

REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for
Tuesday, February 20, 2018 at 7:00 p.m. in Council Chambers at
Village Hall, 2697 Sunnyside Road, Anmore, BC



1. **Call to Order**

2. **Approval of the Agenda**

Recommendation: That the Agenda be approved as circulated.

3. **Public Input**

Note: The public is permitted to provide comments to Council on any item shown on this meeting agenda. A two-minute time limit applies to speakers.

Public comments regarding item 9(a) Zoning Bylaw Amendment are not permitted at this time, as Council may not hear from or receive correspondence from the public with regard to the proposed zoning bylaw during the period of time after a Public Hearing and before adoption of the respective bylaw.

4. **Delegations**

5. **Adoption of Minutes**

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

Recommendation: That the Minutes of the Regular Council Meeting held on February 13, 2018 be adopted as circulated.

6. **Business Arising from Minutes**

7. **Consent Agenda**

8. **Items Removed from the Consent Agenda**

9. **Legislative Reports**

(a) **Zoning Amendment Bylaw No. 571-2018**

Report dated February 15, 2018 from the Manager of Development Services is attached.

page 1

page 9

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

page 14

Recommendation: That Anmore Five-Year Financial Plan Bylaw No. 573-2018 be adopted.

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

page 18

Recommendation: That Anmore Solid Waste Management Amendment Bylaw No. 575-2018 be adopted.

10. Unfinished Business**11. New Business****(a) Community Amenity Contributions**

page 19

Report dated February 15, 2018 from the Manager of Development Services is attached.

(b) Port Moody Secondary School – Donation Request

page 36

Letter received February 14, 2018 from the Port Moody Secondary School AfterGrad Committee is attached.

Recommendation: That Council award a donation in the amount of One Hundred Dollars (\$100.00) to Port Moody Secondary School for use towards the 2018 PMSS Dry After Grad Event.

(c) Village Centre Site Development Plan

page 37

Report dated February 6, 2018 from the Manager of Corporate Services is attached.

12. Mayor's Report**13. Councillors Reports****14. Chief Administrative Officer's Report****15. Information Items****(a) Committees, Commissions and Boards – Minutes**

page 83

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

(b) General Correspondence

16. Public Question Period

Note: The public is permitted to ask questions of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.

If the Zoning Amendment Bylaw is NOT adopted, public questions will not be permitted regarding the proposed Zoning Bylaw Amendment at this time.

17. Adjournment

REGULAR COUNCIL MEETING – MINUTES

Minutes of the Regular Council Meeting held on
Tuesday, February 13, 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 Paul Weverink

ELECTED OFFICIALS ABSENT

Councillor Kim Trowbridge

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 7:10 p.m.

2. Approval of the Agenda

It was MOVED and SECONDED:

R22/2018 "THAT THE AGENDA BE APPROVED AS CIRCULATED."

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

R23/2018 "THAT THE REGULAR COUNCIL MEETING BE SUSPENDED IN
FAVOUR OF HOLDING A PUBLIC HEARING AT THIS TIME."

CARRIED UNANIMOUSLY

The Regular Council Meeting was suspended at 7:12 p.m.

NB: Notes of the Public Hearing are filed with the Manager of Corporate Services.

It was MOVED and SECONDED:

R24/2018 "THAT THE REGULAR COUNCIL MEETING BE RECONVENED."

CARRIED UNANIMOUSLY

The Regular Council Meeting reconvened at 7:16 pm

3. Public Input

Nil

4. Delegations

Nil

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on January 23, 2018

It was MOVED and SECONDED:

R25/2018 “THAT THE MINUTES OF THE REGULAR COUNCIL MEETING
HELD ON JANUARY 23, 2018 BE ADOPTED AS CIRCULATED.”

CARRIED UNANIMOUSLY

6. Business Arising from Minutes

Nil

7. Consent Agenda

It was MOVED and SECONDED:

R26/2018 “THAT THE CONSENT AGENDA BE ADOPTED EXCLUDING
ITEM 7(B).”

CARRIED UNANIMOUSLY

(a) 2018 Spring Mayors Caucus – March 14-16, 2018 in Squamish, BC

R27/2018 “THAT MAYOR MCEWEN BE APPROVED TO ATTEND THE
2018 SPRING MAYORS CAUCUS MARCH 14 TO 16, 2018 IN
SQUAMISH, BC, WITH RELATED COSTS FOR TRAVEL AND
ACCOMMODATION FUNDED FROM THE COUNCIL
CONVENTION ACCOUNT, TO A MAXIMUM OF \$750.00.”

ADOPTED ON CONSENT

(c) Recycling Council of British Columbia – Annual Zero Waste Conference 2018

R28/2018 Letter of invitation received February 1, 2018 from Brock Macdonald, Chief Executive Officer received.

ADOPTED ON CONSENT

8. Items Removed from the Consent Agenda**(a) Metro Vancouver – Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1255**

It was MOVED and SECONDED:

R29/2018 “THAT ANMORE MUNICIPAL COUNCIL APPROVES ADOPTION OF METRO VANCOUVER REGIONAL DISTRICT REGIONAL PARKS SERVICE AMENDING BYLAW NO. 1255, 2017 BY PROVIDING CONSENT ON BEHALF OF THE ELECTORS.”

CARRIED UNANIMOUSLY

9. Legislative Reports

- (a) Zoning Amendment Bylaw No. 571-2018**
- (b) Five-Year Financial Plan Bylaw No. 573-2018**

Mayor McEwen read a written request from Councillor Trowbridge, in his absence, for agenda items 9(a) and 9(b) to be deferred to the following council meeting.

It was MOVED and SECONDED:

R30/2018 “TO DEFER ITEMS 9(A) AND 9(B) TO THE FOLLOWING MEETING.”

CARRIED UNANIMOUSLY

(c) Fees and Charges Amendment Bylaw No. 574-2018

It was MOVED and SECONDED:

R31/2018 “THAT ANMORE FEES AND CHARGES AMENDMENT BYLAW NO. 574-2018 BE ADOPTED.”

CARRIED UNANIMOUSLY

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

It was MOVED and SECONDED:

R32/2018 **“THAT ANMORE SOLID WASTE MANAGEMENT AMENDMENT
BYLAW NO. 575-2018 BE READ A FIRST, SECOND AND
THIRD TIME.”**

CARRIED UNANIMOUSLY

10. Unfinished Business

Nil

11. New Business

(a) Village Centre Site Development Plan

It was MOVED and SECONDED:

R33/2018 **“TO DEFER.”**

CARRIED UNANIMOUSLY

(b) 2018 Anmore Community Grant Requests

It was MOVED and SECONDED:

R34/2018 **“THAT COUNCIL APPROVE THE COMMUNITY GRANT
REQUEST FROM COMMUNITIES EMBRACING RESTORATIVE
ACTION SOCIETY IN THE AMOUNT OF FOUR HUNDRED
THIRTY-SEVEN DOLLARS (\$437.00) FOR 2018.”**

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

R35/2018 **“THAT COUNCIL APPROVE THE COMMUNITY GRANT
REQUEST FROM 1ST ANMORE SCOUTS IN THE AMOUNT OF
ONE THOUSAND DOLLARS (\$1,000) FOR 2018.”**

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

R36/2018

“THAT COUNCIL APPROVE THE COMMUNITY GRANT REQUEST FROM THE ANMORE ELEMENTARY SCHOOL PARENT ADVISORY COUNCIL IN THE AMOUNT OF TWO THOUSAND DOLLARS (\$2,000.00) FOR 2018.”

CARRIED UNANIMOUSLY

12. Mayor's Report

Mayor McEwen expressed condolences on the news of the passing of Jim Jones in late-January. Jim Jones was the fifth Fire Chief of the Sasamat Volunteer Fire Department and was one of the first elected officials in Anmore (1987) and served on Anmore Council for three council terms. He was key to the expansion of the water system along East Road and was an advocate for the Countryside residents. He will be remembered and cherished in the Village of Anmore.

Mayor McEwen expressed condolences on the news of the recent passing of Herb Mueckel. He was an Anmore pioneer who Mueckel provided countless contributions and dedication to serving the community. He was an Anmore resident for more than 50 years, and most of that time operated a horse ranch where his kindness for love and animals showed his kindness and gentle nature. He was a founding member of the Sasamat Volunteer Fire Department and he served as a Councillor from 1990 to 1993 and has continued to serve on countless Anmore committees, including the Advisory Planning Commission and Mayor's Task Force on Land Use. He was also integral at expanding the trail network and connectivity. He was also the first person to attend the first ever Mayor's coffee talk. On behalf of Council, Mayor McEwen extends his condolences to Herb's wife, Erika, his children Trevor and Tanya, and all of his extended family. He will be missed dearly and his memory will forever remain in the village of Anmore.

Councillor Weverink expressed condolences on the passing of Jim Jones.

Councillor Weverink expressed condolences on the passing of Herb Mueckel. He noted that Herb was respectful, kind, friendly, and he feels honoured to have known him.

Councillor Froese expressed condolences on the passings of Jim Jones and Herb Mueckel. He noted that he did not know Jim Jones, but he knew Herb Mueckel who was level-headed and understood progression and never tried to impose his ideas on anyone.

Councillor Thiele expressed condolences on the passing of Herb Mueckel. She recalled a story of how Herb and Erika welcomed her family when they first moved to Anmore. She added that his honesty always stood out to her, and he will be missed.

Mayor McEwen stated that a service is planned for February 17, 2018 and is open to the public. It will be held at 1:00 p.m. at St. Clare Hall in Coquitlam.

- On January 25, he attended a TransLink meeting with new Chair Mayor Corrigan, where they discussion proceeding with the Mayors' vision.
- On January 27, he attended the Tri-Cities Chamber Business Awards Gala where local resident Kris Schjelderup, Innovative Fitness, won the award for Young Professional of the Year.
- On January 31, he and Councillor Weverink attended the Sasamat Volunteer Fire Trustees meeting where they discussed regarding radio transmitters and possible transition to a different system, and new signage to be posted near the two fire halls.
- On February 2, he was appointed to the Metro Vancouver Regional Planning Committee, and they endorsed the redevelopment of the Flavelle Site in Port Moody, which will be presented to the Metro Vancouver Board.
- On February 5, he and Juli Halliwell met with the Ombudsperson, and they were reminded that there are no concerns for Anmore regarding administrative practices.
- On February 6, he and other council members attended the public information meeting on infill development, where 80 people attended (approximate).
- He offers recognition to Jim Spence and Kevin Spence for their work on careful demolition of the old village hall.
- Reminder to fellow council members: tomorrow is Valentine's Day.

13. Councillors' Reports

Councillor Weverink reported that:

- He is angry that Anmore residents have had to drive to pick up their mail near Woolridge Street and Lougheed Highway, and within limited hours. He recommends that council issue a letter to Canada post to express disappointment with the level of mail service.

Council directed Staff to issue a letter to Canada Post to express disappointment with the recent situation and to request information on what can be done to alleviate future time constraints or limited service.

Councillor Thiele reported that:

- The Community Engagement, Culture and Inclusion Committee met recently and had good discussion on age-friendly planning and an open house being planned for seniors. She added that members had discussed, in their October 2017 meeting, the desire to have multiple languages added to Village communications to residents so to flag items to be translated, possibly in Korean, Persian, Chinese and Punjabi.

It was MOVED and SECONDED:

R37/2018

“THAT STAFF INCORPORATE MULTIPLE LANGUAGES ON IMPORTANT MAILERS, IN A SIMPLIFIED FORM, TO ASK THAT THEY HAVE THE MAILER TRANSLATED INTO THEIR OWN LANGUAGE.”

CARRIED UNANIMOUSLY

14. Chief Administrative Officer’s Report

Juli Halliwell reported that:

- This week is Real Acts of Caring Week
- Chief medical healthofficers report was received if anyone wants to see it

15. Information Items

(a) Committees, Commissions and Boards – Minutes

- Community Engagement, Culture and Inclusion Committee Meeting Minutes of October 12, 2017
- Public Safety Committee Meeting Minutes of December 4, 2017

(b) General Correspondence

- Public construction notice dated January 22, 2018 from Imperial regarding Burrard Inlet Pipeline Removal (BIPR) Project – Phase A
- Letter dated January 23, 2018 from The Corporation of the Township of Spallumcheen regarding Cannabis Sales Revenue Sharing

16. Public Question Period

Nil

17. Adjournment

It was MOVED and SECONDED:

R38/2018

“TO ADJOURN.”

CARRIED UNANIMOUSLY

The meeting adjourned at 8:18 p.m.

Certified Correct:

Approved by:

Christine Baird
Manager of Corporate Services

John McEwen
Mayor



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: February 15, 2018

Submitted by: Jason Smith, Manager of Development Services

Subject: Final Readings and Adoption of Zoning Amendment Bylaw No. 571-2018

Purpose / Introduction

The purpose of this report is provide Council with the opportunity to adopt the proposed amendments to the Zoning Bylaw to address errors, omissions and clarify policies.

Recommended Resolutions

THAT Anmore Zoning Amendment Bylaw No. 571-2018 be read a third time;

AND THAT Anmore Zoning Amendment Bylaw No. 571-2018 be adopted.

Background

Council gave 1st and 2nd reading to the proposed zoning amendment bylaw at their January 9, 2018 meeting and directed staff to hold a public hearing. The purpose of the zoning bylaw amendment was to address errors, omissions and to clarify some of the new regulations that were introduced in the new Zoning Bylaw that was adopted in October 2017.

A public hearing was held on February 13, 2018 and there were no comments made at the hearing, nor was there any correspondence received regarding the proposed zoning bylaw amendments.

Discussion

Given that the proposed changes are meant to address errors, omissions and to clarify some of the new regulations and no new policy or regulations are being introduced and that no public comments were received, staff recommend that Council adopt the proposed amendments.

Report/Recommendation to Council

Final Readings and Adoption of Zoning Amendment Bylaw No. 571-2018

February 15, 2018

Other Options

The following options are provided for Council:

1. THAT Anmore Zoning Amendment Bylaw No. 571-2018 be read a third time;
AND THAT Anmore Zoning Amendment Bylaw No. 571-2018 be adopted.

Or

2. That Council advise staff of further changes that they would like to see made to Village of Anmore Zoning Amendment Bylaw No. 571-2018.

Financial Implications

There are no financial implications to any of the options unless Council pursues changes to the proposed bylaw that would necessitate having another public hearing.

