



## VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 930

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

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

**AND WHEREAS** Village of Harrison Hot Springs Official Community Plan Bylaw No. 864 contemplated that a Neighbourhood Plan would be prepared for Neighbourhood Planning Area 1 – Pine Avenue;

**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. 930, 2009".

#### **II. AMENDMENT**

1. That the Official Community Plan of Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, be amended to include the following:
  - a) Schedule 1 – E (Neighbourhood Plan – Pine Avenue) attached to this Bylaw as Schedule "A".
2. That Schedule "A" of the Official Community Plan of Village of Harrison Hot Springs Official Community Plan Bylaw No. 864, be amended as follows:
  - a) Add references to Schedule 1 – E (Neighbourhood Plan – Pine Avenue) in Section 1.2; and
  - b) Delete Section 3.2.3 and replace it with the following:

"Consider the potential redevelopment of the lands around Pine Avenue as shown on Figure 1 - **Neighbourhood Planning Area 1**, in accordance with the Neighbourhood Plan – Pine Avenue attached as Schedule 1-E."

3. That Schedule 1 – B of the Official Community Plan of Village of Harrison Hot Springs Official Community Plan Bylaw No. 864 be amended by removing the purple dotted line and hatching from the Neighborhood Planning area known as the Pine Avenue area and identifying the new **Pine Avenue Neighborhood Plan** area with a black outline; and
4. Deleting the designation of **Low Density Residential** and **Tourist Commercial** land use within the Pine Avenue Neighborhood Plan area and designate the land uses as **Schedule 1-E - Neighbourhood Plan – Pine Avenue**

III. **READINGS AND ADOPTION**

READ A FIRST TIME THIS 21<sup>st</sup> DAY OF DECEMBER, 2009

A PUBLIC HEARING WAS HELD ON THE 18<sup>th</sup> DAY OF JANUARY, 2010

READ A SECOND TIME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2010

READ A THIRD TIME THIS 1<sup>st</sup> DAY OF FEBRUARY, 2010

ADOPTED THIS 1<sup>st</sup> DAY OF FEBRUARY, 2010.

Mayor



Corporate Officer



**Schedule "A" to Bylaw 930, 2009**

**NEIGHBOURHOOD PLAN – PINE AVENUE**

**December 2009**

**A. BACKGROUND**

The Village's Official Community Plan (OCP) designates the area in the vicinity of Pine Avenue between Hot Springs Road and McCombs Drive as **Neighbourhood Planning Area 1**. Section 3.2.3 of the OCP speaks to **Neighbourhood Planning Area 1** by indicating that the area has the potential to accommodate low density residential land use that would include single family and duplex dwelling units up to a maximum density of 20 units per ha (8 units / acre). **Neighbourhood Planning Area 1** shall now be referred to as **Neighbourhood Plan – Pine Avenue**.

**B. PLANNING AREA STATISTICS**

The following general information is provided for the planning area:

- 1) Size of Area: 11 ha (27 acres)
- 2) Current Zoning: R-2 (Single Family Residential 2)  
C-5 (Tourist Commercial)
- 3) Number of Existing Lots: 34  
R-2 – 31 (16 less than 1000 square meters)  
C-5 – 3
- 4) Existing Municipal Services: Municipal Water, Sewer, and Drainage
- 5) Potential Developable area: 7.5 ha (18.5 acres)

**C. PLANNING CONTEXT AND ISSUES**

**Neighbourhood Planning Area 1** has been identified in the Official Community Plan as an area that could be redeveloped for low density residential development, particularly the large lots on both sides of Pine Avenue. The OCP considers single family lots not less than 400 square meters (4304 square feet) as well as duplexes as Low Density Residential development. It should be recognized that the existing large lots currently zoned R-2, permit fully serviced single family lots at 697 square meters (7500 square feet).

Policy 3.2.3 also contemplates that the three large C-5 zoned properties along Hot Springs Road within **Neighbourhood Planning Area 1** could be redeveloped for single family residential use.

The challenge for the Village in managing the changes in **Neighbourhood Planning Area 1** is the consideration of the following issues:

- 1) is the infrastructure capable of accommodating an increase in development?;
- 2) how can smaller single family lots (400 square meters) be accommodated in the neighbourhood without unduly impacting upon the existing surrounding neighbourhood, particularly Lakberg Crescent?;
- 3) how can the lands be developed without creating an unpleasant streetscape along Hot Springs Road?;
- 4) what are the important design features for the new housing?; and
- 5) what features can be integrated in the design of the area that would promote sustainability?

#### D. **LAND USE CONCEPT**

A number of land use options were considered in the preparation of the **Neighbourhood Plan – Pine Avenue**. They differed with respect to the amount and location of small (400 square meters) and conventional lots (697 square meters), and low density multi family dwellings (townhouses). Only residential uses were considered.

