



## VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

# ADVISORY PLANNING COMMISSION MEETING

**DATE:** March 16, 2010  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, Harrison Hot Springs, British Columbia

### 1. CALL TO ORDER

(a) Meeting called to order by the Chair

### 2. LATE ITEMS

(a)

### 3. ADOPTION OF MINUTES

(a) Minutes of the February 16, 2010 meeting

### 4. DELEGATIONS/PETITIONS

(a) None


### 5. CHAIRPERSON REPORT

(a) None

### 6. ITEMS FOR DISCUSSION

- |     |   |
|-----|---|
| (a) | OCP Amendment Bylaw No. 935 & Zoning Amendment Bylaw No. 936 for IRCA |
| (b) | Neighbourhood Planning Area 2 Select Committee Terms of Reference     |
| (c) | Zoning  |
| (d) | Meeting date with Michael Rosen re: zoning bylaw                      |
| (e) | Riparian area bylaw   |
| (f) | APC Terms of Reference  |

### 7. ADJOURNMENT

  
Larry Bunk  
Chief Administrative Officer

**VILLAGE OF HARRISON HOT SPRINGS  
ADVISORY PLANNING COMMISSION MEETING**

**DATE:** February 16, 2010  
**TIME:** 4:00 p.m.  
**PLACE:** Council Chambers

**IN ATTENDANCE:** Leo Facio (Chair)  
Lorne Lees (Deputy Chair)  
Brian Bignell  
Alan Birtch  
Marg Doman – arrived at 4:05  
Allan Jackson, Councillor  
Harvey Ruggles  
Raymond Hooper  
  
Larry Burk, CAO

**ABSENT:**  
  
Recording Secretary, C. Richardson

**1. CALL TO ORDER**

The Chair called the meeting to order at 4:00 p.m.

**2. ADOPTION OF MINUTES**

☐ APC minutes of  
November 17, 2009

**Moved by Lorne Lees**  
**Seconded by Harvey Ruggles**

**THAT** the minutes of the Advisory Planning Commission meeting of  
November 17, 2009 be adopted.

**CARRIED**

**3. DELEGATIONS/PETITIONS**

None

**4. CHAIRPERSON REPORT**

None

**VILLAGE OF HARRISON HOT SPRINGS  
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**5. ITEMS FOR DISCUSSION**

☐ **Neighbour Plan  
Area 2**

Council moved forward with the recommendation of a separate select committee regarding Neighbour Plan Area 2. This select committee would be involved in working with the public and the APC. CAO L. Burk requested that the APC develop a limited Terms of Reference for the select committee to work with. The Chair suggested an advertisement in the Observer for people who are interested to submit their names for consideration.

**Moved by Leo Facio**  
**Seconded by Marg Doman**

THAT an advertisement be placed for an APC select committee for Planning Area 2.

**CARRIED**

It was suggested that the Terms Of Reference be fairly simple and include review, planning, etc. Applicants will be reviewed by the ACP for acceptance with a recommendation to Council for final plan. Distribution of letters to residents of the area requesting interest was discussed.

☐ **Zoning Bylaw**

CAO L. Burk discussed the Zoning Bylaw and the difficulties in working within this document as it is dated and archaic. Changes to bring the Zoning Bylaw up to date should be further investigated. It was suggested that a new Zoning Bylaw with alternative options for issues could be helpful for future development. Other smaller communities zoning bylaw could be reviewed to help with updates. Discussion of business licences and previous problems in the Village brought members to agreement that zoning changes need to be addressed. The Village could potentially have more control over the types of home-based businesses requesting business licences. Michael Rosen would be involved with this project and will have a meeting dedicated to the zoning bylaw. There was discussion of existing zoning, frontage options and related zoning by the members. It was requested that the members comeback with input as to what types of zones they feel the Village would like to have.

☐ **Lakeshore Special  
Planning Area**

Michael Rosen will be responsible in getting this project started. A meeting date will be decided soon. Design criteria and guidelines will be discussed in the future.



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**□626 Hot Springs  
Road**

CAO requested the members take another look at the proposed development on this property. The property owner still would like to build a single family dwelling on this lot and is not able to build more than this at this point in time. It was suggested the property owner come forward with a zoning change request to residential from commercial. The opinion that there is already very little commercial zoned areas in the Village and the request that been reviewed and turned down already was expressed. Past community consultation brought forth the general opinion that the zoning should not be changed on this land. The thought process of cleaning up the zoning bylaw would eliminate problems such as this. Members were in agreement not to change the zoning for this property at this time.

**□OCP Greenway Plan**

CAO L. Burk asked if the ACP has any input in the development of this area across from the Village Office. What could the potential of this property be? Would Kingma be interested in this property? CAO will hold this discussion at a later date.

**□ Gohl/IRCA**

A seven story structure is now in the plans for this development. Plans were passed around for members to view. There was discussion of the changes from the old plan that was submitted to the Village and the benefits of the new design. Start of construction is estimated for spring. Previous discussion with Mr. Gohl regarding waving the DCC for contribution to another amenity was brought up as well as design criteria.

**□298 Lillooet**

DP extension was awarded at the last Council meeting. Building Permits to be issued shortly.

**□Riparian setbacks**

The Chair discussed the topic of overriding the OCP to reduce riparian areas and requested clarification from the CAO. The setback in the OCP is a Miami River Development area and not a riparian area. Review of the wording in the OCP was provided for the Commission members. Until June of last year the government was in charge of the approvals, it is now in the hands of municipalities. CAO cautioned the members for the wording of the OCP and Riparian areas when moving forward with development. Discussion of the development in the east sector brought forward the amount of land that will be given back to the Village and great debate of rumors and misinformation. It was stated that the ACP will be involved when Mr. Kingma does come forward with a complete development plan. The question of 30m riparian zone has not yet applied due to RAR assessments and Development Permits.



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☐ Meeting dates

Next ACP meeting is scheduled for March 16, 2010, 4 pm.

6.

**ADJOURNMENT**

**Moved by Marg Doman**

**Seconded by Brian Bignell**

**THAT** the meeting be adjourned.

**CARRIED**

The meeting adjourned at 5:40pm

Certified a true and correct copy of the  
minutes of the Advisory Planning  
Commission Meeting held February 16,  
2010 in Council Chambers, Village of  
Harrison Hot Springs, B.C.

\_\_\_\_\_  
Larry Burk (CAO)

\_\_\_\_\_  
Leo Facio (Chair)



## VILLAGE OF HARRISON HOT SPRINGS

### REPORT TO COUNCIL

**TO:** Mayor and Council **DATE:** March 9, 2010  
**FROM:** Larry Burk,  
 Chief Administrative Officer **FILE:** 3360-20-08/  
 6480  
**REPORT:** RC020  
**SUBJECT:** OCP amendment bylaw No. 935, 2010 and Zoning amendment  
 bylaw No. 936, 2010 all to provide consideration to changes to the  
 IRCA project at the corner of St. Alice Street and Esplanade.

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### RECOMMENDATION:

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

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

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

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

### BACKGROUND:

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

**BUDGETARY CONSIDERATIONS:**

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

**ALTERNATIVES/OPTIONS:**

Options and alternatives are presented adequately in the attached report.

Respectfully submitted for your  
consideration;

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Larry Burk  
Chief Administrative Officer

attachment



TO: LARRY BURK – CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN – PLANNING CONSULTANT

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

DATE: MARCH 9, 2010

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### **BACKGROUND**

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

### **DESCRIPTION OF REVISED SUBMISSION**

The following are the highlights of the revised submission:

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

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

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

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

### **COMPLIANCE WITH OFFICIAL COMMUNITY PLAN AND ZONING BYLAW**

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

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

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

### **PROPOSED AMENDMENTS TO OFFICIAL COMMUNITY PLAN & ZONING BYLAW**

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

#### **a) Official Community Plan Bylaw Amendment Bylaw 935, 2010**

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

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



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

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

**b) Zoning Bylaw Amendment Bylaw 936, 2010**

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

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

**DEVELOPMENT PERMIT 07- 08**

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

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

**DEVELOPMENT AGREEMENT**

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

**COUNCIL OPTIONS**

The following options are provided for Council's consideration:

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



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

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

## CONSULTATION

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

## CONCLUSION AND RECOMMENDATIONS

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

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

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

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

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

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

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

Presented for your consideration

Michael Rosen  
Planning Consultant

*Attachments:*

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



**F. ADAB ARCHITECTS INC.**

ARCHITECTURE, PLANNING, INTERIOR DESIGN

February 24, 2010

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

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

Dear Larry:

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

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

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

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

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

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

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



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

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

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

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

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

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

Yours sincerely,

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

**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 AMENITY) :** 1,836

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

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

**NUMBER OF RESIDENTIAL UNITS PROPOSED :** 56

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

**AMENITY AREA (PROVIDED) :**

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

**NO. OF STORIES :** 7

**BUILDING HEIGHT :**

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

**SITE COVERAGE (FIRST FLOOR) :** 90%

**SITE COVERAGE (TYPICAL FLOORS) :** 29%

**PROPOSED RESIDENTIAL UNITS :**

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

**PARKINGS STATISTICS :**

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

REQUIRED : PROVIDED :

