



NOTICE OF MEETING AND AGENDA SPECIAL COUNCIL MEETING

Tuesday, June 25, 2024, 9:00 AM
 Memorial Hall, 290 Esplanade Avenue,
 Harrison Hot Springs, BC V0M 1K0

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

1. CALL TO ORDER
<p>Meeting called to order by Deputy Mayor Facio Acknowledgement of Sts'ailes traditional territory.</p>
2. INTRODUCTION OF LATE ITEMS
3. APPROVAL OF AGENDA
4. COMMITTEE OF THE WHOLE MEETING – ITEMS FOR DISCUSSION
<p>Recommendation: THAT Council resolve itself into a Committee of the Whole.</p> <p>(a) Harrison Watersports' Commercial Moorage Tenure Proposal</p>
<p>(b) Surf Lake</p>
<p>(c) Dike Project Update</p>
<p>(d) Village Office Update Page 1</p>
<p>(e) Report of Chief Administrative Officer dated June 25, 2024 Page 12 Re: Oak Trees on Lillooet Avenue West</p> <p>Recommendation:</p> <p>THAT Council direct staff to re-engage a qualified arborist to re-assess the Oak Trees on Lillooet Avenue West; and</p> <p>THAT Council authorize staff to follow the recommendations in the updated report from the qualified arborist immediately.</p>
<p>Recommendation:</p> <p>THAT the Committee of the Whole rise and report to Council; and</p> <p>THAT Council adopt the report of Committee of the Whole.</p>
5. QUESTIONS FROM THE PUBLIC (pertaining to agenda items only)
6. ADJOURNMENT

Amanda Graham
 Corporate Officer



HARRISON HOT SPRINGS

Naturally Refreshed

Village Office Updates

June 25th, 2024

Presentation Highlights

Preliminary Investigations

Strategic Priorities

Development Master Plan

Funding Opportunities

Discussion



STRATEGIC PRIORITIES



ORGANIZATIONAL DEVELOPMENT

To provide for the needs of a growing community

PRIORITY ACTIONS

- Conduct Village facilities review and set priorities for a Village office and other facilities
- Update master plans



SUSTAINABLE DEVELOPMENT

To maintain Harrison Hot Springs as a place we call home

PRIORITY ACTIONS

- Pursue attainable and affordable housing
- Investigate LEED development
- Develop a streetscape plan



HEALTHY LIVABLE COMMUNITY

To promote and enhance a healthy lifestyle for all ages

PRIORITY ACTIONS

- Senior's housing/resource centre
- Parks & Trails master plan
- Investigate a recreation facility



Site Location



HARRISON HOT SPRINGS
Naturally Refreshed

Village Owned Land



Disclaimer: This map was compiled by the Village of Harrison Hot Springs and the Fraser Valley Regional District, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability for a particular purpose or use.

