

# Anmore Village Centre Site Development Plan

Summary Report  
19th December 2017





## Contents

<b>Executive Summary</b>	<b>5</b>
<b>Operational Need</b>	<b>7</b>
<b>Vision</b>	<b>9</b>
<b>History</b>	<b>11</b>
<b>Site Analysis</b>	<b>12</b>
Site Boundary	
Underground Utilities	
Easements BC Hydro + Fortis	
High Pressure Gas Main	
No Build Zones	
Septic Field	
Park Space	
Slopes	
Existing Parking	
Road Realignment	
<b>Recommended Approach</b>	<b>23</b>
Phasing	
Parking	
Community Event Space	
Community Garden + Dining	
Civic Terrace	
Play Space	
Woodland Play	
Outdoor Amphitheatre	
Artist Renders	
<b>Civil Engineering Input - Road &amp; Utility Alignment</b>	<b>37</b>
Street work	
Services	
<b>Next Steps</b>	<b>39</b>

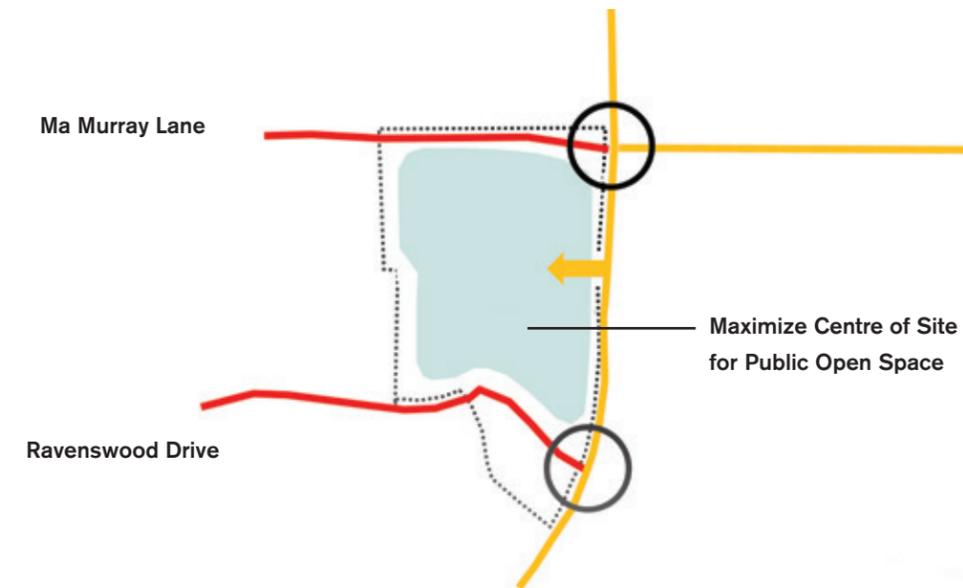


## Executive Summary

The Village of Anmore want to revitalize and develop the lands around the current Village Hall as a Community Gathering Place and generate a specific and recognizable heart to this Community. Part of this transition is to recommend where to place a new building to house the Municipal Administrative functions, Council Meeting Space and some public needs for the adjacent Park and the Hall.

This report summarizes the work done during this study and makes a specific recommendation for the placement of a new building, without compromising a larger vision for the site that will energize the park and public spaces.

The overall concept was to free up the center of the site for park and public use and remove the existing roads that divide the site today. As such, the recommendation is to move and relocate the roads and extend Ma Murray Lane and Ravenswood Drive to run west to east and connect with Sunnyside Road.



The site is also crossed by a legal right of way which means that the strip of land in the center of the site is not available for building construction and must remain open for access to underground utilities. Equally, to save cost, the existing utility services under the existing roads would remain in place. The result is that this would limit any building construction to areas outside these existing service routes.

There was a strong desire to maintain and enhance the Park areas on the west side of the site, which leaves only the North-east and South-east quadrant for future buildings. This is supported by the fact that buildings should be highly visible from Sunnyside Road and would be more prominent when placed on the east side of the site.