Attachments:

1. Anmore Zoning Amendment Bylaw No. 571-2018

Prepared by:	
 _____ Jason Smith Manager of Development Services	
Reviewed for Form and Content / Approved for Submission to Council:	
<i>Chief Administrative Officer's Comment/Concurrence</i>  _____ Chief Administrative Officer	

VILLAGE OF ANMORE

BYLAW NO. 571-2018

A bylaw to amend Anmore Zoning Bylaw No. 568-2017

WHEREAS the Local Government Act authorizes a local government to enact bylaws respecting zoning and certain other related developmental matters;

AND WHEREAS the Local Government Act authorizes a local government to amend its bylaws from time to time;

NOW THEREFORE the Council of the Village of Anmore, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Anmore Zoning Amendment Bylaw No. 571-2018".
2. That Anmore Zoning Bylaw 568-2017 be amended as follows:

- (a) Part 2 after definition of Council, add the following text

"Crawl Space means that portion of a **building** which is located below the first storey or **basement** and has a height of not more than 1.5 m measured from the floor or surface of the ground to the underside of the floor system directly above it.";

- (b) Part 2 in definition for **floor area or gross floor area** - remove the text "includes" and replace with "excludes"; and after the words "below grade floor area" add the text "and/or crawl space", and remove the text "secondary suite" and replace with "coach house";
- (c) Part 2 in definition for **highest building face** - delete the text "natural grade or";
- (d) After section 5.22, add the following new section with text:

5.23 GATE AT HIGHWAY

The erection of a gate of any type on either public or private property that obstructs vehicular access from a public **highway** onto either:

- (a) a shared driveway with more than two – one **family dwelling units**; or
- (b) a strata road including access routes and common property within a strata **subdivision** shall be prohibited.

- (e) Section 6.3.3 - remove the text

"For **parcels** less than 4047 m², a **coach house** shall not have a **floor area** that exceeds 100 m². For **parcels** equal to or larger than 4047 m², a **coach house** shall not have a **floor area** that exceeds 130 m²."

and replace with

"For **parcels** less than 4047 m², a **coach house** shall not have a **floor area** that exceeds 100 m². For **parcels** equal to or larger than 4047 m², a **coach house** shall not have a **floor area** that exceeds 130 m². For the purposes of calculating the floor area of a coach house, if there is **garage** area in the **accessory building** containing a **coach house** – the area of **garage** shall not be included in the calculation of floor area of the **coach house**.";

- (f) Subsection 9.1.3. in table, third row - remove the text "130 m²" and replace with "120 m²";

- (g) Article 9.1.3(b) - remove the text

"The maximum **gross floor area** of all **accessory buildings** on a **parcel** shall not exceed 25% of the **gross floor area** of the principal dwelling up to a maximum of 120 m². For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**, up to 30 m² of a **coach house** can be exempted from the total. Notwithstanding this restriction, an **accessory building** of not more than 55.7 m² will be permitted on any **parcel**."

and replace with

"The maximum **gross floor area** of all **accessory buildings** on a **parcel** shall not exceed 25% of the **gross floor area** of the principal dwelling up to a maximum of 120 m². For the purposes of determining **gross floor area** of all **accessory buildings** on a **parcel**:

- i. for the purposes of determining the **gross floor area** of the **principal building** for the calculation of the 25%, all **garage area** within the principal building can be included (including **garage area** that otherwise is exempted from **floor area** calculations).
- ii. up to 30 m² of **coach house floor area** can be exempted from the total. The **coach house** must still meet all the requirements of 6.3.3 with regards to maximum **floor area**;
- iii. Notwithstanding this restriction and regardless of **parcel** size, an **accessory building** of not more than 55.7 m² will be permitted on any **parcel**."

- (h) Article 9.2.3(b) - remove the text “excluding” and replace with “including”;
- (i) Article 9.12.3(a) – remove the text “**below grade floor area**” and replace with “**basement**”;
- (j) Article 9.13.3(b) – remove the text “**below grade floor area**” and replace with “**basement**”;
- (k) Article 9.14.3(a) – remove the text “**below grade floor area**” and replace with “**basement**”;
- (l) Article 9.15.3(a) – remove the text “**below grade floor area**” and replace with “**basement**”;
- (m) Subsection 9.17.4 in table, second row - remove the text “10 m” and replace with “7.6 m”;

and

- (n) Subsection 9.17.4 in table, third row - remove the text “Parcels 9 to 22” and replace with “Parcels 19 to 22”.

READ a first time the	9th	day of January
READ a second time the	9th	day of January
PUBLIC HEARING held the	13th	day of February
READ a third time the		day of
ADOPTED the		day of

MAYOR

MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of “Anmore Zoning Amendment Bylaw No. 571-2018”.

DATE

MANAGER OF CORPORATE SERVICES 13

VILLAGE OF ANMORE

BYLAW NO. 573-2018

A bylaw to approve the Five-Year Financial Plan for the years 2018 through 2022

WHEREAS pursuant to the provisions of the Community Charter stating that a municipality must have a Financial Plan adopted annually, by bylaw, before the 15th of May in each year;

AND WHEREAS the Municipal Council has caused to be prepared a Five-Year Financial Plan for the period 2018-2028 inclusive;

NOW THEREFORE the Council of the Village of Anmore enacts as follows:

1. This bylaw may be cited as "Anmore Five-Year Financial Plan Bylaw No. 573-2018".
2. Council hereby adopts the Five-Year Financial Plan for the years 2018-2022 inclusive, for each year of the plan, as set out in Schedules A and B, attached hereto and forming part of this bylaw.
3. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.
4. That "Anmore Five-Year Financial Plan Bylaw No. 560-2017" is hereby repealed in its entirety.

READ a first time the 23rd day of January, 2018

READ a second time the 23rd day of January, 2018

READ a third time the 23rd day of January, 2018

ADOPTED the day of

MAYOR

MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of "Anmore Five-Year Financial Plan Bylaw No. 573-2018".

DATE

MANAGER OF CORPORATE SERVICES

SCHEDULE "A"

2018-2022 FINANCIAL PLAN STATEMENT OF OBJECTIVES AND POLICIES

1. In accordance with the *Community Charter*, the Village of Anmore is required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:
 - (a) The proportion of total revenue that comes from each of the funding sources described in the *Community Charter*;
 - (b) The distribution of property taxes among the property classes; and
 - (c) The use of permissive tax exemptions.

2. Funding Sources

Table 1, below, shows the proportion of total revenue proposed to be raised from each fund source in 2018.

Property value tax revenues are the largest portion of planned revenues. Property Taxation provides a stable and consistent revenue source for general services that cannot be recovered from user-pay fees. It is simple to administer and easy for residents to understand.

Fees & charges provide the second largest proportion of revenue and are sourced from the utility fees collected for water and garbage, recycling & organic waste collection, as well as various permit fees.

Government grants provide for the third largest proportion of revenue and are sourced from the Major Road Network Fund (MRN), the Small Communities Fund, grants in lieu of taxes, as well as from miscellaneous grants.

Objectives

- Over the next five years, the Village will increase the portion of revenue received from user fees and charges to reflect service levels and changes in inflation.

Policies

- All user-fee levels will be reviewed, on an annual basis, to ensure they are adequately meeting both the respective service delivery and capital costs.
- Revenues will be recovered from user fees and charges where possible, rather than general taxation, to lessen the burden on the Village's limited property tax base.

Table 1 – Sources of Revenue

REVENUE SOURCE	% OF TOTAL REVENUE	DOLLAR VALUE
Taxation	41	\$ 2,020,785
Fees and Charges	25	1,113,050
Government Grants	15	755,180
Reserve Transfers	16	799,740
Interest and Other	3	135,290
TOTAL	100	\$ 4,024,305

3. Distribution of Property Tax Rates

Table 2 outlines the distribution of property taxes among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class also forms the largest portion of the assessment base and consumes the majority of Village services.

Objectives

- Tax rates set maintain tax stability in accordance with the Village's operational and capital requirements.

Policies

- Supplement, where possible, revenues from user fees and charges to help to offset the burden on the entire property tax base.
- Regularly review and compare the Village's distributions of tax burden relative to other municipalities having similar property class composition.

Table 2 – Distribution of Property Tax Rates

PROPERTY CLASS	% OF TOTAL PROPERTY TAXATION
Residential (1)	97
Utilities (2)	2
Business and Other (6)	1
TOTAL	100

4. Permissive Tax Exemptions

No property in the Village of Anmore is permissively exempt. Village properties do not meet the legislated criteria.

SCHEDULE "B"

Village of Anmore						
Financial Plan						
2018 - 2022						
		2018	2019	2020	2021	2022
REVENUES						
Property Tax		\$ 2,020,785	\$ 2,203,570	\$ 2,383,990	\$ 2,562,920	\$ 2,742,830
Permits, Fees and Charges		\$ 1,113,050	\$ 1,161,930	\$ 1,216,280	\$ 1,241,720	\$ 1,267,870
Grants		\$ 755,180	\$ 762,070	\$ 769,090	\$ 776,250	\$ 783,550
Interest & Other		\$ 135,290	\$ 135,500	\$ 135,720	\$ 135,940	\$ 136,170
SUBTOTAL REVENUES		\$ 4,024,305	\$ 4,263,070	\$ 4,505,080	\$ 4,716,830	\$ 4,930,420
EXPENSES						
General Government		\$ 1,626,045	\$ 1,552,480	\$ 1,601,600	\$ 1,648,270	\$ 1,719,980
Public Works		\$ 1,446,280	\$ 784,010	\$ 707,870	\$ 778,850	\$ 719,940
Protective and Inspection Services		\$ 18,670	\$ 19,060	\$ 19,450	\$ 19,850	\$ 20,260
Planning & Development		\$ 110,000	\$ 112,200	\$ 114,450	\$ 116,750	\$ 119,100
Water Utility		\$ 610,550	\$ 716,500	\$ 589,280	\$ 602,060	\$ 615,210
Capital		\$ 62,500	\$ 62,500	\$ 62,500	\$ 62,500	\$ 62,500
Amortization		\$ 870,000	\$ 870,000	\$ 870,000	\$ 870,000	\$ 870,000
SUBTOTAL EXPENSES		\$ 4,744,045	\$ 4,116,750	\$ 3,965,150	\$ 4,098,280	\$ 4,126,990
SURPLUS / (DEFICIT)		-\$ 719,740	\$ 146,320	\$ 539,930	\$ 618,550	\$ 803,430
INTERNAL TRANSFERS						
Transfer to (from) Reserves		-\$ 593,260	-\$ 1,010,320	-\$ 1,403,930	-\$ 1,482,550	-\$ 1,706,430
Transfer to (from) Surplus		\$ 43,000	-\$ 6,000	-\$ 6,000	-\$ 6,000	\$ 33,000
Transfer from DCCs		\$ 400,000	\$ -	\$ -	\$ -	\$ -
Investment in TCA		\$ 870,000	\$ 870,000	\$ 870,000	\$ 870,000	\$ 870,000
SUBTOTAL INTERNAL EXPENSES		\$ 719,740	-\$ 146,320	-\$ 539,930	-\$ 618,550	-\$ 803,430
FINANCIAL PLAN BALANCE		-\$ 0	\$ -	\$ -	\$ -	\$ -

VILLAGE OF ANMORE

BYLAW NO. 575-2018

A bylaw to amend Anmore Solid Waste Management Bylaw No. 554-2016

WHEREAS the *Community Charter*, SBC Chapter 26, authorizes Council to regulate, prohibit and impose requirements in relation to municipal services, by bylaw;

AND WHEREAS Council considers it desirable to regulate solid waste services in the Village of Anmore;

AND WHEREAS section 137 of the *Community Charter* authorizes Council the power to amend or repeal such a bylaw;

NOW THEREFORE the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

1. That this bylaw may be cited for all purposes as "Anmore Solid Waste Management Amendment Bylaw No. 575-2018".
2. That Anmore Solid Waste Management Bylaw No. 554-2016, be amended as follows:

Delete section 1(b) of Schedule "A" in its entirety and replace it with the following:

- (b) All owners will receive an annual utility notice that shall be payable by the due date, which will be no less than 21 days from the date of mail out.

January 1 to December 31, 2018	\$269.00 for two Collection Carts
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READ a first time the 13th day of February, 2018

READ a second time the 13th day of February, 2018

READ a third time the 13th day of February, 2018

ADOPTED the day of

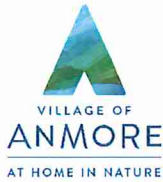
MAYOR

MANAGER OF CORPORATE SERVICES

Certified as a true and correct copy of "Anmore Solid Waste Management Amendment Bylaw No. 575-2018".

DATE

MANAGER OF CORPORATE SERVICES 18



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: February 15, 2018

Submitted by: Jason Smith, Manager of Development Services

Subject: Community Amenity Contribution Target for Infill Development

Purpose / Introduction

The purpose of this report is to seek Council's direction for a Community Amenity Contribution target to be set as part of the forthcoming Infill Development Policy.

Recommended Option

That Council direct staff to include a Community Amenity Contribution Target of \$150,000 be included in the forthcoming Infill Development Policy;

And that Council direct staff to bring forward a draft Infill Development Policy and Official Community Plan Amendment to the next Regular Council meeting.

Background

Council directed staff in May 2017 to implement the recommendation of the Mayor's Task Force on Land Use to hire a land economist to provide a recommendation on an appropriate target for Community Amenity Contributions (CACs) for Infill Development.

At the December 5, 2017 Council meeting, staff received the consultant's report and recommendation and directed to staff to arrange for a public information meeting to be held on the topic of CACs for Infill Development. The intent of holding the meeting was to inform the public on how the recommendation was arrived at and to hear from the public their questions, views and comments. The public information meeting was held on February 6, 2018.

Discussion

CACs are a tool commonly used by local governments to help ensure that the benefits of new development are shared in the wider community and play a key role in developing or securing new amenities that might not be otherwise possible or financially feasible.

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The intent of commissioning the consultant's report and hosting a public meeting was to help Council, Village staff and the public better understand what CACs are, how they might be calculated, what an appropriate amount might be in the case of infill development and to recommend an amount. Staff hired GP Rollo and Associates (GP Rollo) to prepare a report and make a recommendation as to what an appropriate CAC target for infill development in Anmore could be.

The GP Rollo report recommends that the Village set a CAC target of \$150,000 for each new lot created through infill development. This recommendation was based on an evaluation of 6 test cases of infill development based on actual properties and their land values in Anmore. An analysis was conducted on what the value of the "lift" would be for each of the properties in an infill development scenario. The lift is the amount of increased value to a property that is created as a result of a municipality granting additional development rights. Based on commonly used practices in many other local government jurisdictions, the report calculated what 50% of the lift would be for each of these test cases. This formed the basis for determining the target.

