



NOTICE OF MEETING AND AGENDA COMMITTEE OF THE WHOLE

Thursday, April 17, 2025, 9:00 AM
Village Office, 495 Hot Springs Road,
Harrison Hot Springs, BC V0M 1K0

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

1. CALL TO ORDER
Meeting called to order by Mayor Talen.
2. LAND ACKNOWLEDGEMENT
Acknowledgement of Sts'ailes traditional territory.
3. INTRODUCTION OF LATE ITEMS
4. APPROVAL OF AGENDA
5. COMMITTEE OF THE WHOLE MEETING – ITEMS FOR DISCUSSION
(a) Presentation of Dan Maldoff, Northwest Hydraulic Consultants Re: Dike Upgrade
(b) Presentation of Director of Operations Re: Village Lands Masterplan
Recommendations: THAT Council adopt the Civic Lands Masterplan; and THAT staff report back to Council on the cost and feasibility of moving the Public Works yard and pursuing community partnerships.
6. ADJOURNMENT

Page 1

Amanda Graham
Corporate Officer

Village of Harrison Hot Springs

Civic Lands Masterplan



Presented by Jace Hodgson, Director of Operations

Purpose of the Presentation



Provide Council with an overview of the engagement done to date



Overview of the three options in the draft masterplan



Summary of feedback from public engagement opportunities



Next steps and recommendations for Council

Three Options

Idea 1: Keep it Simple

Development parcels are small-scale and independent, allowing for phased implementation.

1. Townhomes on Miami River Dr.
2. Neighbourhood Park
3. Arts & Culture Campus
4. Stand-alone seniors housing
5. Internal plaza & civic mixed-use building

Idea 2: Better Together

Following the BC Builds precedent, civic uses are integrated with complementary functions for efficient and compatible development.

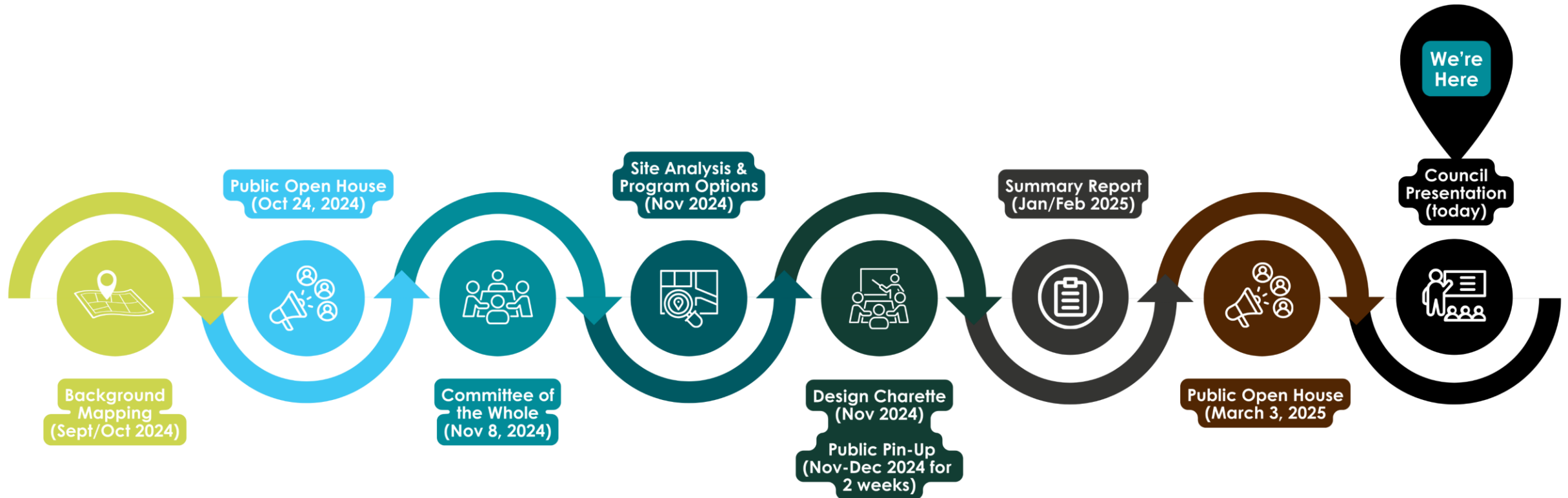
1. Civic mixed-use building (with covered breezeway)
2. Neighbourhood Park/large civic open space
3. Arts & Culture Campus
4. Stand-alone seniors housing with amenities

Idea 3: Bigger Players

The development adopts a large-scale approach, with key programs distributed across two main built forms.

1. Large-scale senior living “continuum-of-care”
2. Publicly-accessible private open space/civic plaza
3. Arts & Culture Campus
4. Civic mixed-use building

Summary of Engagement



Summary of Engagement

Survey respondents identified their priorities for the Village Lands Master Plan (in order of importance):

Priority #1: Seniors Housing

Priority #2: Indoor Multi-Use Space

Priority #3: Arts & Culture

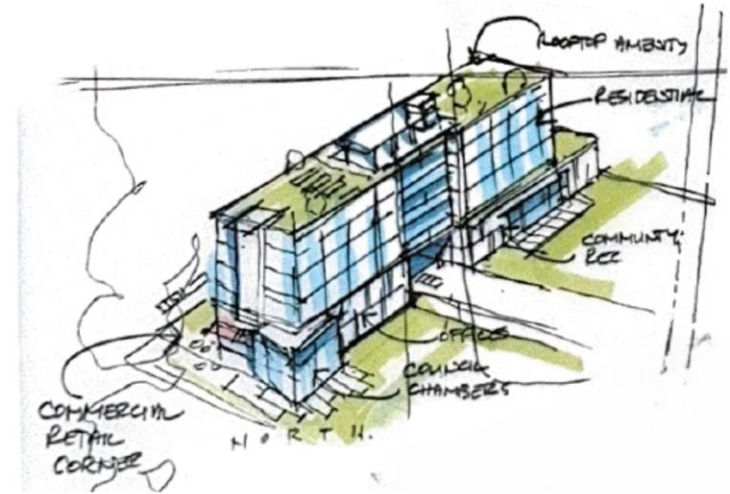
Priority #4: Municipal Office & Council Chambers

Priority #5: Outdoor Gathering

Priority #6: Commercial Marketplace

Preferred Site Options:

- Idea 1 - Keep It Simple (18.75% of respondents favoured)
- **Idea 2 - Better Together (43.75% of respondents favoured)**
- Idea 3 - Bigger Players (37.5% of respondents favoured)



Next Steps



Adoption of Masterplan with Councils preferred option



Explore funding options



Investigate partnership opportunities



Create a Phased Implementation plan



Explore parking requirements and options

Recommendations

That Council adopt the Civic Lands Masterplan and that Staff report back to Council on the cost and feasibility of moving the Public Works yard and pursuing community partnerships.

