



VILLAGE OF HARRISON HOT SPRINGS

NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, March 15, 2010
Time: 7:00 p.m.
Location: Council Chambers, Harrison Hot Springs, British Columbia

1. CALL TO ORDER			
	(a)	Meeting called to order by Mayor Becotte	
2. INTRODUCTION OF LATE ITEMS			
3. APPROVAL OF AGENDA			
4. ADOPTION AND RECEIPT OF MINUTES			
<input type="checkbox"/> Regular Council Meeting Minutes – March 1, 2010		THAT the minutes of the Regular Council Meeting of March 1, 2010 be adopted.	Item 4.1 Page 1
<input type="checkbox"/> Special Council Meeting Minutes – March 4, 2010		THAT the minutes of the Special Council Meeting of March 4, 2010 be adopted.	Item 4.2 Page 7
5. BUSINESS ARISING FROM THE MINUTES			
6. DELEGATIONS AND PETITIONS			
7. CORRESPONDENCE			
<input type="checkbox"/> Letter dated February 24, 2010 from Fraser Health re West Nile Virus			Item 7.1 Page 9
8. BUSINESS ARISING FROM CORRESPONDENCE			
9. REPORTS OF COMMITTEES, COMMITTEE OF THE WHOLE AND COMMISSIONS			

10. REPORTS FROM MAYOR

K. Becotte – verbal

11. REPORTS FROM COUNCILLORS

D. Harris - verbal
D. Kenyon - verbal
A. Jackson - verbal
B. Perry – verbal

12. REPORTS FROM STAFF

13. BYLAWS

☐ Well Closure Regulation
Bylaw No. 928

THAT the Village of Harrison Hot Springs Well Closure Regulation Bylaw No. 928, 2009 be adopted.

Item 13.1
Page 11

Report of Chief Administrative Officer – March 9, 2010
Re: Official Community Plan Amendment Bylaw No. 935
Zoning Bylaw Amendment Bylaw No. 936
IRCA Developments – 120 & 130 Esplanade Avenue

Item 13.2
Page 17

Recommendation:

☐ Official Community Plan
Amendment Bylaw No. 935

THAT the Official Community Plan Amendment Bylaw No. 935, 2010 be read a first and second time; and

THAT pursuant to Section 879 of the *Local Government Act*, the Council has determined that public consultation in addition to the public hearing is not deemed necessary due to the reduced size and density of the project, except that "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 935, 2010" be referred to the Advisory Planning Commission and the Fraser Valley Regional District for comments, said comments to be made available at the public hearing; and

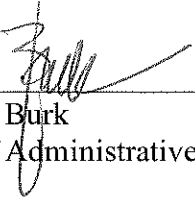
☐ Zoning Bylaw
Amendment Bylaw No. 936

THAT Zoning Bylaw Amendment Bylaw No. 936, 2010 be read a first and second time; and

THAT staff be authorized to prepare the necessary notification and schedule for a public hearing for 29 March 2010 regarding "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 935, 2010" and "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 936, 2010."

14. QUESTIONS FROM THE PUBLIC (AGENDA ITEMS ONLY)

15. ADJOURNMENT



Larry Burk
Chief Administrative Officer

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

DATE: March 1, 2010
TIME: 7:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Mayor Ken Becotte
 Councillor Bob Perry
 Councillor Dave Harris
 Councillor Allan Jackson
 Councillor Dave Kenyon

Chief Administrative Officer, Larry Burk
 Executive Assistant, Debra Key (Recorder)

ABSENT:

1. CALL TO ORDER

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

2. INTRODUCTION OF LATE ITEMS

Email dated February 27, 2010 from BC Transit re Bus Transit Options

3. APPROVAL OF AGENDA

Moved by Councillor Perry
Seconded by Councillor Harris

THAT the agenda be approved as amended.

**CARRIED
RC-2010-047**

4. ADOPTION AND RECEIPT OF MINUTES

☐ Regular Council Meeting
Minutes – February 15, 2010

Moved by Councillor Jackson
Seconded by Councillor Perry

THAT the minutes of the Regular Council Meeting of February 15, 2010 be adopted.

**CARRIED
RC-2010-048**

☐ Special Council Meeting
Minutes – February 18, 2010

Moved by Councillor Harris
Seconded by Councillor Kenyon

THAT the minutes of the Special Council Meeting of February 18, 2010 be adopted.

**CARRIED
RC-2010-049**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 1, 2010*

☐ Administration and
Finance Committee Meeting
Minutes – August 17, 2009

Moved by Councillor Kenyon
Seconded by Councillor Harris

THAT the minutes of the Administration and Finance Committee Meeting of August 17, 2009 be received.

CARRIED
RC-2010-050

☐ Sustainability and
Infrastructure Committee
Meeting Minutes – August
20, 2009

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT the minutes of the Sustainability and Infrastructure Committee Meeting of August 20, 2009 be received.

CARRIED
RC-2010-51

☐ Advisory Planning
Commission Meeting
Minutes - November 17, 2009

Moved by Councillor Perry
Seconded by Councillor Jackson

THAT the minutes of the Advisory Planning Commission Meeting of November 17, 2009 be received.

CARRIED
RC-2010-51

☐ Economic Development
Commission Meeting
Minutes - January 21, 2010

Moved by Councillor Kenyon
Seconded by Councillor Harris

THAT the minutes of the Economic Development Commission Meeting of January 21, 2010 be received.

CARRIED
RC-2010-52

☐ Administration and
Finance Committee Meeting
Minutes – February 9, 2010

Moved by Councillor Kenyon
Seconded by Councillor Harris

THAT the minutes of the Administration and Finance Committee Meeting of February 9, 2010 be received.

CARRIED
RC-2010-53

5.

BUSINESS ARISING FROM THE MINUTES

6.

PUBLIC AND STATUTORY HEARINGS

None

7.

DELEGATIONS

None

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 1, 2010*

8. CORRESPONDENCE

- ☐ Letter dated February 11, 2010 from Community Social Services Matter re proclamation and response of February 17, 2010
- ☐ Letter dated February 15, 2010 from Gary Bass, Deputy Commissioner and Commanding Officer "E" Division re services
- ☐ Letter dated February 22, 2010 from Janne Perrin re trails
- ☐ Email dated February 27, 2010 from BC Transit re bus/transit options

9. BUSINESS ARISING OUT OF CORRESPONDENCE

- ☐ Email dated February 27, 2010 from BC Transit re bus/transit options

Councillor Kenyon expressed concern regarding the proposed purchase of a bus.

Moved by Councillor Kenyon
Seconded by Councillor Perry

THAT the proposal to purchase an additional bus be referred to the budget meeting.

**CARRIED
RC2010-54**

- ☐ Letter dated February 22, 2010 from Janne Perrin re trails

The Mayor reported that some of the issues have been addressed in the Parks and Recreation Commission. The section of road from the corner of McCombs and McPherson where the yellow gate is, down to the second black gate is a public road right of way. The section beyond that is private. Other issues regarding the trails will be discussed further with staff and the Parks and Recreation Commission.

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

- ☐ Parks and Recreation Commission

Report of Parks and Recreation Commission – February 26, 2010
Re: Heritage Tree Evaluation Program for the Village

Moved by Councillor Harris
Seconded by Councillor Jackson

THAT Council give consideration to forming a select Heritage Tree Advisory Committee for the purpose of implementing a Heritage Tree Evaluation Program for trees in Harrison Hot Springs.

**CARRIED
RC-2010-55**

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 1, 2010*

Heritage Advisory Committee

The Mayor reported that a select Heritage Advisory Committee was established last year with the appointment of 3 members, but since that time, nothing has moved forward. One of the purposes of the Committee was to establish a Heritage Register, which will hopefully be initiated in the spring.

10.

REPORTS FROM MAYOR

The Mayor reported that long time resident, Rita Wuest has passed away. The service will be March 2, 2010 at 1:00 p.m. at the Gospel Chapel.

The Business Excellence Awards event was last week at the Harrison Resort & Spa. Congratulations to all nominees and winners.

Met with RCMP OIC Keith Robinson and reported that the number of officers for this area is expected to increase to 8 for the summer months.

Met with the Regional Committee to discuss various projects in the region. The Mayor has been appointed to the Fraser Basin Council.

11.

REPORTS FROM COUNCILLORS

Councillor Harris Attended Business Excellence Awards event.

Councillor Kenyon Attended Chamber of Commerce, Economic Development Commission and Administration and Finance Committee meetings.

Councillor Jackson February 23, 2010 attended an in camera FVTAC meeting. A number of First Nations have entered into the treaty process. Was also appointed as Vice Chair to the Committee.

Moved by Councillor Jackson
Seconded by Councillor Perry

THAT the Harrison Agassiz Arts Council be charged a user fee of \$100.00 per day for the Memorial Hall.

CARRIED
OPPOSED BY COUNCILLOR KENYON
OPPOSED BY COUNCILLOR HARRIS
RC2010-056

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 1, 2010*

Councillor Perry

February 16, 2010 attended Advisory Planning Commission.

February 18, 2010 attended Special Council meeting to discuss budget.

Attended the Business Excellence Awards event.

Moved by Councillor Perry
Seconded by Councillor Jackson

THAT a legal opinion be sought to inquire whether the Village is committing an offence by lending funds to either a business or a physician's practice or anyone else.

CARRIED
OPPOSED BY COUNCILLOR KENYON
RC-2010-57

REPORTS FROM STAFF

☐ Annual Report for Water
System – February 22, 2010

**Report of Chief Administrative Officer – February 22, 2010 –
RC017**

Re: Annual report for water system

Report received and filed.

☐ East Sector Trails
upgrading and clean up –
February 26, 2010

Moved by Councillor Harris
Seconded by Councillor Jackson

**Report of Chief Administrative Officer – February 26, 2010 –
RC018**

Re: East Sector Trails upgrading and clean up

THAT Council refers to staff, the report from the Parks and Recreation Committee on upgrading and clean up of East Sector trails for consideration in the 2010 budget.

CARRIED
RC-2010-58

☐ Trail Plans for 200 and
300 blk Miami River Drive –
February 26, 2010

Moved by Councillor Jackson
Seconded by Councillor Harris

**Report of Chief Administrative Officer – February 26, 2010 –
RC019**

Re: Trail Plans for 200 and 300 blk Miami River Drive

THAT Council refers the ultimate design of the trail to staff for further consideration including feedback of the Trails Task Group before

*Village of Harrison Hot Springs
Minutes of the Regular Council Meeting
March 1, 2010*

finalizing plans for the development of the two trails along the Miami River Drive.

**CARRIED
RC-2010-59**

BYLAWS

14.

QUESTIONS FROM THE PUBLIC

A member of the public asked what criteria is used for Councillor's reports and whether there is a policy regarding bringing up new motions during Councillor Reports.

A member of the public asked what the timeline would be for a Heritage Advisory Committee appointment. Councillor Harris reported he would be bringing a detailed report to the next Council meeting. The estimated timeline for appointments to this Committee should be approximately 6-8 weeks.

ADJOURNMENT

**Moved by Councillor Jackson
Seconded by Councillor Kenyon**

THAT the meeting be adjourned.

The meeting adjourned at 7:56 p.m.

**CARRIED
RC-2010-060**

Certified a true and correct copy of the minutes of the Regular Meeting of Council held March 1, 2010 in the Council Chambers, Village of Harrison Hot Springs, BC

**Ken Becotte
Mayor**

**Larry Burk
Chief Administrative
Officer**

4.2

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

DATE: March 4, 2010
TIME: 9:30 a.m.
PLACE: Council Chambers

IN ATTENDANCE: Mayor Ken Becotte
Councillor Dave Harris
Councillor Bob Perry
Councillor Allan Jackson

Larry Burk, Chief Administrative Officer
Dale Courtice, Director of Finance
Debra Key, Executive Assistant (Recorder)

ABSENT: Councillor Dave Kenyon

**(1) Call to
Order**

CALL TO ORDER

Mayor Becotte called the meeting to order at 9:33 a.m.

(2)

LATE ITEMS

(3)

ITEMS FOR DISCUSSION

☐ 2010 Budget

2010 Budget

The Director of Finance gave a brief overview and highlighted some changes to the budget and asked Council for their input and consideration for capital projects.

(4)

REPORTS FROM STAFF

The CAO introduced a new conference/course registration form that has been developed by the accounting department to assist in records management and tracking.

Next meeting March 18, 2010 at 9:30 a.m.

(5)

BYLAWS

VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE SPECIAL COUNCIL MEETING
March 4, 2010

(6) **ADJOURNMENT**

Moved by Councillor Perry
Seconded by Councillor Jackson

THAT the meeting be adjourned at 11:37 a.m.

CARRIED
SC-2010-004

Certified a true and correct copy of the minutes of
the Special Council Meeting held March 4, 2010
in the Council Chambers, Village of Harrison Hot Springs, BC

Ken Becotte
Mayor

Larry Burk
Chief Administrative Officer



fraserhealth

Better health.
Best in health care.

(604) 587-7628

February 24, 2010

Mr. Larry Burk
Chief Administrative Officer
Village of Harrison Hot Springs
P.O. Box 160
Harrison Hot Springs, BC V0M 1K0

Dear Mr. Burk

Re: West Nile virus (WNV) - Updated Strategy and Recommendations for 2010

7.1

DATE	DATE
2010-01	MAR 01 2010
<input checked="" type="checkbox"/> AO	<input type="checkbox"/> ACCTS P/R
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN
<input type="checkbox"/> DIR F	<input type="checkbox"/> B/L EN
<input type="checkbox"/> SUP P/W	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> PAYROLL TAX	<input checked="" type="checkbox"/> COUNCIL
ITEM A B C	
COUNCIL AGENDA	
DATE Mar 15	
INITIAL	
(ITEMS: A - REQ. ACTION; B - INFO - W RESP; C - INFO ONLY)	

This letter contains important information about:

1. Fall strategy session and strategic program direction changes;
2. WNV funding for 2010;
3. Fraser Health mosquito control expectations for 2010.