RESIDENTIAL	69	69
VISITOR (TOTAL)	11	11
COMMERCIAL	24	24
TOTAL PARKING	104	104

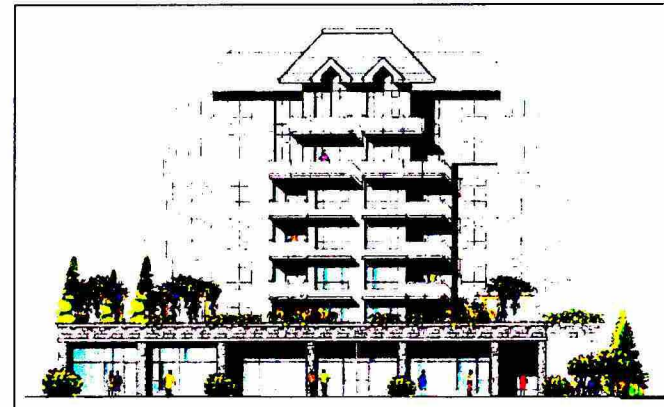
RESIDENTIAL LOADING BAY PROVIDED : 1  
COMMERCIAL LOADING BAY PROVIDED : 1

**DRAWING LIST:**

A 1.0 PROJECT DATA  
A 1.1 CONTEXT PLAN  
A 1.2 SITE PHOTOS  
A 1.3 NORTH COLOURED ELEVATION  
A 1.4 WEST COLOURED ELEVATION  
A 1.5 NORTH COLOURED ELEVATION  
A 1.6 SITE PLAN  
A 2.1 FIRST FLOOR PLAN  
A 2.2 SECOND FLOOR PLAN  
A 2.3 THIRD FLOOR PLAN  
A 2.4 FOURTH & FIFTH FLOOR PLAN  
A 2.5 SIXTH FLOOR PLANS  
A 2.6 SEVENTH FLOOR PLAN  
A 2.7 ROOF PLAN  
A 3.1 NORTH ELEVATION  
A 3.2 WEST ELEVATION  
A 3.3 SOUTH ELEVATION  
A 3.4 EAST ELEVATION  
A 4.1 SECTION A-A  
A 4.2 SECTION B-B

**CONTACT LIST:**

<b>OWNER :</b> IRCA GROUP OF COMPANIES 3 - 1680 LLOYD AVENUE NORTH VANCOUVER B.C. TEL : 604 987 9880 FAX : 604 987 9887	<b>ARCHITECT :</b> F. ADAB ARCHITECTS INC. #130-1650 ROOSEVELT CRESCENT NORTH VANCOUVER, BC TEL : 604 987 3023 FAX : 604 987 3033	<b>LAND SURVEYOR :</b> MORGAN STEWART ACID 1355 SEYMOUR STREET VANCOUVER B.C. TEL : 604 687 6856 FAX : 604 685 8071	<b>LANDSCAPE ARCHITECT :</b> JAMES JARVIS & ASSOCIATES LTD. 26-220 EAST 14TH STREET NORTH VANCOUVER B.C. TEL : 604 980 2254 FAX : 604 983 2423	<b>CIVIL ENGINEER :</b> APLIN & MARTIN 201-12448 BOND AVENUE SURREY B.C. TEL : 604 5973058 FAX : 604 597 3053	<b>GEOTECHNICAL :</b> JETCH CONSULTANT INC. 110 - 3993 HENNING DRIVE BURNABY B.C. TEL : 604 290 6617 FAX : 604 290 6641
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# **F. ADAB ARCHITECTS INC.**

4150-1000 ROOSEVELT CRESCENT  
NORTH VANCOUVER, BC V7P 3K2  
TEL: (604) 987-3023 FAX: (604) 987-3033  
E-MAIL: info@fadamarchitects.com

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Contributions will be made by the client for the design of the building and the site plan, and the design of the building and the site plan will be made by the design professional.

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 other way than the design professional has not entered into a contract.

12	12/28/10	Revised by: D.P. Kuhnle, AIA
11	12/15/10	Revised by: D.P. Kuhnle, AIA
10	10/25/10	Revised by: D.P. Kuhnle, AIA
9	10/15/10	Revised by: D.P. Kuhnle, AIA
8	10/15/10	Revised by: D.P. Kuhnle, AIA
7	11/18/10	Revised by: D.P. Kuhnle, AIA
6	11/18/10	Revised by: D.P. Kuhnle, AIA
5	10/25/10	Revised by: D.P. Kuhnle, AIA
4	10/25/10	Revised by: D.P. Kuhnle, AIA
3	10/25/10	Revised by: D.P. Kuhnle, AIA
2	10/25/10	Revised by: D.P. Kuhnle, AIA
1	10/25/10	Revised by: D.P. Kuhnle, AIA
NO	DATE	REVISION / SCALE

**PROJECT TITLE:**

**HARRISON HOT SPRINGS  
MIXED-USE DEVELOPMENT**

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

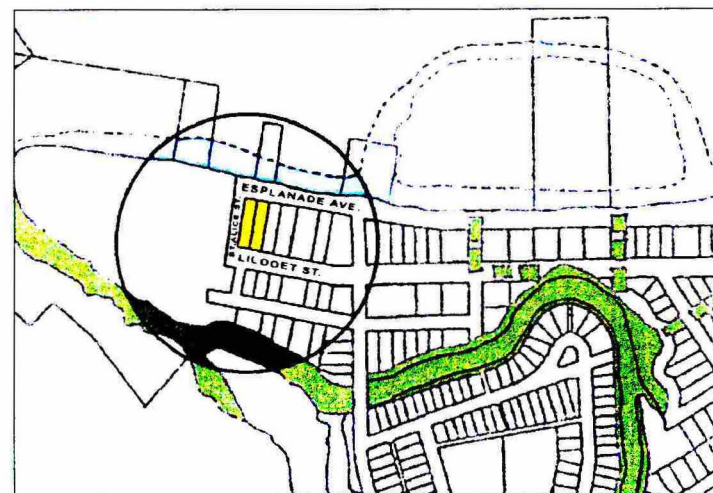
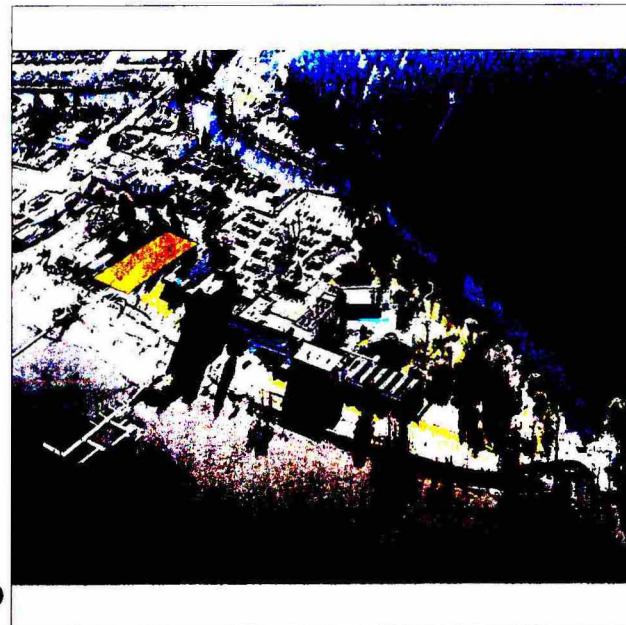
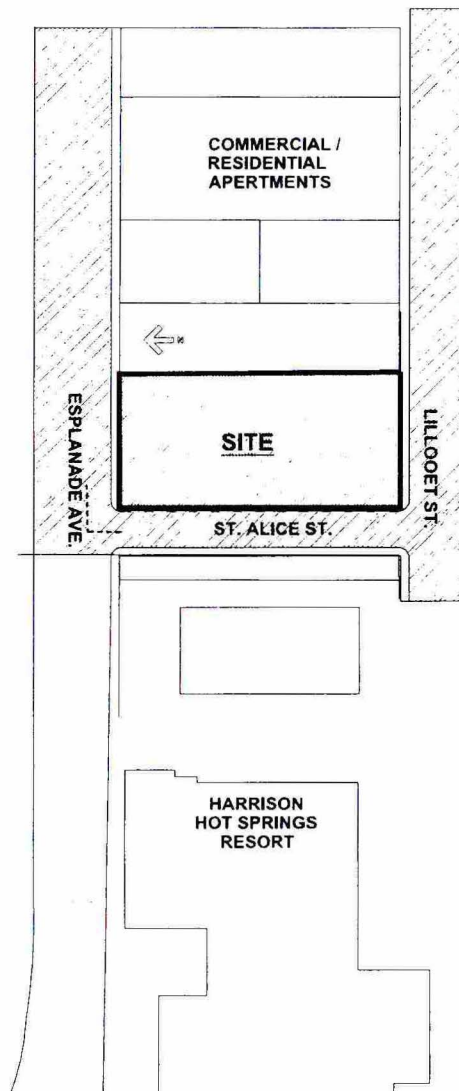
FOR:  
IRCA CONSTRUCTION

**DRAWING TITLE:**

**PROJECT DATA**

DATE	OCT 2008	SHEET NO.	
SCALE	NA		
DATE	NA		
DRAWN	AA		
PROJECT NO.	0001		

**A-1.0**



**F. ADAB  
ARCHITECTS  
INC.**

RT-130X ROOST VOLTAGE SCENE  
NORTH VANCOUVER BC V7P 1R4  
TEL (604) 987-3003 FAX (604) 587-3003  
E-MAIL: info@multimontas.com

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3	3/24/11	Reviewed for D.P. questionnaire
12	10/25/10	Completed Review for D.P. questionnaire
10	10/15/10	Reviewed for D.P. questionnaire
10	10/15/10	Reviewed for D.P. questionnaire
9	10/15/10	Reviewed for D.P. questionnaire
8	10/15/10	Reviewed for D.P. questionnaire
7	10/15/10	Reviewed for D.P. questionnaire
6	10/15/10	Reviewed for D.P. questionnaire
5	10/15/10	Reviewed for D.P. questionnaire
4	10/15/10	Reviewed for D.P. questionnaire
3	10/15/10	Reviewed for D.P. questionnaire
2	10/15/10	Reviewed for D.P. questionnaire
1	10/15/10	Reviewed for D.P. questionnaire

DRAWING TITLE:  
CONTEXT PLAN &  
AERIAL PHOTO


DATE:	OCT 2008	SHEET NO.  <b>A-1.</b>
SCALE:	NA	
DESIGN:	FA	
DRAWN:	AA	
PROJECT NO.	0563	



[illegible]

This drawing, an illustration of *Staphylococcus aureus*, is the work of a 12-year-old girl, a student at the University of California at Los Angeles. Her drawing is a black-and-white illustration of a bacterium, which she says she drew because she was interested in the bacterium. The illustration shows the bacterium in the shape of two separate, rounded cells, but she says she drew them this way because she was interested in the bacterium. She says she drew them this way because she was interested in the bacterium. She says she drew them this way because she was interested in the bacterium.

**F. ADAB  
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**NORTH ELEVATION**



**F. ADAB  
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NORTH VANCOUVER, BC V7P 1K4  
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Construction will only be required if the architect is not responsible for the construction of the building. The architect is not responsible for the construction of the building.

