

PUBLIC INFORMATION PACKAGE



ZONING AMENDMENT
BYLAW NO. 1168, 2021
PUBLIC HEARING

WEDNESDAY, OCTOBER 20, 2021

6:00 P.M.

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TAB 1



DEVELOPMENT PROCEDURES

BYLAW NO. 1090, 2016

(CONSOLIDATED)

Record of Amendments to Development Procedures Bylaw No. 1090, 2016				
Amending Bylaw No.	Type of Amendment		Summary of Amendment	Date of Adoption
	Text	Schedule		
1160	x	x		June 21, 2021



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1090, 2016**

A Bylaw for the establishment of procedures to amend an Official Community Plan or a Zoning Bylaw or to issue a permit pursuant to Part 14 of the Local Government Act. And a Bylaw to allow for the processing of a building conversion strata application, as per the Strata Property Act

WHEREAS the Council of the Village of Harrison Hot Springs has adopted an Official Community Plan and a Zoning Bylaw;

WHEREAS the Council of the Village of Harrison Hot Springs must by Bylaw outline the procedures to amend an Official Community Plan, Zoning Bylaw or issue a permit, as per Section 460 of the Local Government Act;

WHEREAS section 502 (5) of the Local Government Act allows the Council of the Village of Harrison Hot Springs to delegate the power to require security for the issuance of a land use permit subject to a delegation Bylaw being prepared that outlines the guidelines for the delegate;

WHEREAS section 242 of the Strata Property Act requires that the approving authority for the building conversion strata process be the local municipality or in this case the Village of Harrison Hot Springs;

WHEREAS the Council of the Village of Harrison Hot Springs has deemed it advisable to establish a Bylaw to outline the amendment procedures and to outline the procedures to issue a permit and to outline the process and requirements for a building conversion strata application;

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

CITATION

1.0 This Bylaw may be cited for all purposes as the Village of Harrison Hot Springs “Development Procedures Bylaw No. 1090, 2016”.

INTERPRETATION/DEFINITIONS

2.0 A reference in this Bylaw to any enactment of British Columbia is a reference to the enactment as amended, revised or consolidated from time to time and a reference to any Bylaw of the Village of Harrison Hot Springs is a reference to the Bylaw as amended, revised, consolidated or replaced from time to time.

3.0 In this Bylaw;

Application

means a completed application, including the payment of the required fees:

- (a) to amend either an Official Community Plan Bylaw, a Zoning Bylaw or both,
- (b) for the issuance of; a Development Permit, Temporary Use Permit or a Development Variance Permit;

Applicant

means the owner of a Parcel of Land or an agent authorized in writing to make the application on behalf of the owner;

Building Conversion Strata Application

means a completed application, including the payment of the required fees, for the conversion of a previously occupied building or structure into strata title;

Chief Administrative Officer

means the individual appointed to this position by Council;

Council

means the Council of the Village of Harrison Hot Springs;

Highway

means the same as defined in the BC Transportation Act, as amended from time to time *but specifically excludes the following*:

- *Ferry Approach,*
- *Ferry Terminal,*
- *Right-of-ways on any Parcel of Land, and*
- *Tunnel; (AB#1160)*

Occupiers

means the lawful occupier of a Parcel of Land, if it is not the landowner;

Parcel of Land

means a specific section or area of the Village with a unique legal description and unique parcel identifier number (PID) assigned to it;

Registered Professional

means a person who has been registered or licensed to practice by their respective professional body;

Revised Application

means a Part 14 Application that has been refused or denied by Council that the Applicant has requested, in writing to Council to reconsider after having made material changes or alterations to the Application; and,

Village

means the Village of Harrison Hot Springs; and

Works and Services

means any public service, facility or utility which is required or regulated by the Village's Subdivision Servicing Bylaw, as amended from time to time, and without restricting the generality of the foregoing includes: the supply and distribution of water; collection and disposal of sanitary sewage and drainage water; street lighting; highways, access roadways, curbs, gutters, and sidewalks; and natural gas, power and telecommunication services. (AB#1160)

SEVERABILITY

4.0 If any section, subsection, sentence, paragraph, schedule or form forming part of this Bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the section, subsection, sentence, paragraph, schedule or form may be severed from the Bylaw without affecting the validity of the Bylaw or any portion of the Bylaw remaining or any remaining forms.

ADMINISTRATION OF THIS BYLAW

5.0 The Village's Chief Administrative Officer or their designate is authorized to administer this Bylaw.

SCHEDULES

6.0 The following Schedules attached hereto form part of the requirements of this Bylaw:

- (a) Schedule "A" – Part 14 Application Processing Flowchart;
- (b) Schedule "B" – Building Conversion Strata Application Processing Flowchart

SCOPE

7.0 This Bylaw shall apply to the following Applications within the boundaries of the Village of Harrison Hot Springs:

- (a) an OCP Bylaw amendment or Zoning Bylaw amendment;
- (b) the issuance of a Development Permit, a Temporary Use Permit or a Development Variance Permit; or
- (c) a building conversion strata application.

GENERAL PROVISIONS

8.0 If there is a change of ownership of a Parcel of Land that is subject to an Application, the Village will require an updated title certificate and written authorization from the new owner that the current Applicant, if applicable, can still proceed with the Application.

8.1 Neither the issuance of a permit, the adoption of an amendment Application or the approval of a building conversion strata or review of any applications, plans, drawings, specifications or documents, *must not (AB#1160)* in any way:

- (a) relieve the landowner from full and sole responsibility to perform *Works and Services (AB#1160)* in strict accordance with this Bylaw, and any other applicable Bylaws of the Village; or
- (b) constitute a representation, warranty, assurance or statement that this Bylaw or other applicable Bylaws have been complied with.

8.2 It *is (AB#1160)* the full and sole responsibility of the landowner, and where the landowner is working through a representative, the representative *must (AB#1160)* carry out the *Works and Services (AB#1160)* in respect of which the permit or amendment is issued or adopted in compliance with this Bylaw and other applicable enactments.

8.3 Letters of assurance, reports or other correspondence from Registered Professionals provided under this Bylaw are relied upon by the Village, including its Chief Administrative Officer and the Planning Department, as certification that the design and plans for the development comply with the Village's Building Bylaw, this Bylaw and other applicable enactments, that the natural environment will not

be substantially harmed by the development or Application and the Parcel of Land may be safely used for the use intended, as applicable to the professional's review.

- 8.4** A person must not knowingly submit false or misleading notification in relation to any Application undertaken pursuant to this Bylaw.
- 8.5** Unless specified, in this bylaw, the term Application generally means either a Part 14 Application or a Building Conversion Strata Application.

APPLICATIONS – Part 14 Applications only

9.0 All Applications, including Revised Applications, must be:

- (a) made by the owner of the Parcel of Land or by a person authorized by the owner in writing;
- (b) made on the prescribed application form as amended from time to time by the Village;
- (c) signed by the landowner and be accompanied by the landowner's acknowledgement of responsibility and undertakings made in the form prescribed as amended from time to time by the Village;
- (d) accompanied by the appropriate fees;
- (e) accompanied by the notification requirements identified in this Bylaw;
- (f) submitted to the Village office;
- (g) all completed Part 14 Applications must be processed in accordance with this Bylaw, generally as shown on the flowchart attached as Schedule "A".

9.0.1 The Application must also include the following information:

- (a) the certificate of title, dated within 30 days of the Application date;
- (b) a map of the site drawn at a scale of 1:2000 or at a scale of 1:5000 with the approval of the Village. The map must show the following:
 - i. the contours of the site;
 - ii. any environmentally sensitive areas;
 - iii. the proposed building site or sites;
 - iv. the ingress and egress points;
 - v. any proposed landscape plans, parking area or open space area;
 - vi. the current and proposed water and sewer servicing points for the Parcel of Land;
 - vii. the location of any steep banks, foreshore areas, water courses, easements or right-of-ways, and if applicable any
 - viii. development permit areas.
- (c) copies of any charges or other interests associated with this Parcel of Land.

- 9.1** At any time during the application process, Council may refer the Application to any agency, organization or government body for their comments and recommendations.

BUILDING CONVERSION STRATA APPLICATIONS

- 9.2** All Applications must be:

- (a) made by the owner of the Parcel of Land or by a person authorized by the owner in writing;
- (b) made on the prescribed application form as amended from time to time by the Village;
- (c) signed by the landowner and be accompanied by the landowner's acknowledgement of responsibility and undertakings made in the form prescribed as amended from time to time by the Village;
- (d) accompanied by the appropriate fees;
- (e) accompanied by the notification requirements identified in this Bylaw;
- (f) submitted to the Village office; and
- (g) all completed Building Conversion Strata Applications must be processed in accordance with this Bylaw, generally shown on the flowchart attached as Schedule "B".

- 9.2.1** The Application must also include the following information:

- (a) the certificate of title, dated within 30 days of the Application date;
- (b) a map of the site drawn at a scale of 1:2000 or at a scale of 1:5000 with the approval of the Village. The map must show the following:
 - i. the contours of the site;
 - ii. any environmentally sensitive areas;
 - iii. the proposed building site or sites;
 - iv. the ingress and egress points;
 - v. any proposed landscape plans, parking area or open space area;
 - vi. the current and proposed water and sewer servicing points for the Parcel of Land;
 - vii. the location of any steep banks, foreshore areas, water courses, easements or right-of-ways, and if applicable any;
 - viii. development permit area.
- (c) copies of any charges or other interests associated with this Parcel of Land; and
- (d) the number of dwellings units being converted into strata ownership and how many of the current tenants, in this building, are going to be remaining as owners;

- (e) a copy of the plan to house the current Occupiers who will not become owners; and
- (f) other issues as required by Council.

9.3 At any time during the Application process the Council may refer the Application to any agency, organization or government body for their comments and recommendations.

FEES

10.0 At the time of the Application the Applicant will pay the required fees as set out and amended by the Village from time to time.

10.1 If the Applicant withdraws their Application, in writing, prior to the first staff report being considered by the Council, then the Applicant will receive a refund of up to 50-percent (50%) of the Application fee. The refund must be paid to the Applicant within thirty (30) days of receiving the written notice from the Applicant. There will be no additional refunds of any fees once the first staff report has been considered by Council.

PUBLIC NOTIFICATION MEETING

11.0 Applicants may be required, as directed by Council, to host a public notification meeting, for any of the following types of Applications:

- (a) an Official Community Plan amendment or redesignation;
- (b) a Zoning Bylaw amendment;
- (c) the issuance of a Temporary Use Permit;
- (d) the issuance of a Development Variance Permit; or
- (e) the conversion of an existing and occupied building into a strata building.

11.1 When a public notification meeting is required the Applicant must pay all costs associated with this meeting. This will include but not be limited to the following:

- (a) two (2) newspaper advertisements;
- (b) the delivery or mailing of any notices to the adjacent landowners or occupiers;
- (c) any facility rental; and any
- (d) staff overtime if they attend.

11.2 The venue and meeting format must be approved by the Village. This meeting must allow for a question and answer session at a minimum.

11.3 Within 10 working days of the meeting, the Applicants are required to submit a report to the Village. The report must include the following information:

- (a) location of the meeting,
- (b) start and finish times of the meeting,

- (c) a copy of the two (2) dated newspaper ads for the meeting,
 - (d) number of attendees and a copy of the sign in sheet
 - (e) a copy of the notice provided to the adjacent property owners or occupiers of the land and which properties received this notice,
 - (f) information provided at the meeting, and
 - (g) a summary of any questions raised or any major discussion points raised.
- 11.4** The Applicant must mail or deliver a meeting notice to the owners or Occupiers of the properties within a radius of 30 metres from the subject property. The Village is hereby authorized to reduce, increase or waive this requirement.
- 11.5** The Applicant's report for the public notification meeting must be included in a staff report to Council for Council's consideration of a Temporary Use or Development Variance permit, consideration of the building conversion strata or before adoption of a Bylaw amendment.
- 11.6** The meeting must be held not more than nor less than five working days after the last notice provided in the newspaper.

AGENCY REFERRAL PROCESS

- 12.0** Subject to direction from Council, staff may be authorized to refer the Application to other Village Departments, any external agencies, societies, organizations or any level of government. The suggested referral list will be prepared by staff and submitted to the Council for their review. Council may accept, reject or amend this list as they deem appropriate.
- 12.1** When Applications are sent out for comments the various referral agencies:
- (a) have a maximum of twenty-one (21) working days, from the date the referral was sent out, to provide comments; or
 - (b) make a written request for additional time.
- 12.1.1** The Village has the authority to extend this time period for a period not to exceed an extra thirty (30) working days from the date they receive the written request.
- 12.1.2** *If a referral is made to the Advisory Planning Commission, an applicant may attend the meeting and make a presentation to the Advisory Planning Commission. Following the Applicant's presentation, the Advisory Planning Commission members may ask the Applicant to provide clarification on any point in their presentation. (AB#1160)*
- 12.2** Following receipt of either the comments or a time extension request, the Council may;
- (a) defer consideration of any Application; or
 - (b) request additional information from the Applicant.

STAFF REPORTS

13.0 *After an Application has been received including the payment of fees, the Application will be processed. A staff report must contain the following information:*

- (a) a copy of any supporting documentation;*
- (b) staff's recommendation on whether the Application should be processed or, if not, what is missing from the Application;*
- (c) staff's recommendation on the referral agencies, if any;*
- (d) staff recommendation for a public notification meeting, if applicable;*
- (e) staff recommendation to set up a public hearing, if applicable, and any additional relevant information provided by the Planning Department, including any potential impacts that the development may have on the neighbourhood or on the operations of the current services provided by the Village. (AB#1160)*

13.1 Staff reports must also be provided at key points throughout the approvals process, as outlined on the approvals flow chart as outlined on Schedule "A", which is attached to and forming a part of this Bylaw.

13.2 Once the Application, including a Revised Application, has been received the Village must either deem the Application to be complete or deem the Application to be incomplete. If the Application is deemed complete it will be processed as required by this Bylaw or if is deemed not complete, the Village must send a letter to the Applicant indicating that the Application cannot be processed until the additional information requested has been received.

PUBLIC HEARING – Part 14 Applications only

14.0 While the Local Government Act, as amended from time to time, governs the public hearing process, if after a minimum of ten (10) minutes no members of the public are in attendance then the public hearing must be closed. If no members of the public attend the public hearing and the notice of the hearing has been properly published, the Council must consider that the public hearing has been held as required.

14.1 Once the newspaper advertisement has been posted the Village will accept any written comments about the Application up to the close of the scheduled public hearing meeting.

PUBLIC NOTICE OF INTENT – Part 14 Applications only

14.2 If the Village opts to proceed with the Notice of Intent process, in addition to the required newspaper advertisements, the Village must mail or deliver a notice of intent to the owners or Occupiers of the properties within a radius of thirty (30) metres from the subject property. The Village is hereby authorized to reduce or increase this requirement.

SECURITY

- 15.0** The power to require security is hereby delegated to the Chief Administrative Officer or their designate.
- 15.1** The amount of security required will be based upon a cost report prepared by a registered professional, as outlined in the table below:

Table 1

Works or Services Required	Type of Professional experience needed	Amount of Security required
Landscaping	Landscape Architect and must be a member of the BC Society of Landscape Architects	125% of the accepted report
Civil Engineering	Professional Engineer	125% of the accepted report
Traffic Engineering	Professional Engineer, with experience in traffic engineering	125% of the accepted report
Freshwater/Foreshore issues	Registered Professional Biologist	125% of the accepted report
Form and Character issue	Registered Professional Architect	125% of the accepted report
Environmental issues	Registered Professional Biologist	125% of the accepted report

- 15.2** The required cost estimate report must be provided by the Applicant, at no cost to the Village, and must be accepted by the Village.
- 15.3** Security may be required as a condition of permit issuance for the following:
- (a) the *Works and Services (AB#1160)* under the permit; including but not limited to hard and soft landscaping requirements;
 - (b) environmental monitoring;
 - (c) in relation to repair or replacement of any Highway including sidewalks and boulevards, public work or any other Village property altered or damaged by any activity related to the subject matter of the permit;
 - (d) to guarantee the performance of a temporary use permit;
 - (e) such other reason as identified in the conditions associated with the permit.
- 15.4** For the form of security refer to section 502, of the Local Government Act, as amended from time to time.
- 15.5** Funds *taken (AB#1160)* under *the (AB#1160)* security provision will be used to the extent that they are required by the Village to carry out such *Works and Services (AB#1160)*, repair or replacement as determined necessary by the Village.

- 15.6** The cost of any works, repair or replacement or other expenditure which exceeds the amount of the security is the responsibility of the Applicant, who upon notification of the outstanding amount must pay it in full, or obtain the agreement of the Village in writing, before receiving its approval or where such approval has been issued, using or continuing to use the Parcel of Land for the development approved under the Application.

APPLICATION DECISIONS – Part 14 Applications only

- 16.0** With respect to any Application, the Council may after authorizing staff to process the Application:
- (a) approve the Application with or without conditions; or
 - (b) postpone the Application process pending additional information required from the Applicant; or
 - (c) refuse/deny the Application

Rejected Applications – Part 14 Applications only

- 16.1** Even if the Applicant is present at the meeting in which the Council decision was made, to refuse/deny the application, the Village shall inform the Applicant in writing, within ten (10) business days from the date of the refusal.