The summer of 2009 proved to be the year West Nile virus (WNV) arrived in BC. In total, two human (non-travel related) cases, three horses and ten mosquito pools tested positive for the virus. The human cases, two of the horses and all the mosquito pools were in the South Okanagan region, while the third horse resided on a farm in the South Fraser region. After a travel history assessment it was concluded that the Fraser Valley horse had acquired the infection locally.

1. Fall strategy session and strategic program direction changes.

In December 2009, the BCCDC WNV team met with representatives from the Health Authorities and the Ministry of Healthy Living and Sport, to plan BC's 2010 WNV risk reduction program. In light of WNV activity in BC this past year, BCCDC recommended that both surveillance activities and mosquito control initiatives take place in higher risk areas of the province in 2010 to protect the health of BC residents. Fraser Health communities are considered to be at higher risk when compared to many other parts of BC, based on surveillance provided by the Health Authorities, BCCDC and the Animal Health Center.

2. WNV funding for the 2010 season.

Funding remains an important component of the continued success of the provincial WNV risk reduction strategy. In our discussions with BCCDC and the Ministry, Fraser put forward proposals for ecological surveillance by the Health Authority and mosquito control programs by local government. This included a recommendation for the continued funding of the West Nile virus Risk Reduction Initiative as administered by the Union of BC Municipalities (UBCM). Due to potential funding shortfalls, it has been decided that in 2010, funding will not be allocation-based. Instead, funding will be offered to local governments based on completion of a local risk assessment process, provincial relative risk modeling, and available UBCM funding. It is anticipated the funding available to Fraser Health Local Governments in 2010 will be considerably less than allocations utilized in 2008, the last larvaciding season. UBCM will give first priority to the highest risk Interior Health areas and those regions where the virus was most active in 2009. Fraser Health communities and the City of Richmond (the

regions at highest risk after the Interior), will receive the remainder of the available funds to implement effective mosquito control activities.

Please note that no new funding commitments were made by the Province this year, therefore local government funding in 2010 will come directly from unused WNV dollars reacquired through the UBCM reconciliation process. The estimated residual stands at approximately \$1.45 million.

Details of the funding allocation for 2010 are available through the UBCM website at:

<http://www.ubcm.ca/EN/main/funding/community-safety/west-nile-risk-reduction.html>

3. Fraser Health local mosquito control expectations for 2010.

For the 2010 WNV season, Fraser Health will be recommending that local Risk Reduction Programs focus on mosquito control in the following manner, and in accordance with UBCM funding considerations:

- wide-scale larvaciding to catch-basins on a single treatment basis;
- prioritized larvaciding to surface water sites; or,
- a blend of prioritized catch basin and surface water treatment areas based on community and vector mosquito risk elements.

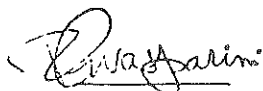
In order to reduce the burden of costs at the local government level, all other components of the local WNV Risk Reduction Program recommended by Fraser Health in previous years will not be requested in 2010. Program cost savings may be realized in the following ways:

- Under Fraser's PMP, monitoring for vector mosquito larvae in catch basins is only required for efficacy purposes. As such, a smaller sample size and reduced monitoring frequency may be implemented;
- Monitoring for treatment and efficacy only in surface water sites where vector mosquitoes have been found in previous years will better focus monitoring efforts and time;
- Year-end reporting will only be required to satisfy the pesticide use elements of the PMP and should be in a checklist format. No formal reports will be required, although will still be welcome;
- Capping administrative costs at 5-10% of the total funding allocated;
- Planning costs, typically endorsed during the development phase of local Risk Reduction Programs, should not be required, as most programs in Fraser Health are well formed.

If you would like to discuss any of the issues in this letter, please call Randy Heilbron, Fraser Health WNV Coordinator at 604-587-7647 (FAX: 604-587-7615). Please send all correspondence to:

Randy Heilbron, West Nile Coordinator
Fraser Health
#350 - 9801 King George Blvd
Surrey BC V3T 5H5 randy.heilbron@fraserhealth.ca

Sincerely



Roland Guasparini, MD, FRCP(C)
Chief Medical Health Officer



VILLAGE OF HARRISON HOT SPRINGS

STATEMENT RESPECTING THE COUNCIL'S REASONS FOR ADOPTING A BYLAW

Pursuant to section 8(9) of the *Community Charter*, the following is a statement respecting the Council's reasons for adopting a Bylaw No. 928 to regulate well closure on properties connected to the Village Water System;

A new watermain extension project was approved September 29, 2009 by the Ministry of Community and Rural Development, through a Towns for Tomorrow funding grant. One of the contract requirements of the grant funding is that the municipality must develop and adopt a bylaw that regulates the well closure of wells on properties that connect to the Village Water System.

Therefore, the Council of the Village of Harrison Hot Springs deemed it necessary to implement a bylaw to address this situation.



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 928

A bylaw to regulate well closure on properties connected to the Village Water System

WHEREAS the Village of Harrison Hot Springs has deemed it advisable to establish a bylaw to regulate well closure on properties connected to the Village Water System;

- A. The Village of Harrison Hot Springs currently operates a Water Supply and Distribution System (the "System") established by Bylaw No. 549 within the boundaries of the Village of Harrison Hot Springs;
- B. The Village of Harrison Hot Springs, prior to the adoption of this bylaw, has consulted with the medical health officer responsible for public health matters within the Village of Harrison Hot Springs;
- C. The Village of Harrison Hot Springs Council deems it necessary and desirable to regulate the use and closure of wells on properties served by the System.

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

1. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Well Closure Regulation Bylaw No. 928, 2009".

2. INTERPRETATION

(a) In this Bylaw

"Bylaw" means the Village of Harrison Hot Springs Well Regulation Bylaw.

"Close" means to take a Well out of service permanently in accordance with section 9 of the Regulation.

"Connect" means to connect the Private System on a parcel to the System.

"Disconnect" means to disconnect a Well from the Private System on the parcel on which the Well is located, in a manner that prevents water from the Well from entering the System.

"Domestic Purpose" means the use of water for human consumption, food preparation or sanitation, or other household purposes.

“Non-domestic Purpose” means a purpose that is not a Domestic Purpose.

“Owner” means the owner of a Well on a parcel Connected to the System.

“Private System” means the system of pipes and other apparatus connected to the System at the property line and used to convey water from the System to the plumbing fixtures in the buildings and structures on the parcel on which the Private System is installed.

“Regulation” means the Ground Water Protection Regulation, BC Reg. 299/2004, under the Water Act.

“System” means the Water Supply and Distribution System established by the Village of Harrison Hot Springs Bylaw No. 549.

“Well” means a well that was used for supplying water for Domestic Purposes prior to the Connection to the parcel on which the well is located.

“Well Closure Report” means a report that complies with Schedule 3 of the Regulation or a similar enactment.

(b) In this Bylaw

- (i) The first letter of a word that is defined in this section is written in upper case to indicate that its interpretation is limited to its defined meaning.
- (ii) A reference to a section, subsection, clause, or subclause means a section, subsection, clause or subclause of this Bylaw unless otherwise indicated.

3. WELL DISCONNECTION AND CLOSURE

- (a) If an application is made to the Village of Harrison Hot Springs for Connection to a parcel on which a Well is located, the Owner must Close or ensure the Well is Closed in accordance with this Bylaw and all applicable provincial enactments.
- (b) Promptly upon the Connection of a parcel on which a Well is located, the Owner must Disconnect the Well and, no later than 90 days after the Connection, the Owner must;
 - (i) Ensure the Well is Closed
 - (ii) Prepare or have prepared, at the Owner’s expense, a Well Closure report signed by the person responsible for the work of Closing the Well, and
 - (iii) Submit that report to the Village of Harrison Hot Springs.

4. NON-DOMESTIC PURPOSE OPTION

Despite section 3, if an Owner whose Well is located on a parcel that is or will be Connected, wishes to use the water from that Well for one or more Non-domestic Purposes, the Owner must

- (a) Submit to the Village of Harrison Hot Springs, either with the application for a Connection or with an application for permission to use the Well water after the Connection,
 - (i) A map showing
 - (a) The location of the Well in relation to the buildings and structures on the parcel on which the Well is located, and
 - (b) The well identification plate number if available; and
 - (ii) A sworn declaration, referencing the Well in relation to the map, stating the Owner's intended use of the Well after Connection and that the Owner will;
 - (a) Operate and maintain the Well in good order;
 - (b) Ensure the Well is Closed immediately when required by the Village of Harrison Hot Springs to do so if it is not operated or maintained in good order;
 - (c) Not reconnect the Well to the Owner's private water distribution system as long as the Owner's parcel is Connected, and
 - (d) Not use the Well for Domestic Purposes; and
- (b) Promptly after Connection, ensure the Well is Disconnected at the Owner's sole cost and expense.

5. PROHIBITION AND PENALTIES

- (a) No person shall introduce or cause to be introduced in the System water or another substance from a well on a parcel owned or occupied by that person or, if the person is not the owner or occupier of the parcel, from a well that the person has Disconnected, Closed, performed any other work upon or cause any to those things to be done in relation to the well.
- (b) A person who violates a provision of this bylaw commits an offence and is liable upon conviction to a minimum fine of one thousand dollars (\$1,000.00) for a violation of section 4(1) and a minimum fine of five hundred dollars (\$500.00) for a violation of any other provision of this bylaw, in addition to the penalties prescribed by the *Community Charter*.

6. READINGS AND ADOPTION

READ A FIRST TIME THIS 7th DAY OF DECEMBER, 2009.

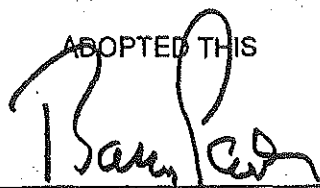
READ A SECOND TIME THIS 7th DAY OF DECEMBER, 2009.

READ A THIRD TIME THIS 7th DAY OF DECEMBER, 2009.

APPROVED by the Minister of Environment on the 2nd DAY OF March, ~~2009~~ 2010

DEPOSITED with the Minister of Health on the 11th DAY OF MARCH, ~~2009~~ 2010

ADOPTED THIS DAY OF 2009 2010



Hon. Barry Penner
Minister of Environment

March 2, 2010

Date

Mayor

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** March 9, 2010

FROM: Larry Burk,
Chief Administrative Officer **FILE:** 3360-20-08/
6480 **REPORT:** RC020

SUBJECT: OCP amendment bylaw No. 935, 2010 and Zoning amendment
bylaw No. 936, 2010 all to provide consideration to changes to the
IRCA project at the corner of St. Alice Street and Esplanade.

RECOMMENDATION:

THAT "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 935, 2010" be read a first and second time;

THAT pursuant to Section 879 of the *Local Government Act*, the Council has determined that public consultation in addition to the Public Hearing is not deemed necessary due to the reduced size and density of the project, except that "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 935, 2010" be referred to the Advisory Planning Commission and the Fraser Valley Regional District for comments, said comments to be made available at the Public Hearing;

THAT "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 936, 2010" be read a first and second time; and

THAT staff be authorized to prepare the necessary notification and schedule for a Public Hearing for 29 March 2010 at 7:00 pm in the Village Council Chambers regarding "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 935, 2010" and "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 936, 2010."

BACKGROUND:

Please refer to the attached report from our Planner, Michael Rosen.

BUDGETARY CONSIDERATIONS:

There are no budgetary issues with respect to these changes. The developer will be covering any legal costs associated with any changes to covenants or agreements.

ALTERNATIVES/OPTIONS:

Options and alternatives are presented adequately in the attached report.

Respectfully submitted for your
consideration;



Larry Burk
Chief Administrative Officer

attachment

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and OCP amendment bylaws 935 - 936.RC020.doc

TO: LARRY BURK – CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN – PLANNING CONSULTANT

RE: OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW 935, 2010
ZONING BYLAW AMENDMENT BYLAW 936, 2010
FORMER SPRINGS CAFÉ SITE
120 & 130 ESPLANADE
LOT B, SECTION 13, TWP 4, RGE 29, NWD, PLAN BCP 27775

DATE: MARCH 9, 2010

BACKGROUND

In 2008, Council adopted amendments to the Official Community Plan and the Zoning Bylaw and issued a development permit to accommodate a 10 storey mixed use development at the south east corner of Esplanade and St. Alice, known as the former Springs Café site. Given the turbulent economic times over the last couple of years, the developer, IRCA Group Of Management Ltd., has not been able to secure financing for the approved project. Consequently the developer decided that the project as proposed needs to be revised to satisfy the requirements of the financial institutions and the prevailing market conditions. On 25 February 2010 the Village received a revised submission from IRCA, a copy of which is attached. The purpose of this report is to assist Council in its consideration of the revised development application.

DESCRIPTION OF REVISED SUBMISSION

The following are the highlights of the revised submission:

- ☐ The building is still sited on the property as originally proposed with a residential tower stepped back from Esplanade and St. Alice and commercial frontages on St. Alice and Esplanade. One additional feature has been added that being a commercial frontage on Lillooet Avenue.
- ☐ Access to the two levels of concealed parking is still off of Lillooet.
- ☐ There is a private roof deck garden on the second level for the residents of the building.
- ☐ The public realm components along the perimeter of the building consisting of sidewalk treatment, street trees, and a public gathering point at the street corner are all still proposed.

The **changes** to the design can be characterized as follows:

- ☐ The height of the building has been reduced from 10 stories to 7 stories resulting in a height reduction of approximately 9.1 meters (30 feet).
- ☐ The hotel component of the project has been completely eliminated.

- ☐ The total number of residential units has been increased from 48 to 56 resulting in an increase in residential density from 150 units per hectare (60 units per acre) to 173 units per hectare (70 units per acre).
- ☐ The total floor area ratio has been reduced from 1.99 to 1.83.
- ☐ There has been a slight increase in the total commercial floor area of 16 square meters (173 square feet) from 712 square meters (7,667 square feet) to 728 square meters (7,840 square feet) by creating additional commercial space along Lillooet Avenue, thus improving the rear building elevation.
- ☐ The total number of off-street parking spaces (including visitors and commercial parking) has been reduced from 114 to 104.