## Operational Need

The New Village Hall will be the operational and administrative centre for the Village.

It will play a key role in creating a healthy, safe, and productive work environment for the current staff, managers, Council and Mayor.

The new Centre will act as the emergency operations centre for the Village in the event of a disaster and play a key role in risk mitigation and disaster preparedness efforts.

The Village Centre will include the following spaces:

- Foyer
- Potential museum space
- Staff offices
- Council Chamber/multi-purpose room
- Washrooms for the public and staff
- Rooms and areas for community events
- A public plaza and meeting place for residents
- Potential opportunity for commercial space

A previous study had identified a building area of **8,200sf** to accommodate all these needs and still have space for some future growth. It would be possible to consider a multi-level facility and thereby reduce the footprint of the building if this had a benefit in freeing up parts of the site for outdoor public space and future buildings.



## Vision

The Village Centre is Anmore's focal point within this semi-rural community. A number of events are held each year and the Village Centre has always been a critical place for these community activities. The new Centre is to play a key role in creating a Village Centre as outlined and determined in the Official Community Plan.

It will foster gatherings, creating a natural anchor for the community.

### The Vision is to create a new cohesive village centre that:

- Celebrates the identity of the Anmore and establishes a village heart.
- Provides a place for people to gather for special events.
- Enhances community connections on a day-to-day basis.
- Meets the need for civic and multipurpose community space.
- Increases the prominence of the Village Centre from Sunnyside Road & East Road, creating an arrival point for visitors.



## History

The Village of Anmore was incorporated in 1987. At that time, the Village was gifted the George and Margaret "Ma" Murray homestead, located at 2697 Sunnyside Road. The 1916 constructed building was converted into a Municipal Hall, with office space and Council Chambers.

Since acquiring the homestead, the Village of Anmore has grown significantly. An addition was constructed in 2006 to accommodate additional space needs. In 2012, the Municipal Hall was decommissioned due to unsafe working conditions and structural concerns. Village operations moved to purchased Atco trailers adjacent to the closed Hall and Council Meetings were held at the local elementary school. In summer of 2016, Council Chambers were moved back into the leased trailers.

In 2016, council approved initiation of the design of the new Village Centre.

Although the Ma Murray Homestead has strong historical connections to this community, its condition has deteriorated and the cost of maintaining or upgrading the building has proved prohibitive. As such, it has been decided to demolish the building and free up a valuable part of the site for future civic buildings. The building has been photographed and video recorded for prosperity and several of the interior artifacts will be salvaged and put on display in the new building.

### Study Area

This study is to examine the potential location of a new building for the Village Centre to replace the existing portables on the site. The full study area is 4.6 acres in area and occupies a site alongside Sunnyside Road between East Road in the North and Ravenswood Drive in the south. (The Study Area is shown within the white dotted line on the diagram to the right).