Revised Applications – Part 14 Applications only

- 16.2** An Applicant, after substantially amending an Application, that has not been approved to its satisfaction may submit a Revised Application in accordance with this Bylaw, and may provide such further information as they desire.
- 16.3** Council has the same authority with respect to Revised Applications as for Applications generally and the same procedures apply.
- 16.4** Council may not table a Revised Application.
- 16.5** Upon receipt of the revised Application, the Village will process the Application in accordance with the process flowchart set out in Schedule ‘A’ of this Bylaw.

Building Conversion Strata Applications

- 16.6** With respect to the decision making criteria that Council must follow with respect to this type of Application, refer to section 242(6) of the Strata Property Act, as amended from time to time.
- 16.7** There shall be no Revised Applications, if Council denies a Building Conversion Strata Application.

REVOCAION OF THE APPROVALS

- 17.0** The Village may revoke an approval and post a stop work order on a Parcel of Land, other than an amendment of a Bylaw, if:
- (a) there is a violation of a condition under which the approval was issued;
 - (b) there is a breach of any provision of this Bylaw and other applicable Bylaws or enactments;
 - (c) the Village determines that any information on the basis of which the approval was issued is incorrect; or
 - (d) construction activity on the Parcel of Land, subject to the approval, otherwise threatens the health, safety, or protection of the public.
- 17.1** Notice of revocation of the approval shall be in writing and transmitted to the Applicant and the owner of the Parcel of Land by mail or courier, and deemed served at the expiration of three (3) business days from the date of sending, or such other means to effect service.
- 17.2** A person who has been notified that an Approval has been revoked *must* (AB#1160) immediately cease work related to the Application and remedy the cause for the revocation to the satisfaction of the Village, who may then reinstate the Approval.

PENALTIES, ENFORCEMENT AND IMMUNITY

- 18.0** Every person who contravenes any provision of this Bylaw commits an offense punishable on summary conviction and shall be liable to a fine of not more than \$10,000.00.
- 18.1** The Village may designate enforcement officers for the purposes of this Bylaw.
- 18.2** No action for damages lies or may be instituted against present or past Council, Chief Administrative Officer or their designate, the Planning Department, Bylaw Officer, or members, employees, servants or agents of either Village or Council:
- (a) for anything said or done or omitted to be said or done by that person in the performance or intended performance of the person's duty or the exercise of the person's authority; or
 - (b) for any alleged neglect or default in the performance or intended performance of the person's duty or the exercise of the person's authority.
- 18.3** The previous section does not provide a defence if:
- (a) the individual has, in relation to the conduct that is the subject matter of the action, been guilty of dishonesty, gross negligence or malicious or willful misconduct; or
 - (b) the cause of action is libel or slander.

18.4 Village, present or past Council, or members, employees, servants or agents of any of Village or Council is not liable for any damages or other loss, including economic loss, sustained by any person, or to the property of any person, as a result of neglect or failure, for any reason, to discover or detect any contravention of this Bylaw or any other Village Bylaw, or from the neglect or failure, for any reason or in any manner, to enforce this Bylaw or any other Village Bylaw.

LAND USE POLICIES

19.0 The Village is authorized to make any policies that are required to compliment the requirements of this bylaw.

DEVELOPMENT VARIANCE PERMIT

AB#1160

20.0 A variance must not change the use or density for a Parcel of Land, but there is otherwise no restriction on what may be considered provided the decision maker has considered each of the following:

AB#1160

(a) whether the variance is desirable for the appropriate development or use of the parcel of land, building or structure;

(b) whether the general intent and purpose of the Official Community Plan or the Zoning Bylaw, if any, will be maintained; and

AB#1160

(c) whether the variance is in the best interests, including the health, safety and protection of the public.

REPEAL

21.0 The Public Notice Provision Bylaw No. 553, 1991 is repealed in its entirety.

READ A FIRST TIME THIS 5th DAY OF DECEMBER, 2016

READ A SECOND TIME THIS 5th DAY OF DECEMBER, 2016

READ A THIRD TIME THIS 5th DAY OF DECEMBER, 2016

ADOPTED THIS 19th DAY OF DECEMBER, 2016

AMENDMENT BYLAW 1160 ADOPTED ON THE 21st OF JUNE, 2021

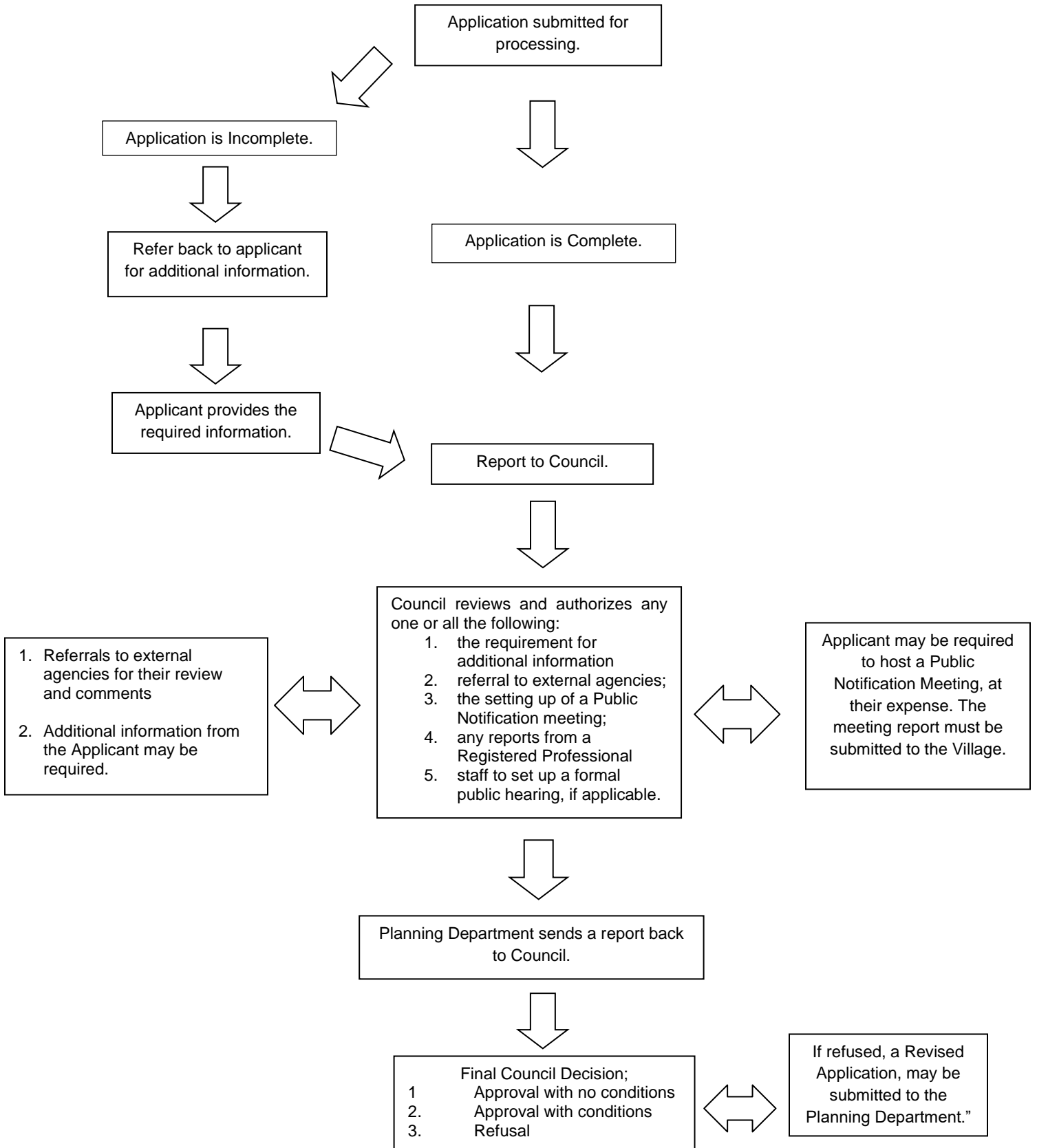
“Leo Facio”

Mayor

“Debra Key”

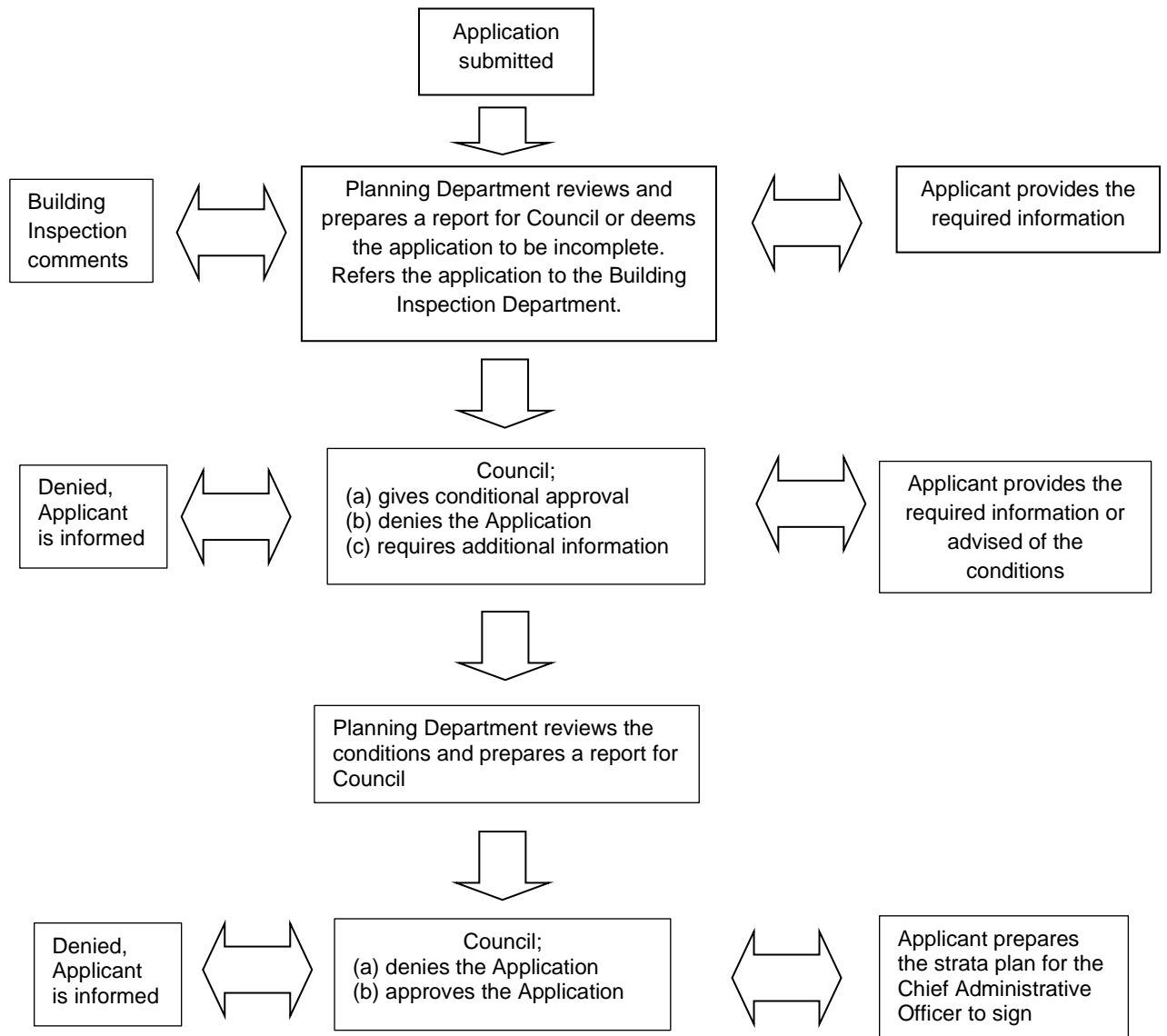
Corporate Officer

**“SCHEDULE “A”
PART 14 APPLICATION PROCESSING FLOWCHART (AB#1160)**



SCHEDULE "B"

BUILDING CONVERSION STRATA APPLICATION PROCESSING FLOWCHART



TAB 2



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO COUNCIL

TO: Mayor and Council **DATE:** July 20, 2021

FROM: Ken Cossey MCIP, RPP **FILE:** 3360-20-Z02/21
Planning Consultant (511 Lillooet Ave)

SUBJECT: Rezoning to change the Floor Area Ratio (FAR), Lot Coverage and Building Height

ISSUE:

Consideration of 1st and 2nd reading of Zoning Amendment Bylaw No. 1168, 2021, schedule a Public Hearing and to refer the rezoning application to various agencies on a proposed change of the current Floor Area Ratio (FAR), from 1.5 to 2.31, changing the Lot Coverage from 75% to 83.8% and changing the Building Height from 15 M to 22.8 M.

BACKGROUND INFORMATION:

Use and Purpose of the FAR

The FAR is a measurement of a Building's or Structure's floor area in relation to the size of the Lot that the Building or Structure will be located on. Generally, the FAR is expressed in a decimal format, and is an effective way to calculate the bulk or mass of the proposed development on a particular site. The FAR is also used in conjunction with other development standards such as Building Heights, and Lot Coverage. Within the Village's current Zoning Bylaw is the following definition.

“Floor Area Ratio (FAR)

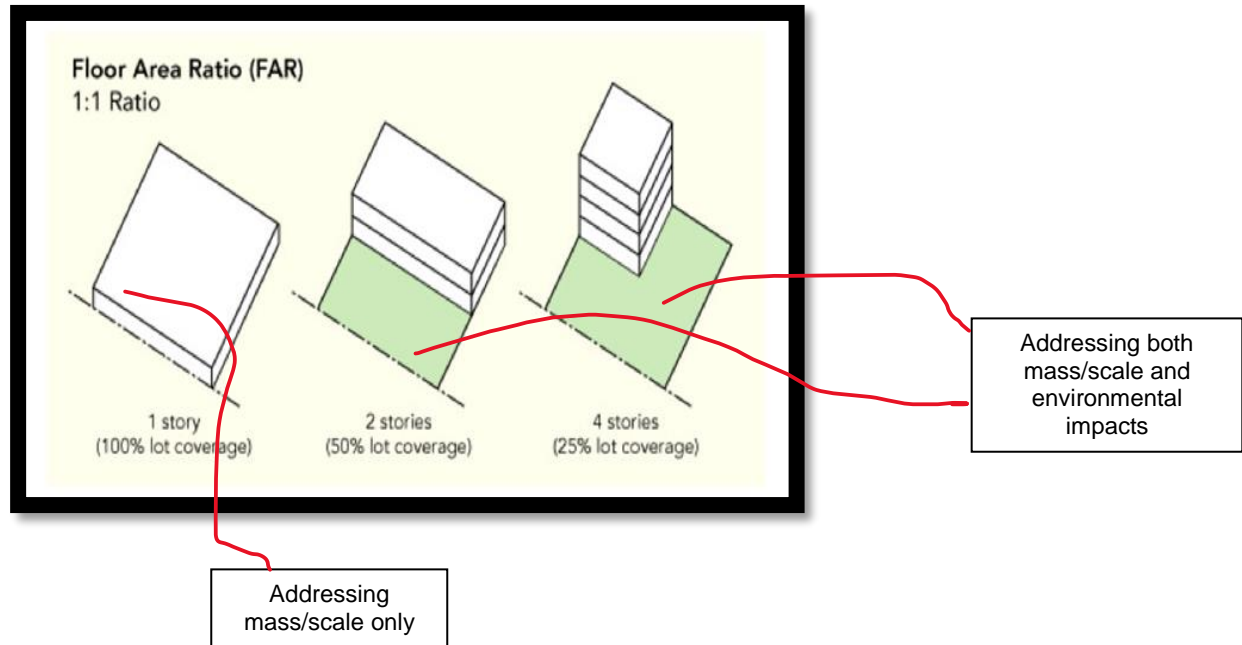
means a ratio between the Building or Structure size and the Lot size, that is used to control the bulk of the Building or Structure;”

Source: Zoning Bylaw 1115, 2017

The FAR is most often used to express development intensity of non-residential land uses, such as commercial and industrial uses.

Purpose of the FAR

The FAR can be used to lessen environmental impacts of the development or to control the mass and scale of the development, as outlined in the diagram below.



The FAR considers the footprint of the Building or Structure and the entire occupied areas of the proposed development. Unoccupied areas such as but not limited to parking garages, elevator shafts and basements are generally not included in the calculation of the FAR.

Purpose of Lot Coverage

Lot Coverage is used as a planning tool to control the scale of development on a Lot, and the overall building footprint is controlled through the use of this tool. Within the Village's current Zoning Bylaw is the following definition.

“Lot Coverage

means the Building Area of all the Buildings and Structures that are allowed to cover a Lot and is expressed as a percentage figure of the total area of the Lot;”

Source: Zoning Bylaw 1115, 2017

Purpose of the Building Height

This type of planning tool controls the overall height of the Building or Structure. Architectural elements that do not add floor area to a Building or Structure, such as parapet walls, chimneys, vents, and roof equipment are not considered part of the height of a Building or Structure. In the case of the Village's Zoning Bylaw the following are also included:

- Communication towers
- Spires, belfries and domes
- Flag poles
- Elevator shafts, and
- Stair and hose towers

OCP designation and Zoning

Based upon a review of the Village's Official Community Plan (OCP), the site is within the Lakeshore Beach Area designation, the Waterfront Commercial Area and within the Lakeshore Special Planning Area.

As per the Village's Zoning Bylaw, the site is zoned as Village Commercial (C-1) and is bounded by Lillooet Avenue to the south, Spruce Street to the west, and Rendall Park to the north.



