



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

REGULAR COUNCIL MEETING

Date: Monday, April 7, 2014
Time: 7:00 p.m.
Location: Council Chambers, 495 Hot Springs Road
 Harrison Hot Springs, British Columbia

1. CALL TO ORDER		
Meeting called to order by Mayor Facio		
2. INTRODUCTION OF LATE ITEMS		
3. APPROVAL OF AGENDA		
4. ADOPTION OF COUNCIL MINUTES		
<p>THAT the Regular Council Meeting Minutes of March 17, 2014 be adopted.</p> <p>THAT the Committee of the Whole Meeting Minutes of March 21, 2014 be adopted.</p>	<p>Item 4.1 Page 1</p> <p>Item 4.2 Page 7</p>	
5. BUSINESS ARISING FROM THE MINUTES		
6. CONSENT AGENDA		
<p>i. Bylaws</p>	<p>Bylaw to amend the Water Regulation and Fee Bylaw 1050, 2014.</p> <p>Bylaw to amend the Sewer Regulation and Fee Bylaw 1051, 2014.</p>	<p>Item 6 i.a Page 11</p> <p>Item 6 i.b Page 13</p>
<p>ii. Agreements</p>		
<p>iii. Committee/ Commission Minutes</p>		
<p>iv. Correspondence</p>	<p>News Release dated March 18, 2014 from ICBC regarding ICBC invests \$89,000 to help make Chilliwack and area roads safer in 2013.</p> <p>Letter dated March 19, 2014 from the City of Pitt Meadows regarding Fraser Health Authority Strategic Review.</p> <p>E-mail dated March 31, 2014 from the BC Chamber of Commerce regarding MMBC Update to Chamber Members.</p>	<p>Item 6 iv.a Page 17</p> <p>Item 6 iv.b Page 21</p> <p>Item 6 iv.c Page 29</p>

Report of Manager of Development and Community Services – April 2, 2014

Re: Renewal of Development Permit for 120 Esplanade Avenue

Item 12.3
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Recommendation:

THAT Development Permit 07/08 for 120 Esplanade be amended to extend the expiry date until April 18, 2016.

13. BYLAWS

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

15. ADJOURNMENT

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

DATE: March 17, 2014
TIME: 7:00 p.m.
PLACE: Council Chambers
495 Hot Springs Road, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
Councillor John Buckley
Councillor Zoltan Kiss
Councillor Allan Jackson
Councillor Sonja Reyerse

Chief Administrative Officer, Ian Crane
Manager of Development and Community Services, Lisa Grant

Recorder: Krystal Sobie

ABSENT:

1.

CALL TO ORDER

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

2.

INTRODUCTION OF LATE ITEMS

3.

APPROVAL OF AGENDA

Moved by Councillor Buckley
Seconded by Councillor Reyerse

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**

4.

ADOPTION AND RECEIPT OF MINUTES

Moved by Councillor Jackson
Seconded by Councillor Reyerse

THAT the minutes of the Special Council Meeting of February 26, 2014 be adopted.

**CARRIED
OPPOSED BY COUNCILLOR KISS**

Moved by Councillor Buckley
Seconded by Councillor Jackson

THAT the minutes of the Regular Council Meeting of March 4, 2014 be adopted.

**CARRIED
UNANIMOUSLY**

Errors and Omissions

Page 2 Item 7 paragraph one should read "Mr. Allen identified the areas of south and east Harrison where improvements and upgrades need to be considered to the sewage and disposal system and presented possible permanent as well as interim solutions".

5. **BUSINESS ARISING FROM THE MINUTES**

None

6. **CONSENT AGENDA**

i. Bylaws

ii. Agreements

iii. Committee/
Commission
Minutes

iv
Correspondence Letter from the City of Burnaby dated March 4, 2014
Re: Community impact of the proposal to eliminate home mail delivery
service by the Canada Post Corporation.

iv.
Correspondence **Moved by Councillor Reyerse**
Seconded by Councillor Buckley

THAT the correspondence be received.

**CARRIED
OPPOSED BY COUNCILLOR JACKSON**

7. **DELEGATIONS**

Fraser Valley Regional District – Barclay Pitkethly

Barclay Pitkethly provided Council with a power point presentation of the Fraser Valley 2011 Trip Diary Results and Report. The results showed that 89.8% of people that live in the Fraser Valley Regional District stay in the

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Fraser Valley Regional District. 46.3% of people who live in Harrison and Kent also work there. This data is used to prioritize for the Regional District Growth Strategy.

Moved by Councillor Kiss
Seconded by Councillor Reyerse

That the Fraser Valley 2011 Trip Diary Results and Report be recieved.

**CARRIED
UNANIMOUSLY**

8. **CORRESPONDENCE**

9. **BUSINESS ARISING OUT OF CORRESPONDENCE**

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

11. **REPORTS FROM MAYOR FACIO**

Women's Arboriculture Conference took place on March 7, 2014.

Fraser Valley Regional District Regional Corporate Services Meeting took place on March 11, 2014. As of December 2014 air care is coming to an end.

RCMP Strategic Planning Meeting took place on March 3, 2014.

Agassiz-Harrison Lions Club 50th Anniversary Dinner at the St. Alice. John Green was awarded the Lions International Presidents Award for his 50 years as a Charter Member.

Moved by Councillor
Seconded by Councillor Kiss

THAT a letter be sent to John Green to thank him for his contributions to the community over the past 50 years.

**CARRIED
UNANIMOUSLY**

Harrison Hot Springs lost two memorable residents Kathryn Fleming and Charlie Young.

Health and Wellness is taking place on March 29, 2014.

Timber Kings aired on March 9, 2014.

12. **REPORTS FROM STAFF**

Report of Manager of Development and Community Services – March 13, 2014

Re: Request to discharge a covenant at 190 Lillooet Avenue (Ramada)

Moved by Councillor Buckley
Seconded by Councillor Jackson

THAT Council approve the discharge of covenant BK138897, and that all costs for the preparation and discharge of BK138897 be paid by the property owner.

**CARRIED
UNANIMOUSLY**

13. **BYLAWS**

Report of Deputy Chief Administrative Officer/CO – March 11, 2014

Re: Bylaw No. 1050, 2014 Water Regulation and Fee Amendment

Moved by Councillor Buckley
Seconded by Councillor Jackson

THAT Water Regulation and Fee Amendment Bylaw No. 1050, 2014 be given first, second and third reading.

**CARRIED
UNANIMOUSLY**

Report of Deputy Chief Administrative Officer/CO – March 11, 2014

Re: Bylaw No. 1051, 2014 Sewer Regulation and Fee Amendment

Moved by Councillor Buckley
Seconded by Councillor Reverse

THAT Sewer Regulation and Fee Amendment Bylaw No. 1051, 2014 be given first, second and third reading.

**CARRIED
UNANIMOUSLY**

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14. **QUESTIONS FROM THE PUBLIC**

Q. A member of the public asked what the next step would be for the Ramada to commence renovations.

A. The applicants will be required to apply for the appropriate permits in accordance with the anticipated renovations prior to commencement.

15. **ADJOURNMENT**

Moved by Councillor Reverse
Seconded by Councillor Buckley

THAT the meeting be adjourned at 7:52 p.m.

**CARRIED
UNANIMOUSLY**

Leo Facio
Mayor

Debra Key
Corporate Officer

DRAFT



VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE COMMITTEE OF THE WHOLE MEETING

DATE: March 21, 2014
TIME: 10:30 a.m.
PLACE: Council Chambers

IN ATTENDANCE: Mayor Leo Facio
Councillor John Buckley
Councillor Zoltan Kiss
Councillor Allan Jackson
Councillor Sonja Reyerse

Chief Administrative Officer, Ian Crane
Deputy Chief Administrative Office/CO, Debra Key
Manager of Development and Community Services, Lisa Grant

ABSENT:

Recording Secretary: C. Friesen

1. CALL TO ORDER

Mayor Facio called the meeting to order at 10:30 a.m.

2. INTRODUCTION OF LATE ITEMS

- Life Saving Equipment – Beach area
- Art work on Esplanade Avenue

3. APPROVAL OF AGENDA

Moved by Councillor Reyerse
Seconded by Councillor Kiss

THAT the agenda, as amended, be approved.

**CARRIED
UNANIMOUSLY**

4. ITEMS FOR DISCUSSION

**Report of Manager of Development Services
Re: Liquor Policy**

The Manager of Development and Community Services provided a power point presentation and overview of the final report of the BC Liquor Policy Review.

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Deem alcohol consumption on public lands to be a public safety issue and therefore undertake the following:

1. amend Community Event Policy to require events where alcohol will be served to be fenced;
2. amend the Park Regulation Bylaw;
3. review the Zoning Bylaw to determine if open alcohol can be banned in public spaces (sidewalks, beach areas, etc.); and,
4. request additional information from the Provincial Government concerning the implementation of recommended changes to the liquor regulations where public safety is an issue.

Following discussion, Council voiced opposition to the proposed changes to eliminate fencing and enclosed areas for beer gardens and the carrying of alcohol between businesses or buildings.

Moved by Councillor Buckley

THAT Council in Committee recommend that the presentation with respect to the BC Liquor Policy Review be received and referred back to staff to provide recommendations to Council.

**CARRIED
UNANIMOUSLY**

Lisa Grant excused herself from the Chambers at 10:45 a.m.

**Report of Deputy Chief Administrative Officer/Corporate Officer
Re: Smoking and E-cigarettes**

Moved by Councillor Kiss

Seconded by Councillor Buckley

THAT Council in Committee recommend that the report regarding "Smoking and E-cigarettes" be received;

- and further that the Mayor forward a letter to the appropriate Ministry expressing Council's concerns regarding the lack of regulations associated with electronic cigarettes;
- and further that the Park Regulation Bylaw be amended to prohibit the use of electronic cigarettes and other vaporizing systems;
- and further that Council forward a resolution to UBCM for consideration at the Annual General Meeting with respect to regulating electronic smoking products;

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- and further that the matter be referred back to staff to prepare a full report to Council.

**CARRIED
UNANIMOUSLY**

**Report of Deputy Chief Administrative Officer/ Corporate Officer
Re: Temporary Sidewalk Extension Program Policy**

The Chief Administrative Officer suggested that Council consider waiving the Licence of Occupation application fee for the year 2014 in view of the disruption to businesses during the construction process.

Discussion ensued with respect to raised patio areas vs flush to existing patio area; landscaping; hours of operation; seasonal vs yearly permits; fees; minimum size/space of occupation; geographical boundaries; unauthorized use of space and how to regulate and enforce; ability to transfer Licence of Occupation; enforcing unsightly premises; minimum maintenance standards; and, storage of seasonal equipment.

**Moved by Councillor Kiss
Seconded by Councillor Buckley**

THAT Council in Committee recommend that the report with respect to "Esplanade Block 1 Revitalization – Temporary Sidewalk Extension Program" be received and further that staff be directed to bring back a Policy to include other options for implementation.

**CARRIED
UNANIMOUSLY**

Specified Areas - Dog off Leash

Councillor Jackson noted receipt of several emails where concerns were expressed regarding the lack of off-leash areas for dogs. Ensuing discussion revealed that there are no areas available. Council noted that the cost of providing off-leash areas has been discussed in the past and that ongoing discussions with the Fraser Valley Regional District includes a dog off-leash area in the proposal for the Recreation Sites and Trails area in the east sector lands.

Artwork on Esplanade

Mayor Facio suggested that the matter regarding artwork for Esplanade Avenue be referred back to staff to prepare a report for Council addressing ideas/options and costs.

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Lifesaving equipment

Mayor Facio suggested that lifesaving rings and first aid equipment be considered along the beach as well as by the boat launch operators.

Councillor Reyerse questioned the status of the Blue Flag Program.

Council asked staff to prepare a report addressing options for the provision and management of lifesaving rings.

PUBLIC QUESTIONS

A member of the public commented that the proposed criteria described in the sidewalk extension plan may not be feasible for their business.

Council asked staff to prepare a report providing additional options with respect to the sidewalk extension criteria.

ADJOURNMENT

Moved by Councillor Jackson

Seconded by Councillor Buckley

THAT the meeting be adjourned at 12:16 p.m.

**CARRIED
UNANIMOUSLY**

**Leo Facio
Mayor**

**Debra Key
Corporate Officer**



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1050

A bylaw to amend the Water Regulation and Fee Bylaw No. 967

WHEREAS the Village of Harrison Hot Spring has deemed it advisable to amend Water Regulation and Fee Bylaw No. 967, 2011;

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 Water Regulation and Fee Amendment Bylaw No. 1050, 2014".

2. "Water Regulation and Fee Bylaw No. 967, 2011", is hereby further amended by deleting "Schedule A" in its entirety, as attached thereto, and substituting with a new "Schedule "A" – Annual Fees and Charges" as attached hereto and forming part of this Bylaw.

READINGS AND ADOPTION

READ A FIRST TIME THIS 17th DAY OF MARCH, 2014

READ A SECOND TIME THIS 17th DAY OF MARCH, 2014

READ A THIRD TIME THIS 17th DAY OF MARCH, 2014

ADOPTED THIS DAY OF APRIL, 2014

Mayor

Corporate Officer

**BYLAW NO. 1050
SCHEDULE "A"
Annual Fees and Charges**

Pursuant to *Section 194 of the Community Charter* the following annual fees and charges (January 1 – December 31) are imposed in accordance with the terms and conditions approved by Council:

1. Water Service Utility Fee

All properties identified by folio numbers that are connected or can be connected to the water system will pay the following fee based on the actual length of the property that abuts the water distribution main.

RATE	MINIMUM	MAXIMUM
\$11.14/metre	18 metres	30 metres

2. User Fees

All properties connected to the water system will pay the user fees as follows:

A. Each Residential Unit	\$311.00/per year
B. Each Secondary Suite	\$155.50/per year
C. Commercial	\$0.51/m ³
D. Residential Swimming Pool	\$311.00/per year

3. Water Connection Fee

A. Single Family	\$1500.00* plus tax
B. Duplex (each unit)	\$1500.00* plus tax
C. Multi-Family & Commercial	\$1500.00* plus tax

* Costs will be based on a minimum fee of \$1500.00 plus tax at time of application. Any actual cost of the water connection over and above the \$1500.00 fee will be invoiced accordingly.

Disconnection Fee

A. Disconnection Fee	\$150.00 plus tax
B. Inspection	\$ 50.00 plus tax
C. Water Turn on/off Fee	\$150.00 plus tax

4. Meter Test

A. Residential	\$150.00 plus tax
B. Commercial	\$250.00 plus tax

5. The user rates will be billed quarterly.
6. A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.
7. Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.



VILLAGE OF HARRISON HOT SPRINGS

BYLAW NO. 1051

A bylaw to amend the Sewer Regulation and Fee Bylaw No. 980

WHEREAS the Village of Harrison Hot Spring has deemed it advisable to amend Sewer Regulation and Fee Bylaw No. 980, 2011;

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 Sewer Regulation and Fee Amendment Bylaw No. 1051, 2014".

- 2.** "Sewer Regulation and Fee Bylaw No. 980, 2011" is hereby further amended by deleting "Schedule A" in its entirety, as attached thereto, and substituting with a new "Schedule "A" – Annual Fees and Charges" as attached hereto and forming part of this Bylaw.

READINGS AND ADOPTION

READ A FIRST TIME THIS 17th DAY OF MARCH, 2014

READ A SECOND TIME THIS 17th DAY OF MARCH, 2014

READ A THIRD TIME THIS 17th DAY OF MARCH, 2014

ADOPTED THIS DAY OF APRIL, 2014

Mayor

Corporate Officer

**BYLAW NO. 1051
SCHEDULE "A"
Annual Fees and Charges**

Pursuant to *Section 194 of the Community Charter* the following annual fees and charges (January 1 – December 31) are imposed in accordance with the terms and conditions approved by Council:

1. Sanitary Sewer Service Utility Fee:

All properties identified by folio numbers that are or can be connected to the sanitary sewer system will pay the following fee based on the actual length of the property that abuts the sewer collection main.

RATE	MINIMUM	MAXIMUM
\$9.28/metre	18 metres	30 metres

2. User Fee:

All properties connected to the sanitary sewer system will pay the user fees as follows:

<u>Description</u>	<u>Rate</u>
1. Each Residential Unit	\$ 225.00
2. Each Secondary Suite (As per definition in Zoning Bylaw No. 1020, 2012)	\$ 112.50
Commercial:	
1. Hotel/Motel (per room)	\$ 129.00
2. Campground	
Per Campsite	\$ 89.50
Sani-dumps	\$ 89.50
Washroom fixtures	\$ 89.50
3. Church	\$ 210.00
4. Barbershop, Beauty Salon	\$ 531.00
5. Laundry	\$8,053.00
6. Coin Laundry (per machine)	\$ 56.40
7. Commercial Pool	\$3,291.00
8. Spa	\$1,320.75
9. Licensed Establishment (per seat)	\$ 21.60
10. Restaurant, Café (per seat)	\$ 21.60
11. School (per classroom)	\$ 258.00
12. Retail Establishment	\$ 210.00
13. Service Station	\$ 421.00
14. Office	\$ 210.00
15. Repair Shop	\$ 210.00
16. Storage/Maintenance Shop	\$ 150.00

Pools/Spas that discharge water	.62m ³
Waste Discharge Permit Application	\$ 350.00
Waste Discharge Fee	\$ 1.25m ³

3. Sanitary Sewer Connection Fee:

A. Single Family	\$1500.00* plus tax
B. Duplex (each unit)	\$1500.00* plus tax
C. Multi-Family & Commercial	\$1500.00* plus tax

** Costs will be based on a minimum fee of \$1500.00 plus tax at time of application. Any actual cost of the sanitary sewer connection over and above the \$1500.00 fee will be invoiced accordingly.*

4. Service Disconnection Fee: Actual cost plus tax

5. Service Reconnection Fee: \$1,500.00 plus tax

6. Fees will be billed quarterly.

7. A 10% penalty will be applied to any unpaid balance on the fees and charges outstanding by the due date.

8. Any fees and charges remaining unpaid by the end of the calendar year shall be deemed to be taxes in arrears.





news release

Date: March 18, 2014

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Media contacts: Michelle Hargrave, 250-979-4642 or Lindsay Olsen, 604-982-4759

ICBC invests \$89,000 to help make Chilliwack and area roads safer in 2013

Roundabouts, new crosswalks and designated turning lanes are the types of road improvement projects ICBC invested in B.C. last year to help make roads safer for everyone, including pedestrians and cyclists.