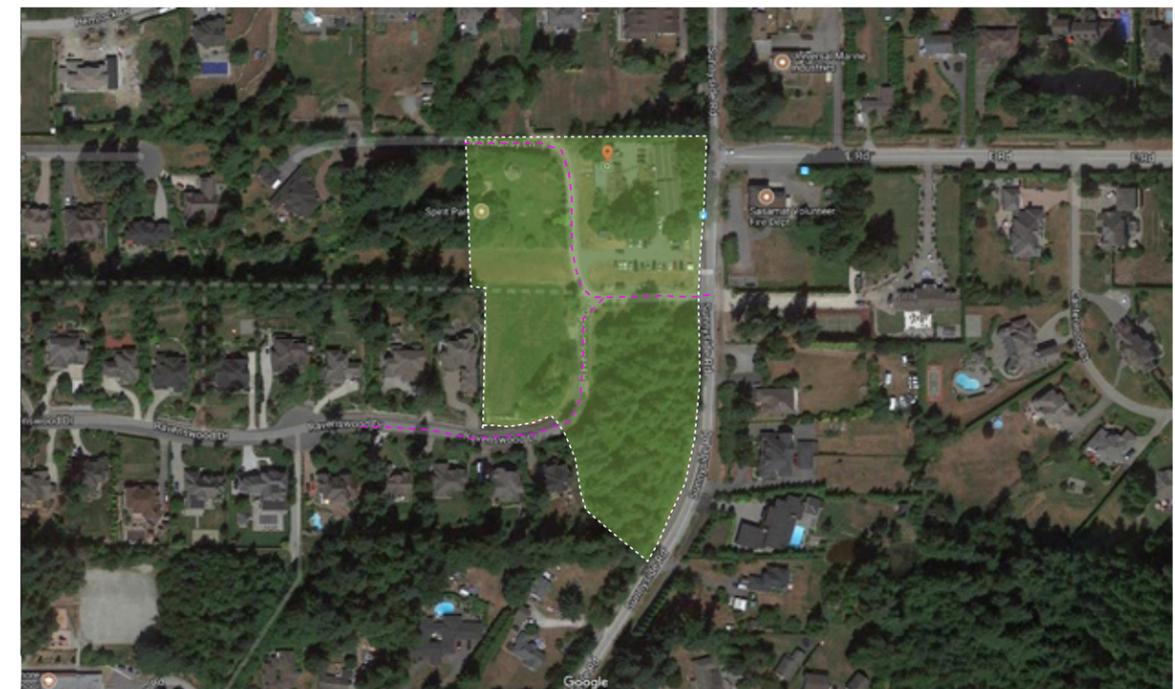
The study area lies at the current centre of the community as both principle arrival points into Anmore meet at this site. From the east along East Road next to the Municipal Fire Hall and from the south along Sunnyside Road. The junction of these two roads occurs at the North-East corner of the Study area and confirms the prominence of this part of the site as a key arrival point for this Community.



### Underground Utilities

The site contains several Municipal and Utility Underground services which largely follow the existing roads. There is Municipal Water services, hydrants and Storm water piping but no Municipal Sewer. Outfall from buildings is captured by an existing septic field under the Park in the North-west corner of the study area but its current condition and functionality is uncertain.

In order to save costs, the Municipality is suggesting that these underground services remain in place even if the roads are relocated. This will limit where future buildings can be located because the utilities will still require full access for future maintenance, so buildings cannot be built above them. The diagram to the right shows where these services run through the study area.



### Easements (BC Hydro + Fortis)

There is currently a Legal Easement across the property at the mid-point which divides the study area into two parts. The easement contains BC Hydro and Fortis. This area cannot be built upon but does currently partly contain a surface parking lot for the Village Centre. The location of the easement is shown on the diagram to the right.



### High Pressure Gas Main Easement

There is a high pressure gas main that traverses the study area through this easement and in the agreement it requires a 10m setback on both sides which creates a 20m wide zone of restriction across the entire site. As such, no buildings can be placed within this area.

