

## REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for  
Tuesday, July 2, 2019 at 7:00 p.m. in Council Chambers at  
Village Hall, 2697 Sunnyside Road, Anmore, BC



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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.*

4. **Delegations.**

None.

5. **Adoption of Minutes**

Page 4

**(a) Minutes of the Regular Council Meeting held on June 18, 2019**

Recommendation: That the Minutes of the Regular Council Meeting held on June 18, 2019 be adopted as circulated.

6. **Business Arising from Minutes**

7. **Consent Agenda**

*Note: Any Council member who wishes to remove an item for further discussion may do so at this time.*

Recommendation: That the Consent agenda be adopted.

Page 9

**(a) 2019 British Columbia Law Enforcement Memorial Service**

Recommendation: THAT Council receive the invitation to the 2019 British Columbia Law Enforcement Memorial Service, for information.

- Page 10     **(b) Communication from TransLink dated June 6, 2019 regarding bus service to Anmore and Belcarra**

Recommendation:     THAT Council receive the letter dated June 6, 2019 from TransLink regarding bus service to Anmore and Belcarra, for information.

- Page 12     **(c) Communication dated June 19, 2019 from District of Houston regarding provincial support for libraries.**

Recommendation:     THAT Council receive the letter dated June 19, 2019 from District of Houston regarding provincial support for libraries, for information.

- Page 14     **(d) Communication from Metro Vancouver dated June 21, 2019 regarding Amending Metro Vancouver 2040: shaping our future to reflect accepted Regional Context Statements**

Recommendation:     THAT Council receive the letter dated June 21, 2019, regarding Amending Metro Vancouver 2040: shaping our future to reflect accepted Regional Context Statements, for information.

- Page 28     **(e) Communication from City of White Rock regarding Proposed Vacancy Tax**

Recommendation:     THAT Council receive the letter dated June 26, 2019 from City of White Rock regarding proposed vacancy tax, for information.

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

**9.     Legislative Reports**

None.

**10.    Unfinished Business**

**11.    New Business**

- Page 32     **(a)     Infill Development Policy and the Community Amenity Contribution Target**

Report dated April 26, 2019 from the Manager of Development Services attached.  
(Deferred from April 30, 2019 meeting)

Page 50     **(b)     Anmore Green Estates Public Meeting Summary**

Report dated June 26, 2019 from the Manager of Corporate Services attached.

**12.     Recommendations of Committees.**

**(a) Environment Committee Meeting held on March 26, 2019**

At the June 18, 2019, this item was tabled to a future meeting when all members of Council are present.

Recommendation:

THAT Council lift from the table the Committee recommendation:

That Council consider establishing requirements to have a building setback measured from the Streamside Protection and Enhancement Area (SPEA) boundary.

**13.     Mayor's Report**

**14.     Councillors Reports**

**15.     Chief Administrative Officer's Report**

**16.     Information Items**

**(a) Committees, Commissions and Boards - Minutes**

None.

**(b) General Correspondence**

None.

**17.     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.

**18.     Adjournment**

## REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for  
Tuesday, June 18, 2019 at 7:00 p.m. in Council Chambers at  
Village Hall, 2697 Sunnyside Road, Anmore, BC



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### ELECTED OFFICIALS PRESENT

Mayor John McEwen  
Councillor Polly Krier  
Councillor Paul Weverink

### ABSENT

Councillor Tim Laidler  
Councillor Kim Trowbridge

### OTHERS PRESENT

Juli Halliwell, CAO  
Karen Elrick, Manager of Corporate Services  
Jason Smith, Manager of Community Development

#### 1. Call to Order

Mayor McEwen called the meeting to order at 7:00 p.m.

#### 2. Approval of the Agenda

It was MOVED and SECONDED:

R329            That the Agenda be approved as circulated.

Carried Unanimously

#### 3. Public Input

#### 4. Delegations.

##### (a) **Coquitlam RCMP**

Inspector Nav Hothi, Coquitlam RCMP, provided a presentation regarding the police response to the recent Anmore party. Inspector Hothi outlined the series of events resulting from the police response to noise complaints on the evening of June 1 at 35 Birch Wynde. Inspector Hothi provided an overview of police jurisdictional powers including those related to aviation activities and limited authority with overdose victims who refuse assistance.

It was MOVED and SECONDED:



R330                      THAT Council direct staff to draft a letter from Mayor and Council to Transport Canada to request information on the status of the investigation into the helicopter activities at the Birch Wynde property on June 1 and further to request that Transport Canada provide an explanation as to why no action has been taken pending the outcome of the investigation.

Carried Unanimously

**5.     Adoption of Minutes**

**(b)     Minutes of the Regular Council Meeting held on June 4, 2019**

It was MOVED and SECONDED:

R331                      That the Minutes of the Regular Council Meeting held on June 4, 2019 be adopted as circulated.

Carried Unanimously

**6.     Business Arising from Minutes**

Councillor Krier requested a follow up on the request for an accessible parking spot at Village Hall. Ms. Halliwell confirmed that the matter has been brought forward to the Village's engineering consultant and will be completed during summer when crews are in the Village for other projects.

**7.     Consent Agenda**

It was MOVED and SECONDED:

R332                      That the Consent agenda be adopted.

Carried Unanimously

**(a) Metro 2040 Land Use Designation Amendment Request from the City of Delta – MK Delta Lands Regional Growth Strategy Amendment Bylaw No. 1283,2019**

Recommendation:     THAT Council receive the letter from Metro Vancouver dated June 10, 2019 regarding Metro 2040 Land Use Designation Amendment Request from the City of Delta – MK Delta Lands

Regional Growth Strategy Amendment Bylaw No. 1283, 2019,  
for information.

**(b) School District 43 – Eligible School Sites Proposal Resolution**

Recommendation: THAT Council receive the letter from School District 43 dated June 12, 2019 regarding 2019 Eligible School Sites Proposal Resolution, for information.

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

**9. Legislative Reports**

**(a) Management Report and Statement of Financial Information**

It was MOVED and SECONDED:

R333 THAT Council approve the Management Report and Statement of Financial Information, as attached to the agenda.

Carried Unanimously

**(b) 2018 Annual Report Presentation**

It was MOVED and SECONDED:

R334 THAT Council approve the 2018 Annual Report, as attached to the agenda.

Carried Unanimously

**10. Unfinished Business**

**11. New Business**

None.

**12. Recommendations of Committees.****(a) Environment Committee Meeting held on March 26, 2019**

It was MOVED and SECONDED:

R335 To table the Environment Committee recommendation:

That Council consider establishing requirements to have a building setback measured from the Streamside Protection and Enhancement Area (SPEA) boundary.

To a future meeting where all members of Council are present.

Carried Unanimously

**13. Mayor's Report**

Mayor McEwen reported that:

- He attended the Tri-City golf tournament on June 5
- He met with RCMP OIC Fellner and CAO Halliwell on June 6 regarding the Birch Wynde party response
- He participated in an interview with Global One regarding Anmore
- He attended the Teddy Bear Picnic in Coquitlam on June 9
- He was interviewed by two Anmore students, Georgia Lyons and Claire Wilson for a school project regarding Anmore Green Estates septic
- He attended a Greater Vancouver Sewage and Drainage District meeting on behalf of Anmore Green Estates along with strata representative, Brandie Roberts
- There is bylaw enforcement in place for Buntzen Lake traffic on the weekends
- Residents should be aware of fire hazards during this dry season
- There will be a meeting at Anmore Elementary regarding Anmore Green Estates Sewer update on June 20 at 7 p.m.

**14. Councillors Reports**

Councillor Krier reported that:

- She attended the Tri-Cities Chamber of Commerce golf dinner
- She attended the Port Coquitlam Community Foundation granting event
- She participated in listening to and providing feedback for 7 students with public speaking presentations at the Tri-City Chamber of Commerce

Councillor Weverink reported that:

- He is looking forward to the Anmore Green Estates public meeting
- He will attend a reception for new citizens on June 27

**15. Chief Administrative Officer's Report**

Ms. Juli Halliwell, CAO reported that:

- There have been 3 lake closures so far this season, 2 in May and 1 on Fathers Day and that the new strategy of closure signs indicating when both lakes are full is being used. Ms. Halliwell also reported that the weekend bylaw officer has issued 2 warning tickets and 2 parking tickets thus far.
- The Village's garbage service provide has agreed to adjust their route so that Countryside is the first pick up of the day

**16. Information Items**

**(a) Committees, Commissions and Boards - Minutes**

None.

**(b) General Correspondence**

- Communication from Metro Vancouver dated May 31, 2019 regarding Sensitive Ecosystem Inventory – Sub Regional Profiles and Assessment of Ecosystem Loss
- Communication from New Westminster & Tri-Cities Health Services dated June 5, 2019 regarding Supportive Housing – Tri-Cities
- Metro Vancouver Board in Brief for meetings on Friday, May 24, 2019

**17. Public Question Period**

**18. Adjournment**

It was MOVED and SECONDED:

R336            THAT the meeting was adjourned at 7:45p.m.

Carried Unanimously

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Karen Elrick  
Corporate Officer

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John McEwen  
Mayor



RECEIVED

JUN 07 2019

VILLAGE OF  
ANMORE 

***The Honour of Your Presence is Requested***

**2019 British Columbia Law Enforcement Memorial Service**

**Date & Time:** Sunday, September 29, 2019 at 1:00 pm

**Location:** BC Legislature, Victoria, British Columbia

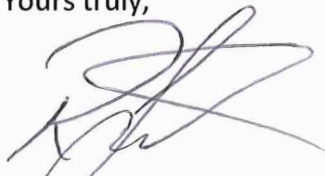
The annual British Columbia Law Enforcement Memorial Service is held in conjunction with the National Police & Peace Officers' Memorial Service taking place on Parliament Hill in Ottawa. The Memorial is intended to recognize the ultimate sacrifice made by law enforcement officers in British Columbia while serving their communities, their province and their country.

