



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

ADVISORY PLANNING COMMISSION MEETING

Date: Wednesday, October 4, 2023
Time: 7:00 p.m.
Location: Council Chambers, Village Office, 495 Hot Springs Rd
 Harrison Hot Springs, British Columbia

THIS MEETING WILL BE CONDUCTED IN-PERSON AND VIA ZOOM VIDEO CONFERENCE

1. CALL TO ORDER	
Meeting called to order by the Planning Consultant.	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF MINUTES	
(a) THAT the Advisory Planning Commission Meeting Minutes of August 30, 2022 be adopted.	Page 1
5. ITEMS FOR DISCUSSION	
(a) Election of a Chair (b) Report of Planning Consultant Re: 511 Lillooet Avenue	Page 3
6. ADJOURNMENT	

VILLAGE OF HARRISON HOT SPRINGS
ADVISORY PLANNING COMMISSION MEETING

4(a)

DATE: Tuesday, August 30, 2022
TIME: 10:00 a.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Sonja Reyerse, Chair
Ken Gisborne
Andy Strothotte
Donna Cooney
Brian Williams

Chief Administrative Officer, Madeline McDonald
Deputy CAO/Corporate Officer, Debra Key
Planning Consultant, Ken Cossey

ABSENT:

Recording Secretary: T. Kafi

1. **CALL TO ORDER**

Chair Reyerse called the meeting to order at 10:00 a.m.

2. **INTRODUCTION OF LATE ITEMS**

None

3. **APPROVAL OF AGENDA**

Moved by Brian Williams
Seconded by Ken Gisborne

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
APC-2022-08-01

4. **ADOPTION OF MINUTES**

Moved by Donna Cooney
Seconded by Ken Gisborne

THAT the Advisory Planning Commission Meeting Minutes of January 13, 2022 be adopted.

**CARRIED
UNANIMOUSLY**
APC-2022-08-02

5. ITEMS FOR DISCUSSION

- (a) Report of Planning Consultant- August 25, 2022
Re: The Official Community Plan (OCP) Bylaw No. 1184, 2022

The Planning Consultant provided a powerpoint presentation of the Official Community Plan update which included general information on what an Official Community Plan is, as well as a review of the OCP technical topics, the community consultation strategy and major changes to the current OCP

Moved by Ken Gisborne
Seconded by Andy Strothotte

THAT on page 3, Section 2.2 under Goal 5 the following sentence be added: "In order to ensure the protection or appropriate replacement in the urban forest canopy, all development shall be guided by and be subject to the Village's Tree Protection Bylaws and the Urban Forest Master Plan, as amended from time to time".

CARRIED
UNANIMOUSLY
APC-2022-08-03

Moved by Andy Strothotte
Seconded by Donna Cooney

THAT on page 35, Section 9.1 under the heading "Wastewater Management", be amended to read "Wastewater Management – including Sanitary Sewer and Stormwater Management" and delete the entry with the heading "Stormwater Management" in its entirety

CARRIED
UNANIMOUSLY
APC-2022-08-04

6. ADJOURNMENT

Moved by Brian Williams
Seconded by Donna Cooney

THAT the meeting be adjourned at 11:01 a.m.

CARRIED
UNANIMOUSLY
APC-2022-08-05

Sonja Reyerse
Chair

Debra Key
Corporate Officer



VILLAGE OF HARRISON HOT SPRINGS

ADVISORY PLANNING COMMISSION REPORT

TO: Chair and Commission DATE: October 4, 2023
FROM: Ken Cossey MCIP, RPP Planning Consultant FILE: 3360-20-Z02/21 (511 Lillooet Ave)
SUBJECT: Rezoning Amendment Bylaw

ISSUE:

The Amendment Bylaw proposes to change the current Floor Area Ratio (FAR), from 1.5 to 1.78, change the Lot Coverage from 75% to 76.9% and change the Building Height from 15 M to 22.8 M.

BACKGROUND INFORMATION:

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.



Development History for this Application

The original application for this project was received in 2021. The amendment bylaw received 1st and 2nd reading at the July 27, 2021 Regular Council Meeting. Public and external agency input and comments for this project was conducted as follows:

- 1. The developer hosting an open house in August 2021,

2. Referring the proposed bylaw to the APC, the Ministry of Transportation and Infrastructure, the Village's Fire Department, and the FVRD, and
3. The setting up of a public hearing in October 2021.

