



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** Monday, June 1, 2020  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, Memorial Hall, 290 Esplanade  
Avenue, Harrison Hot Springs, British Columbia

### 1. CALL TO ORDER

Meeting called to order by Mayor Facio.

Acknowledgment of Sts'ailes traditional territory

### 2. INTRODUCTION OF LATE ITEMS

### 3. APPROVAL OF AGENDA

### 4. ADOPTION OF COUNCIL MINUTES

(a) THAT the Regular Council Meeting Minutes of May 4, 2020 be adopted.

Item 4(a)  
Page 1

### 5. BUSINESS ARISING FROM THE MINUTES

### 6. CONSENT AGENDA

i. Bylaws

ii. Agreements

iii. Committee/  
Commission Minutes

iv. Correspondence

### 7. DELEGATIONS/PETITIONS

### 8. CORRESPONDENCE

(a) Letter dated March 11, 2020 from Minister Heyman and Village email dated May 25, 2020  
Re: Single Use Plastic Items Bylaw No. 1151, 2020

Item 8(a)  
Page 7

### 9. BUSINESS ARISING FROM CORRESPONDENCE



## 10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS

### Councillor Hooper

- Agassiz Harrison Healthy Communities
- Agassiz Harrison Historical Society
- Fraser Health

### Councillor Palmer

- Fraser Valley Regional Library Board
- Kent Harrison Joint Emergency Program Committee
- Public Art Committee

### Councillor Piper

- Corrections Canada Citizen's Advisory Committee
- Harrison Agassiz Chamber of Commerce
- Kent Harrison Joint Emergency Program Committee
- Tourism Harrison

### Councillor Vidal

- Agassiz Harrison Healthy Communities
- Fraser Valley Regional District Board
- Fraser Valley Regional District Hospital Board
- Fraser Valley Regional Library Board

## 11. REPORTS FROM MAYOR

## 12. REPORTS FROM STAFF

- (a) Report of Planning Consultant – May 25, 2020  
Re: Start of Rezoning Process – 410 Echo Avenue

Item 12(a)  
Page 11

### Recommendation:

THAT staff be authorized to work on application 3360-20-Z01/20 for land legally described as: Lot 32, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 27133, located at 410 Echo Avenue

- (b) Report of Planning Consultant – May 25, 2020  
Re: Start of Development Permit process – 556 Naismith Avenue

Item 12(b)  
Page 15

### Recommendation:

THAT staff be authorized to work on application 3060-20-DP-02/20 for land legally described as: Lot 87, Section 13 Twp 4 Rge 29 W6M New Westminster District Plan 38836.



- (c) Report of Planning Consultant – May 25, 2020  
Re: Start of Development Permit process – 310 Hot Springs Road

Item 12(c)  
Page 19

Recommendation:

THAT staff be authorized to work on application 3060-20-DP 03/20 for land legally described as: Lot 1 of Lots 23 and 24, Blk 1, Section 13, Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 251.

- (d) Report of Planning Consultant – May 25, 2020  
Re: Request for extension to Development Permit DP05/18 – 120 Esplanade Avenue

Item 12(d)  
Page 23

Recommendation:

THAT the application to extend Development Permit 3060-20-DP05/18 not be approved.

- (e) Report of Chief Administrative Officer – May 25, 2020  
Re: Re-Opening Plan for Village Facilities Closed Due to COVID-19 Pandemic

Item 12(e)  
Page 63

Recommendation:

THAT the Village of Harrison Hot Springs COVID-19 Re-Opening Plan be received for information.

- (f) Report of Deputy Chief Administrative Officer/Corporate Officer – May 26, 2020  
Re: COVID Temporary Extension Application – Old Settler Pub, 220 Cedar Avenue

Item 12(f)  
Page 69

Recommendation:

THAT approval be given to LTK Investments Ltd. dba Old Settler Pub in support of their application for a COVID Temporary Extension Application.

- (g) Report of Community Services Coordinator – May 26, 2020  
Re: Resort Development Strategy Amendment

Item 12(g)  
Page 75

Recommendation:

THAT the amended 2019 – 2021 Resort Development Strategy budget shown in Appendix 2 be approved.

- (h) Report of Financial Officer – May 16, 2020  
Re: Purchasing and Procurement Policy amendment

Item 12(h)  
Page 83

Recommendation:

THAT the amendments to the Purchasing and Procurement Policy No.1.08 be adopted.



**13. BYLAWS**

None

**14. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)****15. ADJOURNMENT**



4(a)

**VILLAGE OF HARRISON HOT SPRINGS  
MINUTES OF THE REGULAR MEETING OF COUNCIL**

**DATE:** Monday, May 4, 2020  
**TIME:** 7:00 p.m.  
**PLACE:** Council Chambers  
495 Hot Springs Road, Harrison Hot Springs, BC

**IN ATTENDANCE:** Mayor Leo Facio  
Councillor Samantha Piper  
Councillor Ray Hooper  
Councillor Gerry Palmer  
Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald  
Deputy Chief Administrative Officer/CO, Debra Key  
Financial Officer, Tracey Jones  
Community Services Coordinator, Rhonda Schell

**GUEST:** Adam Louis, Editor, Agassiz-Harrison Observer

**COUNCIL and EDITOR ATTENDED BY TELECONFERENCE**

**ABSENT:** None

*Recording Secretary: Debra Key*

**PURSUANT TO MINISTERIAL ORDER 083 – PUBLIC ATTENDANCE WAS NOT PERMITTED**

**1. CALL TO ORDER**

Mayor Facio called the meeting to order at 7:00 p.m.

**2. INTRODUCTION OF LATE ITEMS**

None

**3. APPROVAL OF AGENDA**

Moved by Councillor Vidal  
Seconded by Councillor Palmer

THAT the agenda be approved.

**CARRIED  
UNANIMOUSLY**  
*RC-2020-05-01*



Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, May 4, 2020

4. **ADOPTION OF COUNCIL MINUTES**

**Moved by Councillor Palmer**  
**Seconded by Councillor Vidal**

*The Corporate Officer reported that on page 1 of the minutes, Rhonda Schell and Tyson Koch were inadvertently missed from the list of attendees.*

THAT the Regular Council Meeting Minutes of April 20, 2020 be adopted as amended.

**CARRIED**  
**UNANIMOUSLY**  
RC-2020-05-02

5. **BUSINESS ARISING FROM THE MINUTES**

None

6. **CONSENT AGENDA**

None

7. **DELEGATIONS**

None

8. **CORRESPONDENCE**

(a) Letter dated April 22, 2020 from the Harrison Agassiz Chamber of Commerce  
Re: COVID 19 Situation

(b) Letter dated April 24, 2020 from Tourism Harrison  
Re: Tourism Harrison Funding and Events

(c) Email dated April 28, 2020 from Blue Dandelion Gifts  
Re: Time limited pay parking

**Moved by Councillor Hooper**  
**Seconded by Councillor Piper**

THAT the correspondence be received.

**CARRIED**  
**UNANIMOUSLY**  
RC-2020-05-03

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

None



**10. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS**

**Councillor Hooper**

- Agassiz Harrison Healthy Communities
  - April 22, 2020 attended Canadian National Institute for the Blind telephone conference meeting
  - April 23, 2020 attended Citizens Response Network telephone conference meeting
  - April 28, 2020 attended Foundry telephone conference meeting
- Agassiz Harrison Historical Society – no report
- Fraser Health – no report
- April 30, 2020 attended Govlaw webinar
- May 1, 2020 attended Lets'mot Community to Community meeting
- May 2, 2020 attend Conservative party of Canada zoom conference

**Councillor Palmer**

- Fraser Valley Regional Library Board – April 22, 2020 attended FVRL Board meeting
- Kent Harrison Joint Emergency Program Committee – no report
- Public Art Committee – no report

**Councillor Piper**

- Corrections Canada Citizen's Advisory Committee – no report
- Harrison Agassiz Chamber of Commerce – April 12, 2020 attended Chamber meeting
- Kent Harrison Joint Emergency Program Committee – no report
- Tourism Harrison – no report
- March 18 and April 15, 2020 attended the LMLGA Executive Meetings
- April 17, 2020 attended a Canada Day Planning meeting
- May 1, 2020 attended Lets'mot Community to Community meeting

**Councillor Vidal**

- Agassiz Harrison Healthy Communities
- Fraser Valley Regional District Board – no report
- Fraser Valley Regional District Hospital Board – no report
- Fraser Valley Regional Library Board – no report
- April 30, 2020 attended GovLaw webinar
- May 1, 2020 attended Lets'mot Community to Community meeting



*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, May 4, 2020*

**11. MAYOR'S REPORT**

- Reported on the Liberation of Holland Celebration to be held on May 5, 2020
- Reported on the election of new Chief for the Seabird Island Band
  - Requested a letter of congratulations be sent to the new Chief Jim Harris and a letter of thanks be sent to former Chief Clem Seymour for his service to the Seabird Island community
- Attended the Fraser Valley Regional District Board meeting on April 28, 2020
  - Amendments were made to the Sub-Regional Animal Control Service to reduce penalties for dog licences
  - BC Transit ridership down 50% on all routes; still planning for expansion in 2022
- Attended the Lets'mot Community to Community meeting

**12. REPORTS FROM STAFF**

- (a) Report of Community Services Coordinator – April 27, 2020  
Re: Pay Parking Program

**Moved by Councillor Hooper**  
**Seconded by Councillor**

**Option 2**

THAT the agreement with Precise Parklink Inc. remain as status quo.

**FAILED  
LACK OF SECONDER**

**Moved by Councillor Vidal**  
**Seconded by Councillor Hooper**

**Option 3**

THAT the agreement with Precise Parklink Inc. be modified by changing to an escalating rate of \$2 for the first hour, \$4 for the second hour and \$5 for the third hour to a maximum of three hours.

**Moved by Councillor Palmer**  
**Seconded by Councillor Hooper**

THAT the agreement with Precise Parklink Inc. be modified by changing to an escalating rate of \$2 for the first hour, \$3 for the second hour and \$4 for the third hour to a maximum of three hours for Hot Springs Road and Esplanade Avenue west including St. Alice Street; and

THAT Esplanade Avenue east of Hot Springs Road, Maple Street, Chehalis Street and Spruce Street remain under the current pay parking conditions.

**CARRIED  
OPPOSED BY COUNCILLOR PIPER  
RC-2020-05-04**



*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, May 4, 2020*

- (b) Report of Community Services Coordinator – April 27, 2020  
Re: Resort Development Strategy Amendment

**Moved by Councillor Vidal**  
**Seconded by Councillor Hooper**

THAT staff be authorized to seek Provincial approval to amend the 2019 – 2021 Resort Development Strategy by reducing the Public Art project by as much as \$10,000 and creating a COVID-19 Tourism Signage project of up to \$10,000.

**CARRIED**  
**OPPOSED BY COUNCILLOR PIPER**  
*RC-2020-05-05*

- © Report of Financial Officer – April 29, 2020  
Re: Statement of Financial Information

**Moved by Councillor Piper**  
**Seconded by Councillor Palmer**

THAT the 2019 Statement of Financial Information be approved.

**CARRIED**  
**OPPOSED BY COUNCILLOR HOOPER**  
*RC-2020-05-06*

- (d) Report of Chief Administrative Officer – April 29, 2020  
Re: Council meeting location during COVID-19 Pandemic

**Moved by Councillor Palmer**  
**Seconded by Councillor Vidal**

THAT Meetings of Council be relocated to Memorial Hall until such time as the need for physical distancing related to the COVID19 Pandemic are no longer deemed necessary; and

THAT an expenditure of up to \$30,000, to be funded from surplus, be approved to fund the installation of audio/visual improvements to Memorial Hall to facilitate the holding of public meetings.

**CARRIED**  
**OPPOSED BY COUNCILLORS HOOPER AND PIPER**  
*RC-2020-05-07*



*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
Monday, May 4, 2020*

**13. BYLAWS**

- (a) Report of Financial Officer – April 27, 2020  
Re: Alternative Municipal Tax Collection Scheme Bylaw

**Moved by Councillor Vidal**  
**Seconded by Councillor Palmer**

THAT Alternative Municipal Tax Collection Scheme Bylaw No. 1157, 2020 be given,  
first second and third reading and final adoption.

**CARRIED  
UNANIMOUSLY**  
*RC-2020-05-08*

**14. QUESTIONS FROM THE PUBLIC (*pertaining to Agenda items only*)**

**NO PUBLIC IN ATTENDANCE - PURSUANT TO MINISTERIAL ORDER 083**

**15. ADJOURNMENT**

**Moved by Councillor Palmer**  
**Seconded by Councillor Piper**

THAT the meeting be adjourned at 8:27 p.m.

**CARRIED  
UNANIMOUSLY**  
*RC-2020-05-09*

\_\_\_\_\_  
Leo Facio  
Mayor

\_\_\_\_\_  
Debra Key  
Corporate Officer





Reference: 355787

March 11, 2020

His Worship Mayor Leo Facio  
and Councillors  
Village of Harrison Hot Springs  
PO Box 160  
Harrison Hot Springs BC V0M 1K0

Sent via email: [lfacio@harrisonhotsprings.ca](mailto:lfacio@harrisonhotsprings.ca)

Dear Mayor Facio and Council:

I am writing in response to the January 23, 2020, submission of the Village of Harrison Hot Springs' Single Use Plastic Items Bylaw No. 1151, 2020.

I want to commend the Village's efforts to take leadership on this important issue and thank you for submitting Bylaw No. 1151 for my review.

Staff from the Ministry of Environment and Climate Change Strategy have reviewed Bylaw No. 1151 and related documentation and have advised me that the bylaw does not include access to straws for people with disabilities. In addition, given the broad scope of proposed products included, further consultation and refinement will be needed to promote consistency across communities. Through engagement on the CleanBC Plastics Action Plan, consideration for key exemptions for the health sector and for people with disabilities was raised as a concern when contemplating bans, as well as the need for a consistent implementation approach for items being regulated. For these reasons, at this time I cannot approve Bylaw No. 1151. Staff from my ministry will be reaching out to your office to discuss the items noted above, and we look forward to working with you to address the concerns in a focussed and timely manner.

Our government strongly supports municipal leadership to address single-use plastics and is committed to ensuring that regulations of single-use plastics in B.C. are consistent across communities. I want to assure you that the Province is taking steps to address these important issues, including proposed regulatory changes to support municipal bylaws that meet certain parameters related to accessibility, public health, and reduction of waste from alternate materials. Staff from my ministry will be consulting with local governments on those parameters soon and I hope that you and your staff will participate in that engagement.

...2



- 2 -

If you should choose to revise your bylaw—in order to incorporate exemptions for health care and people with disabilities as well as the range of items included—and resubmit it for my approval, I assure you we will process the application in a timely manner.

If you have any questions, please do not hesitate to contact Sonya Sundberg, Director of Clean Communities in Environmental Protection Division of the Ministry of Environment and Climate Change Strategy, at [Sonya.Sundberg@gov.bc.ca](mailto:Sonya.Sundberg@gov.bc.ca).

Thank you again for submitting this bylaw for my review.

Sincerely,



George Heyman  
Minister

cc: Rhonda Schell, Community Services Coordinator, Village of Harrison Hot Springs



## Debra Key

**From:** Sundberg, Sonya E ENV:EX <Sonya.Sundberg@gov.bc.ca>  
**Sent:** Monday, May 25, 2020 10:33 AM  
**To:** Madeline McDonald  
**Cc:** Rhonda Schell; Debra Key; Gottfried, Avery ENV:EX  
**Subject:** RE: Single Use Plastics Bylaw

Hi Madeline,

Thank you for your email and connecting on this. I hope you have all been keeping well in these challenging times. Please be assured that you have not missed any further communication from the Ministry on this important issue. The last communication I had was with Debra Key on March 13<sup>th</sup> to let her know about the Minister's decision and letter. Since that time, we have had to delay any further work on this initiative due to COVID 19.

However, the issue of single use plastics continues to be a priority item for the Ministry and we hope to soon re-engage with local governments. I will be in touch with more details on timing and ensure you are apprised as we move forward. If you have any questions, please reach out at any point.

Sincerely,



### Sonya Sundberg

#### Director, Clean Communities

Clean Communities | Environmental Standards Branch  
Ministry of Environment and Climate Change Strategy  
☎ 778 698-4906 | [Sonya.Sundberg@gov.bc.ca](mailto:Sonya.Sundberg@gov.bc.ca)

*We've provided funding for new compost facilities in BC. Find out [where!](#)*

**From:** Madeline McDonald <MMcDonald@harrisonhotsprings.ca>  
**Sent:** May 19, 2020 5:29 PM  
**To:** Sundberg, Sonya E ENV:EX <Sonya.Sundberg@gov.bc.ca>  
**Cc:** Rhonda Schell <community@harrisonhotsprings.ca>; Debra Key <DKey@harrisonhotsprings.ca>  
**Subject:** Single Use Plastics Bylaw

Hi Sonya,

I just wanted to follow up on this letter from Minister Heyman dated March 11<sup>th</sup> which was received just as we all became completely engulfed in our COVID19 response. I note that the intention was for Ministry staff to contact our office to discuss the issue further and I wanted to make sure that we didn't miss anything. I ask because restaurant operators have reached out to us to determine when the new rules will take effect locally. They are concerned about having yet another policy to conform to while they are adapting to the new criteria related to business operations during the COVID 19 pandemic. We have not adopted the new bylaw obviously, and we have yet to put the letter to Mayor Facio (attached) on an agenda for Council to review. I believe we will return to this issue post-pandemic but wanted to check with you to see if your Ministry had a timeline in mind for your work with local governments on this matter.

I look forward to your comments with respect to the Ministry's perspective on this issue.

Kind regards,

**HARRISON HOT SPRING**

*Naturally Refreshed*

**Madeline McDonald, Chief Administrative Officer**  
Village of Harrison Hot Springs





Resort Municipality  
P.O. Box 160, 495 Hot Springs Road  
Harrison Hot Springs, BC V0M 1K0  
P: 604-796-2171

W: [harrisonhotsprings.ca](http://harrisonhotsprings.ca)

ALERT: All public access to the Village Office is suspended until further notice to prevent the spread of COVID-19. Please use email and phone communication for the time being. Any update will be provided on our website at <https://www.harrisonhotsprings.ca/covid-19-information/>

*The information transmitted herein is confidential and may be privileged. It is intended solely for the person to whom it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies. Thank you.*



12(a)

## VILLAGE OF HARRISON HOT SPRINGS



### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** May 25, 2020  
**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3360-20-Z01/20  
Planning Consultant 410 Echo Avenue  
**SUBJECT:** To start the Rezoning process

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#### ISSUE:

Seeking approval to start the rezoning review process.

#### BACKGROUND:

In July 2019, staff was given permission to start work on the first submission of the proposed development. Since that time, the applicant has requested that the first submission be cancelled and be replaced with the second submission. Associated with this second submission is a subdivision and the requirement for a development permit, as the site is located within the Miami River Development Permit area. The first proposal to be reviewed is the rezoning request. If Council does not authorize staff to work on this rezoning application, then the development application will not proceed.

This site is currently developed with one dwelling unit, that is in a dilapidated condition, and is approximately 0.47 Ha (1.16 Ac) in size. The site can be easily serviced as adjacent sewer and water lines and BC Hydro lines are quite close to this site. There is a fire hydrant located immediately adjacent to this site. The requested rezoning amendment is to change the current zoning from an R-2 zone (Low Density Residential - Duplex) to an R-3 zone (Low Density Residential - Small Lot). The request is to facilitate a future 5-Lot subdivision application.

#### Official Community Plan (OCP) designation

The site is currently designated as a Low-Density Residential area, as per s 6.3.2 of the OCP.

No OCP amendment is required as the proposed R-3 uses are compatible with the current Low-Density Residential policies.

Part of this site is within the Miami River Development Permit Area #5. As there is a subdivision application for a five (5) Lot subdivision on this site, the Development Permit requirements will be addressed during the subdivision stage. Please note that



the Development Permit application, once received must still be reviewed, and approved by Council.

#### Surrounding Land Uses

To the north of this site, on the opposite side of Echo Avenue, the zoning is R-2 and immediately adjacent to the site the zoning is R-1. In this neighbourhood there are two sites zoned for R-3 land uses, within approximately 100 M from this site.

#### Status of the first submission

During a past council meeting Council referred the first application to the APC, requested the proponent to set up a public notification meeting and extended the notification area from 30 M to 100 M. The APC meeting was held on October 16, 2019 and the APC recommended that Council not support the initial submission and no public notification meeting was held.

#### **RECOMMENDATION:**

- 1/. That staff be authorized to work on application 3360-20-Z01/20 for land legally described as: Lot 32, Section 13 Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 27133, located at 410 Echo Avenue.

**Respectfully submitted:**

**REVIEWED BY and Concurrence  
with the RECOMMENDATIONS**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

Attachments (1)      Location Map

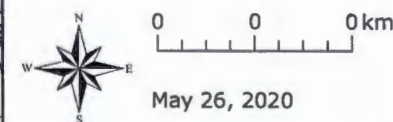




Fraser Valley Regional District

## FVRD Map

- Dikes
- Jurisdictions
- First Nations
- Parks
- Encumbrances
- Properties



**Disclaimer:** This map was compiled by the Fraser Valley Regional District, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.





12(b)

## VILLAGE OF HARRISON HOT SPRINGS



### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** May 25, 2020  
**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP-02/20  
(556 Naismith Ave)  
**SUBJECT:** To start the Development Permit process

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#### ISSUE:

Seeking approval to start the Development Permit process.

#### BACKGROUND:

##### Parcel Size and Development Permit Area Information

The site is approximately 1045.16 M<sup>2</sup> (11,250.37 ft<sup>2</sup>) in size and is vacant is within the Geotechnical Hazard Development Permit Area 4. The applicant is proposing to build a single-family dwelling and an accessory building on the parcel.

##### Zoning Bylaw and OCP Designation

Based upon a review of the Village's OCP, the site is within the Low-Density Residential designation and is within the Residential 1 (Conventional Lot) Zone. This zone allows for the proposed uses.

##### Proposed Lot Coverage

Under the zoning regulations the total allowable Lot coverage is 40% and the proponent has indicated that the proposed development Lot coverage will be approximately 37%.

##### Development Permit Area (DPA) Guideline Objective

The objective for this DPA is to protect development from geotechnical hazards associated with either steep land rockfall or debris fall. Within this DPA there are three zones identified: Steep land, Rockfall runout and Negligible. A site-specific inspection by a qualified surveyor will be required wherever the correct definition of the zone boundary is in question.



### Referral Agencies

Upon a review of the application, staff is of the opinion that this application does not need to be referred to any external agency.

### Title Review

Upon a review of the title, staff has noticed that there is no "save harmless" floodplain covenant registered against this title. If the proponent keeps their development above the flood construction level (FCL) of 14.55 M, then this will not be needed. If the FCL of 14.55 is not possible then the opportunity exists to either require one prior to the issuance of a building permit or the issuance of the development permit.

### **RECOMMENDATION:**

- 1/. That staff be authorized to work on application 3060-20-DP-02/20 for land legally described as: Lot 87, Section 13 Twp 4 Rge 29 W6M New Westminster District Plan 38836.

Respectfully submitted;

**REVIEWED BY and CONCURRENCE  
with the RECOMMENDATIONS:**

Ken Cossey

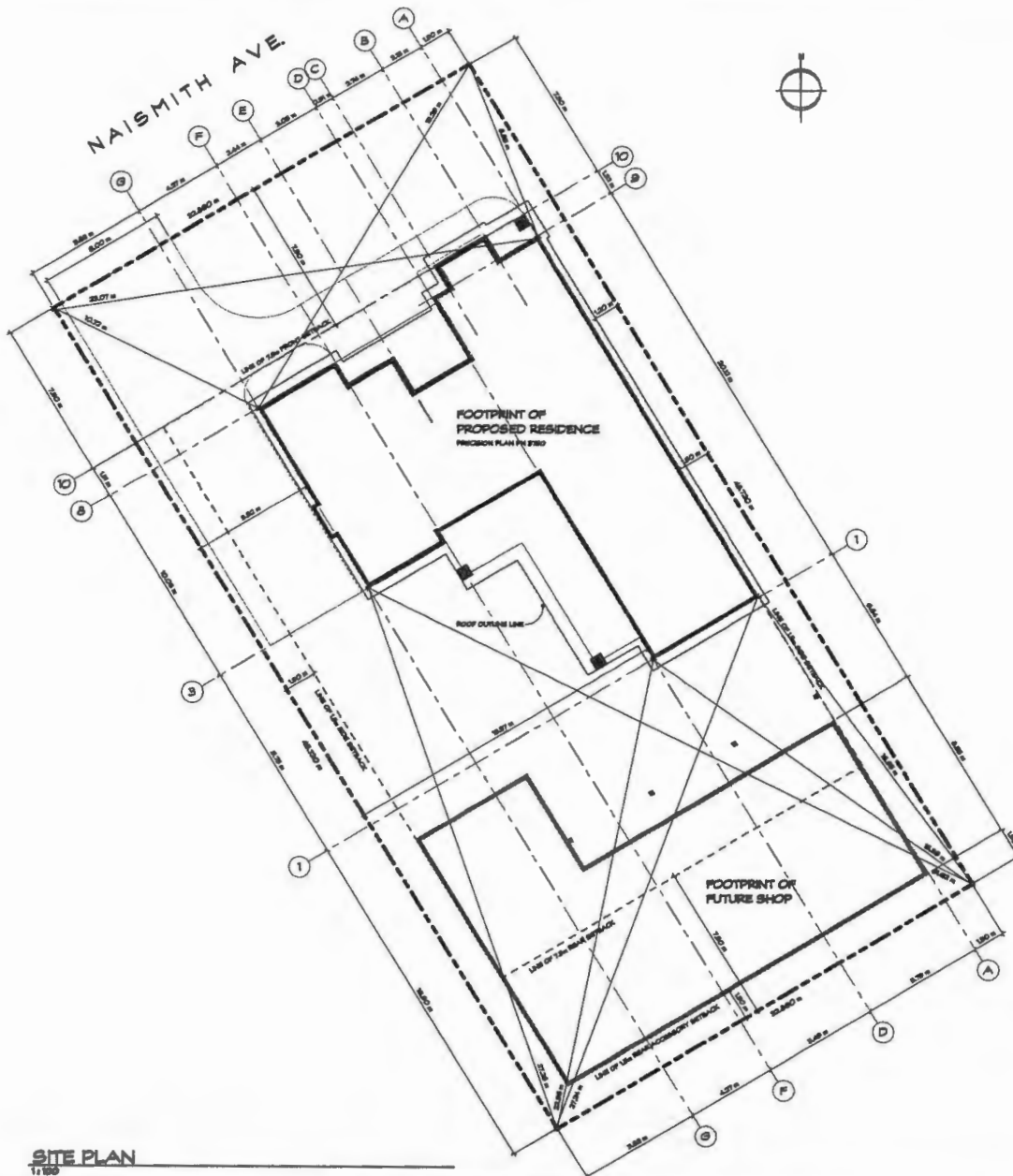
Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald, CAO

Attachments (1)      Site Plan





**SITE PLAN**  
1/150

PROJECT INFORMATION					
CODE REFERENCE					
SOSC 2018					
DESIGN CONSULTANTS					
STRUCTURAL ENGINEER					
FLOOD CONSTRUCTION DESIGN (S)					
FLOORPLAN REGULATION BYLAW					
LOT	REL.	PERMISSED	TOTAL REL.	PROJ. REL.	
1	1.00	1.00	1.00	1.00	
FIRE SUPPRESSION DESIGN					
N/A					
ENERGY DESIGN					
SOSC 2018					
SITE INFORMATION					
N/A					
OTHER DESIGN INFORMATION					
N/A					

ZONING ANALYSIS (HHS BYLAW No.115, 2017 (R-1))		
1) ZONING		
N/A		
2) DESCRIPTION		
RESIDENTIAL 1 (CONVENTIONAL LOT) R1		
3) PERMITTED USES		
DETACHED DWELLING - ACCESSORY		
4) LOT SIZE		
LOT SIZE (sq)	PROJ. 1048.36	MIN. 808
5) LOT DIMENSIONS		
LOT WIDTH (m)	PROJ. 22.65	MIN. 18
LOT DEPTH (m)	PROJ. 46.32	MIN. N/A
6) DENSITY		
DENSITY	PROJ. 1 DU	MAX. 1 DU
7) LOT COVERAGE		
LOT COVERAGE (sq)	PROJ. 87.66	MAX. 40.00%
8) FLOOR AREA RATIO		
FLOOR AREA RATIO (sq)	PROJ. N/A	MAX. N/A
9) SETBACKS		
ALL SETBACK (m)	PROJ. 7.5	MIN. 7.5
REAR SETBACK (m)	PROJ. 7.5	MIN. 7.5
REAR SETBACK (m)	PROJ. 1.5	MIN. 1.5
REAR SETBACK (m)	PROJ. N/A	MIN. 5.0
REAR SETBACK (m)	PROJ. N/A	MIN. N/A
REAR SETBACK (m)	PROJ. N/A	MIN. N/A
REAR SETBACK (m)	PROJ. N/A	MIN. N/A
REAR SETBACK (m)	PROJ. N/A	MIN. N/A
10) SETBACKS		
SETBACK	PROJ. N/A	MIN. N/A
11) BUILDING HEIGHT		
BUILDING HEIGHT (m)	PROJ. 8.58	MIN. 8.57
12) PARKING		
OFF STREET PARKING	PROJ. 3	MIN. 3
OFF STREET PARKING	PROJ. N/A	MIN. N/A
OFF STREET PARKING	PROJ. N/A	MIN. N/A
13) AMENITY AREA		
AMENITY AREA	PROJ. N/A	MIN. N/A
14) PERCHES/SCREENING/LANDSCAPING		
PERCHES/SCREENING/LANDSCAPING	AS PER BYLAW	AS PER BYLAW
15) SPECIAL REGULATIONS		
N/A		
16) SPECIAL REGULATIONS		
N/A		
17) SPECIAL REGULATIONS		
N/A		
VARIANCE REQUESTS		
N/A		

ANCILLARY ZONING ANALYSIS (HHS BYLAW No.115, 2017 (R-1))		
1) ZONING		
N/A		
2) DESCRIPTION		
RESIDENTIAL 1 (CONVENTIONAL LOT) R1		
3) PERMITTED USES		
DETACHED DWELLING - ACCESSORY		
4) LOT SIZE		
LOT SIZE (sq)	PROJ. 1048.36	MIN. 808
5) LOT DIMENSIONS		
LOT WIDTH (m)	PROJ. 22.65	MIN. 18
LOT DEPTH (m)	PROJ. 46.32	MIN. N/A
6) DENSITY		
DENSITY	PROJ. 1 DU	MAX. 1 DU
7) LOT COVERAGE		
LOT COVERAGE (sq)	PROJ. 87.66	MAX. 40.00%
8) FLOOR AREA RATIO		
FLOOR AREA RATIO (sq)	PROJ. N/A	MAX. N/A
9) SETBACKS		
ALL SETBACK (m)	PROJ. 7.5	MIN. 7.5
REAR SETBACK (m)	PROJ. 7.5	MIN. 7.5
REAR SETBACK (m)	PROJ. 1.5	MIN. 1.5
REAR SETBACK (m)	PROJ. N/A	MIN. 5.0
REAR SETBACK (m)	PROJ. N/A	MIN. N/A
REAR SETBACK (m)	PROJ. N/A	MIN. N/A
REAR SETBACK (m)	PROJ. N/A	MIN. N/A
10) SETBACKS		
SETBACK	PROJ. N/A	MIN. N/A
11) BUILDING HEIGHT		
BUILDING HEIGHT (m)	PROJ. 8.58	MIN. 8.57
12) PARKING		
OFF STREET PARKING	PROJ. 3	MIN. 3
OFF STREET PARKING	PROJ. N/A	MIN. N/A
OFF STREET PARKING	PROJ. N/A	MIN. N/A
13) AMENITY AREA		
AMENITY AREA	PROJ. N/A	MIN. N/A
14) PERCHES/SCREENING/LANDSCAPING		
PERCHES/SCREENING/LANDSCAPING	AS PER BYLAW	AS PER BYLAW
15) SPECIAL REGULATIONS		
N/A		
16) SPECIAL REGULATIONS		
N/A		
17) SPECIAL REGULATIONS		
N/A		
VARIANCE REQUESTS		
N/A		



12(c)

## VILLAGE OF HARRISON HOT SPRINGS



### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** May 25, 2020  
**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP 03/20  
(310 Hot Springs Road)  
**SUBJECT:** To start the development permit process

---

#### ISSUE:

Seeking approval from Council to start the Development Permit review process.

