and skiers and snowshoers but NOT motorized recreation vehicles
  - Separate use – YES
7. Enforcement:
  - Should town enforce? *YES*
  - Should only RCMP/RNC enforce? *They have been told at meetings that the RCMP won't enforce against ATVs/snowmobiles within Town as it is too difficult; Note that there is a problem with the fact that there is no way to identify ATVs/snowmobiles to follow up;*
  - Would members self-regulate? *No opinion*
8. Education program – do they have one? Do they need one? *Definitely need this!*
9. Should ATVs be allowed on the road? *No*
10. Should the Town have designated roads or trails for ATV use? Snowmobile use? *Yes*
11. Should green spaces be designed to accommodate ATV/snowmobile users? *No*

### *Other Comments:*

- Snowmobilers can get everything they need at Pine Ridge Park facility which has a restaurant and motel unit...although there is no gas service there.

- Could allow snowmobile/ATV access to Main Street at either the eastern end of town via Pine Ridge; or at the western end of town on designated trails; but prefer to keep them off other town trails.
- Feels that the Council is pro-ATV-friendly and has encouraged ATV use without consulting with the residents and that this is creating greater and greater nuisance throughout the Town as there is no enforcement.
- No one respects designated routes; they go everywhere.

# ***Business Survey***

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# TOWN OF PASADENA

## BUSINESS COMMUNITY SURVEY

There were 24 respondents, so due to these low numbers, the results are presented as provided by SurveyMonkey without any further discussion as the data will be incorporated into the overall report.

Q1.

Do you currently operate a business in Pasadena? 92% said YES

Q2.

Is your business operation located in the downtown area of Pasadena?

| ANSWER CHOICES                                                                                         |                           | RESPONSES |
|--------------------------------------------------------------------------------------------------------|---------------------------|-----------|
| ▼ Yes, currently located downtown                                                                      |                           | 37.50% 9  |
| ▼ No, relocated and moved business out of downtown                                                     |                           | 0.00% 0   |
| ▼ No, have never operated downtown                                                                     |                           | 37.50% 9  |
| ▼ Is there a specific reason, that you would like to share, why your business is not located downtown? | <a href="#">Responses</a> | 25.00% 6  |

### Reason not located downtown:

Showing 6 responses

☐ we own land on Main street, where our business is located, but not in what would be considered the 'downtown' area  
3/30/2021 9:13 PM [View respondent's answers](#) [Add tags](#) ▼

☐ My business is home-based.  
3/18/2021 12:06 PM [View respondent's answers](#) [Add tags](#) ▼

☐ Home based business. No bricks and mortar operation.  
3/15/2021 1:46 PM [View respondent's answers](#) [Add tags](#) ▼

☐ Appropriate operating space was at Pardy's  
3/15/2021 12:54 PM [View respondent's answers](#) [Add tags](#) ▼

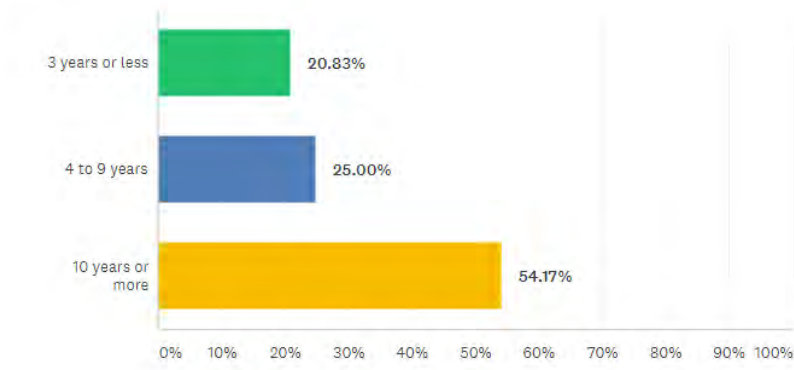
☐ It's from my home  
3/15/2021 11:56 AM

☐ where is 'downtown'? Business operated out of home  
3/15/2021 11:50 AM

## Q.4

How long has your business operated in the Town of Pasadena?

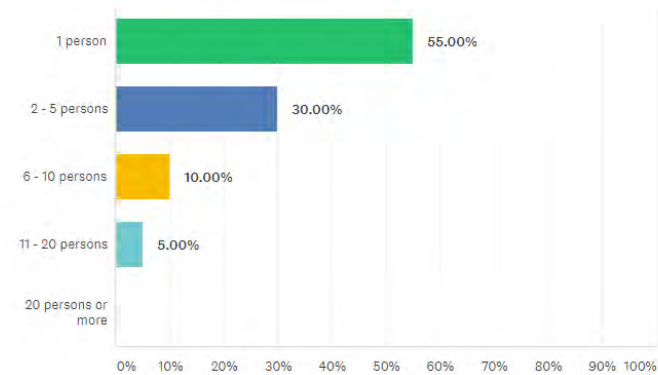
Answered: 24 Skipped: 0



## Q.5

How many people are employed in your business on a full-time year-round basis?

Answered: 20 Skipped: 4



| ANSWER CHOICES       | RESPONSES |    |
|----------------------|-----------|----|
| ▼ 1 person           | 55.00%    | 11 |
| ▼ 2 - 5 persons      | 30.00%    | 6  |
| ▼ 6 - 10 persons     | 10.00%    | 2  |
| ▼ 11 - 20 persons    | 5.00%     | 1  |
| ▼ 20 persons or more | 0.00%     | 0  |
| TOTAL                |           | 20 |

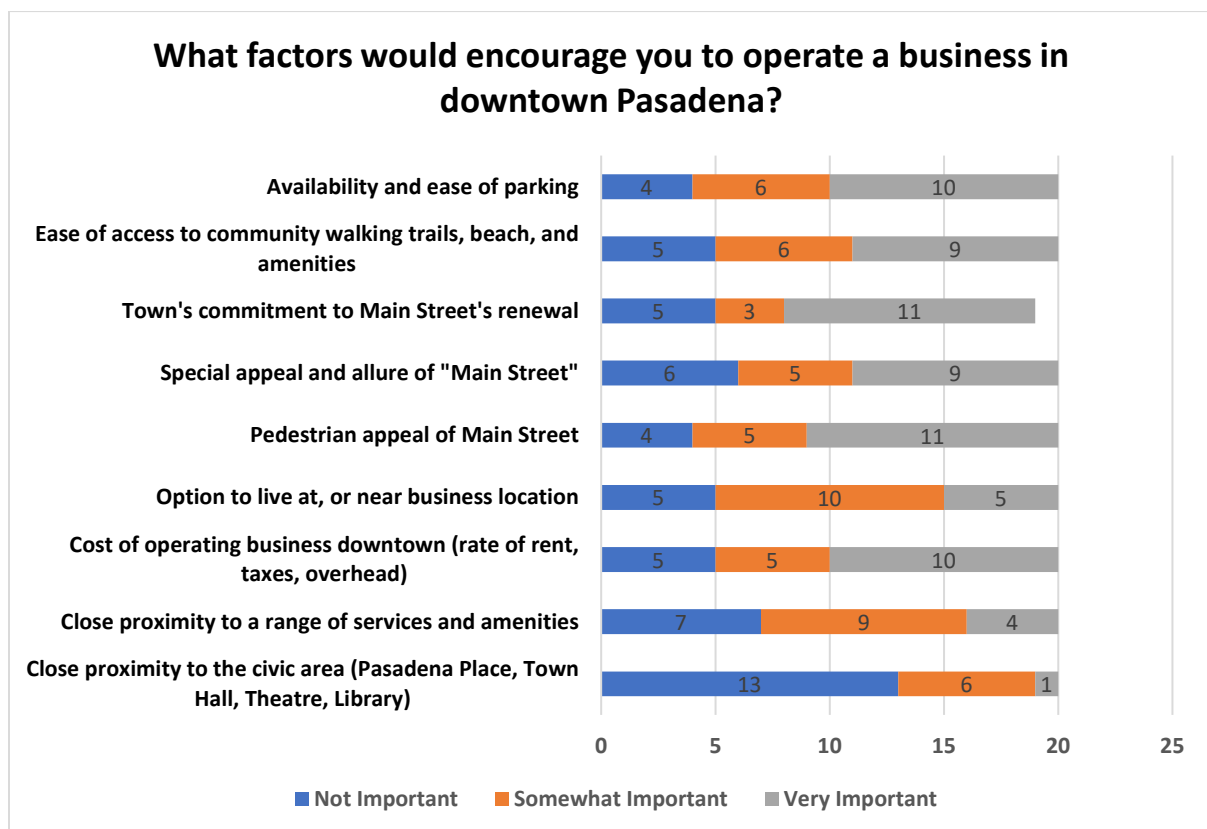
## Q.6

How would you rate the potential for growth of your business?

| ANSWER CHOICES                      | RESPONSES |           |
|-------------------------------------|-----------|-----------|
| ▼ Little or no potential for growth | 12.50%    | 3         |
| ▼ Modest potential for growth       | 54.17%    | 13        |
| ▼ Good potential for growth         | 20.83%    | 5         |
| ▼ Unlimited potential for growth    | 12.50%    | 3         |
| <b>TOTAL</b>                        |           | <b>24</b> |

## Q7.

What factors would encourage you to operate a business in downtown Pasadena?





## Q.8

Are there other considerations that would influence you in the future to operate your business, or a component of it (such as a satellite store, separate service window, or second office) on Main Street

Five answers: 3 no and 2 comments

☐

When we outgrow our current location, if we are unable to put it onsite or adjacent to our own location, we would consider a Main Street location.

3/30/2021 9:18 PM

[View respondent's answers](#)

[Add tags ▼](#)

☐

No

3/22/2021 11:43 AM

[View respondent's answers](#)

[Add tags ▼](#)

☐

I really have no intention of expanding my business as I prefer the small scale exclusively and working from home.

3/15/2021 6:40 PM

[View respondent's answers](#)

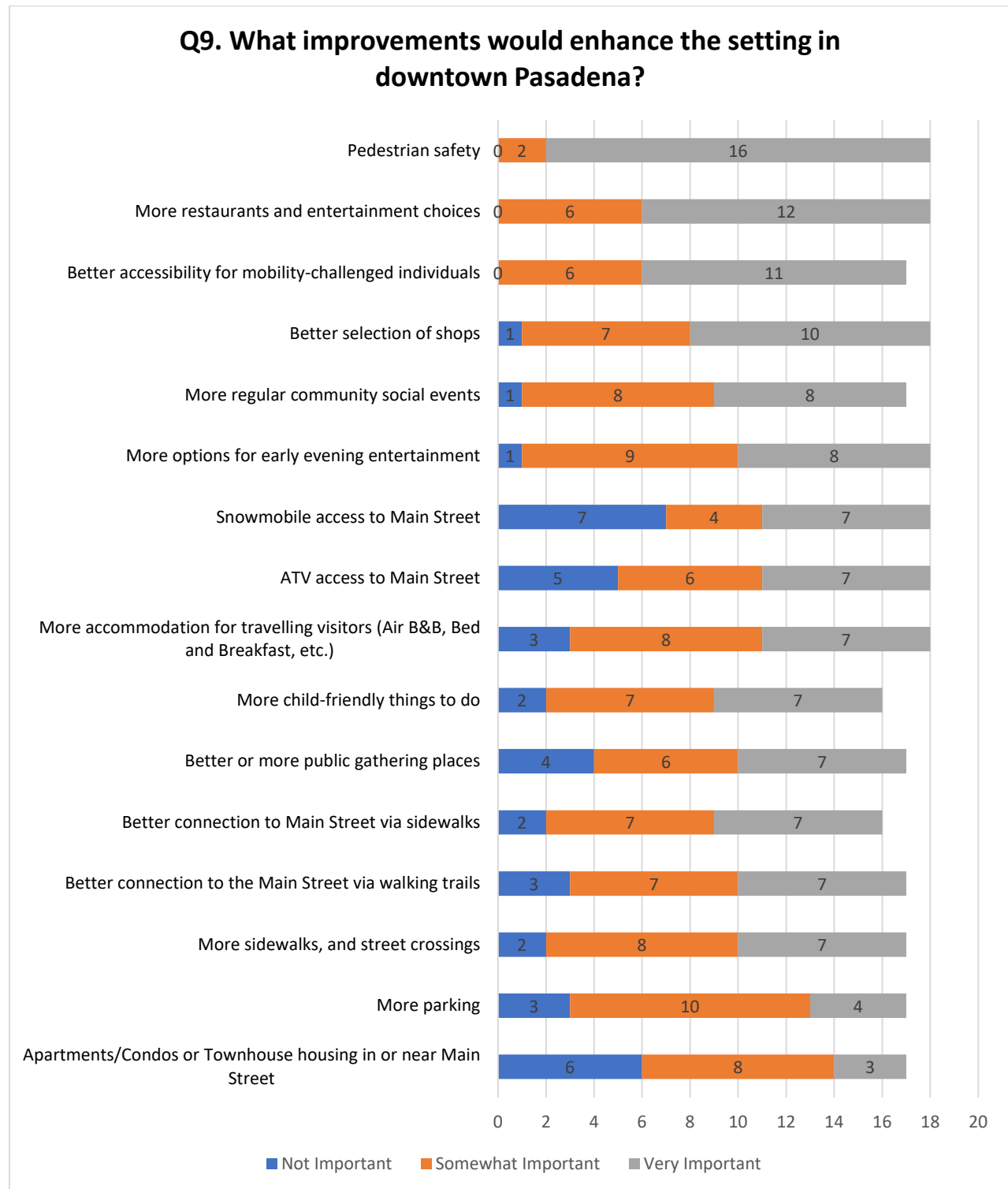
[Add tags ▼](#)

☐

No

Q9.

What improvements would enhance the setting in downtown Pasadena?



#### Q.10

What kind of public green space or gathering place would you like on Main Street in Pasadena, i.e., park, community garden, monument, none?

Not sure that more is needed with the public spaces available just off of Main St. Perhaps if development were to occur, more park benches spaced out in the area would suffice. The amount of traffic on Main St might create a safety issue with more public spaces.

PARK

I personally would leave it as is. The allure of Main Street is having a beautiful scenic walk. I fear that would disappear if it continues to get filled with buildings. Why not create a dedicated street for businesses that's not going to take away from peacefulness to the community.

Recreational vehicle access and gathering areas. Even an event in the summer and winter focused around recreational vehicle trips.

park-like setting or common square where people can gather in the outdoors to connect  
community garden, park

Beautification of the Canada Trail area. I'd like to see a boxed tree section in the Center of Main Street running from Foodland to Shears. With a lower speed limit, this would be beautiful.

Park

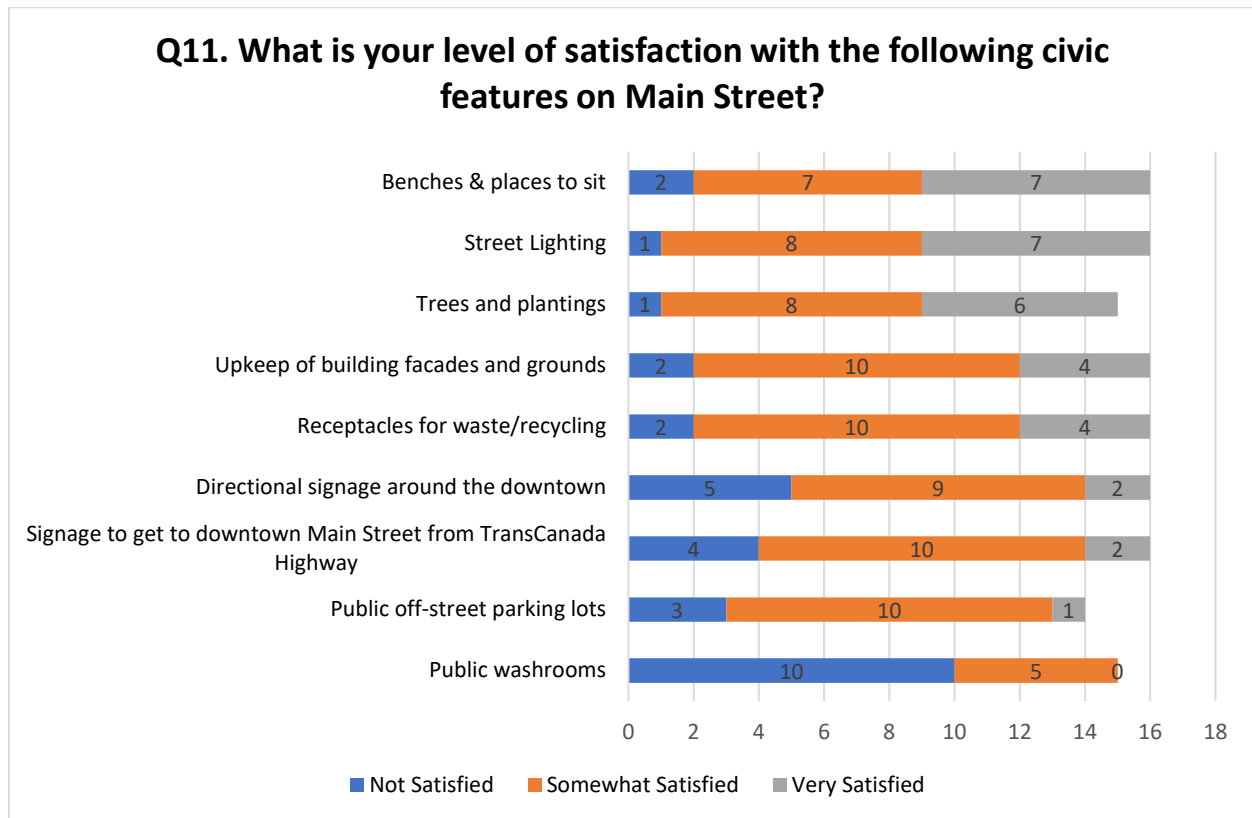
Park/community gathering space

none

More benches for people who want to walk but need resting places.

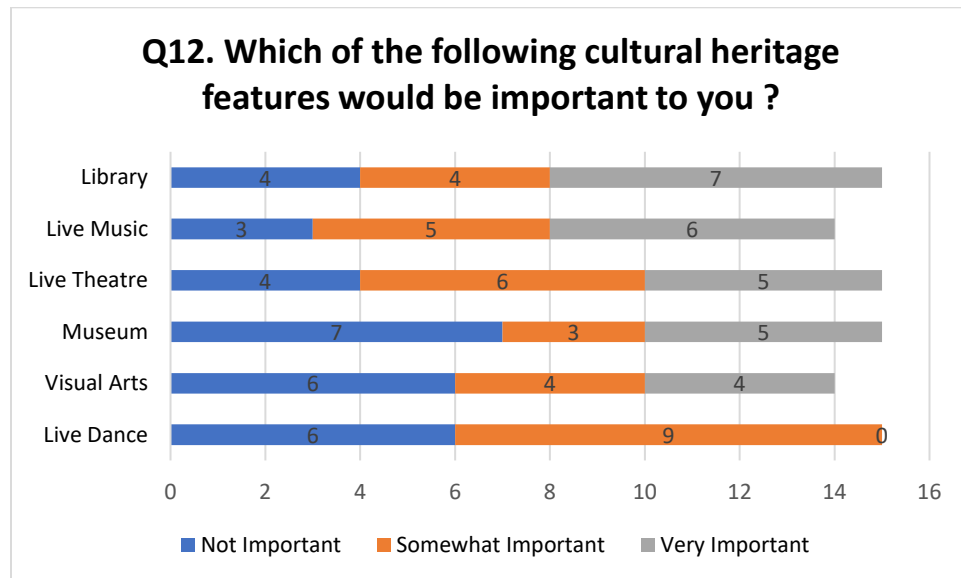
Q11.

What is your level of satisfaction with the following civic features on Main Street?



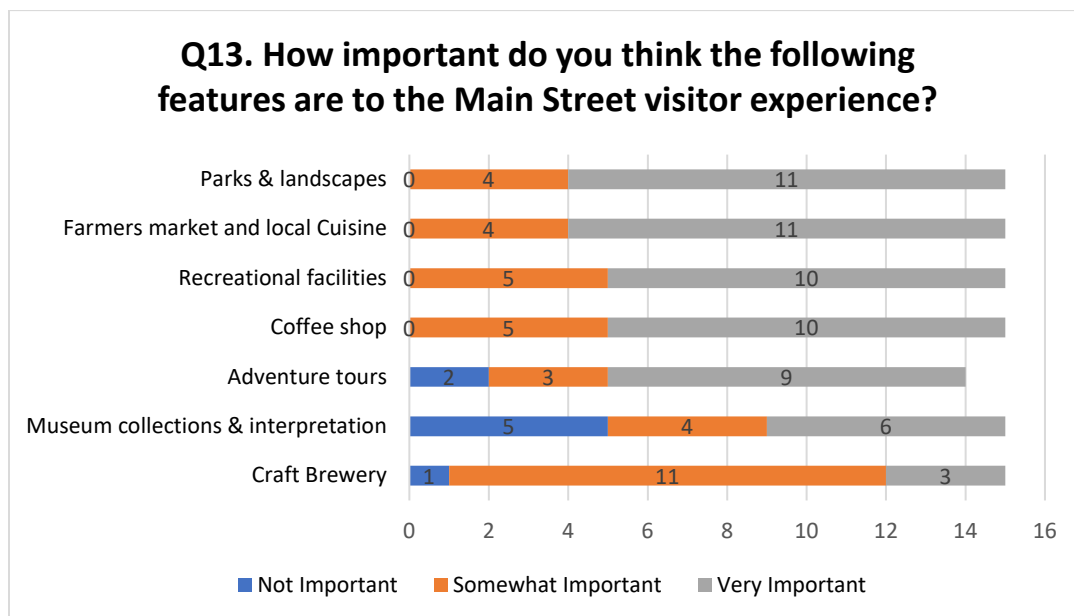
Q12.

Which of the following cultural heritage features would be important to you?



Q13.

How important do you think the following features are to the Main Street visitor experience?



#### Q.14

##### What are the special qualities and assets of Main Street?

The maintained walking trail and lighting are definitely assets. Maintaining the baskets/gardens around town give it a welcoming feel.

It is clean and green.

Great sidewalks, lighting, benches and province signs. I find Main Street to be esthetically pleasing for the most part.

The lighting is nice and there seems to be lots of room for improvement with parks and green space and shops/markets.

GREAT WALKING AND CLEAN

The view of the mountains, the peacefulness of the walk.

The sidewalk, trails, and recreational vehicle access. Pasadena is a hub for atv and snowmobile riders.

History of being main thoroughfare for the community

Canada Trail.

Beautiful natural setting with close access to beach waterfront. Well maintained sidewalks, pedestrian access.

walkways and green spaces

There's a nice sidewalk to walk on

#### Q.15

##### Does Main Street have negative features that could be changed to improve the Pasadena experience?

The intersection with Fourth Ave has become dangerous in recent years for some reason. Making it safer would be an improvement.

The intersection at Main & Fourth

I don't like the old buildings with fronts that are not appealing, for example, building next to Shears Building supplies. If the front was improved, along with a couple of other similar buildings, I think it would be an improvement.

It could use both sides to be developed with a sidewalk and trees/lighting like the current developed side.

NO

The intersection at 4th and main. I don't know how someone hasn't been killed in a car accident there. An easy solution would be to make this a 4 way intersection with lights on both sides of main, 4th and 1st.

Lack of dining, and entertainment. The only restaurant is only offering take out.

Doesn't have a "downtown" feel. Main Street is only a "main" street in name, not destination.

Yes, some buildings need to be fixed up, speed limit lowered, beautification to the street itself to make it look more like a downtown area, atvs off the Main Street.

Currently too few dining options. Limited seasons/hours of operation.

dusty ATV trail alongside the street

Needs more light

### Q.16

In your opinion, are there important stories to reinforce the unique identity of downtown Pasadena?

yes

I think the story of south brook and how it once separated the town is great. The great walking trail along there is awesome. Keeping the street esthetically pleasing is important. Attracting walkers and trail riders and providing access to as much as possible along Main Street is great for the town. People love to explore in Pasadena and that's a unique feature to preserve.

The fact that it used to be two towns and how they operated would be nice to put out there.

NOT SURE

No

Yes.

nil

Not sure

### Q.17

Do you have any other comments, questions, or concerns?

Responses

If revitalizing Main Street is a focus for the Town, it should be done in a way that doesn't take from any of the existing businesses or features that might be located elsewhere in Pasadena.

I'm hesitant to commercialize Main Street because I think it will cause a disruption to the residents close to Main such as myself based on business types ie: clubs, dance, music.

Parking for the boat launch is a big concern.

Incorporate heritage of community

I love the idea of improving the Main Street area. Right now it is just a street running through town with no real connection. The Canada Trail is nice although it needs repairs to the erosion created by atv use; but improvements to the main commercial area between the corner of 10th/Main to the Bridge area would be awesome, something to give it a distinct "feel" of downtown.

nil

# ***Community Survey***

TRACT



# RESULTS OF COMMUNITY-WIDE SURVEY

## TOWN OF PASADENA

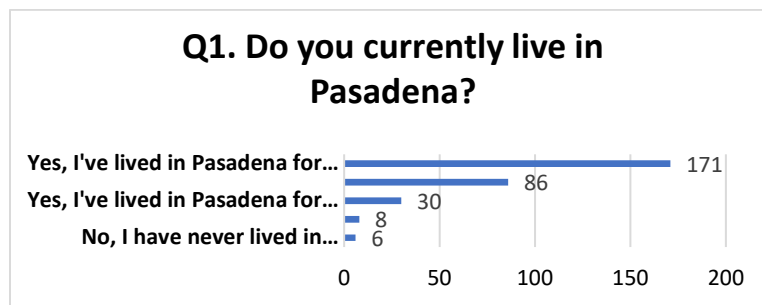
### DOWNTOWN DEVELOPMENT AND TRAILS MASTER PLAN

The community-wide survey was conducted between March 18 and April 2, 2021. There were 301 responses.

#### Q1.

#### Do you currently live in Pasadena?

All the respondents answered Question 1 which revealed that **57%** (171) lived in Pasadena for over 10 years and a further **20%** (86) or between 3-10 years. Only **13%** have lived in Pasadena for less than 3 years. This is important for the survey as these respondents have had the opportunity to explore and discover the quality of life features of the community over time period that allows for tastes and preferences to develop.

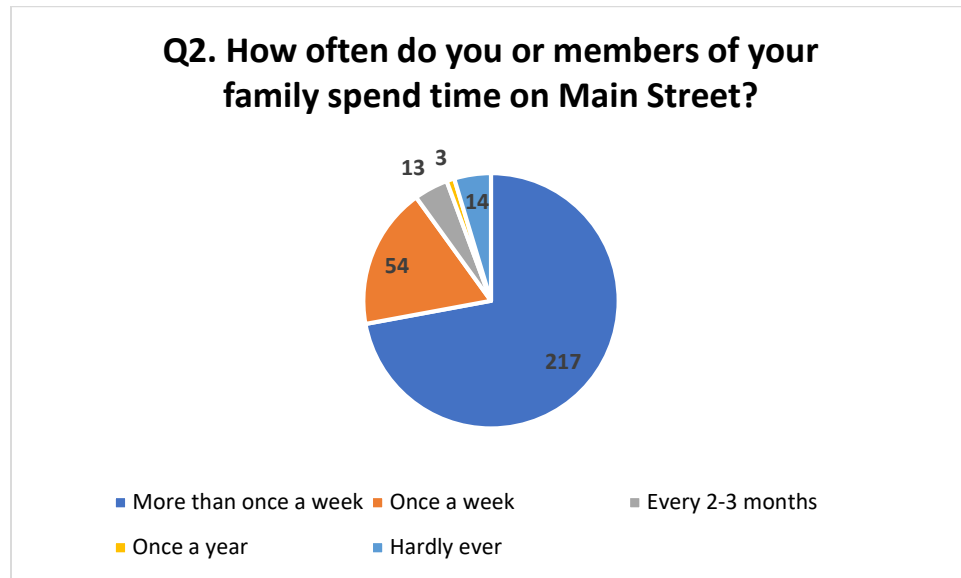


## Q2.

### How often do you or members of your family spend time on Main Street?

All the respondents answered this question.

**72%** of respondents indicated that they were on Main Street more than once a week and a further **18%** indicated that they were on Main Street once a week. This would indicate that local use of Main Street is very high. Also, as the street is used frequently, these respondents will be very aware of the businesses and features of Main Street.



## Q3.

### What improvements would enhance the setting in downtown Pasadena?

For this question, 272 respondents answered, only 20 skipped.

The most important improvement would be 'more restaurants and entertainment choices' with **69%** indicating that this is 'very important'.

Three improvements tie for second place in terms of importance with about **56-60%** indicating 'very important' for each:

- Better connection to Main Street via walking trails;
- Better selection of shops; and,
- More kid friendly things to do.

What is interesting is that the respondents scored equally 'somewhat important' (**41%**) and 'very important' (**41%**) for:

- 'Better sidewalk connections to Main Street from surrounding neighbourhoods' ;and,
- 'Better access to Pasadena Beach from Main Street'

The next highest score is for an item considered 'not important' with **55%** for apartment/condo and townhouse option for housing on or near Main Street.

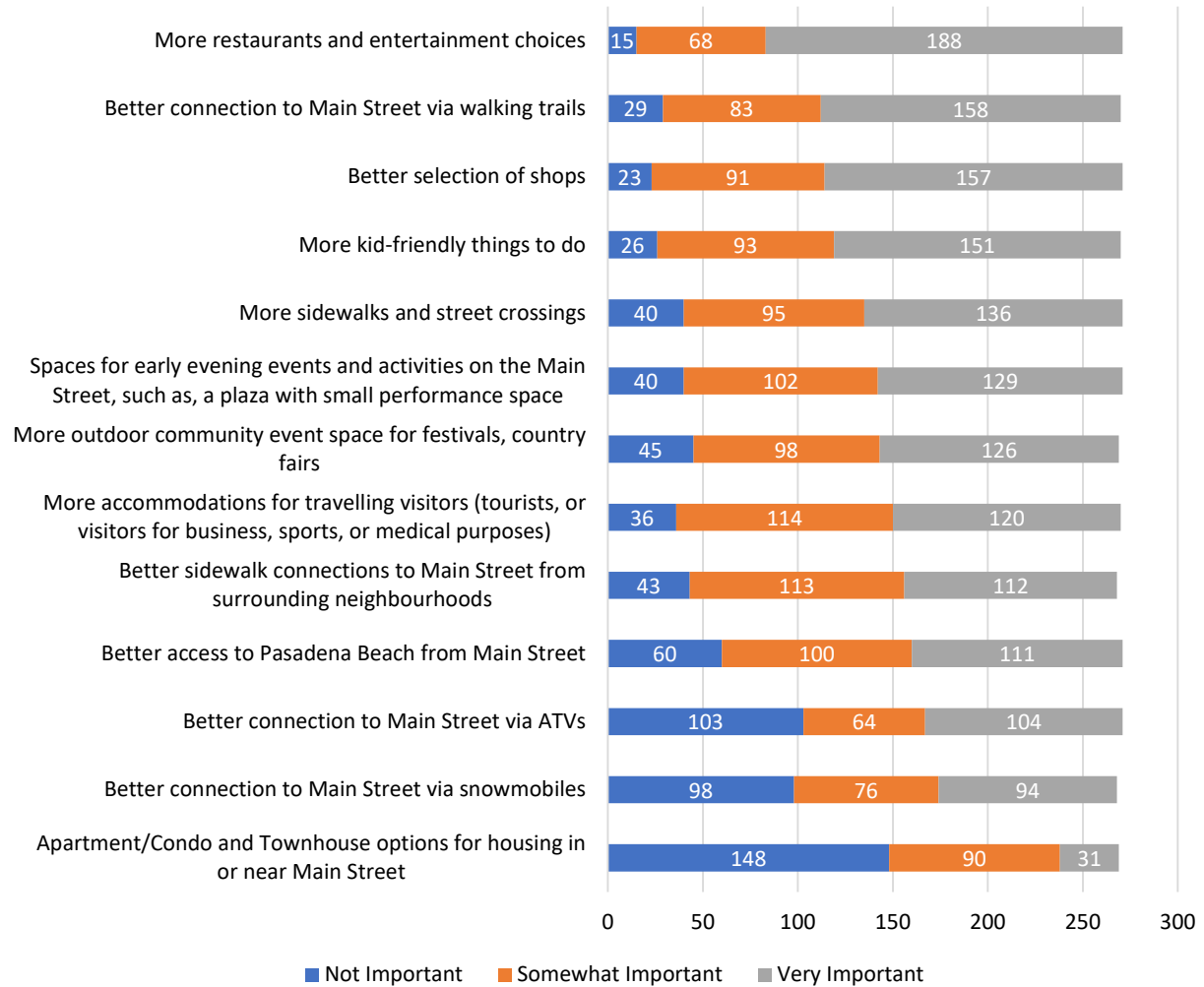
The following preferences show that respondents indicated on average **47%** 'very important' and on average **38%** 'somewhat important':

- 'More sidewalks and street crossings'
- 'Spaces for early evening events and activities on the Main Street, such as, a plaza with small performance space';
- 'More outdoor community event space for festivals, country fairs';
- 'More accommodations for travelling visitors (tourists, or visitors for business, sports, or medical purposes)'.

Only two choices showed **polarization** on the part of respondents with:

- **38%** for and **38%** against 'Better connection to Main Street via ATVs'; and
- **37%** for and **37%** against 'Better connection to Main Street via snowmobiles'.

### Q3. What improvements would enhance the setting in downtown Pasadena?



#### Q4.

#### What is your level of satisfaction with the following civic features on Main Street?

For this question, 273 of all respondents participated, only 28 skipped this question.

The highest overall score was for 'public washrooms' where **71%** of respondents were very unsatisfied with this [lack of] civic feature; and **26%** 'somewhat satisfied'.