In 2013, ICBC invested approximately \$89,000 in 14 road improvement projects and safety studies to help make Chilliwack and area roads safer for everyone, including drivers and pedestrians.

"Pedestrians and drivers in Chilliwack will benefit greatly from the infrastructure improvements announced today," said John Martin, MLA for Chilliwack. "I commend ICBC, the Ministry of Transportation & Infrastructure, and the City of Chilliwack as we endeavour to make roads and sidewalks safer for all users."

"This is a unique partnership between ICBC and the Ministry of Transportation and Infrastructure," said Chilliwack-Hope MLA Laurie Throness. "Safer roads save lives and drivers will welcome these improvements."

ICBC launched its road improvement program in 1990, and since then has invested approximately \$120 million in road improvement projects and safety studies across B.C. In 2013, ICBC invested approximately \$4.3 million in the Lower Mainland and \$8 million in projects and safety audits across the province.

"Everyone benefits from road improvements – from drivers to pedestrians – because safer roads mean fewer crashes, which also translates into lower claim costs," said John Dickinson, ICBC's director of road safety. "We'll continue to invest in road safety initiatives that help us keep rates as low as possible."

All proposed road improvement projects are assessed based on their ability to make roads safer. The most recent evaluation of the program concluded that over a two year time period, overall, for every dollar invested, ICBC and its customers see a return rate of five times the investment. More importantly, the benefits of road improvements can continue well beyond two years. The evaluation found that following a project's implementation, there is on average, a 20 per cent reduction in severe crashes and a 12 per cent reduction in property damage crashes.

ICBC also participates in engineering studies and assists communities in the planning of roadways and managing traffic.

As road improvements are made, drivers may also need to adopt new driving behaviours, such as adjusting to traffic pattern changes and understanding the rules of the road. The majority of crashes are preventable and have more to do with driver error than road engineering. Drivers need to do their part by making smart driving decisions to prevent crashes.

Over the last 24 years, ICBC's road improvement program has evolved significantly – community investments and successful partnerships have led to award winning projects and the contributions have helped advance the knowledge of the road safety engineering industry in B.C. and across Canada. A look at the evolution of ICBC's road improvement program can be viewed [here](#).

- more -



Road improvement projects completed in Chilliwack, Harrison Hot Springs and Kent in 2013:

Chilliwack

<p>Location: Vedder Road and Thomas Road</p> <ul style="list-style-type: none"> o Project description: Installation of left-turn signals at the intersection o Partner: City of Chilliwack o ICBC contribution: \$7,000
<p>Location: Yale Road, Chadsey Road to Adams Road</p> <ul style="list-style-type: none"> o Project description: Widening and paving of shoulder to facilitate bicycle use o Partner: City of Chilliwack o ICBC contribution: \$5,000
<p>Location: Evans Road and Stevenson Road</p> <ul style="list-style-type: none"> o Project description: Construction of a southbound left-turn lane o Partner: City of Chilliwack o ICBC contribution: \$11,000
<p>Location: South Sumas Road – Hopedale Road to Lickman Road</p> <ul style="list-style-type: none"> o Project description: Installation of centre pavement reflectors to improve delineation along the corridor o Partner: City of Chilliwack o ICBC contribution: \$5,000
<p>Location: Reid Road - Stevenson Road to Redwood Avenue</p> <ul style="list-style-type: none"> o Project description: Installation of a sidewalk and relocation of utility poles o Partner: City of Chilliwack o ICBC contribution: \$3,000
<p>Location: Elk View Road – Bailey Road to Ryder Lake Road</p> <ul style="list-style-type: none"> o Project description: Installation of chevrons and centreline pavement reflectors to improve delineation along the corridor o Partner: City of Chilliwack o ICBC contribution: \$5,000
<p>Location: Spadina Avenue – Yale Road to First Avenue</p> <ul style="list-style-type: none"> o Project description: Remarketing of the road pavement and relocation of the curb and utility poles to widen sidewalk o Partner: City of Chilliwack o ICBC contribution: \$5,000
<p>Location: Vedder Road and Promontory Road</p> <ul style="list-style-type: none"> o Project description: Installation of pedestrian countdown timers o Partner: City of Chilliwack o ICBC contribution: \$1,500

- more -



Location: Area wide at three intersections in Chilliwack

- o Project description: Installation of pedestrian countdown timers
- o Partner: City of Chilliwack
- o ICBC contribution: \$4,500

Location: Chesterfield Avenue west of Young Road

- o Project description: Installation of sidewalk
- o Partner: City of Chilliwack
- o ICBC contribution: \$3,000

Harrison Hot Springs

Location: Hemlock Valley Road

- o Project description: Barrier installations
- o Partner: Ministry of Transportation and Infrastructure
- o ICBC contribution: \$22,500

Location: Balsam Avenue corridor

- o Project description: Installation of speed humps to facilitate traffic calming
- o Partner: Village of Harrison Hot Springs
- o ICBC contribution: \$4,500

Kent

Location: Area wide - Kent

- o Project description: Road signs and marking review
- o Partner: District of Kent
- o ICBC contribution: \$7,735

Location: Highway 9 and Morrow Road

- o Project description: Installation of pedestrian countdown timers
- o Partner: District of Kent
- o ICBC contribution: \$4,000

Lower Mainland regional road improvement projects completed in 2013:

Location: Seven locations in the Lower Mainland

- o Project description: Installation of uninterrupted power supply (UPS) systems at seven locations in the Lower Mainland
- o Partner: Ministry of Transportation and Infrastructure
- o ICBC contribution: \$17,500



6. iv. b

RECEIVED

MAR 21 2014

BY V. OF H.H.S.



City of Pitt Meadows

OFFICE OF THE MAYOR

March 19, 2014

Fraser Health Authority Strategic Review Committee
c/o Mr. Chris Brown
Assistant Deputy Minister
Internal Audit and Advisory Services
Ministry of Finance
PO Box 9413 Stn Prov Govt.
Victoria BC V8W 9V1

Administrative routing table with columns for FILE #, DATE, and various departments (CAO, DCAO, DIRF, etc.). Includes a 'COUNCIL AGENDA' section with a date and initials.

Dear Fraser Health Authority Strategic Review Committee:

RE: Fraser Health Authority Strategic Review

On behalf of Pitt Meadows Council, thank you for providing us with an opportunity to comment on the Minister of Health's review of the Fraser Health Authority.

Given current population forecasts and an aging demographic the City believes this region will continue to be challenged to deliver efficient and effective health services, and that the review should focus on looking to improve and enhance service levels, not cut services.

The City of Pitt Meadows is concerned that there are far too many seniors in hospitals and not enough funding to support the spectrum of assisted and long term care needs of seniors. Recent population forecasts prepared for Pitt Meadows indicate on average an increase of 241% in the 70 to 85+ age bracket by 2042. Senior government funding is needed to help subsidize the care and accommodate of our senior citizens.

With so few medical specialists in this area and ever increasing wait times the City is also concerned that any changes to increase the authorities' boundaries would result in residents having to travel even farther to access these specialty medical services; services we would prefer to access closer to home.

We believe our local hospital is under-staffed and under-resourced and that more investment in this area is needed. Our hospital still doesn't have the benefit of an electronic booking system that would be of tremendous benefit, saving staff time and freeing up valuable resources that could be allocated to other, more pertinent areas.

We also think the review committee could have benefited from representation from other health care professionals such as nurse practitioners and care-aides. The City would also caution the Ministry against "privatization" or "contracting out" of any medical and or medical support services given the impacts this could have on the quality of the service.

The City has great respect for the work our local medical professionals provide and have enclosed a copy of the "GP for Me" program proposal being championed by local doctors in our area who are looking for creative ways to ensure family's looking for family physicians have access to one.

Mr. Brown, if you or any of the review committee members have any questions or would like to discuss any of these points in more detail please do not hesitate to call me. In closing, thank you for consideration.

Respectfully,

Debbie Walters

Deb Walters
Mayor

Attach. (1)

cc: Fraser Health Authority member municipalities

A GP for Me Implementation Plan Strategies

Clinic

Background

A GP for Me is an initiative sponsored by the Ministry of Health (MoH) and the BC Medical Association (BCMA) that aims to support family physicians in providing longitudinal patient care, support existing physician-patient relationships, and provide access to family physicians for those British Columbians who want one. Designed to create capacity within the existing system, A GP for Me will provide family physicians with community-level supports and provide physicians and the broader communities opportunities to become involved in system changes.

A GP for Me is rolling out at the local level through collaborative efforts of GPs, community leaders (municipal organizations, etc.), health authorities and residents.

The Ridge Meadow Division of Family Practice is leading A GP for Me in our community. The division has identified one lead strategy for support – The Gateway Clinic. It has a number of other strategies that it will continue to pursue including the notions of:

- GP Extenders – clinical and non-clinical resources to support GP work (which will support the Gateway Clinic)
- GP/Patient Connecting Process & Tool – registry to collect names of patients currently seeking GPs and names of GPs who are able to provide care for additional patients (which will support and be supported by the Gateway Clinic)
- Physician recruitment (which will support the Gateway Clinic)

In addition, GPs in the division established a Maternity Clinic that has successfully been able to ensure any patient that enters the practice without a

GP leaves attached to a local doctor (through the work of the Clinic GPs). We will continue to support this initiative as well.

Details on the Gateway Clinic can be found below.

A GP for Me Goals

- To confirm and strengthen the GP-patient continuous relationship, including better support for the needs of vulnerable patients;
- To enable patients who want a family doctor to find one; and
- To increase the capacity of the primary health care system

DRAFT

Gateway Clinic

The Challenge:

- 17% of the Ridge Meadows population does not have a GP (15,991 people)
 - 11% of the population (10,347 people) are looking for a GP and cannot find one.

- 40% of walk-in clinic¹ visits are by patients who do not have a GP
 - anecdotally (based on discussions with walk-in clinic physicians) walk-in clinic patients fall into four primary categories
 - Older people with multiple diseases who are unable to find a GP.
 - Families (new to the area) unable to find a GP.
 - Young people who aren't looking for a GP.
 - Attached in other communities.

Note: This clinic would target the first two categories of patients.

- There are physicians who are interested in practicing in Ridge Meadows who haven't been recruited into an existing practice and who don't have the resources to establish a practice.
- There is an interest in the notion of creating a "medical hub" which would co-locate GPs and allied health care professionals (e.g. physiotherapists, Registered Nurses, Nurse Practitioners, etc.)
- There is an interest in providing opportunities for students (medical/allied health care professions) gain practical/applied experience
- There is a need to connect patients to GPs and to support new GPs coming into the community.

¹ Representing two Ridge Meadows Care Clinics and Cottonwood Clinic

The Idea:

Gateway Clinic Purpose

- Clinic for patients needing comprehensive care who don't have local family physicians. Clinic would provide:
 - Initiation of longitudinal medical care
 - Complete work-up
 - Assembly of patient chart
 - Patient consent to collection and transfer of medical records from the appropriate sources
 - Charts include all necessary clinical data, treatment plans, consultation reports, etc.
 - Charts are kept up to date
 - Capacity for patients to enter functional enquiry, history and family history information by table and online
 - Each patient is provided with a copy of his/her chart (in a standardized form)
 - Paper, electronic in PDF or database form and/or export to and/or another EMR as indicated
 - Eventual attachment to local family doctor by mutual agreement between patient and doctor [supported by GP/patient matching tool]
 - Limited to one half-hour appointment and maximum of a one 1-hour or two 15-minute follow ups.
- Enhance patient/caregiver engagement in managing their own health care
- Increase capacity of the primary health care system by:
 - Increasing the ability of existing local family physicians who are able to accept new (vulnerable) patients into their practices

- New patients from the Gateway Clinic have completed charts and documentation
 - Accepting physician does not have to spend unpaid practice time tracking down and reviewing records and doing data entry
 - Eventually, recruiting new physicians to Ridge Meadows when clinic is established and patient numbers increase.
 - Provides a secure minimum income for physicians new to the area while they are establishing their own practice
 - Provides an initial practice experience with mentoring by the Clinical Director and other physicians practicing in the clinic and in the hospital.
 - Creating a space for team-based interdisciplinary care (i.e. co-location of GPs with allied health care professionals)
 - Creating a space for "practicum" opportunities for medical/allied health care professional students to be mentored
- Patients can be:
 - referred upon discharge by hospitalists,
 - referred from Emergency Department
 - referred from local walk-in clinics
- Alternatively, staffed by interested local GPs and by new GPs recruited specifically to work in this clinic.
 - A way to attract, mentor, and retain new GP's.
- Clinic patients:
 - Adopted into local practices as spaces become available, by mutual agreement between GP and patient, using "Connecting Tool" (See GP/Patient Connecting Process and Tool).
 - Become the patients of the GPs "newly" recruited to the clinic who are interested in establishing a family practice.

(See attached "Gateway Clinic Key Planning Elements" for additional details.)

- o Can start with 2 x 4-hour sessions per week and expand if necessary (= equivalent of one full day of GP care)

The Cost & Sustainability Plan

- Provide sessional GP pay to allow time for work-up and preparing a good chart.
- Note: Costs related to supervise/mentor students to be determined based on number of students (i.e. additional GP time would be required to support mentoring e.g. medical students, NP students, etc.; similar costs may be incurred by allied health care professionals mentoring students.
- Clinic should be in separate office space
- One room should be sufficient (to begin)
- Same equipment as in any GP examination room
- Shared reception area

Gateway Clinic Draft Budget

Income	Description	Monthly	Annual
GP for ME funding	For top-up pay		\$38,400
MSP billing		\$3,000	\$36,000
		TOTAL	\$74,400
Expenses	Description	Monthly	Annual
Rent	Office Space	\$1,500	\$18,000
Office Supplies	Phone, EMR, etc.	\$1,000	\$12,000
MOA	1 FTE -- \$20/hr x 8hr/week x 50 days + 10% benefits	\$700	\$8,400
Physician		\$3,000	\$36,000
Equipment			
		TOTAL	\$74,400



Irene Regier
Clerk/Receptionist

Municipal Office: P.O. Box 160, 495 Hot Springs Road
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From: Harrison Agassiz Chamber of Commerce [<mailto:harrisoninfo@shaw.ca>]
Sent: March-31-14 9:04 AM
To: info@harrison.ca
Subject: MMBC program update

Harrison Agassiz Chamber Members

The BC Chamber of Commerce has been opposing the Provincial government's new recycling regulation on packaging and printed paper (PPP). Below is an update from the BC Chamber about this issue. Although this issue should not impact the majority of our members, it is important to be aware of trend to increase fees on small businesses.



MMBC: Update to Chamber Members

On May 19, Multi Material BC (MMBC)'s stewardship program for packaging and printed paper (PPP) will go into effect.

The BC Chamber of Commerce does not endorse MMBC or this program and, since summer 2013, has actively worked to mitigate program impacts on B.C. businesses.

We're proud of what we've achieved so far. As a result of our network's hard work on this file, the B.C. government has exempted from this regulation any business that meets one or more of these criteria:

- Any business with less than \$1 million in gross annual sales;
- Any business that annually produces less than 1 tonne of packaging and printed paper; and
- Any business with a single point of sale, with the exception of franchises, chains and businesses operating under a banner.

This translates into approximately 27,000 producer businesses being excluded from the program. This means that, as a result of Chamber network advocacy, only 2,000 to 3,000 of B.C.'s nearly 400,000 businesses will be captured under the program – less than 1%.

But while those numbers are down significantly, we have identified further areas of concern with this program.

Firstly, we're concerned that local governments, who will save significant dollars under the MMBC program – and who played a significant role in bringing about this program, through policy passed at the Union of B.C. Municipalities convention – have not, by and large, committed to passing savings back to taxpayers.

Taxpayers need to start calling for this – and the Chamber network has an opportunity to lead this.

Secondly, we've become aware that MMBC may not be exempting small B.C. franchise locations under the first two exemptions, potentially creating hardship for this sector.

Thirdly, certain industry sectors, such as the newspaper and printing industries, are just now coming to our network for assistance in mitigating potential hardship under the current MMBC program.

So there is more work to be done.

What is not realistic is delaying or scrapping the MMBC program; that train has already left the station. MMBC has already signed significant numbers of contracts with local governments. Any disruption to the program would result in a hefty bill for B.C. taxpayers. Moreover, B.C., like its counterparts across the country, is firmly committed to extended producer responsibility (EPR) programs – so these programs are here to stay.

But here's what we think can be achieved:

- More local governments returning MMBC savings to their taxpayers – or explaining why not;
- Ensuring that the spirit of the exemptions, with regards franchises, is carried out; and
- For business sectors still facing undue hardship under this program, there may be opportunities to achieve some mitigation.

So what are we doing?

We will work with our Chambers to push for local government accountability on what's happening with MMBC savings in communities throughout B.C.

We will work to ensure that the franchise sector is treated fairly under the program exemptions.