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1	10/24/10	Revised for D.P. Submission
2	10/25/10	General Revision for D.P. Submission
3	10/26/10	Revised for D.P. Submission
4	10/27/10	Revised for D.P. Submission
5	10/28/10	Revised for D.P. Submission
6	10/29/10	Revised for D.P. Submission
7	10/30/10	Revised for D.P. Submission
8	10/31/10	Revised for D.P. Submission
9	11/1/10	Revised for D.P. Submission
10	11/2/10	Revised for D.P. Submission
11	11/3/10	Revised for D.P. Submission
12	11/4/10	Revised for D.P. Submission
13	11/5/10	Revised for D.P. Submission
14	11/6/10	Revised for D.P. Submission
15	11/7/10	Revised for D.P. Submission
16	11/8/10	Revised for D.P. Submission
17	11/9/10	Revised for D.P. Submission
18	11/10/10	Revised for D.P. Submission
19	11/11/10	Revised for D.P. Submission
20	11/12/10	Revised for D.P. Submission

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

**ADDRESS:**  
102-110 HARRISON AVENUE  
HARRISON HOT SPRINGS, B.C.

**FOR:**  
**IRCA CONSTRUCTION**

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

DATE:	OCT 2010	SHEET NO:	
SCALE:	N/A		
DESIGN:	FA		
DRAWN:	AA		
PROJECT NO:	001		

**A-1.3**



**F. ADAB  
ARCHITECTS  
INC.**

4720 VANDERBILT STREET, SUITE 101  
NORTH VANCOUVER, BC V7P 4A1  
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1	10/24/10	Revised for D.P. submission
2	10/25/10	General Revision for D.P. submission
3	10/26/10	Revised for D.P. submission
4	10/27/10	Revised for D.P. submission
5	10/28/10	Revised for D.P. submission
6	10/29/10	Revised for D.P. submission
7	10/30/10	Revised for D.P. submission
8	10/31/10	Revised for D.P. submission
9	11/01/10	Revised for D.P. submission
10	11/02/10	Revised for D.P. submission
11	11/03/10	Revised for D.P. submission
12	11/04/10	Revised for D.P. submission
13	11/05/10	Revised for D.P. submission
14	11/06/10	Revised for D.P. submission
15	11/07/10	Revised for D.P. submission
16	11/08/10	Revised for D.P. submission
17	11/09/10	Revised for D.P. submission
18	11/10/10	Revised for D.P. submission
19	11/11/10	Revised for D.P. submission
20	11/12/10	Revised for D.P. submission

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

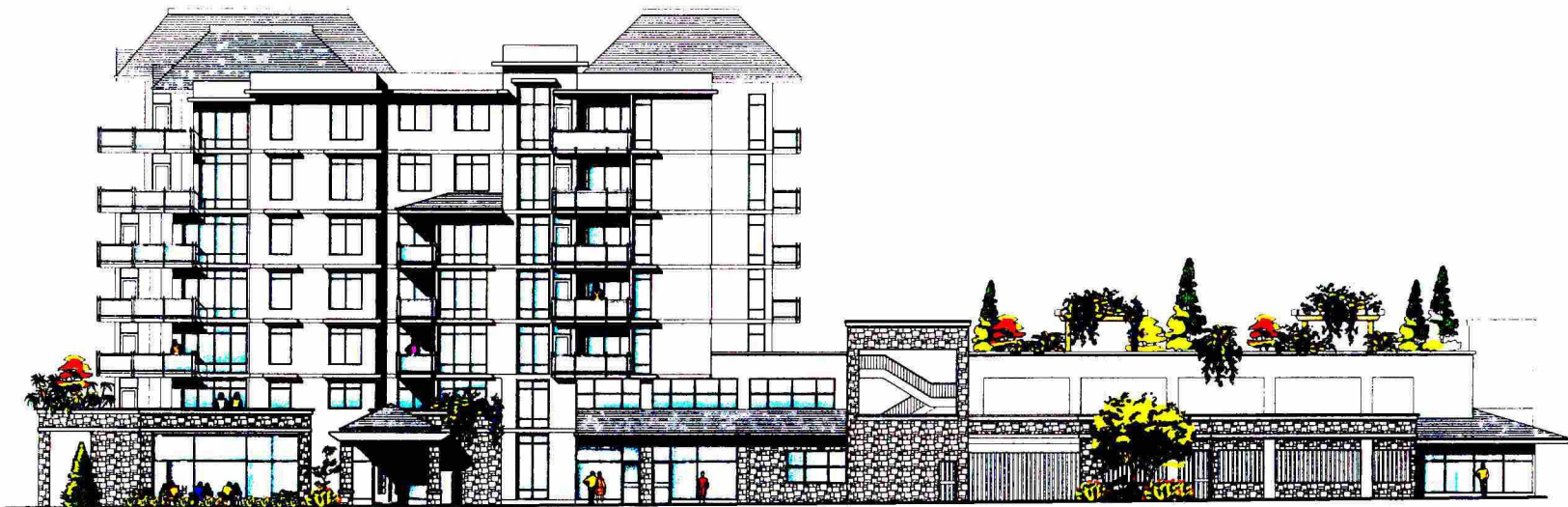
**ADDRESS**  
100-110 ESPRANCK AVE.  
HARRISON HOT SPRINGS B.C.

**FOR:**  
**IRCA CONSTRUCTION**

**DRAWING TITLE**  
**COLOURED WEST  
ELEVATION**

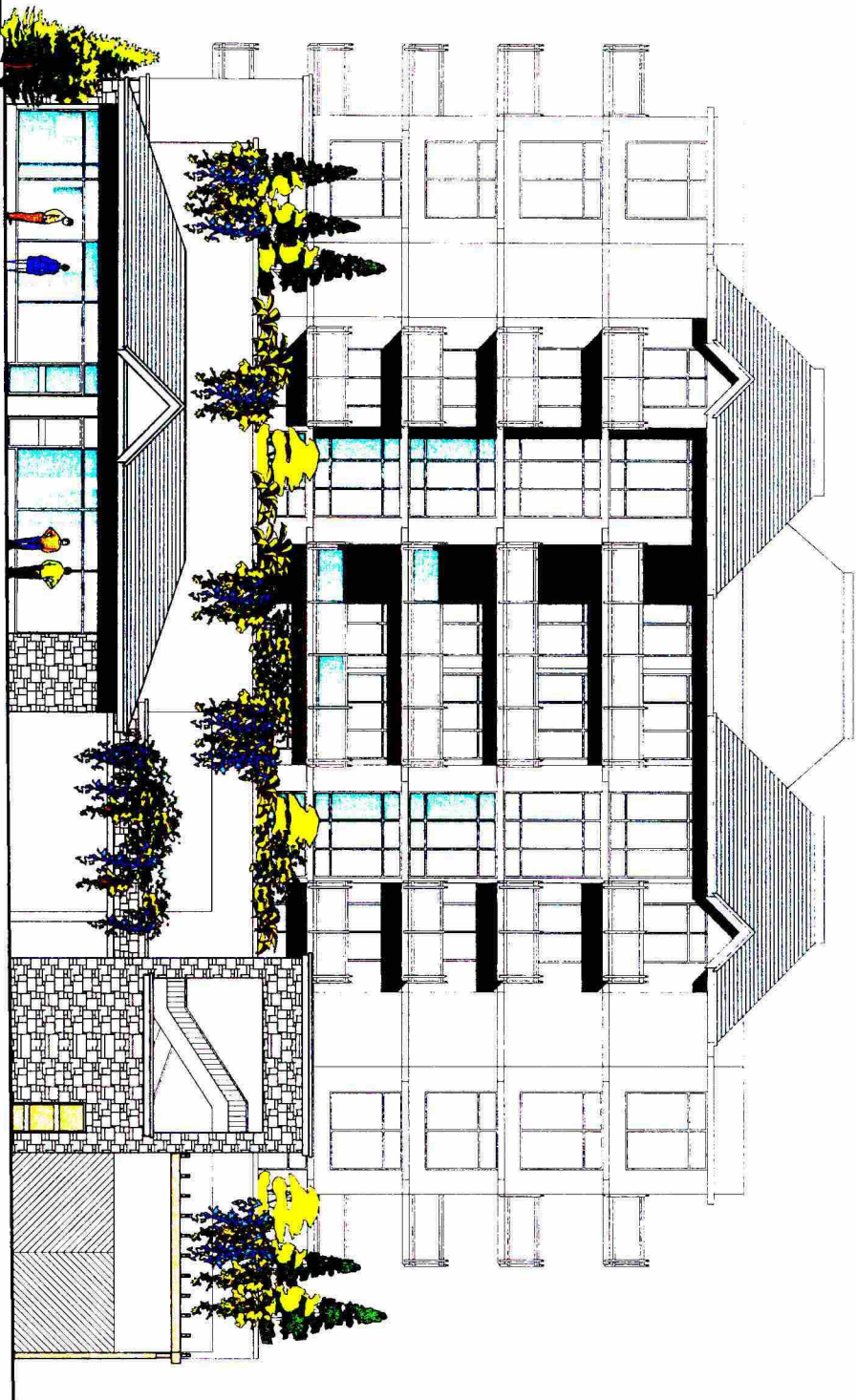
DATE:	OCT 2010	SHEET NO:
SCALE:	N/A	
DESIGN:	FA	
DRAWN:	AS	
PROJECT NO:	0101	

**A-1.4**



**WEST ELEVATION**





**SOUTH ELEVATION**



**F. ADAB  
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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**PROJECT TITLE:**  
HARRISON HOT SPRINGS  
MIXED-USE DEVELOPMENT