#### BACKGROUND:

This site is currently zoned Village Commercial C-1. Based upon a review of the supporting documentation submitted, the proposed development will consist of a mixed use of a restaurant, an apartment, and a retail space.

The site is approximately 970.56 M<sup>2</sup> (10,447.36 ft<sup>2</sup>) in size. The site is currently used as a restaurant and for residential purposes. The proponent requires a development permit, as they have applied for a building permit to renovate the restaurant and apartments and to create a retail space.

#### Zoning Bylaw and OCP Designation

Based upon a review of the Village's OCP, the site is within the Village Centre commercial designation and is within the Village Commercial (C-1) Zone. The proposed uses are permitted land use for this zone.

#### Lot Coverage

The Zoning Bylaw allows for a maximum Lot coverage of 75% in the C-1 zone and the renovations will not add to the current Lot coverage.

#### Development Permit Area (DPA) Guideline Information

The guidelines for this DPA is as follows:

#### Lakeshore Development Permit Area

#### "4.4.4 Guidelines



Development Permits issued in this area shall be in accordance with the Village of Harrison Hot Springs Design Guidelines, forming Schedule 1-D of this plan. The design principles include:

- a) Architecture responsiveness to the medium density mixed-use context and integrated with neighbouring buildings of various ages.
- b) Site planning based on creating continuous street-orientated edges and intensifying pedestrian activity within the Lakeshore Special Planning Area.
- c) Protection of view corridors within the village towards Harrison Lake and the surrounding mountains.
- d) Respect for the natural setting should continue to dominate along the lakeshore.
- e) Variation on themes to result in a balance between continuity and a healthy diversity, both within a commercial, residential or mixed-use development and throughout the Village."

#### Referral Agencies

Upon a review of the application, staff is of the opinion that this application does not need to be referred to any external agency.

#### Title Review

Upon a review of the title, staff has noticed that there is a "save harmless" floodplain covenant registered against this title, along with an access easement.

#### **RECOMMENDATION:**

- 1/. THAT staff be authorized to work on application 3060-20-DP 03/20 for land legally described as: Lot 1 of Lots 23 and 24, Blk 1, Section 13, Township 4 Range 29 West of the Sixth Meridian New Westminster District Plan 251.

Respectfully submitted;

**REVIEWED BY and CONCURRENCE  
with the RECOMMENDATION:**

Ken Cossey

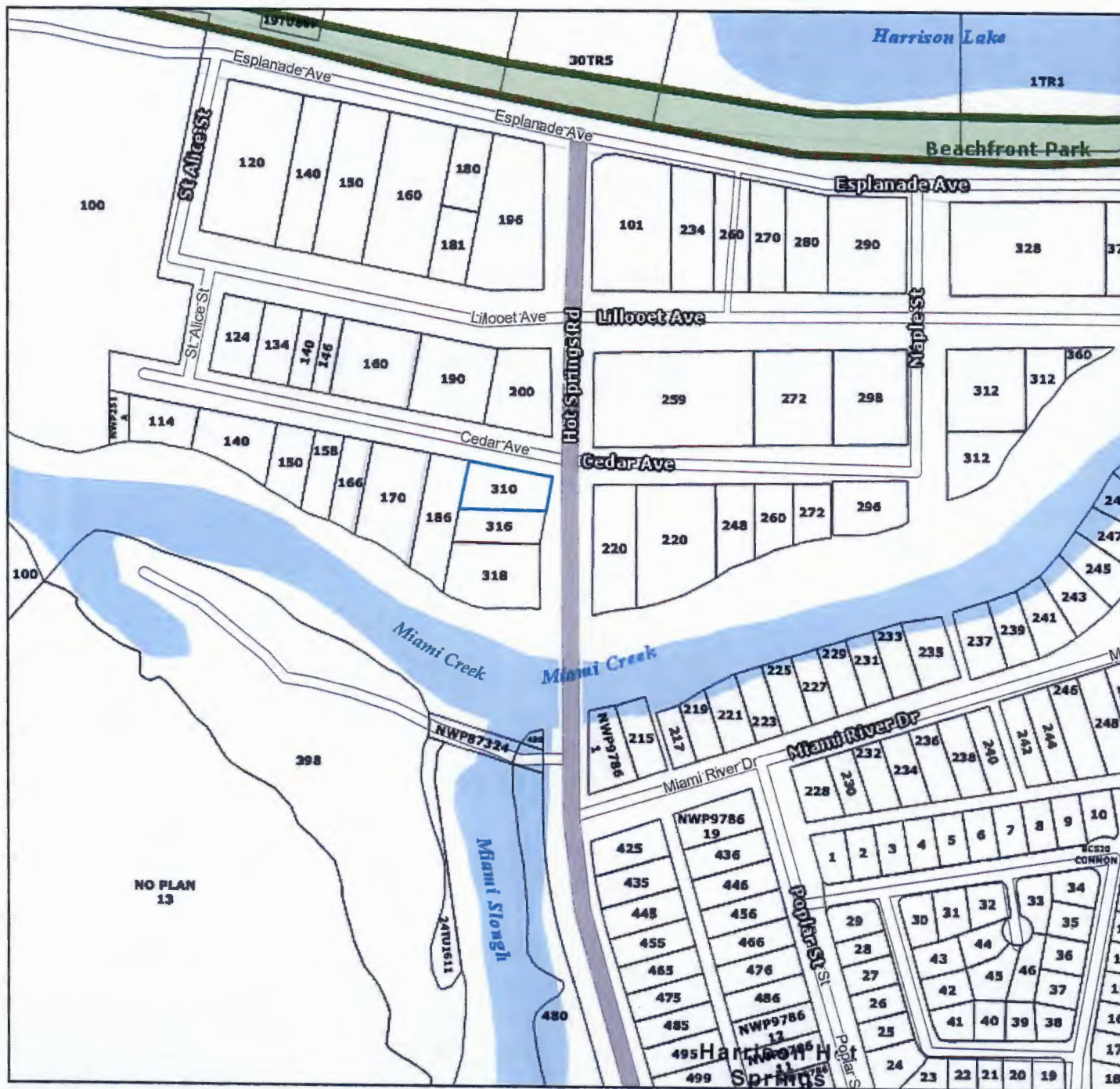
Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald




Madeline McDonald, CAO

Attachments (1)      Location Map





## FVRD Map

-  Dikes
-  Jurisdictions
-  First Nations
-  Parks
-  Encumbrances
-  Properties



0 0 0 km

May 25, 2020

**Disclaimer:** This map was compiled by the Fraser Valley Regional District, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.



12(d)

## VILLAGE OF HARRISON HOT SPRINGS



### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** May 25, 2020  
**FROM:** Ken Cossey, MCIP, RPP **FILE:** 3060-20-DP05/18  
(120 Esplanade Ave)  
**SUBJECT:** Request for an extension to Development Permit DP05/18

---

#### ISSUE:

Consideration of a request to extend an existing Development Permit DP05/18 for 120 Esplanade Avenue.

#### BACKGROUND:

##### Previous applications for this site

Listed below in chronological order is an outline of past development applications for this site:

- 2008 – an application was initially received, and a Development Permit was issued
- 2010 – an amendment was made, and the Development Permit was reissued
- 2012 – another Development Permit was issued
- 2014 – the Development Permit expired, and a new application was made, and a Development Permit was issued
- 2016 – the Development Permit was extended
- 2018 – the Development permit expired, and a new application was received, and a new Development Permit was issued

Since 2008 the Development Permit has been previously renewed or reissued five (5) times. The current permit issued is set to expire on January 21, 2021.

##### Review of the current application process for this site

The most recent renewal request was considered on January 15, 2019 when Council issued another Development Permit 3060-20-DP05/18 for land located at 120 Esplanade Avenue, expiring in January of 2021.



The proponent has submitted an email request to extend this time frame from January 2021 to May 21, 2021 as they work on securing project finances. The proponent has indicated that the ability to secure financing has slowed down due to the COVID-19 pandemic.

#### Staff Discussions

Upon receipt of the request senior staff met and discussed the request in May 2020.

Associated with each development application there are various government constraints and non-government restraints that come into play when a development application is received. Government constraints includes processing the application, the payment of fees and the various land use regulations. These are issues that Council has a direct say in and can control.

Issues that Council have no control over, or non-government constraints include the cost of construction, the market conditions, and the financing of a project. The request to address an extension to address a non-government constraint is not recommended.

#### **RECOMMENDATION:**

**THAT** the application to extend Development Permit 3060-20-DP05/18 not be approved.

Respectfully submitted;

**REVIEWED BY and CONCURRENCE  
with the RECOMMENDATION:**

Ken Cossey

Ken Cossey, MCIP, RPP,  
Planning Consultant

Madeline McDonald

Madeline McDonald, CAO

Attachments (1) DP05/18



Village of Harrison Hot Springs  
**DEVELOPMENT PERMIT NO. DP05/18**

ISSUED this 21<sup>st</sup> day of January, 2019

FILE No: 3060-20-DP05/18  
FOLIO No: 1645-52252

TO: **Goldwell Developments Incorporated**  
**Inc. No. 0986866**

(the "Permittee")

ADDRESS: **10028 Granville Avenue,**  
**Richmond, BC V6Y 1R4**

1. This Development Permit is issued subject to compliance with all of the bylaws of the Village of Harrison Hot Springs applicable thereto. This Development Permit must not be used to supplement any bylaw or vary the requirements of the Village of Harrison Hot Springs zoning requirements.
2. This Development Permit applies to and only to those parcels of land(s) within the Village of Harrison Hot Springs legally described below:

Parcel Identifier: 026-923-149

Lot B, Section 13, Township 4, Range 29, West of the 6<sup>th</sup> Meridian, New Westminster District Plan BCP27775

and any and all buildings, structures, and other development thereon.

(the "Lands")

3. **This Development Permit is issued only to allow:**

for the development of a mixed-use development

4. The development must be carried out according to the following time schedule, if applicable: **N/A**
5. As a condition of the issuance of this Development Permit, the Council holds security set out below to ensure that development is carried out in accordance with the terms and conditions of this Development Permit. Should any interest be earned upon the security, it must accrue to the Permittees and be paid to the Permittees if the security is returned. The condition of the posting of the security is that should the Permittees fail to carry out the work hereby authorized according to the terms and conditions of the Development Permit within the time provided, the Village may use the security to carry out the work by its servants, agents or contractors, and any surplus must be paid over to the Permittees; or should the Permittees carry out the work Permitted by this Development Permit within



the set time set out below, the security must be returned to the Permittees.

- (a) an Irrevocable Letter of Credit in the amount of: \$365,897.00
- (b) none required ☐

6. THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS:

- (a) For the installation of or the placement of any signs on the building or structure, the Permittee must follow the requirements as outlined in the Village of Harrison Hot Springs Sign Bylaw No. 1126, 2018, as amended from time to time. To start this review process, a Comprehensive Sign Plan application must be submitted, reviewed and approved by the Village.
- (b) The building materials must follow the Building Elevation Material legend as outlined on sheets A-3.1 to A-3.4 of F. Adab Architects Incorporated drawings date stamped April 2018. If there is any deviation from the use of these materials, the Village's approval is required.
- (c) The colours must be in accordance with sheet A-1.3 of F. Adab Architects Incorporated drawings date stamped April 2018. If there is any deviation from the use of these colours, the Village's approval is required.
- (d) The site plan layout as identified on sheet A-1.6 of F. Adab Architects Incorporated drawings date stamped April 2018, must be followed.
- (e) Prior to any work being started an arborist's report on the Oak Trees, located along the back of the site, must be submitted indicating how the sidewalk next to the oak trees will be installed without hurting the oak tree roots. The oak trees are identified in drawing L-01 as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17.
- (f) In the boulevard under the oak trees, located at the back of the site, the ground cover must be a non-invasive plant species, as identified in the BC Landscape and Nursery Standards.
- (g) A tapestry of ferns sword, deer and maiden hair must be substituted for any referenced use of pachysandra, as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17.
- (h) Kinnikinnick must be substituted for any reference to the use of cotoneaster as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17.
- (i) A non-invasive evergreen hedging must be substituted for any reference to the use of portuguese laurel, as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17.
- (j) Any reference to boston ivy, as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17, must be replaced with non-invasive plants as identified in the BC Landscaping and Nursery Standards.
- (k) The Critical Landscape Notes outlined on Sheet LN-01, as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17, must be followed.
- (l) A Works and Services Agreement must be entered into with the Village of Harrison Hot Springs to address any works and services that will take place off site, as a result of this Development Permit. This includes but is not limited to; Sewer, Water, Road and Storm Water issues.

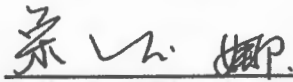



- (m) A Works and Services Agreement must be entered into to address the construction of the sidewalks, as identified on sheets L-02 and LD-01, as outlined in van der Zalm + associates Incorporated Landscape Master Plan, identified as VDZ project number DP2014-17.
7. The Lands must be developed and used strictly in accordance with this Development Permit, including any attached plans, maps and specifications.
  8. The following plans, maps or specifications are attached to and form a part of this Development Permit:
    - a/. The report entitled; Harrison Lake View Mixed-Use Development; Landscape, prepared by van der Zalm + associates Incorporated, identified as VDZ project number DP2014-17
    - b/. The report entitled; Harrison Lake View Mixed Use Development, prepared by F. Adab Architects Incorporated and date stamped April 2018.
  9. **This Development Permit is NOT a Building Development Permit, a subdivision approval nor a soil deposit or removal permit.**
  10. This Development Permit must lapse on the 21<sup>st</sup> day of January, 2021 unless the development is substantially started.

**RESOLUTION PASSED BY COUNCIL, THIS 21<sup>st</sup> day of JANUARY, 2019**

**I HEREBY CERTIFY that I have read the terms and conditions of the Development Permit contained herein. I understand and agree that the Village of Harrison Hot Springs has made no representations, covenants, warranties, guarantees, promises or agreements (verbal or otherwise) with the owner of the parcel of land or me other than those contained in this Permit.**

GOLDWELL DEVELOPMENTS INC.,  
INC. NO 0986866

  
\_\_\_\_\_  
Authorized Signatory

  
\_\_\_\_\_  
Print Name

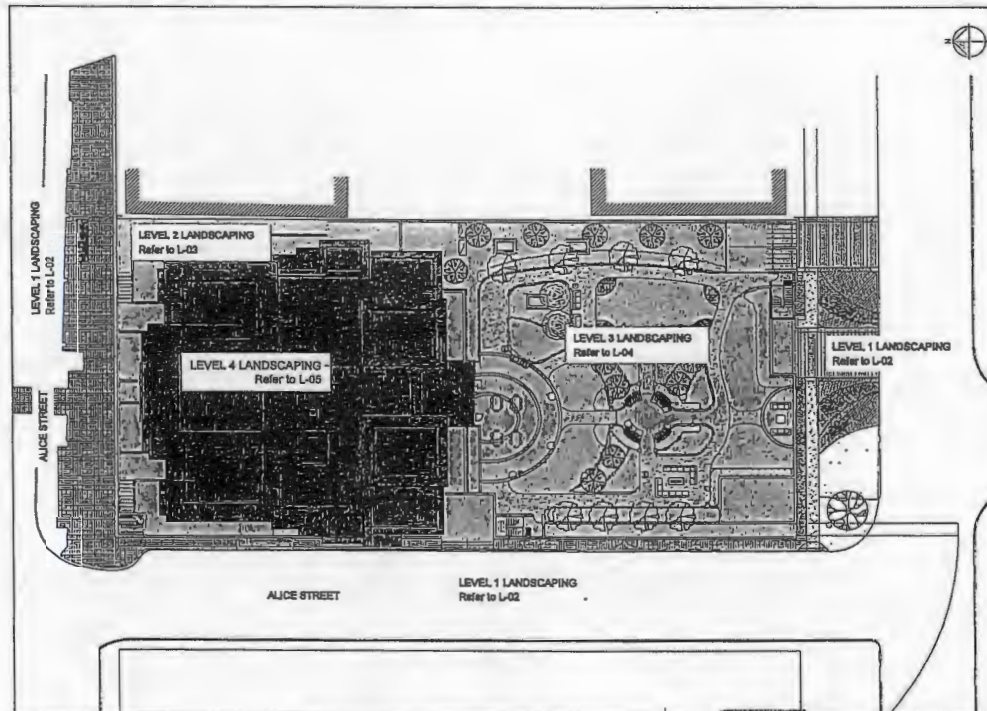
  
\_\_\_\_\_  
Corporate Officer



# HARRISON LAKE VIEW MIXED-USE DEVELOPMENT

## Landscape - RE-ISSUED FOR DP

Contact Information	Other Key Contacts:			
<b>van der Zalm + associates Inc.</b> Project Landscape Architects Suite 1 - 20177 87th Avenue Langley, British Columbia, L 3K4 5G2 BC20 L 3K4 5G2 0042 Primary project contact: Mark Syme Project Manager msyme@vzinc.ca 604 882 8804 (ext 32) Alternate contacts (please specify Mark van der Zalm) Principal Landscape Architect msdz@vzinc.ca c. 604 882 8804 x13	<b>Goldwell Developments Inc.</b> Project owner 11803 198th Street Surrey, BC V4N 1G8 Tel: (604) 873 2383 Fax:	<b>F ADAS Architects</b> Project Building Architects & Project Manager #128-4889 Riverwood Crescent Burnaby, Vancouver, BC Tel: (604) 857 3025 Fax: (604) 857 3025	<b>Apin Martin</b> Project Civil Engineering 201-12448 82nd Avenue Burnaby, BC V3V 2G9 Tel: (604) 637 3039 Fax: (604) 637 3061	<b>Morgan Stewart &amp; Co</b> Land Surveyor 1009 Seymour Street Vancouver, BC V6B 2G3 Tel: (604) 687 4488 Fax: (604) 687 5071
<b>Legal Address and Description:</b> SLY HALF LOT 3 AND THE SLY HALF OF LOT 3, BLOCK 1, SE013, TP 4, R23 VMS, NEW WESTMINSTER DISTRICT, PLAN 231				
<b>Civic address:</b> 120-130 ESPLANADE AVE.				



Site Plan Overview - 1:250

Landscape Sheet Index			
L-00	Cover Sheet	IR-01	1st Level Irrigation Plan
LN-01	General Drawing Notes	IR-02	2nd Level Irrigation Plan
L-01	Landscape Master Plan	IR-03	3rd Level Irrigation Plan
L-02	1st Level landscape Plan	IR-04	4th Level Irrigation Plan
L-03	2nd Level landscape Plan	IR-05	Irrigation Details
L-04	3rd Level landscape Plan		
L-05	4th Level landscape Plan		
LD-01	Details - Surfacing		
LD-02	Details - Planter walls		
LD-03	Details - Pergola		
LD-04	Details - Furniture		



Site Context - NTS

van der Zalm + associates Inc.  
 Pella & Associates • Subcontractor/Consultant  
 Urban Design • Landscape Architecture  
 2000 Louisa Street  
 Langley, BC V3A 2G2  
 Tel: (604) 882 8804  
 Fax: (604) 882 8804



Rev	By	Description	Date
1	AS	ISSUED FOR DP	11.04.2014
2	AS	ADDED FOR TESSER	04.07.2014
3	AS	SP ADDITION	04.04.2015
4	AS	SP CORRECT	01.08.2015
5	AS	SP CORRECT	03.11.2014
6	AS	REVISIONS PROGRESS SP R01	21.04.2014
7	AS	REVISIONS PROGRESS SP R02	20.08.2014

REVISIONS TABLE FOR DRAWINGS  
 is designed to be used as a guide and should be the property of  
 the client. It is not to be used for any other purpose and  
 is not to be used for any other purpose.

Project:  
 HARRISON LAKE VIEW  
 MIXED-USE DEVELOPMENT

Location:  
 120-130 ESPLANADE AVE  
 HARRISON HOT SPRING

Drawn	By	Checked	By	Approved	Original Start Date
AS	AS	AS	AS	AS	17.07.2014
Signature of the Designer/Consultant AS SHOWN					

COVER SHEET

DP2014-17

L-00



## CRITICAL LANDSCAPE NOTES:

### PROJECT CONTACT:

1.1 Inquiries regarding landscape drawings should be addressed to:

### PRIMARY CONTACT:

Mark Dyma, Landscape Architect (mrdyma@vz.ca)  
P. 604 882 0024 x32 F. 604 882 0042 C. 778 536 7235

### ALTERNATE CONTACT (IN CASE OF ABSENCE):

Mark van Zelm, Principal Landscape Architect and Landscape Architect of Record (mark@vz.ca)  
P. 604 882 0024 x22 F. 604 882 0042 C. 604 835 2159

### PROJECT COORDINATION:

2.1 The contractor(s) responsible for completing the landscape scope of work shall conform to the reference standards, submittal process, coordination elements, specifications, and notes as defined under the "Division 1 General Requirements" of the master specification (complete).

### DRAWINGS AND SPECIFICATIONS:

3.1 The contractor, sub-contractor, and coordinating trades/suppliers responsible for completing the landscape scope of work is responsible for reviewing the master specification package for the project in conjunction with all consultant drawings, inclusive of landscape.

3.2 Should any drawing or detail conflict with the master specification the contractor must immediately notify the design team for coordination prior to order, preparation or installation of said conflicting works (typ).

3.3 Examples of key specifications that relate to landscape are inclusive of:

- Division 1, General Requirements
- Division 2, Existing Conditions
- Division 3, Concrete
- Division 4, Masonry
- Division 5, Metals
- Division 6, Wood and Plastics
- Division 7, Thermal and Moisture Protection
- Division 8, Painting and Coating
- Division 11, Earthwork
- Division 32, Exterior Improvements

3.4 The contractor(s) responsible for completing hard and soft landscape works are responsible for providing the landscape architect with a complete "project record copy" of mark-ups or changes to works defined in the Landscape Drawings. This is in addition to any record drawing revisions defined under Division 1. The project record copy mark-ups should be completed with red pen if submitted as a hard copy or in red coloured notes if submitted as a PDF.

### LANDSCAPE CONCRETE WORK:

4.1 All concrete shall conform to all standards identified under Division 3 of the master specification and specifications by the Civil Engineer (refer to civil drawings, with reference to MMCO specs) (complete).

4.2 Concrete reinforcing for vertical landscape cast in place walls shall comply with details and specifications defined in structural drawing.

4.3 All horizontal exterior concrete surfaces shall have a light broom finish or approved equal unless specified otherwise.

4.4 All vertical concrete surfaces inclusive of cast in place walls shall have a light sand blast finish or approved equal unless specified otherwise.

4.5 The contractor should confirm the locations of control joint patterning and expansion joints with the landscape architect prior to installation for concrete paving surfaces and walls.

### UNIT PAVING:

5.1 Precast concrete unit pavers or natural stone unit pavers must be provided in a 2m x 2m "mock-up" on site a minimum 2 weeks prior to order of materials for approval by the landscape architect. The mock-up should be installed as per manufacturer's specifications and include any bedding material, pedestals, grouts or mortar specified in project drawings or specifications. Grouts, mortars, sealers, or products that require drying time must have been installed a minimum 48 hours prior to the time of review by the landscape architect.

5.2 All approved unit paving and bedding or joining materials should be installed as per manufacturer's specifications.

5.3 Professionals should be qualified and experienced (minimum 5 years) in installing paving products specified in landscape drawings.

### METALS:

6.1 All metal work shall conform to Division 4 of the master specification for the project (complete).

6.2 Additional references that apply to metal work may not necessarily be

### Included under Division 4:

- 1 American Society for Testing and Materials International (ASTM).
  - 1 ASTM A36/A36M, 1025, Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless.
  - 2 ASTM A121, 100, Specification for Zinc-Coated (Galvanized) Steel Barbed Wire.
  - 3 ASTM D5118, 1971, Standard Guide For Small-Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.
  - 3 Canadian General Standards Board (CGSB).
    - 1 CAN/CGSB 5.26, 198, Alloy, Exterior House Paint.
    - 3 CAN/CGSB 1.40, 198, Aluminum Paint.
    - 3 CAN/CGSB 1.181, 190, Ready-Mixed Organic Zinc-Rich Coating.
    - 4 CAN/CGSB 1. GP, 138M, 1971, Paint Exterior Latex Type Flat.
    - 3 Canadian Standards Association (CSA International).
      - 1 CAN/CSA-A23.1, 009/A23.2, 1990, Concrete Materials and Methods of Concrete Construction/Methods of Test for Concrete.
      - 2 CSA G43, 1894(R1999), Galvanized (Zinc-Coated) Steel Farm Field Wire Fencing.
      - 3 CSA, 080 Series, 1971, Wood Preservation.
      - 4 Environmental Choice Program (ECP).
        - 1 CCD-047e-198, Paints, Surface Coatings.
        - 2 CCD-470-198, Stains, Surface Coatings.
        - 3 CCD-470-198, Varnishes, Surface Coatings.
        - 4 CCD-048-198, Surface Coatings-Reynold Water-Borne.

6.3 All fences, fasteners and railings shall be submitted via shop drawing and submitted for approval by the landscape architect prior to purchase or installation.

6.4 All fasteners used in wood connections (i.e. screws, nails, etc) are to be countersunk and predrilled to prevent wood splitting unless specified otherwise.

6.5 All anchor plates, hangers, and affiliated hardware joining materials must meet flush between joining surfaces without gaps, unless specified otherwise.

6.6 All metal work shall be treated for protection from corrosion (i.e. Aluminum must be anodized and steel must be galvanized or stainless steel) prior to additional coatings of paints or sealers. This is inclusive of fasteners.

6.7 All metal bonding (i.e. welding or soldering) must be completed and metal work should be treated for protection from corrosion. Bonding work should be concealed by the finishes of the metal work. Bonding or handwork needed to provide a smooth and consistent finish along the bonded metal material should be done to match the finish of the metals used for joining.

6.8 All railing heights, picket spacing, and rail spacing should be in accordance with the British Columbia Building Code, CAN/CSA - 2814-07 and affiliated ASTM standards.

6.9 Install a grounding rod on all fences, metal posts or poles taller than 6' (1800mm) in height through the direction of the project electrical engineer. Contractor to confirm the location(s) of said work at the time of project start-up with the electrical engineer and landscape architect.

### IRRIGATION:

7.1 Irrigation work should be completed to comply with the Canadian Electrical Code and Canadian Plumbing Code.

7.2 Irrigation work should be completed by and installer with over 5 years experience in irrigation work.

7.3 Refer to irrigation drawings for additional specifications.

### PLANTING AND SOFTSCAPE:

8.1 All landscape materials, planting and softscaping shall conform to standards defined under Division 32 and BCLNA standards, 7th Edition.

8.2 Warranty of plant material shall conform to recent BCLNA Standards.

8.3 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where slopes, berms or mounds are used as part of soft landscaping features prior to the installation of plant material. A minimum 7 days notice is required for this review.

8.4 The contractor is responsible to have the landscape architect inspect the site for fine grading in areas where sod or seed are used as part of soft landscaping features prior to the installation of sod or seed. A minimum 7 days notice is required for this review. Preparation of sod and seed areas shall conform to BCLNA standards. No 1 Turfgrass and No. 1 Canadian seed standards apply as defined through BCLNA standards. Installation and maintenance specifications of sod and seed shall apply as defined through

### BCLNA standards.

8.5 Establishment maintenance must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment maintenance practices and procedures are defined under the recent BCLNA Standards compliant with "Level 2, well groomed landscape".

8.6 Establishment watering must be completed by the landscape contractor through the course of construction/installation, substantial completion and until the time of final acceptance once all deficiencies are deemed as complete. Establishment watering practices and procedures are defined under the recent BCLNA Standards compliant with "Level 2, well groomed landscape".

8.7 The landscape contractor should provide the landscape architect with one week's notice to perform a review at local nurseries who are supplying major plant orders to the site. The landscape architect reserves the right to reject plant material that does not meet drawing specification or BCLNA standards at any time, despite any review of said materials.

8.8 The landscape contractor must submit a soil report/soil test to that shows that growing mediums comply with the standards identified in the recent BCLNA Standards for "Level 2, well groomed landscape".

8.9 The general contractor shall pay for a minimum two (2) random tests will be performed during the course of construction to confirm that the growing medium being installed on site matches the test approved by the landscape architect. The landscape architect will notify the general contractor of when said tests will occur and soil samples should be mailed out within 48 hours of this notice. Failure to have soil match approved material could result in removal, amendment or reinstallation of appropriate material at the contractor's expense. Soil tests should be sent to Pacific Soil Analysis Incorporated or approved equal testing center.  
Pacific Soil Analysis Inc.  
Suite 6-1170 Vancouver Way, RICHMOND, BC V6X 3G9  
Telephone 604 273 8226

8.10 Landscape mulch shall conform to BCLNA standards and be installed at depths specified under recent BCLNA standards. Mulch must be non-toxic. Mulch should be dark brown or black in colour; red coloured mulch is not permitted unless specified otherwise.

8.11 Filter fabric must be provided in any areas where drain rock is used as a mulch substitute or landscape feature, with the exception of drip strips (unless noted otherwise).

8.12 In areas where soft landscaping shall be planted over structural slabs, the contractor must submit, in writing, that the project architect has inspected planters or areas of soft landscape planting and has approved the waterproofing and slab protection present, such that it conforms to contract specifications and drawings. This shall be done prior to any inspections the landscape architect shall make to review growing medium depths or plant installation.

8.13 Should any fertilizers or chemicals be applied to soft landscapes, they must be non-toxic.

8.14 It is expected that the contractor shall recycle waste materials and packaging in accordance with Waste Management and Disposal procedures defined under Division 1 of the master specification.

### EXTERIOR SITE FURNISHINGS:

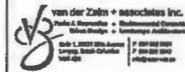
9.1 Site furnishings shall all be provided via shop drawing submittals through the submittal processes defined under Division 1 of the master specification.

9.2 It is expected that the landscape architect shall see a shop drawing for every piece of landscape site furnishings specified in landscape drawings. It is the contractor's responsibility to receive approval from the landscape architect on all colours, installation options and affiliated finishes through shop drawing submittals prior to the purchase or installation of site furnishings.

