

REGULAR COUNCIL MEETING – MINUTES

Minutes of the Regular Council Meeting held on
Tuesday, February 20, 2018 in Council Chambers at
Village Hall, 2697 Sunnyside Road, Anmore, BC



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Ryan Froese
Councillor Ann-Marie Thiele
Councillor Kim Trowbridge
Councillor Paul Weverink

ELECTED OFFICIALS ABSENT

Nil

OTHERS PRESENT

Juli Halliwell, Chief Administrative Officer
Christine Baird, Manager of Corporate Services
Jason Smith, Manager of Development Services

1. Call to Order

Mayor McEwen called the meeting to order at 7:02 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R39/2018

“THAT THE AGENDA BE APPROVED AS CIRCULATED.”

CARRIED UNANIMOUSLY

3. Public Input

Charles Christie, Sunnyside Road, presented comments regarding item 11(a). He said that he wants to know the justification for the tax increase over 5 years. Mayor McEwen responded that part of the tax increase will be going into the capital asset reserves, as the Village is saving approximately \$1 million per year for roads, drainage, and other infrastructure.

Lynn Burton, Sugar Mountain Way, presented comments regarding item 11(a). She expressed concern regarding the proposed community amenity contribution amount of \$150,000. Printed copy of Ms. Burton’s comments were received by staff and are retained on file.

Fiona Cherry, Hemlock Drive, presented comments regarding item 11(a). She said that residents want a reasonable and comparable CAC to other municipalities, and added that the additional costs can go beyond \$100,000 which makes the amount of \$150,000 unreasonable. She requested that Council consider the CAC amount and move forward.

Andrew Robertson, Thompson Road, presented comments regarding item 11(a). He said that CAC amounts vary between municipalities and he cannot find a comparable amount elsewhere, but it is shocking that development costs in Anmore will jump from \$10,000 to \$150,000. He added that Anmore has a unique opportunity to fund a community centre and he proposes that Council consider a reasonable amount.

4. Delegations

Nil

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on February 13, 2018

It was MOVED and SECONDED:

R40/2018

“THAT THE MINUTES OF THE REGULAR COUNCIL MEETING HELD ON FEBRUARY 13, 2018 BE ADOPTED AS CIRCULATED.”

CARRIED UNANIMOUSLY

6. Business Arising from Minutes

Nil

7. Consent Agenda

Nil

8. Items Removed from the Consent Agenda

Nil

9. Legislative Reports

(a) Zoning Amendment Bylaw No. 571-2018

It was MOVED and SECONDED:

R41/2018 **“THAT ANMORE ZONING AMENDMENT BYLAW NO. 571-2018 BE READ A THIRD TIME; AND THAT ANMORE ZONING AMENDMENT BYLAW NO. 571-2018 BE ADOPTED.”**

CARRIED UNANIMOUSLY

(b) Five-Year Financial Plan Bylaw No. 573-2018

It was MOVED and SECONDED:

R42/2018 **“THAT ANMORE FIVE-YEAR FINANCIAL PLAN BYLAW NO. 573-2018 BE ADOPTED.”**

CARRIED

Councillor Thiele opposed

At Councillor Thiele’s request, her opposition is noted as her discomfort in approving \$900,000 in expenditures for a new parking lot and road alignment that supports a plan with no timeline and no funding.

(c) Solid Waste Management Amendment Bylaw No. 575-2018

It was MOVED and SECONDED:

R43/2018 **“THAT ANMORE SOLID WASTE MANAGEMENT AMENDMENT BYLAW NO. 575-2018 BE ADOPTED.”**

CARRIED UNANIMOUSLY

10. Unfinished Business

Nil

11. New Business

(a) Community Amenity Contributions

Copy of the presentation made by Jason Smith is attached and forms part of these Minutes herein.

It was MOVED and SECONDED:

R44/2018 **“THAT COUNCIL DIRECT STAFF TO INCLUDE A COMMUNITY AMENITY CONTRIBUTION TARGET OF ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000) BE INCLUDED IN THE FORTHCOMING INFILL DEVELOPMENT POLICY; AND THAT COUNCIL DIRECT STAFF TO BRING FORWARD A DRAFT INFILL POLICY AND OFFICIAL COMMUNITY PLAN AMENDMENT TO THE NEXT REGULAR COUNCIL MEETING.”**

CARRIED UNANIMOUSLY

(b) Port Moody Secondary School – Donation Request

It was MOVED and SECONDED:

R45/2018 **“THAT COUNCIL AWARD A DONATION IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00) TO PORT MOODY SECONDARY SCHOOL FOR USE TOWARDS THE 2018 PORT MOODY SECONDARY SCHOOL DRY AFTER GRAD EVENT.”**

CARRIED UNANIMOUSLY

(c) Village Centre Site Development Plan

It was MOVED and SECONDED:

R46/2018 **“THAT COUNCIL RECEIVE THE REPORT DATED FEBRUARY 6, 2018 FROM THE MANAGER OF CORPORATE SERVICES REGARDING VILLAGE CENTRE SITE DEVELOPMENT PLAN; AND THAT COUNCIL ADOPT THE VILLAGE CENTRE SITE DEVELOPMENT PLAN AS PREPARED BY HCMA ARCHITECTURE + DESIGN.”**

CARRIED UNANIMOUSLY

12. Mayor’s Report

Mayor McEwen reported that:

- On February 15, he attended the Mayors TransLink meeting, where they discussed how to fund the \$60 million (approximate) shortfall. Mayors have agreed not to increase property taxes for the shortfall, and they are looking at other options.
- On February 21, he has a Joint Mobility Pricing Strategy meeting.
- On February 21, there is a fundraiser for the Enchantment Project at the Burrard Social House.
- On February 21, he will attend the Sasamat Volunteer Fire Department Awards, where he will present Fire Chief Jay Sharpe with his 30-year service award.

