

ADVISORY PLANNING COMMISSION – AGENDA

Agenda for the Advisory Planning Commission Meeting scheduled for Monday, May 6, 2019 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**

Page 2 (a) **Minutes of the Advisory Planning Commission meeting held on February 11, 2019**

Recommendation: That the Minutes of the Advisory Planning Commission held on February 11, 2019 be adopted, as circulated.

4. **Business arising from the Minutes**

5. **Unfinished Business**

6. **New Business**

Page 5 (a) **2307 Sunnyside Road – Proposed Comprehensive Development Rezoning**

Report dated April 26, 2019 from the Manager of Development Services is attached.

7. **Adjournment**

ADVISORY PLANNING COMMISSION – MINUTES

Minutes of the Advisory Planning Commission Meeting held on Monday, February 11, 2019 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



MEMBERS PRESENT

Denny Arsene
Steve Hawboldt (Chair)
Julia Robertson
Bruce Scatchard
Olen Vanderleeden

MEMBERS ABSENT

Garnet Berg
Wayne Keiser

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 7:00 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 December 10, 2018**

It was MOVED and SECONDED:

"THAT THE MINUTES OF THE ADVISORY PLANNING COMMISSION HELD ON DECEMBER 10, 2018 BE ADOPTED AS CIRCULATED."

CARRIED UNANIMOUSLY

4. Business arising from the Minutes

Nil

5. Unfinished Business

Nil

6. New Business**(a) Anmore Green Estates – Membership in the Greater Vancouver Sewerage and Drainage District, Official Community Plan and Regional Context Statement Amendments**

Jason Smith provided an overview of the staff report and outlined that the Village has commenced the process to connect Anmore Green Estates to the regional sewer system and explained the steps required to achieve this.

Discussion points included:

- Anmore Elementary is currently connected to sewer system without requirement for Anmore to become a member of Greater Vancouver Sewerage and Drainage District (GVSD).
- Whether there are alternative steps to remedy the failing septic system rather than connect to sewer? It was determined by professional engineers that the only viable option for this site from a technical standpoint was to connect to the sewer.
- Potential for additional development rights on the septic field is not permitted through current zoning.
- Costs associated with membership of GVSD would be borne by Anmore Green Estates through creating a local service area.
- Any other costs to village? Majority of cost incurred would be Staff and legal time related to connection, membership, and implementation of local service area.
- Need for school to participate in membership costs related to GVSD.
- \$7,000 - \$10,000 approximately per each homeowner to hook up to GVSD plus additional annual membership costs.
 - Annual costs to include Port Moody fee, usage fee, membership fee, capital for construction, hookup fees.
- Village anticipates that a Memorandum of Understanding will be entered into with Anmore Green Estates.
- Ministry of Environment and Fraser Health is the regulator of the septic systems within the Village.
- Up front capital costs for GVSD hook up would be lower than septic replacement.
- There is no plan under current Official Community Plan to expand connection to sewer throughout the Village.
- General septic system maintenance and environmental concerns.

- Connection to sewer may increase value of properties at Anmore Green Estates and there is potential that property may submit an application to subdivide into a bare land strata following connection.
- Resolution to the septic issue needs to occur.
- Ministry of Environment's desired option would be to hook up to sewer system.
- Concerns over this issue arising with other properties within the Village.
- Intent is to bring this back to Council in March as provincial deadline would be mid-April to gain approval for GVSDD membership.

It was MOVED and SECONDED:

“THAT THE ADVISORY PLANNING COMMISSION SUPPORT THE STAFF RECOMMENDATION FOR ANMORE GREEN ESTATES – MEMBERSHIP IN THE GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT (GVSD), OFFICIAL COMMUNITY PLAN AND REGIONAL CONTEXT STATEMENT AMENDMENTS WITH THE UNDERSTANDING THAT ANY ASSOCIATED COSTS OF MEMBERSHIP IN THE GVSD ARE BORNE BY THE BENEFICIARIES.”

CARRIED UNANIMOUSLY

7. Adjournment

It was MOVED and SECONDED:

“TO ADJOURN.”

CARRIED UNANIMOUSLY

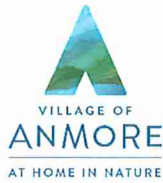
The meeting adjourned at 8:00 p.m.

Certified Correct:

Approved:

Karen Elrick
Corporate Officer

Steve Hawboldt
Chair, Advisory Planning Commission



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: April 26, 2019 File: 3360-01/20
Submitted by: Jason Smith, Manager of Development Services
Subject: 2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

Purpose / Introduction

The purpose of this report is to present Council the latest development proposal for 2307 Sunnyside Road and amenity package along with a proposed Zoning bylaw amendment to implement it.

