



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

ADVISORY PLANNING COMMISSION MEETING

DATE: Tuesday, September 21, 2010
TIME: 2:00 p.m. – 4:00 p.m.
LOCATION: Council Chambers, Harrison Hot Springs, British Columbia

1. CALL TO ORDER

(a) Meeting called to order by the Chair

2. LATE ITEMS

(a)

3. ADOPTION OF MINUTES

(a) Minutes of the August 24, 2010 meeting

4. DELEGATIONS/PETITIONS

(a) None

5. CHAIRPERSON REPORT

(a) None

6. ITEMS FOR DISCUSSION

(a) Juneau Property

(b) Sakaguchi Property

7. ADJOURNMENT

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

DATE: August 24, 2010
TIME: 2:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy Chair)
Brian Bignell
Allan Jackson, Councillor
Michael Rosen
Andre Isakov, CEDO
Harvey Ruggles
Alan Birtch
Ted Tisdale

Recording Secretary, K. Burr

ABSENT:

Marg Doman
Raymond Hooper

1. CALL TO ORDER

The Chair called the meeting to order at 2:00 p.m.

2. LATE ITEMS

☐ Zoning Bylaw 946

d) Zoning Bylaw 946

☐ Meeting time

e) Meeting time

Moved by Lorne Lees
Seconded by Harvey Ruggles

THAT the items d) Zoning Bylaw 672 and e) Meeting time be added to the agenda as late items.

CARRIED

3. ADOPTION OF MINUTES

☐ APC minutes of
May 25, 2010

Moved by Brian Bignell
Seconded by Alan Birtch

THAT the minutes of the Advisory Planning Commission meeting of May 25, 2010 be adopted as amended.

CARRIED

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
AUGUST 24, 2010
PAGE (2)**

ERRORS AND OMISSIONS

Page 1 under call to order the time should read 4:00 p.m.
Page 2 Item 6 “preserve” should read “perceived”
Page 2 Administration joined in at 4:16 p.m.
Page 3 Meeting adjourned at 5:16 p.m.

Marg Doman joined at 2:03 p.m.

4. DELEGATIONS/PETITIONS

None

5. CHAIRPERSON REPORT

None

6. ITEMS FOR DISCUSSION

☐ **Zoning Bylaw**

Michael made a note of all the issues raised by the APC in previous meetings. Another issue raised is the minimal parcel size in residential zones.

☐ **Design Guidelines**

It was noted that the current set of guidelines in the OCP need to be revisited as they are not relevant today.

☐ **Rezoning
Application -
Jastrzebski**

Report of Michael Rosen, Planning Consultant – April 14, 2010

Re: Rezoning Application – Jastrzebski 622 and 626 Hot Springs Road
Parcel A, Sec 12, TWP 4, NWD, Plan RP11763. Parcel B, Sec 12, TWP
4, NWD, Plan EP15935

It was noted that the APC have voted against a single family dwelling on the two above properties on two separate occasions. It was mentioned that there needs to be more campgrounds and commercial properties in the area. The size of the parcel is 40 x 50 meters which is almost the same size as a residential parcel. It was noted that the lots are not zoned for a campground. It was noted that this should be discussed with the EDC as it is currently C5 zone.

Moved by Marg Doman

Seconded by Alan Birtch

THAT we rezone the properties from C5 tourist commercial to R1 single family residence.

DEFEATED

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
AUGUST 24, 2010
PAGE (3)**

Opposed 2 to 4

Moved by Lorne Lees
Seconded by Brian Bignell

THAT we rezone the properties from C5 tourist commercial to R1 single family residence, subject to the approval of the Economic Development Committee.

CARRIED
Opposed 4 to 2

Moved by Harvey Ruggles
Seconded by Brian Bignell

THAT we support Zoning Bylaw 946.

☐ Zoning Bylaw 946

CARRIED

Moved by Leo Facio
Seconded by Marg Doman

THAT the meeting time for the APC be changed from 4:00 p.m. to 2:00 p.m.

