

PARKS AND RECREATION COMMITTEE MEETING – AGENDA

Agenda for the Parks and Recreation Committee Meeting scheduled for Wednesday, November 21, 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

(a) Minutes of the Meeting held on October 17, 2018

Recommendation: That the Minutes of the Parks and Recreation Committee Meeting held on October 17, 2018 be adopted as circulated.

4. BUSINESS ARISING FROM THE MINUTES

5. UNFINISHED BUSINESS

6. NEW BUSINESS

(a) Rezoning Proposal – 2307 Sunnyside Road (Cordovado)

- Council report from the Manager of Development Services is attached

7. ADJOURNMENT

PARKS AND RECREATION COMMITTEE MEETING – MINUTES

Minutes of the Parks and Recreation Committee Meeting held on Wednesday, October 17, 2018 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



MEMBERS PRESENT

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

MEMBERS ABSENT

Nil

1. CALL TO ORDER

Chair Trowbridge called the meeting to order at 7:07 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 February 7, 2018

It was MOVED and SECONDED:

“THAT THE MINUTES OF THE PARKS AND RECREATION COMMITTEE MEETING HELD ON FEBRUARY 7, 2018 BE ADOPTED AS CIRCULATED.”

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

Nil

5. UNFINISHED BUSINESS

Nil

6. NEW BUSINESS

(a) Anmore Trail Connectivity

(i) Review Map of Existing Trails in Official Community Plan

The following points were highlighted during discussion:

- Review the OCP map of existing trails to come to a consensus of the desired trails to go back to staff
- There is an appetite for council to consider acquisition of private property to help make trail networks work
- Identify obstacles and categorize them; i.e. private land, stream topography
- Work on possible solutions by category; i.e. purchasing land, naming trails in exchange for land donations, trail network by owners, consider culverts vs costly bridges, switchbacks instead of stairs, stairs in the middle with both access in the middle by machine, bring in outside “clubs” that wish to be involved such as a bike club
- Extending at least one trail is an accomplishment
- A bike club would want to build jumps and obstacles; need to ensure that they include specific requirements such as continual walkable trails
- Would like council and staff to know all desired connections all over the map to be more prepared
- Members reviewed and discussed potential trail connectivity and marked up the parks and trails map

Possible funding solutions were discussed as follows;

- Brilliant Circle – incorporate connectivity into the master plan and significant funding for village wide trail development;
- Speak with BC Hydro to request a contribution to connect trails

It was MOVED and SECONDED:

“FOR THE STAFF TO PRODUCE AN UPDATED VILLAGE OF ANMORE PROPOSED TRAIL MAP (FIGURE 8) REFLECTING NEW DEVELOPMENT; BELLA TERRA DEVELOPMENT ETC.”

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

“BRING FORWARD TO COUNCIL THROUGH STAFF A REQUEST THAT DISCUSSIONS BE HAD WITH BC HYDRO REGARDING THE RIGHT OF WAY AND POSSIBLE FINANCIAL CONTRIBUTIONS TO TRAIL NETWORK.”

CARRIED UNANIMOUSLY

It was MOVED and SECONDED:

**“BRING FORWARD TO COUNCIL TO ASK STAFF TO
INVESTIGATE THE POTENTIAL OF PROVIDING INCENTIVES
FOR LAND AND FINANCIAL DONATIONS TO TRAIL
DEVELOPMENT INCLUSIVE OF NAME DEDICATION, ETC.”**

CARRIED UNANIMOUSLY

7. ADJOURNMENT

It was MOVED and SECONDED:

“TO ADJOURN.”

CARRIED UNANIMOUSLY

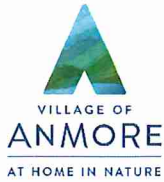
The meeting adjourned at 8:55 p.m.

Certified Correct:

Approved:

Christine Baird
Manager of Corporate Services

Councillor Kim Trowbridge
Chair, Parks and Recreation Committee



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.

Report/Recommendation to Council

Rezoning Application for 2307 Sunnyside Road - Cordovado

September 12, 2018

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.

Report/Recommendation to Council

Rezoning Application for 2307 Sunnyside Road - Cordovado

September 12, 2018

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

Rezoning Application for 2307 Sunnyside Road - Cordovado

September 12, 2018

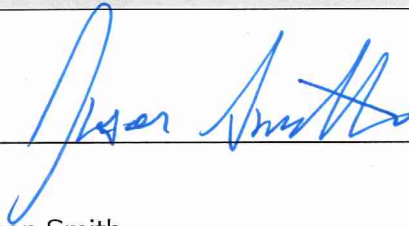
Financial Implications

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



LOT	LOT AREA		CONSTRUCTION TYPE	GARAGE (SP)	F.A.H.		LOT COVERAGE	
	(SP)	(AC)			ALLOWABLE	PROPOSED	ALLOWABLE	PROPOSED
1	21,787	0.3041	SINGLE 1/2 ACRE	-	0.28	6,098.68	0.25	5,445.25
2	14,521	0.3334	SINGLE 1/2 ACRE	-	0.3	4,956.3	0.25	3,630.25
3	14,521	0.3334	SINGLE 1/2 ACRE	-	0.3	4,956.3	0.25	3,630.25
4	14,521	0.3334	SINGLE 1/2 ACRE	-	0.3	4,956.3	0.25	3,630.25
5	14,520	0.3333	SINGLE 1/2 ACRE	-	0.3	4,956	0.25	3,630.00
6	14,520	0.3333	SINGLE 1/2 ACRE	-	0.3	4,956	0.25	3,630.00
7	14,521	0.3334	SINGLE 1/2 ACRE	-	0.3	4,956	0.25	3,630.25
8	14,520	0.3333	SINGLE 1/2 ACRE	-	0.28	6,098.96	0.25	5,445.50
9	21,782	0.3000	SINGLE 1/2 ACRE	-	0.28	6,098.96	0.25	5,445.25
10	14,521	0.3334	SINGLE 1/2 ACRE	-	0.3	4,956	0.25	3,630.25
11	14,521	0.3334	SINGLE 1/2 ACRE	-	0.3	4,956	0.25	3,630.25
12	14,520	0.3333	SINGLE 1/2 ACRE	-	0.3	4,956	0.25	3,630.00
13	14,523	0.3334	SINGLE 1/2 ACRE	-	0.3	4,956.9	0.25	3,630.75
14	14,521	0.3334	SINGLE 1/2 ACRE	-	0.3	4,956.3	0.25	3,630.25
15	14,520	0.3333	SINGLE 1/2 ACRE	-	0.3	4,956	0.25	3,630.00
16	14,520	0.3333	SINGLE 1/2 ACRE	-	0.3	4,956	0.25	3,630.00
17	14,521	0.3334	SINGLE 1/2 ACRE	-	0.3	4,956.3	0.25	3,630.25
18	14,520	0.3333	SINGLE 1/2 ACRE	-	0.3	4,956	0.25	3,630.00
19	14,520	0.3333	SINGLE 1/2 ACRE	-	0.3	4,956	0.25	3,630.00
20	14,521	0.3334	SINGLE 1/2 ACRE	-	0.3	4,956.3	0.25	3,630.25



August 16, 2018

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

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.



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