

VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

ADVISORY PLANNING COMMISSION MEETING

Date:

Friday, August 27, 2021

Time:

10:00 a.m.

Location:

Council Chambers, Memorial Hall, 290 Esplanade Avenue

Harrison Hot Springs, British Columbia

1. CALL TO ORDER	
Meeting called to order by the Chair.	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF MINUTES	
(a) THAT the Advisory Planning Commission Meeting Minutes of October 16, 2019 be adopted.	Item 4(a) Page 1
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)	Item 5(a) Page 5
6. ADJOURNMENT	

VILLAGE OF HARRISON HOT SPRINGS ADVISORY PLANNING COMMISSION MEETING

DATE:

October 16, 2019

TIME:

10:00 a.m.

PLACE:

Council Chambers 495 Hot Springs Road Harrison Hot Springs, BC

IN ATTENDANCE:

Donna Cooney Ken Gisborne Terry Mitchell Sonia Reverse

Sonja Reyerse Andy Strothotte Brian Williams

Chief Administrative Officer, Madeline McDonald

Planning Consultant, Ken Cossey

ABSENT:

None

Recording Secretary: Pat Perna

1. CALL TO ORDER

The meeting was called to order by the Chief Administrative Officer at 10:00 a.m. The CAO advised the members that they must nominate a Chair for the Commission and opened the floor to nominations.

Donna Clooney nominated Sonja Reyerse to the position of Chair of the Advisory Planning Commission. Brian Williams seconded the nomination.

The CAO called for further nominations a second and third time. Hearing none, she announced that Sonja Reyerse was appointed to the position of Chair by acclamation.

The CAO vacated the Chair's seat and turned the meeting over to Chair Reyerse.

2. INTRODUCTION OF LATE ITEMS

None

3. APPROVAL OF AGENDA

Moved by Ken Gisborne
Seconded by Donna Cooney

THAT the agenda be approved.

CARRIED UNANIMOUSLY APC-2019-10-01

Village of Harrison Hot Springs Minutes of the Advisory Planning Commmission October 16, 2019

4. ADOPTION OF MINUTES

Moved by Terry Mitchell Seconded by Brian Williams

THAT the minutes of the Advisory Planning Commission Meetings held July 4, 2018 and July 23, 2019 be adopted.

CARRIED UNANIMOUSLY APC-2019-10-02

5. ITEMS FOR DISCUSSION

PowerPoint Presentation re: The Purpose and Function of the APC

The Planning Consultant provided a brief overview of the purpose and function of the Advisory Planning Commission.

(a) Report of the Planning Consultant re: Panhandle Lot Policy dated October 2, 2019

Moved by Brian Williams Seconded by Terry Mitchell

THAT the draft Panhandle Lot Considerations Policy be supported as proposed.

CARRIED UNANIMOUSLY APC-2019-10-03

(b) Report re: OCP and Zoning Amendment Bylaws 1142 & 1143 dated October 2, 2019

Moved by Ken Gisborne Seconded by Terry Mitchell

THAT Official Community Plan Amendment Bylaw No. 1142, 2019 be supported on the condition that any future development conform to the Design Guidelines described in Schedule 1-D of the Official Community Plan.

CARRIED

OPPOSED BY COMMISSIONERS STROTHOTTE AND WILLIAMS

APC-2019-10-04

Moved by Ken Gisborne Seconded by Donna Cooney

THAT Zoning Amendment Bylaw No. 1143, 2019 be supported on the condition that the issue of managing overflow parking is effectively addressed and that Cultural Uses are added to the new CD1 zone as a permitted use.

OPPOSED BY COMMISSIONERS STROTHOTTE AND WILLIAMS

APC-2019-10-05

Village of Harrison Hot Springs Minutes of the Advisory Planning Commmission October 16, 2019

(c) Report re: Proposed re-zoning of 622 Hot Springs Road dated October 2, 2019

The Planning Consultant provided a brief summary of the proposed Zoning Amendment.

Moved by Brian Williams Seconded by Andy Strothotte

THAT the Zoning Amendment Bylaw related to 622 Hot Springs Road not be supported because the proposed change to R3 zoning is not consistent with adjacent land use.

