

**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

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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