**ADDRESS:**  
1000 HARRISON AVE.  
HARRISON HOT SPRINGS, B.C.

**DATE:** 06/10/2011

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

**DRAWN:** AS

**SHEET NO.:** A-1.5

**DRAWING TITLE:** COLOURED SOUTH ELEVATION

**DATE:** 06/10/2011

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

**DRAWN:** AS

**SHEET NO.:** A-1.5





**F. ADAB  
ARCHITECTS  
INC.**

1000 N. 10TH STREET, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111 FAX: 303.733.1112  
E-MAIL: info@f-adab.com

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1	1000 N. 10TH STREET, SUITE 100	1000 N. 10TH STREET, SUITE 100
2	1000 N. 10TH STREET, SUITE 100	1000 N. 10TH STREET, SUITE 100
3	1000 N. 10TH STREET, SUITE 100	1000 N. 10TH STREET, SUITE 100
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9	1000 N. 10TH STREET, SUITE 100	1000 N. 10TH STREET, SUITE 100
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16	1000 N. 10TH STREET, SUITE 100	1000 N. 10TH STREET, SUITE 100
17	1000 N. 10TH STREET, SUITE 100	1000 N. 10TH STREET, SUITE 100
18	1000 N. 10TH STREET, SUITE 100	1000 N. 10TH STREET, SUITE 100
19	1000 N. 10TH STREET, SUITE 100	1000 N. 10TH STREET, SUITE 100
20	1000 N. 10TH STREET, SUITE 100	1000 N. 10TH STREET, SUITE 100

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

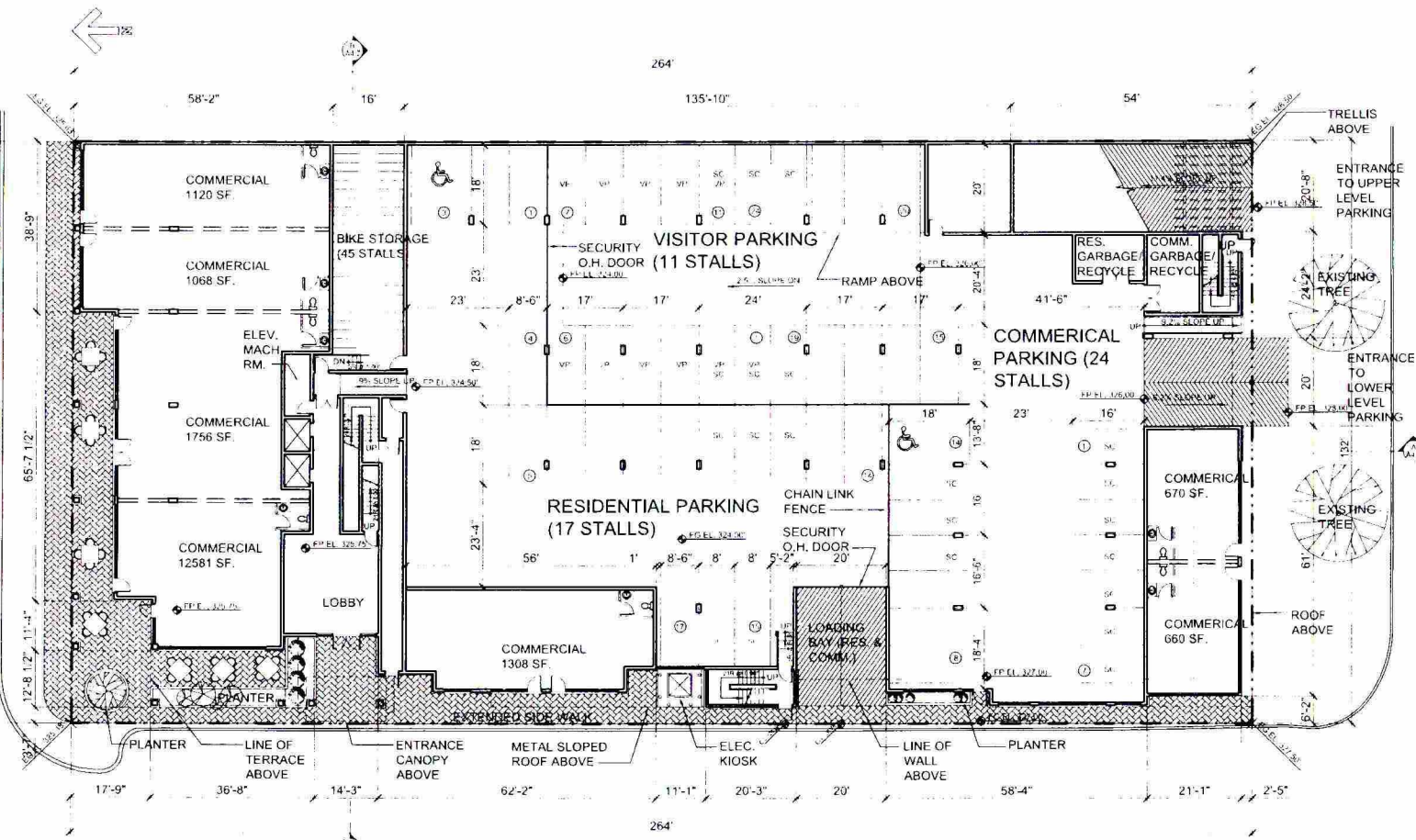
**ADDRESS**  
102-110 E. SPRINGDALE  
HARRISON, KENTUCKY 40340

**FOR**  
IRCA CONSTRUCTION

**DRAWING TITLE**  
FIRST FLOOR PLAN

DATE:	01/20/2017	CREATED:
DRAWN:	NA	
CHECKED:	NA	
DESIGNED:	NA	
PROJECT:	NA	
PROJECT:	NA	

A-2.1



# 1ST FLOOR PLAN

GROSS COMMERCIAL AREA: 7840.38 S.F.





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dimensions on the job. This office will be responsible  
of any dimensions that we collect when we drawing.

These four scenarios are presented below for the use by the party with whom the design professional has entered into a contract and there are the responsibilities of the architect as set by the design professional to any party with whom the design professional has not entered into a contract.

[illegible]

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

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

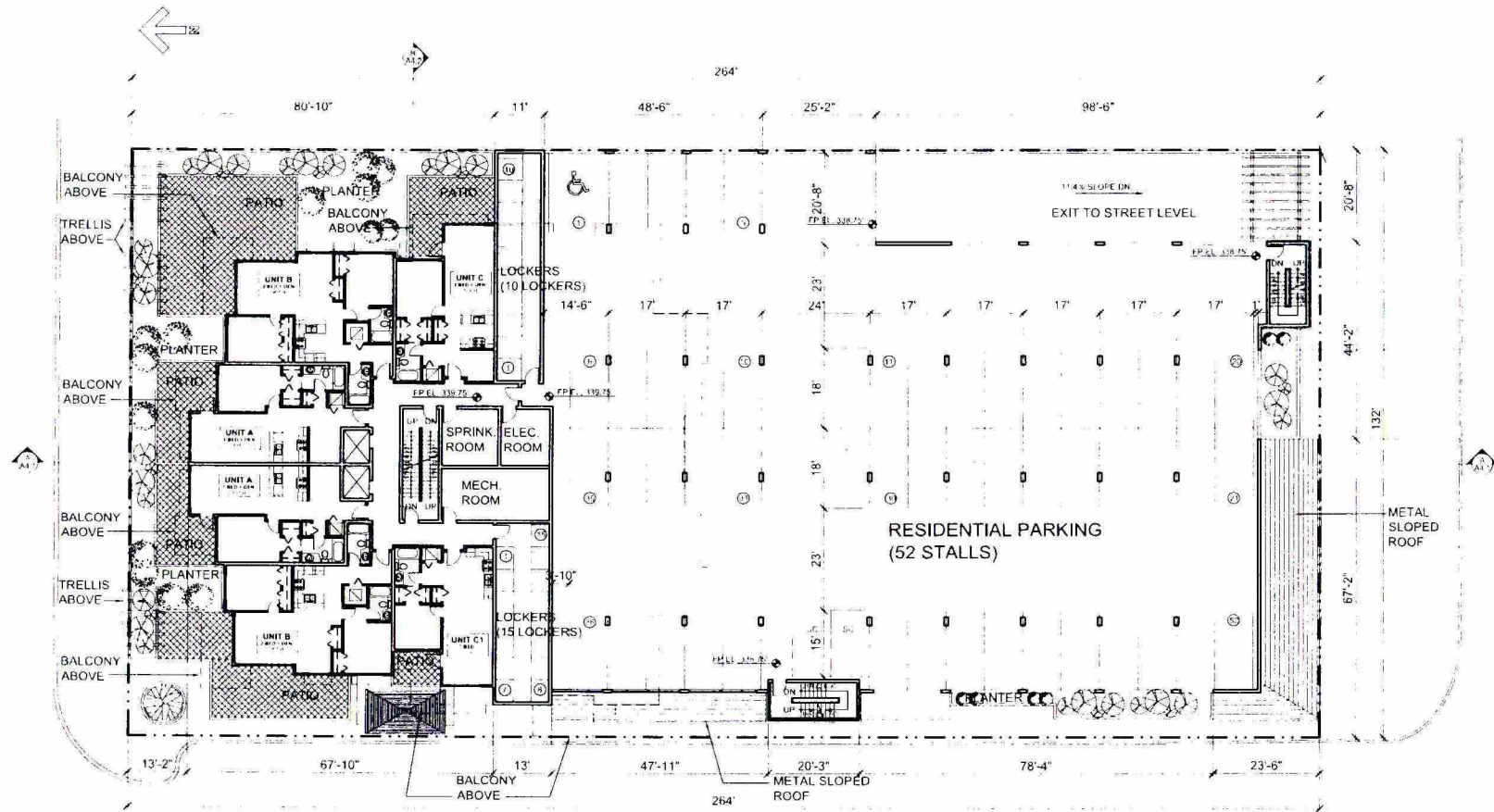
FOR:  
IRCA CONSTRUCTION

DRAWING TITLE

SECOND FLOOR PLAN

DATE	OCT 2008	SECRET NO
SCALE	NA	
IN CODE	FA	
ISSUING	AA	

A-2.2



## 2ND FLOOR PLAN

**GROSS RESIDENTIAL AREA: 5641.76 S.F.**





**F. ADAB  
ARCHITECTS  
INC.**

111, 1000 10th Avenue NW  
Suite 1000, 10th Avenue NW  
Edmonton, Alberta T6A 1A1  
Canada  
Tel: (780) 443-1111  
Fax: (780) 443-1112  
Email: fadab@fadam.com

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NO.	REVISION	DATE
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100	REVISED FOR PERMIT	2008-01-15

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

ADDRESS  
102-100 SPANGLER AVE.  
HARRISON HOT SPRINGS, BC

FOR  
**IRCA CONSTRUCTION**

DRAWING TITLE  
**FOURTH & FIFTH  
FLOOR PLANS**

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2008-01-15	100	A-2.4

# 4TH & 5TH FLOOR PLAN

GROSS RESIDENTIAL AREA: 9984.94 S.F.







