

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

DATE: September 22, 2009
TIME: 4:00 p.m.
PLACE: Council Chambers

IN ATTENDANCE:

Lorne Lees (Deputy Chair)
Raymond Hooper
Brian Bignell
Alan Birtch
Marg Doman

Larry Burk, CAO

Recording Secretary, M. Mucha

ABSENT: Allan Jackson, Councillor
Leo Facio (Chair)
Harvey Ruggles

1. CALL TO ORDER

The Deputy Chair called the meeting to order at 4:03 p.m.

2. ADOPTION OF MINUTES

☐ APC minutes of
August 17, 2009

Moved by M. Dorman
Seconded by R. Hooper

THAT the minutes of the Advisory Planning Commission meeting of
August 17, 2009 be adopted.

CARRIED

3. DELEGATIONS/PETITIONS

None

4. CHAIRPERSON REPORT

None

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5. ITEMS FOR DISCUSSION

**□ Report on
Neighbourhood Plan
Area 1 & 2**

M. Rosen briefly discussed his report which covered Neighborhood Plan Area 2. Area 2 suggests higher densities than Area 1. This is primarily because of its location close to central core of Village. Current Zoning is R2 but R4 also exists.

When we start planning we need to have a good understanding of the existing infrastructure and pre-determine methods we can use to minimize impact on existing neighborhood.

- Will people be displaced?
- Can older homes co-exist with new homes?
- Will the proposed density be high enough to enable developers to afford to purchase the land and still develop it?
- What can we do in regards to design features to promote sustainability, social, financial and environmental?

The Commission discussed Neighborhood Plan 2 and believes any current issues could be overcome by developers.

The CAO reported on current applications in Neighborhood Plan 2 area. Demand for *Pan Handle* lots may arise with narrow and/or short lots. , The current depth creates difficulty with different options. Optimally consolidating 4, 5 or even 6 lots can be done to allow for development.

M. Rosen stated that these 2 options are only a starting point and we are open to other alternatives.

The Commission discussed the demographics of new buyers; which will likely be early retirees.

M. Rosen described the Echo area as unique and "quirky" and commented on the very wide streets. Furthermore, he discussed Garrison Crossings ability to create separate pods within the same area through the use of design features; they combined mf, 3-storey, and dormer design feature to promote uniqueness

Closing Spruce Street and/or Bear Avenue would be details for a later date. Closing some could create a potentially decent size development site.

The Commission discussed the potential for existing home owners to re-size their lots if they found any benefits of chunking off their land.

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The Commission discussed their thoughts on suites vis a vis current financial situations of many new home owners. Public meeting attendees did not seem to be concerned either way to whether suites were acceptable or not.

Options to incorporate a lane in the back of the houses would suggest no access in the front and be a position aspect for design features.

The developer takes on all risk in regards to researching demographics with respect to proceeding with a development idea of his choice.

The CAO reported that the Village of Harrison is years behind the time vis a vis secondary. There should be an area where suites are permitted as long as parking is not an issue. As well, wide road standards are a deficit environmentally and economically.

The Commission discussed current parking issues and commented on different situations and outcomes. Parking issues are inevitable with all municipalities.

The CAO suggested that smaller communities do not have the opportunity to have affordable housing because of limited space. We would like to give the developers comfort by pre-planning areas so that they can assemble lands to one option or another.

Building and layout design is the key factor to making the development unique and having the community accept new development ideas.

Motion by B. Bignell
Seconded by L. Lees

THAT the Advisory Planning Commission recommend to Council an option that would allow for a density of 35 units per hectare, subject to the application of design guidelines within the area.

CARRIED

Any concerns from the public will be raised at the next public meeting.

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□Report of CAO –
Public Consultation
Meeting held
September 16, 2009

Public Consultation Meeting for Area 1 held on September 16, 2009

The CAO reported on the public consultation meeting which was reasonably well attended.

The Commission reviewed the public meeting comments. Once we receive all comments from various groups and meetings we will collaborate on the results and look for common themes.

No strong opinions from the public have been brought to the table at this point.

□Report of CAO –
Site Layout at 853 Hot
Springs Road – 2
options

SITE LAYOUT AT 853 HOT SPRINGS ROAD –

New options for site layout at 853 Hot Springs Road have not yet been brought to the table.

The next meeting will be held October 20th, 2009 at 4:00pm.

6.

ADJOURNMENT

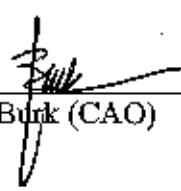
Moved by R. Hooper
Seconded by A. Birch

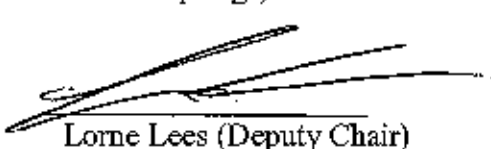
THAT the meeting be adjourned.

CARRIED

The meeting adjourned at 5:50pm

Certified a true and correct copy of the
minutes of the Advisory Planning
Commission Meeting held September 22,
2009 in Council Chambers, Village of
Harrison Hot Springs, B.C.


Larry Burk (CAO)


Lorne Lees (Deputy Chair)