Based upon a report dated February 16th, 2022, Council passed the following motion at the March 7th, 2022 Regular Council Meeting:

“THAT Zoning Amendment Bylaw 1168, 2021 not be given any further readings until the following have been provided and accepted by Council.

- a. A View Impact Study
- b. A Sun/Shade review
- c. A tree survey, including on-site trees and those which border the site on public property
- d. A Parking Plan, including any potential impact on the Boat Launch Parking Area
- e. A Local Traffic Impact Review
- f. A Crime Prevention Through Environmental Design review of the proposed community washrooms and the proposed development
- g. Completed negotiations as per the Community Amenity Contributions policy
- h. Information outlining how has the application intends to address the reduction of their carbon foot print for this project, and
- i. All the on-site parking requirements have been met or arrangements have been made to address the issue that are satisfactory to Council”.

On June 8, 2022, the Village received the requested information. During the Council meeting of August 8, 2022, the amendment bylaw did not receive 3rd reading.

The developer's agent was advised of the refusal and staff indicated that they had three options to follow, as outlined below:

1. Wait a year and reapply with no changes to the application,
2. Substantially revise and resubmit, or
3. Follow the current Zoning Bylaw requirements.

The developer opted to substantially revise and resubmit the application.

SUMMARY COMPARISON OF THE EARLIER PROPOSAL AND THE REVISED PROPOSAL:

Listed below in a chart is a comparison of the two proposals.

Issue under Consideration	Past Application	Bylaw Change Required	Revised Application	Bylaw Change Required
Floor Area Ratio (1.75 – with density bonusing)	2.31	Yes	1.78	Yes
Lot Coverage (75%)	83.9%	Yes	76.9%	Yes
Building Height (15 M) (possible to go to 18 M)	22.8 M	Yes	22.8 M	Yes
Storeys	6		5	
Commercial Space	587.8 M ² (6327 ft ²)		522.09 M ² (5620 ft ²)	
Number of Dwellings	108		80	
Bike stalls	50		26	
Electric Vehicle Chargers	126		Unknown	
Parking stalls required	169	Yes	132 (all are on-site)	No
Accessibility Parking Stalls	10	Yes	10	No
Community Amenity Contributions	\$30,000		\$30,000	
Off-site parking	Proposed agreement was required		N/A	
Disability/Affordable housing offer	10%		Adaptable only 10%	
Trees	Retaining 6 out of 33		Retaining 19 out of 33	
View Corridor	Off setting above ground floor; 2 M on the 1 st floor and 3 M from the 2 nd floor to the 6 th floor		Off setting above the ground floor; 4.3 M from the 1 st floor to the 5 th floor	
Roof top amenity area	Available to the users only		Available to the residents and users	
Washroom upgrade Rendall Park	One year warranty		Two-year warranty	

Landscaping maintenance	One year warranty		Two-year warranty	
Public Plaza area	No		Corner of Lillooet Avenue and Spruce Street	

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)

