#### **REGULAR COUNCIL MEETING – AGENDA**

Agenda for the Regular Council Meeting scheduled for Tuesday, July 16, 2019 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



# 1. Call to Order

# 2. Approval of the Agenda

Recommendation: That the Agenda be approved as circulated.

# 3. Public Input

Note: The public is permitted to provide <u>comments</u> to Council on any item shown on this meeting agenda. A two-minute time limit applies to speakers.

# 4. Delegations.

# (a) BC Hydro Presentation – Buntzen Lake

Jonny Knowles, Public Safety Lead, and Jamie Mair, Public Safety Advisor, BC Hydro, to provide presentation regarding Buntzen Lake parking update and Buntzen Lake emergency response overview.

# 5. Adoption of Minutes

# Page 4 (a) Minutes of the Regular Council Meeting held on July 2, 2019

Recommendation: That the Minutes of the Regular Council Meeting held on

July 2, 2019 be adopted as circulated.

# 6. <u>Business Arising from Minutes</u>

# 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 10 (a) City of Prince George – UBCM Resolutions regarding Proceeds of Crime and Clean-Up of Needles and Other Harm Reduction Paraphernalia

Recommendation: THAT Council receive the letter dated July 2, 2019 from the City

of Prince George regarding UBCM resolutions regarding Proceeds of Crime and Clean-Up of Needles and Other Harm Reduction

Paraphernalia, for information.

# Page 12 (b) Lost Votes BC regarding request that BC Government allow permanent residents to vote

Recommendation: THAT Council receive the email dated July 9, 2019 from Lost

Votes BC regarding request that the BC Government allow permanent residents to vote in municipal elections, for

information.

# (c) Union of British Columbia Municipalities (UBCM) Convention and Lower Mainland Government Association

Recommendation: THAT Council authorizes Mayor John McEwen, Councillor

Polly Krier, and the Chief Administrative Officer to register for and attend the 2019 UBCM Convention and LGMA CAO

Breakfast in Vancouver from September 23-27, 2019.

# Page 13 (d) District of West Vancouver – UBCM Resolution – Jurisdiction over single use plastics regulations

Recommendation: THAT Council receive the email communication dated July 11,

2019, from the District of West Vancouver regarding UBCM resolution – Jurisdiction over single use plastics regulation, for

information.

# Page 19 (e) Ministry of Finance – Speculation and Vacancy Tax annual consultation on September 12, 2019

Recommendation: THAT Council receive the letter from Ministry of Finance dated

July 11, 2019, regarding speculation and vacancy tax annual

consultation on September 12, 2019, for information.

# 8. <u>Items Removed from the Consent Agenda</u>

# 9. Legislative Reports

# Page 21 (a) Proposed Noxious Weed Bylaw

Report dated July 10, 2019 from the Manager of Corporate Services attached.

# 10. <u>Unfinished Business</u>

# 11. New Business

# Page 30 (a) Pinnacle Ridge Rezoning [TREZ and Atti Group Applications]

Report dated July 12, 2019 from the Manager of Development Services attached.

# 12. Recommendations of Committees.

None.

# 13. Mayor's Report

# 14. Councillors Reports

# 15. Chief Administrative Officer's Report

# 16. <u>Information Items</u>

# (a) Committees, Commissions and Boards - Minutes

Page 57 - Minutes of the Community Engagement, Culture, and Inclusion Committee held on May15, 2019.

# (b) General Correspondence

Page 60 - Letter from Port Moody Senior Secondary AfterGrad thank you for donation

Page 62 - Metro Vancouver Board in Brief for meetings held on June 28, 2019

Page 70 - Email from BC Hydro dated July 11, 2019 regarding Metro North Transmission Project on Hold

# 17. Public Question Period

Note: The public is permitted to ask <u>questions</u> 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, July 2, 2019 at 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



#### **ELECTED OFFICIALS PRESENT**

Mayor John McEwen Councillor Polly Krier Councillor Tim Laidler Councillor Kim Trowbridge Councillor Paul Weverink

#### OTHERS PRESENT

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

# 1. <u>Call to Order</u>

Mayor McEwen called the meeting to order at 7:04 p.m.

# 2. Approval of the Agenda

It was MOVED and SECONDED:

R337 That the Agenda be approved as circulated.

Carried Unanimously

# 3. Public Input

<u>Lynn Burton</u>, Anmore, expressed concerns regarding the Village's Community Amenity Contribution targets citing Ministry guidelines.

# 4. <u>Delegations</u>.

None.

# 5. Adoption of Minutes

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

It was MOVED and SECONDED:

R338 That the Minutes of the Regular Council Meeting held on

June 18, 2019 be adopted as circulated.

Carried Unanimously

# 6. Business Arising from Minutes

# 7. Consent Agenda

It was MOVED and SECONDED:

R339 That the Consent agenda be adopted.

Carried Unanimously

(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.

(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.

(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.

(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.

# (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. <u>Items Removed from the Consent Agenda</u>

None.

# 9. <u>Legislative Reports</u>

None.

# 10. <u>Unfinished Business</u>

None.

# 11. New Business

# (a) Infill Development Policy and the Community Amenity Contribution Target

At 7:08 p.m. Mayor McEwen left the meeting citing that he had a conflict of interest as an owner of property that would be potentially considered for infill development. Councillor Trowbridge assumed the Chair as Acting Mayor.

Ms. Jason Smith, Manager of Development Services, provided an overview of the staff report including history of the Infill Development Policy and calculation of the Community Amenity Contribution Target.

It was MOVED and SECONDED:

R340 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.

Carried Unanimously

At 7:26 p.m. Mayor McEwen returned to the meeting and assumed the Chair.

# (b) Anmore Green Estates Public Meeting Summary

Ms. Karen Elrick, Manager of Corporate Services, provided an overview of the summary report included in the agenda.

It was MOVED and SECONDED:

R341

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

Carried Unanimously

# 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.

It was MOVED and SECONDED:

THAT Council lift from the table the Environment Committee recommendation for consideration and that Council consider establishing requirements to have a building setback measured from the Streamside Protection and Enhancement Area (SPEA) boundary.

Defeated

With Mayor McEwen, Councillor Krier, Councillor Laidler, and Councillor Trowbridge voting in the negative

# 13. Mayor's Report

Mayor McEwen reported that he:

- Attended the June 20 Anmore Green Estates public meeting
- Attended a conference in Germany on resilient cities
- Has a meeting scheduled with Canopy Growth regarding cannabis
- Has a Metro Vancouver Regional Planning meeting on July 5

# 14. Councillors Reports

Councillor Weverink reported that he:

- Attended a Metro Vancouver meeting on Friday, June 28 on behalf of Mayor McEwen
- Attended a reception for new Canadian citizens

Councillor Krier reported that she:

- Attended the Anmore Green Estates public meeting
- Attended the IOCO lands open house
- Attended the first Tri City Overdose Action Committee meeting addressing the opioid overdose crisis

Councillor Trowbridge reported that:

 During his recent stay at Eagle Ridge Hospital it was noted that the hospital is over capacity and under resourced. He would like to bring this issue to the attention of the appropriate agencies in order to advocate for enhanced service levels.

# 15. Chief Administrative Officer's Report

Ms Juli Halliwell, CAO reported that:

- There have been parking issues related to Buntzen Lake traffic over the long weekend and bylaw enforcement continues to monitor and has issued tickets, updated information will be provided as it becomes available
- The Village has obtained new FireSmart Homeowner's Manuals which are available at Village Hall and on the Village website and residents are encouraged to follow FireSmart practices to prevent wildfires
- Property taxes are due today, July 2

# 16. <u>Information Items</u>

(a) Committees, Commissions and Boards - Minutes

None.

(b) General Correspondence

None.

#### 17. Public Ouestion Period

Charles Christie, Anmore, regarding reason for tearing down old Village Hall and concerns over cost of building new Village Hall vs. renovating the old building. It was noted that the old building was condemned.

#### 18. **Adjournment**

It was	<b>MOVFD</b>	and SF	CON	DFD.

THAT the meeting was adjourned	ed at 8:04 p.m.
	Carried Unanimously
Karen Elrick	John McEwen
Corporate Officer	Mayor



#### OFFICE OF THE MAYOR

1100 Patricia Blvd. I Prince George, BC, Canada V2L 3V9 p: 250.561.7600 I www.princegeorge.ca



July 2, 2019

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

Dear Mayor McEwen and Members of Council,

At the City of Prince George regular Council meeting held June 24, 2019, Council gave consideration to proposed Union of British Columbia Municipalities (UBCM) resolutions regarding: Proceeds of Crime; and Clean-Up of Needles and Other Harm Reduction Paraphernalia. The following resolutions were approved for submission to the UBCM for consideration at the 2019 Convention.