The next highest scores occurred for 'Somewhat satisfied':

- **60%** -Private business signage on TransCanada Highway to attract visitors to businesses on Main Street with a further **30%** indicating that they were 'not satisfied';
- **57%**-Public parking; however, respondents were evenly split between 'very satisfied'/'not satisfied', about **18%** each;
- **57%**-Upkeep of building facades and grounds; but **36%** were 'very satisfied';
- **51%**-Information on the existing Kiosks; but **29%** were 'very satisfied';
- **51%**-Provincial government signage on TransCanada Highway to get visitors to Main Street in Pasadena; however, respondents were evenly split **16%** 'very satisfied' and **23%** 'not satisfied';

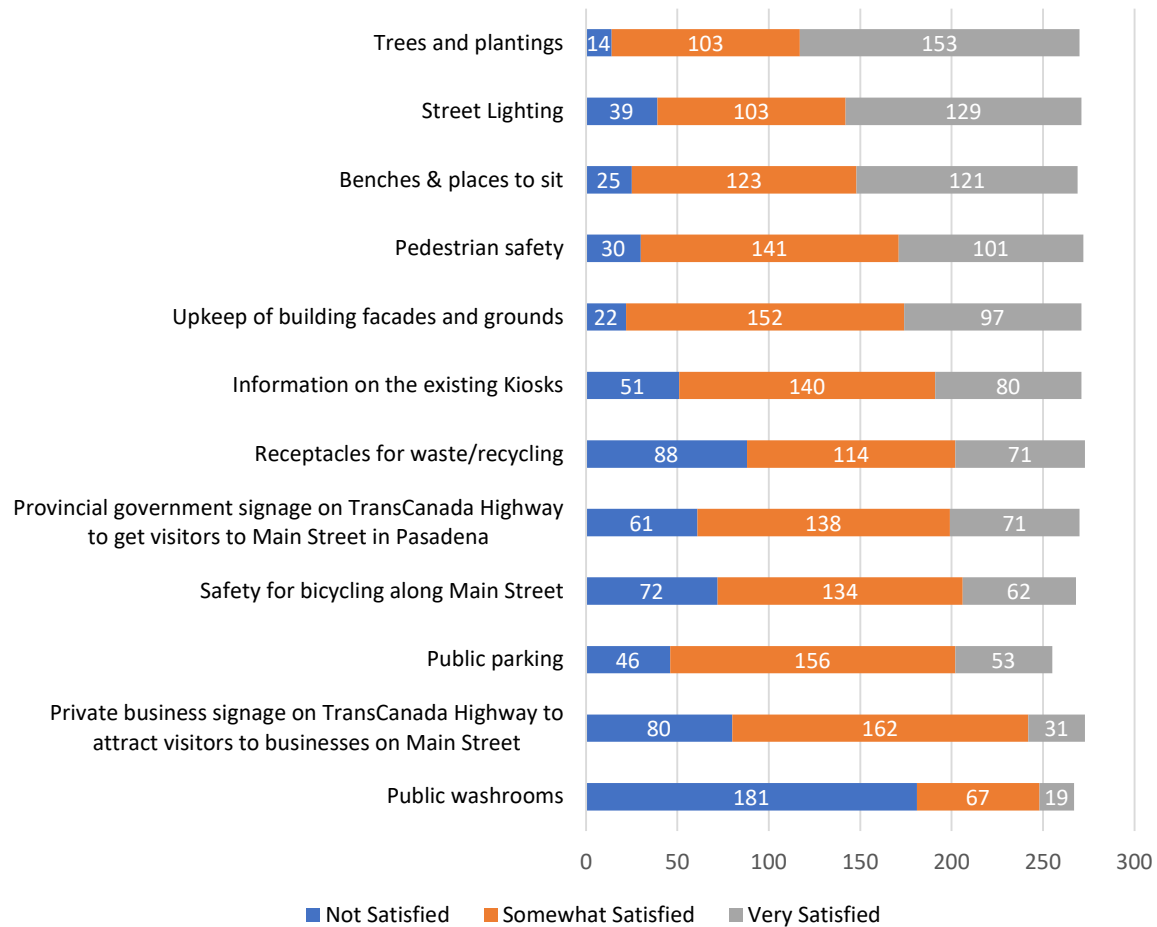
For civic features that the respondents were 'very satisfied' with:

- **57%** indicated 'Trees and plantings'; with **38%** somewhat satisfied;
- **47%** indicated 'Street lighting'; with **38%** somewhat satisfied;

For the following civic features, the respondents further displayed a pattern of not wanting to be critical of the services by defaulting to the 'somewhat satisfied' response:

- **52%**-Pedestrian safety; with **37%** 'very satisfied';
- **49%**- Safety for bicycling along Main Street; with **26%** 'not satisfied' and **23%** 'very satisfied';
- **47%**- 'Benches and place'; **46%**-very satisfied;
- **41%**-Receptacles for waste/recycling; with **32%** not satisfied and **26%** very satisfied;

#### Q4. What is your level of satisfaction with the following civic features on Main Street?



Q5.

Which commercial shops and services would be important to you if/when visiting downtown?

There were six choices that were 'very important' to respondents:

- **70%** - Restaurant, food service; with **28%** indicating 'somewhat important'.
- **65%** - Professional services (ex: doctor, dentist, therapist, lawyer, accountant); with **32%** indicating 'somewhat important'.
- **65%** - Social spaces, such as, a local coffee shop; with **34%** indicating 'somewhat important'.
- **60%** - Evening entertainment, pub, restaurant, movie theatre, etc.; with **32%** indicating 'somewhat important'.
- **60%** -Farmer's Market; with 32% indicating 'somewhat important'.
- **43%**- Free WIFI; 35% 'somewhat important';
- **42%**-Personal services (e.g., hair salon, esthetics, tattoo parlour, gym); 38 % 'somewhat important'.

There were four choices that respondents indicated as 'somewhat important' but with varying indications of 'very important'.

- **51%**-Quality giftware/ souvenir shop featuring high-end artisan works; **27%** 'very important'.
- **50%**- Reliable online resources and interpretation; **31%** 'very important'.
- **43%**- Banking services (ATM bank machine only); **43%** 'very important'.
- **40%**- Banking services (full-service bank branch); 35% 'very important'.

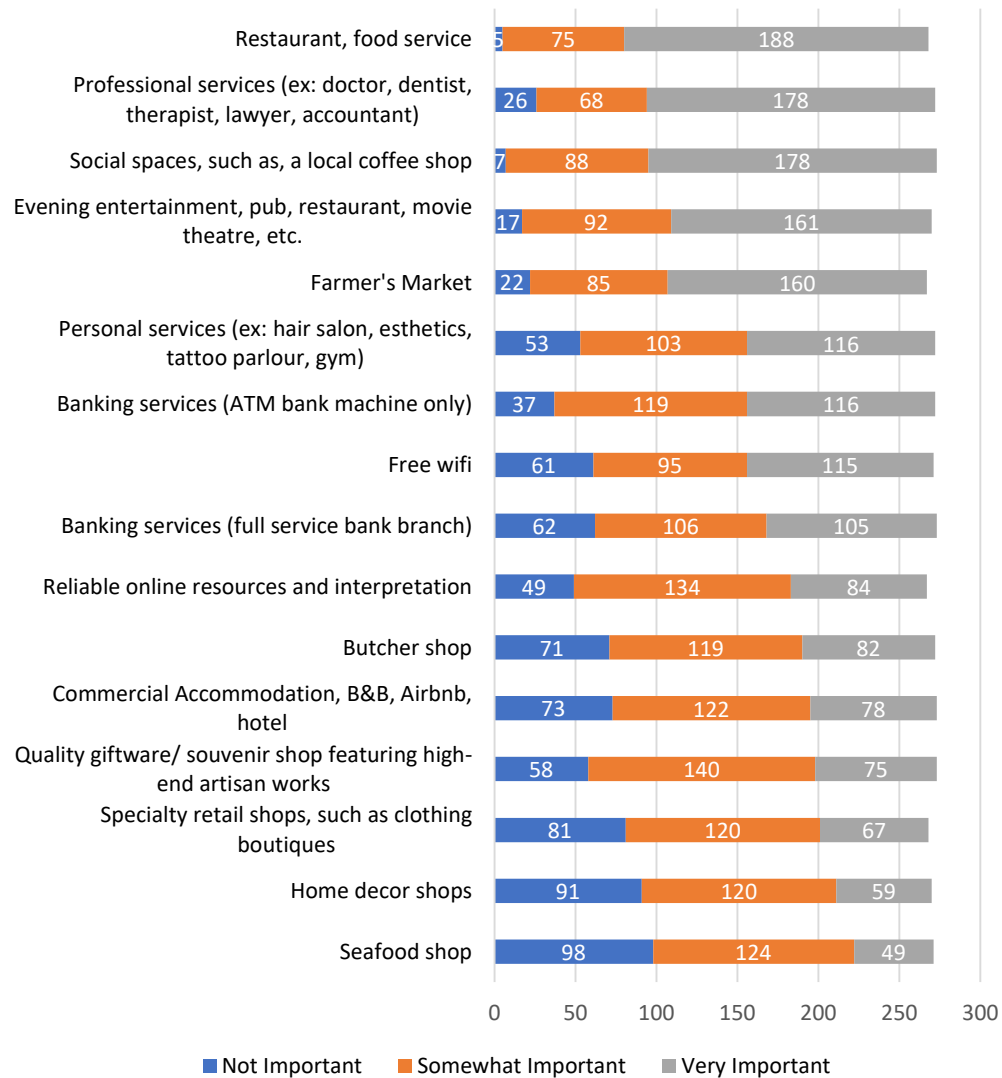
There was one choice garnering very ambivalent response:

- **45%**- Commercial Accommodation, B&B, Airbnb, hotel; balanced at **28%** for to 'not 'or 'very' important.

There were four choices that respondents indicated as 'somewhat important' but with indications of 'not important':

- **44%**- Butcher shop; almost balanced at **30%** 'very' important and **26%** for 'not important';
- **46%**- Seafood shop; 36% indicate 'not important';
- **44%**- Home decor shops; 30% indicate 'not important';
- **45%**- Specialty retail shops, such as clothing boutiques; 30% indicate 'not important';

### Q5. Which commercial shops and services would be important to you if/ when visiting downtown?





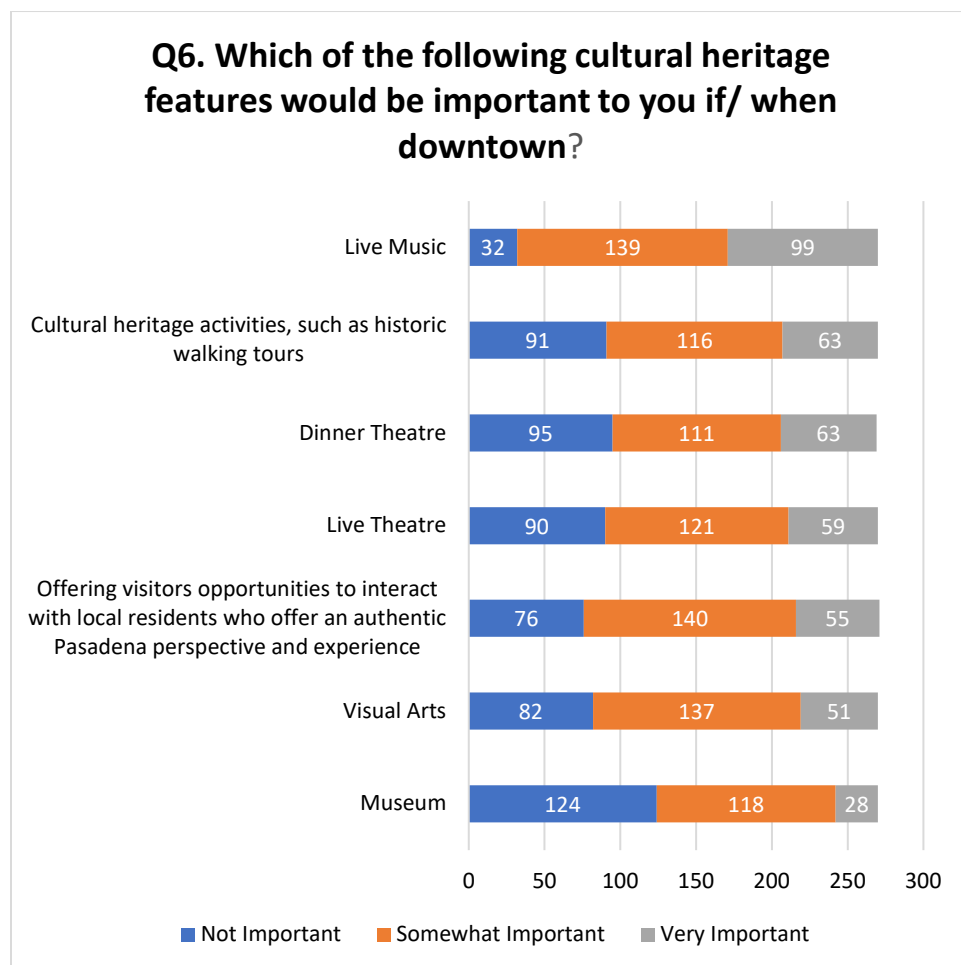
## Q6.

Which of the following cultural heritage features would be important to you in the downtown?

The highest scores were for 'somewhat important':

- **52%**-Offering visitors opportunities to interact with local residents who offer an authentic Pasadena perspective and experience' **27%** indicated 'not important and **20%** - 'very important'.
- **52%**-Live Music' **36%** indicated 'very important.
- **51%**-Visual Arts' and **31%** indicated 'not important'.
- **42%**-Dinner Theatre; and **34%** 'not important'.
- **44%**-Cultural heritage activities, such as historic walking tours' and **33%** indicated 'not important'.
- **45%**-Live Theatre; with **33%** 'not important.

The next highest was 'not important' for: Museums (**45%**) although **44%** indicated 'somewhat important'



## Q7.

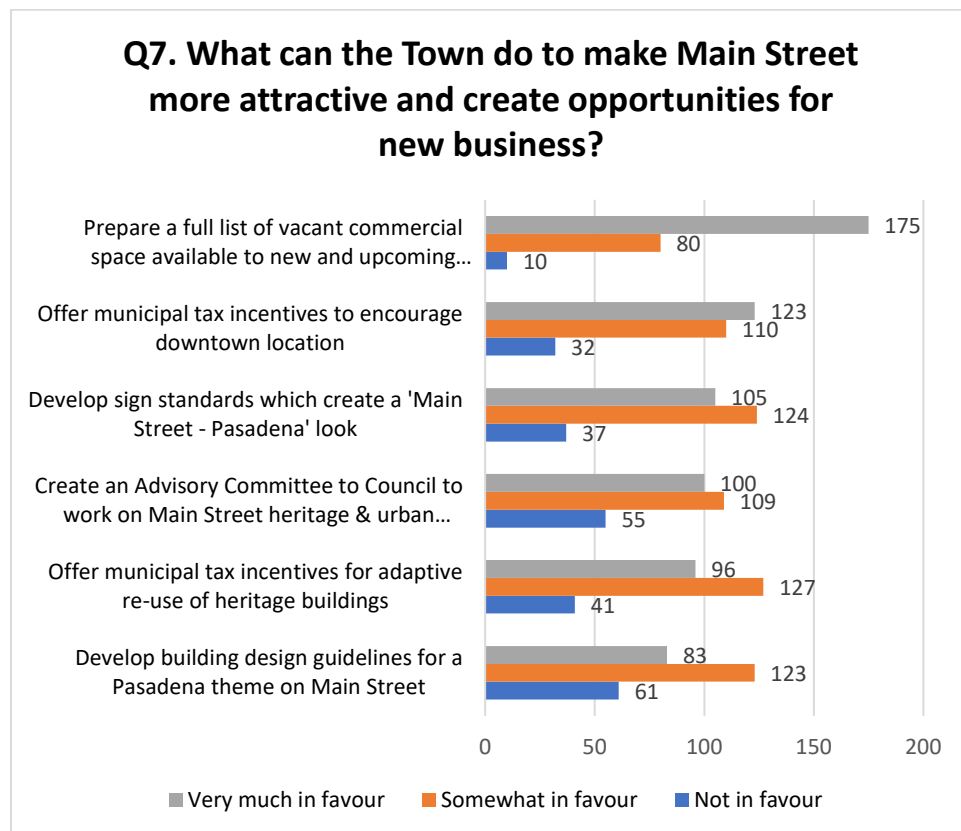
### What can the Town do to make Main Street more attractive and create opportunities for new business?

Respondents gave the highest score with 'very much in favour' for:

- **66%**-Prepare a full list of vacant commercial space available to new and upcoming businesses; with and additional **31%** indicating 'somewhat in favour'.
- **47%**-Offer municipal tax incentives to encourage downtown location; with **42%** 'somewhat in favour'.

The rest of the choices scored higher for 'Somewhat in favour':

- **48%**-Offer municipal tax incentives for adaptive re-use of heritage buildings; **36%** 'very much in favour'.
- **47%**-Develop sign standards which create a 'Main Street - Pasadena' look; with **40%** 'very much in favour'.
- **46%**-Develop building design guidelines for a Pasadena theme on Main Street; with **31%** 'very much in favour'.
- **42%**-Create an Advisory Committee to Council to work on Main Street heritage & urban development; with **38%** 'very much in favour'.



## Q8.

What kind of public green space or gathering place would you like on Main Street in Pasadena, i.e., park, community garden, monument, none?

For this open-ended question, 190 respondents (some indicated 'none') provided comments. The results are tabulated indicating the number of mentions with each feature. The full list is in the appendices:

- 54 - Park (with seating and benches and flowers sometimes mentioned)
- 32 - Community Garden
- 17 - Flower gardens
- 16 – outdoor entertainment area (performance space)
- 13 – picnic area
- 12 – Community park (some recreation facilities)
- 9 – monument
- 8 – walking trails
- 4 – Leave as is
- 4 – water feature, splash pad or pool
- 4 – larger dog park
- 3 – Town square
- 3- outdoor/Farmer's market
- Miscellaneous mentions include: gathering place, updated kiosk, skate park, campground, washroom facilities, outdoor cook house, lighting, integrated playground, promote Pasadena beach; sidewalks on both sides of Main Street, trails from Main Street core for thing like a Blue Gulch Trail network and a South Brook trail network; 2 concerns mentioned regarding safety of pedestrians and recreation vehicles; Need more businesses on Main Street;

The following text was provided as the respondent obviously spent some time thinking of these options: Community garden, with walking trails, benches, gazebo for performance space, etc.

A beautiful splash pad for the children would be great to see! Indoors would be nice so we can use it all year round! An indoor swimming pool would be a must to use for swimming lessons, school swim lessons, and family swims, senior swims etc. Almost all families have to travel to deer lake to take their children swimming right now.

A walking trail that children can enjoy something like a scavenger hunt would also be cute. Like have items hidden in trees or behind rocks (such as find a blue bird, green frog, colorful butterfly, red flower, and have the items hidden in the trail they could be small painted items something to keep the kids excited about being outside and enjoying the fresh air! Maybe a few fairy houses that sort of things. Maybe change it up from time to time to keep them busy all year round.

Out door bike track would be cute too for the younger children something flat so they can learn to ride and have it next to the bike park for the older kids. More movie nights would be nice too. Something kids of all ages could enjoy. Unfortunately, we missed out on all the outdoor ones as they sold out before we were able to get tickets. Also, we found the time of the movies too late for the younger kids.

## Q9

How often do you use the community trails in Pasadena for the following: [list of uses]?

Never' applied to the following activities:

- **57%**-Trail running; **26%** 'occasionally.
- **46%**-ATV; % occasionally and **18%** several times a week
- **42%**-Snowmobile; **21%** 'several times a week.
- **31%**-Bicycling; **31%** occasionally.

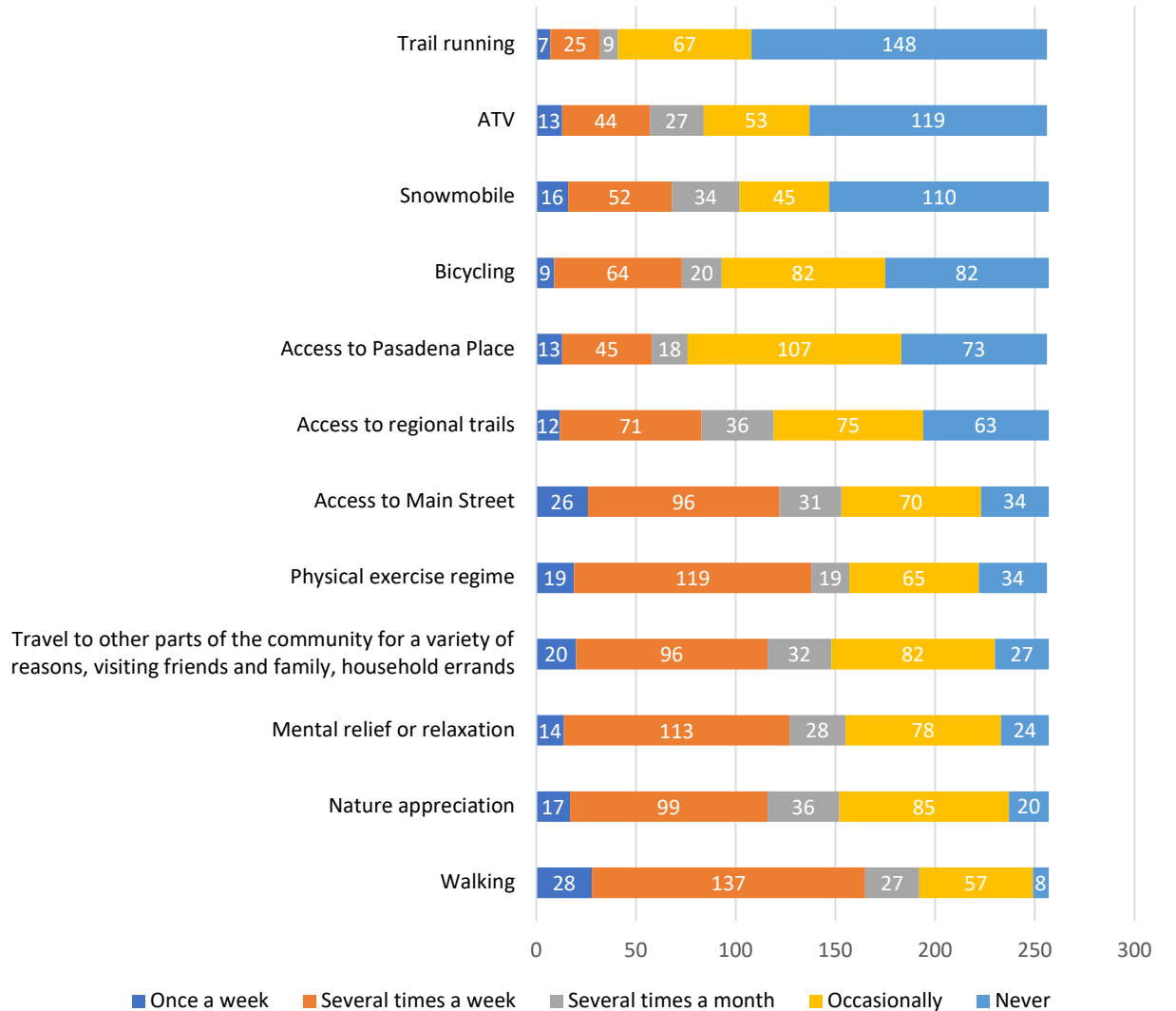
'Several times a week':

- **54%**-Walking; **22%** 'occasionally; and **11%** 'once a week.
- **47%**-Physical exercise regime; 25% occasionally.
- **44%**-Mental relief or relaxation; **31%** occasionally.
- **40%**-Nature appreciation; **33%** occasionally.
- **38%**-Access to Main Street; **27%** 'occasionally'.
- **38%**-Travel to other parts of the community for a variety of reasons, visiting friends and family, household errands; **31%**'occasionally'.

'Occasionally'

- **29%**-Access to regional trails; **28%** 'several times a week and % 'never'.
- **42%**-Access to Pasadena Place; **28%** 'Never'.

**Q9. How often do you use the community trails in Pasadena for the following:**



## Q10

### Degree of agreement/disagreement with a range of statements regarding trails.

For this question, 257 respondents participated, and 44 skipped.

#### **'Strongly agree'**

62%-The Town should have some trails designated for walkers; 16% 'Agree';

40%- Pasadena should designate which trails can be used by ATVs; 31% 'Agree';

39%- Pasadena should designate which trails can be used by snowmobiles; 31% 'Agree';

37%-The Town of Pasadena should have municipal regulations to allow Town enforcement on roads; 25% 'Agree';

37%-Need more ATV signage for safety; 36% 'Agree';

30%- Need more ATV signage to find your way around Town and Main Street; 28% 'Agree';

29%- ATVs should only be allowed on designated roads if they are on their way to trailheads or Main Street; 20% 'Agree' and 13% both 'Somewhat agree' and 'Strongly disagree';

29%-Some marked walking trails should be shared with ATVs & snowmobiles, even if it requires expanded widths and upgraded surfaces; 18% Agree and 18% strongly disagree; and 15% somewhat agree;

28%- ATV users should be able to use trail behind Pasadena Place to get to Main Street; 22% 'Agree; 15% 'Neutral';

25%-Pasadena should allow ATVs on all roads; 21% 'Strongly disagree'; 15% 'Agree';

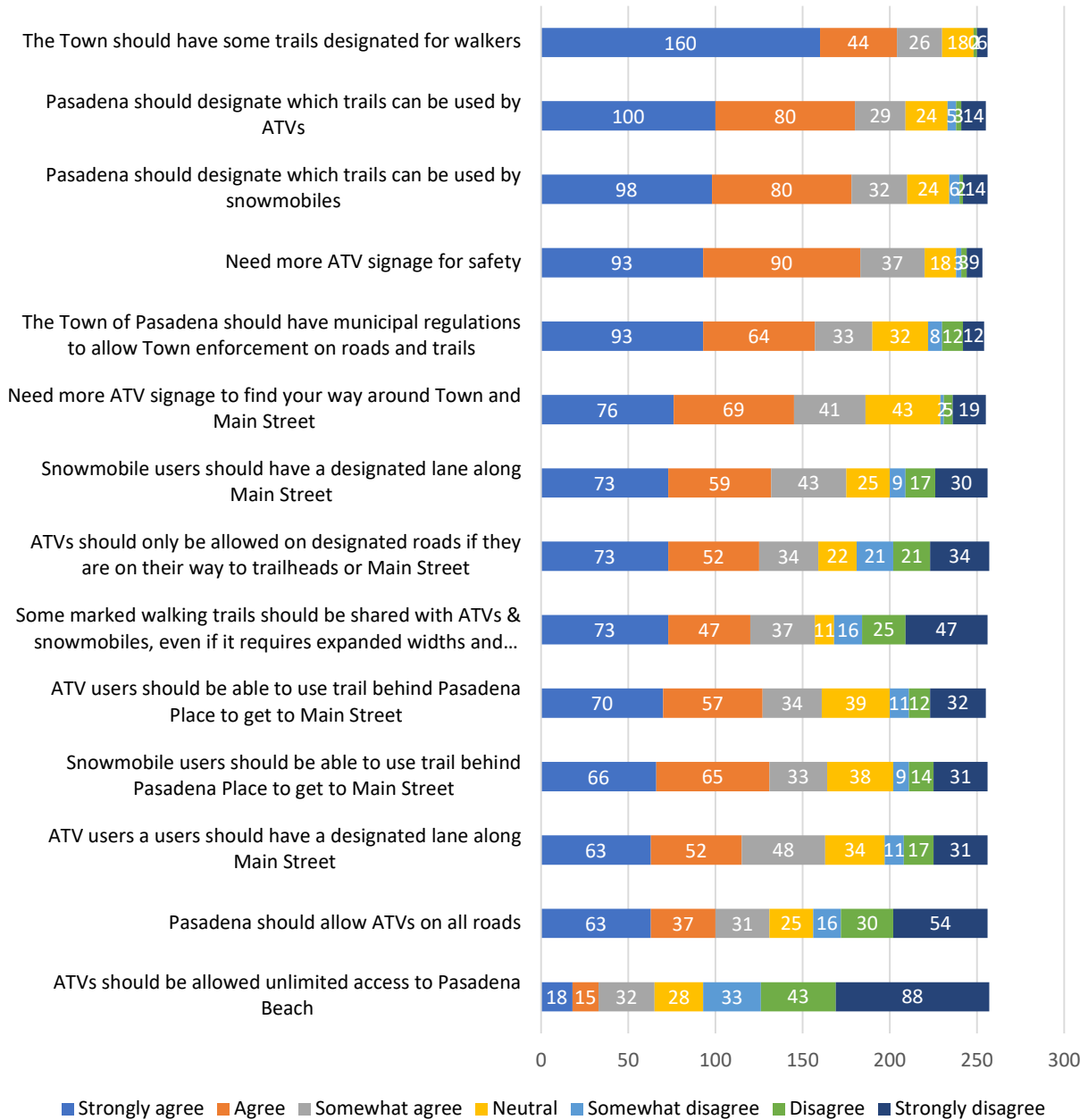
25%- ATV users should have a designated lane along Main Street; 20%'Agree'; 18% 'Somewhat agree';

29%- Snowmobile users should have a designated lane along Main Street; 23% 'Agree'; 17% Somewhat agree;

#### **'Strongly disagree':**

34%- ATVs should be allowed unlimited access to Pasadena Beach; 17% 'Disagree';

**Q10. Please indicate the degree of agreement with the following statements:**



### Q11.

Downtown main streets are said to be the heart of a community, with an instilled sense of place. In your opinion, what makes the unique identity of downtown Pasadena?

For this question, 120 respondents provided comments. The word cloud below provides an impression of the important features to the unique identity of downtown Pasadena.



#### Summary of responses to Q.11:

- 18 – Kiosks, lights and flower baskets
- 14 – Doesn't have an identity
- 13 – walking trails
- 11 – Lack of downtown
- 10 - Cleanliness
- 10 – Scenery
- 5 – green space between businesses
- 5 – flower gardens
- 3 – quiet and elegant
- 3 – quiet business community
- 3 – history/farming
- 3 – openness and friendliness of people
- 3 - 'Gifts of Joy' building
- 3 – 10th Avenue is more central 'downtown' of Pasadena
- 2 – Atmosphere
- 1 - flowers

Others: Need trail system leading to Main street, dog park, need safe place to congregate, Old bridge on walking rail near Shears, Main Street is a busy road, Main Street has an easy flow of traffic, not enough businesses, Welcome signs on TCH, character is business owners



## Q12

Thank you for your participation in the Town of Pasadena Downtown Revitalization and Trail Development Survey. Please feel free to provide additional comments or suggestions related to this work.

For this question, 81 respondents provided comments and 2205 skipped. The word cloud below provides an impression of the important comments.



Many of the comments elaborated on the choices or comments that respondents made in the previous 11 questions regarding: non-compliance with ATV signs; need for ATV/snowmobile regulations; pros and cons of multi-use trails; garbage cleanup, types of businesses for Main Street; requirement to preserve trees/landscape of the Town. Scoring these comments would not provide any valid representation of preferences by the community over and above the responses in Questions 1 – 11. The full responses to this question can be found in the appendices.

However, the following excerpts relate to specific recommendations related to routing and facilities and the number indicates where the full response can be found in the section in the appendices:

- 1 The trail behind Pasadena place should extend straight to main street following blue gulch brook. This would obviously mean a small buffer of land from the farm to continue straight to main street. Then use the already existing powerline to travel from this side of Pasadena up to south brook area (west) or towards Maxwell's (east) and beyond. Main Street would not have to be used as an ATV or Snowmobile route. There are areas such as this that can be upgraded to create an amazing ATV and Snowmobile route. This would keep activity off main Street but still lose enough to access Main Street when necessary for services. Such a trail system will take time but is very necessary with atv and Snowmobile activity on the rise.

If the trail behind Pasadena place was extended as described, continuing blue gulch brook, it would be tax payers money well spent. I for one hate traveling my Snowmobile down 10th, across main street, past foodland to gain access to the powerline. I travel the powerline because I feel main street should be for pedestrian usage and not atv or snowmobile. The powerline and other space should be utilized with signs present. This shouldnt be a bother to anyone and is the best place for it. There are people walking the sidewalk almost ever hour of the day, this is no place for motorized vehicles.

This small extention and upgrade would eliminate all motorized vechicle usage on tenth and main Street from all who can quickly utilize this one UTV track.

2        The town needs to add sidewalks or widen first ave for pedestrians walking on a regular basis and the increased pedestrian traffic in the summer for people going to the beach

3        Town needs to own trails (i.e., trail along Blue Gulch at Midland Row to the water supply;

21       Before the town expands its trail system it ought not to neglect trails already in place...trails, such as Blue Gulch which connects Church Street to Lakeshore Drive and on to Pasadena Beach. This trail ~ opened with much fanfare about a decade ago ~ is quickly eroding undermining the root structure of trees and plants along the path. The water way is becoming blocked with debris which further causes the brook to seek other ways to find its way to the lake. In short., this trail needs help. Now.

26       Better signage for the Dog Park would be good. Some lights added would also be a huge benefit

29       Some walking trails have been maintained fairly well but in other areas, barriers have been erected and trails cut off because of claims of private property. The town should make every effort to maintain an excellent network of walking trails around town giving access to the river, lake and waterfalls. There should be seats, garbage containers which are regularly emptied and, if possible, there should be a few garbage cans available all around town including newer developments for disposal of dog poop year round. The excessive clear-cutting of wooded areas should stop immediately and construction firms should be required to plant trees in place of any that have to be removed.

30       My children use some of the trails to walk to school and they say that the trails are disgustingly dirty and littered with garbage such as beer cans, dog feces, etc. Cameras should be in place to help eliminate this.

31       Please be careful with any designations of shared spaces for motorized and non motorized users - as a dog walker/skier/snowshoer, it is difficult to find wooded areas where I can enjoy the woods without being disturbed by machines (and vice versa I'm sure). Kids driving atvs and snowmobiles especially on roadways should all follow safe practices, and this could be more effectively enforced. Please don't widen walking trails for machines, but create more places for them to go if needed. Also- offer accessible trail options for those with mobility issues - good grading, seating options, etc. Thank you! (And keep up the good work, Town of Pasadena!)

32 I strongly believe a "share the road" campaign would benefit all Cyclist, Walkers, Drivers and ATV users. Many times I've seen adults and kids riding bike on the wrong side of the road making it very dangerous for drivers to see them. Drivers need to be educated that they have to share the road with cyclist. "Share the Road" signage would be helpful. Cycling has really made a comeback during the Pandemic. It's a great exercise and great way to see the community. Cycle solutions offers a community bike share in Corner Brook ... Pasadena could approach them to bring that to Pasadena as well.

33 More bike lanes/trails/signage to allow people to use bicycles to get around town!

42 Need a complete trail network for walking. There are many areas of town that seem to be inaccessible i.e. by the river due to private property, or dangerous due to snowmobiles i.e. behind Foote Street or behind the destroyed area of Pike Street. Town needs to take more control over contractors clearing our green community.

44 The ATV route should include Pine St and Midland Row. ATVs should be permitted to go the speed limit on all roads, so as not to be obstructing traffic, unless a specific ATV path is present (for both directions of traffic flow). Snowmobiles should be allowed to use roads to access trailheads. Even if there was a 10km/hr speed limit and mandatory use of wheeled ski dollies to prevent damage to roads and sidewalks.

45 The signage already in place for ATV users isn't being obeyed and streets not designated ATV use are being used anyways, as well as snowmobiles.

50 Tenth Ave is better choice over Main Street for hub of the community

55 10th Ave / Bonnell Drive is a good location for parks and other town hub amenities. Maybe sacrifice a diamond for a park/farmers market using Pasadena Place outdoor stage as performance area. Rain venue inside! Maybe a water slide for the beach a playground next to the beach some picnic tables at the beach and a sidewalk for the elementary school

58 The skate park off Main Street has potential to bring in more people from surrounding communities with a feature like a bowl.

