



## VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

# ADVISORY PLANNING COMMISSION MEETING

**DATE:** July 21, 2009  
**TIME:** 4:00 p.m.  
**LOCATION:** Council Chambers, Harrison Hot Springs, British Columbia

### 1. CALL TO ORDER

(a)	Meeting called to order by the Chair
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### 2. ADOPTION OF MINUTES

### 3. DELEGATIONS/PETITIONS

a)	None
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### 4. CHAIRPERSON REPORT

### 5. ITEMS FOR DISCUSSION

- |    |                                       |
|----|---------------------------------------|
| a) | Neighbourhood Plan 1 – Initial Report |
| b) | Neighbourhood Plan 2 – Initial Report |

### 6. ADJOURNMENT

  
\_\_\_\_\_  
Larry Burk  
Chief Administrative Officer

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

**DATE:** May 26, 2009  
**TIME:** 4:00 p.m.  
**PLACE:** Council Chambers

**IN ATTENDANCE:** Ken Becotte, Mayor  
Allan Jackson, Councillor  
Leo Facio  
Lorne Lees  
Raymond Hooper  
Marg Doman  
Brian Bignell  
Harvey Ruggles  
  
Larry Burk, CAO  
  
Recording Secretary, C. Richardson

**ABSENT:**

**1. CALL TO ORDER**

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

Mayor welcomed all members and is looking forward to the working with them and attracting new development into the community. The Commission will work with full support from staff and Planning Consultants. Mayor instructed the Commission to review the ACP's Terms of Reference and to inform staff of revisions so that they can go to Council for final approval. The Mayor reminded the Commission that the Mayor and Council are not able to sit or vote on the ACP but are welcome to attend the meetings of the ACP. Councillor Jackson was appointed as the Commission Liaison and CAO Larry Burk as a resource for technical, legislative, administrative information as necessary. The Mayor called for nominations for Chairman.

**2. ELECTION OF CHAIRMAN**

**Moved by Lorne Lees**  
**Seconded by Marg Doman**

**THAT** Leo Facio be nominated as Chairperson of the Advisory Planning Commission.

**CARRIED**

There being no other nominations and Mr. Facio having accepted the nomination, was acclaimed as Chairperson

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**Moved by Brian Bignell**  
**Seconded by Harvey Ruggles**

**THAT** Lorne Lees be nominated as Deputy Chair of the Advisory Planning Commission.

**CARRIED**

There being no further nominations and Mr. Lees having accepted the nomination was acclaimed as Deputy Chairperson for the APC.

Mr. Facio then assumed the position of Chairperson.

**3. ESTABLISHMENT OF AGENDA**

**Items of Interest**

☐ **Review suitable day  
and times for  
meetings**

Meetings will be called by the chair as and when required with any agenda ready for pick-up 72hrs before meeting.

Commission will be notified by recording secretary via email and telephone for notification of meeting times, places and dates.

Tuesdays 4:00p.m. established day for meetings. Chair noted that meetings may be last minute.

CAO advised that Tuesdays after Council would be the best date for information to be received for upcoming Council meetings so that items needing to go before Council will be presented in a timely manner. Staff will provide list of Council meeting dates so that Commission may select meeting dates.

☐ **Terms of Reference  
- review**

CAO noted that #5 in the Terms of Reference is on the basis that bylaw #914 will receive adoption. Chairman Facio briefly reviewed TOR and Bylaw advising if commissioners have any question to direct them to CAO for review and response. Quorum was established at 4 people. The Chair will submit reports to CAO to present to Council.

Chair made note of "conflict of interest" issues and discuss any potential with Chair or CAO. CAO to provide standard checklist for conflict of interest.

Chair request copies of OCP and Zoning Bylaws.

Councillor Jackson would like the in-camera confidentiality addressed. Chair will review this issue through the website.

CAO will address technical issues and would like correspondence by email and hard copy. Meeting notification will be provided by recording secretary via email, phone and mail if necessary. Agenda items should be presented to the Chair.