# 1. Proceeds of Crime

WHEREAS the provision of police services places a significant financial burden on local government;

AND WHEREAS the Civil Forfeiture Crime Prevention and Crime Remediation Grant Program funds community crime reduction and crime prevention activities, but does not address local government policing costs, including expenditures related to investigations and police work that result in seizures of proceeds of crime;

THEREFORE BE IT RESOLVED that the Province share seizures of proceeds of crime with local governments to help address protective services costs.

# 2. Clean-Up of Needles and Other Harm Reduction Paraphernalia

WHEREAS the low barrier distribution of harm reduction supplies, including syringes and other safe injection supplies, in communities across BC poses a significant safety and cleanliness concern;

AND WHEREAS local governments, businesses and residents are bearing the escalating cost of cleaning up needles and drug paraphernalia in public spaces;

THEREFORE BE IT RESOLVED that UBCM request ongoing provincial funding to local governments to cover the cost of cleaning up needles and drug paraphernalia in their communities.

On behalf of Prince George City Council, your support of these resolutions at the 2019 UBCM Convention is appreciated.

If you have any questions or would like more information please feel free to contact my office at <a href="MayorAdmin@princegeorge.ca">MayorAdmin@princegeorge.ca</a> or 250-561-7691.

Sincerely,

Mayor Lyn Hall

City of Prince George

**From:** Ela Esra Gunad < <u>lostvotesbc@gmail.com</u>>

**Date:** July 9, 2019 at 5:48:19 PM PDT

To: John Mcewen < john.mcewen@anmore.com > Subject: Permanent Residents can vote your city

Dear Mayor John McEwen,

I'm writing today to tell you about an important campaign that affects the lives of residents in our community. The Lost Votes Campaign, led by a group of residents and citizens of BC, is working with local governments to request that the BC Government allow permanent residents to vote in municipal elections.

Over the past little while, the City of Vancouver, City of Port Moody, City of New Westminster, and City of Victoria have all passed motions unanimously in support of the campaign. The campaign has also been endorsed by the Fraser Valley Labour District Council and the Vancouver District Labour Council. The Lower Mainland Local Government Association (including 33 cities and regional districts) and the Association of Vancouver Island and Coastal Communities (including 53 cities and regional districts) passed motions to bring this issue to several platforms, including the next UBCM in September 2019, to gather support from other cities and collectively ask the Provincial Government to make a legislative change.

The campaign was recently presented to Prince Rupert City Council, who will be voting on the issue in July.

The campaign is gaining momentum, with more and more communities adding their support. We hope that your city will be next, and that you will put forth a motion to your city council in support of our campaign to allow permanent residents to vote in municipal elections.

Allowing permanent residents to vote in municipal election is about increasing inclusivity in our communities and advancing democracy. This is already happening in 45 countries across the world, and being pushed for in 13 municipalities in Canada. The Lost Votes Campaign is calling on all municipalities to be part of this needed change.

The Lost Votes Campaign undertook public opinion research last September, and the research shows a majority of the population is in favour of allowing permanent residents to have a right to participate and vote in municipal elections. A sizeable proportion of respondents (84%) describe Permanent Residents as "valuable, contributing members of society" in their municipality.

I have attached brief background information about the Lost Votes Campaign and public opinion research results.

We hope that you will take this issue to your city council today and pass a motion in support of #LostVotes to request the provincial government to make necessary changes to allow permanent residents to vote.

If you have any questions or would like any more information on the campaign, you can visit our website, or get in touch with the campaign team at <a href="mailto:lostvotesbc@gmail.com">lostvotesbc@gmail.com</a>.

Thanks and look forward to hearing from you, The #LostVotes Campaign Team

From: Craig Cameron < ccameron@westvancouver.ca>

**Date:** July 11, 2019 at 3:17:13 PM PDT

To: Craig Cameron < ccameron@westvancouver.ca>

Subject: UBCM resolution - Jurisdiction over single use plastics regulation

# All

Attached is a UBCM motion from West Vancouver asking ask the Province to give municipalities the power to regulate single use items under the Community Charter.

In light of today's decision by the BC Court of Appeal on the Victoria plastic bag ban, this initiative takes on greater urgency if we want to take action (or even contemplate it).

I'm hoping you and your Council will support this resolution when it comes forward at UBCM and that you consider raising this with Minister Robinson and Minister Heyman and the Premier if and when you meet with them.

Together, we can put considerable pressure on the Province to address this situation.

Let me know if you have any questions.

Craig Cameron
Councillor
District of West Vancouver



# THE CORPORATION OF THE DISTRICT OF WEST VANCOUVER

OFFICE OF THE MAYOR

June 25, 2019

File: 0055-20-UBCM

Union of British Columbia Municipalities Attn: Jamee Justason, Information & Resolutions Coordinator 60 – 10551 Shellbridge Way Richmond BC V6X 2W9

via email: jjustason@ubcm.ca

Dear Ms. Justason:

Re: District of West Vancouver Council Resolution regarding "Confirming Municipal Jurisdiction to Regulate Single-Use Items" for the 2019 UBCM Convention

The District of West Vancouver Council, at its June 24, 2019, regular meeting, passed the following motion regarding confirming municipal jurisdiction to regulate single-use items:

THAT WHEREAS single-use items increase waste, are often not recyclable, and have various negative impacts on communities across British Columbia;

AND WHEREAS citizens in West Vancouver and other communities have indicated that they would like to see regulations to restrict the use of single-use items in the District of West Vancouver:

AND WHEREAS over the past 10 years there have been several UBCM resolutions calling for the Province of British Columbia ("the Province") to regulate single-use items, including UBCM Resolution B126 in 2018, which read:

Therefore be it resolved that the Province of British Columbia develop a provincial Single-Use Item Reduction Strategy as part of a provincial Zero Waste Strategy, which would include but not necessarily be limited to plastic and paper shopping bags, polystyrene foam cups and polystyrene foam containers, other hot and cold drink cups and take-out containers, straws and utensils, but would exclude all single use items needed for medical use or for people with disabilities.

AND WHEREAS the Province has not acted to restrict the use of single-use items at the provincial level, and responded to UBCM Resolution B126 as follows:

The Ministry commends the actions taken by local governments to develop single-use item strategies and other related initiatives to reduce plastic in the environment.

AND WHEREAS Metro Vancouver has taken the position that it does not have jurisdiction to regulate the use of single-use items;

AND WHEREAS several municipalities in British Columbia recently have acted or are in the process of acting to restrict the use of single-use items, including Victoria, Squamish, Salmon Arm, Qualicum Beach, and Tofino;

AND WHEREAS the ability of municipalities to regulate to protect the environment is specifically circumscribed by s. 9 of the *Community Charter*, S.B.C. 2003, c. 26, which states that a municipality may not adopt a bylaw for the protection of the natural environment unless the bylaw is established in accordance with a regulation made by the Province, is established in accordance with an agreement by the Province, or is approved by the Minister responsible (and there are no applicable regulations, agreements or approvals);

AND WHEREAS, as a result of the *Community Charter*, the ability of municipalities to regulate the reduction or banning of single-use items may be constrained and is uncertain even after the British Columbia Supreme Court decision in *Canadian Plastic Bag Association v. Victoria (City)*, 2018, BCSC 1007 (which is under appeal);

AND WHEREAS even if the City of Victoria prevails in the legal challenge under appeal, different bylaws regulating single-use items in different municipalities may still face costly and time-consuming legal challenges given the uncertain legal context;

AND WHEREAS municipalities should have clear and unambiguous jurisdiction to pass bylaws to protect the natural environment on matters wholly within the boundaries of the municipality and that do not adversely impact the interests of other municipalities or other levels of government and, more specifically, every municipality should have the jurisdiction to regulate the use of single-use items within the municipality at it sees fit;

# THEREFORE BE IT RESOLVED THAT:

- (1) The Mayor, on behalf of Council, request that the Province enter into an agreement to allow the District of West Vancouver (and any other municipality that so chooses) to regulate reducing and banning single-use items within the municipality; or pass a regulation which has the same effect; or that the Minister responsible give his or her approval to bylaws which attempt to regulate or restrict single-use items within municipalities that pass such bylaws; and
- (2) The District of West Vancouver submit a Resolution to the Union of British Columbia Municipalities (UBCM) for consideration at the 2019 annual UBCM convention requesting that the Province specifically allow municipalities to regulate or restrict single-use items by the Province's agreement, by regulation, or by approval of the Minister.

The District of West Vancouver respectfully requests that the Union of British Columbia Municipalities consider the resolution, as found attached to this letter, at the 2019 UBCM Convention. Thank you for your consideration of this matter.