# F. ADAB ARCHITECTS INC.

REGISTERED ARCHITECT  
REGISTERED ARCHITECT  
REGISTERED ARCHITECT  
REGISTERED ARCHITECT  
REGISTERED ARCHITECT

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1	1/2" = 1'-0"	Overall Site Plan
2	1/4" = 1'-0"	Overall Site Plan
3	1/8" = 1'-0"	Overall Site Plan
4	1/16" = 1'-0"	Overall Site Plan
5	1/32" = 1'-0"	Overall Site Plan
6	1/64" = 1'-0"	Overall Site Plan
7	1/128" = 1'-0"	Overall Site Plan
8	1/256" = 1'-0"	Overall Site Plan
9	1/512" = 1'-0"	Overall Site Plan
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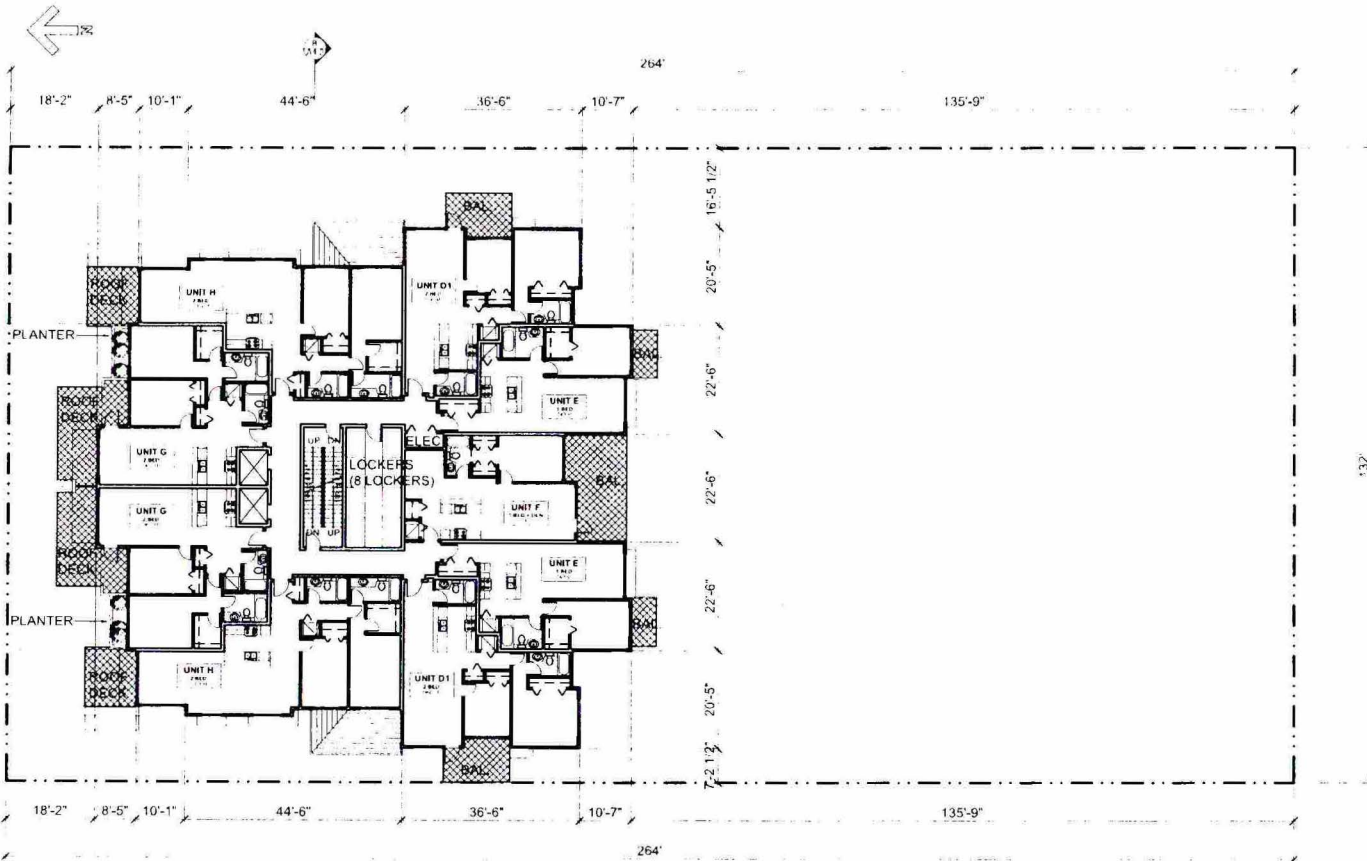
## PROJECT TITLE HARRISON HOT SPRINGS MIXED-USE DEVELOPMENT

ADDRESS  
102-110 ESPERANZA AVE.  
HARRISON HOT SPRINGS, N.C.

FOR:  
IRCA CONSTRUCTION

## DRAWING TITLE SIXTH FLOOR PLAN

DATE	01/20/2020	SHEET NO.
SCALE	AS SHOWN	A-2.5
DESIGNER	AA	
CHECKER	AA	
APPROVER	AA	



## 6TH FLOOR PLAN GROSS RESIDENTIAL AREA: 9416.97 S.F.



**F. ADAB  
ARCHITECTS  
INC.**

PL: 415-255-1111 FAX: 415-255-1112  
415-255-1113 FAX: 415-255-1114  
415-255-1115 FAX: 415-255-1116

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The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.

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

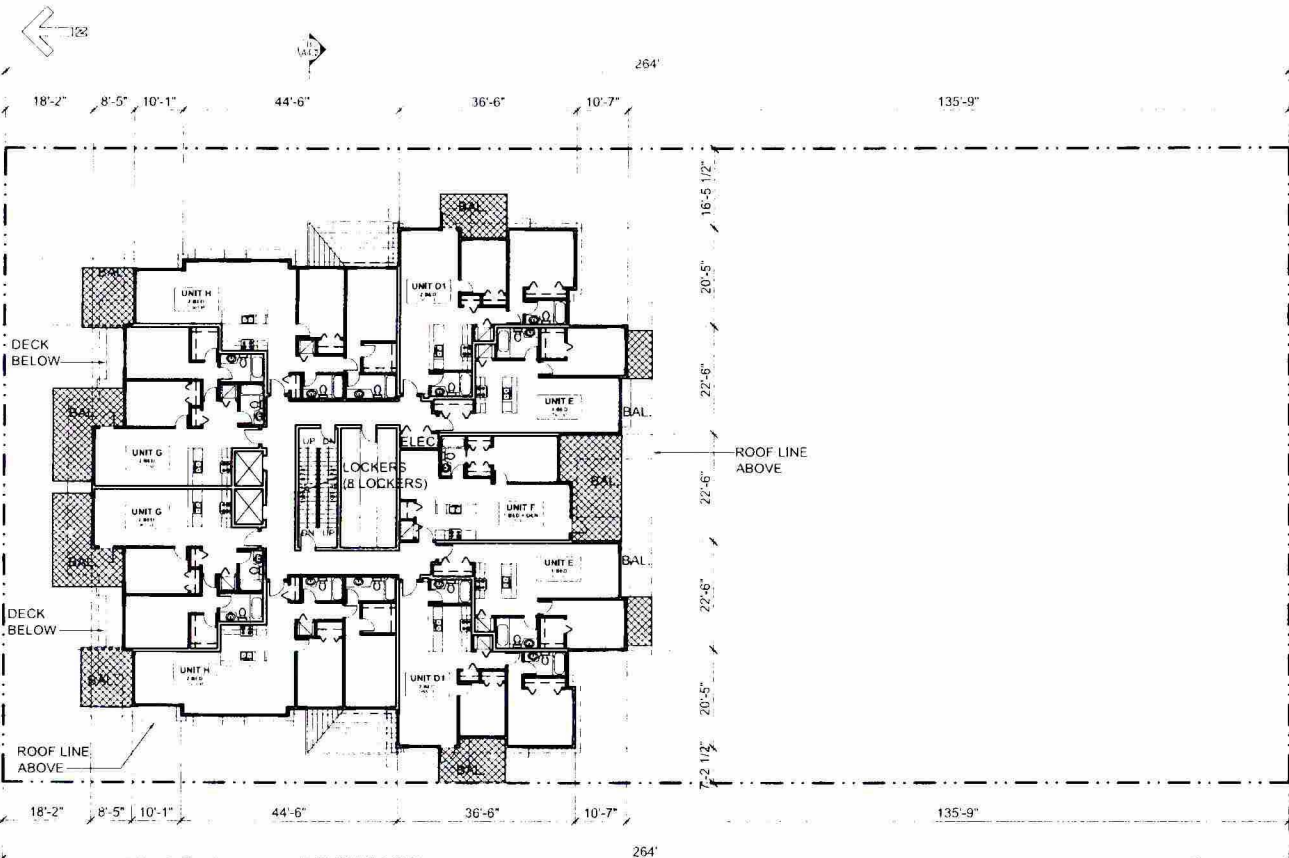
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**102-110 ESPANOLA AVE  
HARRISON HOT SPRINGS, N.C.**