60 Time for the kiosks on Main Street to be modernized and reimaged.

62 Any new builds (private or commercial) should have a requirement for 2 trees per building lot of its standard size.... This suggestion should be used throughout town, not just on Main St

65 West Haven Beach... get rid of that garbage can without the cover.

69 ...develop 'trails' in the South Brook/Forest Road area that connected to downtown. Lots of space for development in this area and the only trail that links anywhere near downtown is the one next to the Elementary School. This trail leads you directly behind the Church. It is a decent trail but during school hours it would be nice to have alternate routes...

81      Connect the existing trail system. It's already here for the most part. Expropriate it and upgrade them!

## APPENDICES:

Q8.

Full list of comments:

- 1 Walking trail, park area.
- 2 Park
- 3 None
- 4 Community park, gathering place
- 5 A flower garden to sit and enjoy
- 6 I like main street as it is. Updated kiosks would be good though.  
Pasadena needs a square or designated center of town- summer, splash area for kids with seating nearby and shops and eateries close. Similar to other small cities in Canada
- 7 with boardwalks, give tourists a reason to come and spend their money here!
- 8 Green space is necessary
- 9 Flower garden
- 10 Community garden/park
- 11 Park
- 12 Community garden and parks
- 13 Park
- 14 A park where people could stop and enjoy the beautiful weather or just stop and chat.  
A park, the one in Grand Falls could be some good inspiration. Little walking trail, a
- 15 place to hang out and have picnics!
- 16 park with seating  
A camp ground with free camping and a bread oven used to make bread in front of tourists. It would create jobs for students from provincial/federal grants, teach young people life skills, keep them active and be a tourist attraction. I had that job as a bread oven attendant/tour guide/grounds keeper when I was a teenager and it's an experience like no other. A good spot would be in that clearing by the boat launch. Free camping by the launch, with a community fire pit to prompt community gatherings and social interactions would be great. I moved here from the Port au Port Peninsula 3 years ago and have bought a house. I only know my coworkers and my neighbour because there is no real community-based activities to meet people so this would definitely
- 17 provide more opportunities to create long lasting friendships.
- 18 .
- 19 setting areas
- 20 Community Garden with space for a farmers' market
- 21 Park
- 22 Park
- 23 community park, picnics etc., art space, etc., picnic tables
- 24 Doesn't matter
- 25 Park

The trails in Pasadena are very chopped up or has poor signage. Deer Lake has a  
 26 beautiful 5km trail system, I would love to see something like that in Pasadena.  
 27 Community garden would be a wonderful idea  
 28 park, outdoor entertainment area  
 A community garden encompassing what we already offer. complete with PP, Fitness  
 Field, Outdoor swimming pool upgrades. We have a great location with lots things to  
 29 offer  
 30 Park  
 31 Park or garden with paths and benches, which is probably the same thing.  
 32 park, floral gardens.  
 33 Community garden  
 34 Garden, flowers, lots of plants!!  
 35 A community garden  
 36 Quiet relaxation reflection garden, green space for picnics, benches, monument.  
 37 None  
 38 Parks, community gardens  
 39 Park, town square  
 40 Community Garden  
 Would be nice to have an area especially for seniors to walk safely rather than these  
 sidewalks on main street. Ex. a little park with a pond to walk around having benches,  
 41 garbage cans, etc. a beautiful scenic area with flowers and trees.  
 Green space with seating  
 42  
 43 Park  
 44 Community garden  
 A park with fruit trees and a family gathering areas, which include outside BBQs and  
 45 gazebos with picnic tables.  
 Main Street has sufficient gathering spaces... lots of benches...safety of pedestrians  
 from atv and snowmobiles needs to be improved... tired of facing off with those  
 46 machines that will not yield  
 47 Park  
 Developing the space where the picnic table is next to Irving would be nice with  
 48 landscaping. The bench is nice but it feels like a gravel pit.  
 A rest stop/park area for tourists to stop, picnic, kids could play, use washroom facilities,  
 49 get coffee/snacks.  
 50 park and green areas  
 51 Large sitting area (green space), kids area, additional dog park.  
 52 None  
 53 Park  
 54 A park, more benches, gardens etc.  
 Restoration of historic bridge on Main; dedication of garden area to town founder  
 55 Leonard Earle.  
 56 Green space, park space  
 57 Park, community garden

Concentrate on seating areas, coffee and snack terraces, dog park, walking trails, etc. with lots of trees and greenery.

58

59 Park

I like the kiosks we have now. I also think the walking trail is good. We should keep snowmobiles and ATVs off Main Street altogether. And off our side streets. Currently, it is not safe for children waiting on the streets of this town.

60

61 Park

62 Community Garden and an amphitheatre

63 Monument

64 Park, Community Garden

65 Community garden

66 Park

67 Walking Park

68 Public outdoor space with multiple benches

69 Park

70 Lighting in the dog park

71 Park. Tourist coffee shop

72 Park with seating or community garden

73 Garden area with benches and maybe a small stage for local performers

74 NONE

Park

A place for people to hang out/picnic

75 Splash pad

76 Park / community gardens

Park and community garden, gazebo/performance space, outdoor location for events and markets would be fantastic

77

78 Dog park,

79 Park

80 Gardens for sitting and enjoying would be good

81 A green space to sit and have coffee or ice-cream with the kids.

82 Public park, gardens, with seating areas for lunch/picnicking!

83 Community garden,

84 Park

85 Outdoor chess & checker tables

I think continuing to develop area around Pasadena place important. Developing that area into community hub for All ages with a focus on youth in sports is the best way to strengthen healthy community roots for today and tomorrow...

86

87 Park

88 Community garden

89 Park

Community Park space with areas to enjoy sitting and relaxing. Simple activities like frisbee or bocce ball, shuffleboard.

90

Perhaps a gathering area with small stage for musical and other performances away from the sports fields

91

- 92 Sidewalk for the full length both sides of Main Street  
Family space, garden, safe rock wall for kids to put their rocks on that is not dangerous.
- 93 Trails leading out of Main Street.
- 94 Park
- 95 None
- 96 Kids splash pad, lots of green space, picnic tables,  
The central trail through town is a great connecting point to other things the town has to offer.

Having the trails launch from the Main Dtrert core for things like a Blue Gulch Trail Network and a South Brook trail network so visitors can explore for the day and return to the central part of town to enjoy restaurants, shops, and accommodations would be a great step forward for Pasadena.

- 97
- 98 Water park  
More public space is unnecessary. Pasadena Place, the 10th Street fields, the
- 99 dog/skateboard parks...there is enough public space already.  
A large parking area, with plenty of sitting room and picnic room and
- 100 covered/uncovered space for local vendors to set up free/cheap tables
- 101 Park with lots of benches and tables
- 102 Monument.
- 103 Town square - gathering space.
- 104 Any
- 105 Park with a garden
- 106 Family picnic areas
- 107 Garden,  
Space for programming (community group, theatre, stage for festivals and music, ice
- 108 skating loop, market area
- 109 None  
Splash pad with an open space for theatre. A system of walking trails that connect to the main attractions (beach, Pasadena place, ball field, bike track, etc.)
- 110 A pool even just a seasonal pool that was outdoor would be an amazing asset.
- 111 Park, playground and community garden.
- 112 Monument
- 113 Improve trail connectivity. Promote shade tree growth.
- 114 Park
- 115 Community garden. Picnic area there to eat a meal as an outing with your family.
- 116 ??
- 117 Small park.
- 118 Park like area with flowers and trees. Picnic areas
- 119 None.
- 120 Park with Performance area that could double as farmers market seasonally.
- 121 Park
- 122 Park with flower gardens



- 123 Community Garden/monument
- 124 A small gathering place would suffice. Nothing extravagant needed.
- 125 Integrated playground
- 126 Park
- 127 Community garden, with walking trails, benches, gazebo for performance space, etc.  
A beautiful splash pad for the children would be great to see! Indoors would be nice so we can use it all year round!

An indoor swimming pool would be a must to use for swimming lessons, school swim lessons, and family swims, senior swims etc. Almost all families have to travel to deer lake to take their children swimming right now.

A walking trail that children can enjoy something like a scavenger hunt would also be cute. Like have items hidden in trees or behind rocks (such as find a blue bird , green frog, colorful butterfly, red flower, and have the items hidden in the trail they could be small painted items something to keep the kids excited about being outside and enjoying the fresh air! Maybe a few fairy houses that sort of things. Maybe change it up from time to time to keep them busy all year round.

Out door bike track would be cute too for the younger children something flat so they can learn to ride and have it next to the bike park for the older kids.

More movie nights would be nice too. Something kids of all ages could enjoy.

- 128 Unfortunately, we missed out on all the outdoor ones as they sold out before we were able to get tickets. Also, we found the time of the movies too late for the younger kids.

- 129 Walking trails to and from

- 130 All of the suggestions would be nice.... park, community garden, monument

- 131 Park - walking paths with pets - another dog park

- 132 Park

- 133 Parks ora community centre where kids and teens had a place to hangout without disturbing our current businesses

- 134 Outdoor cook house

- 135 Something with water play, or splash pad/pool for families. Better lighting for night walks. Add more features to skate park like a bowl/a place where an indoor skate park would draw people/kids/ families from CB and DL (charge a nominal fee or have monthly/annual passes). A market is an excellent idea. I would love to see a space where a company (so many from SJ,) could hold a pop-up shop. Pasadena is a great little town, however needs something more to draw people. I'm assuming whoever

organized this has something in mind. I'd be curious as to how the Town wants its future to look like. Expand or enrich what we have?

- 136 Community garden
- 137 Park
  - Gazebo with space for outdoor concerts etc.
- 138
- 139 Community gardens
- 140 community garden
- 141 Bigger dog park
- 142 Park
- 143 Outdoor concert space
- 144 None
- 145 Community garden and a park
- 146 Park
  - A well-lit park area with foliage, trees, bench seating and an open covered area to sit and chat on those rainy days
- 147
- 148 Park
- 149 None
- 150 Community garden, somewhere nice to sit
  - A park area with picnic tables so people can shop at the local shops eat and then relax. But we need more business and shops on main street. Not apartments. Apartments and housing can go Everywhere else in Pasadena
- 151
- 152 Nice park, picnic areas and botanical section interconnected with walking a trail.
  - A park with, trees planted and flowers to go with the family for picnics etc... would be absolutely wonderful.
- 153
- 154 park
  - Park/garden with walking trails throughout and benches/tables. Similar to what is in front of the old bridge just bigger and not so close to highway traffic. It would be a nice spot to take a coffee and read. It would be also nice to have it somewhere accessible to all our seniors as well.
- 155
- 156 Music stage, open mic, tables and chairs surrounding
- 157 Bigger dog park, another community garden, outdoor patio space
- 158 Monument and park
  - Dog park closer to town with two sides one for small and one for big dogs, really lacking in that sense.
- 159
- 160 Community Garden
- 161 Park
- 162 Community garden
- 163 Park
  - I would love more access to quiet, natural green space as well as more community gardens. It would be great to have a central square/ meeting point in downtown with greenery, a coffee shop, and places to sit!
- 164
- 165 Skating park, rollers in summer, ice in winter.
- 166 Community garden, outdoor entertainment/gathering place.

Maybe having an outdoor park area, with benches, picnic benches, flowers and trees. A  
 place to go hang out with neighbours and meet new people, to have a picnic or just  
 167 hang out with the kids. It don't have to be fancy, just a nice outdoor place to gather  
 168 A place with picnic tables/benches near an eatery where people can relax and socialize  
 169 Theatre space and more activity spaces for children's activities  
 170 An outdoor amphitheater  
 171 Ark  
 More open public green spaces or park areas. And definitely a bigger off-leash dog park.  
 We have one of the busiest and nicest dog parks in Western NL. It is also heavily used.  
 We have regulars who drive in from Corner Brook, Pollards Point, Stephenville on a daily  
 and weekly basis. However, it is not big enough at times to accommodate all the dogs.  
 It also needs separate areas for smaller vs. bigger dogs. If we had a 3-4 acre or even  
 172 bigger off-leash dog park, it could be a draw for all of Western NL.  
 173 Community garden/green house  
 174 Park  
 Not really necessary...plenty of green spaces around the town. The recreational facility  
 175 provides a great gathering space inside and out.  
 176 Monument. Promote Pasadena beaches.  
 177 Community garden  
 178 monument  
 179 community garden  
 180 Park with walking trail. Would be nice to have a town square  
 181 Community garden, playground and outdoor picnic space  
 182 All of the above  
 More lighting along the green space leading to the Wright's farm and side walk along  
 that area. The view of the fields and the incline of the hill make it a pleasurable area to  
 walk but it is so dark in the evenings. Would love to see something done with the old  
 house at the entrance to the farm. I've seen pictures of it for sale online and it is  
 such a development opportunity as the gardens could be such a beautiful area for a  
 botanical garden and from the pictures I've seen the inside could be a wonderful  
 183 venue for weddings etc.  
 184 Community garden  
 Amphitheater provides venue for many events. This brings people out and attract  
 visitors to the town. (Consider cow head theater). Community gardens are great, could  
 use more. A community orchard would be nice. Capitalize on climate and farming  
 185 heritage of the area and help food security.  
 park space would be lovely; perhaps a "natural" playground with seating/tables for  
 186 locals and travelers (a "rest stop")  
 187 Park with walking trails  
 188 None, just continue what is there now.  
 189 Park  
 190 Community garden/green space with flowers and trees and place to sit and enjoy.  
 191 Community Garden  
 192 Community park  
 193 All of the above would be nice!

- 194 Green space shaded/rain protection.  
More opportunities to sit. Better trail connections to walking trails and signage for these  
to connect both sides of Main Street. And of course, permitted recreational vehicles on
- 195 these trails.
- 196 None
- 197 Park and option for outdoor activities like music or market
- 198 Park

## Q11

### List of answers

- 1 Nice, clean, pedestrian walking space.
- 2 Atmosphere
- 3 I don't see a unique identity.
- 4 The kiosks and the hanging flower baskets.  
Since the town is mostly residential it is most important to create a vibrant feel to welcome visitors to the area- an all-seasonal plan has to be developed to sustain growth here, upgrade existing jewels like our beach- most of the island is aware of Pasadena Beach so we need accommodations in town for travellers to sleep. Overall a theme needs to happen and build off of it. Also, there are so many seniors housing here, but new growth from young families are needed to keep the town viable like keeping schools filled, playgrounds and local businesses growing. new, young money!
- 5 Cleanliness, flowers and the kiosks
- 6 Easy flow for all traffic and scenery
- 8 Green space between business.
- 9 Lack of a downtown
- 10 Pasadena is a quiet and elegant town on the west coast.
- 11 A place where businesses are and a restaurant or a couple of coffee shops
- 12 The amount of greenspace on the medians and separation from the roadway.
- 13 the welcome sign at both entrances to the town
- 14 NA
- 15 Openness pedestrian friendly
- 16 the wide trails  
small businesses gas, restaurants hardware stores gift shops, beauty salons, NLC store all bring tourists and outdoor enthusiasts to our town and any small business thrives on this.
- 17 this.
- 18 Not really a downtown in my opinion
- 19 The street lights and sidewalks and kiosks add a community feel.
- 20 Not much
- 21 Trees, walking trails, community shops, quaint restaurants.  
Walking on Main Street, there are signage/boards that offer reading material regarding history/animals.
- 22 history/animals.
- 23 It's clean, walking friendly appeal. Street lamps and flowers are esthetically great
- 24 Green space, walking trails and flower gardens.
- 25 Natural beauty  
Much of Main street is undeveloped, needs to be opened up to new business instead of housing projects by local contractors.
- 26 housing projects by local contractors.
- 27 Sorry, but I see no unique identity  
Currently there is no down town feel in Pasadena. With the random developments ie residential housing/ condos there is no down town feel. ie down town Stephenville,
- 28 beautiful, clean, lots of shopping options, clear signage.
- 29 Lovely Main Street

The lamps and plants, would love to see banner flags on lamp poles for different events  
 30 or even the town logo  
 31 The hanging plants and the walking trail are really nice.  
 32 none really, does not look or feel like a downtown  
 33 No real sense of community there now  
 34 Not sure we have a unique identity yet.  
 35 Street lights and flowers!  
 There is no downtown "feel" to Main Street, Pasadena; it is a helter-skelter mix of  
 industrial, commercial and residential. Town has focused the area on its town hall,  
 cenotaph and rec and sports field as its "downtown." It is not central to most residents  
 36 of Pasadena, more of an inclusion zone.  
 37 Hopefully it will be made environmentally friendly.  
 What is the purpose in allowing ATVs on certain roads? They are dirty noisy vehicles  
 meant for off road use. They are mostly used by teens who aren't allowed to drive, and  
 they are terrorizing towns people all hours of the night. If you allow any access, you are  
 creating problems for the citizens affected. If you are going to have ATV use in town in  
 fairness you should open all  
  
 streets. Then do this survey again to see who wants their property devalued and their  
 peace disrupted by noisy vehicles. As a citizen I am not willing to be responsible for the  
 liability that this town would incur if an accident happened after the town opens the  
 38 streets to these off road vehicles.  
 Pasadena is a great town for walkers and children of we keep the snowmobiles and  
 39 ATVs away. That's what I'd like to see.  
 40 The old bridge on the walking trail next to Shears  
 41 Gifts of Joy  
 42 Quiet, relaxed atmosphere.  
 43 Green space  
 44 Sidewalks, benches, lighting. Clean and taken care of  
 45 High property taxes  
 It isn't unique. But there is potential to establish a beautiful downtown environment  
 along main street. The flat road allows for pedestrians to walk easily to different  
 business/entertainment if developed. Pasadena has endless possibilities. Our beautiful  
 46 town has not yet reached it's full potential and has so much more to offer.  
 47 Walking beautiful flowers in summer the playground  
 The ease of walking/running/biking through all seasons in Newfoundland is defiantly  
 unique to Pasadena. Cleared sidewalks makes all seasons enjoyable to get out and  
 48 about.  
 49 Clean, well kept  
 50 Nothing  
 51 The pretty flowers & lawn upkeep  
 52 Pasadena does not do good enough job promoting the history and heritage of the area.  
 53 Recreational sports and activities, gathering spaces. The large full trees.  
 What downtown?? We are a small community with a Main St. but business are  
 scattered throughout...we already have a strong sense of community and identity and  
 54 there are tough financial times ahead, conserve funds for maintaining current

infrastructure and promote corporate investment in any future community projects (tax incentivize that)!

I enjoy Main Street as it is, with the flower baskets and sidewalks and info kiosks, it is already quite pretty. Is Pasadena even big enough for a "downtown" and which end is downtown? Robin's or Foodland? I see public event space as being on 10th Ave

55 already...money for consultants and Main Street is unnecessary.

Beauty of the colourful flowers from gardens and hanging baskets right throughout with its active living lifestyle.

56 Clean, stable town, lots of volunteers. Always willing to help. Like to see our farming mentioned more

57 Gifts of joy building

Greenery really is a great part of downtown Pasadena. Businesses should make an effort to pave or better maintain their lots in the downtown core.

58 It doesn't really have a unique identity. There are not enough businesses on Main Street.

The geography of the land being flat is perfect for walkers. I think there should be better markings and paths along streets for walkers to enjoy all areas of Pasadena.

61 Nature

62 History of the Street.

63 Slower pace, quiet, less frenzied.

64 Tenth Avenue

65 Downtown Pasadena? Lol

66 Tenth Avenue, where Pasadena place is.

67 The trail network that leads to main streets are the heart

68 Natural beauty

Very little. Right now, it's the "old highway" and the best parts of the community are off the main street. To change that, you need infrastructure and/or green spaces and you need to drop the speed limit by 20 km/h.

70 SPACE

There isn't one. It doesn't have much character as it stands. The tree planting should be maintained and potentially identify species that could make it a large treed street might be nice. Restrictive guidelines for business to promote a character or feel would further discourage business from locating there. If there was interest, they would already be there. Careful consideration should be given to future development along Main Street. Available land is being turned into seniors-targeted apartments, which has great growth potential for the town however has the potential to stifle commercial growth on this right of way.

72 Cleanliness

73 10th Ave has more of a downtown feel than anywhere else in town.

I don't feel as if there is a "downtown". Nor do I think the size of Pasadena warrants one

74 The walking path along Main Street (â€œ The Trans Canada Trail) is beautiful especially in summer when the hanging flower baskets are up

Safety and accessible for walking, people exercising. Pasadena is such an active town; this is what sets us apart and makes our town special.

77 The history makes it unique as the Crown of the Valley.

Really like the lamp posts especially in summer with the flower planters. Like the  
79 benches but could use more.

80 The overall look and sense of community from local business owners

81 The valley view, slow pace and people.  
I currently see Pasadena Place area as our town centre. I don't think downtown

82 Pasadena has a unique identity at present.

83 Nothing not very unique  
The nice streetlights, planted trees, benches, kiosks, flowers. Also having a strip of grass

84 between the road and walkway is great!! And should be done where ever possible!

85 its closeness to the wilderness in a urban/ rural setting.  
For me, downtown Pasadena doesn't have much. I enjoy trudy's and gifts of joy. We

86 need more restaurants a pub something to make downtown more interactive.

87 Coffee shops, friendly people and access to frequently visited resources

88 Waking areas unique street lights and the planters. All very unique to our town  
It's a thoroughfare! Most traffic goes out of Town because there is nothing here to have

89 a nice meal or to shop at...besides a hardware and gift store!

90 The walkway system with the kiosks, trees , lighting and seating are comforting.

91 History  
Local shops and restaurants and green space. Love the flowers put out each year on

92 main street.

93 Not much. Pasadena Beach is more heart of community and us a draw for tourists

94 I go for walks regularly and find the main streets to be tidy and well kept.  
Pasadena is a community nestled in the beauties of the natural resources of NL and as  
such a typical urban downtown would not be appropriate. A more rural style

95 downtown is whatwhat is needed.

96 Green space, gardens

97 Being able to have a place to walk and play with a dog

98 Pretty

99 Scenery

100 Nothing

101 A Community feel  
The town is a vibrant, active community where people of all ages enjoy the outdoors.  
Downtown is a central place for people to meet up, then access nature through

102 beautiful trails.

103 Kiosks  
During the summer time, the street lamps and flowers are absolutely beautiful. Even  
during the winter, snow plow operation on the sidewalks is exceptional. The  
outdoor/walking community is one of the reasons we moved here 3 years ago, and  
continue to love it. Anything to do with nature on Main Street is a strong plus is my

104 opinion.

105 Maybe the kiosks and street lighting. Not much else there.

106 to have a safe place where people can congregate  
Flowers, streetlights and cleanliness of streets.

107

108 Lighting and trees



109 It doesn't have an identity.  
The kiosks, the beautiful flowers hanging in summer, clean and cleared sidewalks and  
110 the friendly people who stop and chat.  
111 Little identity.  
It is hard to have a "downtown area" that is supposed to be family friendly when it  
112 is located on the busiest and fastest traffic road  
113 valley to north harbour  
114 People walking & riding their bikes. The hanging baskets .  
Unsure. I like the flowers in summer and info kiosks and main street lighting. I like a  
consistent and planned approach for business signage. Some towns i have visited have  
115 this as nice feature.  
116 A quiet clean town.  
117 Level of community use  
The long sidewalk with all the information boards about each province, the benches,  
118 flowers and other greenery.  
"the square", the number of playgrounds, the beaches (south brook, sandy cove,  
119 Pasadena Beach)  
Clean appearance of the community and better use of the space downtown such as  
120 benches etc.  
121 The active residents of the town  
122 I didn't know we had a "downtown"!  
123 Bright healthy trees and flowers in the spring/summer. And the lack of litter.  
124 Friendly  
Trails. Widen them, upgrade them and permit all town members from all walks of life to  
125 use them  
126 Not sure. I like that it's flat for walking and quiet.

## Q12

### List of responses

The trail behind Pasadena place should extend straight to main street following blue gulch brook. This would obviously mean a small buffer of land from the farm to continue straight to main street. Then use the already existing powerline to travel from this side of Pasadena up to south brook area (west) or towards Maxwell's (east) and beyond. Main Street would not have to be used as an ATV or Snowmobile route. There are area's such as this that can be upgraded to create an amazing ATV and Snowmobile route. This would keep activity off main Street but still close enough to access main street when necessary for services.

Such a trail system will take time but is very necessary with atv and Snowmobile activity on the rise.

If the trail behind Pasadena place was extended as described, continuing blue gulch brook, it would be taxpayers money well spent. I for one hate traveling my Snowmobile down 10th, across main street, past foodland to gain access to the powerline. I travel the powerline because I feel main street should be for pedestrian usage and not atv or snowmobile. The powerline and other space should be utilized with signs present. This shouldn't be a bother to anyone and is the best place for it. There are people walking the sidewalk almost ever hour of the day, this is no place for motorized vehicles.

- This small extension and upgrade would eliminate all motorized vehicle usage on tenth and main Street from all who can quickly utilize this one UTV track.
- 1 The town needs to add sidewalks or widen first Ave for pedestrians walking on a regular basis and the increased pedestrian traffic in the summer for people going to the beach, I live in this area and there are multiple times I have almost got hit by speeding vehicles and ATV's. I have addressed this issue with Town Council however I have never received
  - 2 a response from Brian HUDSON to even say thank you for your concern....
  - 3 The trail along blue gulch at midland row to the water supply has for sale signs on it. I've heard this is private property and that there are others that are similar like the blocked trail at the end of chestnut. Trails like this should be owned by the town and maintained
  - 4 for public access.
  - 5 Annual tourist campaigns and maps/ upgrades as progress is made. An all season model must be developed
  - 6 With no dedicated taxi service in town, it can take someone walking in town quite a bit of time to reach a friend's house, business etc. What should take a few mins doesn't and may take 15- 20. Once I could see my friend's house 200ft away (I could smell the BBQ lol) but had to walk north on Midland, 4th Ave, Antle and finally king St.
  - 7 And one last thing please don't build a trail up into the wood unless it goes somewhere like a waterfall, because once someone encounters an animal like a bear or coyote then people stop using it out of fear. Seen it happen elsewhere. Thanks
  - 8 Live in Humber Valley and wish we a part of Pasadena it's my go to place also love the senior's community in Pasadena
  - 9 If you allow ATVs and Snowmobile access throughout town, there should be some time frame. Although I agree with allowing it, I work with mental health and need sleep like

many other people. So, a designated time where it will not be allowed on streets like Earle drive where there is significant housing would be an appropriate measure to ensure that people are not just going back and forth all night.

we have to be more educated and orientated to recreational vehicles, and the owners of these vehicles, the same. it's about respect from all involved.

All terrain type vehicles show signs of destruction on our trails. Snow machines have access in the winter when the trail is less vulnerable and can handle this kind of traffic without permanent damage. Unlike ATV's

Use of garbage containers around town to be up until the end of fall. Have recycling or maybe garbage bins at mailboxes, it's absurd the amount of mail waste people leave on the ground (flyers, newspapers, etc.). I've personally cleaned up around my mail boxes only to return to a mess. It's an ongoing problem.

I feel it is important to ensure walking trails are safe and designated trail system for ATVS And skidoos are important. Bicycle trail systems are very important. A bicycle lane through main street.

need a least one thing to attract people here. Example a heritage site or a community grounds as i stated on previous page

The town should mandate that Main Street development should be focused on attracting residents and visitors to Pasadena. entice a variety of business to the down town and support them as needed.

We are summer residents and disagree with mixed use of trails. They should be for walkers, hikers, and runners only.

Would like the ugly lumber you guys put in the ground without asking to be removed from 17Foote Street. It's an eye sore and wasn't even used last year.

If you allow more use of atv's and snowmobiles on local roads and in-community trails, you're inviting the people who will be reckless. Law enforcement has little advantage in dealing with this problem for various reasons. I've lived in many communities and the biggest problem I see I town management giving in to more atv access. The small minority who do not speed are not the problem. It's the majority of people who treat it like a right to be on the roads, who will not give right of way to pedestrians and vehicles, or stop of law enforcement that will act worse with more leeway from the town. Once you open the box, there's no closing it. Pasadena is known as a town that is very physically active and it shows. You need to decide who is the priority; the community as a whole or the select few who can afford \$20,000 machines that can be used over 1000's of Klms that's not inside the community.

Once someone gets seriously hurt or killed on the roads, everyone will be held responsible. But it will be too late then.

I think we need to make ATV use legal year-round and have speed limits in place for them.

Good effort thus far on trail development

Always room for more

I use both atv and snowmobile and have lived in Pasadena for 6 years now. My machines are all registered and insured and I obey all rules while riding. I purchase my trail pass every year for snowmobile and I strongly believe we should incorporate recreation vehicle use around the town for access to trails and any retail properties in town. Being that Western Newfoundland has a lot of visitors every year for snowmobilers I believe that more access could be beneficial for money spent in the town (gas, food, lodging, etc..)

We need more current info on the homepage, news events etc. Train one of your staff to be a web page manager. Not everyone uses Facebook

Before the town expands its trail system it ought not to neglect trails already in place...trails, such as Blue Gulch which connects Church Street to Lakeshore Drive and on to Pasadena Beach. This trail ~ opened with much fanfare about a decade ago ~ is quickly eroding undermining the root structure of trees and plants along the path. The water way is becoming blocked with debris which further causes the brook to seek other ways to find its way to the lake. In short., this trail needs help. Now.

I strongly disagree with ATV usage in and around our community. Opening the town up to ATV use is the only excuse people and kids need to harass citizens all day and night. ATV/snowmobiles should not be allowed on town streets. They are dangerous and noisy. Those machines are designed for use in woods areas - not town streets. Pasadena needs more walking trails and those trails should not be blocked to walkers by residents of this town.

In recent years, snowmobiles and ATVs have taken over our streets to the detriment of pedestrians. I am glad I no longer have young children as I would fear for their safety. There should be more and better walking trails. Trails should be easy to access as well as have lighting, benches, garbage cans. There should be somewhere online to find where the trails are and a map of the same.

Better signage for the Dog Park would be good. Some lights added would also be a huge benefit for users. Pasadena has a lot of people who use the Dog Park, and it would be better utilized if there was some lighting provided for the months of the year when the sun sets early. A lot of people commute from Pasadena for work, and by the time they get home in the evenings in some months, it is too dark to utilize the Dog Park.

A splash pad for our kids would be AWESOME!!

Great work

Some walking trails have been maintained fairly well but in other areas, barriers have been erected and trails cut off because of claims of private property. The town should make every effort to maintain an excellent network of walking trails around town giving access to the river, lake and waterfalls. There should be seats, garbage containers which are regularly emptied and, if possible, there should be a few garbage cans available all-around town including newer developments for disposal of dog poop year round. The excessive clear-cutting of wooded areas should stop immediately and construction firms should be required to plant trees in place of any that have to be removed.

My children use some of the trails to walk to school and they say that the trails are disgustingly dirty and littered with garbage such as beer cans, dog feces, etc. Cameras should be in place to help eliminate this.

Please be careful with any designations of shared spaces for motorized and non motorized users - as a dog walker/skier/snowshoer, it is difficult to find wooded areas where I can enjoy the woods without being disturbed by machines (and vice versa I'm sure). Kids driving atvs and snowmobiles especially on roadways should all follow safe practices, and this could be more effectively enforced. Please don't widen walking trails for machines, but create more places for them to go if needed. Also- offer accessible trail options for those with mobility issues - good grading, seating options, etc. Thank you!

(And keep up the good work, Town of Pasadena!)

I strongly believe a "share the road" campaign would benefit all Cyclist, Walkers, Drivers and ATV users.

May times I've seen adults and kids riding bike on the wrong side of the road making it very dangerous for drivers to see them. Drivers need to be educated that they have to share the road with cyclist. "Share the Road" signage would be helpful.

Cycling has really made a comeback during the Pandemic. It's a great exercise and great way to see the community.

Cycle solutions offers a community bike share in Corner Brook ... Pasadena could approach them to bring that to Pasadena as well.

- 33 More bike lanes/trails/signage to allow people to use bicycles to get around town!  
We really need something in this town for the children of all ages. We have enough parks and the rock wall is not a favorite for older children and teens. We are growing with younger families and need places for our young people to enjoy themselves also. We need affordable rentals for people on a pension that have a fixed income. 1000.00 rent is too
- 34 much for most of them. We need to attract people and not be known as the rich town.  
Focus more on businesses instead of all recreation one grocery store in a community one
- 35 gas station
- 36 We need more places to eat out  
This survey started off about the town growth and improvement, but then had more and more questions about ATVs. I am very disappointed in that. I have two children that use the roads and trails on their bicycle, ATVs DO NOT belong on road ways and trails inside
- 37 town limits...
- 38 Be more ATV and snowmobile-friendly with well advertised regulations and  
signage...more enforcement for the "bad apples".
- 39 Safe drinking water, clean air, and bicycle trails through the woods are more important  
than consultations and making space pretty for outsiders.
- 40 Always great on improving the dog parks, skate park, sporting facilities, kid parks, pump  
track and so much more. Keep up the great work with the making Pasadena such a  
wonderful town.
- 41 Being here for 60+ years I have a lot of pride in this town. Clean, beautiful, peaceful,  
quiet. Would like to see our beach promoted more. Town staff are awesome  
I was at a town meeting years ago and had understood that there would be a complete trail network for walking. There are many areas of town that seem to be inaccessible i.e. by the river due to private property, or dangerous due to snowmobiles i.e. behind Foote street or behind the destroyed area of Pike street. Town needs to take more control over contractors clearing our green community. Shameful what has happened to a once green town. In such a small town there should be a connected walking trail. The new trail by
- 42 the river to North Harbour Road is amazing. Need more like that.
- 43 A rink would be great as well  
ATVs should be permitted on all roads. Or at a minimum, at least permitted to use the road to get from their house to the designated ATV route via the most direct route. The regulations are confusing - it is impossible to follow the rules of the road while simultaneously giving right of way to all other vehicles. It would be safer for ATVs to have the right of way when they would normally have right of way if they were a normal vehicle (thus more predictable to other drivers). The ATV route should include Pine St and Midland Row. ATVs should be permitted to go the speed limit on all roads, so as not
- 44 to be obstructing traffic, unless a specific ATV path is present (for both directions of

traffic flow).

Snowmobiles should be allowed to use roads to access trailheads. Even if there was a 10km/hr speed limit and mandatory use of wheeled ski dollies to prevent damage to roads and sidewalks.

It was strange for the town to post on Facebook 'no hunting or shooting within municipal boundaries'. Is this even an actual bylaw? The municipal boundaries go many kilometers into the woods in some instances. If this is an actual bylaw, it isn't necessary. There are already strict rules (that apply everywhere in Canada) stating that firearms cannot be loaded or discharged within 300m of a dwelling or 1000m of a school, playground, or sports field.

On that same note, laws and bylaws should be readily accessible to all on the website. The signage already in place for ATV users isn't being obeyed and streets not designated

45 ATV use are being used anyways, as well as snowmobiles.

Town have done a good job with side by sides and snowmobiles having access to streets to get to trails. Bicycle trails have been well kept the past two summers

46 to get to trails. Bicycle trails have been well kept the past two summers  
47 Wood smoke issues?