HARRISON HOT SPRINGS

VILLAGE OFFICE MASTERPLAN

SUMMARY REPORT

DRAFT V1



TABLE OF CONTENTS

INTRODUCTION4

HOW TO USE THIS GUIDE.....7

EXPLORING IDEAS8

COMMUNITY PROGRAMMING18

KEY TAKEAWAYS20

STRATEGY & IMPLEMENTATION21

PRECEDENTS22

APPENDIX24

INTRODUCTION

Civic lands are owned by the Village of Harrison Hot Springs for community uses and municipal services. These lands host key services and institutions like government offices, museums, and visitor centers, contributing to both local identity and tourism. These lands are valuable resources, serving as hubs for community life and supporting a range of activities that benefit residents and visitors alike.

GUIDING PRINCIPLES

The Civic Lands Masterplan explores a range of “highest and best use” opportunities for the 4-acre Village-owned parcel in the heart of Harrison Hot Springs. Guiding principles include:

- Holistic planning (a.k.a. “think like a Village”)** – explore redevelopment opportunities within a more holistic understanding of community assets and current/future needs; consider the narrowly defined study area within the broader context of Village life and wellbeing.
- Opportunities at scale (block/multiple building sites)** – optimize the “block scale” opportunity through consideration of appropriate strategies that address servicing, access and transition between multiple parcels and existing/future neighbours.
- Strategic partnerships, (long-term) phasing and financing** – leverage strategic partnership(s) support to ensure redevelopment over multiple phases with secured sources of funding.

PROJECT TIMELINE

Early Ideas & Visioning September - October 2024 <ul style="list-style-type: none">• Background Mapping• Public Open House• Committee of the Whole Council Meeting	Exploring Options November - December 2024 <ul style="list-style-type: none">• Site Analysis• Program Options• Design Charrette & Public “Pin-up”	Summary Report December 2024 <ul style="list-style-type: none">• Draft Vision Report• Council Presentation• Final Vision Report
--	---	---

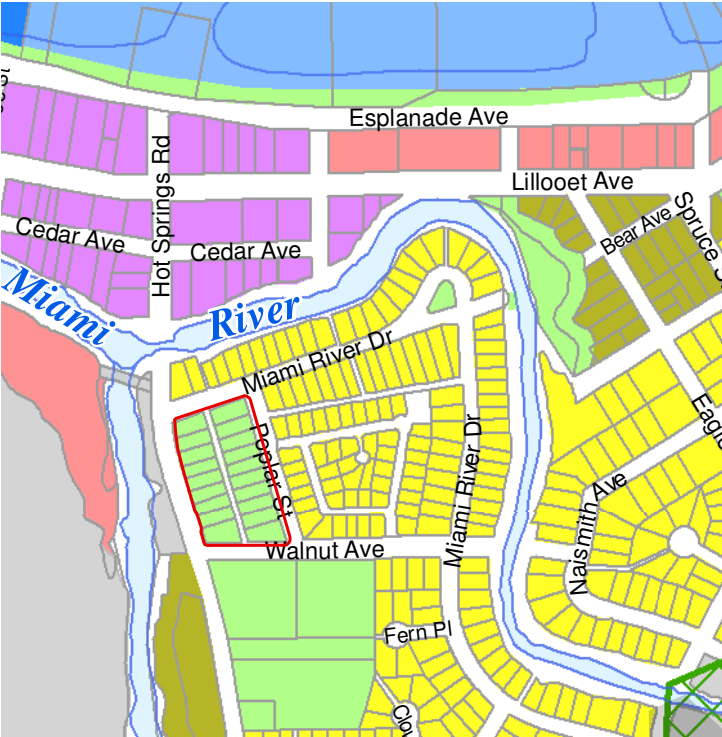
PROJECT VISION

A stone’s throw from the destination waterfront and centrally located within the heart of the Village, the study area (highlighted below) is envisioned as a community “living room,” defined by a mix of uses, including but not limited to non-market and/or supportive residential uses, commercial, civic and arts spaces.

With community use and optimization of space as a priority, re-development scenarios were considered as a means to explore, design of community facilities and public spaces, and consider strategic phasing and funding opportunities, to be further evaluated and refined through community consultation and Council direction.

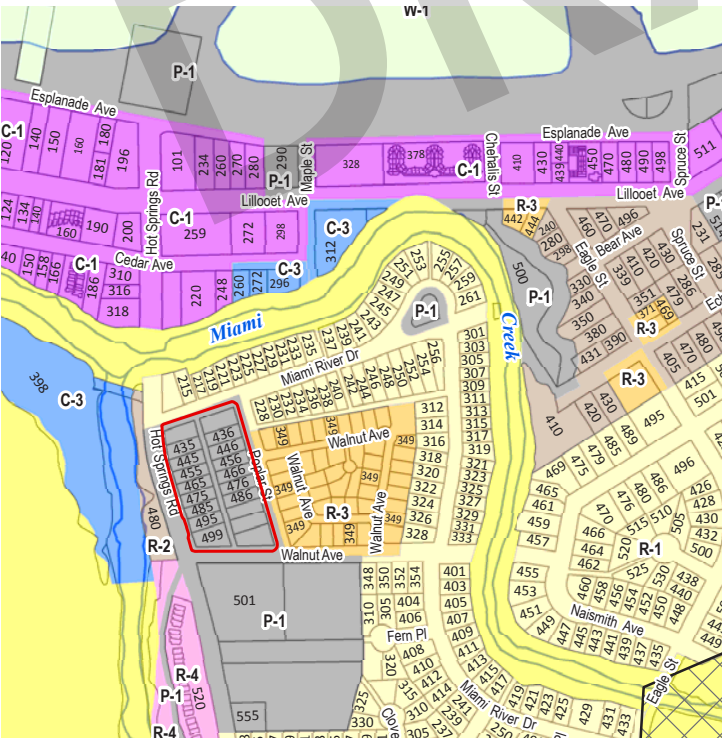
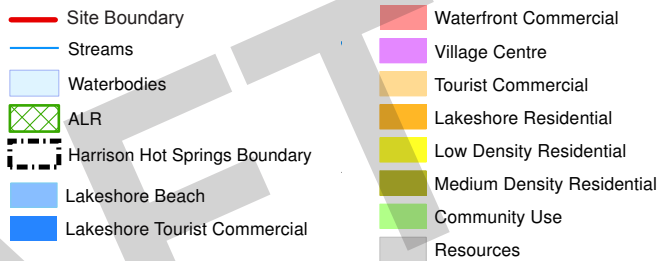


