



# VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

## REGULAR COUNCIL MEETING

**Date:** Monday, January 17, 2022  
**Time:** 7:00 p.m.  
**Location:** Council Chambers, Memorial Hall, 290 Esplanade Avenue, Harrison Hot Springs, British Columbia

<b>1. CALL TO ORDER</b>	
Meeting called to order by Mayor Facio. Acknowledgment of Sts'ailes traditional territory.	
<b>2. INTRODUCTION OF LATE ITEMS</b>	
<b>3. APPROVAL OF AGENDA</b>	
<b>4. ADOPTION OF COUNCIL MINUTES</b>	
(a) THAT the Regular Council Meeting Minutes of December 20, 2021 be adopted.	
Item 4(a) Page 1	
<b>5. BUSINESS ARISING FROM THE MINUTES</b>	
<b>6. CONSENT AGENDA</b>	
i. Bylaws	
ii. Agreements	
iii. Committee/ Commission Minutes	
iv. Correspondence	
<b>7. DELEGATIONS/PETITIONS</b>	
<b>8. CORRESPONDENCE</b>	
<b>9. BUSINESS ARISING FROM CORRESPONDENCE</b>	
<b>10. REPORTS OF COUNCILLORS, COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS</b>	
<b>Councillor Hooper</b> Agassiz Harrison Historical Society Fraser Health Fraser Valley Regional Library Board (Alternate Municipal Director)	
<b>Councillor Palmer</b> Fraser Valley Regional Library Board (Municipal Director)	

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 (Alternate Municipal Director)  
Fraser Valley Regional District Hospital Board (Alternate Municipal Director)

**11. REPORTS FROM MAYOR**

**12. REPORTS FROM STAFF**

- (a) Report of Planning Consultant – December 14, 2021  
Re: Issuance of Development Permit DP06/21 – 470 Esplanade Avenue

Item 12(a)  
Page 7

Recommendation:

THAT Development Permit DP 06/21 be issued to Oasis at Harrison Lake Developments Ltd for the property located at 470 Esplanade Avenue, Harrison Hot Springs for the land legally described as: Lot A, Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan EPP 112669.

Subject to the following;

- a) A Landscaping agreement being entered into with the Village, and
- b) The provision of an Irrevocable Letter of Credit in the amount of \$503,640.00 is provided to the Village.

- (b) Report of Deputy Chief Administrative Officer/Corporate Officer– January 10, 2022  
Re: 2022 Municipal Elections Appointments

Item 12(b)  
Page 25

Recommendation:

THAT pursuant to s. 58(1) and (2) of the *Local Government Act*, Rhonda Schell be appointed Chief Election Officer for conducting the 2022 general local election and assent voting with power to appoint other election officials as required for the administration and conduct of the 2022 general local election and assent voting to be held in October 2022; and

THAT Debra Key be appointed Deputy Chief Election Officer for the 2022 general local election.

- (c) Report of Chief Administrative Officer – January 12, 2022  
Re: Emergency Notification Software

Item 12(c)  
Page 27

Recommendation:

THAT the Village undertake an annual subscription to the Alertable emergency notification system at a cost of approximately \$3000.00 per year.

**13. BYLAWS**

(a) Report of Deputy Chief Administrative Officer/Corporate Officer – January 12, 2022  
Re: Revitalization Tax Exemption Bylaw No. 1170, 2021 for adoption

Item 13(a)  
Page 29

Recommendation:

THAT Revitalization Tax Exemption Bylaw No. 1170, 2021 be adopted.

**14. NEW BUSINESS**

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

**16. ADJOURNMENT**

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

DATE: Monday, December 20, 2021  
TIME: 7:00 p.m.  
PLACE: Council Chambers, Memorial Hall  
290 Esplanade Avenue, 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  
Operations Manager, Tyson Koch  
Planning Consultant, Ken Cossey

ABSENT:

Recording Secretary: T. Kafi

1. CALL TO ORDER

Mayor Facio called the meeting to order at 7:00 p.m.  
Mayor Facio acknowledged the traditional territory of Sts'ailes

2. INTRODUCTION OF LATE ITEMS

3. APPROVAL OF AGENDA

Moved by Councillor Vidal  
Seconded by Councillor Piper

THAT the agenda be approved.

CARRIED  
UNANIMOUSLY  
RC-2021-12-07

4. ADOPTION OF COUNCIL MINUTES

Moved by Councillor Vidal  
Seconded by Councillor Hooper

THAT the Regular Council Meeting Minutes of December 6, 2021 be adopted.

CARRIED  
UNANIMOUSLY  
RC-2021-12-08

5. BUSINESS ARISING FROM THE MINUTES

None

6. **CONSENT AGENDA**

(a) Council Procedure Bylaw No. 1164, 2021

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT Council Procedure Bylaw No. 1164, 2021 be adopted.

**CARRIED  
UNANIMOUSLY**  
RC-2021-12-09

7. **DELEGATIONS/PETITIONS**

None

8. **CORRESPONDENCE**

None

9. **BUSINESS ARISING FROM CORRESPONDENCE**

None

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

**Councillor Hooper**

- Agassiz Harrison Historical Society
  - Attended a meeting with the Agassiz Harrison Historical Society on December 14, 2021
- Fraser Health
  - Attended a webinar held by the Alzheimer Society of BC "We All Have A Part To Play" on December 8 and 15, 2021
  - Attended a zoom meeting with the CNIB on Wireless Wednesday and talk Friday on December 8, 10, 15 and 17, 2021
  - Attended a zoom meeting with the Tamarack Institute on Imagination and Design on December 7 and 9, 2021
  - Attended a zoom meeting with BC CRN on the Christmas holiday increase of abuse on December 15, 2021
  - Attended a zoom meeting with Fraser Health on December 17, 2021
- Fraser Valley Regional Library Board (Alternate Municipal Director) – No report

**Councillor Palmer**

- Fraser Valley Regional Library Board (Municipal Director)
  - Reported that the FVRL Board announced that there have not been library fines during COVID and the Board has now decided to remove library fines.
- Kent Harrison Joint Emergency Program Committee – No report
- Public Art Committee – No report

*Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
December 20, 2021*

**Councillor Piper**

- Corrections Canada Citizens Advisory Committee – No report
- Harrison Agassiz Chamber of Commerce
  - Attended an online meeting for the election of Officers on December 7, 2021
- Kent Harrison Joint Emergency Program Committee
  - Attended a meeting with the Kent Harrison Joint Emergency Program Committee on December 8, 2021
- Tourism Harrison
  - Attended the Tourism Harrison Board meeting on December 15, 2021

**Councillor Vidal**

- Agassiz Harrison Healthy Communities – No report
- Fraser Valley Regional District Board (Alternate Municipal Director) – No report
- Fraser Valley Regional District Hospital Board (Alternate Municipal Director) – No report
- Commented on the beauty and feedback received regarding the Lights by the Lake event

**11. MAYOR'S REPORT**

- Commented on the feedback received regarding the Lights by the Lake event
- Attended the monthly meeting with Minister Josie Osborne, Minister Murray Rankin and the Fraser Valley Regional District Board Chairs on December 16, 2021
  - Reported on the Village's relationship with local First Nations groups
- The BC Achievement Community award is accepting nominations from December 1, 2021 to January 31, 2022
- Reported on the Kent/Harrison Emergency Program Meeting wherein there was a call for more volunteers for the Emergency Support Services team, as well a sub-committee will be struck to deal with the heat dome situation that occurred in June. There was also discussion around supporting the implementation of the "Alertable" public alerting system in the District of Kent and the Village of Harrison Hot Springs
- Thanked residents and businesses for the way they have carried on during COVID, the heat wave, floods and snow and wished everyone a Merry Christmas and a Happy New Year

**12. REPORTS FROM STAFF**

- (a) Report of Planning Consultant – December 14, 2021  
Re: Issuance of Development Permit DVP04/20 – 440 Esplanade Avenue

**Moved by Councillor Piper**  
**Seconded by Councillor Vidal**

THAT Council issue Development Permit 3060-20-DP04/20 for land located at 440 Esplanade Avenue, Harrison Hot Springs BC, and legally described as: Lot A, Section 13 Twp 4 Rge 29 W6M New Westminster District Plan EPP 85404.