- On February 22, he will attend the Heritage Woods Secondary School grad transitions.
- On February 23, he will attend the Metro Board meeting.
- On February 23, Anmore Elementary PAC is holding their trivia night fundraiser
- He thanks public works staff for their snow clearing and road salting efforts.
- He and some council members attended Herb Mueckel's service on the weekend. He would like to see the Village find money to help preserve the community's history, including obtaining copies of some of the pictures shown at the service.

13. Councillors' Reports

Councillor Weverink reported that:

- The Sasamat Volunteer Fire Department purchased a used ladder truck from City of Vancouver.
- On February 23, he will attend the Sasamat Volunteer Fire Department awards.

Mayor McEwen reported that he assisted with the purchase of the fire truck, which is a 17 foot, 1990 truck. It was purchased for less than \$10,000. The truck needs to be certified and that will be done by Metro Vancouver, which will hopefully be in place for the Fire Department's 40th Year celebration on July 7.

Councillor Thiele reported that:

- She attended Herb Mueckel's celebration of life, where she was reminded that seniors in Anmore are a good resource for the Village.
- She will attend the Anmore Elementary School trivia night, which she helped to organize.
- On February 19, she attended the Eagle Mountain Middle School PAC meeting, where she heard that the PAC and the school board were reassured that can provide adequate fire coverage if required.

14. Chief Administrative Officer's Report

Juli Halliwell reported that:

- She is thankful to the Public Works Department for putting in extra time over the recent week.
- There were some kinks with the new truck, which are being addressed by the manufacturer and supplier.
- The Village is finalizing the archive project that was funded by a grant, and it should be completed in the next couple of weeks.

Mayor McEwen requested the estimated delivery date for the Kabota, and Juli Halliwell replied that it was expected to arrive in three weeks.

15. Information Items

(a) Committees, Commissions and Boards – Minutes

- Parks and Recreation Committee Meeting minutes of December 13, 2017

(b) General Correspondence

Nil

16. Public Question Period

Charles Christie, 3295 Sunnyside Road, asked for clarification on taxing people an extra \$1,500 per year. Mayor McEwen responded that the Village only collects about 23% of funds collected through property taxes.

Morgan Weverink, Alder Way, asked if there has been discussion to pay tribute to Herb Mueckel. Mayor McEwen responded that the Village has been using ways to commemorate its pioneers and the Village can put something out a request to the family for ideas in this regard.

17. Adjournment

It was MOVED and SECONDED:

R47/2018 **“TO CONCLUDE.”**

CARRIED UNANIMOUSLY

The meeting adjourned at 8:39 p.m.

Certified Correct:

C. BAIRD

Christine Baird
Manager of Corporate Services

Approved by:

J. McEWEN

John McEwen
Mayor



What Are Community Amenity Contributions?

- **Community Amenity Contributions (CACs) are amenity contributions agreed to by the applicant and the Village as part of a rezoning process.**
- **They can take several forms. Examples in Anmore include: land, infrastructure improvements not covered by DCCs and financial contributions for amenities.**
- **CACs contemplated as part of Infill Development include trail provisions, preservation of environmentally sensitive lands and financial contributions towards a new village hall/community space (\$3-5 Million).**
- **The intent of creating an infill development policy is to be open, fair and transparent as to what the community expectations are for infill development.**



CACs and Infill Development

- CACs are not requirement of a rezoning nor is the provision of them a guarantee that an application will be approved.
- Council will consider each application on its own merits and have an open mind about each proposal.
- The infill development policy is meant to provide guidance to an applicant about what the communities expectations are and what its needs are in terms of amenities.
- The inclusion of a CAC target of \$150,000 is meant to be a starting point for a negotiation.
- The specifics of a contribution will be negotiated at the time of rezoning.



Rationale for CAC Target

- Consideration of Provincial Guidelines for CACs.
- Hired GP Rollo and Associates to provide an analysis and recommendation.
- Looked at land values and analyzed actual market transactions in Anmore to run test cases.
- Test cases were based on the proposed criteria for infill development in Anmore and looking at the "lift" that could be generated through a rezoning.
- The "lift" is the increase in land value that a local government confers upon rezoning by changing the amount of development that is permitted on a property.



Rationale for CAC Target

- The "lifts" that can be generated are significant in terms of land values.
- In most of the cases 50% of the "lift" was in excess of \$150,000.
- The use of the 50% of the "lift" was based on current best practices in local government.
- The use of the "lift" concept was to help establish what would be a reasonable CAC target based on the increase in land values that the Village would be granting through rezoning a property.



Issues Raised at Public Meeting

- The amount is too high.
- The amount is not consistent with what has been paid in past CD rezonings.
- Why should infill development be expected to pay for a new village hall.
- The proposed CACs discriminate against long term residents of Anmore.



Next Steps

Proposal to bring the draft OCP amendment and accompanying Infill Development policy to the next regular council meeting on March 6, 2018.