We anticipate a well-attended event as law enforcement officers and their families; families of the fallen; other emergency services from across the province; and members of the public pay their respects to our fallen colleagues.

A reception will follow at The Union Club of British Columbia located at 805 Gordon Street, Victoria, British Columbia.

If you are able to attend please RSVP via email to [memorial@abbypd.ca](mailto:memorial@abbypd.ca) by September 16, 2019. In advance, many thanks for your consideration.

Yours truly,



Rick Stewart  
Staff Sergeant Major  
c/o Abbotsford Police Department  
2838 Justice Way  
Abbotsford, BC V2T 3P5



**TransLink**  
 400 - 287 Nelson's Court  
 New Westminster, BC V3L 0E7  
 Canada  
 Tel 778.375.7500  
 www.translink.ca

South Coast British Columbia  
 Transportation Authority

Juli Halliwell, CAO  
 Village of Anmore  
 2697 Sunnyside Road  
 Anmore, BC V3H 5G9

June 6, 2019

Dear Ms. Halliwell,

As you know the Phase 2 Investment Plan of the Mayors' Vision provides funding to 'Optimize routing and increase usefulness' of routes 181 and 182, which connect Anmore and Belcarra with Moody Centre Station.

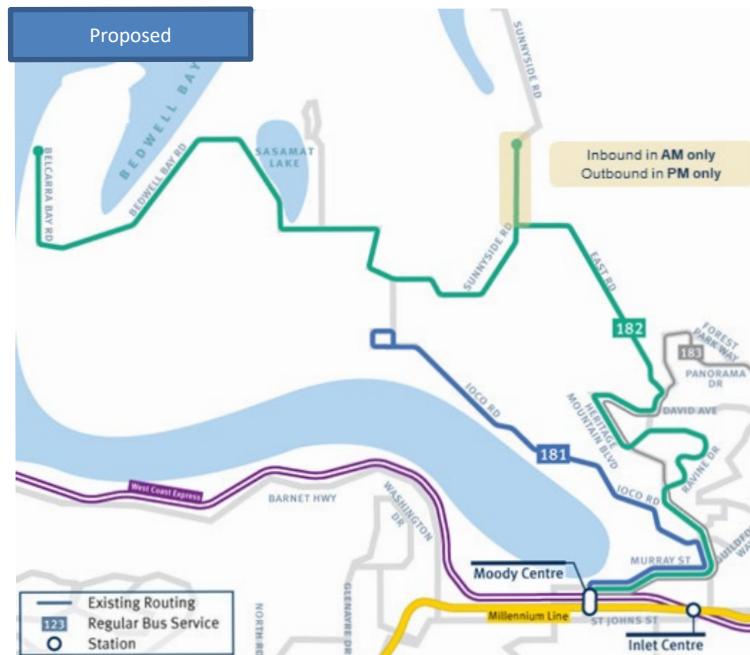
Currently, route 182 connects both Anmore and Belcarra to Moody Centre, with service from 5:30am to 9pm Monday to Friday. After 9pm, route 181, which terminates at Ioco Road at First Avenue until 9pm, extends to Anmore and Belcarra until service ends at 12am. This service pattern is confusing for all customers and provides a less direct journey to Belcarra.

As part of the 2019 Transit Network Review, staff developed and reviewed a service proposal to simplify the service patterns of these two routes and provide improved and more direct service to Anmore and Belcarra. The development of these options was informed by the Phase 2 Investment Plan funding and proposed operating pattern outlined in the Northeast Sector Area Transit Plan (2015).

In January 2019, TransLink staff met with Anmore municipal staff. At this meeting we heard support for maintaining the existing main (daytime) pattern of the routes and continuing this pattern for nighttime service. Current frequencies would be maintained, and the span for route 182 is extended to 12am (*see chart below*). This routing change provides more direct service to Belcarra in the evenings after 9pm and is easier to understand for customers as Belcarra would be served by route 182 at all times.

#### Current and Proposed Service

		Current		Proposed	
		<b>181</b>	<b>182</b>	<b>181</b>	<b>182</b>
<b>Frequency</b>	<i>Peaks</i>	30	30	30	30
	<i>Midday</i>	40	30	40	30
	<i>Evening/Weekends</i>	60	60	60	60
<b>Span</b>		6am-12am	5:30am-9pm	6am-12am	5:30am-12am



When Phase 2 funding becomes available in 2020/2021 we will work to finalize this proposal and implement the new evening service pattern. TransLink will market the change to customers when the proposed routing is scheduled to be implemented.

We look forward to continued discussions with the Village of Anmore.

Sincerely,

Holly Foxcroft  
Manager, Transit Network Management



June 19, 2019

Honourable Rob Fleming  
Ministry of Education  
P.O. Box 9045 Stn Prov Govt  
Victoria, BC V8W 9E2  
EDUC.Minister@gov.bc.ca

To the Honourable Rob Fleming,

**RE: Provincial Support for Libraries**

At the Regular Council meeting of June 18, 2019, the District of Houston received correspondence from the City of Victoria titled "Request for Provincial Support for Libraries" and dated May 29, 2019. At that time, the District of Houston Council passed a resolution to support this provincial request.

The District of Houston Mayor and Council respectfully requests the Province of British Columbia's support and consideration to increase support to restore Provincial funding for Libraries. Our Council strongly advocates for the restoration of library funding to a level that reflects both inflationary cost increases since 2009 and the value of this system to the Province.

Sincerely,

Shane Brien  
Mayor

cc: Premier John Horgan [premier@gov.bc.ca](mailto:premier@gov.bc.ca)  
MLA John Rustad, [John.Rustad.MLA@leg.bc.ca](mailto:John.Rustad.MLA@leg.bc.ca)  
UBCM Member Municipalities

Attach correspondence: City of Victoria "Provincial Support for Libraries" dated May 29, 2019



THE CITY OF VICTORIA



OFFICE OF THE MAYOR

May 29, 2019,

To The Union of British Columbia Municipalities,

I am writing on behalf of Victoria City Council, requesting favourable consideration and resolutions of support to restore Provincial support for libraries.

At the May 23, 2019 Council Meeting, Council approved the following resolution:

WHEREAS WHEREAS libraries are a social justice equalizer that provide universal access to information and learning materials irrespective of income levels;

WHEREAS libraries are now so much more than books, building community and a sense of inclusion;

WHEREAS restoring funding to libraries supports the BC Government's agenda to eliminate poverty, improve access to education, and address social justice in BC;

WHEREAS funding rates have been frozen since 2009 and inflationary costs have increasingly been put on municipal property tax payers which is a regressive approach to funding public libraries;

WHEREAS municipalities face downloading from upper levels of government and have few tools to raise funds,

THEREFORE BE IT RESOLVED that Council request the Mayor write to the Minister of Education, the Premier, and all local MLAs strongly advocating for the restoration of library funding to a level that reflects both inflationary cost increases since 2009 and the value of this system to the Province.

BE IT FURTHER RESOLVED that this resolution be forwarded to other municipalities in the Capital Regional District and across BC requesting their favourable consideration.

We eagerly look forward to your support on this matter.

Sincerely,

Lisa Helps  
Victoria Mayor

JUN 21 2019

File: CR-12-01  
Ref: RD 2019 May 24

Mayor John McEwen and Council  
Village of Anmore  
2697 Sunnyside Road  
Anmore, BC V3H 5G9

**RECEIVED**

JUN 25 2019

VILLAGE OF  
ANMORE 

Dear Mayor McEwen and Council:

**Re: Amending Metro Vancouver 2040: Shaping our Future to Reflect Accepted Regional Context Statements**

This letter is to inform you of a proposed amendment to *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy and to invite you to provide written comments on the proposed amendments.

At its May 24, 2019 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD Board) adopted the following resolution:

*That the MVRD Board:*

- a) *initiate the Metro Vancouver 2040: Shaping our Future amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate regional land use designation changes, the expansion of the Urban Containment Boundary, and the addition of Frequent Transit Development Areas stemming from accepted regional context statements;*
- b) *give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019"; and*
- c) *direct staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of Metro Vancouver 2040: Shaping our Future.*

In accordance with Section 437 of the *Local Government Act*, and Section 6.4.2 of *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, this letter provides the opportunity for affected local governments to comment on the proposed amendment.

The proposed *Regional Growth Strategy Amendment Bylaw No. 1285, 2019* would incorporate a number of minor *Metro 2040* regional land use designation and overlay map revisions that have previously received MVRD Board approval, including the addition of new Frequent Transit Development Areas, contained within the MVRD-Board accepted Regional Context Statements for the City of New Westminster and Village of Anmore. It would also incorporate three regional land use designation revisions made under Section 6.2.7 of *Metro 2040* (i.e. the "flexibility clause") in the City

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of Vancouver; these revisions were made to enable the provision of affordable housing and the Arbutus Greenway.

The proposed amendment is a Type 3 minor amendment that requires the adoption of an amendment bylaw with an affirmative 50%+1 weighted vote of the MVRD Board.

Please note that each part of the proposed amendment was previously considered and accepted by Metro Vancouver. A Metro Vancouver staff analysis for all of the map revisions was considered and accepted by the Metro Vancouver Board as part of each of the respective Regional Context Statement acceptance processes. Enclosed is a copy of the staff report that summarizes the proposed changes to *Metro 2040* that will result from *Regional Growth Strategy Amendment Bylaw No. 1285, 2019*.

You are invited to provide written comments on the proposed amendment to *Metro 2040*. Please provide comments in the form of a Council or Board resolution, as applicable, and submit to Chris.Plagnol@metrovancover.org by Friday, August 2, 2019.

If you have any questions with respect to the proposed amendment please contact Erin Rennie, Senior Planner, Regional Planning by phone at 778-452-2690 or by email at Erin.Rennie@metrovancover.org.