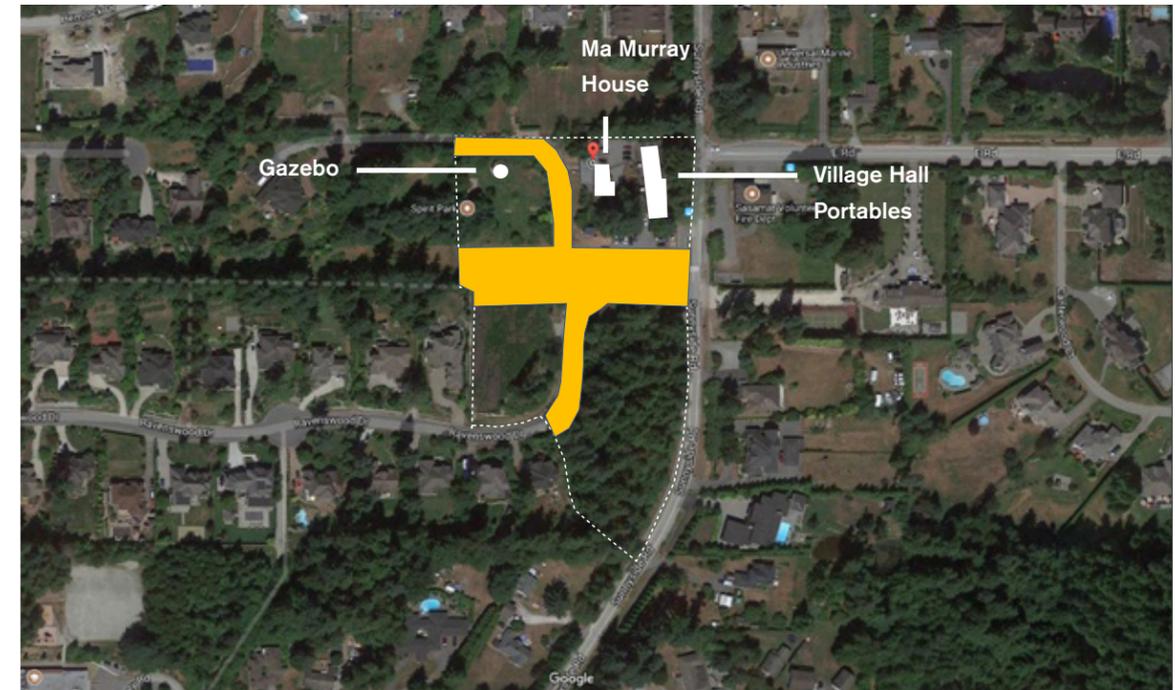


### No Build Zones

The combination of legal easements and the retention of underground services creates a zone of no build area dividing the site into four quadrants. The two westerly quadrants are currently designated for Park use and there is a strong desire to retain the park and leave a continuous band of the site open for Community Events and park activities. The North-east quadrant has the current hall and the Ma Murray Homestead. The south-east quadrant is forested and largely undeveloped but does create a natural backdrop to the park and retains trees, shielding the park from Sunnyside Road.

### Septic Field

The current Hall housed in the portables appears to discharge to a septic field in the North-East Park site near the Gazebo. The extent and condition of the field is unclear and it must be assumed that if the site redevelops with new Municipal building(s) then a new septic field will need to be constructed in the park to meet the new demand. Other utilities in the study area are adequate to support a new building.



### Park Space

The existing land at the south-western end of the site has been cleared and now provides a generous open spaces for park use and suitable for large community events. This change has been well received by the Community and should be retained and enhanced. The Forested area in the South-East corner could be cleared for a new facility but requires more grading and tree removal to allow buildings to be added in this area.



### Slopes

The site generally slopes from the north to the south with an overall drop of over 9m (28ft). The central area over the right of way is generally level and connects directly with Sunnyside Road. The Areas to the north where the existing buildings are located are at the high point of the site and approximately 5-6ft above the road level. Equally there is a high Area just south of the existing parking lot which is within the forested area and is several feet above the parking lot. As Sunnyside Road moves south, it drops down towards the south end of the study area and rises to a high point at the East Road junction. (a full topographic survey was completed as part of this study and is included in Appendix A).



### Existing Parking

The Site is currently entered off Sunnyside Road at the mid-point of the east property line. This junction gives access to Ravenswood Drive and Ma Murray Lane which bisect the site and join alongside the existing parking lot. The existing Parking Lot is not accessed directly from Sunnyside Road but is entered from Ma Murray Lane. It currently accommodate about 26 stalls including a few stalls alongside the portables and two stalls alongside Ma Murray Homestead. Staff use the northern stall next to the portables and the public use the surface lot on the right of way. The entry road at Sunnyside houses the mail boxes for this part of the community and a solar power demonstration panel on the northern edge of the parking lot. Both will need to be relocated as part of any future proposal.