9.3 All site furnishings should be installed as per the manufacturer's specifications.

9.4 It is the contractor's responsibility to notify the landscape architect if a conflict occurs between the installation requirements defined by manufacturers and the landscape site plan, specifications, or details.

9.5 It is expected that the contractor shall recycle waste materials and packaging in accordance with Waste Management and Disposal procedures defined under Division 1 of the master specification.



## GENERAL LANDSCAPE NOTES

NO.	REVISION	DATE
1	ISSUED FOR BIDDING	11.01.2014
2	ISSUED FOR TENDER	06.02.2015
3	ISSUED FOR BIDDING	06.03.2015
4	ISSUED FOR BIDDING	21.03.2014
5	ISSUED FOR BIDDING	10.11.2014
6	ISSUED FOR BIDDING	21.10.2014
7	ISSUED FOR BIDDING	06.04.2014

### REVISIONS TABLE FOR DRAWINGS

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Project: HARRISON LAKE VIEW  
MEDICAL-CLINIC DEVELOPMENT

Location: 120-130 ESPLANADE AVE  
HARRISON HOT SPRING

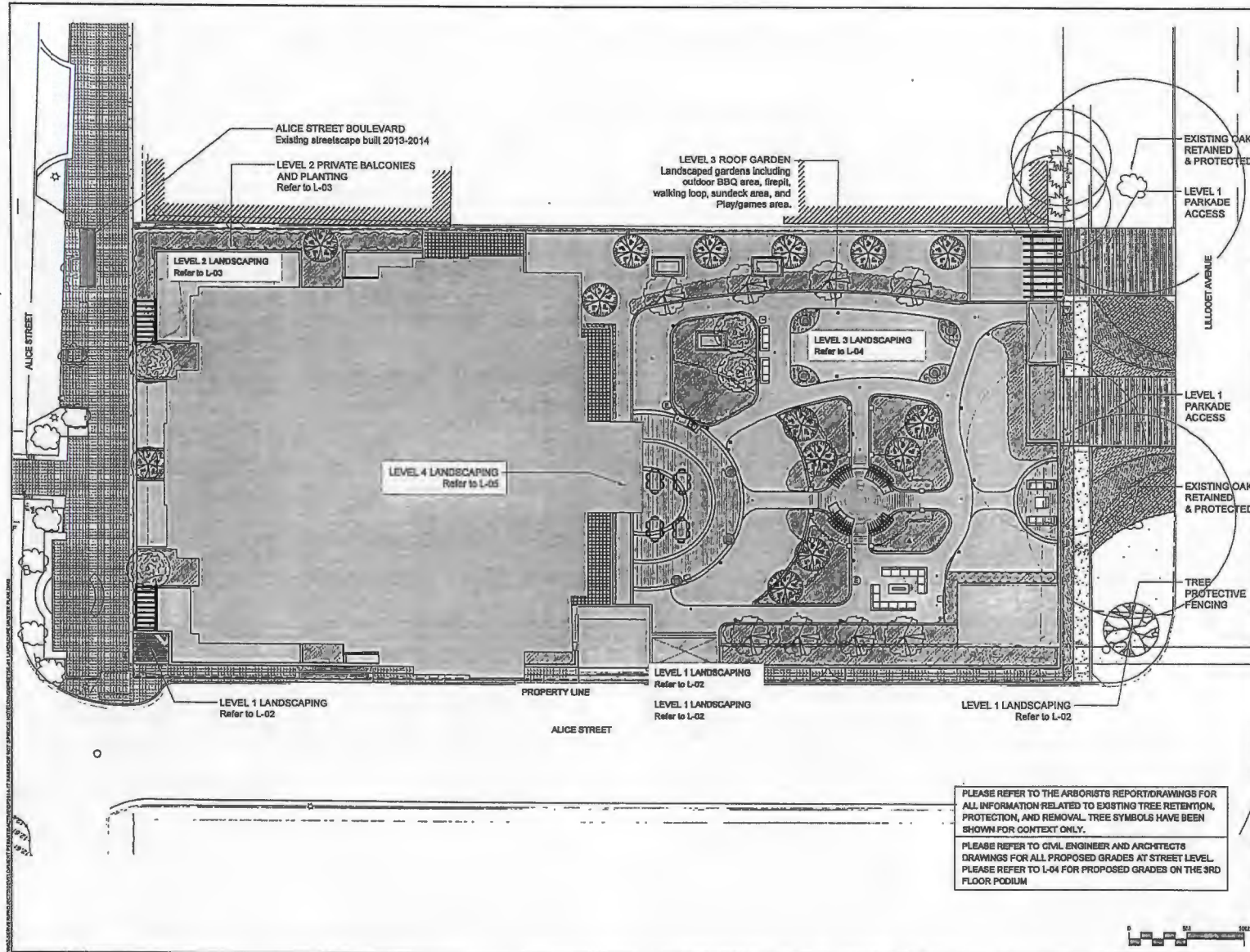
Drawn	By:
MS	
Checked	By:
MS	
Approved	By:
LAUCZ	
Scale	By:
NTS	

Drawing Title

Project #:  
DP2014-17

Drawing #:  
LN-01





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100 L. Street, Suite 100  
Long Beach, CA 90802  
P: 562.595.1100  
F: 562.595.1101  
www.vdz.com



No.	Revisions	Date
1	AD	11.03.2014
2	AD	02.07.2014
3	AD	06.04.2014
4	AD	20.03.2014
5	AD	12.11.2014
6	AD	21.03.2014
7	AD	20.03.2014

REVISIONS TABLE FOR DRAWINGS

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Project:  
HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT

Location:  
130-130 ESPLANADE AVE  
HARRISON HOT SPRING

Drawn:  
MS

Checked:  
MS

Approved:  
MVDZ

Original Start Date:  
20 12 2014

Scale:  
1:100

CONTRACTOR SHALL VERIFY ALL INFORMATION ON THIS DRAWING AND REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR THE PROJECT. ALL INFORMATION ON THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION ON THIS DRAWING.

LANDSCAPE MASTER PLAN



DP2014-17

L-01

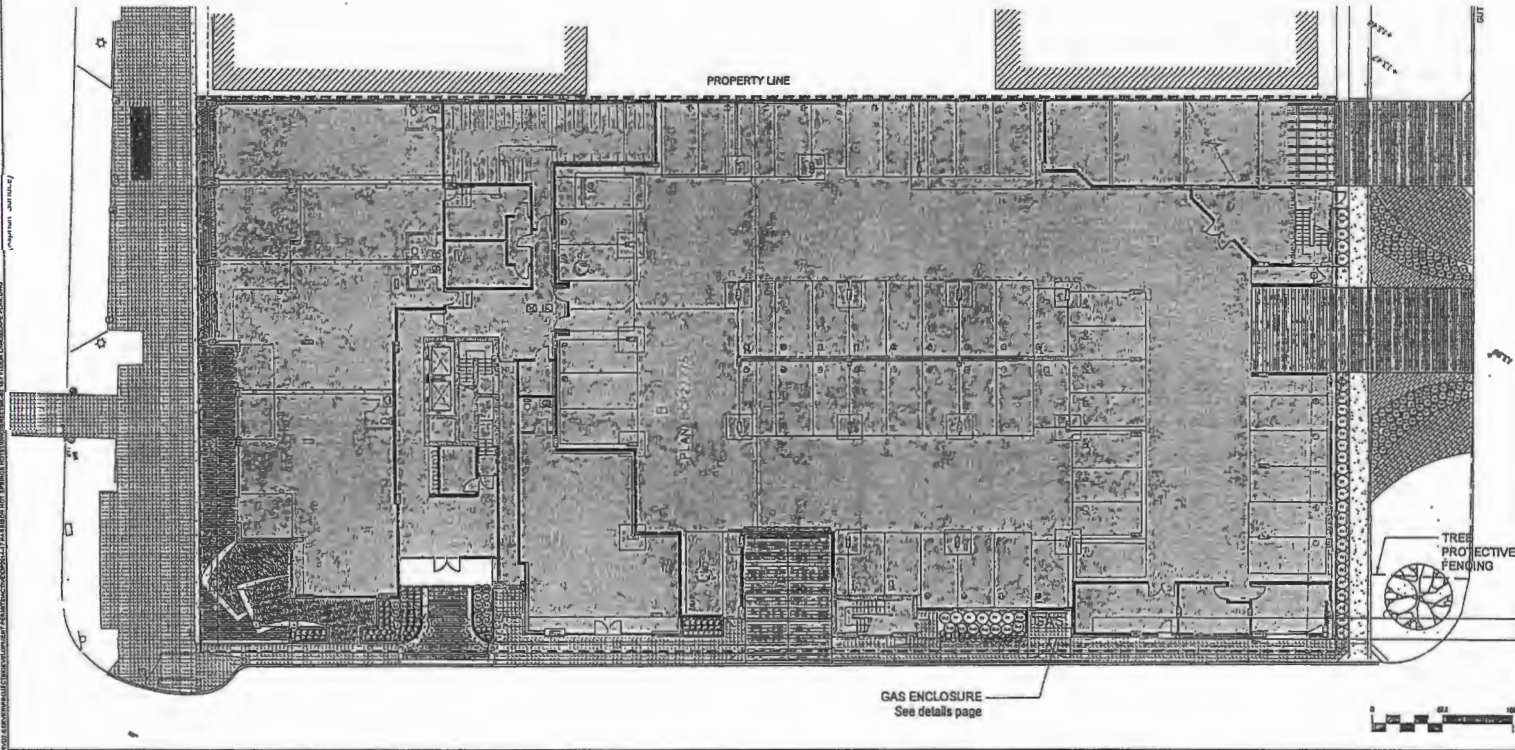


## HARDSCAPE MATERIALS

\*Quantities shown are for reference only. Bidder/Contractor to provide all materials required to achieve schedule shown on plan.

\*Quantities shown are for reference only. Hidden/Unhidden to provide all materials required to achieve results shown on plan.

\*Quantities shown are for reference only. EMMET Construction is providing all materials required to achieve results shown on plan.

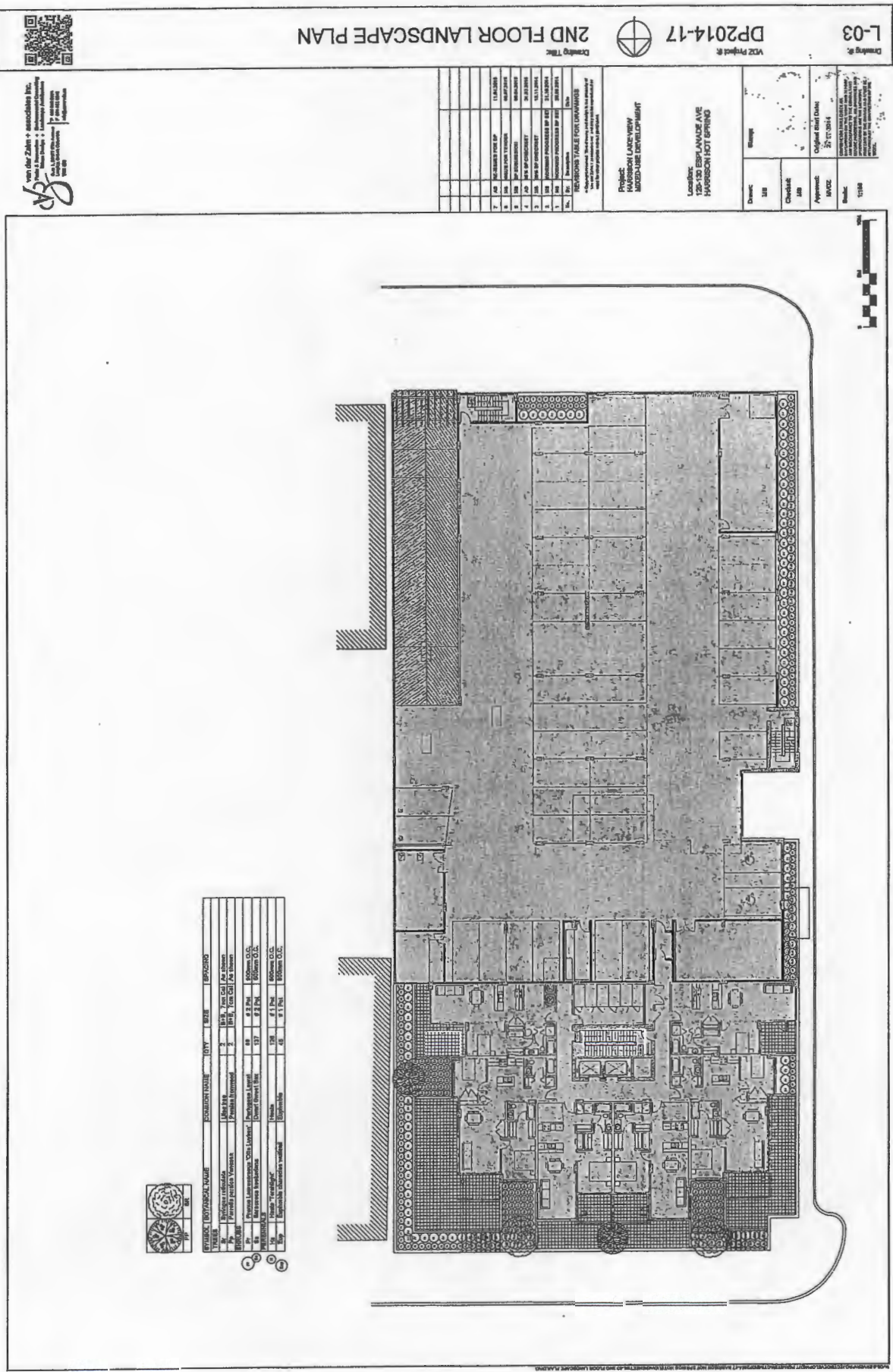


**REVISIONS TABLE FOR DRAWINGS**  
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Drawn: MB	Bhangs
Checked: MB	
Approved: MLG2	Original Sign Date: 2/17/2014
Scale: 1:500	CONTRACTOR SHALL CHECK AND SIGN OFF ON THE DRAWING AND VERIFY THE ACCURACY OF THE CONTRACTOR'S SIGNATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND THE SIGNATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND THE SIGNATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND THE SIGNATURE.

Drawing #: L-02





City of Pasadena  
 Department of Public Works  
 Planning and Development  
 135-132 ESPERANZA AVE  
 PASADENA, CA 91105

Drawing Title: 2ND FLOOR LANDSCAPE PLAN  
 Project #: DP2014-17  
 Drawing #: L-03





TREE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
Br	Bryales reticulata	Blue lace	2	8'x16', 7cm Gal	As shown
Pp	Parrotia persica Varanica	Parrotia Interspersed	12	8'x16', 7cm Gal	As shown
Cl	Crataegus laevigata	Crataegus	10	8'x16', 7cm Gal	As shown
SHRUBS					
Cl	Chamaecyparis 'Nakai'	Nakai's Redwood	48	# 2 Pot	1500mm O.C.
Sp	Spirea japonica 'Majesty'	Spirea	12	# 2 Pot	1200mm O.C.
Pv	Prunus laurocerasus 'Otto Luyker'	Prunus Laurel	147	# 2 Pot	800mm O.C.
Ns	Nandina domestica 'Nana'	Nandina	52	# 2 Pot	800mm O.C.
La	Lavandula angustifolia 'Vicki'	Lavender	287	# 2 Pot	450mm O.C.
Da	Daphne genkwa	Daphne	45	# 2 Pot	800mm O.C.
PERGOLA					
Pl	Platanus 'Golden'	Golden Platanus	87	# 1 Pot	600mm O.C.
Ec	Echinacea purpurea	Purple Coneflower	67	# 1 Pot	500mm O.C.
Se	Sedum 'Vermilion Jay'	Sedum	82	# 1 Pot	800mm O.C.
Sp	Sparganium angustifolium	Sparganium	88	# 1 Pot	500mm O.C.
GRASS & PLANTING					
V	Veronica spicata	Veronica	8	# 2 Pot	As shown
Pl	Platanus 'Golden'	Golden Platanus	228	# 1 Pot	800mm O.C.
Pl	Platanus 'Golden'	Golden Platanus	7	# 2 Pot	As shown

## HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1	CONCRETE BASE
	2	CONCRETE PATH
	3	WET PAVING
	4	PERGOLA
	5	CONCRETE RETAINING WALL
	6	BRICKWORK

\*Quantities shown are for reference only. Bidder/Contractor to provide all materials required to achieve intended design as plan.

## SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1	PROPOSED TREES
	2	PROPOSED SHRUBS
	3	PROPOSED PERGOLA
	4	PROPOSED PLANTING

\*Quantities shown are for reference only. Bidder/Contractor to provide all materials required to achieve intended design as plan.

## SITE FURNISHINGS/

KEY	REF.	DESCRIPTION
	1	OUTDOOR SEATING
	2	OUTDOOR SEATING
	3	OUTDOOR SEATING
	4	BARBECUE
	5	PIZZA TABLE
	6	BAR AREA (STY)
	7	FRUIT (STY)
	8	FRUIT (STY)
	9	FRUIT (STY)

\*Quantities shown are for reference only. Bidder/Contractor to provide all materials required to achieve intended design as plan.

## LIGHTING &amp; ELECTRICAL

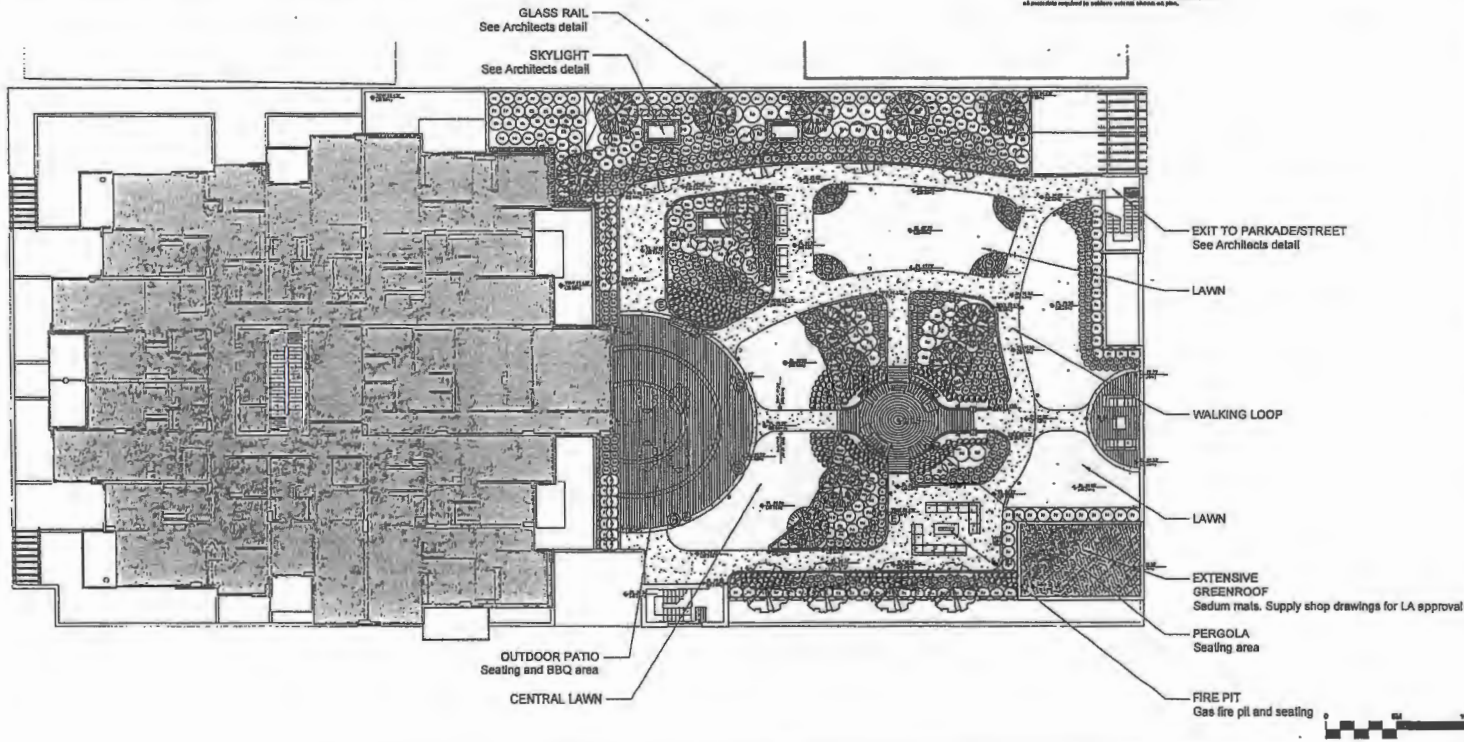
KEY	REF.	DESCRIPTION
	1	UPLIGHTING (STY)
	2	BOLLARD LIGHTING (STY)
	3	RETRACTABLE PROSPERITY (STY)

\*Quantities shown are for reference only. Bidder/Contractor to provide all materials required to achieve intended design as plan.

## GRADING &amp; DRAINAGE

KEY	REF.	DESCRIPTION
	1	PROPOSED SPOT ELEVATION
	2	PROPOSED AREA DRAIN

\*Quantities shown are for reference only. Bidder/Contractor to provide all materials required to achieve intended design as plan.



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Landscape Architecture  
100 L. 10000 Ave. 10000  
10000 Ave. 10000  
10000 Ave. 10000



## 3RD FLOOR LANDSCAPE PLAN



DP2014-17  
HARRISON LAKE VIEW  
MODERN-LINE DEVELOPMENT

Location:  
120-130 ESPLANADE AVE  
HARRISON HOT SPRING

Drawn:  
SIS

Checked:  
SIS

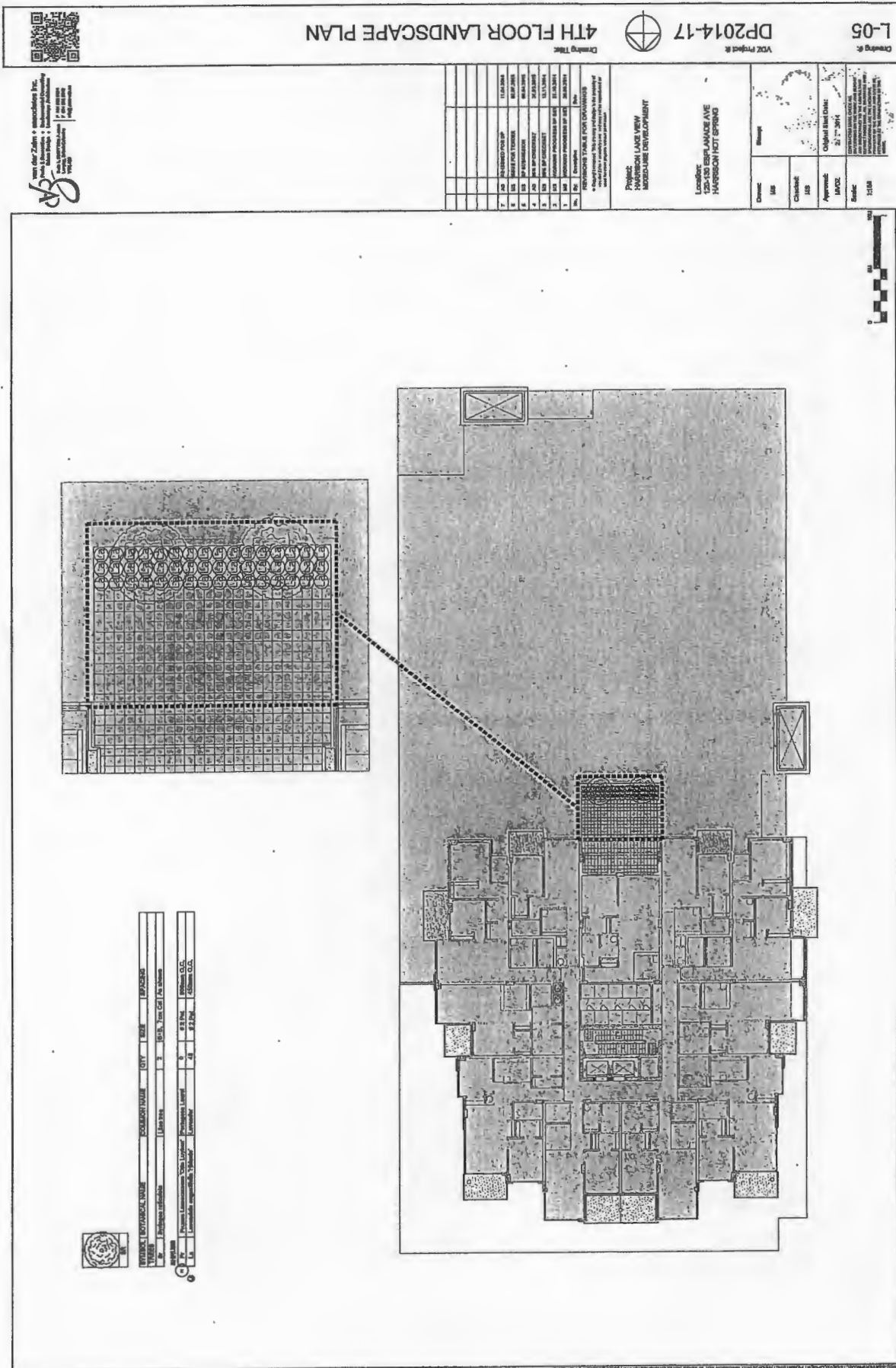
Approved:  
JWJ

Original Sheet Date:  
27/04/2014

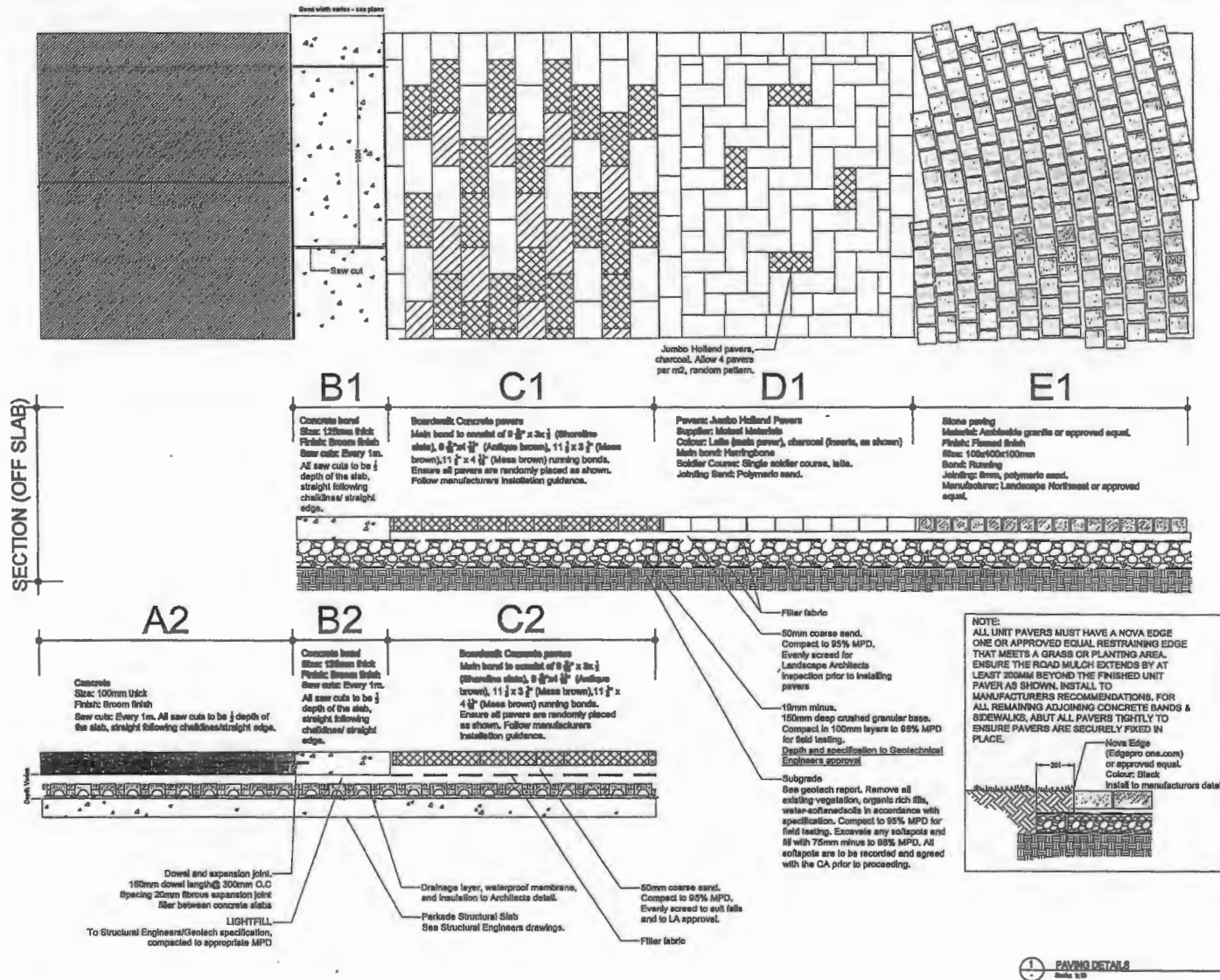
Scale:  
1:100

Drawing #: L-04









**van der Zanden + associates Inc.**  
Landscape Architecture  
1000 10th Avenue S.E.  
Calgary, Alberta T2G 1P9  
Canada  
Tel: 403.243.8888  
Fax: 403.243.8889  
www.vdz.ca

**LANDSCAPE DETAILS**

Drawing Title: **LANDSCAPE DETAILS**

Project: **HARRISON LAKE VIEW MIXED-USE DEVELOPMENT**

Location: **120-130 ESPLANADE AVE HARRISON HOT SPRINGS**

VOC Project ID: **DP2014-17**

Drawing ID: **LD-01**

Rev.	By	Description	Date
1	AD	ISSUED FOR OP	11.04.2014
2	AD	ISSUED FOR TENDER	11.07.2014
3	AD	ISSUED FOR CONSTRUCTION	11.08.2014
4	AD	ISSUED FOR CONSTRUCTION	11.08.2014
5	AD	ISSUED FOR CONSTRUCTION	11.08.2014
6	AD	ISSUED FOR CONSTRUCTION	11.08.2014
7	AD	ISSUED FOR CONSTRUCTION	11.08.2014
8	AD	ISSUED FOR CONSTRUCTION	11.08.2014
9	AD	ISSUED FOR CONSTRUCTION	11.08.2014
10	AD	ISSUED FOR CONSTRUCTION	11.08.2014

**REVISIONS TABLE FOR DRAWINGS**

As Required: These drawings are to be prepared in accordance with the project specifications and standards. The drawings are to be prepared in accordance with the project specifications and standards.