Although the above referenced google picture of the site makes reference to the Bungalow Motel and Ice cream shop, the applicant has applied for and received a demolition permit to remove these buildings and structures.

Application Considerations

The following points were considered in assessing this application:

- The Village's Official Community Plan – the application is consistent with the intent of the OCP,
- The Village's Zoning Bylaw – the proposed use is consistent with the permitted land use, and
- The submitted proposal for the redevelopment of the site.

Description of the Proposal

In a summary format the proposal is for a proposed 6 storey mixed used commercial and residential development. The specific details include:

- Approximately 1,044 M² (11,239 ft²) of commercial space
- Approximately 124 dwellings/condominiums with short term tourist accommodation being offered
- The development site is approximately 0.43 Ha (1.06 Ac) in size
- Approximately 31 bicycle parking stalls are included

- A two storey parkade is being proposed

Public Realm Improvements - as offered by the developer

The following public realm improvements have been offered by the developer:

- Parking and streetscape improvements
 1. Public benches and bike racks
 2. New public sidewalks, new curbs, and new storm drainage
 3. New public trees will be installed and maintained
 4. Public benches, public BBQ stands and a public children's play area – up to \$10,000.00
 5. Public Art contribution - up to \$10,000
- Dwelling units – disabled or affordable
 1. Minimum 10% of the residential units will be adaptable units (Note – 124 total units are being proposed for this development, some for commercial use for short-term rentals and some for residential uses)
- Additional amenities being offered.
 1. The central courtyard will be open to both residents and visitors.
 2. New landscaping on three sides of the public washroom located in Rendall Park, with a two-year warranty program.
 3. The use of the 6th Floor outdoor common amenity area will be opened to both residents and visitors.

Accessibility Impact Statement

In terms of accessibility the project must meet the BC Building Code requirements for universal accessibility as per the Building Access Handbook, 2014.

Agency Referrals

Staff recommends that the following bodies be informed about the project and ask that they provide feedback on the project.

1. Advisory Planning Commission
2. The Village's Fire Department
3. The Ministry of Transportation and Infrastructure

Please note that all the referral comments must be received by staff prior to any Public Hearing be held, as these comments must be shared with the public during the Public Hearing.

Title Review

The Title of this site have been reviewed and there is no flood covenant registered on title.

Public Notification Meeting

As outlined in the Village’s Development Procedures Bylaw No. 1090, 2016, specifically s. 11.0, Council may request that the developer hold a Public Notification meeting. This type of meeting would be at the developer’s expense and is not considered a public hearing, as Council and or staff are not generally in attendance.

RECOMMENDATION:

THAT Zoning Amendment Bylaw 1168, 2021 be given first and second reading; and

THAT staff be authorized to refer the application to the Advisory Planning Commission, Harrison Hot Springs Fire Department and Ministry of Transportation and Infrastructure, and

FURTHER THAT staff be authorized to schedule a public hearing.

Respectfully submitted;

**Reviewed by and Concurrence
with the RECOMMENDATIONS:**

Ken Cossey
Ken Cossey, MCIP, RPP
Planning Consultant

Madeline McDonald
Madeline McDonald
Chief Administrative Officer

- Attachments (1) Zoning Amendment Bylaw 1168, 2021
- (2) Excerpt of Page 50 of Zoning Bylaw No. 1115, 2017
- (3) station one architects – Site Plan (sheet number DP1.1)
- (4) station one architects – Landscape Site Plan (sheets L1.1, L1.2, L1.3, L1.4, L2.0, L2.1 and L2.2)
- (5) station one architects – Off-site Washroom Screen Schematic Plan

**A bylaw to amend Village of Harrison Hot Springs
Zoning Bylaw No. 1115, 2017**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1168, 2021**".

2. **TEXT AMENDMENT**

That:

- (a) Under section 7.1.2 "Development Regulations for The Commercial Uses" in the C-1 Zone under the Floor Area Ratio regulation column, the number "1.5" be deleted in its entirety and replaced with "1.5⁽⁸⁾"; and
- (b) Under Notes: add "8/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP108940 (PID 031-317-367), the allowable Floor Area Ratio is 2.31."
- (c) Under section 7.1.2 "Development Regulations for The Commercial Uses" in the C-1 Zone under the Maximum Lot Coverage regulation column, the number "75" be deleted in its entirety and replaced with "75⁽⁹⁾"; and
- (d) Under Notes: add "9/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP108940 (PID 031-317-367), the allowable Lot Coverage is 83.8%."
- (e) Under section 7.1.2 "Development Regulations for The Commercial Uses" in the C-1 Zone under the Maximum Height regulation column, the number "15" be deleted in its entirety and replaced with "15⁽¹⁰⁾"; and

- (f) Under Notes: add "10/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP108940 (PID 031-317-367), the allowable Building Height is 22.8m".

READINGS AND ADOPTION

READ A FIRST TIME THIS _____ DAY OF _____, 2021

READ A SECOND TIME THIS _____ DAY OF _____, 2021

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2021

READ A THIRD TIME THIS _____ DAY OF _____, 2021

ADOPTED THIS _____ DAY OF _____, 2021

Mayor

Corporate Officer

DEVELOPMENT REGULATIONS FOR THE COMMERCIAL USES

	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
Minimum Lot Size for subdivision purposes(m ²)	464	464	1500 ⁽³⁾ 925 ⁽⁴⁾ 464 ⁽⁵⁾ 16,200 ⁽⁶⁾	464
Subdivision for a relative (Ha)	1	1	1	1
Floor Area Ratio	1.5		1.5	1.5
Minimum Lot Width (m)	20	20	20	20
Maximum Density (units / ha)	NA	NA	NA	NA
Maximum Lot Coverage (%)	75	60	100	60
Minimum Front Setback (m)	0	7.5	7.5	7.5
Minimum Rear Setback (m)	0 ⁽²⁾	6	0 ⁽⁷⁾	6
Minimum Interior Side Setback (m)	0	3.6	0 ⁽⁷⁾	3.6
Minimum Exterior Side Setback (m)	0 ⁽²⁾	3.6	0 ⁽⁷⁾	3.6
Maximum Height (m)	15	6.5	15	12
Off-Street Parking	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time
Off-Street Loading	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time	As per the requirements of this bylaw, as amended from time to time

Notes:

- 1/. A Micro-Brewery must be located on a Lot with a minimum Lot size of 446 m² and have a maximum building height of 6.0 m
- 2/. A Setback of 7.5 m is required if abutting against a residential use or is a residential use
- 3/. For mixed uses in the C-3 Zone
- 4/. For motels/hotels in the C-3 Zone
- 5/. For all other permitted uses in the C-3 Zone
- 6/. For an Holiday Park located in the C-3 Zone
- 7/. A Setback of 6.0 m is required if abutting against a residential use or is a residential use

ESPLANADE AVENUE

ESPLANADE AVENUE

10 PLAN 251

10 PLAN 251

10 PLAN 251

SPRUCE STREET

1 SITE PLAN
DP1.1 1:250

SITE PLAN

HARRISON LAKE RESIDENCES

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC



SCALE As indicated
JOB NO. 20070

Dec 16, 2020

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9355 Young Rd
V2P 4S3

Abbotsford
203-2190 W. Railway St
V2S 2E2



DP1.1

PROJECT INFORMATION

CIVIC ADDRESS
LEGAL DESCRIPTION

511 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC
LOT A, SECTION 13, TOWNSHIP 4, RANGE 29 WEST OF THE SIXTH MERIDIAN,
N.W.D. PLAN EPP108940

PROPOSED NUMBER OF DWELLINGS
SITE AREA GROSS

124
0.43 Ha / 4295 sm / 46,233 sf

ZONING
EXISTING
PROPOSED
BYLAW

C1
C1 (WITH VARIANCES)
ZONING BYLAW FOR THE VILLAGE OF HARRISON HOT SPRINGS,
BYLAW NO. 1115, 2017

FLOOR AREAS

PARKADE

P1 : 24 900 SF (2313.3 SM)
P2 : 24 499 SF (2276.0 SM)
TOTAL PARKADE : 49 399 SF (4589.3 SM)
: 11 239 SF (1044.1 SM)

COMMERCIAL
OTHER NON-PARKING AREAS PARKADE

P1 : 2294 SF (213.3 SM)
P2 : 2199 SF (204.3 SM)

RESIDENTIAL FLOORS

2ND FLOOR : 21 368 SF (1985.2 SM)
3RD FLOOR : 21 368 SF (1985.2 SM)
4TH FLOOR : 21 368 SF (1985.2 SM)
5TH FLOOR : 21 401 SF (1988.2 SM)
6TH FLOOR : 15 234 SF (1415.3 SM)
TOTAL RESIDENTIAL FLOORS : 100 739 SF (9359.1 SM)
: 116 471 SF (10 820.8 SM)

TOTAL FLOOR AREA (EXCLUDING PARKING)

ZONING BYLAW REVIEW

PART 3.0 GENERAL COMPLIANCE, PROHIBITIONS AND REGULATIONS

3.6.(b) ARCHITECTURAL PROJECTIONS INTO SETBACKS

- i) ARCHITECTURAL FEATURES MUST NOT PROJECT MORE THAN 0.6 m
- ii) ARCHITECTURAL FEATURE PROJECTIONS MUST NOT EXCEED 40% OF FACADE
- iii) EXTERIOR STAIRS MAY BE LOCATED WITHIN A FRONT, EXTERIOR SIDE, OR REAR SETBACK
- v) ACCESSIBLE STRUCTURES/FACILITIES MAY BE LOCATED WITHIN SETBACKS IF NOT CLOSER THAN 0.3 m TO ANY SIDE LOT LINE
- vi) UNCOVERED PATIOS AND TERRACES NO GREATER THAN 0.6 m ABOVE GRADE MAY BE LOCATED WITHIN SETBACKS

3.8 SITE LINE REQUIREMENTS AT INTERSECTIONS

- a) NO VISUAL OBSTRUCTIONS PERMITTED ABOVE 0.3 m ABOVE HIGHWAY GRADE WITHIN A 6 m TRIANGULAR AREA ON LOT

3.11 FLOOD CONTROL REQUIREMENTS

- b) FLOOD LEVEL ELEVATION IS 14.55 m FOR COMMERCIAL AND RESIDENTIAL

PART 7.0 ZONING REGULATIONS

7.1.2 COMMERCIAL USES

PERMITTED USES

PROPOSED:

COMMERCIAL AND APARTMENTS PROPOSED

ACCESSORY USES

NONE PROPOSED

MIN. LOT SIZE IS 464 sm

4295.2 sm

SUBDIVISION FOR A RELATIVE IS 1 Ha.

NOT APPLICABLE

FLOOR AREA RATIO (FAR) IS 1.5, OR
1.75 WITH O.C.P. DENSITY BONUS

9919.4 sm / 4295.2 sm = 2.31 (VARIANCE REQUIRED)

MIN. LOT WIDTH IS 20 m

50.29 m

MAX. LOT COVERAGE IS 75%

3601.8 sm / 4295.2 sm = (83.8%) (VARIANCE REQUIRED)

MIN. FRONT SETBACK IS 0 m

2.17 m (SPRUCE ST.)

MIN. REAR SETBACK IS 0 m,
EXCEPT 7.5 m AT RESIDENTIAL

0 m ON 1ST FLOOR AND 7.5 m ABOVE 1ST FLOOR

MIN. INTERIOR SIDE SETBACK IS 0 m

0 m

MIN. EXTERIOR SIDE SETBACK IS 0 m,
EXCEPT 7.5 m AT RESIDENTIAL

0 m ON 1ST FLOOR AND 7.5 m ABOVE 1ST FLOOR

MAX. HEIGHT IS 15 m

22.8 m (VARIANCE REQUIRED)

PARKING BYLAW REVIEW

PART 6.0 PARKING AND LOADING REQUIREMENTS

6.1 OFF-STREET PARKING GENERAL REQUIREMENTS

- h) BICYCLE PARKING AT MINIMUM RATE OF
20% OF REQUIRED VEHICLE PARKING
MIN. 31 BICYCLE PARKING 31 PROVIDED

- i) MIN. 1 ELECTRIC VEHICLE CHARGER 1 PROVIDED

- k) MIN. 10 ACCESSIBLE STALLS REQUIRED 4 PROVIDED (VARIANCE REQUIRED)

6.1.1. RESIDENTIAL PARKING REQUIREMENTS

- MIN. APARTMENT PARKING IS 1.25 PER UNIT
124 x 1.25 = 155 MIN. SPACES 136 PROVIDED (VARIANCE REQUIRED)

6.1.2. COMMERCIAL & RESTAURANT PARKING REQUIREMENTS

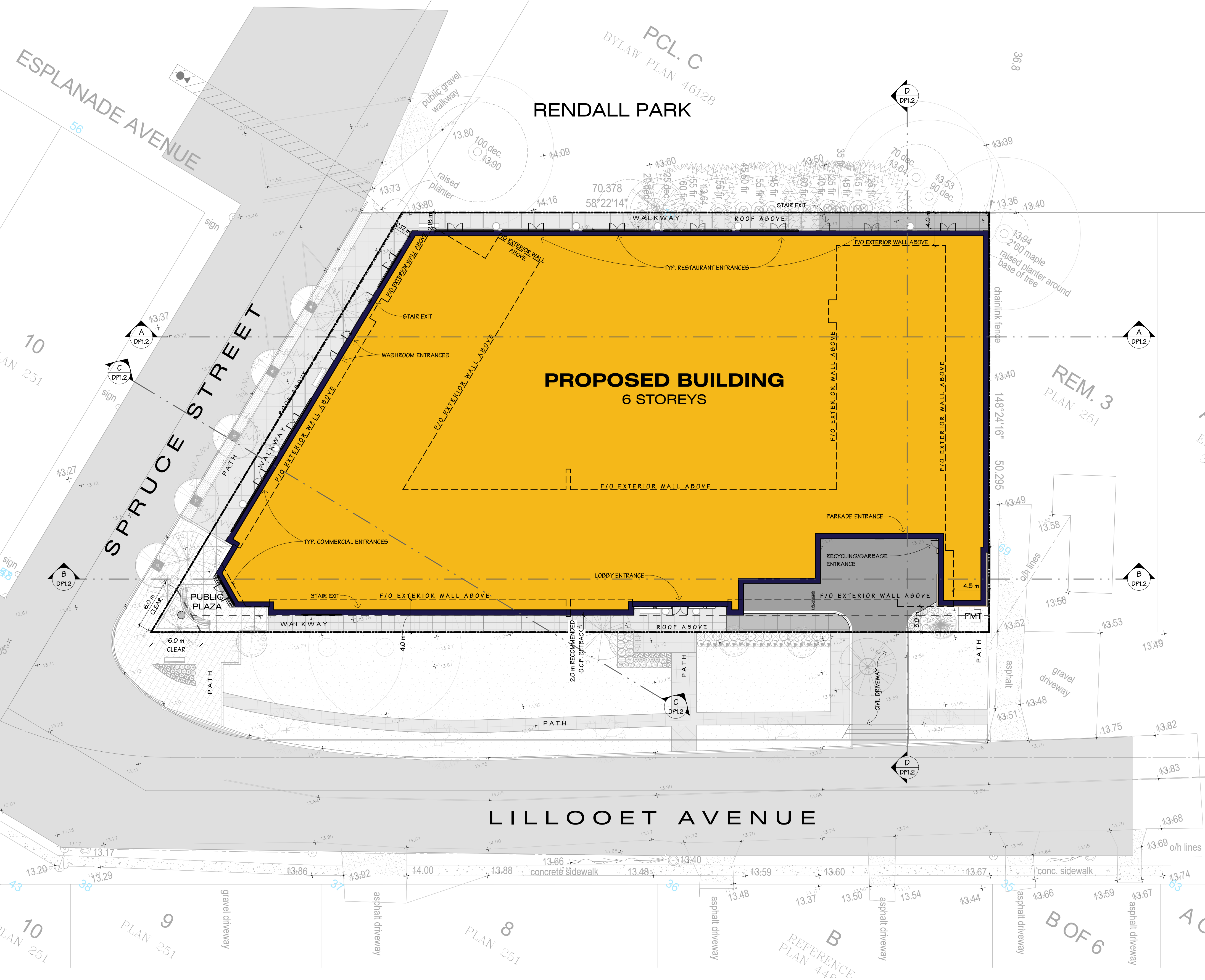
- PERSONAL SERVICE ESTABLISHMENT: 222 sm / 28 = 8 MIN. 0 PROVIDED (PARKING CASH-IN-LIEU REQUIRED)
- RESTAURANT: 0 PROVIDED (PARKING CASH-IN-LIEU REQUIRED)

6.4 OFF-STREET PARKING DESIGN CRITERIA, DEVELOPMENT AND MAINTENANCE

- a) 90-DEGREE PARKING STALLS ARE 2.75 m X 5.8 m AND DRIVE AISLES ARE 7.0 m
- b) 33% OF REQUIRED PARKING MAY BE 4.6 m IN LENGTH IF MARKED AS "SMALL CAR"
- c) ACCESSIBLE SPACES MUST BE MIN. 4.0 m IN WIDTH
- d) SPACES ABUTTING FENCES OR WALLS MUST BE INCREASED BY 0.3 m IN WIDTH
- e) EXCEPT FOR RESIDENTIAL, PARKING SHALL NOT BE WITHIN 15 m OF AN INTERSECTION
- f) PARKING SHALL NOT BE WITHIN 1 m OF A LOT LINE ADJOINING A HIGHWAY