The rationale for determining and setting CAC target followed the recommended course of action in the British Columbia Provincial Guidelines regarding CACs and is consistent with the *Local Government Act*. The recommendation to set a CAC target for infill development is based on the premise to be open, transparent and fair.

The intent of CACs is that they will be used to provide the capital funds for amenities such as the new village hall and community space, and the improvement/expansion of the parks and trails system. It should be noted that the CAC target is a target and that each application that comes forward would be considered on its own merits, should infill development be permitted. As with all rezonings, the CAC package would be negotiated as part of the process.

Issues Raised at the Public Information Meeting

In response to the recommendations in the report, there were several issues raised at the public information meeting and in correspondence received. Below outlines the common feedback and staff's response:

1. The amount is too high

There was no pre-determined outcome for the CAC target amount. The means for arriving at the CAC target followed common practices based on looking at the community retaining

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approximately 50% of the lift. Land values in Anmore are high and this results in a high number. The size of the properties being created involved are considerably larger than found elsewhere in the region. It should also be noted that Village would be conferring a significant increase to the value of the property through a rezoning, which would otherwise not exist (the “lift”).

2. The amount is not consistent with what has been paid in past CD rezonings

The issue of what was realized in terms of CACs from previous rezonings and the perceived discrepancy between what is being proposed for infill development was raised. The calculation of the lift and determining what an appropriate amount is, is a more complicated matter for larger lots being considered for a CD rezoning. In a CD rezoning, there is already development potential that exists, an increased cost for infrastructure, and an expectation for the provision of a significant portion of land dedicated to the Village as green space. Despite this, it will be staff’s recommendation going forward that all CD rezoning proposals be required to undergo a review by a land economist working for the Village to ensure that the Village and the community can negotiate for amenities on the best information possible.

3. Why should infill development be expected to pay for a new village hall

It is not expected that the infill development will pay for the village hall. The land for the hall and considerable dollar amounts have already been collected as CACs from past rezonings, and CACs will be negotiated for all future rezonings. The Village will also be exploring other funding opportunities, such as grants, to help pay for a new village hall.

4. The proposed CACs discriminate against long term residents of Anmore

The determination of the CAC target is based solely on land values and the increase in value that the Village would be conferring on the land owner through a rezoning. The profession of the owner or length of ownership have no bearing on the determination of land values. No owner is under any obligation or requirement to seek a rezoning to allow for infill development.

Next Steps for Infill Development

As has been previously determined, should Council wish to proceed with permitting Infill Development, an OCP amendment will be required. As per Council direction, made in May 2017, staff have been drafting an OCP amendment and accompanying policy. The determination of the CAC target is the last element to be finalized before a complete draft is ready for Council review. Should Council set a CAC target, as is recommended in this report,

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staff will incorporate that target in the policy and bring the OCP amendment and draft Infill Development policy to Council for their initial review. Staff will then be seeking Council's direction on how best to move forward. Staff's intent would be to present the draft OCP amendment and Infill Development policy to Council at the March 6, 2018 Regular Council meeting.

Other Options For Consideration

The following options are presented for Council's consideration:

- 1. That Council direct staff to include a Community Amenity Contribution Target of \$150,000 be included in the forthcoming draft Infill Development Policy;**

And that Council direct staff to bring forward a draft Infill Development Policy and Official Community Plan Amendment to the next Regular Council meeting.

[Recommended]

Or

- 2. That Council direct staff to include a Community Amenity Contribution Target of (amount to be determined by Council) be included in the forthcoming draft Infill Development Policy.**

Or

- 3. That Council direct staff to provide a different approach for negotiating Community Amenity Contributions associated with Infill Development.**

Or

- 4. That Council advise staff to not proceed with consideration of Infill Development.**

Financial Implications

There are no financial implications to any of the options presented.

Attachments:

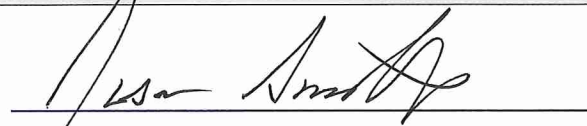
1. GP Rollo and Associates Report Dated November 28, 2017
2. Letter from Coleen Hackinen dated February 6, 2018
3. Letter from Fiona Cherry dated February 11, 2018

Report/Recommendation to Council

Community Amenity Contribution Target for Infill Development

February 15, 2018

Prepared by:



Jason Smith

Manager of Development Services

Reviewed for Form and Content / Approved for Submission to Council:

Chief Administrative Officer's Comment/Concurrence


Chief Administrative Officer



November 28, 2017

Jason Smith
Manager of Development Services
Village of Anmore
2697 Sunnyside Road,
Anmore, BC V3H 5G9

Re: Village of Anmore Infill Development and Community Amenity Contribution Study

G. P. Rollo & Associates (GPRA) has been retained to prepare an Infill Development and Community Amenity Contribution (CAC) Study for the Village of Anmore. The purpose of the analysis is to explore the potential to secure contributions from rezonings of infill development lots to assist in the funding of a new Village Hall community space, parks, trails and other infrastructure not funded through DCCs or by other means. In addition, GPRA has been asked to make recommendations on how best to update rates to reflect changes in the market.

To begin, GPRA conducted a scan of policies and practices of other jurisdictions in the Lower Mainland with regard to density bonusing and amenity contributions. The purpose of this scan was to provide background for the study and to provide a framework within which to prepare analysis.

The second piece consisted of the preparation of proforma analysis for 6 case studies looking at hypothetical potential rezoning scenarios that would involve an increase in density on the sites. These case studies are entirely hypothetical and are intended to be illustrative examples of the types of infill development rezonings that the Village might receive. Hypothetical case studies were chosen over specific sites due to the relatively small size of the community and the limited number of potential lots from which to select cases. It was determined through discussion with the Village that it was not appropriate to identify specific lots that would constitute the basis for analysis, but rather focus on the general attributes and conditions for the types of properties that would be appropriate candidates for this type of infill in Anmore through a set of hypothetical cases.

CAC & DENSITY BONUSING REVIEW OBSERVATIONS & COMMON PRACTICES

GPRA has observed the following common practices in jurisdictions in Metro Vancouver:

- Many jurisdictions use both density bonusing and CACs in conjunction with one another
- There is a trend toward more transparency in how CAC rates are calculated and toward set rates of contribution rather than primarily negotiated contributions
- Developers prefer established rates for contributions as it creates cost certainty when they are considering projects and negotiating purchase of lands
- Set CAC rates should not add to unit prices for end users, but should instead create downward pressure on land sales prices for land that will be rezoned
- Many jurisdictions have rates set for the entire jurisdiction with area specific rates set for designated growth areas/neighbourhoods
- Similar to DCCs, CACs should be regularly reviewed to keep current with market trends and housing values, as well as the projected cost of the basket of amenities
- Even with set rates for contribution many jurisdictions reserve the right to enter into negotiated contributions for unusual rezonings that may not have been considered in the OCP
- There is value in regularly testing whether contribution rates create an unfair burden on developers and create an inhospitable environment for developers to operate

On the page following GPRA has provided a table outlining current practices of jurisdictions in Metro Vancouver regarding Community Amenity Contributions.

CURRENT DENSITY BONUS/CAC POLICIES IN METRO VANCOUVER

Municipality	Density Bonus/CAC
Abbotsford	Small voluntary contribution for public art
Burnaby	\$ per sq. ft. (buildable) Bonus Density based on current market values
Coquitlam	\$3/sq. ft. new multifamily residential floorspace up to 2.5 FAR; \$4,800-\$5,500 for one-family lots
Langley City	\$1,000/unit
Maple Ridge	\$5,100 per one-family lot; \$4,100 per townhouse dwelling unit; \$3,100 per apartment dwelling unit; bonus density \$3,100 per multifamily unit or additional lot
New Westminster	ad hoc through negotiation
North Vancouver City	ad hoc through negotiation
North Vancouver District	Where case by case negotiations occur, the target is to capture 50% to 75% of value of land lift attributed to rezoning.
Pitt Meadows	\$2,100 per single family lot \$2,800 per townhouse unit \$2,400 per apartment unit
Port Coquitlam	100% in RA1 (low-rise apartment) zone, otherwise negotiated
Port Moody	ad hoc through negotiation
Richmond	\$2/sq.ft. buildable for single family; \$4/sq.ft. buildable for townhouse; \$6/sq.ft. buildable for apartments <81 units; 5% residential area for Affordable Housing for apartments >80 units
Surrey	Capital cost of NCP amenities determined by City in NCP areas
Township of Langley	ad hoc through negotiation
Vancouver	\$55/sq.ft. bonus area in Cambie Corridor; ad hoc through negotiation elsewhere
West Vancouver	ad hoc through negotiation
White Rock	\$30/ sq.ft. over 1.75 FAR in Town Centre; ad hoc through negotiation outside

While the rates indicated on the table may not be commensurate with what may be appropriate for the Village of Anmore it is useful to understand what other communities do insofar as density bonusing and amenity contributions. For instance, when establishing flat fees for density bonus rates or CACs, typically a jurisdiction will not seek 100% of monies being identified as being available, but will rather share a portion with the developer. The portion shared varies by community, with the share generally being higher in favour of the municipality in more urban centres (80% or more in Vancouver, 75% in Victoria, 100% in Burnaby's Metrotown), but usually closer to a 50/50 split in less urban jurisdictions. This sharing of the available monies is important for a variety of factors, not least of which is to reflect that not all developments are the same, and in some circumstances a share greater than 50% for the municipality could result in making a project economically unviable.

Also of note is that most, if not all, of the municipalities on this table are generally focused on infill development of a much denser form than the Village of Anmore is focused on here. In cases where there is a flat rate for single family lots the value is quite low, which reflects the smaller lot sizes that are being redeveloped in these jurisdictions (typically the properties are smaller than 10,000 square feet with the new lots being 5,000 square feet or smaller).

ANMORE MARKET CONDITIONS

Anmore represents a unique market compared to most other municipalities in Metro Vancouver in that there remain a significant number of large single family lots that have subdivision potential while still resulting in lot sizes in and around one acre or more in size. This combined with the attractiveness of Anmore for affluent buyers contributes to the high value for parcels around one acre.

When analyzing subdivision of single family parcels the key thing to note is that value lies in incremental utility created from a parcel of land through additional development potential. Purchasers in Anmore place a fairly high value on larger single family lots, but there is not a commensurate drop in value when the parcel is an acre versus 2+ acres – both are estate lots that attract wealthy purchasers and both can have quite large single family dwellings built on them. BC Assessment data for Anmore indicates that properties close to 2 acres have a value around \$800,000 to \$1 million per acre compared to a value of \$1.2 to \$1.4 million per acre for properties close to 1 acre in size (so a 2 acre property might have a value of \$1.6 million whereas a 1 acre property in the same area may have a value of \$1.4 million). Compare this to other municipalities in Metro that typically have existing single family lots that are less than 10,000 square feet in size. Values differ by area, but the difference in perceived value between a 10,000 square foot lot and one half that size is still there, but is less pronounced due to their smaller size, the size of the home that one could build on both sizes of lots, as well as market differences compared to properties in Anmore.

There is also competition for land among different development types and densities in most other areas of Metro Vancouver as opposed to Anmore which has resulted in higher base values for land in these more urban settings that reduces the lift value when looking at subdivisions on standard city lots. As such, a municipality such as Coquitlam might have a relatively small fee for

single family subdivision, but the reality is that they expect to see very few applications of this nature and the real increase in value lies in significant densification to townhouse or apartments.

Nonetheless, it is important to note that in most cases the rates on this table have been arrived at through a similar analysis to what is being presented here.

CASE STUDIES

GPRA has prepared 6 case studies for analysis. The cases were intended to be illustrative of the types of rezoning applications the Village might see if infill development were to be permitted in the Village. The cases involve rezoning from larger lot single family uses (ranging in size from roughly 1 to 2 acres with the stipulation that they must have at least 50 metre frontage) to higher density single family uses with average new parcel sizes being roughly half an acre.

METHODOLOGY & ASSUMPTIONS

For all test cases GPRA has looked at BC Assessment data for the Village to get a sense of the value per acre for existing land uses in the analysis.

The analyses are created using a standard developer proforma wherein estimates of revenues and costs are inputs and the remaining variable is the desired profit, which is determined following a revenues minus costs equals profit formula.

For the purpose of this analysis GPRA is preparing a set of residual land valuations. A residual land valuation uses a proforma to determine the highest possible value that a developer could pay for a parcel while still achieving an acceptable return on their investment. In a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For these analyses GPRA has determined the residual value based on the developer achieving an acceptable profit of 15% on total project costs, calculated as a representative portion of overall project costs for the proposed development¹.

The residual values are the maximum supported land value a developer could pay for the site (under the density and conditions tested) while achieving an acceptable return for their project. This means that a developer could pay the indicated value for the land, develop and sell the finished product and achieve a profit of 15% at the end of the day. If by chance the land were bought for less than the indicated value, this would result in an increased profit for the developer and conversely if bought for more than the value indicated there would be less profit for the developer. The residual land value determined from this analysis is then compared to the

¹ 15% profit on project cost is used as an industry minimum standard developers need in order to consider a project viable and to secure financing through a lender.

value of the site under the current zoning to establish a 'lift' in value that arises from the change in density. This lift in value is the total potential monies that are available for public amenities.

GPRA determined sales revenues used in the analyses from a review of recent sales and offerings for sale of recently developed single family dwellings within the Village, with a focus on homes that were deemed comparable to those in the case studies. Costs were derived from sources deemed reliable, including the Village of Anmore, and information readily available from quantity surveyors on average hard construction costs in the area. Development or soft costs have been drawn from industry standards, and from the Village's sources. All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

CASE STUDY RESULTS

The analysis prepared by GPRA indicates that there is potentially money available for the Village to collect for amenities from rezoning for higher density single family development. The table below shows the 6 test cases with the current value per acre, the indicated new lots created and the residual land value based on the proforma analysis, and the resulting lift value. The charge per new lot in the last column of the table is intended to represent one example of how the Village could capture a share with a fee: the 50% Village share divided by the number of new lots created beyond the first. The case studies themselves are included in an Excel file as a technical appendix.