And we commit to work with any business sectors within our membership that face undue hardship under the MMBC program towards finding realistic solutions that we can assist in advocating to government. We have already entered into proactive dialogue with the newspaper industry and will report back to our membership on outcomes.

Ed Stenson, Secretary
Harrison Agassiz Chamber of Commerce
e: info@harrison.ca

FILE #	DATE
7200-01	March 24/14
<input type="checkbox"/> CAO	<input type="checkbox"/> CO
<input type="checkbox"/> DCAO	<input type="checkbox"/> ADMIN/ FINANCE
<input type="checkbox"/> DIRF	<input type="checkbox"/> B/L ENF
<input type="checkbox"/> MGR REV SVCS	<input checked="" type="checkbox"/> MAYOR
<input type="checkbox"/> CEDO	<input checked="" type="checkbox"/> COUNCIL
<input type="checkbox"/> OP. MGR	
ITEM	A B C
COUNCIL AGENDA	
DATE April 7/14	
	INITIAL <input type="checkbox"/>
(ITEMS: A-REQ, ACTION: B - 004 WRES 14 C - INFO ONLY)	



CITY OF BURNABY
OFFICE OF THE MAYOR
DEREK R. CORRIGAN
MAYOR

RECEIVED

MAR 24 2014

BY VILLAGE OF HARRISON HOT SPRINGS

FILE: 22000-01

Mayor and Council
Village of Harrison Hot Springs
P.O. Box 160
Harrison Hot Springs, BC V0M 1K0

To Mayor and Council:

Subject: Fire Department Response to Medical Emergencies
(Item No. 03, Manager's Reports, Council 2014 March 10)

Burnaby City Council, at the "Open" Council meeting held 2014 March 10, received a report outlining the results of a review conducted by the Burnaby Fire Department on the impact of changes to the Resource Allocation Plan (RAP) on emergency pre-hospital care services. Council adopted the following recommendations contained in the report:

1. "THAT Council endorse the action plan outlined in Section 3 of this report.
2. THAT the Board Chair of BCEHS be invited to a meeting with Council.
3. THAT a copy of this report be sent to:
 - a) Board Chairperson of BC Emergency Health Services (BCEHS), PO Box 9600, Stn Prov Govt, Victoria, BC V8W 9P1.
 - b) President of Greater Vancouver Fire Chiefs Association c/o North Vancouver City Fire and Rescue, 165 East 13th Street, North Vancouver, BC V7L 2L3.
 - c) Chairperson of Ambulance Paramedics of BC – CUPE Local 873.
 - d) President, Burnaby Firefighters Association, Local 323.
 - e) UBCM municipalities."

In accordance with recommendation 3(e), a copy of the report is enclosed for your information.

Very truly yours,

Derek R. Corrigan
MAYOR

TO: CITY MANAGER **DATE:** 2014 February 24

FROM: FIRE CHIEF

SUBJECT: FIRE DEPARTMENT RESPONSE TO MEDICAL EMERGENCIES

PURPOSE: To inform Council of the results of a review conducted by Burnaby Fire Department on the impact of changes to the Resource Allocation Plan (RAP) on emergency pre-hospital care services and to present a possible course of action for Council consideration.

RECOMMENDATION:

1. **THAT** Council endorse the action plan outlined in Section 3 of this report.
2. **THAT** The Board Chair of BCEHS be invited to a meeting with Council.
3. **THAT** A copy of this report be sent to:
 - a) Board Chairperson of BC Emergency Health Services (BCEHS), PO Box 9600, Stn Prov. Govt, Victoria, BC V8W 9P1,
 - b) President of Greater Vancouver Fire Chiefs Association c/o North Vancouver City Fire and Rescue, 165 East 13th Street, North Vancouver, BC V7L 2L3.
 - c) Chairperson of Ambulance Paramedics of BC – CUPE Local 873
 - d) President, Burnaby Firefighters Association, Local 323
 - e) UBCM municipalities.

REPORT**1.0 BACKGROUND**

In October 2013 the BC Emergency Health Services totally without any consultation with impacted agencies and the public, amended the Resource Allocation Plan (RAP) used by the BC Ambulance Service (BCAS). These amendments mandated a reduction in response level for the BCAS from “Code 3” to “Code 2” for seventy four event types. The changes are listed in Attachment A for reference. To date, the RAP changes apply to ambulance responses only and those affecting the first responders (Fire services) have not been implemented. As a result of these reduced response levels, the Fire Chief’s Association of BC (FCABC), the Greater

To: City Manager
 From: Fire Chief
 Re: Fire Department Response to Medical Emergencies
 2014 February 24..... Page 2

Vancouver Fire Chief's Association (GVFCA) and staff have expressed concerns of the negative service impact to the general public and the local Fire Department's resources.

In early 2014, staff received a copy of the letter (Attachment B) prepared by BCEHS providing the rationale for the RAP changes and offering an opportunity to municipalities to discuss further RAP changes. The purpose of this report is to provide an update to Council on the result of a review of Burnaby Fire Department's experience in responding to medical emergencies since the implementation of the revised RAP and to recommend a course of action for Council consideration.

2.0 STAFF REVIEW

In order to assess the impact of the RAP changes on pre-hospital medical emergency service levels, staff have conducted a review of the response data for the 3 1/2 month periods before and after the RAP changes occurred on 2014 October 29. Results of the review are summarized in Table 1 below.

	Number of medical emergency calls received by BFD	BCAS arrival after BFD (average)	BFD waiting for BCAS > 30 min.	BFD waiting for BCAS > 60 min.
August 1, 2013 – October 28, 2013 (89 days)	2,279	6:38 minutes	20	0
October 29, 2013 – January 31, /2014 (95 days)	2,424	9:21 minutes	44	6

Table 1. Emergency Medical Response Review

Although the RAP changes have been implemented for only 4 months and the response data for the amended services collected is of a limited duration, a general conclusion can be drawn that there was a corresponding increase in waiting time since the implementation of RAP changes for the Fire Department first responders to remain on scene awaiting the arrival of the paramedic. Experiences from other Lower Mainland municipalities have also confirmed significant additional delayed response by BCAS since the implementation of the new RAP.

Contrary to the statement in the letter dated 2014 January 3 from BCEHS indicating that most fire departments in BC have decided to match BCAS's new response mode, the BC Fire Chiefs Association has polled its membership regarding fire department response to medical emergencies following the amendments to the RAP for BCAS response. According to the BCFCFA's survey, 78% of the reporting cities indicated they have not changed their level of response for incident types that were previously identified as "Code 3". In addition, almost half (48%) of the reporting cities advise they are experiencing increased 'wait times' for ambulance arrival.

To: City Manager
From: Fire Chief
Re: Fire Department Response to Medical Emergencies
2014 February 24..... Page 3

3.0 RECOMMENDED COURSE OF ACTION

According to information released by BCEHA, the RAP changes will reduce motor vehicle incidents caused by code 3 response and therefore will improve public safety. However, it should be noted that based on data from Burnaby Fire Department, there is no evidence to support that code 3 emergency response to medical incidents has resulted in more motor vehicle incidents. For the past two years, BFD encountered only three minor low speed (less than 5 kph) fire vehicle incidents that involved minor scraping to a lamp standard and two parked vehicles in a narrow corridor.

As shown in Table 1, it is evident that the waiting time for BCAS service in Burnaby has increased since the implementation of new RAP. Although the full impact of the new RAP on patient care and recovery is not known at this time, it has an immediate negative effect on pre-hospital care services and the fact that public can no longer rely on timely emergency medical service from BCAS as was before the RAP changes.

The BC Health Emergency Act allows emergency medical assistants to provide medical care to patients based on six levels of certification. Most Fire Departments including Burnaby train their personnel as Emergency Medical Assistant – First Responder (EMA-FR), which is the first of the six levels. As such, they are limited to basic medical protocols including assessment of level of consciousness, pulse and respiration; rapid body survey to check for life threatening injuries; secondary assessment consisting of vital signs, physical examination and medical history; cardiopulmonary resuscitation; wound and fracture management; and maintenance of the patient's airway and ventilation where necessary.

A few Fire Departments have trained or are in the process of training their personnel as Emergency Medical Responders (EMR) which is the second level of certification which allows the provision of additional services such as lifting/loading, extrication/evacuation and patient transportation; cervical collar application; blood pressure assessment; oxygen administration; and use of automatic external defibrillators (AEDs). Burnaby Fire personnel are trained in the use of AEDs when dealing with cardiac emergencies and the removal of victims trapped in car accidents by using auto extrication equipment. Although the EMR certification would allow Burnaby firefighters to provide a higher level of emergency pre-hospital care service, it would download some of the BCAS' responsibilities to the Burnaby Fire Department and add approximately \$210,000 to the City budget for training half of the department personnel and an additional \$50,000 per year to maintain the EMR training.

With the reduced level of ambulance service and the post implementation impact, it is recommended that the City take the following positions and actions:

- a) Council reaffirms its position that timely and efficient pre-hospital care services provided by BCAS are integral to the province's overall emergency health service.
- b) Council acknowledge that staff intend to retain the existing BFD emergency medical response protocol and not downgrade the response mode to match the new RAP.

To: City Manager
From: Fire Chief
Re: Fire Department Response to Medical Emergencies
2014 February 24..... Page 4

- c) BCEHS be requested to undertake a full review of post implementation of the new RAP with respect to emergency pre-hospital care, patient waiting time and concerns, and event types, and make necessary adjustment to correct service deficiencies.
- d) BCEHS be requested to conduct meaningful consultation with municipal councils, BCFCFA, GVFCFA and first responders on emergency pre-hospital service level prior to considering further changes to RAP.
- e) The Chairperson of BCEHS be invited to meet with Council to discuss the new RAP, service levels and future change management process.

4.0 CONCLUSION

Firsthand experience of BFD personnel has shown that the new RAP has resulted in delayed ambulance response to medical incidents in Burnaby. For the first 3 ½ months period since the new RAP implementation, Fire Department first responders have experienced an average wait of 9:21 minutes for BCAS to arrive and the number of incidents where department personnel waited for longer than 30 minutes has more than doubled, including six incidents where the wait was greater than one hour.

While BCEHS has reduced its service to the public by reducing the number of calls that medically require a code 3 response, the City remains committed to responding to emergency medical calls from its citizens in a timely manner. More than 70 types of medical incidents have been downgraded from code 3 to 2 under the new RAP, staff are of the opinion that the changes made on the basis of clinical and statistical data have ignored the important needs of immediate scene assessment and stabilization as well as patient conditions and status updates at the scene if the event is escalated to more serious than reported or as classified by the call taker. Furthermore, the delayed ambulance response also requires the BFD's resources to stay at the scene longer and potentially could impact the BFD's ability to respond to other emergencies in a timely manner.

To address the impact of the new RAP, it is recommended that the proposed course of action as outlined in Section 3.0 of this report be endorsed by Council.

Doug McDonald
FIRE CHIEF

Copied: Deputy City Manager (Lambert Chu)

Attachment (2)

" ATTACHMENT A "

2013 Resource Allocation Plan (RAP) Updates – BCAS only
 *RAP is HOT (code 3) unless otherwise indicated

Change from HOT to COLD response			
01C01	Abdo Pain - SUSPECTED aortic aneurysm	BLS-3-FR	BLS-2-FR
01C03	Abdo Pain - Fainting or near fainting	BLS-3	BLS-2
01C05	Abdo Pain - Male with pain above navel	BLS-3	BLS-2
02B01	Allergy / Sting - Unknown status	BLS-3	BLS-2
02B01m	Allergy / Sting - Unknown status - Med admin adv	BLS-3	BLS-2
04B01a	Assault - POSSIBLY DANGEROUS body area - Assault	BLS-3-FR	BLS-2-FR
05C03	Back Pain - Fainting or near fainting	BLS-3-FR	BLS-2-FR
06C01a	Breathing Probs - Abnormal breathing - Asthma	BLS-3-FR	BLS-2-FR
08C01b	HAZMAT/CBRN - Alert with difficulty breathing - Biological	BLS-3-FR	BLS-2-FR
08C01g	HAZMAT/CBRN - Alert with difficulty breathing - Smell of gas	BLS-3-FR	BLS-2-FR
08C01n	HAZMAT/CBRN - Alert with difficulty breathing - Nuclear	BLS-3-FR	BLS-2-FR
08C01s	HAZMAT/CBRN - Alert w/ difficulty breathing - Suicide attempt	BLS-3-FR	BLS-2-FR
12B01	Convulsions - Effective breathing not verified	BLS-3-FR	BLS-2-FR
13C03	Diabetic - Abnormal breathing	BLS-3-FR	BLS-2-FR
15C01e	Electrocution - Alert and breathing normally - Electrocution	BLS-3-FR	BLS-2-FR
15D08e	Electrocution - Unknown status - Electrocution	BLS-3-FR	BLS-2-FR

17B01	Falls - POSSIBLY DANGEROUS body area	BLS-3-FR	BLS-2-FR
17B01j	Falls - POSSIBLY DANGEROUS body area - Jumper	BLS-3-FR	BLS-2-FR
17B02g	Falls - SERIOUS Hemorrhage - On the ground	BLS-3-FR	BLS-2-FR
18C02	Headache - Abnormal breathing	BLS-3-FR	BLS-2-FR
20C01c	Heat / Cold - Heart attack or angina history - Cold exposure	BLS-3-FR	BLS-2-FR
21B01	Hemorrhage - POSSIBLY DANGEROUS Hemorrhage	BLS-3	BLS-2
21C02	Hemorrhage - Hemorrhage of dialysis fistula	BLS-3-FR	BLS-2-FR
24C01	Pregnancy - 2nd TRIMESTER hemorrhage or MISCARRIAGE	BLS-3	BLS-2
26C02	Sick Person - Abnormal breathing	BLS-3-FR	BLS-2-FR
29B01u	MVA - Injuries - Unknown px	BLS-3-FR	BLS-2-FR
29B01x	MVA - Injuries - Unk Px Add Vchs	BLS-3-FR	BLS-2-FR
29B02	MVA - SERIOUS hemorrhage	BLS-3-FR	BLS-2-FR
29B02v	MVA - SERIOUS hemorrhage - Multi Patient	BLS-3-FR	BLS-2-FR
29B02y	MVA - SERIOUS hemorrhage - Multi px Add Veh	BLS-3-FR	BLS-2-FR
29B03n	MVA - Other hazards - Unknown px	BLS-3	BLS-2
29B03x	MVA - Other hazards - Unk Px Add Vchs	BLS-3	BLS-2
29B04	MVA - Unknown status	BLS-3	BLS-2
29B04v	MVA - Unknown status - Multi Patient	BLS-3	BLS-2
29B04y	MVA - Unknown status - Multi px Add Veh	BLS-3	BLS-2

January 3, 2014

File: 200-20/RAP
CHff: 990287

To Your Worship,

Re: Local Government Interest in First Responder Services

One of the challenges all emergency services face is ensuring the safety of the travelling public while responding to incidents using the lights and siren. Anytime a first responder agency, be it police, fire or ambulance, responds on an emergency basis, the risk of a motor vehicle incident increases, whether or not the emergency vehicle is involved directly. As you can understand, the safety of the public and the staff that provide the services to the public is important to the BCEHS board.

Additionally, all emergency service providers must ensure that there are enough resources available to provide a timely, safe and quality response to the public while also enabling resiliency in the system to respond to major incidents or other spikes in demand on any given day.

Under the Emergency Health Services Act, the Board of BC Emergency Health Services (BCEHS) is responsible for governing all emergency medical services provided in British Columbia, including those provided by both BC Ambulance Service (BCAS), first responder agencies, BC Patient Transfer Network and Trauma Services BC. We take our responsibility to patients and taxpayers seriously; we are committed to ensuring patient needs come first and using all resources as effectively and efficiently as possible.

On November 12, 2013, BCEHS President Michael MacDougall sent a letter outlining the rationale and process used to update the Resource Allocation Plan (RAP) for ambulances and first responders. The RAP assigns the appropriate resource(s) and response mode (lights and siren or routine) for over 800 different types of pre-hospital medical calls. The evidence-based review was undertaken to ensure that the right resource, responds to the right patient, at the right time and the public isn't exposed to unnecessary risk from emergency vehicles responding using lights and siren when not clinically required.

The results of the review reduced the number of call types requiring a lights and siren response and/or Advanced Life Support ambulances to attend. The review also found that first responders were not required to attend 35 per cent of the medical calls that they are now notified of by BCAS because the patients do not require their medical services. Additionally, if a first responder is assigned a lower priority medical call, there is an increased risk that they are not available to respond to calls of a critical nature where they can have the greatest

impact on a patient's outcome. The RAP does not affect the other services fire departments provide such as scene safety or vehicle extraction. A report summarizing the RAP review is available online at <http://www.bcas.ca/about-us/reports-statistics/>. If you wish to respond to all the incidents, irrespective of the response rating, this is an issue that we would be pleased to discuss with you.

To date, the RAP changes that affect ambulance responses have been implemented, but those affecting first responders have not. Following the review process, BCEHS heard from many municipal fire departments providing first responder services that they were interested in assuming a greater role in pre-hospital care. However, at the Union of BC Municipalities Convention (UBCM), many local governments felt that it was important to use public resources as efficiently and effectively as possible and only wanted to attend medical calls where first responders could have a significant positive impact on the patient's outcome. Most often these instances are during calls involving trauma or cardiac arrests.

It is important to note that historically first responders have driven to all medical calls using lights and siren even if the ambulance was responding routine. Since the RAP changes for ambulances were implemented earlier this fall, most fire departments in B.C. have decided to match BCAS's response mode and only drive lights and siren if the patient's condition warrants an emergency driving response. This change is a significant improvement in public safety for communities throughout B.C. and an example of the positive benefit of collaboration between the groups involved.

