

**VILLAGE OF HARRISON HOT SPRINGS
MINUTES OF THE SPECIAL MEETING OF COUNCIL**

DATE: February 26, 2014
TIME: 8:45 a.m.
PLACE: Harrison Hot Springs Resort and Spa, Fraser Room
100 Esplanade Avenue, Harrison Hot Springs,
British Columbia

IN ATTENDANCE: Mayor Leo Facio
Councillor Allan Jackson
Councillor Sonja Reyerse
Councillor John Buckley
Councillor Zoltan Kiss

CAO, Ian Crane
DCAO/Corporate Officer, Debra Key
Manager of Development and Community Services, Lisa Grant
Manager of Revenue Services, Cindy Richardson
Director of Finance, Dale Courtice
Operations Manager, Ian Gardner
CTQ Consultant, Michelle Sorenson

Recording Secretary: Krystal Sobie

ABSENT:

1. **CALL TO ORDER**

Mayor Facio called the meeting to order at 8:45 a.m.

2. **INTRODUCTION OF LATE ITEMS**

- Re-Branding

3. **APPROVAL OF AGENDA**

Moved by Councillor Buckley
Seconded by Councillor Reyerse

THAT the agenda be approved as amended.

**CARRIED
UNANIMOUSLY**

4. **DELEGATIONS**

None.

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5.

REPORTS FROM STAFF

**Report of Manager of Development and Community Services –
February 20, 2014**

Re: Land Economics

Lisa Grant, Manager of Development and Community Services introduced Jay Wollenberg from Coriolis Consulting Corporation.

Mr. Wollenberg provided Council with an overview of urban development and how that may be facilitated or encouraged. In the presentation, Mr. Wollenberg provided an analysis of the financial feasibility of proceeding with a project; what factors affect its viability, including market conditions, land cost, construction cost and municipal costs; and, the availability of incentives that impact its success.

He also noted that decreasing parking may not be a selling feature. This is an item that should be kept in a policy/bylaw.

Some communities are eliminating DCC's, in particular areas throughout the community, to encourage development.

Property tax revitalization exemptions work well for commercial space and rental residential but there is no proof in the marketplace yet stating that it works for a strata title unit.

Properties that require rezoning are often a deterrent for developers. Developers are willing to take market and construction risks, but political risks are often a deal breaker.

He concluded by saying, "the key to encouraging development is being aware of what you want the community to look like in the future".

Re-Branding

Discussion ensued regarding an initiative to create an image making Harrison a destination that will encourage people to want to move and live in Harrison. Tourism is well established; however, livability needs more focus and it was suggested that a new marketing scheme might include the environment and outdoor recreation. It was suggested that the new website might showcase stories about the Village and what is available. The item was referred back to staff to develop some further suggestions or ideas for presentation to Council.

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6. **BYLAWS**

None.

7. **QUESTIONS FROM THE PUBLIC**

None.

8. **ADJOURNMENT**


Moved by Councillor Buckley
Seconded by Councillor Kiss

THAT the meeting be adjourned to February 26, 2014 at 1:00 p.m.

**CARRIED
UNANIMOUSLY**



Leo Facio
Mayor



Debra Key
Corporate Officer