FOR  
**IRCA CONSTRUCTION**

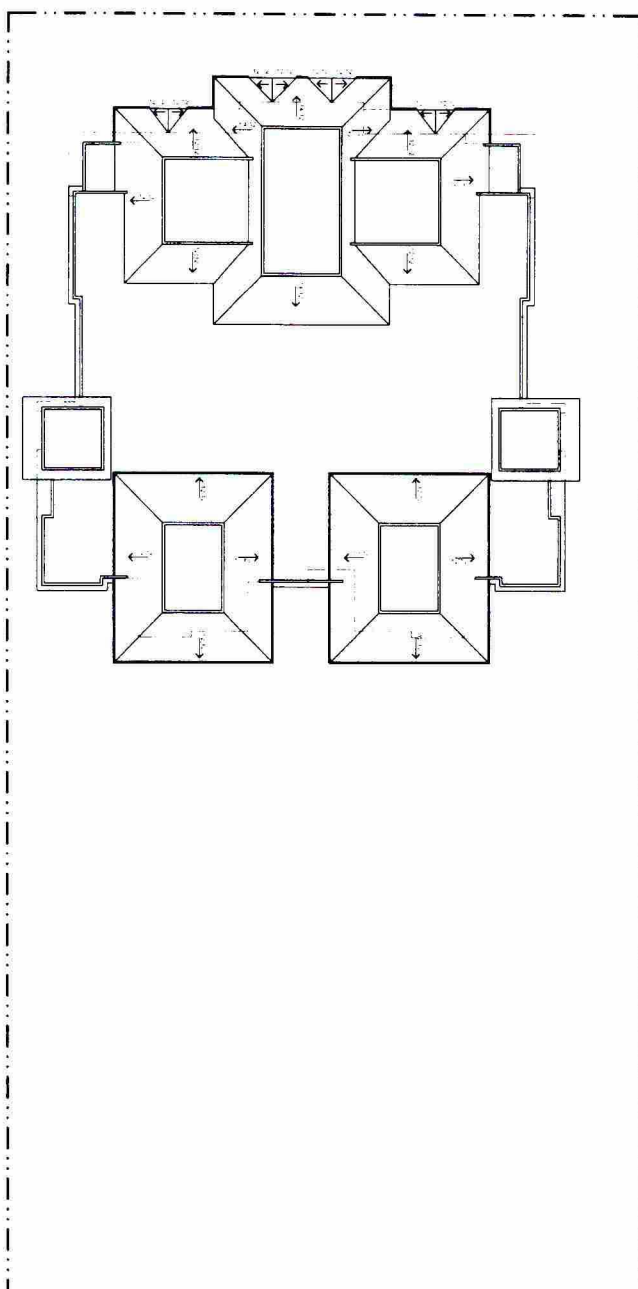
DRAWING TITLE  
**SEVENTH FLOOR PLAN**

DATE	01/1/2008	SHEET NO.
SCALE	1/8" = 1'-0"	
DESIGN	NA	
CHECK	NA	
DRAWN	NA	
DATE	1/1/2008	

A-2.6



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



# ROOF PLAN



**F. ADAB**  
**ARCHITECTS**  
**INC.**

2000 W. 10TH AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.1111  
WWW.FADABARCHITECTS.COM

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PROJECT TITLE  
**HARRISON HOT SPRINGS  
WILDCRUISE DEVELOPMENT**

ADDRESS  
**1000 S. JENSEN AVE.  
HARRISON, CO 80645**

CLIENT  
**WILDCRUISE DEVELOPMENT**

DATE  
**06/20/2008**

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

DESIGNER  
**ADAB**

DRAWN  
**ADAB**

CHECKED  
**ADAB**

PROJECT NO.  
**A-2.7**





**F. ADAB  
ARCHITECTS  
INC.**

PROJECT: HARRISON HOT SPRINGS  
MIXED-USE DEVELOPMENT  
152-150 ESPRANDE AVE.  
HARRISON HOT SPRINGS, NC  
OWNER: IRCA CONSTRUCTION

This drawing is prepared to show the quantity of  
materials required and is not to be used without  
the permission of the architect. It is the responsibility  
of the client to verify the quantity of materials  
required for the project.

This drawing is prepared to show the quantity of  
materials required and is not to be used without  
the permission of the architect. It is the responsibility  
of the client to verify the quantity of materials  
required for the project.

This drawing is prepared to show the quantity of  
materials required and is not to be used without  
the permission of the architect. It is the responsibility  
of the client to verify the quantity of materials  
required for the project.

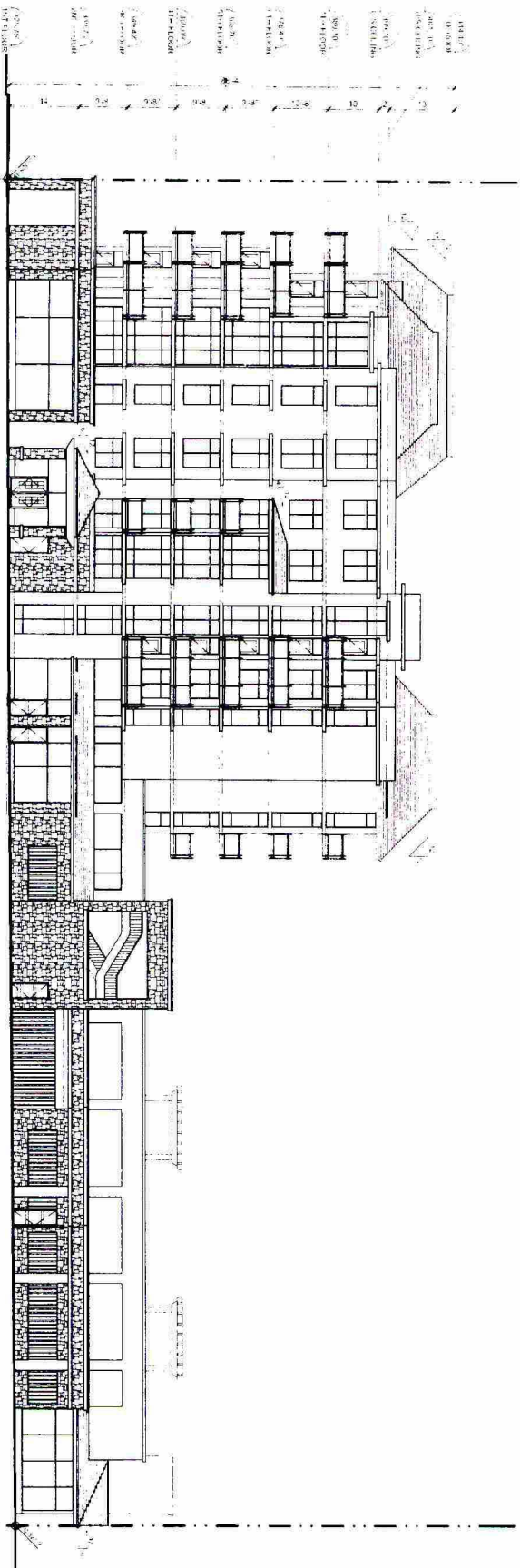
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4	1/32" = 1'-0"	Architect's Scale
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F. ADAR  
ARCHITECTS  
INC.

1000 N. 10TH ST., SUITE 100  
DENVER, CO 80202  
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FAX: 303.733.1112  
WWW.FADARARCHITECTS.COM

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PROJECT TITLE  
HARRISON HOT SPRINGS  
MEDIPRISE DEVELOPMENT

ADDRESS  
1001 N. 10TH AVE  
HARRISON HOT SPRINGS, CO

CLIENT  
MEDIPRISE DEVELOPMENT

DATE  
10/1/2011

WEST ELEVATION

DATE	10/1/2011	PROJECT	A-3.2
SCALE	1/4" = 1'-0"		
BY	ADAR		
CHECKED	ADAR		



# F. ADAB ARCHITECTS INC.

11101 KILGORE, SUITE 100, DALLAS, TX 75243  
TEL: (214) 343-1111 FAX: (214) 343-1112  
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1	ARCHITECT	ARCHITECTS INC.
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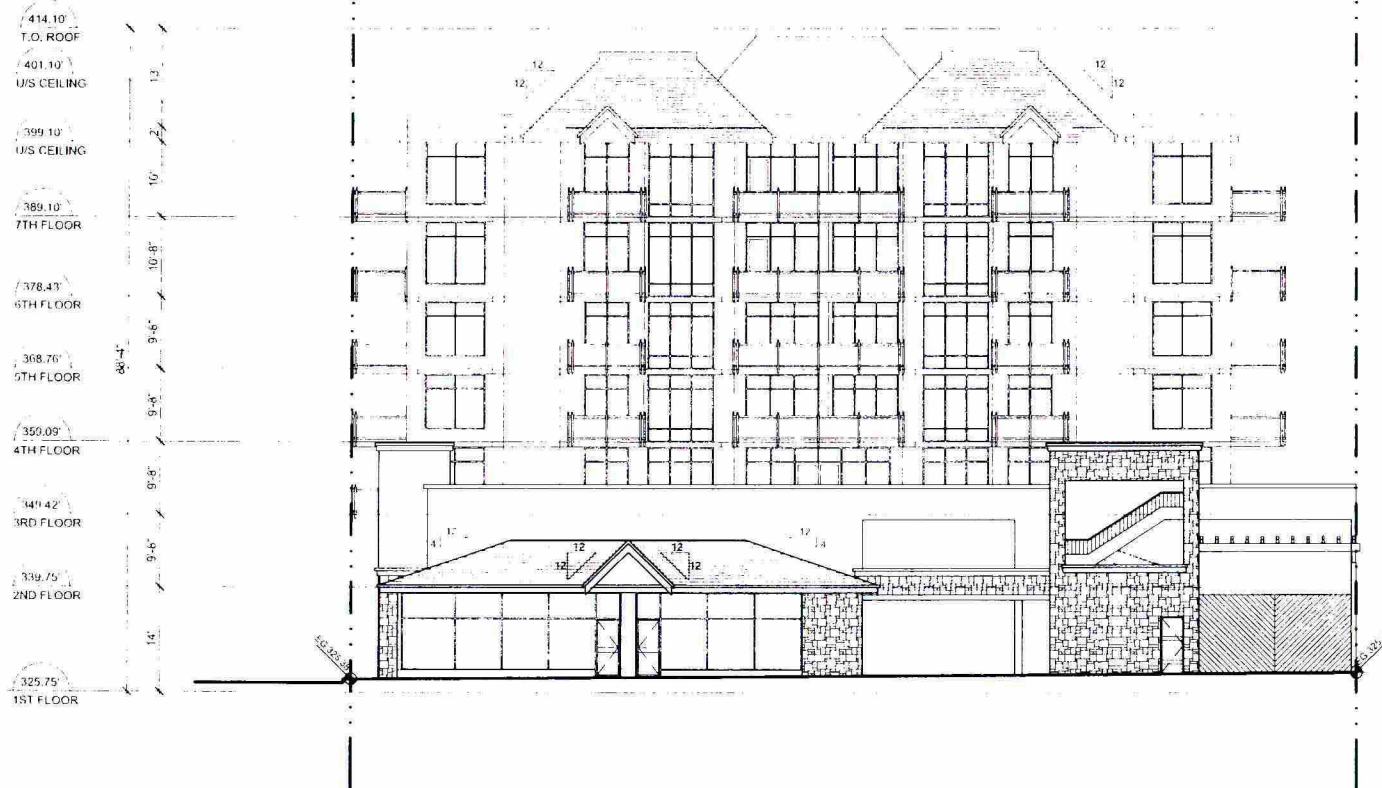
## PROJECT TITLE HARRISON HOT SPRINGS MAKEDURE DEVELOPMENT