☐ Meeting time

CARRIED

The next APC meeting will be September 21, 2010 at 2:00 p.m.

It was noted that businesses throughout the Village could use some "sprucing up." It was mentioned that the EDC is looking into this to create an incentive program to encourage businesses to improve the look of their buildings.

7.

ADJOURNMENT

Moved by Marg Doman
Seconded by Harvey Ruggles

THAT the meeting be adjourned at 3:07 p.m.

CARRIED

Leo Facio
Chair

Krystal Burr
Recording Secretary

TO: TED TISDALE – CHIEF ADMINISTRATIVE OFFICER

FROM: MICHAEL ROSEN - PLANNING CONSULTANT

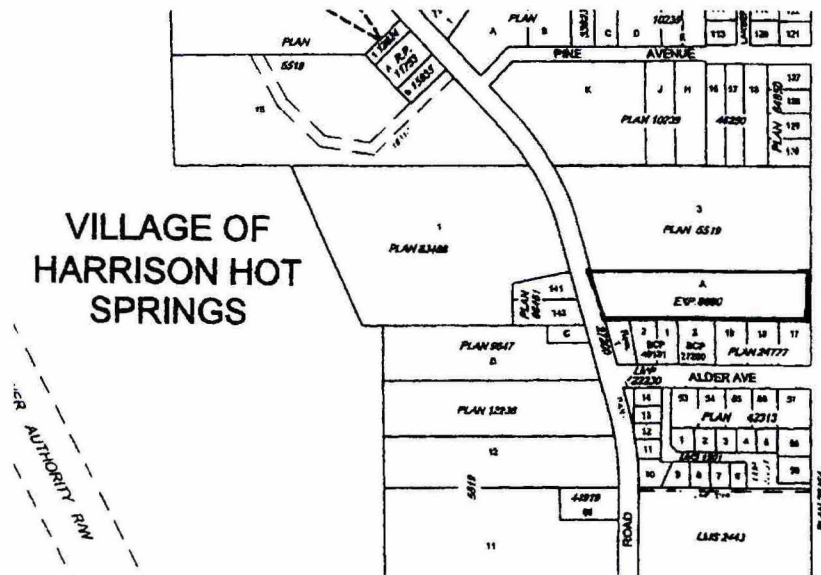
RE: REZONING APPLICATION – JUNEAU
673 Hot Springs Road
Parcel A, Lot 4, Sec 12, Twp. 4, Rg. 29, NWD, Plan 5519

DATE: SEPTEMBER 7, 2010

BACKGROUND

The Village has received an application from Mr. and Mrs. Juneau to rezone their 2.28 acre property on the east side Hot Springs Road, the location of which is identified below, to accommodate the development of a 26 unit townhouse project. The purpose of this report is to provide information about the proposal so Council can decide as to how it wants to proceed with the application.

Location of Subject Property



BRIEF DESCRIPTION OF DEVELOPMENT PROPOSAL

According to the plans submitted by the Juneaus dated January 2007, the proposal is to develop the property with 26 townhouse units, the equivalent of 11.4 units per acre. There would be two access points, one on Hot Springs Road and the other on McCombs Drive, connected by an internal private strata road. The units, two storey side by side duplexes, would be sited on either side of the road, 14 on the north side and 12 on the south. The typical unit size would be 1500 square feet with a 400 square foot garage. 10 visitor parking spaces would be provided in three dispersed locations on the site and 6 recreational vehicle spaces would be available at the front entry off of Hot Springs Road. A small pond feature would be developed at the McCombs entry.

COMPLIANCE WITH ZONING BYLAW AND THE OFFICIAL COMMUNITY PLAN

The subject property is zoned RSR (Residential Reserve 1), a zone that was recently created by Council to replace the C-5 (Tourist Commercial) zone within Neighbourhood Planning Area 1. In rezoning the C-5 zoned properties within Neighbourhood Planning Area 1 and in establishing the RSR zone, Council contemplated that rezoning applications would be submitted for residential development proposals that would be consistent with the Neighbourhood Plan – Pine Avenue that was also recently adopted by Council as a component of the Official Community Plan.