HYPOTHETICAL CASE STUDIES ANALYSIS

Cases	Acres	Units	Base Value per Lot	Residual per Lot	Lift Value per Lot	Village Share 50%	Charge per New Lot
Case 1	1.00	2	\$1,178,878	\$1,477,305	\$298,427	\$149,214	\$149,214
Case 2	1.61	3	\$1,380,000	\$2,379,476	\$999,476	\$499,738	\$249,869
Case 3	1.00	2	\$1,332,000	\$1,477,305	\$145,305	\$72,652	\$72,652
Case 4	1.58	3	\$1,516,000	\$2,357,621	\$841,621	\$420,811	\$210,405
Case 5	0.96	2	\$1,014,000	\$1,398,895	\$384,895	\$192,448	\$192,448
Case 6	1.43	3	\$1,165,000	\$2,087,383	\$922,383	\$461,192	\$230,596

There is a high degree of variability of what the potential lift in value might be from rezonings of this nature, but generally speaking the rezoning will support a significantly higher land value in the test cases than indicated for the base value (indicated by the 2017 BC Assessment value) for the entire site.

Of note, Case 3 shows a significantly lower lift than the other case studies. In reviewing the assessment roll for properties that were considered to be infill candidates by the Village GPRA noted that a few properties had higher than average assessed values. As a result, GPRA chose to compare the supported value from a 1 acre parcel divided into 2 half acre parcels to this higher than average base value. This is intended to illustrate that not all subdivision rezonings will necessarily result in huge incremental value for the developer.

There is typically some sharing of the lift between the community and the developer, and GPRA suggests that a 50/50 share would be appropriate for the Village to pursue. If this is the direction pursued by the Village GPRA recommends choosing a fee that is on the lower end of the examples from the Case Studies. From this analysis GPRA would suggest a fee of \$150,000 for each additional lot created beyond the first would be appropriate.

CONCLUSIONS & RECOMMENDATIONS

After having completed a scan of density bonusing and community amenity contribution policies and practices of other Lower Mainland jurisdictions and preparation of six hypothetical test cases looking at adding density through infill development rezonings in the Village of Anmore, GPRA has the following conclusions and recommendations to share:

- Although there is not uniformity in the Lower Mainland, most jurisdictions collect money for amenity contributions at rezoning and through density bonusing.
 - Few jurisdictions have a set ‘basket of goods’ for public amenities that have been costed out that monies are specifically collected to pay for, although indications are that more jurisdictions are taking this approach than in the past.
 - Few jurisdictions rely solely on negotiated contributions – most have a fixed fee or formula for amenity contributions, primarily based on a rate per square foot/metre of building area.
 - Many jurisdictions have distinct amenity contribution rates for different planning areas or neighbourhoods in their community.
- The analysis of the six hypothetical test sites situated within the Village of Anmore indicates that there is potential for the Village to collect some money for amenity contributions through rezonings.
 - However, BC Assessment has increased property values for the Village in general for the 2017 roll, some by as much as 40% or more compared to 2016 values.
 - There are signs that the market is slowing with reduced sales across all housing types in recent months in year over year trends. This may be due a confluence of circumstances, including the Province’s recent 15% tax on foreign buyers, the Federal Government’s tightening of lending rules, and the relative attractiveness of other markets in consideration of higher price points in the Lower Mainland than elsewhere.
 - This is all to say that this analysis is using high sales prices for residential single family housing, which may not hold, and high base land values (using assessed values), which may be showing some signs of weakening in recent sales trends.

- The result is an analysis with a high degree of variability that could see significant swings up or down depending on a variety of factors.
- GPRA notes that the analysis is intended to show the total potential amount of additional value per acre of land generated through additional density or rezoning.
- In general, GPRA recommends that jurisdictions seek no more than 50% of the indicated lift from rezonings when deriving a flat fee.
- If the Village wishes to, GPRA estimates that there is the potential add a CAC of \$150,000 for each additional single family lot created beyond the first.
- Should the Village choose to introduce the new CACs we do recommend consultation with the public and local development community to hear feedback.
- GPRA recommends that, like the DCC program, CAC rates are revisited periodically (ideally every 2-3 years, but not less than every 5 years). In the intervening period CACs can be updated annually through indexing them to match CPI, with the major adjustments coinciding with the periodic review.

In conclusion, GPRA suggests that the Village has the potential to collect monies for public amenities without adversely impacting development. Most other jurisdictions in the Lower Mainland also collect amenity contributions without significant developer pushback.

I trust that our analysis will be helpful in informing the Village in their future policies around infill development and community amenity contributions. I anticipate that after reviewing this memo that staff will wish to have a meeting to discuss further.

Yours truly,



Gerry Mulholland | Vice President
G.P. Rollo & Associates Ltd., Land Economists
T 604 275 4848 | M 778 772 8872 | F 1 866 366 3507
E gerry@rolloassociates.com | W www.rolloassociates.com

Coleen Hackinen
105 Elementary Rd
Anmore, BC V3H 4Y6

06 February 2018

Village of Anmore
2697 Sunnyside Rd
Anmore, BC V3H 5G9

Dear Mayor and Councillors:

Re: Proposed Infill Development Community Amenity Charge

I am unable to attend the public meeting on February 6, 2018 and am instead writing to express my concern about the proposed infill development community amenity charges (CACs).

I believe the "lift value" which would be generated through infill development, as calculated by Rollo & Associates, is significantly underestimated and hence the suggested CACs are too low.

I spoke with Lynnette, an Assessor with the BC Assessment Authority (BCAA), who advised that the 2018 standard land values of a 1 acre and a ½ acre parcel in Anmore are \$1,598,000 and \$1,194,000, respectively. These values were corroborated based on my review of data on the BCAA website. Part of the discrepancy with Rollo & Associates' calculations is because they used 2017 assessment data, which was the most recent information available to them when they completed the report. More significantly, though, their "lift value" calculation appears to consider that the land comprising the newly created lot(s) has significant value before subdivision. It does not.

A more realistic manner of calculating "lift value" is as follows.

Using Rollo and Associates' hypothetical Case 1, as presented in the table on page 6 of their November 28, 2017 report, a 1 acre lot is subdivided into two lots of ½ acre each. Using the information provided by BCAA, the newly created two ½ acre lots are each valued at \$1,194,000 for a total of \$2,388,000 ($2 \times \$1,194,000 = \$2,388,000$). Given that the original 1 acre lot was valued at \$1,598,000, the "lift value" is \$790,000 ($\$2,388,000 - \$1,598,000 = \$790,000$). If the Village's share is to be 50% of the "lift value", it should then be in the order of \$395,000 in this scenario ($50\% \text{ of } \$790,000 = \$395,000$) and not \$149,214 as calculated by Rollo and Associates.

I and many other Anmorons do not support the proposed infill rezoning which is a further slide down the slippery slope of densification. This rezoning will create increased pressure on Village resources (staff and infrastructure), increased property values and hence taxes (which is a disadvantage for those that live in Anmore because it is their home rather than an investment opportunity), increased traffic and the like.

If this is to go ahead, which seems to be the intent of Council, the benefit to the community in the form of a CAC should be more in the order of \$395,000 for subdivision of a 1 acre lot.

Thank you for your attention.

Sincerely,



Coleen Hackinen

RECEIVED

FEB 16 2018

VILLAGE OF
ANMORE 

February 11, 2018

To: Mayor McEwen:
Councillor Weverink:
Councillor Froese:
Councillor Thiele:
Councillor Trowbridge:

Re: Proposed financial contribution of \$150,000 regarding Infill

Dear Mayor and Council:

I am writing to you on behalf of a group of Anmore residents who might be affected by the proposed \$150,000 CAC levy. It was clear from the meeting Feb. 6, that long-time residents who have contributed taxes on their unused land for years are not at all happy with the proposed \$150,000 CAC for Infill. There are a number of reasons and arguments for this:

1. Residents should not be paying more than current developers who have no long-term commitment to the community and are on new infrastructure that the village must maintain. We used the 2015 Anmore Council report on the Bella Terra development for comparative Purposes. The report indicates that their CAC was a combined value of \$557,315 comprised of:
 - \$151,500 Eaglecrest Watermain
 - \$164,500 Sunnyside Watermain
 - \$88,445 Neighbourhood Park
 - \$53,210 Trail Network
 - \$100,000 Cash contribution

The OCP states that developers are required to take on responsibility for costs associated with system upgrades to accommodate new development. It seems that the Eagle Crest and Sunnyside watermain replacements are simply costs associated with the system upgrades to address the inadequate water flow identified by the fire chief AND to service the 27 lots being developed. So, if you take away both Watermain upgrades and divide the remainder of \$241,655 by 27 lots, Bella Terra's, contribution per lot was \$8,950. Taking it a step further, if you include the watermain upgrades and the combined value of \$557,315 divided by 27 lots, Bella Terra's contribution would have been \$20,641 per lot. Both scenarios are far less than the \$150,000 you are proposing for one Infill lot on existing infrastructure. If we as residents are to become "developers" in rezoning our property, we should be treated equally and pay a similar CAC as other "developers".

2. Although the Rollo representative gave examples of communities which seemed similar to us, Mr. Mullholland pointed out at the meeting, that there are no good comparables to Anmore properties as we have 1 and 2-acre parcels and low-density vs other lower mainland municipalities that have smaller land parcels and high density. If Anmore is unique and we don't have good comparables, why are we using them? Given the uniqueness of Anmore as he described, we believe a fair recognition of this might be to consider past CAC contributions by

CD developers coupled with the average of what is currently being done in other Metro Vancouver municipalities.

3. As mentioned in the meeting, the Village in determining the proposed CAC did not factor in the increase in the tax base and the additional costs and fees that it would gain from Infill while having a minimal impact on existing infrastructure.
4. Infill residents are under the impression that they alone are paying for the rebuilding of the Village Hall and in some way the \$150,000 CAC contribution amount was based on this funding instead of the comparables of other communities in the report.

In surveying our group, we wanted to provide council with some other ways of determining the CAC amount that we think would be fair for everyone. As it was clearly stated in the meeting, most residents believe that the proposed \$150,000 is grossly unfair and definitely way too high. Some of the suggestions were:

1. Use 5% of the lift increase instead of 50%.
2. Use a combination of the Bella Terra CAC and an average of CACs from other Metro communities.
3. Split between the two Bella Terra CAC's \$8,950 and \$20,641 for around \$10,000 - \$15,000
4. Average fees and costs in other Metro communities plus a negotiated gift.
5. Require developers to contribute a similar CAC for each lot.

For your information, in surveying our group, we asked residents to provide a maximum amount that they would be willing to pay for Infill rezoning. The range was from \$8,950 (based on Bella Terra's contribution) to a maximum of \$50,000.

In conclusion, you have residents that are willing to move forward with Infill immediately, but it needs to be at a fair price. If council is interested in building the new village hall, increasing the tax base, collecting fees at minimal cost to the village, they should look at a much fairer and considerably lower CAC target for Infill. With this, we believe this can be a win-win situation for both parties.

We respectfully request that our letter be read into the record at the February 20th Regular Council Meeting.

Sincerely,

Fiona Cherry

Fiona Cherry
120 Hemlock Drive
Representing the concerned "Infill" residents of Anmore

RECEIVED

FEB 16 2018

VILLAGE OF
ANMORE 



Grad & AfterGrad PMSS 2018

Port Moody Secondary School

School District No. 43 (Coquitlam)

Grad & AfterGrad PMSS 2018

Dear Donor:

The students and parents of the **Port Moody Secondary School (PMSS) Graduating Class of 2018** need your help.

In keeping with PMSS tradition, every year the students, parents and community come together to create a wonderful and safe dry After Grad celebration. We are working to ensure that our 326 students enjoy a safe and fun-filled event, and that they leave PMSS with great memories of their high school Graduation Ceremony and After Grad Celebration; memories that will last a lifetime.

We understand that these are challenging times for businesses throughout our community, but your generous contribution can play a significant role in helping the AfterGrad Committee offer the best “dry grad” event possible for our students.

We are asking for a donation of cash that will help offset the cost of putting on the event, or goods or retail store services that will be given away as prizes during the After Grad. Your contribution will make After Grad 2018 a night to remember. Many of you have contributed in previous years, and we hope that we can count on you again this year!

Companies, local businesses, or individuals will be *recognized* at PMSS through:

- PMSS school web site: <https://www.sd43.bc.ca/school/portmoody/Pages/default.aspx>
- PMSS Daily Newsletter – The Times (distributed to over 800 students)
- Signage During the Dry After Grad Event

Cash donations of \$25.00 or more will receive an income tax receipt from School District 43. On-line donations can be made at PMSS school web site, then click on **Aftergrad Donation Form link**.

We look forward to hearing from you. If you wish to make a donation, please e-mail Louise Cooke and Sandra Leah at pmssaftergrad2018@gmail.com. Donations can be mailed to the address below or local pick up can be arranged. Please make any cheques payable to “**Port Moody Secondary School**” and put AfterGrad on the memo line.

Thank you for your consideration and support.

The PMSS AfterGrad Committee

RECEIVED

FEB 14 2018

VILLAGE OF
ANMORE

300 Albert Street, Port Moody BC, V3H 2M5

Phone: 604-939-6656 Fax: 604-937-8057 Email: moodysecondaryoffice@sd43.bc.ca



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: February 6, 2018

Submitted by: Christine Baird, Manager of Corporate Services

Subject: Village Centre Site Development Plan – Public Feedback

PURPOSE / INTRODUCTION

To provide an update to Council on public comments received in response to presentation of the proposed Village Centre Site Development Plan.

RECOMMENDATION

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.

BACKGROUND

At the Regular Council Meeting held on December 5, 2017 Council received a presentation from HCMA Architecture + Design regarding development planning for the Village Centre Site. At that meeting, Council passed the following resolution.

“THAT COUNCIL REFER THE VILLAGE CENTRE SITE DEVELOPMENT AS PRESENTED BY HCMA AT THE DECEMBER 5, 2017 REGULAR COUNCIL MEETING FOR PUBLIC FEEDBACK VIA THE VILLAGE’S WEBSITE, SOCIAL MEDIA PLATFORMS AND WITHIN VILLAGE HALL.”

Subsequent to the council resolution, staff determined that additional public consultation was warranted. An open house was scheduled for January 23, 2018 at 6:00 p.m., to allow opportunity for the public to view a visual display of what is being proposed for future development of a new Village Centre.

DISCUSSION

Staff estimated 35 to 40 public members were in attendance at the open house held between 6:00 p.m. to 7:00 p.m. on January 23, 2018.

Staff received 13 submissions as of the intake deadline of 4:00 p.m. on February 1, 2018. Submissions were received before, during, and after the open house.

Attached for information and reference are all written submissions received. Pursuant to privacy requirements of the Freedom of Information and Protection of Privacy Act, contact information, other than a person’s name, has been redacted as the information was collected for use by the Village.