ADDRESS  
102-130 ESPYLANE AVE.  
HARRISON HOT SPRINGS, NC

FOR  
IRCA CONSTRUCTION

DRAWING TITLE  
SOUTH ELEVATION

DATE	01/20/2001	SHEET NO.
SCALE	1/8" = 1'-0"	A-3.3
DESIGN	14	
DATE	01/20/2001	



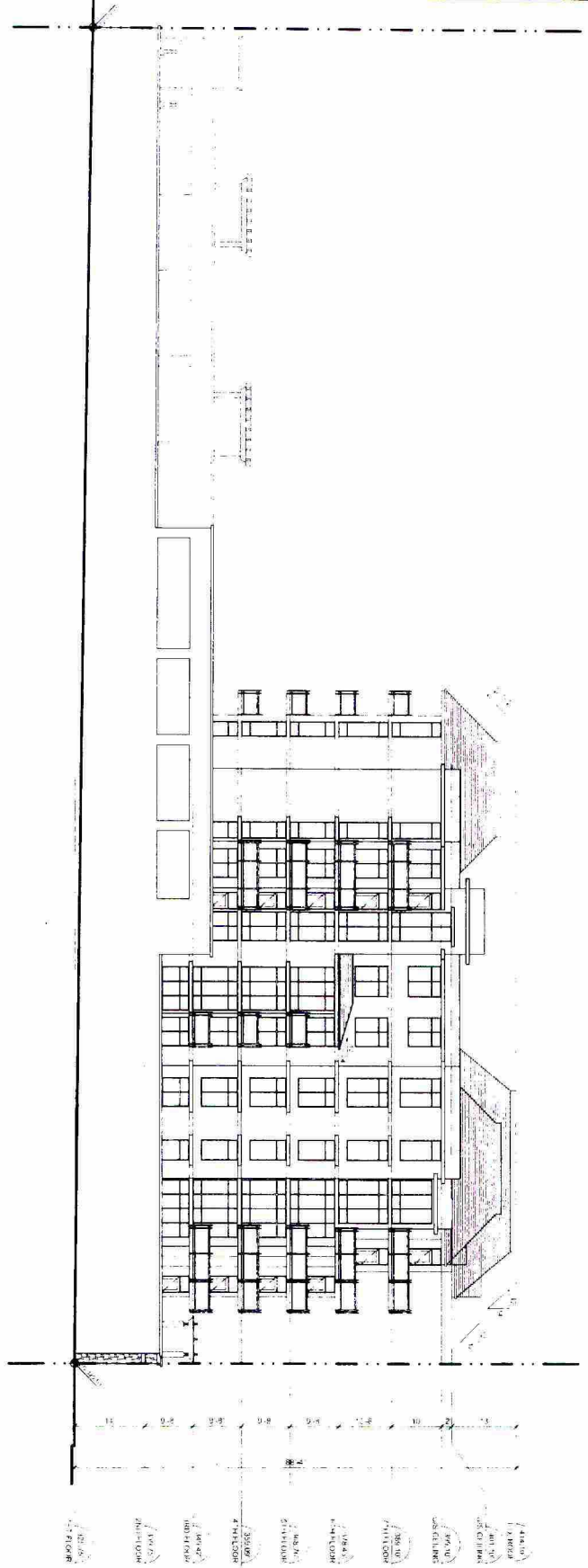




F. ADAB  
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1111 AVENUE LINDEN, SUITE 100  
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FAX: (214) 742-1112

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1	1st Floor	1st Floor
2	2nd Floor	2nd Floor
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5	5th Floor	5th Floor
6	6th Floor	6th Floor
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100	100th Floor	100th Floor

PROJECT TITLE  
HARRISON HOT SPRINGS  
MIDDLE DEVELOPMENT

ADDRESS  
822-100 EVANCOCK AVE  
HARRISON HOT SPRINGS, TX 75425

FROM  
IRCA CONSTRUCTION

DRAWING TITLE  
EAST ELEVATION

DATE  
12-1-11

BY  
J. ADAB

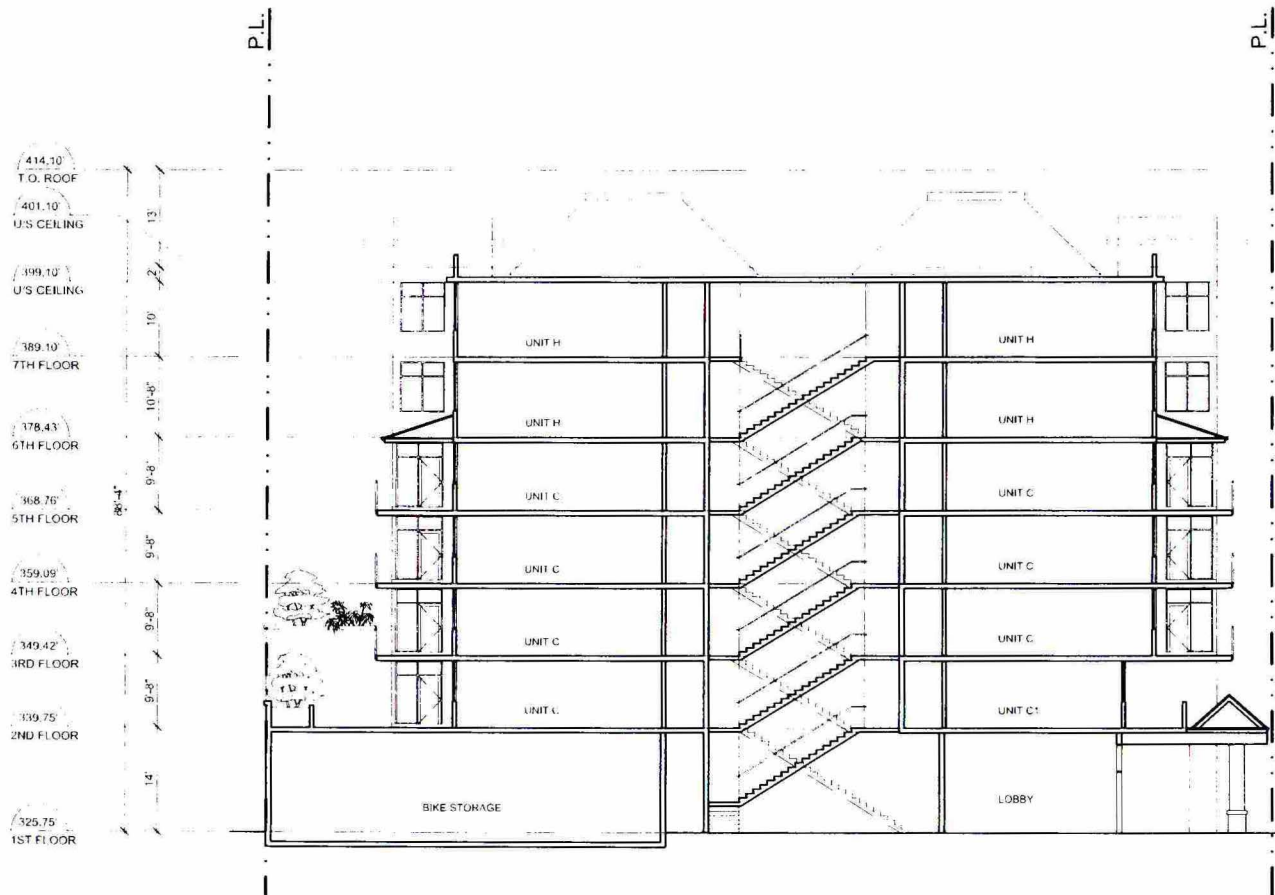
CHKD BY  
J. ADAB

APP'D BY  
J. ADAB

SCALE  
1/8" = 1'-0"

PROJECT NO.  
A-3.4

DATE	OCT 2008	<div style="border: 1px solid black; padding: 5px; display: inline-block;">             SUBJECT NO.   <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">A-4.1</div> </div>
STAGE	NA	
TRUCK	1A	
LOADING	AA	
PROJECT TITLE: 2008		



# **F. ADAB ARCHITECTS INC.**

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Dimensions are given in feet and inches. All dimensions are to the center of the member unless otherwise noted.

The design documents are prepared only for the use of the party to whom they are issued. The architect does not warrant the accuracy of the design documents for any other use. The architect is not responsible for any errors or omissions in the design documents.

