

ADVISORY PLANNING COMMISSION – AGENDA

Agenda for the Advisory Planning Commission Meeting scheduled for Monday, October 22, 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. **Minutes**

4. **Business arising from the Minutes**

5. **Unfinished Business**

6. **New Business**

(a) **Welcome and Introductions**

Staff to welcome members appointed for the new term, expiring January 31, 2020.
Members to conduct roundtable introductions.

(b) **Functions of the Advisory Planning Commission**

Staff to present an overview of the following.

- Establishment of the APC
- Mandate and Terms of Reference
- Roles and Responsibilities of the APC, Council, Council Liaison, Staff/Consultants
- Overview of Policy and Regulatory Framework, including:
 - [Local Government Advisory Planning Commissions \[Province of BC - Local Government Planning\]](#)
 - [Advisory Planning Commission Bylaw](#)
 - [Advisory Planning Commission Terms of Reference](#)
 - [Procedure Bylaw](#) (to Chair and Vice-Chair)
 - [Financial Sustainability Plan](#)
 - [Official Community Plan](#)
 - [Parks Master Plan](#)
 - [Zoning Bylaw](#)

(c) **Appointment of Chair and Vice-Chair**

Members to appoint a Chair and Vice-Chair, by majority vote.

(d) Establish Meeting Schedule

Members to establish a meeting schedule.

(c) Rezoning Application for 3207 Sunnyside Road (Cordovado)

Staff is scheduled to present this matter prior to review with the Committee.

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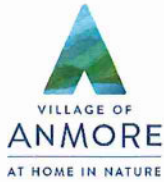
Report to Council dated September 12, 2018 by the Manager of Development Services is attached.

Council Resolution & Direction from the Regular Council Meeting held on September 18, 2018

"THAT COUNCIL REFER THE REZONING PROPOSAL FOR 2307 SUNNYSIDE ROAD TO THE ADVISORY PLANNING COMMISSION, PARKS AND RECREATION COMMITTEE AND ENVIRONMENT COMMITTEE FOR COMMENT."

Council directed Staff to determine the difference for Riparian Area Regulation requirements under RS1 Zoning versus the proposed CD Zoning, and to provide that information to the Advisory Planning Commission, Parks and Recreation Committee and Environment Committee as information for when they each conduct review of the proposal.

7. Adjournment



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: September 12, 2018

Submitted by: Jason Smith, Manager of Development Services

Subject: Rezoning Application for 2307 Sunnyside Road - Cordovado

Purpose / Introduction

The purpose of this report is to provide Council with the latest development proposal for 2307 Sunnyside Road, which includes a revised site plan and an update Community Amenity Contribution package.

Recommended Options

That Council refer the rezoning proposal for 2307 Sunnyside Road to the Advisory Planning Commission and the Parks and Recreation Committee for comment.

Background

The Village is in receipt of a rezoning proposal for 2307 Sunnyside Road. This proposal came before Council late in 2017 and Council provided feedback to the applicant and directed staff to hire a land economist to evaluate the community amenity package being offered by the proponent.

Discussion

Proposed Development

The proposal is for 19 lot single family dwelling development that would be accommodated through the creation of a Comprehensive Development (CD) zone. The site is 13.41 acres in size and currently zoned Residential 1 (RS-1) and the proposed density is 1.42 units/acre. The proposal would include the possibility of secondary suites but coach houses would not be permitted.

The original proposal that was presented to Council contained duplexes and a strata road. Based on Council's comments the proponent has altered to the plan to include a public road with a 20 metre right of way and removed duplexes from the property. The full details of the proposal can be seen in the attached site plan.

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Community Amenities

Park and Green Space

The proposal would see 34% percent of the site dedicated to the Village as park and green space. Within the park the applicant is proposing to dedicate and construct a network of trails. These trails would provide important linkages from the corner of Sunnyside Road and Ludlow Lane to the Anmore Elementary School as well as providing connection into the loco lands.

Increased Sunnyside Road Right of Way

Sunnyside Road currently encroaches onto the 2307 Sunnyside Road property and this proposal would rectify this situation. Staff have investigated the history of Sunnyside Road and there appears to have been an error made decades ago whereby a road dedication affecting this property had been drawn up but never registered at Land Titles. Sunnyside Road is one of two primary access roads for the Village and it is critical that this road be located entirely within road right of way to ensure legal access for maintenance and any possible future expansion.

Village Hall/Community Space Contribution

The applicant is offering to make a contribution of \$493,500 to Village for use towards the future construction of a new Village Hall/Community Space. This is an increase from \$450,000 that was originally proposed. The increase was made in response to the GP Rollo report that the Village commissioned, at the proponent's expense, to review to the development proposal and advise the Village as to what 50% of the value of the lift being realized through the rezoning would be (attachment 2).

Official Community Plan Analysis

Staff have reviewed the development proposal for consistency with the Official Community Plan (OCP) and offer the following analysis:

The current development proposal would have a density of 1.42 units/acre and is seeking to be rezoned under the CD zoning policy in the OCP, which is policy RLU-8. This policy lays out three circumstances where a CD zone could be considered. This proposal is seeking to be considered under the following:

Proposed development delivers a demonstrable and overall benefit to the community, socially, environmentally or economically.

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The policy then goes on to identify three criteria that a CD zone must comply with. Firstly, that it upholds the intentions and strategies described in OCP policy RLU-3. Second that the density not exceed 1.8 units/acre. Third, that the development anticipates and employs strategies to minimize the financial implications to the Village in terms of ongoing infrastructure maintenance and replacement requirements.