Yours sincerely,



Sav Dhaliwal  
Chair, Metro Vancouver Board

SD/HM/er

Encl: Report dated April 13, 2019, titled "Amending Metro Vancouver 2040: Shaping our Future to Reflect Accepted Regional Context Statements" (Doc# 29335206)



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To: Regional Planning Committee

JUN 25 2019

From: Erin Rennie, Senior Planner, Regional Planning



Date: April 13, 2019

Meeting Date: May 3, 2019

Subject: **Amending *Metro Vancouver 2040: Shaping our Future* to Reflect Accepted Regional Context Statements**

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### RECOMMENDATION

That the MVRD Board:

- a) initiate the *Metro Vancouver 2040: Shaping our Future* amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate regional land use designation changes, the expansion of the Urban Containment Boundary, and the addition of Frequent Transit Development Areas stemming from accepted regional context statements;
  - b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019"; and
  - c) direct staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
- 

### PURPOSE

This report proposes a Type 3 minor amendment to *Metro Vancouver 2040: Shaping our Future* (*Metro 2040*) for consideration by the Regional Planning Committee and MVRD Board.

### BACKGROUND

On June 23, 2017 the MVRD Board adopted *Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1246, 2017*, which incorporated amendments to *Metro 2040* associated with the acceptance of three Regional Context Statements (RCSs). Since then, the MVRD Board has accepted updated RCSs from the City of New Westminster, and the Village of Anmore that trigger a required Type 3 minor amendment to *Metro 2040*.

This report proposes a minor amendment that will amend *Metro 2040* to incorporate regional land use designation changes, the expansion of the Urban Containment Boundary, and the addition of Frequent Transit Development Areas (FTDAs) stemming from accepted RCSs, as well as mapping updates initiated by municipalities under *Metro 2040* Section 6.2.7 (known as the "flexibility clause").

### THE PROPOSED AMENDMENT

Type 3 minor amendments have been used in the past as a means to amend the regional growth strategy to reflect mapping changes made through accepted regional context statements. While the amendments that are included have been approved by the MVRD Board through the RCS acceptance process over the past 2 years, the amendment bylaw is required to amend *Metro 2040* to reflect those changes.

This proposed amendment resulting from accepted regional context statements is a required administrative step, but presents no new information. All changes have already been considered by the MVRD Board through the RCS acceptance process or have been made under *Metro 2040* Section 6.2.7.

### **Policy Context**

Section 6.2.6 of *Metro 2040* allows the MVRD Board to consider and accept RCSs that include regional land use designation revisions that the Board deems to be “generally consistent” with the *Metro 2040*. Section 6.2.7 of *Metro 2040* allows municipalities to include language in their respective RCS that permits (with limitations) amendments to the municipality’s Official Community Plan that adjust the boundaries of regional land use designations. Section 6.3.4(i) of *Metro 2040* provides that these revisions can be incorporated into the regional growth strategy by way of a Type 3 Minor Amendment. A Type 3 amendment requires the adoption of an amendment bylaw passed by an affirmative 50%+1 weighted vote of the MVRD Board, and does not require a public hearing.

### **Accepted Regional Context Statements 2017-2019**

The updated RCSs from the Village of Anmore and City of New Westminster include revisions to regional land use designation maps, an adjustment to the Urban Containment Boundary, and the introduction of three new FTDAs.

The City of Vancouver has made minor regional land use designation changes to facilitate the provision of affordable housing and the Arbutus Greenway without updating its RCS, by invoking the flexibility provisions of Section 6.2.7 of *Metro 2040* and has advised Metro Vancouver, in writing, as set out in *Metro 2040* Section 6.2.9.

Metro Vancouver staff provided specific analysis for all of these changes as part of the respective RCSs submitted to the MVRD Board for acceptance (Table 1).

### **Mapping Updates to *Metro 2040***

The proposed *Metro 2040* bylaw amendment (Attachment 1) proposes: 12 regional land use designation changes (i.e. one in Village of Anmore, 6 in the City of New Westminster, and 5 in the City of Vancouver); 3 new FTDAs added in the City of New Westminster; and an Urban Containment Boundary expansion in the Village of Anmore. These changes, while already being approved by the MVRD Board, require updates to *Metro 2040* Maps 2, 4, 5, 6, 8, 9, 11, and 12. These are summarized in Table 1 below.

**Table 1: Summary of Bylaw No. 1285, 2019 *Metro 2040* Amendments**

<b>Municipality</b>	<b><i>Metro 2040</i> Amendments</b>	<b>MVRD Board Report Date</b>
Village of Anmore	<ul style="list-style-type: none"> <li>Urban Containment Boundary change</li> <li>Regional land use designation change (Rural to General Urban)</li> </ul>	Feb 13, 2019 (item 5.1)
City of New Westminster	<ul style="list-style-type: none"> <li>3 New FTDA's (22<sup>nd</sup> St. Stn., Sapperton Stn., Braid Stn.)</li> <li>6 minor regional land use designation changes (all regional "Industrial" to "Conservation / Recreation")</li> </ul>	Aug 31, 2017
<b>Municipality</b>	<b><i>Metro 2040</i> Amendments</b>	<b>Sec. 6.2.7. Notification Date</b>
City of Vancouver	<ul style="list-style-type: none"> <li>Two locations in the False Creek Flats and three parcels on Franklin Street amended from regional "Mixed Employment" or "Industrial" to "General Urban" to facilitate temporary modular housing</li> <li>Locations along the Arbutus Corridor amended from regional "Conservation and Recreation" to "General Urban" and "Mixed Employment" to facilitate the Arbutus Greenway.</li> </ul>	<p>False Creek Flats Letter to Metro Vancouver – Aug 10, 2017</p> <p>Franklin St Letter to Metro Vancouver - April 5, 2018</p> <p>Arbutus Corridor Letter to Metro Vancouver – March 27, 2019</p>

### Processing the Type 3 Minor Amendment

The proposed amendment bylaw, along with a draft version of the staff report, was provided to the Regional Planning Advisory Committee on April 12, 2019, for information and comment as required by *GVRD Regional Growth Strategy Procedures Bylaw No. 1148, 2011*. No comments on the proposed amendment were provided.

### ALTERNATIVES

1. That the MVRD Board:
  - a) Initiate the *Metro Vancouver 2040: Shaping our Future* amendment process for a Type 3 Minor Amendment to the regional growth strategy to incorporate regional land use designation changes, the expansion of the Urban Containment Boundary, and the addition of Frequent Transit Development Areas stemming from accepted regional context statements;
  - b) Give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019"; and
  - c) Direct staff to notify affected local governments and appropriate agencies as per Section 6.4.2 of *Metro Vancouver 2040: Shaping our Future*.
2. That the MVRD Board receive for information the report dated March 22, 2019, titled "*Amending Metro Vancouver 2040: Shaping our Future to Reflect Accepted Regional Context Statements*" and provide alternative direction.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report. If the MVRD Board chooses Alternative 1, the proposed bylaw amendment will be initiated and given first, second, and third readings, and staff will notify affected local governments and agencies to provide an opportunity to offer comment. Staff will note in the correspondence to member jurisdictions that this amendment to *Metro 2040* is an administrative step, and that all proposed amendments within the bylaw have previously been considered by the MVRD Board through the acceptance of regional context statements or have been made under the provisions Section 6.2.7 of *Metro 2040* (the “flexibility clause”).

The proposed amendment bylaw would then be brought back to the MVRD Board with any comments from the notification period for consideration of final reading. The notification period will be approximately 45 days. The amendment notice will be posted on the Metro Vancouver website.

If the MVRD Board chooses Alternative 2, the process for updating *Metro 2040* to reflect Regional Context Statements will not be initiated. The result is that accepted RCSs and *Metro 2040* will be inconsistent, which has no material effect as the accepted RCSs are legally binding. However, *Metro 2040*, as the publicly accessible and consolidated record of the accepted RCSs, would not reflect the Board’s recent decisions.

### **SUMMARY / CONCLUSION**

Since the adoption in July 2011 of *Metro 2040*, 21 Regional Context Statements have been accepted by the MVRD Board. Since the last such amendment in July 2017, 4 updated RCSs have been accepted by the MVRD Board and 3 RCSs have been submitted for reacceptance without amendment and subsequently accepted by the MVRD Board.

The recent RCSs include revisions to the *Metro 2040*’s land use designations, the addition of three FTDAs, and the expansion of the Urban Containment Boundary. In addition, the City of Vancouver has used the flexibility provisions of Section 6.2.7 to make minor regional land use designation changes in three areas to facilitate the provision of affordable housing and the Arbutus Greenway.

Staff recommend Alternative 1.