Subject to the following;

Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
December 20, 2021

- a) A Landscaping Plan as approved by the Village;
- b) Addition of a LED street light on Esplanade meeting Village standards and in a location satisfactory to the Village, is required; and
- c) A sidewalk extension complete with new curb and gutter across the frontage of the subject property constructed to MMCD standards A letdown will be provided for each point of access.

**CARRIED**  
**OPPOSED BY COUNCILLOR HOOPER**  
RC-2021-12-10

- (b) Report of Operations Manager – December 7, 2021  
Re: Permission to apply for funding to manage Stormwater on Hot Springs Road

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

THAT staff submit an application for grant funding for the installation of Storm Sewer Infrastructure on Hot Springs Road through the Investing in Canada Infrastructure Program – Green Infrastructure – Environmental Quality Program for up to \$2,000,000.00; and

THAT the Village contribute up to \$533,400.00, to be funded by Drainage Development Cost Charges; and

FURTHER THAT an additional \$20,000 be spent in engineering design work for the project to be funded by Drainage Development Cost Charges.

**CARRIED**  
**OPPOSED BY COUNCILLOR HOOPER**  
RC-2021-12-11

**13. BYLAWS**

- (a) Report of Chief Administrative Officer – December 14, 2021  
Re: Revitalization Tax Exemption Bylaw No. 1170, 2021

**Moved by Councillor Vidal**  
**Seconded by Councillor Piper**

THAT Revitalization Tax Exemption Bylaw No. 1170, 2021 receive second and third readings.

**CARRIED**  
**OPPOSED BY COUNCILLOR HOOPER**  
RC-2021-12-12

**14. NEW BUSINESS**

None



Village of Harrison Hot Springs  
Minutes of the Regular Council Meeting  
December 20, 2021

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

Questions from the public were entertained.

**16. ADJOURNMENT**

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

THAT the meeting be adjourned at 8:17 p.m.

**CARRIED**  
**UNANIMOUSLY**  
RC-2021-12-13

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Leo Facio  
Mayor

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Debra Key  
Corporate Officer



# VILLAGE OF HARRISON HOT SPRINGS



## REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** December 14, 2021  
**FROM:** Ken Cossey, RPP, MCIP **FILE:** 3060-20-DP06/21  
(470 Esplanade Avenue)  
**SUBJECT:** Consideration on the issuance of the requested DP

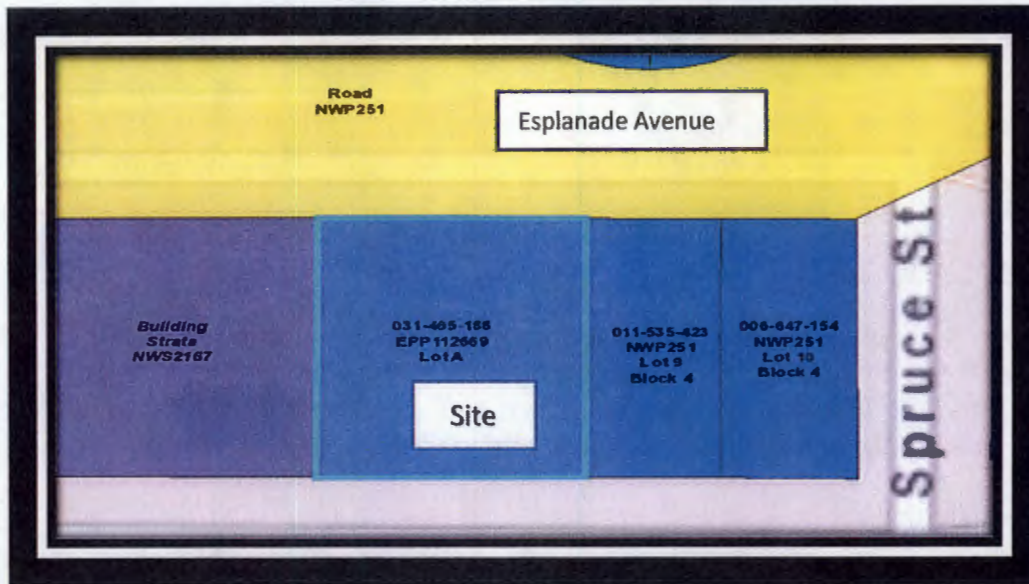
### ISSUE:

Council's consideration on the issuance of the Development Permit.

### BACKGROUND:

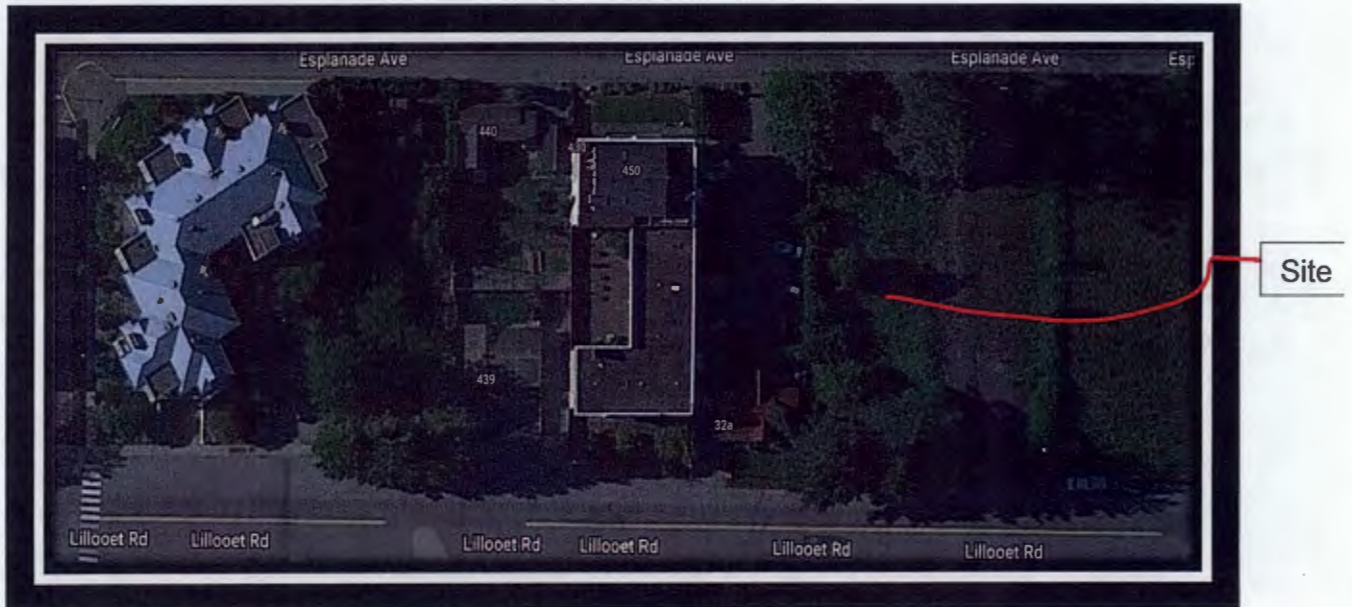
#### Parcel Size, and adjacent uses

This site was composed of two separate Lots with the respective civic addresses of 470 Esplanade and 480 Esplanade, recently they have been consolidated into one Lot with the address of 470 Esplanade. The site is approximately 21,780 ft<sup>2</sup> (2,023.3 M<sup>2</sup> or 0.49 Ac) in size. The parcel is bounded by Esplanade Ave to the north and Lillooet Ave to the south and other C-1 permitted activities to the east and west of this Lot.