CARRIED UNANIMOUSLY APC-2019-10-06

(d) Report re: Proposed re-zoning of 410 Echo Avenue dated October 2, 2019

The Planning Consultant provided a brief summary of the proposed Zoning Amendment.

Moved by Ken Gisborne Seconded by Donna Cooney

THAT the proposed change from R2 to R3 Zoning for 410 Echo Avenue not be supported because of concerns about the potential for negative impacts resulting from increased density at this site.

CARRIED UNANIMOUSLY APC-2019-10-07

Commissioner Strothotte requested that the meeting times change from the morning to the afternoon out of consideration of his schedule. The Chair referred the issue to staff for consideration.

6. ADJOURNMENT

Moved by Donna Cooney Seconded by Brian Williams

THAT the meeting be adjourned at 11:50 a.m.

CARRIED UNANIMOUSLY APC-2019-10-08

Sonja Reyerse	Debra Key
Chair	Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

REPORT TO THE ADVISORY PLANNING COMMISSION

TO:

Chair and members

DATE: August 23, 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:

To seek input from the Advisory Planning Commission (APC) on changing the 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)

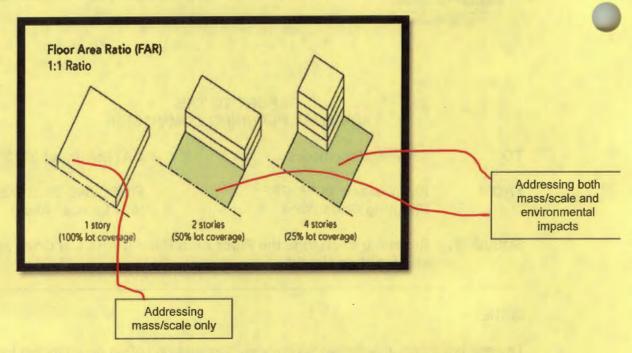
means a ratio between the Building or Structure size and the Lot size, that is used to control the bulk of the Building or Structure;"

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 removed these structures under an approved demolition permit issued by the FVRD.

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
 - 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, and a
 - Public Art contribution up to \$10,000
- Dwelling units disabled or affordable
 - 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.
 - New landscaping on three sides of the public washroom located in Rendall Park, with a two-year warranty program.

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.

Title Review

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

Lake Shore Development Permit Area Requirements

This site is located within the above referenced Development Permit Area. With this designation the development permit will regulate the form and character of the development. The design principles associated with this designation are found within s 4.4.4 of the Village's OCP. With respect to the proposed building height, the design guidelines recommend a maximum building height of 4 storeys, however up to 6 storeys may be permitted along the Village's edges closer to the base of the mountains.

Respectfully submitted;