REGULATING BYLAWS



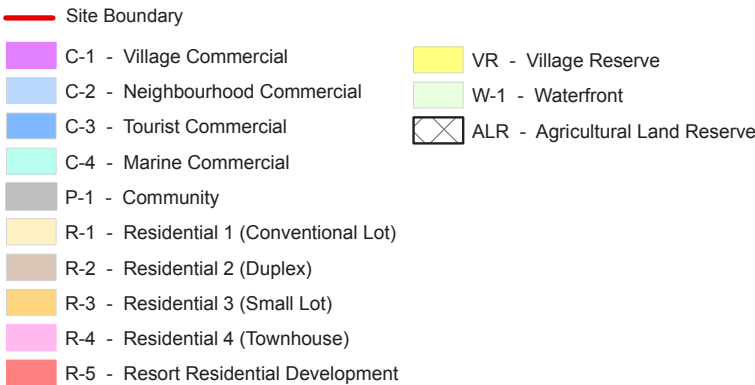
OFFICIAL COMMUNITY PLAN

The study area is designated Community Use. This designation supports recreational, cultural, and heritage opportunities that enhance the Village’s appeal for residents and visitors. It encourages facilities, events, and activities that strengthen community connections and the local economy. Adjacent uses are predominantly residential, with the majority being low-density housing. Additional Community Use lands to the south accommodate the fire hall, school, and recreation space.



ZONING BYLAW

Similarly, the area is zoned P-1 for Community, permitting a range of resident-serving activities and facilities that support recreation, culture, and community well-being.



HOW TO USE THIS GUIDE

Beyond any singular idea or proposal, this document is intended to serve as a resource to support future communication, critical review decision-making and implementation of redevelopment scenarios within the study area. It serves several key purposes:

- **Strategic Framework |** Provides a comprehensive summary of the project process, ideas-to-date and outcomes of early community engagement, offering a framework for evaluating potential next steps and/or necessary “course corrections.”
- **Engagement Support |** Provides a clear foundation for future public and key interest-holder engagement, ongoing community dialogue, presenting a narrative from which future decisions and concepts can emerge and/or evolve.
- **Decision-Making Aid |** Functions as a communication tool for Council and municipal staff to evaluate options, consider best-alignment with community priorities, and guide discussions on land use changes and/or regulatory permissions.
- **Partnership Tool |** Acts as a package to engage potential development and funding partners by outlining site opportunities, constraints, and high-level concepts.
- **Implementation Blueprint |** Considers flexibility for phasing and sequencing of development, enabling the municipality to adapt to evolving needs and funding opportunities.

This report represents the culmination of conceptual design exploration – including input from staff and the community – and provides a foundational understanding of site potential (recognizing that future decision-making will require additional investigation(s) and design development).

Additional technical studies, feasibility assessments, and financial analyses will be required to ensure the site’s development aligns with municipal goals, community priorities, and market realities.

Further critical iteration of these early concepts will allow the vision for the site to evolve, addressing both practical constraints and emerging opportunities ensuring that development outcomes remain achievable, sustainable, and responsive to the long-term needs of the community.

EXPLORING IDEAS

OVERVIEW

Our design exploration uses the metaphor of “the Village of Harrison as a house” to more thoughtfully consider individual elements, relationships and responsibilities of each part within the whole. Through community dialogue, **we understand the waterfront as the “front porch”** – a welcoming space that introduces the Village to visitors. It is outward-facing, defined by its recreational opportunities, touristic appeal, and connection to the lakefront.

Our study area, by contrast, is envisioned as the Village “living room” – a space that is designed for the community to come together. It is inward-facing, providing places for gathering, recreation, and a range of community-serving services.

True to the metaphor, “the front porch” welcomes visitors in a decidedly more public manner while “the living room” is understood as a more semi-private, community space, where residents connect, collaborate, and build community. The “living room” is intended to complement existing uses – combining civic uses, cultural programs and spaces for all ages – to strengthen and support daily life.

CONCEPT DEVELOPMENT

The following pages explore three conceptual site plans to illustrate a range of redevelopment opportunities. Created through the charrette process (i.e. two-day intensive design workshop), the site plan consider spatial / functional relationships and placemaking opportunities. Accordingly, the site plan concepts include:

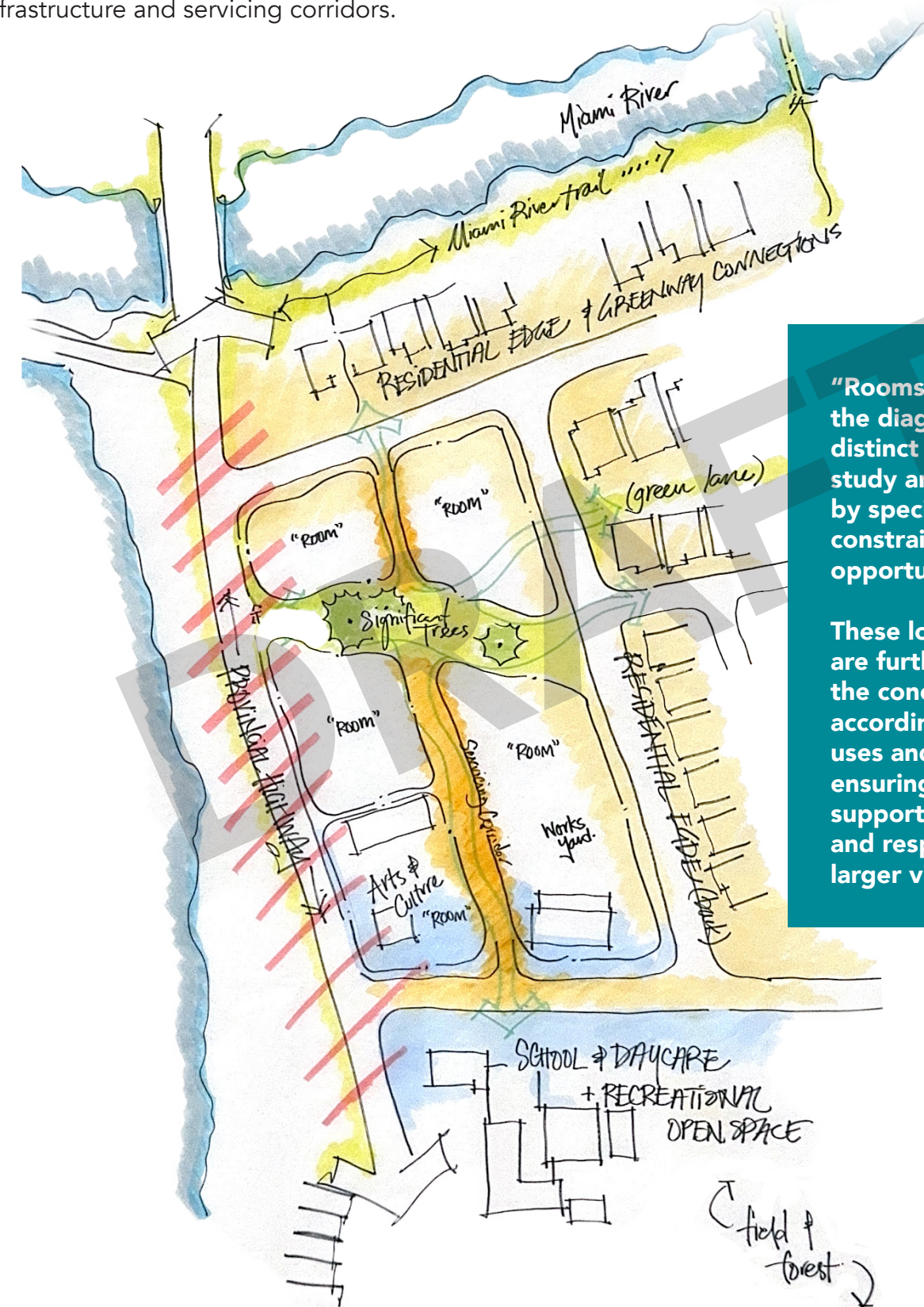
Illustrative Plans | communicate a greater level of detail to explore specific size, placement and orientation of building footprints with particular attention to their relationship to outdoor spaces. These drawings seek to illustrate how the arrangement of uses on site can support a range of quality community open spaces while also considering how they might be developed (e.g. phased) over time.

Structure Diagrams | represent more simply how the site is logically organized by general function and/or program. These ‘bubble diagrams’ give a quick sense of the relationship, proportion and general scale of each use within the overall site.

Perspective / Character Sketches | illustrate additional thoughts and/or insights from the design exploration, specifically related to the “stacking” of uses within larger buildings and/or how larger building can interface with public space.

CURRENT SITE STRUCTURE DIAGRAM

The diagram below illustrates existing and adjacent uses that inform a basic understanding of opportunities and constraints within and beyond the study area. Obvious elements that inform site planning include: the Miami river and slough, street rights-of-way, existing buildings, transportation infrastructure and servicing corridors.



“Rooms” are labeled in the diagram to reference distinct areas within the study area, each defined by specific conditions, constraints, and opportunities.

These logical “rooms” are further explored in the concept site plans according to proposed uses and relationships, ensuring that each is supported, well-connected and responsive to the larger vision for the site.

OPEN SPACE IDEA | CIVIC PLAZA & MARKET GREEN



HIGHLIGHTS:

- Village Offices and Works Yard integrated into a single precinct
- A walking loop for fitness and leisure
- A market pergola and open lawn for tent and event set up
- Picnic areas within the park and entry plaza
- An urban entry plaza connecting to Hot Springs Rd. and adjacent the Council Chambers

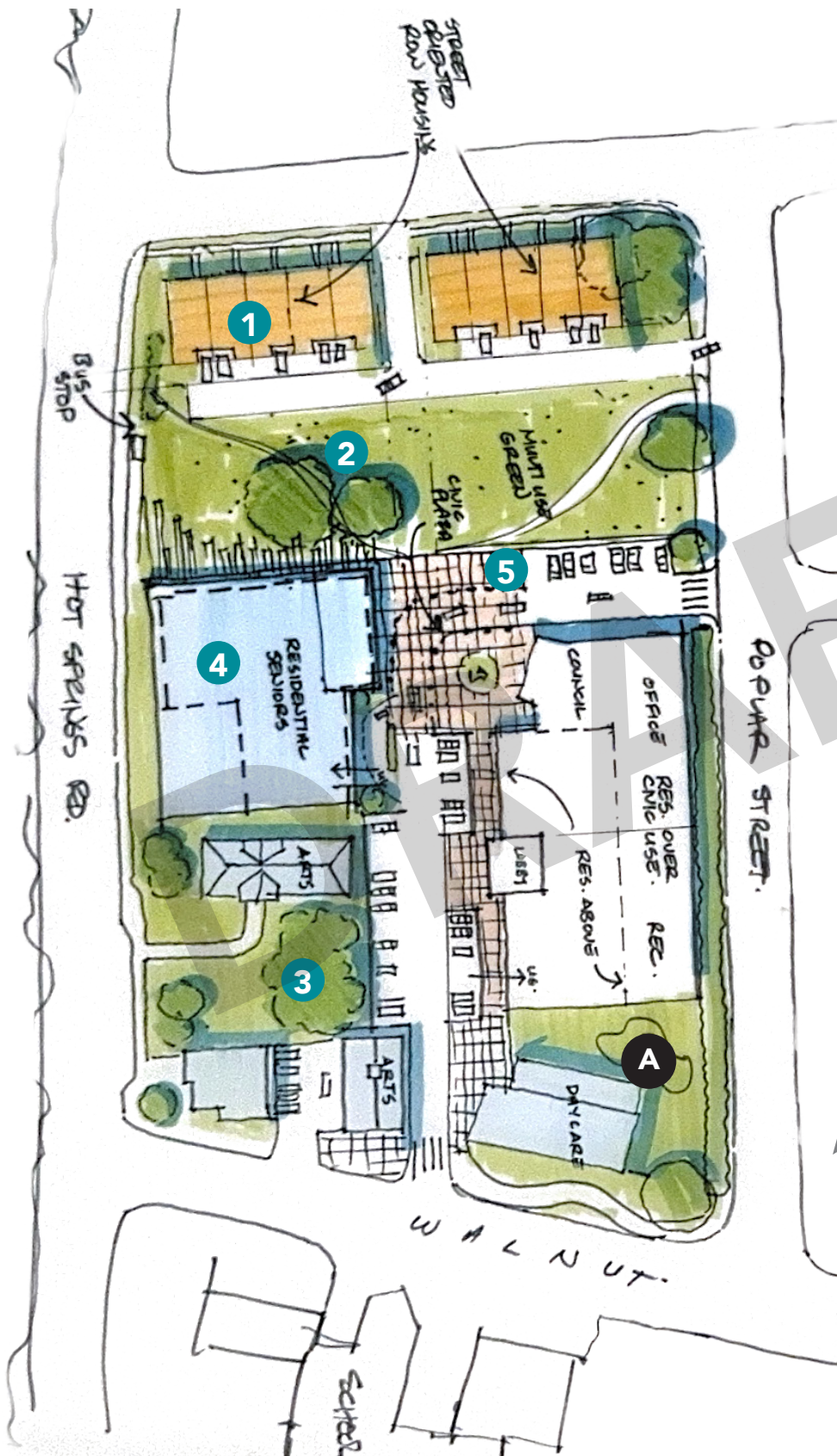
OPEN SPACE IDEA | DESTINATION PLAY & MARKET PLAZA



