



VILLAGE OF HARRISON HOT SPRINGS NOTICE OF MEETING AND AGENDA

ADVISORY PLANNING COMMISSION MEETING

Date: Thursday, December 7, 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 Chair.	
2. INTRODUCTION OF LATE ITEMS	
3. APPROVAL OF AGENDA	
4. ADOPTION OF MINUTES	
(a) THAT the Advisory Planning Commission Meeting Minutes of October 4, 2023 be adopted.	Page 1
5. ITEMS FOR DISCUSSION	
(a) Report of Planning Consultant Re: Rezoning Amendment Bylaw – 259 Hot Springs Road	Page 5
6. ADJOURNMENT	

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

DATE: Wednesday, October 4, 2023
TIME: 7:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Judy Duffus
Allan Garneau
Ken Gisborne
Robert Guimont
Andy Strothotte

Planning Consultant, Ken Cossey

ABSENT: Corporate Officer, Amanda Graham

1. CALL TO ORDER

The Planning Consultant called the meeting to order at 7:00 p.m.

The Planning Consultant called for a nomination from the floor for the Chair of the Advisory Planning Commission.

Ken Gisborne was nominated as Chair.

The Planning Consultant called a second and third time for nominations from the floor. There were no additional nominations.

Ken Gisborne accepted the nomination to Chair of the Advisory Planning Commission.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Andy Strothotte

Seconded by Judy Duffus

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
APC-2023-10-01

4. ADOPTION OF MINUTES

Moved by Andy Strothotte
Seconded by Ken Gisborne

THAT the Advisory Planning Commission Meeting Minutes of August 30, 2023 be adopted.

**CARRIED
UNANIMOUSLY**
APC-2023-10-02

5. ITEMS FOR DISCUSSION

- (a) Election of Chair – discussed during the Call to Order
- (b) Report of Planning Consultant
Re: 511 Lillooet Avenue

OTG Developments Ltd. Presented a PowerPoint on the proposed development.

Discussion ensued on the following:

- The ability of the Advisory Planning Commission to review the arborist report
- Only the habitable areas are included in the Floor Area Ratio
- The definition of the term view corridor, blocking views of the lake, maintaining a certain minimum view corridor at certain intervals
- The difference between the terms “adaptable” and “accessible”. Adaptable means mobility use, not wheelchairs, and there are no plans for full accessibility
- Electric vehicle charging stations
- Concerns regarding mixing short-term rentals with long term residences in the same building
- Top floor amenity areas will be open to users of the building only
- The development is proposing to go over the permitted Floor Area Ratio, the maximum allowed building height and lot coverage in order to make the project financially viable
- The new proposal is one story shorter but the building height number hasn’t changed because the it is measured to the highest point of the building
- One story was removed, but a few raised roof areas were kept in the proposal, most of the roof is only 17.5 metres high

Moved by Andy Strothotte
Seconded by Judy Duffus

THAT the Advisory Planning Commission recommend angle parking in front of the proposed building along Lillooet Avenue.

MOTION NOT VOTED ON

3
Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission
October 4, 2023

Discussion continued as follows:

- The process of public notification meetings and the time of day that they are held
- Impact on infrastructure
- Timeline/process of how and when associated studies and reports come before the Advisory Planning Commission.

Moved by Andy Strothotte
Seconded by Allan Garneau

THAT the Advisory Planning Commission recommend to Council an additional meeting for the Commission to review the reports listed on page 4 of the Planning Consultant's report.

CARRIED UNANIMOUSLY
APC-2023-10-03

Discussion ensued on the delays relating to this project and the role of the Advisory Planning Commission.

Moved by Robert Guimont
Seconded by Allan Garneau

THAT the Advisory Planning Commission recommend that Council approve the development on the condition that the reports listed on page 4 of the Planning Consultant's reports are to Council's satisfaction.

CARRIED
OPPOSED BY KEN GISBORNE AND ANDY STROTHOTTE
APC-2023-10-04

6. ADJOURNMENT

Moved by Judy Duffus
Seconded by Andy Strothotte

THAT the meeting be adjourned at 8:19 p.m.

