

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

**DATE:** Thursday, December 7, 2023  
**TIME:** 7:00 p.m.  
**PLACE:** Council Chambers, Village Office  
495 Hot Springs Road  
Harrison Hot Springs, BC

**IN ATTENDANCE:** Ken Gisborne (Chair)  
Judy Duffus  
Allan Garneau  
Andy Strothotte

Corporate Officer, Amanda Graham  
Planning Consultant, Ken Cossey

**ABSENT:** Robert Guimont

**1. CALL TO ORDER**

Chair Gisborne called the meeting to order at 7:00 p.m.

**2. INTRODUCTION OF LATE ITEMS**

- Request from Allan Garneau to add "Process Discussion" as item 5(b) under "Items for Discussion".

**3. APPROVAL OF AGENDA**

**Moved by Judy Duffus**  
**Seconded by Andy Strothotte**

THAT the agenda be approved as amended.

**CARRIED  
UNANIMOUSLY**  
*APC-2023-12-01*

**4. ADOPTION OF MINUTES**

**Moved by Judy Duffus**  
**Seconded by Andy Strothotte**

THAT the Advisory Planning Commission Meeting Minutes of October 4, 2023 be adopted.

**CARRIED  
UNANIMOUSLY**  
*APC-2023-12-02*

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**5. ITEMS FOR DISCUSSION**

- (a) Report of Planning Consultant  
Re: Rezoning Amendment Bylaw - 259 Hot Springs Road

The Planning Consultant read his report on Rezoning Amendment Bylaw No. 1194, 2023 including background on the proposed project and concerns identified by Staff.

The developers provided a presentation on the proposed project.

Discussion ensued as follows:

- Question as to the phasing of the project. The developers responded that they do not wish to develop in phases, however, if they did, the parkade and the eastern half would be constructed first.
- The layout of the floor, the footprint of the project, the construction material of the framing, a rendering of how the building will look from Lillooet Avenue.
- Question as to the lack of landscaping surrounding the building and that, with such a large lot coverage, there should be no gravel. The developers responded that they are still working on a landscape plan.
- The Advisory Planning Commission does not consult on the development permit process, therefore, the minutes from the commission meetings at the Zoning Amendment Bylaw stage are the commission's opportunity to provide observations and concerns.
- Concerns were raised regarding short-term rentals, however, the property is located in the C-1 Zone and short-term rentals are permitted.
- The developers advised that they have provided for smaller units to accommodate renters.
- Setback requirements are addressed during the building permit process.
- The commission expressed concerns regarding vehicles turning left from Cedar Avenue onto Hot Springs Road as this is a busy intersection, particularly in the summer.
- Question as to whether the units are multi-level. The developers responded that the units are all one level and will each have a front door off the exterior walkway.
- Concerns were raised regarding the fact that the proposed development requires a lot coverage increase, however, the courtyard only benefits the residents of the building. The developers advised that they have a 1500 square foot amenity space that they could consider offering a membership to for public use.
- The planning consultant clarified that at this time, there has not been any offer of public realm amenities made by the developers.

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**Moved by Chair Gisborne**

THAT the Advisory Planning Commission recommend Council's approval of Zoning Amendment Bylaw No. 1194, 2023 in support of the proposed development at 259 Hot Springs Road, subject to the following:

- Council's consideration of the Advisory Planning Commission's comments and concerns regarding the increase in lot coverage, traffic flow and volume on Cedar Avenue and Hot Springs Road, short-term rentals and the lack of public realm improvements.
- Council receipt and review of the CPTED Report.
- Council's receipt of specific detail regarding the construction and phasing of the construction.

**MOTION FAILED  
LACK OF SECONDER**

Discussion continued as follows:

- Zoning Bylaw No.1115, 2017 allows for building height to be exceeded for elevator shafts provided that it does not exceed 18 meters high.
- The planning consultant advised that there are form and character and design guidelines that address rooflines and fencing materials.
- The lack of commercial space for pedestrians. The developers responded that other developments with commercial units in the area have not been successful in renting out the commercial spaces and highlighted concerns related to traffic on Hot Springs Road.

**Moved by Judy Duffus**

THAT the Advisory Planning Commission recommend that Council not approve Zoning Amendment Bylaw No. 1194, 2023 due to the following concerns:

- The increase in lot coverage from 75% to 89.95%
- Traffic flow and volume on Cedar Avenue and Hot Springs Road
- Safety concerns and the fact that Council has not received or reviewed the Crime Prevention Through Environmental Design report
- Rental housing and the short-term rental provision
- Whether this type of project is the right building for the downtown Village area

**Amendment moved by Andy Strothotte**

To add:

- Lack of clarity of phasing of the proposed project
- Lack of commercial space in proposed project
- Lack of public amenities/public realm improvements

**Main motion as amended seconded by Andy Strothotte**

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**CARRIED  
UNANIMOUSLY**  
APC-2023-12-03

(b) Process and Procedure

**Moved by Allan Garneau**  
**Secoded by Andy Strothotte**

THAT item 5(b) – Process Discussion be tabled for discussion at the next meeting.

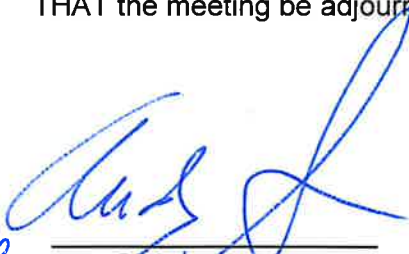
**CARRIED  
UNANIMOUSLY**  
APC-2023-12-04

6. **ADJOURNMENT**

**Moved by Chair Gisborne**  
**Secoded by Allan Garneau**

THAT the meeting be adjourned at 8:20 p.m.

**CARRIED  
UNANIMOUSLY**  
APC-2023-12-05

*FOR.*   
\_\_\_\_\_  
Ken Gisborne  
Chair **ANDY STROTHOTTE**

  
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Amanda Graham  
Corporate Officer