Sincerely,

Mary-Ann Booth

Mayor

#### Attachments:

- District of West Vancouver resolution regarding "Confirming Municipal Jurisdiction to Regulate Single-Use Items"
- District of West Vancouver Councillor's Motion dated May 29, 2019, regarding "Confirming Municipal Jurisdiction to Regulate Single-Use Items)"

# 2019 West Vancouver Single-Use Item UBCM Motion

# "Confirming Municipal Jurisdiction to Regulate Single-Use Items"

WHEREAS the Province has expressed support for the reduction of single-use items and municipal actions regulating those items, and has not yet produced a provincial strategy and targets to reduce or restrict the distribution of single-use items;

AND WHEREAS the ability of municipalities to regulate these items for the protection of the environment are limited by provisions circumscribed by s. 9 of the *Community Charter* S.B.C. 2003 c. 26 which states that a municipality may not adopt a bylaw for the protection of the natural environment unless the bylaw is established in accordance with a regulation made the province; is established in accordance with an agreement by the Province; or is approved by the Minister responsible (and there are no applicable regulation, agreements or approvals):

THEREFORE BE IT RESOLVED THAT the Province give the District of West Vancouver (and any other municipality that so chooses) the jurisdiction to create local regulations to reduce and ban single-use items within the municipality for the purpose of protecting the natural environment; and do so by entering into an agreement with the municipality, passing a regulation which has the same effect, or otherwise providing approval from the Minister of Environment and Climate Change Strategy for municipal bylaws which attempt to regulate or restrict single-use items within municipalities.



#### MEMORANDUM

Date:

May 29, 2019

File: 0120-06

To:

Council

From:

Councillor Cameron and Councillor Gambioli

Re:

Notice of Motion regarding Confirming Municipal Jurisdiction to

Regulate Single-Use Items

Notice of the following motion regarding "Confirming Municipal Jurisdiction to Regulate Single-Use Items" will be given at the June 10, 2019, regular Council meeting. At the June 24, 2019, regular Council meeting, after the proposed motion is moved and seconded, discussion on the proposed motion may be held.

Take notice that at the June 24, 2019, regular Council meeting, Councillor Cameron, with Councillor Gambioli as seconder, will move:

WHEREAS single-use items increase waste, are often not recyclable, and have various negative impacts on communities across British Columbia;

AND WHEREAS citizens in West Vancouver and other communities have indicated that they would like to see regulations to restrict the use of single-use items in the District of West Vancouver;

AND WHEREAS over the past 10 years there have been several UBCM resolutions calling for the Province of British Columbia ("the Province") to regulate single-use items, including UBCM Resolution B126 in 2018, which read:

Therefore be it resolved that the Province of British Columbia develop a provincial Single-Use Item Reduction Strategy as part of a provincial Zero Waste Strategy, which would include but not necessarily be limited to plastic and paper shopping bags, polystyrene foam cups and polystyrene foam containers, other hot and cold drink cups and take-out containers, straws and utensils, but would exclude all single use items needed for medical use or for people with disabilities.

AND WHEREAS the Province has not acted to restrict the use of single-use items at the provincial level, and responded to UBCM Resolution B126 as follows:

The Ministry commends the actions taken by local governments to develop single-use item strategies and other related initiatives to reduce plastic in the environment.

AND WHEREAS Metro Vancouver has taken the position that it does not have jurisdiction to regulate the use of single-use items;

AND WHEREAS several municipalities in British Columbia recently have acted or are in the process of acting to restrict the use of single-use items, including Victoria, Squamish, Salmon Arm, Qualicum Beach, and Tofino;

AND WHEREAS the ability of municipalities to regulate to protect the environment is specifically circumscribed by s. 9 of the *Community Charter*, S.B.C. 2003, c. 26, which states that a municipality may not adopt a bylaw for the protection of the natural environment unless the bylaw is established in accordance with a regulation made by the Province, is established in accordance

with an agreement by the Province, or is approved by the Minister responsible (and there are no applicable regulations, agreements or approvals);

AND WHEREAS, as a result of the *Community Charter*, the ability of municipalities to regulate the reduction or banning of single-use items may be constrained and is uncertain even after the British Columbia Supreme Court decision in *Canadian Plastic Bag Association v. Victoria (City)*, 2018, BCSC 1007 (which is under appeal);

AND WHEREAS even if the City of Victoria prevails in the legal challenge under appeal, different bylaws regulating single-use items in different municipalities may still face costly and time-consuming legal challenges given the uncertain legal context;

AND WHEREAS municipalities should have clear and unambiguous jurisdiction to pass bylaws to protect the natural environment on matters wholly within the boundaries of the municipality and that do not adversely impact the interests of other municipalities or other levels of government and, more specifically, every municipality should have the jurisdiction to regulate the use of single-use items within the municipality at it sees fit;

# THEREFORE BE IT RESOLVED THAT:

- (1) The Mayor, on behalf of Council, request that the Province enter into an agreement to allow the District of West Vancouver (and any other municipality that so chooses) to regulate reducing and banning single-use items within the municipality; or pass a regulation which has the same effect; or that the Minister responsible give his or her approval to bylaws which attempt to regulate or restrict single-use items within municipalities that pass such bylaws; and
- (2) The District of West Vancouver submit a Resolution to the Union of British Columbia Municipalities (UBCM) for consideration at the 2019 annual UBCM convention requesting that the Province specifically allow municipalities to regulate or restrict single-use items by the Province's agreement, by regulation, or by approval of the Minister.

MOVER: Councillor Cameron

SECONDER/ Councillor Gambioli

# Information Supporting the Notice of Motion

Community Charter, S.B.C. 2003, c. 26, s. 9 Canadian Plastic Bag Association v. Victoria (City), 2018, BCSC 1007 2018 UBCM Resolution B126



July 11, 2019

383353

John McEwan, Mayor Village of Anmore 2697 Sunnyside Rd Anmore BC V3H 5G9 john.mcewen@anmore.com

Dear Mayor McEwan:

When our government took office, we inherited a housing crisis that affected all British Columbians.

We implemented the speculation and vacancy tax (SVT) last year to turn empty homes into housing for people, and to target foreign owners and satellite families who live in our province but don't pay tax here. Ministry of Finance data confirms that over 99% of British Columbians are not paying the SVT.

Last fall I committed to meeting annually with mayors in the areas where the speculation tax applies to discuss its impact on your communities.

Today, I write to invite you to participate in the first annual consultation on September 12, 2019. There, I will share the early initial data and insights collected from the speculation and vacancy tax, and how your community may benefit from affordable housing investments from this initiative. In addition, this consultation will be an opportunity to hear directly from you on how the SVT has impacted your community.

Further details regarding the plenary meeting will follow in the coming weeks.

.../2

Facsimile: 250 387-5594

Location:

I look forward to meeting with you in September.

Sincerely,

Carole James

Minister and Deputy Premier

Garole James



# VILLAGE OF ANMORE REPORT TO COUNCIL

Date:

July 10, 2019

3900-30

Submitted by:

Karen Elrick, Manager of Corporate Services

Subject:

Proposed Noxious Weed Bylaw

# Purpose / Introduction

The purpose of this report is to provide a Noxious Weed Bylaw to identify and require owners of property to clear such property of noxious weeds, and an accompanying Municipal Ticket Information Utilization Bylaw Amendment to enable the Village to apply fines for non-compliance, for Council's consideration.

# Recommended Options

THAT Council grant first, second, and third readings to Anmore Noxious Weed Control Bylaw No. 598-2019; and THAT Council grant first, second, and third readings to Anmore Municipal Ticket Information Utilization Amendment Bylaw No. 599-2019.

# Background

In October 2018, Council considered recommendations from the Environment Committee related to enacting a bylaw to regulate the control of noxious weeds on private property

The Environment Committee's recommendations were subsequently referred by Council to staff and this report serves as a review and report back with a proposed bylaw to address the issue of noxious weeds.

Proposed Noxious Weed Bylaw July 10, 2019

# Discussion

The Community Charter provides authority to the Municipality, by bylaw, to regulate, prohibit, and impose requirements in relation to invasive plants that are a nuisance. Following a review of regulations implemented by other municipalities, as well as a review by the Village's engineering consultant, staff drafted a bylaw to incorporate best practices in terms of regulation of noxious weeds.

The proposed Noxious Weed Bylaw has incorporated the weeds as identified by the Invasive Species Council of British Columbia as those which would require prevention of infestation, clearing, cutting and removal from private property should the Village so direct. The approach of addressing these weeds as a nuisance provides the Village with the flexibility to amend the list of species should the need arise.