CARRIED
UNANIMOUSLY
APC-2023-10-05

Ken Gisborne
Chair

Amanda Graham
Corporate Officer

VILLAGE OF HARRISON HOT SPRINGS

REPORT TO ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission **DATE:** December 7, 2023

FROM: Ken Cossey MCIP, RPP **FILE:** 3360-20-Z02/23
Planning Consultant (259 Hot Springs Road)

SUBJECT: Rezoning Amendment Bylaw

ISSUE:

Review of Zoning Amendment Bylaw No. 1194, 2023. This includes consideration of the suggested referral agencies, and the setting up of a Public Notification meeting. The Amendment Bylaw proposes to change the current Floor Area Ratio from 1.5 to 1.8, change the Lot Coverage from 75% to 89.39% and change the Building Height from 15 M to 17.61 M.

BACKGROUND INFORMATION:

Based upon a review of the Village's Official Community Plan (OCP), the site is within the Village Centre designation, and within the Lakeshore Development Permit Area.

As per the Village's Zoning Bylaw No. 1115, 2017, the site is zoned as Village Commercial (C-1) and is bounded by Lillooet Avenue to the north, Hot Springs Road to the west, and Cedar Avenue to the south.



Site Information

The site is approximately 0.41 Ha (4,062 M² or 1.01 Ac) in area and currently contains a motel, 25 RV sites, a tent camping area, and a small restaurant. All existing Buildings or Structures are to be demolished when the development application is approved. The surrounding uses include restaurants, hotels, a gas station, and the Harrison Resort Mineral pool.

The site is relatively flat, is fully serviced and is accessed by vehicles off of Hot Springs Road. The site has a historical marker attached to a fence, indicating that this site was once the home of the Elliot Nursing Home in 1902. The owner wishes to retain the sign and the fence; it is attached to with the new development.

DEVELOPMENT PROPOSAL:

The application is for a 76 multi-unit residential building. The proposal includes one level of above ground parking with four storeys of residential units above this level, for a total of five storeys. In order to achieve this, the applicant needs to amend the Village's Zoning Bylaw. The attached draft bylaw purposes to do the following:

1. Change the allowable FAR from 1.5 to 1.8;
2. Change the current maximum Lot coverage from 75% to 89.39%; and
3. Change the allowable maximum Building height from 15 M to 17.61 M.

The applicant is proposing to develop a private internal courtyard for the building residents' use only. The parkade entrance will be off of Cedar Avenue and the pedestrian entrance will be off of Lillooet Avenue. The dwelling units will range in size from 596 ft² (55.3 M²) to 1,255 ft² (116.5 M²).

Off Street Parking

The required number of parking stalls for this size of development is 93. With this number of required parking stalls, the number of disabled persons parking stalls is 6. With the above ground parkade, the on-site parking requirements have been exceeded.

The breakdown for stalls is as follows;

1. 86 regular stalls, which includes the required 6 disabled persons parking stalls,
2. 7 tandem stalls. This type of parking is set up to handle two cars parking in the same parking space, with one car parked in front of the other. The first car in cannot generally leave until the second car leaves.

With the tandem parking stalls, the total on-site parking is 100 vehicles, which exceeds the required 95 stalls.

Public Realm Improvements - as offered by the developer

None being offered, at this time.

PLANNING TOOLS SUMMARIZED:

Use and Purpose of the Floor Area Ratio (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)