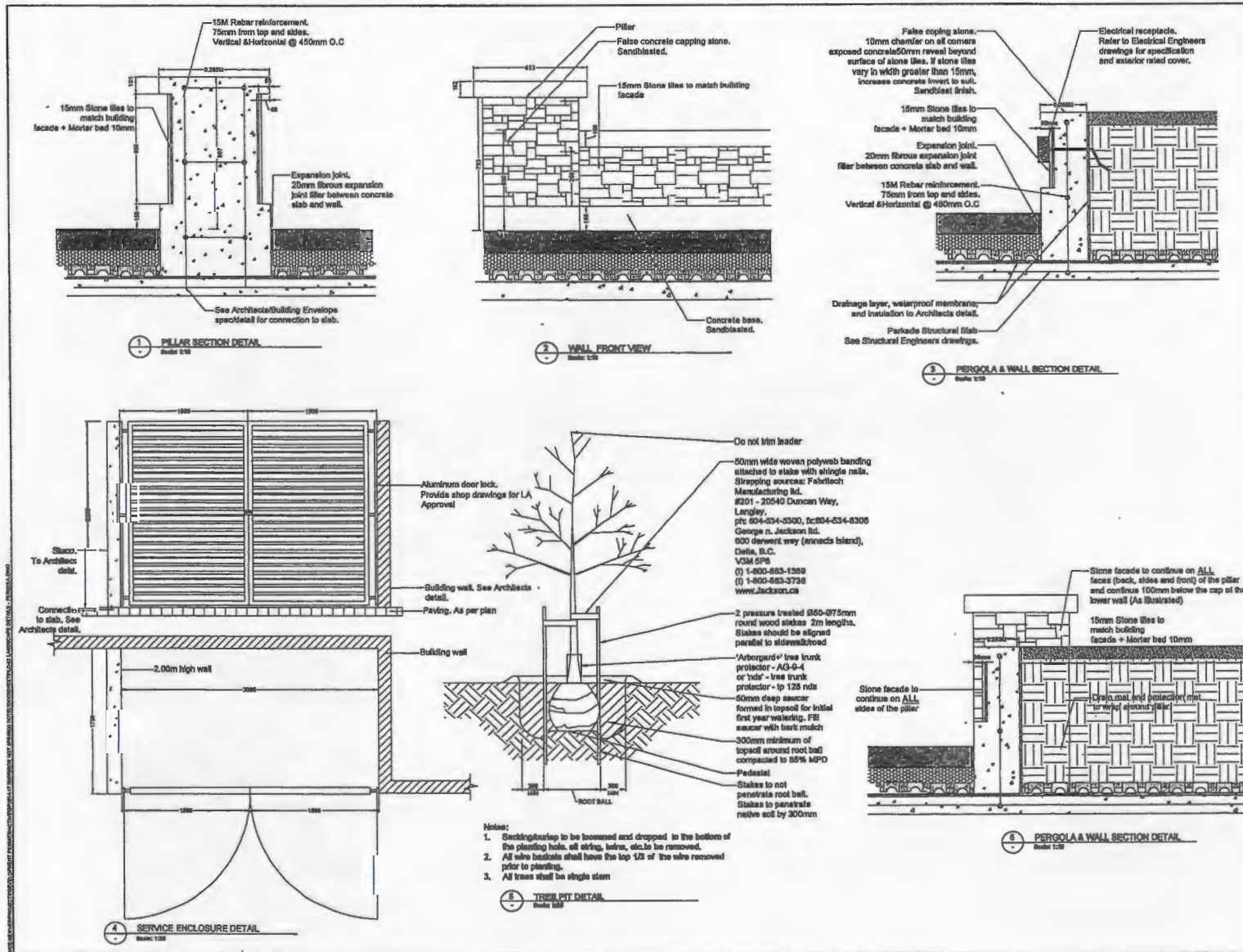
**Approved:**   
AD

**Checked:**   
AD

**Drawn:**   
AD

**Scale:** As shown





van der Zalm + associates Inc.  
Architects & Interiors • Landscape Architecture  
1000 West Beaver Creek Road, Suite 100  
Richmond Hill, Ontario L4B 1N2  
Tel: (905) 882-1100  
Fax: (905) 882-1101  
www.vdzalm.com



LANDSCAPE DETAILS

DP2014-17

LD-02

Rev.	Description	Date
1	ISSUED FOR PERMIT	11.04.2014
2	ISSUED FOR TENDER	04.07.2014
3	ISSUED FOR PROCEEDING	06.04.2015
4	ISSUED FOR PROCEEDING	11.09.2015
5	ISSUED FOR PROCEEDING	01.11.2014
6	ISSUED FOR PROCEEDING	10.06.2014
7	ISSUED FOR PROCEEDING	10.06.2014

REVISIONS TABLE FOR DRAWINGS

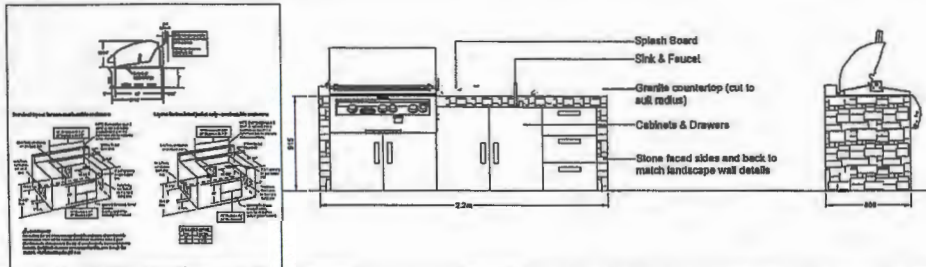
Project: HARRISON LAKE VIEW MIXED-USE DEVELOPMENT

Location: 120-130 ESPLANADE AVE HARRISON HOT SPRING

Drawn:	MS
Checked:	MS
Approved:	MS
Scale:	As shown
Original Date:	15-07-2014



# INSTALLATION BUILT-IN CONSTRUCTION DETAILS



PRODUCT/APPROVED EQUAL:  
SUPPLIER/MANUFACTURER:  
DIMENSIONS:  
COLOUR/FINISH:  
ADDITIONAL INFORMATION:

36" BGS Model  
DGS (Fahnestock/Pyrex)

As shown

Provide shop drawing for countertop and concrete wall coordination.

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BASED UPON THE ABOVE DIMENSIONS, MATERIALS, AND DESIGN. DESIGN AND INSTALLER TO LANDSCAPE ARCHITECT'S APPROVAL.

1 OUTDOOR KITCHEN  
Scale: 1/8" = 1'-0"



PRODUCT/APPROVED EQUAL:  
SUPPLIER/MANUFACTURER:  
DIMENSIONS:  
COLOUR/FINISH:

Estate Rolled Rim Large Planter (VE) P-403A  
Campana  
37" x 36"

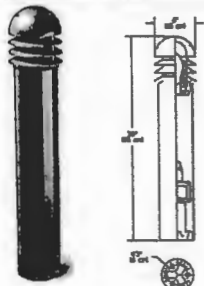
Gray

1A PLANTER POT  
Scale: 1/8" = 1'-0"

van der Zee + associates Inc.  
P.O. Box 100000 • Richmond, BC V6X 1A1  
Tel: 604-271-1111 • Fax: 604-271-1112  
www.vdz.ca • info@vz.ca



CONTRACTOR TO SUBMIT SPEC SHEETS FOR ALL PRODUCTS ON THE PAGE LANDSCAPE ARCHITECT'S REVIEW ONLY APPROVED EQUALS WILL BE CONSIDERED DURING TENDER PRICING STAGE.



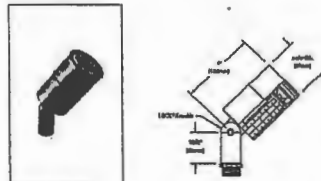
2 BOLLARD LIGHT  
Scale: 1/8" = 1'-0"

PRODUCT/APPROVED EQUAL:  
SUPPLIER/MANUFACTURER:  
DIMENSIONS:  
COLOUR/FINISH:  
ADDITIONAL INFORMATION:

Aluminum bollard (D630) LED  
Philips Hascos (Available at Norburn Lighting)

As shown

Wattage and Voltage to Electrical Engineers specification.



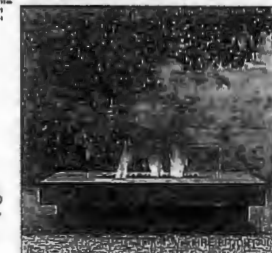
3 SPOT LIGHT  
Scale: 1/8" = 1'-0"

PRODUCT/APPROVED EQUAL:  
SUPPLIER/MANUFACTURER:  
DIMENSIONS:  
COLOUR/FINISH:  
ADDITIONAL INFORMATION:

LED Outdoor landscape bullet (#N104LED)  
Intense lighting/SLS lighting  
Suite 201, 4599 Tillicum St, Burnaby, Tel 604 674 2228

As shown

Black  
Wattage and Voltage to Electrical Engineers specification.



PRODUCT/APPROVED EQUAL:  
SUPPLIER/MANUFACTURER:  
DIMENSIONS:  
COLOUR/FINISH:  
STANDARDS:  
ADDITIONAL INFORMATION:

Laguna concrete propane fire table - rectangle  
Restoration hardware, 2555 Granville St, Vancouver 604 731 3818

60" (W) x 42" (D) x 28" (H), 3/4" thick tempered.

Weather Steel  
CSA approved for safe, sustainable, clean burning fuel by Canadian Standards Association with decorative lava rock.



5 BENCH  
Scale: 1/8" = 1'-0"

PRODUCT/APPROVED EQUAL:  
SUPPLIER/MANUFACTURER:  
DIMENSIONS:  
COLOUR/FINISH:  
STANDARDS:  
ADDITIONAL INFORMATION:

W1112C Faux wood sidewalk bench 6' Urbanescape

75.5(W) x 28.75(D) x 33.25(H), 17.75(Seat), 26.75 Arm height)

Faux wood - Color to be approved by Landscape Architect To CSA standard and specification Supply colour sample for approval



6 PICNIC TABLE  
Scale: 1/8" = 1'-0"

PRODUCT/APPROVED EQUAL:  
SUPPLIER/MANUFACTURER:  
DIMENSIONS:  
COLOUR/FINISH:  
STANDARDS:  
ADDITIONAL INFORMATION:

Carlisle Collection (FUM303R, GR112P, CR2H32C, LM532N)

1 composite, 4 seats, 1 table, 1 bench. Supply 4 sets. Urbanescape (www.urbanescape.com)

As shown  
Faux wood - Color to be approved by Landscape Architect To CSA standard and specification Supply colour sample for approval



7 BIN  
Scale: 1/8" = 1'-0"

PRODUCT/APPROVED EQUAL:  
SUPPLIER/MANUFACTURER:  
DIMENSIONS:  
COLOUR/FINISH:  
STANDARDS:  
ADDITIONAL INFORMATION:

Model W03F32P, 32 Gallon receptacle with liner and flat top Urbanescape

24.125(W) x 24.125(D) x 34.5(H)

Faux wood - Color to be approved by Landscape Architect To CSA standard and specification Supply colour sample for approval

Project:  
FASION LAKESIDE VIEW  
BROOKSIDE DEVELOPMENT

Location:  
120-130 ESPLANADE AVE  
HARRISON HOT SPRING

Client:  
JAS

Contractor:  
JAS

Approved:  
JAS/JC

Scale:  
As shown

Original Start Date:  
18-Nov-14  
CONTRACTOR TO SUBMIT SPEC SHEETS FOR ALL PRODUCTS ON THE PAGE LANDSCAPE ARCHITECT'S REVIEW ONLY APPROVED EQUALS WILL BE CONSIDERED DURING TENDER PRICING STAGE.

LANDSCAPE FURNITURE

DP2014-17

LD-04





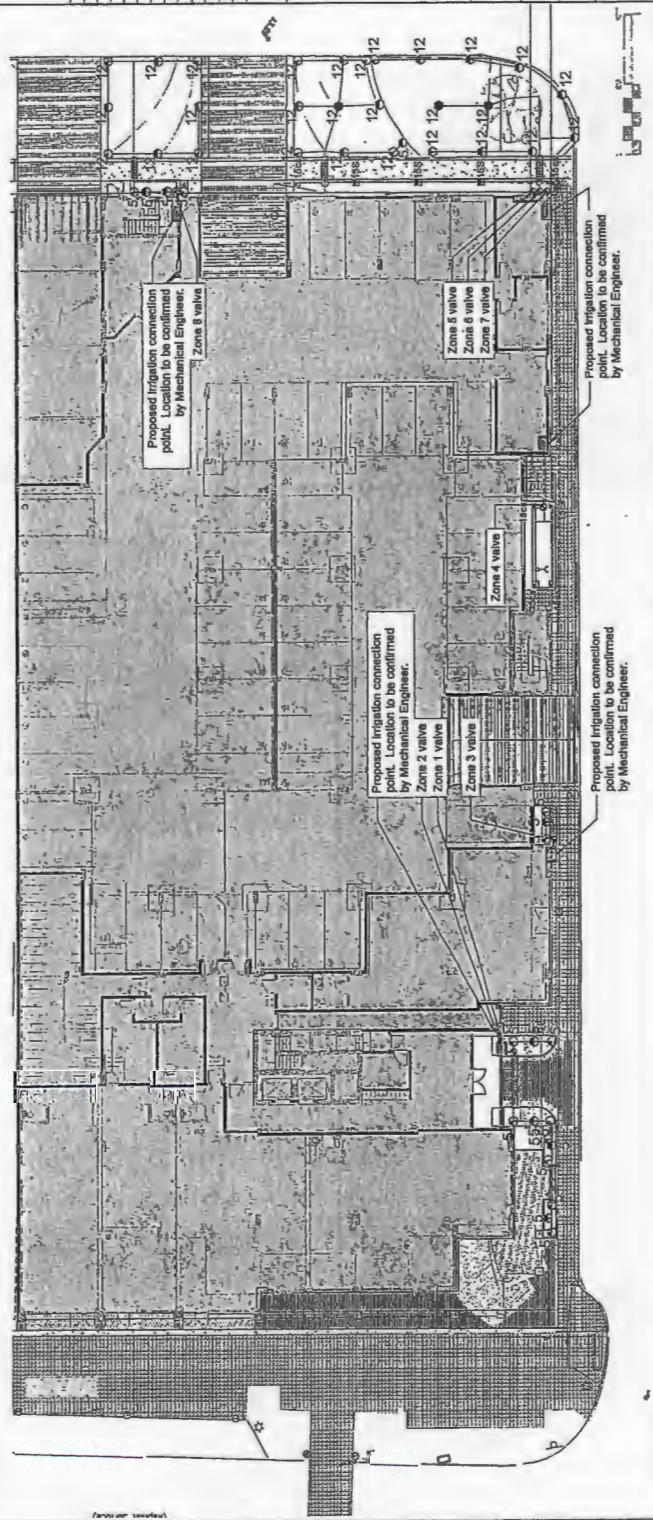
Drawing Title:

**van der Zant + associates inc.**  
Print & Simulation • Mechanical Consulting  
Value Design • Landscape Architecture  
1000 S. Terry Ave. Aurora  
Lynch, Ill. 60009  
708/255-1100

[illegible][illegible][illegible]

## NOTES

- [illegible]





- System to handle 500 Gbps [note] and 250 Gbps [note] for the connection point.
- Contractor to estimate pipe layout to ensure specific operations as per specifications. Feasibility of the integration has to be at least 90 percent for the project to be approved. Contractor to adjust pipe layout to meet the specifications.
- It is a discovery aspect between designers and specifications, specifications are not set in stone.
- All length specifications are approximate. Contractor to verify all specifications. Even Flow Parameters Value and Visual state as per Parameter list (Appendix 1) are to be confirmed with the client. The contractor is to confirm the specifications and the client is to confirm the specifications. To match between the two specifications.
- Contractor to be involved in the project from the start. Specifications are not set in stone.
- Each integration has to have a BOM for BOM checking under all scenarios. Short circuiting is to be avoided under all scenarios.
- Each integration has to be coordinated with client and multidisciplinary approach. Each integration has to be coordinated with client and multidisciplinary approach.
- Coordination of integration between designers and specifications to avoid confusion with the client.
- Each integration has to be coordinated with client and multidisciplinary approach.
- All specifications are to be confirmed with the client. Specifications are not set in stone.

ZONE	LOCATION	TYPE	GPU
1	LEVEL 1 - EASTERN PLASTER	Shank Space (1910)	1.4
2	LEVEL 1 - WESTERN PLASTER	Shank Space (1910)	1.4
3	LEVEL 1 - EASTERN WEST PLASTER	Shank Space (1910)	0.96
4	LEVEL 1 - WEST PLASTER	Shank Space (1910)	0.96
5	LEVEL 1 - EAST PLASTER	Shank Space (1910)	0.96
6	LEVEL 1 - SOUTH PLASTER	Shank Space (1910)	0.96
7	LEVEL 1 - NORTH PLASTER	Shank Space (1910)	0.96
8	LEVEL 1 - SOUTH BELLZED	Shank Space (1910)	0.23
9	LEVEL 1 - NORTH BELLZED	Shank Space (1910)	0.23
10	LEVEL 1 - EAST BELLZED	Shank Space (1910)	0.23
11	LEVEL 1 - WEST BELLZED	Shank Space (1910)	0.23
12	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
13	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
14	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
15	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
16	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
17	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
18	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
19	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
20	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
21	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
22	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
23	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
24	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
25	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
26	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
27	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
28	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
29	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
30	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
31	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
32	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
33	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
34	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
35	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
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39	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
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48	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
49	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96
50	LEVEL 1 - SOUTH WEST PLASTER	Shank Space (1910)	0.96

[illegible]

**van der Zee + associates inc.**  
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 Urban Design • Landscape Architecture  
 Suite 10, 1500 Main Avenue  
 Langley, British Columbia  
 V2M 4G2  
 P 604.885.0000  
 F 604.885.0040  
 Web: www.vdz.com



2ND FLOOR IRRIGATION PLAN




VDZ Project #  
DP2014-17

Drawing of  
IR-02

**Project:**  
HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT

**Location:**  
120-130 ESPLANADE AVE  
HARRISON HOT SPRING

Drawn MAB	
Checked: MAB	
Approved: MWDZ	
Scale: 1:50	



## NOTES:

1. System to be based on 50 PSI (3.45 bar) and 25 GPM (946 lpm) at the connection point.
2. Contractor to determine pipe layout to ensure system operates as per specifications. Velocity to all irrigation lines not to exceed 7 ft per second. Contractor to adjust pipe sizing accordingly.
3. If a discrepancy arises between drawings and specifications, specifications are to be followed.
4. All length quantities shown are approximate. Contractor to verify all quantities.
5. Backflow Prevention Valve and Water Meter are per National Fuel Spillage standards. Water meter location shall be outside of required valves and 100'-0" min. To match Harbison Hot Spillage standards.
6. All products to be installed as per manufacturer's specifications unless noted otherwise.
7. Each irrigation line to have 4" SCH 40 PVC strapping under all sidewalks. Steel strapping to be used under all vehicular roads and driveways.
8. All service connections to be coordinated with civil and mechanical engineer, allowing for proper coordination through hot valve installation.
9. Coordinate all irrigation branches and pipe locations to avoid conflicts with proposed utilities.
10. Low point irrigation heads require self-draining check valves if not already provided in irrigation head specifications.
11. All products to be installed as per manufacturer's specifications unless noted otherwise.

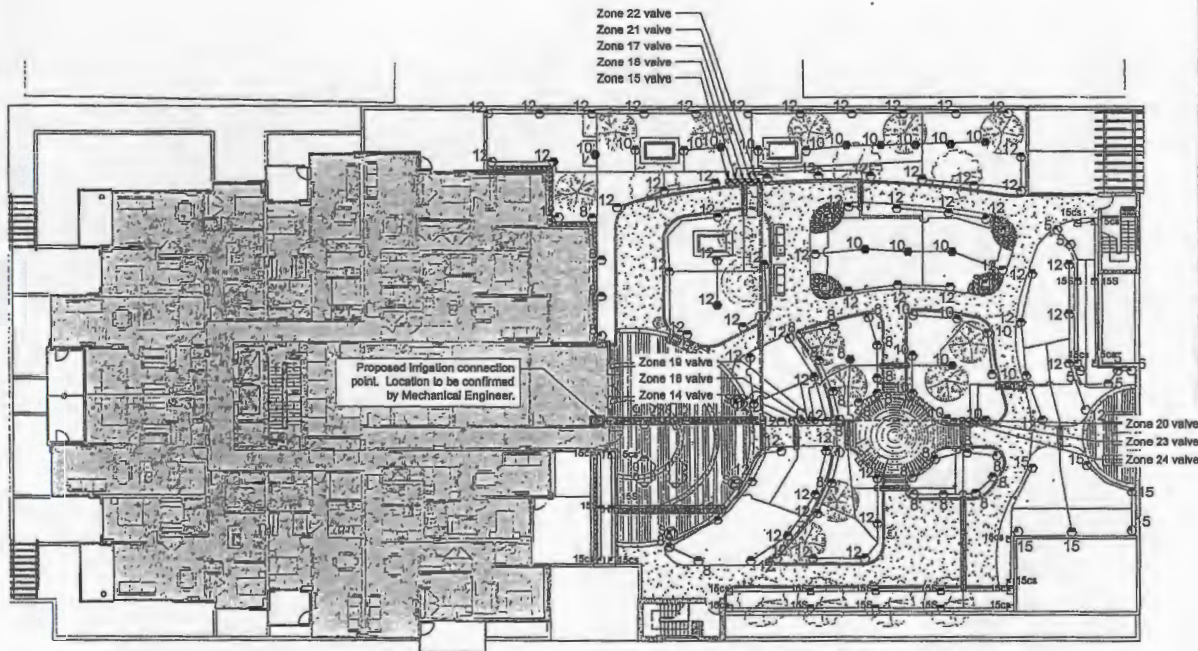
## VALVE SCHEDULE

ZONE	LOCATION	TYPE	GPM
1	LEVEL 1 - NORTH PLANTER	Block Spray (12/15)	1.05
2	LEVEL 1 - PLANTER WEST	Block Spray (12/15)	7
3	LEVEL 1 - NORTH WEST PLANTER	Block Spray (12/15)	0.88
4	LEVEL 1 - WEST PLANTER	Block Spray (12/15)	0.88
5	LEVEL 1 - SOUTH WEST PLANTER	Block Spray (12/15)	0.78
6	LEVEL 1 - SOUTH LAWN	Full Spray (12/15)	14.26
7	LEVEL 1 - SOUTH PLANTER	Block Spray (12/15)	4.23
8	LEVEL 1 - SOUTH EAST PLANTER	Block Spray (12/15)	1.24
9	LEVEL 1 - SOUTH EAST PLANTER	Block Spray (12/15)	21.00
10	LEVEL 1 - SOUTH WEST PLANTER	Block Spray (12/15)	1.00
11	LEVEL 1 - WEST PLANTER	Block Spray (12/15)	1.13
12	LEVEL 1 - SOUTH WEST PLANTER	Block Spray (12/15)	1.00
13	LEVEL 1 - SOUTH PLANTER	Block Spray (12/15)	1.8
14	LEVEL 1 - SOUTH WEST PLANTER	Block Spray (12/15)	1.00
15	LEVEL 1 - SOUTH EAST PLANTER	Block Spray (12/15)	17.27
16	LEVEL 1 - SOUTH EAST PLANTER	Block Spray (12/15)	20.00
17	LEVEL 1 - EAST PLANTER	Block Spray (12/15)	1.8
18	LEVEL 1 - NORTH LAWN	Full Spray (12/15)	14.26
19	LEVEL 1 - SOUTH PLANTER	Block Spray (12/15)	10.24
20	LEVEL 1 - SOUTH LAWN	Full Spray (12/15)	14.26
21	LEVEL 1 - SOUTH PLANTER	Block Spray (12/15)	17.27
22	LEVEL 1 - SOUTH PLANTER	Block Spray (12/15)	4.24
23	LEVEL 1 - SOUTH PLANTER	Block Spray (12/15)	6.48
24	LEVEL 1 - SOUTH PLANTER	Block Spray (12/15)	1.8

## OVERALL IRRIGATION SCHEDULE

SYMBOL	VALUE	GPM	1012
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.59	21
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.18	23
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.24	10
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.32	4
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.47	14
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.60	1
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.58	8
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.48	6
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.72	7
50	RAABERG 141-120-12-APR See Details Sheet 10-05	1.44	11
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.80	18
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.80	3
50	RAABERG 141-120-12-APR See Details Sheet 10-05	1.30	34
50	RAABERG 141-120-12-APR See Details Sheet 10-05	1.80	1
50	RAABERG 141-120-12-APR See Details Sheet 10-05	3.40	2
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.33	1
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.47	1
50	RAABERG 141-120-12-APR See Details Sheet 10-05	1.44	3
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.60	4
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.80	10
50	RAABERG 141-120-12-APR See Details Sheet 10-05	1.20	25
50	RAABERG 141-120-12-APR See Details Sheet 10-05	2.40	3
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.82	3
50	RAABERG 141-120-12-APR See Details Sheet 10-05	1.18	3
50	RAABERG 141-120-12-APR See Details Sheet 10-05	1.69	3
50	RAABERG 141-120-12-APR See Details Sheet 10-05	3.30	1
50	RAABERG 141-120-12-APR See Details Sheet 10-05	0.45	31
50	RAABERG 141-120-12-APR See Details Sheet 10-05	1.51	42
50	RAABERG 141-120-12-APR See Details Sheet 10-05		23
50	RAABERG 141-120-12-APR See Details Sheet 10-05		9
50	RAABERG 141-120-12-APR See Details Sheet 10-05		19

von der Zahn + associates Inc.  
Pete + Associates Inc. Mechanical Consulting  
John + Associates Inc. Mechanical Consulting  
John + Associates Inc. Mechanical Consulting  
John + Associates Inc. Mechanical Consulting



## 3RD FLOOR IRRIGATION PLAN



DP2014-17  
VCE Project &  
IR-03

Project:  
HARRISON LAKE VIEW  
MOBILE HOME DEVELOPMENT

Location:  
130-130 ESPERANZA AVE  
HARRISON HOT SPRING

Drawn:  
JLB

Checked:  
JLB

Approved:  
JLV02

Scale:  
1:500

Original Date:  
2/7/2014

Drawing Title:

VCE Project &

IR-03



# NOTES:

1. Systems to be based on 50 PSI (min.) and 25 GPM (max.) at the connection point.
2. Contractor to determine pipe layout to ensure system operates as per specification. Velocity to be at 10 ft/sec and not to exceed 8 ft/sec.
3. If a discrepancy exists between drawings and specifications, specifications are to be followed.
4. All lengths specified above are approximate. Contractor to verify all quantities.
5. Check Flow Proportioning Valve and Water Meter as per Harrison Hot Springs documents. These devices must be capable of required flows and pressure and loss. To match Harrison Hot Springs standards.
6. All products to be installed as per manufacturer's specifications unless noted otherwise.
7. Each irrigation line to have 4" SCH 40 PVC at every under all structures. This piping to be installed under all structures and to be installed as per manufacturer's specifications unless noted otherwise.
8. All service connections to be coordinated with city and mechanical engineer.
9. Allow for proper installation through land value boundaries.
10. Coordinate all irrigation branches and pipe layouts to avoid conflicts with proposed utilities.
11. Low point bigdies have to be installed at every check valve if not already provided by bigdies based specifications.
12. All products to be installed as per manufacturer's specifications unless noted otherwise.

## VALVE SCHEDULE

ZONE	LOCATION	TYPE	GPM
1	LEVEL 1 - NORTH PLASTER	Shrink Spray (1812)	1.64
2	LEVEL 1 - PLASTER POIS	Shrink Spray (1812)	1.64
3	LEVEL 1 - NORTH WEST PLASTER	Shrink Spray (1812)	1.64
4	LEVEL 1 - WEST PLASTER	Shrink Spray (1812)	1.64
5	LEVEL 1 - NORTH WEST PLASTER	Shrink Spray (1812)	1.64
6	LEVEL 1 - NORTH WEST PLASTER	Shrink Spray (1812)	1.64
7	LEVEL 1 - SOUTH PLASTER	Shrink Spray (1812)	1.64
8	LEVEL 1 - SOUTH EAST PLASTER	Shrink Spray (1812)	1.64
9	LEVEL 1 - NORTH EAST PLASTER	Shrink Spray (1812)	1.64
10	LEVEL 1 - NORTH WEST PLASTER	Shrink Spray (1812)	1.64
11	LEVEL 1 - WEST PLASTER	Shrink Spray (1812)	1.64
12	LEVEL 1 - NORTH WEST PLASTER	Shrink Spray (1812)	1.64
13	LEVEL 1 - SOUTH PLASTER	Shrink Spray (1812)	1.64
14	LEVEL 1 - NORTH WEST PLASTER	Shrink Spray (1812)	1.64
15	LEVEL 1 - NORTH EAST PLASTER	Shrink Spray (1812)	1.64
16	LEVEL 1 - SOUTH PLASTER	Shrink Spray (1812)	1.64
17	LEVEL 1 - SOUTH EAST PLASTER	Shrink Spray (1812)	1.64
18	LEVEL 1 - NORTH WEST PLASTER	Shrink Spray (1812)	1.64
19	LEVEL 1 - WEST PLASTER	Shrink Spray (1812)	1.64
20	LEVEL 1 - SOUTH PLASTER	Shrink Spray (1812)	1.64
21	LEVEL 1 - NORTH WEST PLASTER	Shrink Spray (1812)	1.64
22	LEVEL 1 - SOUTH PLASTER	Shrink Spray (1812)	1.64
23	LEVEL 1 - NORTH WEST PLASTER	Shrink Spray (1812)	1.64
24	LEVEL 1 - SOUTH PLASTER	Shrink Spray (1812)	1.64
25	LEVEL 1 - NORTH WEST PLASTER	Shrink Spray (1812)	1.64

OVERALL IRRIGATION SCHEDULE			QUANTITY 11.2
SYMBOL	NAME	GPM	
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	0.08	21
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	0.16	28
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	0.24	10
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	0.32	4
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	0.47	14
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	0.58	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	0.64	8
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	0.72	7
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	0.84	8
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	0.96	16
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	1.00	3
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	1.20	34
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	1.30	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	1.44	3
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	1.60	3
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	1.80	2
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	1.92	3
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	2.40	3
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	2.60	2
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	2.80	2
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	3.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	3.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	3.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	3.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	3.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	4.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	4.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	4.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	4.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	4.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	5.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	5.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	5.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	5.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	5.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	6.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	6.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	6.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	6.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	6.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	7.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	7.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	7.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	7.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	7.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	8.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	8.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	8.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	8.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	8.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	9.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	9.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	9.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	9.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	9.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	10.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	10.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	10.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	10.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	10.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	11.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	11.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	11.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	11.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	11.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	12.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	12.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	12.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	12.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	12.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	13.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	13.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	13.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	13.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	13.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	14.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	14.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	14.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	14.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	14.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	15.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	15.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	15.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	15.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	15.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	16.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	16.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	16.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	16.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	16.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	17.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	17.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	17.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	17.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	17.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	18.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	18.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	18.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	18.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	18.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	19.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	19.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	19.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	19.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	19.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	20.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	20.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	20.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	20.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	20.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	21.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	21.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	21.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	21.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	21.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	22.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	22.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	22.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	22.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	22.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	23.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	23.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	23.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	23.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	23.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	24.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	24.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	24.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	24.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	24.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	25.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	25.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	25.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	25.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	25.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	26.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	26.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	26.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	26.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	26.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	27.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	27.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	27.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	27.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	27.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	28.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	28.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	28.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	28.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	28.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	29.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	29.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	29.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	29.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	29.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	30.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	30.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	30.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	30.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	30.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	31.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	31.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	31.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	31.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	31.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	32.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	32.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	32.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	32.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	32.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	33.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	33.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	33.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	33.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	33.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	34.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	34.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	34.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	34.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	34.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	35.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	35.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	35.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	35.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	35.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	36.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	36.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	36.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	36.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	36.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	37.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	37.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	37.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	37.60	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	37.80	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	38.00	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	38.20	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	38.40	1
50	RAIMBERD 1812-1812-1812 See Details Sheet 18-49	38.60	1
50	RAIMBERD 1812-1812-1812 See Details		







# HARRISON LAKE VIEW MIXED-USE DEVELOPMENT

120 - 130 ESPLANADE AVENUE, HARRISON HOT SPRINGS

## PROJECT DATA :

CIVIC ADDRESS :  
HARRISON HOT SPRINGS,  
120-130 ESPLANADE AVE.