Report/Recommendation to Council

Village Centre Site Development Plan – Public Feedback

February 6, 2018

If Council agrees to adopt the Village Centre Site Development Plan, the recommended resolution would be appropriate.

FINANCIAL IMPLICATIONS

Funding for portions of the site development plan has been allocated in the Five-Year Financial Plan. This includes realignment of Ravenswood Drive; road improvement for Sunnyside Road; increased parking capacity in the lower parking lot, and Spirit Park site preparation and utility upgrades.


COUNCIL STRATEGIC PLAN OBJECTIVES

The Village Centre Site Development Plan is aligned with the Finance and Communication milestone for 2018 to develop a strategy to manage and construct the new village hall.

Attachments:

1. Written public submissions received by intake deadline of February 1, 2018
2. Village Centre Site Development Plan


Prepared by:



Christine Baird
Manager of Corporate Services

Reviewed for Form and Content / Approved for Submission to Council:

Chief Administrative Officer's Comment/Concurrence

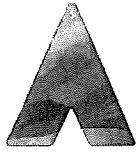


Juli Halliwell
Chief Administrative Officer

Village Centre Site Development Plan

Public Feedback received by the Manager of Corporate Services between January 5, 2018 and February 1, 2018

VILLAGE OF ANMORE



Anmore Village Centre Site

Development Plan

Public Comment Form

Name: Anmore Garden Club.

Phone: _____

Email: _____

Address: _____

Deadline: February 1, 2018 at 4:00 p.m.

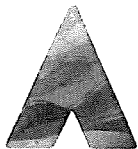
Comments:

Show definitive pathway through park along
Fortis Row.

Plantings throughout the site should ensure
~~costs~~ ongoing maintenance costs are considered
and kept at a minimum

*You may submit your written comments at the front counter or via email to: village.hall@anmore.com

VILLAGE OF ANMORE



Anmore Village Centre Site

Development Plan

Public Comment Form

Name:

LORI BENNETT

Phone:

Contact information was obtained
for municipal reference.

Email:

Deadline: February 1, 2018 at 4:00 p.m.

Address:

179 SPARKS WAY
ANMORE

Comments:

THE PLANS LOOK GREAT OVERALL.

I DO THINK THE VILLAGE HALL SHOULD BE PRIORITIZED
FOR PHASE ONE BUT (WOULD HAVE LIKED COUNCIL TO CONSIDER
VILLAGE HALL & MA MURRAY LANE IN PHASE 1 & LEAVE REST TO PHASE 2, 3.

ANYHOW...

OUTDOOR SPACE - I THINK ITS IMPORTANT FOR THE VILLAGE TO
set a good example of naturascaping so as much forest
(and forest floor) is retained as possible. Nature play
& exploration is so important for kids and a forest doesn't
need to contain a park, nor do huge paths need to be
cleared, but a few accessible trails are nice.

THE SIZE OF THE PLAYGROUND ON THE PLANS IS HUGE & WILL BE
COSTLY. For inspiration, consider the kids play area at
Whistler/Blackcomb which has a giant (not real) stump,
rope bridge etc. Native themed.

*You may submit your written comments at the front counter or via email to: village.hall@anmore.com

I like the amphitheatre idea if its smaller than pictured (maybe 3-4 rows) & think this space could be great for demonstrations & small community events. If the rows were quite wide people could do yoga or other exercise there. I don't see it being used for wild concerts so neighbours concerned about loud music might be overly concerned.

I hope the Gazebo currently in Spirit Park is saved.
The Farmers Market Area - may need vehicle access if it were open to vendors selling out of their vehicles / back of their trucks.

I hope there will be a plan to save the plants the Garden Club has cared for so they can be re-planted.

A fairy forest is a non-invasive way to encourage Nature Play in forest area. Consider this, or some kind of incentive for exploration - like find all the ^(placed) hummingbirds or something

Would love to see something on the grounds outside honoring the Ma Murray homestead.

Thanks!

Lou

1608 East Road
ANMORE, B.C. V3H 4X6

February 1, 2018

RECEIVED

FEB 01 2018

VILLAGE OF
ANMORE 

To: Mayor McEwen and Council
Village Of Anmore

Re: Feedback on the Village Centre Development Plan

Some fundamental reasons for Council to exercise caution in pursuing an enterprise of this magnitude:

1. What is the real impetus for this project?
2. Is there broad, grass-roots support?
3. Many don't attend meetings or Open Houses, but are nonetheless taxpayers.
4. People I have spoken with either don't care, or are not favourably disposed.
5. The common thread in this community has been, historically, the absence of urbanization and its trappings. Are we in danger of losing our *raison d'etre*?
6. We could become a "Destination" location for non-residents.
7. Increased Traffic and road maintenance, already a problem, could get worse.
8. Are adjacent residents happy with the noisy prospects?
9. Some consider a new Village Hall/Community Hall/restaurant unnecessary and unwanted.
10. Belcarra manages with simplicity itself.
11. For the few, large indoor events there is the local school gym.
12. Many socializing places exist in nearby Port Moody where businesses provide for such service.
13. Ours is a community of diverse people with diverse interests, and probably most would not utilize a community gathering place or restaurant.
14. Financing for construction may come from CAC's, for now, but maintenance will come from taxes.

Re: Village Centre Development Plan

Feb. 1, 2018

15. When moving in this direction, can we expect a change in designation from Semi-rural to Urban and all that it encompasses? After all, this is a grandiose scheme for a Semi-rural area.
16. Large projects of this kind develop a life of their own and require ever-increasing funding.

There are always unexpected and unintended consequences.

Be careful what you wish for; you may get it!

Best wishes in your decision,


Dick Cresswell


Public Comment Form

Name: Cam Hove
 Phone: Contact information was obtained
 Email: for municipal reference.
 Address:

Deadline: February 1, 2018 at 4:00 p.m.

Comments:

SEE ATTACHED



*You may submit your written comments at the front counter or via email to: village.hall@anmore.com

2697 Sunnyside Road
Anmore, BC V3H 5G9
anmore.com

Christine Baird

From: Village.hall@anmore.com
Sent: January-30-18 9:04 AM
To: Christine Baird
Subject: FW: Village Centre Site Development Plan
Attachments: Anmore Village Form.pdf

From: Cam Hite [redacted]
Sent: January-30-18 7:31 AM
To: Village.hall@anmore.com
Cc: 'cindy hite' [redacted]
Subject: Village Centre Site Development Plan

To whom it may concern,

The idea of a vibrant and active community centre is nice however, in a neighborhood where the majority don't come out of their homes and many homes are vacant, I cannot see the justification to spend money on such when we can commute a short distance to a completely vibrant area in Newport Village or Suterbrook for coffee and shopping. My guess would be the Anmore development would be very much underutilized other than during the major events such as Halloween & MaMurry Days.

As well, I am very much opposed to the further destruction of forest by the Village and re-routing of Ravenswood drive access to Sunnyside. I feel this is very unnecessary and if I happened to be the home owner on the corner, I would be very upset that this is required and really, for what? I was opposed as well to the tree removals to enlarge the open area of Spirit Park. Again if I was the homeowner next to that tragedy, I would have been very upset. I see he listed his home after the trees were ripped away, might be related?

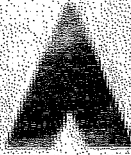
Our experience with play parks in other school districts is they are extremely expensive and again, underutilized unless in a tight urban area with young families, this does not describe Anmore. I think a scaled down or simplified version of the overall plan without need for more land development is in order. Sure a meeting place with coffee shop might work but judging by what we've seen in similar developments, its most often a losing proposition for any business owner unless again the neighborhood has high density priced to attract young families, again not Anmore.

I moved to Anmore because of it's quaint and quite neighborhoods and the abundance of nature in the area. I am opposed to further developments and if money is to be spent by the Village Hall, I would suggest it better spent on a long term plan for sewage connection and the end to septic fields. Thank you for considering my input as you move forward.

I might also suggest the Village hall output public comment forms in PDF format that allows the respondent to type directly into the form and re-submit quickly. Hand written forms have gone by the wayside and would appear to me as a deterrent to public response.

Cam Hite
1062 Magnolia Way
[redacted]

VILLAGE OF ANMORE



Anmore Village Centre Site

Development Plan

Public Comment Form

Name

Cindy Hite

Phone

Contact information was obtained
for municipal reference.

Email

Address: 10423 Magnolia Way
Anmore, BC

Deadline: February 1, 2018 at 4:00 p.m.

Comments:

~ see comments in attachment of email

Regards,

C. Hite

Feb 1/18

*You may submit your written comments at the front counter or via email to: village.hall@anmore.bc.ca

To Whom It May Concern,

In regards to the Infill Development Plan for Anmore Village, I am submitting my comments as suggested.

I have lived in Anmore for approximately 5 years, and have witnessed so many changes in such a short amount of time. We moved to Anmore to be enveloped in the beautiful forested surroundings, in the very quiet environment. Since we moved here, we have not only seen the forest destruction on personal properties in the neighbourhood, but we have also seen the destruction of the forest at Spirit Park, the destruction of forest at Bella Terre, the destruction of the forest up the hillside at Pinnacle Ridge, and the plan for future destruction of forest for the new road development into Ravenswood Drive. I won't comment on the future plan of the IOCO Lands.

I will note my main concerns:

1) Development of the Anmore Village site:

We moved to Anmore to get away from the city. I don't understand the importance of having a coffee shop/business area/sports equipment rental facility/ etc. at the "semi-rural" Anmore Village site. Why would we put money into developing these establishments, when there is such a great community established within the bigger city of Port Moody with Newport and Suterbrook Villages, as well as the POMO Recreation centre? I do not support this idea of business development in Anmore Village. Sports equipment rentals could be done directly at the lake of choice, or through a third party like the corner store or campground. I feel that having any kind of business in the area, will only attract transient clientele, and will cause more problems than for the good of the community. Who would be responsible for the costs to maintain these establishments or increase in policing security?

I also, do not support the development of a playground in the Spirit Park area. As a personal fundraiser for the playground established at Heritage Mountain Elementary School, I know that it costs approximately \$100,000 to build the playground equipment. I don't understand why we would need to build this, when there is already a playground at Anmore Elementary School. I would not support paying taxes to pay for such equipment. How many children do you see day to day, that hang out and play on the existing playground? Not many, that I've seen. I have seen more deer hang out in the park, than children.

The development of woodland play seems to be a joke as well. If the extension of Ravenswood Drive is completed through the existing forest, where does that leave any room for an adequate bike track or trail development? The feasibility of this plan doesn't even make sense to me. I would support the development of better paths to the lakes, and better sidewalks, than put money into developing unnecessary things. I would much rather see an outdoor basketball court put in place to bring the community kids together to rally any given day.

4) City Sewage:

Policy MS-8 states it will not extend regional sewage services to "Rural" areas. But, isn't it stated throughout the bylaws, that we are considered a "semi-rural" area? I think this statement and bylaw needs reevaluating.

Not only could sewage waterways prevent further destruction of forested areas, rather than have septic systems in place, but may also be a means to be able to widen and create an East Road turning lane to Buntzen Lake. And, the bylaw also states "it may be considered to protect the regions natural assets". Our regions natural assets are trees. Would it not make more sense to connect to city sewage, than to destruct the forests on private lots to accommodate individual septic fields? Isn't it the forest the natural asset we are trying to preserve?

5) The Village Vision:

As stated, the Village Vision is to "preserve the village's surrounding environment and semi-rural character; and maintain community well being and strengthen the bonds that unite the village in identity and spirit which will become increasingly important." How is this vision being held when the forests are being torn down, the Ma Murray house is destroyed, rental houses are planning to be established, and businesses are the plan for the future?

I understand the demolition of the Ma Murray Homestead, but wouldn't it have made more sense to rebuild a replica version of the home, to maintain that heritage look? Policy RLU-13 states, "the village encourages the retention of existing mature landscaping", and Policy E1-8 "encourages residents, etc., to help maintain the health of the surrounding natural environment and protect the wildlife habitat", yet the village vision entails clearing the remaining treed lot for road development and park use. Does cutting down all the trees in one's lot, or green space off Ravenswood Drive preserve the natural environment that council envisions to be so sacred?

I do agree with traffic calming measures on Ravenswood drive. I would like to see speed bumps in place that would slow speeders down along our street, especially when the vehicle comes speeding around the blind corner at Spirit Park, and the west corner of Ravenswood Drive. I am wondering if it will take someone to get injured before people understand that this is not a raceway.

The estimated cost for the new road works plan seems grossly underestimated and I can only cringe at the thought of the final bill when the entire plan is completed. I know firsthand, that the hidden costs of building can add up to be exorbitant. Who will be paying for all these changes?

Additional Comments:

6) Coach House/Rental Housing:

- Destruction of environment by removing all trees in the vicinity for business growth, coach house development, or new roadway purposes (extension of David Ave. and Ravenswood Dr)
- Building of café, arts/fitness centre, sports equipment rental facilities
- Rental Housing
- A community garden
- Building a new playground in Spirit Park
- Expanding the parking lot

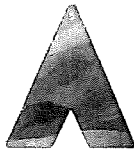
There are a few ideas that I think are really great, especially the plan for a new administrative building. For the most part, I do not understand the concept for development of Spirit Park. I feel that our money could be used much more wisely and efficiently.

What I struggle with is that it seems it doesn't matter what we the community say, the decisions are made within the council, and what they say, goes. It doesn't really matter what we say or want. I find that the decisions made by council are self-serving. If they really wanted to preserve the heritage of Anmore, and the semi-rural environment, and ecosystems, then there would be better means of achieving this.

Sincerely,

Cindy Hite
1062 Magnolia Way
Anmore

VILLAGE OF ANMORE



Anmore Village Centre Site

Development Plan

Public Comment Form

Name: Nancy Knauer

Phone: Contact information was obtained

Email: for municipal reference.

Address: 1120 Thomson Rd
Anmore

Deadline: February 1, 2018 at 4:00 p.m.

Comments:

- Concerns
- Where is the plaque (native) for Spirit Park - represents the Spirit of Spirit Park Post is still in park
 - Mary Bindig's stump -
 - Chelsea's Corner? - will it stay - round cement table + benches
 - Meditation Area - re Glenna Barron's idea - love it
 - Tractor - part of the old Village Hall
 - existing trees planted by children of the school should be relocated
 - picnic tables - given by village to thank kids for planting trees
 - benches - some are missing
 - New landscaping - keep it simple Ferni Rhodod Shrubs
 - existing plants - what happens to them
 - Amphitheatre - drainage at lower end

*You may submit your written comments at the front counter or via email to: village.hall@anmore.com

- concerned about the small cleared area in tree space by Sunnyside Rd - turning into a secluded party! hideout + drug trading area

J. Richard Knowles, B.Sc.

*3116-3118 Sunnyside Road, Anmore, B.C.
1-604-727-4065*

February 1st 2018

Re: Submission to Comment on Proposed Site Development of Anmore City Hall

Dear Mayor and Council,

Firstly, may I commend all of you for working in the Anmore municipality using the portables as office space while waiting funding for a more permanent working solution. It is still a shame that we would lose a heritage site like the Ma Murray House due to lack of funding but we must move on.