## Current and Proposed Land Use

The site is currently vacant. The applicant is proposing to create a 4-storey apartment development that will contain 28 apartments. The apartment dwellings are a permitted use for this zone. Listed below is an aerial photo of the development site.



## Zoning Bylaw and OCP Designation

Based upon a review of the Village's OCP, the site is within the Water-Front designation. Upon a review of the Village's Zoning Bylaw the site is within the Commercial 1 (Village Commercial) Zone. This zone allows for the proposed uses.

## Proposed Lot Coverage

Under the zoning regulations the total allowable Lot coverage is 75% and the proponents have indicated that the proposed development Lot coverage will be 74.8% which includes the parkade.

## Floor Area Ratio (FAR)

Under the Zoning Bylaw the FAR must not exceed 1.5. the proponents are proposing a FAR of 1.5. The FAR is a planning tool that can be used to control the density bulk of a building by denoting the maximum floor space that can be constructed or as a conservation tool, depending upon the circumstance.

## EV Charging units

The developer is planning to install 4 EV charging stations that will service 8 parking stalls.

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

The guidelines for this DPA are contained within the Lakeshore Development Permit Area, as outlined in section 4.4.4 of the OCP.

“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.”

S 4.4.4 of Official Community Plan Bylaw 864, 2007

The issues that need to be addressed include the form and character of the proposed building. Upon a review of the materials submitted staff is of the opinion that the Development Permit objectives have been addressed.

### 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.

### Notice on Title

There is a covenant registered against the Lot. This covenant addresses floodplain requirements and allows the Flood Construction Level (FCL) to be reduced from 14.55 M down to 13.2 M. This is not an issue as this will affect the proposed parkade area, if any flooding occurs.

### **RECOMMENDATION:**

1. THAT Development Permit DP 06/21 be issued to Oasis at Harrison Lake Developments Ltd for the property located at 470 Esplanade Avenue, Harrison Hot Springs for land legally described as:

Lot A, Sec 13, Twp 4, Rg 29, W6M, New Westminster District Plan EPP  
112669.

2. Subject to the following;

- a) A Landscaping agreement being entered into with the Village, and
- b) The provision of an Irrevocable Letter of Credit in the amount of \$503,640.00 is provided to the Village.

Respectfully submitted:

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

Ken Cossey

Ken Cossey, RPP, MCIP,  
Planning Consultant

Madeline McDonald

Madeline McDonald, CAO

Attachments (2) Oasis at Harrison Lake concept plan – prepared by Luteyn  
Architecture Ltd dated November 16, 2021  
DP 3060-20-DP06/21

Village of Harrison Hot Springs

**DEVELOPMENT PERMIT NO. DP06/21**

ISSUED this \_\_\_ day of \_\_\_\_\_, 2022

FILE No: 3060-20-DP06/21

FOLIO No: 1645-52607

**TO: Oasis at Harrison Lake Developments Ltd  
43385 South Sumas Road  
Chilliwack, BC, V2R 4L6**

**(the "Permittee")**

**ADDRESS:**

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: 031-465-188

Legally Described as: Lot A, Section 13, Township 4, Range 29, West of the 6<sup>th</sup> Meridian, New Westminster District Plan EPP112669

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

**(the "Lands")**

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

for the construction of a building or structure to contain twenty-eight (28) apartments

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 Permittee and be paid to the Permittee, if the security is returned. The condition of the posting of the security is that should the Permittee 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 Permittee; or should the Permittee carry out the work Permitted by this Development Permit within the set time set out below, the security must be returned to the Permittee.

- (a) an Irrevocable Letter of Credit in the amount of: \$503,640.00
- (b) none required

6. THE FOLLOWING CONDITIONS APPLY TO THE DEVELOPMENT OF THE LANDS OR APPLY TO THE USE OF THE LANDS:
- i) All plants listed on the Oasis Plant list, as shown on drawing L-2 must be used in this project's landscape plan, as dated November 18, 2021, and prepared by Greenway Landscaping Architecture.
  - ii) The Permittee must develop the Landscaping plan, as outlined on drawings L-1 and L-2, dated November 18, 2021, and prepared by Greenway Landscaping Architecture.
  - iii) The Permittee must develop the exterior of the building as outlined on the side elevation drawing, the Lillooet elevation drawing, and the Lake elevation drawing of Luteyn Architecture Ltd drawings dated November 16, 2021. This includes the building materials and the colour scheme as presented on these drawings.
7. The Permittee agrees that 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) Lutyen Architecture Limited, drawings dated, November 16, 2021, and
  - b) Greenway Landscape Architecture drawings dated November 18, 2021.
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 \_\_\_ day of \_\_\_, 2024 unless the development is substantially started.



RESOLUTION PASSED BY COUNCIL, THIS \_\_\_\_ day of \_\_\_\_\_, 2022

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.

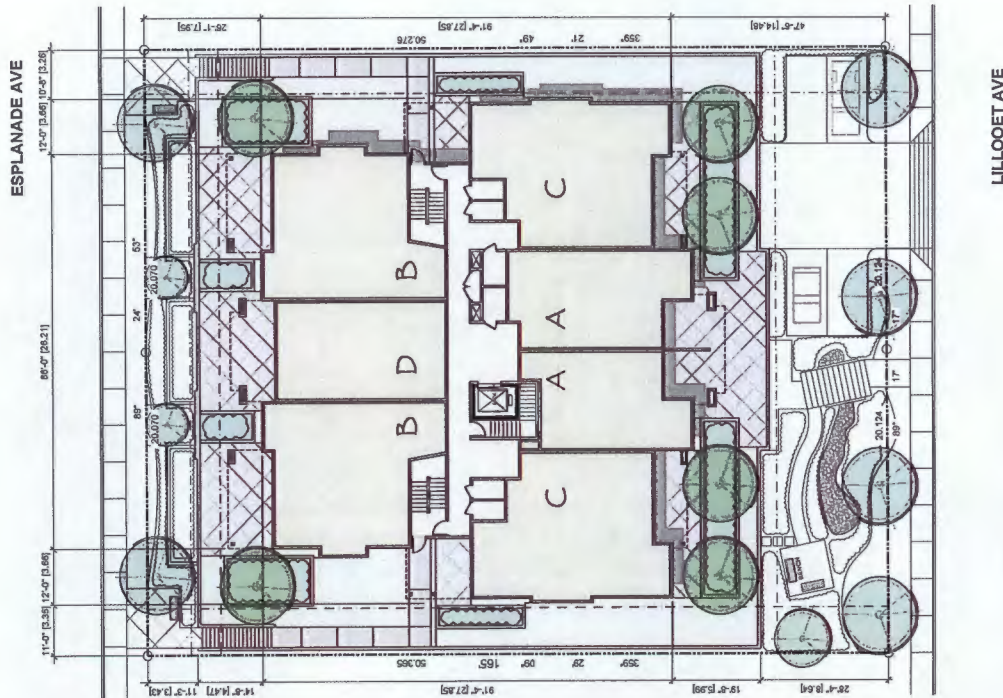
\_\_\_\_\_  
Oasis at Harrison Lake Developments Ltd (director)  
(signature)

