

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

DATE: July 21, 2009
TIME: 4:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE: Leo Facio (Chair)
Lorne Lees (Deputy)
Raymond Hooper
Marg Doman
Brian Bignell
Harvey Ruggles
Alan Birch
Allan Jackson, Councillor

Larry Burk, CAO

Recording Secretary, M. Mucha

ABSENT:

1. CALL TO ORDER

The Chair called the meeting to order at 4:04p.m.

2. ADOPTION OF MINUTES

☐ APC minutes of
May 26, 2009

Moved by L. Lees
Seconded by R. Hooper

THAT the minutes of the Advisory Planning Commission meeting of
May 26, 2009 be adopted.

CARRIED

3. DELEGATIONS/PETITIONS

None

4. CHAIRPERSON REPORT

- ☐ Invitations have been sent out via email for the special council meeting
Retreat on July 29th. The Focus will be on the OCP and what has been
accomplished to date and what needs to be accomplished. Village staff
will provide details that will be ready for pick-up Thursday 23rd, 2009 at
the Village Office.
Confirmed Attendees include: R. Hooper, A. Birch, B. Bignell, H.
Ruggles, A. Jackson, L. Facio.

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The Chairman has reported that at some stage we would like to visit different communities for ideas; this could involve planning a 2 night trip to Tofino around the 3rd week in October. This 'Community Planning' trip has been left in the hands of the CAO. Further locations include Peachland and Westbank which have great development initiatives, where we could find other ideas and features that a resort community might benefit from. Commission members please email whether you prefer the Okanagan area or the Island to leofacio@live.com

A Commission member reports that the financial statements comparing Tofino and Harrison Hot Springs will be brought to the commission in the future. CAO indicated this information and whatever comes of it are outside the mandate of the APC.

5.

ITEMS FOR DISCUSSION

☐Neighbourhood Plan
1

NEIGHBOURHOOD PLAN 1 – INITIAL REPORT

The CAO reported on the planning proposal of the Pine Avenue area, noting from the proposal the 5 basic issues that the committee should concentrate on.

- The developers are ready to go and we would like to be accommodating.
- We need to define the difference between a townhouse, single family, and multiple family lots.
- A development similar to Garrison Crossing would be great in Harrison and could accommodate a grocery store and/or bank; commercial units should be centralized in the Village. We need to plan to go green and have walking distance for these types of amenities.
- A convenience store and gas station may occur in the future on Bentley property.
- We should not allow drive- thrus anywhere in the Village.
- Commercial units are permissible; however, we do not want the look of a strip mall. (OCP)
- Maintaining and enhancing the life of existing residents is a prime consideration with any planning ideas.
- Concerns were expressed that we are making the development process very long. The developers have been waiting 3.5 years, and we have created a reputation for being difficult to work with.
- Hot Springs road is about the only frontage suitable for commercial development because of traffic and accessibility.
- Perhaps the acreage across from tugboat junction would be ideal for a commercial development; however it may not be big enough unless we

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would like a strip mall.

Five Redevelopment Challenges

Q1. Is the infrastructure capable of accommodating an increase in development?

Our area has adequate ability to service the area with sewer and water; any changes will fall under the developer's responsibility. Drainage will be a development driven accommodation.

Access will involve improvements at Hot Springs road including right turn lanes. Traffic studies may be required if commercial is contemplated especially. Any development planning in this area may include new internal roads. Furthermore, McCombs has a history of speeders so designating that as a collector may be politically sensitive.

Q2. How can smaller single family lots be accommodated in the neighborhood without unduly impacting upon the existing surrounding neighborhood?

Development may occur over a 20-25 year time frame. Hopefully we can provide a positive impact through phasing depending on the extent of any individual proposal.

New design standards should support green space, transitions, buffers, walkways and parks. Development in the area should have a good understanding of what VHHS wants here before starting to plan.

VHHS needs to deal with flood concerns overall, not just here. Dyke work at the lake will require government funding.

Luring families to the Village of Harrison will contribute to sustaining our growth strategy. Therefore, housing styles and types must complement whatever demographic we want to encourage. This comes from FVRD and VHHS growth strategy documents.

VHHS has to begin the process of reviewing our DCC fees. We are limited in what we can charge because we have limited infrastructure which requires extension or upgrading which benefits new or existing areas.

Developers must come forward with ideas will bring plans including commercial, multiple, and single family ideas before we can make any specific comments.

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It was suggested that Commercial development may be difficult to finance. Therefore getting developers to consider commercial will be dependent on financing. Good business plans may be required.

Big box groceries are not likely to come here. Smaller concept stores such as IGA Marketplace or G & H Groceries might be interested in coming forward. Designs with logs and lots of wood would be suitable for Harrison. If we do not have the support of the public we would have difficulty with planning ideas. A public hearing is essential. The commercial unit has to be an appropriate size in order to accommodate new business coming to town.

Q3. How can the lands be developed without creating an unpleasant streetscape along Hot Springs Road?

OCP standard suggests a density of 25 units per hectare. APC is not opposed to commercial development with caveat. Any development will include improvements to the water and sanitary system, streetscape, and Hot Springs Road.

Parking spaces for a 17,000 sq. ft of commercial is approximately 65. Underground parking will be key.

APC discussed that any form of commercial might be better dealt with on the Westside of Hot Springs Road (Kingma); however that will be for later consideration. The impact a grocery store in this location would have on existing merchants downtown will be considered during public consultation.

Ideally APC would like to see a Grocery store. It can include some Professional space; such as, Real-estate office, notary, medical/ dental space as opposed to retail of any kind. Development in this area should focus on amenities for residents as opposed to tourist type commercial.

Motion by L. Lees

Seconded by H. Ruggles

That the commercial space be limited to a grocery store rather than leaving it open to being any type of commercial unit.

CARRIED
OPPOSED BY A. BIRCH

A. Birch reported concerns regarding the population in Harrison and whether we were capable of supporting new business.

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The Chairman reported that we are dedicated to growth and sustainability and development is the key.

Q4. What Important Design features should be included in New Housing development?

Instituting a good design criteria that future development can use. Design should include depth, set back, no vinyl siding, landscaping, open green space, wider areas with walkways and lighting, low level lighting, and units should not look the same.

Next meeting will be Monday August 17th, 2009 4:00pm

Reminders will be sent out by email

□Neighbourhood Plan
2

NEIGHBOURHOOD PLAN 2 – INITIAL REPORT

Left for next meeting.

6.


ADJOURNMENT


Moved by H. Ruggles
Seconded by B. Bignell

THAT the meeting be adjourned at 6:06p.m.

CARRIED

Certified a true and correct copy of the minutes
of the Advisory Planning Commission meeting
held on July 21, 2009 in Council Chambers,
Village of Harrison Hot Springs, B.C.


Larry Burk (CAO)


Liso Facio (Chair)