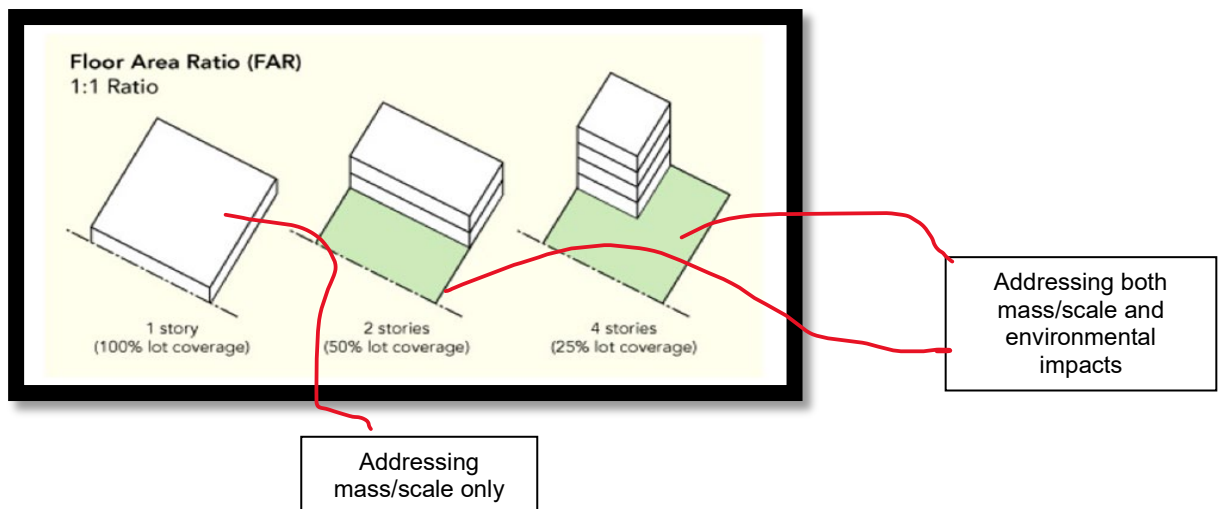
means a ratio between the Building or Structure size and the Lot size, that is used to control the bulk of the Building or Structure;"

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, to control the mass and scale of the development, or both 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.

ADDITIONAL COMMENTS

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 recommend that the following agencies have the draft bylaw referred to them and ask that they provide feedback on this development project:

1. Advisory Planning Commission
2. The Village's Fire Department
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.

Crime Prevention Through Environmental Design (CPTED)

The developer has prepared a CPTED Review Report, dated May 23, 2023. The author of this report utilized the four key principles of CPTED, as outlined below;

1. Natural Surveillance;
2. Natural Access Control;
3. Territoriality; and
4. Maintenance and Management.

While the report has been finalized, staff at this time have not held any discussions with the developer to discuss the implementation of the CPTED recommendations.

Title Review

The Title of this site has been reviewed and there is no flood covenant registered on title. This issue will need to be addressed prior to any actual development starting on this parcel of land.

Public Notification Meeting

As outlined in the Village's Development Procedures Bylaw No. 1090, 2016, specifically s. 11.0, Council can require that the developer hold a Public Notification meeting.

Concerns

Overall, there are five major issues or concerns with this application.

The change of the Lot coverage from 75% to 89.95% could impact the current storm water drainage and direction of the storm water flows, as well as the intensity of the development and the overall neighbourhood character. The Village can ask the developer to provide additional information on this issue, after the holding of the Public Notification meeting, or as Council requires.

With the change from the smaller scale tourist operation to a higher density residential use, the traffic flows and patterns may change along Hot Springs Road and the adjacent Cedar and Lillooet Avenues. The Village can ask the developer to provide additional information on this issue, after the holding of the Public Notification meeting, or as Council requires. Some of these concerns may be addressed after the draft bylaw is referred to the Ministry of Transportation and Infrastructure for comment.

Any community safety issues will be addressed when the Fire Department is able to review the overall application.

There is no indication of any affordable housing units that may be made available within this development.

The lack of any public realm improvements.

Overall, the project can be moved forward to determine what, if any, requirements the community may have about this development project.

Respectfully Submitted:



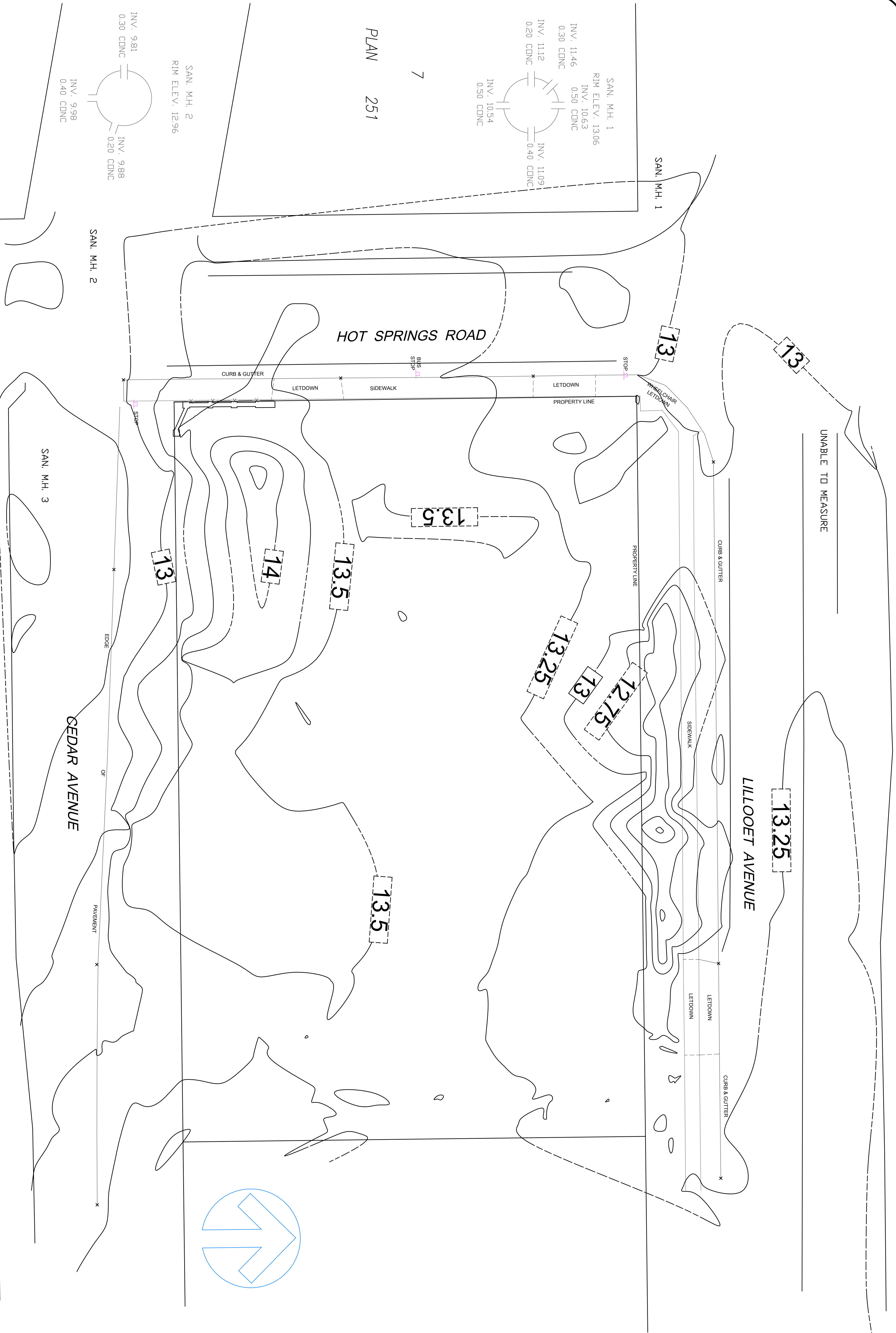
Ken Cossey, MCIP, RPP
Planning Consultant

Reviewed By:



Tyson Koch
Chief Administrative Officer

Attachment (2) Zoning Amendment Bylaw 1194, 2023
Site Plan



1
V 251

7
PLAN 251

SAN. M.H. 1
RIM ELEV. 13.06
INV. 10.63
0.50 CDNC
INV. 11.46
0.30 CDNC
INV. 11.12
0.20 CDNC
INV. 10.54
0.50 CDNC
INV. 11.09
0.40 CDNC

SAN. M.H. 2
RIM ELEV. 12.96
INV. 9.81
0.30 CDNC
INV. 9.88
0.20 CDNC
INV. 9.98
0.40 CDNC

13
PLAN 251

C
(BV26836)
PLAN 251

16
PLAN 251

17
PLAN 251

EXISTING SITE PLAN W/ CONTOURS & EXISTING SERVICING

SCALE: 1:5000

Andrew R. Bazluk

Architect
Box 29, Harrison Hot Springs, BC, V0M 1K0
604-796-1120 or 780-920-5301
BAZIUK
CONDO