LEGAL DESCRIPTION :  
THE WESTERLY HALF OF LOT 3 AND THE EASTERLY HALF OF LOT 2, BOTH OF  
BLOCK 1, SECTION 13, TOWNSHIP 4, RANGE 29 WEST OF THE 9TH MERIDIAN,  
NEW WESTMINSTER DISTRICT, PLAN 581

SITE AREA : 34,848 SQ.FT. (3,237.49 SQ. M.)  
EXISTING ZONING : C-1 VILLAGE COMMERCIAL  
PROPOSED ZONING : CD - 1  
F.A.S. PROPOSED : 1.83  
GROSS TOTAL FLOOR AREA : 87,138 S.F. (8,040 SQ.M.)  
GROSS COMMERCIAL AREA (8 UNITS) : 8,448 S.F. (817 SQ.M.)  
NUMBER OF RESIDENTIAL UNITS PROPOSED : 66  
NUMBER OF RESIDENTIAL UNITS PER ACRE : 660.8 = 70  
BUILDING HEIGHT (7 STOREYS) : 81.83 FT. (24.94 M.)  
(TO THE ROOFS OF THIS FLOOR)  
SITE COVERAGE (FIRST FLOOR) : 60%

SITE COVERAGE (TYPICAL FLOORS) : 30%

## MATRIX OF UNIT TYPE:

	UNIT TYPE	AREA	NO. OF UNITS PER FLOOR						NO. OF UNITS	TOTAL AREA	
			1ST	2ND	3RD	4TH	5TH	6TH			
COMMERCIAL UNIT AREA:	CRU # 1	1032.88 SF	1						1	1031.88 SF	
	CRU # 2	1058.89 SF	1						1	1058.89 SF	
	CRU # 3	1276.83 SF	1						1	1276.83 SF	
	CRU # 4	1886.77 SF	1						1	1886.70 SF	
	CRU # 5	1886.82 SF	1						1	1886.82 SF	
COMMERCIAL NET AREA									5	8648.89 SF	
2 BED + DEN	H	1217.16SF						1	1	2	3634.32 SF
	H-1	1227.87SF						1	1	2	2668.88 SF
2 BED	B	1082.17 SF		2	2	2	2			8	8417.26 SF
	D	1085.35 SF			2	2	2	1	1	6	9487.04 SF
	D1	1086.97SF						1	1	2	2185.94 SF
	G	1086.71 SF					2	2	4	4624.84 SF	
1 BED + DEN	A	797.43 SF		2	2	2				6	6378.44 SF
	C	797.84 SF			1	1				3	2362.62 SF
	D1	774.79 SF			1	1	1			4	3088.13 SF
	C2	794.83 SF		1						1	795.83 SF
1 BED	E	686.83 SF			2	2	2	2	2	10	6862.12 SF
	F	847.8 SF					1	1	1	4	3391.6 SF
RESIDENTIAL NET AREA:										36	67871.3 SF

## RESIDENTIAL UNIT MIX :

ONE BEDROOM = 14  
ONE BEDROOM + DEN = 18  
TWO BEDROOM = 22  
TWO BEDROOM + DEN = 4  
TOTAL RESIDENTIAL UNITS = 56

## PARKING STATISTICS :

ONE BEDROOM = 1 STALL (30 UNITS = 30 STALL)  
TWO BEDROOM = 1.5 STALL (25 UNITS = 38 STALL)  
COMMERCIAL = 1 STALL PER 323 SQ.FT (30 SQ. M.)  
ST14323 = 21 STALLS

REQUIRED : PROVIDED :

RESIDENTIAL 60 60  
VISITOR (20%) 12 12  
COMMERCIAL 21 21  
TOTAL PARKING 93 93  
BIKE STALLS 102 102

RESIDENTIAL LOADING BAY PROVIDED : 1  
COMMERCIAL LOADING BAY PROVIDED : 1

## LIST OF DRAWINGS

- A-1.0 PROJECT DATA
- A-1.1 CONTEXT PLAN-AERIAL PHOTO
- A-1.2 SITE PHOTOS
- A-1.3 COLOURED NORTH ELEVATION
- A-1.4 COLOURED WEST ELEVATION
- A-1.5 COLOURED NORTH ELEVATION
- A-1.6 SITE PLAN
- A-2.1 P3 PARKING PLAN
- A-2.2 P2 PARKING PLAN
- A-2.3 P1 PARKING PLAN
- A-2.4 GROUND FLOOR PLAN
- A-2.5 SECOND FLOOR PLAN
- A-2.6 THIRD FLOOR PLAN
- A-2.7 FOURTH FLOOR PLAN
- A-2.8 FIFTH FLOOR PLAN
- A-2.9 SIXTH FLOOR PLAN
- A-2.10 SEVENTH FLOOR PLAN
- A-2.11 ROOF PLAN
- A-3.1 NORTH ELEVATION
- A-3.2 WEST ELEVATION
- A-3.3 SOUTH ELEVATION
- A-3.4 EAST ELEVATION
- A-4.1 BUILDING SECTION 1
- A-4.2 BUILDING SECTION 1

## CONTACT LIST :

### OWNER :

GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2802 - 8188 WILSON AVENUE  
BURNABY, B.C. V5H 0A5  
TEL: 604.818.7203

### ARCHITECT :

F. ADAB ARCHITECTS INC.  
130-1000 ROOSEVELT CRESENT  
NORTH VANCOUVER, B.C. V7P 3R4  
TEL: 604.987.3003  
FAX: 604.987.3033

### CIVIL :

APLIN & MARTIN  
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VANCOUVER, B.C. V6B 3M3  
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FAX: 604.685.8071

### LANDSCAPE ARCHITECT:

VAN DER ZALM & ASSOCIATES  
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FAX: 604.882.0042

### LAND SURVEYOR :

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1055 SEYMOUR STREET  
VANCOUVER, B.C. V6B 3M3  
TEL: 604.687.6866  
FAX: 604.685.8071

### GEO-TECHNICAL :

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800 - 1281 WEST GEORGIA STREET  
VANCOUVER, B.C. V6E 3J7  
TEL: 604.684.4384  
FAX: 604.684.5124



**F. ADAB  
ARCHITECTS  
INC.**

9130-1000 ROOSEVELT CRESENT  
NORTH VANCOUVER, B.C. V7P 3R4  
TEL: (604) 987-3003 FAX: (604) 987-3033  
E-MAIL: info@fadab.com

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NO.	DATE	REVISION / ISSUED
14	04/09/18	Revised for C.P.
13	03/24/18	Revised for C.P. Submittal
12	03/16/18	Revised for C.P. Submittal
11	10/23/17	Revised for C.P. Submittal
10	10/10/17	Revised for C.P. Submittal
9	08/22/17	Revised for C.P. Submittal
8	08/11/17	Revised for C.P. Submittal
7	11/14/17	Revised for C.P. Submittal
6	09/19/17	Revised for C.P. Submittal
5	08/29/17	Revised for C.P. Submittal
4	08/09/17	Revised for C.P. Submittal
3	04/17/17	Revised for C.P. Submittal
2	10/10/16	Revised for C.P. Submittal
1	03/09/16	Revised for C.P. Submittal

PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

ADDRESS:  
120-130 ESPLANADE AVE.  
HARRISON HOT SPRINGS, B.C. V5H 9D0

FOR :  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2802 - 8188 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

DRAWING TITLE:  
**PROJECT DATA**

DATE	APR 2018	SHEET NO:
SCALE:	1/8" = 1'-0"	
DESIGNER:	F.A.	
DRAWN:	F.A.	
PROJECT NO:	1708	

**A-1.0**





# F. ADAB ARCHITECTS INC.

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3R4  
TEL: (604) 967-3000 FAX: (604) 967-3003  
E-MAIL: info@fadoradab.com

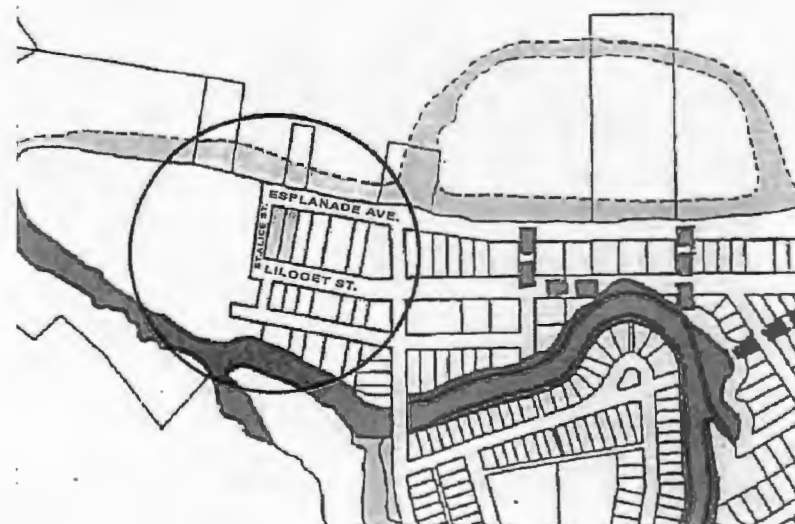
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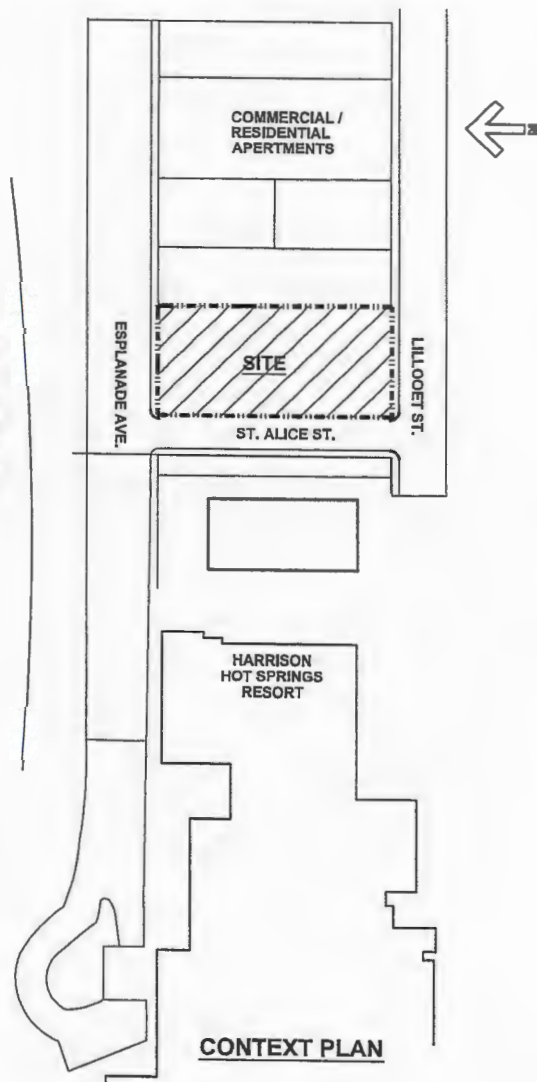
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**AERIAL PHOTO**



**LOCATION MAP**



**CONTEXT PLAN**

14	040316	Revised for C.P.
13	030410	Revised for C.P., Subdivision
12	031810	General Revision for C.P. Amendment
11	101205	Revised for C.P., Subdivision
10	101105	Revised for C.P., Subdivision
9	090305	Revised Elevations
8	081105	Revised F.S.R.
7	111407	Revised for O.C.P., amendments
6	081105	Revised to accommodate hotel entry
5	060307	Incorporated A.D.P. comments
4	060307	Revised on F.V.R.D. comments
3	011107	Revised for d.p.
2	101105	Changed 4 storey west tower to 10 storey tower
1	030305	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

ADDRESS:  
120 - 130 ESPLANADE AVE.  
HARRISON HOT SPRINGS, B.C. V0N 1G0

GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2822 - 6188 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

DRAWING TITLE:  
**CONTEXT PLAN,  
AERIAL PHOTO**

DATE:	April 2018	SHEET NO:
SCALE:	N.T.S.	
DESIGN:	P.A.	
DRAWN:	A.A.	
PROJECT NO:	1708	

**A-1.1**





**F. ADAB  
ARCHITECTS  
INC.**

#100-1000 ROOSEVELT CRESCENT  
NORTH WILCOXVILLE, NC 27704  
TEL: (804) 867-3883 FAX: (804) 867-3823  
E-MAIL: info@fadamadab.com

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14	04/05/10	Revised for G.P.
13	03/24/10	Revised for D.P., Submittal
12	03/19/10	General Revision for D.P. Amendment
11	03/03/10	Revised for D.P., Submittal
10	01/16/10	Revised for D.P., Submittal
9	08/01/09	Revised Submittal
8	08/11/09	Revised F.S.D.
7	11/14/07	Revised for G.C.P., Amendment
6	08/11/07	Revised to accommodate hotel entry
5	08/28/07	Incorporated A.D.P. comments
4	08/03/07	Revised as F.V.R.D. comments
3	01/17/07	Revised for G.P.
2	10/19/06	Changed 4 story wood frame to 10 story concrete
1	03/03/06	Issued for G.P.
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

**ADDRESS:**  
620-130 ESPLANADE AVE.  
HARRISON NORTH CAROLINA, NC 27804

**FOR:**  
GOLDWILL (FORMERLY RSON)  
DEVELOPMENTS INC.  
2802 - 6100 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

**DRAWING TITLE:**  
**SITE PHOTOS**

DATE:	June 2018	SHEET NO:
SCALE:	NTS	A-1.2
DESIGN:	P.A.	
DRAWN:	A.A.	
PROJECT NO:	1708	



④



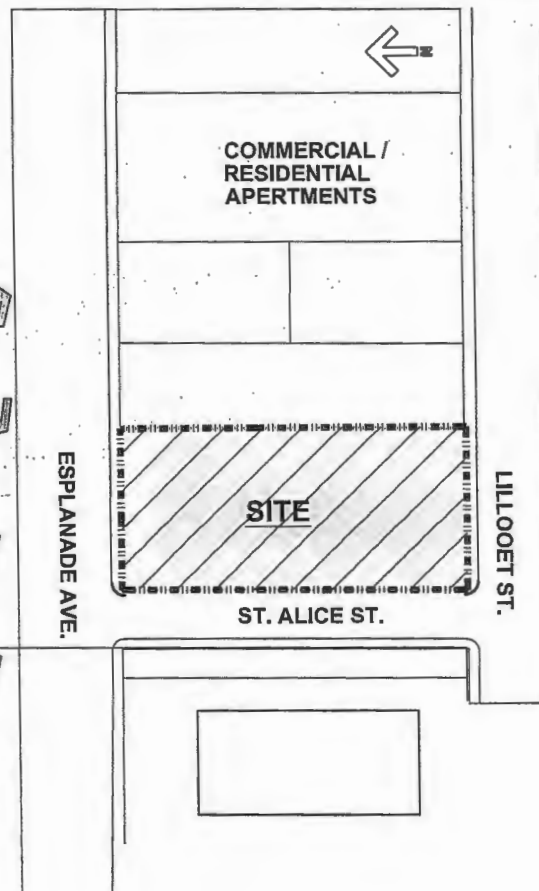
③



②



①



HARRISON LAKE

ESPLANADE AVE.

LILLOOET ST.

COMMERCIAL /  
RESIDENTIAL  
APERTMENTS

SITE

ST. ALICE ST.





**NORTH ELEVATION (ESPLANADE AVE.)**



**F. ADAB  
ARCHITECTS  
INC.**

8138-1688 ROOSEVELT CHESTNUT  
NORTH VANCOUVER, BC V7P 3H4  
TEL: (604) 967-3023 FAX: (604) 967-3033  
E-MAIL: info@f-adab.com

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14	04/05/10	Revised for DP
13	03/07/10	Revised for C.P.P. Submission
12	03/16/10	General Revision for C.P.P. Amendment
11	10/02/09	Revised for C.P.P. Submission
10	10/09/09	Revised for C.P.P. Submission
9	09/02/09	Revised Elevations
8	08/11/09	Revised F.B.R.
7	11/14/07	Revised for C.C.P.P. Amendment
6	08/12/07	Revised to accommodate hotel entries
5	08/02/07	Incorporated A.D.P. comments
4	08/02/07	Revised as F.B.R.D. comments
3	01/11/07	Revised for A.P.
2	10/10/06	Changed 4 story upper floors to 15 stories structure
1	05/02/06	Issued for A.P.
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

**ADDRESS:**  
120-120 BURNHAMTHORPE  
HARRISON HOT SPOT, B.C. V6M 9V0

**FOR:**  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2002 - 8188 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

**DRAWING TITLE:**  
**COLOURED  
NORTH ELEVATION**

DATE	April 2010	SHEET NO.
SCALE	1/8" = 1'-0"	
DESIGN	P.A.	A-1.3
DRAWN	A.A.	
PROJECT NO.	1700	





WEST ELEVATION (ST.ALICE ST.)



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3H4  
TEL: (604) 997-0023 FAX: (604) 997-0023  
E-MAIL: info@f-adab.com

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14	04/08/16	Revised for CP
13	03/07/16	Revised for C.P., Submittal
12	02/16/16	General Revision for C.P., Amendment
11	10/23/15	Revised for C.P., Submittal
10	10/10/15	Revised for C.P., Submittal
9	09/02/15	Revised Submittal
8	08/11/15	Revised P.S.D.
7	11/16/14	Revised for C.P.P., Amendment
6	09/11/14	Revised to accommodate final parties
5	08/05/14	Incorporated A.D.P., comments
4	08/05/14	Revised as P.V.A.D., comments
3	01/11/14	Revised for S.A.
2	10/10/13	Changed 4 story wood frame to 10 story concrete
1	03/02/13	Issued for C.P.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

ADDRESS:  
120-130 ESPLANACE AVE.  
HARRISON HOT SPRINGS, B.C. V0H 9V0

FOR:  
GOLDWELL, (FORMERLY REON)  
DEVELOPMENTS INC.  
2802 - 5155 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

DRAWING TITLE:  
**COLOURED  
WEST ELEVATION**

DATE:	APR 2018	SHEET NO.:
SCALE:	1/8" = 1'-0"	
DESIGN:	F.A.	
DRAWING:	A.A.	
PROJECT NO.:	1708	

**A-1.4**





**SOUTH ELEVATION (ESPLANADE AVE.)**



**F. ADAB  
ARCHITECTS  
INC.**

4120-1000 ROOSEVELT CIRCUSUIT  
NORTH VANCOUVER, BC V7P 2M4  
TEL: (604) 987-3023 FAX: (604) 987-3033  
E-MAIL: info@fadamarchitects.com

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16	04/05/18	Released for O.P.
15	03/04/18	Revised for O.P. Substitution
14	02/16/18	Revised for O.P. Substitution
11	10/23/08	Revised for O.P. Substitution
10	10/10/08	Revised for O.P. Substitution
9	08/03/08	Revised Elevations
8	08/01/08	Revised P.B.R.
7	1/14/07	Revised for O.C.P. Amendment
6	08/13/07	Revised to accommodate final entry
5	08/13/07	Incorporated A.D.P. comments
4	08/02/07	Revised as F.V.R.D. comments
3	01/17/07	Revised for d.p.
2	10/10/06	Changed 4 storey wood frame to 18 storey concrete
1	03/03/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

**ADDRESS:**  
130-130 ESPLANADE AVE.  
HARRISON HOT SPRINGS, B.C. V0M 9H0

**FOR:**  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2802 - 6188 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

**DRAWING TITLE:**  
**COLOURED  
SOUTH ELEVATION**

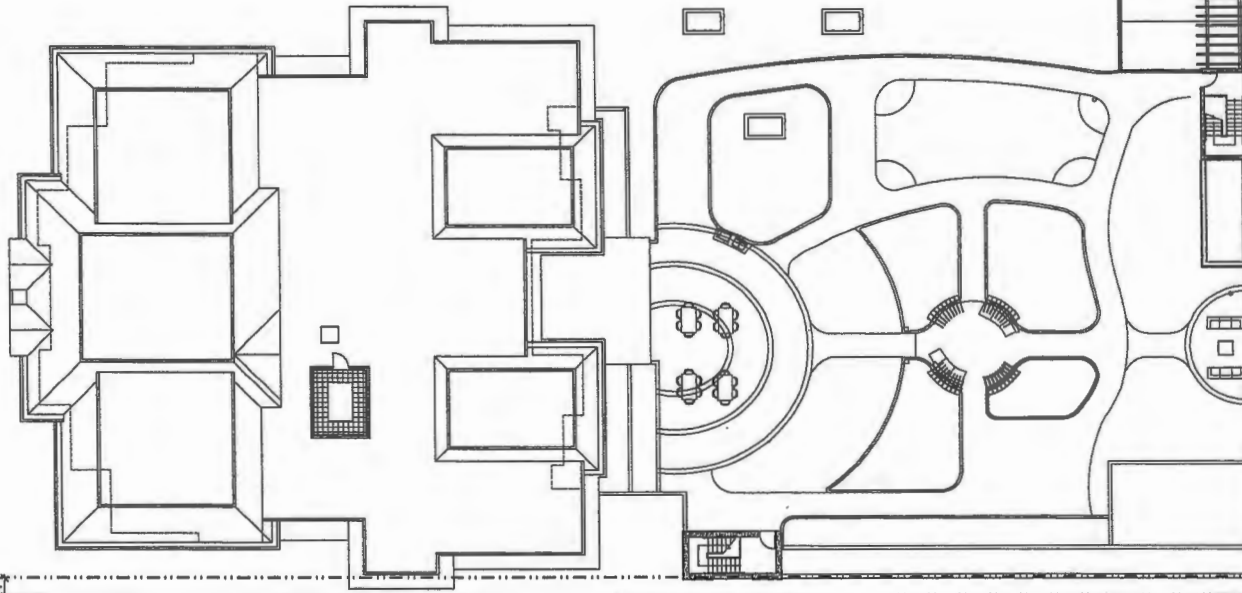
DATE	April 2018	SHEET NO.
DESIGN	HYL	A-1.5
DESIGN	P.A.	
DRAWING	A.A.	
PROJECT NO.	1706	





264'

128'



ST. ALICE ST.

**SITE PLAN**



**F. ADAB  
ARCHITECTS  
INC.**

#130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3H4  
TEL: (604) 967-3000 FAX: (604) 967-3003  
EMAIL: info@f-adab.com

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14	04/09/18	Released for CP
13	03/24/18	Revised for C.P. Submittal
12	09/16/16	General Revision for C.P. Amendment
11	10/23/06	Revised for C.P. Submittal
10	10/13/06	Revised for C.P. Submittal
9	08/22/06	Revised Drawings
8	08/15/06	Revised F.S.R.
7	10/14/07	Released for C.P. Amendment
6	08/18/07	Revised to accommodate final notes
5	08/08/07	Revised to accommodate A.D.P. comments
4	08/08/07	Revised on F.V.R.D. comments
3	04/18/07	Released for d.p.
2	10/10/06	Changed 4 story mixed use to 12 story mixed use
1	03/03/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

ADDRESS:  
120-130 ESPLANADE AVE.  
HARRISON HOT SPRINGS, B.C. V0M 0G0

FOR:  
G OLDWELL (FORMERLY REON)  
D DEVELOPMENTS INC.  
2 502 - 6188 WILSON AVENUE  
JURNADY, B.C. V0H 0A5

DRAWING TITLE:  
**SITE PLAN**

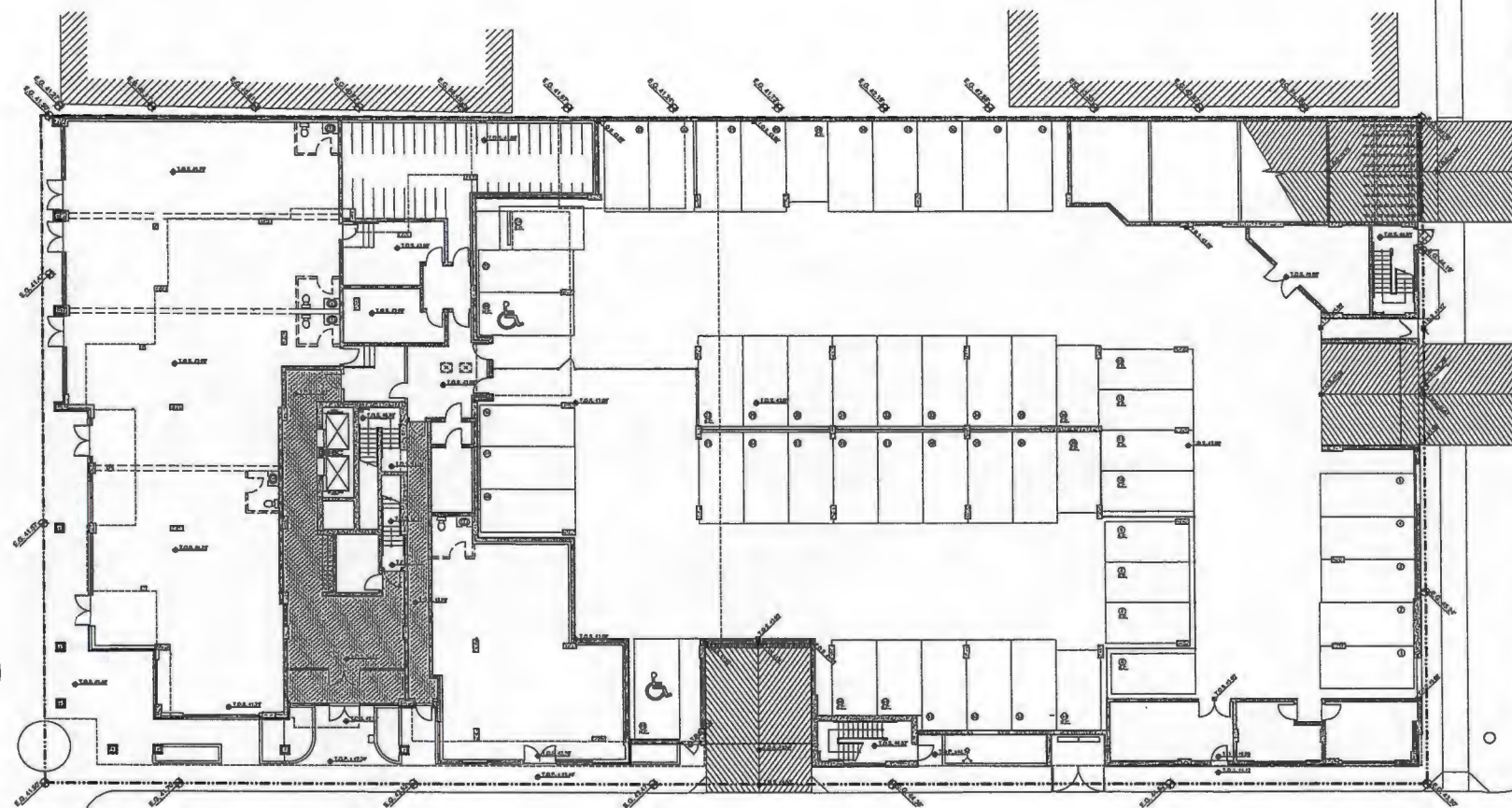
DATE:	April 2018	SHEET NO.:
SCALE:	MTS	
DESIGN:	F.A.	
DRAWN:	F.A.	
PROJECT NO.:	1706	

**A-1.6**

ESPLANADE AVE.

LILLOET ST.





**F. ADAB  
ARCHITECTS  
INC.**

8100-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3H4  
TEL: (604) 967-3003 FAX: (604) 967-3003  
E-MAIL: info@f-adab.com

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NO.	DATE	REVISION / ISSUED
14	04/09/18	Released for DP
13	03/24/18	Released for D.P. Submittal
12	09/19/18	General Revision for D.P. Amendment
11	10/23/18	Released for D.P. Submittal
10	10/10/18	Released for D.P. Submittal
9	09/20/18	Released Submittal
8	08/14/18	Released P.S.R.
7	11/14/17	Released for O.C.P. amendment
6	09/12/17	Released to accommodate hotel entry
5	09/04/17	Incorporated A.D.P. comments
4	08/09/17	Released as P.V.C.R.L. comments
3	04/17/17	Released for d.p.
2	10/10/16	Changed 4 story mixed use to 12 story mixed use
1	03/02/16	Issued for d.p.

PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

ADDRESS:  
120-130 REPLANDER AVE.  
HARRISON HOT SPRINGS, B.C. V0M 1R0

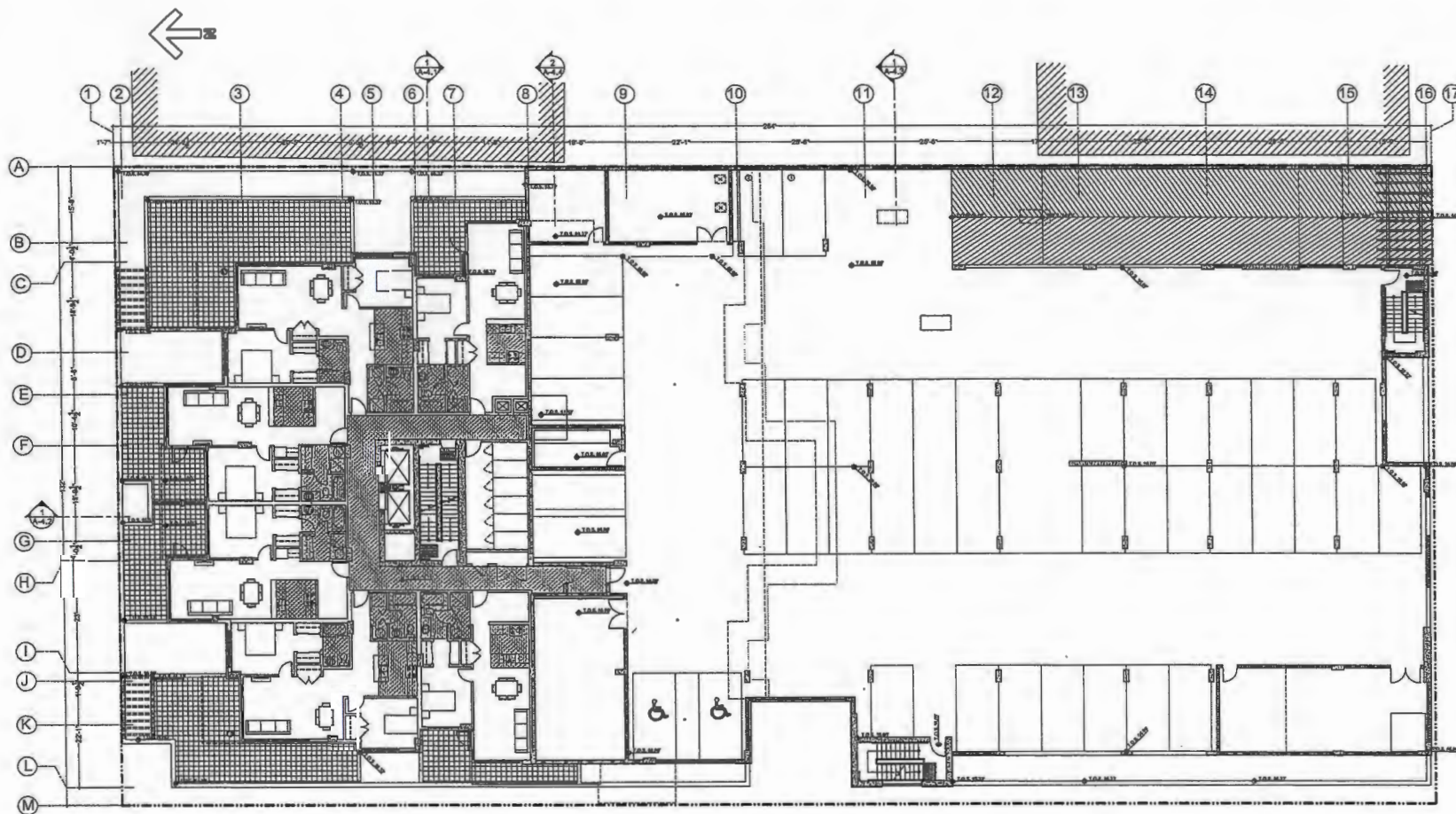
FOR:  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2602-5188 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

DRAWING TITLE:  
**FIRST FLOOR PLAN**

DATE:	Apr 8 2018	SHEET NO:
SCALE:	MTL	
DESIGN:	P.A.	
DRAWN:	A.A.	
PROJECT NO:	1708	

**A-2.1**





# **F. ADAB ARCHITECTS INC.**

8130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3N4  
TEL: (604) 967-3000 FAX: (604) 967-3003  
E-MAIL: info@f-adab.com

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NO.	DATE	REVISION / ISSUED
14	04/05/18	Revised for C.P.
13	03/04/18	Revised for D.P. Submittal
12	03/16/18	General Revision for D.P. Amendment
11	10/03/18	Revised for D.P. Submittal
10	10/10/18	Revised for D.P. Submittal
9	04/03/18	Revised for D.P.
8	04/11/18	Revised F.S.R.
7	11/14/17	Revised for C.C.P. amendment
6	08/13/17	Revised to incorporate final offer
5	08/23/17	Incorporated A.D.P. comments
4	08/03/17	Revised on F.V.R.D. comments
3	01/11/17	Revised for d.p.
2	10/10/16	Changed 4 storey wood frame to 18 storey steel frame
1	03/03/16	Issued for d.p.

PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

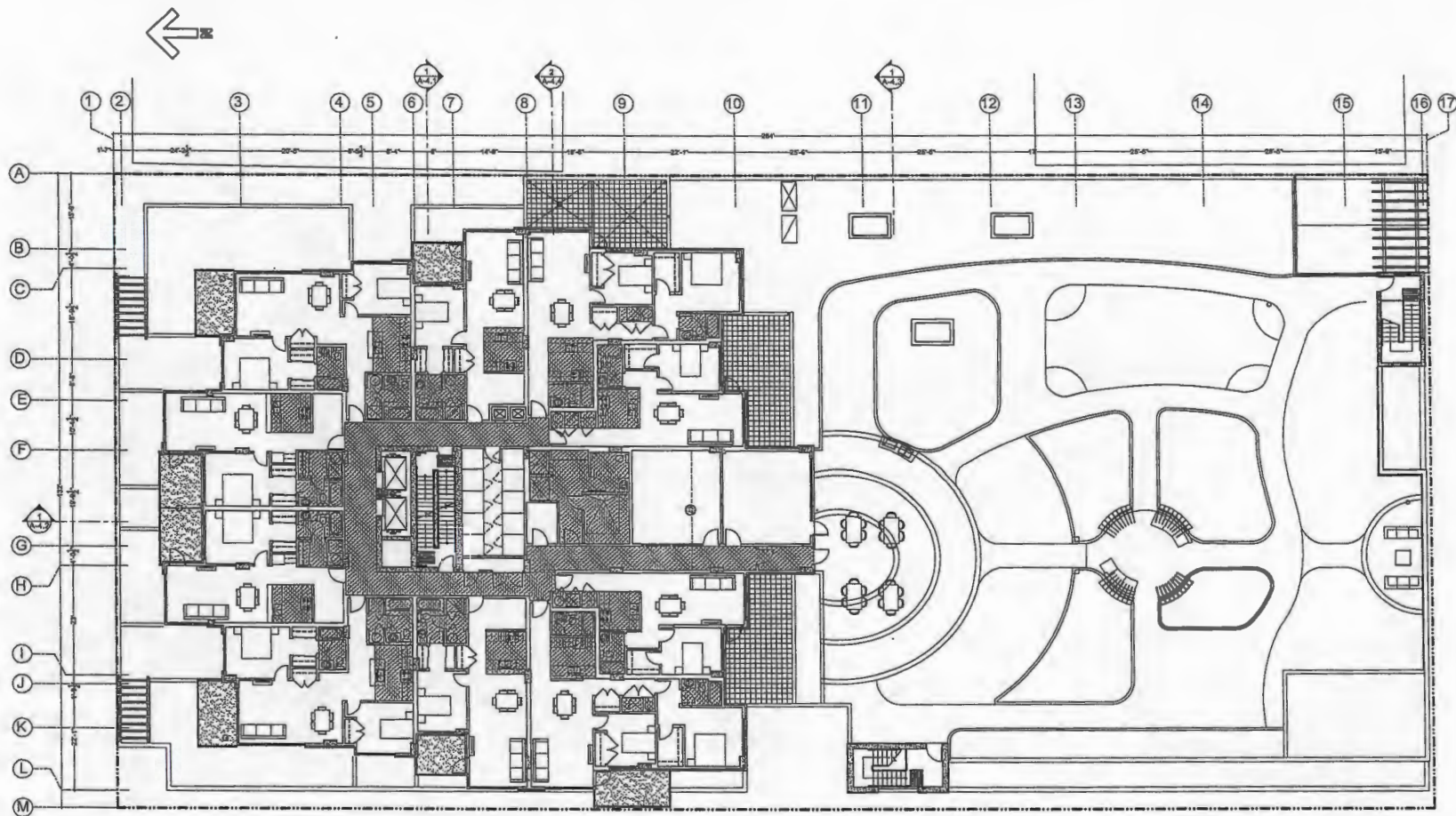
ADDRESS:  
100-100 BURNHAMTHORPE AVE.  
BURNHAMTHORPE, B.C. V5H 1G2

FOR:  
**GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2802 - 6188 WILSON AVENUE  
BURNABY, B.C. V5H 0A5**

DRAWING TITLE:  
**SECOND FLOOR PLAN**

DATE:	April 2018	SHEET NO.:	<b>A-2.2</b>
SCALE:	1/8" = 1'-0"		
DESIGN:	F.A.		
DRAWN:	A.A.		
PROJECT NO.:	1708		





**F. ADAB  
ARCHITECTS  
INC.**

#130-600 ROOSEVELT CHURCH  
NORTH VANCOUVER, BC V7P 3N4  
TEL: (604) 867-9003 FAX: (604) 867-9003  
EMAIL: info@f-adab.com

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14	04/09/18	Released for D.P.
13	03/04/18	Released for D.P., Rehabilitation
12	03/18/18	General Revision for D.P., Amendment
11	10/03/18	Released for D.P., Rehabilitation
10	10/10/18	Released for D.P., Rehabilitation
9	08/03/18	Released Elevations
8	08/15/18	Released P.R.S.
7	11/14/17	Released for D.P., Amendment
6	09/13/17	Released to municipality for approval
5	08/25/17	Integrated A.D.P., comments
4	08/02/17	Released to F.C.P.D., comments
3	07/17/17	Released for d.p.
2	10/16/16	Changed 4 story west tower to 12 story 1000000
1	03/03/16	Issued for d.p.
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**HARRISON LAKE VIEW**  
**MICRO-URBAN DEVELOPMENT**

**ADDRESS:**  
130-130 BRUNSWICK AVE.  
HARRISON HOT SPRINGS, B.C. V0M 1K0

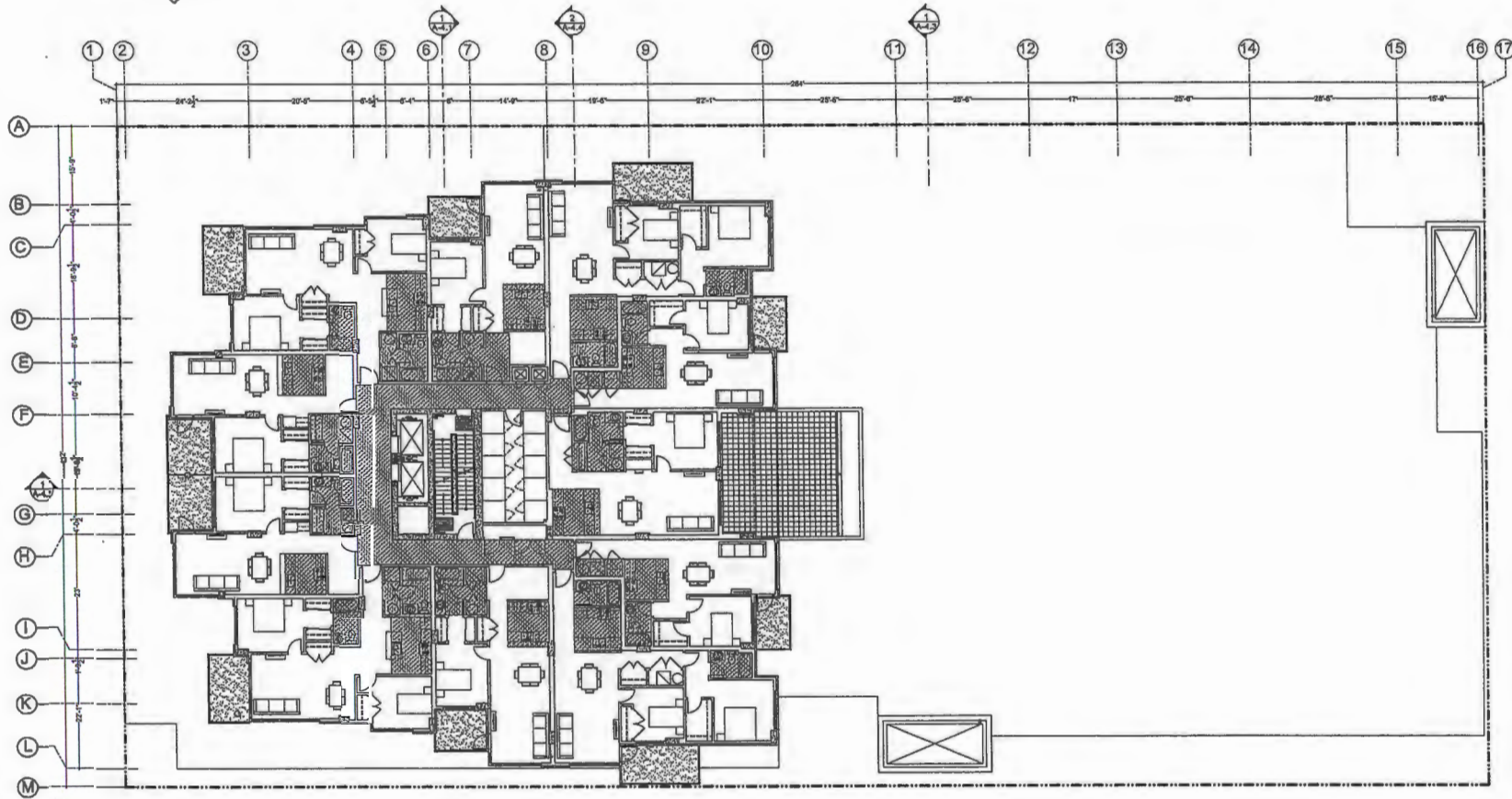
**FOR :**  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2802-5185 WILSON AVENUE  
BURNABY, B.C. V5H 0M5

**DRAWING TITLE:**  
**THIRD FLOOR PLAN**

DATE:	April 2018	SHEET NO.:
SCALE:	HTL	
DESIGN:	P.A.	
DRAWN:	A.A.	
PROJECT NO.:	1708	

**A-2.3**





**F. ADAB  
ARCHITECTS  
INC.**

FTS-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3M4  
TEL: (604) 887-3883 FAX: (604) 887-3023  
EMAIL: info@f-adab.com

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These design documents are prepared solely for the use of the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

14	04081708	Reviewed for D.P.
13	03251705	Reviewed for D.P. Submittal
12	02151700	General Revision for D.P. Amendment
11	10121606	Reviewed for D.P. Submittal
10	10121606	Reviewed for D.P. Submittal
9	09021605	Reviewed Submittal
8	08151605	Reviewed P.A.R.
7	10141607	Reviewed for C.L.P. Amendment
6	08121607	Reviewed to accommodate hotel entry
5	06121607	Incorporated A.D.P. comments
4	06121607	Reviewed as F.V.R.D. comments
3	04121607	Reviewed for d.p.
2	10121606	Changed 4 story wood frame to 10 story office/retail
1	05031601	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

ADDRESS:  
120-130 ESPLANADE AVE.  
HARRISON HOT SPRINGS, B.C. V0M 0A0

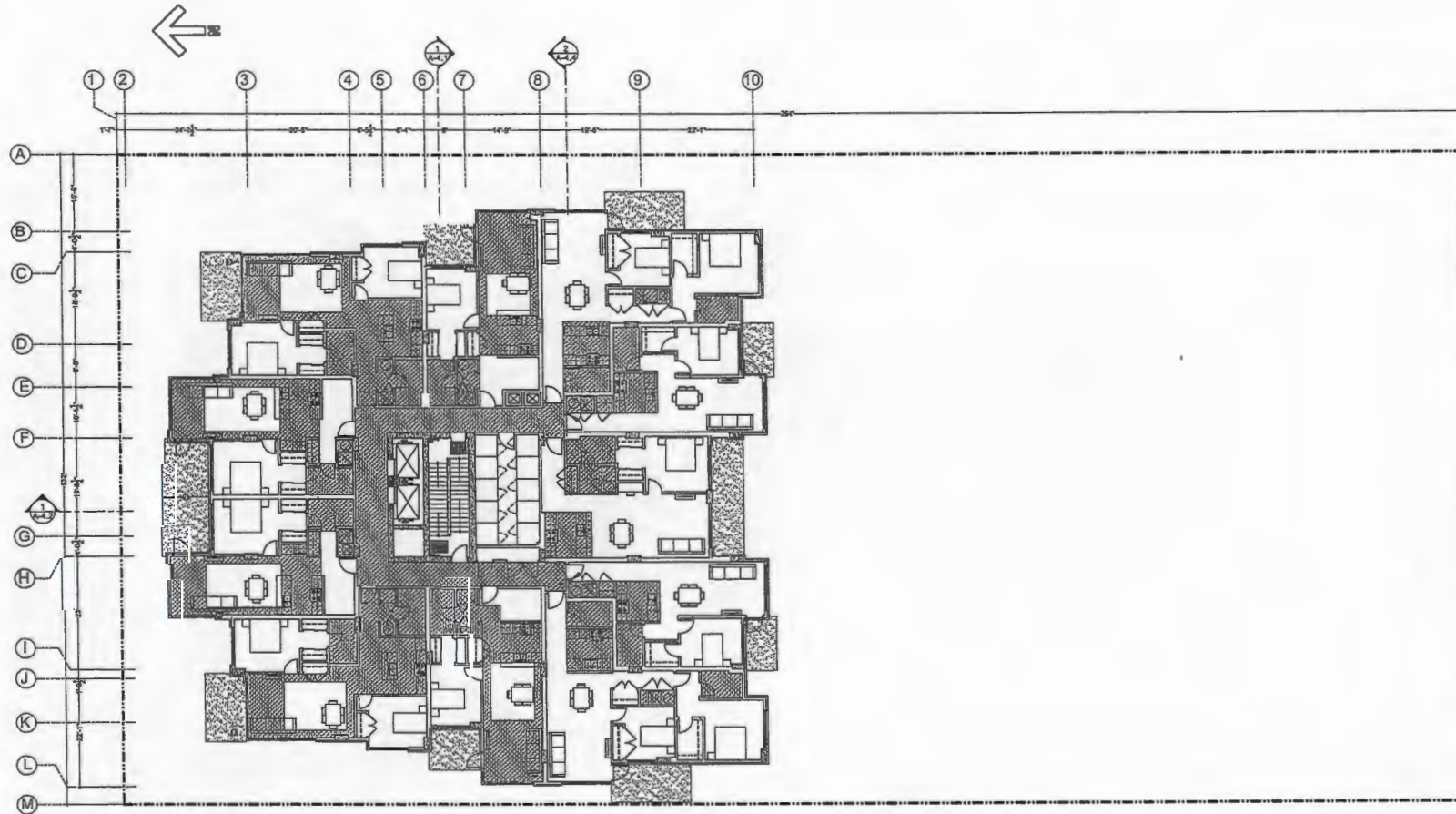
FOR :  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2802-5158 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

DRAWING TITLE:  
**FOURTH FLOOR PLAN**

DATE:	April 2016	SHEET NO:
SCALE:	MTS.	
DESIGN:	P.A.	
DRAWN:	A.A.	
PROJECT NO:	1708	

**A-2.4**





**F. ADAB  
ARCHITECTS  
INC.**

#100-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3G4  
TEL: (604) 960-0000 FAX: (604) 960-0001  
E-MAIL: info@f-adab.com

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These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

14	04/08/18	Revised for CIP
13	03/04/18	Revised for C.P.P. Submittal
12	02/18/18	Consent Resolution for C.P.P. Amendment
11	02/23/18	Revised for C.P.P. Submittal
10	12/10/17	Revised for C.P.P. Submittal
9	08/03/17	Revised Drawings
8	08/14/17	Revised P.R.S.
7	11/14/17	Revised for C.P.P. Amendment
6	09/13/17	Revised to accommodate field notes
5	08/08/17	Interpreted A.D.P. comments
4	08/08/17	Revised for F.V.A.D. comments
3	01/17/17	Revised for d.p.
2	10/10/16	Changed 4 story wood frame to 35 story concrete
1	05/03/16	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

ADDRESS:  
100-100 BURNHAMME  
HARRISON HOT SPRINGS, B.C. V0M 1G0

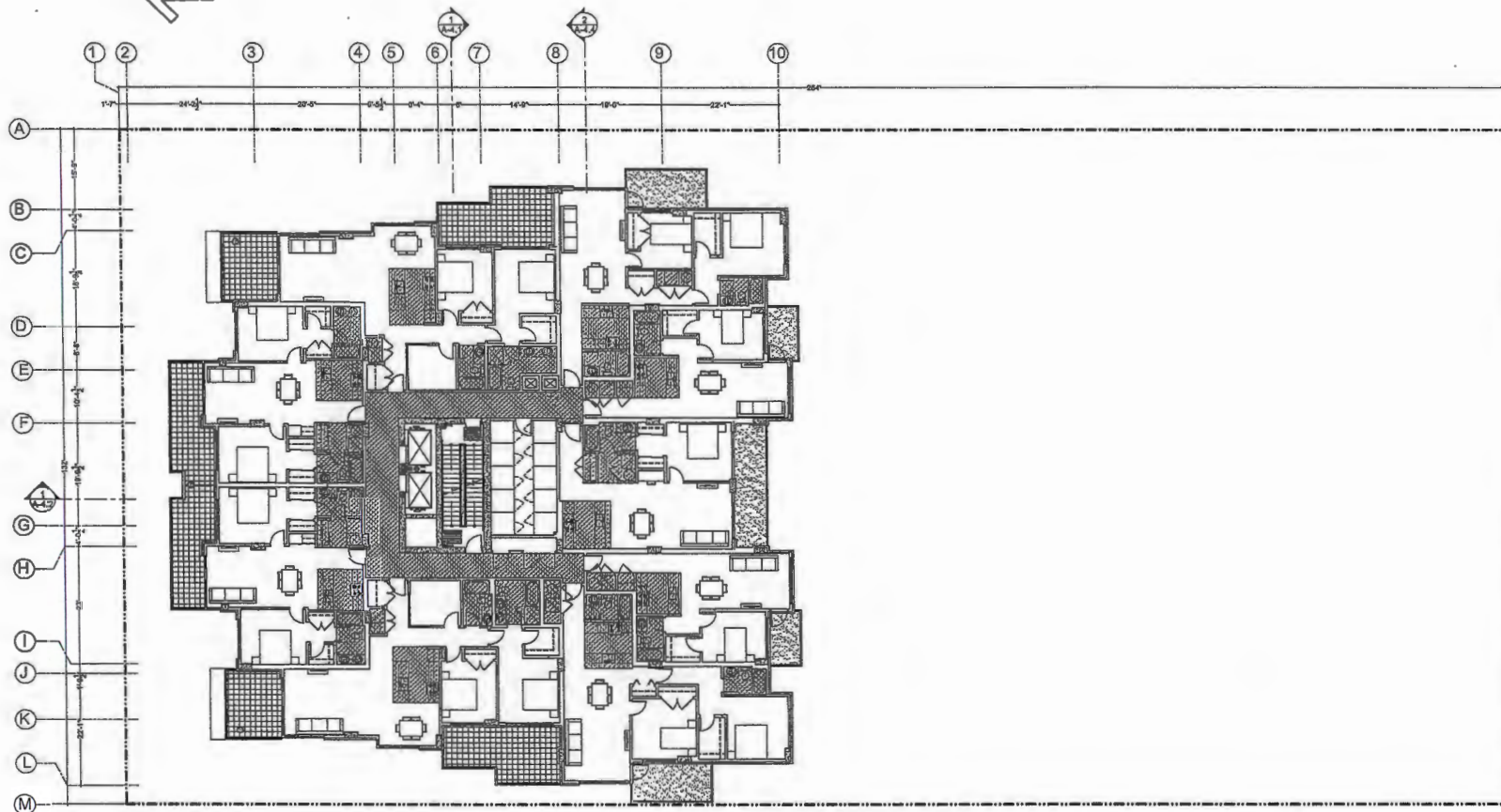
FOR:  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2802 - 6185 WILSON AVENUE  
BURNABY, B.C. V5H 0M5

DRAWING TITLE:  
**FIFTH FLOOR PLAN**

DATE:	Apr 30/18	SHEET NO.:
SCALE:	MTS.	
DESIGN:	P.A.	
DRAWN:	P.A.	
PROJECT NO.:	1708	

**A-2.5**





**F. ADAB  
ARCHITECTS  
INC.**

#100-1980 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3H4  
TEL: (604) 967-0353 FAX: (604) 967-3033  
E-MAIL: f.adab@f.adabarchitects.com

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14	06/09/18	Revised for DP
13	03/24/18	Revised for D.P. Submittal
12	03/16/18	General Revision for D.P. Submittal
11	02/23/18	Revised for D.P. Submittal
10	10/10/17	Revised for D.P. Submittal
9	08/22/17	Revised for D.P. Submittal
8	08/15/17	Revised for D.P. Submittal
7	1/14/17	Revised for D.P. Submittal
6	08/15/17	Revised for D.P. Submittal
5	08/15/17	Revised for D.P. Submittal
4	08/15/17	Revised for D.P. Submittal
3	08/15/17	Revised for D.P. Submittal
2	10/10/17	Revised for D.P. Submittal
1	03/22/18	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

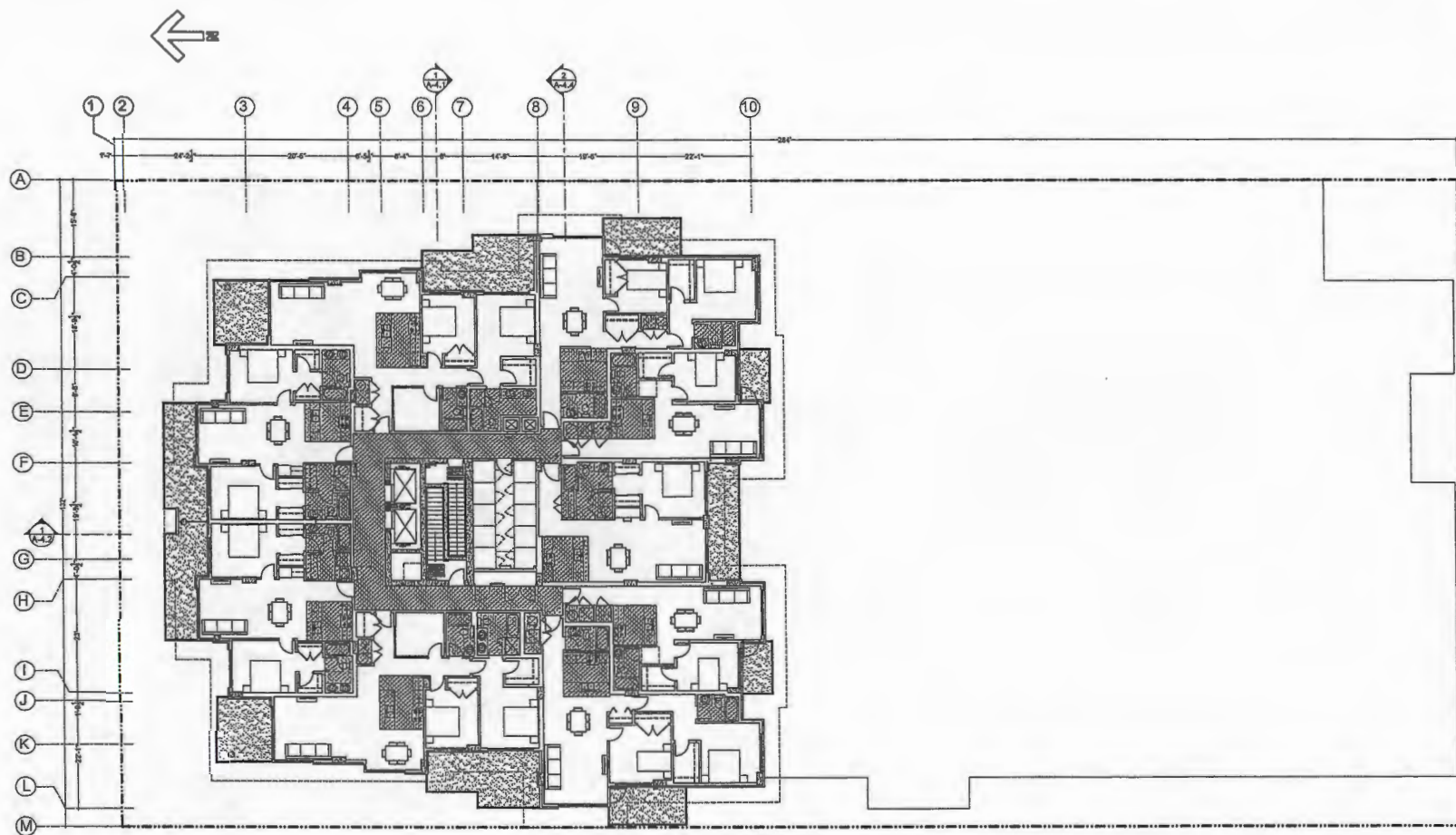
ADDRESS:  
120-120 DISCOVERY AVE.  
HARRISON, BC V3V 4M4

FOR:  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2002 - 6165 WILSON AVENUE  
BURNABY, B.C. V5H 5A5

DRAWING TITLE:  
**SIXTH FLOOR PLAN**

DATE	Apr 2018	SHEET NO:	A-2.6
SCALE	N.T.S.		
DESIGN	F.A.		
DRAWN	A.A.		
PROJECT NO:	1708		





**F. ADAB  
ARCHITECTS  
INC.**

FOUR-4000 ACRESWELT CRESCENT  
NORTH VANCOUVER, BC V8P 3N4  
TEL: (604) 867-0022 FAX: (604) 867-3033  
E-MAIL: info@fadamarchitects.com

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14	04/09/18	Revised for O.P.
13	03/04/18	Revised for O.P., Substitution
12	09/16/18	General Revision for O.P., Amendment
11	10/02/08	Revised for O.P., Substitution
10	10/01/08	Revised for O.P., Substitution
9	08/05/08	Revised Elevations
8	08/11/08	Revised F.S.L.
7	11/14/07	Revised for O.C.P., Amendment
6	08/13/07	Revised to accommodate hotel entry
5	08/28/07	Incorporated A.D.P. comments
4	08/03/07	Revised as F.V.A.D. comments
3	04/17/07	Revised for d.p.
2	12/14/06	Changed 4 story vessel frame to 10 story structure
1	03/02/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

**ADDRESS:**  
120-130 ESPLANADE AVE.  
HARRISON HOT SPRINGS, B.C. V8M 9G0

**FOR:**  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2602 - 6166 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

**DRAWING TITLE:**  
**SEVENTH FLOOR PLAN**

DATE:	April 2018	SHEET NO.:
SCALE:	MTS.	
DESIGN:	F.A.	
DRAWN:	A.A.	
PROJECT NO.:	1708	

**A-2.7**



# BUILDING ELEVATION MATERIAL LEGEND:

- 1 NATURAL GREY STONE CLADDING - COLOUR TO BE VERIFIED BY ARCHITECT
- 2 EXTERIOR INSULATION AND STUCCO FINISH EPS SYSTEM - COLOUR TO MATCH BENJAMIN MOORE CC-330
- 3 ALUMINUM RAILING WITH POWDER COATED STANDARD BROWN TO MATCH WINDOW FRAMES
- 4 CLEAR SAFETY GLASS FOR TYPICAL BALCONY GUARDRAIL
- 5 CLEAR GLASS ALUMINUM WINDOW TO MATCH STARLINE STANDARD BROWN GM-210Q INRIDE STANDARD WHITE GAS-027
- 7 COMMERCIAL ALUMINUM STOREFRONT SYSTEM TO MATCH STARLINE STANDARD BROWN GM-210Q
- 8 STANDING SEAM METAL ROOF COLOUR PACIFIC TURQUOISE BY CASCADE METAL LTD
- 9 ALUMINUM SECURITY GRATE, COLOUR BLACK
- 10 ALUMINUM SECURITY GATE WITH PAINT FINISH, COLOUR BLACK
- 13 SPANDREL GLASS INSULATED PANEL, COLOUR TO MATCH STARLINE STANDARD BROWN GM-210Q
- 14 EXTERIOR PAINT FINISH OVER GYPSUM BOARD, TO MATCH STUCCO COLOUR
- 15 PAINTED CONCRETE - COLOUR TO MATCH STUCCO COLOUR
- 16 METAL WALL PANEL - COLOUR PACIFIC TURQUOISE BY CASCADE METAL LTD



**F. ADAB  
ARCHITECTS  
INC.**

#136-1080 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 5N4  
TEL: (604) 941-0000 FAX: (604) 941-0033  
EMAIL: info@f-adab.com