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

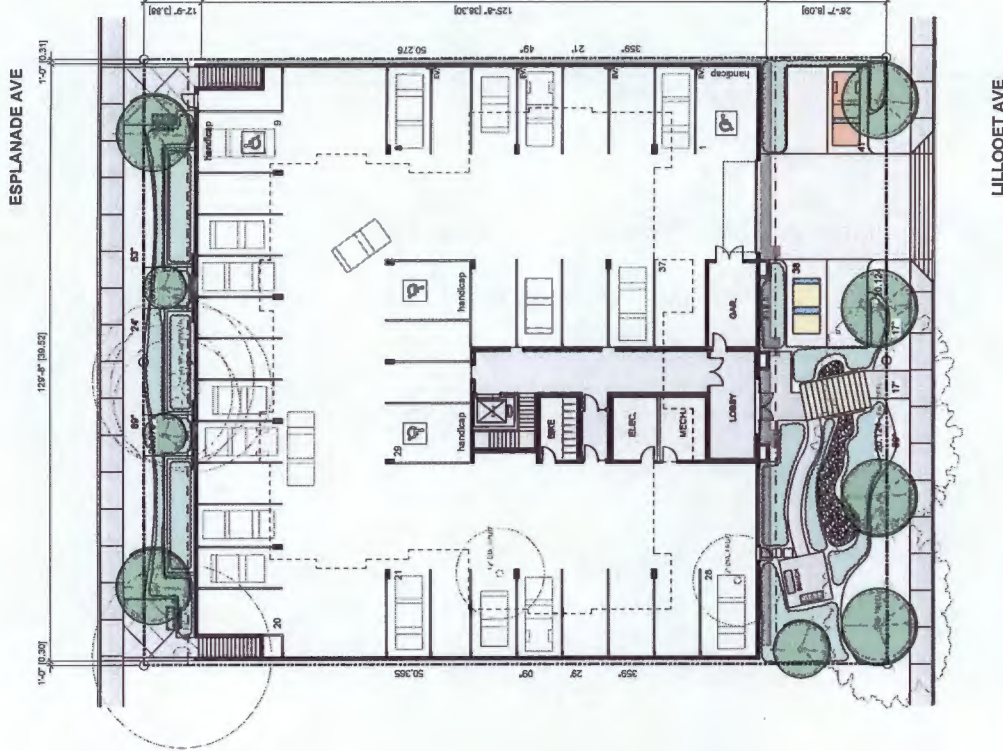
\_\_\_\_\_  
Oasis at Harrison Lake Developments Ltd (director)  
(signature)

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

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



**LEVEL 1** 7 UNITS PER FLOOR  
8,627 SQ.FT. (INCLUDING STAIRS)



**LEVEL 2** 37 PARKING STALLS  
16,300 SQ.FT. (INCLUDING STAIRS)

**ZONING INFO.**

- PART 6.0 PARKING AND LOADING REQUIREMENTS**  
 ALL MULTIPLE UNIT RESIDENTIAL MUST PROVIDE BICYCLE PARKING AT A RATE OF 20% OF THE REQUIRED PARKING = 37 4.0 x 6.0 STALLS
- MINIMUM DISABILITY PARKING SPACES REQUIRED**  
 PROVIDED: 4 STALLS
- MINIMUM NUMBER ON-SITE PARKING STALLS**  
 PROVIDED: 1.25 PER UNIT (INCLUDES A VISITOR PARKING AREA)
- REQUIRED: 28 UNITS x 1.25 = 35 STALLS**  
**PROVIDED: 37 STALLS + 4 EXT. STALLS = 41 STALLS**
- PARKING STALL SIZES:**  
 STANDARD - 2.75m x 5.5m  
 HANDICAP - 4.0m x 5.5m
- DRIVE ASLE MIN: 7.0m WIDE**
- MINIMUM OFF-STREET LOADING: N/A**
- PART 7.0 ZONING REGULATIONS FOR C-1**  
**7.1.2 - COMMERCIAL USES**
- PERMITTED USES**  
 - APARTMENT
- MINIMUM LOT SIZE**  
 - MINIMUM REQUIREMENT: 464 m<sup>2</sup>  
 - PROPOSED LOT SIZE: 3,023 m<sup>2</sup>
- FLOOR AREA RATIO**  
 - MAXIMUM ALLOWED: 1.5  
 - PROPOSED FLOOR AREA RATIO: 1.5  
 - MINIMUM LOT WIDTH: 20m  
 - PROPOSED LOT WIDTH: 40.0m  
 - MAXIMUM DENSITY: N/A
- MAXIMUM LOT COVERAGE**  
 - MAXIMUM LOT COVERAGE: 75%  
 - PROPOSED LOT COVERAGE (PARKADE): 74.8%  
 - PROPOSED LOT COVERAGE (BLDG): 40%
- MINIMUM FRONT SETBACK**  
 - MIN. SETBACK REQUIRED: 0.0m  
 - PARKADE SETBACK: 3.0m  
 - BUILDING SETBACK: 3.0m
- MINIMUM REAR SETBACK**  
 - MIN. SETBACK REQUIRED: 7.5m  
 - PARKADE SETBACK: 7.5m  
 - BUILDING SETBACK: 7.5m
- MINIMUM INTERIOR SIDE SETBACK**  
 - MIN. SETBACK REQUIRED: 0.0m  
 - PARKADE SETBACK: 0.0m  
 - BUILDING SETBACK: 3.0m
- MAXIMUM HEIGHT**  
 - MAXIMUM ALLOWED: 15.0m (verticals granted)  
 - PROPOSED BLDG: 17.2m (verticals granted)

PROJECT 1

**DASS**

PROJECT 1

**28 - CONDO BUILDING**

ARCHITECT 1

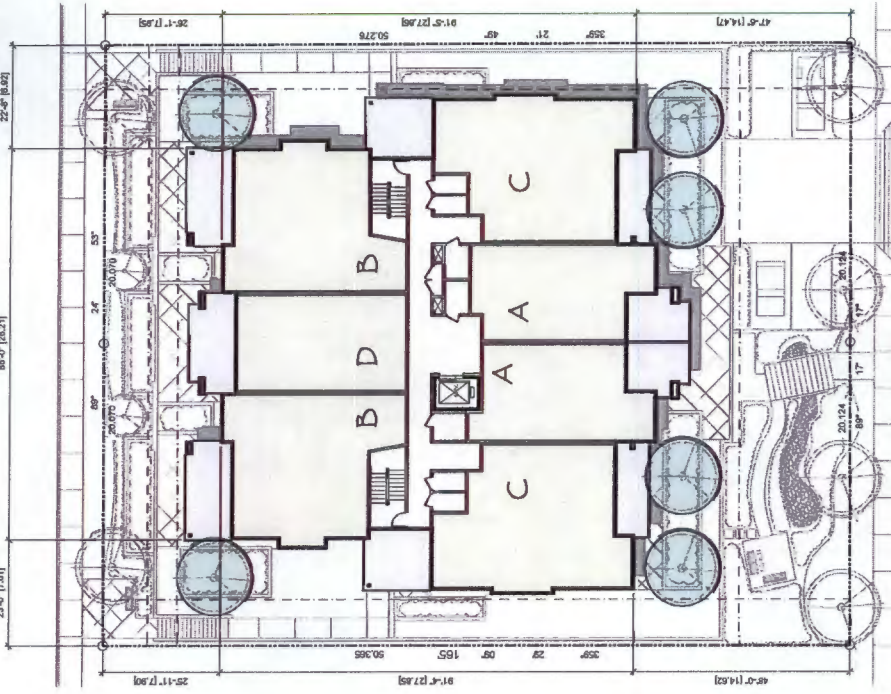
**LUTETI** ARCHITECTURE LTD

4710 ESPLANADE AVE  
 VANCOUVER, BC V6S 2S5  
 TEL: 604.271.1111 FAX: 604.271.1112  
 WWW.LUTETIARCHITECTURE.COM

**Overall Plans**

CLIENT: DASS AT HARRISON LAKE DEVELOPMENTS LTD  
 PROJECT: HARRISON HOT SPRINGS - APARTMENT SITE  
 DATE: NOVEMBER 16, 2021  
 SCALE: 1 : 150