HIGHLIGHTS:

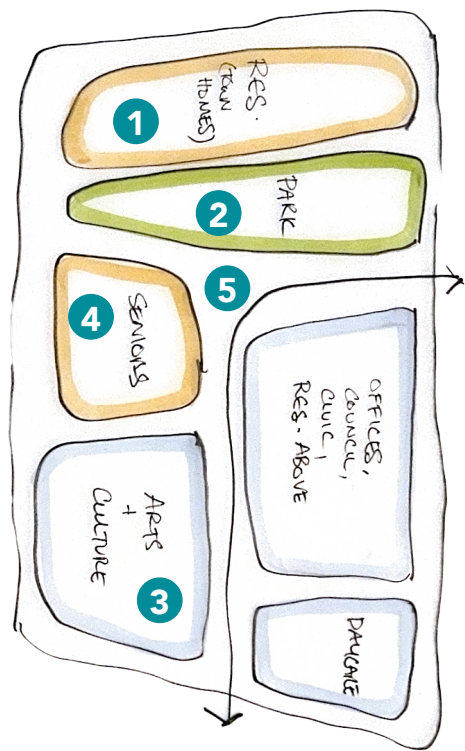
- The Works Yard and Shed are envisioned as the market plaza
- A destination playground
- A landmark entry plaza off pf Hot Springs Rd.
- A space for seniors to participate in public life
- Parking integrated along the lane, in overflow and underground or wrapped at grade
- Recreational uses spill outside onto a place for fitness equipment and basketball

IDEA 1: "KEEP IT SIMPLE."



Development parcels are programmed to be stand-alone uses in order to simplify phasing and development. Townhouses frame the northern edge and represent an early (e.g. start-up) revenue generation opportunity. A community park provides a central open space gathering space. Seniors' housing is accommodated in a compact tower form, framing the central plaza with a new civic facilities (including an opportunity for residential uses above).

- 1. Townhomes on Miami River Dr.
- 2. Neighbourhood park
- 3. Arts & culture campus
- 4. Stand-alone seniors housing
- 5. Internal plaza & civic mixed-use building



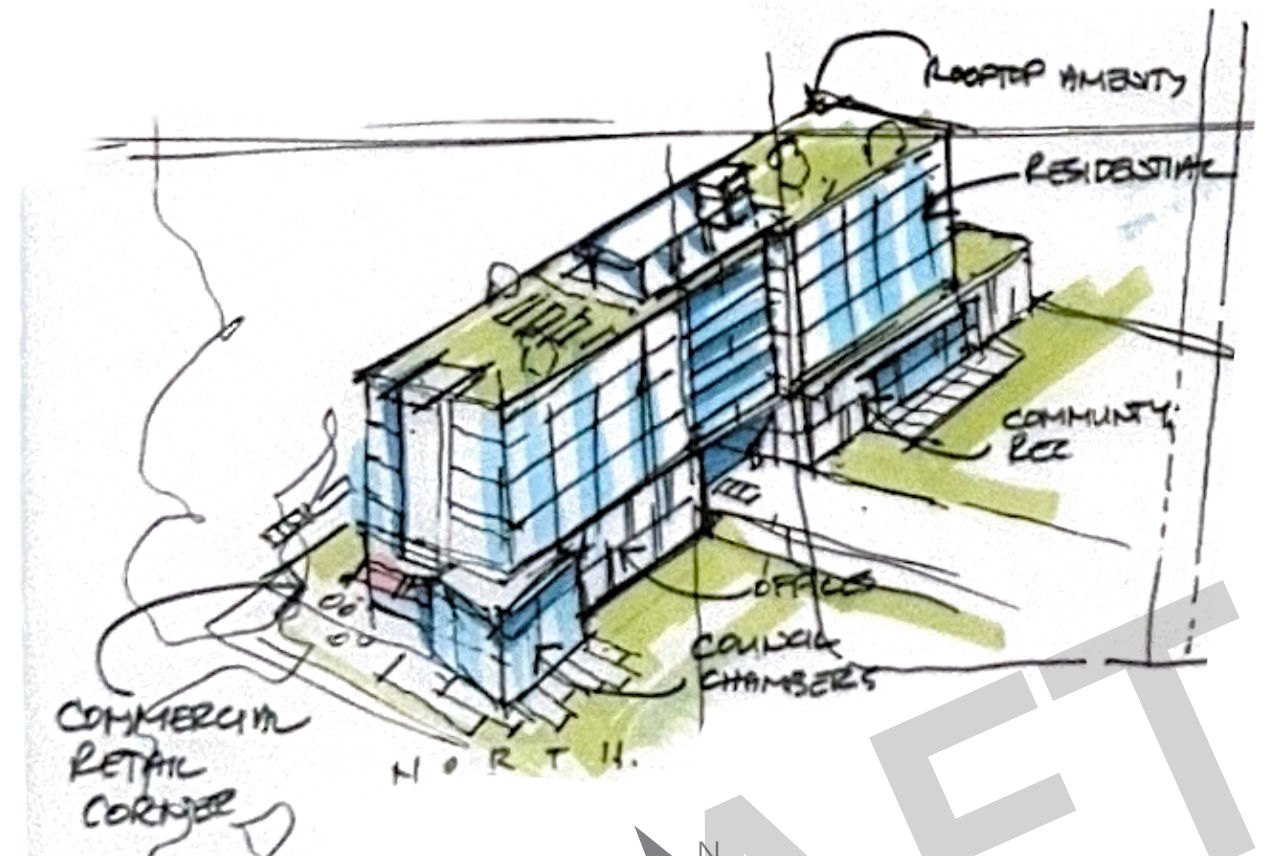
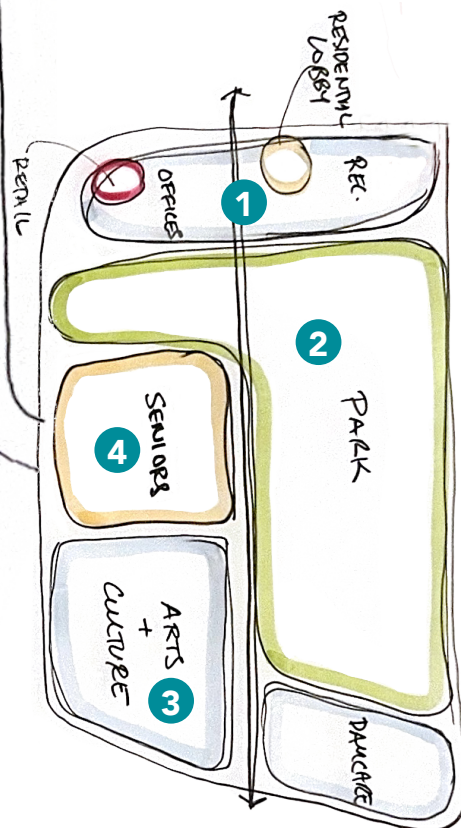
A PHASING STRATEGY FOR WITH REPURPOSING OF EXISTING WORKS YARD