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CAO requested that Commission members provide email addresses so that information required or requested may be sent electronically as well as hardcopies being provided when necessary. Chair also stated that he will contact Commission members to confirm meeting dates and times.

CAO asked Commission for comment on a report to amend the OCP to allow for Temporary Commercial Permits within the Village. CAO noted that among other potential ideas a TCP would permit use of two properties on Esplanade as pay-parking lots.

Report is expected to be presented to Council on June 15 regarding Neighbourhood Plans as per the OCP, for two areas - Sakaguchi property on Hot Springs Road; and the property on Echo/Lillooet.

CAO would like feedback from the Commission on potential development ideas on these properties.

The OCP should be reviewed for density transitions, geo-tech hazards, sewer, drainage, and consultation with neighbouring property owners.

CAO will be providing report regarding the best use of these lands.

CAO would like Commission to consider employee housing when reviewing development potential.

Chair recommended Commission to select next meeting date after June 15<sup>th</sup>. CAO will come to the first APC meeting with Michael Rosen (FVRD) to address Commission.

CAO briefly commented on the Growth Strategy Plan from FVRD which will be provided to the Commission.

OCP and Zoning copies for the Commission will be available for pick up at the Village Office. The Commission can access these documents online at the village website.

M Doman asked what was happening with building on Kara's property. CAO has been in contact with architect and developer to establish a date to begin building. They have applied for a temporary commercial permit valid until September 1, 2009 to operate as a campground until development begins pending OCP amendment noted above.

Chair thanked the members of the Commssion for their involvement.

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**4. ADJOURNMENT**

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

**THAT** the meeting be adjourned at 4:55p.m.

**CARRIED**

Certified a true and correct copy of the minutes  
of the Advisory Planning Commission meeting  
held on May 26, 2009 in Council Chambers,  
Village of Harrison Hot Springs, B.C.

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Larry Burk (CAO)

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Leo Facio (Chair)

# VILLAGE OF HARRISON HOT SPRINGS

## NEIGHBOURHOOD PLANNING AREA 1

### *PLANNING FRAMEWORK*

June 2009

#### **A. BACKGROUND AND PURPOSE**

The Village's Official Community Plan (OCP) designates the area in the vicinity of Pine Avenue between Hot Springs Road and McCombe Drive as **Neighbourhood Planning Area 1**. Section 3.2.3 of the OCP speaks to **Neighbourhood Planning Area 1** by indicating that the area has the potential to accommodate low density residential land use that would include single family and duplex dwelling units up to a maximum density of 20 units per ha (8 units / acre). The purpose of this report is to provide a series of land use options for **Neighbourhood Planning Area 1**, one of which that could be ultimately incorporated within the Official Community Plan

#### **B. PLANNING AREA STATISTICS**

The following general information is provided regarding **Neighbourhood Planning Area 1**:

- 1) Size of Area: 11.0 ha (27.2 acres)
- 3) Current Zoning: R-2 (Two Family Residential)  
C-5 (Tourist Commercial)
- 2) Number of Existing Lots: 34  
R-2 – 31 (16 less than 1000 square meters)  
C-5 – 3
- 4) Existing Municipal Services:

#### **C. PLANNING CONTEXT AND ISSUES**

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



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

The challenge for the Village in planning for the redevelopment of the Pine Avenue area is the consideration of the following issues:

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

#### **D. PLANNING PRINCIPLES**

In an attempt to address the above noted issues, the redevelopment of **Neighbourhood Planning Area 1** shall respect the following planning principles:

- 1) The higher density smaller lot single family subdivisions shall be located in proximity to Hot Springs Road, and the lot sizes should increase in proximity to the existing subdivisions on the north, east, and south sides of the area.
- 2) Driveway access onto Hot Springs Road shall be minimized.
- 3) Landscaping elements shall be used as both a buffer for houses along Hot Springs Road and as a mechanism to create a pleasing gateway into the Village.
- 4) To facilitate the efficient redevelopment of properties, the assembly of existing single family lots is the preferred approach; however redevelopment options for individual lots shall be provided where possible.
- 5) Infrastructure upgrades shall be the responsibility of the developer.