259 HARRISON HOT SPRINGS ROAD
HARRISON HOT SPRINGS, B.C.

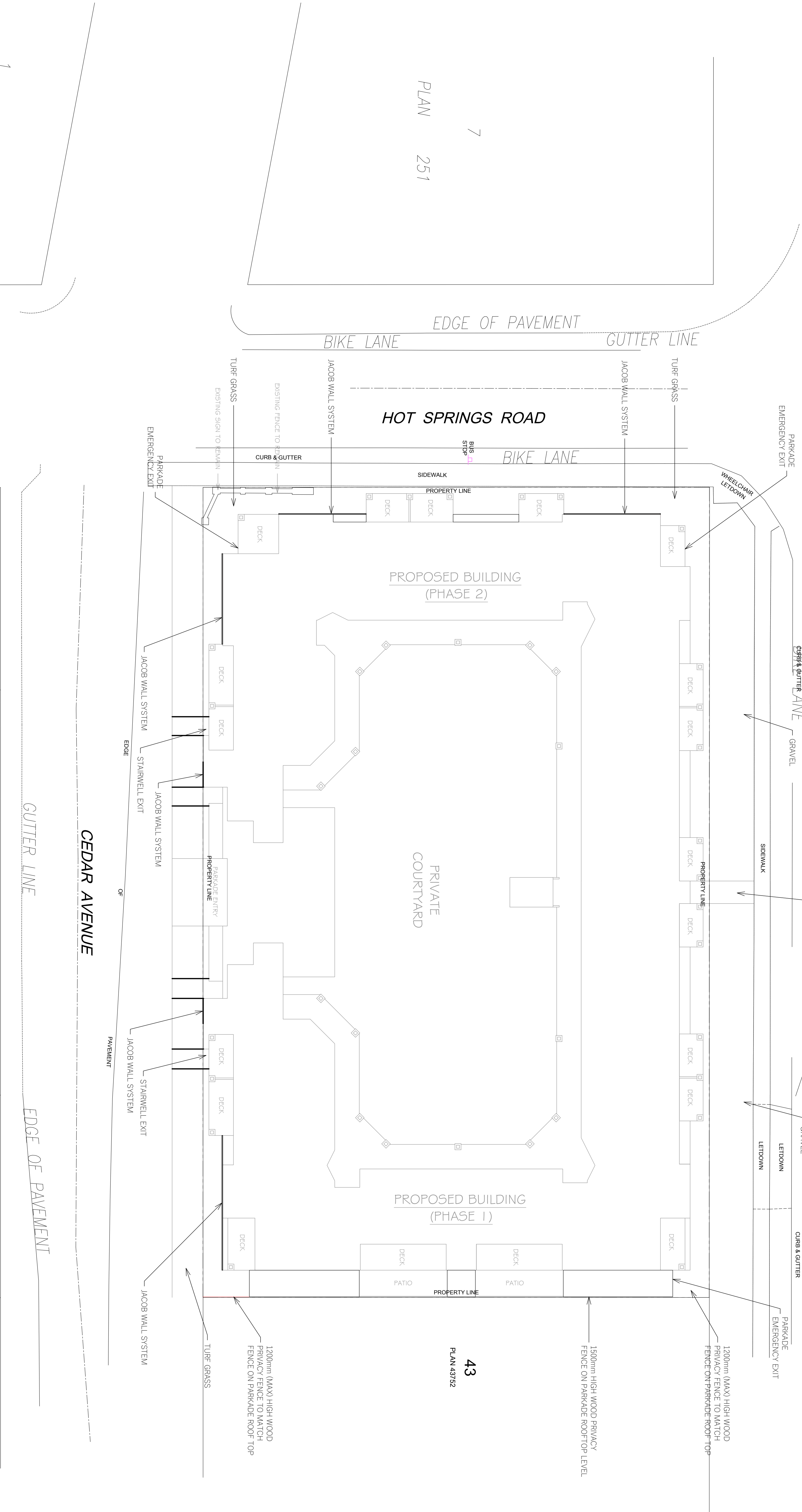
EXIST. SITE PLAN

15 NOVEMBER 2023

21455

A1.1





PLAN 251	13	(B/26836) PLAN 251	16	PLAN 251
PLAN 251	17	PLAN 251	17	PLAN 251

(Professional's Stamp & Signature)