48 There is not much to main street.

I think the look of Mercer's building (recycling depot) is a complete eyesore. The old Shear's building is not much better. There should be some standard for building facade along Main Street. And who the hell allowed the construction of senior residences back on to Main Street in the old Lillian's location. When is the next municipal election?

49 on to Main Street in the old Lillian's location. When is the next municipal election?  
50 Tenth ave is better choice over main Street for hub of the community

The trail network would be a cost-effective asset. Providing opportunities for those that want to be active and healthy is vital to the community. Do so while maintaining affordable taxes, we definitely would not want to increase the already high cost of living.

51 affordable taxes, we definitely would not want to increase the already high cost of living.  
52 A trail system connecting all areas of Pasadena would be wonderful.

I'm not sure why you listed all those businesses as part of this plan when there's not a town in this country that sets up businesses at all. It makes me think the consultant has never worked with municipalities. If you create a destination, or a place for people to gather -- and it works -- the businesses will follow. All you have to do is then facilitate the establishment of those enterprises, and remove red tape as much as possible. Good luck. Most people in Pasadena walk. Do better job on walking trails. At a are basically being used around town by residents not people accessing Main Street. Needs to be patrolled.

53 establishment of those enterprises, and remove red tape as much as possible. Good luck.  
54 Young kids buzzing around, no insurance.

Making trails connectable and multi-use would greatly improve recreational use and safety if done properly. Enforcement and education would be an important part of that. Linking trails along both Brooks to create a loop around town would be good. Having facilities too far towards the edges of town doesn't work. The baseball field, dog and skate parks are too far from most neighborhoods. 10th Ave/Bonnell Drive is a good location for parks and other town hub amenities. Maybe sacrifice b diamond for a park/farmers market using Pasadena place outdoor stage as performance area. Rain venue inside!

55 venue inside!  
56 Strongly disagree with ATV access through town, it is fine for those users who obey the rules but not those that abuse being allowed to use ATVs in town. My child is afraid of

using some “walking trails” as she fears getting knocked down by those driving too fast on trails they aren’t allowed to be driving on them. If the town isn’t able to enforce the rules properly then they shouldn’t allow ATV routes in town. None of the trails should be shared trails between pedestrians and motorized vehicles.

Some different stores on main street would be nice like an ice cream store dollar store candy store for the kids. A scavenger hunt around some trails would be cute as mentioned before. An indoor swimming pool and a splash pad.

Maybe a water slide for the beach a playground next to the beach some picnic tables at the beach and a sidewalk for the elementary school

57

The new apartments next to Legion building take away the commercial feel of Main Street.

The skate park off Main Street has potential to bring in more people from surrounding communities with a feature like a bowl.

58 Food trucks would be a draw for tourists and locals.

Like I mentioned earlier, we need a set of lights by the elementary school for everyone’s safety but especially our children.

Also a sidewalk down busier streets like 1st and 5th Ave. As a walker I can’t tell you how many times I’ve almost been hit just walking on the side of the road because no one knows how to move over. I walk with my child and 1st Ave has become one of the hardest streets to go down without having to make my child walk in people’s yards

59 because he can get run over.

60 Time for the kiosks on main street to be modernized and reimaged.

I’m most interested in trail development and opportunities for physical activity for individuals and families. I treasure PSNP specifically and think that could be more developed in partnership with the town.

61

Any new builds (private or commercial) should have a requirement for 2 trees per building lot of its standard size. Many towns have this and it enhances each street. This suggestion should be used throughout town, not just on main st

62

I feel its important to keep Pasadena a ATV/ Snowmobile friendly town, this is why we moved too Pasadena. Also, the highway needs more endorsement signs for businesses and trails to bring visitors to our town!

63

More trails that connect in Pasadena. I walk the trails daily with my pets and there are not a lot of route options. More interconnection and more trails just for

64 hikers/runners/bikers

West haven beach. For god sakes get rid of that garbage can without the cover. There is garbage down there everyday and I’m sick of picking it up. I’ve brought this to the town’s attention numerous times!

65

Involving Town Council does nothing! So many things have been 'swept under the rug' except for baseball and soccer games, or motorized vehicle routes. Pasadena Place is way underutilized. Also, any Community events, year in and year out, are always the same.

66

Spring cleanup will be a great idea for the walking trails, eg, there is a lot of garbage and flyers dumped on Snow Flake lane, maybe hiring some students to do this work,

67

Please do not use main street for any more apartments....we need more shops and restaurants and motel to increase visitors, and jobs.

68

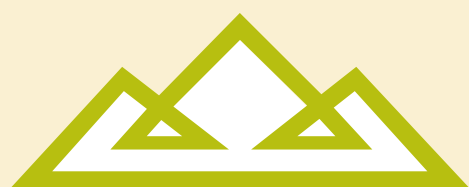
It would be nice to see some trails being developed in the south brook/forest road area that connected to downtown. Lots of space for development in this area and the only

69 trail that links anywhere near downtown is the one next to the Elementary School. This

trail leads you directly behind the Church. It is a decent trail but during school hours it would be nice to have alternate routes instead of bringing unneeded traffic through this area. Especially when children are out playing or when there is a church service in session. Not directly related to downtown but sidewalks in the school zone on Forest is very important for the community and would make it safer for little ones walking to school each day.

- 70 See earlier comments, this survey should have been tailored to the town
- 71 Would love to see art gallery or space for local artist to exhibit their work monthly.
- 72 The town needs more facilities like a bar, restaurants etc. that open year around  
I love Pasadena's walking trails and use them every day for hikes. The tranquility is wonderful. I'd like to see more distinguishment between walking trails and ATV/  
snowmobile routes because I find these machines very disturbing. I would also love to  
see more promotion of cycling and development of mountain bike trails. Finally, a more  
distinct and central square or park with a coffee shop and access trails would be  
73 amazing! Thanks for doing this! :)  
My biggest worry at the moment would be the shared use of the current walking trails  
(walking as well as atv/snowmobile). Walkers continue to use these trails even after dark,  
and having a fear if an atv or snowmobile won't see you around the corner is a big  
concern. If we could have designated areas for Atv/snowmobile use it would eliminate  
74 that worry, and have safe spaces for both walkers and atv users.  
Trash cans should be left out all year round. A lot of people walk during winter with their  
animals and no where to dispose of poop it seems to be left or thrown on ground  
instead.  
Also, more enforcement for atv riders. It's great that people can use atv to get to trails in  
Pasadena (it's intended purpose). But a lot of times it's just a mode of transportation for  
kids, they spend their time flying around streets and trails all hours while people are  
75 walking. This makes it bad for the people trying to follow the atv rules.
- 76 Ease of restriction for atv use will lead to abuse of rules.  
About trails, not all trails need to be used for all activities. Snowmobiling is seasonal so  
could be the same as atv biking or some walking trails. Biking and walking pairs better  
than including atv on same routes.  
Atvs on streets should be limited to accessing trails. Keep atv off the beaches. Advertise  
Pasadena ski and nature park better. Put map of walking trails, Snowmobiling and atv  
77 trails up somewhere in town or on website.  
Pasadena does a wonderful job at keeping the town clean and tidy. It has a great sense of  
78 pride. The cleared sidewalks in winter are wonderful to encourage walkers to get outside.  
we need a trail map for locals and visitors (posted somewhere accessible (at a rest stop,  
79 for instance) and online!
- 80 Motorized vehicles should not be used within town limits.  
Connect the existing trail system. It's already here for the most part. Expropriate it and  
81 upgrade them!







# ***Main Street Assessment***

TRACT

## MAIN STREET ASSESSMENT - TRAIL

| TRAIL        | Questions      | Yes | No | NA | No. | Other | Comments                                                      |
|--------------|----------------|-----|----|----|-----|-------|---------------------------------------------------------------|
| Time/Date    |                |     |    |    |     |       |                                                               |
| Material     |                |     |    |    |     |       | Asphalt                                                       |
| Walking      |                | x   |    |    |     |       |                                                               |
| Biking       |                | x   |    |    |     |       |                                                               |
| ATV          |                | x   |    |    |     |       |                                                               |
| Curb         | Condition      | x   |    |    |     |       |                                                               |
| Gutter       | Number         |     | x  |    |     |       |                                                               |
|              | Condition      |     |    | x  |     |       |                                                               |
|              | Too small      |     |    | x  |     |       |                                                               |
|              | Too big        |     |    | x  |     |       |                                                               |
|              | Not enough     |     |    | x  |     |       |                                                               |
|              | Too many       |     |    | x  |     |       |                                                               |
| Grass        |                | x   |    |    |     |       | On sides                                                      |
| Mud          |                |     |    |    |     |       | Unsure                                                        |
| Entry points |                |     |    |    |     |       | Any point along trail                                         |
|              | Condition      | x   |    |    |     |       |                                                               |
|              | Material       |     |    | x  |     |       |                                                               |
|              | Too small      |     | x  |    |     |       |                                                               |
|              | Too big        |     | x  |    |     |       |                                                               |
|              | Not enough     | x   |    |    |     |       |                                                               |
|              | Too many       |     | x  |    |     |       |                                                               |
|              | Welcome signs  |     | x  |    |     |       |                                                               |
|              | Other comments |     |    |    |     |       |                                                               |
| Signs        | Trail          |     | 0  |    |     |       |                                                               |
|              | Business       |     |    |    | 3   |       | On trail side (Thrift store, Canadian Helicopter, West Haven) |
|              | Kiosks         |     |    |    | 14  |       | 10 provinces, 3 territories, 1 Canada                         |
|              | Informational  |     |    |    | 6   |       | Newfoundland plants/animals                                   |
|              | Other          |     |    |    | 0   |       |                                                               |
|              | Condition      |     |    |    |     |       | 9/10, some cracks, well kept                                  |
|              | Too small      |     | x  |    |     |       |                                                               |
|              | Too big        |     | x  |    |     |       |                                                               |
|              | Not enough     |     | x  |    |     |       |                                                               |
|              | Too many       |     | x  |    |     |       |                                                               |
|              | Poor location  | x   |    |    |     |       | Some too close to treeline, roof has issue with wasp nests    |
|              | Other comments |     |    |    |     |       | Kiosks/info signs could be updated                            |
|              | Type           |     |    |    | 23  |       |                                                               |

| TRAIL        | Questions      | Yes | No | NA | No. | Other | Comments                                                                                        |
|--------------|----------------|-----|----|----|-----|-------|-------------------------------------------------------------------------------------------------|
| Lights       | Condition      | x   |    |    |     |       | Signs of asphalt erosion. One had corrugated metal wrapped around foundation to prevent erosion |
|              | Too small      |     | x  |    |     |       |                                                                                                 |
|              | Too big        |     | x  |    |     |       |                                                                                                 |
|              | Not enough     | x   |    |    |     |       | Could be more                                                                                   |
|              | Too many       |     | x  |    |     |       |                                                                                                 |
|              | Poor location  |     | x  |    |     |       |                                                                                                 |
|              | Other comments |     |    |    |     |       | Few didn't seem to be working (checked at 9am)                                                  |
| Benches      | Condition      | x   |    |    |     |       | All good except 1 (missing bottom back plank)                                                   |
|              | Colour         |     |    |    |     |       | Burgundy                                                                                        |
|              | Type           |     |    |    |     |       | Typical (see pictures)                                                                          |
|              | Same style     | x   |    |    |     |       |                                                                                                 |
|              | Not enough     | x   |    |    |     |       | Could be more                                                                                   |
|              | Too many       |     | x  |    |     |       |                                                                                                 |
|              | Other comments |     |    |    |     |       |                                                                                                 |
| Crosswalks   |                |     |    |    | 8   |       |                                                                                                 |
| Garbage cans | Type           |     |    | x  | 0   |       |                                                                                                 |
|              | Condition      |     |    | x  |     |       |                                                                                                 |
|              | Colour         |     |    | x  |     |       |                                                                                                 |
|              | Not enough     | x   |    |    |     |       | May be some in summer, not sure                                                                 |
| Planter      | Type           |     | x  |    |     |       |                                                                                                 |
|              | Condition      |     |    | x  |     |       |                                                                                                 |
|              | Colour         |     |    | x  |     |       |                                                                                                 |
|              | Not enough     |     | x  |    |     |       |                                                                                                 |

## MAIN STREET ASSESSMENT - FOODLAND

| Business      | Questions             | Yes | No | NA | No.  | Other | Comments                                                |
|---------------|-----------------------|-----|----|----|------|-------|---------------------------------------------------------|
| Time/Date     | 2:30 PM               |     |    |    |      |       |                                                         |
| Access Points | Number                |     |    |    | 2    |       |                                                         |
|               | Are they safe         | X   |    |    |      |       |                                                         |
|               | Too big               |     | X  |    |      |       |                                                         |
|               | Too small             |     | X  |    |      |       |                                                         |
|               | Condition             | X   |    |    |      |       |                                                         |
|               | Are they clear        | X   |    |    |      |       | 1 on 10th, 1 on main                                    |
|               | Other comments        |     |    |    |      |       |                                                         |
| Signage       | Number                |     |    |    | 2    |       | One main, one smaller for promos.                       |
|               | Location              |     |    |    |      |       |                                                         |
|               | Too big               |     | X  |    |      |       |                                                         |
|               | Too small             | X   |    |    |      |       | Hard to see until too late                              |
|               | Condition             | X   |    |    |      |       | Bit faded                                               |
|               | Are they clear        |     | X  |    |      |       |                                                         |
|               | Lighting              |     | X  |    |      |       |                                                         |
| Parking       | Other comments        |     |    |    |      |       | Could be two on either side of lot or one big in middle |
|               | Size                  |     |    |    | 1750 | sq m  |                                                         |
|               | Number of spaces      |     |    |    | 50   |       |                                                         |
|               | Too many              |     | X  |    |      |       |                                                         |
|               | Too little            |     | X  |    |      |       |                                                         |
|               | Asphalt               | X   |    |    |      |       |                                                         |
|               | Gravel                |     | X  |    |      |       |                                                         |
|               | Too big               |     | X  |    |      |       |                                                         |
|               | Too small             |     | X  |    |      |       |                                                         |
|               | Condition             | X   |    |    |      |       |                                                         |
|               | Reconfigured          | X   |    |    |      |       |                                                         |
|               | Landscape             | X   |    |    |      |       |                                                         |
|               | Landscape Opportunity | X   |    |    |      |       |                                                         |
|               | Park in area          | X   |    |    |      |       |                                                         |
|               | Open space            | X   |    |    |      |       |                                                         |
|               | Other comments        |     |    |    |      |       | Currently at 25% capacity                               |
| Lighting      | Number                |     |    |    | 2    |       |                                                         |
|               | Location              |     |    |    |      |       | One in middle, one @ entrance.                          |
|               | Too big               |     | X  |    |      |       |                                                         |
|               | Too small             | X   |    |    |      |       |                                                         |
|               | Not enough            | X   |    |    |      |       |                                                         |
|               | Too many              |     | X  |    |      |       |                                                         |
|               | Condition of light    | X   |    |    |      |       | Quite dark in night time, another light would help      |

| Business        | Questions              | Yes | No | NA | No. | Other | Comments                                                |
|-----------------|------------------------|-----|----|----|-----|-------|---------------------------------------------------------|
|                 | Condition of Pole      | X   |    |    |     |       |                                                         |
|                 | Other comments         |     |    |    |     |       | Exclu. Lighting on Tenth                                |
| Green space     | Number                 |     |    |    | 1   |       |                                                         |
|                 | Lawn                   | X   |    |    |     |       | Size of parking lot                                     |
|                 | Small trees            |     |    |    | 1   |       |                                                         |
|                 | Medium trees           |     |    |    | 2   |       |                                                         |
|                 | Large trees            |     |    |    | 1   |       |                                                         |
|                 | Dead trees             |     |    |    | 0   |       |                                                         |
|                 | Planters               |     | X  |    |     |       | Shrubbery by sign                                       |
|                 | Condition              |     |    | X  |     |       |                                                         |
|                 | Benches/Colour         |     |    |    | 1   |       | Typ. Picnic table on side (employees only)              |
|                 | Opportunity for        | X   |    |    |     |       |                                                         |
|                 | Other comments         |     |    |    |     |       | Opportunity for park or greenspace in front of Foodland |
| Culverts        | Number                 |     | X  |    |     |       |                                                         |
|                 | Material               |     |    | X  |     |       |                                                         |
|                 | Location               |     |    | X  |     |       |                                                         |
|                 | Too big                |     |    | X  |     |       |                                                         |
|                 | Too small              |     |    | X  |     |       |                                                         |
|                 | Not enough             |     |    | X  |     |       |                                                         |
| Walking on site | Material               |     |    |    |     |       | Asphalt                                                 |
|                 | Condition              | X   |    |    |     |       |                                                         |
|                 | Safety                 | X   |    |    |     |       |                                                         |
|                 | Safety opportunity     |     | X  |    |     |       |                                                         |
|                 | Other comments         |     |    |    |     |       |                                                         |
| Walking on road | Material               |     |    |    |     |       | Dirt or asphalt if on tenth                             |
|                 | Condition              | X   |    |    |     |       |                                                         |
|                 | Safety                 |     | X  |    |     |       |                                                         |
|                 | Safety opportunity     | X   |    |    |     |       | If walkway was on building side                         |
|                 | Other comments         |     |    |    |     |       |                                                         |
| Building        | Type                   |     |    |    |     |       | Typ. Foodland, metal roof                               |
|                 | Abandoned              |     | X  |    |     |       |                                                         |
|                 | Style                  |     |    |    |     |       |                                                         |
|                 | Material               |     |    |    |     |       | Metal                                                   |
|                 | Colour                 |     |    |    |     |       | Beige                                                   |
|                 | Stories                |     |    |    | 2   |       | Half building has 2 stories - Entry at back             |
|                 | Green space            |     | X  |    |     |       | -via wood staircase                                     |
|                 | Outdoor space          |     | X  |    |     |       |                                                         |
|                 | Accessible             |     | X  |    |     |       | Doors are small                                         |
|                 | Accessible opportunity | X   |    |    |     |       |                                                         |
|                 | Crosswalk location     | X   |    |    |     |       | Other side of tenth                                     |
|                 | Another building       |     | X  |    |     |       |                                                         |

| Business | Questions      | Yes | No | NA | No. | Other | Comments                                          |
|----------|----------------|-----|----|----|-----|-------|---------------------------------------------------|
|          | Other comments |     |    |    |     |       | Fire hydrant @ entrance<br>close to road on tenth |

# MAIN STREET ASSESSMENT - IRVING MARY BROWNS

| Business      | Questions             | Yes | No | NA | No.  | Other | Comments                                                   |
|---------------|-----------------------|-----|----|----|------|-------|------------------------------------------------------------|
| Time/Date     | 3:00 PM               |     |    |    |      |       |                                                            |
| Access Points | Number                |     |    |    | 2    |       |                                                            |
|               | Are they safe         | X   |    |    |      |       |                                                            |
|               | Too big               | X   |    |    |      |       | Main street access is too big/too close going west         |
|               | Too small             |     | X  |    |      |       |                                                            |
|               | Condition             |     | X  |    |      |       | Couple of potholes on access to road                       |
|               | Are they clear        | X   |    |    |      |       |                                                            |
|               | Other comments        |     |    |    |      |       |                                                            |
| Signage       | Number                |     |    |    | 1    |       |                                                            |
|               | Location              |     | X  |    |      |       |                                                            |
|               | Too big               |     | X  |    |      |       |                                                            |
|               | Too small             |     | X  |    |      |       |                                                            |
|               | Condition             | X   |    |    |      |       |                                                            |
|               | Are they clear        |     | X  |    |      |       | Behind tree going west, too late going east                |
|               | Lighting              |     |    |    |      |       | Gas prices                                                 |
| Parking       | Other comments        |     |    |    |      |       | 2 promo signs (front and LS) for Irving, 1 for Mary Browns |
|               | Size                  |     |    |    | 1468 | sq m  |                                                            |
|               | Number of spaces      |     |    |    | 30   |       |                                                            |
|               | Too many              |     | X  |    |      |       |                                                            |
|               | Too little            |     | X  |    |      |       |                                                            |
|               | Asphalt               | X   |    |    |      |       |                                                            |
|               | Gravel                |     | X  |    |      |       |                                                            |
|               | Too big               |     | X  |    |      |       |                                                            |
|               | Too small             |     | X  |    |      |       |                                                            |
|               | Condition             | X   |    |    |      |       |                                                            |
|               | Reconfigured          |     | X  |    |      |       |                                                            |
|               | Landscape             | X   |    |    |      |       | Two shrubs on roadside                                     |
|               | Landscape Opportunity | X   |    |    |      |       |                                                            |
|               | Park in area          |     | X  |    |      |       |                                                            |
|               | Open space            | X   |    |    |      |       |                                                            |
|               | Other comments        |     |    |    |      |       |                                                            |
| Lighting      | Number                |     |    |    |      |       | Above/around building                                      |
|               | Location              | X   |    |    |      |       |                                                            |
|               | Too big               |     | X  |    |      |       |                                                            |
|               | Too small             |     | X  |    |      |       |                                                            |
|               | Not enough            |     | X  |    |      |       |                                                            |
|               | Too many              |     | X  |    |      |       |                                                            |
|               | Condition of light    | X   |    |    |      |       |                                                            |
|               | Condition of Pole     |     |    | X  |      |       |                                                            |
|               | Other comments        |     |    |    |      |       |                                                            |



| Business        | Questions              | Yes | No | NA | No. | Other | Comments                          |
|-----------------|------------------------|-----|----|----|-----|-------|-----------------------------------|
| Green space     | Number                 |     | X  |    |     |       |                                   |
|                 | Lawn                   | X   |    |    |     |       |                                   |
|                 | Small trees            |     | X  |    |     |       | 2 Shrubs                          |
|                 | Medium trees           |     | X  |    |     |       |                                   |
|                 | Large trees            |     | X  |    |     |       |                                   |
|                 | Dead trees             |     | X  |    |     |       |                                   |
|                 | Planters               | X   |    |    |     |       | Under sign. Opportunity for more  |
|                 | Condition              | X   |    |    |     |       |                                   |
|                 | Benches/Colour         |     | X  |    |     |       |                                   |
|                 | Opportunity for        | X   |    |    |     |       |                                   |
|                 | Other comments         |     |    |    |     |       |                                   |
| Culverts        | Number                 |     | X  |    |     |       |                                   |
|                 | Material               |     |    | X  |     |       |                                   |
|                 | Location               |     |    | X  |     |       |                                   |
|                 | Too big                |     |    | X  |     |       |                                   |
|                 | Too small              |     |    | X  |     |       |                                   |
|                 | Not enough             |     |    | X  |     |       |                                   |
|                 | Other comments         |     |    |    |     |       |                                   |
| Walking on site | Material               |     |    |    |     |       | Asphalt                           |
|                 | Condition              | X   |    |    |     |       |                                   |
|                 | Safety                 | X   |    |    |     |       |                                   |
|                 | Safety opportunity     |     | X  |    |     |       |                                   |
|                 | Other comments         |     |    |    |     |       |                                   |
| Walking on road | Material               |     |    |    |     |       | Packed dirt                       |
|                 | Condition              | X   |    |    |     |       |                                   |
|                 | Safety                 |     | X  |    |     |       |                                   |
|                 | Safety opportunity     | X   |    |    |     |       | If trail on business side         |
|                 | Other comments         |     |    |    |     |       |                                   |
| Building        | Type                   |     |    |    |     |       | Typ. Irving                       |
|                 | Abandoned              |     | X  |    |     |       |                                   |
|                 | Style                  |     |    |    |     |       |                                   |
|                 | Material               |     |    |    |     |       |                                   |
|                 | Colour                 |     |    |    |     |       | White                             |
|                 | Stories                |     |    |    | 1   |       |                                   |
|                 | Green space            |     | X  |    |     |       |                                   |
|                 | Outdoor space          |     | X  |    |     |       |                                   |
|                 | Accessible             |     |    | X  |     |       |                                   |
|                 | Accessible opportunity | X   |    |    |     |       |                                   |
|                 | Crosswalk location     | X   |    |    |     |       |                                   |
|                 | Another building       | X   |    |    |     |       | Mary browns attached to left side |
|                 | Other comments         |     |    |    |     |       |                                   |

## MAIN STREET ASSESSMENT - CAR WASH & SELF STORAGE

| Business      | Questions             | Yes | No | NA | No. | Other | Comments                                   |
|---------------|-----------------------|-----|----|----|-----|-------|--------------------------------------------|
| Time/Date     | 4:00 PM               |     |    |    |     |       |                                            |
| Access Points |                       |     |    |    | 2   |       | One is smaller for self storage            |
|               |                       |     | X  |    |     |       | Smaller one is unsafe                      |
|               | Too big               |     | X  |    |     |       |                                            |
|               | Too small             |     |    |    | 1   |       |                                            |
|               | Condition             |     | X  |    |     |       | smaller is packed dirt                     |
|               | Are they clear        | X   |    |    |     |       |                                            |
|               | Other comments        |     |    |    |     |       |                                            |
| Signage       | Number                |     |    |    | 3   |       |                                            |
|               | Location              |     |    |    |     |       | 1 road, 1 rollout (promos), 1 above garage |
|               | Too big               |     | X  |    |     |       |                                            |
|               | Too small             |     | X  |    |     |       |                                            |
|               | Condition             | X   |    |    |     |       |                                            |
|               | Are they clear        |     | X  |    |     |       | Self storage has no sign and unclear       |
|               | Lighting              |     | X  |    |     |       |                                            |
|               | Other comments        |     |    |    |     |       |                                            |
| Parking       | Size                  |     |    |    |     |       |                                            |
|               | Number of spaces      |     |    |    | 10  |       |                                            |
|               | Too many              |     | X  |    |     |       |                                            |
|               | Too little            |     | X  |    |     |       |                                            |
|               | Asphalt               | X   |    |    |     |       | Strip of pavement for car wash             |
|               | Gravel                | X   |    |    |     |       | Packed dirt for self storage               |
|               | Too big               |     | X  |    |     |       |                                            |
|               | Too small             |     | X  |    |     |       |                                            |
|               | Condition             | X   |    |    |     |       |                                            |
|               | Reconfigured          | X   |    |    |     |       | Could be for more/clearer parking          |
|               | Landscape             |     | X  |    |     |       | Couple of existing shrubs                  |
|               | Landscape Opportunity | X   |    |    |     |       |                                            |
|               | Park in area          | X   |    |    |     |       |                                            |
|               | Open space            | X   |    |    |     |       |                                            |
|               | Other comments        |     |    |    |     |       |                                            |
| Lighting      | Number                |     |    |    | 4   |       |                                            |
|               | Location              |     |    |    |     |       | Above each garage and one in center        |
|               | Too big               |     | X  |    |     |       |                                            |
|               | Too small             |     | X  |    |     |       |                                            |
|               | Not enough            | X   |    |    |     |       | Could be one above doorway of front desk   |
|               | Too many              |     | X  |    |     |       |                                            |

| Business        | Questions              | Yes | No | NA | No. | Other | Comments                                  |
|-----------------|------------------------|-----|----|----|-----|-------|-------------------------------------------|
|                 | Condition of light     | X   |    |    |     |       |                                           |
|                 | Condition of Pole      |     |    | X  |     |       |                                           |
|                 | Other comments         |     |    |    |     |       |                                           |
| Green space     | Number?                |     |    |    | 1   |       |                                           |
|                 | Lawn?                  | X   |    |    |     |       | Small space around sign                   |
|                 | Small trees            |     | X  |    |     |       | Couple of shrubs                          |
|                 | Medium trees           |     | X  |    |     |       |                                           |
|                 | Large trees            |     | X  |    |     |       |                                           |
|                 | Dead trees             |     | X  |    |     |       |                                           |
|                 | Planters               | X   |    |    |     |       | Under sign                                |
|                 | Condition              | X   |    |    |     |       |                                           |
|                 | Benches/Colour         |     | X  |    |     |       |                                           |
|                 | Opportunity for        | X   |    |    |     |       |                                           |
|                 | Other comments         |     |    |    |     |       |                                           |
| Culverts        | Number                 |     |    |    | 2   |       |                                           |
|                 | Material               |     |    |    |     |       | Black HDPE, Car wash has concrete collar  |
|                 | Location               |     |    |    |     |       | under both access points                  |
|                 | Too big                |     | X  |    |     |       |                                           |
|                 | Too small              |     | X  |    |     |       |                                           |
|                 | Not enough             |     | X  |    |     |       |                                           |
|                 | Other comments         |     |    |    |     |       |                                           |
| Walking on site | Material               |     |    |    |     |       | Asphalt/packed dirt                       |
|                 | Condition              | X   |    |    |     |       | Unsure due to snow                        |
|                 | Safety                 | X   |    |    |     |       |                                           |
|                 | Safety opportunity     | X   |    |    |     |       |                                           |
|                 | Other comments         |     |    |    |     |       |                                           |
| Walking on road | Material               |     |    |    |     |       | Packed dirt                               |
|                 | Condition              |     |    |    |     |       | Could use patch work                      |
|                 | Safety                 |     | X  |    |     |       |                                           |
|                 | Safety opportunity     | X   |    |    |     |       | ""                                        |
|                 | Other comments         |     |    |    |     |       |                                           |
| Building        | Type                   |     |    |    |     |       | Garage                                    |
|                 | Abandoned              |     | X  |    |     |       |                                           |
|                 | Style                  |     |    |    |     |       | Triangle roof                             |
|                 | Material               |     |    |    |     |       | Vinyl and brick around front desk         |
|                 | Colour                 |     |    |    |     |       | Tan siding, red roof trim                 |
|                 | Stories                |     |    |    | 1   |       |                                           |
|                 | Green space            |     | X  |    |     |       |                                           |
|                 | Outdoor space          |     | X  |    |     |       |                                           |
|                 | Accessible             |     | X  |    |     |       | Garage is, front desk door is too small   |
|                 | Accessible opportunity | X   |    |    |     |       |                                           |
|                 | Crosswalk location     |     | X  |    |     |       |                                           |
|                 | Another building       | X   |    |    |     |       | Self Storage                              |
|                 | Other comments         |     |    |    |     |       | Self storage: White-gray siding, red roof |

## MAIN STREET ASSESSMENT - Cafe 59 & Others

| Business      | Questions             | Yes | No | NA | No. | Other | Comments                                                      |
|---------------|-----------------------|-----|----|----|-----|-------|---------------------------------------------------------------|
| Time/Date     | 4:30 PM               |     |    |    |     |       |                                                               |
| Access Points | Number                |     |    |    | 3   |       | Needs clear entrance/exit                                     |
|               | Are they safe         |     | X  |    |     |       |                                                               |
|               | Too big               | X   |    |    |     |       |                                                               |
|               | Too small             |     | X  |    |     |       |                                                               |
|               | Condition             |     | X  |    |     |       | Big potholes on right/left access point                       |
|               | Are they clear        |     | X  |    |     |       |                                                               |
|               | Other comments        |     |    |    |     |       |                                                               |
| Signage       | Number                |     |    |    | 1   |       | Just a promo sign (rollout) - States the time Cafe 59 is open |
|               | Location              |     |    |    |     |       | in middle                                                     |
|               | Too big               |     | X  |    |     |       |                                                               |
|               | Too small             | X   |    |    |     |       | Need clearer sign of businesses in building                   |
|               | Condition             |     | X  |    |     |       |                                                               |
|               | Are they clear        | X   |    |    |     |       |                                                               |
|               | Lighting              |     | X  |    |     |       |                                                               |
|               | Other comments        |     |    |    |     |       |                                                               |
| Parking       | Size                  |     |    |    |     |       |                                                               |
|               | Number of spaces      |     |    |    | 25  |       |                                                               |
|               | Too many              |     | X  |    |     |       |                                                               |
|               | Too little            | X   |    |    |     |       | Potentially if businesses grow                                |
|               | Asphalt               |     | X  |    |     |       |                                                               |
|               | Gravel                | X   |    |    |     |       | Packed dirt                                                   |
|               | Too big               |     | X  |    |     |       |                                                               |
|               | Too small             | X   |    |    |     |       |                                                               |
|               | Condition             |     | X  |    |     |       | Needs patch work                                              |
|               | Reconfigured          | X   |    |    |     |       |                                                               |
|               | Landscape             |     | X  |    |     |       |                                                               |
|               | Landscape Opportunity | X   |    |    |     |       |                                                               |
|               | Park in area          | X   |    |    |     |       |                                                               |
|               | Open space            |     | X  |    |     |       |                                                               |
|               | Other comments        |     |    |    |     |       |                                                               |
| Lighting      | Location              |     |    | X  |     |       |                                                               |
|               | Too big               |     |    | X  |     |       |                                                               |
|               | Too small             |     |    | X  |     |       |                                                               |
|               | Not enough            |     |    | X  |     |       |                                                               |
|               | Too many              |     |    | X  |     |       |                                                               |
|               | Condition of light    |     |    | X  |     |       |                                                               |

| Business        | Questions              | Yes | No | NA | No. | Other | Comments                                                                   |
|-----------------|------------------------|-----|----|----|-----|-------|----------------------------------------------------------------------------|
|                 | Condition of Pole      |     |    | X  |     |       |                                                                            |
|                 | Other comments         |     |    |    |     |       |                                                                            |
| Green space     | Number                 |     | X  |    |     |       |                                                                            |
|                 | Lawn                   | X   |    |    |     |       |                                                                            |
|                 | Small trees            |     | X  |    |     |       |                                                                            |
|                 | Medium trees           |     | X  |    |     |       |                                                                            |
|                 | Large trees            |     | X  |    |     |       |                                                                            |
|                 | Dead trees             |     | X  |    |     |       |                                                                            |
|                 | Planters               |     | X  |    |     |       |                                                                            |
|                 | Condition              |     | X  |    |     |       |                                                                            |
|                 | Benches/Colour         |     | X  |    |     |       |                                                                            |
|                 | Opportunity for        | X   |    |    |     |       | On corner of land                                                          |
|                 | Other comments         |     |    |    |     |       |                                                                            |
| Culverts        | Number                 |     | X  |    |     |       |                                                                            |
|                 | Material               |     |    | X  |     |       |                                                                            |
|                 | Location               |     |    | X  |     |       |                                                                            |
|                 | Too big                |     |    | X  |     |       |                                                                            |
|                 | Too small              |     |    | X  |     |       |                                                                            |
|                 | Not enough             |     | X  |    |     |       |                                                                            |
|                 | Other comments         |     |    |    |     |       |                                                                            |
| Walking on site | Material               |     |    |    |     |       | Packed dirt                                                                |
|                 | Condition              |     | X  |    |     |       |                                                                            |
|                 | Safety                 |     | X  |    |     |       |                                                                            |
|                 | Safety opportunity     | X   |    |    |     |       |                                                                            |
|                 | Other comments         |     |    |    |     |       |                                                                            |
|                 | Condition              |     | X  |    |     |       |                                                                            |
|                 | Safety                 |     | X  |    |     |       |                                                                            |
|                 | Safety opportunity     | X   |    |    |     |       | If trail was on business side                                              |
|                 | Other comments         |     |    |    |     |       |                                                                            |
| Building        | Type                   |     |    |    |     |       | Vinyl that looks like logs, shingled roof, Makeshift drivethru for Cafe 59 |
|                 | Abandoned              |     | X  |    |     |       |                                                                            |
|                 | Style                  |     |    |    |     |       |                                                                            |
|                 | Material               |     |    |    |     |       | Vinyl                                                                      |
|                 | Colour                 |     |    |    |     |       | Brown                                                                      |
|                 | Stories                |     |    | 1  |     |       |                                                                            |
|                 | Green space            |     | X  |    |     |       |                                                                            |
|                 | Outdoor space          |     | X  |    |     |       |                                                                            |
|                 | Accessible             | X   |    |    |     |       |                                                                            |
|                 | Accessible opportunity |     | X  |    |     |       |                                                                            |

| Business | Questions          | Yes | No | NA | No. | Other | Comments                                                           |
|----------|--------------------|-----|----|----|-----|-------|--------------------------------------------------------------------|
|          | Crosswalk location | X   |    |    |     |       | Across from 4th ave                                                |
|          | Another building   |     | X  |    |     |       |                                                                    |
|          | Other comments     |     |    |    |     |       | Cafe 59 is open Thu, Fri, Sat (3-6pm) pickup only. Garage in back. |