The current parking by-laws in Anmore would require 66 stalls to meet the demands and scale of the new building, which means the current surface parking lot will need to be expanded.

It was also noted that on the major event days further local parking would be desirable and that edge parking along the east side of Sunnyside road should be considered alongside an option to add 30 additional parking stalls alongside the re-aligned Ravenswood Drive.

### Road Realignment

Ma Murray Lane and Ravenswood Drive are extended to run west to east and connect with Sunnyside Road.





## Recommended Approach

The conclusion to all these constraints was to consider an option that placed the new hall in the North-east corner in the location of the demolished Ma Murray Homestead. This puts the new building on the highest point of the site, giving the building a prominence from the Park and from the road. The following pages show the various features and thoughts about the long-term potential of the site and how this could evolve into a true Community Hub for the Village. It is important to recognize that the new building will be critical to the identity of the Village and should be seen as modest, yet civic in character, consistent with the Vision for the Village and respectful of the unique location.

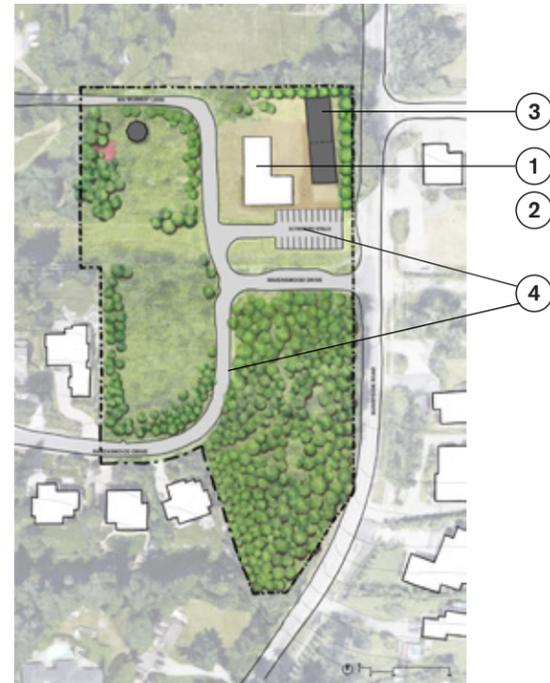
The key elements of the recommended approach are illustrated on the site plan opposite.

### KEY

1. Village hall
2. Courtyard terraces cafe
3. Outdoor event space e.g. Farmers Market
4. Community garden
5. Communal dining
6. Outdoor terrace
7. Play space
8. Existing pavilion
9. Outdoor amphitheater
10. Woodland play space
11. Bike track/dirt jumps
12. Optional parking [30 spaces]
13. Street parking
14. Traffic signal/intersection (tbc)
15. Existing bus stop
16. Landscaped slope bank

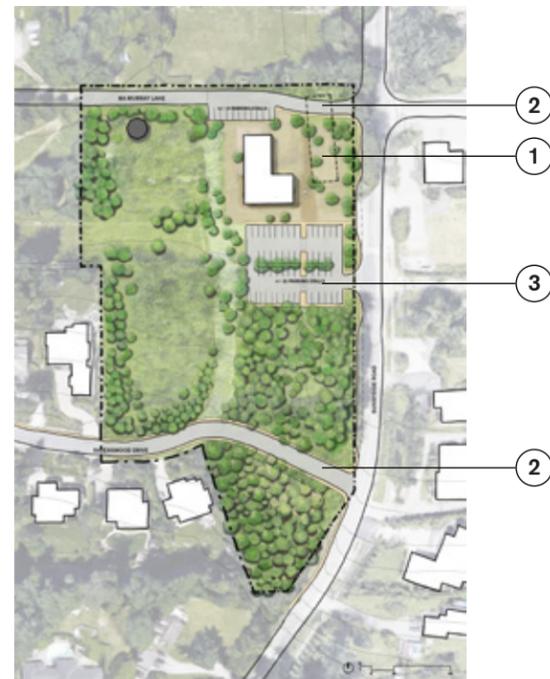
### Phase I

1. Existing village hall demolished
2. New Village Centre constructed in same location
3. Portables remain in operation during construction
4. Existing road layout and 22 parking stalls retained



### Phase 2

1. Portables removed
2. New road layouts: East Rd / Ma Murray Lane extension and Ravenwood Drive relocation
3. Parking expanded to meet by-law requirement. Traffic & Transportation demand study required to determine whether this can be reduced.