COMPLIANCE WITH OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

The subject property is currently zoned CD-1, a special zone that was crafted for the development as proposed in 2008. The CD-1 zone permits buildings with a maximum height of 10 stories and with a maximum floor area ratio of a 2.0. The new proposal with its reduced building height and FSR still conforms to these two requirements.

However the CD-1 zone establishes a maximum residential density of 150 units per hectare (60 units per acre). At 173 units per hectare (70 units per acre), the revised project would not comply with this provision of the CD-1 zone and therefore an amendment to the CD-1 zone would be required to accommodate the proposed development.

That being said, amending this particular density provision of the CD-1 zone **cannot** be enacted by Council unless the Official Community Plan (OCP) is first amended. Section 4.3.2 of the OCP establishes the maximum residential density within the Village Center at 150 units per hectare (60 units per acre). In order for Council to amend the CD-1 zone to accommodate the revised submission, the density provision within Section 4.3.2 of the OCP would need to be amended by increasing the maximum allowable limit.

PROPOSED AMENDMENTS TO OFFICIAL COMMUNITY PLAN & ZONING BYLAW

Attached to this report are two proposed bylaws that would amend the Official Community Plan and the Zoning Bylaw.

a) Official Community Plan Bylaw Amendment Bylaw 935, 2010

Two options were considered regarding increasing the permitted maximum residential density. One option would be to increase the density for **all** land designated Village Center on the Land Use Plan. The other option would be to increase the density for the subject property **only**.

Staff recommends that the site specific option is the preferred option to pursue. Increasing the density in the OCP for **all** properties within the Village Center area would necessitate a more involved community dialogue. Given that the proposed increase in density would actually result in a building that would have a lower

floor area ratio and will be three stories lower, secured through a CD zone, utilizing the site specific approach has the most merit. One premise to consider is that by increasing the density on one property only, there may be other property owners/developers that will seek similar increases on their sites in the future. This would be at the discretion of Council.

Therefore Section II of proposed Bylaw 935, 2010, would amend Section 4.3.2 by increasing the density from 150 units per hectare (60 units per acre) to 173 units per hectare (70 units per acre) for the subject property only.

b) Zoning Bylaw Amendment Bylaw 936, 2010

To accommodate the revised proposal, this bylaw would amend three provisions of the existing CD-1 zone as follows:

- i) Maximum Residential Density from 150 units per hectare to 173 units per hectare;
- ii) Maximum Floor Area Ratio from 2.0 to 1.85; and
- iii) Maximum Building Height from 10 stories or 35 meters to 7 stories or 25 meters.

DEVELOPMENT PERMIT 07- 08

Council authorized the issuance of Development Permit 07-08 to IRCA Group of Management Ltd. on 17 November 2008. The Permit requires the developer to construct the building as per an approved set of architectural and landscape plans in accordance with the guidelines contained within Development Permit Area 1 – Lakeshore Special Planning Area.

Given that revisions to the building are now proposed and a new set of architectural drawings have been prepared, DP 07-08 would need to be amended. The amendment is straight forward and will entail replacing the existing set of drawings with a revised set. The amended DP will be presented to Council for consideration of approval **after** the OCP and Zoning Bylaw amendment bylaws are adopted by Council should that occur.

DEVELOPMENT AGREEMENT

There were a number of covenants that were registered on title in conjunction with the rezoning of the property in 2008. One such agreement included provisions related to the use and operation of the hotel units. Given that the hotel component has now been eliminated, this agreement will need to be amended.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- Option 1:** Read Official Community Plan Amendment Bylaw 935, 2010 and Zoning Bylaw Amendment Bylaw 936, 2010 a first and second time and schedule a public hearing for 29 March 2010;

Option 2: Decide not to proceed with the bylaws in their present form and request staff to work further with the proponent to revise the proposal; or

Option 3: Decide not to proceed with the amending bylaws.

CONSULTATION

Section 879 of the *Local Government Act* requires Council to consider the type and extent of consultation it will pursue regarding proposed amendments to its Official Community Plan above and beyond the formal public hearing. Given that the proposed amendment to the Official Community Plan will result in a building with a lower overall FSR and will be three stories shorter, a comprehensive referral and consultation process is not deemed necessary. Staff considers it appropriate to refer the Bylaws to the Advisory Planning Commission and the Fraser Valley Regional District for comment, the results of which would be included in the Public Hearing record.

CONCLUSION AND RECOMMENDATIONS

The revised development proposal from IRCA would generate a higher residential density which has triggered the need for the bylaw amendments, but would actually result in a decrease in the overall building density. This has been achieved by removing the top three levels of the building and replacing the 12 hotel units with 8 residential units.

The 7 storey building should fit in better on the Esplanade streetscape as its size is more compatible with the adjacent tower on the Harrison Hot Springs Resort and Spa property to the west.

The loss of the 12 hotel units from the previous proposal is an issue due to the loss of potential tax revenue. However, according to the developer it is the component of the project that had to be changed in order to render the project economically viable.

Taking all factors into account, the recommended course of action from staff is to pursue Option 1; give the bylaws two readings and proceed to Public Hearing.

On that basis, the following resolutions are offered for Council's consideration:

- 1) **THAT** "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 935, 2010" be read a first and second time;
- 2) **THAT** pursuant to Section 879 of the *Local Government Act*, the Council has determined that public consultation in addition to the public hearing is not deemed necessary due to the reduced size and density of the project, except that "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 935, 2010" be referred to the Advisory Planning Commission and the Fraser Valley Regional District for comments, said comments to be made available at the public hearing;

- 3) **THAT** "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 936, 2010" be read a first and second time; and
- 4) **THAT** staff be authorized to prepare the necessary notification and schedule for a Public Hearing for 29 March 2010 at 7:00 pm regarding "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 935, 2010" and "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 936, 2010."

Presented for your consideration

Michael Rosen
Planning Consultant

Attachments:

- 1) *Proposed Bylaws 935 & 936, 2010*
- 2) *Letter from Fred Adab Architect – 24 February 2010*
- 3) *Revised Drawing Package – Fred Adab Architect - 15 February 2010*



F. ADAB ARCHITECTS INC.

ARCHITECTURE, PLANNING, INTERIOR DESIGN

February 24, 2010

Larry Burk
Chief Administrative Officer
Village of Harrison Hot Springs
495 Hot Springs Road
Harrison Hot Springs, B.C.
V0M 1K0

Re: 120 - 130 Esplanade, File # 6635 DP 07 / 08

Dear Larry:

Due to problems associated with financing and marketing of the hotel suites, the client discussed with the Village of Harrison Hot Springs the possibility of reducing the gross buildable area, deleting the hotel suites and reducing the cost of construction in order to be able to obtain construction financing.

Based on the above mandate we revised the architectural drawings and held a meeting with you, Grant Sanborn and Mr. Marzara on Tuesday, February 09, 2010 and reviewed the revised preliminary drawings.

We hereby submit our final revised architectural drawings. Below is the summary of the changes and its impact on the design:

Gross residential area including the hotel suites reduced from 60,154 sq.ft. to 56,155.55 sq.ft. resulting in the reduction of the residential gross buildable area of 3,998.45 sq.ft.

Gross commercial area increased from 7,667 sq.ft. to 7,840.38 sq.ft. This resulted in creating additional commercial space along Lillooet Street to respond to the demand for commercial zone along the street.

The total number of units including the hotel suites is reduced from 63 to 56 units and the total number of residential suites excluding the hotel suites is increased from 48 to 56 units. This resulted in the reduction of the floor area ratio from 1.998 to 1.836.

The total number of residential units per acre excluding the hotel suites is increased from 60 to 70 per acre.

The number of storeys has been reduced from 10 to 7 storeys resulting in the reduction of the overall height from 112 ft (34.14m) to 82.83 ft. (24.94m). This resulted in introducing a smaller building, opening the view corridor and reducing the impact on the neighbouring properties.

The total number of parking including visitors and commercial parking is reduced from 114 to 104 units.

We believe all of the above items have resulted in improvement to the overall design and enhancing the architectural form and character as well as responding to some of the concerns raised during our public information meetings. Please note that while reducing the height of the building we have introduced additional metal roofing along the west and south elevations and introduced other elements to enhance the village character into the overall architectural vocabulary.

It should be noted that the report prepared and submitted to the Council by Urban Systems dated May 09, 2008 specifically for this project relates, on many occasions, to the increase of residential density and floor area ratio and recommends that this increased density is justifiable for this project in this location. The increase in density, floor area ratio and the building height are reflected on pages 3, 4, 5 and 6 of the Urban Systems report to the Council.

It should also be noted that generally the increase in FAR without increasing the density results in designing larger units, which are neither affordable nor marketable. FAR and density must go hand in hand to create a marketable project.

If you have any questions please do not hesitate to email me or call me at 604.987.3003.

Yours sincerely,

Fred Adab
MAIBC, MRAIC, MAAA, MPIBC
per F. Adab Architects Inc.



F. ADAB ARCHITECTS INC.

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PROJECT DATA :

CIVIC ADDRESS :
120-130 ESPLANADE AVE.

LEGAL DESCRIPTION :
E'LY HALF LOT 2 AND THE W'LY HALF OF LOT 3,
BLOCK 1, SEC. 13, TP. 4, R29 W6M, NEW
WESTMINSTER DISTRICT, PLAN 251.

SITE AREA : 34848 SQ.FT. (3,237.49 SQ. M.)

EXISTING ZONING : C-1 VILLAGE COMMERCIAL
PROPOSED ZONING : CD - 1

F.S.R. PROPOSED (INCLUDING AMENITY) : 1.836

GROSS RESIDENTIAL AREA : 56155.51 S.F. (5054.00 SQ.M.)

GROSS COMMERCIAL AREA : 7840.38 S.F. (705.63 SQ.M.)

NUMBER OF RESIDENTIAL UNITS PROPOSED : 56

NUMBER OF RESIDENTIAL UNITS PER ACRE : 56/0.8 = 70.00

AMENITY AREA (PROVIDED) :

(INDOOR) 913 SQ.FT. (83.88 SQ.M.)
(OUTDOOR) 1890 SQ.FT. (170.10 SQ.M.)

NO. OF STORIES : 7

BUILDING HEIGHT :

(TO THE MIDDLE OF THE PITCH ROOF) 81.83 FT (24.94 M.)

SITE COVERAGE (FIRST FLOOR) : 90%

SITE COVERAGE (TYPICAL FLOORS) : 29%

PROPOSED RESIDENTIAL UNITS :

ONE BED ROOM	11
ONE BED ROOM + DEN	19
TWO BED ROOM	18
TWO BEDROOM + DEN	8
TOTAL RESIDENTIAL UNITS	56

PARKINGS STATISTICS :

ONE BED ROOM = 1 STALL
TWO BED ROOM = 1.5 STALL
COMMERCIAL = 1 STALL PER 323 SQ.FT (30 SQ. M.)

REQUIRED : PROVIDED :

RESIDENTIAL	69	69
VISITOR (TOTAL)	11	11
COMMERCIAL	24	24

TOTAL PARKING 104 104

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

DRAWING LIST:

- A 1.0 PROJECT DATA
- A 1.1 CONTEXT PLAN
- A 1.2 SITE PHOTOS
- A 1.3 NORTH COLOURED ELEVATION
- A 1.4 WEST COLOURED ELEVATION
- A 1.5 NORTH COLOURED ELEVATION
- A 1.6 SITE PLAN
- A 2.1 FIRST FLOOR PLAN
- A 2.2 SECOND FLOOR PLAN
- A 2.3 THIRD FLOOR PLAN
- A 2.4 FOURTH & FIFTH FLOOR PLAN
- A 2.5 SIXTH FLOOR PLANS
- A 2.6 SEVENTH FLOOR PLAN
- A 2.7 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 SECTION A-A
- A 4.2 SECTION B-B

CONTACT LIST:

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3 - 1680 LLOYD AVENUE
NORTH VANCOUVER, B.C.
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FAX : 604 987 9962

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F. ADAB ARCHITECTS INC.
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FAX : 604 987 3022

LAND SURVEYOR:
MORGAN STEWART & CO.
1055 SEYMOUR STREET
VANCOUVER, B.C.
TEL : 604 687 6666
FAX : 604 685 8071

LANDSCAPE ARCHITECT:
JAMES JARVIS & ASSOCIATES LTD.
20-222 EAST 11TH STREET
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TEL : 604 980 2254
FAX : 604 983 2423

CIVIL ENGINEER:
APLIN & MARTIN
201-12448 82ND AVENUE
SURREY, B.C.
TEL : 604 597 9058
FAX : 604 597 9061

GEOTECHNICAL:
JETCH CONSULTANT INC.
110 - 3993 HENNING DRIVE
BURNABY, B.C.
TEL : 604 299 6617
FAX : 604 299 6641

PROJECT TITLE:

**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

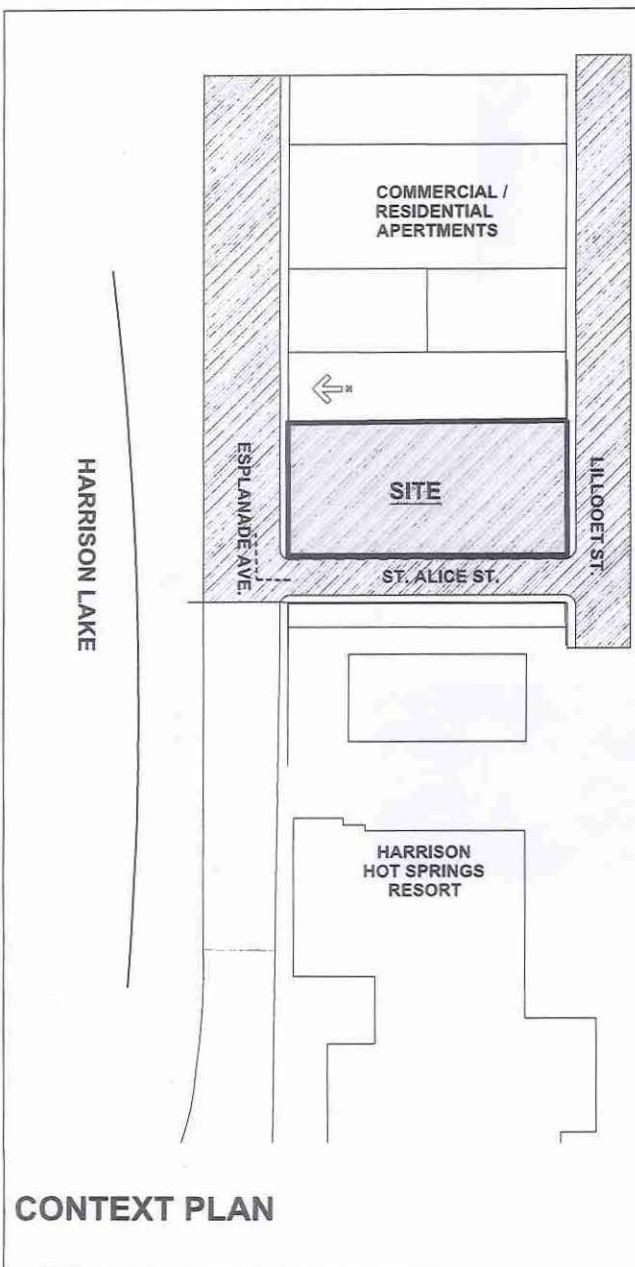
ADDRESS:
102-130 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

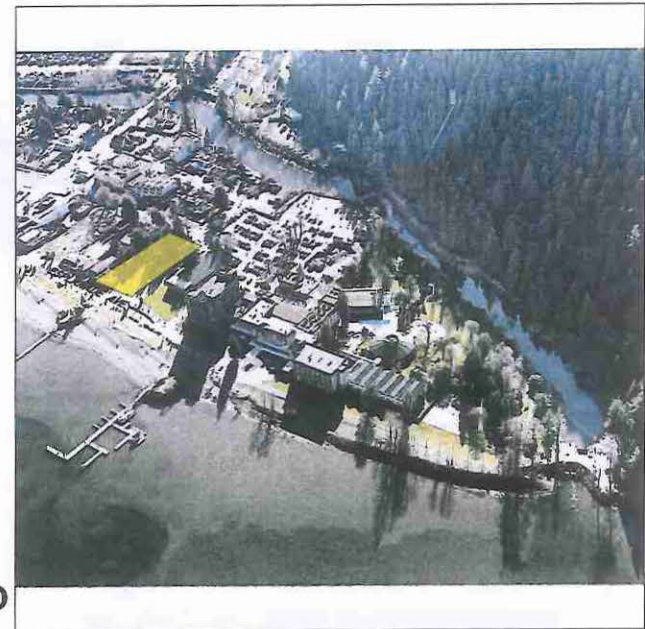
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PROJECT DATA

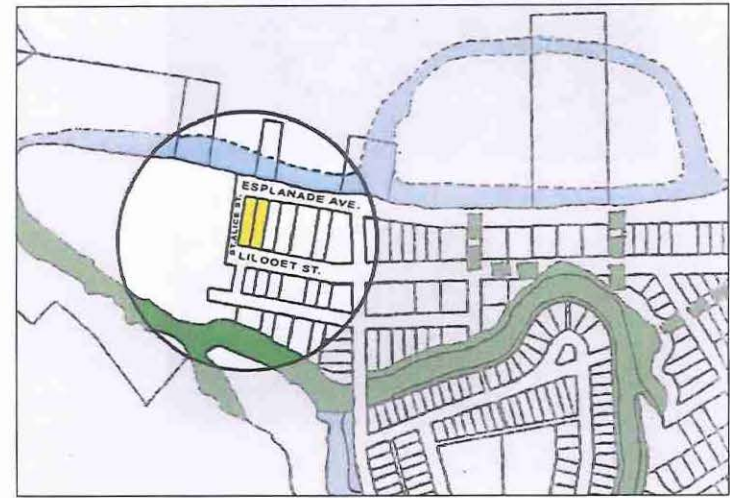
DATE:	OCT 2008	SHEET NO:	A-1.0
SCALE:	NA		
DESIGN:	FA		
DRAWING:	AA		
PROJECT NO:	0503		



AERIAL PHOTO



LOCATION MAP



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13	02/24/18	Revised for D.P. Submission
12	02/15/18	General Revision for D.P. Amendment
11	02/03/18	Revised for D.P. Submission
10	10/10/18	Revised for D.P. Submission
9	03/03/18	Revised Elevation
8	02/14/18	Revised F.S.R.
7	11/14/17	Revised for D.C.P. Amendment
6	09/12/17	Revised to accommodate final values
5	08/25/17	Incorporated A.D.P. notes
4	06/02/17	Revised as F.V.I.D. comments
3	01/17/17	Revised for d.p.
2	10/10/16	Changed 4 storey wood frame to 10 storey concrete
1	03/02/16	Issued for d.p.
NO.	DATE	REVISION / ISSUED

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

DATE:	OCT 2008	SHEET NO:	
SCALE:	1/8"		
DESIGN:	FA		
DRAWING:	AA		
PROJECT NO:	1503		

A-1.1

#304000 RODGEEVE T CRESCENT
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TEL: (604) 987-2003 FAX: (604) 987-2211
E-MAIL: info@rodgeeve.com

[illegible]

13	202113	Revised to D.C. jurisdiction
12	091014	Revised to D.C. jurisdiction
11	162009	Revised to D.C. jurisdiction
10	161009	Revised by D.C. jurisdiction
9	091009	Revised to D.C. jurisdiction
8	191108	Revised to D.C. jurisdiction
7	111007	Revised to D.C. jurisdiction
6	091007	Revised to D.C. jurisdiction
5	061007	Revised to D.C. jurisdiction
4	091007	Revised to D.C. jurisdiction
3	091007	Revised to D.C. jurisdiction
2	091007	Revised to D.C. jurisdiction
1	201006	Revised to D.C. jurisdiction
06	0106	Revised to D.C. jurisdiction

DATE:	OCT 2008	SHEET NO:
SCALE:	NA	
DISEGN:	FA	
DRAWN:	AA	
PROJECT NO. (DMS)		

A-1.2





F. ADAB ARCHITECTS INC.

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13	02/24/19	Revised for D.P. Submission
12	02/12/19	General Revision for D.P. Approval
11	10/25/18	Revised for D.P. Submission
10	10/10/18	Revised for D.P. Submission
9	09/02/18	Revised Elevations
8	08/15/18	Revised P.S.D.
7	11/14/17	Revised for D.P. Approval
6	09/12/17	Revised for accommodation retail outlets
5	05/25/17	Incorporated A.D.P. comments
4	05/03/17	Revised as F.V.R.D. comments
3	04/12/17	Revised for S.D.
2	10/15/16	Revised a canopy would be built to 10' height
1	01/03/16	Issued for R.P.
NO.	DATE	REVISION/ISSUE

PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS
102-130 ESPRANADE AVE.
HARRISON HOTSPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
**COLOURED NORTH
ELEVATION**

DATE:	OCT 2005	SHEET NO.:	A-1.3
SCALE:	N/A		
DESIGN:	FA		
DRAWING:	AS		
PROJECT NO.:	0503		



NORTH ELEVATION



**F. ADAB
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1133-1600 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3H1
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13	02/04/18	Revised for D.P. Submission
12	02/12/16	General Revision for D.P. Submission
11	16/03/08	Revised for D.P. Submission
10	10/10/08	Revised for D.P. Submission
9	09/02/08	Revised Drawings
8	08/11/08	Revised F.S.P.
7	11/10/07	Revised for D.P. Submission
6	10/12/07	Revised for D.P. Submission
5	07/05/07	Incorporated A.D.P. comments
4	06/10/07	Revised as F.V.R.D. comments
3	01/10/07	Revised for D.P.
2	10/10/06	Changed a entry wind frame to 15 storey windows
1	03/02/06	Revised for D.P.
NO	DATE	REVISION / SHEET

PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
100-130 ESPLANADE AVENUE
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
**COLOURED WEST
ELEVATION**

DATE:	OCT 2016	SHEET NO:	A-1.4
SCALE:	N/A		
DESIGN:	TA		
DRAWN:	AA		
PROJECT NO: 0003			



WEST ELEVATION



SOUTH ELEVATION



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13	02/04/19	Revised for D.P. Submission
12	02/01/19	General Revision for D.P. Amendment
11	10/23/08	Revised for D.P. Submission
10	10/10/08	Revised for D.P. Submission
9	09/02/08	Revised Elevations
8	08/11/08	Revised F.S.D.
7	11/11/07	Revised for D.C.P. Amendment
6	09/12/07	Revised to accommodate main lobby
5	06/25/07	Incorporating A.D.P. comments
4	06/02/07	Revised as F.S.A.D. comments
3	01/17/07	Revised for S.C.
2	11/10/06	Changed 4 story - now 5 storey to 13 storey currently
1	03/02/06	Issued for A.D.
NO.	DATE	REVISION / ISSUE

PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS
102-130 ESPRANADE AVE.
HARRISON HOTSPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
**COLOURED SOUTH
ELEVATION**

DATE:	SEP 2005	SHEET NO.:
SCALE:	1/8" = 1'-0"	
DESIGN:	FA	
DRAWING:	AA	
PROJECT NO.:	0003	

A-1.5

**F. ADAB
ARCHITECTS
INC.**

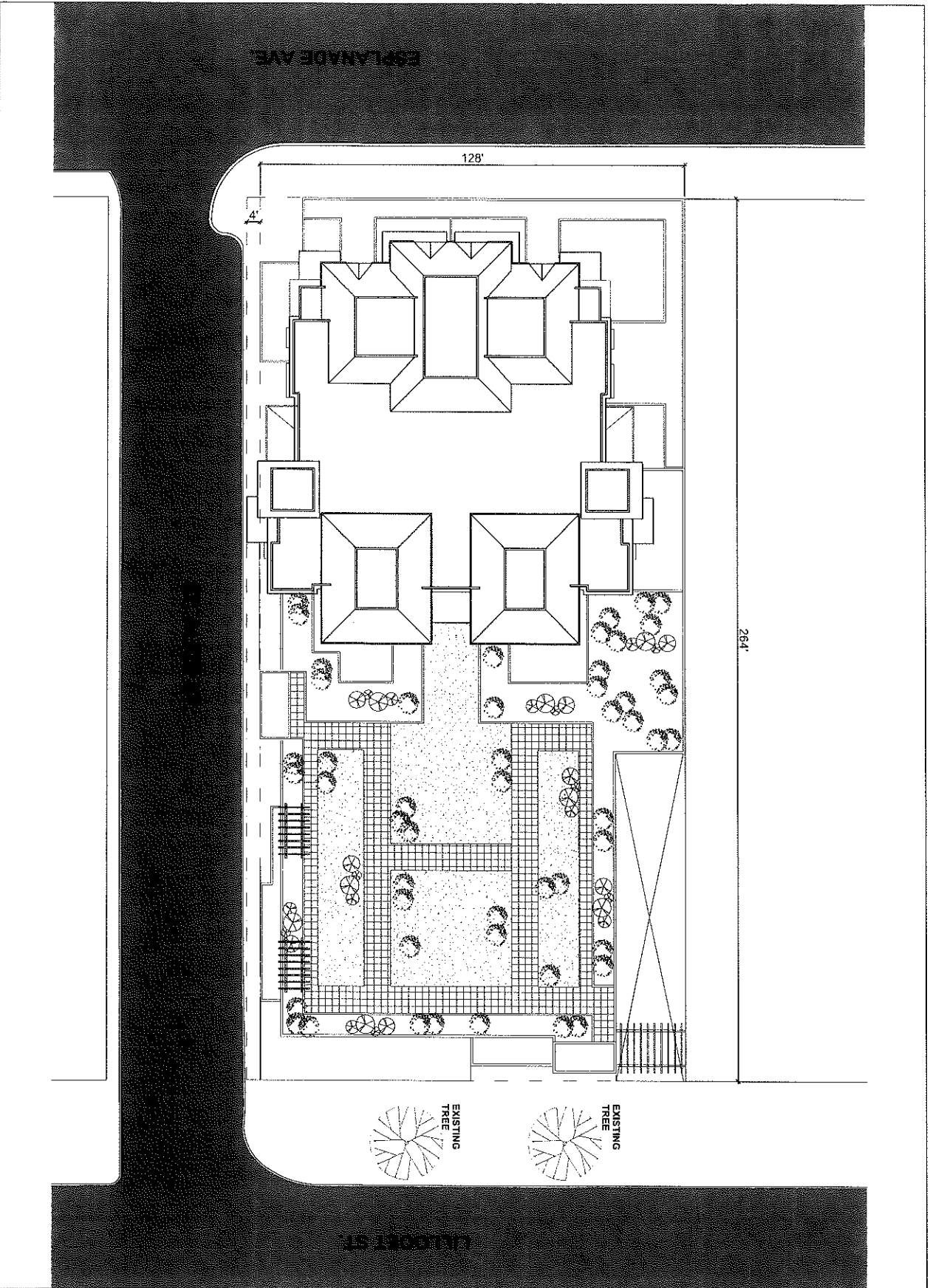
#128-1028 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 1R1
TEL: (604) 557-1101 FAX: (604) 557-2023
E-mail: info@rutherford.ca

The *Journal* is published at least, in the category of "theoretical" or "conceptual" work. It is not, as the *Journal of Applied Social Psychology* is, devoted to the use of the specific theory, but, as the *Journal of Personality and Social Psychology* is, devoted to the use of the specific theory without limitation to this theory.

