



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING

ADVISORY PLANNING COMMISSION MEETING

DATE: Tuesday, November 16, 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 September 21, 2010 meeting

4. DELEGATIONS/PETITIONS

(a) None

5. CHAIRPERSON REPORT

(a) None

6. ITEMS FOR DISCUSSION

- (a) Report from Michael Rosen November 6, 2010 - Planning Area 2
- (b) Neighbourhood Plan Echo Avenue and Eagle Street Area
- (c) Minutes of the Economic Development Committee September 22, 2010

7. ADJOURNMENT

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

DATE: September 21, 2010
TIME: 2:00 p.m.
PLACE: Council Chambers

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

Recording Secretary, K. Burr

ABSENT:
Michael Rosen

1. CALL TO ORDER

The Chair called the meeting to order at 2:02 p.m.

2. LATE ITEMS

3. ADOPTION OF MINUTES

☐ APC minutes of
August 24, 2010

Moved by Raymond Hooper
Seconded by Alan Birtch

THAT the minutes of the Advisory Planning Commission meeting of
August 24, 2010 be adopted.

CARRIED

4. DELEGATIONS/PETITIONS

None

5. CHAIRPERSON REPORT

None

6. ITEMS FOR DISCUSSION

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING
SEPTEMBER 21, 2010
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☐ Rezoning
Application – Juneau

Rezoning Application – Juneau

673 Hot Springs Road

Parcel A, Lot 4, Sec 12, Twp 4, Rg. 29, NWD, Plan 5519

Discussion went around the table and some of the highlighted points were as noted:

- More trees
- Variety styles of the look to each townhouse
- RV parking should be located off of McCombs as opposed to off Hot Springs Road
- Area around McCombs to be kept for single family homes
- Concern with the only driveway access being on Hot Springs Road, double access would be preferred one off of McCombs
- Gated community is preferred
- If not target for 55 and older there should be a play area for children
- Trail/walking path on North or South side of property
- Majority of members were in favor of increasing the density

It was noted that the lot sizes should be looked at as they seem to be on the larger size.

☐ Sakaguchi Property

It was noted that there is interest in increasing density. Until plans have been submitted to the Administrator there will not be any further discussion on this property.

Next meeting is October 19, 2010

7.

ADJOURNMENT

Moved by Harvey Ruggles

Seconded by Alan Birtch

THAT the meeting be adjourned at 3:33 p.m.

CARRIED

Leo Facio
Chair

Krystal Burr
Recording Secretary

TO: CHAIR AND MEMBERS OF THE ADVISORY PLANNING COMMISSION

FROM: MICHAEL ROSEN - PLANNING CONSULTANT

CC: TED TISDALE - CHIEF ADMINISTRATIVE OFFICER

RE: NEIGHBOURHOOD PLANNING AREA 2
REPORTING OUT - NEIGHBOURHOOD PLANNING AREA 2 WORKING GROUP

DATE: NOVEMBER 6, 2010

BACKGROUND

On 15 February 2010, Council passed the following resolution:

THAT a working group be established consisting of local residents who would work with the Village staff and the Planning Consultant to further review the Neighbourhood Planning Framework for Area 2 prior to preparing a bylaw to send to public hearing

The Neighbourhood Planning Area 2 Working Group was formed in late April consisting of the following members:

- ☐ Lois Home
- ☐ Audrey Johnson (representing the Harrison Gospel Chapel)
- ☐ Alan Roth
- ☐ Zoltan Kiss
- ☐ Andy Strothotte
- ☐ Brian Patel

The Working Group held its first meeting in early May, and during the period of May through September, met on four occasions. The process also included a walking tour of the neighbourhood and having all members preparing their own particular planning concepts for the area. The chair of the Advisory Planning Commission attended most of the meetings as an observer.

SUMMARY OF THE DRAFT NEIGHBOURHOOD AREA 2 PLAN

The attached draft Neighbourhood Area 2 Plan is the result of considerable input and perspectives provided by the various Working Group members. There was general consensus on most of the planning concepts within the draft Plan. The Working Group had some interesting discussions regarding density, land use, traffic, and trails. One item that surfaced a number of times is the relationship of the land **within** the Plan area to the land **immediately adjacent** to the Plan area, specifically the south side of Echo and the north side of Lillooet.