No.	Revision/Issue	Date
1	ISSUED FOR PRELIM. REVIEW	13 MAR. 2023
2	ISSUED FOR DP SUBMISSION	26 APR. 2023
3	ADDED IN TREES ON SOUTH & WEST SIDE	4 MAY 2023

Project Name and Address
BAZIUK CONDO

259 HOT SPRINGS ROAD,
HARRISON HOT SPRINGS, BC

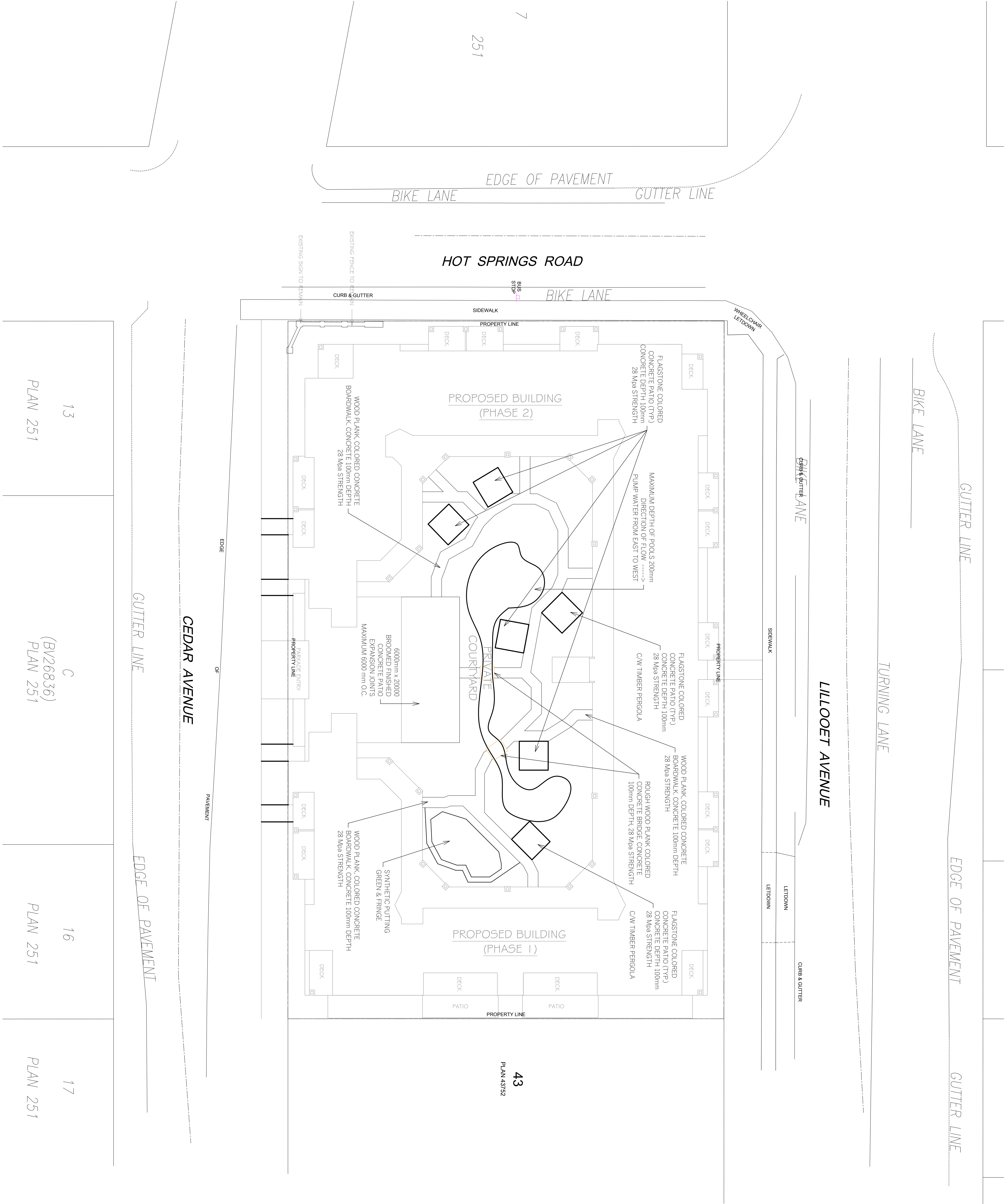
AMR SYSTEMS
Crime Prevention Through Environmental Design (CPTED) Consultants,
Landscape Architecture, Topographic Survey and Septic Field Design
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Professional's Stamp & Signature	