### Phase 3

1. Enhanced landscaping across site including play space, natural amphitheater, woodland play, and trails
2. Total Parking: 62 Stalls + 5 Street Parking
3. Opportunity for future building in north-east corner



### New Parking

Recommend transportation and parking demand study be completed to determine actual needs + sightlines/safety, traffic calming and signaling measures needed for new road alignment

Required parking under bylaw = 66 spaces  
 Site concept = 62 spaces + 5 street parking  
 (+ 30 optional spaces)



### Parking Character



### Community Event Space

Informal hard landscaping for events (e.g. farmers market) adjacent to courtyard café. Future location of additional buildings.



### Community Gatherings



**Community Garden + Dining**

Overlooks play space, adjacent to community kitchen and washrooms in basement.



**Connection over Food**



**Civic Terrace**

Public space overlooking the park connected to multipurpose space & cafe



**Public Space Possibilities**



**Play Space**

Improved location and enhanced features for all ages (toddler to youth).



**Traditional Playgrounds**



**Woodland Play**

Enhanced with trails, informal play space, and recreational play equipment e.g. bike track, natural play features



**Play in Nature**



### Outdoor Amphitheatre

Greens terraces uses existing grade change, integrated into park for large community gathering, performances & events e.g. movie nights



### Stepped Terrace

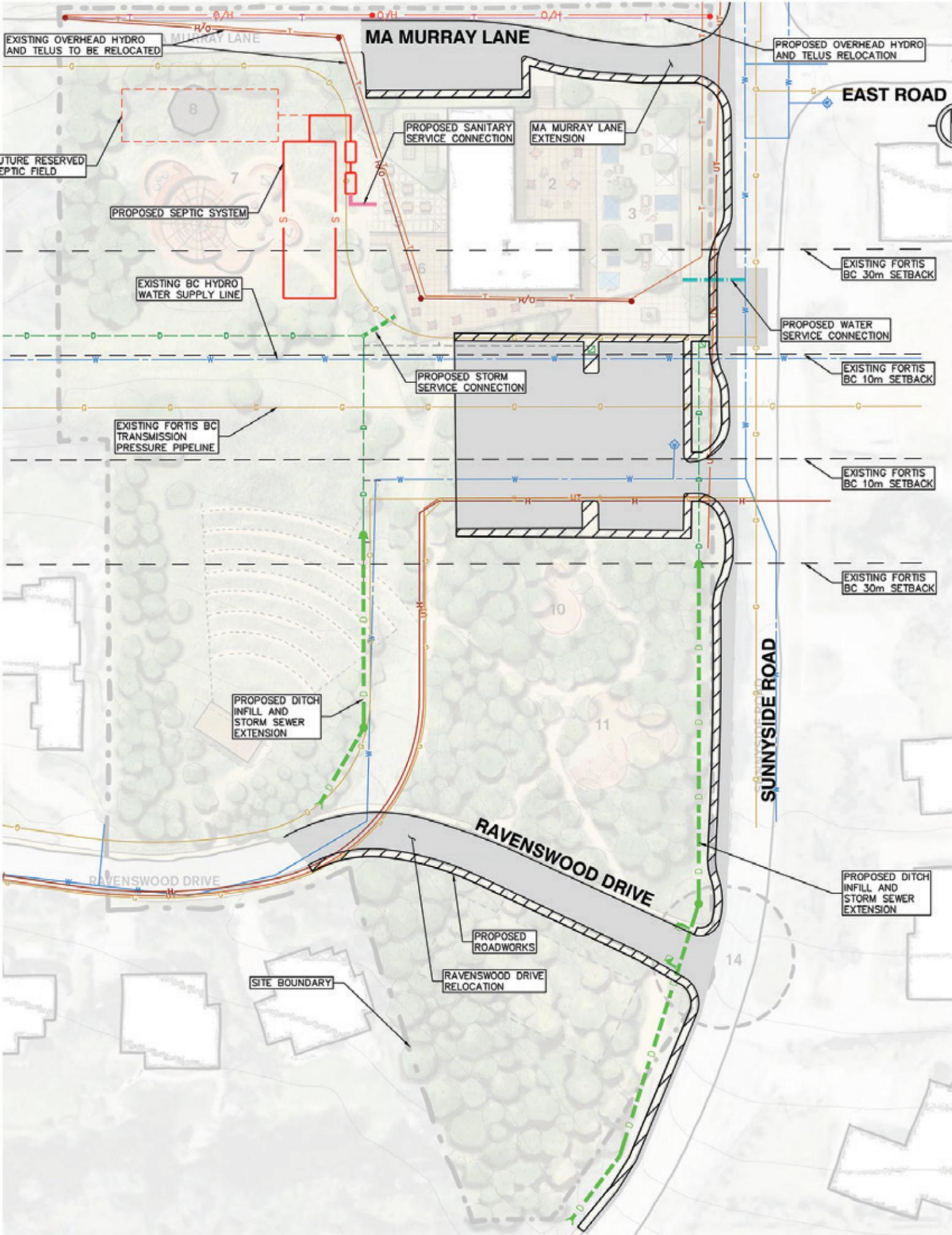


View North from Sunnyside Road



View West from East Road





### Civil Engineering Input - Road & Utility Alignment

#### Street Work

- New access road alignments are viable in terms of grade.
- Additional road works to existing Sunnyside Road may be need to repair significant cracking (pending Geotech investigations.)