[illegible]

DRAWING TITLE:
SITE PLAN

DATE:	05/2008	SHEET NO:
SCALE:	N4	
CESION:	FA	
DESIGN:	A4	
PROJECT NO:	0931	A-1.6





F. ADAB ARCHITECTS INC.

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1	02/04/10	Revised for D.P. Submittal
2	02/10/10	General Revision to D.P. Submittal
11	10/23/05	Revised for D.P. Submittal
12	10/19/05	Revised for D.P. Submittal
13	04/22/05	Revised for D.P. Submittal
14	10/11/05	Revised for D.P. Submittal
15	11/14/05	Revised for D.P. Submittal
16	11/14/05	Revised for D.P. Submittal
17	11/14/05	Revised for D.P. Submittal
18	11/14/05	Revised for D.P. Submittal
19	11/14/05	Revised for D.P. Submittal
20	11/14/05	Revised for D.P. Submittal
21	11/14/05	Revised for D.P. Submittal
22	11/14/05	Revised for D.P. Submittal
23	11/14/05	Revised for D.P. Submittal
24	11/14/05	Revised for D.P. Submittal
25	11/14/05	Revised for D.P. Submittal
26	11/14/05	Revised for D.P. Submittal
27	11/14/05	Revised for D.P. Submittal
28	11/14/05	Revised for D.P. Submittal
29	11/14/05	Revised for D.P. Submittal
30	11/14/05	Revised for D.P. Submittal

PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
102-130 ESPRANCO AVE.
HARRISON HOT SPRINGS, B.C.

FOR:
BCA CONSTRUCTION

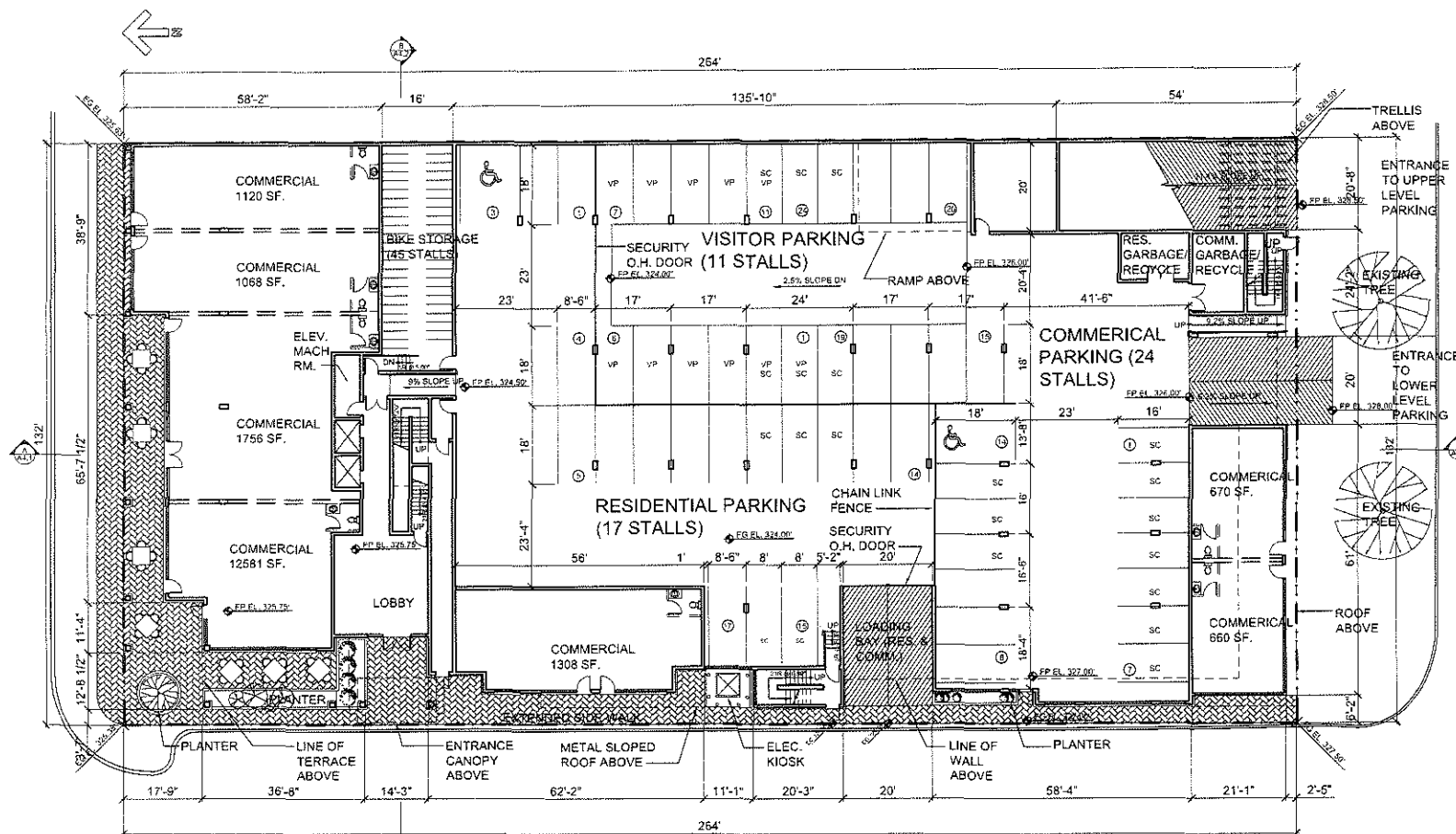
DRAWING TITLE:
FIRST FLOOR PLAN

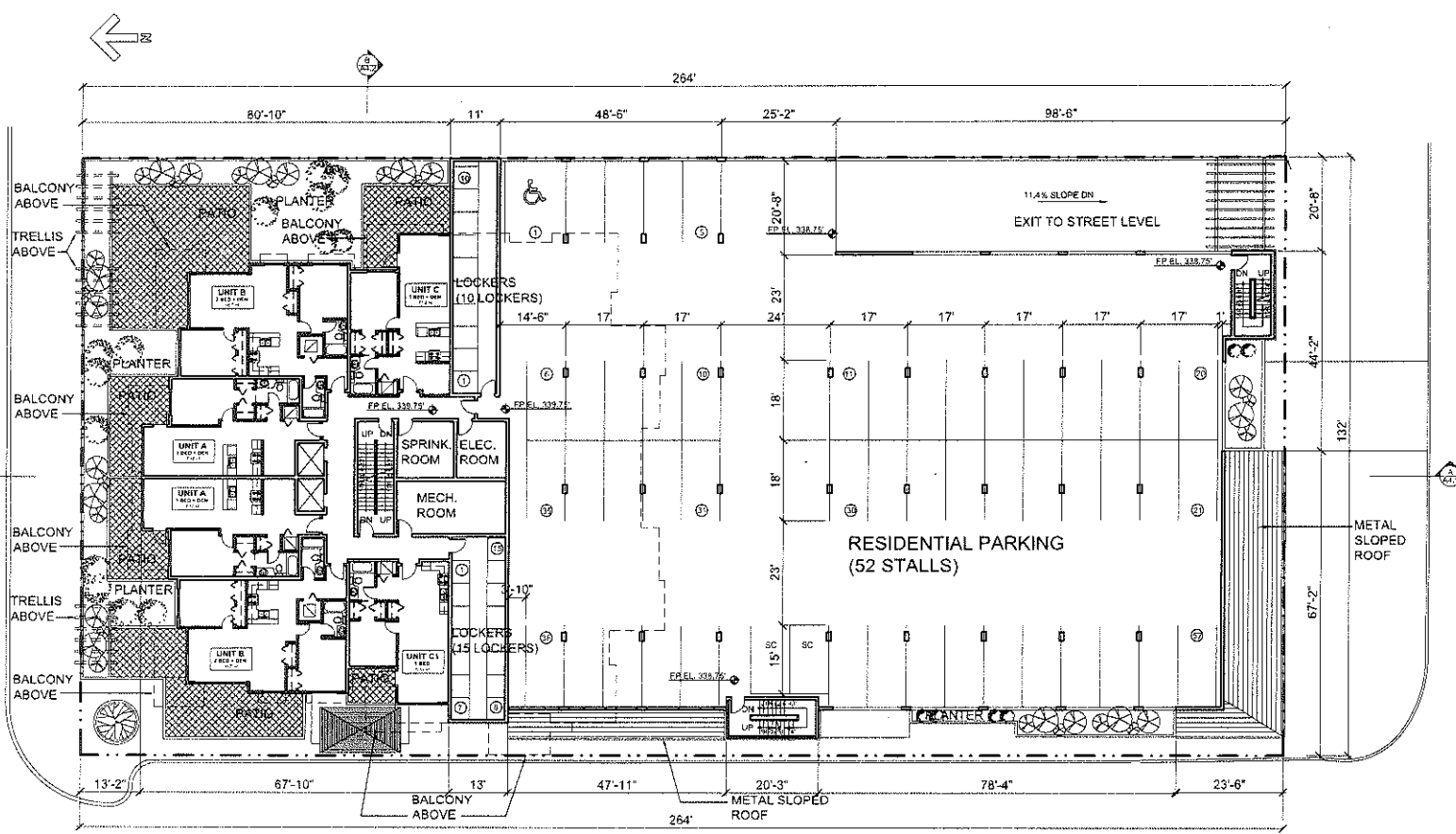
DATE:	OCT 2008	SHEET NO.:	A-2.1
SCALE:	1/4" = 1'-0"		
DESIGN:	FA		
DRAWN:	AA		
PROJECT NO.:	0501		



1ST FLOOR PLAN

GROSS COMMERCIAL AREA: 7840.38 S.F.





2ND FLOOR PLAN
GROSS RESIDENTIAL AREA: 5641.76 S.F.



**F. ADAB
ARCHITECTS
INC.**

4130-1300 #2008/ST/08/08/08/08
NORTH VANCOUVER, B.C. V7P 1K4
TEL: (604) 940-0000 FAX: (604) 940-0001
E-MAIL: fadab@fadam.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.

1	10/24/07	Revised for D.P. Submittal
2	02/15/08	General Revision for D.P. Submittal
3	10/23/08	Revised for D.P. Submittal
4	10/23/08	Revised for D.P. Submittal
5	09/22/08	Revised for D.P. Submittal
6	02/15/08	Revised for D.P. Submittal
7	11/14/07	Revised for D.P. Submittal
8	04/15/07	Revised for D.P. Submittal
9	02/25/07	Revised for D.P. Submittal
10	06/05/07	Revised for D.P. Submittal
11	08/15/07	Revised for D.P. Submittal
12	10/10/06	Revised for D.P. Submittal
13	03/02/06	Revised for D.P. Submittal
14	04/15/07	Revised for D.P. Submittal
15	04/15/07	Revised for D.P. Submittal
16	04/15/07	Revised for D.P. Submittal
17	04/15/07	Revised for D.P. Submittal
18	04/15/07	Revised for D.P. Submittal
19	04/15/07	Revised for D.P. Submittal
20	04/15/07	Revised for D.P. Submittal
21	04/15/07	Revised for D.P. Submittal
22	04/15/07	Revised for D.P. Submittal
23	04/15/07	Revised for D.P. Submittal
24	04/15/07	Revised for D.P. Submittal
25	04/15/07	Revised for D.P. Submittal
26	04/15/07	Revised for D.P. Submittal
27	04/15/07	Revised for D.P. Submittal
28	04/15/07	Revised for D.P. Submittal
29	04/15/07	Revised for D.P. Submittal
30	04/15/07	Revised for D.P. Submittal
31	04/15/07	Revised for D.P. Submittal
32	04/15/07	Revised for D.P. Submittal
33	04/15/07	Revised for D.P. Submittal
34	04/15/07	Revised for D.P. Submittal
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36	04/15/07	Revised for D.P. Submittal
37	04/15/07	Revised for D.P. Submittal
38	04/15/07	Revised for D.P. Submittal
39	04/15/07	Revised for D.P. Submittal
40	04/15/07	Revised for D.P. Submittal
41	04/15/07	Revised for D.P. Submittal
42	04/15/07	Revised for D.P. Submittal
43	04/15/07	Revised for D.P. Submittal
44	04/15/07	Revised for D.P. Submittal
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46	04/15/07	Revised for D.P. Submittal
47	04/15/07	Revised for D.P. Submittal
48	04/15/07	Revised for D.P. Submittal
49	04/15/07	Revised for D.P. Submittal
50	04/15/07	Revised for D.P. Submittal
51	04/15/07	Revised for D.P. Submittal
52	04/15/07	Revised for D.P. Submittal