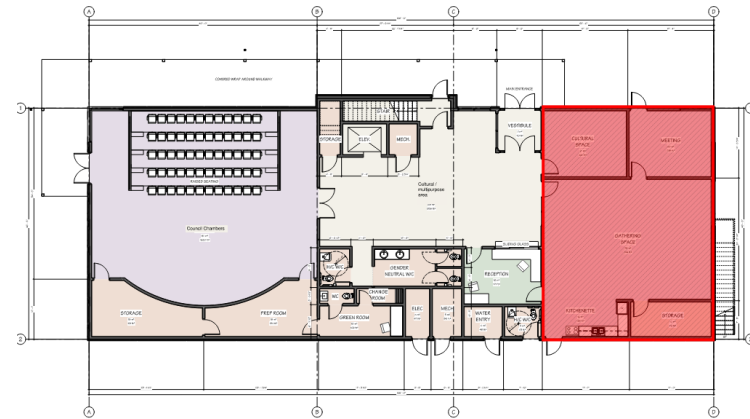


Previous Village Office Design

Cost to build today: \$5-6M

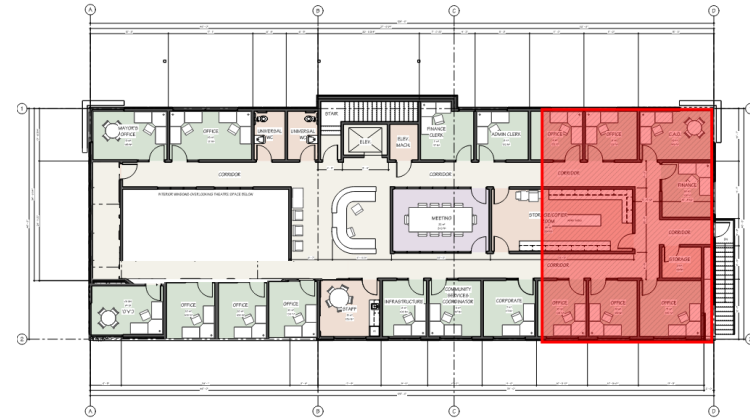
Reduced Sq Ft Design

\$3.5-4.5M



FIRST FLOOR PLAN

PROPOSED HARRISON HOT SPRINGS CIVIC CENTRE



SECOND FLOOR PLAN

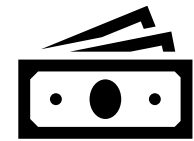
PROPOSED HARRISON HOT SPRINGS CIVIC CENTRE

Grant Opportunities

Green Municipal Fund

- Study: New Construction of Municipal and Community Buildings

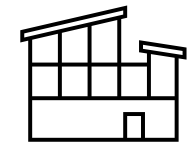
Grant for up to 50%* of eligible costs. Up to a maximum of \$200,000



- Capital project: Construction of new sustainable municipal and community buildings

Combined grant and loan for up to 80% of eligible costs

Grant up to 15% of total loan amount



BC Builds Vision

- BC Builds assists with finding creative opportunities to add housing on existing sites, and to incorporate housing above new community infrastructure. BC Builds can help secure a development partner and a building owner/operator.
- Grants of up to \$225,000 per unit to lower construction costs are available for buildings to be owned and operated by non-profits and First Nations development companies.

BC Builds Development Model

- BC Builds brings together landowners and residential developers to speed up project development timelines
- The goal of BC Builds is to move projects from concept to construction in 12–18 months, rather than the typical three–to–five years.
- A key component of the initiative is to leverage underused public lands (parking lots, on top of community centres/fire halls) to create more viable rental projects, along with grant money to keep rents more affordable and get projects off the ground.



Discussion

Grant Application

Development Master Plan

Village Office

Next Steps



File No: 5400-01
Date: June 25, 2024

To: Mayor and Council
From: Tyson Koch, Chief Administrative Officer
Subject: Oak Trees on Lillooet Avenue West

RECOMMENDATION

THAT Council direct staff to re-engage a qualified arborist to re-assess the Oak Trees on Lillooet Avenue West; and

THAT Council authorize staff to follow the recommendations in the updated report from the qualified arborist immediately.

SUMMARY

To present Council with an updated staff report regarding the Oak Tree on Lillooet Avenue West.

BACKGROUND

On August 21, 2023, the CAO presented a Report to Council at a Special Closed meeting summarizing the issue with the limb that fell in July and the report from Urban Environment Ltd. At that meeting, the following motions were passed:

THAT due to a public safety concern for people and property, Council authorize staff to have all four oak trees on Lillooet Avenue removed; and

THAT Council authorize staff to fund the tree removals and replacements from reserves.

CARRIED
SIC-2023-08-06

THAT staff be directed to research options including costing to make the oak tree removal area on Lillooet Avenue more aesthetically pleasing and report their findings back to Council; and

THAT staff be directed to work with the contractor during the removal of the oak trees to determine whether there is any salvageable wood that can be saved for possible use in a future beautification project of that same area.

CARRIED
SIC-2023-08-07

THAT the motions made at the Special Closed Council Meeting of August 21, 2023 pertaining to item 6(a) – CUPE Negotiations and item 6(b) – Oak Tree Removal be released to the public.

CARRIED
SIC-2023-08-08

Release from Closed resolutions were to be received for information at the September 11, 2023 Regular Council meeting, however, they were inadvertently not included. That meeting was cancelled by Mayor Wood on September 8, 2023.

Shortly before the October 3, 2023 Regular Council meeting, Mayor Wood requested that the Closed Meeting resolutions relating to the trees be reported out at the meeting. The CAO planned to do so verbally, however, the meeting collapsed and subsequently, the tree resolutions were not discussed at that meeting.