A hand-drawn site plan of a community center. The plan is oriented with North at the top. It features several labeled areas and numbered markers:

- Top Left:** "RESIDENTIAL USE" with an arrow pointing to the top left corner.
- Top Center:** "RESIDENTIAL USE" with an arrow pointing to the top center area.
- Top Right:** "RESIDENTIAL USE" with an arrow pointing to the top right corner.
- Center Left:** "COMMUNITY MEETING ROOM" (labeled 1), "OFFICES" (labeled 2), and "BUS STOP" (labeled 3).
- Center Right:** "MULTI PURPOSE FIELD" (labeled 4), "PARKET AREA", and "PARKING" (labeled 5).
- Bottom Left:** "CONCRETE SERVICES SHED USE" (labeled 6), "BUS STOP" (labeled 7), and "CONCRETE SERVICES SHED USE" (labeled 8).
- Bottom Center:** "NEW'S STREET" (labeled 9), "STREET FRONT" (labeled 10), and "STREET FRONT" (labeled 11).
- Bottom Right:** "CONCRETE SERVICES SHED USE" (labeled 12), "CONCRETE SERVICES SHED USE" (labeled 13), and "CONCRETE SERVICES SHED USE" (labeled 14).
- Far Right:** "CONCRETE SERVICES SHED USE" (labeled 15), "CONCRETE SERVICES SHED USE" (labeled 16), and "CONCRETE SERVICES SHED USE" (labeled 17).
- Far Bottom:** "CONCRETE SERVICES SHED USE" (labeled 18), "CONCRETE SERVICES SHED USE" (labeled 19), and "CONCRETE SERVICES SHED USE" (labeled 20).

The plan also includes a north arrow pointing towards the top right and a scale bar at the bottom right.

1. Civic mixed-use building (with covered breezeway)
2. Neighbourhood park / large civic open space
3. Arts & culture campus
4. Stand-alone seniors housing with amenities



A hand-drawn architectural sketch of a multi-story building. The building is colored in light blue and green. Annotations include:

- 'SHARED USE' with an arrow pointing to the ground floor.
- 'AMENITY DECK & GARDEN' with an arrow pointing to a rooftop area.
- 'COMMON FACILITIES ADDITION' with an arrow pointing to a side extension.