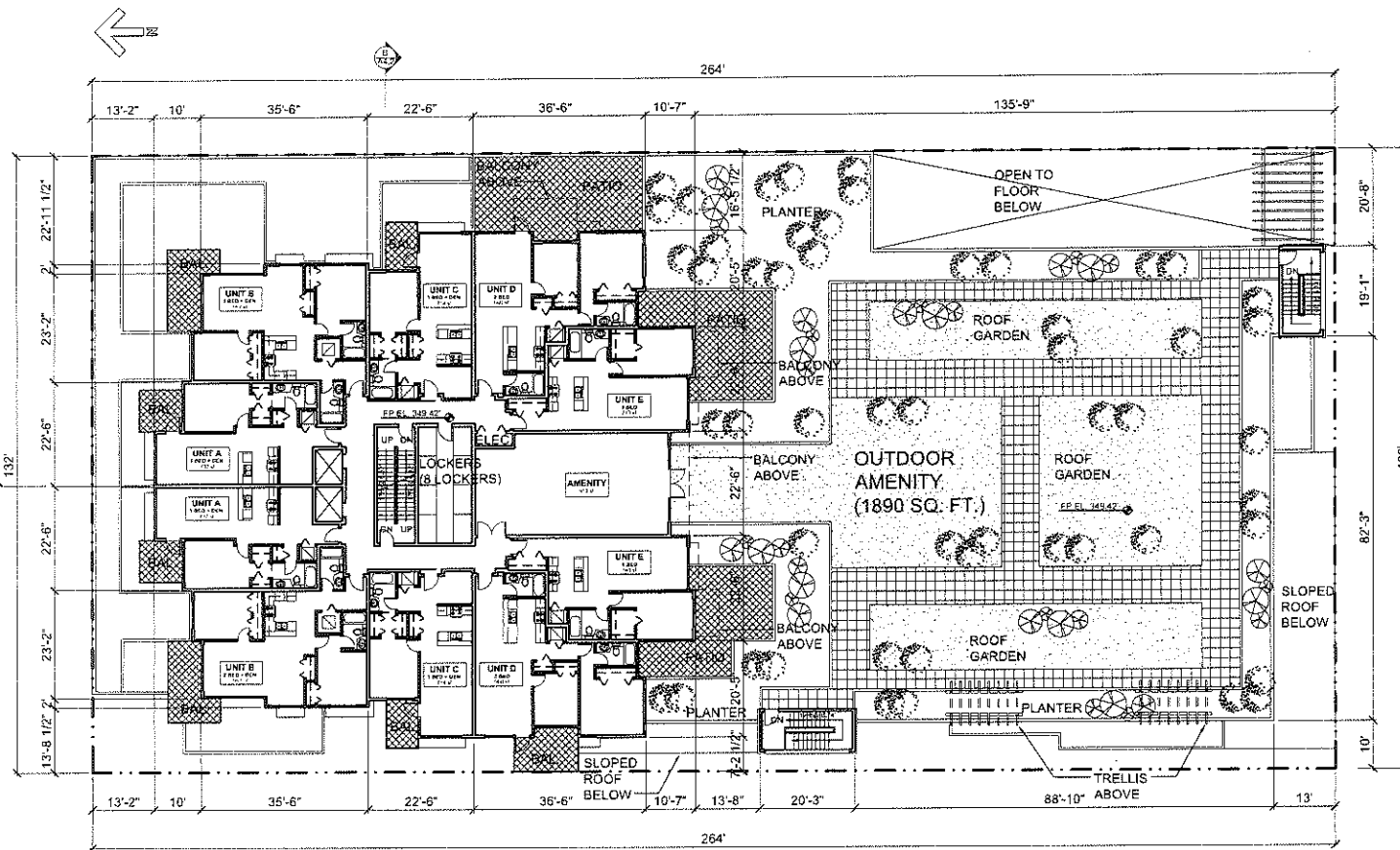
PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS:
102-130 ESPLANADE AVE.
HARRISON-HOTSPPRINGS B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SECOND FLOOR PLAN

DATE:	OCT 2008	SHEET NO.:	A-2.2
SCALE:	1/4" = 1'-0"	DESIGN:	FA
DRAWN:	AA	PROJECT NO.:	0003



F. ADAB ARCHITECTS INC.

4306132C ROOSEVELT CRESCENT
HOUSTON, TEXAS 77057-3841
TEL: (281) 597-2000 FAX: (281) 597-2001
E-MAIL: fadab@f-adab.com

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Contractors will verify all dimensions and locations for all dimensions on the site. This office will be responsible for any discrepancies and necessary change orders.

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, warranties, or made by the design professional to any party with whom the design professional has not entered into a contract.

13	10/25/10	Revised for D.P. Submittal
12	10/15/10	General Revision for D.P. Submittal
11	10/22/10	Revised for D.P. Submittal
10	10/15/10	Revised for D.P. Submittal
9	10/15/10	Revised for D.P. Submittal
8	10/15/10	Revised for D.P. Submittal
7	10/15/10	Revised for D.P. Submittal
6	10/15/10	Revised for D.P. Submittal
5	10/15/10	Revised for D.P. Submittal
4	10/15/10	Revised for D.P. Submittal
3	10/15/10	Revised for D.P. Submittal
2	10/15/10	Revised for D.P. Submittal
1	10/15/10	Revised for D.P. Submittal
0	10/15/10	Revised for D.P. Submittal

PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
112-130 ESPERANZA AVE.
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
THIRD FLOOR PLAN

DATE:	OCT 2008	SHEET NO:
SCALE:	1/4" = 1'-0"	
DESIGNER:	FA	
DRAWN:	AA	
PROJECT NO:	1001	

A-2.3



F. ADAB ARCHITECTS INC.

111-1130 ROOSEVELT GREEN
NORTH VANCOUVER, BC V7P 3K4
TEL: 604-950-0000 FAX: 604-950-0001
E-MAIL: fadab@fadam.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.

12	02/04/13	Revised for D.P. Submission
11	02/04/13	General Revisions for D.P. Submission
10	10/2/10	Revised for D.P. Submission
9	07/16/10	Revised for D.P. Submission
8	07/16/10	Revised for D.P. Submission
7	11/14/10	Revised for D.P. Submission
6	07/16/10	Revised for D.P. Submission
5	04/23/07	Revised for D.P. Submission
4	06/02/07	Revised for D.P. Submission
3	01/17/07	Revised for D.P. Submission
2	10/10/06	Revised for D.P. Submission
1	03/02/06	Revised for D.P. Submission
10	DATE	REVISION / SCALE

PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

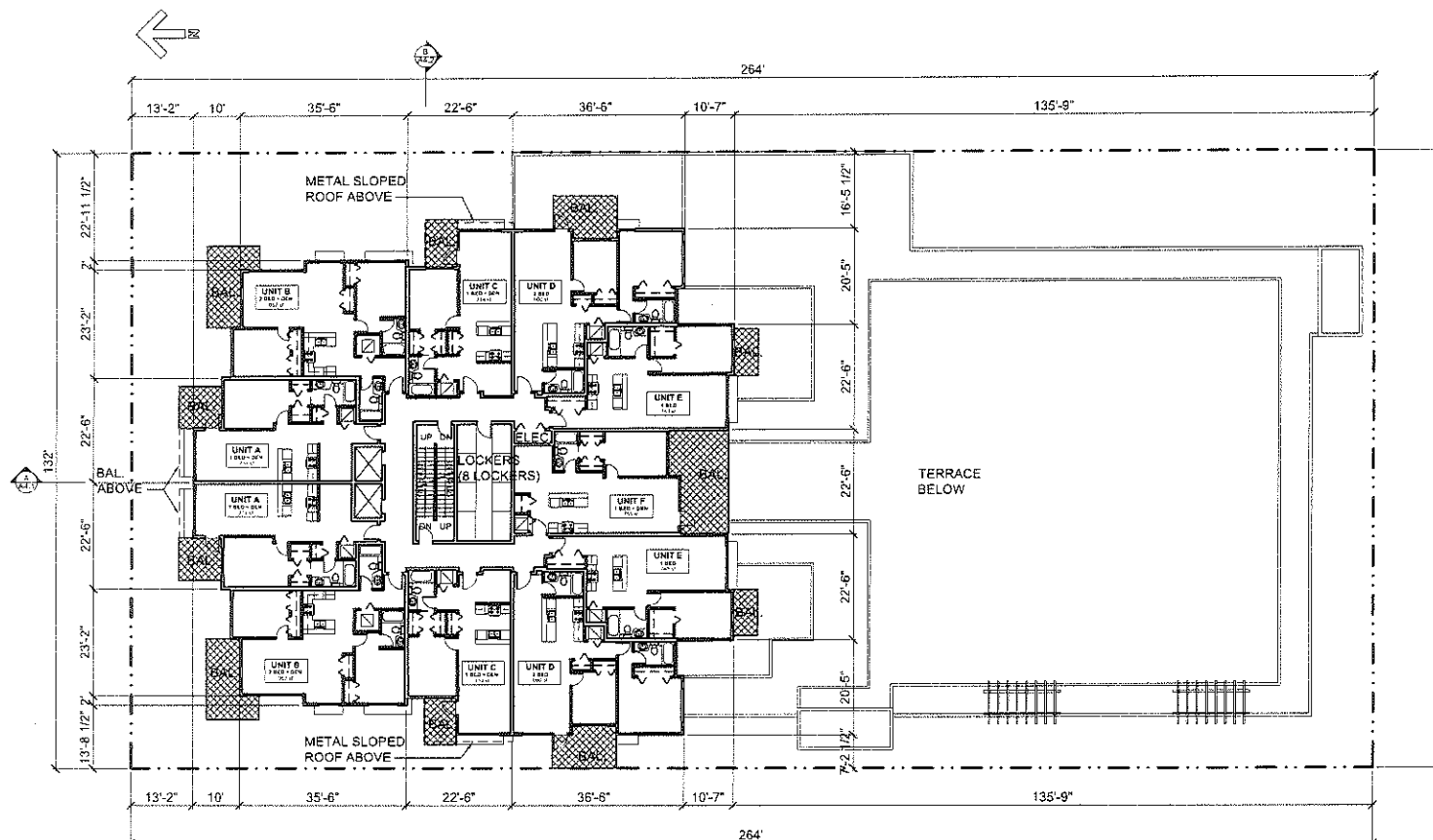
ADDRESS:
102-110 ESPLANADE AVE.
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
**FOURTH & FIFTH
FLOOR PLANS**

DATE:	OCT 2006	SHEET NO.:	
SCALE:	1/4" = 1'-0"		
DESIGN:	FA		
DRAWN:	AA		
PROJECT NO.:	0001		

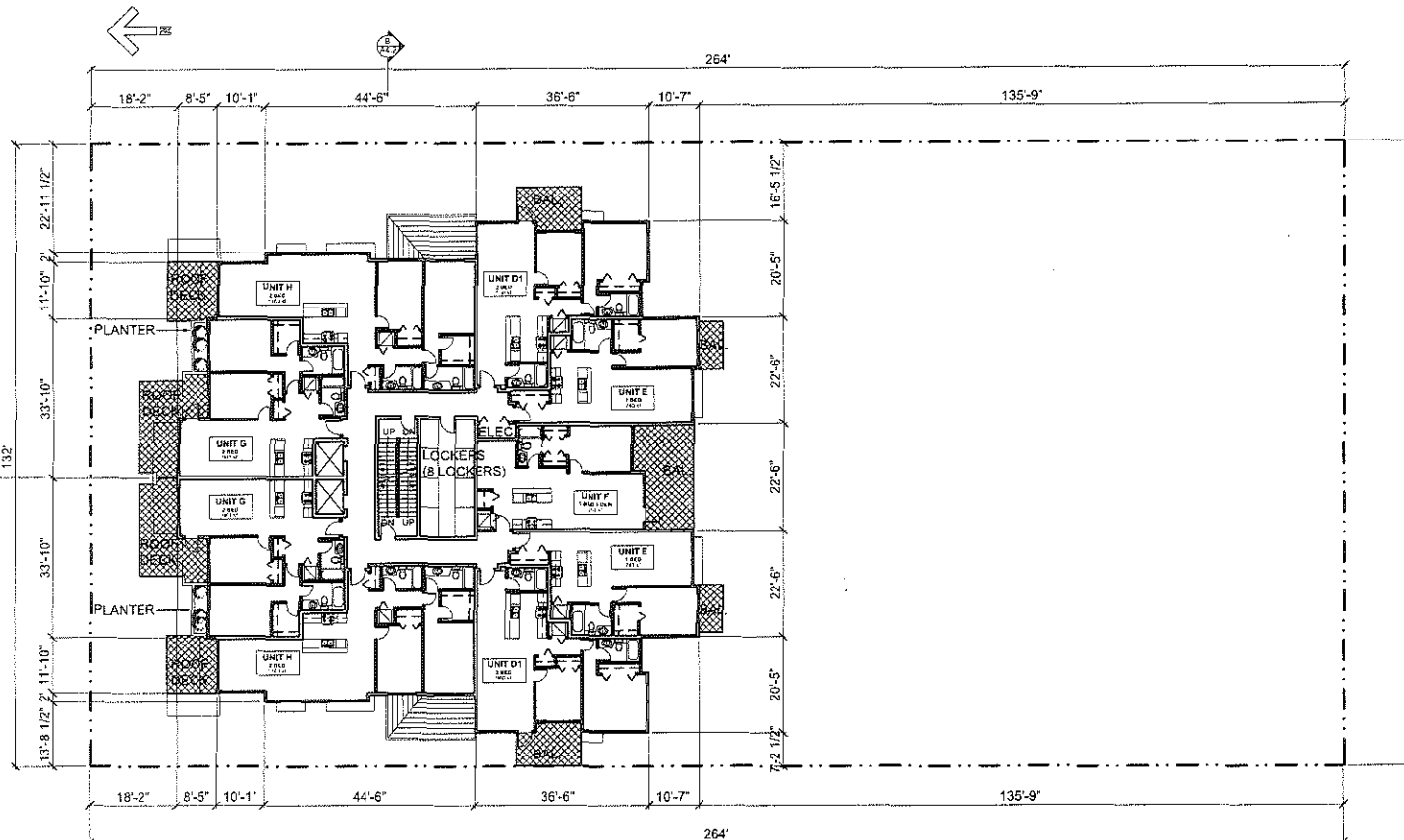
A-2.4



4TH & 5TH FLOOR PLAN

GROSS RESIDENTIAL AREA: 9984.94 S.F.





6TH FLOOR PLAN

GROSS RESIDENTIAL AREA: 9416.97 S.F.



**F. ADAB
ARCHITECTS
INC.**

4128-1006 ROOSEVELT ONESENT
NORTH VANCOUVER, BC V7P 3R1
TEL: (604) 441-3001 FAX: (604) 441-3002
E-MAIL: fadab@fadabarchitects.com

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These design documents are prepared solely for the use for 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.