The accompanying Municipal Ticket Information Utilization Bylaw Amendment provides the authority to the Village to fine property owners for non-compliance, or for failure to allow permission to enter the property to inspect for infractions. An escalating fine structure, which is a method common with other Municipalities researched, has been proposed as a deterrent to encourage property owners to bring the property state into compliance in a timely manner.

# Other Options

THAT Council grant first, second, and third readings to Anmore Noxious Weed Control Bylaw No. 598-2019; and THAT Council grant first, second, and third readings to Anmore Municipal Ticket Information Utilization Amendment Bylaw No. 599-2019. (recommended

Or

THAT Council refer the draft Anmore Noxious Weed Control Bylaw to the Environment Committee for comment and referral back to Council with approval or proposed amendments.

Or

THAT Council provide further direction to Staff on recommendations to proceed with regulation of Noxious Weeds on private property.

Proposed Noxious Weed Bylaw July 10, 2019

# Financial Implications

There are no financial implications.

# Communications / Civic Engagement

Should Council choose to proceed with approval of the attached bylaw, Village staff will use available communication methods to educate and inform residents of expectations regarding control of noxious weeds on private property.

# Corporate Strategic Plan Objectives

We provided responsive, efficient, transparent and engaged service.

# Attachments:

- 1. Anmore Noxious Weed Control Bylaw No. 598-2019
- 2. Anmore Municipal Ticket Information Utilization Amendment Bylaw No. 599-2019

Prepared by:	
XELLEL	
Karen Elrick	,
Manager of Corporate Services	
Reviewed for Form and Content / Approved for Subr	nission to Council:
Chief Administrative Officer's Comment/Concurrence	•
	Chief Administrative Officer

#### BYLAW NO. 598-2019

A bylaw to identify which weeds are considered to be noxious, and require owners of real property, to clear such property of noxious weeds.

WHEREAS the Community Charter provides authority to the Municipality, by bylaw, to regulate, prohibit, and impose requirements in relation to invasive plants that are a nuisance.

**NOW THEREFORE** the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

# **CITATION**

1. That this bylaw may be cited for all purposes as "Anmore Noxious Weed Control Bylaw No. 598-2019".

# **DEFINITIONS**

- 2. In this bylaw:
  - "Noxious Weed" means any weed listed in Schedule A of this bylaw, or the Provincially Noxious Weeds as identified by the Invasive Species Council of British Columbia
  - "Officer" means a Bylaw Enforcement Officer or a person appointed by Council to enforce this Bylaw
  - "Real Property" means land, with or without improvements so affixed to the land as to make them in fact and law a part of it
  - "Village" means the Village of Anmore

#### **REGULATIONS**

- 3. Every owner of Real Property in the Village of Anmore:
  - (a) Shall prevent the infestation of such property by noxious weeds; and
  - (b) Shall clear such property of all noxious weeds, which because of their condition are likely to spread to or become a nuisance to other Real Property in the vicinity or which are so unkempt as to be unsightly to nearby residents; and
  - (c) Shall cut and remove from the property, or cause to be cut down in such a manner as to prevent blowing, all noxious weeds growing thereon so often in each year as is necessary to prevent them from going to seed and to prevent such noxious weeds from growing in excess of 20.32 cm (8 inches)

#### **ENFORCEMENT**

- 4. The Officer may enter at all reasonable times upon any Real Property in order to inspect the property in order to ascertain whether the regulations of this bylaw are being obeyed.
- 5. Where the Officer determines that the regulations under this bylaw have not been obeyed, he may give notice to the owner of the Real Property requiring compliance with the regulations under section 3 within five (5) days of the date of such notice.
- 6. The Officer shall provide notice under section 5 by:
  - (a) Serving personally the person to whom such notice is addressed, or
  - (b) Leaving it with some person apparently over the age of sixteen years at the dwelling, house or place of business of the person to whom such notice is addressed; or
  - (c) By mailing the notice by registered mail to the most recent address of such person as shown on the last assessment roll of the Village of Anmore.
- 7. If the owner of the Real Property fails to clear noxious weeds, from that property in accordance with a notice delivered under section 6, the Village may, by its staff, or other authorized agent, enter upon such real property and carry out the work required by the notice at the expense of the owner or owners thereof.
- 8. The Village shall keep an accurate account of the charges incurred pursuant to Section 7, and when all work required is complete, shall mail a statement of such charges to the owner of the real property upon whom the notice was served, with a demand for payment of same.
- 9. Should the owner fail to pay the charges incurred under Section 7 within one calendar year, by December 31 following year, the outstanding amount shall be added to and form part of the taxes payable in respect of such Real Property, in arrears.

# **GENERAL PROVISIONS**

- 10. In the event that any section of this bylaw is for any reason held invalid by a decision of a court of competent jurisdiction, the invalid section shall be severed from and not affect the remaining provisions of this bylaw.
- 11. Each day that a contravention of this bylaw continues, constitutes a separate offence.
- 12. Any person who violates any provision of this bylaw and who commits an offence and is liable to prosecution under the Offence Act, and upon summary conviction, is liable to a fine and penalty of no more than the maximum permitted under law.

Village of Anmore Noxious	Weed (	Control	Bylaw	No.	598-	-2019
Page 3						

13.	Schedule A forms part of this bylaw.
-----	--------------------------------------

<b>READ</b> a first time the	day of	,2019
<b>READ</b> a second time the	day of	,2019
<b>READ</b> a third time the	day of	,2019
ADOPTED the	day of	, 2019

 MAYOR
_
CORPORATE OFFICE

# SCHEDULE A

JCI ILDULL A
NOXIOUS
Bur Chervil (Anthriscus caucalis)
Garlic Mustard (Alliaria petiolata)
Canada Thistle (Cirsium arvense)
Common Reed (Phragmites australis subsp.
australis)
Cordgrass, Dense-flowered (Spartina
densiflora)
Cordgrass, English (Spartina anglica)
Cordgrass, Saltmeadow (Spartina patens)
Cordgrass, Smooth (Spartina alterniflora)
Crupina (Crupina vulgaris)
Dodder (Cuscuta spp.)
Flowering Rush (Butomus umbellatus)
Giant Hogweed (Heracleum mantegazzianum)
Giant Mannagrass/Reed Sweetgrass (Glyceria
maxima)
Gorse (Ulex europaeus)
Hound's-tongue (Cynoglossum officinale)
Jointed Goatgrass (Aegilops cylindrica)
Knapweed, Diffuse (Centaurea diffusa)
Knapweed, Spotted (Centaurea stoebe)
Knotweed, Bohemian (Fallopia x bohemica)
Knotweed, Giant (Fallopia sachalinensis)
Knotweed, Himalayan (Polygonum
polystachyum)
Knotweed, Japanese (Fallopia japonica)
Leafy Spurge (Euphorbia esula)
Milk Thistle (Silybum marianum)
North Africa Grass (Ventenata dubia)
Nutsedge, Purple (Cyperus rotundus)
Nutsedge, Yellow (Cyperus esculentus)
Purple Loosestrife (Lythrum salicaria)
Rush Skeletonweed (Chondrilla juncea)
Scentless Chamomile (Matricaria maritima)
Sow-thistle, Annual (Sonchus oleraceus)
Sow-thistle, Perennial (Sonchus arvensis)
Tansy Ragwort (Senecio jacobaea)
Toadflax, Common / Yellow (Linaria vulgaris)
Toadflax, Dalmatian (Linaria genistifolia)
Velvetleaf (Abutilon theophrasti)
Wild Oats (Avena fatua)
Yellow Flag Iris (Iris pseudacorus)
Yellow Starthistle (Centaurea solstitialis)
Tellow Startinistic (Centaurea solstitians)

# BYLAW NO. 599-2019

A bylaw to amend Anmore Municipal Ticket Information Utilization Bylaw No. 479-2009

WHEREAS it is deemed expedient to amend Anmore Municipal Ticket Information Utilization Bylaw No. 479-2009

**NOW THEREFORE** the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

- 1. That this bylaw may be cited for all purposes as "Anmore Municipal Ticket Information Utilization Amendment Bylaw No. 599-2019".
- 2. That Anmore Municipal Ticket Information Utilization Bylaw No. 479-2009 be amended as follows:
  - (a) That Section 5 be amended to delete the words "Schedules 2 through 9 attached to this bylaw" and replace it with the words "Schedules 2 through 11 attached to and forming part this bylaw".
  - (b) That Section 6 be amended to delete the words "Schedules 2 through 9 attached to this bylaw" and replace it with the words "Schedules 2 through 11 attached to and forming part of this bylaw".
  - (c) Add the following row to Schedule 1:

"11	Anmore Noxious Weed Bylaw 598- 2019	Chief Administrative Officer Operations Superintendent Manager of Development Services Bylaw Enforcement Officer"
-----	--	---

# (d) Add Schedule 11 following Schedule 10:

# "SCHEDULE 11

# Anmore Noxious Weed Bylaw 598-2019

Offence			Section	Fine	
	Fail to prevent		, clear, or		
cut and remove Noxious Weeds from the Property		3	\$100.00		
	2 <sup>nd</sup> Offence in calendar year of Failure to Cut and Remove Noxious Weeds from Property		3	\$200.00	
	Calendar year	d and subsequent Offence in alendar year of failure to cut and emove Noxious Weeds from roperty		3	\$400.00
	Fail to permit entry of Officer		4	\$500.00	
READ a first time the		day of	,2019		
<b>READ</b> a second time the		day of	,2019		
READ a third time the ADOPTED the		day of day of	,2019 , 2019		

MAYOR
CORPORATE OFFICER



# VILLAGE OF ANMORE REPORT TO COUNCIL

Date:

July 12, 2019

File Number: 3360-01/20

Submitted by:

Jason Smith, Manager of Development Services

Subject:

Pinnacle Ridge Rezoning [TREZ and Atti Group Applications]

# Purpose / Introduction

The purpose of this report is to introduce Council to the latest development proposals for Pinnacle Ridge.