ESPLANADE AVE



LILLOOET AVE



LEVEL 2-4

7 UNITS PER FLOOR  
8,627 SQ.FT. (INCLUDING STAIRS)

ARCHITECT



PROPERTY



**BUILDING INFO.**

Unit Type	Unit style	Unit sq.ft.	No. of Units
A	1 bed & den / 1 bath	810 sq.ft.	8 - 25%
B	2 bed / 2 bath	1131 sq.ft.	8 - 25%
C	2 bed & den / 2 bath	1240 sq.ft.	8 - 25%
D	1 bed & den / 1 bath	847 sq.ft.	4 - 15%
Total amount of units			28

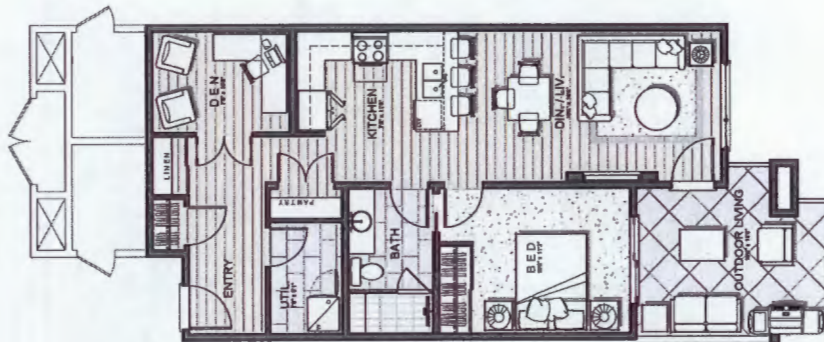
Total amount of sq.ft. of FLOORS	27,000 sq.ft.
Total amount of additional Lockers	24



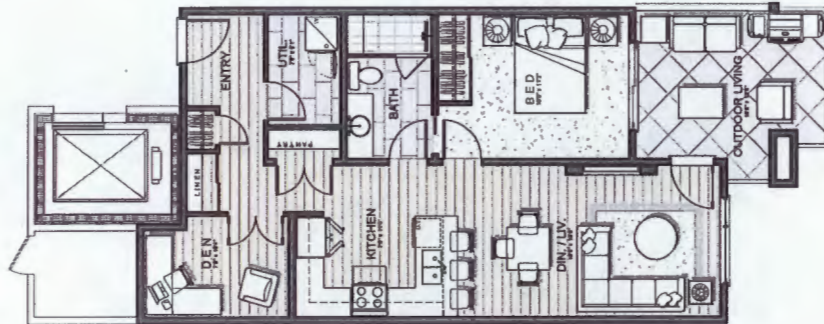
BLDG ELEVATION

**Overall Plans**

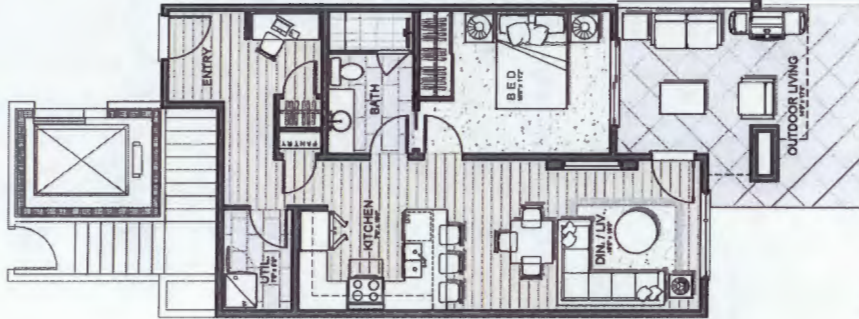
CLIENT : OASIS AT HARRISON LAKE DEVELOPMENTS LTD  
 PROJECT : HARRISON HOY SPRINGS - APARTMENT SITE  
 DATE : NOVEMBER 14, 2021  
 SCALE : 1/160



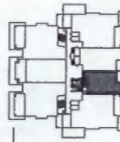
UNIT PLAN - A1  
SQUARE FEET: 830



UNIT PLAN - A2  
SQUARE FEET: 810



UNIT PLAN - A3  
SQUARE FEET: 729



# Unit Plans

CLIENT: OAKS AT HARRISON LAKE DEVELOPMENTS LTD  
 PROJECT: HARRISON HOC PHASE - JUNE 2017 SITE  
 DATE: NOVEMBER 14, 2015  
 SCALE: 1/4" = 1'-0"

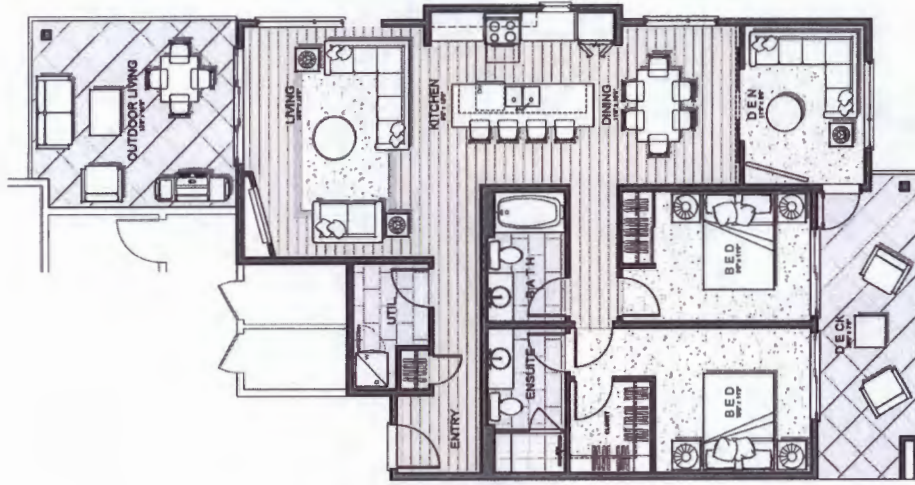


28 - CONDO BUILDING

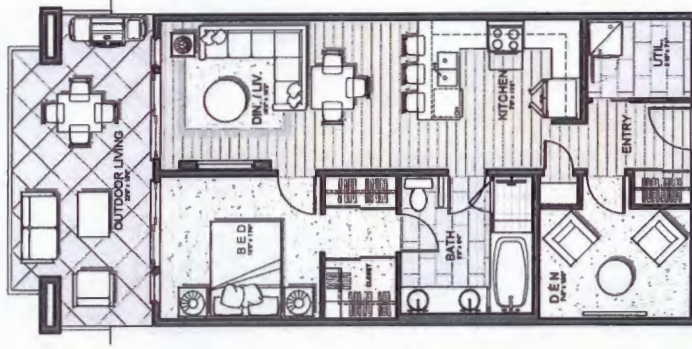
ARCHITECT



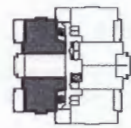
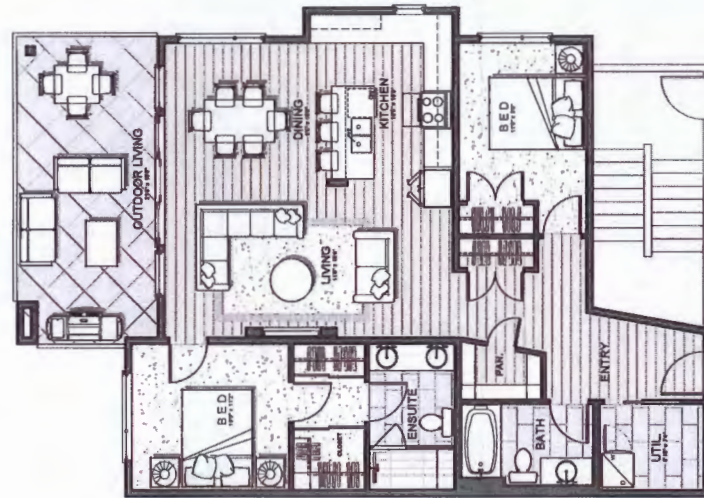
100 KINGSTON RD. #104  
 MISSISSAUGA, ONT. L4X 1G8  
 TEL: (905) 276-1111  
 FAX: (905) 276-1112  
 WWW.DOPPINARCHITECTURE.COM