### **Attachment**

Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019

### **References:**

1. *Metro Vancouver 2040: Shaping our Future* Amendment to Reflect Accepted Regional Context Statements (Bylaw No. 1246, 2017, dated May 30, 2017
2. *Metro Vancouver 2040: Shaping our Future* Amendment to Reflect Accepted Regional Context Statements (Bylaw No. 1223, 2015), dated June 11, 2015

**METRO VANCOUVER REGIONAL DISTRICT  
BYLAW NO. 1285, 2019**

A Bylaw to Amend "Greater Vancouver Regional District Regional Growth Strategy  
Bylaw Number 1136, 2010"

**WHEREAS:**

- A. Metro Vancouver Regional District Board (the "Board") has adopted the "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010" on July 29, 2011;
- B. The Board has accepted a number of member municipality regional context statements that contain maps that differ from the official regional land use designation maps contained in the Regional Growth Strategy, as maintained by Metro Vancouver Regional District;
- C. The Board wishes to amend the Regional Growth Strategy official regional land use designation maps so that such maps reflect the maps included in the accepted municipal regional context statements;
- D. In accordance with Regional Growth Strategy Section 6.3.4(i), any amendment to the Regional Growth Strategy mapping that incorporates maps included in an accepted regional context statement is considered a Type 3 amendment; and
- E. Metro Vancouver Regional District wishes to amend "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010";

**NOW THEREFORE**, the Board of the Metro Vancouver Regional District Board enacts as follows:

- 1. "Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010" is hereby amended as follows:
  - a) the official land use designation maps numbered 2, 3, 4, 5, 11 and 12 be revised to record the changes in regional land use designations and extension of the Urban Containment Boundary within the Village of Anmore that are set out in the following table and shown in the maps contained in Schedule "A" attached to and forming part of this Bylaw;

REF#	AREA	FROM REGIONAL LAND USE DESIGNATION	TO REGIONAL LAND USE DESIGNATION	AFFECTED LAND AREA	REGIONAL CONTEXT ACCEPTANCE DATE
1	Anmore Green Estates	Rural	General Urban	5.67 ha	Mar 29, 2019



- b) the official land use designation maps numbered 2, 4, 5, 6, 8, 9, 11 and 12 be revised to record the changes in regional land use designations within the City of New Westminster that are set out in the following table and shown in the maps contained in Schedule “B” attached to and forming part of this Bylaw;

REF#	AREA	FROM REGIONAL LAND USE DESIGNATION	TO REGIONAL LAND USE DESIGNATION	AFFECTED LAND AREA	REGIONAL CONTEXT ACCEPTANCE DATE
2	Two-piece parcel south and west of Spruce St.	Industrial	Conservation and Recreation	0.35 ha	Sept 22, 2017
3	Parcel north of Canfor Ave.	Industrial	Conservation and Recreation	1.32 ha	Sept 22, 2017
4	Parcel east of Canfor Ave.	Industrial	Conservation and Recreation	0.53 ha	Sept 22, 2017
5	Parcel immediately south of Canfor Ave.	Industrial	Conservation and Recreation	0.74 ha	Sept 22, 2017
6	Parcel to the far south of Canfor Ave.	Industrial	Conservation and Recreation	0.25 ha	Sept 22, 2017

- c) the official regional growth strategy map numbered 4 be revised to record the addition of Frequent Transit Development Areas in the City of New Westminster that are set out in the following table and shown in the map contained in Schedule “C” attached to and forming part of this Bylaw;

MUNICIPALITY	REF#	MAP ADDITIONS	REGIONAL CONTEXT ACCEPTANCE DATE
City of New Westminster	7	Addition of 22 <sup>nd</sup> Street Station FTDA	Sept 22, 2017
	8	Addition of Braid Street Skytrain FTDA	Sept 22, 2017
	9	Addition of Sapperton Skytrain FTDA	Sept 22, 2017

- d) the official land use designation maps numbered 2, 3, 4, 6, 11 and 12 be revised to record the changes in regional land use designations within the City of Vancouver that are set out in the following table and shown in the maps contained in Schedule “D” attached to and forming part of this Bylaw;

REF#	AREA	FROM REGIONAL LAND USE DESIGNATION	TO REGIONAL LAND USE DESIGNATION	AFFECTED LAND AREA	NOTIFICATION DATE
10	False Creek Flats southeast of Main St.	Mixed Employment	General Urban	0.54 ha	August 10, 2017
11	False Creek Flats south of Prior St.	Industrial	General Urban	1.0 ha	August 10, 2017
12	1115, 1131, 1141 Franklin St.	Industrial	General Urban	0.18 ha	April 5, 2018
13	Arbutus Corridor parcels south of West 1 <sup>st</sup> Ave and north of	Conservation and Recreation	General Urban	0.43 ha	March 27, 2019

	West 4 <sup>th</sup> Ave on east side of Fir St.				
14	Arbutus Corridor parcels south of West 2 <sup>nd</sup> Ave and north of West 5 <sup>th</sup> Ave, on the east side of Fir St.	Conservation and Recreation	Mixed Employment	0.21 ha	March 27, 2019

2. This bylaw shall be cited as "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019". This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1285, 2019".

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Passed and finally adopted this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Sav Dhaliwal, Chair

\_\_\_\_\_  
Chris Plagnol, Corporate Officer

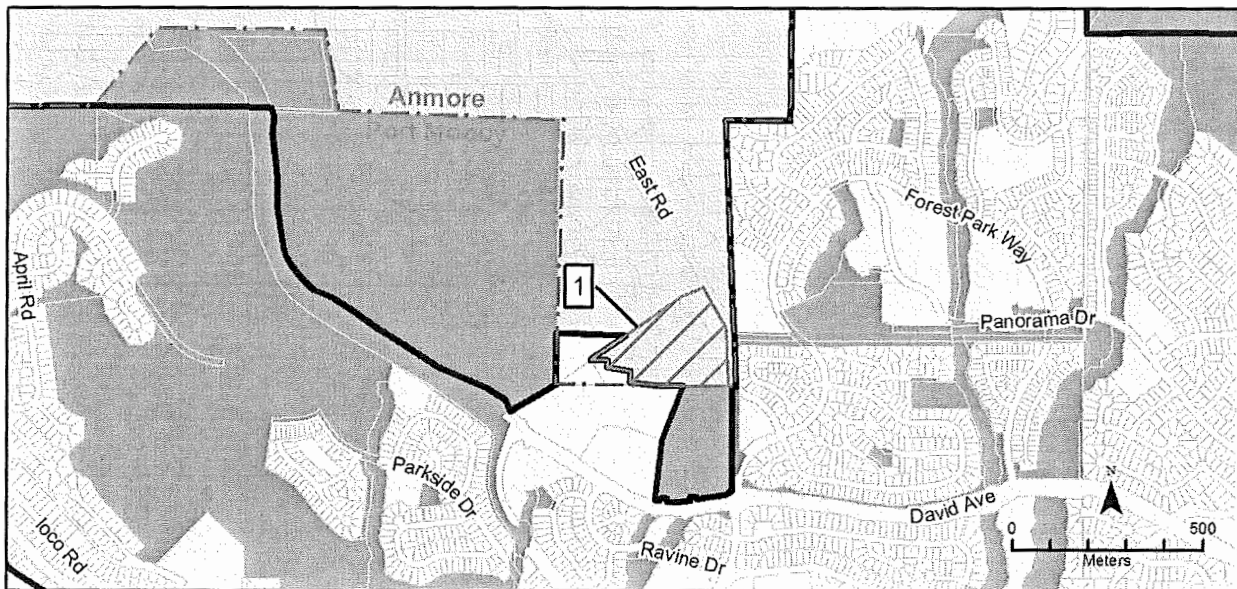
# **SCHEDULE A** **VILLAGE OF ANMORE AMENDMENT**



## **Anmore Map 1 - Amendment**

Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. ###, ###

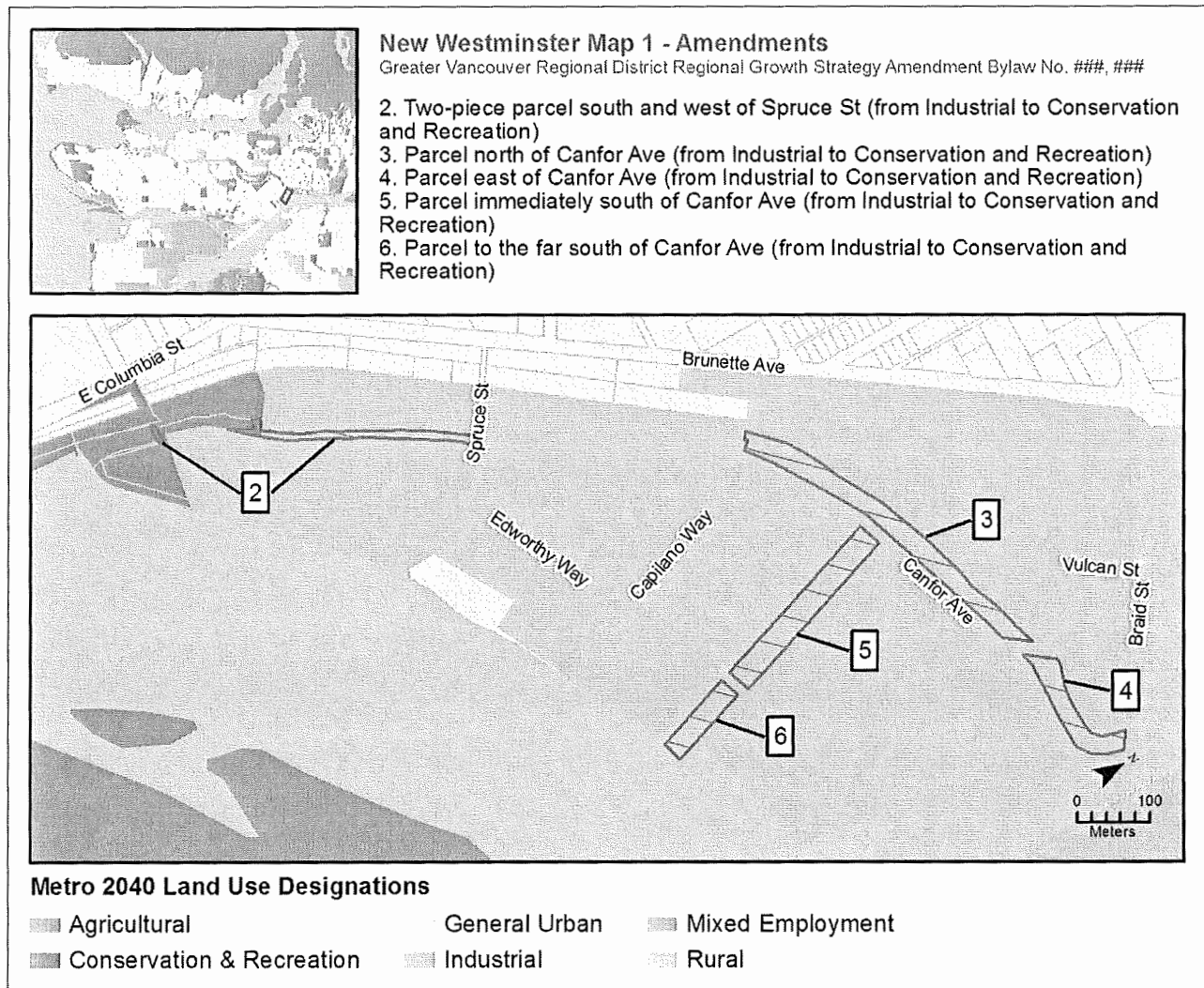
1. Anmore Green Estates (Rural to General Urban); Inclusion into Urban Containment Boundary