#### **E. LAND USE OPTIONS**

Taking into account the above noted planning principles, two land use options have been prepared for **Neighbourhood Planning Area 1**. The options largely differ with respect to the manner in which the land along Hot Springs Road is addressed.

In Option 1, all land along Hot Springs Road would be designated for small lot subdivision (R-3 type zoning) with the remainder of the area designated for single family lot and duplex lots (R-2 type zoning) as currently is the case.

### **Option 1**

#### Small Lot Single Family Component

- Total Area: 6.4 ha
- Average Density: 400 square meter lots as per the R-3 zone
- Estimated Total Number of Units: 110 - 120

#### Single Family Component

- Total Area: 4.6 ha
- Average Density: 697 square meter lots as per the R-2 zone
- Estimated Total Number of Lots: 45 - 50

In Option 2, only a small pocket of land for small lot single family subdivision has been identified, located between Pine and Alder Avenues.

### **Option 2**

#### Small Lot Single Family Component

- Total Area: 1.7 ha
- Average Density: 400 square meter lots as per the R-3 zone
- Estimated Total Number of Units: 30 - 35

#### Single Family Component

- Total Area: 9.3 ha
- Average Density: 697 square meter lots as per the R-2 zone
- Estimated Total Number of Lots: 90 - 100

## **F. CONCLUSION**

With either option, the redevelopment of **Neighbourhood Planning Area 1** in accordance with the above noted planning principles will provide new housing opportunities within the Village. Option 1 would potentially generate in the range 155 – 170 total dwelling units, while Option 2 would generate 120 – 135 dwelling units.

The density and housing form that has been established will enable the neighbourhood to provide a gradual transition from the more dense single family lots along Hot Springs Road to the single family neighbourhood to the north, east, and south of the area. It is anticipated that the changes to the neighbourhood will take place over time.



## **LAND USE CONCEPT**

### **Option 1**

*(To be inserted)*

## **LAND USE CONCEPT**

### **Option 2**

*(To be inserted)*

# VILLAGE OF HARRISON HOT SPRINGS

## NEIGHBOURHOOD PLANNING AREA 2

### *PLANNING FRAMEWORK*

June 2009

#### **A. BACKGROUND AND PURPOSE**

The Village's Official Community Plan (OCP) designates the area bounded by Lillooet Avenue to the north, the Village boundary to the east, Echo Avenue to the south, and Miami Creek to the west as **Neighbourhood Planning Area 2**. Section 3.2.4 of the OCP speaks to **Neighbourhood Planning Area 2** by indicating that the area has the potential to accommodate medium density multi family development by extending the Lakeshore Residential area designation southward provided that the redesignation takes place on the basis of a comprehensive development proposal that addresses the overall area. The purpose of this report is to provide a series of land use options for **Neighbourhood Planning Area 2**, one of which that could be ultimately incorporated within the Official Community Plan

#### **B. PLANNING AREA STATISTICS**

The following general information is provided regarding **Neighbourhood Planning Area 2**:

- 1) Size of Area: 5.5 ha (13.5 acres)
- 2) Number of Existing Lots: 46
- 3) Current Zoning: Primarily R-2 (Two Family Residential)  
2 lots: R-4 (Multi Family Residential - Medium Density)  
2 lots: P-1 (Community Institutional)
- 4) Existing Municipal Services:

#### **C. PLANNING CONTEXT AND ISSUES**

**Neighbourhood Planning Area 2** has been identified in the Official Community plan as an area that could transition from a predominantly single family area with smaller older homes to an area with a series of medium density multi-family residential buildings. This neighbourhood is in close proximity to the Village's primary commercial area and Harrison Lake. Consistent with current sustainability principles, the increase in density of this neighbourhood is seen as an opportunity to promote a more walkable community enabling more people to live close to the community's major amenities.