Building itself:

Assuming all plans for the final building are in concert with the natural settings that a Village building in Anmore is to portray and is reasonable to the budget and more fundamental needs of a smaller hamlet Village.

Restaurant Expansion:

A small coffee café set within the confines of the Hall for locals, village council and employees to meet, mingle and converse more is healthy for a community and commendable but would require operating primarily in daytime hours. Commercial enterprises in a sleepy hamlet of residential homes with deer and occasional opossums on the roads, bears and occasional cougars is incongruous to the mandated residential non-commercial area we live and attempt to fight to keep against more incursions of "modern vision multi-residential development". Food in the open invites bears and rodents so additional proper bear proof garbage cans should be here (and in other areas such as the bus stop by Buntzen for that matter).

Extra Parking:

One side of new parking (opposite East Road, north side of new building), seems a useful addition to access the new building however the expansion of the main parking on the south side area is not justified.

While the thought may be for extra parking for non-residents visiting and as overflow on weekends in the summer for Buntzen Lake visitors, the facts do not support the cost or need. I live nearby this parking on Sunnyside. I have lived and owned here for many years and pass by that parking day and night, weekend, weekdays, week in, week out and only once ever have seen this space used in its entirety ever except for one day a year – Ma Murray Day – which takes it for the car show. If it were not for the Car Show itself, even Ma Murray Day would not have that existing parking lot full with outside visitors.

While rarely during the summer, Buntzen visitors can take the area up, however, the addition of the new north side parking will offset some of that additional need.

Be aware - no amount of extra parking will suffice if the visitors to the Lake are larger than normal on a particularly hot summer. As one who lives 200 yards from the gates of Buntzen Lake on Sunnyside Road, I have an excellent survey available and can attest to that. Building parking pandering to a rare event is a waste of money for all concerns.

Destruction of Natural Habitat:

Particularly noting the above point, there remains even less justification for destroying the grove of very important trees and natural habitat that would otherwise be taken for the use of extra parking. This destruction of an important ecological feature for bird habitat, animal and amphibian ecology within our Village proper is yet another nail in the coffin and testament to the attack on - and loss of - foresight in the preserving of the natural ecology and forests within our Village.

At every turn, we witness the destructive power of developers in their bids to push nature - real nature, not the architecturally devised human groomed landscaping - further and further away from the Village. Why should a natural habitat require a purpose - such as a waterway preventing encroachment onto it? Here it is.

The Anmore Valley area (lower alpine meadow), where the Village sits on the edge of is vital to the needs of a number of ecosystems - from migratory birds to established feeding and tree nesting sites for herons, owls, now year round hummingbirds and hawks besides the multitude of other birds, amphibians and other animals relying on the lower flatter valley areas rather than mountain and deep forest to live and thrive.

We do not push them away to another region; they die. With more and more animals fighting for less space, death occurs and rebirth of those animals elsewhere is not like humans moving somewhere else.

In addition to that fact, we live in a migratory community for many species - including bear and deer - that require access to corridors and hiding spots to move through the area safely to avoid human interaction.

It is the very nature you wish to strip down that we have the perception of locals and those that visit us that Anmore Village seeks to protect these areas as true environmentalists and that we, as a Village, understand the meaning and importance of protecting natural heritage. Nature is now a famous attractant to Anmore perceived by Vancouverites and lower mainland citizens alike willing to pay more for their homes if only to live in the famous peace of the Anmore Valley natural preserve.

The destruction of this large valuable area is unjustified.

Street Relocation (safety concerns):

The street being moved (particularly addressing the above point), is actually a dangerous move for no need or just end. The curve in the road coming off of Sunnyside provides the local neighbourhood a natural safe driving zone in a residential child friendly area. It is a natural requirement to slow down before entering the neighbourhood after the curve below it (as the curves require it by their nature). Straight roads readily increase traffic speeds naturally. Cars go downhill in a straight line coming off a busier road. This will

increase traffic fatalities. Inviting such a change should be seriously justified to overcome that traffic risk. The unjustifiable need for more parking is not one of them.

If you still determine a road needs to cut through the forest, then be sure to factor in the price for cement speed bumps. If so, I would still request we keep hands off the remaining forest.

Forest Play Zone:

A forest play zone, if it replicates others I have seen done in North Vancouver and other cities, will end up rusting play equipment rarely used and a potential hidden harbour for kids and others to hang out and get drunk and high. If such a park like setting is desired, there is a massive multi-acre park right across the road to set that up in instead where children (and other strangers to the village) can be seen interacting in the open rather than hidden in the woods. This protects the woods and still allows children and families a place to play safely in view of responsible adults.

Nature Centre:

The plans offer an opportunity to incorporate an Anmore Nature Centre attached to the City Hall replicating the established Nature Ecology Centre located at the Lynn Valley Suspension Bridge parking area. It is run as an educational centre for local schoolchildren and adults of any age to learn about the local ecology. Further it would support the Village commercially with sales of nature books, nature jewellery, nature and hiking field guidebooks and more and offer a job to local Anmore teens and adults to man the store on weekends where Buntzen Lake visitors could stop in and be educated on the hiking and biking trails. This latter idea would support our community Vision far better with nature, children and family education and is self-sustaining with sales.

An Amphitheatre

An amphitheatre as you support in an area of land that should be used for other uses for families, sport field for just playing sports in or for other community events seems disproportionate to the end use of an amphitheatre unless it is planned to be used for commercial uses in our community. I am from a family of opera performers. In addition, my wife was a professional ballerina and worked performing in Phantom of the Opera in London England for many years. I do not disparage the arts....however.

While laudable as a commercial venture to bring in plays and music festivals, I suggest this is not allowed or the intent of Council to develop a centre such as this against the suburban and residential nature and mandates given to Council to preserve us as a quiet residential, non-commercial region and Village as a whole.

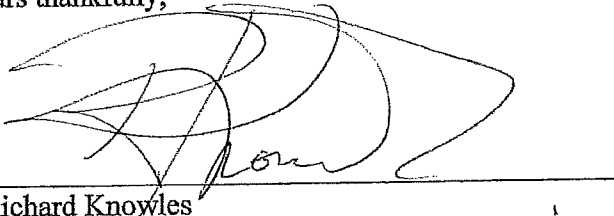
The cost for this additional work and landscaping is not justified.

Summary and Hopes for a Good Plan Conclusion for All:

I believe Council can come to terms with the hopefully perceived logical points I have stated above to provide a more coherent adjusted similar Village Hall plan for the community to approve. In doing their research, if help and support is needed, I volunteer to help and can be contacted by phone

A plan that falls within a better budget as suggested above would also conform to the mandates and Vision Statement of Anmore while also addressing a human community living in balance and in peace with the natural and rare ecology and animals found in this valley and forest/sub-montane environment while also being commercially viable.

Yours thankfully,

A handwritten signature in black ink, appearing to read 'J. Richard Knowles', written over a horizontal line.

J. Richard Knowles

Name: Tom Lwely
 Phone: Contact information was obtained
for municipal reference.
 Email:
 Address: 1008 Ravenswood Dr
Anmore, BC

Deadline: February 1, 2018 at 4:00 p.m.

Comments:

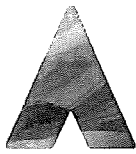
- 66 parking stalls plus an option for another 30 seems excessive.
- these spots will be used as overflow parking for Burnzen Lake in the summer
- extra parking is available next to the fire hall
- What is the budget for phase I?
- I believe the 8200 sq ft space was for the community hall which was voted down by the residents.
- 8200 sq ft seems like a lot to provide working space for 12 people plus Council chambers and meeting space
- the road work budget of almost a million dollars seems expensive for the value added

*You may submit your written comments at the front counter or via email to: village.hall@anmore.com

RECEIVED

JAN 23 2018

VILLAGE OF ANMORE



Anmore Village Centre Site

Development Plan

Public Comment Form

Name: Suzy Madsen
Phone: Contact information obtained
for municipal reference.
Email:
Address: 1034 Magnolia Way
Anmore.

Deadline: February 1, 2018 at 4:00 p.m.

Comments:

- ① Please add 4 way stop when Ma Murray lane intersects at Sunnyside + East Rd.
- ② There is a pathway that runs along the Fortis BC Row between the houses on Ravenswood + Magnolia. That pathway cuts between the upper & lower grass fields. It is not shown on the plan.
- ③ Elevation changes not shown on the development map.
 - Ⓐ If the parking lot on Ma Murray lane is same elevation as the hall, will there be handicapped designated stalls with w/chair accessibility to hall?
 - Ⓑ Will there be a sloped ramp to the lower (large) parking lot (when there are events such as the farmers market, they will need access (driveable) to the event area.
- ④ Where will the Canada Post boxes be moved to that are currently on Ravenswood. (Temp. or permanently).

*You may submit your written comments at the front counter or via email to: village.hall@anmore.com

Thank you,
Suzy Madsen

VILLAGE OF ANMORE



Anmore Village Centre Site

Development Plan

Public Comment Form

Name: HERBERT MUECKEL

Phone: Contact information was obtained

Email: for municipal reference.

Address: _____

Deadline: February 1, 2018 at 4:00 p.m.

Comments:

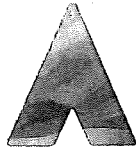
THE FUTURE SUNNYSIDE ROAD AND RAVENSWOOD DRIVE
INTERSECTION WOULD BEST BE SERVED WITH A TURNAROUND.

THE LOCATION IS DOWNHILL, HAS A SLIGHT TURN ALONG BUSY
SUNNYSIDE ROAD (POSSIBLY VISUAL IMPAIRED).

A TURNAROUND WOULD SLOW DOWN TRAFFIC AT THAT POINT
AND FURTHER DOWN SOUTH FOR THE ELEMENTARY ROAD
SCHOOL CROSSING.

*You may submit your written comments at the front counter or via email to: village.hall@anmore.com

VILLAGE OF ANMORE



Anmore Village Centre Site

Development Plan

Public Comment Form

Name:

Susan Hueckel

Phone:

Contact information was obtained

Email:

for municipal reference.

Address:

Deadline: February 1, 2018 at 4:00 p.m.

Comments:

I think that there is still not
enough parking. People in Anmore don't
walk to Village events.

*You may submit your written comments at the front counter or via email to: village.hall@anmore.com

RECEIVED

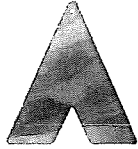
JAN 23 2018

VILLAGE OF
ANMORE

2697 Sunnyside Road
Anmore, BC V3H 5G9
anmore.ca

59

VILLAGE OF ANMORE



Anmore Village Centre Site

Development Plan

Public Comment Form

Name:

GLENN SWEETABLE

Phone:

Contact information was obtained

Email:

for municipal reference.

Address:

1049 RAVENSWOOD

Deadline: February 1, 2018 at 4:00 p.m.

Comments:

- ① MY MAIN CONCERN IS A FUTURE PUBLIC PARKING LOT ON RAVENSWOOD. THERE SHOULD BE NO PUBLIC PARKING LOT AS IT WOULD ADD TO TRAFFIC PROBLEMS AT SUNNYSIDE
- ② THE ENTRANCE TO CITY HALL & THE PARK SHOULD BE OFF MA MURRAY LAKE. AND WE DON'T NEED 66 STALLS FOR BUNZEN LAKE OVERFLOW PARKING.
- ③ THERE NEEDS TO BE A THREE WAY OR FOUR WAY STOP AT SUNNYSIDE & EAST ROAD. ~~THE~~ THERE WILL NEED TO BE A THREE WAY STOP AT RAVENSWOOD AND SUNNYSIDE AS IT'S ON A BEND IN THE ROAD

*You may submit your written comments at the front counter or via email to: village.hall@anmore.com

- ④ ~~THE~~ WITH ALL THE NEW STREET OPENINGS SUNNYSIDE WILL BE VERY CONGESTED

Christine Baird

From: Village.hall@anmore.com
Sent: January-31-18 8:49 AM
To: Christine Baird
Subject: FW: mail box

From: Jeff Williamson [REDACTED]
Sent: January-30-18 6:07 PM
To: Village.hall@anmore.com
Subject: mail box

Hello, I live at 2059 East rd. we have had an increase in the break ins or potential breaches of our "super"box located on Thompson. Is it possible in the plans for the new village hall(which look great) to include a small building or structure that houses all the mailboxes of anmore? It could have many security cameras, or simply have operating hours, for example the structure is open from 8-7pm weekdays. Village staff could open the room and possibly have a small list of individual residents that have a minor responsibility to lock it up. I personally am willing to give up 24hr access to my mail in exchange for security. I'm certain I haven't email this to the correct location and sorry I didn't bring this up during the village hall planning process. Hope change can be made, thanks to whomever receives this, Jeff

Anmore Village Centre Site Development Plan

Summary Report

19th December 2017





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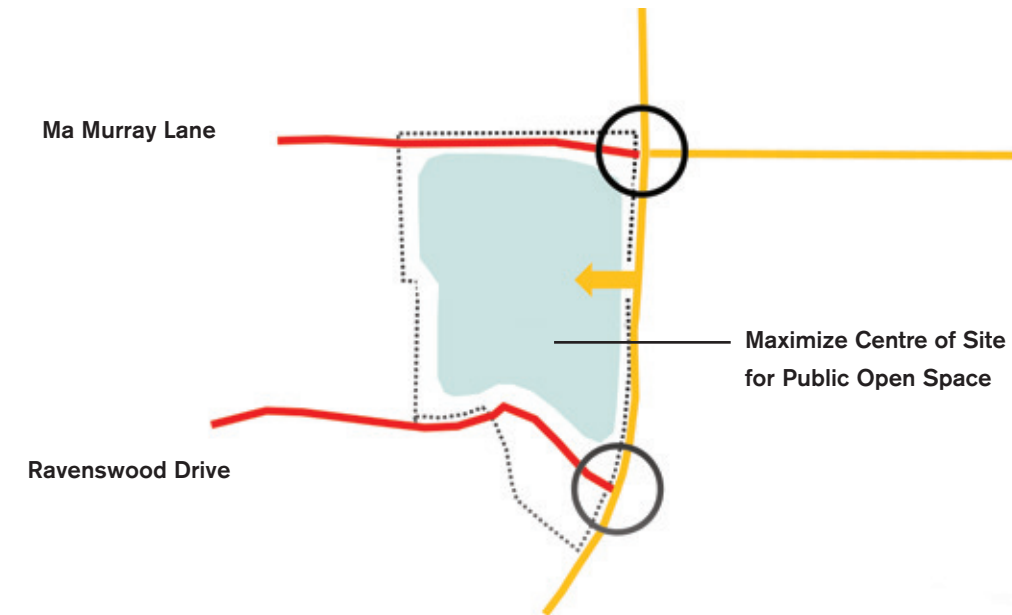