The Neighbourhood Plan contemplates that the subject property could be developed with a variety of housing types, specifically low density townhouses in the vicinity of Hot Springs Road (10 units per acre), small single family lots within the interior part of the site (4000 square foot lots), and conventional sized lots (7200 square foot lots) along McCombs Drive to match the existing lot sizes. This type of housing pattern would equate to an average density of 8 units / acre.

The proposal from the Juneaus is not consistent with the Neighbourhood Plan in a number of ways, briefly described as follows:

- instead of providing a variety of housing types with the densities decreasing from west to east, the proposal would involve covering the entire site with townhouses from Hot Springs Road to McCombs Drive;
- instead of developing the McCombs Drive frontage with single family lots similar to existing lots, the proposal would involve developing townhouses along McCombs;
- instead of creating a development that would be in the 8 unit per acre range, the proposal would result in a greater density at 11.4 units / acre;
- instead of demonstrating the manner in which the proposed development would tie into adjacent lands and the neighbourhood as a whole, the proposal would be totally self contained and would not provide for any road or trail connections in the neighbourhood; and
- instead of providing a buffer along the interface with the adjacent houses to the south, the proposed site plan would have the townhouse units sited 11 – 14 feet from the property line without a buffer being provided.

On this basis, the proposal from the Juneaus is not consistent with the Neighbourhood Plan and therefore Council would need to amend the Official Community Plan in conjunction with rezoning the property to accommodate the proposal.

COUNCIL OPTIONS

The following options are provided for Council's consideration:

- 1) Option 1: Inform the applicant that Council:
 - i) is not prepared to proceed with the rezoning application given that it is significantly at odds with the Neighbourhood Plan for the area;

- ii) encourages the applicant to revise the development proposal so that it is more in keeping with the intent of the Neighbourhood Plan;
- 2) Option 2: Refer the official community plan and rezoning application to the Advisory Planning Commission, the Ministry of Transportation, and the Fraser Valley Regional District for comment pursuant to the consultation requirements of Section 879 of the *Local Government Act*; or
- 3) Option 3: Request staff to provide more information to Council prior to proceeding further with the application.

CONCLUSIONS AND RECOMMENDATIONS

The recently adopted Neighbourhood Plan for this area in the Village was based upon honouring a number of important community and neighbourhood values, namely housing diversity, neighbourhood compatibility, neighbourhood cohesiveness, and traffic management. It could be argued that the neighbourhood's acceptance of the Plan was based on the Plan addressing these values and providing guidance as to how new development would be required to respect these values. The proposed development of the subject property is not consistent with many aspects of the Plan and therefore in its present form should not be advanced.

That being said, based upon discussions that staff have held both with the Juneaus and the property owners to the north (Sakaguchi), there **is** an adjustment to the Neighbourhood Plan that should be pursued that would benefit both the property owners and the Village, that being a modest increase in the maximum density for townhouse development. The Neighbourhood Plan currently establishes the maximum density at 10 units per acre. An increase to 14 units / acre should be contemplated for the following reasons:

- a) the density level would be similar to that permitted in the R-4 (Medium Density) zone;
- b) this type of density would still accommodate ground oriented townhouse units; and
- c) housing development with densities greater than 14 units / acre should be located closer to the town center and community amenities.

On this basis, the following recommendations are provided for Council's consideration:

- 1) THAT Mr. and Mrs. Juneau be informed that Council is not prepared to proceed with the rezoning application for a 26 unit townhouse development at 673 Hot Springs Road (Parcel A, Lot 4, Sec 12, Twp. 4, Rg. 29, NWD, Plan 5519) given that it is significantly at odds with the Official Community Plan / Neighbourhood Plan for the area and that Council encourages the applicant to

revise the development proposal so that it is more in keeping with the intent of the Neighbourhood Plan; and

- 2) THAT Council instruct staff to prepare a bylaw for Council's consideration that would increase the maximum townhouse density from 10 units / acre to 14 units / acre within Neighbourhood Planning Area 1.