### **Metro 2040 Land Use Designations**

Agricultural	General Urban	Mixed Employment	Urban Containment Boundary
Conservation & Recreation	Industrial	Rural	

# **SCHEDULE B** **CITY OF NEW WESTMINSTER REGIONAL LAND USE DESIGNATION AMENDMENTS**



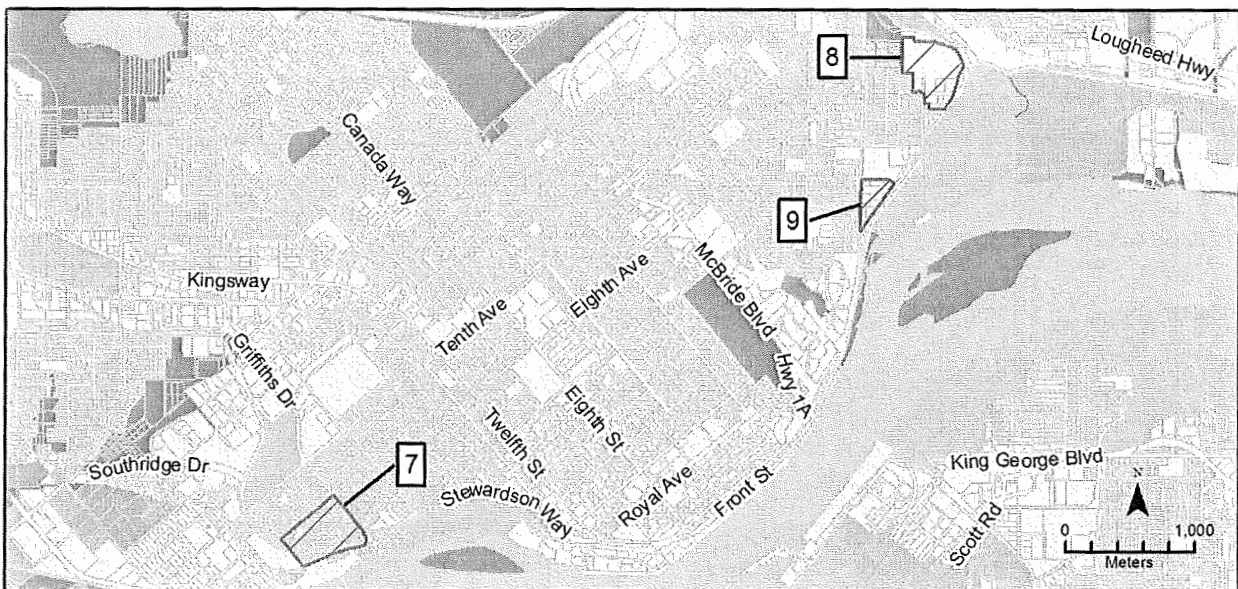
# **SCHEDULE C** **CITY OF NEW WESTMINSTER ADDITION OF FREQUENT TRANSIT DEVELOPMENT AREAS**



## **New Westminster Map 2 - Amendments**

Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. ###, ###

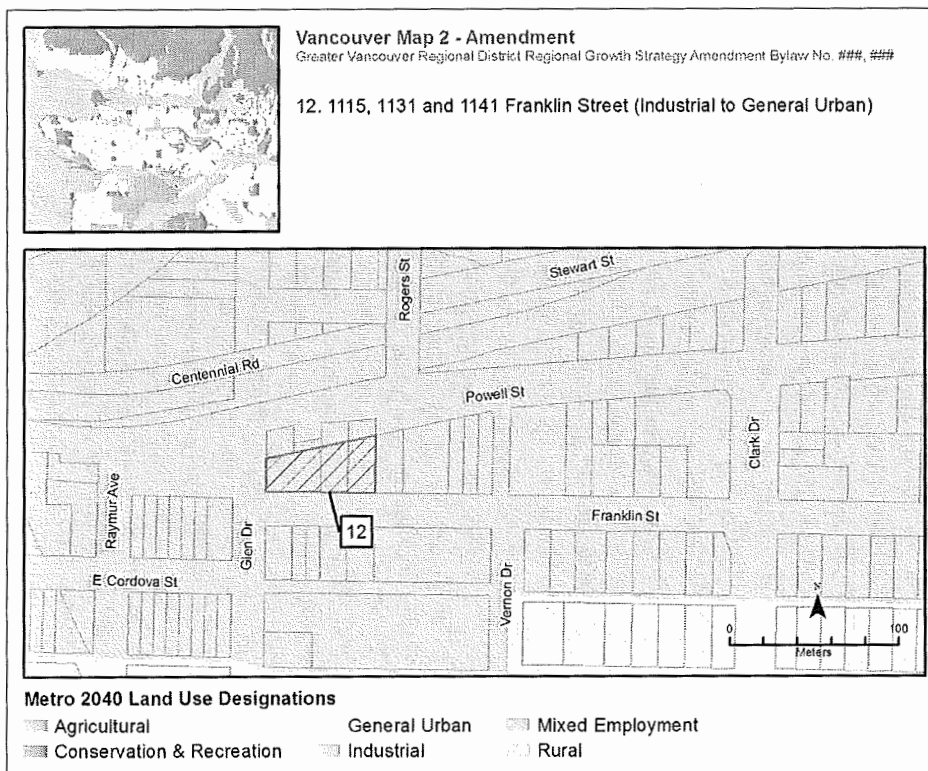
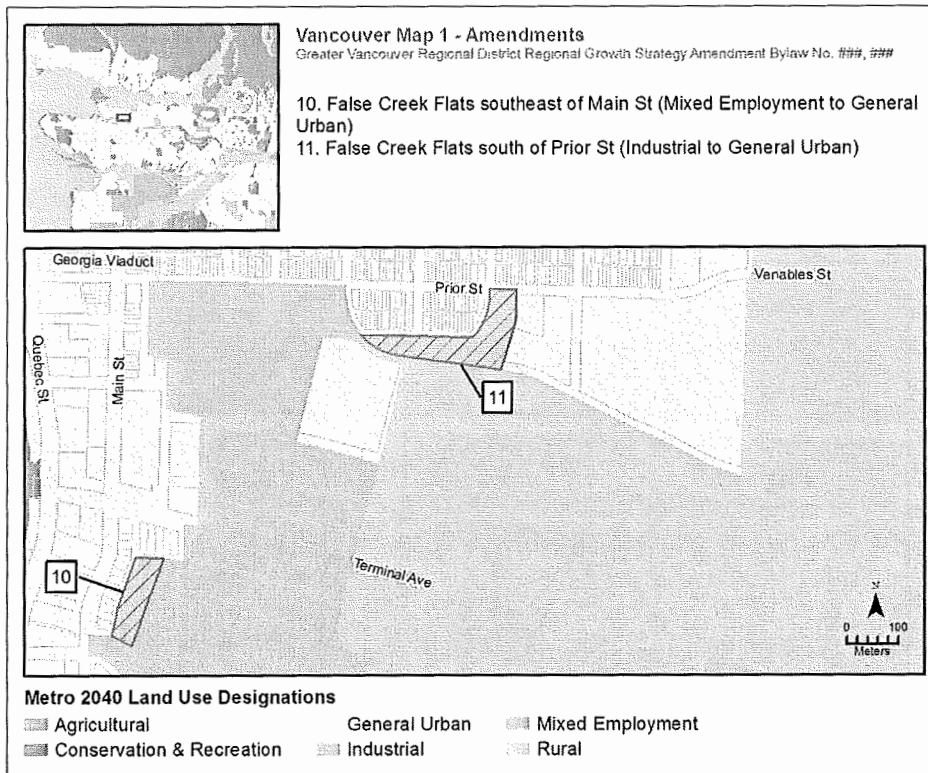
- 7. Addition of 22nd Street Station FTDA
- 8. Addition of Braid Station FTDA
- 9. Addition of Sapperton Station FTDA



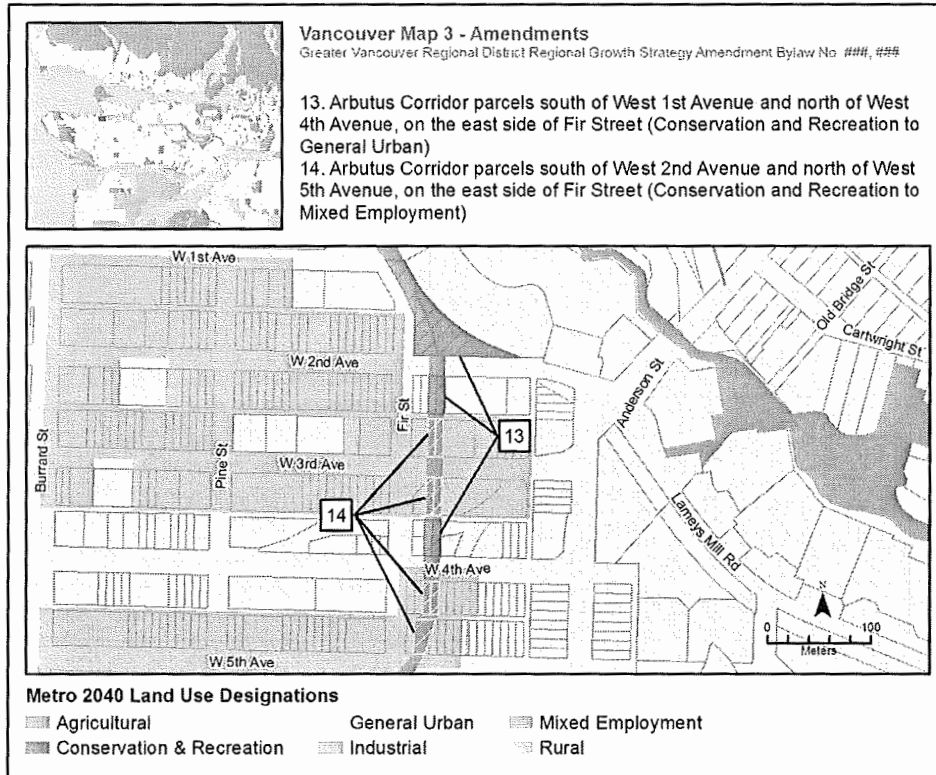
## **Metro 2040 Land Use Designations**

Agricultural	General Urban	Mixed Employment
Conservation & Recreation	Industrial	Rural