1	02/24/09	Revised for D.P. Summary
2	02/25/09	Revised for D.P. Summary
3	02/25/09	Revised for D.P. Summary
4	02/25/09	Revised for D.P. Summary
5	02/25/09	Revised for D.P. Summary
6	02/25/09	Revised for D.P. Summary
7	02/25/09	Revised for D.P. Summary
8	02/25/09	Revised for D.P. Summary
9	02/25/09	Revised for D.P. Summary
10	02/25/09	Revised for D.P. Summary
11	02/25/09	Revised for D.P. Summary
12	02/25/09	Revised for D.P. Summary
13	02/25/09	Revised for D.P. Summary
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15	02/25/09	Revised for D.P. Summary
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39	02/25/09	Revised for D.P. Summary
40	02/25/09	Revised for D.P. Summary
41	02/25/09	Revised for D.P. Summary
42	02/25/09	Revised for D.P. Summary
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44	02/25/09	Revised for D.P. Summary
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46	02/25/09	Revised for D.P. Summary
47	02/25/09	Revised for D.P. Summary
48	02/25/09	Revised for D.P. Summary
49	02/25/09	Revised for D.P. Summary
50	02/25/09	Revised for D.P. Summary

PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

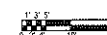
ADDRESS:
102-130 ESPRANCA AVE.
HARRISON-HOTSPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SIXTH FLOOR PLAN

DATE:	OCT 2008	SHEET NO:	
SCALE:	1/8" = 1'-0"		
DESIGN:	FA		
DRAWING:	AD		
PROJECT NO:	0001		

A-2.5





**F. ADAB
ARCHITECTS
INC.**

4730-100 ROOSEVELT CRESCENT
NORTH VANCOUVER, B.C. V7P 4R4
TEL: (604) 441-2241 FAX: (604) 441-1111
E-MAIL: FAD@FADADAB.COM

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12	020410	Revised to D.C. Review - door
13	021110	Revised to D.C. Review - door
14	021110	Revised to D.C. Review - door
15	021110	Revised to D.C. Review - door
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82	021110	Revised to D.C. Review - door
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85	021110	Revised to D.C. Review - door
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97	021110	Revised to D.C. Review - door
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99	021110	Revised to D.C. Review - door
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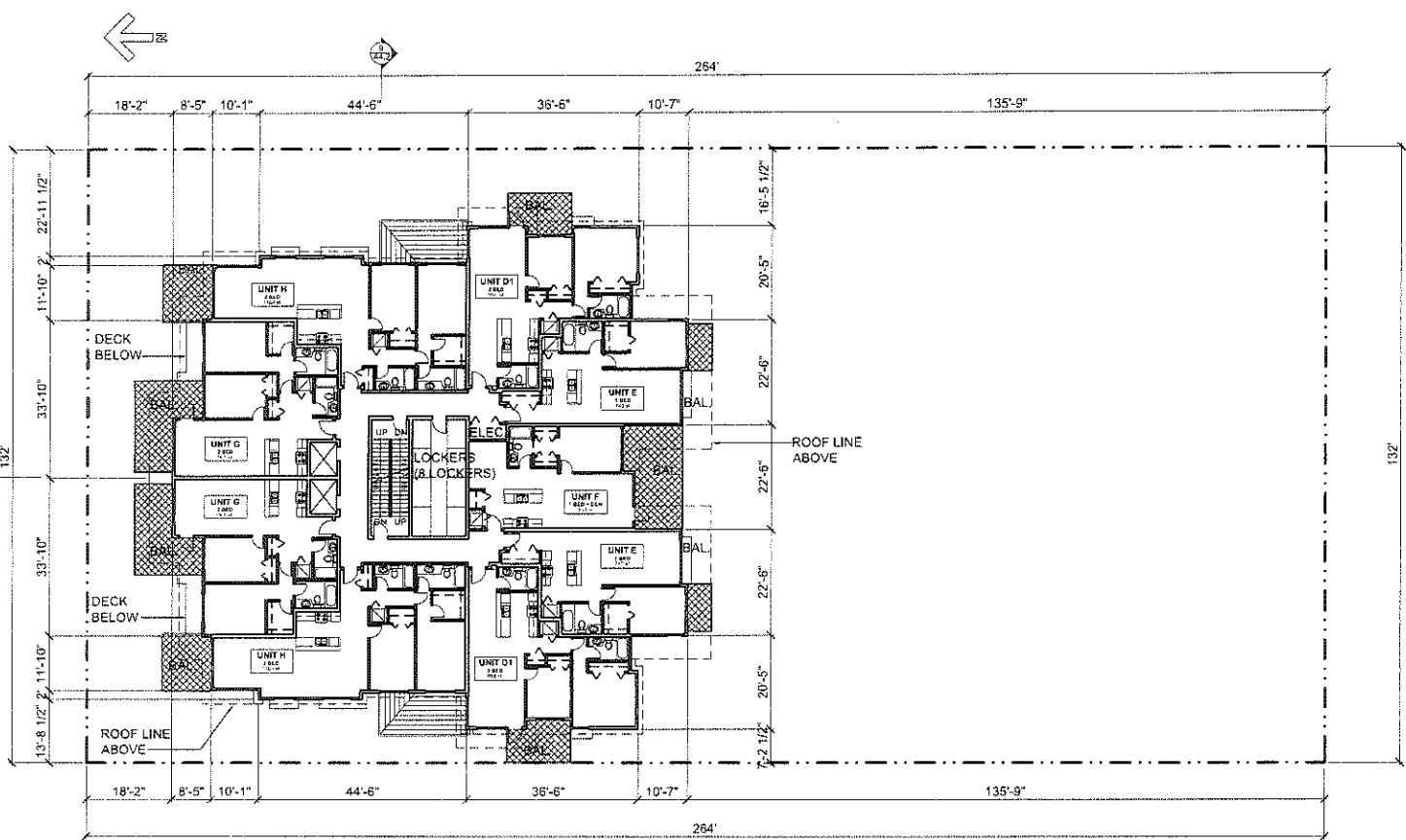
PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
102-130 ESPANADE AVE.
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

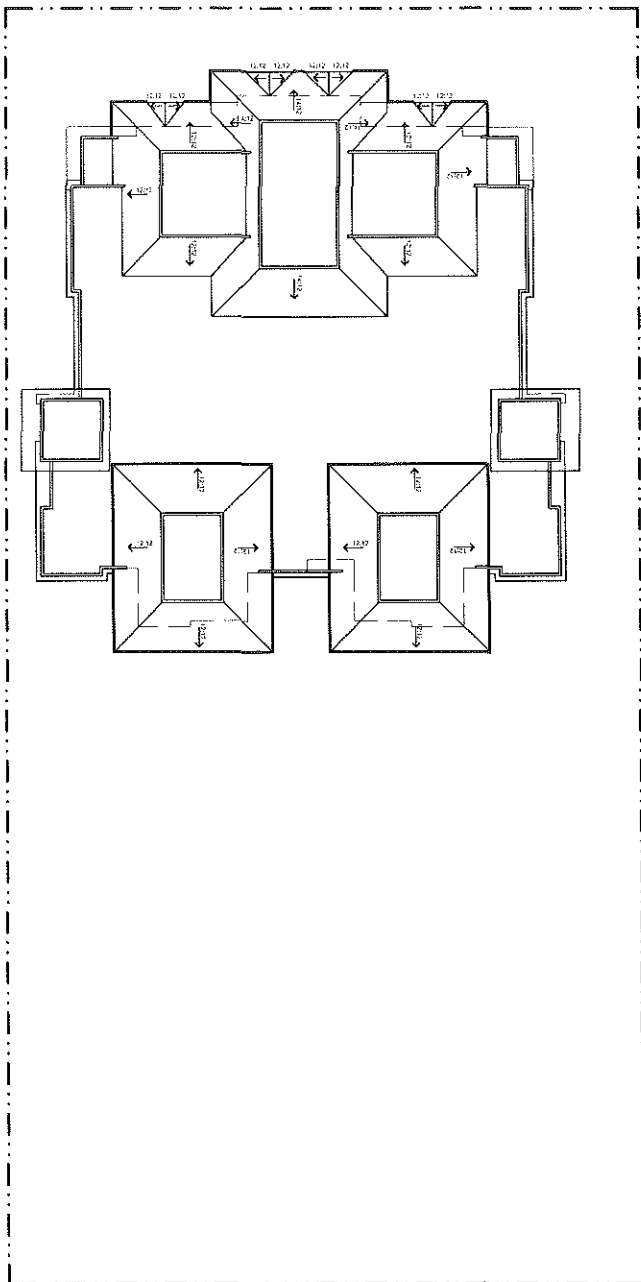
DRAWING TITLE:
SEVENTH FLOOR PLAN

DATE:	OCT 2008	CHECKED BY:	
SCALE:	1/8" = 1'-0"	DESIGNED BY:	
DRAWN BY:	AA	PROJECT NO.:	1561
PROJECT NO.:	1561		



7TH FLOOR PLAN

GROSS RESIDENTIAL AREA: 9416.97 S.F.



ROOF PLAN

[illegible][illegible]

**F. ADAB
ARCHITECTS
INC.**

713-600-8035 EXT. CRESSENT
NORTH HAVEN, CT 06460
TEL: (860) 401-3310 FAX: (860) 937-7822
E-MAIL: info@nashvilleatl.com

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS
102-130 ESPLANADE AVE
HARRISON-101 SPRINGS, B.C.

FOR:
RCA CONSTRUCTION

DRAWING TITLE:
ROOF PLAN

DATE:	06/1/2008	SHEET NO.
SOURCE:	HA	
DE SIGN:	CA	
DESIGNER:	JA	
PROJECT NO:	0503	
A-2.7		



#128-1030 RODSBEY, T. CRESCENT
NORTH VANCOUVER BC V7P 3R2
TEL: (604) 574-1000 FAX: (604) 574-3032
E-MAIL: nolan@rodsbeyv3d.com

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72	02/24/94	Received by D.P. Salvendy, Jr.
73	02/25/98	General Resolution for D.P. Salvendy, Jr.
74	10/23/98	Received by D.P. Salvendy, Jr.
75	10/27/98	Received by D.P. Salvendy, Jr.
76	2/28/00	Received by Salvendy, Jr.
77	3/31/00	Received by Salvendy, Jr.
78	1/18/00	Received by D.P. Salvendy, Jr.
79	5/12/02	Received by D.P. Salvendy, Jr.
80	9/27/03	Received by D.P. Salvendy, Jr.
81	06/07/07	Received by D.P. Salvendy, Jr.
82	11/01/07	Received by D.P. Salvendy, Jr.
83	10/13/08	Received by D.P. Salvendy, Jr.
84	02/02/09	Received by D.P. Salvendy, Jr.
85	04/05/09	Received by D.P. Salvendy, Jr.

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS
102-130 ESPLANADE AVE.
HARRISON HOTSPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
NORTH ELEVATION

DATE:	Oct 2008	SHEET NO: A-3.1
SCALE:	1/16" = 1'-0"	
DESIGN:	FA	
DRAWN:	AA	
PROJECT NO. 082		



[illegible][illegible]

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS
102-130 ESPERANZO AVE
HARRISON HOT SPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
WEST ELEVATION

DATE:	OCT 2008	SHEET NO:	
SCHMITT	MA		
DESIGN	FA		
DRAWN:	AA		
PROJECT NO: 0003		A-3.2	

1-800-855-5761 • CHIEF ENI
 NORTH AMERICA, INC. • 1700 JBL
 TEL: 974-687-5600 FAX: 974-987-3222
 E-MAIL: info@fluorchem.com

[illegible]

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105	2103-04	Research on the South Sea

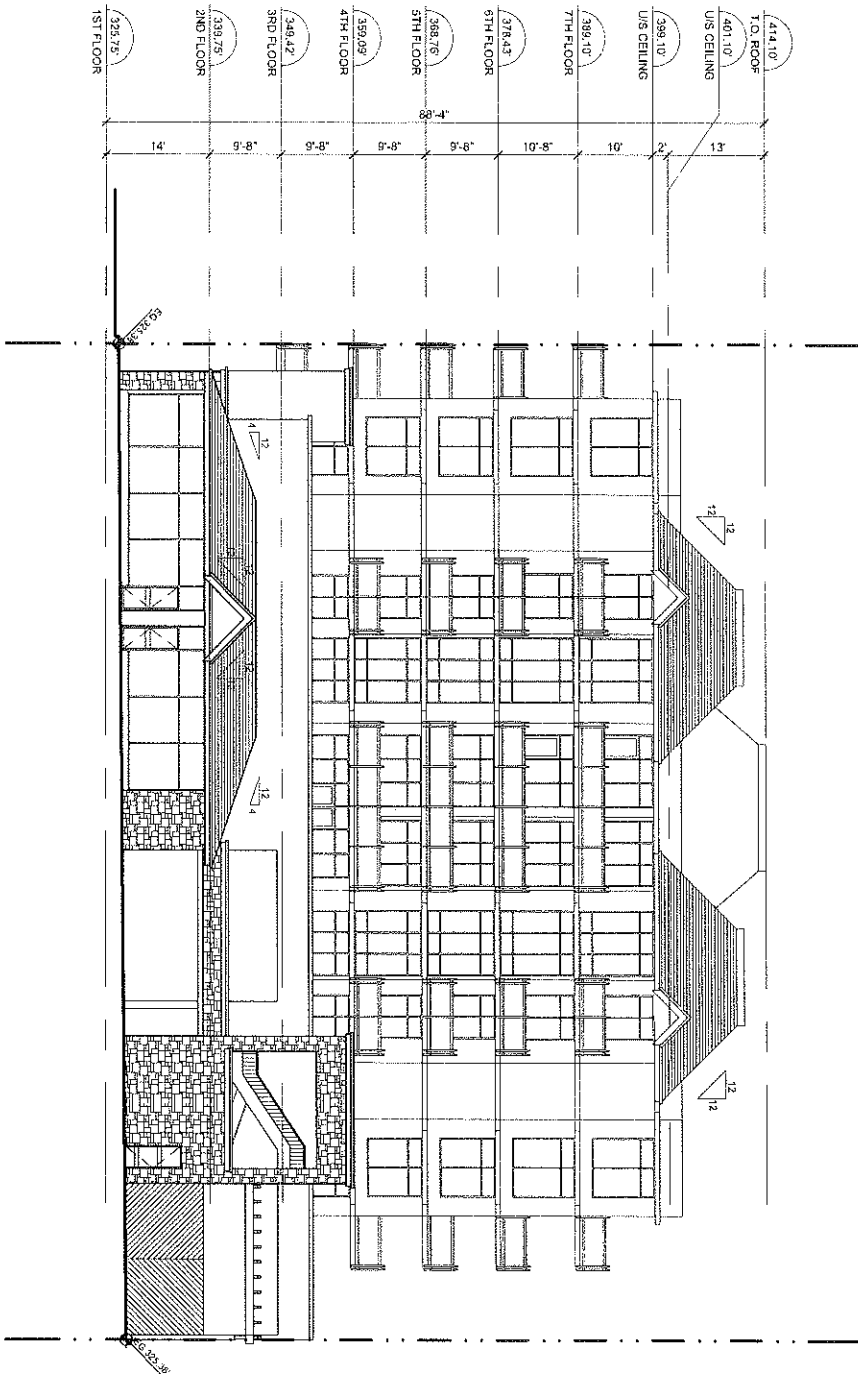
PROJECT TITLE:
HARRISON HOT SPRINGS
MID-USE DEVELOPMENT

ADDRESS
1121 - 1301 ERM LAUNDE AVE.
HARRISON-HOT SPRING, KS, B.C.