6.5 OFF-STREET LOADING REQUIREMENTS

- a) MIN. 1 SPACE: 1 PROVIDED
- b) LOADING SPACES ARE 3.0 m X 9.2 m, WITH VERTICAL CLEARANCE OF 4.3 m



PROPOSED BUILDING
6 STOREYS

LILLOOET AVENUE

SCALE As indicated
JOB NO. 20070

Dec 16, 2020

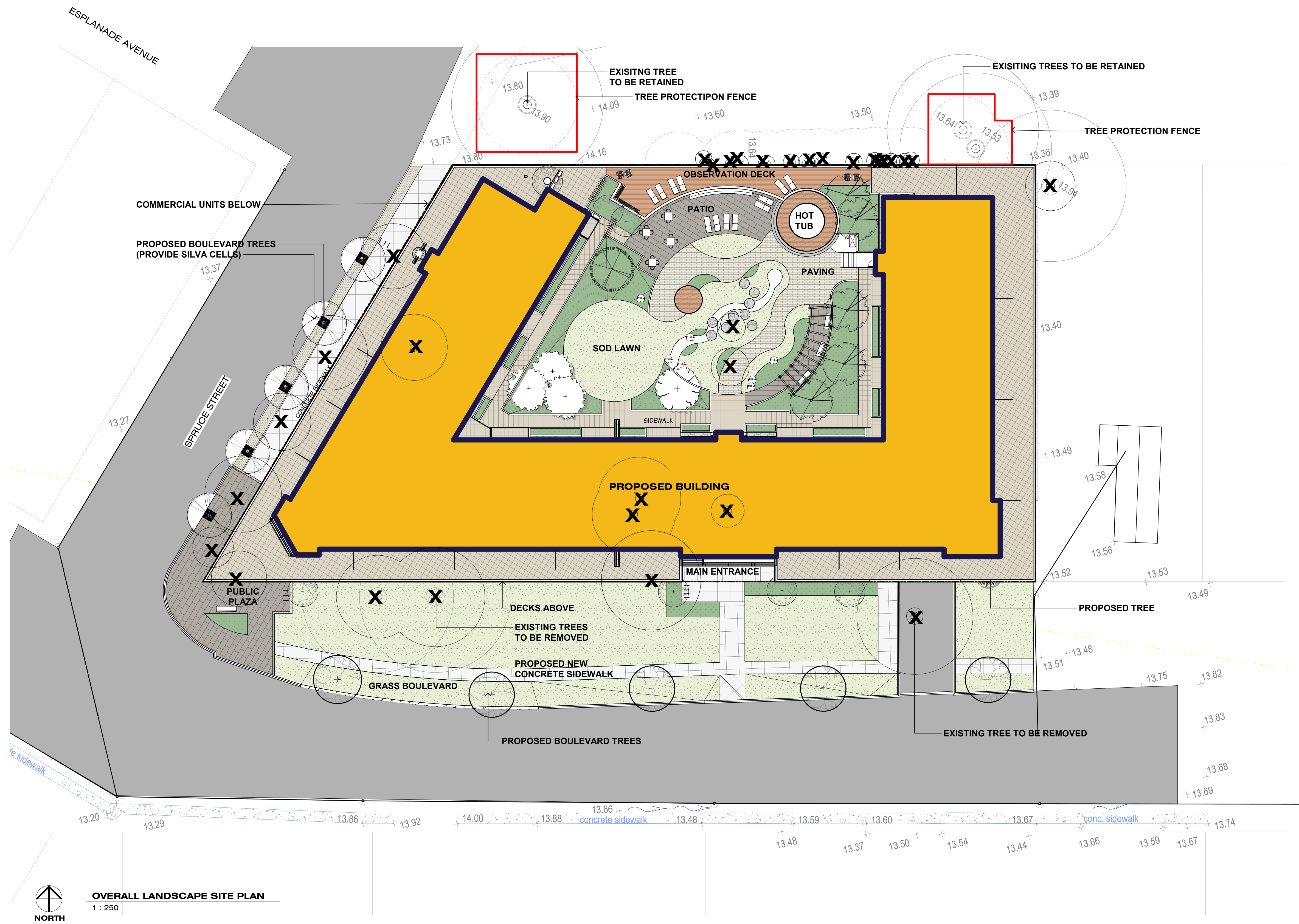
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Abbotsford
203-2190 W. Railway St
V2S 2E2



DP1.1



LANDSCAPE LEGEND

GRID REFERENCE

- PROPERTY LINE
- C.I.P. CONCRETE PLANTER WALLS
- WOOD SCREEN WALL

- BUILDING
- SOD LAWN
- PLANTING BEDS
- COLOUR CONCRETE
- DRAIN ROCK/GRAVEL
- 10X10 PAVERS
- ASHLAR PAVERS
- WOOD DECKING
- CONCRETE AGGREGATE WITH GLASS CHIPS
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- DRIVEWAY
- EXISTING TREES TO BE REMOVED (X)
- EXISTING TREES TO BE RETAINED (O)

LANDSCAPE DRAWING LIST

L0.0	COVER SHEET
L0.3	SECTIONS
L1.1	OVERALL LANDSCAPE SITE PLAN
L1.2	1ST FLOOR LANDSCAPE PLAN
L1.3	2ND FLOOR LANDSCAPE PLAN
L1.4	6TH FLOOR ROOFTOP
L2.0	1ST FLOOR PLANTING PLAN
L2.1	2ND FLOOR PLANTING PLAN
L2.2	6TH FLOOR PLANTING PLAN
L3.1	LANDSCAPE DETAILS
L3.2	DETAILS
L3.3	DETAILS

- ### LANDSCAPE GENERAL NOTES
1. THE CONTRACTOR TO CONFIRM UNITS AND MEASUREMENTS
 2. PREVENT DAMAGE TO ALL LANDSCAPING, BUILDINGS, STRUCTURES AND UNDERGROUND AND/OR OVERHEAD UTILITIES. MAKE GOOD ALL DAMAGE TO SATISFACTION OF OWNER.
 3. PRIOR TO CLEARING, VERIFY LIMITS OF CLEARING WITH OWNER.
 4. DISPOSE OF CLEARED AND GRUBBED MATERIALS AS WORK PROGRESSES AND DO NOT ACCUMULATE.
 5. LEAVE GROUND SURFACE IN CONDITION SUITABLE FOR IMMEDIATE GRADING OPERATIONS.
 6. CONTROL DUST AT ALL TIMES FOR DURATION OF CONTRACT.
 7. PROVIDE HOARDING IF NECESSARY AND PROTECT PUBLIC AND PRIVATE PROPERTY FROM INJURY OR DAMAGE.
 8. PROVIDE TEMPORARY DRAINAGE AND PUMPING IF NECESSARY AND DO NOT DISCHARGE WATER CONTAINING SUSPENDED MATERIALS INTO WATERCOURSES OR DRAINAGE SYSTEM.
 9. MAINTAIN EXISTING CONDITIONS FOR PARKING AND TRAFFIC AROUND THE SITE THROUGHOUT CONSTRUCTION, TAKE MEASURES TO RE-ROUTE TRAFFIC OR WARN VISITORS TO THE SITE THAT HEAVY EQUIPMENT AND WORK CREWS ARE OPERATING.
 10. AREA AND VEGETATION DISTURBED DUE TO GRADING AND EXCAVATING SHALL BE REHABILITATED SATISFACTORY TO THE OWNER AND NEIGHBOURS.

OVERALL LANDSCAPE SITE PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE As indicated
JOB NO. 20070

Dec 16, 2020

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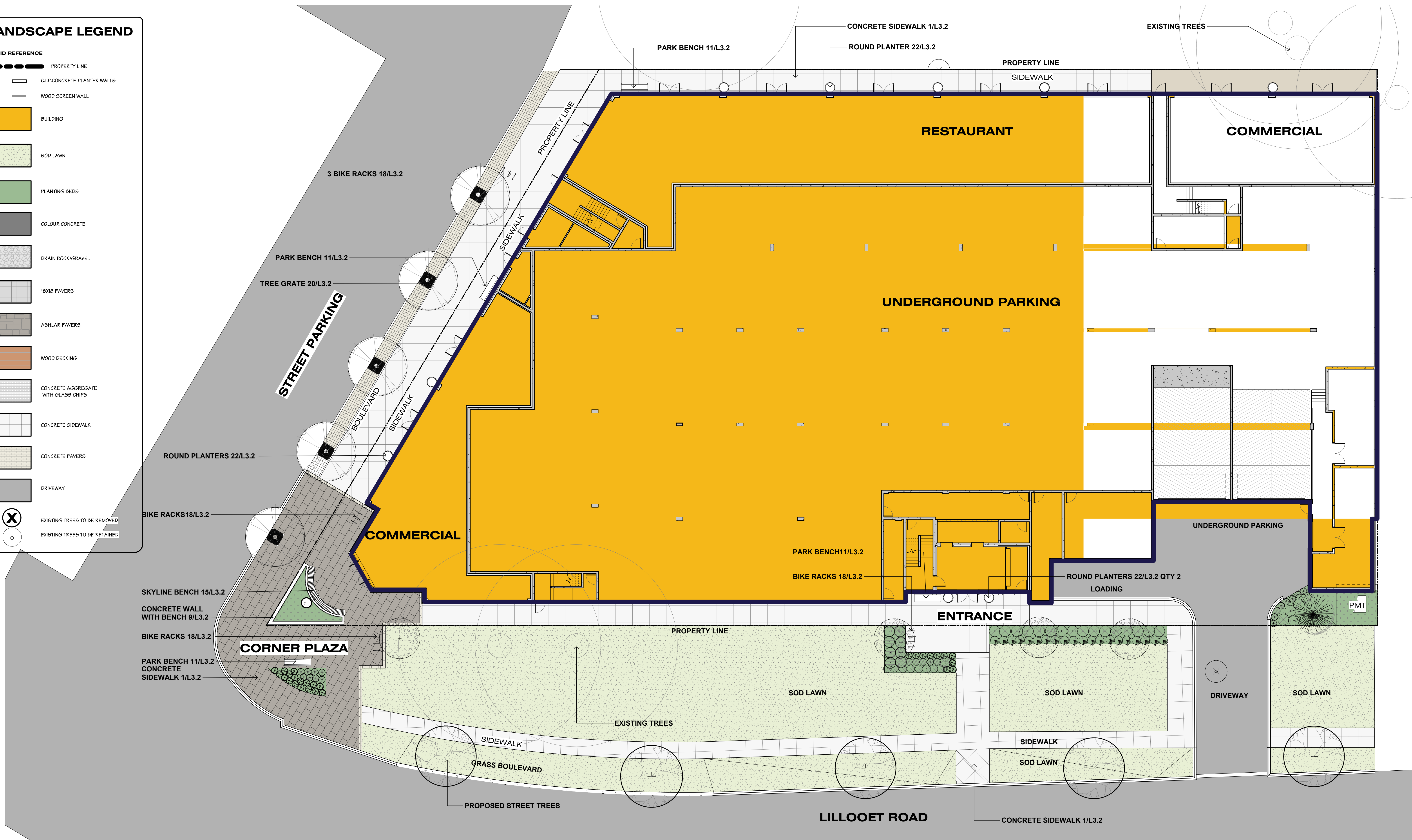
Abbotsford
203-2190 W. Railway St
V2S 6E6



LANDSCAPE LEGEND

GRID REFERENCE

- PROPERTY LINE
- C.I.P. CONCRETE PLANTER WALLS
- WOOD SCREEN WALL
- BUILDING
- SOD LAWN
- PLANTING BEDS
- COLOUR CONCRETE
- DRAIN ROCK/GRAVEL
- 18X18 PAVERS
- ASHLAR PAVERS
- WOOD DECKING
- CONCRETE AGGREGATE WITH GLASS CHIPS
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- DRIVEWAY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED



1ST FLOOR ENLARGED LANDSCAPE PLAN
1 : 150

1ST FLOOR LANDSCAPE PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

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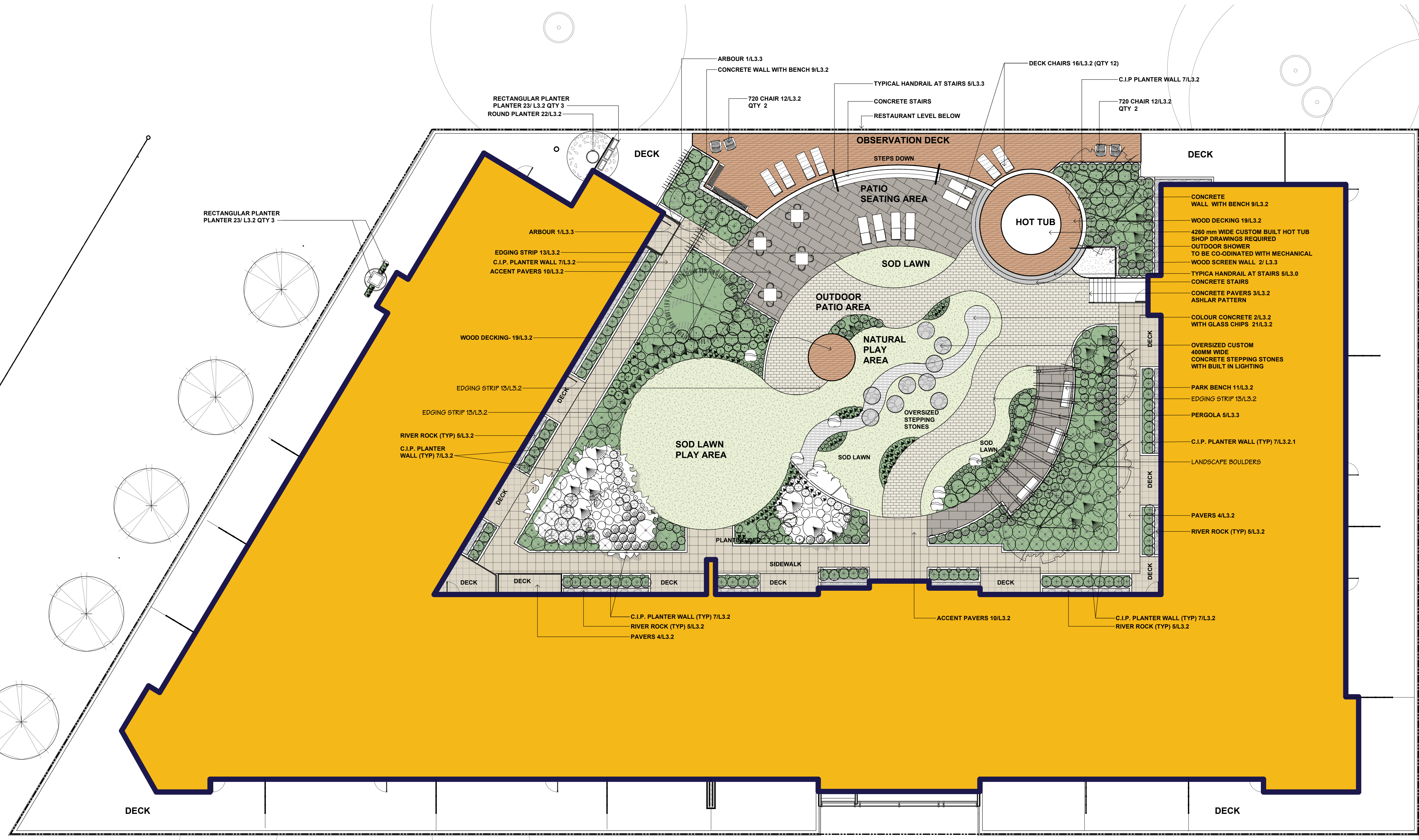
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LANDSCAPE LEGEND

- GRID REFERENCE**
- PROPERTY LINE
 - C.I.P. CONCRETE PLANTER WALLS
 - WOOD SCREEN WALL
 - BUILDING
 - SOD LAWN
 - PLANTING BEDS
 - COLOUR CONCRETE
 - DRAIN ROCK/GRAVEL
 - 18X18 PAVERS
 - ASHLAR PAVERS
 - WOOD DECKING
 - CONCRETE AGGREGATE WITH GLASS CHIPS
 - CONCRETE SIDEWALK
 - CONCRETE PAVERS
 - DRIVEWAY
 - EXISTING TREES TO BE REMOVED
 - EXISTING TREES TO BE RETAINED