# **SCHEDULE D** **CITY OF VANCOUVER REGIONAL LAND USE DESIGNATION AMENDMENTS**



# **SCHEDULE D (Cont'd)** **CITY OF VANCOUVER REGIONAL LAND USE DESIGNATION AMENDMENTS**







MAYOR DARRYL WALKER  
OFFICE OF THE MAYOR  
WHITE ROCK, BC CANADA

June 26, 2019

To the Union of British Columbia Municipalities:

**RE: PROPOSED VACANCY TAX**

On June 24, 2019, White Rock City Council considered a corporate report from the Director of Financial Services titled "Proposed Vacancy Tax" (attached). Discussions stemming from this report reinforce the need for local governments to address this matter directly.

I am writing on behalf of White Rock City Council, to canvass your support of our resolution requesting UBCM work with the Province in amending the *Community Charter*. If supported, the amendment would permit municipalities the authority to impose, by bylaw, an annual vacancy tax on taxable residential and commercial properties. The City of Vancouver has set a precedent for this authority through the *Vancouver Charter*. Our resolution reads as follows:

WHEREAS The City of Vancouver has authority through the *Vancouver Charter* to implement an Annual Vacancy Tax

WHEREAS The City of White Rock is governed through the *Community Charter* where there is no current authority to implement a Vacancy Tax and it is believed that there are a number of vacant residential and commercial properties in the City of White Rock

THEREFORE BE IT RESOLVED THAT the City of White Rock request that UBCM work with the Province of British Columbia to amend the authority given to Local Governments through the *Community Charter* permitting municipalities the authority to impose, by bylaw, an annual vacancy tax on taxable residential and commercial properties, and that the criteria and administrative requirements be similar to those of the *Vancouver Charter*.

We believe that providing local governments this authority is one step closer towards addressing BC's affordable housing crisis.

A copy of the resolution has been included with this correspondence for inclusion in your agenda packages.

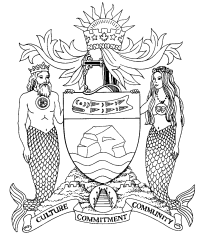
We appreciate your time in considering our request, and look forward to connecting at the UBCM Convention this Fall.

Sincerely,

Darryl Walker  
Mayor



THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** June 24, 2019

**TO:** Governance and Legislation Committee

**FROM:** Sandra Kurylo, Director of Financial Services

**SUBJECT:** Proposed Vacancy Tax

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**RECOMMENDATION**

THAT the Governance and Legislation Committee receive for information the corporate report dated June 24, 2019 from the Director of Financial Services, titled “Proposed Vacancy Tax”.

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**INTRODUCTION**

This corporate report is in follow-up to Council’s resolution of January 28, 2019, that directed staff to prepare a corporate report on a proposal that the City of White Rock implement a vacancy tax, similar to the City of Vancouver, with certain considerations. The motion states that the proposed vacancy tax be 5% of the tax assessed level of the property municipal levy on commercial and residential properties and include a 2.5% municipal levy on the sale of assignments (“flipping”). As well the motion states that all such receipts be earmarked for the acquisition and construction of affordable (or below market rate) housing in White Rock.

**ANALYSIS**

The first step in considering a plan for a vacancy tax is to determine if the City has the legal authority to impose it. The City has confirmed that, with the exception of the City of Vancouver who have their own Charter, local governments in British Columbia do not have the authority to impose a vacancy tax.

Section 193 (1) of the *Community Charter* states that a municipality may not impose a tax unless it is expressly authorized to do so by statute. The *Community Charter* provides the City with the authority to impose certain types of taxes, such as property value taxes, parcel taxes and local services taxes. However, there is no express authority in the *Community Charter* to impose a vacancy tax.

Unlike other municipalities in the province, the City of Vancouver is governed by the *Vancouver Charter*, rather than the *Community Charter*. Prior to imposing a vacancy tax, it was first necessary for them to work with the Province, to amend the *Vancouver Charter* granting them the authority to impose a vacancy tax. This was done as of July 2016.

If White Rock Council wanted to pursue a similar amendment to the *Community Charter*, an appropriate process would be through a UBCM resolution. The deadline for submitting

resolutions to the UBCM for debate at their fall conference is June 30, 2019. There are specific requirements for the drafting of such resolutions, and they must be adopted by the respective municipal councils before being submitted.

UBCM staff have advised that if resolutions are received past the June 30 deadline, they will be reported to the “Resolutions Committee” but not necessarily recommended to go forward for debate at the conference. All late resolutions are published and distributed to conference attendees, for information.

Another option is to submit a Council endorsed resolution to the LMLGA 2020 spring conference, which if supported, will be forwarded to the 2020 UBCM conference for consideration, if the City wishes.

### **CONCLUSION**

It is recommended that the information contained in this corporate report be received.

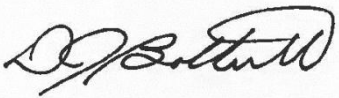
Respectfully submitted,



Sandra Kurylo  
Director of Financial Services

### **Comments from the Chief Administrative Officer:**

This corporate report is provided for information.



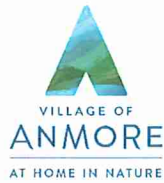
Dan Bottrill  
Chief Administrative Officer

## **RESOLUTION FOR UBCM FOR CONSIDERATION**

WHEREAS The City of Vancouver has authority through the *Vancouver Charter* to implement an Annual Vacancy Tax

WHEREAS The City of White Rock is governed through the *Community Charter* where there is no current authority to implement a Vacancy Tax and it is believed that there are a number of vacant residential and commercial properties in the City of White Rock

THEREFORE BE IT RESOLVED THAT the City of White Rock request that UBCM work with the Province of British Columbia to amend the authority given to Local Governments through the *Community Charter* permitting municipalities the authority to impose, by bylaw, an annual vacancy tax on taxable residential and commercial properties, and that the criteria and administrative requirements be similar to those of the *Vancouver Charter* .



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: April 26, 2019

Submitted by: Jason Smith, Manager of Development Services

Subject: Infill Development Policy and the Community Amenity Contribution Target

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### Purpose / Introduction

The purpose of this report is to respond to the concerns raised by the Anmore Infill Support Group, as directed by Council at its January 8, 2019 Council meeting

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### Recommended Options

That no changes be made to the Infill Development Policy and Community Amenity Contribution target contained within the policy and that this report be received for information.

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### Background

As part of the Village's consideration of enabling infill development, considerable effort was made in determining what an appropriate Community Amenity Contribution (CAC) should be and transparently communicating that to the public.

In the spring of 2017, Council directed staff to hire a land economist to make a recommendation for an appropriate CAC target. The Village retained the services of GP Rollo and Associates to make this recommendation and they provided a report to Council on December 5, 2017 (**Attachment 1**). Council, in light of the public interest in this matter, directed staff to host a public meeting specifically on the CAC target and how it was arrived at. A public meeting on CAC's and infill development was held on February 6, 2018 with a representative from GP Rollo and Associates in attendance. This meeting addressed how the target was derived and the rationale for the recommendation.

A summary report addressing many of the concerns raised at that meeting was provided to Council at their February 20, 2018 regular Council meeting (**Attachment 2**). This report addressed the main issues raised at the public meeting, namely:

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

## Report/Recommendation to Council

### Infill Development Policy and the Community Amenity Contribution Target

April 26, 2019

3. Why should infill development be expected to pay for a new Village hall?
4. The proposed CACs discriminate against long term residents of Anmore.

The report also addressed how the development of a CAC target was based on the provincial guidelines for establishing a CAC target.

## Discussion

At the January 8, 2019 Council meeting a delegation representing the Anmore Infill Development Support Group presented to Council the following concerns, staff responses are included under each identified concern:

### *1. Do not understand how CAC was arrived at*

The GP Rollo report recommended 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. It should be noted that looking at the six examples developed in the report, \$150,000 was less than the average for the six examples.

### *2. Compare to neighbouring communities*

The GP Rollo report contained a list of the CAC approaches and policies used in many jurisdictions throughout Metro Vancouver. They recommended, that given the circumstances for infill development, the best approach for establishing a CAC target was to base it on 50% of the lift, which staff and Council supported,.

### *3. Compare to amount paid by builders*

The Anmore Infill Support Group presented their CAC analysis for a proposed CD rezoning at 2307 Sunnyside Road. This analysis was flawed in a few crucial ways. The analysis did not recognize the current development rights and therefore miscalculated the “lift.” There was no value attached to unique amenities being proposed in the proposal such as the provision of open space, the increased road dedication along Sunnyside Road, or the provision and construction of trails.

## Report/Recommendation to Council

### Infill Development Policy and the Community Amenity Contribution Target

April 26, 2019

As was stated in the previous staff report from February 2018, 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.

It should be noted that in the case of the 2307 Sunnyside Road CD rezoning proposal, the Village did retain the services of GP Rollo and Associates to undertake an analysis, based on the 50% of the "lift" principle, of the proposed CAC package and the proponents adjusted their CAC package as a result.

*4. CAC should reflect actual useable square feet of the land*

No local government uses square feet of land for the calculation of CACs with regards to the single family residential development, as it is not the best measure for determining value for single family development.