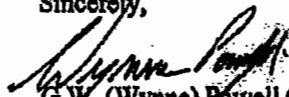
BCEHS and BCAS aim to provide pre-hospital patient care that is safe, timely and of high quality. The BCEHS Board of Directors believes it is important that our partners in pre-hospital care, municipalities and first responders, have an opportunity to provide input into how services are delivered, particularly when changes are being contemplated. BCEHS has been speaking with delegates at the UBCM Convention, the Fire Chiefs' Association of BC, the Greater Vancouver Fire Chiefs Association, an expanded BCEHS First Responder Committee that included several fire chiefs from throughout B.C., individual local governments and other stakeholders about the RAP changes.

BCEHS is in the process of setting up briefings for those municipalities which requested an opportunity discuss the further implementation of RAP following Mr. MacDougall's letter of November 12, 2013. If you want to provide input or require more information, please contact Shelly Drew at Shelley.Drew@bcehs.ca or call 250 474-7582.

The BCEHS Board of Directors believes that with your perspectives being considered, we will be able to provide the direction needed to ensure that the BCEHS First Responder Program can be refined in a way that meets the needs of individual communities.

Thank you in advance for your attention to this matter.

Sincerely,



G.W. (Wynne) Powell CPA, FCGA, D. Tech (Hon.)
Board Chair



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** March 24, 2014

FROM: Debra Key, Deputy Chief
Administrative Officer/CO **FILE:** 3900

SUBJECT: Smoking and E-cigarettes

ISSUE: To review the issue of smoking and e-cigarettes

BACKGROUND:

Staff has been asked by Council to review information with respect to smoking bylaws and the effects of the introduction of e-cigarettes.

In 2008, staff drafted a Smoking Bylaw but the bylaw did not receive any readings. At that time, a decision was made not to proceed as the issues of smoking and sale of products is legislated by the Provincial Government. The Village currently has a provision in its Park Regulation Bylaw that states:

"No smoking of tobacco shall be permitted in any of the buildings or structures in any beach or park wherein signs prohibiting same are displayed by order of the Village".

The current *Tobacco Control Act* prohibits:

1. Smoking in most fully or substantially enclosed public places and workplaces
2. Smoking within 3 metres of most public and workplace doorways and by open windows and air intakes
3. Display of tobacco products anywhere where tobacco is sold if accessible to youth under 19
4. Advertise and promote tobacco using certain methods such as countertop displays, hanging advertisements and self-serve displays;
5. Sell tobacco in public hospitals and health facilities, public universities and colleges, public athletic and recreational facilities; and provincial buildings;
6. Use tobacco in school and on school grounds

Under the Provincial legislation, smoking is only allowed on hospitality patios that are not "substantially enclosed". Proprietors are free to designate patios as non-smoking.

Staff has consulted with some municipalities on the issue of smoking bylaws. Some municipalities have adopted more restrictive bylaws, such as smoke-free patios. Others do not have smoking bylaws as Provincial legislation prohibits smoking as defined above. Some municipalities have had existing bylaws that have been determined to be unenforceable so they have repealed their bylaws. Staff has also conferred with the Village Bylaw Enforcement Officer who advised that the Village has not received any complaints with respect to smoking.

Under the Provincial legislation, the *Tobacco Control Act* and Regulation are enforced by Tobacco Enforcement Officers who regularly conduct inspections and compliance under the *Act* and the Regulation as well as sections under the federal *Tobacco Act*.

The Government of Canada has posted information on new smoking products which include electronic cigarettes, cigars, cigarillos and pipes, as well as cartridges of nicotine solutions and related products. These products are regulated by Health Canada under the *Food and Drugs Act*. The sale of electronic cigarette products are not authorized in Canada.

The BC Healthy Living Alliance has recommended to UBCM that due to a lack of scientific research on the effects of e-cigarettes, they should be subject to the same regulations as other tobacco products. The users of e-cigarettes inhale a vaporized solution containing varying ingredients. The long-term effects of these substances have not been studied.

Staff is recommending that Council lobby the Provincial Government on the issue of electronic smoking products (e-cigarettes) and request they be subject to the same regulations as other tobacco products. Specifically:

- Not be sold to minors
- Not advertised, displayed or promoted in stores that are accessible to minors or where the signage may be seen from the outside
- Not allowed to be used in all places that are currently banned to smoking as outlined in BC's *Tobacco Control Act*

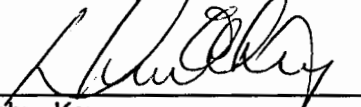
RECOMMENDATION:

WHEREAS the introduction of new smoking products that include electronic cigarettes, cigars, cigarillos and pipes, as well as cartridges of nicotine solutions and related products are regulated by Health Canada under the *Food and Drugs Act*, and that the sale of these products are not authorized in Canada;

AND WHEREAS, due to the lack of scientific research, the long term effects of electronic cigarettes and all related products that include nicotine solutions are not known;

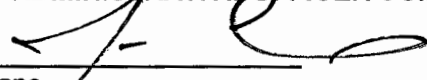
THEREFORE be it resolved that the Provincial Government regulate the use and sale of electronic cigarettes and other vaporizing systems intended to replicate the smoking experience under the British Columbia *Tobacco Control Act* and Regulations.

Respectfully submitted for your consideration:



 Debra Key
 Deputy Chief Administrative Officer/CO

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



 Ian Crane
 Chief Administrative Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council

DATE: April 1, 2014

**FROM: Dale Courtice, CGA
Director of Finance**

FILE: 0530-01

SUBJECT: Change in Signing Authorities

ISSUE:

Signing authorities need to be updated with the appointment of Cindy Richardson as Manager of Revenue Services and the pending retirement of Peggy Parberry.

RECOMMENDATION:

THAT one of each of the following groups be authorized as signing officers for the Village of Harrison Hot Springs:

Mayor Leo Facio, Councillor Allan Jackson, Councillor Zoltan Kiss, Councillor Sonja Reyerse, Councillor John Buckley


Chief Administrative Officer, Ian Crane, Deputy Chief Administrative Officer/Corporate Officer, Debra Key; Director of Finance, Dale Courtice; Manager of Revenue Services, Cindy Richardson

Respectfully submitted for your consideration;



Dale Courtice, CGA
Director of Finance

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ian Crane
Chief Administrative Officer





VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** April 2, 2014
FROM: Lisa Grant **FILE:** 3060-02-07-08
Manager of Development and Community Services
SUBJECT: Renewal of Development Permit for 120 Esplanade Avenue

ISSUE:

The new owners of 120 Esplanade Avenue have applied to renew Development Permit 07/08 (Attachment).

BACKGROUND:

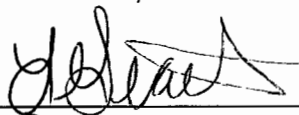
In 2008, a development permit was issued to IRCA Group of Management Ltd. for the construction of a mixed use structure located at 120 Esplanade Avenue. The development permit dealt with form and character of the development. Since this time, the subject property was cleared and initial site preparation began. In 2012, Council renewed the development permit until April 18, 2014. However, construction has not begun at the site.

The subject property has come under new ownership in the past few months. As such, the new owners are seeking to renew Development Permit 07/08. At this time, there are no changes to the development permit. If the new owners should seek to amend the development permit or the zoning for the subject property, they will be required to meet current bylaws and regulations; this includes flood construction requirements for new development.

RECOMMENDATION:

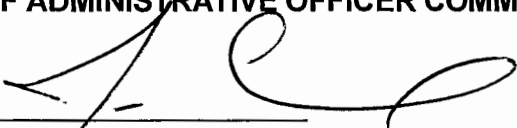
THAT Development Permit 07/08 for 120 Esplanade be amended to extend the expiry date until April 18, 2016.

Respectfully submitted for your consideration;



Lisa Grant
Manager of Development and Community Services

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



Ian Crane
Chief Administrative Officer

Attachment: Development Permit 07/08

27 APR 2012

11 46

BB4043661

RECEIVED

MAY 02 2012

BY V. OF H.H.S.

NOTICE OF PERMIT

APPENDIX I

TO: Registrar of Title
New Westminster District

Folio: 1645-52248

TAKE NOTICE that the land described below is subject of a permit issued by the Village of Harrison Hot Springs.

PARTICULARS OF PERMIT
DP 02/2012

Permit Description

- (a) Type of Permit **Development Permit**
- (b) Statutory Authority **Section 920 of the Local Government Act**

Legal Description of Lands Affected:

PID: 026-923-149

Lot B, Section 13, Township 4, Range 29, West of the Sixth Meridian
New Westminster District Plan BCP27775

(the "Lands")

Civic Address: 120 Esplanade Avenue, Harrison Hot Springs, BC V0M 1K0

Issue Date: April 17, 2012

Village of Harrison Hot Springs


Corporate Officer

USE THIS SECTION ONLY FOR AMENDMENTS TO A LAND USE AGREEMENT BY WAY OF PERMIT UNDER SECTION 930 OF THE LOCAL GOVERNMENT ACT.

THIS NOTICE relates to the amendment of Land Use Agreement No. _____ (registration number) which is registered as a charge against the above described land. PARTICULARS OF THE AMENDMENT MAY BE OBTAINED FROM THE ISSUING AUTHORITY.

Dated: _____

Village of Harrison Hot Springs

Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS
DEVELOPMENT PERMIT NO. DP02/2012

1. This Development Permit No. 02/2012 is issued to:

IRCA GROUP OF MANAGEMENT LTD.
Inc. No. 480140
#3 – 1680 Lloyd Avenue
North Vancouver, BC V7P 2N6

as the owner (the "Permittee") and shall apply only to that certain parcel or tract of land within the Village of Harrison Hot Springs (the "Village") described below, and any and all buildings, structures, and other development thereon:

Parcel Identifier: 026-923-149

Lot B, Plan BCP27775, Section 13, Township 4, Range 29, West 6th
Meridian, New Westminster Land District

(the "Lands")


Civic Address: 120 Esplanade Avenue, Harrison Hot Springs, BC V0M 1K0

2. The *Land* is located within Development Permit Area 1 – Lakeshore Special Planning Area in the Official Community Plan for the purposes of ensuring that development within the Village of Harrison Hot Springs contributes positively to the character of the Village of Harrison Hot Springs and that the guidelines contribute to a coherence and integrity in the form, character and detailing of the Village of Harrison Hot Springs.
3. Section 5.10 (Off Street Loading) of Zoning Bylaw 672, 1996 is hereby varied such that only 2 off street loading spaces shall be required on the *Land*.
4. The *Land* shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit as Schedule A which shall form a part hereof.
5. Notwithstanding Section 4 of this Permit, the following additional conditions shall apply to the development of the *Land*:
- a) All lighting fixtures, landscape features, and sidewalk treatment located on the municipal road allowances adjacent to the *Land* shall be installed in accordance with the Village of Harrison Hot Springs' standards, the details of which to be approved by the Village of Harrison Hot Springs' Chief Administrative Officer;
 - b) The colours and building materials shall be in accordance with the specifications on the Colour and Material Board held by the Chief Administrative Officer, with the recognition that changes may be permitted subject to the approval of the Village of Harrison Hot Springs Chief Administrative Officer; and

- c) No back lit canopy signage or free standing pylon signs shall be permitted and all signage lighting shall be secured and be vandal proof.
- 6. If works defined in this Permit are not substantially commenced within two years of the date of issuance of this Permit, this Permit expires.
- 7. Prior to issuance of this Permit, the Permittee shall provide security in the form of Cash, or an automatically renewing Irrevocable Letter of Credit, in the amount of \$159,560 to secure the installation of the on-site and off-site landscaping in accordance with attached drawing prepared by James Jarvis and Associates Ltd. The Cash or Letter of Credit shall be received and kept in force until all the works have been completed and installed to the satisfaction of the Village of Harrison Hot Springs.
- 8. The terms of this Permit or any amendment to it, shall run with the Land and are binding on all persons who acquire an interest in the Land affected by this Permit.
- 9. This Development Permit is not a building permit.

AUTHORIZING RESOLUTION PASSED by Village of Harrison Hot Springs Council this 19th day of March, 2012.

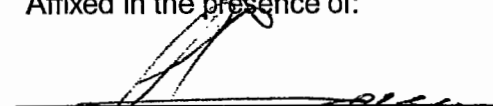
THE TERMS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE HEREBY ACKNOWLEDGED.



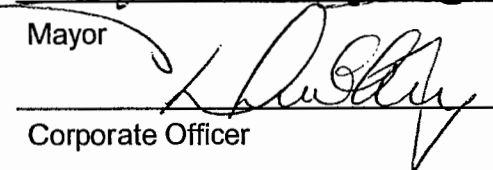
 IRCA GROUP OF MANAGEMENT LTD.

THIS PERMIT IS ISSUED this 18th day of April, 2012.

The Corporate Seal of the VILLAGE OF HARRISON HOT SPRINGS was hereunto Affixed in the presence of:



 Mayor



 Corporate Officer

Attachments:

SCHEDULE "A"

Architectural and Landscape Plans



**F. ADAB
ARCHITECTS
INC.**

1130-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3K1
TEL: (604) 987-9000 FAX: (604) 987-9222
E-MAIL: info@adabarchitects.com

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Contractors will verify and be responsible for all conditions on the job. This office will be blamed of any discrepancies and variations shown on drawings.

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



PROJECT DATA :

CIVIC ADDRESS :
120-130 ESPLANADE AVE.

LEGAL DESCRIPTION :
ELY HALF LOT 2 AND THE WLY 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 ALLEYS) : 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:

OWNER :	ARCHITECT :	LAND SURVEYOR :	LANDSCAPE ARCHITECT :	CIVIL ENGINEER :	GEOTECHNICAL :
IRCA GROUP OF COMPANIES 3 - 1580 LLOYD AVENUE NORTH VANCOUVER, B.C. TEL : 604 987 9000 FAX : 604 987 9982	F. ADAB ARCHITECTS INC. 1130-1000 ROOSEVELT CRESCENT NORTH VANCOUVER, BC TEL : 604 987 9000 FAX : 604 987 3033	ANDRIAN STEWART & CO. 1035 SEYMOUR STREET VANCOUVER, B.C. TEL : 604 687 6838 FAX : 604 688 9071	JAMES JARVIS & ASSOCIATES LTD. 20-220 EAST 11TH STREET NORTH VANCOUVER, B.C. TEL : 604 980 2254 FAX : 604 985 2423	ARLEN & MARTIN 201-12448 82ND AVENUE SURREY, B.C. TEL : 604 5879038 FAX : 604 587 9001	JETCH CONSULTANT INC. 110 - 2903 HENNING DRIVE SURREY, B.C. TEL : 604 220 8817 FAX : 604 220 8841

13	03/01/10	Revised for D.P. Submission
12	07/10/10	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 Elevation
8	08/15/08	Revised P.S.D.
7	11/14/07	Revised for O.C.P. Amendment
6	09/12/07	Revised to accommodate 3000 index
5	08/23/07	Independent A.D.P. comments
4	08/09/07	Revised to F.V.A.S. comments
3	01/17/07	Revised for A.P.
2	10/16/06	Changed 4 story wood frame to 10 story concrete
1	03/02/06	Issued for A.P.
NO.	DATE	REVISION / ISSUED

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS
100-130 ESPLANADE AVE.
HARRISON HOTSPRINGS, B.C.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
PROJECT DATA

DATE:	SHEET NO.:
OCT 2009	
SCALE: BA	
DESIGN: FA	A-1.0
DRAWING: AA	
PROJECT NO: 853	



**F. ADAB
ARCHITECTS
INC.**

8135-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 947-3883 FAX: (604) 947-3332
E: ADAB@fadamarchitects.com

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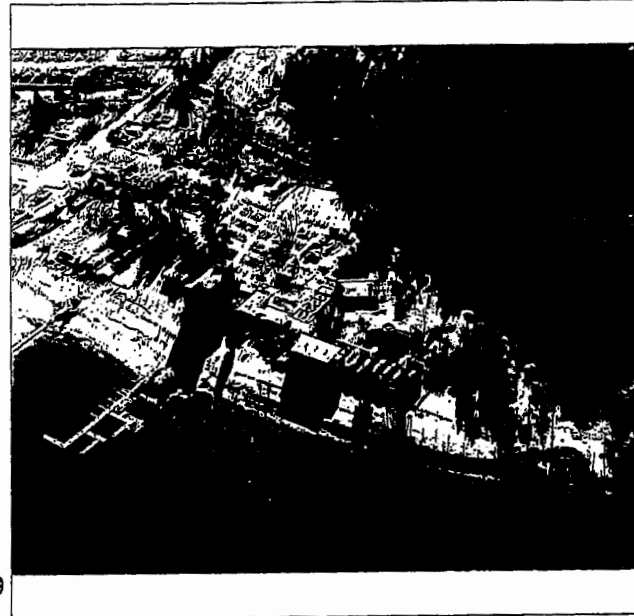
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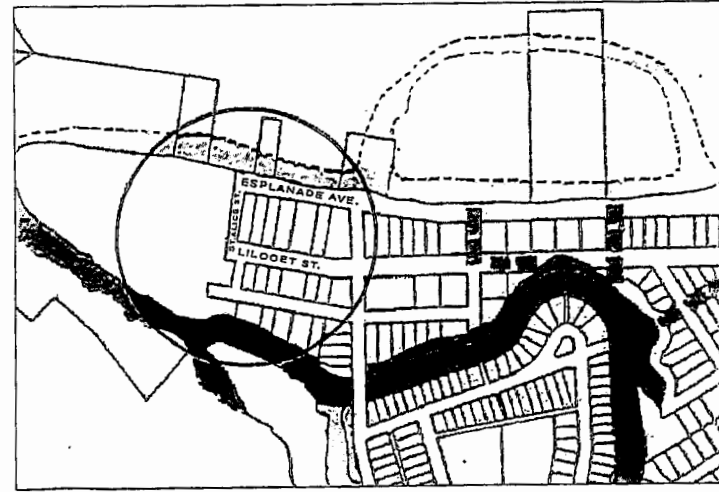
13	0203410	Revised for D.P. Submission
12	0215146	Checked Revision for D.P. Submission
11	1002306	Revised for D.P. Submission
10	1010568	Revised for D.P. Submission
9	0902910	Revised Drawings
8	0911490	Revised F.S.A.
7	1117487	Revised for O.C.P. submission
6	0912887	Revised to accommodate hotel sales
5	0923487	Incorporated A.D.P. comments
4	0810387	Revised as F.N.J.L. comments
3	0117387	Revised for A.P.
2	1021046	Changed library name from to 15 story concourse
1	0205208	Issued for A.P.
10.	DATE	REVISION / ISSUED

