

ADVISORY PLANNING COMMISSION – MINUTES

Minutes of the Advisory Planning Commission Meeting held on Monday, December 10, 2018 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



MEMBERS PRESENT

Denny Arsene
Garnet Berg
Steve Hawboldt (Chair)
Wayne Keiser
Julia Robertson
Bruce Scatchard
Olen Vanderleeden

MEMBERS ABSENT

Nil

OTHERS PRESENT

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

1. Call to Order

Chair Hawboldt 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 AMENDED.”

CARRIED UNANIMOUSLY

3. Minutes

- (a) **Minutes of the Advisory Planning Commission meeting held on October 22, 2018**

It was MOVED and SECONDED:

“THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION HELD ON OCTOBER 22, 2018 BE ADOPTED AS CIRCULATED.”

CARRIED UNANIMOUSLY

- (b) **Minutes of the Advisory Planning Commission meeting held on October 16, 2017**

It was MOVED and SECONDED:

“THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION HELD ON OCTOBER 16, 2017 BE ADOPTED AS CIRCULATED.”

CARRIED UNANIMOUSLY

- (c) **Minutes of the Advisory Planning Commission meeting held on December 18, 2017**

It was MOVED and SECONDED:

“THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION HELD ON DECEMBER 18, 2017 BE ADOPTED AS CIRCULATED.”

CARRIED UNANIMOUSLY

4. Business arising from the Minutes

Nil

5. Unfinished Business

Nil

6. New Business

(a) Rezoning Application for 2307 Sunnyside Road (Cordovado)

Jason Smith provided electronic copies of the Community Amenity Charge analysis completed by GP Rollo and walked through the analysis (on screen) with the Commission. The following points were highlighted during discussion.

- Members requested at a previous meeting to review the Lift Analysis to explain how the CAC of \$493,500.00 was calculated
- Any future CD developments, a new requirement for any applicant at their cost, will be to hire an economist to evaluate the proposal to ensure the village and the public have a good sense on the numbers and reasonable target for a CAC's
- Not many CD developments have been done recently, the question is always: Did the village receive enough money?"
- G.P. Rollo are very highly regarded within other municipalities
- Want to ensure the village is receiving a fair amount in CAC's
- Intent was for G.P. Rollo to provide a target

- Individual analysis will be required from the applicant for any upcoming CD developments
- G.P. Rollo made assumptions around construction costs, revenue, DCC's which are fixed, tax breaks, various costs as well as development fees etc.
- Revenue assumptions for 1 acre - \$1.6 million, ½ acre – \$1.3 million, 1/3 acre - \$1 million to include water, road and septic
- Should not attach a dollar value to the 34% parks amenity
- Within the OCP, there is a requirement to provide at least 30% in parks amenity
- Developer is not required to pay for trails, however it is part of their proposal which is quite positive for the village
- Can make the trails a condition as part of rezoning
- Within the Parks Master Plan, it identifies what the village is looking for in trail connectivity
- All about connectivity with water, trails, and roads
- 50% CAC's is the lift percentage for the village
- For an increase in CD zones in the village, the current roads can take all the growth
- A member felt the calculated cost analysis was very defensible
- A members was happy with the straight forward analysis, felt that 50% is fair
- Cash amount of the CAC would be captured at the time of adoption of the rezoning
- Council would like the \$493,500.00 to go towards a new village hall and community centre
- Members felt good about the analysis and how it was done

It was MOVED and SECONDED:

“TO SUPPORT THE PROPOSAL AS PRESENTED.”

CARRIED UNANIMOUSLY

7. **Adjournment**

It was MOVED and SECONDED:

“TO ADJOURN.”

CARRIED UNANIMOUSLY

The meeting adjourned at 8:12 p.m.

Certified Correct:

Approved:

“JULI HALLIWELL”

“STEVE HAWBOLDT”

Juli Halliwell
Chief Administrative Officer

Steve Hawboldt
Chair, Advisory Planning Commission