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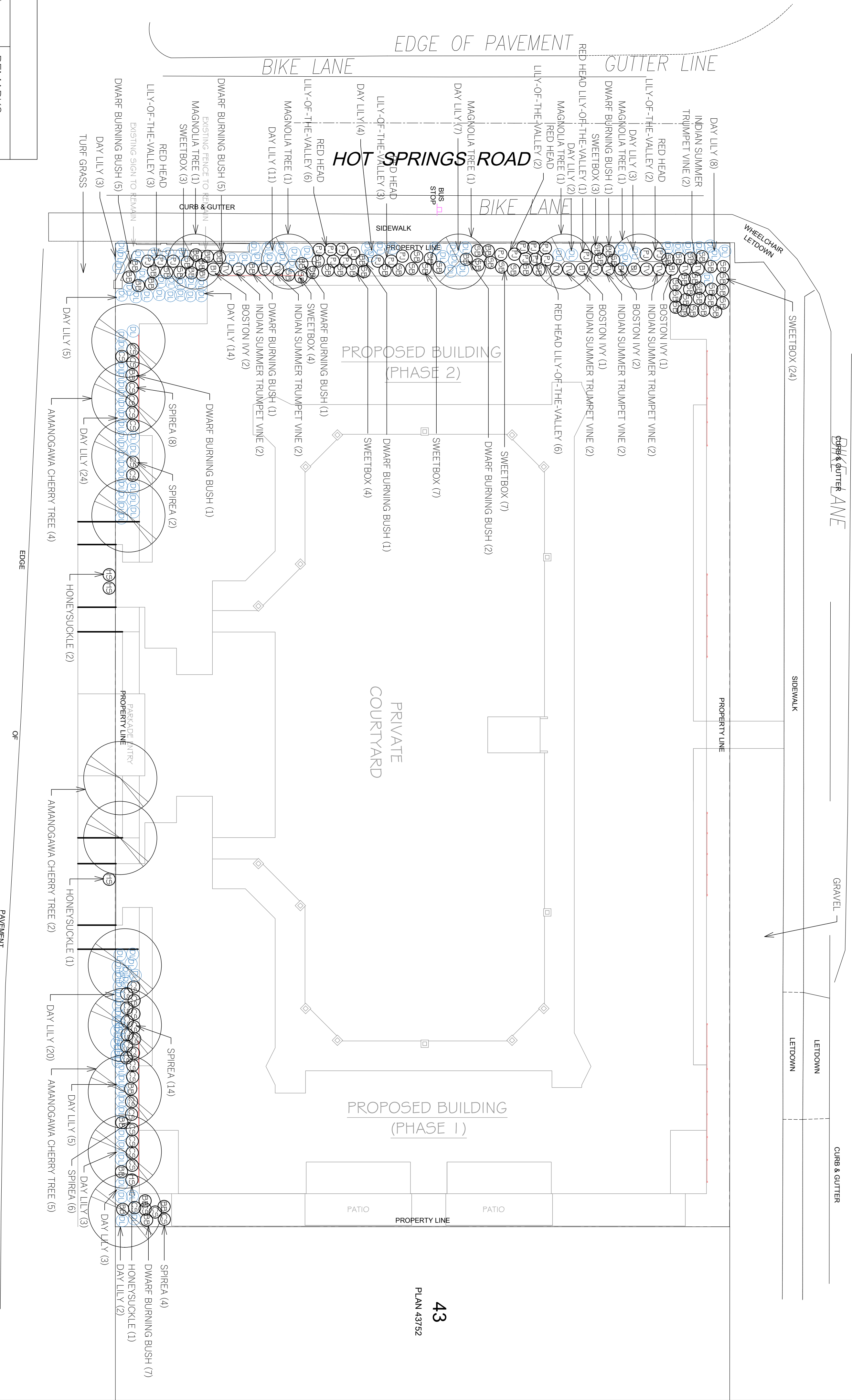
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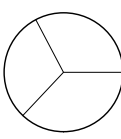
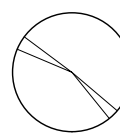
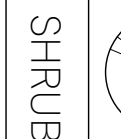
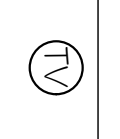
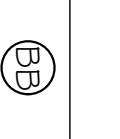
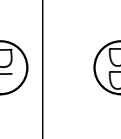
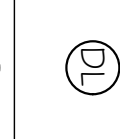
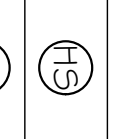
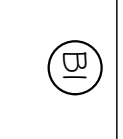
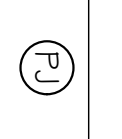
LAYOUT & MATERIALS
(INTERNAL)