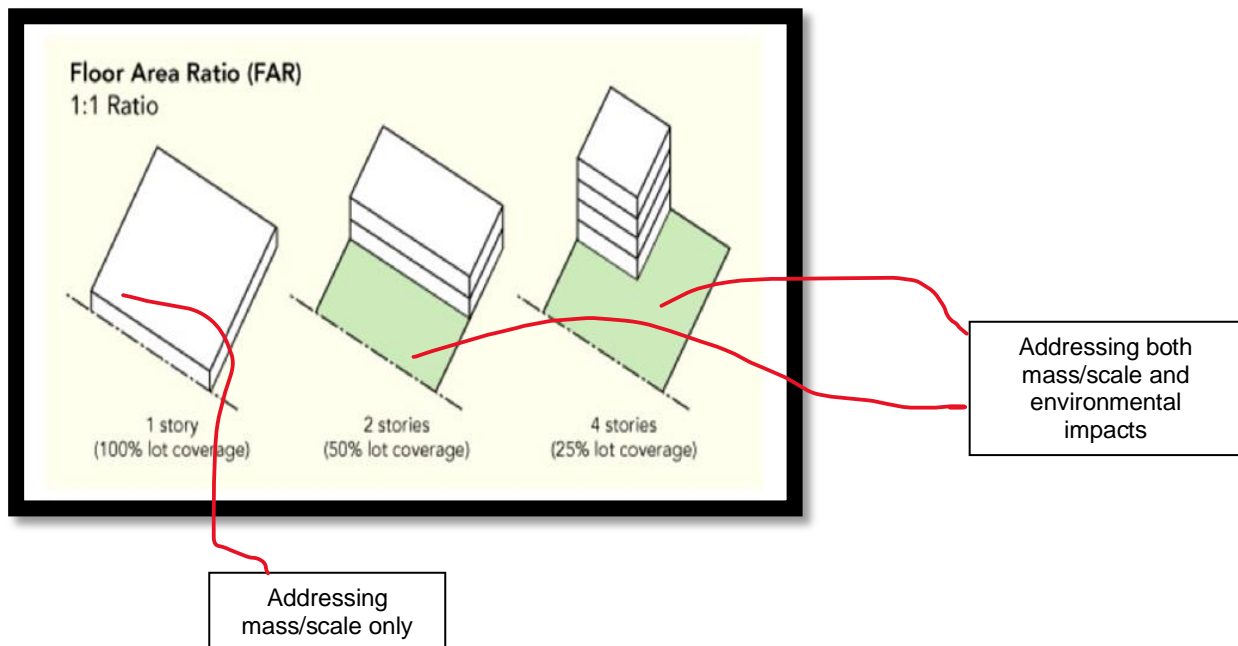
means a ratio between the Building or Structure size and the Lot size, that is used to control the bulk of the Building or Structure;”

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

Public Realm Improvements - as offered by the developer

The following public realm improvements have been offered by the developer:

- Parking and streetscape improvements
 1. 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; and
 5. Community Amenity Contribution - \$30,000.
- Dwelling units – disabled or affordable
 1. Minimum 10% of the residential units will be adaptable units (Note – 80 total units are being proposed for this development,

some for commercial use for short-term rentals and some for residential uses)

- Additional amenities are being offered
 1. Development of a public plaza, at the corner of Lillooet Ave and Spruce Street;
 2. New landscaping on three sides of the public washroom located in Rendall Park, with a two-year warranty program; and
 3. The top floor amenity area will be open to both the public and the users of the building.

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.

Agency Referrals

Staff recommended that the following bodies be informed about the project and ask that they provide feedback on the project.

1. Advisory Planning Commission,
2. The Village’s Fire Department, and
3. The Ministry of Transportation and Infrastructure

Please note that all the referral agency comments must be received by staff prior to any Public Hearing being held, as these comments must be shared with the public during the Public Hearing.

Title Review

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

Public Notification Meeting

As outlined in the Village’s Development Procedures Bylaw # 1090, 2016, specifically s. 11.0, Council requested that the developer hold a Public Notification meeting. This meeting was held on February 10, 2023.

Respectfully submitted:



Ken Cossey, MCIP, RPP
Planning Consultant
Attachment (1) Zoning Amendment Bylaw 1193, 2023



VILLAGE OF HARRISON HOT SPRINGS BYLAW NO. 1193, 2023

A bylaw to amend the 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. 1193, 2023**".

TEXT AMENDMENT

That:

- (a) Under the C-1 Zone "Development Regulations for the Commercial Uses" for the Floor Area Ratio regulation. The following number is deleted in its entirety "1.5" and the following number is inserted in its place "1.5⁽⁸⁾".
- (b) Under the notes section the following is inserted after the word "use"
"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 maximum allowable Floor Area Ratio must not exceed 1.78."
- (c) Under the C-1 Zone "Development Regulations for the Commercial Uses" for the Lot Coverage regulation. The following number is deleted in its entirety "75" and the following number is inserted in its place "75⁽⁹⁾".
- (d) Under the notes section the following is inserted in its entirety;
"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 maximum allowable Lot Coverage must not exceed 76.9%."
- (e) Under the C-1 Zone "Development Regulations for the Commercial Uses" for the Maximum Height regulation. The following number is deleted in its entirety "15" and the following number is inserted in its place "15⁽¹⁰⁾".
- (f) Under the notes section the following is inserted in its entirety;
"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 Maximum Height must not exceed 22.8 M."