*5. Favoritism towards developers versus long term residents*

As was stated in the February 2018 staff report, 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.

*6. Changing market conditions has changed underlying land values*

No data has been presented to demonstrate that there has been a change in the land values.

*7. High CAC an unfair barrier to retired residents*

As was stated above, the determination of the CAC target is a function of the land values and the personal circumstances of the land owner has no bearing on the determination.

*8. Proposed CAC contradicts CAC guidelines*

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

## Report/Recommendation to Council

Infill Development Policy and the Community Amenity Contribution Target

April 26, 2019

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 development and setting of the CAC targets was conducted in a manner that was transparent and relied upon specialized professional expertise. At this time staff do not recommending making any changes to the Infill Development Policy and the CAC target contained within it.

Staff would recommend that should Council wish to consider making a change to the CAC target that this should be done in a manner that is consistent with past practice – relying on professional expertise with specialize knowledge of the local land values.

## Other Options

The following options are provided for Council's consideration:

1. That no changes be made to the Infill Development Policy and Community Amenity Contribution target contained within the policy and that this report be received for information; [Recommended]

Or

2. That Council direct staff to retain the services of GP Rollo and Associates to re-evaluate the analysis used to make the CAC target recommendation to reflect the most recent market conditions and present those findings to Council for consideration;

Or

3. That Council advise staff of any changes that they would like to make to the Infill Development Policy.

## Financial Implications

There would be no financial implications for Option 1. Option 2 would entail the cost of hiring GP Rollo to re-evaluate their recommendation. Option 3 costs would depend on the desired changes but should not entail any costs beyond staff time should it not require the use of consultants.

## Report/Recommendation to Council

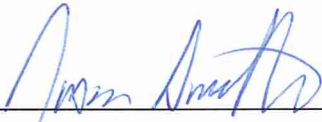
Infill Development Policy and the Community Amenity Contribution Target

April 26, 2019

### Attachments:

1. GP Rollo and Associates Report Dated November 28, 2017.
2. Report titled "Community Amenity Contribution Target for Infill Development" and dated 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**

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

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

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<sup>1</sup> 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.

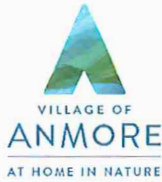
I trust that our analysis will be helpful in informing the Village in their future policies around infill development and community amenity contributions. I anticipate that after reviewing this memo that staff will wish to have a meeting to discuss further.

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





# 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

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### 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.

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### 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.**

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### 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.

## **Report/Recommendation to Council**

### **Community Amenity Contribution Target for Infill Development**

February 15, 2018

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

## **Report/Recommendation to Council**

### **Community Amenity Contribution Target for Infill Development**

February 15, 2018

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,

## **Report/Recommendation to Council**

Community Amenity Contribution Target for Infill Development

February 15, 2018

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

## February 15, 2018

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



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: June 26, 2019 5320-01

Submitted by: Karen Elrick, Manager of Corporate Services

Subject: Anmore Green Estates Public Meeting Summary

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### Purpose / Introduction

This report is a summary of the Anmore Green Estates (AGE) Public Meeting held on June 20, 2019 at Anmore Elementary School.

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### Recommended Options

**THAT Council receive the report dated June 26, 2019, from the Manager of Corporate Services entitled Anmore Green Estates Public Meeting Summary, for information.**

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### Background

The Village of Anmore has completed a number of key requirements to move forward with a sewer connection for the AGE properties. On Thursday, June 20, 2019, a public information meeting was held with the intent of:

- Providing an update on the AGE sewer project
- Allowing residents to ask questions or make comments related to the AGE sewer project

### Discussion

A series of information boards were posted at the meeting and staff were available to speak to any interested residents. Approximately 60 residents attended the meeting and following introductions and a staff presentation of the project status, a more formalized question and comment period took place which addressed questions both from attendees and email submissions.

## Report/Recommendation to Council

### Anmore Green Estates Public Meeting Summary

June 26, 2019

The discussion points from the meeting have been summarized and are included as **Attachment 1** to this report. Further, correspondence was received from School District 43 and is included as **Attachment 2** to this report.

## Financial Implications

None.

## Communications / Civic Engagement

Information regarding this meeting was communicated via various methods:

- Tax insert to all property owners within Village of Anmore
- Dedicated mail out to AGE property owners
- Advertised on Village reader boards at Village entrances
- Village email notices, website, social media

## Corporate Strategic Plan Objectives

*We have an engaged community that is immensely proud of Anmore.*

## Attachments:

1. Summary of Anmore Green Estates Public Meeting held on June 20, 2019
2. Communication dated June 18, 2019 regarding Anmore Green Estates Sewer Project Update Public Meeting

**Report/Recommendation to Council**

Anmore Green Estates Public Meeting Summary

June 26, 2019

<b>Prepared by:</b>
 _____  Karen Elrick Manager of Corporate Services
<b>Reviewed for Form and Content / Approved for Submission to Council:</b>
<b>Chief Administrative Officer's Comment/Concurrence</b>   _____ Chief Administrative Officer



**SUMMARY OF ANMORE GREEN ESTATES  
SEWER PROJECT UPDATE PUBLIC MEETING  
HELD ON JUNE 20, 2019 AT ANMORE ELEMENTARY SCHOOL**



On June 20, 2019, the Village held a public meeting with the purpose of updating residents on the Anmore Green Estates (AGE) sewer project, and providing an opportunity for members of the public to ask questions or provide comments.

Mayor McEwen opened the meeting with introductions, and Jason Smith, Manager of Development Services, provided a **project update presentation** which is attached to this summary.

Points included in the presentation were:

- Priorities
- Challenges
- Outline of tasks completed by the Village
- Roles and Status of other jurisdictions:
  - Metro Vancouver
  - School District 43
  - City of Port Moody
  - Ministry of Municipal Affairs and Housing
  - Ministry of Environment & Climate Change Strategy
  - Anmore Green Estates Strata
- Key Facts including project costs
- Next steps:
  - Local Area Service Bylaw
  - Provincial Approval
  - Construction

Ms. Therese Mickelson, Mickelson Consulting, outlined the process for the meeting of addressing questions and comments provided by email and allowing interested persons to ask questions or provide comments at the microphone.

Amongst the questions and comments from both attendees and emails, some general concerns were expressed by both AGE and residents of Anmore outside of AGE:

**AGE property owners general comments/concerns:**

- A resolution to the sewer connection is desired
- Lack ability to bear the entire cost of sewer connection and ongoing associated costs
- This septic issue is an community emergency which should be supported by the entire community by the entire community paying a portion of the sewer connection ongoing costs

- Facilitation between the Village and AGE Strata is agreeable to help get a clear understanding of what aspects of the project are in question
- Ongoing communication from the Village is desired and support at a recent Greater Vancouver Sewage and Drainage District (GVSD) was positive
- Status of Local Area Service Bylaw – Village staff confirmed that this process has not been initiated
- Ongoing estimated cost of \$3,000 per year per AGE property

**Residents of Anmore outside of AGE general comments/concerns:**

- Ministry of Environment's role and responsibility for septic approval are outside of Village's jurisdiction
- On site septic treatment is a significant cost to residents of Anmore outside of AGE and those residents bear the entire cost for their own property
- If cost sharing of AGE sewer should occur than AGE should cost share for other resident septic costs
- Presence of support generally for the community to join GVSD for the benefit of AGE, but not if residents outside of AGE have to pay costs associated
- Whether if this sewer connection occurs, would this set a precedent for future connections

Questions and comments related to **next steps, and other agencies** were raised and points included:

- GVSD is supportive of the sewer connection on the following conditions; however the final decision lays with the Provincial Cabinet and Ministry of Municipal Affairs and Housing would require a Local Area Service bylaw to be in place before they would consider reviewing the application,:
  - That the Province grant GVSD membership to Village of Anmore
  - That Metro Vancouver Regional District Board resolve that the Village of Anmore's request for regional sewerage services meets the provisions of Metro 2040: Shaping our Future
  - That the existing agreement between the Village of Anmore, the City of Port Moody, and the GVDSS to service Eagle Mountain Middle School be terminated and the Village of Anmore enter into a servicing agreement with the City of Port Moody to convey Anmore waste water through Port Moody infrastructure;
  - And that an appropriate flow-based billing protocol be developed and implement to facilitate annual GVSD servicing levies.
- Lack of other agencies participation in this meeting. The Village reported that staff is in regular contact with Ministry of Environment and Ministry of Municipal Affairs and Housing and that it was decided that the purpose of this meeting would be best served by Village staff. Metro Vancouver was invited but was unable to attend.
- School 43 water usage agreement. This agreement was predicated on Eagle Mountain Middle School being the only recipient of the service and should sewer connection occur for AGE, the current agreement will be terminated.
- City of Port Moody requires a capacity study to develop the framework of a servicing

agreement and that capacity study would only include the 51 AGE units.

- Determination of flow was estimated and based on using water flow as a proxy. It was determined that 91% of flow could be attributed to AGE and 9% of flow could be attributed to School District 43.
- Local Area Service Bylaw would need to be in place to set out cost recovery. This Local Service Area Bylaw process could be initiated by petition of the AGE property owners who would benefit from the service, or by Council. At this time, the process has not been initiated.
- Whether Village would consider a boundary adjustment to facilitate AGE property becoming part of City of Port Moody.
  - The Village is not willing to consider a boundary change.