FOR:
IRCA CONSTRUCTION

DATE:	01/10/06	SHEET NO:
SCALE:	1/8" = 1'-0"	
DESIGN:	1A	
DESIGNER:	AS	

A-3.3





The owners, an industrial estate, the property of the local authority, had a number of objectives for the development. All recreation space for the estate is to be used for the specific purpose only and not be used otherwise without written permission from the estate.

Contributions set out by the designers to be made by the estate to the project will also be relevant to any environmental and technical issues to discuss.

Best design documents are prepared today by the architect and the landscape architect. The documents are produced and have a very high standard of design professional to carry out and deliver the design professionals to own party and deliver the design professionals to own delivered as a contract.

[illegible]

PROJECT TITLE:
HARRISON HOT SPRINGS
MINE-CASE DEVELOPMENT

ADDRESS:
707 - 100 ELMANOR AVE.
HARRISON - O'FARRELLS I.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
EAST ELEVATION

DATE:	OCT 2008	SHEET NO:
SCALE:	NA	
DESIGN:	FA	
DRAWN:	4	
PROJECT NO:	0303	

A-3.4



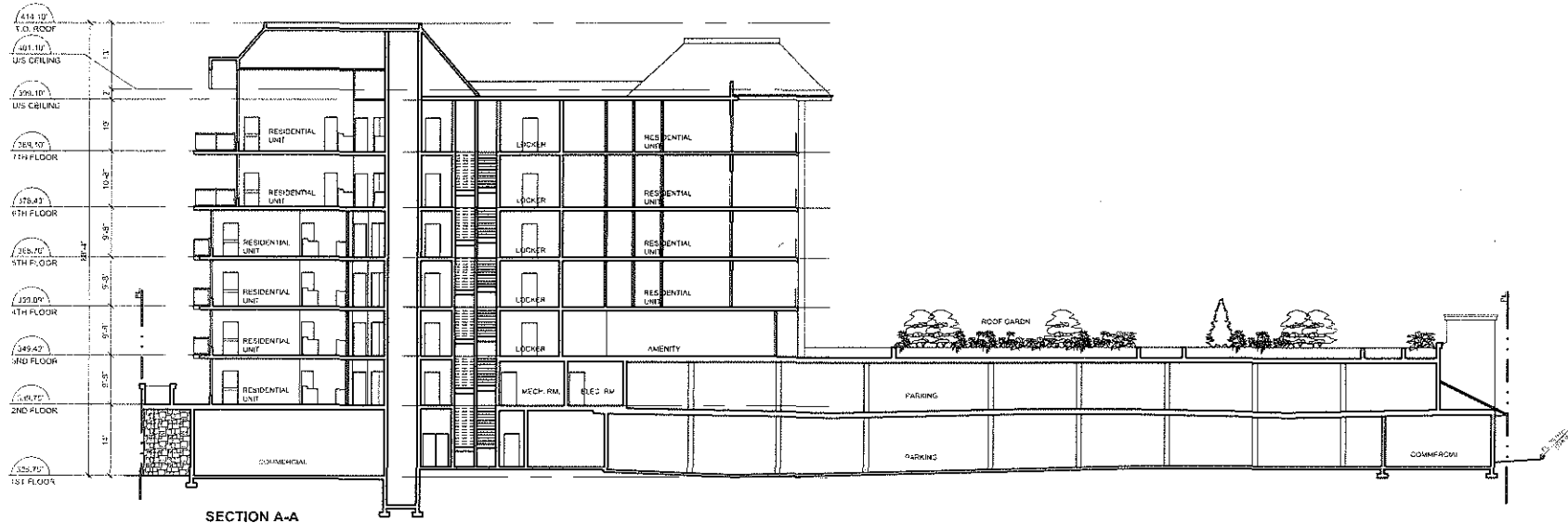
F. ADAB ARCHITECTS INC.

2033-1031 ROSS/SHILL CHW/CLUB
NORTH VANCOUVER, BC V7P 1A5
TEL: (604) 970-0333 FAX: (604) 970-0331
E-MAIL: fadab@fadam.com

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Contractors are to verify and be responsible for all dimensions on the job. This office will be relieved of the responsibility and liability shown on drawings.

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.



12	02/24/11	Revised to D.P. drawing
11	02/15/10	General Revision for D.P. Amendment
10	10/25/09	Revised for D.P. Amendment
9	10/16/09	Revised for D.P. Amendment
8	09/06/09	Revised Elevation
7	08/11/09	Revised F.C.R.
6	07/15/09	Revised for D.C. Amendment
5	06/12/09	Revised to incorporate hotel units
4	05/25/09	Revised to incorporate A.P. Amendment
3	05/02/09	Revised to incorporate A.P. Amendment
2	04/15/09	Revised to incorporate A.P. Amendment
1	03/10/09	Revised to incorporate A.P. Amendment
0	02/15/09	Revised to incorporate A.P. Amendment
10	01/15/09	Revised to incorporate A.P. Amendment
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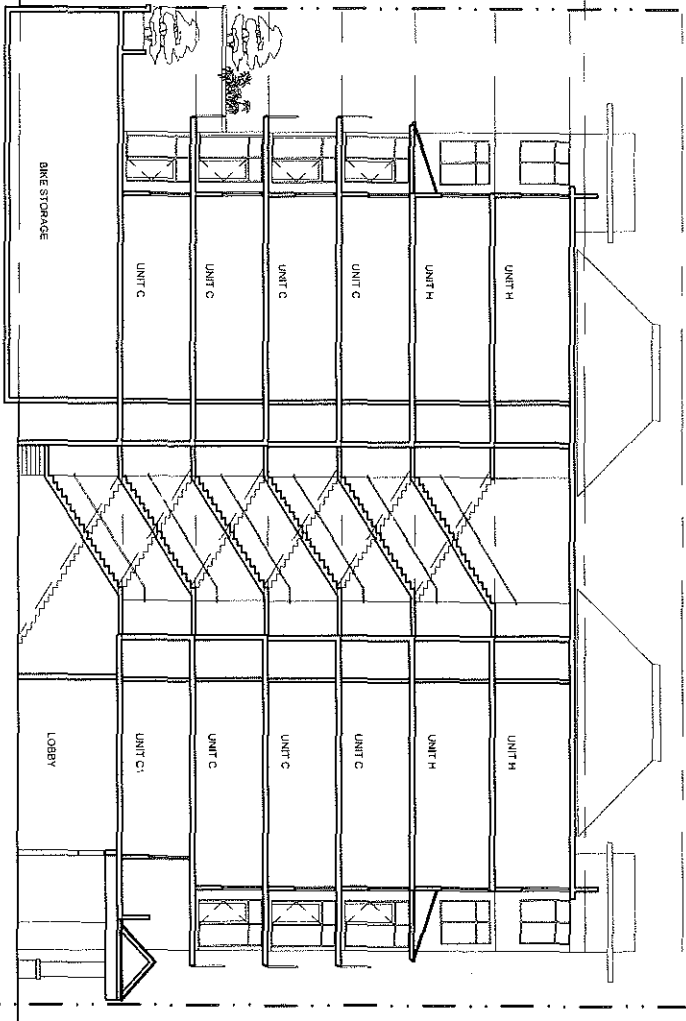
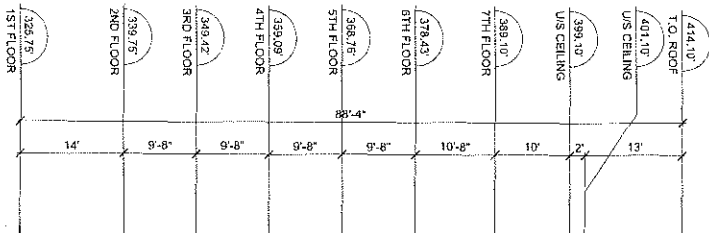
PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
100-101 ESPRANADE AVE.
HARRISON HOT SPRINGS B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SECTION A-A

DATE:	OCT 2008	SHEET NO.
SCALE:	1/4" = 1'-0"	A-4.1
DESIGN:	FA	
DRAWN:	AA	
PROJECT NO. 000		



P.L.

P.L.



**F. ADAB
ARCHITECTS
INC.**

2170 N. ROCKY MOUNTAIN AVENUE
DENVER, COLORADO 80202
TEL: (303) 733-1111 FAX: (303) 733-1112
WWW.FADAB.COM

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100	10/10/07	Revised: 10/10/07

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS:
322 N. BAYVIEW AVE.
HARRISON, COLORADO 80424

FOR:
BPCA CONSTRUCTION

DRAWING TITLE:
SECTION B-B

DATE: 10/10/07 **SHEET NO.:** A-4.2

SCALE: 1/8" = 1'-0"

DESIGNER: J.A. **CHECKER:** J.A.

PROJECT NO.: 001



VILLAGE OF HARRISON HOT SPRINGS

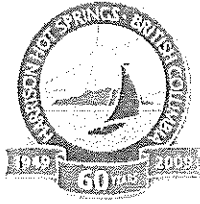
STATEMENT RESPECTING THE COUNCIL'S REASONS FOR ADOPTING A BYLAW

Pursuant to section 8(9) of the *Community Charter*, the following is a statement respecting the Council's reasons for adopting Bylaw No. 935 to amend the Official Community Plan Bylaw No. 864, 2007.

In 2008, Council adopted amendments to the Official Community Plan and the Zoning Bylaw and issued a development permit to accommodate a 10 storey mixed use development at the south east corner of Esplanade and St. Alice, known as the former Springs Café site.

The Developer, IRCA Group Of Management Ltd., has not been able to secure financing for the approved project. In order to satisfy financing and design requirements, the developer has lowered the height of the building to 7 stories. The only way to recognize the reduce height and conversion of hotel units to residential units by definition requires an amendment to the Official Community Plan and CD 1 zones.

Therefore, the Council of the Village of Harrison Hot Springs deemed it necessary to implement a bylaw to address this situation.



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 935**

**A bylaw to amend Village of Harrison Hot Springs
Official Community Plan Bylaw No. 864, 2007**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, 2007, the Official Community Plan Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2007;

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

I. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Official Community Plan Amendment Bylaw No. 935, 2010".

II. AMENDMENT

1. That Schedule "A" of "Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, 2007" be amended as follows:

- a) Add the following to Section 4.3.2 – Village Center Area under the heading Development Density after the second paragraph:

"Notwithstanding the maximum residential density limit of 150 units per hectare for buildings established within the Village Center Area, the residential density may be increased up to 173 units per hectare for Lot B, Section 13, TWP 4, Rge 29, NWD, Plan BCP 27775 provided that the overall Floor Space Ratio for the building is reduced from 2.0 to 1.85."

III. READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF , 2010

READ A SECOND TIME THIS DAY OF , 2010

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2010

READ A THIRD TIME THIS DAY OF , 2010

ADOPTED THIS DAY OF , 2010.

Mayor

Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

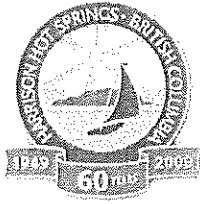
STATEMENT RESPECTING THE COUNCIL'S REASONS FOR ADOPTING A BYLAW

Pursuant to section 8(9) of the *Community Charter*, the following is a statement respecting the Council's reasons for adopting Bylaw No. 936 to amend the Zoning Bylaw No. 672, 1996.

In 2008, Council adopted amendments to the Official Community Plan and the Zoning Bylaw and issued a development permit to accommodate a 10 storey mixed use development at the south east corner of Esplanade and St. Alice, known as the former Springs Café site.

The Developer, IRCA Group Of Management Ltd., has not been able to secure financing for the approved project. In order to satisfy financing and design requirements, the developer has lowered the height of the building to 7 stories. The only way to recognize the reduce height and conversion of hotel units to residential units by definition requires an amendment to the Zoning Bylaw.

Therefore, the Council of the Village of Harrison Hot Springs deemed it necessary to implement a bylaw to address this situation.



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 936

A bylaw to amend Village of Harrison Hot Springs Zoning Bylaw 672, 1996

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 672, 1996, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted October 28, 1996;

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

I. CITATION

This Bylaw may be cited for all purposes as the "Village of Harrison Hot Springs Zoning Bylaw Amendment Bylaw No. 936, 2010".

II. AMENDMENT

1. That Column 2 in the chart within Section 12.1.3.3 of Zoning Bylaw 672, 1996 be amended as follows:

- i) *Maximum Residential Density be increased from 150 units per hectare to 173 units per hectare;*
- ii) *Maximum Floor Area Ratio be reduced from 2.0 to 1.83; and*
- iii) *Maximum Building Height be reduced from 10 stories or 35 meters to 7 stories or 25 meters*

III. READINGS AND ADOPTION

READ A FIRST TIME THIS DAY OF , 2010

READ A SECOND TIME THIS DAY OF , 2010

A PUBLIC HEARING WAS HELD ON THE DAY OF , 2010

READ A THIRD TIME THIS DAY OF , 2010

ADOPTED THIS DAY OF , 2010.

Mayor

Corporate Officer