Ken Cossey

Ken Cossey, MCIP, RPP Planning Consultant

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



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1168, 2021

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

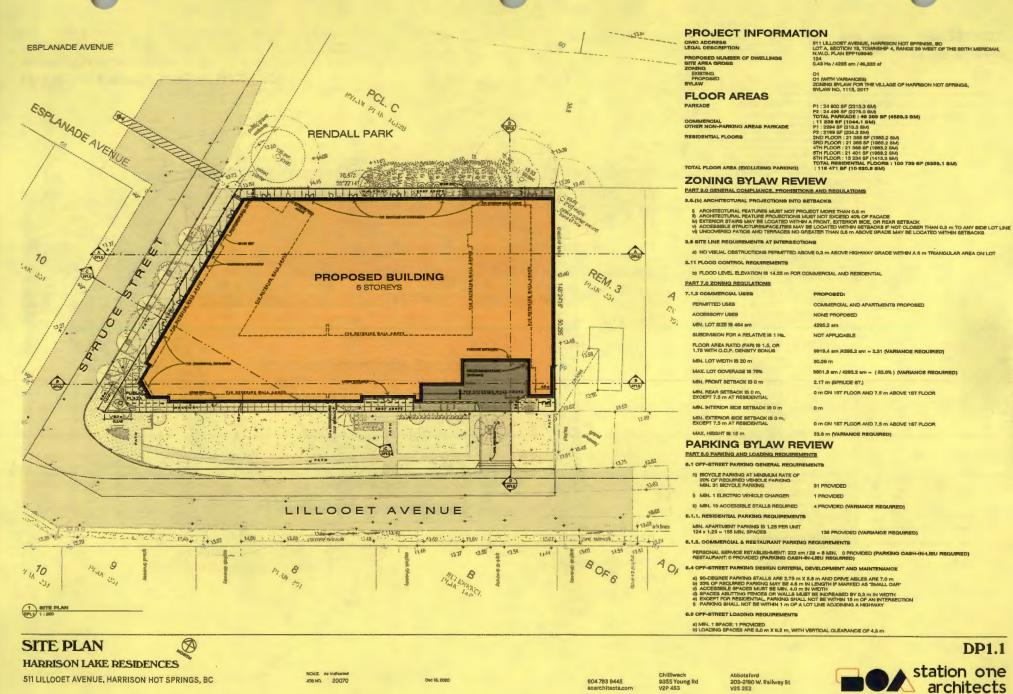
READ A FIRST TIME THI	S 27 TH DAY OF JU	LY, 2021	
READ A SECOND TIME 1	THIS 27 TH DAY OF	JULY, 2021	
A PUBLIC HEARING WAS	S HELD ON THE _	DAY OF _	, 2021
READ A THIRD TIME THI	SDAY	ŐF	2021
ADOPTED THIS	DAY OF	, 2021	
Mover	- CA	orate Officer	
Mayor	Corp	orate Onices	

DEVELOPMENT REGULATIONS FOR THE COMMERCIAL USES

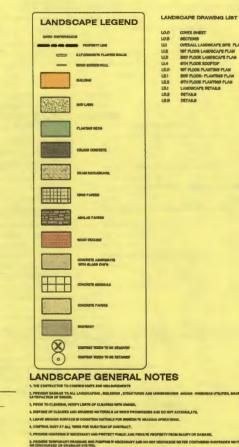
Commercial Development Regulations	C-1 Zone	C-2 Zone	C-3 Zone	C-4 Zone
Minimum Lot Size for subdivision purposes(m²)	464	464	1500 ⁽³⁾ 925 ⁽⁴⁾ 464 ⁽⁵⁾ 16,200 ⁽⁶⁾	464
Subdivision for a relative (Ha)	1	1	1	1 1
Floor Area Ratio	1.5		1.5	1.5
Minimum Lot Width (m)	20	20	20	20
Maximum Density (units / ha)	NA	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



V2P 483



COVER SHEET SECTIONS OVERALL LANDSCAPE SITE PLAN 19T PLOOR LANDSCAPE PLAN 2ND PLOOR LANDSCAPE PLAN 6TH PLOOR ROOPTOP 118 113 114 120 121 122 123 133 133 STH PLOOR ROOPTOP