Policy RLU-3 encourage development proposals to be mindful of the impact of development on environmental features and systems. This proposal concentrates development on a smaller footprint than would otherwise be realized through an RS-1 subdivision. The view impacts will be minimal as nearly all of the new development will be separated from any existing development by green space.

Community amenities are contemplated in OCP Policy RLU-10 and RLU-11. The proposed amenity package offered by the proponent would satisfy these policies.

Proposed Next Steps

Staff recommend that this rezoning proposal be referred to the Advisory Planning Commission and the Parks and Recreation Committee for comment. Should Council support this recommendation, staff would then return to Council with the comments from both groups and a draft bylaw for consideration.

Other Options

The following options are provided for Council's consideration:

1. That Council refer the rezoning proposal for 2307 Sunnyside Road to the Advisory Planning Commission and the Parks and Recreation Committee for comment.
[Recommended]; or
2. That Council advise staff and the proponent that they do not wish to proceed any further with this rezoning application; or
3. That Council advise staff and the proponent of further changes to the rezoning proposal that would have to be made prior to proceeding with a referral.

Report/Recommendation to Council

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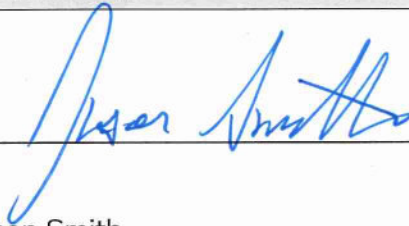
Financial Implications

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

Attachments:

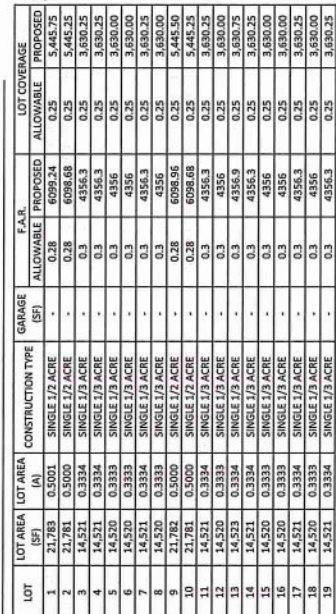
1. Site Plan for 2307 Sunnyside Road
2. GP Rollo CAC Analysis Report

Prepared by:



Jason Smith

Manager of Development Services





August 16, 2018

Jason Smith
Village of Anmore
2697 Sunnyside Road
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Re: 2307 Sunnyside Road Land Lift Analysis

G.P. Rollo & Associates (GPRA) has been retained by the Village of Anmore to complete a land lift and amenity contribution analysis for the rezoning of 2307 Sunnyside Road (hereafter referred to as 'the Site') from the current RS-1 Residential Zone to the proposed CD Zone by the property owner. The purpose of the analysis is to estimate the land lift and amenity contribution on the 13.41 acre site from a change in Zoning from current planning that would permit 11 single family lots (identified as the 'base density') to a new Zone that would permit up to 19 single family lots on the Site. The land lift is identified as the difference in supported land value between the two Zonings.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the Site if developed under both the proposed CD Zone and the base density. GPRA used standard developer proformas to model the economics of typical development as proposed/allowed under the new zoning. The 'Lift' is then calculated as the difference in residual land values under the current Zone and that which has been proposed in the new CD Zone.

METHODOLOGY & ASSUMPTIONS

The Site is approximately 13.41 acres and can be developed under current zoning with 11 single family residential lots of roughly an acre in size each. The proposed rezoning would subdivide the parcel into 19 lots comprised of four 1/2 acre lots and fifteen 1/3 acre lots for development as single family residential.

The analyses are created using a standard developer proforma wherein estimates of revenues and costs are inputs and the remaining variable is the desired output. In typical proformas this output is usually profit, following a revenues minus costs equals profit formula.

For 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. 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. It is possible for a typical static proforma analysis to misrepresent the viability of a project by not properly accounting for the time that it will take to develop and market. In these cases the preferable methodology to employ is the use of a discounted cash flow analysis, wherein one forecasts out estimates of revenues and costs over a

number of years, with viability being determined through a calculation of an Internal Rate of Return (IRR). For this project, GPRA has derived the residual land value based on the development achieving an IRR of 15%.

The residual land values determined from this analysis of the Site as proposed for 19 lots is then compared to the value of the Site under it's the base density. This change in value, or "lift," is the total potential monies that are available for public amenities or other public works not considered as part of the analysis. GPRA have made allowances for improvements that would typically be incurred through development such as proposed. Any additional improvements that would be specifically required by the Village only from the proposed rezoning and not from development under current zoning would impact the lift and would need to be identified, priced, and included in a revised analysis.

Typically there is some sharing of the lift value between the Jurisdiction and the developer, but the percentage shared varies by community and by project. It is GPRA's understanding that in compliance with current policy, the Village has determined that they will seek 50% of the lift for amenities.

GPRA determined sales revenues used in the analyses from a review of recent sales and offerings for sale of land and built single family homes within roughly 20 km of the Site, with a focus on projects that were deemed comparable to that which has been proposed for the Site. Project costs were derived from sources deemed reliable, including 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.

CONCLUSIONS & RECOMMENDATIONS

GPRA identifies the lift (the lift being defined as the difference in supported land value for the property developed for 19 lots comprised of four 1/2 acre lots and fifteen 1/3 acre lots and the base value for 11 one acre lots on the Site from rezoning as being roughly \$987,000. As such, the Village share at 50% of the lift would be \$493,500 that could be sought as an amenity contribution.

I trust that our work will be of use in the Village's decision on the rezoning of 2307 Sunnyside Road. I am available to discuss this further at your convenience.



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