# MAIN STREET ASSESSMENT - MEDICINE SHOPPE PHARMACY

| Business      | Questions             | Yes | No | NA | No. | Other | Comments                                                     |
|---------------|-----------------------|-----|----|----|-----|-------|--------------------------------------------------------------|
| Time/Date     | 4:45 PM               |     |    |    |     |       |                                                              |
| Access Points | Number                |     |    |    | 1   |       |                                                              |
|               | Are they safe         | X   |    |    |     |       |                                                              |
|               | Too big               | X   |    |    |     |       | No specific entry on 1st ave                                 |
|               | Too small             |     | X  |    |     |       |                                                              |
|               | Condition             | X   |    |    |     |       |                                                              |
|               | Are they clear        | X   |    |    |     |       |                                                              |
|               | Other comments        |     |    |    |     |       |                                                              |
| Signage       | Number                |     |    |    | 1   |       |                                                              |
|               | Location              |     |    |    |     |       | One on road, two on building                                 |
|               | Too big               |     | X  |    |     |       |                                                              |
|               | Too small             |     | X  |    |     |       |                                                              |
|               | Condition             | X   |    |    |     |       |                                                              |
|               | Are they clear        | X   |    |    |     |       | Starting to fade                                             |
|               | Lighting              |     | X  |    |     |       | sign lights up at Trudy's convenience                        |
|               | Other comments        |     |    |    |     |       |                                                              |
| Parking       | Size                  |     |    |    | 700 | sq m  |                                                              |
|               | Number of spaces      |     |    |    | 30  |       |                                                              |
|               | Too many              |     | X  |    |     |       |                                                              |
|               | Too little            |     | X  |    |     |       |                                                              |
|               | Asphalt               | X   |    |    |     |       |                                                              |
|               | Gravel                |     | X  |    |     |       |                                                              |
|               | Too big               |     | X  |    |     |       |                                                              |
|               | Too small             |     | X  |    |     |       |                                                              |
|               | Condition             | X   |    |    |     |       |                                                              |
|               | Reconfigured          | X   |    |    |     |       | Needs a reconfiguration, a bit confusing (especially winter) |
|               | Landscape             | X   |    |    |     |       | Couple shrubs                                                |
|               | Landscape Opportunity | X   |    |    |     |       |                                                              |
|               | Park in area          | X   |    |    |     |       |                                                              |
|               | Open space            | X   |    |    |     |       |                                                              |
|               | Other comments        |     |    |    |     |       |                                                              |
| Lighting      | Number                |     |    |    | 2   |       | 1 above door above credit union                              |
|               | Location              |     |    |    |     |       | One on main street at cross walk                             |
|               | Too big               |     | X  |    |     |       |                                                              |
|               | Too small             |     | X  |    |     |       |                                                              |
|               | Not enough            | X   |    |    |     |       |                                                              |
|               | Too many              |     | X  |    |     |       |                                                              |

| Business        | Questions          | Yes | No | NA | No. | Other | Comments                                                |
|-----------------|--------------------|-----|----|----|-----|-------|---------------------------------------------------------|
| Lighting        | Condition of light | X   |    |    |     |       |                                                         |
|                 | Condition of Pole  | X   |    |    |     |       |                                                         |
|                 | Other comments     |     |    |    |     |       |                                                         |
| Green space     | Number             | X   |    |    | 1   |       |                                                         |
|                 | Lawn               | X   |    |    |     |       |                                                         |
|                 | Small trees        |     | X  |    |     |       |                                                         |
|                 | Medium trees       |     |    |    | 1   |       | Edge of lot                                             |
|                 | Large trees        |     | X  |    |     |       |                                                         |
|                 | Dead trees         |     | X  |    |     |       |                                                         |
|                 | Planters           |     | X  |    |     |       |                                                         |
|                 | Condition          |     |    | X  |     |       |                                                         |
|                 | Benches/Colour     |     | X  |    |     |       |                                                         |
|                 | Opportunity for    | X   |    |    |     |       | Possibly below sign or next                             |
|                 | Other comments     |     |    |    |     |       |                                                         |
| Culverts        | Number             |     | X  |    |     |       |                                                         |
|                 | Material           |     |    | X  |     |       |                                                         |
|                 | Location           |     |    | X  |     |       |                                                         |
|                 | Too big            |     |    | X  |     |       |                                                         |
|                 | Too small          |     |    | X  |     |       |                                                         |
|                 | Not enough         | X   |    |    |     |       |                                                         |
|                 | Other comments     |     |    |    |     |       |                                                         |
| Walking on site | Material           |     |    |    |     |       | Asphalt                                                 |
|                 | Condition          |     |    |    |     |       | Needs reconfiguration as parking lot is a bit confusing |
|                 | Safety             | X   |    |    |     |       |                                                         |
|                 | Safety opportunity | X   |    |    |     |       |                                                         |
|                 | Other comments     |     |    |    |     |       |                                                         |
| Walking on road | Material           |     |    |    |     |       | Shoulder (packed dirt)                                  |
|                 | Condition          | X   |    |    |     |       |                                                         |
|                 | Safety             |     | X  |    |     |       |                                                         |
|                 | Safety opportunity | X   |    |    |     |       |                                                         |
|                 | Other comments     |     |    |    |     |       |                                                         |
|                 | Abandoned          |     | X  |    |     |       |                                                         |
|                 | Style              |     |    |    |     |       | Box                                                     |
|                 | Material           |     |    |    |     |       | Wood                                                    |
|                 | Colour             |     |    |    |     |       | Light brown bottom half, dark brown top half            |
|                 | Stories            |     |    |    | 2   |       | One storey for Trudy's and classic cuts                 |



| Business | Questions              | Yes | No | NA | No. | Other | Comments                                 |
|----------|------------------------|-----|----|----|-----|-------|------------------------------------------|
| Building | Green space            |     | X  |    |     |       |                                          |
|          | Outdoor space          |     | X  |    |     |       |                                          |
|          | Accessible             | X   |    |    |     |       | Not for second storey                    |
|          | Accessible opportunity | X   |    |    |     |       |                                          |
|          | Crosswalk location     | X   |    |    |     |       | At location                              |
|          | Another building       |     | X  |    |     |       |                                          |
|          | Other comments         |     |    |    |     |       | Staircase on both sides to second storey |

# MAIN STREET ASSESSMENT - CANADIAN LEGION/SUBWAY

| Business      | Questions             | Yes | No | NA | No.  | Other | Comments                 |
|---------------|-----------------------|-----|----|----|------|-------|--------------------------|
| Time/Date     | 5:00 PM               |     |    |    |      |       |                          |
| Access Points | Number                |     |    |    | 1    |       |                          |
|               | Are they safe         | X   |    |    |      |       |                          |
|               | Too big               |     | X  |    |      |       |                          |
|               | Too small             |     | X  |    |      |       |                          |
|               | Condition             | X   |    |    |      |       |                          |
|               | Are they clear        | X   |    |    |      |       |                          |
|               | Other comments        |     |    |    |      |       |                          |
| Signage       | Number                |     |    |    | 0    |       |                          |
|               | Location              |     |    | X  |      |       |                          |
|               | Too big               |     |    | X  |      |       |                          |
|               | Too small             |     |    | X  |      |       |                          |
|               | Condition             |     |    | X  |      |       |                          |
|               | Are they clear        |     |    | X  |      |       |                          |
|               | Lighting              |     |    | X  |      |       |                          |
|               | Other comments        |     |    |    |      |       |                          |
| Parking       | Size                  |     |    |    | 1100 | sq m  |                          |
|               | Number of spaces      |     |    |    | 30   |       |                          |
|               | Too many              |     | X  |    |      |       |                          |
|               | Too little            |     | X  |    |      |       |                          |
|               | Asphalt               | X   |    |    |      |       |                          |
|               | Gravel                |     | X  |    |      |       |                          |
|               | Too big               |     | X  |    |      |       |                          |
|               | Too small             |     | X  |    |      |       |                          |
|               | Condition             | X   |    |    |      |       |                          |
|               | Reconfigured          | X   |    |    |      |       |                          |
|               | Landscape             | X   |    |    |      |       |                          |
|               | Landscape Opportunity | X   |    |    |      |       |                          |
|               | Park in area          | X   |    |    |      |       |                          |
|               | Open space            | X   |    |    |      |       |                          |
|               | Other comments        |     |    |    |      |       |                          |
| Lighting      | Number                |     |    |    | 1    |       |                          |
|               | Location              |     |    |    |      |       | Just above store (small) |
|               | Too big               |     | X  |    |      |       |                          |
|               | Too small             | X   |    |    |      |       |                          |
|               | Not enough            | X   |    |    |      |       |                          |
|               | Too many              |     | X  |    |      |       |                          |
|               | Condition of light    | X   |    |    |      |       |                          |
|               | Condition of Pole     |     |    | X  |      |       |                          |
|               | Other comments        |     |    |    |      |       |                          |
|               | Number                |     |    |    | 1    |       |                          |
|               | Lawn                  | X   |    |    |      |       |                          |
|               | Small trees           |     | X  |    |      |       |                          |
|               | Medium trees          | X   |    |    | 2    |       |                          |

| Business        | Questions              | Yes | No | NA | No. | Other | Comments                                  |
|-----------------|------------------------|-----|----|----|-----|-------|-------------------------------------------|
| Green space     | Large trees            |     | X  |    |     |       |                                           |
|                 | Dead trees             |     | X  |    |     |       |                                           |
|                 | Planters               |     | X  |    |     |       |                                           |
|                 | Condition              |     |    | X  |     |       |                                           |
|                 | Benches/Colour         | X   |    |    | 2   |       | 2 Metal benches in between Subway/Legion  |
|                 | Opportunity for        | X   |    |    |     |       | Tank in front and perfect for green space |
|                 | Other comments         |     |    |    |     |       |                                           |
| Culverts        | Number                 |     | X  |    |     |       |                                           |
|                 | Material               |     |    | X  |     |       |                                           |
|                 | Location               |     |    | X  |     |       |                                           |
|                 | Too big                |     |    | X  |     |       |                                           |
|                 | Too small              |     |    | X  |     |       |                                           |
|                 | Not enough             |     |    | X  |     |       |                                           |
|                 | Other comments         |     |    |    |     |       |                                           |
| Walking on site | Material               |     |    |    |     |       | Asphalt                                   |
|                 | Condition              | X   |    |    |     |       |                                           |
|                 | Safety                 | X   |    |    |     |       |                                           |
|                 | Safety opportunity     |     | X  |    |     |       |                                           |
|                 | Other comments         |     |    |    |     |       |                                           |
| Walking on road | Number                 |     |    |    |     |       |                                           |
|                 | Material               |     |    |    |     |       | Sidewalk/trail onto asphalt               |
|                 | Condition              | X   |    |    |     |       |                                           |
|                 | Safety                 | X   |    |    |     |       |                                           |
|                 | Safety opportunity     | X   |    |    |     |       | Could extend sidewalk up to parking lot   |
|                 | Other comments         |     |    |    |     |       |                                           |
| Building        | Type                   |     |    |    |     |       | Metal siding, flat roof                   |
|                 | Abandoned              |     | X  |    |     |       |                                           |
|                 | Style                  |     |    |    |     |       |                                           |
|                 | Material               |     |    |    |     |       | Metal                                     |
|                 | Colour                 |     |    |    |     |       | Gray                                      |
|                 | Stories                |     |    |    | 1   |       |                                           |
|                 | Green space            | X   |    |    |     |       |                                           |
|                 | Outdoor space          | X   |    |    |     |       |                                           |
|                 | Accessible             |     | X  |    |     |       |                                           |
|                 | Accessible opportunity | X   |    |    |     |       |                                           |
|                 | Crosswalk location     | X   |    |    |     |       | Right to location                         |
|                 | Another building       |     | X  |    |     |       |                                           |
|                 | Other comments         |     |    |    |     |       |                                           |

## MAIN STREET ASSESSMENT - ATLANTIC SCHOOL STUDIES

| Business      | Questions             | Yes | No | NA | No. | Other | Comments                |
|---------------|-----------------------|-----|----|----|-----|-------|-------------------------|
| Time/Date     | 12:10                 |     |    |    |     |       |                         |
| Access Points | Number                |     |    |    | 1   |       |                         |
|               | Are they safe         | X   |    |    |     |       |                         |
|               | Too big               |     | X  |    |     |       |                         |
|               | Too small             |     | X  |    |     |       |                         |
|               | Condition             | X   |    |    |     |       |                         |
|               | Are they clear        |     | X  |    |     |       |                         |
|               | Other comments        |     |    |    |     |       |                         |
| Signage       | Number                |     | X  |    |     |       |                         |
|               | Location              |     |    | X  |     |       |                         |
|               | Too big               |     |    | X  |     |       |                         |
|               | Too small             |     |    | X  |     |       |                         |
|               | Condition?            |     |    | X  |     |       |                         |
|               | Are they clear        |     |    | X  |     |       |                         |
|               | Lighting              |     |    | X  |     |       |                         |
|               | Other comments        |     |    |    |     |       |                         |
| Parking       | Size                  |     |    |    |     |       |                         |
|               | Number of spaces      |     |    |    | 30  |       |                         |
|               | Too many              |     |    | X  |     |       | Depends on business     |
|               | Too little            |     |    | X  |     |       |                         |
|               | Asphalt               | X   |    |    |     |       |                         |
|               | Gravel                |     | X  |    |     |       |                         |
|               | Too big               |     | X  |    |     |       |                         |
|               | Too small             |     | X  |    |     |       |                         |
|               | Condition?            |     |    |    |     |       | Poor                    |
|               | Reconfigured          |     | X  |    |     |       | Difficult as up on hill |
|               | Landscape             |     | X  |    |     |       |                         |
|               | Landscape Opportunity | X   |    |    |     |       |                         |
|               | Park in area          | X   |    |    |     |       |                         |
|               | Open space            | X   |    |    |     |       |                         |
|               | Other comments        |     |    |    |     |       |                         |
| Lighting      | Number                |     | X  |    |     |       |                         |
|               | Location              |     |    | X  |     |       |                         |
|               | Too big               |     |    | X  |     |       |                         |
|               | Too small             |     |    | X  |     |       |                         |
|               | Not enough            |     |    | X  |     |       |                         |
|               | Too many              |     |    | X  |     |       |                         |
|               | Condition of light    |     |    | X  |     |       |                         |
|               | Condition of Pole     |     |    | X  |     |       |                         |
|               | Other comments        |     |    |    |     |       | Small light above door  |
|               | Number                |     | X  |    |     |       |                         |
|               | Lawn                  |     | X  |    |     |       |                         |
|               | Small trees           |     | X  |    |     |       |                         |
|               | Medium trees          |     | X  |    |     |       |                         |

| Business        | Questions              | Yes | No | NA | No. | Other | Comments                           |
|-----------------|------------------------|-----|----|----|-----|-------|------------------------------------|
| Green space     | Large trees            |     | X  |    |     |       |                                    |
|                 | Dead trees             |     | X  |    |     |       |                                    |
|                 | Planters               |     | X  |    |     |       |                                    |
|                 | Condition              |     | X  |    |     |       |                                    |
|                 | Benches/Colour         |     | X  |    |     |       |                                    |
|                 | Opportunity for        | X   |    |    |     |       |                                    |
|                 | Other comments         |     |    |    |     |       |                                    |
| Culverts        | Number                 |     | X  |    |     |       |                                    |
|                 | Material               |     |    | X  |     |       |                                    |
|                 | Location               |     |    | X  |     |       |                                    |
|                 | Too big                |     |    | X  |     |       |                                    |
|                 | Too small              |     |    | X  |     |       |                                    |
|                 | Not enough             |     |    | X  |     |       |                                    |
|                 | Other comments         |     |    |    |     |       |                                    |
| Walking on site | Material               |     |    |    |     |       | Asphalt                            |
|                 | Condition              | X   |    |    |     |       |                                    |
|                 | Safety                 | X   |    |    |     |       |                                    |
|                 | Safety opportunity     |     | X  |    |     |       |                                    |
|                 | Other comments         |     |    |    |     |       |                                    |
| Walking on road | Material               |     |    | X  |     |       |                                    |
|                 | Condition              |     |    | X  |     |       |                                    |
|                 | Safety                 |     |    | X  |     |       |                                    |
|                 | Safety opportunity     |     |    | X  |     |       |                                    |
|                 | Other comments         |     |    |    |     |       |                                    |
| Building        | Type                   |     |    |    |     |       | Old office building                |
|                 | Abandoned              |     |    |    |     | X     | Vacant (potentially owned by town) |
|                 | Style                  |     |    |    |     |       |                                    |
|                 | Material               |     |    |    |     |       | Brick, shingled roof               |
|                 | Colour                 |     |    |    |     |       | blue, tan brick at entrance        |
|                 | Stories                |     |    |    | 1   |       |                                    |
|                 | Green space            |     | X  |    |     |       |                                    |
|                 | Outdoor space          |     | X  |    |     |       |                                    |
|                 | Accessible             | X   |    |    |     |       |                                    |
|                 | Accessible opportunity |     | X  |    |     |       |                                    |
|                 | Crosswalk location     |     | X  |    |     |       |                                    |
|                 | Another building       |     | X  |    |     |       |                                    |
|                 | Other comments         |     |    |    |     |       | Behind RV lot                      |

## MAIN STREET ASSESSMENT - BROOKSIDE APARTMENTS

| Business      | Questions             | Yes | No | NA | No. | Other | Comments                   |
|---------------|-----------------------|-----|----|----|-----|-------|----------------------------|
| Time/Date     | 1:15 PM               |     |    |    |     |       |                            |
| Access Points | Number                |     |    |    | 1   |       |                            |
|               | Are they safe         | x   |    |    |     |       |                            |
|               | Too big               |     | x  |    |     |       |                            |
|               | Too small             |     | x  |    |     |       |                            |
|               | Condition             | x   |    |    |     |       |                            |
|               | Are they clear        | x   |    |    |     |       |                            |
|               | Other comments        |     |    |    |     |       |                            |
| Signage       | Number                |     |    |    | 1   |       | On road                    |
|               | Location              | x   |    |    |     |       |                            |
|               | Too big               |     | x  |    |     |       |                            |
|               | Too small             |     | x  |    |     |       |                            |
|               | Condition             | x   |    |    |     |       |                            |
|               | Are they clear        | x   |    |    |     |       |                            |
|               | Lighting              |     | x  |    |     |       |                            |
|               | Other comments        |     |    |    |     |       |                            |
| Parking       | Size                  |     |    |    |     |       |                            |
|               | Number of spaces      |     |    |    | 15  |       | On cul-de-sac/in driveways |
|               | Too many              |     | x  |    |     |       |                            |
|               | Too little            |     | x  |    |     |       |                            |
|               | Asphalt               | x   |    |    |     |       |                            |
|               | Gravel                |     | x  |    |     |       |                            |
|               | Too big               |     | x  |    |     |       |                            |
|               | Too small             |     | x  |    |     |       |                            |
|               | Condition             | x   |    |    |     |       |                            |
|               | Reconfigured          |     | x  |    |     |       |                            |
|               | Landscape             | x   |    |    |     |       |                            |
|               | Landscape Opportunity | x   |    |    |     |       |                            |
|               | Park in area          | x   |    |    |     |       |                            |
|               | Open space            | x   |    |    |     |       |                            |
|               | Other comments        |     |    |    |     |       |                            |
| Lighting      | Number                |     |    |    | 0   |       |                            |
|               | Location              |     |    | x  |     |       |                            |
|               | Too big               |     |    | x  |     |       |                            |
|               | Too small             |     |    | x  |     |       |                            |
|               | Not enough            | x   |    |    |     |       | Could be better            |
|               | Too many              |     |    | x  |     |       |                            |
|               | Condition of light    |     |    | x  |     |       |                            |
|               | Condition of Pole     |     |    | x  |     |       |                            |

| Business        | Questions              | Yes | No | NA | No. | Other | Comments                                     |
|-----------------|------------------------|-----|----|----|-----|-------|----------------------------------------------|
|                 | Other comments         |     |    |    |     |       |                                              |
| Green space     | Number                 |     |    |    |     |       | Unsure                                       |
|                 | Lawn                   | x   |    |    |     |       |                                              |
|                 | Small trees            |     |    | 10 |     |       | 3 buildings have lawns                       |
|                 | Medium trees           |     |    | 10 |     |       |                                              |
|                 | Large trees            |     | x  |    |     |       |                                              |
|                 | Dead trees             |     | x  |    |     |       |                                              |
|                 | Planters               |     | x  |    |     |       |                                              |
|                 | Condition              |     |    | x  |     |       |                                              |
|                 | Benches/Colour         |     | x  |    |     |       |                                              |
|                 | Opportunity for        | x   |    |    |     |       |                                              |
|                 | Other comments         |     |    |    |     |       |                                              |
|                 | Other comments         |     |    |    |     |       |                                              |
| Culverts        | Number                 |     | x  |    |     |       |                                              |
|                 | Material               |     |    | x  |     |       |                                              |
|                 | Location               |     |    | x  |     |       |                                              |
|                 | Too big                |     |    | x  |     |       |                                              |
|                 | Too small              |     |    | x  |     |       |                                              |
|                 | Not enough             |     | x  |    |     |       |                                              |
|                 | Other comments         |     |    |    |     |       |                                              |
| Walking on site | Material               |     |    |    |     |       | Access to trail                              |
|                 | Condition              |     |    |    |     |       | Asphalt                                      |
|                 | Safety                 | x   |    |    |     |       |                                              |
|                 | Safety opportunity     |     | x  |    |     |       |                                              |
|                 | Other comments         |     |    |    |     |       |                                              |
| Walking on road | Material               |     |    |    |     |       | Compacted dirt                               |
|                 | Condition              | x   |    |    |     |       |                                              |
|                 | Safety                 |     | x  |    |     |       |                                              |
|                 | Safety opportunity     | x   |    |    |     |       |                                              |
|                 | Other comments         |     |    |    |     |       |                                              |
| Building        | Type                   |     |    |    |     |       | 3 duplexes, one main office                  |
|                 | Abandoned              |     | x  |    |     |       |                                              |
|                 | Style                  |     |    |    |     |       | Typ. House                                   |
|                 | Material               |     |    |    |     |       | Siding, Shingles                             |
|                 | Colour                 |     |    |    |     |       | Main office: Blue; Duplexes: Blue, red, gray |
|                 | Stories                |     |    |    | 1   |       |                                              |
|                 | Green space            | x   |    |    |     |       |                                              |
|                 | Outdoor space          | x   |    |    |     |       |                                              |
|                 | Accessible             |     |    |    |     |       | Doorways are not but garage might            |
|                 | Accessible opportunity |     | x  |    |     |       |                                              |
|                 | Other comments         |     |    |    |     |       |                                              |

| Business | Questions          | Yes | No | NA | No.                  | Other | Comments       |
|----------|--------------------|-----|----|----|----------------------|-------|----------------|
|          | Crosswalk location | x   |    |    |                      |       | On left corner |
|          | Another building   |     |    |    | 3 duplexes, 1 office |       |                |
|          | Other comments     |     |    |    |                      |       | 6 dwellings    |



# MAIN STREET ASSESSMENT - GREEN DEPOT/VACANT OFFICE

| Business      | Questions             | Yes | No | NA | No. | Other | Comments                              |
|---------------|-----------------------|-----|----|----|-----|-------|---------------------------------------|
| Time/Date     | 12:15:00 PM           |     |    |    |     |       |                                       |
| Access Points | Number                |     |    |    | 1   |       |                                       |
|               | Are they safe         | x   |    |    |     |       |                                       |
|               | Too big               |     | x  |    |     |       |                                       |
|               | Too small             |     | x  |    |     |       |                                       |
|               | Condition             | x   |    |    |     |       |                                       |
|               | Are they clear        | x   |    |    |     |       |                                       |
|               | Other comments        |     |    |    |     |       |                                       |
| Signage       | Number                |     | x  |    |     |       |                                       |
|               | Location              |     |    | x  |     |       |                                       |
|               | Too big               |     |    | x  |     |       |                                       |
|               | Too small             |     |    | x  |     |       |                                       |
|               | Condition             |     |    | x  |     |       |                                       |
|               | Are they clear        |     |    | x  |     |       |                                       |
|               | Lighting              |     |    | x  |     |       |                                       |
|               | Other comments        |     |    |    |     |       | Would be nice to have one for offices |
| Parking       | Size                  |     |    |    |     |       |                                       |
|               | Number of spaces      |     |    |    | 35  |       |                                       |
|               | Too many              |     | x  |    |     |       |                                       |
|               | Too little            |     | x  |    |     |       |                                       |
|               | Asphalt               |     | x  |    |     |       |                                       |
|               | Gravel                |     |    |    |     |       | Packed dirt                           |
|               | Too big               |     | x  |    |     |       |                                       |
|               | Too small             |     | x  |    |     |       |                                       |
|               | Condition             | x   |    |    |     |       |                                       |
|               | Reconfigured          | x   |    |    |     |       |                                       |
|               | Landscape             |     | x  |    |     |       |                                       |
|               | Landscape Opportunity | x   |    |    |     |       |                                       |
|               | Park in area          | x   |    |    |     |       |                                       |
|               | Open space            | x   |    |    |     |       |                                       |
|               | Other comments        |     |    |    |     |       |                                       |
| Lighting      | Number                |     |    |    | 2   |       | Small lights                          |
|               | Location              |     |    |    |     |       | Over building                         |
|               | Too big               |     | x  |    |     |       |                                       |
|               | Too small             | x   |    |    |     |       |                                       |
|               | Not enough            | x   |    |    |     |       |                                       |
|               | Too many              |     | x  |    |     |       |                                       |
|               | Condition of light    |     | x  |    |     |       |                                       |
|               | Condition of Pole     |     |    | x  |     |       |                                       |
|               | Other comments        |     |    |    |     |       |                                       |
|               | Number                |     | x  |    |     |       |                                       |
|               | Lawn                  | x   |    |    |     |       |                                       |
|               | Small trees           |     |    |    | 10  |       |                                       |

| Business        | Questions              | Yes | No | NA | No. | Other | Comments                    |
|-----------------|------------------------|-----|----|----|-----|-------|-----------------------------|
| Green space     | Medium trees           |     |    |    | 2   |       |                             |
|                 | Large trees            |     | x  |    |     |       |                             |
|                 | Dead trees             |     | x  |    |     |       |                             |
|                 | Planters               |     | x  |    |     |       |                             |
|                 | Condition              |     |    | x  |     |       |                             |
|                 | Benches/Colour         |     | x  |    |     |       |                             |
|                 | Opportunity for        | x   |    |    |     |       |                             |
|                 | Other comments         |     |    |    |     |       |                             |
| Culverts        | Number                 |     | x  |    |     |       |                             |
|                 | Material               |     |    | x  |     |       |                             |
|                 | Location               |     |    | x  |     |       |                             |
|                 | Too big                |     |    | x  |     |       |                             |
|                 | Too small              |     |    | x  |     |       |                             |
|                 | Not enough             |     | x  |    |     |       |                             |
|                 | Other comments         |     |    |    |     |       |                             |
| Walking on site | Material               |     |    |    |     |       |                             |
|                 | Condition              |     |    |    |     |       |                             |
|                 | Safety                 |     |    |    |     |       |                             |
|                 | Safety opportunity     |     |    |    |     |       |                             |
|                 | Other comments         |     |    |    |     |       |                             |
| Walking on road | Material               |     |    |    |     |       | Packed dirt                 |
|                 | Condition              | x   |    |    |     |       |                             |
|                 | Safety                 | x   |    |    |     |       |                             |
|                 | Safety opportunity     |     | x  |    |     |       |                             |
|                 | Other comments         |     |    |    |     |       |                             |
| Building        | Type                   |     |    |    |     |       | Office building             |
|                 | Abandoned              |     |    |    |     |       | Partially vacant            |
|                 | Style                  |     |    |    |     |       |                             |
|                 | Material               |     |    |    |     |       | Metal siding, shingled roof |
|                 | Colour                 |     |    |    |     |       | yellow, black roof and trim |
|                 | Stories                |     |    |    | 2   |       | May be just in the middle   |
|                 | Green space            |     | x  |    |     |       |                             |
|                 | Outdoor space          |     | x  |    |     |       |                             |
|                 | Accessible             |     | x  |    |     |       |                             |
|                 | Accessible opportunity | x   |    |    |     |       |                             |
|                 | Crosswalk location     |     | x  |    |     |       | Down the street             |
|                 | Another building       |     | x  |    |     |       |                             |
|                 | Other comments         |     |    |    |     |       |                             |

## MAIN STREET ASSESSMENT - SHEARS BUILDING SUPPLIES

| Business      | Questions             | Yes | No | NA | No. | Other | Comments                         |
|---------------|-----------------------|-----|----|----|-----|-------|----------------------------------|
| Time/Date     | 9:30                  |     |    |    |     |       |                                  |
| Access Points | Number                |     |    |    | 2   |       |                                  |
|               | Are they safe         | X   |    |    |     |       |                                  |
|               | Too big               |     | X  |    |     |       |                                  |
|               | Too small             |     | X  |    |     |       |                                  |
|               | Condition             | X   |    |    |     |       | Ponding on left entrance         |
|               | Are they clear        | X   |    |    |     |       |                                  |
|               | Other comments        |     |    |    |     |       |                                  |
| Signage       | Number                |     |    |    | 1   |       |                                  |
|               | Location              |     |    |    |     |       | One above store                  |
|               | Too big               |     | X  |    |     |       |                                  |
|               | Too small             |     | X  |    |     |       |                                  |
|               | Condition             | X   |    |    |     |       |                                  |
|               | Are they clear        | X   |    |    |     |       |                                  |
|               | Lighting              |     | X  |    |     |       |                                  |
|               | Other comments        |     |    |    |     |       | Could be one on road side        |
| Parking       | Size                  |     |    |    |     |       |                                  |
|               | Number of spaces      |     |    |    | 25  |       |                                  |
|               | Too many              |     | X  |    |     |       |                                  |
|               | Too little            |     | X  |    |     |       |                                  |
|               | Asphalt               | X   |    |    |     |       |                                  |
|               | Gravel                |     | X  |    |     |       |                                  |
|               | Too big               |     | X  |    |     |       |                                  |
|               | Too small             |     | X  |    |     |       |                                  |
|               | Condition             | X   |    |    |     |       |                                  |
|               | Reconfigured          |     | X  |    |     |       |                                  |
|               | Landscape             | X   |    |    |     |       | Front of building and along road |
|               | Landscape Opportunity | X   |    |    |     |       | Potentially along road           |
|               | Park in area          | X   |    |    |     |       |                                  |
|               | Open space            | X   |    |    |     |       |                                  |
|               | Other comments        |     |    |    |     |       |                                  |
| Lighting      | Number                |     | X  |    |     |       |                                  |
|               | Location              |     |    | X  |     |       |                                  |
|               | Too big               |     |    | X  |     |       |                                  |
|               | Too small             |     |    | X  |     |       |                                  |
|               | Not enough            |     |    | X  |     |       |                                  |
|               | Too many              |     |    | X  |     |       |                                  |
|               | Condition of light    |     |    | X  |     |       |                                  |

| Business        | Questions          | Yes | No | NA | No. | Other | Comments                            |
|-----------------|--------------------|-----|----|----|-----|-------|-------------------------------------|
|                 | Condition of Pole  |     |    | X  |     |       |                                     |
|                 | Other comments     |     |    |    |     |       |                                     |
| Green space     | Number             |     |    |    |     |       | Planting in front of store          |
|                 | Lawn               |     |    |    |     |       | along road                          |
|                 | Small trees        |     |    |    | 7   |       |                                     |
|                 | Medium trees       |     |    | x  |     |       |                                     |
|                 | Large trees        |     |    | x  |     |       |                                     |
|                 | Dead trees         |     |    |    | 1   |       | Unsure if dead                      |
|                 | Planters           | x   |    |    |     |       |                                     |
|                 | Condition          | x   |    |    |     |       |                                     |
|                 | Benches/Colour     |     | x  |    |     |       |                                     |
|                 | Opportunity for    | x   |    |    |     |       | outside of store                    |
|                 | Other comments     |     |    |    |     |       |                                     |
| Culverts        | Number             |     |    |    | 2   |       |                                     |
|                 | Material           |     |    |    |     |       | corrugated metal                    |
|                 | Location           |     |    |    |     |       | each access point                   |
|                 | Too big            |     | x  |    |     |       |                                     |
|                 | Too small          |     | x  |    |     |       |                                     |
|                 | Not enough         |     | x  |    |     |       |                                     |
|                 | Other comments     |     |    |    |     |       | Needs gutting/gating                |
| Walking on site | Material           |     |    |    |     |       | asphalt                             |
|                 | Condition          | x   |    |    |     |       |                                     |
|                 | Safety             | x   |    |    |     |       |                                     |
|                 | Safety opportunity |     | x  |    |     |       |                                     |
|                 | Other comments     |     |    |    |     |       |                                     |
| Walking on road | Material           |     |    |    |     |       |                                     |
|                 | Condition          |     |    |    |     |       | packed dirt                         |
|                 | Safety             |     | x  |    |     |       |                                     |
|                 | Safety opportunity | x   |    |    |     |       | ""                                  |
|                 | Other comments     |     |    |    |     |       |                                     |
| Building        | Type               |     |    |    |     |       | Warehouse                           |
|                 | Abandoned          |     | x  |    |     |       |                                     |
|                 | Style              |     |    |    |     |       | Step back roof                      |
|                 | Material           |     |    |    |     |       | Vinyl siding                        |
|                 | Colour             |     |    |    |     |       | Faded green, red on top, white trim |
|                 | Stories            |     |    |    | 1   |       |                                     |
|                 | Green space        |     | x  |    |     |       |                                     |
|                 | Outdoor space      |     | x  |    |     |       |                                     |

| Business | Questions              | Yes | No | NA | No. | Other | Comments                                         |
|----------|------------------------|-----|----|----|-----|-------|--------------------------------------------------|
|          | Accessible             | x   |    |    |     |       |                                                  |
|          | Accessible opportunity |     | x  |    |     |       |                                                  |
|          | Crosswalk location     | x   |    |    |     |       |                                                  |
|          | Another building       | x   |    |    |     |       | Possibly a storage warehouse, unsure. Same style |
|          | Other comments         |     |    |    |     |       | Other building on right side down the street     |