Michael Rosen

Attachment: Submission from Juneaus

Reviewed by Chief Administrative Officer:

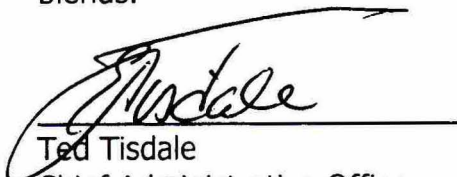
The applicant is proposing a "gated community" that is a concept already in use in Harrison.

The challenge is that the proposed new development exceeds the density targets in the OCP for that area.

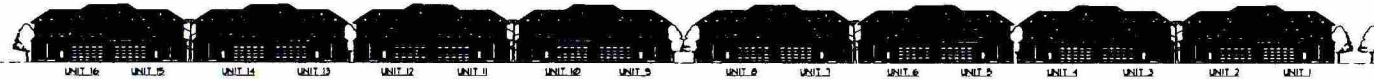
Higher density should be encouraged if they are appropriately designed, as it will maximize the use of the land, encourage more efficient use of services and broaden the tax base of the community.

Alternatively to the options and recommendations provided by the Planning Consultant, it is recommended:

THAT Council refer this matter to the Advisory Planning Commission for further review if it is concerned about the densities of townhouse developments and/or the housing blends.



Ted Tisdale
Chief Administrative Officer



FRONT STREETSCAPE - BUILDING TYPE A - ALONG NORTH SIDE OF PROPERTY



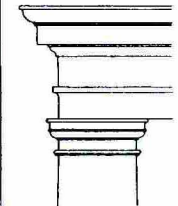
REAR STREETSCAPE - BUILDING TYPE A - ALONG NORTH SIDE OF PROPERTY



FRONT STREETSCAPE - BUILDING TYPE B - ALONG SOUTH SIDE OF PROPERTY



REAR STREETSCAPE - BUILDING TYPE B - ALONG SOUTH SIDE OF PROPERTY



su casa
design inc.

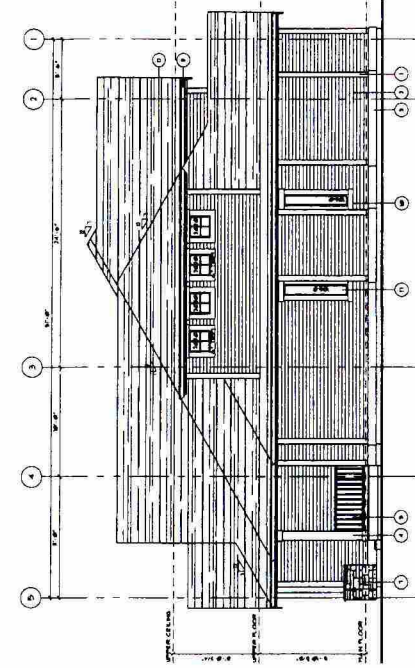
30111 downes road
mt lehman, b.c. V4X 1Z4
Tel: (604) 856-3222
Fax: (604) 856-2714

TOWNHOUSE PROJECT
HARRISON HOT SPRINGS
HARRISON, B.C.