To assist Advisory Planning Commission members in their review of the draft Neighbourhood Area 2 Plan, the following key features are highlighted:

- ❑ The area bounded by Lillooet Avenue to the north, Mount Street to the east, Echo Avenue to the south, and Miami Creek to the west is the **Neighbourhood Planning Area 2** boundary;
- ❑ Section 3.2.4 of the OCP notes that **Neighbourhood Planning Area 2** is an area that has the potential to accommodate medium density multi family development by extending the Lakeshore Residential area designation southward;
- ❑ The land use concept for the **Neighbourhood Plan** is shown in **Appendix A** and designates:
 - the land fronting Lillooet Avenue and Eagle Street for multi-family residential development;
 - the land on the north side of Echo between Spruce and Mount to remain single family in character accommodating smaller lots and / or a second smaller dwelling such as a cottage or coach house;
 - the church on the south side of Lillooet to remain as part of the neighbourhood;
 - Bear Avenue between Eagle and Spruce as potentially being closed and disposed of to the adjoining properties when redevelopment takes place, but a trail link would be maintained between the Miami River trail and the new park at Spruce Street;
 - the park along the Miami River to be linked to a new park at the intersection of Spruce and Lillooet that would serve the local park needs of the neighbourhood; and
 - Spruce Street to be potentially closed and converted into a neighbourhood park with that portion of Spruce Street that connects to Echo and potentially to be sold off as a single family lot, but in no way would any existing houses lose their driveway accesses.

Based upon an average density of 30 units per hectare (12 units per acre), it is estimated that the maximum number of new dwelling units would be in the 120 - 150 unit range.

- ❑ Within the **Neighbourhood Plan**, a mix of single family and multi family forms of residential development would be accommodated including:
 - Small residential lot – 400 sq. m. (4306 sq. ft.) minimum lot size;
 - Conventional residential lot – 557 sq. m. (6000 sq. ft.) minimum lot size;
 - Low density multi family residential (townhouse – 35 units / ha. (14 units / acre); and
 - Medium density multi family residential (low rise apartment – 74 units / ha. (30 units / acre); and

- ❑ For the lots on the north side of Echo Avenue, new zoning regulations would be considered that would accommodate small cottages or guest houses in the rear portion of a lot, their size and siting to respect the single family character of the street, and secondary suites would be accommodated within houses on conventional single family lots subject to an amendment to the Zoning Bylaw.

Although not included within the Neighbourhood Planning Area 2 boundary, the Working Group was quite strident that Council should consider increasing densities on the **south** side of Echo Avenue as well. There are a few vacant large lots between Eagle and Mount that in the Working Group's opinion could be developed with smaller lots, and the lots between Eagle and the Miami River were seen by the Working Group as having potential for low density multi family housing.

OPTIONS FOR THE ADVISORY PLANNING COMMISSION

The following options are provided for the Commission's consideration:

- Option 1: Pass a resolution that informs Council that the Advisory Planning Commission is supportive of the draft Neighbourhood Area 2 Plan;
- Option 2: Pass a resolution that informs Council that the Advisory Planning Commission would be supportive of the draft Neighbourhood Area 2 Plan provided that changes would be made to the Plan; or
- Option 3: Pass a resolution that informs Council that the Advisory Planning Commission is not supportive of the draft Neighbourhood Area 2 Plan and provide the reasons

CONCLUSION

Incorporating a Working Group within the neighbourhood planning process has resulted in an improved planning concept for Neighbourhood Planning Area 2. The Working Group members, utilizing their local knowledge of and passion for the neighbourhood considered a number of different ideas and options, and through consensus came up with the land use concept that is reflected within the draft Neighbourhood Plan.

Michael Rosen

Attachment: DRAFT Neighbourhood Area 2 Plan

NEIGHBOURHOOD PLAN ECHO AVENUE AND EAGLE STREET AREA

October 2010

A. BACKGROUND AND PURPOSE

The Village's Official Community Plan (OCP) designates the area bounded by Lillooet Avenue to the north, Mount Street 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.

B. PLANNING AREA STATISTICS

The following general information is provided for the planning area:

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

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 beach and 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 increase as the distance from the lake increases.
- 4) New development shall be designed to cater to full time residents as opposed to part time residents.
- 5) Development proposals shall identify the manner in which existing residents who may be displaced 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 CONCEPT

A number of land use options were considered in the preparation of the **Neighbourhood Plan**. They differed with respect to the amount and location of small (400 square meters) and conventional lots (557 - 697 square meters), and multi family dwellings (townhouses and low rise apartments).

The land use concept for the **Neighbourhood Plan** is outlined in **Appendix A**, the highlights of which are as follows:

- ☐ the land fronting Lillooet Avenue and Eagle Street is designated for multi-family residential development;
- ☐ the land on the north side of Echo between Spruce and Mount is intended to remain single family in character accommodating smaller lots and / or a second smaller dwelling such as a cottage or coach house;
- ☐ the church on the south side of Lillooet would remain as part of the neighbourhood;
- ☐ Bear Avenue between Eagle and Spruce could be closed;
- ☐ the park along the Miami River would be linked to a new park at the intersection of Spruce and Lillooet that would serve the local park needs of the neighbourhood.

Based upon an average density of 20 units per hectare (12 units per acre), it is estimated that the maximum number of new dwelling units would be in the 120 - 150 unit range.