Question and comments related to **environment, safety, and contamination** were raised and points included:

- Concern regarding perception of lack of adequate compliance or enforcement from Ministry of Environment
- Whether the school construction had an effect on the septic field at AGE. It was noted that the intent of regulations are that sewage is treated on site and that when flows do occur they do not contain contaminants that would flow to neighbouring properties.
- Number of years that contamination potential has been identified from AGE septic field and AGE's challenge to meet the requirements of the system failing
- Concern regarding potential risk to children and others using Eagle Mountain Middle School land and desire for resolution to septic issues

Questions and comments related to the **existing septic field property, and potential development** were raised and points included:

- Future of existing septic field property should sewer connection occur. Staff confirmed that under the current OCP and zoning there is no development envisioned for this property.
- Whether a current development application for the septic field lands exist? Staff confirmed that an application was received in September 2017 and not approved and is currently the subject of litigation so no further comment can be provided.
- It is the understanding of the Village that the original developer has an option to purchase the septic field land for \$10 should the sewer connection occur.
- OCP designation of existing septic field property as Hillside Residential.
  - It was noted that a specific clause exists [Jason, please enter here] within the OCP which is an explicit statement prohibiting further expansion of manufactured home parks  
OCP Policy RLU-15 states:  
Within the time frame of this Plan, the Village will not consider rezoning land for the expansion of existing or the creation of new manufactured home parks.
  - Should a development application come forward which would require an OCP

amendment, that could be considered by Council

- Whether the Village has concerns to potential environmental risk associated to the development of the septic field.
  - No consideration has been given to this as there is currently no application being considered.
- AGE resident expressed that ability to pay for sewer costs would be unaffordable if land could not be developed.
- Whether School District 43 or Village of Anmore would purchase the land to develop.
  - At this time the Village is not a party to any potential land acquisition.

Questions that arose to forward to **other agencies** for response were:

- Ministry of Environment
  - What steps will be taken to clean up the septic field property should the sewer connection be completed.
- Metro Vancouver
  - Clarification was sought on future levies as contained in their March 2, 2019 report

In closing, Ms. Juli Halliwell, CAO, confirmed that the Village was committed to working with AGE to find a solution to the sewer connection project. Residents were encouraged to continue to engage with Village staff with any further questions or concerns related to the AGE sewer project.

# Welcome!

**Please sign in if you'd like to share a  
comment/question tonight.**

**(Avoids line-ups at microphone)**

**OR**

**Fill in a Question/Comment Card that will  
be read out by the meeting facilitator.**



# Agenda

**Meet & Greet  
Project Update Presentation  
Questions/Comments**



## AGE Sewer Project

### OUR PRIORITIES:

- “ Work with other organizations to facilitate sewer connection
- “ Ensure fair, responsible process
- “ Adhere to required policies and procedures



## AGE Sewer Project

### OUR CHALLENGES:

- “ Sewers not permitted: policy updates needed
- “ Time intensive process
- “ Limited authority:
  - “ No jurisdiction over septic systems
  - “ No authority to approve sewer connection to GVS&DD or through Port Moody
  - “ No jurisdiction to set or change sewer utility fees



## Anmore: Completed Tasks

- Updated Official Community Plan (OCP)
- Gained Metro Vancouver support for GVS&DD membership
- Confirmed Metro Vancouver would waive DCCs
- Completed framework agreement with Port Moody
- Supported AGE Strata at Metro Vancouver Committee meeting





## Other Jurisdictions: Roles & Status

### METRO VANCOUVER

- Provide cost estimates for GVS&DD levy (complete)
- Accepted regional context statement change (complete)
- Provide change to urban containment boundary (pending)

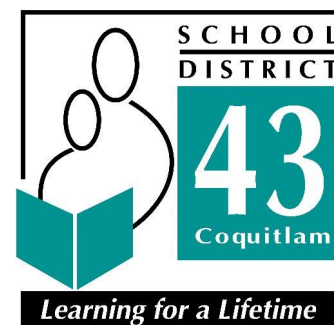


## Other Jurisdictions: Roles & Status

### SCHOOL DISTRICT 43

- Negotiate sewer pipe right of way access with AGE (pending)
- Agree to Local Area Service Bylaw ("LAS") (pending)

(The LAS will replace the School District's current special agreement for sewer connection as directed by Metro Vancouver.)





## Other Jurisdictions: Roles & Status

### **CITY OF PORT MOODY**

- Develop framework agreement with Village of Anmore (complete)
- Sign agreement with Village of Anmore to allow AGE to use Port Moody sewer infrastructure (pending)



## Other Jurisdictions: Roles & Status

### **MINISTRY OF MUNICIPAL AFFAIRS AND HOUSING**

- Submit the formal request to Provincial Cabinet for approval for the Village of Anmore to become a GVS&DD member (pending)





## Other Jurisdictions: Roles & Status

### MINISTRY OF ENVIRONMENT & CLIMATE CHANGE STRATEGY

- Issue/enforce permit regulations for septic treatment system (ongoing)
- Enforce pollution abatement order issued to AGE Strata (ongoing)



## Other Jurisdictions: Roles & Status

### ANMORE GREEN ESTATES STRATA

- Determine cost estimate for sewer construction (complete)
- Agree to Local Area Service Bylaw (pending)
- Provide capacity study to Port Moody (pending)
- Obtain right-of-way access for sewer connection from SD43 (pending)
- Undertake construction (pending)





## Key Facts: Project Costs

- “ Metro Vancouver sets and charges annual levy for sewer
- “ Port Moody sets and charges annual discharge fee
- “ Only 51 AGE properties and Eagle Mountain school will have sewer connection – not permitted anywhere else in Anmore
- “ AGE properties and School District 43 are responsible for sewer cost
- “ AGE will be responsible for construction costs
- “ Remaining Anmore properties will not pay any fees sewer services



### METRO VANCOUVER FRASER SEWERAGE AREA LEVY ESTIMATES

	2019	2020	2021	2022	2023
Total annual levy	\$44,603	\$49,514	\$81,327	\$105,083	\$126,951
Non-growth levy					
AGE (91%)	7,788	8,119	8,646	9,287	9,627
SD43 (9%)	753	785	836	898	931
	\$8,541	\$8,904	\$9,482	\$10,185	\$10,558
Growth levy					
AGE (91%)	32,883	46,149	65,510	86,532	106,131
SD43 (9%)	3,179	4,462	6,334	8,367	10,262
	\$36,062	\$50,611	\$71,844	\$94,899	\$116,393
Annual cost per household*	\$1,129	\$1,396	\$1,786	\$2,211	\$2,602
Annual cost to SD43	\$3,932	\$5,247	\$7,170	\$9,265	\$11,193

\*Calculated by dividing the AGE total by 51 units. AGE cost per household also includes the \$332/year (2019 data) charged by the City of Port Moody.



## Next Steps: Local Area Service Bylaw

- “ Agreement from the AGE properties and School District 43 for Local Area Service Bylaw:
  - “ Mechanism for sewer costs to be charged to those who benefit from service
  - “ Protects other Anmore residents from paying for service they cannot receive
- “ Local Area Service Bylaw approval by Council



## Next Steps: Provincial Approval

- “ Application for GVS&DD membership to Ministry of Municipal Affairs and Housing
  - “ Requires Local Area Service Bylaw and capacity study completion
- “ GVS&DD membership approval through provincial government Order in Council



## Next Steps: Construction

- ” AGE Strata proceeds with construction of the sewer connection

## Questions/Comments

Please keep to two minutes each to provide opportunities for everyone to speak.

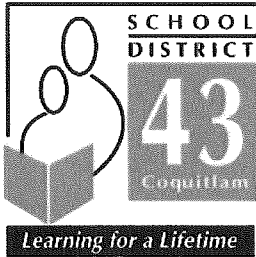




**Summary of comments and  
answers to questions will be  
posted on Village website.**







550 Poirier Street, Coquitlam, British Columbia V3J 6A7 • Phone 604-939-9201 • Fax: 604-939-7828

By Email

June 18, 2019

Village of Anmore  
2697 Sunnyside Road  
Anmore, B.C.  
V3H 5G9

Attention: Ms. Juli Halliwell, Chief Administrative Officer

Dear Ms. Halliwell,

Re: Anmore Green Estates Sewer Project Update Public Meeting

We understand that the Village of Anmore is hosting a public meeting related to the Anmore Green Estates sewer project. As SD43 is unable to attend due to a scheduling conflict, (the official opening of Banting Middle School) we write to reiterate our position as communicated through previous conversations and correspondence.

We support the Local Services Bylaw, but only on condition that School District 43 will not be impacted financially or otherwise by any ongoing costs associated with Anmore Green Estate's connection to and use of the Greater Vancouver Sewerage and Drainage District sewer line. Two additional points of information for the Village to consider which helps support this position:

First, when Eagle Mountain Middle was constructed, the agreement which allowed for sewer connection between the City of Port Moody, the Village of Anmore and the Greater Vancouver Sewerage and Drainage District specifically states:

Anmore acknowledges and agrees that the Municipal Services are provided by Port Moody solely for the benefit of the Owner of the Middle School Lands, and Anmore will not permit or knowingly permit any other user or person to:

- (a) connect any other sanitary sewerage system to the Sanitary Sewerage System.
- (b) connect any other storm system water system to the Storm Water System; or
- (c) discharge sanitary sewerage or storm water to the Middle School Lands to allow sanitary sewerage or storm water generated from any other adjacent or nearby lands to be discharged to the Middle School Lands.

Second, the School District non-growth levy contribution and overall charge for sewer is approximately \$5,200 per year for Eagle Mountain Middle. In comparison, in our Port Moody schools the average cost is approximately \$4,000. Already, the School District pays more for Eagle Mountain than other schools in the area. The current proposal, as outlined, indicates that by 2023 the cost of sewer for Eagle Mountain Middle would be several times that of neighbouring schools. The increased costs would redirect funds used for educational programming and that is something the School District does not support.

The School District can also confirm that it has been meeting with Anmore Green Estates to plan how best to accommodate the connection that is both most feasible and appropriate for Anmore Green Estates. We will continue to endeavour to work with them to help support the process.

Would you please communicate our position to the Village's Council when it considers the Bylaw.

Thank you.

Sincerely,



Ivano Cecchini  
Executive Director – Facilities and Planning Services

Cc Patricia Gartland, superintendent/CEO  
Chris Nicolls, Secretary Treasurer/CFO