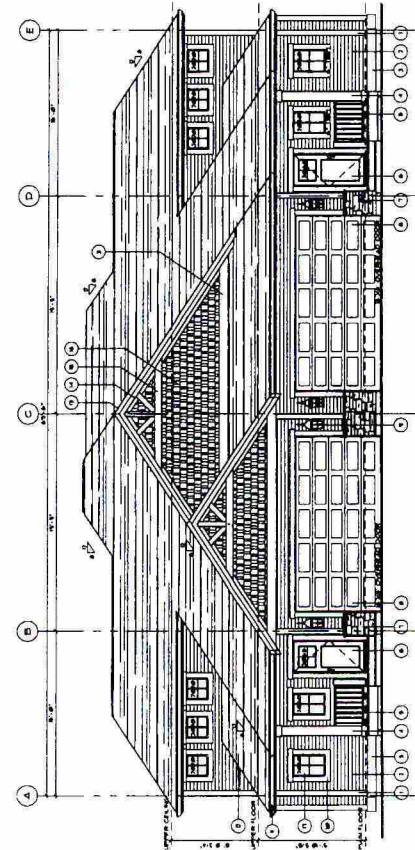
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STREET SCAPE
ELEVATIONS
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date
JAN. 15, 2007
drawn
APF
job no.
0655

sheet no. **A2**

REVISION			
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2	01/15/07	ISSUED FOR PERMIT	APF

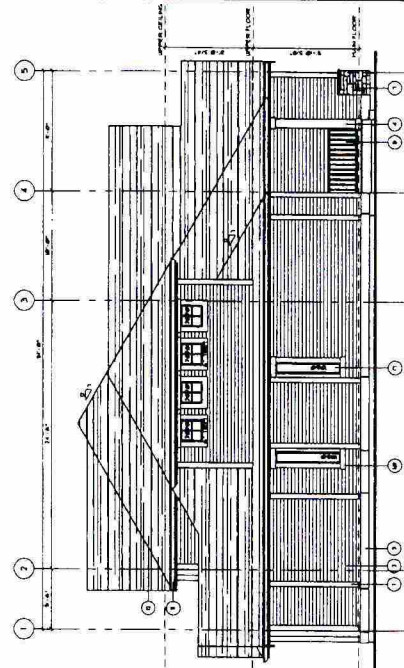


RIGHT SIDE ELEVATION
BUILDING TYPE A

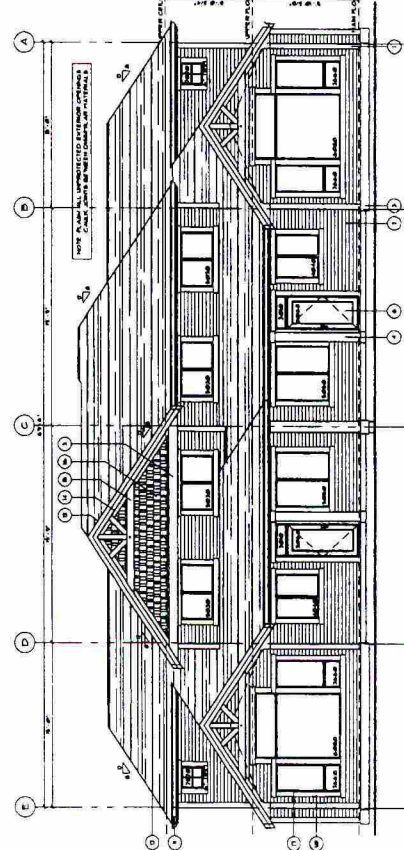


FRONT ELEVATION
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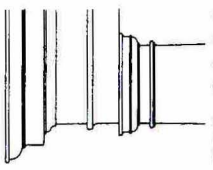
- LEGEND**
- 1 4" CORNER TRIM
 - 2 HORIZONTAL VINYL SIDING
 - 3 VINYL SHUTTER
 - 4 VINYL TRIM BOARD
 - 5 BRICK PIER
 - 6 BRICK WALL
 - 7 2" X 4" STUD WALL
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LEFT SIDE ELEVATION
BUILDING TYPE A



REAR ELEVATION
BUILDING TYPE A



su casa
design inc.