UNIT PLAN - C1  
SQUARE FEET: 1,240



UNIT PLAN - D1  
SQUARE FEET: 1,447



UNIT PLAN - B1  
SQUARE FEET: 1,131

# Unit Plans

Client: OLEB AT HARBOR LAKE DEVELOPMENTS LTD  
 Project: HARBOR HOT SPAS - APARTMENT BITE  
 Date: November 14, 2023  
 Scale: 1/8" = 1'-0"

Product 1

28 - CONDO BUILDING

Product 1

Product 1

LUTYENI ARCHITECTURE LTD

10000 16th Ave S.E.  
 Suite 100  
 Bellevue, WA 98004  
 Phone: 206.453.8888  
 Fax: 206.453.8889  
 Email: info@lutyeni.com



# Lake Elevation

CLIENT: OASIS AT HARRISON LAKE DEVELOPMENTS LTD  
 PROJECT: HARRISON HOT SPRINGS - APARTMENT SITE  
 DATE: NOVEMBER 18, 2021  
 SCALE: 3/16" = 1'-0"



28 - CONDO BUILDING

ARCHITECT:



1000 B. ROAD, SUITE 200  
 HARRISON, ONTARIO L0R 2R0  
 TEL: 905.882.1234 FAX: 905.882.1234  
 WWW.LUPPENARCHITECTURE.COM



# Lillooet Elevation

CLIENT : OASIS AT HARRISON LAKE DEVELOPMENT LTD  
 PROJECT : HARRISON HOT SPRINGS - APARTMENT BITE  
 DATE : NOVEMBER 15, 2021  
 SCALE : 3/16" = 1'-0"

PROJECT 1  
  
**28 - CONDO BUILDING**  
 220 HARRISON LAKE BLVD  
 HARRISON, BC V2V 6K2

ARCHITECT 1  
  
 LUPPEN ARCHITECTURE LTD  
 1000 WEST 10TH AVENUE, SUITE 200  
 VANCOUVER, BC V6H 3G9  
 TEL: 604.681.1111 FAX: 604.681.1112  
 WWW.LUPPENARCHITECTURE.COM



# Side Elevation

CLIENT: OASIS AT HARRISON LAKE DEVELOPMENTS LTD  
 PROJECT: HARRISON HIGH RISES - APARTMENT SITE  
 DATE: NOVEMBER 16, 2011  
 SCALE: 3/16" = 1'-0"

PROJECT 1



28 - CONDO BUILDING

770 ESPRANADE AVE  
 WILLOWDALE, ONTARIO M2H 3K2









ARCHITECT 1











LUPATEL ARCHITECTURE LTD  
 1000 SHEPPARD AVE. E. # 44  
 SCARBOROUGH, ONTARIO M1S 1T5



### MATERIAL & COLOUR LEGEND - BLDG

	ROOF FLASHING	COLOUR: BLACK
	HARDIE PANEL & TRIMS	HARDIE PANEL & TRIMS COLOUR: IRON GRAY BY JAMES HARDIE PLUS
	HARDIE-PANEL & TRIMS	HARDIE-PANEL & TRIMS COLOUR: WHITE BY JAMES HARDIE PLUS
	HARDIE PANEL & SIDING & TRIMS	HARDIE PANEL & SIDING & TRIMS COLOUR: JAMES HARDIE BY BENJAMIN MOORE
	HARDIE SIDING & TRIMS	HARDIE SIDING & TRIMS COLOUR: BLUE BY BENJAMIN MOORE
	HARDIE PANEL & SIDING & TRIMS	HARDIE PANEL & SIDING & TRIMS COLOUR: JAMES HARDIE BY BENJAMIN MOORE
	HARDIE PANEL & SIDING & TRIMS	HARDIE PANEL & SIDING & TRIMS COLOUR: JAMES HARDIE BY BENJAMIN MOORE
	RAILINGS	COLOUR: BLACK

### MATERIAL & COLOUR LEGEND - PARKADE

	ROOF FLASHING	COLOUR: BLACK
	CONCRETE	CONCRETE COLOUR: IRON GRAY BY JAMES HARDIE PLUS
	STEEL	STEEL WAIVE AS PER SPEC COLOUR: WHITE BY BENJAMIN MOORE
	CONCRETE & GARAGE DOORS	CONCRETE & GARAGE DOORS COLOUR: IRON GRAY BY BENJAMIN MOORE
	CONCRETE & MAIN DOORS	CONCRETE & MAIN DOORS COLOUR: IRON GRAY BY BENJAMIN MOORE
	CONCRETE	CONCRETE COLOUR: IRON GRAY BY BENJAMIN MOORE
	CONCRETE PLANTERS	CONCRETE PLANTERS COLOUR: IRON GRAY BY BENJAMIN MOORE
	RAILINGS	COLOUR: BLACK

## Material Legend

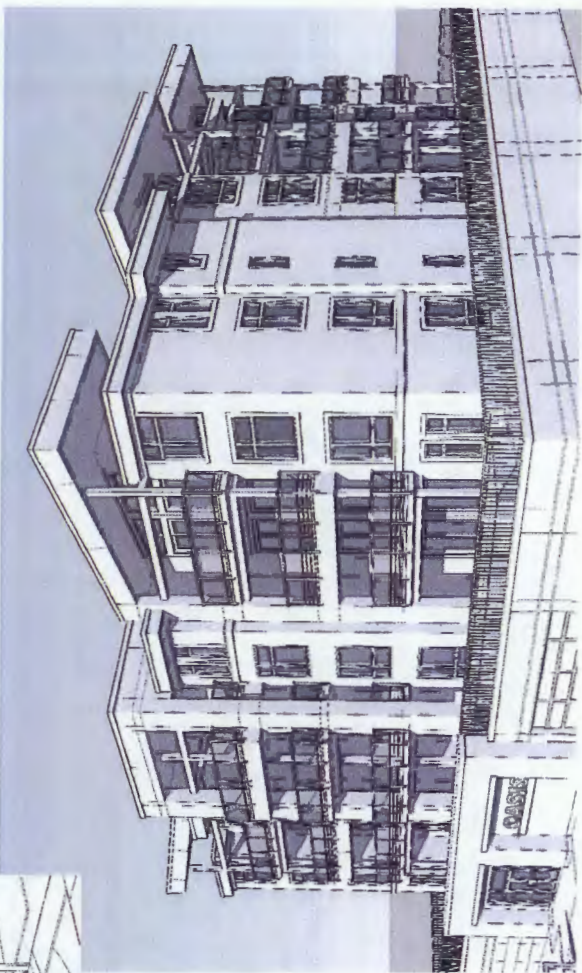
CLIENT: DASS AT HARRISON LANE DEVELOPMENTS LTD  
 PROJECT: HARRISON HOT SPACES - APARTMENT EYE  
 DATE: 16.05.2021  
 SHEET: 1/1