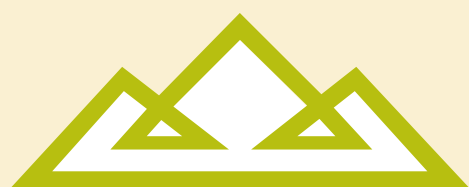
## MAIN STREET ASSESSMENT - ROBINS

| Business      | Questions             | Yes | No | NA | No.                                      | Other | Comments                                           |
|---------------|-----------------------|-----|----|----|------------------------------------------|-------|----------------------------------------------------|
| Time/Date     | 3:00:00 PM            |     |    |    |                                          |       |                                                    |
| Access Points | Number                |     |    |    | 2                                        |       |                                                    |
|               | Are they safe         |     | x  |    |                                          |       | drive thru in middle of parking lot, can be unsafe |
|               | Too big               |     | x  |    |                                          |       | 1 might be too big                                 |
|               | Too small             |     | x  |    |                                          |       |                                                    |
|               | Condition             | x   |    |    |                                          |       |                                                    |
|               | Are they clear        | x   |    |    |                                          |       |                                                    |
|               | Other comments        |     |    |    |                                          |       |                                                    |
| Signage       | Number                |     |    |    | 3                                        |       |                                                    |
|               | Location              |     |    |    |                                          |       | 1 on road, two above buildings (1 for drivenl)     |
|               | Too big               |     | x  |    |                                          |       |                                                    |
|               | Too small             |     | x  |    |                                          |       |                                                    |
|               | Condition             | x   |    |    |                                          |       |                                                    |
|               | Are they clear        | x   |    |    |                                          |       |                                                    |
|               | Lighting              |     |    |    |                                          |       | Unsure                                             |
|               | Other comments        |     |    |    |                                          |       |                                                    |
| Parking       | Size                  |     |    |    |                                          |       |                                                    |
|               | Number of spaces      |     |    |    | 10 in front of building, 20 on RS, 20 LS |       |                                                    |
|               | Too many              | x   |    |    |                                          |       | Could be used as staging area                      |
|               | Too little            |     | x  |    |                                          |       |                                                    |
|               | Asphalt               | x   |    |    |                                          |       |                                                    |
|               | Gravel                |     | x  |    |                                          |       |                                                    |
|               | Too big               |     | x  |    |                                          |       |                                                    |
|               | Too small             |     | x  |    |                                          |       |                                                    |
|               | Condition             | x   |    |    |                                          |       |                                                    |
|               | Reconfigured          | x   |    |    |                                          |       |                                                    |
|               | Landscape             | x   |    |    |                                          |       |                                                    |
|               | Landscape Opportunity | x   |    |    |                                          |       |                                                    |
|               | Park in area          | x   |    |    |                                          |       |                                                    |
|               | Open space            | x   |    |    |                                          |       |                                                    |
|               | Other comments        |     |    |    |                                          |       |                                                    |

| Business        | Questions          | Yes | No | NA | No. | Other | Comments                                                     |
|-----------------|--------------------|-----|----|----|-----|-------|--------------------------------------------------------------|
| Lighting        | Number             |     |    |    | 1   |       | Above drivethru window above eave                            |
|                 | Location           | x   |    |    |     |       |                                                              |
|                 | Too big            |     | x  |    |     |       |                                                              |
|                 | Too small          |     | x  |    |     |       |                                                              |
|                 | Not enough         |     | x  |    |     |       |                                                              |
|                 | Too many           |     | x  |    |     |       |                                                              |
|                 | Condition of light |     | x  |    |     |       |                                                              |
|                 | Condition of Pole  |     |    | x  |     |       |                                                              |
|                 | Other comments     |     |    |    |     |       |                                                              |
| Green space     | Number             |     |    |    | 1   |       |                                                              |
|                 | Lawn               | x   |    |    |     |       |                                                              |
|                 | Small trees        |     | x  |    |     |       |                                                              |
|                 | Medium trees       |     | x  |    |     |       |                                                              |
|                 | Large trees        |     | x  |    |     |       |                                                              |
|                 | Dead trees         |     | x  |    |     |       |                                                              |
|                 | Planters           |     | x  |    |     |       |                                                              |
|                 | Condition          |     |    | x  |     |       |                                                              |
|                 | Benches/Colour     |     |    |    | 2   |       | 2 benches and 1 picnic table                                 |
|                 | Opportunity for?   | x   |    |    |     |       | Potential for park area or larger greenspace (end of kiosks) |
|                 | Other comments     |     |    |    |     |       |                                                              |
| Culverts        | Number             |     | x  |    |     |       |                                                              |
|                 | Material           |     |    | x  |     |       |                                                              |
|                 | Location           |     |    | x  |     |       |                                                              |
|                 | Too big            |     |    | x  |     |       |                                                              |
|                 | Too small          |     |    | x  |     |       |                                                              |
|                 | Not enough         |     |    | x  |     |       |                                                              |
|                 | Other comments     |     |    |    |     |       |                                                              |
| Walking on site | Material           |     |    |    |     |       | Asphalt                                                      |
|                 | Condition          | x   |    |    |     |       |                                                              |
|                 | Safety             |     | x  |    |     |       | drive thru in middle of parking lot, can be unsafe           |
|                 | Safety opportunity | x   |    |    |     |       |                                                              |
|                 | Other comments     |     |    |    |     |       |                                                              |
| Walking on road | Material           |     |    |    |     |       | Packed dirt (Shoulder)                                       |
|                 | Condition          | x   |    |    |     |       |                                                              |
|                 | Safety             |     | x  |    |     |       |                                                              |
|                 | Safety opportunity | x   |    |    |     |       | ""                                                           |

| Business | Questions              | Yes | No | NA | No. | Other | Comments                                                         |
|----------|------------------------|-----|----|----|-----|-------|------------------------------------------------------------------|
|          | Other comments         |     |    |    |     |       |                                                                  |
| Building | Type                   |     |    |    |     |       | Commercial                                                       |
|          | Abandoned              |     | x  |    |     |       |                                                                  |
|          | Style                  |     |    |    |     |       | Two spaces                                                       |
|          | Material               |     |    |    |     |       | Vinyl, flat roof, overhang eave                                  |
|          | Colour                 |     |    |    |     |       | burgundy, black overhang, brown trim                             |
|          | Stories                |     |    |    | 1   |       |                                                                  |
|          | Green space            | x   |    |    |     |       |                                                                  |
|          | Outdoor space          | x   |    |    |     |       |                                                                  |
|          | Accessible             | x   |    |    |     |       |                                                                  |
|          | Accessible opportunity |     | x  |    |     |       |                                                                  |
|          | Crosswalk location     | x   |    |    |     |       | To building                                                      |
|          | Another building       |     | x  |    |     |       |                                                                  |
|          | Other comments         |     |    |    |     |       | Yard in back. No garbage outside. Good model for other buildings |







# ***Land Use Planning Analysis Report***

TRACT

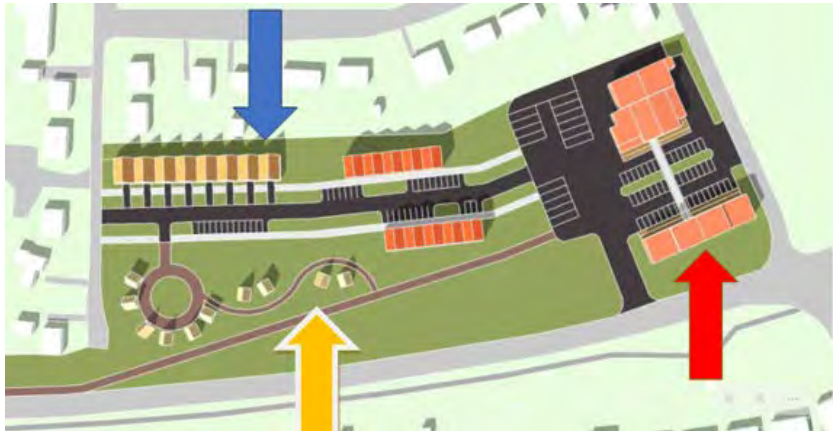
## PLANNING ISSUES AND SOLUTIONS

This analysis identifies the aspects for the proposed development concepts that are not accommodated in the existing Development Regulations, and proposes solutions in the form of 'amendments' that could be considered by Council.

### FOODLAND LOCATION

#### PROPOSED DEVELOPMENT CONCEPT:

- A. **Red Arrow:** New commercial building on the corner near the intersection;
- B. **Blue Arrow:** Rental cottages in rows;
- C. **Yellow Arrow:** cluster residential development for either permanent or rental purposes;



**ZONING:** Downtown Commercial zone (purple/pink colour)



## A. Commercial uses

### ZONING

The proposed commercial development in the area shown by the 'red arrow' can consist of a wide array of uses under the Permitted Uses on the Use Zone Table for the Downtown Commercial zone.

### DEVELOPMENT STANDARDS

The planning issues for this proposal are related to development standards as outlined below:

#### a. Setbacks

- i. **Frontyard - from Main Street** (former Trans-Canada Highway): Main Street will be classified as an arterial road which would have a 30 m right-of-way. The frontyard setback for the Downtown Commercial zone is 4 metres. If the building is facing Main Street, this needs to be taken into consideration when siting the building.
- ii. **Rearyard setback:** The standard for the zone is 10-15 metres. The developable area might not accommodate such a rearyard as the building would back into the parking lot. The building has two 'fronts' as where patrons would access the building from the rear.

Proposed amendments to accommodate the above issues are shown on the table below in red font:

| DOWNTOWN COMMERCIAL - DEVELOPMENT STANDARDS |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                   |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Standards                           |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                   |
|                                             | Detached buildings                                                                                                                                                                                                                                                                                                  | Comprehensive Development                                                                                                                                                                                                                                                         |
| Front yard (building line) (m)*             | 4 m<br>Notwithstanding the standards in the Use Zone Table, Council may require the front yard setbacks (building line) of new building to complement the setbacks of existing conforming buildings on adjoining or nearby lots on the same street and may allow buildings be permitted to abut existing sidewalks. | Council may, at its discretion, approve the erection of buildings which are designed to form part of a zero-lot-line development as part of a Comprehensive Development (4.1.4) in this zone provided that the buildings are designed in conformance to standards in Section 2.9. |
| Side yard (m):                              | 3-5m at the discretion of Council                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                   |
| Side yard for open storage                  | 5 m                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                   |
| Flanking yard (m)                           | 4 m                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                   |
| Rear yard (m)                               | 10-15 m                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                   |
| Lot coverage                                | 30%                                                                                                                                                                                                                                                                                                                 | 30%                                                                                                                                                                                                                                                                               |
| Maximum Standards                           |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                   |
| Height (m)                                  | 15                                                                                                                                                                                                                                                                                                                  | 15                                                                                                                                                                                                                                                                                |
| Lot coverage                                | 50%-70% subject to Council discretion                                                                                                                                                                                                                                                                               | 70% subject to Council discretion                                                                                                                                                                                                                                                 |

**b. Access/egress points:** from Intersection of Main Street and 10<sup>th</sup> Avenue/9<sup>th</sup> Avenue: The layout of the proposed development will utilize the existing access and egress points for the parking lot. These would be grandfathered; however, if there were to be any changes to the layout, the requirements of 4.1.1.1 (4) indicate that an access must be 20 m from the intersection.

**c. Shared Parking:** Each commercial development is required to provide adequate parking as per the standards set out in Chapter 7 of the Development Regulations. The Chapter also provides the option of preparing a Parking Development Plan (7.2.2). The option to develop a Parking Development Plan for the area identified by the red arrow. If it is determined that the existing parking lot can accommodate the parking requirements for both the existing and proposed new businesses, then an arrangement needs to be formalized if there are different business owners sharing the parking lot. This contractual arrangement would be a prerequisite to development application approval.

Proposed amendments to accommodate the above issues are shown on the table below in **red font**:

#### **7.2.2 Parking Development Plans**

Council may exempt or change all the off-street parking required under Section 7.1 for a designated area, provided the development within the designated area is controlled by a Comprehensive Planned Development.

**For areas requiring shared parking that are not part of a shopping mall or mini-mall, Council must be in receipt of a Parking Development Plan confirming that adequate parking can be provided and a formal contractual arrangement has been organized between/among the shared parking lot businesses prior to approval of any proposed new development.**

**d. ATV/snowmobile trail** within the right-of-way of Main Street. Trails are permitted in the Commercial Downtown zone (refer to 2.3.2.5). However, the Development Regulations do not specify motorized or non-motorized trails.

Council may wish to consider how to designate and sign these trails to ensure public safety and whether such trails and associated land require identification and protections in the Development Regulations.

## B. Rental cottages

This type of development is included in the definition of 'Resort' (provision 5.3.25 of the Development Regulations). However, 'resort' development includes a more complex development than what is proposed here and it was explicitly excluded for the Downtown Commercial zone. The layout for the development identified by the 'blue arrow' is townhome style row development which is defined in the Development Regulations (Townhouse (4.7.3) but for residential use only, not commercial use. This layout is also similar to a 'motel' (4.3.20), except that the motel is one building with multiple rental units whereas the proposed development is a row of individual cottages with a shared wall.

There is no clear definition that captures the use and layout proposed cottage rental units. It is proposed that the Development Regulations would be amended as follows (shown in red font):

| USE ZONE TABLE<br>DOWNTOWN COMMERCIAL ZONE                                                                                                                                                                                                             |                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PERMITTED USES                                                                                                                                                                                                                                         | DISCRETIONARY USES                                                                                                                                                                                                                                         |
| <i>- Commercial Land Use Class (4.3): All Uses, <b>EXCEPT</b> Amusement Park/Attraction, Campgrounds, Resort</i><br><i>-Institutional (4.6) EXCEPT Cemetery and Protective and Emergency Services</i><br><i>-Uses permitted in all zones (2.3.2.5)</i> | <i>-Apartment building (4.7.5) with commercial on main floor</i><br><i>-Townhouse (4.7.3) – <b>See condition 7</b></i><br><i>-Public Gathering – Indoor (4.6.4)</i><br><i>-Light industrial (4.4.10)</i><br><i>-Personal Care Home-Residential (4.7.7)</i> |

**7. For the purposes of the Downtown Commercial zone only, townhouse can consist of commercial rental cottages and must comply with the design requirements of 4.7.3 (3).**

Note that a Townhouse development is required to submit a Comprehensive Development application (2.2.4) which will allow Council to ensure that the overall site development will adhere to the Master Plan concept.

### C. Cluster development

The concept of cluster development as illustrated in the area of the 'yellow arrow' is addressed in the new Town of Pasadena Development Regulations in provision 4.7.8. However, the definition only contemplated residential detached and semi-detached dwellings, and 'ground-oriented multiple unit residential buildings'. There is no mention of commercial rental cottages in the definition.

It is proposed that the Development Regulations would be amended as follows (shown in blue font):

| USE ZONE TABLE<br>DOWNTOWN COMMERCIAL ZONE                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PERMITTED USES                                                                                                                                                                                                                                         | DISCRETIONARY USES                                                                                                                                                                                                                                                                                                                                                                            |
| <i>- Commercial Land Use Class (4.3): All Uses, <b>EXCEPT</b> Amusement Park/Attraction, Campgrounds, Resort</i><br><i>-Institutional (4.6) EXCEPT Cemetery and Protective and Emergency Services</i><br><i>-Uses permitted in all zones (2.3.2.5)</i> | <i>-Apartment building (4.7.5) with commercial on main floor</i><br><i>-Single detached dwelling- see condition 5</i><br><i>-Semi detached dwelling-see condition 5</i><br><i>-Townhouse (4.7.3) – See condition 7</i><br><i>-Cottage-See condition 6</i><br><i>-Public Gathering – Indoor (4.6.4)</i><br><i>-Light industrial (4.4.10)</i><br><i>-Personal Care Home-Residential (4.7.7)</i> |

5. Single detached dwellings and Semi-detached dwellings are only allowed if they are part of a Cluster development.

6. Detached Cottages are only allowed as 'commercial rental cottages' if they are part of a Cluster development.



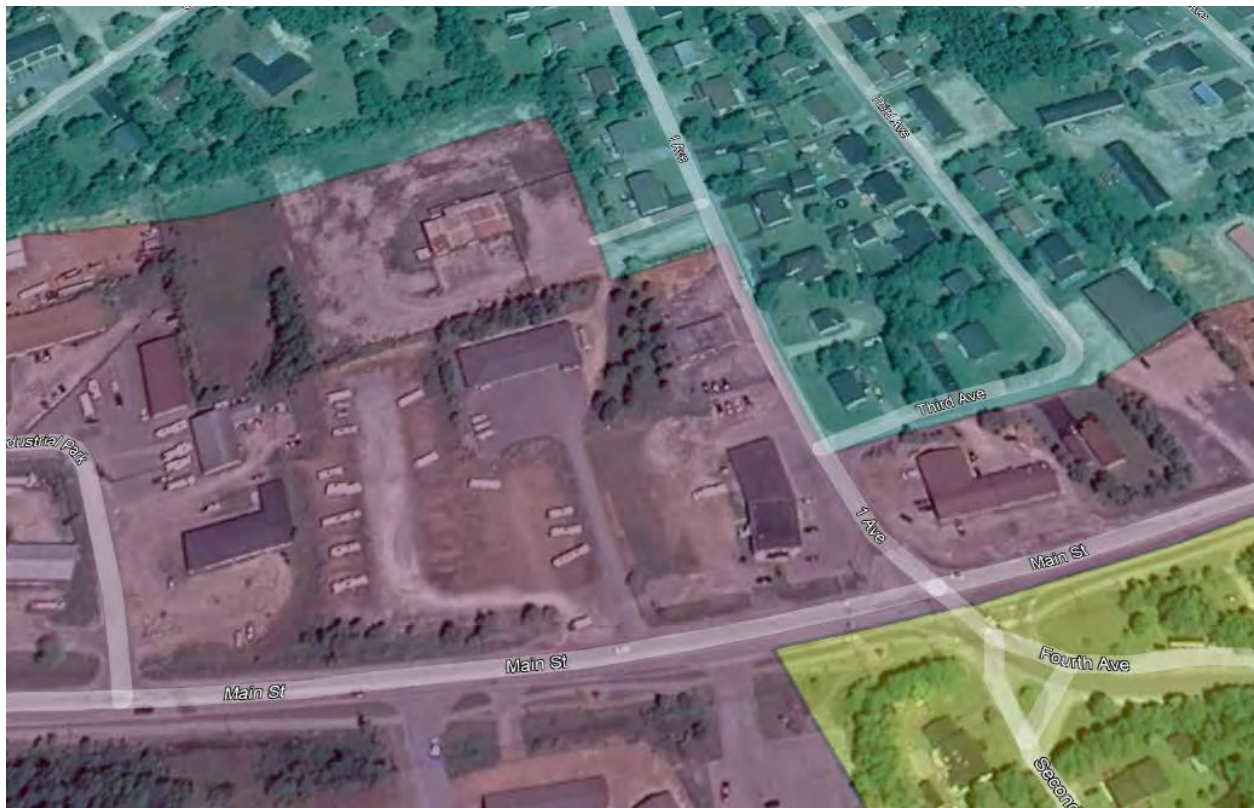
## MAIN STREET/1<sup>ST</sup> AVENUE LOCATION

### PROPOSED DEVELOPMENT CONCEPT:

- A. Outdoor market
- B. Outdoor performance venue
- C. Access/egress
- D. Commercial buildings with shared walls
- E. Shared parking
- F. ATV route



**ZONING:** Downtown Commercial zone (purple/pink colour)





- A. 'Outdoor market' use is not allowed in the existing Use Zone Table; it is a defined term and can be added as a Permitted or Discretionary use;
- B. 'Outdoor performance venue' is not allowed in the existing Use Zone Table and there is no specific definition for this use. The closest definition is 'Amusement Park/Attraction' which could be added to the use zone table and refined with a conditions specifying that it would be limited to an 'outdoor performance venue'.

The solution for A and B is illustrated on the existing Use Zone Table using **green font** (see below):

| USE ZONE TABLE<br>DOWNTOWN COMMERCIAL ZONE                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PERMITTED USES                                                                                                                                                                                                                                                                                                            | DISCRETIONARY USES                                                                                                                                                                                                                                           |
| <p>- Commercial Land Use Class (4.3): All Uses, <b>EXCEPT Amusement Park/Attraction</b>, Campgrounds, Resort <b>including Amusement Park/Attraction(4.3.2) subject to Condition X</b></p> <p>-Institutional (4.6) EXCEPT Cemetery and Protective and Emergency Services</p> <p>-Uses permitted in all zones (2.3.2.5)</p> | <p><b>-Outdoor Market (4.3.22)</b></p> <p>-Apartment building (4.7.5) with commercial on main floor</p> <p>-Townhouse (4.7.3)</p> <p>-Public Gathering – Indoor (4.6.4)</p> <p>-Light industrial (4.4.10)</p> <p>-Personal Care Home-Residential (4.7.7)</p> |

**Condition X: The 'amusement park/attraction (4.3. ) are limited to outdoor performance venue only including a stage, accessory building for protection of associated performance equipment, and seating for the audience. A buffer between this use and the adjacent 'Mixed Development' zone which contains residential dwellings may be required; refer to Section 4.1.3.**

### C. Access/Egress

Access/egress currently exists from Main Street and 1<sup>st</sup> Avenue.

The layout of the proposed development will utilize the existing access and egress points for the parking lot. These would be grandfathered; however, if there were to be any changes to the layout, the requirements of 4.1.1.1 (4) indicate that an access must be 20 m from the intersection.

**ITEMS D**-Commercial buildings with shared walls; **E**- Shared parking; and **F**-ATV route were addressed above under the solutions proposed for the 'Foodland' location. They would apply to this location as well.

### TRAILS LAND USE ZONING CONSIDERATIONS

- A permit is required for the construction of trails;
- Trails are a permitted use in all zones (Section 2.3.2.5);

## RELEVANT EXCERPTS FROM THE DEVELOPMENT REGULATIONS

### 3.2.1 Downtown Commercial Zone

Future development in the Main Street area is intended to create a more street front-oriented downtown commercial core. To create this downtown atmosphere with a friendlier shopping experience, customer parking should be placed at the rear of the buildings and commercial buildings should be placed closer to the street. As well, allowing greater building coverage on the lot allows for a business to be located in closer proximity, again fostering walkability and enhancing a downtown streetscape.

| USE ZONE TABLE<br>DOWNTOWN COMMERCIAL ZONE                                                                                                                                                                                                             |                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PERMITTED USES                                                                                                                                                                                                                                         | DISCRETIONARY USES                                                                                                                                                                                                                |
| <i>- Commercial Land Use Class (4.3): All Uses, <b>EXCEPT</b> Amusement Park/Attraction, Campgrounds, Resort</i><br><i>-Institutional (4.6) EXCEPT Cemetery and Protective and Emergency Services</i><br><i>-Uses permitted in all zones (2.3.2.5)</i> | <i>-Apartment building (4.7.5) with commercial on main floor</i><br><i>-Townhouse (4.7.3)</i><br><i>-Public Gathering – Indoor (4.6.4)</i><br><i>-Light industrial (4.4.10)</i><br><i>-Personal Care Home-Residential (4.7.7)</i> |

#### Conditions:

1. Subject to all other applicable requirements in Chapters 1, 2, 4, 5, 6, 7, 8, and 9 of the Development Regulations.
2. All commercial developments shall be fully serviced with municipal sanitary sewer service, municipal water and indicate provisions for storm water.
3. All commercial development sites shall surface the parking areas, and egress and access locations, with a paved or otherwise durable surface such as concrete. Paving shall be completed prior to issuance of final occupancy permit.
4. All commercial developments shall also be referred to Services NL for fire/ life safety and building accessibility review prior to the commencement of construction.

| DOWNTOWN COMMERCIAL - DEVELOPMENT STANDARDS |                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Minimum Standards                           |                                                                                                                                                                                                                                                                                                                  |
| Front yard (building line) (m)*             | 4<br>Notwithstanding the standards in the Use Zone Table, Council may require the front yard setbacks (building line) of new building to complement the setbacks of existing conforming buildings on adjoining or nearby lots on the same street and may allow buildings be permitted to abut exiting sidewalks. |
| Side yard (m):                              | 3 - 5 at the discretion of Council                                                                                                                                                                                                                                                                               |
| Side yard for open storage (m)              | 5                                                                                                                                                                                                                                                                                                                |
| Flanking yard (m)                           | 4                                                                                                                                                                                                                                                                                                                |
| Rear yard (m)                               | 10-15                                                                                                                                                                                                                                                                                                            |
| Lot coverage                                | 30%                                                                                                                                                                                                                                                                                                              |
| Maximum Standards                           |                                                                                                                                                                                                                                                                                                                  |
| Height (m)                                  | 15                                                                                                                                                                                                                                                                                                               |
| Lot coverage                                | 50% - 70% subject to Council discretion                                                                                                                                                                                                                                                                          |

#### 4.1.1 Access

**Definition:** means a way used or intended to be used by vehicles, pedestrians or animals in order to go from a street to adjacent or nearby land or to go from that land to the street (*definition from the Minister's Development Regulations*).

#### Development Standards

1. All development shall be located with frontage on a publicly maintained road.
2. An access on a municipal road shall be located as specified by the Council.
3. All access on a provincial highway is determined by the Department of Transportation and Works (Note: access permits are administered by Service NL).
4. No vehicular access shall be closer than 10 metres to the street line of a street intersection of a local road, or 20 metres to the street line of a street intersection in the case of a collector or arterial road.
5. The Council may require the provision of service streets to reduce the number of individual accesses to an adjacent street.
6. Existing private roads or those public roads not maintained by the Town must be upgraded to municipal standards before the Town will consider taking responsibility for them and before any further development is allowed.
7. Notwithstanding subsection 1, the following types of development may be allowed on lots that have frontage onto a private road only if they are part of a Comprehensive development (that is, arrangements are made for the maintenance of the road, but that the road is not maintained by a Council at public expense):
  - commercial rental cottages;
  - seasonal commercial uses related to tourism;
  - resort developments;
  - seasonal cottage developments not intended for permanent residential use; and,
  - vacant land condominium subdivisions.

#### **4.1.3 Buffers/Separation Distances Between Land Uses:**

**Definition:** Buffer means a berm, wall or opaque fence, row of trees or shrubs, hedge, fence, or distance separation that provides a barrier between incompatible sites, uses or districts intended to obstruct or reduce the noise, lighting glare, unsightly views or any other nuisance of one land use or property onto another.

##### **Standards:**

8. The Council may require landscaping and screening buffers as a condition to a permit for a proposed development in order to provide:
  - a. an acoustic barrier;
  - b. an attractive visual continuity and appearance between developments or on an individual site;
  - c. delineation of an area; and
  - d. protection for the natural environment.

Typical buffer/separation distances include:

- a. a screen or separation between different or incompatible uses, principally between residential and non-residential uses, which will consist of either a screen of a minimum height of 1.8 metres, or a buffer of 10 metres between residential and industrial, and 3 metres between residential and commercial;
- b. where an industrial, commercial or civic development permitted in any Use Zone abuts a street that is used as an access into a residential area or zone, a structural barrier or fence may be required in the flanking street side yard by Council and the structure or barrier shall be maintained by the owner or occupier of the property to the satisfaction of Council.;
- c. Non-residential developments proposed adjacent/near established residential areas shall be located in such a manner as to minimize potential impacts of traffic, noise, lighting(glare), site aesthetics and signage; to mitigate such impacts screening, landscaping and separation distance may be added as conditions.
- d. Referral directive for a 1.6 km buffer around the North Harbour Road former waste site required proposed development within this buffer to be referred to the Waste Management Division of the provincial government.

#### **4.1.4 Comprehensive Development**

**Definition:** Comprehensive Development means an integrated development on a suitable, large site that responds to a unique market opportunity and involves special development standards not otherwise permitted in the zone. The most common example of a comprehensive development is a vacant land condominium/bare strata development consisting of a contiguous area to be planned, developed, operated, and maintained as a single entity and containing one or more structures with common areas that belong to them, such as a box store complex, resort, multi-unit residential, shopping mall.

##### **Conditions:**

1. Required to submit a Comprehensive Development application (2.2.2 & 2.2.4)
2. A comprehensive development application must have frontage on a public road and comply with use requirements of the Zone within which it is located. Notwithstanding the requirement for

served development, if municipal services are not feasible to the standard required by the Town, the provision of on-site services must meet requirement of provincial agencies, in particular, Water Resource Management Division and Service NL;

3. Roads and services provided in a comprehensive development application whether they are publicly or privately owned, may be treated as if they were public roads, public services and public utilities for the purpose of approvals by the Authority and other agencies.
  4. A comprehensive development application may be approved by Council in any zone as a development and/or subdivision on public or private services, subject to the following requirements:
  5. the development and/or subdivision shall comply with the requirements of the Integrated Community Sustainability Municipal Plan or any scheme adopted under it, and with the zoning for the site as it pertains to land use, height, and have a suitable relationship to nearby land uses in respect to appearance, traffic requirements, and demands on municipal services; and,
- a Development Agreement having a Comprehensive Development application attached thereto, satisfactory to Council, between the owners of the land and the Town shall be registered in the Registry of Deeds of Newfoundland and Labrador, controlling the use and development of such land.

#### **4.3.25 Resort**

**Definition:** Resort means the use of land, buildings and structures to provide sleeping accommodations, communal or individual facilities for cooking and serving of meals for guests or a restaurant; recreation uses, such as golfing, tennis, lawn bowling, marinas, health spa, swimming pools, angling and other watersport activities, hunting and recreational shooting, cross-country skiing, sightseeing, camping, hiking, indoor recreational activities and other similar uses, plus gift and craft shops and the furnishing of equipment, supplies or services to guests in connection with any of the foregoing activities and may include accommodation for the operator and staff. (also ***includes Tourism Cottage Establishment***)

#### **Conditions:**

1. Required to submit a Comprehensive Development application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards

#### **4.7.3 Townhouses**

**Definition:** Residential Townhouses means three or more dwelling units in one building, each unit separated vertically from the others, each of which must have an independent entrance to a front and rear or side yard; and each unit may be located on a separate lot.

#### **Conditions:**

1. Must meet Use Zone Site Development Standards;
2. Required to submit a Comprehensive Development application (2.2.2 & 2.2.4);
3. Medium Density residential development applicants are to provide building rendering information to the Town to identify architectural intent of the proposed development. Building design attention to front entrances, windows and design treatment, facades, rooflines, massing and avoidance of large blank and repetitive design walls, quality of building materials and strong individual unit identity will be required.

#### **4.3.20 Motel**

**Definition:** Motel means an establishment providing accommodation for travelers or the transient public that consists of one or more than one building containing four or more attached accommodation units accessible from the exterior only and may or may not have facilities for serving meals.

**Conditions:**

1. Required to submit a Comprehensive Development application (2.2.2 & 2.2.4)
2. Must meet Use Zone Site Development Standards

#### **4.7.8 Cluster Residential development**

**Definition:** Cluster development consists of family-oriented housing on a large site, in the form of detached dwellings or semi-detached dwellings on individual lots or in the form of ground-oriented multiple unit residential buildings with substantial public open space set aside within the development site in accordance with a comprehensive development application. Cluster development shall only be considered if there are special amenities such as mature vegetation, watercourses, ravines, or other landscape or heritage features worthy of preservation, or the site can contribute open space to a park designated in the municipal plan, or the site is impacted by slopes or incompatible uses.

**Conditions:**

1. A comprehensive development application is required for a Cluster (Conservation) residential development – Refer to 3.1.2;
2. The minimum lot area for a Cluster development comprehensive development application shall be 2 hectares;
3. The designated Open Space lands may contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage buildings or features, and/or contribute to a park designated in the municipal plan; and
4. Open Space areas must be accessible by the public from a public road;
5. A restrictive covenant will be put in place that prevents future rezoning of the Open Space lands that are part of the Cluster Residential Comprehensive Development application.

#### **7.2.2 Parking Development Plans**

Council may exempt or change all the off-street parking required under Section 7.1 for a designated area, provided the development within the designated area is controlled by a Comprehensive Planned Development.