1ST PLOOR PLANTING PLAN

STH PLOOR PLANTING PLAN

STH PLOOR PLANTING PLAN

LINEWICAPE DETAILS

DETAILS

PETAILS

OVERALL LANDSCAPE SITE PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

OVERALL LANDSCAPE SITE PLAN

20070

PROPOSED BOLLEVARD TREES

Dec 16, 2020

14.00 10.00

--- TREE PROTECTIPON FENCE

13.86

EXISITING TREES TO BE RETAINED

+13.82

1359 1267

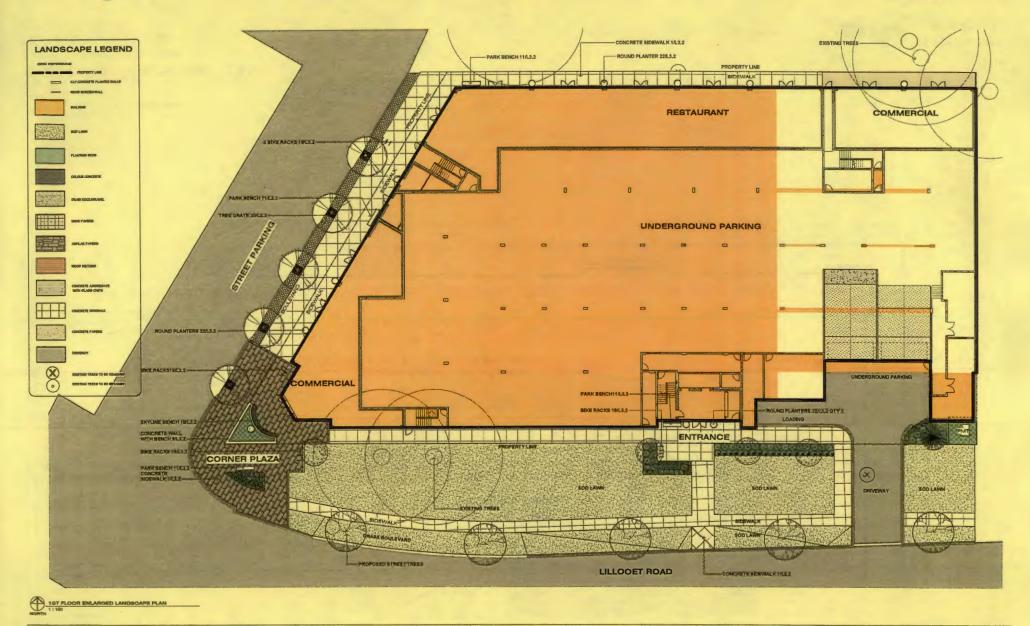


L1.1









1ST FLOOR LANDSCAPE PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

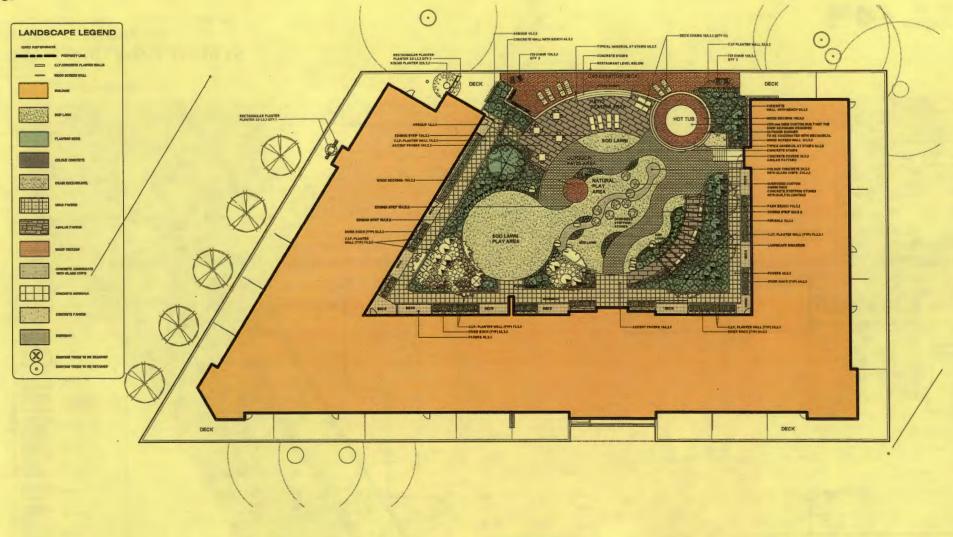
SCALE As Indicated JOB 20070 MO.

Dec 16, 2020

804 793 9445

hillwack 355 Young Rd 2P 483 lebotelard 03-2190 W, Relively St 28 686 station one architects

L1.2



NORTH

END PLOOR ENLARGED LANDSCAPE PLAN

2ND FLOOR LANDSCAPE PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

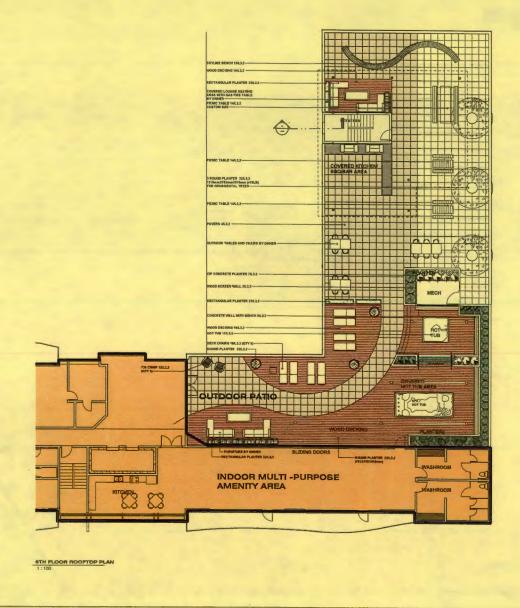
ACALE As Indicated
ACR 20070
NO.