# **Recommended Options**

# That Council:

- a) refer the application for comment to the Advisory Planning Commission, Environment Committee and the Park and Recreation Committee;
- b) direct staff to engage the services of a land economist to help review the Community Amenity package that is being offered; and
- c) direct staff to undertake a financial sustainability analysis.

# Background

The development of the area known as Pinnacle Ridge has long history in the Village. The lower portion of the area was developed as a 22 lot subdivision.

There are two primary property owners that have submitted separate applications but will need to work together in order for development to proceed. Staff have chosen to present the two applications together as a means of allowing Council and the public to see a more holistic and complete view of the development that is being proposed for Pinnacle Ridge.

Both applicants are seeking a rezoning from Residential 1 to Comprehensive Development (CD).

# Discussion

# **Proposed Development**

There are two proposals and the details for each one are provided below. These two applications are being considered together as per the intent of Official Community Plan (OCP)

Pinnacle Ridge Rezoning [TREZ and Atti Group Applications] July 12, 2019

Policy RLU-7 that encourages hillside landowners to work together for a more co-ordinated planning approach. The two applicants here have been involved in discussions with other landowners in the area to ensure what is being proposed here supports appropriate development in neighbouring hillside properties while respecting the vision of the OCP for the development of hillside areas.

# Atti Group Development Proposal

The first proposal involves the Atti Group's lands which consist of two large properties that are currently mostly forest and are a combined 26.68 acres in size. The Atti Group is proposing a 33 lot development that would be a mix of single family and duplex lots.

The current proposed lot mix is 8 duplex lots, 10 quarter acre lots and 15 third acre lots.

The proposed layout and site plan is attached (Attachment 1) and the table presenting the unit mix and lot sizes is attached (Attachment 2).

This proposal would see the development of 33 units and the gross density of the proposal is 1.24 units/acre.

# TREZ Group Development Proposal

The second proposal involves the TREZ lands, which consists of one large property that is the remainder from the original Pinnacle Ridge subdivision. The property is 40.14 acres in size and is a mix of forest and cleared land. The proposal for this site is to develop a total of 63 lots that would be a mix of single family and duplex lots.

The current proposed lot mix is 24 duplex lots, 21 over a quarter acre lots and 18 up to quarter acre lots.

The proposed layout and site plan is attached (Attachment 3) and the table presenting the unit mix and lot sizes is attached (Attachment 4).

The proposal would see the development of 63 units and the gross density of the proposal is 1.57 units/acre

Pinnacle Ridge Rezoning [TREZ and Atti Group Applications] July 12, 2019

# **Community Amenity Contributions (CACs)**

Both applicants have offered to make Community Amenity Contributions (CAC) as part of their application proposals. The Atti Group letter (Attachment 5) and TREZ letter (Attachment 6) are attached and they give the rationale for their CACs.

# The Atti Group

The Atti Group's CAC package can be summarized as:

- 1. A cash contribution of \$780,000
- 2. Open space dedication of 50.6% of the land
- 3. Open space improvements, including trail construction, trail signage, viewpoint improvements
- 4. Contribution to the construction of a water reservoir, which was identified as a required infrastructure improvement as part of the 2015 Water Utility Master Plan. While it is a requirement of this development to have the reservoir it is proposed to construct it to a larger capacity in order to benefit many other properties in the area.
- 5. Contribution to the construction of the Charlotte Road extension.

# The TREZ Group

The TREZ Group's CAC package can be summarized as:

- 1. A cash contribution of \$1,000,000
- 2. Open space dedication of 50% of the land
- 3. Open space improvements, including trail construction, trail signage, viewpoint improvements
- 4. Contribution to the construction of a water reservoir, which was identified as a required infrastructure improvement as part of the 2015 Water Utility Master Plan. While it is a requirement of this development to have the reservoir it is proposed to construct it to a larger capacity in order to benefit many other properties in the area.
- 5. Contribution to the construction of the Charlotte Road extension.

The current practice for rezoning proposals is for the Village to hire a land economist to review the proposed amenity and work with staff and Council to ensure that the community is getting a reasonable offer. The cost of the land economist would be recoverable from the applicants.

Should Council choose to proceed with further consideration of this proposal, the question of what should be included as part of the CAC (eg. the Charlotte Road extension) and the

Pinnacle Ridge Rezoning [TREZ and Atti Group Applications] July 12, 2019

justification for the cash component will be scrutinized further to ensure consistency with the Council's CAC target of 50% of the lift in value that a rezoning might confer.

# **OCP Implications**

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

The current development proposals would have a density of 1.24 units/acre (Atti) and 1.57 units/acre (TREZ) and they are both seeking to be rezoned under the CD zoning policy in the OCP, which is policy RLU-8. This policy lays out three circumstances where a CD zone could be considered. These proposals are seeking to be considered under the following:

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

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

Policy RLU-3 encourages development proposals to be mindful of the impact of development on environmental features and systems. This proposal concentrates development on a smaller footprint then would otherwise be realized through an RS-1 subdivision. The view impacts will be minimized with the development being moved off of the steepest portions of the property. The proposal has a density that is less than 1.8 units/acre and the compact development form will minimize the amount of infrastructure needed and the increased density utilizing the infrastructure will help minimize the financial impacts for the Village.

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

# Financial Sustainability Analysis

An important policy and intent that is established in the OCP is financial sustainability, specifically Policy FS-5. Should Council choose to proceed with consideration of this

Pinnacle Ridge Rezoning [TREZ and Atti Group Applications] July 12, 2019

development application, the Village's engineering consultant shall undertake a life cycle cost analysis in order to ascertain whether permitting this development proposal will contribute to the Village's long term financial sustainability.

# Challenges of developing on steep slopes

The Village has concerns around the impacts of development on steep slopes. These concerns span from the visual impact of tree removal, erosion and stormwater management, properly functioning septic and sewage disposal, the mitigation of retaining walls and the manipulation of grades and the challenge of building homes on steep grades. To that end staff have encouraged the applicants to avoid locating development on the steepest portions of the properties, those areas where the slope is greater than 30%. There are still some areas where development is being proposed where staff have concerns that the proposed lots are steep, specifically proposed lots 15 and 33 of the Atti Group proposal. Staff would recommend that they not be considered for development.

#### Access

Access is a challenge for the site. Currently the only existing access for the site is through an extension of Ridge Mountain Drive. Currently all of the proposed development lies well beyond the 600 m limit on cul de sac length. To address this limitation and allow for any development to proceed the extension of Charlotte Road is necessary to connect with North Charlotte. This is consistent with the road network envisioned in the OCP, specifically OCP Policies T-16 and T-17, and with the Roads Master Plan. It is the Village's understanding, that the applicants have approached all of the land owners through which Charlotte Road would pass and nearly all are in agreement to provide the necessary legal assurance that Charlotte Road could be constructed on their property. Should Council choose to proceed with consideration of this proposal, staff would recommend that all these agreements be in place for all properties necessary prior to the adoption of any rezoning bylaws. If it is not possible to have all land owners in agreement then consideration of other means to secure the access will need to be considered.

# **Energy Step Code**

The applicant has not offered to comply with the Energy Step Code Policy, which states that the Village will seek to have any new development granted through rezoning be required to be constructed to meet Energy Step Code 3. Should Council choose to proceed with consideration of these applications, staff will work with the applicants to secure a commitment to comply with the policy.

Pinnacle Ridge Rezoning [TREZ and Atti Group Applications] July 12, 2019

# **Environmental Reports**

No environmental reports were provided as part of this most recent application. Current reports will be requested of the applicants and, should Council choose to proceed, the application will not be brought to the Environment Committee prior to receipt of the revised environmental reports.