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

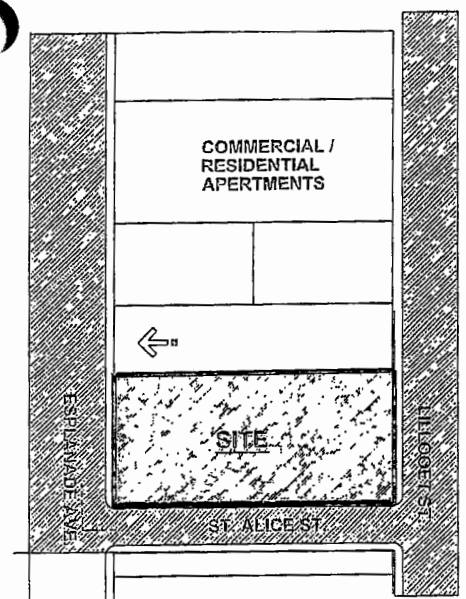
DATE:	OCT 2008	SHEET NO.:
SCALE:	AS SHOWN	A-1.1
DESIGN:	FA	
DRAWN:	AL	
PROJECT NO.:	0503	



AERIAL PHOTO



LOCATION MAP



CONTEXT PLAN

HARRISON LAKE

COMMERCIAL /
RESIDENTIAL
APARTMENTS

SITE

ST. ALICE ST

HARRISON
HOT SPRINGS
RESORT



F. ADAB ARCHITECTS INC.

1100-1008 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3H4
TEL: (604) 340-2820 FAX: (604) 340-2715
E-MAIL: info@fadab.com

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13	02/04/10	Revised for O.P. Submission
12	02/15/10	Revised for O.P. Submission
11	02/23/09	Revised for O.P. Submission
10	10/16/08	Revised for O.P. Submission
9	08/22/08	Revised Drawings
8	02/11/08	Revised P.L.R.
7	11/14/07	Revised by O.C.P. Amendment
6	09/12/07	Revised to accommodate toilet stalls
5	08/26/07	Incorporated A.D.P. comments
4	08/23/07	Revised as F.H.L.S. comments
3	02/17/07	Revised for A.S.
2	10/06/06	Changed 4 lobby egress doors to 18 lobby egress
1	03/22/06	Revised for A.S.
100	DATE:	REVISED / REDES

DRAWING TITLE:
SITE PHOTOS

DATE:	OCT 2008	SHEET NO.:
SCALE:	1/4"	A-1.2
DESIGN:	FA	
DRAWING:	AA	
PROJECT NO.:	0501	



4



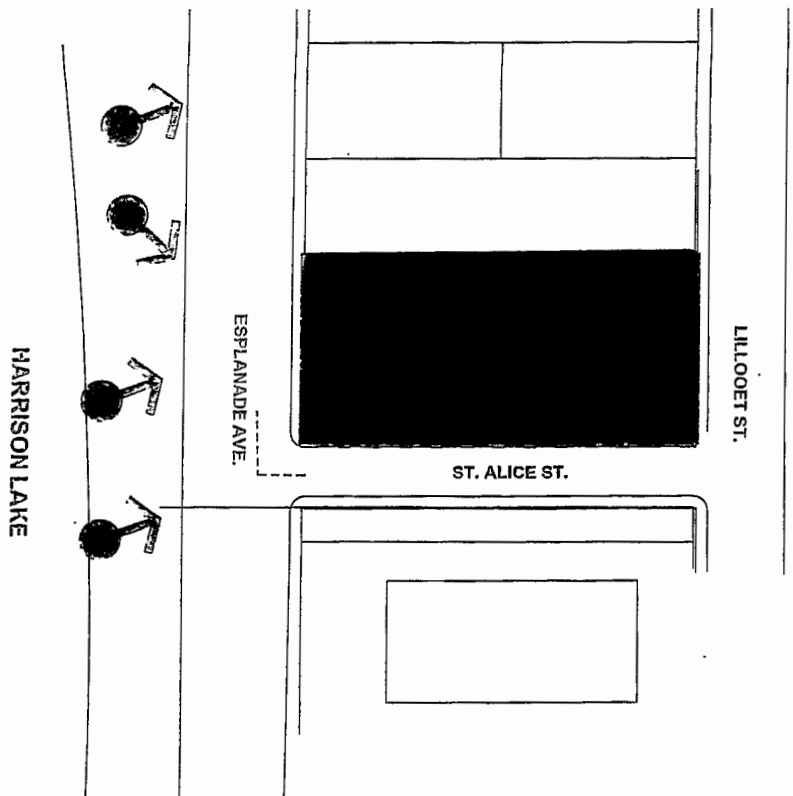
3



2



1



HARRISON LAKE

ESPLANADE AVE.

LILLOOET ST.

ST. ALICE ST.



F. ADAB ARCHITECTS INC.

1308-600 ROOSEVELT CRESCENT
SUITE 100 VINCENNES, IN 47515-2914
TEL: (814) 997-2025 FAX: (814) 997-2923
E-MAIL: info@f-adab.com

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13	03/24/16	Revised for D.P. Submission
12	07/15/15	General Revision for D.P. Amendment
11	10/13/14	Revised for D.P. Submission
10	12/04/13	Revised for D.P. Submission
9	09/20/13	Revised Drawings
8	06/11/13	Revised F.S.D.
7	11/14/12	Revised for C.C.P. Amendment
6	09/12/12	Revised to accommodate hard surface
5	08/23/12	Incremental A.D.P. comments
4	08/22/12	Revised as F.V.L.D. comments
3	01/17/12	Revised for A.P.
2	10/08/11	Changed 4 canopy areas to show in 10 story condition
1	03/20/11	Issued for A.P.
REL.	DATE	REVISION / ISSUE

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

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

FOR:
TRICA CONSTRUCTION

DRAWING TITLE:
COLOURED NORTH
ELEVATION

DATE:	021 2013	SHEET NO.:
SCALE:	1/4"	A-1.3
DESIGNER:	FA	
DRAWN:	JA	
PROJECT NO.:	050	



NORTH ELEVATION



**F. ADAB
ARCHITECTS
INC.**

1130-130 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V9P 3K1
TEL: (604) 987-0803 FAX: (604) 987-3922
E-MAIL: info@f.adabarchitects.com

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WEST ELEVATION

13	092478	Revised for D.P. Submission
12	031810	General Revision for D.P. Amendment
11	102304	Revised for D.P. Submission
10	101006	Revised for D.P. Submission
9	098308	Final Elevation
8	091188	Revised for F.S.R.
7	111479	Revised for D.C.P. Amendment
6	091297	Revised to accommodate final SDC
5	092987	Amendment A.D.P. comments
4	082287	Revised as F.S.R. D. comments
3	071787	Revised for A.P.
2	071808	Change of window notes from 10-10-08 comments
1	050394	Issued for A.P.
REV	DATE	REVISION / DRAWN

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

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

FOR:
TRCA CONSTRUCTION

DRAWING TITLE:
**COLOURED WEST
ELEVATION**

DATE:	OCT 2008	SHEET NO.:
SCALE:	1/4"	A-1.4
DESIGN:	TL	
DRAWN:	JL	
PROJECT NO.:	055	



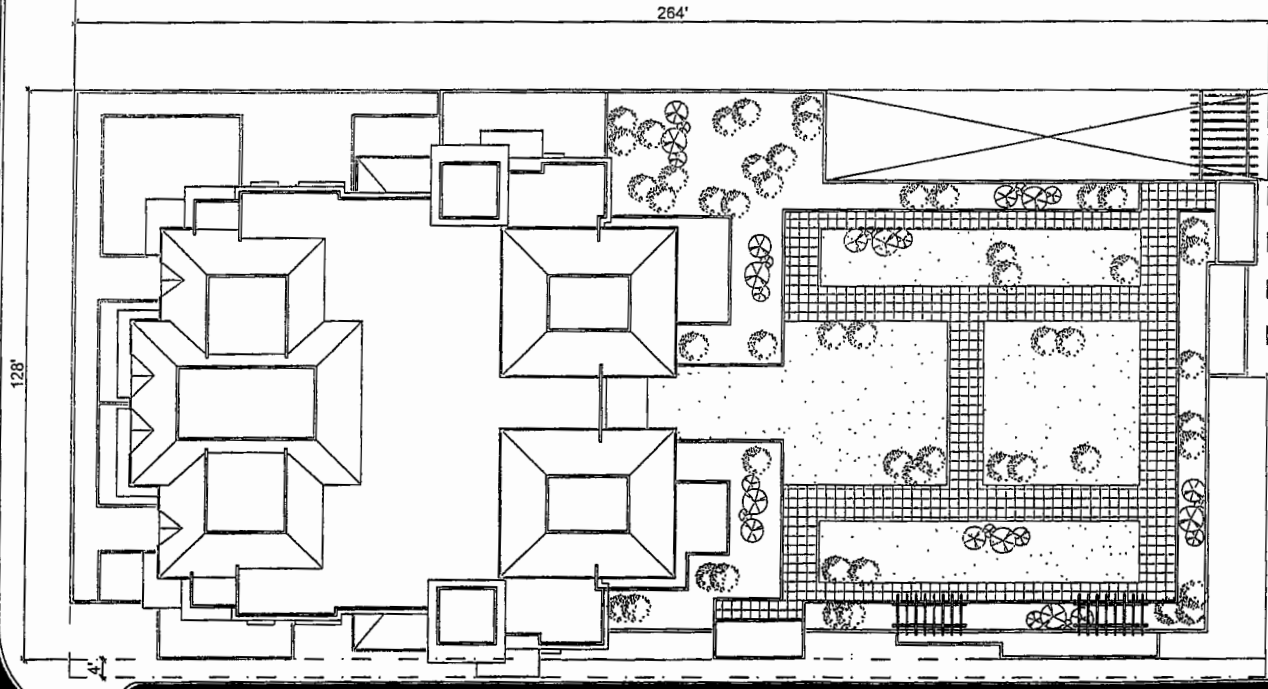
**F. ADAB
ARCHITECTS
INC.**

#13A-1000 ROOSEVELT CRESCENT
NORTH WASHINGTON, DC 20004
TEL: (202) 967-3803 FAX: (202) 967-3933
E-MAIL: info@f-adab.com

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



EXISTING TREE

EXISTING TREE

13	03/24/10	Revised for D.P. Submission
12	07/19/10	General Revision for D.P. Submission
11	10/23/08	Revised for D.P. Submission
10	10/10/08	Revised for D.P. Submission
9	09/28/08	Revised Submission
8	09/11/08	Prepared F.S.D.
7	1/14/07	Revised for O.C.P. submission
6	09/12/07	Revised to accommodate hotel lobby
5	08/29/07	Revised for A.D.P. comments
4	08/07/07	Revised on F.V.S.D. comments
3	04/17/07	Revised for A.D.
2	10/16/06	Changes to lobby level lines on 1st story carport
1	03/20/06	Prepared for A.D.
NO.	DATE	REVISED / ISSUED

DRAWING TITLE:
SITE PLAN

DATE:	OCT 2008	SHEET NO.:	
SCALE:	1/8"		
DESIGNER:	FA		A-1.6
DRAWN:	JA		
PROJECT NO.:	803		



F. ADAB ARCHITECTS INC.

#130-100 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 961-2003 FAX: (604) 961-9922
EMAIL: info@fadab.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 or warranties made by the design professional to any party with whom the design professional has not entered into a contract.

13	09/24/18	Revised for D.P. Submission
12	09/18/18	General Revision for D.P. Submission
11	09/20/18	Revised for D.P. Submission
10	10/10/18	Revised for D.P. Submission
9	09/20/18	Revised Structural
8	09/11/18	Revised P.E.R.
7	10/14/17	Revised for D.P.P. Submission
6	09/13/17	Revised for construction start dates
5	09/15/17	Interim A.D.P. Comments
4	06/29/17	Revised per P.M.A.D. Comments
3	04/17/17	Revised for A.S.
2	10/05/16	Complete 2-D line work based on 10-05-16 opening
1	07/05/16	Issued for A.S.
REL.	DATE	REVISION / REASON

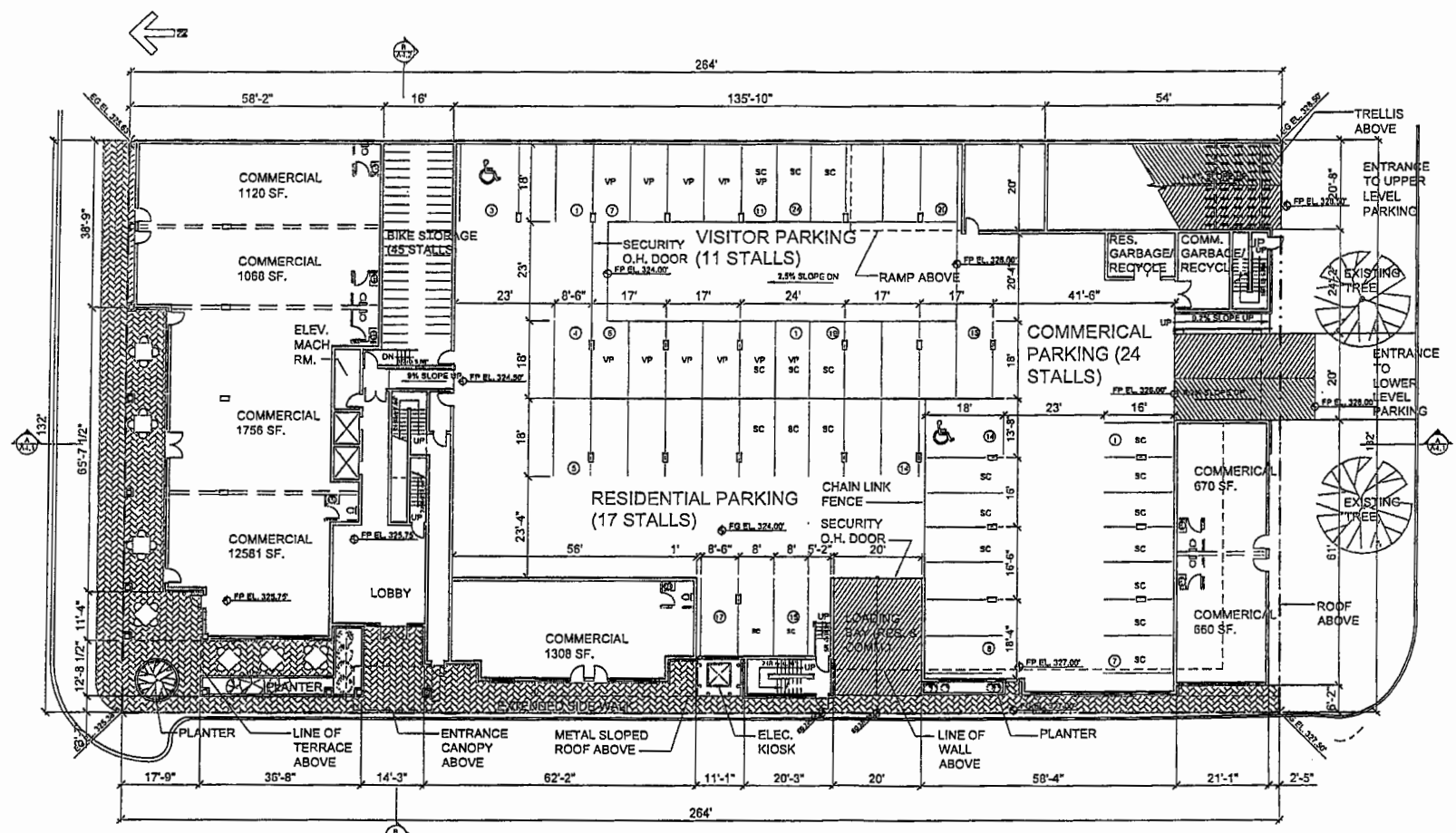
PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

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

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
FIRST FLOOR PLAN

DATE:	07/1/2018	SHEET NO.:	A-2.1
SCALE:	1/4"		
DESIGNER:	EA		
DRAWING:	EA		
PROJECT NO.:	6593		



1ST FLOOR PLAN
GROSS COMMERCIAL AREA: 7840.38 S.F.