Recommended Options

THAT Council grant first, and second reading to Village of Anmore Zoning Amendment Bylaw 597-2019 and refer Village of Anmore Zoning Amendment Bylaw 597-2019 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Village of Anmore Zoning Amendment Bylaw 597-2019.

Background

The Village has a long history of considering development proposals for 2307 Sunnyside Road, which is a 13.41 acre site in the Residential 1 (RS-1) zone. This latest round began in 2017 and has proceeded through several iterations.

The Village last considered the development proposal for this site at its September 18, 2018 regular Council meeting. At that meeting, Council directed staff to consult with committees on the proposal.

The proposal was reviewed by the Environment committee, the Parks and Recreation committee and the Advisory Planning Commission through the fall of 2018.

Report/Recommendation to Council

2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

April 26, 2019

Discussion

Development Proposal

The applicants are seeking a rezoning from RS-1 to a Comprehensive Development zone in order to accommodate a 19 parcel development proposal, as shown in the attached site plan (**Attachment 1**). The parcels would consist of 5 ½ acre lots and 14 1/3 acre lots.

The changes to the development proposal that have been made since the proposal was last before Council are an extension of the road to offer potential connection to the loco lands and the possible extension of Fern Drive and the trail network has been altered based on committee and staff comment.

Community Amenities

The applicant is offering the following community amenities as part of their development proposal.

Open Space

The applicant is proposing a dedication of 4.36 acres of open space, as shown on the site plan, and dedicated at time of subdivision. This represents 32.5% of the site.

Sunnyside Road Dedication

Currently a portion of Sunnyside Road encroaches on the property. To rectify this situation a road dedication of 15,763 ft², as shown on the site plan, is being offered and will be dedicated at time of subdivision. This represents 2.7% of the site.

Trail Network

The applicant is proposing a trail network, as shown on the site plan, which will be dedicated and constructed to the Village's trail standards by the applicant at the time of subdivision.

Energy Efficiency

The applicant is offering to comply with the Village Energy Step Code and Rezoning policy. A covenant on title that will require all future homes to meet BC Energy Step Code 3 to be registered at the time of adoption of the Zoning Bylaw.

Community Amenity Contribution

A community amenity contribution of \$493,500 in cash at the time of adoption of the Zoning Bylaw.

Report/Recommendation to Council

2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

April 26, 2019

All of the amenities will be secured through binding legal instruments at the time of rezoning and the timing of receipt

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.

The policy then goes on to identify three criteria that a CD zone must comply with. First, 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 encourages 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. The proposal has a density that is less than 1.8 units/acre and the compact development form will minimize the amount of infrastructure needed and the increased density utilizing the infrastructure will help minimize the financial impacts for the Village.

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

Report/Recommendation to Council

2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

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Committee Comments

Advisory Planning Commission (APC)

The APC discussed this proposal at two meetings over the fall of 2018. The APC undertook a detailed review of the CAC analysis provided by GP Rollo and Associates – they APC were supportive of its conclusions. There was also discussion about parking and whether the cul-de-sac was too long (it complies with the Works and Services Bylaw). The APC was supportive of the development proposal

Environment Committee

The Environment Committee reviewed the proposal and was supportive. The notion of increased energy efficiency of the homes was supported. There was also discussion of the creek and riparian area and how it was beneficial to have increased protection of it.

Park and Recreation Committee

The Parks and Recreation Committee provided valuable feedback and commentary on the proposal. There was discussion of logic of the trail connectivity, where to locate the trail crossing near Sunnyside Road and Ludlow Lane (it should be noted that after this discussion staff and the Village's engineering consultant determined that there was no safe trail crossing that could be located and requested that another trail connection be provided further north in behind the parcels closest to Sunnyside Road.)

Zoning Bylaw Amendment

Staff have drafted a zoning bylaw amendment, Village of Anmore Zoning Amendment Bylaw 597, 2019 (**Attachment 2**) that would enable this development proposal. Village of Anmore Zoning Amendment Bylaw 597, 2019 (the Bylaw) maintains the same setback, height, and parcel coverage requirements of the RS-1 Zone. The floor area ratio for house size will be 0.28 for the ½ acre parcels and 0.3 for the 1/3 acre parcels, this is consistent with the floor area ratios for Bella Terra.

The number of accessory buildings is limited to 1 and the maximum size is 484 ft² (45 m²).