READ A FIRST TIME THIS 15th DAY OF May 2023.

READ A SECOND TIME THIS 15th DAY OF May 2023.

A PUBLIC HEARING WAS HELD ON THE _____ DAY OF _____, 2023.

READ A THIRD TIME THIS _____ DAY OF _____, 2023.

ADOPTED THIS _____ DAY OF _____, 2023.

Mayor

Corporate Officer

511 Lillooet Ave - Zoning Amendment

Presentation for the Advisory Planning Commission
October 4, 2023

Proposal

To amend the text of the Harrison Hot Springs Zoning Bylaw No. 11115, 2017 to permit the following on a site-specific basis:

- An increase in permitted FAR from 1.75 (including bonuses) to 1.78
- An increase in the maximum allowed Building Height from 15 to 22.8
- An increase in the permitted lot coverage from 75% to 76.9%



Summary of Revisions

Category	Initial	Revised
FAR	2.31	1.78
Lot Coverage	83.8%	76.9%
Tree Retention	6 of 33	19 of 33
Parking	Major Variance Requested	Compliant
Dwelling Units	108	80
Storeys	6	5
Public Plaza Amenity	No	Yes

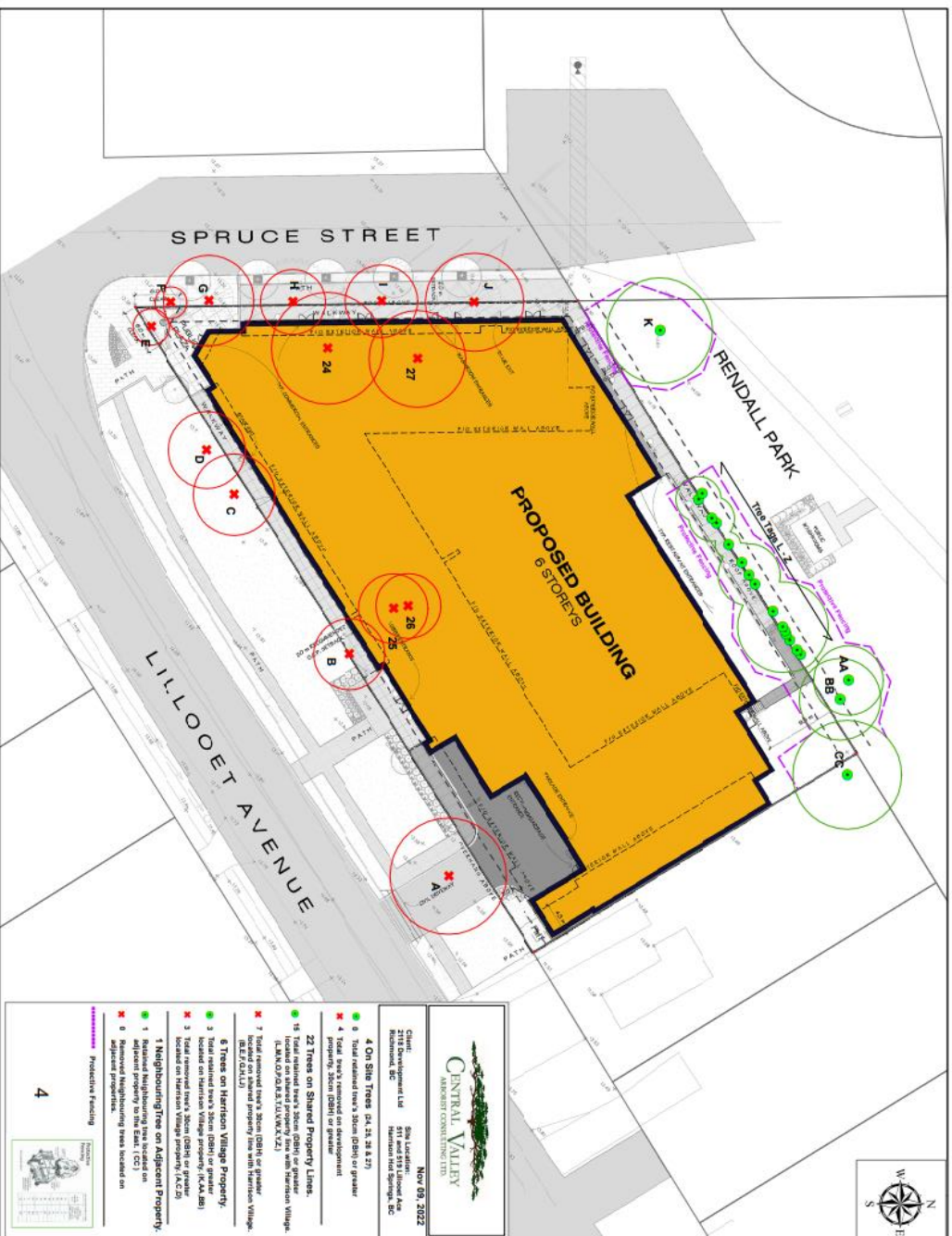
Proposed Development Breakdown

- 84,180 ft² of residential space (80 dwelling units)
- 4061ft² of indoor amenity space
- 13,952 ft² outdoor amenity space inclusive of a rooftop lounge, public plaza and outdoor courtyard
- 5620 ft² commercial space comprised of a 60 seat, 22290 ft² restaurant and 3330 ft² of personal service space.



Tree Retention

- Trees located adjacent Rendall Park have been retained.
- A total of 19 of the 33 identified trees will be retained.
- To offset the loss of vegetation the developer will work with the Village Staff and plant additional trees within the Village.



Traffic

- A Traffic and Parking Study, dated July 27, 2022, was completed by CTS Traffic Engineering Specialists. The study was based on a higher density of the same use and thus the findings will still apply to the development.
- The report estimated that the site would generate approximately 48 peak hour trips.
- Intersection capacities were analyzed and it was determined that the added traffic from the proposed development would be negligible as performance and Levels of Service were maintained.



Access and Parking

- Access to the proposed development will be via Lillooet Avenue to a 2-story underground parkade.
- The development proposal exceeds the requirements for on-site parking outlined within the Village zoning bylaw with 132 vehicle parking stalls and 26 bicycle parking stalls provided.