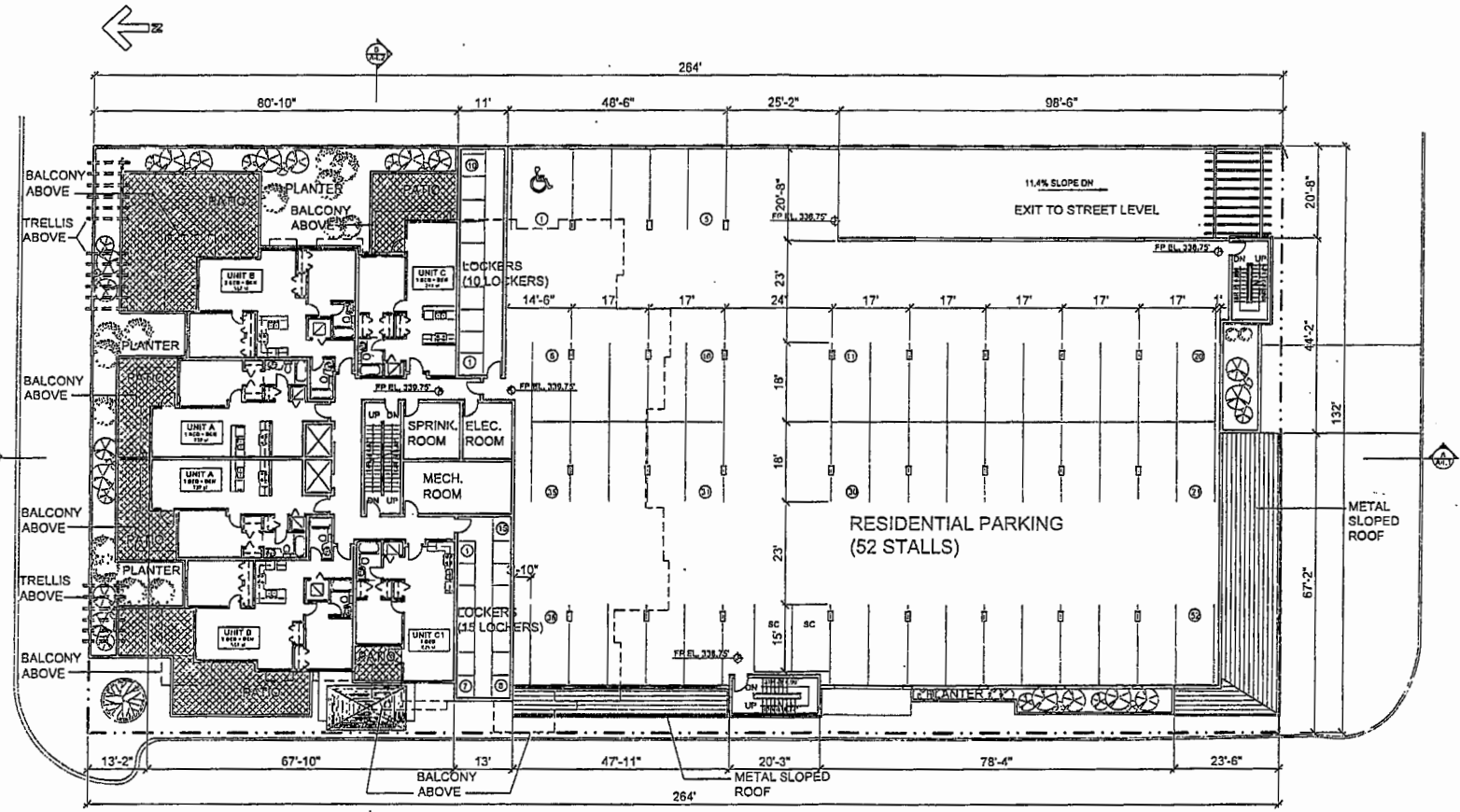
**F. ADAB
ARCHITECTS
INC.**

#130-1000 ROOSEVELT CRESCENT
FOURTH FLOOR, WASHINGTON, DC 20004
TEL: (202) 877-3222 FAX: (202) 877-3223
E-MAIL: fadab@fadabarch.com

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2ND FLOOR PLAN

GROSS RESIDENTIAL AREA: 5641.76 S.F.

13	02/24/10	Revised for O.P. Submission
12	02/15/10	Revised for O.P. Amendment
11	10/23/08	Revised for O.P. Submission
10	10/16/08	Revised for O.P. Submission
9	05/29/08	Finalized Plans
8	04/11/08	Revised P.A.R.
7	11/14/07	Revised for O.P. Amendment
6	09/18/07	Revised to accommodate hotel tubes
5	08/24/07	Incorporated A.S.P. comments
4	08/22/07	Revised by P.V.N.D. comments
3	01/17/07	Revised for A.S.
2	09/05/06	Changed a lobby wood frame to 30 stone composite
1	07/20/06	Issued for A.S.
RD	BAK	REVISED / MOVED

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

ADDRESS
102-150 ESPRANCAVE AVE.
HARRISON HOT SPRINGS, VA.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SECOND FLOOR PLAN

DATE:	OCT 2003	SHEET NO.:	
SCALE:	1/4"		
DESIGN:	FA		
DRAWING:	JA		A-2.2
PROJECT NO.:	0503		





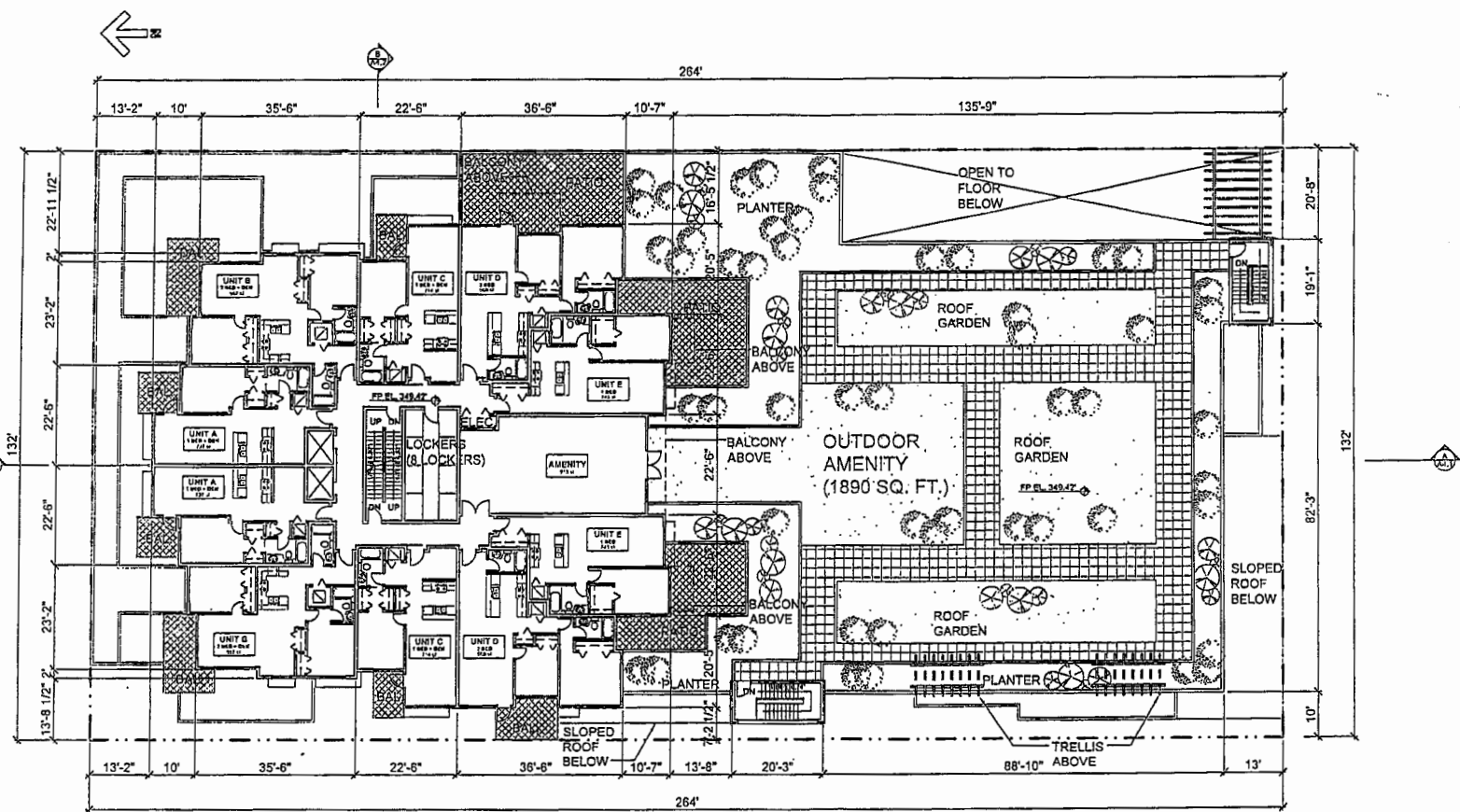
F. ADAB ARCHITECTS INC.

#126-1800 ROOSEVELT CRESCENT #7 NORTH WASHINGTON, DC ZIP 20014 TEL: (800) 981-3323 FAX: (800) 991-3332 EMAIL: info@fadam.com

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Contractors will verify and be responsible for all conditions on the job. This office will be relieved of any discrepancies and variations shown on drawings.

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3RD FLOOR PLAN
GROSS RESIDENTIAL AREA: 10144.97 S.F. (INDOOR AMENITY INCLUDED)

13	02/24/10	Revised for O.P. Submittal
12	02/19/10	General Remarks for O.P. Submittal
11	10/27/09	Revised for O.P. Submittal
10	10/16/09	Revised for I.P. Submittal
9	09/29/09	Revised Drawings
8	09/14/09	Revised P.S.R.
7	10/14/07	Revised for O.C.P. Submittal
6	09/12/07	Revised in accordance with notes
5	09/25/07	Interpreted A.D.P. comments
4	09/24/07	Revised as F.V.A.D. comments
3	01/17/07	Revised for A.A.
2	10/10/06	Changed 4 story/3 story to 10 story/3 story
1	03/29/06	Issued for A.A.
NO.	DATE	REVISION/ISSUED

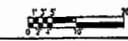
PROJECT TITLE:
HARRISON HOT SPRINGS MIXED-USE DEVELOPMENT

ADDRESS:
102 - 130 ESPYMANOR AVE.
HARRISON HOTSPRINGS, DC.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
THIRD FLOOR PLAN

DATE:	01/20/09	SHEET NO.:
SCALE:	1/8"	
DESIGNER:	FA	A-2.3
DRAWN:	AA	
PROJECT NO.:	0703	





**F. ADAB
ARCHITECTS
INC.**

4100-1025 ROOSEVELT CRESCENT
NORTH WASHINGTON, DC 20015-2811
TEL: (801) 597-5273 FAX: (801) 597-1933
E-MAIL: fad@fadam.com

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Contractor will verify and be responsible for all dimensions on the job. This office will be indemnified of any discrepancies and variations 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 in any party who claims the design professional has not entered into a contract.

12	02/14/10	Revised for O.P. Submission
13	02/15/10	General Re-Action for O.P. Approval
11	10/27/09	Revised for O.P. Submission
10	10/19/09	Revised for O.P. Submission
9	09/29/09	Revised Drawings
8	08/19/09	Revised P.E.A.
7	11/14/07	Revised for O.C.P. Attachment
6	09/12/07	Revised in accordance with notes
5	08/23/07	Revised for A.D.P. Comments
4	08/08/07	Revised as P.V.A.D. Comments
3	05/13/07	Revised for A.D.
2	10/16/06	Change 2 survey notes shown in 10 survey notes
1	02/02/06	Revised for A.D.
NO.	DATE	REVISION / ISSUED

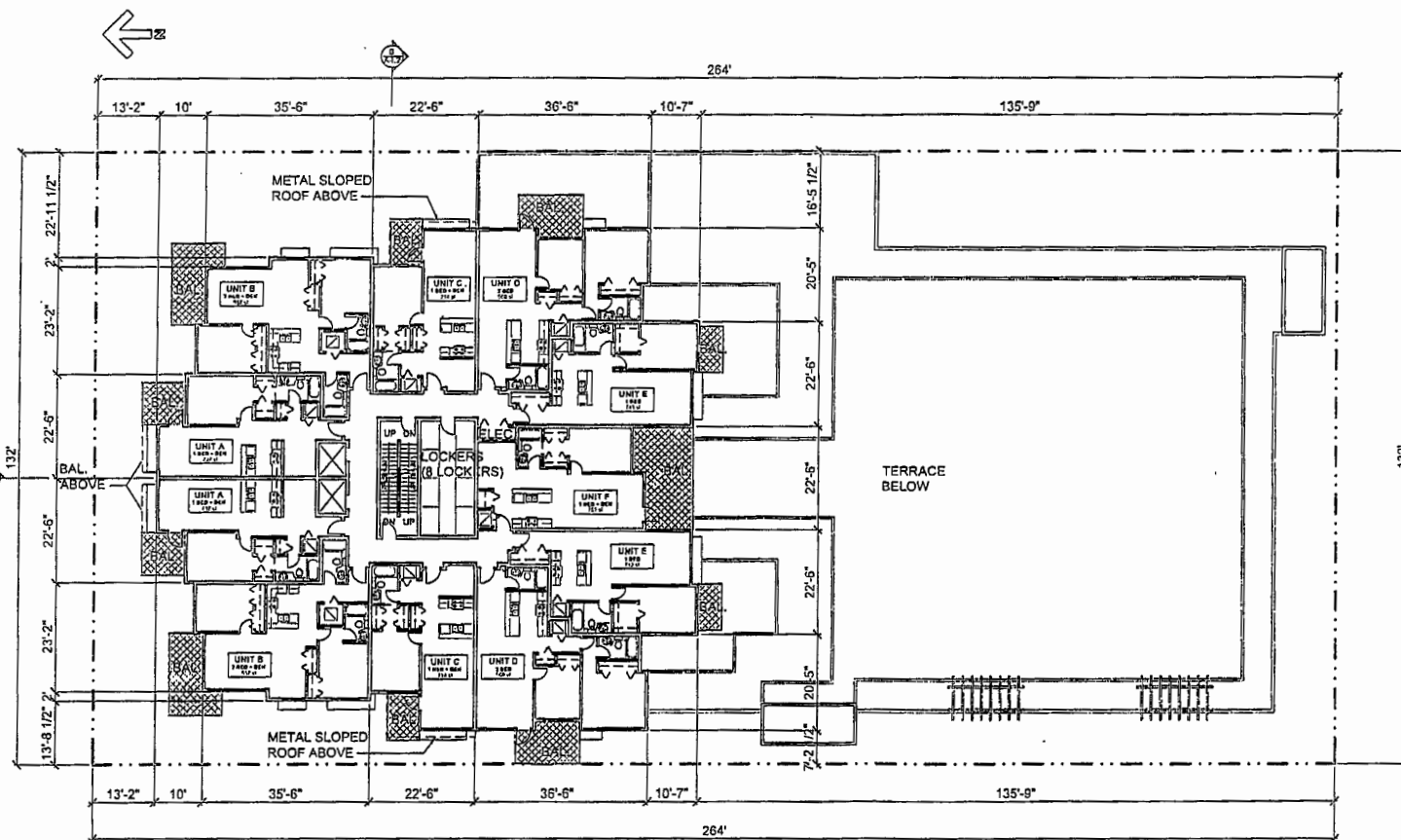
PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

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

FOR:
IRCA CONSTRUCTION

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

DATE:	OCT 2008	SHEET NO.:	
SCALE:	1/4"		
DESIGN:	TA		A-2.4
DRAWN:	AA		
PROJECT NO.:	0513		



4TH & 5TH FLOOR PLAN

GROSS RESIDENTIAL AREA: 9984.94 S.F.



**F. ADAB
ARCHITECTS
INC.**

#130-1900 ROOSEVELT CRESCENT
NORTH WASHINGTON, DC 20034
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E-MAIL: info@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.