# Septic Systems

It is the Village's understanding that it is proposed that all lots will be serviced by individual septic systems. Though normally addressed at the subdivision stage, due to the unprecedented lot sizes for Anmore that will be serviced individually by septic systems, staff recommend that the applicants be requested to provide an engineering report that these lots can be adequately serviced by individual systems and specific consideration of the slopes and the ability for systems to adequately treat effluent on site will be requested.

# Wildfire and Fire Smart Community

There is growing concern about the risk of wildfire and this is a particularly acute for Pinnacle Ridge as it is on steep forested terrain. Staff recommend that the applicant be requested to furnish a report from a qualified professional in tree management and fuel loading to address how this development could proceed in a manner that reduces wildfire risk, protects future homeowners. This concern is expressed in OCP Policy RLU-12, which directs applicants to consider FireSmart principles.

# **Next Steps**

Should Council choose to proceed with consideration of these proposals, staff would recommend referring the proposals to the Advisory Planning Commission, the Environment Committee and the Parks and Recreation Committee for comment. Staff would engage the services of a land economist to review the CAC package and work with the Village's engineering consultant to undertake a financial sustainability analysis. The intent would then to bring back those comments and reports from consultants back to Council for further direction. Staff will continue to work with the applicants to address the other issues regarding the Energy Step Code, environmental reports, addressing wildfire concerns, and any other issues that might arise through the committee review process. Public consultation will also need to take place prior to the drafting of bylaws and staff would recommend that consultation take place after the initial round of comments from the committees and having all the reports from consultants in order to ensure that the public has full access to all the information.

Pinnacle Ridge Rezoning [TREZ and Atti Group Applications] July 12, 2019

# Other Options

The following options are presented for Council's consideration:

# 1. That Council:

- a. refer the application for comment to the Advisory Planning Commission, Environment Committee and the Park and Recreation Committee;
- b. direct staff to engage the services of a land economist to help review the Community Amenity package that is being offered; and
- c. direct staff to undertake a financial sustainability analysis. [Recommended]

Or

2. That Council advise the applicants that the Village does not want to proceed with a rezoning application for these properties at this time.

Or

3. That Council provide direction on how they would like to proceed with these applications.

# Financial Implications

There are no financial implications for any of the options presented, as all costs incurred in processing a development application are recoverable from the applicant.

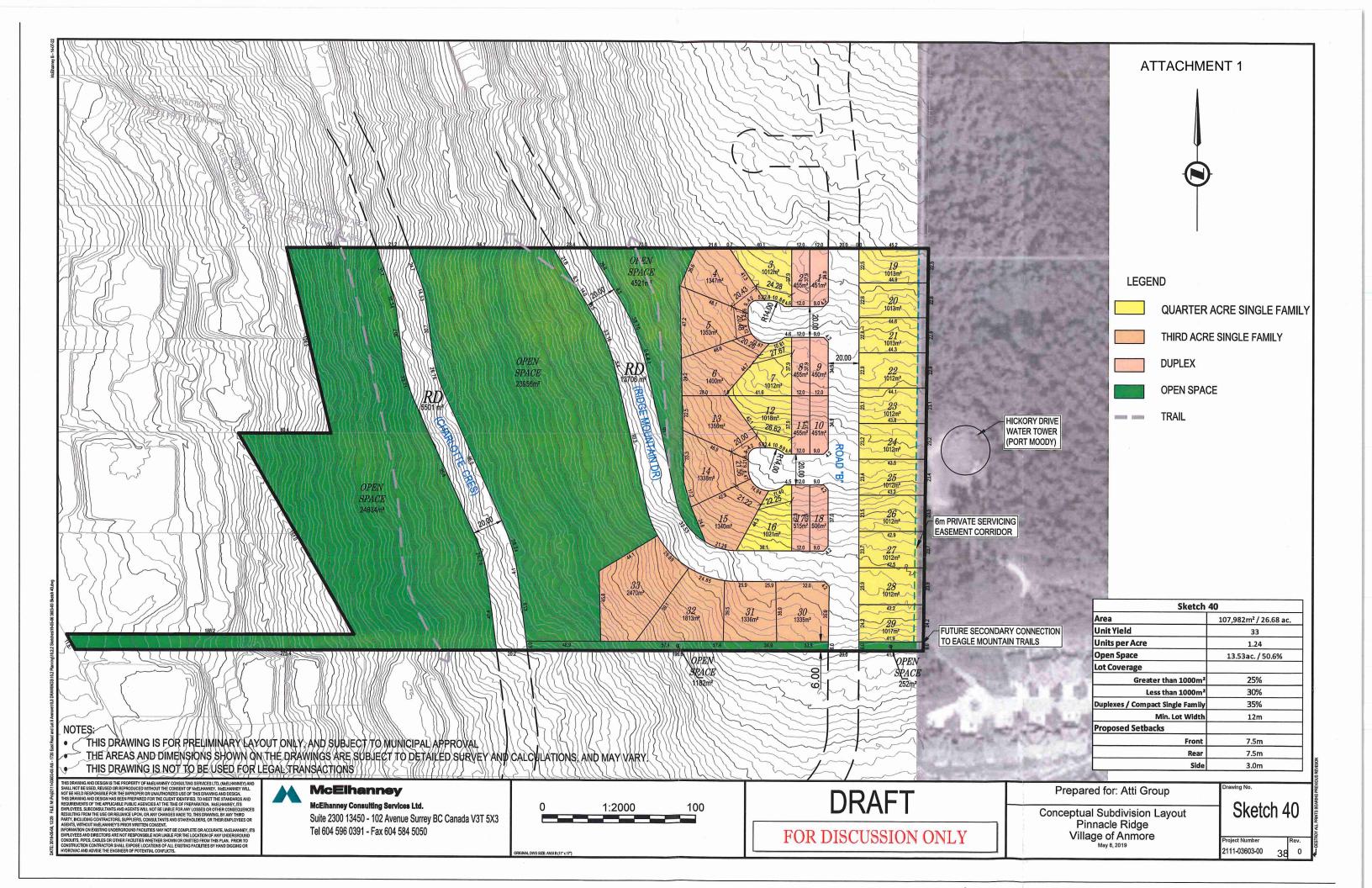
# Attachments:

- 1. Atti Group Site Plan
- 2. Atti Group Lot Size and Unit Mix Table
- 4. 3.TREZ Group Site Plan
- 5. Trez Group Lot Size and Unit Mix Table
- 6. Atti Group CAC package letter
- 7. TREZ Group CAC package letter

# Report/Recommendation to Council

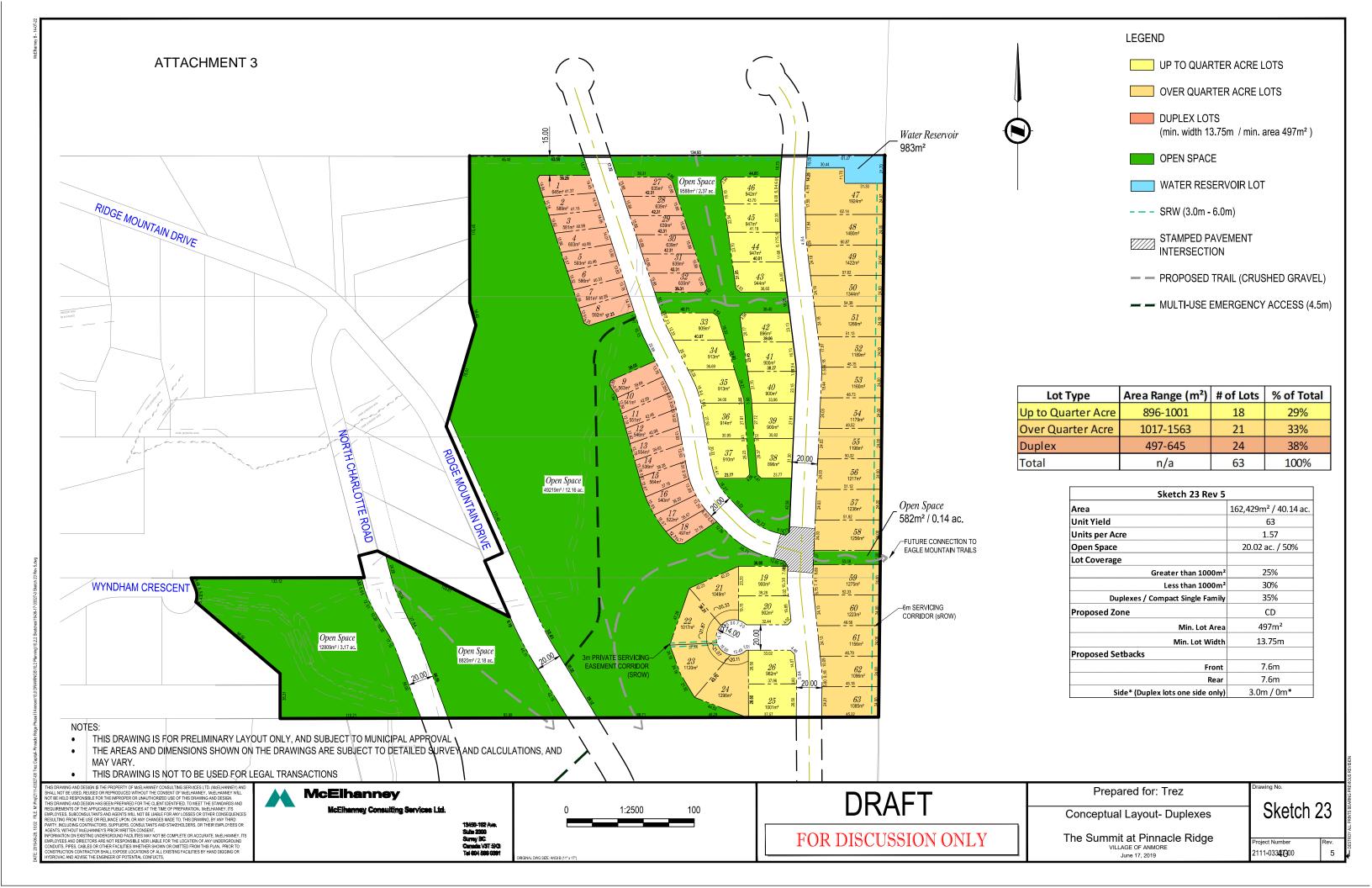
Pinnacle Ridge Rezoning [TREZ and Atti Group Applications]
July 12, 2019

