

APPENDIX A

PRINCIPLES OF INDEPENDENT LIVING BC

Independence — Supporting Tenants' capabilities, and encouraging and facilitating use of those abilities. Independence is supported through barrier-free structures and specially designed equipment and devices.

Individuality — Recognizing variability in the Tenants' needs and preferences and having the flexibility to organize services in response to such needs and preferences. Individuality is supported by a hospitality approach to personal support.

Choice — The creation by the Tenant of viable options within the boundaries that recognize general limits imposed by society and the Tenants' individual characteristics and circumstances which enable them to exercise greater control over their life. Choice is supported by the provision of private and common space that affords opportunities to select where and how the Tenant spends time and receives personal assistance.

Dignity — The provision of support in a way that the self-worth of the individual is validated. Dignity is supported by structural design that allows personal assistance to be provided in privacy, and by delivering services in a manner that shows courtesy and respect for the Tenants' right to make decisions.

Privacy — The specific area and time over which the Tenant maintains a large degree of control. Privacy is supported by the design of living space that is not shared with others, except by personal choice. Privacy is supported by services being delivered in a manner that respects the Tenants' rights.

Home-like environment — The creation of a living environment that supports the Tenant's preferred lifestyle. The residential building materials and furnishings also support a home-like environment. In addition, Tenants bring their own furnishings, decorations, linens and other important belongings so they are surrounded by possessions that have meaning to them and add to their spiritual-contentment. In further fostering a natural and home-like environment many Operators also encourage Tenants to bring their small pets to live with them.

Autonomy, self-determination and self-governance — The main underlying philosophy and ethical principle of *Independent Living BC* is one of autonomy of the individual or the right of self-determination and self-governance. This philosophy includes both the autonomy of decision-making and the autonomy of execution. This means that the individual not only has the capacity and freedom to make decisions about their life but also has the ability and freedom to carry them out.

APPENDIX B EVALUATION CRITERIA

Submissions will be evaluated on a dual basis:

- the relative merit of the housing concept as compared to other submissions competing in the same geographic area; and
- the ability indicated by the Society to provide the required services to the Tenants in accordance with the philosophy and purpose of the Program.

BC Housing and Interior Health will score the Society's capacity, the physical development concept, the financials (capital and operating budget) and the schedules. Interior Health will evaluate the services concept, including the "philosophy of care," on a "pass/fail" basis. BC Housing and Interior Health will also evaluate the size of the proposed Project in relation to the community on a "pass/fail" basis.

Submissions which do not receive a "pass" on both the services concept and the Project rationale will not be considered any further. The scoring matrix follows.

Category	Weighting	Minimum required
Society Capacity: <ul style="list-style-type: none"> • corporate experience • governance • community base • Project development team/partners 		
Scoring sub-total	30	18
Housing concept: <ul style="list-style-type: none"> • site and location • building accessibility • units • amenity/service spaces • life safety systems 		
Scoring sub-total	30	18
Financials: <ul style="list-style-type: none"> • capital budget • operating budget 		
Scoring sub-total	30	18
Schedules: <ul style="list-style-type: none"> • schedule I • schedule II 		
Scoring sub-total	10	6
TOTAL	100	70
Services concept: <ul style="list-style-type: none"> • philosophy • hospitality services • personal care (when applicable) 		
Evaluation	Pass/fail	Pass
Project rationale		
Evaluation	Pass/fail	Pass

APPENDIX C
BUILDING DESCRIPTION
PIONEER VILLA, CRESTON

CONVERSION TARGET: 19

SITE DESCRIPTION:

Address: 1909 Ash Street, Box 969, Creston, BC V0B 1G0
 Legal Description: Lot 9-16 Inclusive, Block 45 – District Lot 108 S.D.Y.D. Plan 72
 Services: Full city services

BUILDING DESCRIPTION:

Year Built: 1989
 Latest Upgrade: 1991 (10 bed addition)
 1998 (recreational & staff facilities)
 Construction Type: Wood frame (concrete foundation)
 Number of Storeys: 1
 Elevator: No
 No. of Parking Stalls: Est. 30 (surface)
 Mechanical System: Air conditioning rooftop units (common areas)
 Bedrooms have hot water baseboard heating
 Electrical: 600-amp main service
 Emergency generator (essential systems)
 Fire and Life Safety: Building is fully sprinklered
 Dementia Wing is separated from the rest of the building by
 security doors and a 2-hour fire separation
 No. of Existing Bedrooms: 50 (ranging from 220 to 270 square feet) including a
 washroom with toilet and sink
 Amenity Areas: Indoor amenity area including TV lounge, recreation room,
 adult daycare facilities, kitchen, and dining areas are adequate
 for number of residents
 Large outdoor amenity area including a large gazebo and a
 walking loop
 Service Areas: Assisted bathing room, hair dressing, laundry services and
 craft room
 Wheelchair Accessibility: Corridors are 6 feet wide, suite entries are 34 inches
 4 bedrooms and toilets are wheelchair accessible, the rest is
 not
 Common areas are accessible

Interested Societies are invited to suggest creative uses for any excess space provided that the:

- **19 assisted living apartments meet the Program requirements in terms of unit design and amenity space;**
- **Proposed use of the excess space is compatible with the needs and comfort of the Tenants;**
- **Proposed use complies with municipal and building code requirements; and**
- **Proposed use is self-funding.**