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14	04/03/16	Revised for CP
13	03/03/16	Revised for D.P. Submittals
12	03/03/16	General Revision for D.P. Submittals
11	10/03/16	Revised for D.P. Submittals
10	10/03/16	Revised for D.P. Submittals
9	08/03/16	Revised Submittal
8	08/11/16	Revised P.S.D.
7	10/14/16	Revised for D.C.P. comments
6	08/12/16	Revised to accommodate final submittal
5	08/09/16	Incorporated A.D.P. comments
4	08/09/16	Revised as F.V.R.D. comments
3	01/11/16	Revised for d.p.
2	10/10/16	Changed 4 story wood frame to 10 story concrete
1	03/03/16	Issued for d.p.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

ADDRESS:  
120-130 ESPRANCAVE,  
HARRISON HOT SPRINGS, B.C. V0M 9D

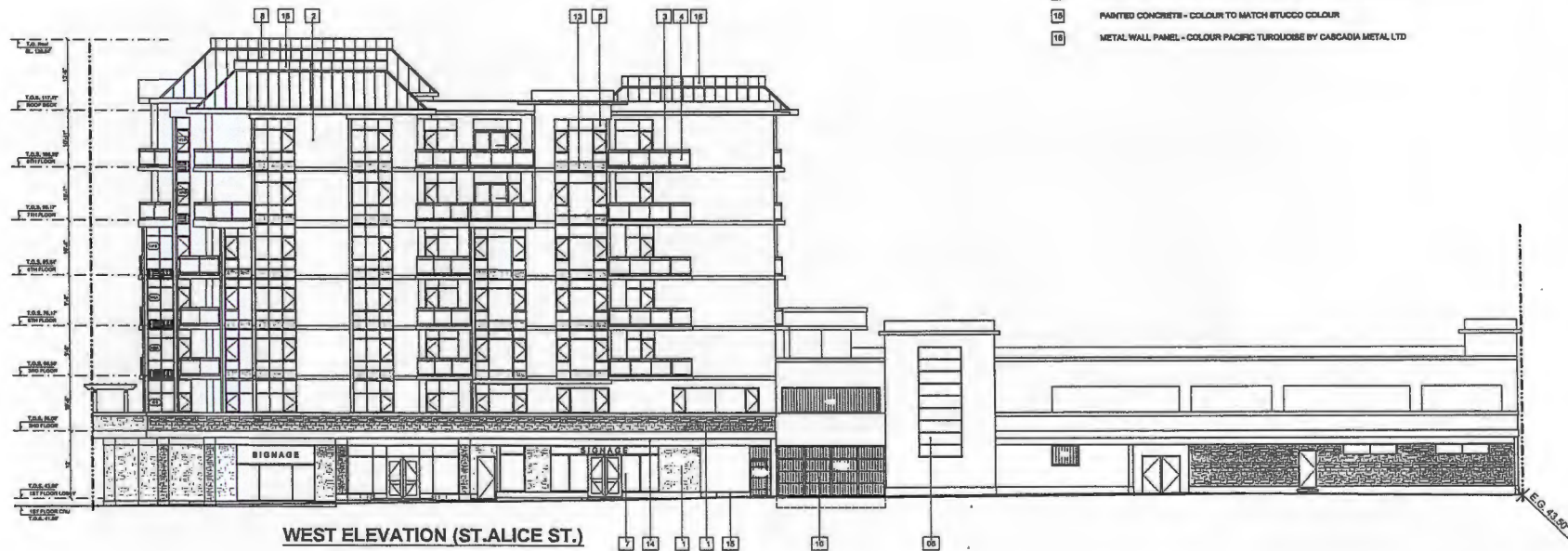
FOR:  
**GOLDWELL (FORMERLY REDH)  
DEVELOPMENTS INC.**  
2802 - 8168 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

DRAWING TITLE:  
**NORTH ELEVATION**

DATE:	April 2016	SHEET NO.:
SCALE:	MTE.	
DESIGNER:	P.A.	
DRAWING:	A.A.	
PROJECT NO.:	1708	

**A-3.1**





# **BUILDING ELEVATION MATERIAL LEGEND:**

- 1 NATURAL GREY STONE CLADDING - COLOUR TO BE VERIFIED BY ARCHITECT
- 2 EXTERIOR INSULATION AND STUCCO FINISH EPS SYSTEM - COLOUR TO MATCH BENJAMIN MOORE CC-330
- 3 ALUMINUM RAILING WITH POWDER COATED STANDARD BROWN TO MATCH WINDOW FRAMES
- 4 CLEAR SAFETY GLASS FOR TYPICAL BALCONY GUARDRAIL
- 5 CLEAR GLASS ALUMINUM WINDOW TO MATCH STARLINE STANDARD BROWN GM-210Q INSIDE STANDARD WHITE GAS-027
- 6 COMMERCIAL ALUMINUM STOREFRONT SYSTEM TO MATCH STARLINE STANDARD BROWN GM-210Q
- 7 STANDING SEAM METAL ROOF COLOUR PACIFIC TURQUOISE BY CASCADIA METAL LTD
- 8 ALUMINUM SECURITY GRATE, COLOUR BLACK
- 9 ALUMINUM SECURITY GATE WITH PAINT FINISH, COLOUR BLACK
- 10 SPANDREL GLASS INSULATED PANEL, COLOUR TO MATCH STARLINE STANDARD BROWN GM-210Q
- 11 EXTERIOR PAINT FINISH OVER GYPSUM BOARD, TO MATCH STUCCO COLOUR
- 12 PAINTED CONCRETE - COLOUR TO MATCH STUCCO COLOUR
- 13 METAL WALL PANEL - COLOUR PACIFIC TURQUOISE BY CASCADIA METAL LTD



**F. ADAB  
ARCHITECTS  
INC.**

#100-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3M4  
TEL: (604) 967-2825 FAX: (604) 967-2823  
EMAIL: info@f-adab.com

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14	04/02/15	Revised for D.P.
13	03/01/15	Revised for D.P., Submittal
12	02/18/15	General Revision for D.P. Amendment
11	12/22/14	Revised for D.P., Submittal
10	10/10/14	Revised for D.P., Submittal
9	09/23/14	Revised Submittal
8	09/11/14	Revised F.R.S.
7	11/14/13	Revised for G.C.P., amendment
6	09/12/13	Revised to accommodate handrails
5	08/28/13	Incorporated A.D.P. comments
4	08/02/13	Revised per F.V.R.D. comments
3	01/15/13	Revised for G.P.
2	10/10/12	Changed 4 story wood frame to 10 story concrete
1	03/03/12	Issued for d.p.
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

**ADDRESS:**  
100-100 ROOSEVELT AVE  
NORTH VANCOUVER, B.C. V7P 3M4

**FOR:**  
**GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.**  
2802 - 6100 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

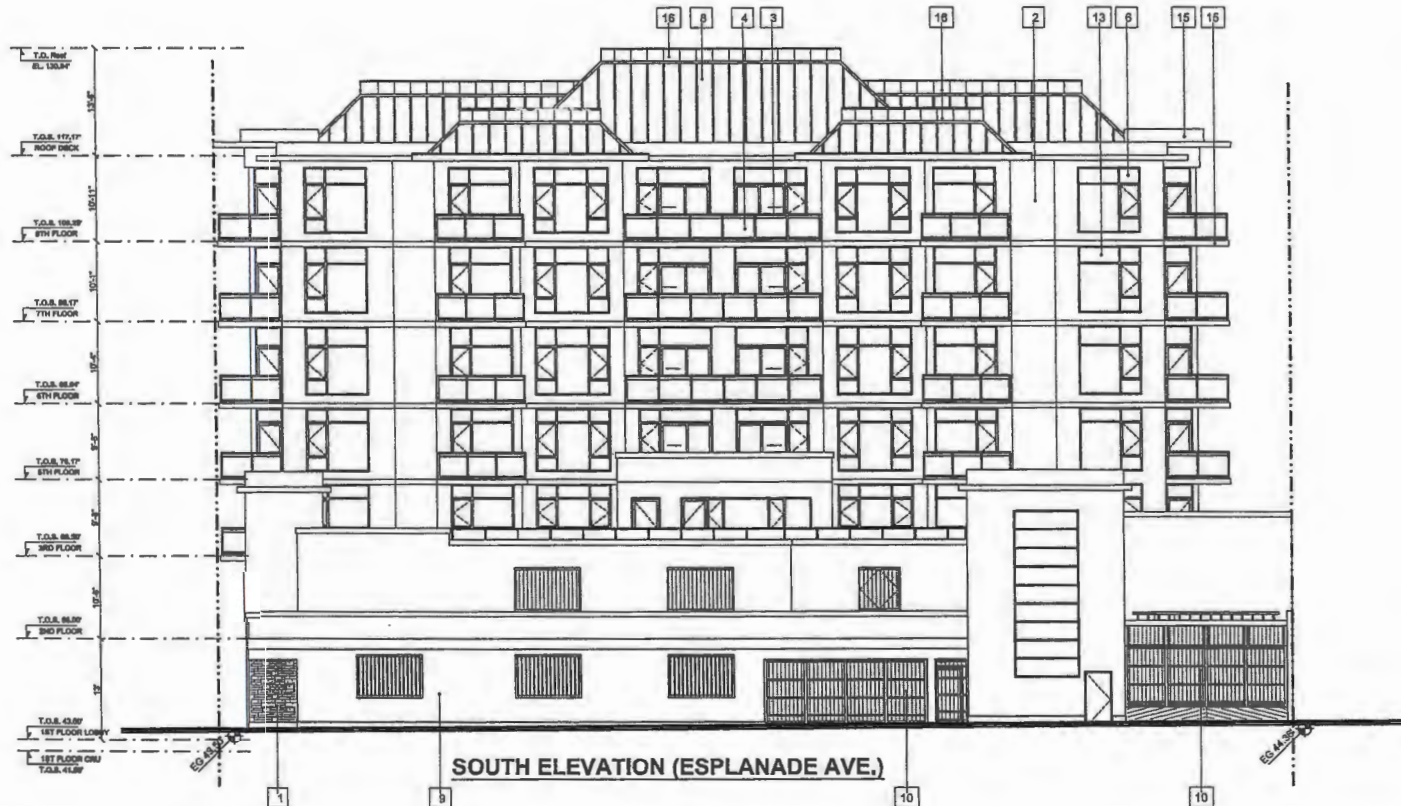
**DRAWING TITLE:**  
**WEST ELEVATION**

DATE:	Aug 2018	SHEET NO.:
SCALE:	1/8" = 1'-0"	A-3.2
DESIGNER:	P.A.	
DRAWN:	A.A.	
PROJECT NO.:	1708	



# BUILDING ELEVATION MATERIAL LEGEND:

- 1 NATURAL GREY STONE CLADDING - COLOUR TO BE VERIFIED BY ARCHITECT
- 2 EXTERIOR INSULATION AND STUCCO FINISH EPS SYSTEM - COLOUR TO MATCH BENJAMIN MOORE CO-350
- 3 ALUMINUM RAILING WITH POWDER COATED STANDARD BROWN TO MATCH WINDOW FRAMES
- 4 CLEAR SAFETY GLASS FOR TYPICAL BALCONY GUARDRAIL
- 5 CLEAR GLASS ALUMINUM WINDOW TO MATCH STARLINE STANDARD BROWN GM-5192, INSIDE STANDARD WHITE GAB-027
- 7 COMMERCIAL ALUMINUM STOREFRONT SYSTEM TO MATCH STARLINE STANDARD BROWN GM-5100
- 8 STANDING SEAM METAL ROOF COLOUR PACIFIC TURQUOISE BY CARCADA METAL LTD
- 9 ALUMINUM SECURITY GRATE, COLOUR BLACK
- 10 ALUMINUM SECURITY GATE WITH PAINT FINISH, COLOUR BLACK
- 13 SPANDREL GLASS INSULATED PANEL, COLOUR TO MATCH STARLINE STANDARD BROWN GM-5100
- 14 EXTERIOR PAINT FINISH OVER GYPSUM BOARD, TO MATCH STUCCO COLOUR
- 15 PAINTED CONCRETE - COLOUR TO MATCH STUCCO COLOUR
- 16 METAL WALL PANEL - COLOUR PACIFIC TURQUOISE BY CARCADA METAL LTD



**F. ADAB  
ARCHITECTS  
INC.**

8130-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 2M4  
TEL: (604) 461-3003 FAX: (604) 461-3003  
EMAIL: info@f-adab.com

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16	04/05/16	Revised for D.P.
13	02/04/16	Revised for D.P. Submittal
12	02/10/16	Revised for D.P. Submittal
11	10/02/16	Revised for D.P. Submittal
10	10/02/16	Revised for D.P. Submittal
9	08/02/16	Revised for D.P. Submittal
8	08/11/16	Revised for D.P. Submittal
7	14/11/16	Revised for D.C.P. comments
6	08/11/16	Revised for D.C.P. comments
5	08/02/16	Revised for D.C.P. comments
4	08/02/16	Revised for D.C.P. comments
3	04/11/16	Revised for D.P.
2	10/02/16	Changed a window wood frame to 30 series aluminum
1	03/03/16	Issued for D.P.
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT

**ADDRESS:**  
22-125 ESPLANADE AVE.  
HARRISON HOT SPRINGS, B.C. V0M 9D

**FOR:**  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2802 - 6188 WILSON AVENUE  
BURNABY, B.C. V5H 6A5

**DRAWING TITLE:**  
SOUTH ELEVATION

DATE:	April 2016	SHEET NO.:	
SCALE:	MTL		
DESIGN:	F.A.		
DRAWN:	A.A.		
PROJECT NO.:	1799		

**A-3.3**



**BUILDING ELEVATION MATERIAL LEGEND:**

- 1 NATURAL GREY STONE CLADDING - COLOUR TO BE VERIFIED BY ARCHITECT
- 2 EXTERIOR INSULATION AND STUCCO FINISH EPS SYSTEM - COLOUR TO MATCH BENJAMIN MOORE CC-330
- 3 ALUMINUM RAILING WITH POWDER COATED STANDARD BROWN TO MATCH WINDOW FRAMES
- 4 CLEAR SAFETY GLASS FOR TYPICAL BALCONY GUARDRAIL
- 5 CLEAR GLASS ALUMINUM WINDOW TO MATCH STARLINE STANDARD BROWN GM-310Q INSIDE STANDARD WHITE GA8-027
- 7 COMMERCIAL ALUMINUM STOREFRONT SYSTEM TO MATCH STARLINE STANDARD BROWN GM-310Q
- 8 STANDING SEAM METAL ROOF COLOUR PACIFIC TURQUOISE BY CASCADIA METAL LTD
- 9 ALUMINUM SECURITY GRATE, COLOUR BLACK
- 10 ALUMINUM SECURITY GATE WITH PAINT FINISH, COLOUR BLACK
- 12 SPANDREL GLASS INSULATED PANEL, COLOUR TO MATCH STARLINE STANDARD BROWN GM-310Q
- 14 EXTERIOR PAINT FINISH OVER GYPSUM BOARD, TO MATCH STUCCO COLOUR
- 15 PAINTED CONCRETE - COLOUR TO MATCH STUCCO COLOUR
- 16 METAL WALL PANEL - COLOUR PACIFIC TURQUOISE BY CASCADIA METAL LTD

**EAST ELEVATION (ST. ALICE ST.)**

**F. ADAB  
ARCHITECTS  
INC.**

9126-1088 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3H4  
TEL: (604) 887-5032 FAX: (604) 887-5033  
EMAIL: info@f-adab.com

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14	04/09/16	Revised for D.P.
13	03/04/16	Revised for D.P. Substitution
12	03/18/16	General Revision for D.P. Substitution
11	10/23/15	Revised for D.P. Substitution
10	10/10/15	Revised for D.P. Substitution
9	09/03/15	Revised Windows
8	08/11/15	Revised P.S.R.
7	11/14/14	Revised for C.C.P. comments
6	08/13/14	Revised to accommodate final notes
5	08/03/14	Incorporated A.C.P. comments
4	08/03/14	Revised as P.S.R.D. comments
3	01/17/14	Revised for d.p.
2	10/10/13	Changed 4 story wood frame to 15 store concrete
1	03/03/14	Issued for d.p.
NO.	DATE	REVISION / ISSUED

**PROJECT TITLE:**  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

**ADDRESS:**  
120-120 ESPANOLA CRESCENT  
HARRISON HOT SPRINGS, B.C. V2M 9K0

**FOR:**  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2802 - 8168 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

**DRAWING TITLE:**  
**EAST ELEVATION**

DATE:	April 2016	SHEET NO:
SCALE:	1/8" = 1'-0"	A-3.4
DESIGN:	P.A.	
DRAWN:	P.A.	
PROJECT NO:	1708	





# **F. ADAB ARCHITECTS INC.**

6130-1008 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 2M4  
TEL: (604) 987-0000 FAX: (604) 987-0003  
EMAIL: info@fadamarchitects.com

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These design documents are prepared solely for the use by the party who shows the design professional have agreed into a contract and there will be no representations or any that made by the design professional to any party who relies on the design professional but not entered into a contract.

14	04/08/18	Revised for C.P.
13	03/04/18	Revised for C.P. Substitution
12	03/18/16	General Revision for C.P. Amendment
11	10/02/09	Revised for C.P. Substitution
10	10/10/09	Revised for C.P. Substitution
9	08/02/09	Revised Situations
8	08/11/08	Revised F.R.S.
7	11/1/07	Revised for C.P.P. amendment
6	09/12/07	Revised to accommodate hotel tower
5	04/09/07	Incorporated A.D.P. amendments
4	09/05/07	Revised as F.V.A.D. comments
3	05/17/07	Revised for d.p.
2	10/10/06	Changed 4 story tower to 5 story tower
1	03/06/06	Issued for d.p.
NO.	DATE	REVISION / ISSUED

## **PROJECT TITLE:** **HARRISON LAKE VIEW MIXED-USE DEVELOPMENT**

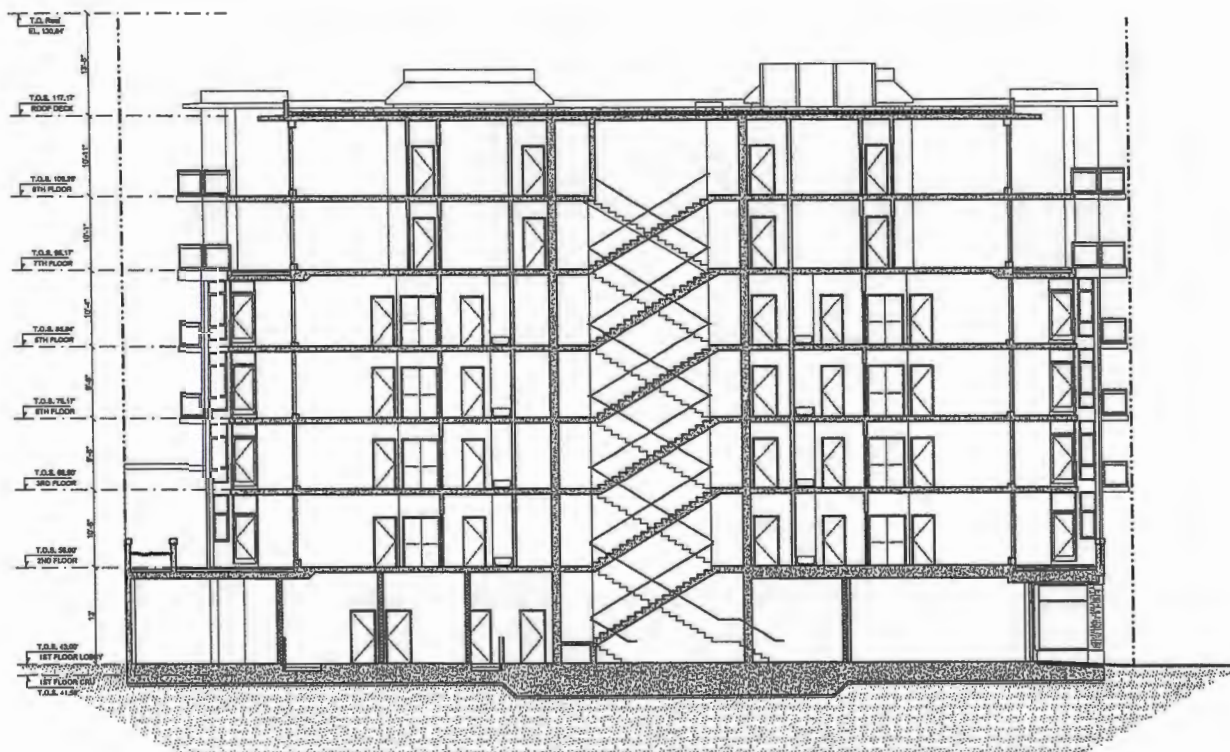
**ADDRESS:**  
120-130 BURNABE  
HARRISON LAKE SPRING, B.C. V5H 9H0

**FOR:**  
GOLDWELL (FORMERLY REON)  
DEVELOPMENTS INC.  
2802 - 6160 WILSON AVENUE  
BURNABY, B.C. V5H 6A8

## **DRAWING TITLE:** **BUILDING SECTION**

DATE:	Apr 2018	SHEET NO.:	
SCALE:	MTR.		
DESIGN:	P.A.		
DRAWING:	A.A.		
PROJECT NO.:	1708		

1A-4.1



1 BUILDING SECTION





# F. ADAB ARCHITECTS INC.

8130-1088 ROOSEVELT CRESCENT  
NORTH WAKEFIELD, B.C. V3P 2H4  
TEL: (604) 887-5023 FAX: (604) 887-5023  
E-MAIL: info@fadamarchitects.com

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Constructors will verify and be responsible for all dimensions on the job. This office will be informed of any discrepancies and notified thereof as drawing.

These design documents are prepared solely for the use by the party with whom the design professional has entered into a contract, and there are no representations of any kind made by the design professional to any party with whom the design professional has not entered into a contract.

14	04/07/18	Revised for DP
13	02/04/18	Revised for D.P. Submittal
12	02/14/18	Revised for D.P. Submittal
11	10/23/16	Revised for D.P. Submittal
10	10/10/16	Revised for D.P. Submittal
9	08/03/16	Revised Submittal
8	08/11/16	Revised P.S.D.
7	11/14/17	Revised for C.E.P. Amendment
6	08/13/17	Revised to accommodate local office
5	08/03/17	Incorporated A.D.P. comments
4	08/03/17	Revised as F.W.A.D.L. comments
3	8/17/17	Revised for d.p.
2	10/10/16	Changed 4 storey wood frame to 38 year old structure
1	02/03/16	Issued for d.p.
NO.	DATE	REVISION / ISSUED

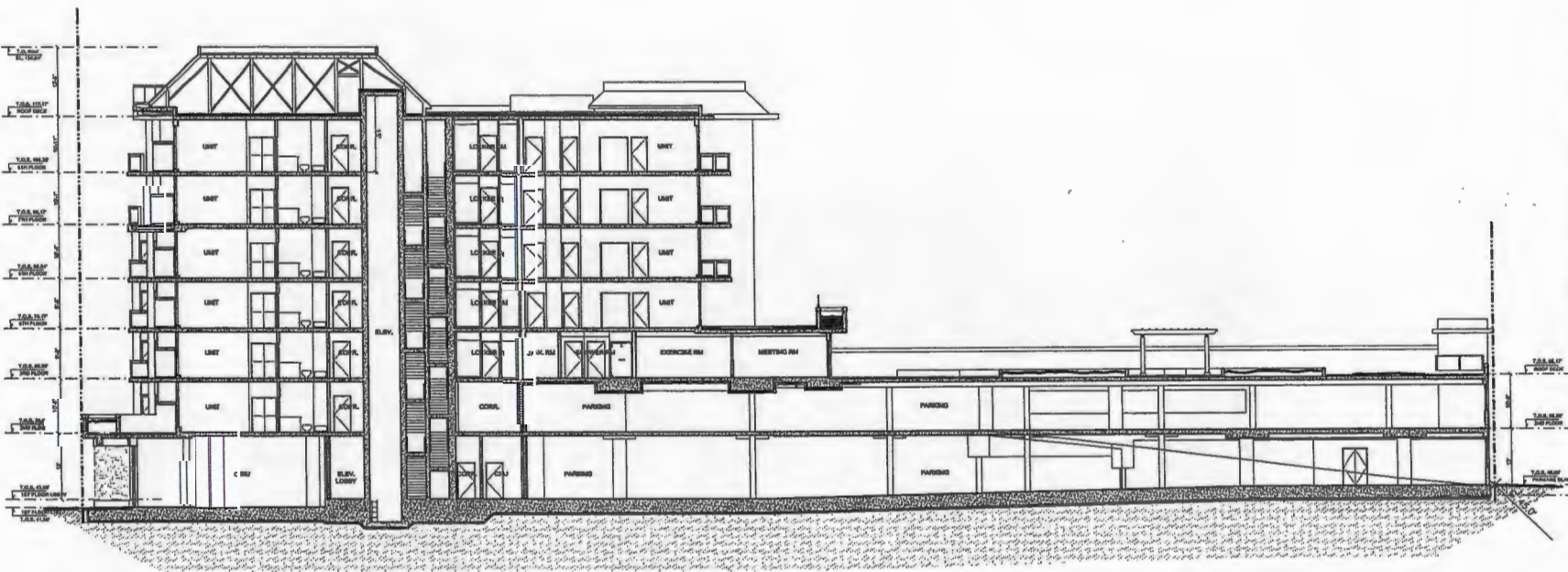
PROJECT TITLE:  
**HARRISON LAKE VIEW  
MIXED-USE DEVELOPMENT**

ADDRESS:  
130-130 ESPLANADE  
HARRISON HOT SPRINGS, B.C. V0M 0R0

FOR:  
GOLDWELL (FORMERLY REDN)  
DEVELOPMENTS INC.  
2802 - 6188 WILSON AVENUE  
BURNABY, B.C. V5H 0A5

DRAWING TITLE:  
**BUILDING SECTION**

DATE	April 2018	SHEET NO:
SCALE	1/8" = 1'-0"	A-4.2
DESIGN	P.A.	
DRAWN	A.A.	
PROJECT NO:	1708	



1 BUILDING SECTION



12/e)



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL FOR INFORMATION

**TO:** Mayor and Council **DATE:** May 25, 2020

**FROM:** Madeline McDonald **FILE:** 0340-50  
Chief Administrative Officer

**SUBJECT:** Re-Opening Plan for village Facilities Closed Due to COVID 19 Pandemic

---

**ISSUE:** To receive a plan to re-open those Village facilities and services which were closed due to public health concerns relating to the COVID19 Pandemic.

#### **BACKGROUND:**

On March 16, 2020 out of growing concern about the spread of COVID 19 within BC, the Provincial Health Officer issued a prohibition on mass gatherings and began to issue advice about the need to practice physical distancing, hand cleaning and increased attention to sanitation in public areas. Out of concern for the public health and worker safety, the Village Office was closed to in-person service effective March 17, 2020. Most municipal offices adopted similar policies and, like the Village, have remained closed through April and May.

On March 22, 2020, in response to growing local concern about crowds assembling in Harrison's Beaches and Parks, the Mayor declared a State of Local Emergency (SOLE), activated a Level One Emergency Operations Centre (EOC), and closed off Esplanade Avenue to parking and vehicle traffic. Through the EOC process Village staff reached out to the Province for funding to provide additional security to patrol Harrison's popular beachfront area and was successful in securing funds to start our weekend Bylaw Enforcement service six weeks early. The Province subsequently suspended all community level SOLES but put out strong public messaging to discourage non-essential travel and empowered local enforcement officials to provide assistance to Public Health Officers in the reinforcement of physical distancing protocols. During this period the Village closed off access to all outdoor recreational equipment, facilities and playgrounds. Public washrooms were closed and the seasonal opening of the boat launch office and parking services was put on hold.

Since the start of the Pandemic Emergency, the Village has worked to align its policies and actions to those of the Province, while ensuring strict compliance with all Ministerial Orders. When the Province rolled out the BC Restart Plan (2020) and announced its intention to reopen Provincial Parks for day use in mid-May, this signaled support for short recreational



excursions. Accordingly, Mayor Facio ordered the removal of traffic barriers, the opening of boat launch parking, the opening of public washrooms and the removal of signage that stated beaches and parks were closed to visitors. Playgrounds and outdoor recreational facilities remain closed.

## **DISCUSSION:**

The Village administration is managing operational changes made in relation to the COVID-19 Pandemic in keeping with the following objectives:

- The responsibility to protect worker safety
- The responsibility to provide essential services to the public on an uninterrupted basis
- The responsibility to provide services to the public and the business community in a safe and responsible manner

### **Worker Safety**

During this early period of the pandemic, Village staff worked hard to develop and implement new ways of working to ensure worker safety through physical distancing, staggered shifts, enhanced disinfection and new vehicle protocols. Arrangements were made for the installation of protective shields for reception areas at the Village Office, Tourism Harrison and at the Boat Launch. On May 15, 2020, WorkSafe BC released information about the new requirement for every employer to prepare a COVID-19 Safety Plan. This work is largely complete and will be reviewed with all employees and available for inspection by WorkSafe BC. This document, which in an internal operational plan, will be updated on an as-needed basis as new information and directives are received from public health officials and WorkSafe BC.

### **Essential Service Delivery**

Although the Village has been operating at approximately 80% of full staffing levels, the essential services of water and sanitary sewer along with public works, functions have continued uninterrupted, as have the administrative and managerial supports required to operate the Village. The Fire Department, under the leadership of Acting Chief Trevor Todd, has adapted their operations to ensure that fire protection services have been in place throughout the pandemic. Mutual Aid agreements for fire protection as well as for water and sanitary sewer services are in place with our neighboring communities to ensure continuous service delivery in the event of pandemic related problems.

### **Public Safety & the Re-Opening of Services**

The Village continues to rely upon public health officials for guidance with respect to safeguarding of public health and continues to support and implement the Provincial Health Officer's advice with respect to encouraging physical distancing. Compared to some other jurisdictions, there have been relatively few mandated closures of facilities in BC, and communities have made independent decisions, based on local considerations, about many discretionary services, such as outdoor recreational amenities. In addition to the WorkSafe requirements, our legal counsel has recommended that each community prepare a COVID -19



Re-Opening Plan to serve as a policy document on a go forward basis. As of the writing of this report, the Province is in Phase 2 of the timeline established in BC's Restart Plan (2020). The attached *Village of Harrison Hot Springs 2020 COVID-19 Re-Opening Plan* describes the actions of the Village to date, in respect to service level adjustments, in alignment with the Phases of the BC's Restart Plan, and lays out a process for a gradual return to full-service levels.

This Re-opening Plan should be considered to be a living document and could be subject to change, should new information, advice or orders be issued by public health officials.