1	10/1/2008	Rev. 10/1/2008
2	10/1/2008	General Notes
3	10/1/2008	Foundation Notes
4	10/1/2008	Structural Notes
5	10/1/2008	Roofing Notes
6	10/1/2008	Interior Notes
7	10/1/2008	Exterior Notes
8	10/1/2008	MEP Notes
9	10/1/2008	Finishes Notes
10	10/1/2008	Other Notes
11	10/1/2008	Revisions
12	10/1/2008	Notes
13	10/1/2008	Notes
14	10/1/2008	Notes

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

ADDRESS:  
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HARRISON HOT SPRINGS, NC

FOR:  
**IRCA CONSTRUCTION**

## **DRAWING TITLE:** **SECTION B-B**

DATE:	10/1/2008	SHEET NO.
SCALE:	1/8" = 1'-0"	
DESIGN:	FA	
CHECK:	AA	
DATE:	10/1/2008	

**A-4.2**





## VILLAGE OF HARRISON HOT SPRINGS

### STATEMENT RESPECTING THE COUNCIL'S REASONS FOR ADOPTING A BYLAW

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

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

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

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



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

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

---

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

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

**I. CITATION**

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

**II. AMENDMENT**

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

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

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

**III. READINGS AND ADOPTION**

READ A FIRST TIME THIS                      DAY OF                      , 2010

READ A SECOND TIME THIS                      DAY OF                      , 2010

A PUBLIC HEARING WAS HELD ON THE                      DAY OF                      , 2010

READ A THIRD TIME THIS                      DAY OF                      , 2010

ADOPTED THIS                      DAY OF                      , 2010.

---

Mayor

---

Corporate Officer



## VILLAGE OF HARRISON HOT SPRINGS

### STATEMENT RESPECTING THE COUNCIL'S REASONS FOR ADOPTING A BYLAW

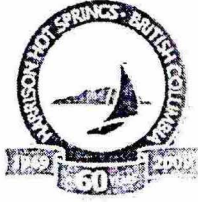
Pursuant to section 8(9) of the *Community Charter*, the following is a statement respecting the Council's reasons for adopting Bylaw No. 936 to amend the Zoning Bylaw No. 672, 1996.

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

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

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





**VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 936**

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

---

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

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

**I. CITATION**

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

**II. AMENDMENT**

1. That Column 2 in the chart within Section 12.1.3.3 of Zoning Bylaw 672, 1996 be amended as follows:
  - i) *Maximum Residential Density be increased from 150 units per hectare to 173 units per hectare;*
  - ii) *Maximum Floor Area Ratio be reduced from 2.0 to 1.83; and*
  - iii) *Maximum Building Height be reduced from 10 stories or 35 meters to 7 stories or 25 meters*

**III. READINGS AND ADOPTION**

READ A FIRST TIME THIS                      DAY OF                      , 2010

READ A SECOND TIME THIS                      DAY OF                      , 2010

A PUBLIC HEARING WAS HELD ON THE                      DAY OF                      , 2010

READ A THIRD TIME THIS                      DAY OF                      , 2010

ADOPTED THIS                      DAY OF                      , 2010.

---

Mayor

---

Corporate Officer

# NEIGHBOURHOOD PLANNING AREA 2

## NEIGHBOURHOOD ADVISORY COMMITTEE

### Terms of Reference

#### **Background**

The Village of Harrison Hot Springs has been involved in preparing a Neighbourhood Plan for Neighbourhood Planning Area 2, the boundaries of which are identified on the attached map. Some of you may recall that the Village held a neighbourhood meeting back in November 2009 to discuss planning ideas with neighbourhood residents. That meeting identified a number of issues that people had with respect to potential changes in their neighbourhood as articulated in the attached report from the Planning Consultant dated January 18, 2010.

Prior to proceeding further with the Neighbourhood Plan, Council has decided that a Neighbourhood Advisory Committee should be established to work with Council, staff, and the Advisory Planning Commission to complete the Neighbourhood Plan.

#### **Purpose**

The Neighbourhood Advisory Committee (NAC) will be an advisory body that will have 2 primary roles as follows:

- function as a community resource for the Village staff and the Advisory Planning Commission in completing the Neighbourhood Plan; and
- provide recommendations to Council on Neighbourhood Plan.

#### **Committee Composition**

Village of Harrison Hot Springs Council will appoint the Committee members comprised of residents from the neighbourhood, including those on the outskirts of the plan area boundaries. All meetings of the Committee will be open to the public; however it is neither the intent nor the responsibility of the Committee to solicit public comment at its meetings.

#### **Schedule**

It is anticipated that the Committee will meet on 2 - 4 occasions over a 2 – 3 month period.

#### **Village Resources**

The Village's Chief Administrative Officer will chair the meetings. The Village's Planning Consultant will attend the meetings. Municipal staff will assist in photocopying material, and in arranging the meetings. It will be the responsibility of the Committee to appoint one of its members to take minutes.

#### **Decision Making**

Committee decisions that involve making recommendations to Council should be in the form of formal resolutions and subject of a vote. The Committee Chair will preside over the formation of resolutions but will not take part in the vote. The Committee should strive for consensus whenever possible.

Larry Burk  
Chief Administrative Officer

**VILLAGE OF HARRISON HOT SPRINGS  
BYLAW NO. 852**

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**Being a bylaw of the Village of Harrison Hot Springs to establish Riparian Area Regulations Implementation.**

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**WHEREAS:** the Council of the Village of Harrison Hot Springs is required to implement the Provincial Government's Riparian Area Regulations;

**AND WHEREAS:** under Section 909 of the *Local Government Act*, a municipality may by bylaw, require, set standards for, and regulate the provision of screening or landscaping for the purpose of preserving, protecting, restoring and enhancing the natural environment;

**AND WHEREAS:** pursuant to Section 909 of the *Local Government Act*, the bylaw may set different requirements, standards and regulations for different zones, different uses within a zone, and different locations within a zone;

**NOW THEREFORE:** the Council of the Village of Harrison Hot Springs, in open meeting lawfully assembled, HEREBY ENACTS AS FOLLOWS:

1. CITATION

Bylaw No. 852 may be cited as "Riparian Area Protection Bylaw, 852."

2. INTERPRETATION

Terms used in this bylaw shall be as defined in the Riparian Areas Regulation number 837 approved and ordered July 27, 2004

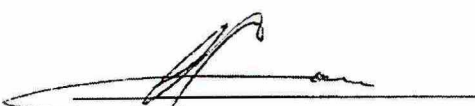
3. Any development proposal that is proposed within a riparian assessment area is subject to an assessment report certified by a qualified environmental professional prior to being approved by the Council or staff of the Village of Harrison Hot Springs.

**READ A FIRST TIME THIS 20<sup>TH</sup> DAY OF FEBRUARY, 2006.**

**READ A SECOND TIME THIS 20<sup>TH</sup> DAY OF FEBRUARY, 2006.**

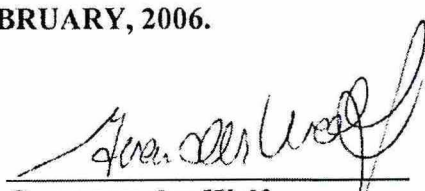
**READ A THIRD TIME THIS 20<sup>TH</sup> DAY OF FEBRUARY, 2006.**

**ADOPTED THIS 6<sup>TH</sup> DAY OF MARCH, 2006.**



Leo Facio  
Mayor

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Gerry van der Wolf,  
Corporate Officer





## VILLAGE OF HARRISON HOT SPRINGS

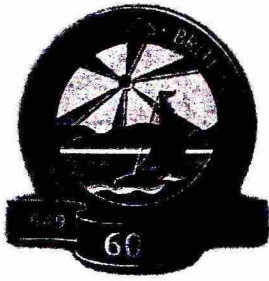
### TERMS OF REFERENCE

#### Advisory Planning Commission

#### 15. STANDING AND SELECT COMMITTEES AND COMMISSIONS

##### (c) Commissions

- (i) Council may establish and appoint a commission to do one or more of the following:
- (ii) A council member is not eligible to be a member of an advisory planning commission, but may attend at a meeting of the commission in a resource capacity.
- (iii) A council member is eligible to be a member of any other commission;
- (iv) A majority of voting members appointed to a Commission shall constitute a quorum.
- (v) Commissions must consider, inquire into, report and make recommendations to Council about all of the following matters:
  - (a) matters that are related to the general subject indicated by the name of the commission;
  - (b) on matters that are assigned by Council or the Mayor;
    - (i) as required by Council or the Mayor, or
    - (ii) at the next Council meeting, if possible, if the Council or Mayor does not specify a time.
- (d) At least twenty-four hours before a meeting of Standing and Select Committees or Commissions, the Corporate Officer or designate must give public notice of the time, place and date of the meeting by way of posting a notice at the public notice posting places;



## **VILLAGE OF HARRISON HOT SPRINGS**

### **TERMS OF REFERENCE**

#### **Advisory Planning Commission**

- (e) In the transaction of business, all Standing and Select Committees and Commissions shall adhere, as far as possible, to the rules governing proceedings at the meetings of Council.
- (f) A resolution at a Regular meeting of Council to adopt minutes of shall constitute ratification of all motions therein. Issues are finalized and authorized once Council has passed the resolution to adopt.

#### **THEREFORE:**

##### **PURPOSE**

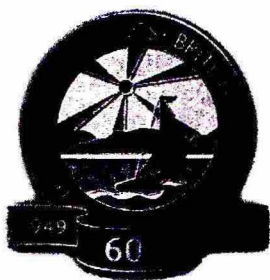
The purpose of the Harrison Hot Springs Advisory Planning Commission is to advise Council on matters with respect to land use, planning and growth strategy issues and as referred to them by Council from time to time.

##### **MEMBERSHIP**

The Commission shall consist of a minimum of six (6) members and may operate without all positions being occupied. A quorum shall consist of four members.

##### **PROCEDURES**

1. The Commission shall elect a chairperson and a deputy chairperson at the first meeting.
2. The Commission may meet as required and will structure its activities to meet at least five times per year. The Commission is not required to meet every month of the year.
3. Minutes of Commission meetings will be forwarded to Council for information.
4. The mandate of the Harrison Hot Springs Advisory Planning Commission is:
  - a) to consider all matters referred to it by the Council and report thereon to the Council.



## **VILLAGE OF HARRISON HOT SPRINGS**

### **TERMS OF REFERENCE**

#### **Advisory Planning Commission**

- b) to report to the Council within a time designated by the Council. If the report is not provided within the time designated then the Council may:
    - 1. Extend the time within which the report is to be provided; or
    - 2. Determine the matter without the report.
  - c) The Commission shall have as its objective the growth of the Village in a systematic and orderly manner for the ultimate benefit of the community as a whole.
5. Save with respect to matters expressly dealt with or provided for, the rules governing proceedings of the Committee shall be those governing proceedings of the Council under the Procedural Bylaw No. 914.