30111 downers road
mt. lebanon, b.c. v4x 1v8
phone: (604) 856-2714
fax: (604) 856-2714

TOWNHOUSE PROJECT

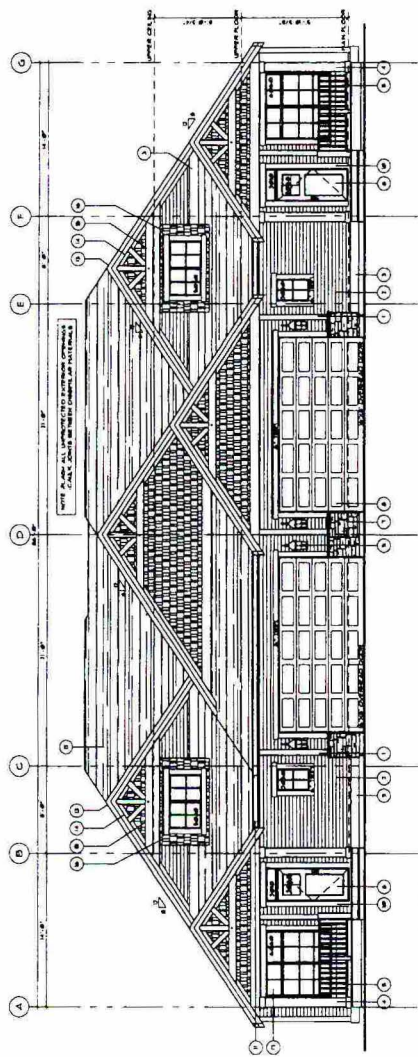
HARRISON, B.C.
HARRISON HOT SPRINGS

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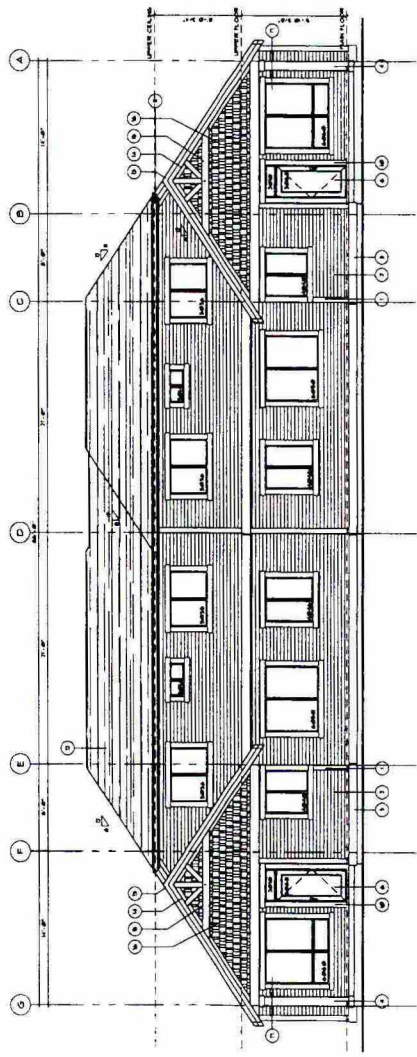
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NOTES:
1. ALL DIMENSIONS ARE IN METERS.
2. ALL MATERIALS AND FINISHES TO BE SPECIFIED BY THE ARCHITECT.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE BRITISH COLUMBIA BUILDING CODE (BCBC).
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL ELECTRICAL CODE (CNEC) AND THE BRITISH COLUMBIA ELECTRICAL CODE (BCEC).
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL PLUMBING AND MECHANICAL CODE (CNPMC) AND THE BRITISH COLUMBIA PLUMBING AND MECHANICAL CODE (BCPMC).
6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL FIRE CODE (CNFC) AND THE BRITISH COLUMBIA FIRE CODE (BCFC).
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9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL ACCESSIBILITY CODE (CNAC) AND THE BRITISH COLUMBIA ACCESSIBILITY CODE (BCAC).
10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL ENERGY CODE (CNEC) AND THE BRITISH COLUMBIA ENERGY CODE (BCEC).

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FRONT ELEVATION
BUILDING TYPE B



REAR ELEVATION
BUILDING TYPE B