- Traffic & Transportation study needed to determine sightlines + signal requirements.
- Right of way required in location of existing roads/lane for existing services.
- Street lighting recommended along Sunnyside Road.

#### Services

- New septic tank and system needed – location pending Geotech input.
- Sufficient water service and fire hydrants.
- New storm water service system will be required for site (vs. existing culverts.)
- Sufficient BC Hydro infrastructure.
- Proposed building within 30m setback from Fortis BC HP gas line – written permission required (but no permit.)
- A permit from both Fortis BC and BC Hydro may be required for the parking lot expansion/site works as within 10m.

#### Costing

Sunnyside Road works	=	\$277,000	[roadworks, storm water, street lighting, signs + markings]
Ravenswood Drive Works	=	\$191,000	[roadworks, storm water]
Ma Murray Lane Relocation	=	\$147,000	[roadworks, drainage, hydro/tel works]
Parking Lot Expansion	=	\$132,000	[roadworks, drainage works]
Servicing	=	\$108,000	[storm/sewer, san/sewer, septic, water, hydro/tel]
<b>Total Construction Costs</b>	<b>=</b>	<b>\$855,000</b>	

Note: Class D costing based on Nov 2017 construction unit process based on single phase. Excludes Demolition, AHD Fees, Taxes, Softs Costs (+/-30%), Escalation, Traffic controls or calming measures, geotechnical measures (open cut & fill only) and landscaping.



---

## Next Steps

- Council Support for Site Development Plan Recommendation
- Further transportation and traffic impact study to determine viability of new intersection on Sunnyside Drive
- Confirm with Fortis/BC Hydro if parking expansion in easement is acceptable
- Outline Sustainability Strategies (objectives and approach)
- Environmental Assessment + Arborist report for proposed tree removal
- Geotechnical review of preferred option, including septic tank and road works