Dec 16, 2020

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6TH FLOOR ROOFTOP

HARRISON LAKE RESIDENCES

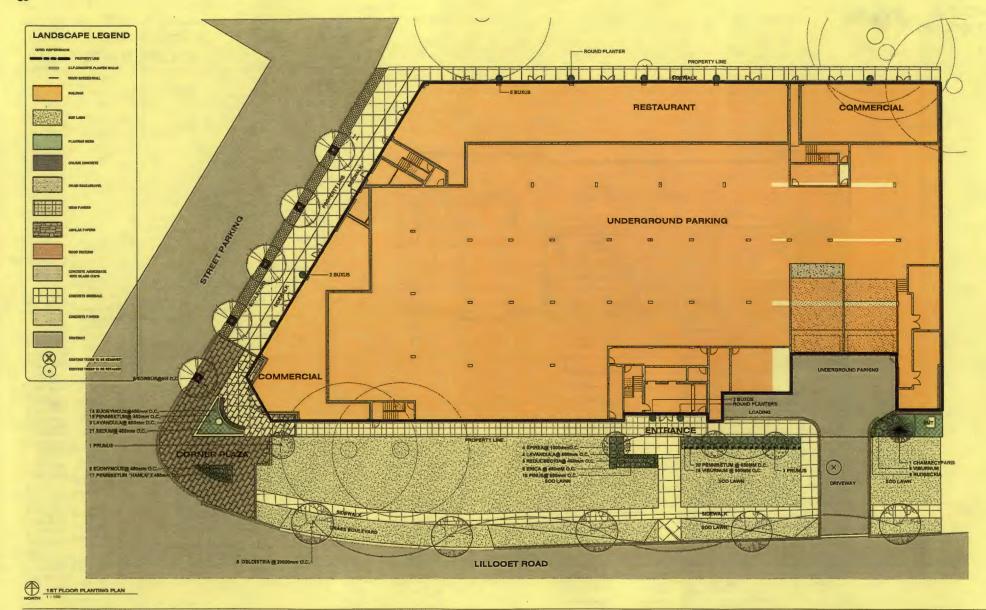
511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

AOS 20070

Dec 16, 2020

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1ST FLOOR PLANTING PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

20070

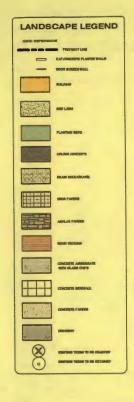
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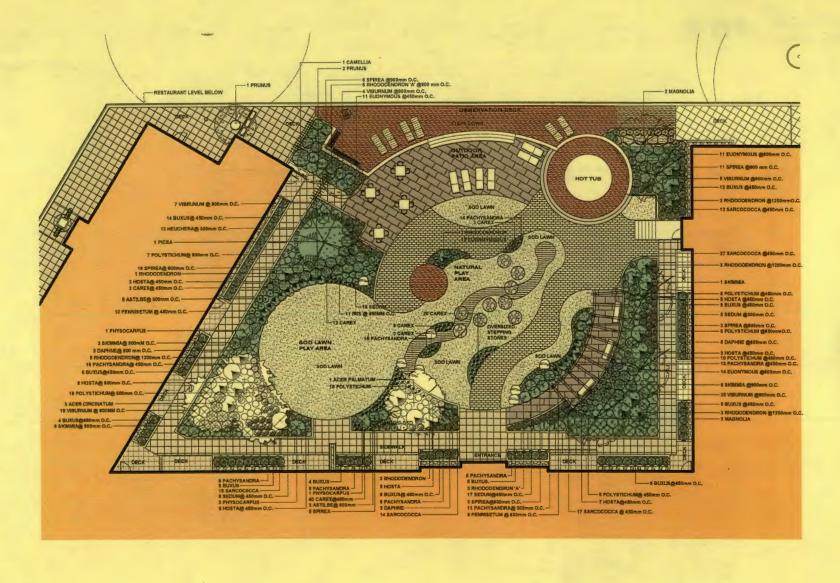
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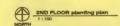