13	09/21/10	Revised for O.P. Submission
12	03/16/10	Revised for O.P. Submission
11	10/29/08	Revised for O.P. Submission
10	10/10/08	Revised for O.P. Submission
9	09/02/08	Revised Drawings
8	08/11/08	Revised P.S.D.
7	1/14/07	Revised for O.C.P. Submission
6	08/12/07	Revised for accommodation of other units
5	08/28/07	Revised for O.C.P. Submission
4	08/28/07	Revised as F.P.D. Comment
3	01/17/07	Revised for O.P.
2	10/10/06	Changed 4 lobby units to 10 lobby units
1	02/09/06	Issued for O.P.
NO.	DATE	REVISION / ISSUED

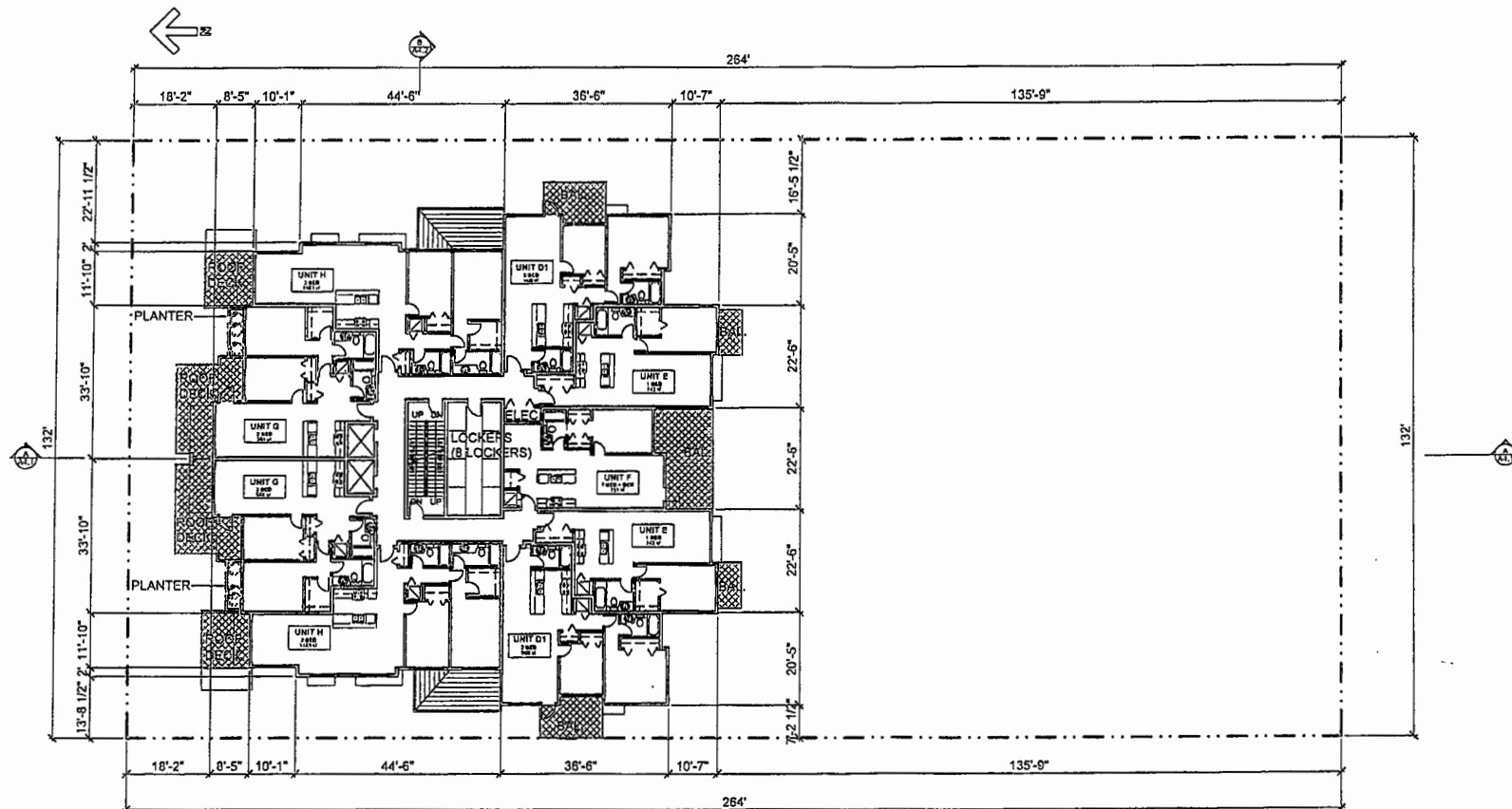
PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

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

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SIXTH FLOOR PLAN

DATE:	OCT 2008	SHEET NO.:	A-2.5
SCALE:	1/4"		
DESIGN:	FL		
DRAWN:	AA		
PROJECT NO.:	043		





**F. ADAB
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INC.**

#136-808 ROOSEVELT CRESCENT
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TEL: (604) 969-0205 FAX: (604) 969-0113
EMAIL: info@f-adab.com

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NO.	DATE	REVISION
13	09/04/11	Revised for O.P. Submittal
12	09/16/10	General Revision for O.P. Amendment
11	08/25/09	Revised for O.P. Submittal
10	08/19/09	Revised for O.P. Submittal
9	08/20/09	Revised Elevations
8	08/11/09	Revised F.S.P.
7	11/14/07	Revised for O.C.P. Amendment
6	09/12/07	Revised to accommodate total Balcony
5	08/23/07	Incorporated A.D.P. comments
4	05/29/07	Revised as F.P.A.D. comments
3	01/17/07	Revised for d.p.
2	02/19/06	Changed 4 entry sized doors to 18 entry concrete
1	03/07/06	Issued for d.p.
REV.	DATE	REVISION/ISSUED

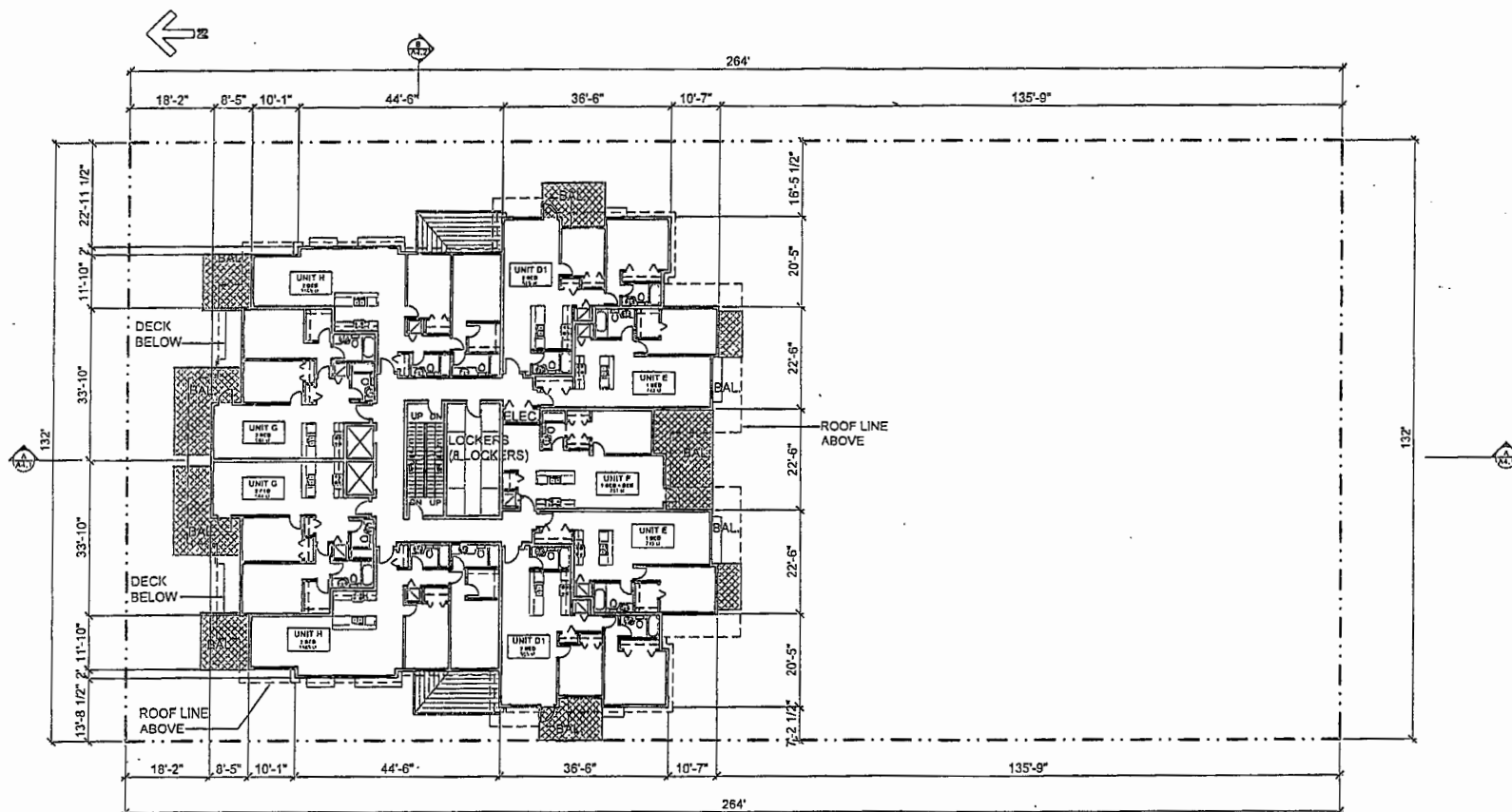
PROJECT TITLE:
**HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT**

ADDRESS:
122-123 ESPRANDE AVE.
HARRISON HOT SPRINGS, B.C.

FOR:
INCA CONSTRUCTION

DRAWING TITLE:
SEVENTH FLOOR PLAN

DATE:	02/ 2008	SHEET NO.:
SCALE:	1/4" = 1'-0"	A-2.6
DESIGN:	FA	
DRAWN:	JA	
PROJECT NO.:	0201	



7TH FLOOR PLAN
GROSS RESIDENTIAL AREA: 9416.97 S.F.



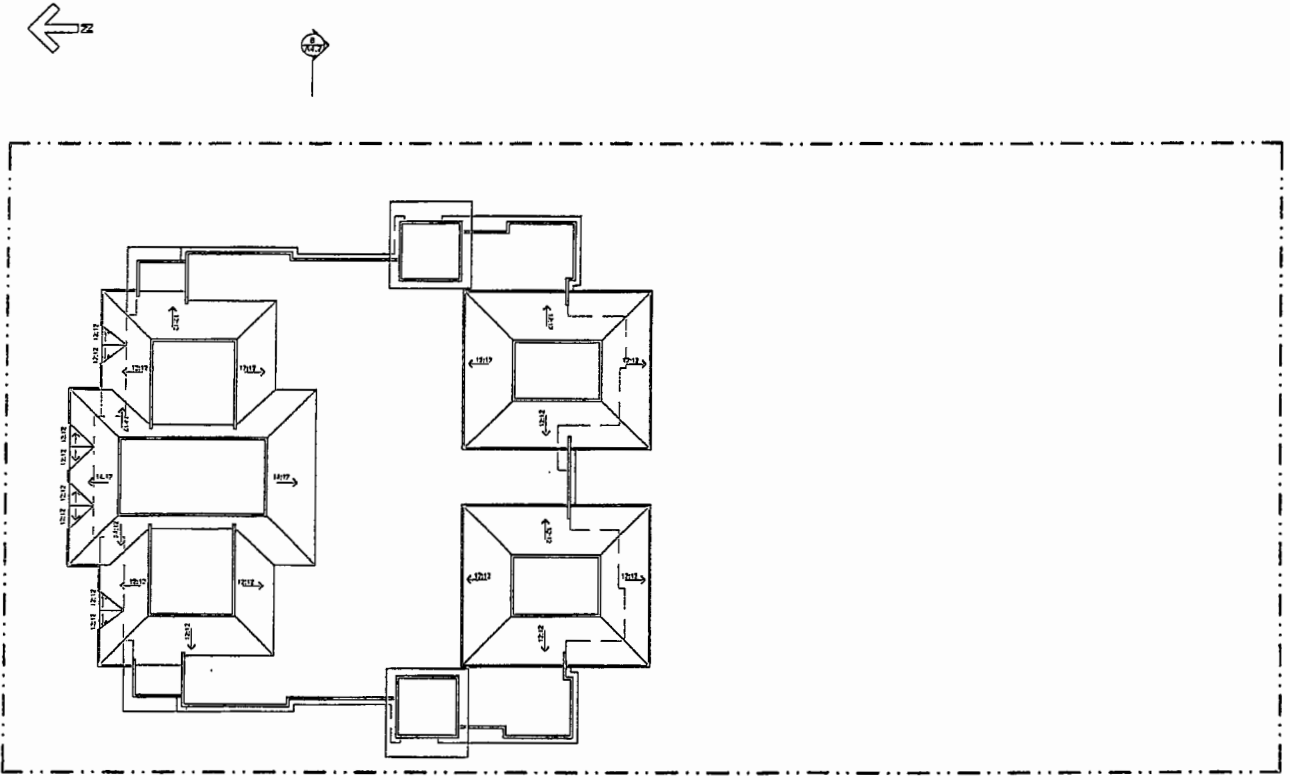
F. ADAB ARCHITECTS INC.

#100-1000 ROOSEVELT CREDIT NORTH VANCOUVER, BC V7P 2M4
TEL: (604) 541-2013 FAX: (604) 551-9317
E-MAIL: info@fadamad.com

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ROOF PLAN

13	0204110	Revised for O.P. Submission
12	0215110	Special Revision for O.P. Amendment
11	1007206	Revised for O.P. Submission
10	1005006	Revised for O.P. Submission
9	0502003	Revised Elevations
8	0407100	Revised P.S.R.
7	1104007	Revised for O.C.P. Submission
6	0903007	Revised for accommodations meet notes
5	0802007	Supplemented A.C.P. comments
4	0609007	Revised at F.V.R.D. comments
3	0107007	Revised for A.P.
2	1001000	Change of lobby level scheme to 10 lobby complete
1	0103000	Issued for A.P.
NO	DATE	REVISED / ISSUED

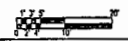
PROJECT TITLE:
HARRISON HOT SPRINGS MIXED-USE DEVELOPMENT

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

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
ROOF PLAN

DATE:	OCT 2009	SHEET NO.:	
SCALE:	1/4"		
DESIGNER:	FA		
DRAWN:	AA		
PROJECT NO.:	0503		
			A-2.7





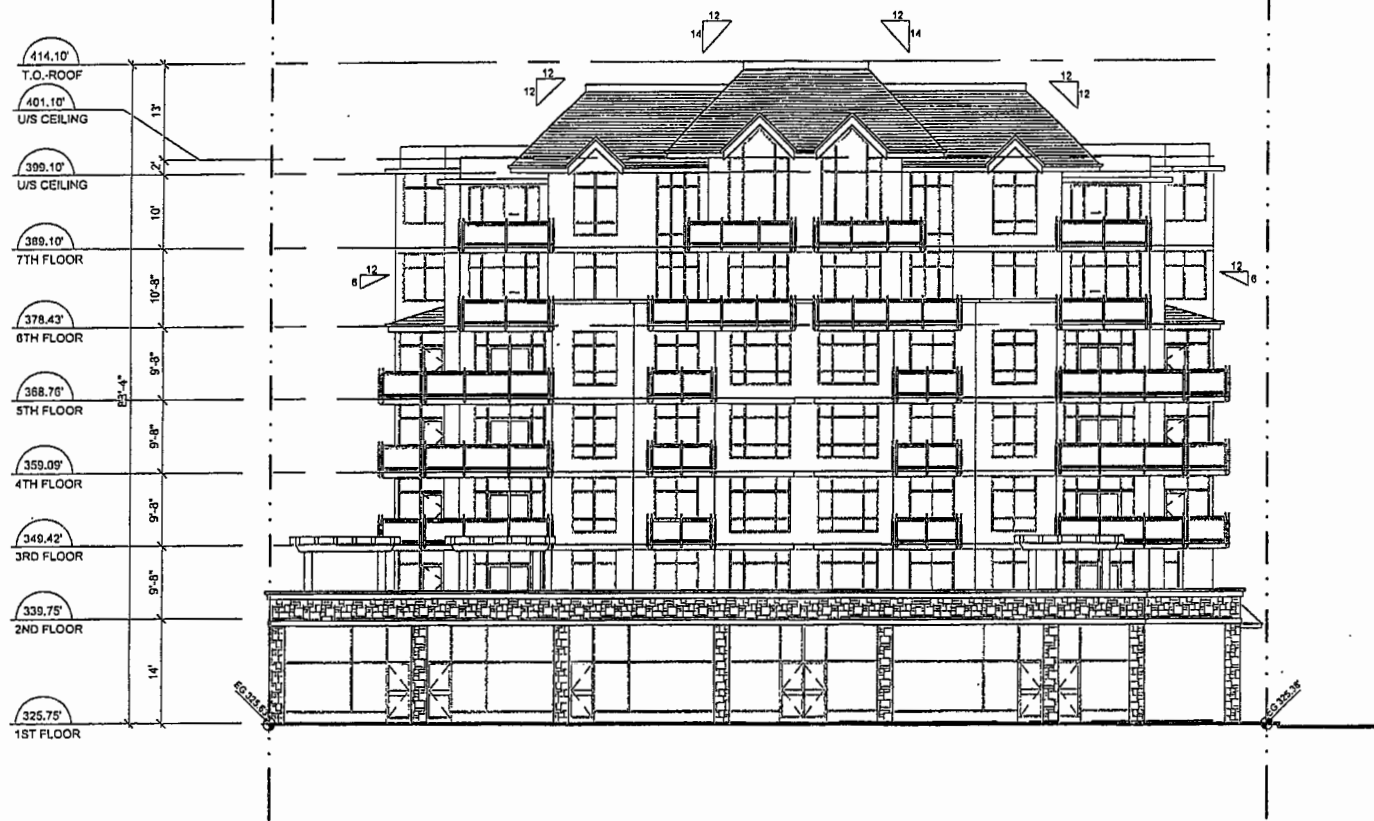
**F. ADAB
ARCHITECTS
INC.**

1125-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R1
TEL: (604) 981-2021 FAX: (604) 917-7023
E-MAIL: info@f-adab.com

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13	10/24/10	Revised for D.P. Submission
12	02/16/10	Corrected Section for D.P. Amendment
11	05/27/08	Revised for D.P. Submission
10	10/16/08	Revised for D.P. Submission
9	09/02/08	Revised Elevations
8	08/11/08	Revised P.S.D.
7	11/14/07	Revised for O.C.P. Amendment
6	05/13/07	Revised to accommodate total sales
5	05/29/07	Interpreted A.D.P. comments
4	06/07/07	Revised on P.V.R.D. comments
3	05/17/07	Revised for A.C.
2	10/19/06	Changed 2 window frames to 10 story concrete
1	03/28/06	Issued for A.C.
001	04/16	REVISED / ISSUED

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

ADDRESS
102-130 ESPLANDAVE
HARRISON HOT SPRINGS, B.C.