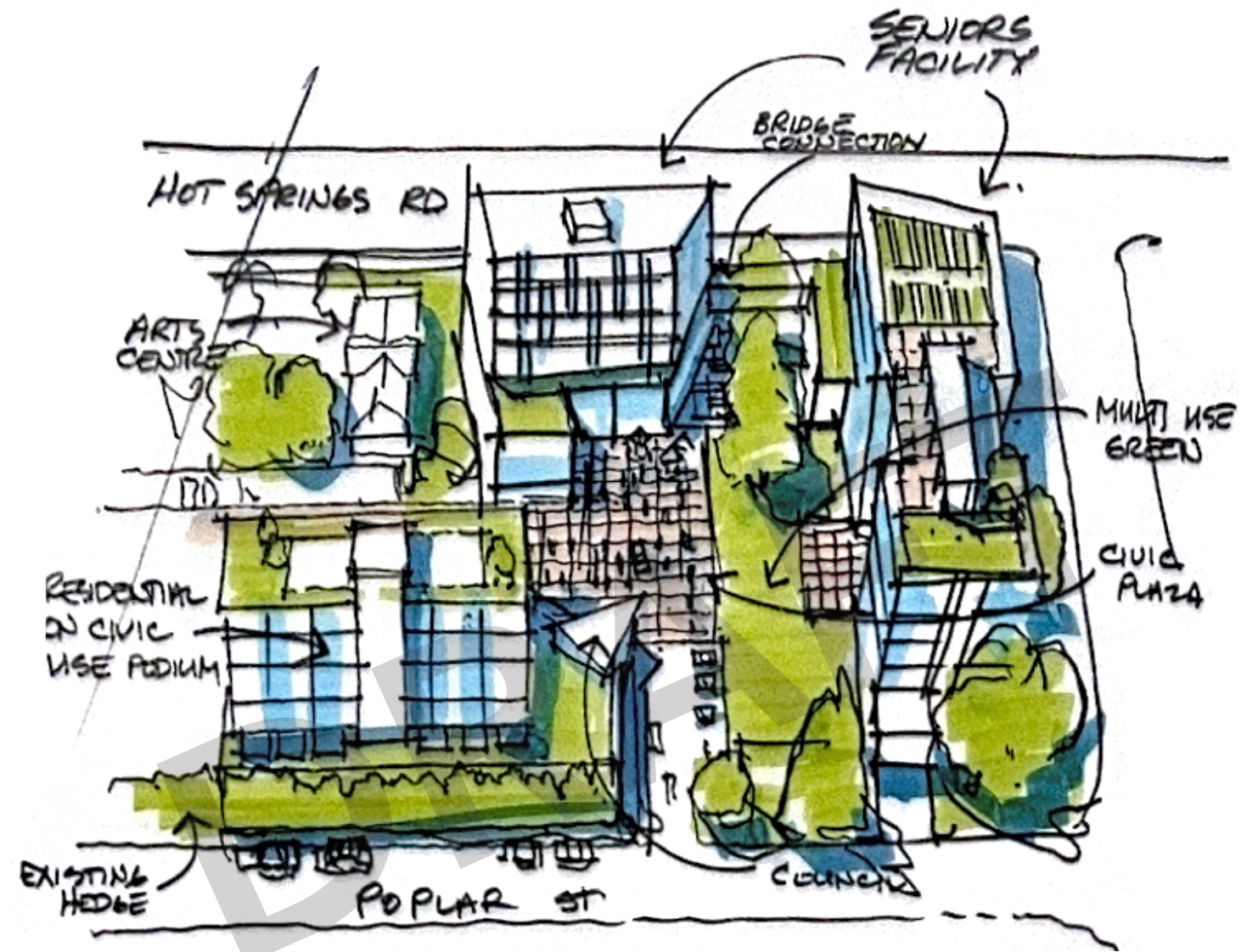
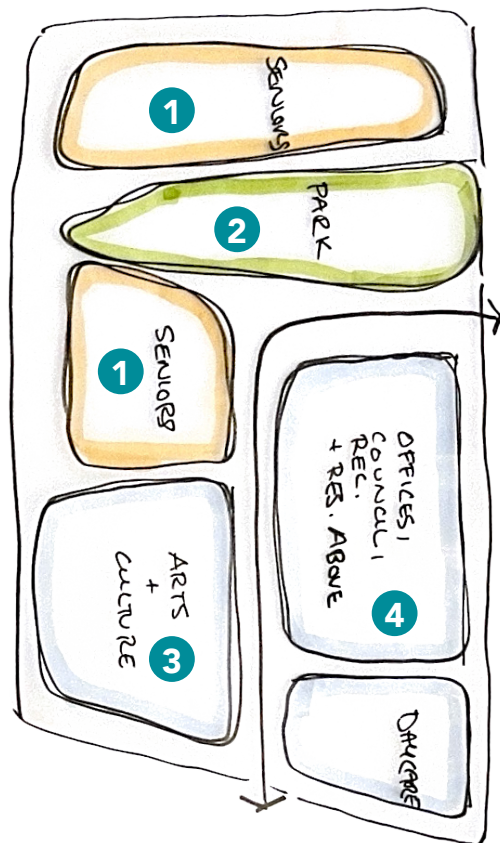
 A north arrow is located at the bottom center of the page.

IDEA 3: "BIGGER PLAYERS"



A large operational partner anchors this concept with a more fully-integrate seniors 'continuum of care' concept, spanning the north-western portion of the site. The civic mixed-use building occupies the southeastern portion of the study area and frames the internal civic plaza, programmed as an extension of the 'arts and culture campus.'

1. Large-scale senior living 'continuum-of-care'
2. Publicly-accessible private open space / civic plaza
3. Arts & culture campus
4. Civic mixed-use building



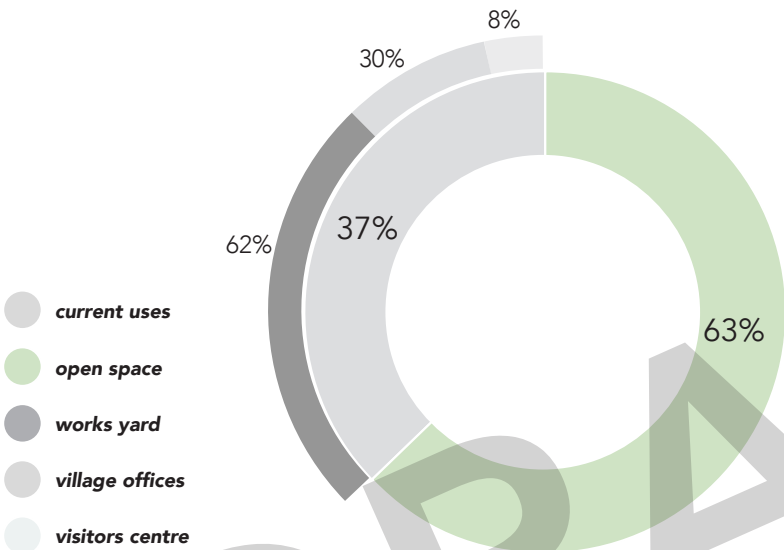
A SENIORS COMPLEX AND CIVIC PLAZA  N

COMMUNITY PROGRAMMING

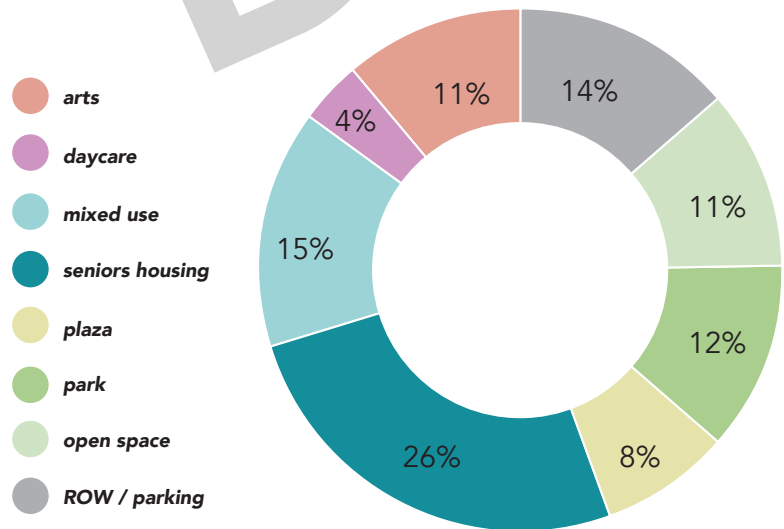
CURRENT USE & OPTIMIZATION

The diagrams below illustrate current site use (e.g. coverage) within the study area, including the Village Office, Works Yard, Visitors Centre/Museum and surrounding open spaces.

CURRENT SITE COVERAGE



PROPOSED SITE COVERAGE



UNDERUTILIZED.

Current uses occupy only 37% of the study area. And while the balance of the site serves as an unprogrammed open space – including overflow parking during special events – there is a clear opportunity to consider how this asset might better serve community needs, current and future.