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LILLOOET AVENUE



PLANTING SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	5	MAGNOLIA 'GALAXY'	GALAXY MAGNOLIA	5cm cal.	B&B
	11	PRUNUS SERRULATA	AMAMOGAWA CHERRY	5cm cal.	B&B
SHRUBS					
	14	CAMP SIS X TAGLIABUANA 'INDIAN SUMMER'	INDIAN SUMMER TRUMPET VINE	#2 POT	-
	23	ELONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	#2 POT	-
	114	HEMEROCALLIS 'ALL AMERICAN CHIEF & ANZAC'	ALL AMERICAN CHIEF & ANZAC DAY LILY MIXTURE	#2 POT	-
	4	LONICERA INVOLUCRATA	TWINBERRY HONEYSUCKLE	#2 POT	-
	6	PARTHENO CISSUS TRICUSPIDATA 'VETCHII'	BOSTON IVY	#2 POT	-
	23	PIERIS JAPONICA 'RED HEAD'	RED HEAD LILY-OF-THE-VALLEY	#2 POT	-
	52	SARCOCOCCA CONFUSA	SWEETBOX	#2 POT	-
	34	SPIREA 'DOUBLE PLAY'	DOUBLE PLAY CANDY CORN SPIREA	#2 POT	-

PLANTING NOTES

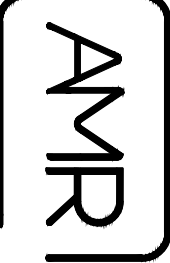
NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIALS IS TO BE LOCAL OR WESTERN WASHINGTON.

ALL PLANT MATERIAL SHALL BE NURSERY GROWN CONTAINER STOCK AND COMPLY WITH THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).

Project Name and Address

BAZIUK CONDO

259 HOT SPRINGS ROAD,
HARRISON HOT SPRINGS, BC



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PLANTING PLAN

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(Professional's Stamp & Signature)

(Professional's Stamp & Signature)



**VILLAGE OF HARRISON HOT SPRINGS
BYLAW NO. 1194, 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. 1194, 2023**".

2. **TEXT AMENDMENT**

That:

- (a) Under the C-1 Zone "Development Regulations for the Commercial Uses", the following number 11 is inserted in the Notes section;
- (b) Under the Notes section the following is inserted;
"11/. For land legally described as Lot "A" Block 2, Section 13, Township 4, Range 29, West of the 6th Meridian, New Westminster District Plan 251 (PID 002-223-457), the maximum allowable Floor Area Ratio must not exceed 1.8, the Lot Coverage must not exceed 89.93%, and the maximum height must not exceed 17.61 M."

READ A FIRST TIME THIS _____ DAY OF _____ 2023.

READ A SECOND TIME THIS _____ DAY OF _____ 2023.

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

Ministry of Transportation and
Infrastructure Approval provided on the _____ DAY OF _____, 2023.

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

ADOPTED THIS _____ DAY OF _____, 2023.

Mayor

Corporate Officer