The land use concept for the **Neighbourhood Plan – Pine Avenue** is outlined in **Appendix A**. All land fronting Hot Springs Road has been designated for small lot or multi-family residential development. The remainder of the area where there is an interface with existing single family uses has been designated for conventional single family lots representative of the existing and adjacent R2 zoning. New development on land fronting McCombs Drive remains designated for conventional single family lots as is the land adjacent to the existing single family residential neighbourhoods to the north and east other than along Hot Springs Road.

Based upon an average density of 20 units per hectare (8 units per acre), it is estimated that the maximum number of new dwelling units should not exceed 150 units.

#### E. **POLICY FRAMEWORK**

Council will utilize the following policies in guiding the development of land within the planning area:

- 1) **Land Use and Density**
  - a) The land within the **Neighbourhood Plan – Pine Avenue** shall be developed as a residential neighbourhood. Commercial land uses, in particular tourist commercial uses, are not contemplated.

- b) Within the **Neighbourhood Plan – Pine Avenue**, a mix of single family and multi family forms of residential development may be accommodated based upon the following maximum density limits:
- i) Small residential lot – 400 sq. m. (4306 sq. ft.)
  - ii) Conventional residential lot – 697 sq. m. (7500 sq. ft.)
  - iii) Low density multi family residential – 25 units / ha (10 units / acre).

The maximum density limit of 25 units per ha. for the low density multi family residential development is equivalent to the density of a small residential lot subdivision.

- c) Small lot single family developments and low density multi family housing shall be located along Hot Springs Road. Lot sizes shall increase in proximity to the existing development to the north, east, and south of the neighbourhood.
- d) To facilitate the efficient redevelopment of the lands, assembly of existing single family lots is the preferred approach; however redevelopment options for individual lots shall be provided where possible.
- e) To avoid piecemeal development, rezoning applications shall only be considered for small lot residential subdivision or multi family development on sites greater than 0.4 ha (1 acre).
- f) Individual rezoning applications shall demonstrate the manner in which the proposed development will tie into adjacent lands or proposed development and to the neighbourhood as a whole.
- g) Rezoning applications for new development that would result in affordable housing opportunities for seniors or young families and that would be constructed to a higher than normal standard with green building technology shall be favourably considered.
- h) Secondary suites shall be accommodated within houses on conventional single family lots subject to an amendment to the Zoning Bylaw.

## 2) Building Design and Landscaping

- a) Upon rezoning, multi family residential development shall be included within Multi Family Residential Development Permit Area No 3 and shall be subject to the applicable guidelines.

- b) Upon rezoning, small lot residential subdivision shall be the subject of development permit guidelines which shall be prepared in conjunction with the rezoning application.
- c) Upon rezoning the Tourist Commercial Development Permit Area shall be deleted.
- d) Landscaping elements shall be incorporated along Hot Springs Road that will create a pleasing gateway into the Village.
- e) Buffers will be required in the form of landscaping along the interface with the surrounding neighborhoods to the north, east and south.

3) Transportation and Access

- a) Pine Avenue shall function as the primary east – west road within the neighbourhood.
- b) No new road connections to the north or south of the neighbourhood are contemplated.
- c) A new public road off Pine Avenue and connecting back to Hot Springs Road will be considered subject to approval of the Ministry of Transportation and meeting safety considerations at the intersection.
- d) Individual driveway access onto Hot Springs Road shall be minimized and eliminated where possible..

4) Parks and Trails

- a) 0.2 ha (0.5 acre) of land, equivalent to 5% of the developable area of the neighbourhood, shall be secured for neighbourhood park purposes.
- b) The neighbourhood park shall be located in the central portion of the neighbourhood and shall be connected to the new residential areas with trails where possible.
- c) The exact location of the proposed neighbourhood park shall be considered at the time of the first rezoning application, however the ultimate decision shall depend upon the amount of land and location that is the subject of the first application.
- d) In cases where the Village determines that park land dedication is not appropriate for a particular application, the Village shall require that the developer pay money in lieu.

- e) Both north - south and east - west trail linkages shall be secured within the neighbourhood providing neighbourhood residents with connections to the neighbourhood park and to the sidewalks along Hot Springs Road and McCombs Drive.

5) Infrastructure

- a) Although Village services are adequate for new development in the planning area, the adequacy of the existing infrastructure to service any new development shall be determined prior to rezoning the lands.
- b) All on site works and upgrading of existing road frontages shall be the responsibility of the developer and shall be secured at the time of rezoning or subdivision.
- c) A comprehensive storm water management plan shall be prepared at time of rezoning or subdivision.

6) Environment

- a) Although there are no significant environmental features within the area, the Village shall encourage developers to retain mature trees where possible subject to the preparation of an arborist report.
- b) Clustering of development and smaller building footprints are encouraged to minimize the creation of impermeable surfaces.
- c) All development shall conform to applicable flood protection requirements.

**Appendix A**  
**LAND USE CONCEPT**

**VILLAGE OF HARRISON HOT SPRINGS  
NEIGHBOURHOOD PLANNING AREA 1  
PLANNING FRAMEWORK PROPOSAL**