PROJECT 1



2% - CONDO BUILDING



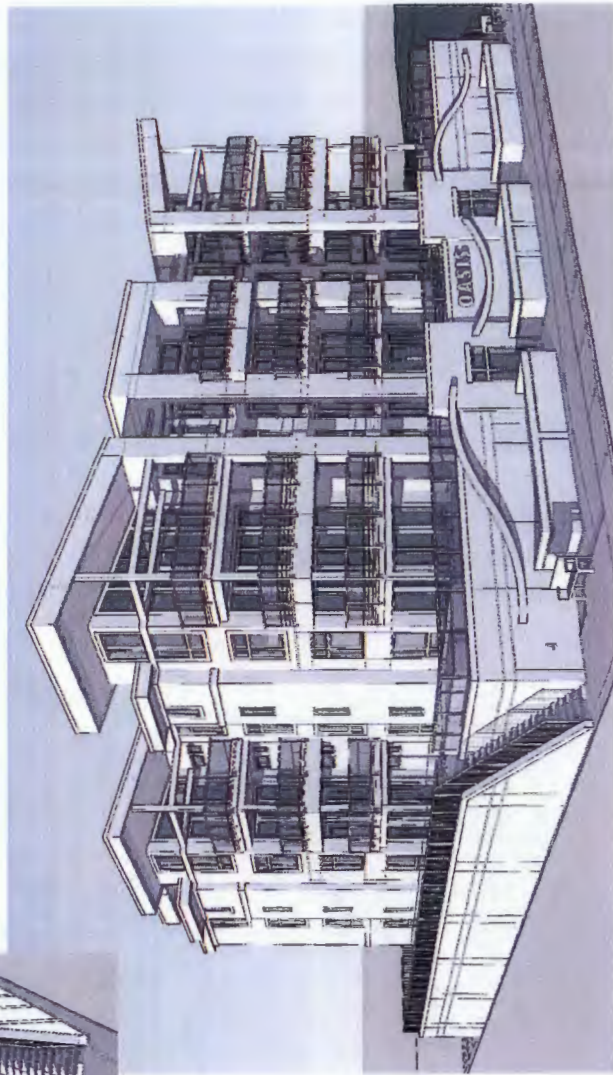
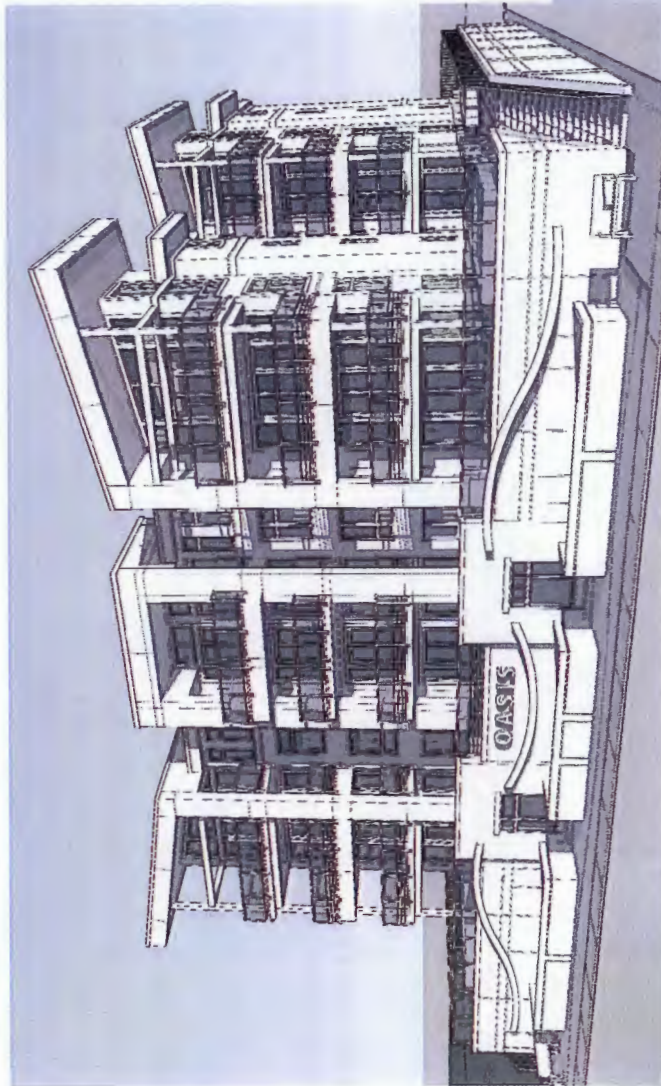


# Modeling of Building

CLIENT : OASIS AT HARRISON LAKE DEVELOPMENTS LTD  
 PROJECT : HARRISON HOT SPRINGS - APARTMENT BITE  
 DATE : NOVEMBER 16, 2021  
 SCALE : N/A

PROPERTY :  
**OASIS**  
 28 - CONDO BUILDING  
 1025 BURNHAMBLE AVE  
 HARRISON, ONTARIO L9W 7P9

ARCHITECT :  
**DUPEIN**  
 ARCHITECTURE LTD  
 1170 BURNHAMBLE AVE  
 SUITE 100  
 HARRISON, ONTARIO L9W 7P9



# Modeling of Building

CLIENT : OASIS AT HARRISON LAKE DEVELOPMENTS LTD  
 PROJECT : HARRISON HOT SPRINGS - APARTMENT BITE  
 DATE : NOVEMBER 16, 2021  
 SCALE : 1/4" = 1'-0"

PROJECT : **OASIS**  
 28 - CONDO BUILDING  
 2800 CROWN LAKE AVE  
 HARRISON, ONTARIO L4W 5G1

ARCHITECT :

**LUTYNI**  
ARCHITECTURE LTD

2800 CROWN LAKE AVE  
 HARRISON, ONTARIO L4W 5G1  
 TEL: (905) 881-1111  
 WWW.LUTYNIARCHITECTURE.COM









# VILLAGE OF HARRISON HOT SPRINGS

## REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** January 12, 2022  
**FROM:** Madeline McDonald **FILE:** 7130-02  
**SUBJECT:** Emergency Notification Software

**ISSUE:** Emergency notification software is available as a tool to rapidly distribute emergency notifications to residents through personal cell phones, land lines and social media.

**BACKGROUND:**

The Village of Harrison Hot Springs typically relies upon social media channels and public bulletin boards to disseminate information about local emergencies or service interruptions such as road closures or water shut offs. In the event of a more serious emergency up to and including an evacuation order, the Village is prepared to utilize the Fire Department, the RCMP and Village staff to notify the public.

Increasingly, local governments in British Columbia have transitioned to using technology to notify the public of emergencies. Emergency alerts are being delivered via smartphone apps, text messages, and landlines. While this does not completely replace door-to-door notification during events that require evacuations, it can drastically speed up the notification process.

The *Alert Ready* system is used by federal, provincial, and territorial governments across Canada to send alerts. Unfortunately, local governments in BC do not generally have access to this system which is typically used for tsunamis, Amber Alerts, and police incidents.

The notification software most commonly used by local governments in our region is the similarly named *Alertable*. This system is used by the Fraser Valley Regional District, District of Hope, City of Mission, and many other local governments in BC. The Kent-Harrison Emergency Planning Committee recently received a report from the Emergency Coordinator recommending adoption of the system and supported the concept of each community having a stand-alone *Alertable* account. The Committee recognized that emergency response actions within the Village are distinct from those in the District of Kent, even when the cause of the emergency may be regional in nature such as wildfire, flooding or weather events. The stand-alone account will allow each community to control its own messaging and meet local needs for information and advice.