2ND FLOOR ENLARGED LANDSCAPE PLAN
1 : 150

2ND FLOOR LANDSCAPE PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

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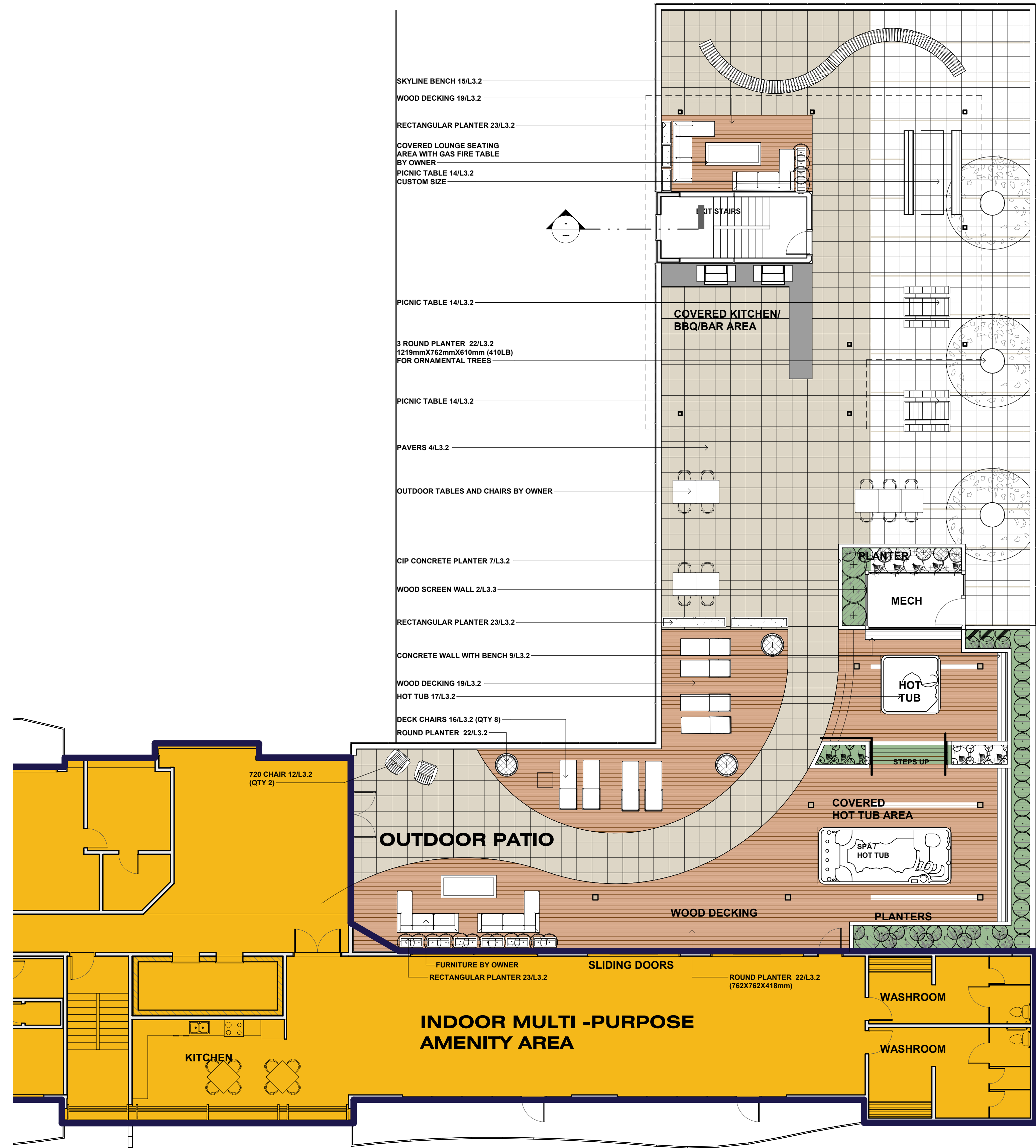
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L1.3

LANDSCAPE LEGEND

- GRID REFERENCE**
- PROPERTY LINE
 - C.I.P. CONCRETE PLANTER WALLS
 - WOOD SCREEN WALL
 - BUILDING
 - SOD LAWN
 - PLANTING BEDS
 - COLOUR CONCRETE
 - DRAIN ROCK/GRAVEL
 - 18X18 PAVERS
 - ASHLAR PAVERS
 - WOOD DECKING
 - CONCRETE AGGREGATE WITH GLASS CHIPS
 - CONCRETE SIDEWALK
 - CONCRETE PAVERS
 - DRIVEWAY
 - EXISTING TREES TO BE REMOVED
 - EXISTING TREES TO BE RETAINED



6TH FLOOR ROOFTOP PLAN
1 : 100



6TH FLOOR ROOFTOP

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE As indicated
JOB NO. 20070

Dec 16, 2020

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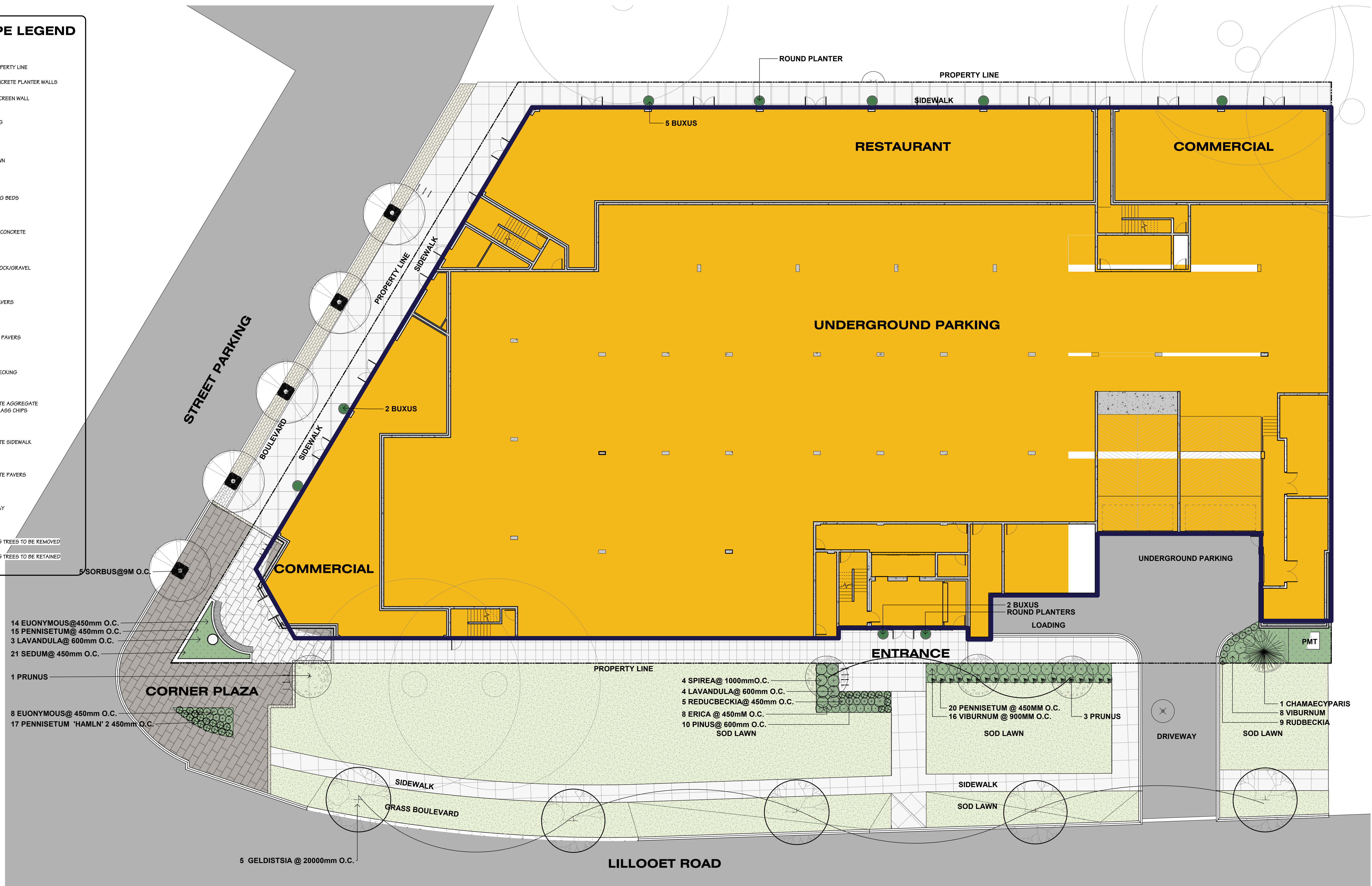
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LANDSCAPE LEGEND

GRID REFERENCE

- PROPERTY LINE
- C.I.P. CONCRETE PLANTER WALLS
- WOOD SCREEN WALL
- BUILDING
- SOD LAWN
- PLANTING BEDS
- COLOUR CONCRETE
- DRAIN ROCK/GRAVEL
- 16X16 PAVERS
- ASHLAR PAVERS
- WOOD DECKING
- CONCRETE AGGREGATE WITH GLASS CHIPS
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- DRIVEWAY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED



1ST FLOOR PLANTING PLAN
 NORTH
 1 : 150

1ST FLOOR PLANTING PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

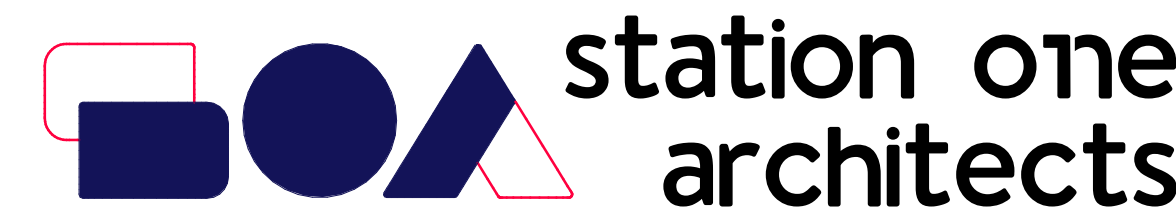
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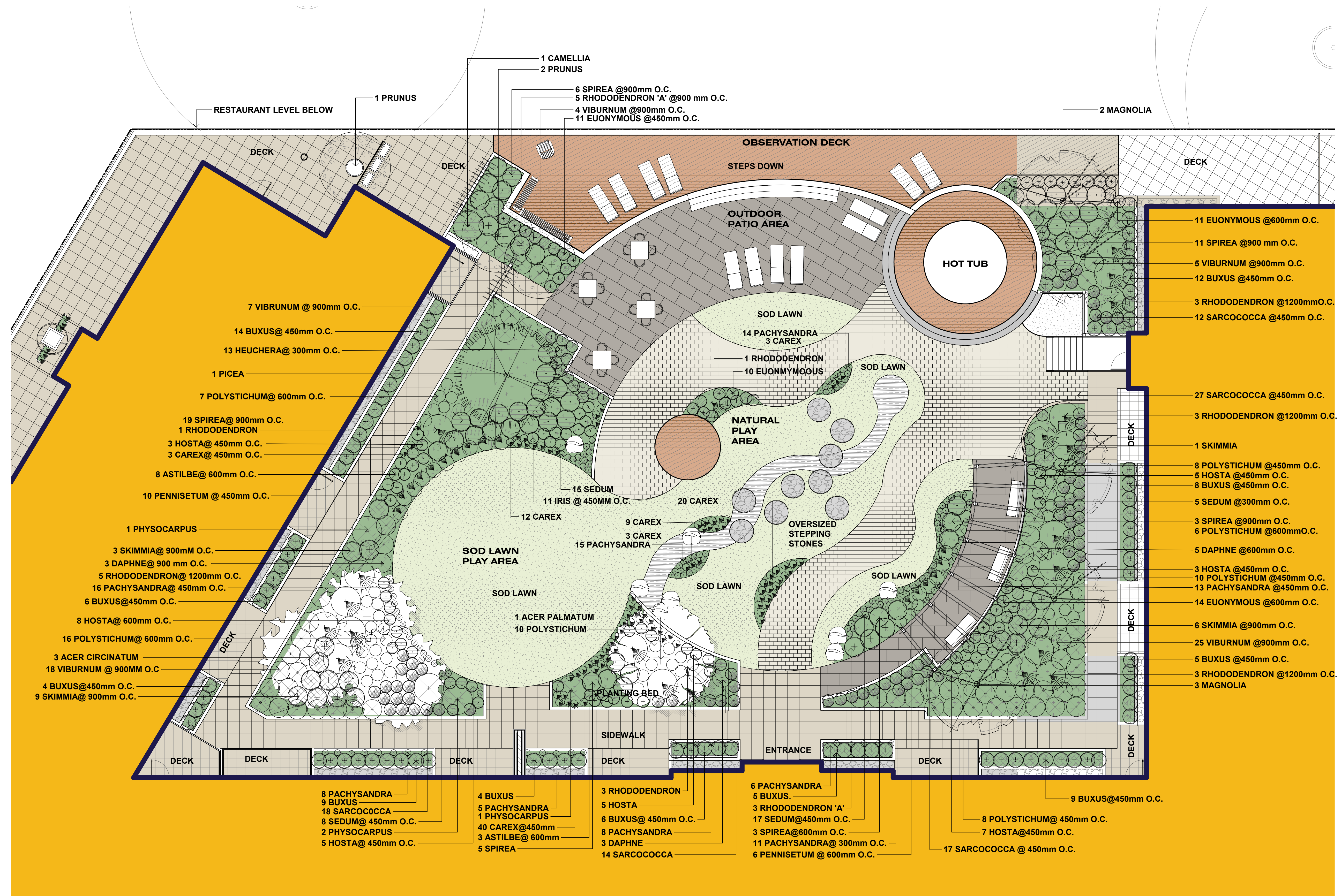


L2.0

LANDSCAPE LEGEND

GRID REFERENCE

- PROPERTY LINE
- C.I.P. CONCRETE PLANTER WALLS
- WOOD SCREEN WALL
- BUILDING
- SOD LAWN
- PLANTING BEDS
- COLOUR CONCRETE
- DRAIN ROCK/GRAVEL
- 16X16 PAVERS
- ASHLAR PAVERS
- WOOD DECKING
- CONCRETE AGGREGATE WITH GLASS CHIPS
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- DRIVEWAY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED



2ND FLOOR planting plan
1:100

2ND FLOOR- PLANTING PLAN
HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE As indicated
JOB NO. 20070

Dec 16, 2020

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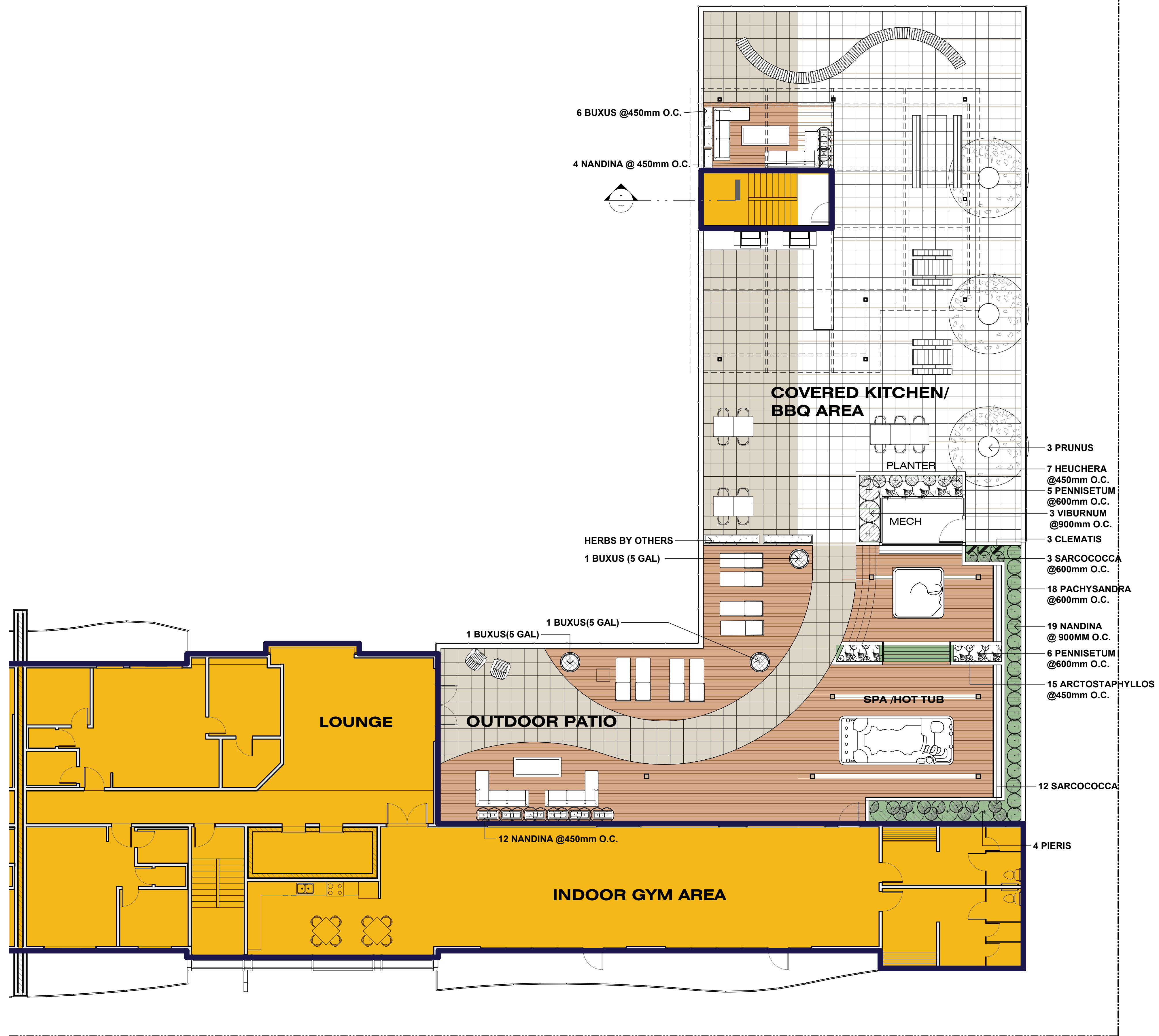
Chilliwack
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LANDSCAPE LEGEND

GRID REFERENCE

- PROPERTY LINE
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- DRIVEWAY
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED



6TH FLOOR PLANTING PLAN
1 : 100

6TH FLOOR PLANTING PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

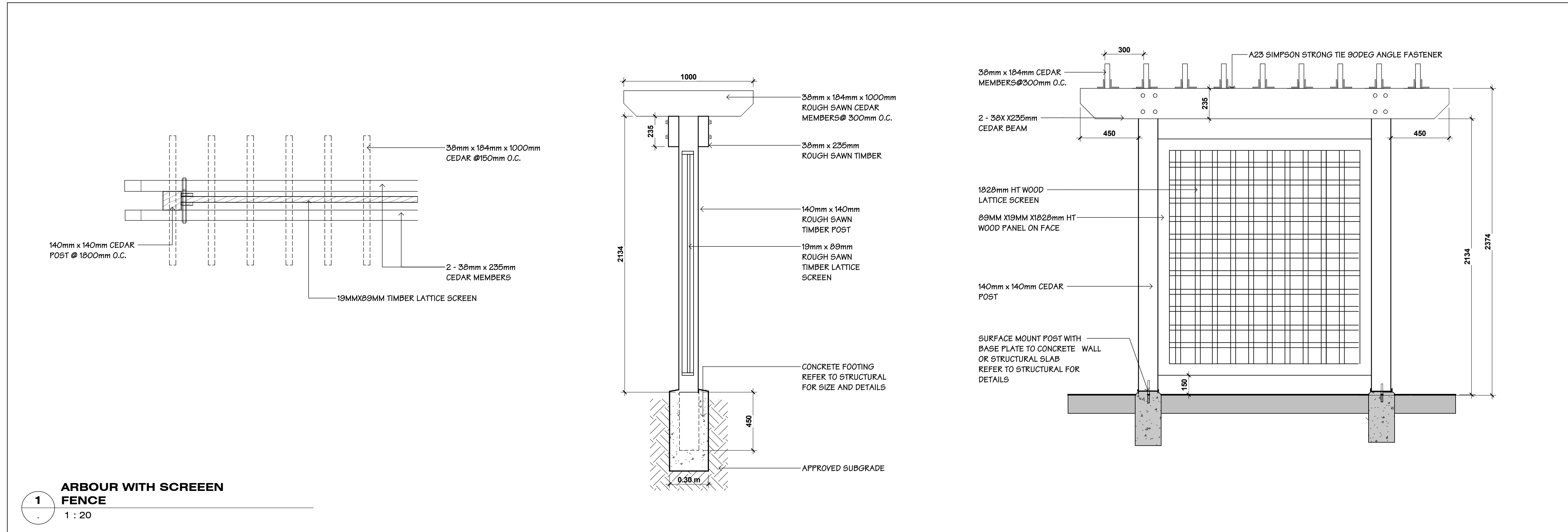
SCALE As indicated
JOB NO. 20070

Dec 16, 2020

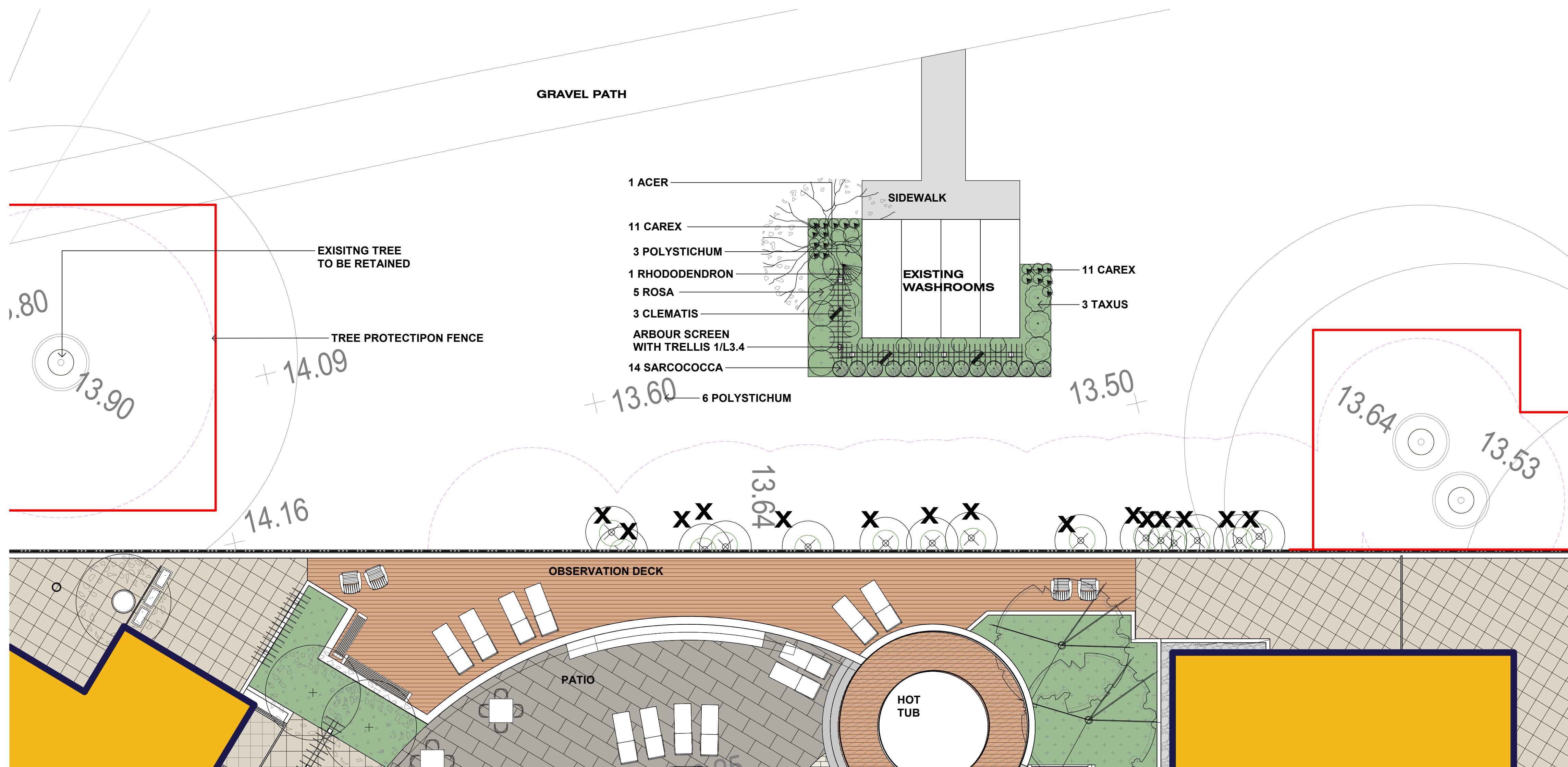
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OFF SITE - PLANTING SCHEDULE					
SYMBOL	QUANTITY	LATIN NAME	COMMON NAME	PLANT SIZE	REMARKS
	1	ACER RUBRUM	MAPLE	6cm cal	FALL COL
	18	CAREX MORROWII VAR	SEDGE GRASS	#1 POT	WHITE / GOLD / GREEN
	3	CLEMATIS VAR.	CLEMATIS	#2 POT	PINK OR MAUVE
	10	FERN - POLYSTICHUM	SWORD FERN	#2 POT	DARK GREEN
	1	RHODODENDRON VAR.	MEDIUM / LARGE RHODO	#5 POT	RED / PINK
	5	ROSA NUTKANA	NUTKA ROSE	#3 POT	PINK
	13	SARCOCOCCA RUSCIFOLIA	SWEET BOX	#2 POT	WHITE
	3	TAXUS X MEDIA	YEW	1,2M HT	DARK GREEN



OFF SITE - WASHROOM SCREEN - SHEMATIC PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE As indicated
JOB NO. 20070

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Chilliwack
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Abbotsford
203-2190 W. Railway St
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TAB 3

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

DATE: Tuesday, July 27, 2021

TIME: 10:00 a.m.

PLACE: Council Chambers, Memorial Hall
290 Esplanade Avenue, Harrison Hot Springs, BC

IN ATTENDANCE: Mayor Leo Facio
Councillor Ray Hooper
Councillor Gerry Palmer
Councillor Samantha Piper
Councillor Michie Vidal

Chief Administrative Officer, Madeline McDonald
Deputy Chief Administrative Officer/CO, Debra Key
Community Services Manager, Rhonda Schell
Planning Consultant, Ken Cossey

ABSENT:

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

Mayor Facio called the meeting to order at 10:00 a.m.
Mayor Facio acknowledged the traditional territory of Sts'ailes.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Councillor Vidal
Seconded by Councillor Hooper

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
SC-2021-07-01

4. DELEGATIONS/PETITIONS

None

5. REPORTS FROM STAFF

(a) Report of Community Services Manager – July 22, 2021
Re: Parking Master Plan Contract Award

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT IBI Group be awarded the contract to develop a Parking Master Plan at a cost of \$30,000 plus taxes.

**CARRIED
OPPOSED BY COUNCILLOR HOOPER**
SC-2021-07-02

Village of Harrison Hot Springs
Minutes of the Special Council Meeting
July 27, 2021

6. BYLAWS

- (a) Report of Planning Consultant – July 20, 2021
Re: Rezoning to change the Floor Area Ratio (FAR), Lot Coverage and Building Height (511 Lillooet Avenue)

Moved by Councillor Piper
Seconded by Councillor Vidal

THAT Zoning Amendment Bylaw 1168, 2021 be given first and second reading; and

THAT staff be authorized to refer the application to the Advisory Planning Commission, Harrison Hot Springs Fire Department, Ministry of Transportation and Infrastructure, and Fraser Valley Regional District and

FURTHER THAT staff be authorized to schedule a public hearing.

CARRIED
OPPOSED BY COUNCILLORS HOOPER AND PALMER
SC-2021-07-03

Moved by Mayor Facio
Seconded by Councillor Vidal

THAT the applicant of the Zoning Amendment application for 511 Lillooet Avenue be directed to host a Public Notification Meeting as outlined in sections 11.0 through 11.6 of Development Procedures Bylaw No. 1090, 2016.

CARRIED
UNANIMOUSLY
SC-2021-07-04

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


Questions from the public were entertained.

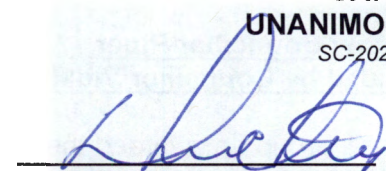
8. ADJOURNMENT

Moved by Councillor Palmer
Seconded by Councillor Vidal

THAT the meeting be adjourned at 11:14 a.m.

CARRIED
UNANIMOUSLY
SC-2021-07-05


Leo Facio
Mayor


Debra Key
Corporate Officer

TAB 4

**A bylaw to amend Village of Harrison Hot Springs
Zoning Bylaw No. 1115, 2017**

WHEREAS the Mayor and Council has deemed it advisable to amend the Village of Harrison Hot Springs Zoning Bylaw No. 1115, 2017, the Zoning Bylaw for the Village of Harrison Hot Springs, as adopted May 7, 2018;

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

CITATION

1. This Bylaw may be cited for all purposes as the "**Village of Harrison Hot Springs Zoning Amendment Bylaw No. 1168, 2021**".

2. **TEXT AMENDMENT**

That:

- (a) Under section 7.1.2 "Development Regulations for The Commercial Uses" in the C-1 Zone under the Floor Area Ratio regulation column, the number "1.5" be deleted in its entirety and replaced with "1.5⁽⁸⁾"; and
- (b) Under Notes: add "8/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP108940 (PID 031-317-367), the allowable Floor Area Ratio is 2.31."
- (c) Under section 7.1.2 "Development Regulations for The Commercial Uses" in the C-1 Zone under the Maximum Lot Coverage regulation column, the number "75" be deleted in its entirety and replaced with "75⁽⁹⁾"; and
- (d) Under Notes: add "9/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP108940 (PID 031-317-367), the allowable Lot Coverage is 83.8%."
- (e) Under section 7.1.2 "Development Regulations for The Commercial Uses" in the C-1 Zone under the Maximum Height regulation column, the number "15" be deleted in its entirety and replaced with "15⁽¹⁰⁾"; and

- (f) Under Notes: add "10/. For land legally described as Lot A, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan EPP108940 (PID 031-317-367), the allowable Building Height is 22.8m".

READINGS AND ADOPTION

READ A FIRST TIME THIS 27TH DAY OF JULY, 2021

READ A SECOND TIME THIS 27TH DAY OF JULY, 2021

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2021

READ A THIRD TIME THIS _____ DAY OF _____, 2021

ADOPTED THIS _____ DAY OF _____, 2021

Mayor

Corporate Officer

TAB 5

Admin

Subject: RE: Harrison Lake Residences

From: John Wouda <[REDACTED]>
Sent: August 26, 2021 2:13 PM
To: lschroeder@soarchitects.com
Cc: Reception <info@harrisonhotsprings.ca>
Subject: Harrison Lake Residences

Hi Leon,

My name is John Wouda, I and my wife Hoa live right next door to the proposed development. Our address is 527 Lillooet Rd, Harrison Hot Springs, BC V0M 1K0, Canada.

Further to the public information meeting this morning, the following are our concerns:

- the deck railing just above parking adjacent to our property be set back 2m from the property line, and 2m high so people can't climb it and intrude our residence, as it's roughly the same level as our 2nd level deck. And have some landscaping to be done in the 2m set back, registered on title.
- Just a reminder to you that we have an addition to be built right on the property line.
- The garbage area is up against our property, developer to ensure that obnoxious odors to be vented through the roof of the top floor.
- Parking requirement is to be met by the developer.
- Floor area ratio, lot coverage and building height conform to the current zoning bylaws.
- the 2nd level parking should be set back from the property line.

If you want any clarification, please call me at [REDACTED] Thank you.

Regards,

John and Hoa Wouda

TAB 6

Admin

From: Moses, Ikponmwosa TRAN:EX <Moses.Ikponmwosa@gov.bc.ca>
Sent: Wednesday, August 4, 2021 10:32 AM
To: Debra Key
Cc: Planning; Admin
Subject: RE: Zoning Amendment Application - 511 Lillooet Avenue, Harrison Hot Springs | 2021-04347

Hello Debra,

Based on our assessment of the rezoning from Village Commercial (C1 to C1 with Variance) for proposed six (6) story mixed-use commercial and residential located at 511 Lillooet Avenue.

The Ministry of Transportation and Infrastructure (MoTI) has no comments or concerns, Once the Bylaw is approved by council, please provide a copy for MoTI stamp and signature

Thank you,

[Ikponmwosa Moses](#)

Development Officer- Fraser Valley SA 07
Ministry of Transportation and Infrastructure | Chilliwack Area Office
45890 Victoria Avenue
Chilliwack, BC, V2P 2T1
Office: (604)-398-5901



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From: Debra Key <DKey@harrisonhotsprings.ca>
Sent: July 27, 2021 2:57 PM
To: Moses, Ikponmwosa TRAN:EX <Moses.Ikponmwosa@gov.bc.ca>
Cc: Planning <Planning@harrisonhotsprings.ca>; Admin <Admin@harrisonhotsprings.ca>
Subject: Zoning Amendment Application - 511 Lillooet Avenue, Harrison Hot Springs

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Good afternoon, please find attached referral with respect to a Zoning Amendment application for 511 Lillooet Avenue, Harrison Hot Springs, BC

Regards,



Debra Key, Deputy Chief Administrative Officer / Corporate Officer

E: dkey@harrisonhotsprings.ca

Village of Harrison Hot Springs

Resort Municipality

PO Box 160, 495 Hot Springs Road

Harrison Hot Springs, BC V0M 1K0

P: 604-796-2171

F: 604-796-2192

W: harrisonhotsprings.ca

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Reception

From: Admin
Sent: October 7, 2021 9:38 AM
To: Reception
Subject: FW: Zoning Amendment application - 511 Lillooet Avenue, Harrison Hot Springs, BC

From: Natalie Pullman [<mailto:npullman@fvrld.ca>]
Sent: Thursday, August 12, 2021 2:38 PM
To: Planning <Planning@harrisonhotsprings.ca>
Cc: Graham Daneluz <Gdaneluz@fvrld.ca>; Hasib Nadvi <hnadvi@fvrld.ca>
Subject: RE: Zoning Amendment application - 511 Lillooet Avenue, Harrison Hot Springs, BC

Good Afternoon Ken,

Thank you for the opportunity to comment on the proposed Zoning Amendment application at 511 Lillooet Avenue, Harrison Hot Springs. The FVRD has reviewed the referral from the perspective of managing and operating the Village's Public Boat Launch. Our only comment would be that at times truck and trailer parking can be at a premium, so having additional parking spaces close by would be beneficial for these boat launch users or vehicles associated with the boat launch. This could be done by considering the addition of parking spaces on the east side of Spruce Street and north side of Lillooet Avenue.

Regards,

Natalie Pullman (she/her)
Planning Assistant

Fraser Valley Regional District
1-45950 Cheam Avenue, Chilliwack, BC V2P 1N6
604-702-5042 | fvrld.ca

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

DATE: Friday, August 27, 2021
TIME: 10:00 a.m.
PLACE: Council Chambers
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Sonja Reyerse, Chair
Ken Gisborne
Andy Strothotte
Brian Williams
Chief Administrative Officer, Madeline McDonald
Planning Consultant, Ken Cossey
Community Services Manager, Rhonda Schell

ABSENT: Donna Cooney
Terry Mitchell

Recording Secretary: Jaclyn Bhatti

1. CALL TO ORDER

Chair Reyerse called the meeting to order at 10:00 a.m.
Chair Reyerse acknowledged the traditional territory of Sts'ailes.

The Chair reviewed the role of the Advisory Planning Commission.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Brian Williams
Seconded by Andy Strothotte

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
APC-2021-08-01

4. ADOPTION OF MINUTES

Moved by Ken Gisborne
Seconded by Brian Williams

THAT the Advisory Planning Commission Meeting Minutes of October 16, 2019 be adopted.