**RECOMMENDATION:**

**THAT** the Village of Harrison Hot Springs COVID-19 Re-Opening Plan be received for information.

Respectfully submitted;

*Madeline McDonald*

Madeline McDonald  
Chief Administrative Officer



## Village of Harrison Hot Springs 2020 COVID-19 Re-Opening Plan

	Mid March – Mid May	Mid May - June	June – September	Pandemic Over	
Service	Phase 1	Phase 2	Phase 3	Phase 4	
Council Meetings	Closed to the public. Video recordings based on a teleconference Council Meeting were enable in Council Chambers in early May	No Change	Council Meetings moved to Memorial Hall to allow for physical distancing and public attendance effective June 1, 2020	Reconsideration of ongoing use of Memorial Hall for Public Meetings	
Public Hearings & other Public Meetings	Did not undertake any Public Hearings or other Public Meetings during this period.	No Change	Public Hearings & Public Meetings moved to Memorial Hall to allow for physical distancing and public attendance effective June 1, 2020	Reconsideration of ongoing use of Memorial Hall for Public Hearings and other Public Meetings	
Village Office	Closed to in-person service. Phone, email & online services continue.	Operations be in accordance with the COVID-19 Safe Work Plan prepared to comply with WorkSafe requirements	Re-opening June 15, 2020 to in-person service. Lunch hour closures due to limited staffing.	Return to regular hours.	
Business Travel	Discontinued. Meetings with external agencies continue online.	No change	Consideration for business travel on a case by case basis	Return to regular business travel in accordance with available budget.	
Fire Service	Fire Protection Service is uninterrupted; Practises suspended; Medical response calls limited in accordance with new 911 policies	No change	Fire Chief and Officers to provide for such training and practise opportunities as may be undertaken in accordance with Public Health Officer's orders	Return to regular practise schedules and protocols	
Bylaw Enforcement	Early start effective April 4 <sup>th</sup> , six weeks earlier than planned, patrols on site on weekends	No change	Bylaw patrols will be expanded to include Fridays and long weekends as per the Service Agreement	No change	
Public Works	No impact to services; safe work protocols implemented through internal policies.	Operations be in accordance with the COVID-19 Safe Work Plan prepared to comply with WorkSafe requirements	No change	No change	



# Village of Harrison Hot Springs 2020 COVID-19 Re-Opening Plan

Water System	No impact to services; safe work protocols implemented through internal policies. A regional mutual aid agreement is in effect for the provision of water and waste water services in accordance with MO 084/2020.	Operations be in accordance with the COVID-19 Safe Work Plan prepared to comply with WorkSafe requirements	No change	No change	
Sanitary Sewer	No impact to services; safe work protocols implemented through internal policies. A regional mutual aid agreement is in effect for the provision of water and waste water services in accordance with MO 084/2020.	Operations be in accordance with the COVID-19 Safe Work Plan prepared to comply with WorkSafe requirements	No change	No change	
Planning Services	No in-person meetings but developer meetings accommodated outside and onsite. Planning consultant working remotely on active files.	No change	No change	Return to regular contract schedule	
Racket Courts	Closed	No change	Open with signage promoting physical distancing	Fully open	
Playgrounds & Outdoor Exercise Equipment	Closed	No change	Open with signage promoting physical distancing when School District 78 reopens their playgrounds	Fully open	
Tourism Harrison & Sasquatch Museum	Closed to visitors; limited staff on site	No change	Open June 1, 2020 with new safety screens at reception & subject to limited occupancy	Fully open	
Public Gatherings for Events	Cancelled	No change	No change	Return to regularly scheduled events	



## Village of Harrison Hot Springs 2020 COVID-19 Re-Opening Plan

Beaches & Parks Public Use	Closed to Visitors	Opened May 15, 2020 for regular operations	Open with physical distancing signage	Return to regular operations	
Memorial Hall Rentals	Closed	No change	No change	Return to regular operations	
Memorial Hall Community Use	Closed	No change	No change	Return to regular operations	
Starlight Skating Rink	Closed for the season as planned	No change	No change - will open in November as part of the Lights on the Lake Festival	No change	
Boat Launch Facility & Parking	Opening delayed from the regular mid-March start for an onsite operator. Non- essential boat traffic not encouraged. Signage stated Local Traffic Only.	Fully open with an on-site operator May 15, 2020	No change	No change	
Received by Council June 1, 2020					





## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council

**DATE:** May 26, 2020

**FROM:** Debra Key  
Deputy Chief Administrative Officer/CO

**FILE:** 4320-50

**SUBJECT:** COVID Temporary Extension Application – Old Settler Pub, 220 Cedar Avenue

---

**ISSUE:** Request for local government approval of a COVID Temporary Extension Application under Liquor and Cannabis Licencing Act Regulation

#### BACKGROUND:

The Village received an email from LTK Investments Ltd. dba Old Settler Pub, requesting local government approval for a COVID temporary extension for their liquor primary establishment. This opportunity has been made available by the Liquor and Cannabis Regulation Branch to support BC's licenced establishments in safely reopening for business while respecting the physical distancing guidelines outlined by the Provincial Health Officer (PHO) orders. This new authorization permits food primary, liquor primary and manufacturer licencees (wineries, breweries, distilleries) to temporarily expand their service areas until October 31, 2020.

The Old Settler Pub is proposing to expand their service area onto the lawn in front of the enclosed patio deck with access from the deck. The expanded service area will be required to comply with restrictions within the Liquor Control and Licencing Act Regulations such as required enclosures. The requirements will permit expanded service areas only and will not expand overall occupancy. Under this new opportunity, local government approval is required for liquor primary establishments.

#### RECOMMENDATION:

THAT approval be given to LTK Investments Ltd. dba Old Settler Pub in support of their application for a COVID Temporary Extension Application.

Respectfully submitted:

REVIEWED BY:

Debra Key

Debra Key  
Deputy Chief Administrative Officer/CO

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer

Attachments: Proposal request  
Liquor and Cannabis Regulation Branch Policy 20-13



## Debra Key

---

**From:** Kent Lucki [REDACTED]  
**Sent:** Tuesday, May 26, 2020 3:09 PM  
**To:** Debra Key  
**Subject:** Covid temp extension App  
**Attachments:** 20200526140433\_001.pdf

Hi Deb

Re: Covid Temporary Extension Application

I have used our existing LCLB official plan and angle shaded in red to give an idea of where we would put the extension. This is not to scale but would include the grass area between the patio and Miami river, and would be accessed from the existing patio. It would have a barrier / fence to provide a visual parameter for guests, This will not increase existing occupancy load but instead allows for greater separation between guests during this trying time.

Any question please call Kent [REDACTED]

Thank you for your consideration

Kent Lucki  
Old Settler Pub

----- Forwarded Message -----

**From:** [REDACTED]  
**To:** [REDACTED]  
**Sent:** Tuesday, May 26, 2020 2:34:57 PM  
**Subject:**

Image data has been attached.



APPROVED, IN PRINCIPLE

Subject to the terms and/or conditions specified in the approval

on principle letter(s) dated

Aug 19, 2013

Authority

J. J. [Signature]

Inspector: Person Capacity

Person 01 = 179

Person 02 = 179 (inclusive of interior)

Harrison Hot Springs Fire Department

179

Occupancy Load

Includes patio & staff in overall formula

*Neil D. MacLean*

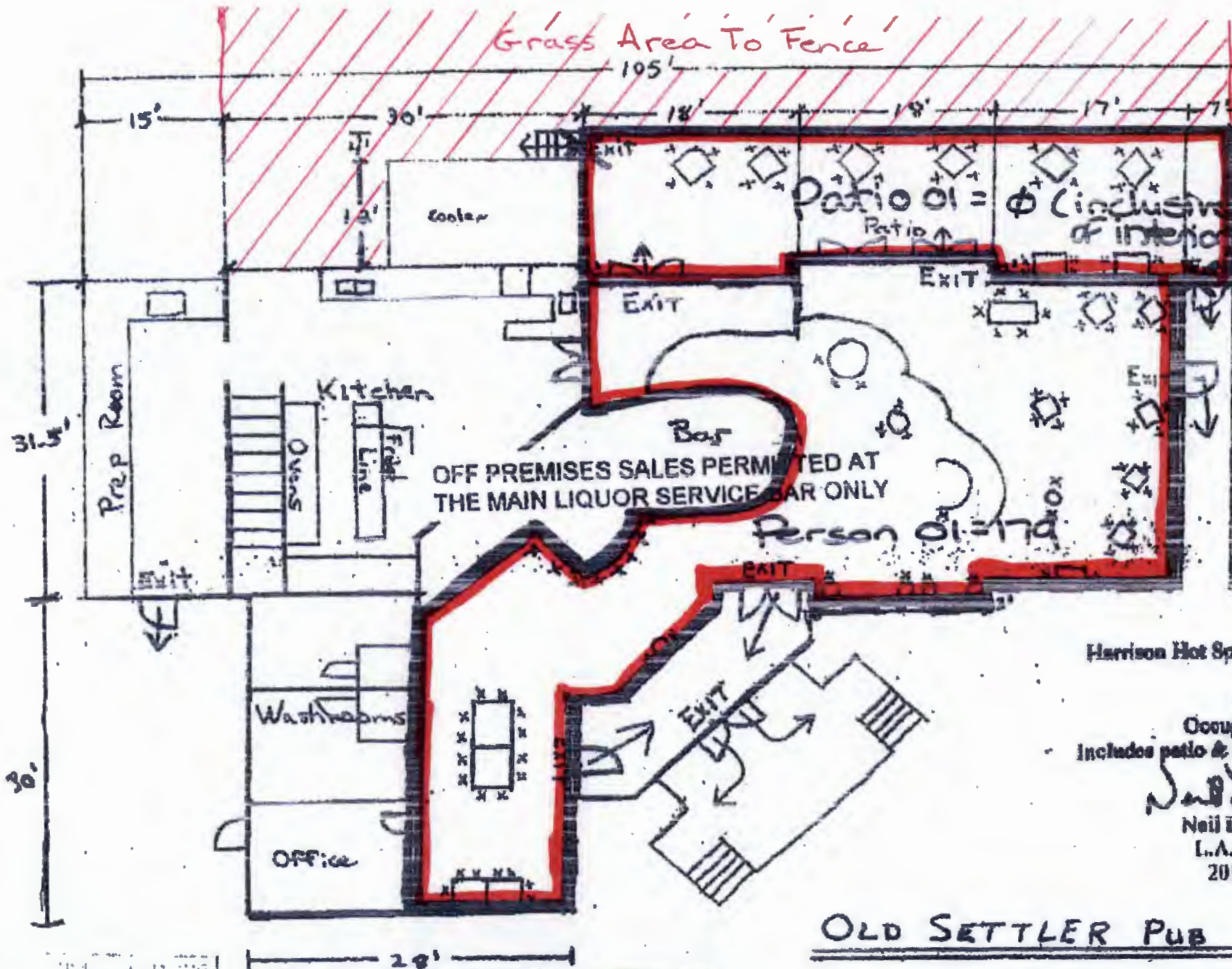
Neil D. MacLean

L.A.F.C. 1758

2012-03-24

OLD SETTLER PUB

Total Building Square Footage  
= 4106.50 sq. ft



LCLB OFFICIAL PLAN

MUST BE KEPT WITH LIQUOR LICENCE  
AND AVAILABLE FOR INSPECTION AT ALL TIMES  
Date Issued: November 4, 2013

LP Licence #152684

General Manager

Aug 19 2013



Date: May 22, 2020

To: All LCRB Staff  
All Licensees  
All Industry Associations  
All local government, First Nations and police agencies

Re: **Temporary Expanded Service Area Authorization**

---

### **General Manager Authority**

Under the Liquor Control and Licensing Regulation (LCLR), s. 109.1, the General Manager (GM) of the Liquor and Cannabis Regulation Branch (LCRB) may issue a Temporary Expanded Service Area Authorization to food primary, liquor primary, and manufacturer licensees.

### **New Policy**

In response to the COVID-19 pandemic, the Province's March 2020 declaration of a state of emergency and the Provincial Health Officer's March 2020 declaration of a public health emergency, the GM is putting in place time-limited measures to support the Provincial Health Officer's (PHO) direction and recommendations.

This new authorization permits a licensee to temporarily expand their service areas **until October 31, 2020**. The increased service area will allow licensees to serve patrons while complying with the PHO's guidelines regarding physical distancing.

Accordingly, food primary, liquor primary and manufacturer licensees (i.e., wineries, breweries, distilleries) may apply for a Temporary Expanded Service Area Authorization.

To meet the intent of this temporary authorization, licensees will not be permitted to increase or exceed their currently approved person/patron capacities or occupant loads. All means of access to the service area must also be supervised to the satisfaction of the GM. Finally, licensees must comply with all local bylaws and health and fire regulations.

An expedited online application will be available for licensees at no charge. Please check our website for a link to the application.

### **Explanation**

The new policy is provided in the context of the provincial state of emergency and public



health emergency related to the COVID-19 pandemic. Increasing the size of existing service areas is expected to support licensees in complying with requirements under the Provincial Health Orders and recommendations, in particular with respect to social/physical distancing.

### **Further Information**

Further information regarding liquor and cannabis regulation and licensing in British Columbia is available on the Liquor and Cannabis Regulation Branch website at <https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing>

If you have any questions regarding these changes, please contact the Liquor and Cannabis Regulation Branch toll free in Canada at 1-866-209-2111 or 250 952-5787 if calling from the Victoria area.

*Original signed by*

Mary Sue Maloughney  
Assistant Deputy Minister and General Manager  
Liquor and Cannabis Regulation Branch





## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL REVISED June 1, 2020

**TO:** Mayor and Council **DATE:** May 26, 2020

**FROM:** Rhonda Schell **FILE:** 2240-35  
Community Services Coordinator

**SUBJECT:** Resort Development Strategy Amendment

---

**ISSUE:** To amend the 2019 – 2021 Resort Development Strategy (RDS) due to the COVID-19 pandemic.

#### BACKGROUND:

At the April 20<sup>th</sup>, 2020 Regular Meeting of Council, the Financial Officer reported on RMI projects being deferred until 2020/21 funding was confirmed. These projects included Public Art and Lagoon Upgrades. At the May 4<sup>th</sup>, 2020 Regular Meeting of Council, authorization to amend the RDS was approved to reduce the Public Art budget by \$10,000 and create a budget for COVID-19 Tourism Signage of \$10,000. Council also received a letter from Tourism Harrison explaining their reduction in expenses of \$40,000 due to cancelled events.

#### DISCUSSION:

On May 14<sup>th</sup>, 2020, all Resort Municipality Initiative (RMI) communities met via teleconference with Minister Beare, Ministry of Tourism, Arts & Culture. At this meeting, the Ministry acknowledged that the tourism industry has been one of the hardest hit by the COVID-19 pandemic and announced that the RMI program would be fully funded this year.

The 2020 RMI funding allocation for the Village will be \$505,943. This is an increase of \$20,249 from what was anticipated in the original budget due to a performance base lift. While there should not be any major departures from the original RDS, the Ministry is allowing for adjustments where necessary to make the greatest impact with the funds available. RMI Funding should be used mainly on capital projects to support the recovery of our tourism sector and the Ministry is encouraging projects that support physical distancing.

Staff has identified the following projects as priorities for 2020/21 in consultation with Tourism Harrison.



**RECOMMENDATION:**

THAT the amended 2019 – 2021 Resort Development Strategy budget shown in Appendix 2 be approved.

Respectfully submitted:

REVIEWED BY:

Rhonda Schell

Tracey Jones

Rhonda Schell  
Community Services Coordinator

Tracey Jones  
Financial Officer

REVIEWED BY:

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer



REVISED PAGE 3 – JUNE 1, 2020

## APPENDIX 1: PROJECT AMENDMENTS

Original Project	Amended Project	Rationale for Amendment
Synthetic Skating Rink	Double the capacity of the rink by reducing the size of the island and increasing the footprint.	<p>Ability to allow for physically distancing.</p> <p>Expand on original concept.</p> <p>Enhance the visitor experience, support healthy outdoor activities and encourage locals to be a tourist in their own community.</p> <p>Support shoulder and off-season tourism.</p>
Boat Launch Expansion and Renovation	Increase scope of project.	<p>The original budget was not sufficient to allow for upgrades to the full exterior of the building including siding and roofing. Landscaping is an additional item.</p> <p>The scope of the electrical portion of this project has increased due to limitations of the BC Hydro pole that has reached its maximum capacity.</p> <p>Ability to allow for worker physically distancing.</p> <p>Expand on original concept.</p> <p>Enhance the visitor experience and support healthy outdoor activities.</p> <p>Support shoulder and off-season tourism.</p>
Public Art	<p>Allocate \$4000 for a Sasquatch Carving to be placed outside the Visitor's Centre.</p> <p>Remainder to be shifted to expand the boat launch office.</p>	Project was already committed to by Tourism Harrison before the pandemic and they do not have the funds to complete the project.
Lagoon Upgrades	No change to total budget.	
Events	Allocate \$40,000 to Lights by the Lake displays.	<p>There was a \$40,000 reduction in event spending due to the pandemic.</p> <p>Increasing winter displays will enhance the Lights by the Lake Festival, expand on the original concept, enhance the visitor experience, and support off-season tourism.</p>



REVISED PAGE 4 = JUNE 1, 2020

## APPENDIX 2: AMENDED RDS BUDGET

	2019	2020	2021	Potential 2021 Carryover		Total RMI Allocation
	(actuals)	(budget)	(budget)	2022	2023	
Carryover from previous year	\$513,639	\$537,065	\$80,050	\$31,550		
Interest earned on carryover	15,146	10,000	1,500			
Anticipated RMI Funding	514,823	505,943	485,694			
<b>Total Funds Available</b>	<b>\$1,043,608</b>	<b>\$1,053,008</b>	<b>\$567,244</b>			
<b>Anticipated Spending</b>						
<b>Carry Over Projects from 2015-18 RDS:</b>						
Beach & Lagoon Improvements	\$42,414	\$130,586				\$173,000
<b>Tourism Infrastructure, Amenities, or Capital Purchases:</b>						
Synthetic Outdoor Rink Project	368,784	81,216				450,000
Public Art Project		4,000				4,000
Lagoon Development		447,156	435,694			882,850
COVID-19 Safety Signage		10,000				10,000
Ice Rink Concession/ Boat Launch Office		200,000				200,000
<b>Sub Total (Minimum 70% over 3 year term)</b>	<b>411,198</b>	<b>872,958</b>	<b>435,694</b>			<b>1,719,850</b>
<b>Tourism Services, Programs or Events:</b>						
Events listed in Project Description	90,000	90,000	90,000			270,000
Synthetic Ice Rink Opening	100					100
<b>Sub Total (Maximum 30% over 3-year term)</b>	<b>90,100</b>	<b>90,000</b>	<b>90,000</b>			<b>270,100</b>
<b>Administration (if applicable):</b>						
Program staff	\$4,000	\$4,000	\$4,000			\$12,000
Travel to Spring RCC	1,245		3,000			4,245
Performance Measurement		6,000	3,000			9000
<b>Sub Total (up to \$10,000 per year)</b>	<b>\$5,245</b>	<b>\$10,000</b>	<b>\$10,000</b>			<b>\$25,245</b>
<b>Total Spending:</b>	<b>\$506,543</b>	<b>\$972,958</b>	<b>\$535,694</b>			<b>\$2,015,195</b>
Carry forward (if any):	\$537,065	\$80,050	\$31,550			

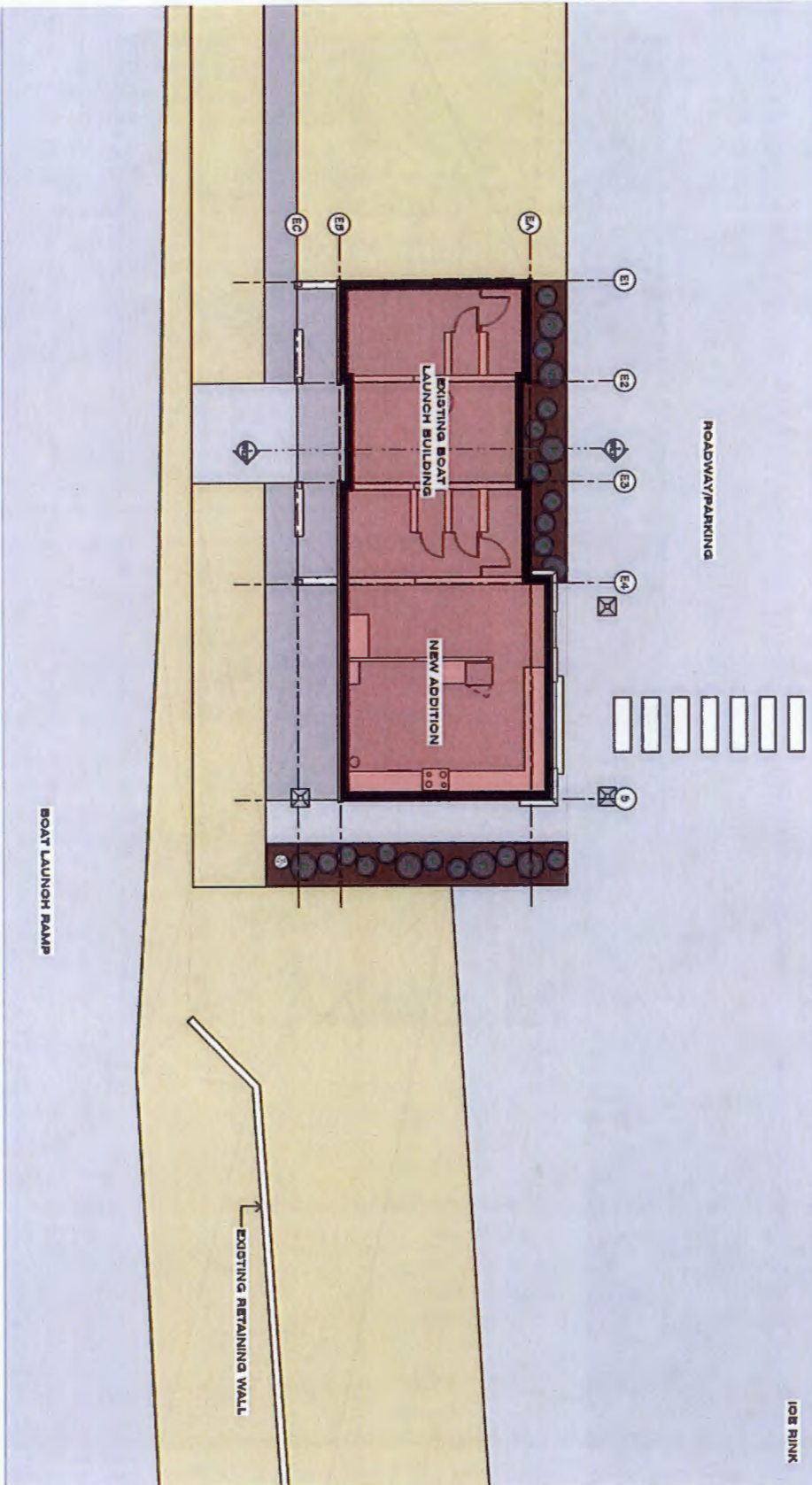


## APPENDIX 3: BOAT LAUNCH OFFICE RENOVATION RENDERINGS

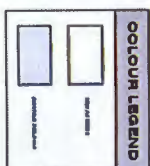
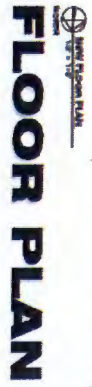
**RENDERINGS**



# OVERALL SITE PLAN









**VILLAGE OF HARRISON HOT SPRINGS****REPORT TO COUNCIL****TO: Mayor and Council****DATE: May 15, 2020****FROM: Tracey Jones  
Financial Officer****FILE: 0340-50****SUBJECT: Purchasing and Procurement Policy amendment**

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**ISSUE:**

The Purchasing and Procurement Policy No. 1.08 is in need of updating due to staffing changes and auditor recommendations.

**BACKGROUND:**

Attached is an updated version of the Purchasing and Procurement policy that includes administrative and procedural changes. The key changes are the replacement of a reference to the Asset Manager to the new Operations Manager, and addition of Chief Utilities Operator with a signing limit up to \$5,000. The Chief Utilities Operator requires regular purchases of chemicals and materials in support of both the water and waste water treatment plants. Currently he requires a manager sign off on such purchases. This new authorization matches the spending authority already in effect for the Public Works Foreman who has a similar set of responsibilities.

On the advice of the Village auditors at BDO, changes have been made to the issuance of standing purchase orders to enable and track purchases from regular service providers.

**RECOMMENDATION:**

THAT the amendments to the Purchasing and Procurement Policy No.1.08 be adopted.

Respectfully submitted:

Tracey Jones  
Tracey Jones  
Financial Officer

REVIEWED BY:

Madeline McDonald  
Madeline McDonald  
Chief Administrative Officer





## VILLAGE OF HARRISON HOT SPRINGS POLICY

COUNCIL	POLICY NO. 1.08
PURCHASING & PROCUREMENT	DATE ADOPTED: December 15, 2008 AMENDMENTS: August 16, 2010 May 26, 2011 July 10, 2017

### 1. PURPOSE

The purpose of this policy is to maintain fiscal responsibility/accountability with the Village procuring the goods and services through an unbiased, open and competitive process that provides the best value to the Village considering purchase price, quality, delivery, installation and eventual disposition.

### 2. AUTHORITY & RESPONSIBILITY

It is the responsibility of individuals with purchasing authority to ensure purchasing practices serve the best interest of the Village and are in conformance with this policy. Individuals with purchasing authority are to ensure funds have been provided for in the budget for the proposed expenditures and that the expenditures will not result in a budgetary overage. All purchasing is authorized through the adoption of the Financial Plan except in circumstances authorized under the Emergency Purchasing Section of this policy.

### 3. PURCHASE ORDERS

Purchase orders shall be issued for all purchases (except exempt purchases – see *Appendix A*) and signed by an approved signatory.

Standing purchase orders may be issued for contractual services such as waste disposal, engineering, planning and land use services, or related professional services, within the limits of the approved Financial Plan, and not exceeding \$5,000

The purchase order (PO) will be completed with the supplier name, date, quantity ordered, product or service description, price, taxes, freight and any other charges, and the project the purchase should be charged to.



#### 4. EMERGENCY PURCHASES

Emergency situations may occur which require immediate commitment of materials, equipment and or services. An emergency expenditure is any expenditure that is the result of an event caused **by an emergency** or by forces of nature that results in the need to expend Village resources:

- a. To protect human life, safety or health;
- b. To protect property;
- c. To protect the environment; and
- d. To protect the economic interest of the community

In such situations, the authorized person in charge of the situation will approve any commitments made on behalf of the Village and will process the appropriate documents in a timely manner following the event. Where the expenditure can be accommodated within the Financial Plan, whether out of contingency funds or reallocations, the Chief Administrative Officer or the Financial Officer is authorized to approve the expenditure. Emergency purchases that cannot be accommodated within the Financial Plan will be authorized by the Chief Administrative Officer or Financial Officer and reported to Council following the event.

#### 5. PURCHASE ORDER SIGNING AUTHORITY

The Chief Administrative Officer has delegated authority for the administration of Purchase Orders as follows:

- a. Chief Administrative Officer (up to \$25,000)
- b. Financial Officer (up to \$25,000)

The Chief Administrative Officer may assign purchase order signing authority to staff for approved budgeted expenditures as follows:

- a. **Operations Manager** (up to \$15,000)
- b. Corporate Officer (up to \$5,000)
- c. Community Services Coordinator (up to \$5,000)
- d. Public Works Foreman (up to \$5,000)
- e. **Chief Utilities Operator** (up to \$5,000)



- f. Fire Chief and Deputy Fire Chief (up to \$5,000)

Purchase Orders of more than \$25,000 with budget approval, must be co-signed by the Chief Administrative Officer and the Financial Officer.

For all purchases, more than one quote should be obtained. All quotes shall include duty, freight, deliver and taxes.

For any purchases in excess of \$5,000 there shall be at least three quotes (*see Appendix B*). If the lowest bid is not acceptable, then upon satisfactory justification, the Financial Officer or **Chief Administrative Officer** shall approve the purchase.

## 6. CREDIT CARD PURCHASES

The Chief Administrative Officer has delegated authority to administer and assign *Corporate Village credit cards* and purchasing limits to staff at his/her discretion, **not to exceed the limits set in section 5 of the policy.**

Credit card purchases shall be used mainly for conference bookings and travel, entertainment/meals of guests of the Village and purchases where a purchase order is not practical in the circumstances.

## 7. AWARDING OF CONTRACTS

The Chief Administrative Officer and the Financial Officer shall have the authority to award contracts up to \$25,000 providing it is included in the approved Financial Plan. All contracts in excess of \$25,000 shall be by written contract which shall be signed by the *Corporate Officer* or Chief Administrative Officer, and will require a resolution of Council **if not already included in the Financial Plan.** All contracts in excess of \$50,000 shall be subject to a competitive process such as a tender, request for quotes or request for proposal.

## 8. VENDOR SELECTION

All approving signatories shall seek the greatest possible effectiveness for the Village's purchases. There are many factors which should be considered when making purchases, in no particular order:

- a. Price;
- b. Quality of goods/services;
- c. Warranty;
- d. Degree of suitability with requirements and/or specifications;



- e. Availability of the goods or service (urgency at times will be a factor);
- f. Timeliness of delivery;
- g. Quality of support, follow-up and repair service;
- h. Supplier's previous performance, including vendor's financial stability and business reputation;
- i. Balancing of quantity discounts with storage availability;
- j. Standardization with other equipment and suppliers

## **9. GENERAL**

It shall be the responsibility of all employees to follow the purchasing policy of the Village of Harrison Hot Springs. The Village of Harrison Hot Springs reserves the right to recover costs from an employee for any and all costs associated with an improper expenditure.



**APPENDIX A**  
**PURCHASES EXEMPT FROM PURCHASE ORDERS**  
*(But not exempt from appropriate approval)*

1) Petty Cash

2) Training and Education

- Conference fees
- Convention fees
- Course fees
- Meeting expenses
- Membership or dues
- Periodicals, magazines, and subscriptions
- Seminars
- Staff training and development
- Staff workshops

3) Refundable Council and Employee Expenses

- Mileage allowance – vehicles
- Travel expenses, meals, parking, hotel, etc.

4) Other Payments

- Debt payments
- Licenses (vehicles, radios etc.)
- Medical and dental
- Payments collected and remitted on behalf of other agencies
- Payment of damages
- Payroll deduction remittances
- Petty cash reimbursements

5) Utilities

- Cable/Internet
- Fuel
- Hydro
- Telephones
- Water
- Sewer



#### 6) General

- Inspection and permit fees to other governments
- Land registry fees
- Municipal and inter-municipal grants and cost sharing
- Operating grants and Council approved grants
- Postage
- Salaries, wages, casual help and related disbursements
- Office recycling

#### 7) Professional

- Accounting and audit
- Banking
- Insurance
- Legal

#### 8) Other

- Property purchases
- ~~Externally managed projects~~



**APPENDIX B  
VILLAGE OF HARRISON HOT SPRINGS  
QUOTATION EVALUATION FORM**

For purchases in excess of \$5,000

COMPANY NAME: \_\_\_\_\_ PRODUCT DESCRIPTION: \_\_\_\_\_

PHONE: \_\_\_\_\_

QUOTATION: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_ PRODUCT DESCRIPTION: \_\_\_\_\_

PHONE: \_\_\_\_\_

QUOTATION: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_ PRODUCT DESCRIPTION: \_\_\_\_\_

PHONE: \_\_\_\_\_

QUOTATION: \_\_\_\_\_

CONTACT NAME: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

VILLAGE DEPARTMENT \_\_\_\_\_ SIGNATURE \_\_\_\_\_

FINANCIAL OFFICER or **CHIEF ADMINISTRATIVE OFFICER** \_\_\_\_\_