Notifications from the *Alertable* system are split into two categories: Advisory Alerts and Critical Alerts. Advisory alert sub-categories include air quality, public facility notices, public events, and weather-related alerts such as those related to fog or rainfall. *Alertable* also creates transportation and weather advisory alerts by redistributing information from DriveBC and Environment Canada. Such advisory alerts are only shown on the app; they are not delivered to landline, text, or email subscribers.

Critical alerts are created by organizations with subscriptions to the system, such as local governments. These alerts are delivered to landline, text, and email subscribers. In addition, critical alerts may come to app users as a push notification that overrides the 'silent mode' setting on a cell phone or other device, depending on the settings selected by each user.

The base cost for an annual subscription to *Alertable* is approximately \$3,000 per year, including provision for additional discretionary messaging created by the subscriber, in this case the Village. There is no charge to the user, who can subscribe at no cost. It is notable that over 200 Harrison residents are already *Alertable* subscribers. Those residents may be under the impression that they would receive emergency notifications from the Village, when in fact, they will not, unless and until the Village subscribes to the system.

**RECOMMENDATION:**

THAT the Village undertake an annual subscription to the *Alertable* emergency notification system at a cost of approximately \$3000.00 per year.

Respectfully submitted:

Madeline McDonald

Madeline McDonald  
Chief Administrative Officer





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council DATE: January 12, 2022

FROM: Debra Key, Deputy CAO/ Corporate Officer FILE: 1970-03/3900-01

SUBJECT: Revitalization Tax Exemption Bylaw No. 1170, 2021 for Adoption

ISSUE: Revitalization Tax Exemption Bylaw No. 1170, 2021 is presented for adoption.

BACKGROUND:

At the Regular Council Meeting of December 6, 2021 Council gave second and third readings to Revitalization Tax Exemption Bylaw No. 1170, 2021. Accordingly, the bylaw is hereby presented for adoption.

RECOMMENDATION:

THAT Revitalization Tax Exemption Bylaw No. 1170, 2021 be adopted.

Respectfully submitted:

REVIEWED BY:

Debra Key
Debra Key
Deputy Chief Administrative Officer/co

Madeline McDonald
Madeline McDonald
Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 1170, 2021

**A bylaw to establish Revitalization Tax Exemption Program**

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WHEREAS under the provisions of Section 226 of the *Community Charter* the Council may by bylaw adopt a tax exemption program for the purpose of encouraging revitalization within the municipality;

AND WHEREAS the *Community Charter* provides that a revitalization tax exemption program bylaw may only be adopted after notice of the proposed bylaw has been given in accordance with Section 227 of the *Community Charter* and such notice has been provided;

AND WHEREAS the *Community Charter* requires a municipality to set out in its Financial Plan, the objectives and policies in relation to the use of permissive tax exemptions and such provisions have been set out in the Village of Harrison Hot Springs Financial Plan Bylaws and are consistent with this Bylaw;

AND WHEREAS the Mayor and Council has deemed it advisable to establish a revitalization tax exemption program to incentivize the development and revitalization of properties within the Village;

NOW THEREFORE the Council of the Village of Harrison Hot Springs, in open meeting assembled, enacts as follows:

**1. CITATION**

This Bylaw may be cited for all purposes as "Village of Harrison Hot Springs Revitalization Tax Exemption Bylaw No. 1170, 2021".

**2. DEFINITIONS**

In this bylaw, unless the context otherwise requires:

"Affordable Housing" is rental housing wherein the rent is not more than 30% of the tenant's income;

"Council" means the Council of the Village of Harrison Hot Springs

"Increased Assessed Value" means the difference as per BC Assessment values, in assessed value of land and improvements on a parcel of real property between:

- (a) the year before the construction or alteration began; and
- (b) the year in which the tax exemption certificate is issued;

"Revitalization Area" means any commercial property within the following zones: C-1 Village Commercial, C-4 Marine Commercial; and for multi-family residential development as designated by the Village of Harrison Hot Springs' Zoning Bylaw No. 1115, 2017, as amended from time to time,

"Village" means the Village of Harrison Hot Springs;

**3. PROGRAM ELIGIBILITY**

A revitalization tax exemption will be granted only in respect of:

- (a) the construction of a new improvement or the alteration of an existing improvement where the improvement or the alteration of the improvement has an aggregate estimated construction cost of at least \$100,000, as determined by the Village; and
- (b) a property in which the new or existing improvement constitutes commercial construction; or
- (c) multi-family residential construction with a minimum of four new dedicated rental or affordable housing residential units or a combination of commercial construction with a dedicated rental or affordable housing residential component with a minimum of four new residential units.

**4. TERM**

A revitalization tax exemption shall be for a term of five (5) years unless earlier terminated by cancellation of the revitalization tax certificate that is issued by the Village.

**5. APPLICATION DEADLINE**

In order for real property to be eligible for a revitalization tax exemption in any particular year, the owner must notify the Village by September 30 of the year before the year when the real property will be eligible for a revitalization tax exemption

**6. MAXIMUM EXEMPTION**

A revitalization tax exemption must not exceed the Increased Assessed Value of the real property between the year before the construction began, and the year in which the tax exemption certificate is issued.

**7. VALUE OF EXEMPTION**

The amount of a revitalization exemption from municipal property value of the taxes shall be as follows:

- (a) Year 1: 100% of the Increased Assessed Value;
- (b) Year 2: 80% of the Increased Assessed Value;
- (c) Year 3: 60% of the Increased Assessed Value;

- (d) Year 4: 40% of the Increased Assessed Value;
- (e) Year 5: 20% of the Increased Assessed Value.

**8. APPLICATION**

Every owner that wishes to obtain a revitalization tax exemption must make application to the Village in the form prescribed by and available from the Village.

**9. AGREEMENT**

Upon receipt of the written application referred to in Section 8, complete with supporting documents, the Village will provide the owner with an agreement, to be signed and returned to the Corporate Officer, establishing the terms and conditions upon which the Village will grant a revitalization tax exemption.

**10. REVITALIZATION TAX EXEMPTION CERTIFICATE**

Once the Village agrees that the requirements and conditions of this Bylaw and the agreement referred to in Section 9 have been met, the Village may issue a tax exemption certificate to the owner of the real property specifying:

- (a) the extent of the tax exemption;
- (b) the amount of the tax exemption or the formula for determining the exemption;
- (b) the term of the tax exemption;
- (c) any conditions on which the tax exemption is provided; and
- (d) the amount re-payable to the Village if the certificate is cancelled and how that amount was determined.

**11. CERTIFICATE CANCELLATION**

A tax exemption certificate may be cancelled by Council in one or more of the following circumstances:

- (a) upon written request of the property owner; or
- (b) if any of the requirements of this bylaw or the conditions contained in the agreement referred to in Section 9 are not met.

**12. SEVERABILITY**

If any section, subsection, sentence, clause or phrase of this bylaw is, for any reason, held invalid by the decision of any court or competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder of this bylaw.

**13. GENDER NEUTRALITY**

- (a) This bylaw is gender neutral and accordingly, any reference or phrase to one gender includes the other.

(b) Words in the singular include the plural and words in the plural include the singular.

- 14. This bylaw may not be amended or repealed and substituted unless Council first gives notice in accordance with section 94 of the *Community Charter*.

**READINGS AND ADOPTION**

READ A FIRST TIME this 7<sup>th</sup> day of September, 2021

READ A SECOND TIME this 20<sup>th</sup> day of December, 2021

READ A THIRD TIME this 20<sup>th</sup> day of December, 2121

ADOPTED this        day of        , 2022

\_\_\_\_\_  
Mayor

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