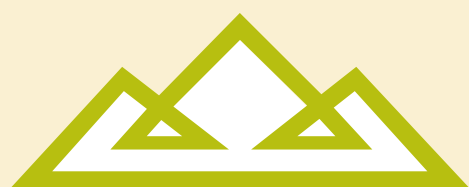
#### **7.2.3 Off-Street Parking Requirements**

1. The off-street parking requirements for are set out in the following table, and for those uses not indicated, then the parking and off-loading requirements are at the discretion of Council. In the case of developments that include more than one use or development, these standards shall be regarded as cumulative.
2. Adequate off-street provision for the drop-off and pick-up of persons will be provided on the same lot as the development unless otherwise stipulated by Council.
3. The number of spaces to be provided for off-street parking will be in accordance with the following table.

| <b>USE/DEVELOPMENT</b>         | <b>MINIMUM OFF-STREET PARKING REQUIREMENT</b> (m <sup>2</sup> =square metres)                                                                                                 |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amusement                      | One space for every 15 m <sup>2</sup> of gross floor area                                                                                                                     |
| Animal Grooming                | One parking space for every 20 m <sup>2</sup> of gross floor area                                                                                                             |
| Apartment Building             | Three spaces for every two dwelling units                                                                                                                                     |
| Automotive Sales               | In addition to the parking spaces required for the principal building, one parking space for every 20 vehicles of capacity for sales display at the automotive sales lot      |
| Bakery                         | One parking space per 15 m <sup>2</sup> of net floor area                                                                                                                     |
| Bank                           | One parking space per 15 m <sup>2</sup> of net floor area                                                                                                                     |
| Bank – Drive through           | One parking space per 15 m <sup>2</sup> of net floor area                                                                                                                     |
| Bar (night club)               | One parking space for every 5 m <sup>2</sup> of seating area                                                                                                                  |
| Bed and Breakfast              | One parking space per guest room in addition to the two spaces for the dwelling unit                                                                                          |
| Car Wash                       | One parking space per washing bay and one parking space for each 30 m <sup>2</sup> of office space                                                                            |
| Clinic                         | Three parking spaces per examining room                                                                                                                                       |
| Club and Lodge                 | One space for every 3 persons that may be accommodated at one time                                                                                                            |
| Commercial Garage              | One parking space per 30 m <sup>2</sup> of net floor area (parking provision for the storage of new and used vehicles for sale shall not be counted towards this requirement) |
| Convenience Store              | One space for every 20 m <sup>2</sup> of gross floor area                                                                                                                     |
| Public Gathering Places        | One space for every 60 m <sup>2</sup> of gross floor areas                                                                                                                    |
| Day Care-non-residential       | One space for every 30 m <sup>2</sup> of gross floor area                                                                                                                     |
| Day Care-residential           | One parking space per 30 m <sup>2</sup> of net floor area                                                                                                                     |
| Double Dwelling                | Two spaces for every dwelling unit                                                                                                                                            |
| Dry Cleaning                   | One parking space per 30 m <sup>2</sup> of net floor area                                                                                                                     |
| Educational                    | Schools - 2 spaces for every classroom; Further education - 1 space for every 5 persons using the facilities (students, faculty and staff)                                    |
| Funeral Home                   | One parking space for every 5 m <sup>2</sup> of gross floor area used by visitors                                                                                             |
| Furniture & Appliance Showroom | One parking space for every 50 m <sup>2</sup> of gross floor area                                                                                                             |
| General Industry               | One parking space for every employee                                                                                                                                          |

| <b>USE/DEVELOPMENT</b>             | <b>MINIMUM OFF-STREET PARKING REQUIREMENT (m<sup>2</sup>=square metres)</b>                                                             |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| General Service                    | One space for every 25 m <sup>2</sup> of gross floor area                                                                               |
| Hazardous Industry                 | One parking space for every employee                                                                                                    |
| Health Club                        | One parking space for every 20 m <sup>2</sup> of gross floor area                                                                       |
| Hotel                              | One parking space for every 3 sleeping units plus one parking space for every 15 m <sup>2</sup> of banquet seating area                 |
| Light Industry                     | As specified by Council but not less than one space per 50 m <sup>2</sup> of gross floor area or 5 parking spaces, whichever is greater |
| Medical and Professional           | One space for every 25 m <sup>2</sup> of gross floor area                                                                               |
| Medical Treatment and Special Care | Once space per 22 square metres of suite or ward area                                                                                   |
| Mobile and Mini Homes              | Two spaces for every dwelling unit                                                                                                      |
| Office                             | One space for every 30 m <sup>2</sup> of gross floor area                                                                               |
| Personal Service                   | One space for every 25 m <sup>2</sup> of gross floor area                                                                               |
| Public Gathering Place-Indoor      | One space for every 6 seats; or one space for every 15 m <sup>2</sup> of gross floor area                                               |
| Regional Institutional Use         | One parking space for every 10 spectators that may be accommodated at one time                                                          |
| Restaurant                         | One parking space for every 5 m <sup>2</sup> of seating area                                                                            |
| Restaurant – Drive Through         | One parking space per 5 m <sup>2</sup> of seating space                                                                                 |
| Restaurant -Take-out               | One space for every 25 m <sup>2</sup> of gross floor area                                                                               |
| Retail                             | One space for every 20 m <sup>2</sup> of gross floor area                                                                               |
| Row Dwelling                       | Two spaces for every dwelling unit                                                                                                      |
| Service Station                    | One space for every 20 m <sup>2</sup> of gross floor area                                                                               |
| Shopping Centre                    | One space for every 20 m <sup>2</sup> of gross floor area                                                                               |
| Detached Dwelling                  | Two spaces for every dwelling unit                                                                                                      |
| Sport & Recreation facility        | Three parking spaces for every 5 patrons of the facility at maximum capacity                                                            |
| Subsidiary Apartment               | One parking space for every dwelling unit                                                                                               |
| Townhouse                          | 1.5 spaces for every dwelling unit                                                                                                      |
| Veterinary                         | One space for every 25 m <sup>2</sup> of gross floor area                                                                               |







# ***Capital Cost and Phasing***

TRACT

## CAPITAL COST NOTES APPLY TO ALL COSTING ESTIMATES

1. Cost estimate based on plans in the Downtown and Trails Master Plan Document, January 2022. Due to current global pandemic and daily market fluctuations the cost of materials and labour are subject to change.

2. Options of probable costs or time contained herein are estimates only and subject to change, and are contingent upon factors over which the consultant has no control. The consultant does not guarantee the accuracy of such estimates and assumes no liability whatsoever as a result of the provision of such estimate or the reliance thereon by any party.

3. This is a Class “D”  $\pm 50\%$ : A class “D” estimate is prepared when a project is at the “Conceptual Design” stage. Conceptual design is defined as the beginning of a project when preliminary spatial needs have been identified, and a space program is being developed. At this stage of a project, conceptual drawings of physical space layouts and elevations are being developed by the architect, and the remainder of the design team are developing and evaluating different ideas regarding the types of systems to be used in the project. Project development at this stage is approximately 30% complete.

4. General Conditions includes the items that aren’t directly related to construction material expenses. These vary according to project but include contractor project management fees, safety officer fees, office overhead and profit, costs related to surveys and testing, and submittals. General requirements also includes costs related to bonding, insurance and permitting requirements.

5. Mobilization and Demobilization refers to contractor costs related to physically getting the contractor’s equipment, personnel and operations onto the construction sites. Includes site offices, temporary utilities, site fencing and hoarding, signage and site clean-up.

***Trails***

TRACT

## BLAZING TRAILS PRELIMINARY COST ESTIMATE

| Segment |                                                                        |          |         |               |               |
|---------|------------------------------------------------------------------------|----------|---------|---------------|---------------|
|         | Item                                                                   | Length m | Unit    | Unit Cost     | TOTALS        |
| 1       | Grubbed, widened and improved surface for trail, assume 1.5 m standard | 390      | li m    | \$ 45.00      | \$ 17,550.00  |
|         | Railing                                                                | 100      | li m    | \$ 150.00     | \$ 15,000.00  |
|         | Regrading, Shaping Trail                                               | 500      | cubic m | \$ 15.00      | \$ 7,500.00   |
|         | Signs: Directional                                                     | 1        | ea      | \$ 700.00     | \$ 700.00     |
|         | SUBTOTAL SEGMENT 1                                                     |          |         |               | \$ 40,750.00  |
| 2       | Wood Stairs built to transition from blast rock area                   | 25       | li m    | \$ 250.00     | \$ 6,250.00   |
|         | Signs: Directional                                                     | 2        | ea      | \$ 700.00     | \$ 1,400.00   |
|         | Signs: Hazard                                                          | 1        | ea      | \$ 700.00     | \$ 700.00     |
|         | SUBTOTAL SEGMENT 2                                                     |          |         |               | \$ 8,350.00   |
| 3       | New Granular surface for Trail , 1.8 m standard                        | 1125     | li m    | \$ 80.00      | \$ 90,000.00  |
|         | Bridge, location TBD                                                   | 1        | ls      | \$ 125,000.00 | \$ 125,000.00 |
|         | Signs: Trailhead                                                       | 1        | ea      | \$ 1,000.00   | \$ 1,000.00   |
|         | SUBTOTAL SEGMENT 3                                                     |          |         |               | \$ 216,000.00 |
| 4       | New Granular Surface for Trail , 1.8 m standard                        | 272      | li m    | \$ 80.00      | \$ 21,760.00  |
|         | Small Boardwalk on cribs bridge, inc. riprap around abutments          | 7        | li m    | \$ 750.00     | \$ 5,250.00   |
|         | Stairs down to glide path                                              | 5        | li m    | \$ 250.00     | \$ 1,250.00   |
|         | Signs: Directional                                                     | 1        | ea      | \$ 700.00     | \$ 700.00     |
|         | Signs: Hazard                                                          | 1        | ea      | \$ 700.00     | \$ 700.00     |
|         | Signs: Trailhead                                                       | 1        | ea      | \$ 1,000.00   | \$ 1,000.00   |
|         | SUBTOTAL SEGMENT 4                                                     |          |         |               | \$ 30,660.00  |
| 5       | Signs: Directional                                                     | 1        | ea      | \$ 700.00     | \$ 700.00     |
|         | SUBTOTAL SEGMENT 5                                                     |          |         |               | \$ 700.00     |
| 6       | New Granular Surface for Trail , 1.8 m standard                        | 430      | li m    | \$ 80.00      | \$ 34,400.00  |
|         | Regrading, Shaping Trail                                               | 500      | cubic m | \$ 15.00      | \$ 7,500.00   |
|         | Signs: On site-promotional                                             | 1        | ea      | \$ 1,500.00   | \$ 1,500.00   |
|         | Signs: Informational                                                   | 1        | ea      | \$ 1,500.00   | \$ 1,500.00   |
|         | SUBTOTAL SEGMENT 6                                                     |          |         |               | \$ 44,900.00  |
| 7       | New Granular Surface for Trail , 1.8 m standard                        | 377      | li m    | \$ 80.00      | \$ 30,160.00  |
|         | SUBTOTAL SEGMENT 7                                                     |          |         |               | \$ 30,160.00  |
| 8       | New Granular Surface for Trail , 1.8 m standard                        | 340      | li m    | \$ 80.00      | \$ 27,200.00  |
|         | Extra Fill/ Culvert allowance for wet portions of ground               |          | 15%     |               | \$ 4,080.00   |
|         | Signs: Trailhead, double-sided                                         | 1        | ea      | \$ 1,000.00   | \$ 1,000.00   |
|         | SUBTOTAL SEGMENT 8                                                     |          |         |               | \$ 32,280.00  |

See CAPTIAL COST NOTES at the beginning of the Appendix.

| Segment |                                                                                            |          |      |              |               |
|---------|--------------------------------------------------------------------------------------------|----------|------|--------------|---------------|
|         | Item                                                                                       | Length m | Unit | Unit Cost    | TOTALS        |
| 9       | Grubbed, widened and improved surface for 1.5 hiking trail                                 | 692      | li m | \$ 45.00     | \$ 31,140.00  |
|         | Clearing and grubbing allowance                                                            |          | %    | \$ 10.00     | \$ 3,114.00   |
|         | New Footbridge                                                                             | 1        | ls   | \$ 65,000.00 | \$ 65,000.00  |
|         | Signs: Directional                                                                         | 2        | ea   | \$ 700.00    | \$ 1,400.00   |
|         | SUBTOTAL SEGMENT 9                                                                         |          |      |              | \$ 100,654.00 |
| 10      | Existing surface improved to , 1.8 m standard                                              | 1300     | li m | \$ 80.00     | \$ 104,000.00 |
|         | Stairs                                                                                     | 50       | li m | \$ 250.00    | \$ 12,500.00  |
|         | Signs: Directional                                                                         | 2        | ea   | \$ 700.00    | \$ 1,400.00   |
|         | Signs: Trailhead                                                                           | 2        | ea   | \$ 1,000.00  | \$ 2,000.00   |
|         | Signs: Information                                                                         | 1        | ea   | \$ 1,500.00  | \$ 1,500.00   |
|         | SUBTOTAL SEGMENT 10                                                                        |          |      |              | \$ 121,400.00 |
| 11      | Signs: Directional                                                                         | 1        | ea   | \$ 700.00    | \$ 700.00     |
|         | Signs: Trailhead, double-sided                                                             | 1        | ea   | \$ 1,000.00  | \$ 1,000.00   |
|         | Signs: Hikers only                                                                         | 1        | ea   | \$ 700.00    | \$ 700.00     |
|         | SUBTOTAL SEGMENT 11                                                                        |          |      |              | \$ 2,400.00   |
| 12      | New cleared, grubbed hiking trail 1.5 m wide through woods , reinstate native surface      | 780      | li m | \$ 45.00     | \$ 35,100.00  |
|         | Clearing and Grubbing Allowance                                                            |          | %    | \$ 10.00     | \$ 3,510.00   |
|         | SUBTOTAL SEGMENT 12                                                                        |          |      |              | \$ 38,610.00  |
| 13      | Existing trail, assume some clearing, grubbing and filling along reinstated native surface | 2404     | li m | \$ 20.00     | \$ 48,080.00  |
|         | Signs: Directional                                                                         | 2        | ea   | \$ 700.00    | \$ 1,400.00   |
|         | SUBTOTAL SEGMENT 13                                                                        |          |      |              | \$ 49,480.00  |
| 14      | New Granular surface for Trail , 1.8 m standard                                            | 640      | li m | \$ 80.00     | \$ 51,200.00  |
|         | Allowance for fill and culverts                                                            |          | %    | \$ 15.00     | \$ 7,680.00   |
|         | Signs: Directional                                                                         | 1        | ea   | \$ 700.00    | \$ 700.00     |
|         | Signs: Trailhead, double-sided                                                             | 1        | ea   | \$ 1,000.00  | \$ 1,000.00   |
|         | SUBTOTAL SEGMENT 14                                                                        |          |      |              | \$ 60,580.00  |
| 15      | New Granular surface for Trail , 1.8 m standard                                            | 350      | li m | \$ 80.00     | \$ 28,000.00  |
|         | Allowance for fill and culverts                                                            |          | %    | \$ 15.00     | \$ 4,200.00   |
|         | Signs: trailhead, double-sided                                                             | 1        | ea   | \$ 700.00    | \$ 700.00     |
|         | SUBTOTAL SEGMENT 15                                                                        |          |      |              | \$ 32,900.00  |
| 16      | Grubbed, widened and improved surface for 1.5 hiking trail                                 | 500      | li m | \$ 45.00     | \$ 22,500.00  |
|         | Signs: Trailhead, double-sided                                                             | 1        | ea   | \$ 700.00    | \$ 700.00     |
|         | SUBTOTAL SEGMENT 16                                                                        |          |      |              | \$ 23,200.00  |
| 17      | Signs: Hazard                                                                              | 1        | ea   | \$ 700.00    | \$ 700.00     |
|         | Signs: Shared use, double-sided                                                            | 1        | ea   | \$ 700.00    | \$ 700.00     |
|         | Signs: On site-promotional                                                                 | 1        | ea   | \$ 1,500.00  | \$ 1,500.00   |
|         | SUBTOTAL SEGMENT 17                                                                        |          |      |              | \$ 2,900.00   |

See CAPTIAL COST NOTES at the beginning of the Appendix.

| Segment |                                                                                         |          |      |             |              |
|---------|-----------------------------------------------------------------------------------------|----------|------|-------------|--------------|
|         | Item                                                                                    | Length m | Unit | Unit Cost   | TOTALS       |
| 18      | Assume some widening and re-surfacing of trail with new granular, approx 300 li m worth | 300      | li m | \$ 80.00    | \$ 24,000.00 |
|         | Boulders for defing edge of trail at Willow and Glendale                                | 20       | ea   | \$ 400.00   | \$ 8,000.00  |
|         | Signs: Crossing Ahead                                                                   | 1        | ea   | \$ 700.00   | \$ 700.00    |
|         | Signs: Shared Use, double-sided                                                         | 2        | ea   | \$ 700.00   | \$ 1,400.00  |
|         | SUBTOTAL SEGMENT 18                                                                     |          |      |             | \$ 34,100.00 |
| 19      | New Trail 1.8 m granular                                                                | 375      | li m | \$ 80.00    | \$ 30,000.00 |
|         | ATV Gates                                                                               | 2        | ea   | \$ 5,000.00 | \$ 10,000.00 |
|         | Signs: Trailhead                                                                        | 1        | ea   | \$ 1,000.00 | \$ 1,000.00  |
|         | Signs: Information                                                                      | 1        | ea   | \$ 1,500.00 | \$ 1,500.00  |
|         | Signs: On-site Promotional                                                              | 1        | ea   | \$ 1,500.00 | \$ 1,500.00  |
|         | SUBTOTAL SEGMENT 19                                                                     |          |      |             | \$ 44,000.00 |
| 20      | Use existing trail, assume some widening and bump outs where possible                   | 100      | li m | \$ 80.00    | \$ 8,000.00  |
|         | Signs: Trailhead Vehicle, double-sided                                                  | 2        | ea   | \$ 1,000.00 | \$ 2,000.00  |
|         | Signs: Crossing Ahead                                                                   | 2        | ea   | \$ 700.00   | \$ 1,400.00  |
|         | SUBTOTAL SEGMENT 20                                                                     |          |      |             | \$ 11,400.00 |
| 21      | New Trail 1.8 m granular                                                                | 375      | li m | \$ 80.00    | \$ 30,000.00 |
|         | Clearing and Grubbing Allowance                                                         |          | %    | \$ 10.00    | \$ 3,000.00  |
|         | ATV Gates                                                                               | 2        | ea   | \$ 5,000.00 | \$ 10,000.00 |
|         | Signs: Trailhead                                                                        | 1        | ea   | \$ 1,000.00 | \$ 1,000.00  |
|         | SUBTOTAL SEGMENT 21                                                                     |          |      |             | \$ 44,000.00 |
| 22      | New Trail 3m granular                                                                   | 350      | li m | \$ 120.00   | \$ 42,000.00 |
|         | ATV Gates                                                                               | 2        | ea   | \$ 5,000.00 | \$ 10,000.00 |
|         | Signs: Trailhead Vehicle, double-sided                                                  | 2        | ea   | \$ 1,000.00 | \$ 2,000.00  |
|         | Signs: Crossing Ahead                                                                   | 2        | ea   | \$ 700.00   | \$ 1,400.00  |
|         | SUBTOTAL SEGMENT 22                                                                     |          |      |             | \$ 55,400.00 |
| 23      | New Trail 1.8m granular                                                                 | 177      | li m | \$ 80.00    | \$ 14,160.00 |
|         | Clearing and Grubbing Allowance                                                         |          | %    | \$ 10.00    | \$ 1,416.00  |
|         | ATV Gates                                                                               | 2        | ea   | \$ 5,000.00 | \$ 10,000.00 |
|         | Signs: Trailhead                                                                        | 1        | ea   | \$ 1,000.00 | \$ 1,000.00  |
|         | SUBTOTAL SEGMENT 23                                                                     |          |      |             | \$ 26,576.00 |
| 24      | Existing trail improved to 1.8m granular                                                | 775      | li m | \$ 80.00    | \$ 62,000.00 |
|         | Signs: Trailhead                                                                        | 1        | ea   | \$ 1,000.00 | \$ 1,000.00  |
|         | Signs: Directional                                                                      | 1        | ea   | \$ 700.00   | \$ 700.00    |
|         | SUBTOTAL SEGMENT 24                                                                     |          |      |             | \$ 63,700.00 |
| 25      | Existing trail improved to 1.8m granular                                                | 50       | li m | \$ 80.00    | \$ 4,000.00  |
|         | Boulders                                                                                | 10       | ea   | \$ 400.00   | \$ 4,000.00  |
|         | ATV Gates                                                                               | 1        | ea   | \$ 5,000.00 | \$ 5,000.00  |
|         | SUBTOTAL SEGMENT 25                                                                     |          |      |             | \$ 13,000.00 |

See CAPTIAL COST NOTES at the beginning of the Appendix.

| Segment     |                                        |          |      |                 |              |
|-------------|----------------------------------------|----------|------|-----------------|--------------|
| Item        |                                        | Length m | Unit | Unit Cost       | TOTALS       |
| 26          | Stairs                                 | 25       | li m | \$ 250.00       | \$ 6,250.00  |
|             | Boulders                               | 10       | ea   | \$ 400.00       | \$ 4,000.00  |
|             | ATV Gates                              | 1        | ea   | \$ 5,000.00     | \$ 5,000.00  |
|             | Signs: Information                     | 1        | ea   | \$ 1,500.00     | \$ 1,500.00  |
|             | Signs: On-site Promotional             | 1        | ea   | \$ 1,500.00     | \$ 1,500.00  |
|             | SUBTOTAL SEGMENT 26                    |          |      |                 | \$ 18,250.00 |
| MISC        | Signs: Information                     | 2        | ea   | \$ 1,500.00     | \$ 3,000.00  |
|             | Signs: On-site Promotional             | 2        | ea   | \$ 1,500.00     | \$ 3,000.00  |
|             | Signs: Directional                     | 2        | ea   | \$ 700.00       | \$ 1,400.00  |
|             | Signs: Trailhead Vehicle, double-sided | 1        | ea   | \$ 1,000.00     | \$ 1,000.00  |
|             | Signs: Crossing Ahead                  | 6        | ea   | \$ 700.00       | \$ 4,200.00  |
|             | Signs: Interpretive                    | 8        | ea   | \$ 700.00       | \$ 5,600.00  |
|             | SUBTOTAL MISC SEGMENT                  |          |      |                 | \$ 18,200.00 |
| GRAND TOTAL |                                        |          |      | \$ 1,164,550.00 |              |

See CAPTIAL COST NOTES at the beginning of the Appendix.



## SUMMARY TABLE

| Primary Routes ( year 1-5)                  |      |    |                 |
|---------------------------------------------|------|----|-----------------|
| Existing Trails Improvements                | 2375 | m  | \$ 246,750.00   |
| Segments 10,18,24,25                        |      |    |                 |
| New Trails                                  | 2969 | m  | \$ 298,800.00   |
| Segments 4, 6, 7, 8, 15, 19, 20, 21, 22     |      |    |                 |
| Signage                                     |      | ls | \$ 31,300.00    |
| SUBTOTAL                                    |      |    | \$ 576,850.00   |
| Primary Routes, ownership TBD ( year 1-5)   |      |    |                 |
| New Trails                                  | 1942 | m  | \$ 174,456.00   |
| Segments 3, 14, 23                          |      |    |                 |
| Bridge                                      | 1    | ls | \$ 125,000.00   |
| Signage                                     |      | ls | \$ 3,700.00     |
| SUBTOTAL                                    |      |    | \$ 303,156.00   |
| Secondary Routes (year 5-10)                |      |    |                 |
| Existing Trails Improvements                | 415  | m  | \$ 46,300.00    |
| Segments 1, 2, 11,17                        |      |    |                 |
| Signage                                     |      |    | \$ 8,100.00     |
| SUBTOTAL                                    |      |    | \$ 54,400.00    |
| Secondary Routes, ownership TBD (year 5-10) |      |    |                 |
| New Trails                                  | 4376 | m  | \$ 143,444.00   |
| Segments 9. 12, 13, 16                      |      |    |                 |
| Bridge                                      | 1    | ls | \$ 65,000.00    |
| Signage                                     |      | ls | \$ 3,500.00     |
| SUBTOTAL                                    |      |    | \$ 211,944.00   |
| Other signs                                 |      |    |                 |
| Signage                                     |      |    | \$ 17,900.00    |
| SUBTOTAL                                    |      |    | \$ 17,900.00    |
|                                             |      |    |                 |
| TOTAL                                       |      |    | \$ 1,164,250.00 |
| Mobilization (5%)                           |      |    | \$ 58,212.50    |
| General Conditions (8%)                     |      |    | \$ 93,140.00    |
| Contingency (30%)                           |      |    | \$ 349,275.00   |
| Detailed Engineering and Design (12%)       |      |    | \$ 139,710.00   |
| TOTAL ESTIMATE                              |      |    | \$ 1,804,587.50 |

See CAPTIAL COST NOTES at the beginning of the Appendix.

NEW WALKING TRAIL LENGTHS

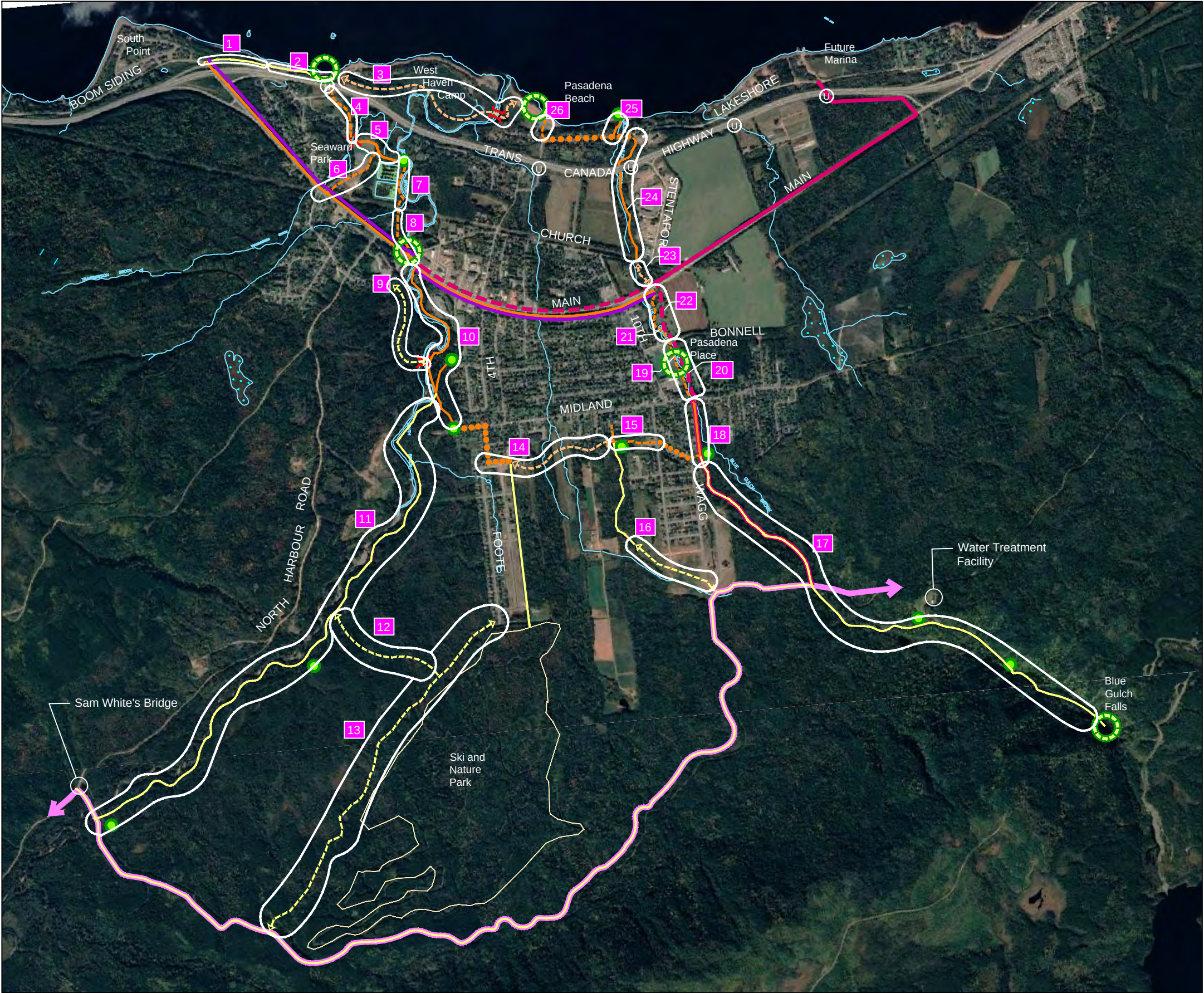
| Segment | Length<br>m | Description                                                                                        | Comments                                                                                                                                                                                              | New tread material<br>required             | Priority in<br>system | Standard<br>to Use   | 1. veg clearing and<br>grubbing req'd                                    | 1b. Cost<br>Unit \$ / sq<br>m | 2. Additional fill<br>material req'd                                                | 2b   | Other landscape<br>infrastructure needed                                                                 |
|---------|-------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------|----------------------|--------------------------------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------|
| 1       | 390         | Currently just a hiking trail                                                                      | Needs a proper base put in... seems to be mostly organic and trees excavated Likely With retention on one side at least. Needs to be connected to blast rock area, maybe w/ stairs in last 20 m or so | Yes                                        | Secondary             | 1.5 m hiking         | Yes, small tree removal and organic material, replace with suitable fill | 45                            | Assume grubbing of some organic material and replacement with suitable mineral soil | None | Poss retaining in places, stairs in places                                                               |
| 2       | 500         | Across blast rock area                                                                             | Fairly level and open and compact. May be kept as is?                                                                                                                                                 | Leave as is                                | Secondary             | 1.5 m hiking         | No                                                                       |                               | No                                                                                  |      | Stairs may be introduce at certain locations due to steep grades, some trail hardening, but not priority |
| 3       | 347         | Just a cattle trail                                                                                | Needs a surface, just grass now, I believe this was town-owned? new bridge over brook, probably some steps leading down to brook                                                                      | yes, but could be native -- check with NWD | Secondary             | 1.5 m hiking         | Yes, but just grass                                                      |                               | Assume grubbing of some organic material and replacement with suitable mineral soil |      | 1 bridge crossing (small), steps either side 10 feet high                                                |
| 4       | 341         | Existing route, used by park access                                                                | Leave as is                                                                                                                                                                                           | prob not, check with nwd                   | Secondary             | 1.5 m hiking         | No                                                                       |                               | No                                                                                  |      |                                                                                                          |
| 5       | 430         | Nothing there now, notional link                                                                   | New construction required                                                                                                                                                                             | Yes                                        | Primary               | 1.8 granular         | No                                                                       |                               | Some additional fill required to negotiate grade through park                       |      |                                                                                                          |
| 6       | 315         | Slightly wet ground                                                                                | New construction required, may be more fill to get above water, plus one crossing                                                                                                                     | Yes                                        | Primary               | 1.8 granular wetland | Yes, wetland veg                                                         |                               | Yes, as part of standard                                                            |      | 1 bridge crossing (floating, large), armouring and filling of area under bridge                          |
| 6b      | 752         | Old rail bed                                                                                       | Prob good material but clearing, grubbing and brush cutting required and stairs to get up to it                                                                                                       | Yes                                        | Primary               | 1.8 granular         | Yes,                                                                     |                               |                                                                                     |      | Stairs, to cover 15'                                                                                     |
| 7       | 377         | Cattle trail , mostly used by atvs and dirt bikes                                                  | Good width, relatively walkable                                                                                                                                                                       | Yes                                        | Primary               | 1.8 granular         | Largely no                                                               |                               | 10% ruts and infill                                                                 |      |                                                                                                          |
| 7b      | 340         | Cattle trail , mostly used by atvs and dirt bikes                                                  | Relatively walkable but tree clearing may be necessary, additional fill through boggy areas.                                                                                                          | Yes                                        | Primary               | 1.8 granular         | Yes, some tree removal and brush cutting, not heavy                      |                               | Additional Fill                                                                     |      |                                                                                                          |
| 8       | 522         | Nothing right now                                                                                  | Totally new path needed, w some clearing and grubbing of forest                                                                                                                                       | Yes                                        | Primary               |                      | Some tree removal and brush cutting,                                     |                               |                                                                                     |      |                                                                                                          |
| 9       | 692         | Nothing there right now                                                                            | Totally new path needed, w some clearing and grubbing of forest                                                                                                                                       | Yes                                        |                       | 1.5 hiking trail     | Clearing, grubbing, and reinstate native                                 |                               |                                                                                     |      |                                                                                                          |
| 10      | 1300        | Existing hiking trail, fairly narrow. They have put granular down in some areas, to Shea property. | Definitely needs widening at min, and reshaping of crown in areas                                                                                                                                     | Yes                                        | Primary               | 1.8 granular         | Some tree removal and brush cutting,.. Mulching of slopes                |                               |                                                                                     |      |                                                                                                          |
| 11      | 3743        | Existing hiking trail from Shea property on, including links from ends of streets                  |                                                                                                                                                                                                       | Yes                                        | Secondary             | 1.5 hiking trail     | No                                                                       |                               |                                                                                     |      |                                                                                                          |
| 12      | 780         | Nothing there                                                                                      | Totally new path needed,                                                                                                                                                                              | Yes                                        | Secondary             | 1.5 hiking trail     | Clearing, grubbing, and reinstate native                                 |                               |                                                                                     |      |                                                                                                          |
| 12b     | 2404        | Foot St trail                                                                                      | Path exists but is not great                                                                                                                                                                          | Yes                                        | Secondary             | 1.5 hiking trail     | Clearing, grubbing, and reinstate native                                 |                               |                                                                                     |      |                                                                                                          |
| 13      | 976         | Ex. trail (snowflake)                                                                              | Fairly wide, fine, could be left as is                                                                                                                                                                | Leave as is                                | Secondary             | leave as is          | Minor repair as needed                                                   |                               |                                                                                     |      |                                                                                                          |

See CAPTIAL COST NOTES at the beginning of the Appendix.

| Segment | Length<br>m | Description                                                           | Comments                                                                                                       | New tread material<br>required                                | Priority in<br>system | Standard<br>to Use | 1. veg clearing and<br>grubbing req'd            | 1b. Cost<br>Unit \$ / sq<br>m | 2. Additional fill<br>material req'd | 2b | Other landscape<br>infrastructure needed |
|---------|-------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------------|--------------------|--------------------------------------------------|-------------------------------|--------------------------------------|----|------------------------------------------|
| 14      | 6704        | Ex Groomed Skidoo trail                                               | Very wide, fine, could be left as is as a hiking route                                                         | Further investigation required                                | Secondary             |                    | Minor repair as needed                           |                               |                                      |    |                                          |
| 15      | 1926        | Water Supply road from Groomed Trail to Falls                         | Granular surfaced road, somewhat narrow and winding in parts w some steep grades                               | Further investigation required                                | Secondary             |                    | Minor repair as needed                           |                               |                                      |    |                                          |
| 16      | 481         | Cattle trail currently linking groomed trail to Pike's hill           | Dirt through grass, mostly used by atvs                                                                        | Further investigation required                                |                       |                    | No                                               |                               |                                      |    |                                          |
| 17      | 763         | Pike's hill trail                                                     | Dirt through grass, mostly used by atvs, quite steep                                                           | Further investigation required                                |                       |                    | No                                               |                               |                                      |    |                                          |
| 18      | 530         | Cattle trail across private land, starting from French St. playground | Dirt ruts through grass                                                                                        | Yes                                                           |                       |                    | Yes, just grass                                  |                               | Extra fill, some culverts needed     |    |                                          |
| 18b     | 516         | Cattle trail to Wagg. Worn, some basin effect                         | Dirt ruts through grass                                                                                        | Yes                                                           |                       |                    | No                                               |                               | Extra fill, some culverts needed     |    |                                          |
| 19      | 1089        | Water Supply road from Groomed Trail to Falls                         | Granular surfaced road, somewhat narrow and winding in parts w some steep grades                               | Further investigation required                                |                       |                    | No                                               |                               |                                      |    |                                          |
| 20      | 318         | Existing access route between Midland and Glendale                    | Seems to be already topped with granular, level and straight                                                   | Leave as is , but add additional material to widen to 3 m     |                       |                    | Maybe? If wanted wider, as this is shared use    |                               |                                      |    |                                          |
| 21      | 375         | Does not currently exist                                              | New construction needed through grass field and around lagoon                                                  | Yes                                                           |                       |                    | No                                               |                               |                                      |    |                                          |
| 21b     | 362         | Existing path                                                         | To be converted to use by ATV's snowmobiles, may need widening/ bump outs in parts                             | Leave as is, but add an allowance for widening in parts (5%)? |                       |                    | Yes, but minimally at bump outs to allow passing |                               |                                      |    |                                          |
| 22      | 358         | Does not currently exist                                              | New construction through farm fields ,could be wove around trees                                               | Yes                                                           |                       |                    | No                                               |                               |                                      |    |                                          |
| 22b     | 350         | Does not currently exist                                              | New construction needed through farm fields, will have to b fairly straight, some trees may have to be removed | Yes                                                           |                       |                    | Maybe a few                                      |                               |                                      |    |                                          |
| 23      | 177         | Does not currently exist                                              | New construction needed through forest, will require removing trees and clearing and grubbing                  | Yes                                                           |                       |                    | May be a few                                     |                               |                                      |    |                                          |
| 24      | 543         | Existing Trail                                                        | Requires gates to keep atvs off                                                                                | Yes                                                           |                       |                    | No                                               |                               | Gates                                |    |                                          |
| 25      | 232         | Existing Trail                                                        | Requires gates to keep atvs off                                                                                | Yes                                                           |                       |                    | No                                               |                               | Gates                                |    |                                          |
| 26      | 112         | Existing Trail                                                        | Convert to stairs to keep atvs' off? Probably wider than needed                                                | Yes, stairs                                                   |                       |                    | No                                               |                               | Vegetate edges to narrow             |    |                                          |
| 27      | 67          | Existing Trail                                                        | Convert to stairs to keep atvs' off? Probably wider than needed                                                | Yes , stairs                                                  |                       |                    | No                                               |                               | Vegetate edges to narrow             |    |                                          |