On October 11, 2023 the Corporate Officer received an email with a Notice of Motion from Councillor Allen stating the following:

Notice of Motion from Councillor Allen, re Four Oak Trees:

Whereas the last surviving oak trees on West Lillooet Avenue are an important part of the Village streetscape and

Whereas they have historic and cultural value, beyond their environmental value and Whereas our Urban Forest Management Plan calls for the retention and maintenance of mature trees and

Whereas council has not yet seen the arborist report concerning these trees

Be it resolved that that staff be instructed to take no further action concerning these four oak trees until council has had an opportunity to review the arborist report and explore preservation options for them.

I received an email later that day from Mayor Wood requesting that Councillor Allen's motion be added under New Business at the next Regular Council Meeting.

On October 16/18, 2023 the CAO presented a Report to Council at a Regular Council meeting for releasing items from closed, which included the Oak Trees on Lillooet Avenue West. Council passed a resolution (RC-2023-10-15) to receive, among other items, the resolutions SIC 2023-08-06 and SIC 2023-08-07 for information.

Later that same meeting, Councillor Allen's requested new business was discussed and the proposed motion was defeated.

At the November 8, 2023 Regular Council meeting, the following took place during "Business Arising From the Minutes":

Mayor Wood recalled the motion from item 14(c) at the October 16 & 18, 2023 Special Council meeting to be voted on again.

THAT staff be instructed to take no further action concerning these four oak trees until Council has had an opportunity to review the arborist report and explore preservation options for them.

CARRIED
OPPOSED BY COUNCILLORS FACIO AND VIDAL
RC-2023-11-04

THAT the arborist report on the four oak trees on Lillooet Avenue West be received so that it can be released to the public.

CARRIED
OPPOSED BY COUNCILLORS FACIO AND VIDAL
RC-2023-11-05

Staff received two emails dated December 5, 2023 and December 20, 2023 from Mayor Wood ordering that no action be Oak Trees on Lillooet Avenue West until further notice.

At the February 20, 2024 Regular Council Meeting, "Oak Trees on Lillooet Avenue" was added under New Business, resulting in the following resolution being passed:

THAT the four oak trees on Lillooet Avenue be referred back to staff and that all of Council receive details on the legal investigation Councillor Allen referred to.

CARRIED
UNANIMOUSLY
RC-2024-02-42

On April 12, 2024, staff received a call of concern advising additional large branches had fallen from the oak trees. Council was advised immediately by email of the risk to the public. Councillor Vidal responded stating this is causing a heightened level of concern for public safety and liability to the Village. A motion was passed last summer in a closed meeting to have the trees removed. Mayor Wood disagreed therefore no removal actions were taken. To protect the public and property, staff engaged a contractor to install construction fencing around the trees until Council provides staff with further direction.

DISCUSSION

In their current state, the four oak trees located on Lillooet Avenue, pose a significant risk to public safety. Despite the issue having been discussed by council on multiple occasions, staff has received conflicting direction and require clarification from council. The oak trees in question have been identified with failing health and have become hazardous to pedestrians and nearby properties. Concerns about their stability and potential for failing have been raised repeatedly by residents and council members.

The trees were first assessed for their condition and risk factors by a qualified arborist to determine the best course of action, which included options for removal or intensive maintenance. It was determined that the trees posed a clear danger to public safety due to their deteriorating state. Several solutions were proposed, including immediate removal and replacement with safer species, or intensive rehabilitation measures if deemed feasible.

Despite these initial steps, progress has been hindered by challenges at the council table which has resulted in the matter not being properly addressed. This has prevented the implementation of necessary measures to address the public safety risk posed by the oak trees. The continued presence of these hazardous trees in their current state compromises the safety of pedestrians, motorists, and nearby residents. Potential consequences of inaction include injury, property damage, and disruption to the community.

Staff recommends that council urgently revisit the discussion to resolve the issue of the oak trees. Staff recommends re-engaging a qualified arborist to determine the most appropriate course of action based on the current state of the trees.

It is imperative that the council provides further direction to staff on the matter of the oak trees on Lillooet Avenue to prioritize public safety and prevent potential harm.

FINANCIAL CONSIDERATIONS

Subject to Council's direction, expenses for an updated arborist report and, if recommended, tree removal are required.

POLICY CONSIDERATIONS

2023 Strategic Plan Priorities

Environmental Protection – To restore and protect the environment for future generations.

Public Safety – To ensure and enhance public safety.

Respectfully submitted by:



Tyson Koch
Chief Administrative Officer