FOR:
TRCA CONSTRUCTION

DRAWING TITLE:
NORTH ELEVATION

DATE:	01/30/08	SHEET NO.:
SCALE:	1/8" = 1'-0"	A-3.1
DESIGNER:	FA	
DRAWN:	AA	
PROJECT NO.:	0503	



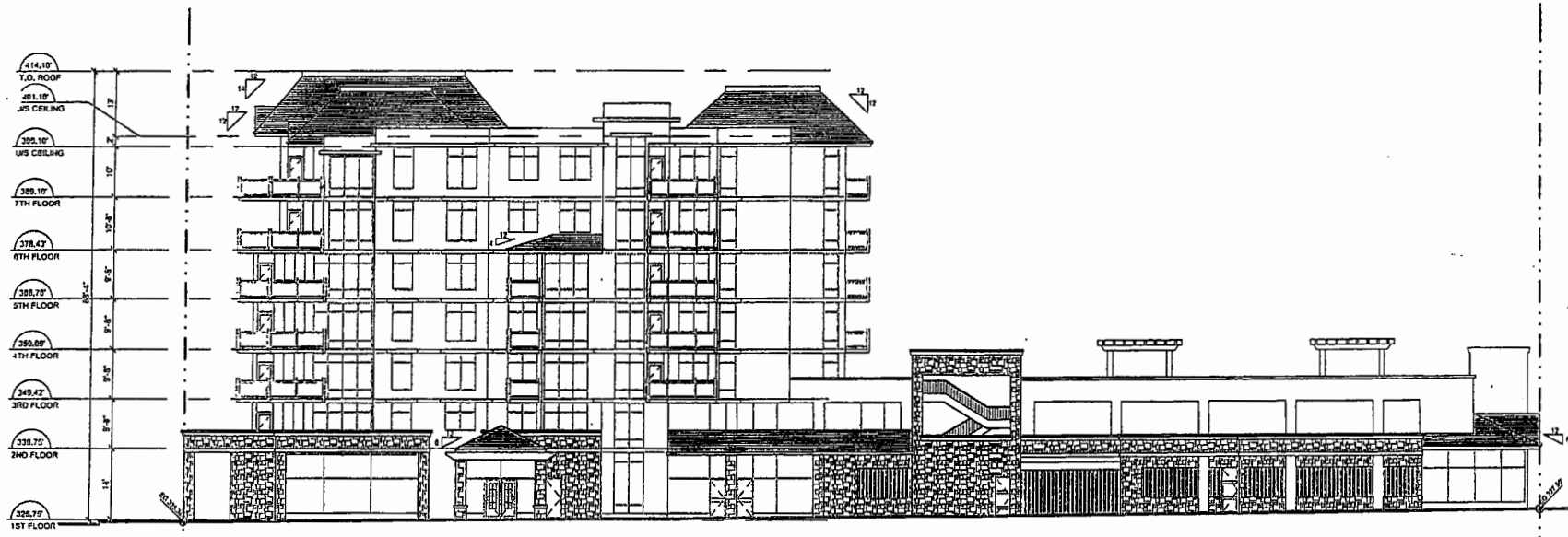
F. ADAB ARCHITECTS INC.

#13A-1000 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V1P 3R4
TEL: (604) 961-3062 FAX: (604) 961-3723
E: ADAB_ARCH@FADABARCH.COM

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13	08/24/10	Revised for O.C.P. Submission
12	02/15/10	General Revision for O.P. Amendment
11	10/21/09	Revised for O.P. Submission
10	10/16/09	Revised for O.P. Submission
9	08/28/09	Revised Elevations
8	05/11/09	Revised F.S.D.
7	11/14/07	Revised for O.C.P. Amendment
6	09/12/07	Revised to accommodate field notes
5	09/25/07	Incorporated A.D.P. comments
4	08/27/07	Revised as F.S.D. comments
3	01/17/07	Revised for A.S.
2	10/19/06	Changed 4 story steel frame to 10 story concrete
1	03/09/06	Issued for A.S.
10	DATE	REVISED / 07/08/08

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

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

FOR:
TRCA CONSTRUCTION

DRAWING TITLE:
WEST ELEVATION

DATE:	OCT 2008	SHEET NO:
SCALE:	1/4" = 1'-0"	
DESIGNER:	FA	A-3.2
DRAWING:	AA	
PROJECT NO:	022	



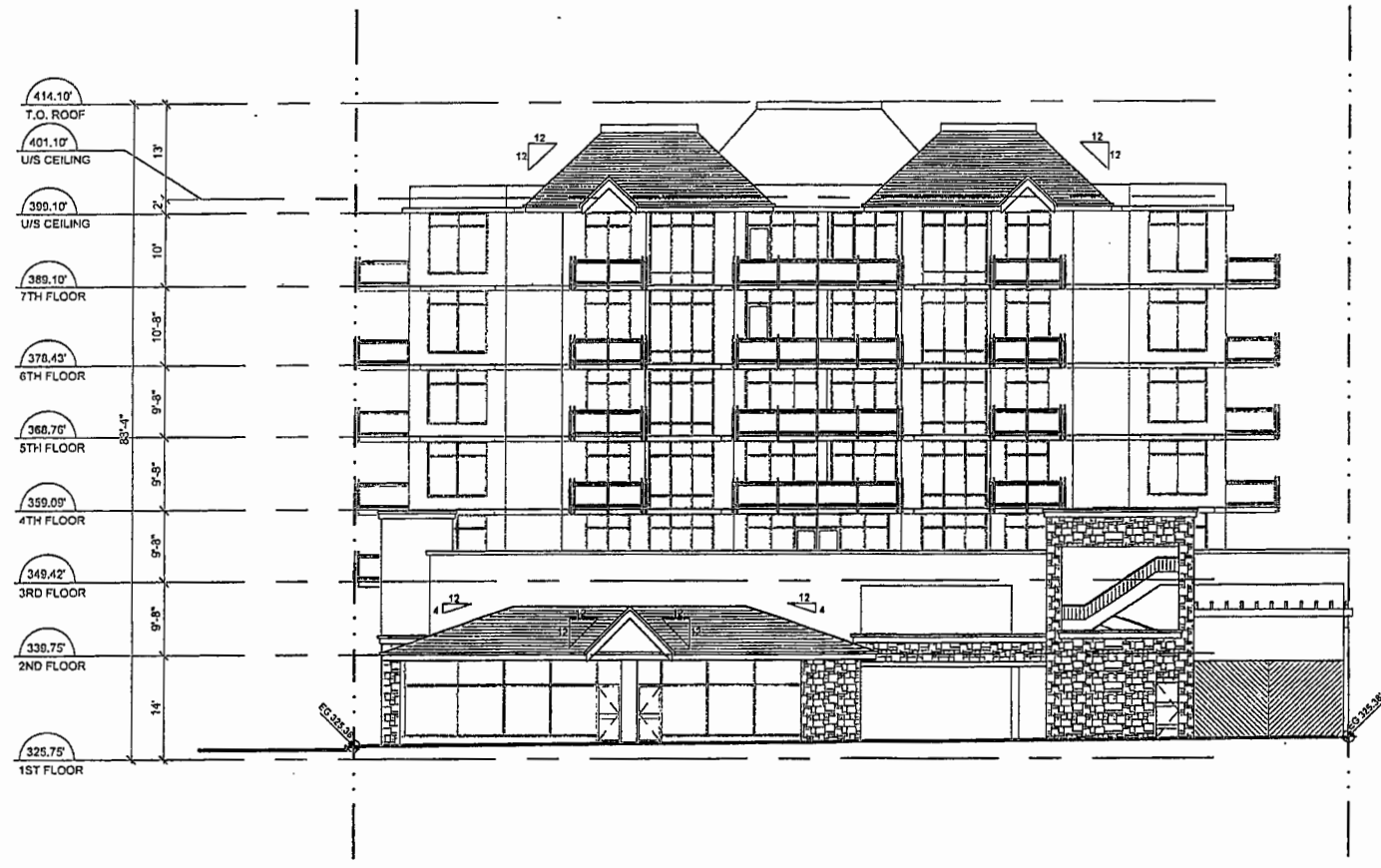
**F. ADAB
ARCHITECTS
INC.**

#138-1000 ROOSEVELT CRESCENT
NORTH WILCOXVILLE, NC 27512
TEL: (919) 581-3051 FAX: (919) 581-3022
EMAIL: fad@fadamad.com

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13	09/26/10	Revised for D.P. Submission
12	09/16/10	General Revision for D.P. Annotations
11	09/23/08	Revised for D.P. Submission
10	10/10/08	Revised for D.P. Submission
9	08/28/08	Revised Elevations
8	06/11/08	Revised P.R.D.
7	11/14/07	Approved for O.C.P. submission
6	09/19/07	Revised as accommodations hotel subject
5	08/28/07	Revised as P.R.D. annotations
4	06/22/07	Revised as P.R.D. comments
3	04/17/07	Revised for A.P.
2	10/10/06	Changed 4 story mixed use to 10 story concrete
1	03/02/06	Issued for A.P.
NO.	DATE	REVISION/ISSUED

PROJECT TITLE:
HARRISON HOT SPRINGS
MIXED-USE DEVELOPMENT

ADDRESS:
102-130 ESPRANADE AVE.
HARRISON HOTSPRINGS, NC.

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SOUTH ELEVATION

DATE:	OCT 2008	SHEET NO.:	
SCALE:	1/8" = 1'-0"		
DESIGNER:	FA		A-3.3
DRAWING:	JA		
PROJECT NO.:	053		



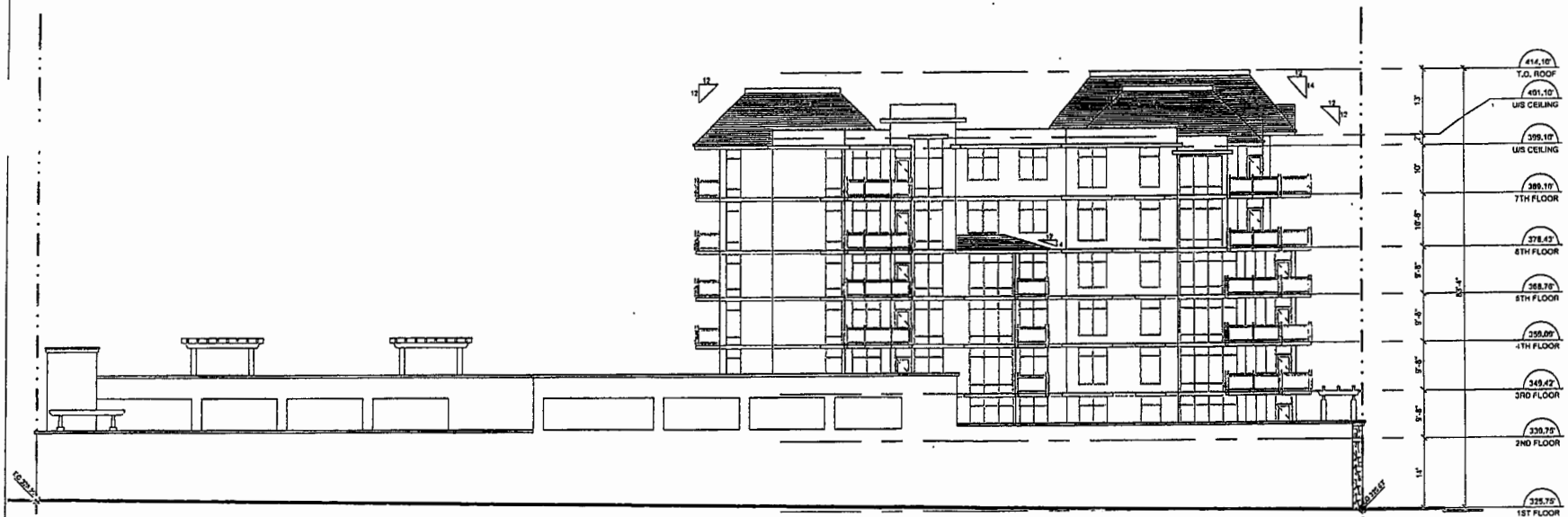
F. ADAB ARCHITECTS INC.

#136-1058 ROOSEVELT CRESCENT
NORTH VANCOUVER, BC V7P 3R4
TEL: (604) 947-3021 FAX: (604) 947-3022
E-MAIL: info@fadyarch.com

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Calculations 6/2 verify and be responsible for all calculations on the job. This office will be informed of any discrepancies and undertake them on drawing.

These design documents are prepared solely for the use by the party which shows 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.



13	07/24/10	Revised for D.P. Submission
12	02/18/10	Concept Revision for D.P. Amendment
11	10/23/09	Revised for D.P. Submission
10	10/19/09	Revised for D.P. Submission
9	09/24/09	Revised Drawings
8	09/11/09	Revised P.R.S.
7	11/14/07	Revised for D.P. Amendment
6	09/12/07	Revised in accordance with 10/11/07
5	08/29/07	Incorporated A.D.P. comments
4	08/02/07	Revised as F.V.A.D. comments
3	07/17/07	Revised for A.P.
2	07/10/07	Revised in accordance with 10/11/07
1	03/05/06	Revised for A.P.
NO.	DATE	REVISION / USER

PROJECT TITLE:
HARRISON HOT SPRINGS MIXED-USE DEVELOPMENT

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

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
EAST ELEVATION

DATE:	OCT 2009	SHEET NO.:	A-3.4
SCALE:	1/4" = 1'-0"		
DESIGN:	J.A.		
DRAWN:	J.A.		
PROJECT NO.:	020		



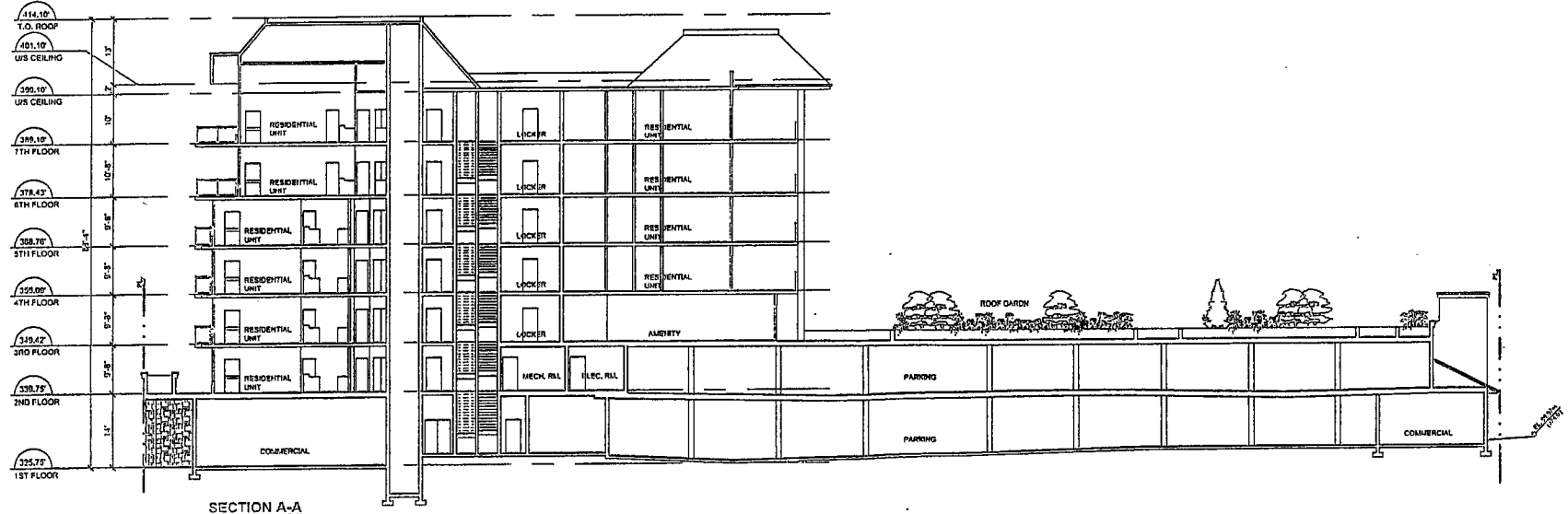
**F. ADAB
ARCHITECTS
INC.**

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Contractor is to verify and be responsible for all dimensions on the job. The client is to be informed of any discrepancies and approvals shown on drawing.

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



SECTION A-A

13	192410	Revised for O.P. Submission
12	181610	General Revision for O.P. Amendment
11	180210	Revised for O.P. Submission
10	101005	Revised for E.P. Submission
9	090208	Revised Drawings
8	081106	Revised P.S.A.
7	111407	Revised for O.P. Amendment
6	081707	Revised to accommodate hotel kitchen
5	081207	Revised for O.P. comments
4	080707	Revised for P.V.P.D. comments
3	071707	Revised for E.A.
2	101005	Change of primary level lower to 10 story parking
1	030706	Issued for E.A.
NO.	DATE	REVISION / ISSUE

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

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

FOR:
IRCA CONSTRUCTION

DRAWING TITLE:
SECTION A-A

DATE:	OCT 2009	SHEET NO.:	
SCALE:	1/4"		
DESIGN:	FA		A-4.1
DRAWING:	AA		
PROJECT NO.:	1003		



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15	07/21/10	Revised for O.P. Submission
12	02/18/10	Design Revision for O.P. Amendment
11	10/23/09	Revised for O.P. Submission
10	10/16/09	Revised for O.P. Submission
9	08/20/09	Revised Drawings
8	08/11/09	Revised F.S.I.
7	11/14/07	Revised for O.C.P. Amendment
6	05/12/07	Revised to accommodate hotel units
5	08/23/07	Incorporated A.D.P. comments
4	08/02/07	Revised per F.V.I.D. comments
3	01/17/07	Revised for A.P.
2	10/18/06	Concept & Entry level items as 3D model created
1	03/09/06	Issued for A.P.
REV.	DATE	REVISION / ISSUED

PROJECT TITLE:
HARRISON HOT SPRINGS MIXED-USE DEVELOPMENT

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

FDR:
IRCA CONSTRUCTION

DRAWING TITLE:
SECTION B-B

DATE:	OCT 2009	SHEET NO.:
SCALE:	1/8" = 1'-0"	
DESIGN:	FA	A-4.2
DRAWN:	AA	
PROJECT NO.:	053	