Executive Summary

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

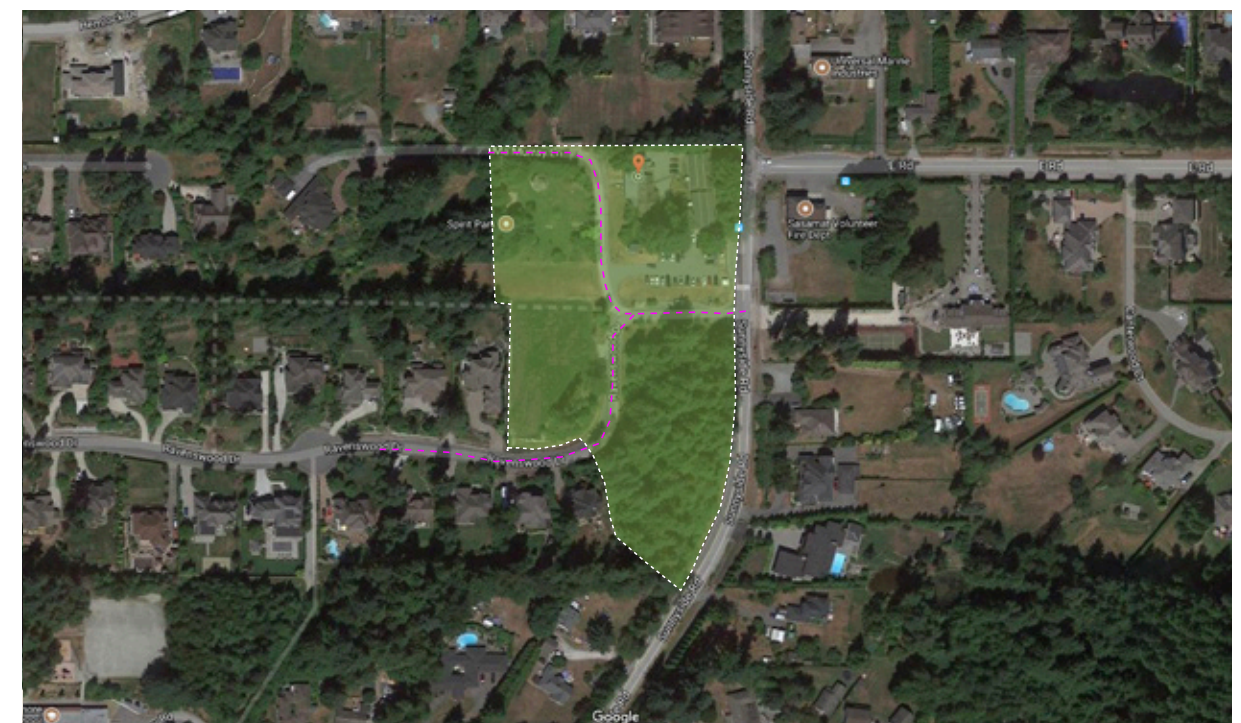
This study is to examine the potential location of a new building for the Village Centre to replace the existing portables on the site. The full study area is 4.6 acres in area and occupies a site alongside Sunnyside Road between East Road in the North and Ravenswood Drive in the south. (The Study Area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

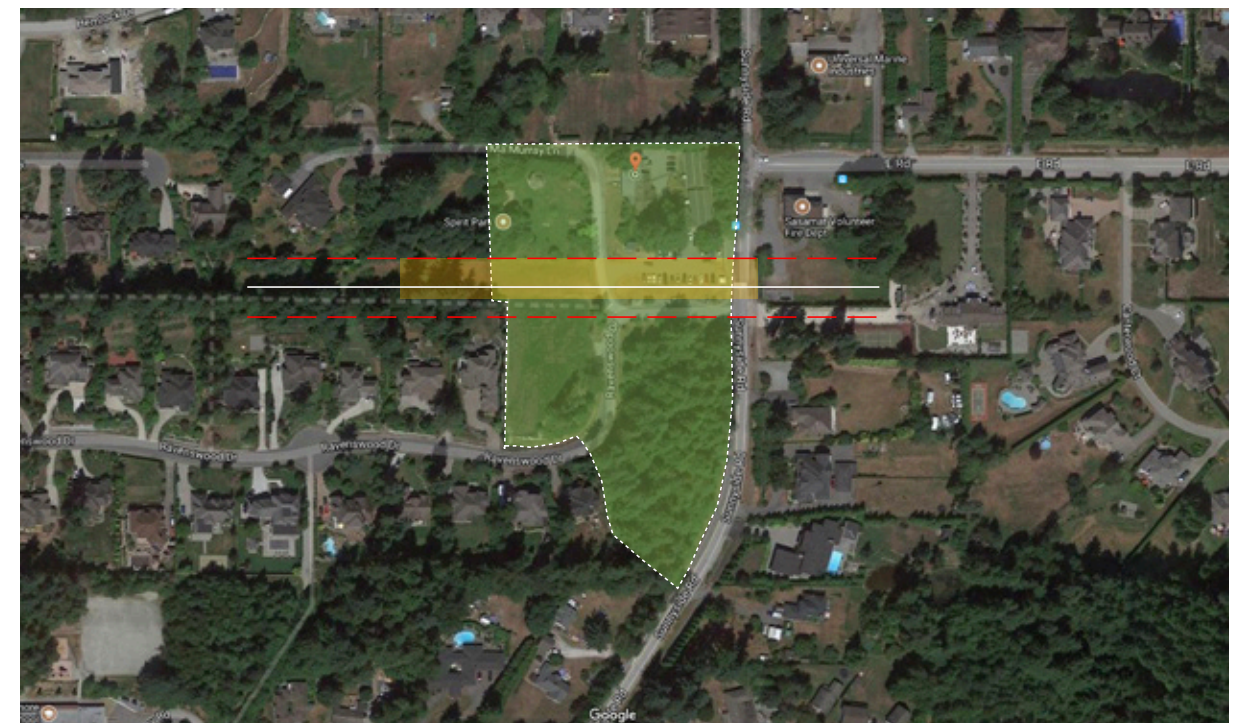


Easements (BC Hydro + Fortis)

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.

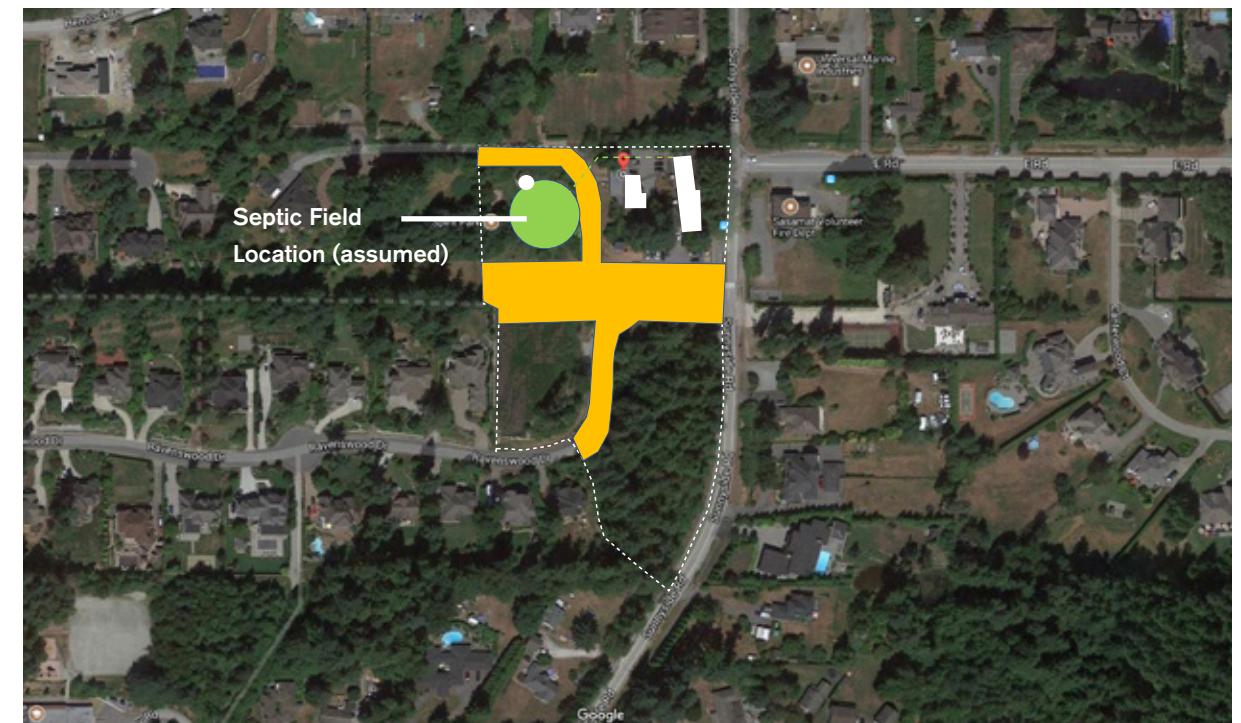
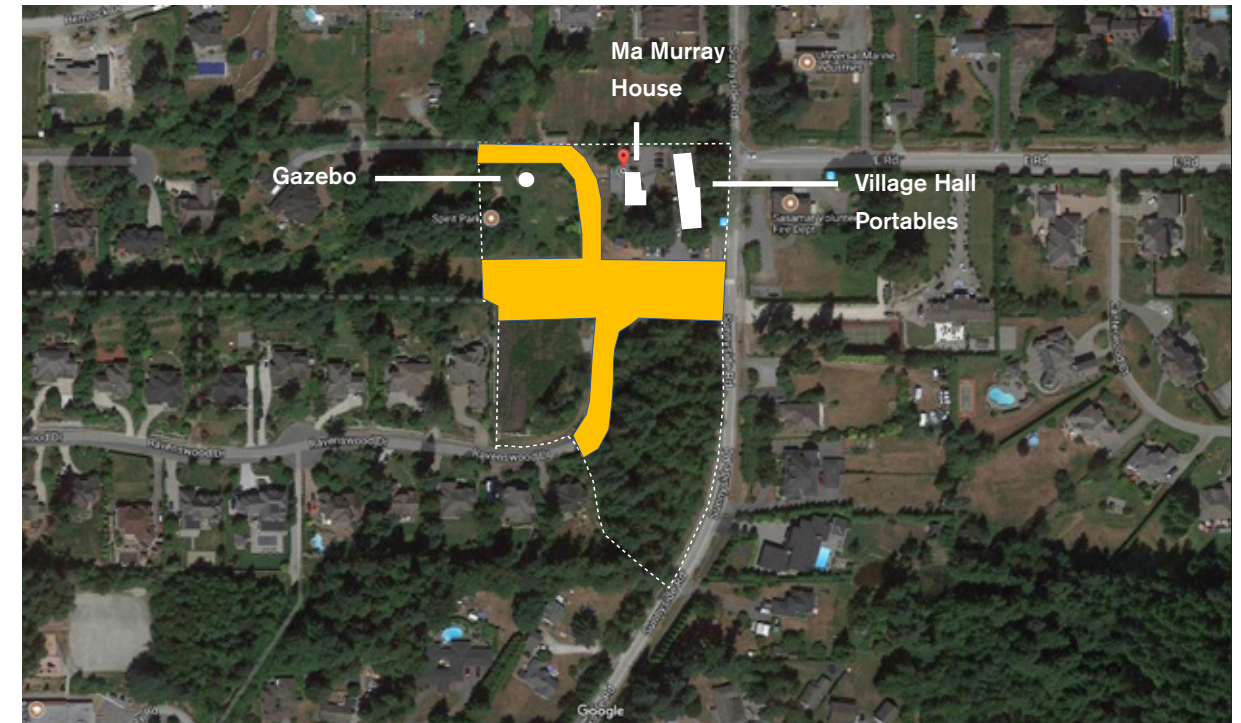


No Build Zones

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.

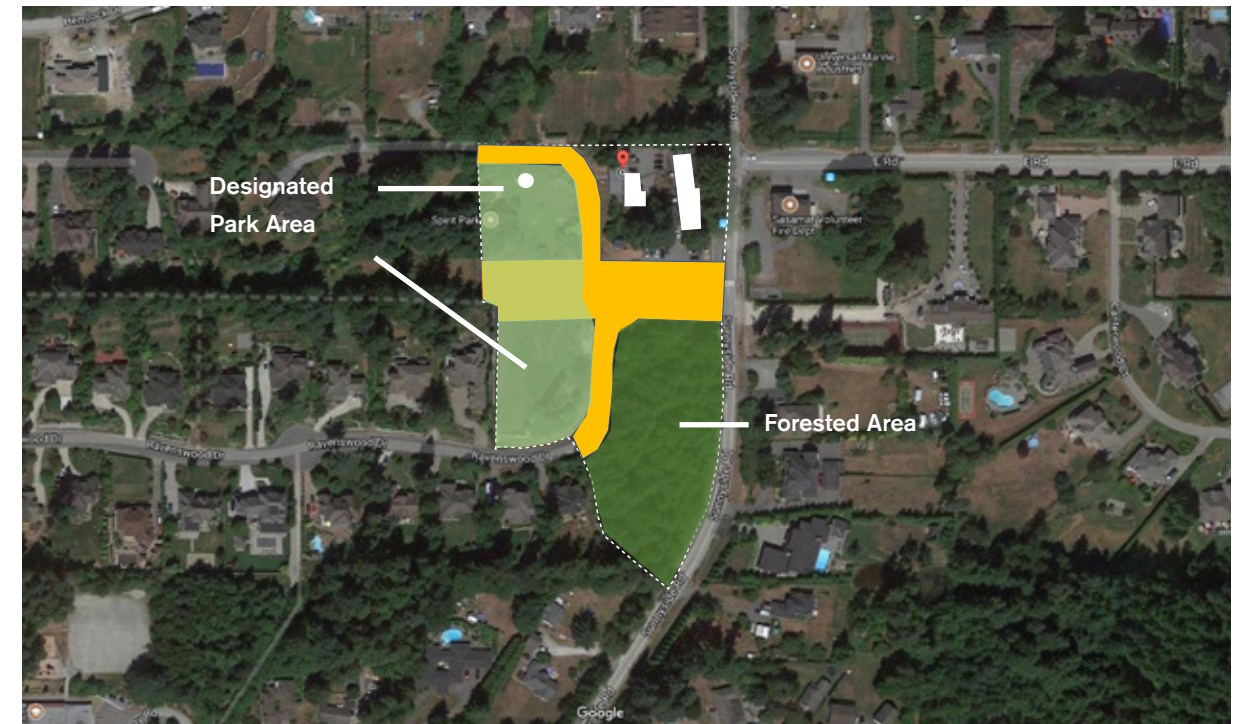
Septic Field

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.