# Preliminary Costing Reference for Trails



## LEGEND

### Primary Walking Routes

- Existing
- Proposed (public land or land in process of being acquired by town)
- Proposed along Ex. sidewalk or Road shoulder, signed only
- Proposed (land ownership private or TBD, for long-term development)

### Secondary Walking Routes

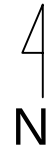
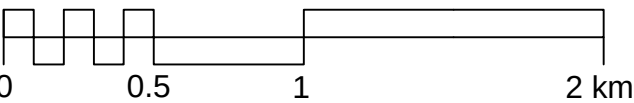
- Existing
- Proposed (land ownership private or TBD, for long-term development)

### Supporting developments

- Proposed River Crossing (pedestrian)
- Proposed Open Space Development or Lookout
- Proposed Rest Stop

### Other

- Proposed Dedicated Bike Path
- Existing Primary Multi-vehicle Route
- Proposed Primary Multi-vehicle Route
- Existing NLSF Groomed Trail
- Existing Pedestrian Underpass





# ***Open Space Development***

TRACT

## BLUE GULCH FALLS LOOKOUT PRELIMINARY COST ESTIMATE

### Schedule (Year 1-3)

| Description   | Quantity | Unit | Rate | Total        |
|---------------|----------|------|------|--------------|
| Deck          | 40       | ea.  | 400  | \$ 16,000.00 |
| New Rail      | 25       | l.m. | 250  | \$ 6,250.00  |
| Curved Bench  | 1        | l.s. | 7000 | \$ 7,000.00  |
| Picnic Tables | 2        | ea.  | 4000 | \$ 8,000.00  |
| SUB TOTAL     |          |      |      | \$ 37,250.00 |

### SUMMARY TABLE

|                                  |              |
|----------------------------------|--------------|
| SUB TOTAL                        | \$ 37,250.00 |
| Mobilization (5%)                | \$ 1,862.50  |
| General Conditions (8%)          | \$ 2,980.00  |
| Construction Contingency (30%)   | \$ 11,175.00 |
| Design and Engineering Fee (12%) | \$ 4,470.00  |
| SUB TOTAL                        | \$ 57,737.50 |
| HST (15%)                        | \$ 8,660.63  |
| TOTAL COST                       | \$ 66,398.13 |

## PASADENA PLACE WATER PARK PRELIMINARY COST ESTIMATE

### Schedule (Year 1-3)

| Description                                                                            | Quantity | Unit | Unit Rate     | Total         |
|----------------------------------------------------------------------------------------|----------|------|---------------|---------------|
| Demolition                                                                             | 1        | l.s. | \$ 2,500.00   | \$ 2,500.00   |
| Site Servicing/Civil                                                                   | 1        | l.s. | \$ 20,000.00  | \$ 20,000.00  |
| Park & Smart Playground                                                                |          |      |               |               |
| Splash Pad Equipment + Vault                                                           | 1        | l.s. | \$ 185,000.00 | \$ 185,000.00 |
| Reinforced concrete for splash pad                                                     | 250      | m²   | \$ 175.00     | \$ 43,750.00  |
| Installation of splash pad equipment including electrical and piping from vault to pad | 1        | l.s. | \$ 76,000.00  | \$ 76,000.00  |
| Electrical Supply to Vault                                                             | 1        | l.s. | \$ 5,000.00   | \$ 5,000.00   |
| Water supply and piping to vault                                                       | 1        | l.s. | \$ 10,000.00  | \$ 10,000.00  |
| Start-up and training                                                                  | 1        | l.s. | \$ 9,000.00   | \$ 9,000.00   |
| Shipping                                                                               | 1        | l.s. | \$ 10,000.00  | \$ 10,000.00  |
| Site Furniture (by Town)                                                               |          |      |               |               |
| Picnic tables                                                                          | 5        | ea   |               | \$ -          |
| Benches                                                                                | 3        | ea   |               | \$ -          |
| Garbage                                                                                | 1        | ea   |               | \$ -          |
| Boulders                                                                               | 5        | ea   | \$ 75.00      | \$ 375.00     |
| Planting Beds                                                                          | 100      | m²   | \$ 75.00      | \$ 7,500.00   |
| Topsoil and Sod                                                                        | 300      | m²   | \$ 16.00      | \$ 4,800.00   |
| SUB TOTAL                                                                              |          |      |               | \$ 373,925.00 |
| Concrete Patio @ Building                                                              |          |      |               |               |
| Concrete walk from parking lot                                                         | 40       | m²   | \$ 140.00     | \$ 5,600.00   |
| Concrete patio (replace existing)                                                      | 150      | m²   | \$ 140.00     | \$ 21,000.00  |
| Concrete walk between patio and splash pad                                             | 15       | m²   | \$ 140.00     | \$ 2,100.00   |
| Trench drain                                                                           | 55       | m²   | \$ 150.00     | \$ 8,250.00   |
| Bridge + pool area                                                                     | 1        | l.s. | \$ 500,000.00 | \$ 500,000.00 |
| SUB TOTAL                                                                              |          |      |               | \$ 536,950.00 |

### SUMMARY TABLE

|                                 |                        |
|---------------------------------|------------------------|
| Sub-Total Phase 1               | \$ 373,925.00          |
| Sub-Total Phase 2               | \$ 536,950.00          |
| <b>SUB TOTAL FOR ALL PHASES</b> | <b>\$ 910,875.00</b>   |
| Mobilization/Demobilization     | \$ 15,000.00           |
| General Conditions              | \$ 25,000.00           |
| Construction Contingency (30%)  | \$ 273,262.50          |
| Design and Engineering Fee      | \$ 75,670.00           |
| <b>SUB TOTAL</b>                | <b>\$ 1,299,807.50</b> |
| HST (15%)                       | \$ 194,971.13          |
| <b>TOTAL COST</b>               | <b>\$ 1,494,778.63</b> |

See CAPTIAL COST NOTES at the beginning of the Appendix.





## TRESTLE BRIDGE PARK PRELIMINARY COST ESTIMATE

### Schedule (Year 1-5)

| Description                                                        | Quantity | Unit           | Rate        | Total         |
|--------------------------------------------------------------------|----------|----------------|-------------|---------------|
| Modular Park Benches (assume original design, built by own forces) | 15       | ea.            | \$ 2,500.00 | \$ 37,500.00  |
| Picnic Tables                                                      | 4        | ea.            | \$ 2,000.00 | \$ 8,000.00   |
| New Plantings (shrubs & perennials)                                | 80       | ea.            | \$ 75.00    | \$ 6,000.00   |
| Interpretive Signage                                               | 4        | ea.            | \$ 700.00   | \$ 2,800.00   |
| Pavers                                                             | 140      | m <sup>2</sup> | \$ 300.00   | \$ 42,000.00  |
| Pea Gravel Surfacing                                               | 100      | m <sup>2</sup> | \$ 45.00    | \$ 4,500.00   |
| Flat-topped Seating Boulders                                       | 7        | ea.            | \$ 500.00   | \$ 3,500.00   |
| Other Boulders for ATV Control                                     | 2        | ea.            | \$ 500.00   | \$ 1,000.00   |
| Asphalt                                                            | 100      | m <sup>2</sup> | \$ 60.00    | \$ 6,000.00   |
| ATV Traffic Control Gate                                           | 1        | ea.            | \$ 5,000.00 | \$ 5,000.00   |
| SUB TOTAL                                                          |          |                |             | \$ 116,300.00 |

## SUMMARY TABLE

|                                         |                      |
|-----------------------------------------|----------------------|
| <b>SUB TOTAL</b>                        | <b>\$ 116,300.00</b> |
| <i>Mobilization (5%)</i>                | \$ 5,815.00          |
| <i>General Conditions (8%)</i>          | \$ 9,304.00          |
| <i>Construction Contingency (30%)</i>   | \$ 34,890.00         |
| <i>Design and Engineering Fee (12%)</i> | \$ 13,956.00         |
| <b>SUB TOTAL</b>                        | <b>\$ 180,265.00</b> |
| <b>HST (15%)</b>                        | <b>\$ 27,039.75</b>  |
| <b>TOTAL COST</b>                       | <b>\$ 207,304.75</b> |

See CAPTIAL COST NOTES at the beginning of the Appendix.

## PASADENA BEACH PRELIMINARY COST ESTIMATE

### Schedule (Year 1)

| Description                     | Quantity | Unit           | Rate         | Total         |
|---------------------------------|----------|----------------|--------------|---------------|
| Asphalt                         | 580      | m <sup>2</sup> | \$ 60.00     | \$ 34,800.00  |
| Deck                            | 170      | m <sup>2</sup> | \$ 400.00    | \$ 68,000.00  |
| Flat-topped Seating Boulders    | 20       | ea.            | \$ 400.00    | \$ 8,000.00   |
| Shrubs                          | 200      | ea.            | \$ 75.00     | \$ 15,000.00  |
| Small Trees                     | 30       | ea.            | \$ 150.00    | \$ 4,500.00   |
| Large Trees                     | 14       | ea.            | \$ 450.00    | \$ 6,300.00   |
| Trellis                         | 1        | ea.            | \$ 50,000.00 | \$ 50,000.00  |
| Meadow Hydroseed mix w/ topsoil | 600      | m <sup>2</sup> | \$ 15.00     | \$ 9,000.00   |
| Benches                         | 10       | ea.            | \$ 2,500.00  | \$ 25,000.00  |
| Timber Post Benches             | 11       | ea.            | \$ 1,500.00  | \$ 16,500.00  |
| Traffic Control Gate            | 1        | ea.            | \$ 5,000.00  | \$ 5,000.00   |
| Moving of On-site Boulders      | 65       | ea.            | \$ 200.00    | \$ 13,000.00  |
| Additional Fill                 | 50       | m <sup>3</sup> | \$ 30.00     | \$ 1,500.00   |
| Topsoil and Sod                 | 150      | m <sup>2</sup> | \$ 15.00     | \$ 2,250.00   |
| SUB TOTAL                       |          |                |              | \$ 258,850.00 |

## SUMMARY TABLE

|                                         |                      |
|-----------------------------------------|----------------------|
| <b>SUB TOTAL</b>                        | <b>\$ 258,850.00</b> |
| <i>Mobilization (5%)</i>                | \$ 12,942.50         |
| <i>General Conditions (8%)</i>          | \$ 20,708.00         |
| <i>Construction Contingency (30%)</i>   | \$ 77,655.00         |
| <i>Design and Engineering Fee (12%)</i> | \$ 31,062.00         |
| <b>SUB TOTAL</b>                        | <b>\$ 401,217.50</b> |

See CAPTIAL COST NOTES at the beginning of the Appendix.

## GLIDE PATH PARK PRELIMINARY COST ESTIMATE

### Schedule (Year 5-10)

| Description                              | Quantity | Unit           | Rate         | Total        |
|------------------------------------------|----------|----------------|--------------|--------------|
| Flat Topped Boulders                     | 5        | ea.            | \$ 400.00    | \$ 2,000.00  |
| Cut (excavation and reposition of rocks) | 100      | m <sup>3</sup> | \$ 20.00     | \$ 2,000.00  |
| Timber Steps                             | 40       | l.m.           | \$ 90.00     | \$ 3,600.00  |
| Topsoil and Sod                          | 90       | m <sup>2</sup> | \$ 15.00     | \$ 1,350.00  |
| Picnic Tables                            | 2        | ea.            | \$ 2,000.00  | \$ 4,000.00  |
| Park Benches                             | 3        | ea.            | \$ 2,500.00  | \$ 7,500.00  |
| New Granular Surfacing                   | 160      | m <sup>2</sup> | \$ 45.00     | \$ 7,200.00  |
| Trees                                    | 3        | ea.            | \$ 450.00    | \$ 1,350.00  |
| Shrubs                                   | 30       | ea.            | \$ 75.00     | \$ 2,250.00  |
| Fire Pit                                 | 1        | ea.            | \$ 1,000.00  | \$ 1,000.00  |
| Trellis                                  | 1        | ea.            | \$ 30,000.00 | \$ 30,000.00 |
| SUB TOTAL                                |          |                |              | \$ 62,250.00 |

## SUMMARY TABLE

|                                  |               |
|----------------------------------|---------------|
| SUB TOTAL                        | \$ 62,250.00  |
| Mobilization (5%)                | \$ 3,112.50   |
| General Conditions (8%)          | \$ 4,980.00   |
| Construction Contingency (30%)   | \$ 18,675.00  |
| Design and Engineering Fee (12%) | \$ 7,470.00   |
| SUB TOTAL                        | \$ 96,487.50  |
| HST (15%)                        | \$ 14,473.13  |
| TOTAL COST                       | \$ 110,960.63 |

See CAPTIAL COST NOTES at the beginning of the Appendix.

## OTHER MID-TRAIL REST STOPS PRELIMINARY COST ESTIMATE

### Schedule (Year 5-10)

| Description | Quantity | Unit | Rate | Total        |
|-------------|----------|------|------|--------------|
| Benches     | 18       | ea.  | 2500 | \$ 45,000.00 |
| Trash Cans  | 16       | ea.  | 750  | \$ 12,000.00 |
| SUB TOTAL   |          |      |      | \$ 57,000.00 |

## SUMMARY TABLE

|                                  |               |
|----------------------------------|---------------|
| SUB TOTAL                        | \$ 57,000.00  |
| Mobilization (5%)                | \$ 2,850.00   |
| General Conditions (8%)          | \$ 4,560.00   |
| Construction Contingency (30%)   | \$ 17,100.00  |
| Design and Engineering Fee (12%) | \$ 6,840.00   |
| SUB TOTAL                        | \$ 88,350.00  |
| HST (15%)                        | \$ 13,252.50  |
| TOTAL COST                       | \$ 101,602.50 |

See CAPTIAL COST NOTES at the beginning of the Appendix.

# ***Gateway Signs***

TRACT

## PASADENA HIGHWAY WELCOME SIGN (Cor. 1) PRELIMINARY COST ESTIMATE

### Schedule Year 1)

| Description                | Quantity | Unit           | Rate        | Total        |
|----------------------------|----------|----------------|-------------|--------------|
| Rough Grading              | 225      | m <sup>3</sup> | \$15.00     | \$ 3,375.00  |
| Culvert (if req'd)         | 1        | ls             | \$3,000.00  | \$ 3,000.00  |
| Sign Base                  |          |                |             |              |
| Formwork/concrete for sign | 3        | m <sup>3</sup> | \$1,000.00  | \$ 3,000.00  |
| Excavation for foundation  | 18       | m <sup>3</sup> | \$25.00     | \$ 450.00    |
| Rebar/misc. hardware       | 1        | ls             | \$1,000.00  | \$ 1,000.00  |
| Landscaping                | 1        | ls             | \$5,000.00  | \$ 5,000.00  |
| Sign Production            | 1        | ls             | \$50,000.00 | \$ 50,000.00 |
| Planter Walls (curb)       | 120      | l.m            | \$100.00    | \$ 12,000.00 |
| SUB TOTAL                  |          |                |             | \$ 77,825.00 |

Pasadena Welcome Sign - Highway (Corridor 1) 2.4m wide x 3.6m high

Replace existing wood and stone welcome signs

## SUMMARY TABLE

|                                 |               |
|---------------------------------|---------------|
| SUB TOTAL                       | \$ 77,825.00  |
| Mobilization (5%)               | \$ 3,891.25   |
| General Conditions (8%)         | \$ 6,226.00   |
| Construction Contingency (30%)  | \$ 23,347.50  |
| Design and Engineering Fee (5%) | \$ 3,891.25   |
| SUB TOTAL                       | \$ 115,181.00 |
| HST (15%)                       | \$ 17,277.15  |
| TOTAL COST                      | \$ 132,458.15 |

## COMMUNITY WELCOME SIGN (Cor. 2) PRELIMINARY COST ESTIMATE

### Schedule (Year 1)

| Description                | Quantity | Unit           | Rate        | Total         |
|----------------------------|----------|----------------|-------------|---------------|
| Rough Grading              | 225      | m <sup>3</sup> | \$15.00     | \$ 3,375.00   |
| Culvert (if req'd)         | 1        | ls             | \$3,000.00  | \$ 3,000.00   |
| Sign Base                  |          |                |             |               |
| Formwork/concrete for sign | 3        | m <sup>3</sup> | \$1,000.00  | \$ 3,000.00   |
| Excavation for foundation  | 18       | m <sup>3</sup> | \$25.00     | \$ 450.00     |
| Rebar/misc. hardware       | 1        | ls             | \$1,000.00  | \$ 1,000.00   |
| Landscaping                | 1        | ls             | \$5,000.00  | \$ 5,000.00   |
| Sign Production            | 1        | ls             | \$75,000.00 | \$ 75,000.00  |
| Planter Walls (curb)       | 120      | l.m            | \$100.00    | \$ 12,000.00  |
| SUB TOTAL                  |          |                |             | \$ 102,825.00 |

Pasadena Welcome Sign - Town (Corridor 2) 5.5m x 3.5m Community Welcome Sign

### SUMMARY TABLE

|                                        |               |
|----------------------------------------|---------------|
| SUB TOTAL                              | \$ 102,825.00 |
| <i>Mobilization (5%)</i>               | \$ 5,141.25   |
| <i>General Conditions (8%)</i>         | \$ 8,226.00   |
| <i>Construction Contingency (30%)</i>  | \$ 30,847.50  |
| <i>Design and Engineering Fee (5%)</i> | \$ 5,141.25   |
| SUB TOTAL                              | \$ 152,181.00 |
| HST (15%)                              | \$ 22,827.15  |
| TOTAL COST                             | \$ 175,008.15 |

## DOWNTOWN GATEWAY SIGNS PRELIMINARY COST ESTIMATE

### Schedule (Year 1-3)

| Description                | Quantity | Unit           | Rate        | Total        |
|----------------------------|----------|----------------|-------------|--------------|
| Rough Grading              | 225      | m <sup>3</sup> | \$15.00     | \$ 3,375.00  |
| Sign Base                  |          |                |             |              |
| Formwork/concrete for sign | 3        | m <sup>3</sup> | \$1,000.00  | \$ 3,000.00  |
| Excavation for foundation  | 18       | m <sup>3</sup> | \$25.00     | \$ 450.00    |
| Rebar/misc. hardware       | 1        | ls             | \$1,000.00  | \$ 1,000.00  |
| Landscaping                | 1        | ls             | \$5,000.00  | \$ 5,000.00  |
| Sign Production            | 1        | ls             | \$25,000.00 | \$ 25,000.00 |
| Planter Walls (curb)       | 120      | l.m            | \$100.00    | \$ 12,000.00 |
| SUB TOTAL                  |          |                |             | \$ 49,825.00 |

## SUMMARY TABLE

|                                 |              |
|---------------------------------|--------------|
| SUB TOTAL                       | \$ 49,825.00 |
| Mobilization (5%)               | \$ 2,491.25  |
| General Conditions (8%)         | \$ 3,986.00  |
| Construction Contingency (30%)  | \$ 14,947.50 |
| Design and Engineering Fee (5%) | \$ 2,491.25  |
| SUB TOTAL                       | \$ 73,741.00 |
| HST (15%)                       | \$ 11,061.15 |
| TOTAL COST                      | \$ 84,802.15 |

**Note: Downtown Gateway Sign Cost are included in Pioneer Village and Path of the bee Cost Estimates**



# ***Downtown Development***

TRACT

## PIONEER VILLAGE PRELIMINARY COST ESTIMATE

| Description                                         | Quantity | Unit           | Rate          | Total                   |
|-----------------------------------------------------|----------|----------------|---------------|-------------------------|
| <b>PHASE 1 (Year 1-3)</b>                           |          |                |               |                         |
| Clearing & Grubbing                                 |          |                |               |                         |
| 5m wide                                             | 950.00   | m <sup>2</sup> | \$ 1.00       | \$ 950.00               |
| Snow-clearer parking                                | 2020.00  | m <sup>2</sup> | \$ 1.00       | \$ 2,020.00             |
| Civil Servicing                                     | 1.00     | l.s.           | \$ 137,500.00 | \$ 137,500.00           |
| Downtown Gateway Sign                               | 1.00     | l.s.           | \$ 50,000.00  | \$ 50,000.00            |
| Site Beautification/Green Space                     |          |                |               |                         |
| Topsoil and hydroseed                               | 1875.00  | m <sup>2</sup> | \$ 8.00       | \$ 15,000.00            |
| Gravel (ATV/Ski-doo Route - 4m wide)                | 950.00   | m <sup>2</sup> | \$ 35.00      | \$ 33,250.00            |
| Gravel (Parking)                                    | 705.00   | m <sup>2</sup> | \$ 35.00      | \$ 24,675.00            |
| Building - Exterior Refresher (990 m <sup>2</sup> ) | 1.00     | l.s.           | \$ 20,000.00  | \$ 20,000.00            |
| Bioswale                                            | 196.00   | m <sup>2</sup> | \$ 100.00     | \$ 19,600.00            |
| Asphalt (Parking)                                   | 1500.00  | m <sup>2</sup> | \$ 40.00      | \$ 60,000.00            |
| Pedestrian Walkways                                 |          |                |               |                         |
| Concrete                                            | 515.00   | m <sup>2</sup> | \$ 175.00     | \$ 90,125.00            |
| <b>PHASE I SUB TOTAL</b>                            |          |                |               | <b>\$ 453,120.00</b>    |
| <b>PHASE 2 (Year 3-5)</b>                           |          |                |               |                         |
| Clearing & Grubbing (5m wide)                       | 873.00   | m <sup>2</sup> | \$ 1.00       | \$ 873.00               |
| Civil Servicing                                     | 1.00     | l.s.           | \$ 45,833.33  | \$ 45,833.33            |
| Pedestrian Trail                                    |          |                |               |                         |
| Gravel trail (6m wide)                              | 563.00   | m <sup>2</sup> | \$ 35.00      | \$ 19,705.00            |
| Gravel trail (3.5-4m wide)                          | 310.00   | m <sup>2</sup> | \$ 35.00      | \$ 10,850.00            |
| Adventure A-frames Pods (36 m <sup>2</sup> /ea.)    | 10.00    | ea.            | \$ 50,000.00  | \$ 500,000.00           |
| <b>PHASE 2 SUB TOTAL</b>                            |          |                |               | <b>\$ 577,261.33</b>    |
| <b>PHASE 3 (Year 5-10)</b>                          |          |                |               |                         |
| Clearing & Grubbing (5m wide)                       | 2280.00  | m <sup>2</sup> | \$ 1.00       | \$ 2,280.00             |
| Civil Servicing                                     | 1.00     | l.s.           | \$ 91,666.67  | \$ 91,666.67            |
| Pedestrian Walkways                                 |          |                |               |                         |
| Concrete                                            | 1167.00  | m <sup>2</sup> | \$ 150.00     | \$ 175,050.00           |
| New Building Construction                           |          |                |               |                         |
| Commercial building                                 | 630.00   | m <sup>2</sup> | \$ 3,500.00   | \$ 2,205,000.00         |
| 2 Resort Multi-Unit Rentals                         | 1240.00  | m <sup>2</sup> | \$ 4,000.00   | \$ 4,960,000.00         |
| 8 Luxury private rentals                            | 960.00   | m <sup>2</sup> | \$ 3,750.00   | \$ 3,600,000.00         |
| Site Beautification/Green Space                     |          |                |               |                         |
| Planting                                            | 1585.00  | m <sup>2</sup> | \$ 100.00     | \$ 158,500.00           |
| Asphalt (Parking)                                   | 2280.00  | m <sup>2</sup> | \$ 40.00      | \$ 91,200.00            |
| <b>PHASE 3 SUB TOTAL</b>                            |          |                |               | <b>\$ 11,283,696.67</b> |

See CAPTIAL COST NOTES at the beginning of the Appendix.

## SUMMARY TABLE

|                                         |                         |
|-----------------------------------------|-------------------------|
| Sub-Total Phase 1                       | \$ 453,120.00           |
| Sub-Total Phase 2                       | \$ 577,261.33           |
| Sub-Total Phase 3                       | \$ 11,283,696.67        |
| <b>SUB TOTAL ALL PHASES</b>             | <b>\$ 12,314,078.00</b> |
| <i>Mobilization (5%)</i>                | \$ 615,703.90           |
| <i>General Conditions (8%)</i>          | \$ 985,126.24           |
| <i>Construction Contingency (30%)</i>   | \$ 3,694,223.40         |
| <i>Design and Engineering Fee (12%)</i> | \$ 1,477,689.36         |
| <b>SUB TOTAL</b>                        | <b>\$ 19,086,820.90</b> |
| <b>HST (15%)</b>                        | <b>\$ 2,863,023.14</b>  |
| <b>TOTAL COST</b>                       | <b>\$ 21,949,844.04</b> |

See CAPTIAL COST NOTES at the beginning of the Appendix.

## THE PATH OF THE BEE PRELIMINARY COST ESTIMATE

| Schedule (Year 1-5)                                                    |          |      |              |                 |
|------------------------------------------------------------------------|----------|------|--------------|-----------------|
| Description                                                            | Quantity | Unit | Rate         | Total           |
| Demolish                                                               | 1.00     | l.s. | \$ 10,000.00 | \$ 10,000.00    |
| Clearing & Grubbing                                                    |          |      |              |                 |
| 4m wide                                                                | 4750.00  | m²   | \$ 1.00      | \$ 4,750.00     |
| Civil Servicing                                                        | 1.00     | l.s. | \$ 50,000.00 | \$ 50,000.00    |
| Downtown Gateway Sign                                                  | 2.00     | l.s. | \$ 50,000.00 | \$ 100,000.00   |
| Site Beautification/Green Space                                        |          |      |              |                 |
| Planting                                                               | 1500.00  | m²   | \$ 75.00     | \$ 112,500.00   |
| Trees                                                                  | 75.00    | ea.  | \$ 500.00    | \$ 37,500.00    |
| Urban Beehive                                                          | 7.00     | ea.  | \$ 2,000.00  | \$ 14,000.00    |
| Gravel (ATV/Ski-doo Route - 4m wide)                                   | 3510.00  | m²   | \$ 35.00     | \$ 122,850.00   |
| Sola Powered Speed Signs                                               | 4.00     | ea.  | \$ 1,000.00  | \$ 4,000.00     |
| Street Lights                                                          | 50.00    | ea.  | \$ 10,000.00 | \$ 500,000.00   |
| Asphalt Trail (3m wide) 1.5 km 10th to Church Street                   | 5000.00  | m²   | \$ 40.00     | \$ 200,000.00   |
| Asphalt Trail (1.5m wide addition=3m) 1.7 km Church Street to TCH west | 3500.00  | m²   | \$ 40.00     | \$ 140,000.00   |
| SUB TOTAL                                                              |          |      |              | \$ 1,155,600.00 |

## SUMMARY TABLE

|                                  |                 |
|----------------------------------|-----------------|
| SUB TOTAL                        | \$ 1,155,600.00 |
| Mobilization (5%)                | \$ 57,780.00    |
| General Conditions (8%)          | \$ 92,448.00    |
| Construction Contingency (30%)   | \$ 346,680.00   |
| Design and Engineering Fee (12%) | \$ 138,672.00   |
| SUB TOTAL                        | \$ 1,791,180.00 |
| HST (15%)                        | \$ 268,677.00   |
| TOTAL COST                       | \$ 2,059,857.00 |

See CAPTIAL COST NOTES at the beginning of the Appendix.

## STRAWBERRY PLAZA PRELIMINARY COST ESTIMATE

| Description                              | Quantity | Unit | Rate          | Total                  |
|------------------------------------------|----------|------|---------------|------------------------|
| <b>PHASE 1 (Year 1-3)</b>                |          |      |               |                        |
| Civil Servicing                          | 1        | l.s. | \$ 25,000.00  | \$ 25,000.00           |
| Site Beautification/Green Space          |          |      |               |                        |
| Trees                                    | 26.00    | ea   | \$ 500.00     | \$ 13,000.00           |
| Planting                                 | 250.00   | m²   | \$ 100.00     | \$ 25,000.00           |
| Topsoil and hydroseed                    | 1770.00  | m²   | \$ 8.00       | \$ 14,160.00           |
| Concrete planter                         | 5.89     | m³   | \$ 1,000.00   | \$ 5,892.60            |
| Pedestrian Walkways and Multi-Use Spaces |          |      |               |                        |
| Coloured concrete                        | 1125.00  | m²   | \$ 175.00     | \$ 196,875.00          |
| Curb (6" wide)                           | 128.00   | l.m. | \$ 95.00      | \$ 12,160.00           |
| Building Upgrades                        |          |      |               |                        |
| Building 1 (720 m²)                      | 1.00     | l.s. | \$ 7,500.00   | \$ 7,500.00            |
| Building 2 (760 m²)                      | 1.00     | l.s. | \$ 50,000.00  | \$ 50,000.00           |
| Building 3 (290 m²)                      | 1.00     | l.s. | \$ 2,500.00   | \$ 2,500.00            |
| Entry Feature (large)                    | 2.00     | ea.  | \$ 10,000.00  | \$ 20,000.00           |
| Entry Feature (small)                    | 9.00     | ea.  | \$ 7,500.00   | \$ 67,500.00           |
| Asphalt (Resurfacing Road)               | 680.00   | m²   | \$ 40.00      | \$ 27,200.00           |
| Parking                                  | 440.00   | m²   | \$ 40.00      | \$ 17,600.00           |
| Vehicle Stop/Go Lights                   | 4.00     | ea.  | \$ 125,000.00 | \$ 500,000.00          |
| Residential Walkway                      |          |      |               |                        |
| Concrete (1.8m wide)                     | 401.40   | m³   | \$ 175.00     | \$ 70,245.00           |
| Curb (6" wide)                           | 33.45    | m²   | \$ 95.00      | \$ 3,177.75            |
| Street Lights                            | 11.00    | ea.  | \$ 10,000.00  | \$ 110,000.00          |
| <b>PHASE 1 SUB -TOTAL</b>                |          |      |               | <b>\$ 1,167,810.35</b> |
| <b>PHASE 2 (Year 3-5)</b>                |          |      |               |                        |
| Civil Servicing                          | 1        | l.s. | \$ 50,000.00  | \$ 50,000.00           |
| Market/Events Area                       |          |      |               |                        |
| Coloured Concrete                        | 810      | m²   | \$ 175.00     | \$ 141,750.00          |
| Pavers                                   | 96       | m²   | \$ 220.00     | \$ 21,208.00           |
| Asphalt (80mm thickness)                 | 890      | m²   | \$ 50.00      | \$ 44,500.00           |
| Pedestrian Walkways                      |          |      |               |                        |
| Concrete                                 | 615      | m²   | \$ 175.00     | \$ 107,625.00          |
| Asphalt (Parking)                        | 1300     | m²   | \$ 40.00      | \$ 52,000.00           |
| Stage Feature                            | 1        | ea.  | \$ 75,000.00  | \$ 75,000.00           |
| Strawberry Plaza Entrance Feature        | 1        | l.s. | \$ 125,000.00 | \$ 125,000.00          |
| Building Upgrades                        |          |      |               |                        |
| Building 4 (700 m²)                      | 1        | l.s. | \$ 10,000.00  | \$ 10,000.00           |

See CAPTIAL COST NOTES at the beginning of the Appendix.

|                                 |        |                |              |                 |
|---------------------------------|--------|----------------|--------------|-----------------|
| Site Beautification/Green Space |        |                |              |                 |
| Raised Planter with Wooden Top  | 1      | l.s.           | \$ 14,500.00 | \$ 14,500.00    |
| Square Planters                 | 2      | l.s.           | \$ 5,000.00  | \$ 10,000.00    |
| Trees                           | 7      | ea             | \$ 500.00    | \$ 3,500.00     |
| Planting                        | 831    | m <sup>2</sup> | \$ 100.00    | \$ 83,100.00    |
| Street Lights                   | 2      | ea.            | \$ 10,000.00 | \$ 20,000.00    |
| PHASE 2 SUB-TOTAL               |        |                |              | \$ 758,183.00   |
| <b>PHASE 3 (Year 5-10)</b>      |        |                |              |                 |
| Civil Servicing                 | 1.00   | l.s.           | \$ 15,000.00 | \$ 15,000.00    |
| Play Area                       | 1.00   | l.s.           | \$ 75,000.00 | \$ 75,000.00    |
| Market Building                 | 575.00 | m <sup>2</sup> | \$ 3,500.00  | \$ 2,012,500.00 |
| Pedestrian Walkways             |        |                |              |                 |
| Concrete                        | 85.00  | m <sup>2</sup> | \$ 175.00    | \$ 14,875.00    |
| PHASE 3 SUB-TOTAL               |        |                |              | \$ 2,117,375.00 |

## SUMMARY TABLE

|                                         |                        |
|-----------------------------------------|------------------------|
| Sub-Total Phase 1                       | \$ 1,167,810.35        |
| Sub-Total Phase 2                       | \$ 758,183.00          |
| Sub-Total Phase 3                       | \$ 2,117,375.00        |
| <b>SUB TOTAL FOR ALL PHASES</b>         | <b>\$ 4,043,368.35</b> |
| <i>Mobilization (5%)</i>                | \$ 202,168.42          |
| <i>General Conditions (8%)</i>          | \$ 323,469.47          |
| <i>Construction Contingency (30%)</i>   | \$ 1,213,010.51        |
| <i>Design and Engineering Fee (12%)</i> | \$ 485,204.20          |
| <b>SUB TOTAL</b>                        | <b>\$ 6,267,220.94</b> |
| <b>HST (15%)</b>                        | <b>\$ 940,083.14</b>   |
| <b>TOTAL COST</b>                       | <b>\$ 7,207,304.08</b> |

See CAPTIAL COST NOTES at the beginning of the Appendix.