- Additional existing street parking is also available.
- Lillooet Avenue is under the jurisdiction of the Ministry of Transportation and Infrastructure. An access permit has been issued.



Aerial street view and overlay of the proposed building. Source Google Earth

Fire Safety and Design

- All exterior cladding materials will be non-combustible
- The building will be fully sprinklered
- Each condominium suite will have a minimum of a 1- hour fire separation between it and the adjacent suites beside it, and for the floors above & below it.

Community Benefit

- Community Amenity Contribution of \$30,000 to be used at the discretion of the Village
- Improvements to the Public Realm: BBQ stands, bike rack, public benches, public plaza
- Upgrade to Rendall Park Washrooms with a 2-year warranty program
- New sidewalks, curbs and storm drainage
- Addition of Bus Shelter and Bench at Eagle Street Bus stop
- New public trees and landscaping improvements

Local Connection



- The Developer and his family reside locally in the Village of Harrison Hot Springs and are good community partners.
- A sales center to promote local real estate has been constructed using local contractors and will employ and cater to local businesses in the Village.

Summary of Rationale

- The proposal is in keeping with the intended land use defined within the OCP.
- The proposed design is consistent with Village objectives and Design Guidelines in Schedule 1-D of the OCP. A range of street fronting, commercial businesses at ground level are proposed along with attractive streetscape esthetics that contribute to the appearance of a high quality lakeside resort community.
- The site design is in accordance with the View Preservation Strategy and will enhance lakeshore viewing opportunities through the addition of outdoor public amenity space.
- This proposal contributes to growth through densification and supports the expansion of the local economy through available employment and shopping opportunities.
- The development will improve pedestrian connections to the Lakeshore area and other public amenities. Streetscape improvements and the addition of a public plaza will encourage walking and social interaction within the village core.