Prepared by:	
Jason Smith	
Manager of Development Services	
Reviewed for Form and Content / Approved for Submiss	ion to Council:
Chief Administrative Officer's Comment/Concurrence	
	Chief Administrative Officer



# ATTACHMENT 2

	Sketch 40 - Proposed Lots	
Lot#	Proposed Use	Lot Area (m²)
1	Duplex	451
2	Duplex	455
3	Single Family (< Quarter Acre)	1012
4	Single Family (>= Quarter Acre)	1347
5	Single Family (>= Quarter Acre)	1353
6	Single Family (>= Quarter Acre)	1400
7	Single Family (< Quarter Acre)	1012
8	Duplex	455
9	Duplex	450
10	Duplex	451
11	Duplex	455
12	Single Family (< Quarter Acre)	1018
13	Single Family (>= Quarter Acre)	1356
14	Single Family (>= Quarter Acre)	1338
15	Single Family (>= Quarter Acre)	1340
16	Single Family (< Quarter Acre)	1021
17	Duplex	515
18	½ Duplex	506
19	Single Family (< Quarter Acre)	1013
20	Single Family (< Quarter Acre)	1013
21	Single Family (< Quarter Acre)	1013
22	Single Family (< Quarter Acre)	1012
23	Single Family (< Quarter Acre)	1012
24	Single Family (< Quarter Acre)	1012
25	Single Family (< Quarter Acre)	1012
26	Single Family (< Quarter Acre)	1012
27	Single Family (< Quarter Acre)	1012
28	Single Family (< Quarter Acre)	1012
29	Single Family (< Quarter Acre)	1017
30	Single Family (>= Quarter Acre)	1335
31	Single Family (>= Quarter Acre)	1336
<i>32</i>	Single Family (>= Quarter Acre)	1813
33	Single Family (>= Quarter Acre)	2470



	Sketch 23 Rev 5 - Proposed Lot	S
Lot#	Proposed Use	Lot Area (m²)
1	Duplex	645
2	Duplex	589
3	Duplex	581
4	Duplex	603
5	Duplex	593
6	Duplex	586
7	Duplex	581
8	Duplex	592
9	Duplex	563
10	Duplex	541
11	Duplex	551
12	Duplex	546
13	Duplex	554
14	Duplex	536
15	Duplex	564
16	Duplex	540
17		
	Duplex	522
18	Duplex	497
19	Single Family (< Quarter Acre)	900
20	Single Family (< Quarter Acre)	902
21	Single Family (>= Quarter Acre)	1049
22	Single Family (>= Quarter Acre)	1017
23	Single Family (>= Quarter Acre)	1120
24	Single Family (>= Quarter Acre)	1296
25	Single Family (< Quarter Acre)	1001
26	Single Family (< Quarter Acre)	982
27	Duplex	635
28	Duplex	639
29	Duplex	639
30	Duplex	639
31	Duplex	639
32	Duplex	635
33	Single Family (>= Quarter Acre)	909
34	Single Family (>= Quarter Acre)	913
35	Single Family (>= Quarter Acre)	913
36	Single Family (>= Quarter Acre)	914
37	Single Family (>= Quarter Acre)	910
38	Single Family (< Quarter Acre)	896
39	Single Family (< Quarter Acre)	900
40	Single Family (< Quarter Acre)	900
41	Single Family (< Quarter Acre)	900
42	Single Family (< Quarter Acre)	896
43	Single Family (< Quarter Acre)	944
4.4		
44	Single Family (< Quarter Acre)	947

Single Family (< Quarter Acre)	942
Single Family (>= Quarter Acre)	1924
Single Family (>= Quarter Acre)	1480
Single Family (>= Quarter Acre)	1422
Single Family (>= Quarter Acre)	1344
Single Family (>= Quarter Acre)	1266
Single Family (>= Quarter Acre)	1189
Single Family (>= Quarter Acre)	1160
Single Family (>= Quarter Acre)	1179
Single Family (>= Quarter Acre)	1198
Single Family (>= Quarter Acre)	1217
Single Family (>= Quarter Acre)	1236
Single Family (>= Quarter Acre)	1256
Single Family (>= Quarter Acre)	1275
Single Family (>= Quarter Acre)	1223
Single Family (>= Quarter Acre)	1156
Single Family (>= Quarter Acre)	1096
Single Family (>= Quarter Acre)	1085
	Single Family (>= Quarter Acre)



**ATTACHMENT 5** 

Tel: 604.770.ATTI (2884) Web: www.attigroup.ca Fax: 604.770.2882 Email: info@attigroup.ca

June 20, 2019

Village of Anmore 2697 Sunnyside Road Anmore BC V3H 5G9

Attention: Jason Smith, MCIP, Manager Development Services

Proposed Community Amenity Contribution Offer – Rezoning and Subdivision of "Atti Group" Lands (PIDs: 002-811-626 and 027-687-309) in Anmore, BC

### **Background**

In consideration of our application involving rezoning for Comprehensive Development (CD Zoning) for the above-noted lands, it is our understanding that the Village of Anmore pursuant to Official Community Plan Policy FS-6 has an expectation that a Community Amenity Contribution ("CAC") form part of the application submission. As the applicants on the above-noted project, we in agreement with providing a CAC to the Village and are pleased to submit our initial cash proposal offer. We believe that our initial offer should be considered in the context of the other project features (generally described below) such as significant open space dedication, constructed amenities and development coordinated infrastructure works. Our initial offer is based on our submitted development concept involving 33 lots attached as Attachment A of this offer letter.

Based on project financial conditions including estimated costs, revenues and comparable CAC rates based on lot sizes elsewhere in the Village, we propose to provide the Village with a cash contribution of **\$780,00**.

### **CAC Components**

1. Cash Contribution VALUE: \$780,000

The cash component of the CAC package was derived based on project proforma information and past examples in the Village of Anmore. Based on the project costs and revenues as we understand them now, we arrived at a cash contribution of \$780,000 which is based on the 33 lot layout included as Attachment A. This equates to an average per lot contribution of approximately \$23,636. The method by which we arrived at this calculation was through analysis and extrapolation based off the established CAC contribution rates per the Villages infill development policy. From this basis, we generated a set of 'benchmark' rates based lot type and per square ft of lot area. The basic principle is that smaller lot sizes generate smaller profit amounts therefor reducing the amount of available money to provide as a CAC. Given that our development concept is unlike anything developed in Anmore to date, we thought it essential to reflect our project's uniqueness within our CAC analysis. Attachment B provides a comparative



Tel: 604.770.ATTI (2884) Web: www.attigroup.ca Fax: 604.770.2882 Email: info@attigroup.ca

analysis based on the 33 lot development concept with CACs calculated by lot type ranging from \$12,500 for duplex lots to \$33,000 for third acre sized lots resulting in the blended rate of \$23,636 per lot. The resulting average per lot rate of \$23,636 compares reasonably to a recently accepted CAC offer made to the Village for a 19 lot project to the west of our site. In that example, lots sizes ranged from third acre to half-acre plus at an average per lot CAC cash contribution rate of approximately \$26,000.