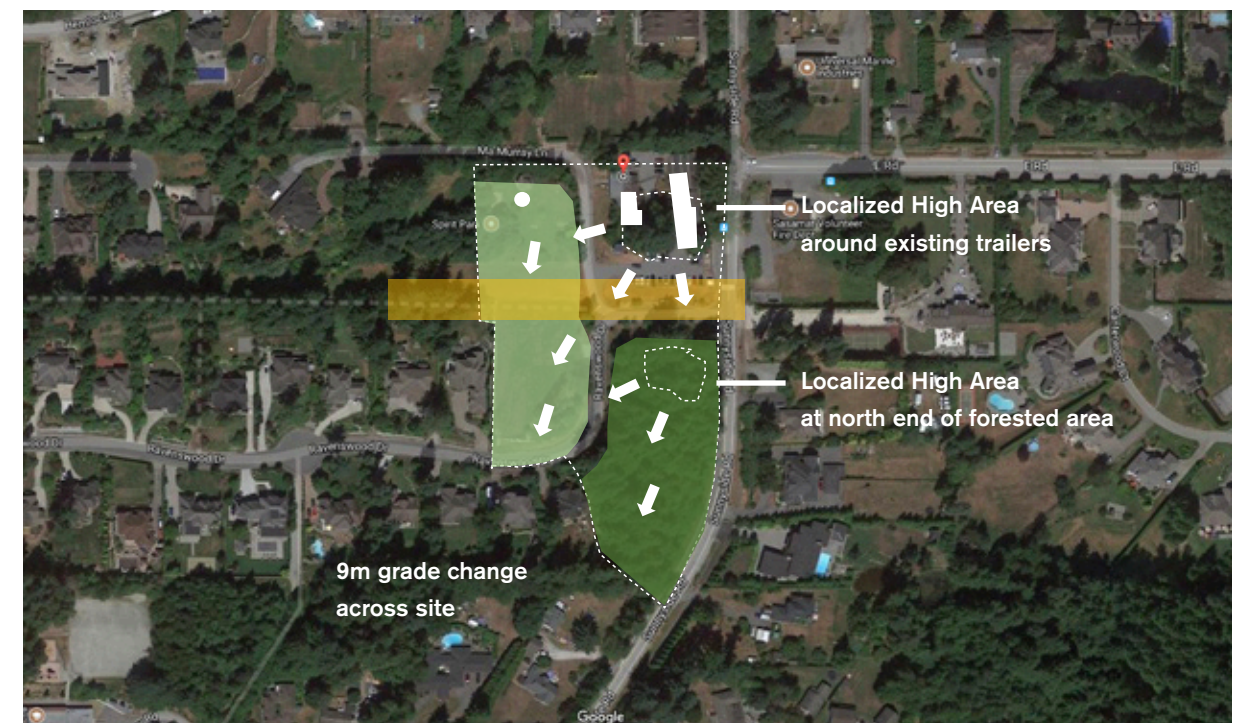
Park Space

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.

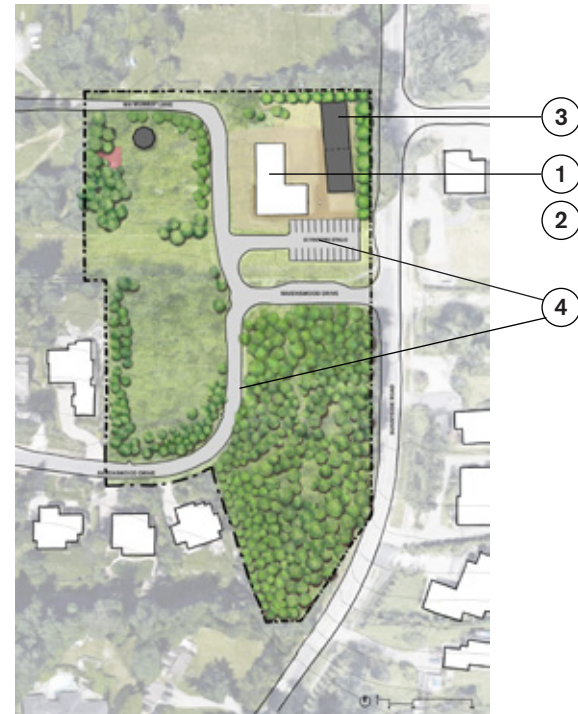
The key elements of the recommended approach are illustrated on the site plan opposite.

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

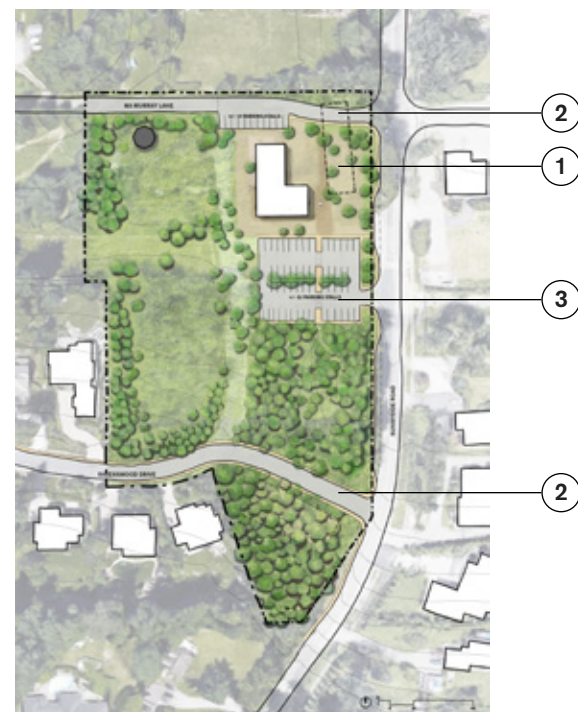
Phase I

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

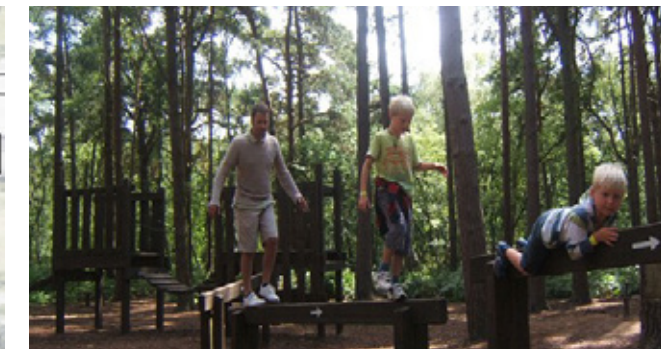


Woodland Play

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

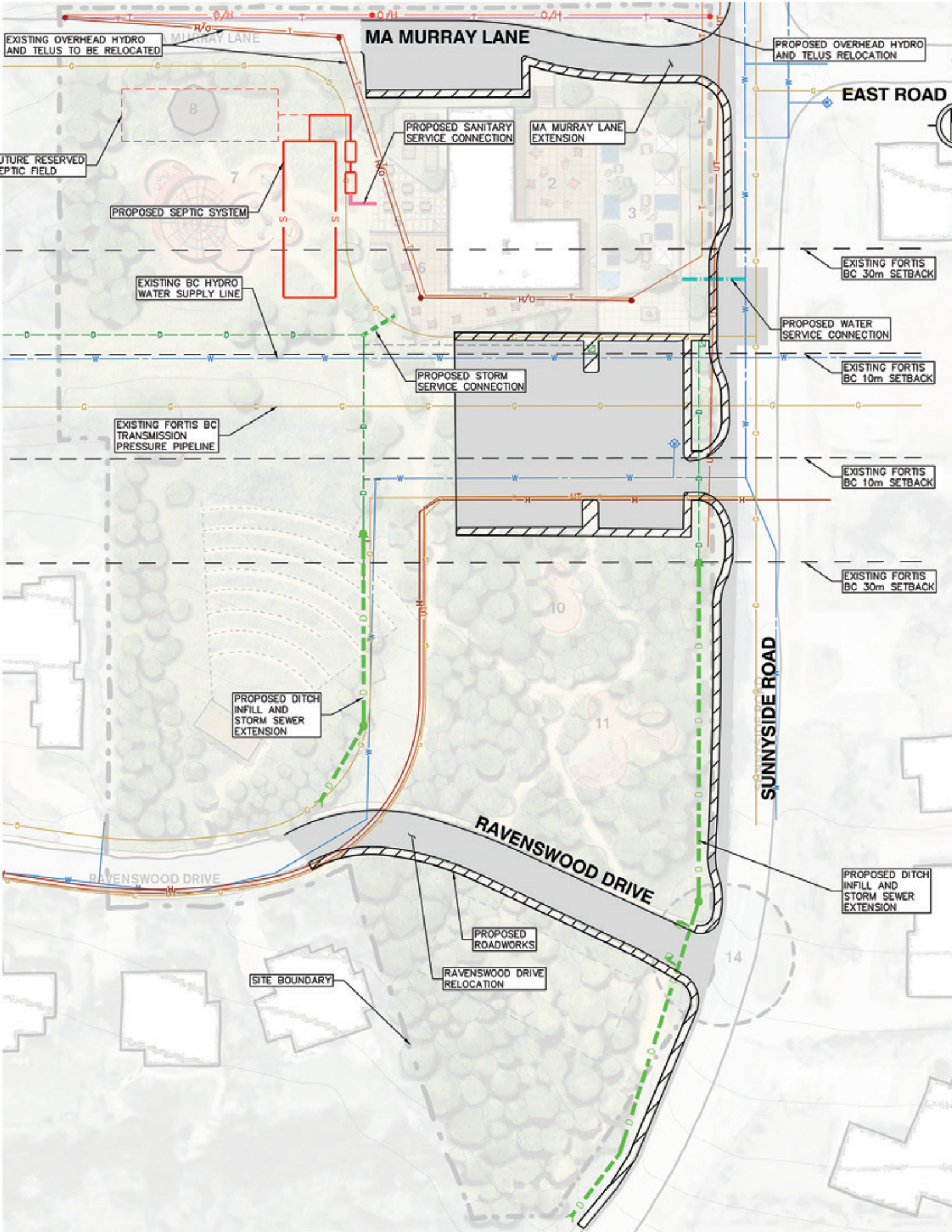


View North from Sunnyside Road



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]
Total Construction Costs	=	\$855,000	

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



PARKS AND RECREATION COMMITTEE MEETING – MINUTES

Minutes of the Parks and Recreation Committee Meeting held on Wednesday, December 13, 2017 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



MEMBERS PRESENT

Councillor Kim Trowbridge (Chair)
Polly Krier
Susan Mueckel
Bruce Scatchard

MEMBERS ABSENT

Mike Dykstra

OTHERS PRESENT

Mayor John McEwen, Council Liaison
Jason Smith, Manager of Development Services

1. CALL TO ORDER

Chair Trowbridge called the meeting to order at 7:05 p.m.

2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

"THAT THE AGENDA BE APPROVED AS CIRCULATED."

CARRIED UNANIMOUSLY

3. MINUTES

(a) Minutes of the Meeting held on October 10, 2017

It was MOVED and SECONDED:

"THAT THE MINUTES OF THE PARKS AND RECREATION COMMITTEE MEETING HELD ON OCTOBER 10, 2017 BE ADOPTED AS CIRCULATED."

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

Nil

5. UNFINISHED BUSINESS

Nil

6. NEW BUSINESS**(a) Trail Connectivity**

Jason Smith presented two options for acquiring the needed land required for trail connectivity:

1. Acquisition – purchase or obtain permission from land owners;
2. Acquire during the development process during rezoning, subdivision

Jason Smith highlighted the key points regarding zoning process:

- New benchmark for rezoning is around 30% open space, with part to be used towards trails
- Rezoning process has the most opportunities to secure specifics to include money as opposed to “just land”
- Most recent rezoning had land secured as well as trail building
- Some of the following items would be helpful for the Committee to provide input on when discussing a rezoning application:
 - back up policy work; identifying priorities
 - provide community’s expectations
 - provide good detailed mapping
 - knowing where the best areas within the village are for future trails
- Further opportunities for trails could come forward if the Village proceeds with infill development.

Jason Smith highlighted the key points regarding subdivision process:

- When creating four more lots, 5% of the land is required for park through the Land Title Act
- OCP states that 5% is given in land with the Village’s discretion to take cash in-lieu as opposed to land owner’s discretion
- In future, all subdivision applications will be brought to the Parks and Recreation Committee for review and comments.

Committee agreed to walk Mossom Creek crossing and identify properties regarding easement for connectivity.

Committee agreed to create a village-wide “wish list” of desired connections to complete the trail system.

Committee agreed to, once connections are identified, draft a letter to land owners requesting permission to use their land, for use and issuance by the Village.

**(b) Subdivision Application – 3051 Anmore Creek Way
Zhou and Hao Enterprises Ltd.**

Key points raised during review of this matter are noted as follows:

- Identify trail to connect the upper portion of Uplands to Fern Drive
- Identify trail to connect the lower portion of Uplands Drive to the existing park and trail head
- Ensure protection of the riparian areas.

**(c) Subdivision Application – Spence Way
Frustagli Investments Ltd.**

Key points raised during review of this matter are noted as follows:

- Request Frustagli Investments Ltd. to identify trail to connect Crown Land on the hillside to Leggett Drive
- Possibly request a plot of land as close to the road for future Village use.

7. ADJOURNMENT

It was MOVED and SECONDED:

“TO ADJOURN.”

CARRIED UNANIMOUSLY

The meeting adjourned at 8:10 p.m.

Certified Correct:

C. Baird

Christine Baird
Manager of Corporate Services

Approved:

K. Trowbridge

Councillor Kim Trowbridge
Chair, Parks and Recreation Committee