Next Steps

Should Council choose to give initial readings to the Bylaw, staff will take the Bylaw to the APC for review and should the APC have no further comments on the Bylaw staff will arrange for public hearing to be held in mid-June.

Report/Recommendation to Council

2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

April 26, 2019

Other Options

The following options are provide for Council consideration:

1. THAT Council grant first, and second reading to Village of Anmore Zoning Amendment Bylaw 597-2019 and refer Village of Anmore Zoning Amendment Bylaw 597-2019 to the Advisory Planning Commission for review and comment, and THAT Council direct staff to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Village of Anmore Zoning Amendment Bylaw 597-2019.

Or

2. That Council advise staff of any further changes they would like made to Village of Anmore Zoning Amendment Bylaw 597, 2019 or the development proposal.

Or

3. That Council not proceed with the rezoning of this property.

Financial Implications

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

Attachments:

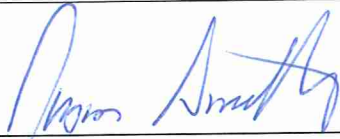
1. 2307 Sunnyside Road Site Plan
2. Village of Anmore Zoning Amendment Bylaw 597, 2019

Report/Recommendation to Council

2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

April 26, 2019

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

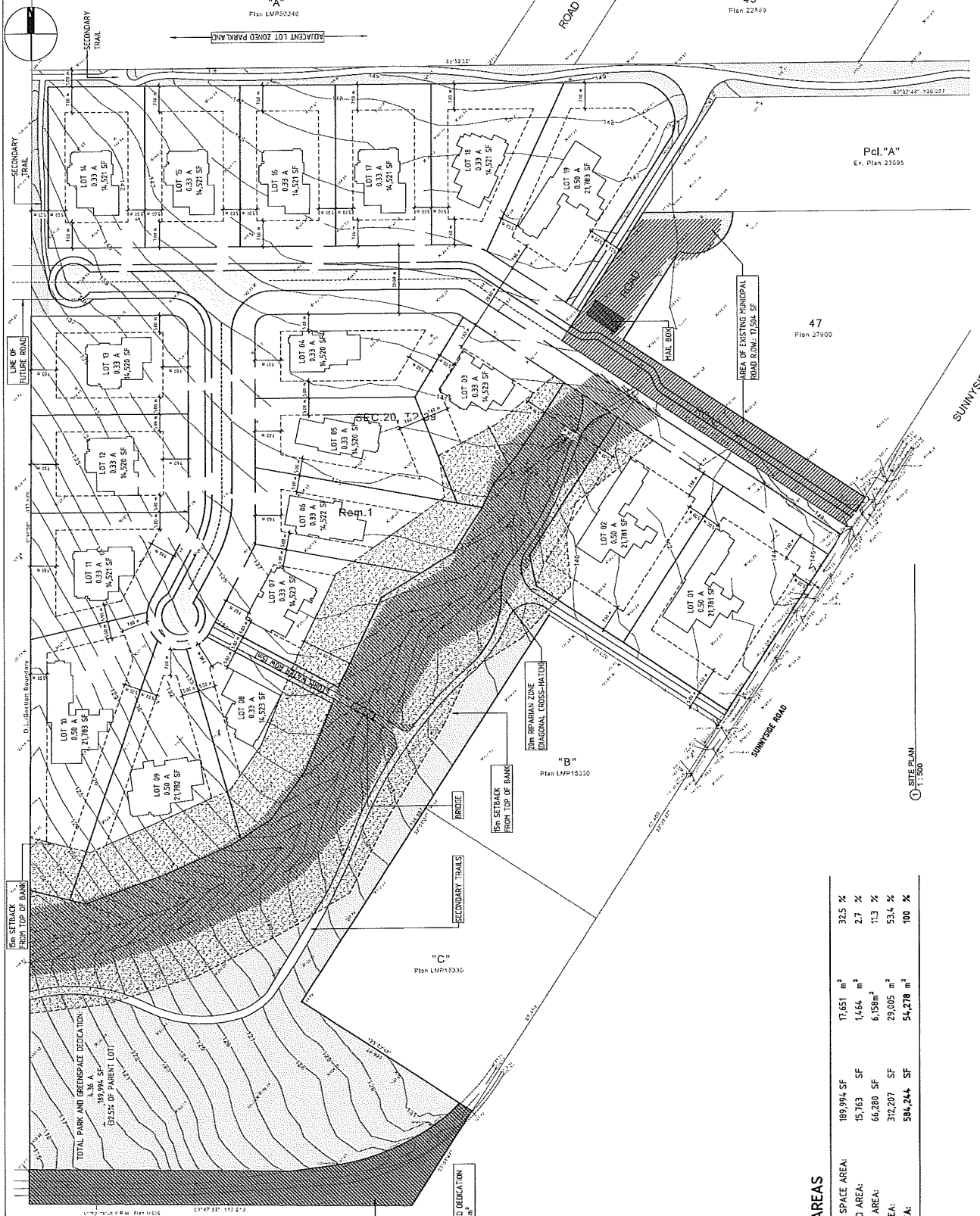
BRADBURY ARCHITECTURE
302-463-4444
11111 Highway 101, Suite 101
Vancouver, BC V6P 6C1
Canada