F. POLICY FRAMEWORK

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

1. Land Use and Density

- a) The land within the **Neighbourhood Plan** shall be developed primarily as a residential neighbourhood. Commercial development as part of a mixed commercial / residential project will be accommodated on a small section of the south side of Lillooet Avenue between the Miami River park and Eagle Street. The church on the south side of Lillooet Avenue shall be retained adding diversity to the neighbourhood.

Within the **Neighbourhood Plan**, a mix of single family and multi family forms of residential development may be accommodated based upon the following maximum density limits:

- i) Small residential lot – 400 sq. m. (4306 sq. ft.) minimum lot size with a 12 meter wide frontage except for panhandle lots;
- ii) Conventional residential lot – 557 sq. m. (6000 sq. ft.) minimum lot size

- iii) Low density multi family residential (townhouse – maximum 35 units / ha. (14 units / acre)
 - iv) Medium density multi family residential (low rise apartment – maximum 74 units / ha. (30 units / acre).
- c) The multi family site designated at the east end of Echo Avenue along Mount Road shall be developed in such a manner that vehicular access shall be arranged off of Lillooet Avenue and not Echo.
- d) For the lots on the north side of Echo Avenue designated Single Family, new zoning regulations shall be considered that will accommodate small cottages or guest houses in the rear portion of a lot, their size and siting to respect the single family character of the street.
- e) The Village will consider innovative zoning regulations to retain the character house at the north-west corner of Echo and Eagle.
- f) Secondary suites shall be accommodated within houses on conventional single family lots subject to an amendment to the Zoning Bylaw.
- g) To facilitate the efficient redevelopment of the lands for multi family housing, assembly of existing single family lots is the preferred approach; however, redevelopment options for individual lots shall be provided where possible.
- h) Individual rezoning applications shall demonstrate the manner in which the proposed development will tie into adjacent lands or proposed development and to the neighbourhood as a whole.
- i) Rezoning applications for new development that would result in affordable housing opportunities for seniors or young families and that could be constructed to a higher than normal standard with green building technology will be favourably considered.

2. Building Design and Landscaping

- a) Upon rezoning, multi family residential development shall be included within Multi Family Residential Development Permit Area No. 3 and shall be subject to the applicable guidelines.
- b) Upon rezoning, small lot residential subdivision shall be the subject of development permit guidelines which shall be prepared in conjunction with the rezoning application.

3. Transportation and Access

- a) No new public roads shall be developed within the neighbourhood.
- b) The east end of Echo Road shall continue as a cul de sac and Mount Road between Lillooet and Echo will not be developed as a connecting road.
- c) Bear Avenue may be closed and disposed of to the adjoining properties when redevelopment takes place, but a trail link shall be maintained between the Miami River trail and the new park on Spruce Street.
- d) Spruce Street may be closed and converted into a neighbourhood park. That portion of Spruce Street that connects to Echo could be sold off as a single family lot, but in no way will any existing houses lose their driveway accesses.

4. Parks and Trails

- a) A new neighbourhood park utilizing the Spruce Street and Bear Avenue rights of way shall be created and connected to the residential areas with trails where possible.
- b) As a condition of rezoning, developers will be required to make financial contributions towards the development of the Spruce Street Park.
- c) The trails along the east side of the Miami River and within the Mount Street road allowance shall continue to provide important north – south trail linkages.

5. Infrastructure

- a) Although the Village wide water, sewer, and road systems are considered adequate for new development in the planning area, the adequacy of the existing on-site infrastructure to service new development shall be determined prior to rezoning the lands.

Any required off-site, on-site, or upgrading of existing road frontages shall be the responsibility of the developer and shall be secured at the time of rezoning or subdivision as the case may be.

6. Environment and Hazard Land

- a) Although there are no significant environmental features within the area, the Village shall encourage developers to retain mature trees where possible subject to the preparation of an arborist report.