OPTIMIZED.

As illustrated here (at right), ideas explored within the site plan concepts present a far greater diversity of uses and efficient utilization (e.g. optimization) of space while better addressing community needs.

"SPATIAL PROGRAM" – FOOTPRINTS AND FLOOR AREA

The diagrams below illustrate relative "footprints" and gross floor area of the uses considered within the exploration of ideas. This "spatial program" illustrates existing uses in light blue and proposed (expanded) uses in dark blue. Where buildings exceed a single storey, gross floor areas are provided as an annotation.

Looking ahead, specific program elements - and their requisite floor area, heights, and density - can be identified for potential sharing, co-locating and/or stacking to optimize resources, uses and operational efficiencies on site.



PARKING

Residential Uses: park underground or in structured parking above grade.

Commercial & Civic uses: accommodate at grade parking subject to shared use study and broader parking strategy for the Village.

KEY TAKEAWAYS

- Confirming Site Potential** | The site has the capacity to support a variety of uses, meeting both community and civic needs.
- Relocating the Public Works Yard** | While not an immediate priority, relocating the public works yard could unlock additional opportunities for redevelopment or adaptive reuse, enhancing the site’s long-term value.
- Preserving Existing Trees** | The community values retaining existing trees for their environmental and aesthetic benefits.
- Diversity of Uses and Heights** | Incorporating a variety of building heights and programs, the site can accommodate diverse uses that create a vibrant, multi-functional space.
- Unlocking Opportunities for Other Civic Lands** | Community feedback on this site revealed what residents would like added to the Village, illustrating how similar opportunities could be explored for other civic lands.
- Clarifying Allocation of Uses** | Community feedback indicates uncertainty about where commercial and community uses should be located, underscoring the need for clearer design and communication.
- Collaboration with the School Board** | Partnering with the School Board presents an opportunity to explore shared uses and align development strategies with the adjacent school site.
- Partnerships are needed** | Realizing the site’s full potential will require strong partnerships and a shared vision. This exploration of possibilities is not a final proposal, rather the first step in unlocking the potential of this site.
- Addressing Parking Needs** | Parking is an important topic for the community and should be considered as part of future concept development.

STRATEGY & IMPLEMENTATION

	OPEN SPACE	HOUSING	CIVIC	COMMERCIAL
IDEA 1: KEEP IT SIMPLE Development parcels are small-scale and independent, allowing for phased implementation.	Programmable outdoor space takes the form of a civic plaza and field connecting the built forms on the site and offer additional park space for the community.	Townhouses along the northern edge offer ground-oriented forms, with additional residential units integrated into mixed-use buildings.	The civic mixed-use building includes spaces for community services, Council chambers and offices, while existing buildings are reused for a new daycare, arts and culture.	No dedicated commercial spaces are included, focusing on residential and civic uses.
IDEA 2: BETTER TOGETHER Following the BC Builds precedent, civic uses are integrated with complementary functions for efficient and compatible development.	This concept holds the largest amount of open space of all the concepts. It also includes a community garden, adventure playground, and multi-purpose field.	Housing is integrated into a mixed-use building following the BC Builds model, with municipal offices and recreational spaces on the first floor. Seniors’ housing as a stand-alone element with additional amenities.	This concept is driven by a range of civic uses. Across the site, there is a daycare, arts campus, municipal administrative spaces, and indoor multi-purpose recreation space, designed to support all ages.	Limited commercial opportunities may exist within the mixed-use building or arts campus.
IDEA 3: BIGGER PLAYERS The development adopts a large-scale approach, with key programs distributed across two main built forms	A multi-functional green hosts a small market shelter for different community uses adjacent the civic plaza at the centre of the site.	Housing is focused on a senior living campus spanning two connected buildings, creating a spectrum of supported living opportunities. A separate mixed-use building holds additional housing options.	Principal civic uses are held within one mixed-use building with the addition of a new daycare building.	Modest, local-serving commercial spaces could be integrated into the civic or mixed-use buildings to support the site’s programs.

PRECEDENTS

OPEN SPACE



a programmable open space adjacent a new multi-use building

HOUSING



a mixed-use building with residential and commercial uses

CIVIC



a plaza anchored by commercial and civic uses at grade and residential floors above

COMMERCIAL



a mixed-use building with residential and commercial uses adjacent a public open space amenity



adaptive re-use of an existing structure into an office



small scale local-serving commercial uses below residential



a pedestrian-oriented public realm activated by shop fronts

APPENDIX

WHAT WE HEARD THROUGH ENGAGEMENT

A public open house was held on October 24th, 2024 in Memorial Hall, to gather ideas and listen to concerns around potential future uses.

When asked how residents currently interact with the site, the majority of responses noted that they use it for parking during event and value that availability of parking here limited the amount of street parking during peak tourist season. A few also noted that they use it as a park (e.g. walking their dogs off-leash). Attendees expressed a range of questions, ideas and comments at the Open House. Overall, there was a general sense of excitement and interest in the project. As expected, the majority of the engagement occurred on the SWOC Board, where we received more than 100 comments. A more fulsome Engagement Summary are created and below is a summary of the most common themes.

- **Services and amenities missing in the Village**
 - Interest in seeing a new firehall.
 - Comments that Harrison is missing amenities tailored to residents rather than visitors.
 - Suggestions that additional community and recreational spaces are needed.
 - Desire to see additional civic and medical services.
 - Interest in seeing a grocery store in the Village.
 - Excitement at the prospect of additional housing.
 - Suggestions to create more public washrooms.
- **Concerns and considerations for the site**
 - Suggestions to relocate the public works/operations yard.
 - Caution to compliment uses within neighbouring communities like Agassiz without directly competing with them.
 - Comments to consider and better utilize existing commercial spaces in the Village before adding new ones to the site.
 - Interest in seeing more civic uses like a city hall added to the community.
- **Suggestion and ideas for the site**
 - Broad support for a programmable indoor community space for all ages (specific attention given to seniors and kids).
 - Strong interest in having more recreational facilities in the Village.
 - Excitement around a new Community Hall.
 - Suggestion to include local-serving commercial spaces like a grocery store and seasonal market.
 - Interest in other facilities such as a community garden, cultural centre, pedestrian/cyclist paths etc.
 - Comments around improved municipal offices.
 - Suggestions to keep parking for events and tourists.

OPEN HOUSE PHOTOS



CHARRETTE PHOTOS