PROJECT NUMBER
2397 SUNNYSIDE RD
79% LOTS 1/3 - 1/2 ACRE

DATE
2019-04-25

DESIGNED BY
BRADBURY ARCHITECTURE

SCALE
A1.00



PROJECT AREAS		PROJECT AREAS	
PARKS / GREEN SPACE AREA:	189,994 SF	17,651 m ²	32.5 %
SUNNYSIDE ROAD AREA:	15,763 SF	1,464 m ²	2.7 %
INTERNAL ROAD AREA:	66,280 SF	6,158 m ²	11.3 %
RESIDENTIAL AREA:	312,207 SF	29,005 m ²	53.4 %
TOTAL LOT AREA:	584,244 SF	54,278 m²	100 %

VILLAGE OF ANMORE**BYLAW NO. 597-2019**

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

WHEREAS the *Local Government Act* authorizes a municipality to amend its zoning bylaw from time to time;

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 “Village of Anmore Zoning Amendment Bylaw No. 597-2019”.
- 2) That Village of Anmore Zoning Bylaw No. 568- 2017 be amended by adding the text and map included in Schedule A which forms part of this bylaw.
- 3) That the Village of Anmore Zoning Bylaw No. 568-2017 Schedule ‘A’ Zoning Map be amended to change the zoning for 2307 Sunnyside Road from Residential 1 to Comprehensive Development (CD-7)

READ a first time the _____ day of _____, 2019

READ a second time the _____ day of _____, 2019

PUBLIC HEARING HELD the _____ day of _____, 2019

READ a third time the _____ day of, 2019

ADOPTED the _____ day of, 2019

MAYOR

MANAGER OF CORPORATE SERVICES

Schedule A

9.17 COMPREHENSIVE DEVELOPMENT 7 (CORDOVADO) – CD-7

9.17.1 Purpose

The intent of this **zone** is to accommodate a **residential subdivision** that clusters **one-family dwellings** on a variety of **parcel** sizes to preserve public open space and ecologically sensitive areas where one-family **residential** housing is the **principal use**.

9.17.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Minimum Parcel Size	Maximum No. of Parcels
One-Family Dwelling	2,023 m ²	5
	1,349 m ²	14
Home Occupation	n/a	n/a
Bed and Breakfast	n/a	n/a
Secondary Suite	n/a	n/a
Accessory Uses	n/a	n/a

9.17.3 Maximum Number of Buildings, Size and Height

Permitted Use by Parcel Size	Maximum Number	Maximum Size	Maximum Building Height
Principal Building:			
2,023 m ²	1	0.28 FAR	10 m
1,349 m ²	1	0.30 FAR	10 m
Accessory Buildings and Structures	1	45 m ²	7 m

9.17.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings on Parcels 9 to 22, and 27 as Shown on the Attached Comprehensive Development Plan	7.6 m	7.6 m	5.0 m	5 m
Accessory Building and Structure	7.6 m	7.6 m	5 m	5 m

9.17.5 Off-Street Parking

- (a) **Off-street parking spaces** shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:
- (i) 2 spaces per **one-family dwelling**; and
 - (ii) 1 space per employee for **home occupation**; and
 - (iii) 1 space per bedroom intended for **use** by a **bed and breakfast** guest; and
 - (iv) 2 spaces per **secondary suite**.

9.17.6 Maximum Parcel Coverage

The maximum **parcel coverage** shall be 20% per **parcel**.

9.17.7 Maximum Number of Parcels

The maximum number of **parcels** created by **subdivision** shall be 19.

9.17.9 Open Space Amenity

An **open space amenity** shall be provided generally in accordance with the attached Comprehensive Development Plan.

9.17.11 Other Regulations

- (a) All permitted **land uses** shall be connected to community services in accordance with the Anmore Works and Services Bylaw.
- (b) **Home occupation** shall be subject to the requirements of section 6.5.
- (c) **Bed and breakfast** shall be subject to the requirements of section 6.6.

9.17.12 Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.

