

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

DATE: Wednesday, October 2, 2024
TIME: 7:00 p.m.
PLACE: Council Chambers, Village Office
495 Hot Springs Road
Harrison Hot Springs, BC

IN ATTENDANCE: Andy Strothotte (Chair)
Judy Duffus
Allan Garneau
Ron Logan

Chief Administrative Officer, Tyson Koch
Planning Consultant, Ken Cossey

ABSENT: Robert Guimont
Kimbal Solar

1. CALL TO ORDER

Chair Strothotte called the meeting to order at 7:00 p.m. and acknowledged the traditional territory of Sts'ailes.

Chair Strothotte announced that Julie Chamberlain has resigned from the Advisory Planning Commission.

2. INTRODUCTION OF LATE ITEMS

None.

3. APPROVAL OF AGENDA

Moved by Judy Duffus
Seconded by Chair Strothotte

THAT the agenda be approved.

**CARRIED
UNANIMOUSLY**
APC-2024-10-01

4. ADOPTION OF MINUTES

Moved by Judy Duffus
Seconded by Andy Strothotte

THAT the Advisory Planning Commission Meeting Minutes of August 26, 2024 be adopted.

**CARRIED
UNANIMOUSLY**
APC-2024-10-02

5. ITEMS FOR DISCUSSION

- (a) Report of Planning Consultant dated October 2, 2024
Re: 260/270 Esplanade Avenue

The Planning Consultant presented a report on Zoning Amendment Bylaw No. 1209, 2024 in relation to a proposed 72-unit hotel and restaurant located at 260/270 Esplanade Avenue. The bylaw proposes to increase the Floor Area Ratio from 1.5 to 1.62, the building height from 15 meters to 20 meters and the lot coverage from 75% to 95%.

Question as to the purpose and relevancy of Design Guidelines Policy 1.39 to this application. The Planning Consultant clarified that the purpose of the policy is to address form and character issues with respect to the Development Permit application for this site, not the zoning amendment. The Policy was provided to the APC for information.

Question as to whether the new Lakeshore requirements set out in this Policy will be taken into consideration for this application. The Planning Consultant advised that they are applicable, and the applicant was provided a draft of the application prior to adoption.

The developer gave a presentation on the application.

The Chair opened the table up for questions to the developer.

Question: Does the 20 meter height include the elevator roof?

Answer: The elevator roof is 2 meters in addition to the 20 meter building height.

Question: Where would guests checking-in park?

Answer: The ground floor site map shows a location where guests checking into the hotel can park in the parking garage.

Question: Will there be Electric Vehicle charging stalls?

Answer: There is not an exact number yet but there would be Electric Vehicle charging stalls installed based on a percentage of the total parking stalls as set by bylaw.

Discussion ensued as follows:

- Having the Ministry of Transportation and Infrastructure (MOTI) conduct a transportation report
- This application was referred to MOTI by Council in addition to the Village's Fire Department for comment
- Community Amenity Contributions legislation/bylaws
- 1 Electric Vehicle stall is required for every 20 parking stalls

Question: Will the gated garage have emergency exit buttons?

Answer: This has not been discussed but believes there would be.

Discussion ensued surrounding a Crime Prevention Through Environmental Design Report.

3
Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission
October 2, 2024

Question: Has there been any thought given to recycling water runoff for irrigation or other non-domestic uses?

Answer: This has not been discussed.

Question: Where will the storm water go?

Answer: Storm water will be tied into the municipal storm water system.

Discussion ensued regarding the following:

- The height is significant
- If the Design Guidelines Policy 1.39 applies to this development, there are some concerns that would hinder this project from continuing
- Concerns regarding the impact to Lillooet Avenue with the backs of all the buildings
- Metal bar fencing is comparable to chain link fencing
- Incorporating a mural to give the building more character
- Concerns about the increase in lot coverage particularly with respect to the back of the lot
- Lack of public amenities

Question: Will the rooftop patio be open to the public?

Answer: No, it will only be available for guest use.

Question: Was any consideration given to putting the first level of parking underground?

Answer: Based on existing issues, a full storey height underground was not an option so it would make little difference to the overall height. When residential and commercial spaces are placed above amenity areas, the amenity area ceiling height needs to be higher to account for ducting.

Question: What issues are preventing putting in a full storey height underground?

Answer: This could potentially be researched to reduce the total height.

The CAO advised that with the site's proximity to the lake, there may be issues such as groundwater considerations and engineering restrictions. Building underground would create considerations for the foundation to keep water out, and the water underground would need to be pumped out. Discussion ensued regarding the Harrison Lake Hotel where parking is completely underground.

The developer suggested stepping back the fifth and sixth floors to accommodate height concerns.

Discussion ensued regarding the fact that this project could establish what the future form and character is on Esplanade Avenue and could create a wall between Esplanade Avenue and the rest of the Village.

Moved by Judy Duffus
Seconded by Ron Logan

4
Village of Harrison Hot Springs
Minutes of the Advisory Planning Commission
October 2, 2024

THAT the Advisory Planning Commission recommend that Council approve of this application subject to the following:

- A shade study
- A Crime Prevention Through Environmental Design (CPTED) Report
- An infrastructure impact analysis, exploring rainwater recycling
- The developer exploring putting the first floor underground to reduce the overall height
- A traffic impact analysis
- Careful consideration by Council of Design Guidelines Policy 1.39 in regard to this development.

**CARRIED
UNANIMOUSLY**
APC-2024-10-03

- (b) Report of Corporate Office dated October 2, 2024
Re: Terms of Reference and Reporting Procedure

Moved by Allan Garneau
Seconded by Judy Duffus

THAT the Corporate Officer's report dated October 2, 2024 regarding Terms of Reference and Reporting Procedure be received for information.

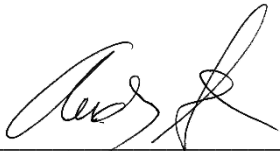
**CARRIED
UNANIMOUSLY**
APC-2024-10-04

6. ADJOURNMENT

Moved by Judy Duffus
Seconded by Ron Logan

THAT the meeting be adjourned at 8:13 p.m.

**CARRIED
UNANIMOUSLY**
APC-2024-10-05



Andy Strothotte
Chair



Amanda Graham
Corporate Officer