2ND FLOOR- PLANTING PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

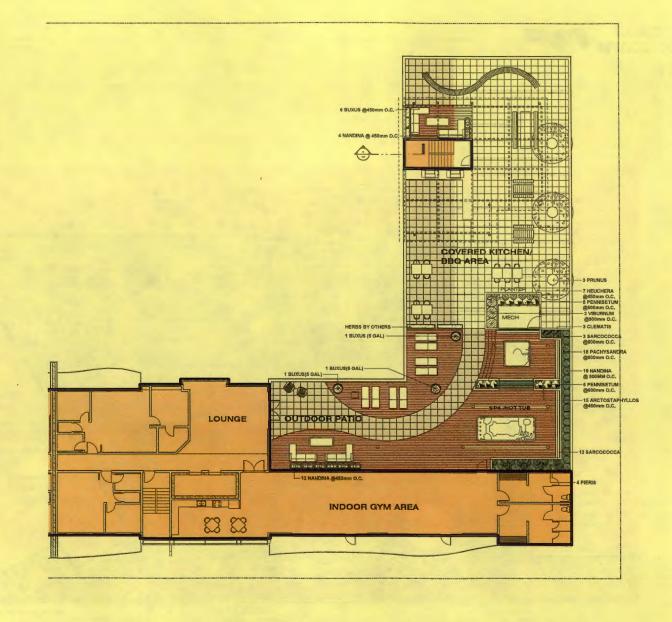
SCALE As indicated JOB 20070 MO.

Dec 16, 2030

04 783 9445 carchitects.com Chillwarck 1385 Young Rd 1/2P 483 Abbetsford 203-2180 W. Railway St J29, 666









6TH FLOOR PLANTING PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

JOB 20070

Dec 16, 2020

604 793 9445 soarchitects.com Chillwack 9365 Young Rd

203-2190 W, Railway V28 6E6

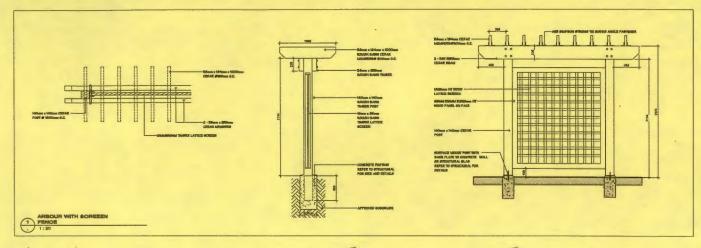


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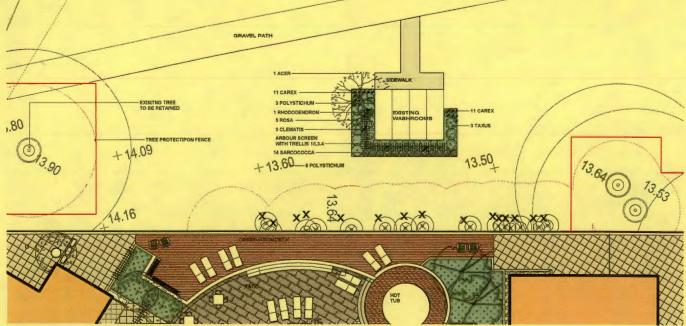












OFF SITE - WASHROOM SCREEN - SHEMATIC PLAN

HARRISON LAKE RESIDENCES

511 & 519 LILLOOET AVENUE, HARRISON HOT SPRINGS, BC

SCALE As indicate JOB 2007 NO.

804 793 9445 soarchitects.com Chillmank 9355 Young Rd VZP 483 Abbetsford 203-2190 W, Railway 6 V26 6F6