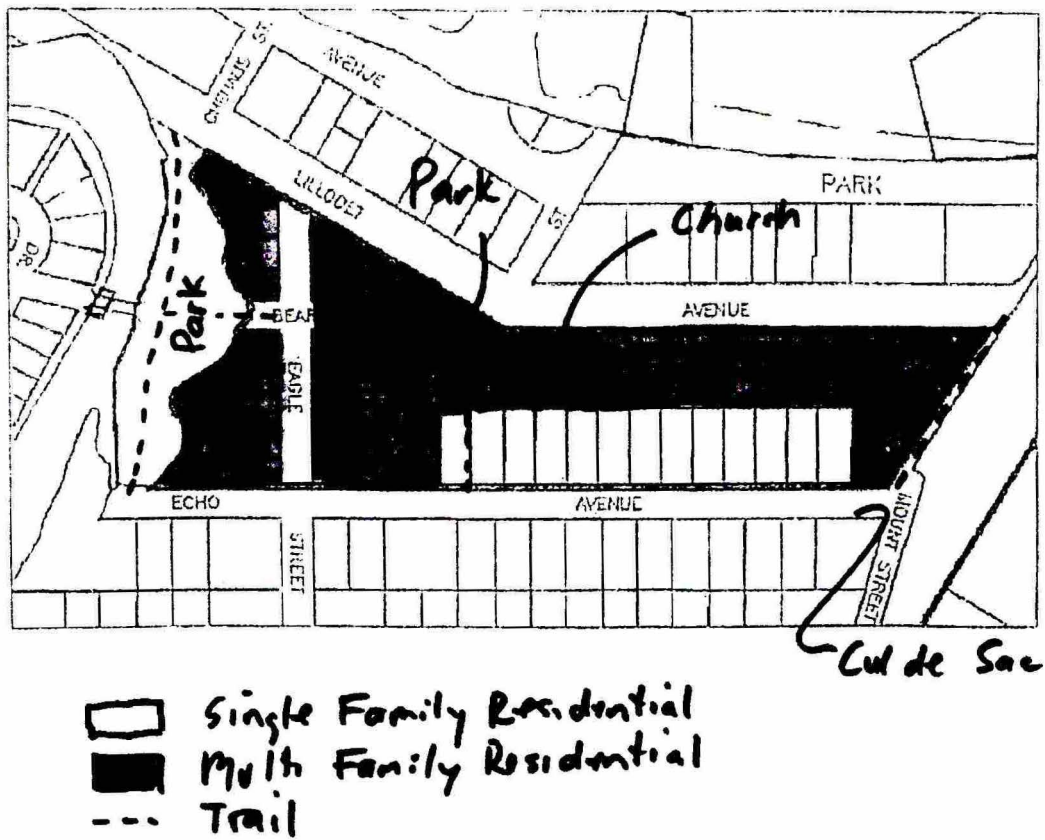
- b) Clustering of development and smaller building footprints are encouraged to minimize the creation of impermeable surfaces.
- c) All development shall conform to applicable flood protection requirements.
- d) Redevelopment of the sites at the far east end of the Neighbourhood Plan area shall be subject to the applicable guidelines within the Geotechnical Hazards Development Permit Area No. 4.

F. CONCLUSION

The Neighbourhood Plan has been devised in accordance with a series of planning principles that are consistent with best management practices related to sustainability. 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.

APPENDIX A

DRAFT LAND USE CONCEPT



Oct 2010

**VILLAGE OF HARRISON HOT SPRINGS MINUTES OF THE
ECONOMIC DEVELOPMENT COMMISSION MEETING**

September 22 2010

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6. ITEMS FOR DISCUSSION

- ☐ **Update on EDC Plan** CEDO Andre Isakov discussed the priority items of the EDC Plan and updated the EDC on the status of these items. Many of the EDC Plan items will be discussed further at the November 23, 2010 Staff/Council retreat.
- ☐ **Entertainment Series Review** Event Coordinator Darlene MacLeod provided the EDC with a review of the 2010 summer Entertainment Series which was a great success with a large attendance on hand for most of the performances. It was noted that visitors are still asking about the sandcastles and retailers are still feeling the impact from their absence. It was requested that CEDO Andre Isakov explore ideas for bringing this type of event back to the Village and report back his findings at the next EDC meeting.
- ☐ **Business Licensing and Regulation Bylaw** Members were asked to review and discuss the Business Licensing and Regulation Bylaw which is going before Council for final reading. It was noted by Danny Crowell that the behavior of local businesses to vendors on Canada Day was disgraceful.
- ☐ **Zoning Bylaw Amendment** The difficulty of vendors vs. permanent businesses was discussed. The impact similarities of this type of scenario and the Festival of the Arts impact on local businesses was discussed.
- ☐ **Sign Bylaw** This Bylaw is before Council for adoption and material was distributed to the EDC members for review and comment. D. Crowell stated that the sign at the pool property may have some changes in the near future.
- ☐ **Rezoning Application - Jatzebski 622/626 Hot Springs Road** CEDO Andre Isakov spoke to this item that was referred from the APC to the EDC. The property owner would like this property rezoned to residential from commercial. The APC requested input as commercial space will be lost in the Village. Mayor Becotte noted that the lot size does not allow for development under the current zoning. Frank Peters stated that he is not comfortable with the rezoning due to the loss of commercial property and questioned the qualifications of the APC. Stephanie Key stated her agreement with Mr. Peters. CAO T. Tisdale stated that the property cannot develop for anything other than convenience store and faces challenges with the zoning bylaw. Land use options were discussed. Chair R. Reyerse noted that the issue is that Tourist Commercial property should be maintained in all areas of the Village.