**CARRIED
UNANIMOUSLY**
APC-2021-08-02

5. ITEMS FOR DISCUSSION

- (a) Report of the Planning Consultant – August 23, 2021
Re: Rezoning to change the Floor Area Ratio (FAR), Lot Coverage and Building Height (511 Lillooet Avenue)

Station One Architects provided a brief presentation of the proposal on behalf of the developers.

Discussion ensued on the following:

- Clarification that there is approximately 1000 sq m of commercial space in the development commercial space
- Ratio for owner/occupied vs rentals is not established; units will be sold on a stratified basis and use will not be regulated by developer
- Concern regarding potential conflict between short term rental guests and residents in common areas such as the roof top garden and 6th floor outdoor amenity area.
- Consideration of incorporating Crime Prevention Through Environmental Design (CPTED) principals with respect to landscaping and other improvements for security purposes within the development and around the public washroom, such as low profile shrubs and trees pruned so people can see underneath them
- Clarification that the parkade would take up two floors
- Concern that the expanded lot coverage would curtail onsite parking, and a discussion about the need to meet legislated parking requirements; further concerns that there appears to be no designated visitor parking
- The developer informed the APC that offsite parking can be provided near the site

Chair Reyerse offered the following comments with respect to the proposed Public Realm Improvements

- Public benches and bike racks are not additional amenities, but would be approved through the development permit process
- New public sidewalks, new curbs and new storm drains are addressed as part of a servicing agreement
- New public trees would be part of the landscaping agreement

The developer clarified that the \$10,000 contribution towards benches, tables and a children's play area, as well as the \$10,000 contribution to public art, would be over and above the improvements and upgrades required as part of the development process, and would be designed and located at the discretion of the Village.

The Chair suggested that the proponent review the Village's Community Amenity Contribution Policy No. 1.26 and reconsider their proposed Public Realm Improvements within that context. Chair Reyerse then thanked the presenters, for their time and presentations.

3
Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission
August 27, 2021

Moved by Andy Strothotte
Seconded by Brian Williams

THAT the Advisory Planning Commission recommends approval of Zoning Amendment Bylaw No. 1168, 2021 in support of the proposed development at 511 Lillooet Avenue, subject to the developer meeting all on-site parking requirements and obtaining a traffic flow study of the neighbouring roadways, including the boat launch parking area.

CARRIED
UNANIMOUSLY
APC-2021-08-03

Moved by Ken Gisborne
Seconded by Andy Strothotte

THAT the Advisory Planning Commission recommend that the developer be asked to resubmit the public realm improvements offered in relation to the proposed development at 511 Lillooet Avenue, specifically addressing the Village's Community Amenity Contributions Policy No. 1.26.

CARRIED
UNANIMOUSLY
APC-2021-08-04

6. **ADJOURNMENT**

Moved by Brian Williams
Seconded by Ken Gisborne

THAT the meeting be adjourned at 10:55 a.m.

CARRIED
UNANIMOUSLY
APC-2021-08-05

Sonja Reyerse
Chair

Debra Key
Corporate Officer

Admin

Subject: RE: 511 Lillooet - Public Info Meeting

From: Fire Chief <FireChief@harrisonhotsprings.ca>

Sent: Tuesday, September 21, 2021 10:45 AM

To: Debra Key <DKey@harrisonhotsprings.ca>; Planning <Planning@harrisonhotsprings.ca>

Cc: Madeline McDonald <MMcDonald@harrisonhotsprings.ca>

Subject: Fw: 511 Lillooet - Public Info Meeting

Good Morning Debra

I have reviewed the document, File 3360-20-Z02/21 with respect to emergency access to the proposed new development at 511 Lillooet. Based on the information within the file I see no access issues for the Fire Department.

Trevor Todd

Fire Chief

Harrison hot Springs

TAB 7

NOTICE OF PUBLIC HEARING

TAKE NOTICE that the Council of the Village of Harrison Hot Springs will hold a Public Hearing, pursuant to **Section 464** and **466** of the **Local Government Act** of British Columbia.

ZONING AMENDMENT BYLAW NO. 1168, 2021

Property: 511 Lillooet Avenue
Harrison Hot Springs, BC

Proposed Zoning Text Amendment:

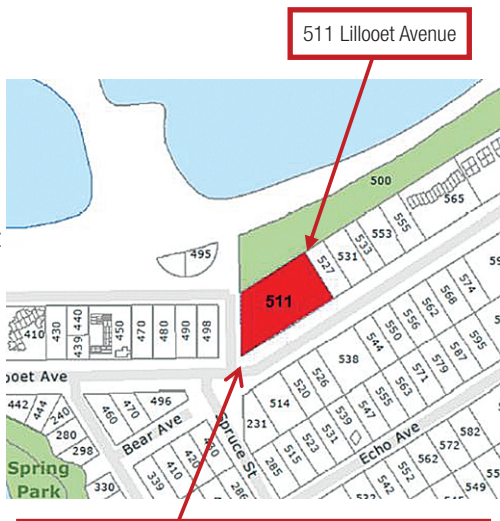
Zone: C1 Village Commercial

Purpose: Text amendments to facilitate the development of a 6 storey mixed use commercial and residential development

When: Wednesday, October 20, 2021 at 6:00 p.m.

Where: Memorial Hall, 290
Esplanade Avenue
Harrison Hot Springs, BC

Zoom* Meeting ID:
861 3626 7505
Telephone connection instructions are available on our website if needed.



Text amendment:

- Floor Area Ratio from 1.5 to 2.31
- Lot Coverage from 75% to 83.8%
- Building Height from 15m to 22.8m

You may indicate your support or opposition to the proposed Bylaw in one of the following ways:

• Forward written submission by email to info@harrisonhotsprings.ca with PUBLIC HEARING COMMENTS in the subject line or by mail or delivery to the Village Office, PO Box 160, Harrison Hot Springs, BC V0M 1K0. All written submissions must be received by 4:00 p.m. on, Wednesday, October 20, 2021.

• Attend the hearing and provide an oral submission in person or via **Zoom**.

Face coverings are mandatory in all public places.

Please note that the opinions you express orally and any presentations you submit will form part of the public record. Copies of the relevant documents, the proposed bylaw, and information about this application will be published and available for public inspection at the Village Office, 495 Hot Springs Road, Harrison Hot Springs, BC, Monday to Friday, excluding holidays from 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m. and on the Village's website.

Please direct your enquiries to Ken Cossey, Planning Consultant by calling 604-796-2171 or emailing planning@harrisonhotsprings.ca

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

*Zoom meeting software can be downloaded at zoom.us.

Contact us:  604-796-2171

 info@harrisonhotsprings.ca

 harrisonhotsprings.ca

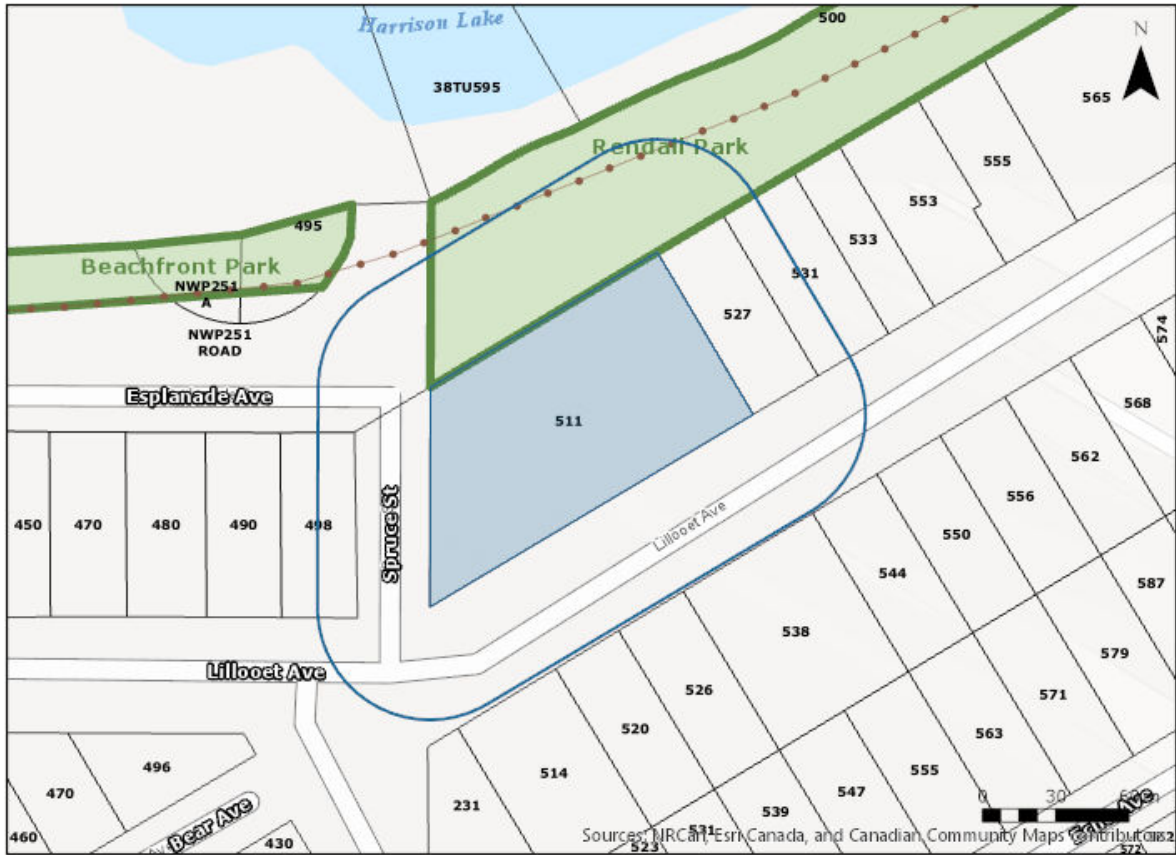
 getintoitharrison.ca

TAB 8

Area of Interest (AOI) Information

Area : 15,507.38 m²

Oct 4 2021 11:57:23 Pacific Daylight Time



Summary

Name	Count	Area(m ²)	Length(m)
Properties	6	9,830.97	N/A

Properties

#	Folio	PID	Civic Address	Subdivision	Community	Jurisdiction	Plan Number	Lot Number
1	527.1645-52600	031-317-367	511 LILLOOET AVE	No Data	No Data	527	EPP108940	A
2	527.1645-52671	013-604-147	500 ESPLANADE AVE	No Data	No Data	527	NWP46128	C
3	527.1645-52677	031-084-265	527 LILLOOET AVE	No Data	No Data	527	EPP101716	1
4	No Data	No Data	No Data	No Data	No Data	527	NWP251	ROAD
5	527.1645-52626	006-647-154	498 ESPLANADE AVE	No Data	No Data	527	NWP251	10
6	527.1645-52684	003-120-163	531 LILLOOET AVE	No Data	No Data	527	NWP251	A

#	District Lot	Zoning Bylaw	Zoning	OCP Bylaw	OCP	DPA	Floodplain	ALR
1	No Data	HHS - Zoning Bylaw No. 1115	C-2	HHS - OCP Bylaw No. 864	WC	No Data	No Data	No Data
2	No Data	HHS - Zoning Bylaw No. 1115	W-1	HHS - OCP Bylaw No. 864	PU	No Data	No Data	No Data
3	No Data	HHS - Zoning Bylaw No. 1115	C-2	HHS - OCP Bylaw No. 864	WC	No Data	No Data	No Data
4	No Data	HHS - Zoning Bylaw No. 1115	W-1	No Data	No Data	No Data	No Data	No Data
5	No Data	HHS - Zoning Bylaw No. 1115	C-2	HHS - OCP Bylaw No. 864	WC	No Data	No Data	No Data
6	No Data	HHS - Zoning Bylaw No. 1115	C-2	HHS - OCP Bylaw No. 864	WC	No Data	No Data	No Data

#	FVRD Water SA	FVRD Sewer SA	Assessed Value	Property Type	Tenure	Area(m ²)
1	No Data	No Data	No Data	SUBDIVISION	No Data	4,295.12
2	No Data	No Data	No Data	SUBDIVISION	No Data	2,547.45
3	No Data	No Data	No Data	SUBDIVISION	No Data	1,011.70
4	No Data	No Data	No Data	ROAD	No Data	973.93
5	No Data	No Data	No Data	SUBDIVISION	No Data	505.71
6	No Data	No Data	No Data	SUBDIVISION	No Data	497.05

TAB 9

Repairing broken egg shells: SD78 staff reflect on Day for Truth and Reconciliation

Adam Leahy
Reporter

Editor's note: The story below may trigger difficult or traumatic thoughts and memories. The Indian Residential School Survivors Society's 24-hour crisis line is available at 1-866-925-4419.

Though the inaugural National Day for Truth and Reconciliation meant a day off of school, students, teachers and staff throughout the district participated in remembrance-oriented events leading up to Sept. 30.

Superintendent Helen Moorthy said the school district hosted a number of age-appropriate events leading up to this year's inaugural holiday. For example, kindergarten would have read or watched videos of several relevant books, such as "Phyllis' Orange Shirt," "Sometimes I Feel Like a Fox" and "Shi Shi-Hiko." Some upper grades also held class discussions, made orange shirts and Every Child Matters buttons.

Moorthy said the National Day for Truth and Reconciliation was particularly important for the school district due to the fact that 40 per cent of the district's student population are Indigenous.

"I think as a district and a country, we're starting to get it a lot more," Moorthy said. "Orange Shirt Day will eventually have the significance that Remembrance Day had in Canada as a pivotal day to recognize the history and atrocities that occurred for Indigenous peoples, how residential schools worked and how a lot of the cultural genocide really started."

Christine Seymour is a proud member of the Stó:lō First Nation and the new district principal of Indigenous education. She walked with students from Boston Har

Elementary to the old aerial cable ferry she heading to North Island, where she spoke and sang as students placed flags in remembrance of residential school victims, including members of her own family.

"This year, it's different," Seymour said. "I think before the 215 was revealed, I felt like we were working to validate the history. After 215, it was like we didn't have to work so hard to share. There was a sense of relief."

When she goes about her work making Indigenous voices heard in local education, Seymour's mind often turns to the damage the residential school system has done.

"I think communities are waking up to that truth, and I think so are Indigenous people," Seymour said. "We've grown up with the stories. However, I think that our people are realizing the effects that we've been walking with, the effects of residential school, and we're realizing where we are in relation to it."

Language plays a crucial role in Indigenous culture, Seymour, a former Haida/oneylen instructor in the Chilliwack School District, said there used to be approximately 60 different Indigenous languages in Canada. She said students in residential schools were severely punished for speaking their language and as a result, many became afraid of their culture.

"My dad's generation start building our long houses again," she recalled. "he told us about how they would have to sleep in long houses because some of the people would try to burn them down because they were so afraid of the culture because of the residential school system had instituted that in them."

During her studies, Seymour always remembered an analogy from Dr. Linda

Tubiswai Smith of broken eggshells versus a puzzle to illustrate Indigenous cultural healing after colonization.

"If we were going to take a puzzle, we could kind of strategize and take like the


pieces with the edges. We could take the pieces, and group them if they're all from the same color or from the same object on

Continued on Page A4



Students and staff from Boston Har Elementary Secondary School march during the National Day for Truth and Reconciliation. (Photo/Helen Moorthy)

NOTICE OF PUBLIC HEARING



HARRISON HOT SPRINGS
Naturally Refreshed

TAKE NOTICE that the Council of the Village of Harrison Hot Springs will hold a Public Hearing pursuant to Section 464 and 466 of the Local Government Act of British Columbia.

ZONING AMENDMENT BYLAW NO. 1968, 2021

Property: 511 Lillwood Avenue, Harrison Hot Springs, BC

Proposed Zoning Text Amendment:


Zone: C-1 Village Commercial

Purpose: Text amendments to facilitate the development of a 6 story mixed use commercial and residential development

When: Wednesday, October 20, 2021 at 6:00 p.m.

Where: Memorial Hall, 290 Esplanade Avenue, Harrison Hot Springs, BC

Zoom Meeting ID: 861 3626 7505
Telephone connection instructions are available on our website if needed.



Not Amendment:

- 1 Bay Area Suite (only 1.5 to 2.5)
- 1st Coverage from 7:00 to 10:00 PM
- Building Height from 7.5m to 7.75m

You may indicate your support or opposition to the proposed Bylaw in one of the following ways:

- Forward written submission by email to info@harrisonhotspings.ca with PUBLIC HEARING COMMENTS in the subject line or by mail or delivery to the Village Office, PO Box 160, Harrison Hot Springs, BC V0M 1K0. All written submissions must be received by 4:00 p.m. on Wednesday, October 20, 2021.
- Attend the hearing and provide an oral submission in person or via Zoom. Face coverings are mandatory in all public places.

Please note that the opinions you express orally and any presentations you submit will form part of the public record. Copies of the relevant documents, the proposed bylaw, and information about this application will be published and available for public inspection at the Village Office, 495 Hot Springs Road, Harrison Hot Springs, BC, Monday to Friday, excluding holidays from 8:30 a.m. to 12:00 noon and 1:00 p.m. to 4:30 p.m. and on the Village's website.

Please direct your enquiries to Ken Cossey, Planning Consultant by calling 604-756-2171 or emailing planning@harrisonhotspings.ca

Please note that no further information or submissions can be considered by Council after the conclusion of the Public Hearing.

*Zoom meeting software can be downloaded at zoom.us.