The challenge for the Village in planning for the redevelopment of an existing established residential neighbourhood is the consideration of the following issues:

- 1) is the infrastructure capable of accommodating an increase in development?;
- 2) what can be done to mitigate the impacts of a neighbourhood in transition?;
- 3) will people be displaced if older housing is replaced with new housing?;
- 4) can the older homes co-exist with new development?;
- 5) will the densities be high enough to enable a developer to purchase land at a price that will be acceptable to the existing property owner?;
- 6) what are the important design features for the new housing?; and
- 7) what features can be integrated in the design of the area that would promote sustainability?

#### **D. PLANNING PRINCIPLES**

In an attempt to address the above noted issues, the redevelopment of **Neighbourhood Planning Area 2** shall respect the following planning principles:

- 1) The change of use and density of the neighbourhood shall respect the character of the single family neighbourhood on the south side of Echo Avenue.
- 2) To facilitate the efficient redevelopment of properties, the assembly of existing single family lots is the preferred approach; however redevelopment options for individual lots shall be provided where possible.
- 3) Density of development shall decrease as the distance from the lake increases.
- 4) New development shall be designed to cater to full time residents as opposed to part time transient residents.
- 5) Development proposals shall identify the manner in which existing residents will be housed elsewhere.
- 6) If necessary, new zones will be created to accommodate innovative development proposals.
- 7) Density bonuses will be considered for development projects that provide:
  - a) rental housing or have some units owned and operated by a housing society;

- b) community amenities either within the neighbourhood or elsewhere within the Village;
  - c) green building elements that promote energy and water conservation; and
  - d) tangible opportunities for promoting alternative modes of transportation.
- 8) Infrastructure upgrades shall be the responsibility of the developer.

## **E. LAND USE OPTIONS**

Taking into account the above noted planning principles, two land use options have been prepared for **Neighbourhood Planning Area 2**. The options largely differ with respect to the manner in which the land on the north side of Echo Avenue is addressed.

In Option 1, all land would be designated for medium density development (R-4 type zoning) other than the lots on the north side of Echo Avenue between Eagle Street and Mount Street which would be designated for small lot single family lots (R-3 type zoning).

### **Option 1**

#### Multi Family Component

- Total Area: 2.7 ha
- Average Density: 35 units per ha. as per the R-4 zone
- Estimated Total Number of Units: 90 - 95

#### Single Family Component

- Total Area: 1.6 ha
- Average Density: 400 square meter lots as per the R-3 zone
- Estimated Total Number of Lots: 35 – 40

In Option 2, the land west of Spruce Street between Lillooet Avenue and Echo Avenue would be designated for small lot single family lots (R-3 type zoning), and the land west of Spruce Street would be designated for medium density development (R-4 type zoning).

### **Option 2**

#### Multi Family Component

- Total Area: 1.7 ha
- Average Density: 35 units per ha. as per the R-4 zone
- Estimated Total Number of Units: 55 - 60

Single Family Component

- Total Area: 2.6
- Average Density: 400 square meter lots as per the R-3 zone
- Estimated Total Number of Lots: 55 – 65

**F. CONCLUSION**

With either option, the redevelopment of **Neighbourhood Planning Area 2** in accordance with the above noted planning principles will provide new housing opportunities within the Village that are consistent with Smart Growth principles and best practices related to sustainability. Option 1 would potentially generate in the range 125 – 135 total dwelling units, while Option 2 would generate 110 – 125 dwelling units.

The density and housing form that has been established will enable the neighbourhood to provide a gradual transition from the higher density area along the lake to the single family neighbourhood to the south. It is anticipated that the changes to the neighbourhood will take place over time.



## **LAND USE CONCEPT**

### **Option 1**

*(To be inserted)*

## **LAND USE CONCEPT**

### **Option 2**

*(To be inserted)*