Contact us: ☎ 604-756-2171

✉ info@harrisonhotspings.ca

🌐 harrisonhotspings.ca

📠 ge@harrison.ca

TAB 10

TAB 11

Debra Key

Subject: FW: ZONING AMENDMENT BYLAW NO. 1168, 2021
Attachments: DEVELOPMENT VARIANCE PERMIT ; RE: frogs need rescuing at Bungalow Motel; The role of trees in cooling the air temperature

From: Janne Perrin <jjanperrin@shaw.ca>
Sent: October 5, 2021 3:10 PM
To: Reception <info@harrisonhotsprings.ca>
Cc: Leo Facio <LFacio@harrisonhotsprings.ca>; Michie Vidal <MVidal@harrisonhotsprings.ca>; Ray Hooper <RHooper@harrisonhotsprings.ca>; Samantha Piper <SPiper@harrisonhotsprings.ca>; Gerry Palmer <GPalmer@harrisonhotsprings.ca>
Subject: ZONING AMENDMENT BYLAW NO. 1168, 2021

October 5, 2021

Dear Mayor and Council,

Re:
ZONING AMENDMENT BYLAW NO. 1168 2021
Property: 511 Lillooet Avenue
Harrison Hot Springs, BC

I cannot believe that yet again I, as a resident of Harrison Hot Springs, must respond to this proposal. Calls for comments were asked for some months ago and I, dutifully on May 12, 2021 (attached) , responded by email only to find the proposal was withdrawn the day it was to be presented to council. Now, lo and behold, there is a public hearing for the changes, one even increased, many resident opposed. Here are my objections again to this development totally out of keeping with our VHHS OCP guidelines.

Text amendment:

- Floor Area Ratio from 1.5 to 2.31

For starters the original DVP only called for 1.5 to 1.75 so now the developer wants an even bigger floor area ratio! Why should a small village like Harrison Hot Springs have a building where the floor space is over twice the size of the land area? Has the Village Planner never read anything on Stewardship Practices in this age of climate emergency where every big tree – there are over 24 on this land parcel most in the 80 to 100 years old bracket- helps mitigate the rise in global temperature. Did council not notice that last June the temperature in Harrison Hot Springs exceeded 40 degrees Celsius for almost a week! It is the trees now standing on both this parcel of land and on adjacent Rendall Park that cool the air many degrees. According to literature I shared with Mayor and Council earlier this year (July 30, 2021 attached) that can be up to 20 C. As I examine the plan submitted by the applicant and reported to council on May 11, 2021 by Ken Cossey, it appears from the map on page 48 of the plans that only 2 trees are to be retained and it looks to me as if they are actually situated in Rendall Park!

- Lot Coverage from 75% to 83.8%

75% is more than enough if Harrison is to keep any green space in the downtown area. See my above remarks as well.

- Building Height from 15m to 22.8m

This is not downtown Vancouver. We do not need a 6-story building adjacent to a public park. I see previous letters from the owner of 533 Lillooet complained about loss of sunlight. Rendall Park will be in shadow of the building in the afternoons. Zoning Bylaw No. 1115, 2017 states “despite the above, the maximum Building Height may be exceeded for the following, provided that

portions of, or projections from, Buildings or Structures must not exceed 18.0m." At least VHHS could keep within this expanded guideline!

Beyond the amendments laid out for this public hearing, I would like to further point out that several wildlife species have been impacted by the demolition. My May 12 letters discusses barn swallows listed by Species at Risk Act in 2011. In addition I alerted Mayor Facio about Pacific chorus frogs living in the old swimming pool area and sent advice from the Fraser Valley Conservancy on protocol (also attached). The reaction to this potential rescue opportunity was met with no reply but with large machinery removing the pool area with the frogs the next day. In addition, there were many bats using the log building for roosting. All bat species in BC are listed as of concern. Recently I have monitored 6 different species foraging over Harrison. The big trees on the "Bungalow" property are more than likely still acting as roost sites.

This development proposal has no redeeming qualities. I urge the Council and their staff advisors to ask the proponent to come back with a plan within the guidelines of the VHHS OCP, using best stewardship practices and in keeping with the wishes of many citizens of this Village.

Thank you,
Janne Perrin
327 Miami River Drive
Harrison Hot Springs BC V0M 1K0

Cc: Mayor and Council

Debra Key

From: Janne Perrin <jjaneperrin@shaw.ca>
Sent: Wednesday, May 12, 2021 2:11 PM
To: Reception
Cc: Leo Facio; Michie Vidal; Ray Hooper; Samantha Piper; Gerry Palmer
Subject: DEVELOPMENT VARIANCE PERMIT

Dear Ms. Key,

Re:
DEVELOPMENT VARIANCE PERMIT Lot A, Section 13, Township 4, Range 29, West of the Sixth Meridian, New Westminster District Plan EPP108940 (PID: 031-317-367)

I take exception to everything in this Development Variance Permit Application. There is not one item that seems in keeping with our OCP or Zoning Bylaw No. 1115, 2017. As a longtime resident of this community and as a committed environmentalist, I feel the need to speak out especially in this time of climate emergency. I will address each variance item individually.

Purpose: That the Zoning Bylaw No. 1115, 2017 for C-1 (Village Commercial) zone vary as follows:

- Increase Floor Area Ratio (FAR) from 1.5 to 1.75:
Zoning Bylaw No. 1115, 2017 states for that 1.5 for C-1 so why should this development be increased 1.75? That is just that much more vegetated land covered with asphalt and concrete.
- Increase Lot Coverage from 75% to 83.8%
Zoning Bylaw No. 1115, 2017 states 75% maximum so why would VHHS allow 83.8% on this beautiful property with over a dozen mature trees that protect us from Climate Change? No replacement ornamental landscaping can ever replace the eco-services provided by these trees.
- Increase the maximum height from 15 M to 22.8 M
Zoning Bylaw No. 1115, 2017 states "despite the above, the maximum Building Height may be exceeded for the following, provided that portions of, or projections from, Buildings or Structures must not exceed 18.0m." I ask again why may this building tower to 22.8 metres. This is not downtown Vancouver! Harrison is a resort that features family restaurants, boutiques, forest walks, lake access and a river full of biodiverse species. The last thing we need next to Rendall Park is a huge concrete tower devoid of vegetation. Besides the OCP does state 4 stories is desirable but 6 may be approved. I am not sure how many floors 22.8 m accommodates but it sounds like at least 6 floors. .
- Reduce the accessibility parking stalls from 10 down to 4
Zoning Bylaw No. 1115, 2017 only states the size and nature of disability parking stalls. However the needs of disabled people should be paramount for a resort community and decreasing the number of stalls for them is lamentable. I ask are there any handicapped stalls at the present time on Esplanade?
- Reduce the parking overall requirements from 155 down to 136
Zoning Bylaw No. 1115, 2017 states 1.25 stalls per dwelling unit so why should this development provide less when parking is already at issue in the downtown core of our Village? The OCP states the following: "Parking and Traffic in the Lakeshore Area Council intends to address the issue of parking shortages and traffic congestion in the Lakeshore area during peak demand periods, including special events and the peak tourism period." It also says: "In consultation with neighbouring property owners, enhance the boat launching facilities and boat holding capacity near Rendall Park; and address the parking congestion problem in the area." This variance application is not in keeping with this.
- Waive all the commercial parking requirements and enter into a cash-in-lieu arrangement

At \$15,000 2017 dollars per reduced parking spot the developers will be paying 19 X that or \$285,000, the price of less than one condo unit for sale. What a bargain! What a loss for the community and the visitors as parking becomes increasing congested, expensive and problematic.

to facilitate construction of a mixed-use commercial and apartment building.

Another issue that concerns me is the timing of construction. Right now Barn Swallow, a listed species, is building nests. A large number have used the Bungalow Motel buildings for this purpose for the 29 years I have lived in Harrison. It is illegal to interfere with their nesting sites. Any demolition would therefore be in contravention of the Species at Risk Act and the Federal Migratory Birds Convention Act. Council needs to address this environmental concern as well. See this site: https://www.sararegistry.gc.ca/virtual_sara/files/cosewic/sr_barn_swallow_0911_eng.pdf

I also wonder how our infrastructure is going to handle two new multistoried towers at each end of Esplanade. As it is now the water pressure to my residence is low and the sewer system seems to be at capacity. How is the Village with one road in and out going to deal with the people who will occupy these 250 or so new "apartments". What commercial establishments are going to occupy the spaces when downtown businesses struggle to stay alive even in non-pandemic circumstances?

All in all, as a citizen of this Community, I ask council to reject each and every one of the requested variances. At the very least insist the big trees on the edges of the property be protected from damage during development so they can continue to offer eco-services of cooling the air, producing oxygen, stabilizing the ground, providing shelter to birds, insect and other flora and fauna that enhance our environment. The Barn Swallows will be nesting for the next 3 months and even into August so the demolition needs to be delayed. Please rethink the entire development plan. It is time that the Village of Harrison Hot Springs embraces 21st Century development practices. The 20th Century is over!

Respectfully,
Janne Perrin
327 Miami River Drive

Cc: Mayor and Council

Debra Key

From: Janne Perrin <jjanperrin@shaw.ca>
Sent: Wednesday, June 02, 2021 5:55 PM
To: 'Aleesha Switzer'
Cc: 'Joanne Neilson'; Leo Facio; Debra Key
Subject: RE: frogs need rescuing at Bungalow Motel

Thank you Aleesha for this very important information. I have faith that our mayor, Leo Facio, will make sure the wildlife Act is upheld.

Janne Perrin
Harrison Hot Springs

From: Aleesha Switzer [mailto:aleesha@fraservalleyconservancy.ca]
Sent: Wednesday, June 2, 2021 5:50 PM
To: Janne Perrin
Cc: Joanne Neilson; LFacio@harrisonhotsprings.ca
Subject: RE: frogs need rescuing at Bungalow Motel

Hello Janne,

Thank you for reaching out to the Fraser Valley Conservancy.

Regarding your concern about amphibians impacted by development in Harrison, here are a few things everyone should be aware of:

- A person commits an offence if they hunt, take (collect), trap, wound, or kill wildlife under the BC *Wildlife Act* Section 26(1) without a license or permit. In other words, it is illegal for anyone to harm wildlife in BC without provincial permissions in place.
- Developers are responsible for ensuring their projects are conducted following all municipal, provincial, and federal legislation. This includes adhering to the BC *Wildlife Act*.
- If developers are aware of the presence of native amphibians trapped in the pool, and are not conducting a salvage effort to remove them, this could be considered an offence under the *Wildlife Act*. Unless there is evidence of due diligence on behalf of the developer that I have not been made aware of, it is my opinion that the harming of these frogs is an illegal offence.
- The municipality has the authority to stop development work if the requirements of the development permit have not been met. It is the responsibility of the municipality to grant development permits that adhere to their agreements with the Province of BC under the *Local Government Act*. It is also the responsibility of the municipality to ensure these developments are carried out lawfully under the BC *Wildlife Act*.
- Failure to protect wildlife from the offences listed in Section 26(1) of the *Wildlife Act* is considered a natural resource violation. Such violations can be reported to the provincial government here:
<https://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/natural-resource-law-enforcement/report-natural-resource-violations>

Please let me know if you require any additional information.

Sincerely,
Aleesha Switzer

Aleesha Switzer, RPBio

aleesha@fraservalleyconservancy.ca

www.fraservalleyconservancy.ca

Office: 604.625.0066

Mobile: 604.855.3185

From: jjaneperrin <jjaneperrin@shaw.ca>

Sent: June 1, 2021 9:51 PM

To: Joanne Neilson <joanne@fraservalleyconservancy.ca>

Cc: jjaneperrin@shaw.ca; Leo Facio <LFacio@harrisonhotsprings.ca>

Subject: frogs need rescuing at Bungalow Motel

Hi Joanne

I am standing beside an inground pool on a property that is presently under demolition

The cabins and lodge with barn swallows and little brown myostis are down. The pool is next. Can anyone from the Fraser Valley Conservancy rescue these little chorus frogs before the wrecking crane takes out the pool in the next day or two?

The property is located at the back of Rendall Park by the boat launch in Harrison Hot Springs

Listen to the attached video.

Janne Perrin

6047867331

Cc: Mayor Harrison Hot Springs

Sent from my Galaxy

Debra Key

From: Janne Perrin <jjanperrin@shaw.ca>
Sent: Friday, July 30, 2021 5:35 PM
To: Leo Facio; Michie Vidal; Ray Hooper; Gerry Palmer; Samantha Piper
Cc: Debra Key
Subject: The role of trees in cooling the air temperature
Attachments: Aerial View HHS July 2018.jpg

Jul 30, 2021

Dear Mayor and Council,

In these days of unprecedented heat waves that are impacting both people's health and causing the worst forest fire season of all time in BC, I thought I yet again would implore you to do everything you can to retain mature trees and forested areas – even the little pockets of trees- in our Village. I have on many occasions written to council urging you to adopt better stewardship of our urban forest. I now do it in time of our global climate emergency.

Articles I am reading today from reliable sources report a reduction air temperature of up to 25 degrees centigrade under trees. For example from the US Department of Agriculture:

"In a study in Valencia, Spain, researchers found that a temperature monitor exposed to direct sunlight warmed to about 104°F in midday sun, while a shaded monitor at the same site registered below 80°F (Gomez et al. 2004). In a study in Phoenix, Arizona, the surface temperature of asphalt measured 140°F on a hot summer day, while a nearby patch of shaded grass measured 104°F (Mueller and Day 2005). In both cases, the biggest differences occurred on the hottest afternoons."

<https://trees-energy-conservation.extension.org/trees-and-local-temperature/>

A US Department of Energy study states:

"Solar heat absorbed through windows and roofs can increase cooling costs, and incorporating shade from landscaping elements can help reduce this solar heat gain. Shading and evapotranspiration (the process by which a plant actively moves and releases water vapor) from trees can reduce surrounding air temperatures as much as 6° F. Because cool air settles near the ground, air temperatures directly under trees can be as much as 25°F cooler than air temperatures above nearby blacktop."

<https://www.energy.gov/energysaver/landscaping-shade>

A 2020 Canadian Study by Trees Canada notes:

"These built environments retain heat and radiate it throughout the day and night, creating urban heat islands that are often several degrees warmer than nearby rural areas. This difference is most evident at night. Though the sun has set, cities can experience air temperatures that are up to 12 degrees Celsius warmer due to the slow release of heat from sidewalks and roads. Trees slow this heat absorption, reduce the intensity of heat islands and, when combined with other vegetation and green space, contribute to all-around cooler communities."

<https://treecanada.ca/blog/how-trees-keep-us-and-our-communities-cool/>

Here is a list of references on the role of trees in cooling air if you need further convincing to leave Harrison's trees in place – a good start would be retaining the dozen or so mature trees at the recently demolished Bungalow Motel:

<https://www.epa.gov/heatislands/using-trees-and-vegetation-reduce-heat-islands>

<https://theconversation.com/can-trees-really-cool-our-cities-down-44099>

<https://www.sciencedaily.com/releases/2019/03/190325173305.htm>

<https://climateneWSnetwork.net/trees-shade-can-cool-cities-by-5c/>

Sadly on the record over the 29 years I have resided in Harrison Hot Springs, hundreds of trees have been removed from both the downtown area and now, all the irreplaceable tracts of forest that were scattered throughout the Village. I attach an aerial photo I took of Harrison from a West Jet in 2018. Tall tree cover is limited within the business and residential areas.

Development applications must be thoroughly scrutinized for retaining existing tree cover, providing ample plantings of native plants and not covering property line to property line with asphalt and buildings. In other words outdated development practices we now see in new subdivisions in Harrison must use 21st century practices. For guidance please refer to BC Ministry of Community Development's "A Guide to Green Choices: Ideas and Practical Advice for Land Use Decisions In British Columbia Communities"

https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/guide_green_choices.pdf

Another useful reference from the Union of BC Municipalities that I have told council about previously is "Planting Our Future: A Tree Toolkit for Communities"

<https://www.toolkit.bc.ca/sites/default/files/Plantingourfuture.pdf>

I would expect your staff is already familiar with these publications.

Please let me know when the Village of Harrison Hot Springs is going to embrace development practices that will mitigate climate change instead of exacerbate it. Will you be requiring that "new" proposal is for the Bungalow Motel Property at 511 Lillooet retains the big trees that provide natural cooling? Will you be amending development requirements so trees are retained and permeable pavement replaces asphalt?

Thank you.

Respectfully,
Janne Perrin
327 Miami River Drive
Harrison Hot Springs BC V0M 1K0

Debra Key

Subject: FW: 511 Lillooet Ave development

From: Jim Larsen <a7a08665@telus.net>
Sent: October 13, 2021 12:55 PM
To: Reception <info@harrisonhotsprings.ca>
Subject: 511 Lillooet Ave development

Hello,

As a resident of Harrison Hot Springs, I would just like to express my thoughts about the removal of trees in Rendall Park for the new condo construction at 511 Lillooet Ave. I believe that the removal of these trees would damage the park's atmosphere and take away valuable shade that these trees provide for the picnic areas in the park. There are also the environmental concerns that go along with removing large trees from an environmentally sensitive beach area. Surely there is a way to proceed with the development without cutting down these beautiful old trees and damaging the park and potentially the environment. Please do not cut down these beautiful old trees!

Also, just wondering if you could provide some information about the proposed top floor public access area of this new development. Just wondering what facilities would be available to the public in this proposed area, and how the public would actually access the top floor.

Thank you,

Jim Larsen