Although we are proposing a comparable cash contribution based on a average per lot rate, we feel it necessary to point out that our project will be undertaking a significantly greater amount of servicing cost (Charlotte Road connection), providing infrastructure (water reservoir) and significantly more open space than has been previously provided by other CD zoned projects.

### 2. Open Space

Our proposal is based on the notion of concentrating or clustering development in areas more suitable for residential development. Areas with steep slope and/or significant tree stands that are readily viewed from East Road are proposed to be set aside as public open space. In total, our proposal includes 5.48 hectares (13.5ac) of opens pace which equals 50.6% of the gross site area (refer to Attachment A). The land being provided, although steep, is not encumbered by environmentally sensitive watercourses. The amount of open space proposed is significantly greater than previous examples of CD Zoning in the Village, therefore we believe that this project feature be given consideration as a part of a broader CAC Package. It should be also pointed out that full road frontage improvements along the proposed open space will also be constructed (at the developers cost) allowing for a significant degree of public view and public access that is not always provided in other examples where riparian areas are being protected and public access generally restricted.

#### 3. Open Space Improvements

The 5.48 hectares of proposed open space will require developer funded improvements to ensure opportunities for public use of these lands are adequately provided. Subject to Village review and approval, the following elements are proposed:

- Approximately 470 linear metres of crushed gravel trail (1.2m)
- Trail signage/wayfinding
- Viewpoints including surfacing, railing and seating
- Miscellaneous furniture i.e. dog fountain, garbage / recycling, bike rack

It was assumed that open space improvements are an expected requirement of development, however, we wanted to acknowledge our commitment to providing such improvements as a part of our development proposal.



Tel: 604.770.ATTI [2884] Web: www.attigroup.ca Fax: 604.770.2882 Email: info@attigroup.ca

#### 4. Water Reservoir

The project will be required to provide for a new water reservoir as is identified in the Village's 2015 Water Utility Master Plan. It is expected that the proceeding application(s) will front costs associated with design, construction and land costs. It is acknowledged that the water reservoir is a development requirement for any new development on the hillside. However, the 2015 Water Utility Master Plan does identify the fact that the new Pinnacle reservoir will provide the Village with "the necessary balancing, fire and emergency storage volumes under future demand conditions". We also believe that the new Pinnacle Reservoir will provide some benefit to the Village.

#### 5. Charlotte Road Extension

Our project has made a commitment to providing for the extension and construction of Charlotte Road/Crescent off-site from our development site. As a part of this commitment we have secured agreements with all but one of the third-party land owners to provide the road allowance. Based on our consultants estimates, the cost of the off-site construction is estimated at approximately \$1.2M which is proposed to be 'front-ended' by the Atti Group and adjacent "Trez" project. The Charlotte Road connection fulfills development requirements but also fulfills Official Community Plan objectives that are identified for broader community benefit.

Refer to Attachment C for cost estimate.

### **Concluding Remarks**

Based on our development concept, understood development requirements and the CAC analysis based off CAC policy and offers established by other projects within the Village, we believe that the CAC Package we are proposing for our project represents a reasonable initial offer to the Village. We look forward to further discussions on this matter.

Yours very truly,

Arman Tehrani

Vice President, Atti Group.

cc: McElhanney Consulting Services Ltd (via email)

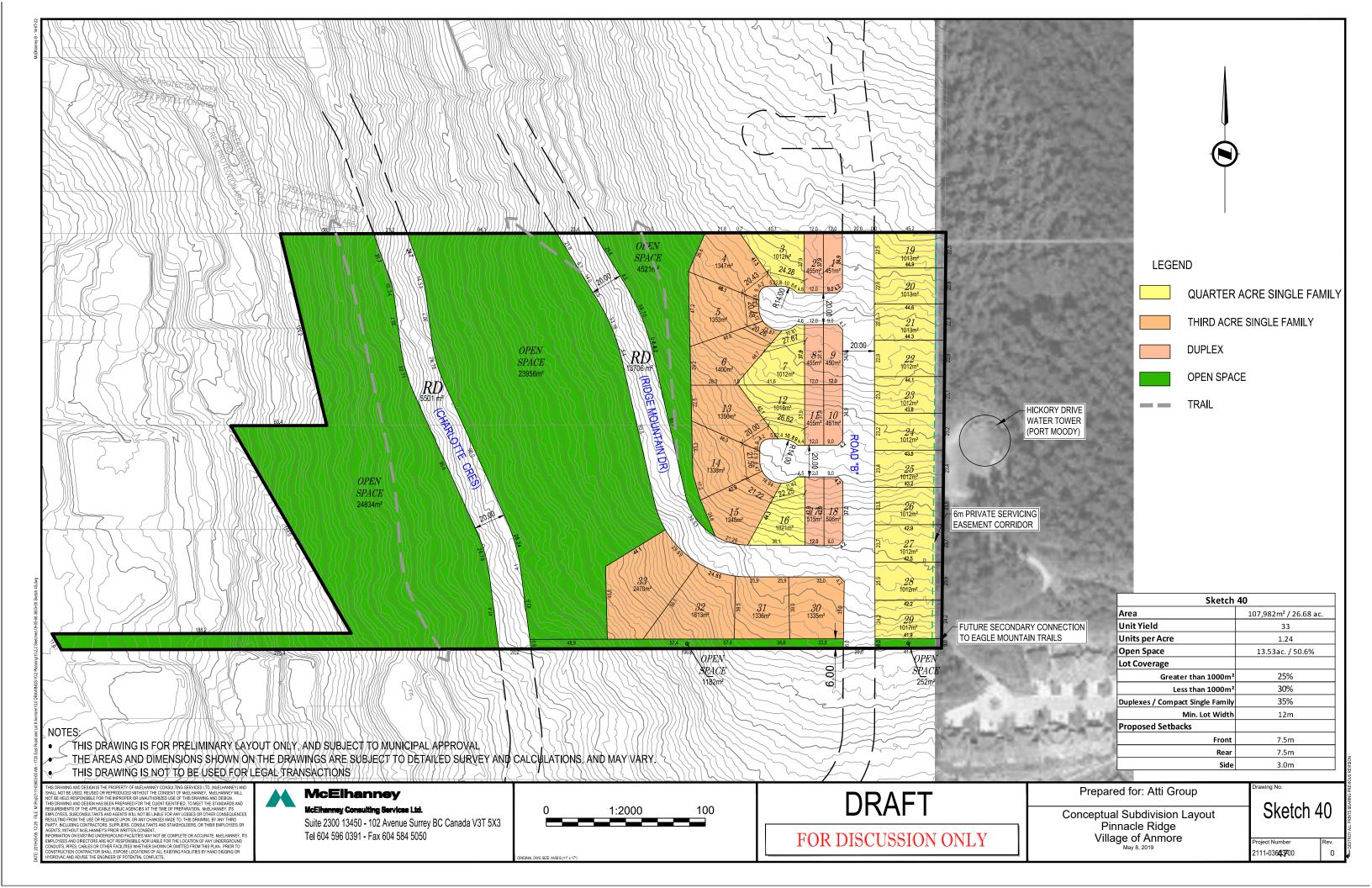
Attachments: A – McElhanney Sketch 40, May 8, 2019



Tel: 604.770.ATTI (2884) Web: www.attigroup.ca Fax: 604.770.2882 Email: info@attigroup.ca

B – CAC Analysis – Altus Group

C – McElhanney Cost Estimate Charlotte Road Offsite, June 21, 2019



Lot		Sq.m.	Sq.ft.	Acres/ Type	Value	CAC per lot	CAC per sqft \$2
Sketo		one (ontic	anal lots fo	r Council cons	ideration)		
West	.emz	one (optio	onariots to	r council cons	ideration		
	34		15,000	t	1,500,000	33,000	\$30,000
	35		15,000	t	1,500,000	33,000	\$30,000
	36 3		15,000	t	1,500,000	33,000	\$30,000
					4,500,000	99,000	90,000
South	30 a	Zone 1334.7	14,366	t	1,500,000	33,000	\$28,732
	31	1336.3	14,383	t	1,500,000	33,000	\$28,767
	32	1812.6	19,511		1,500,000	33,000	\$39,021
	33	2470.3	26,590	t	1,500,000	33,000	\$53,181
	4			<u> </u>	6,000,000	132,000	149,701
Centr	ral Zo	ne					
	1	450.5	4,849	d	750,000	12,500	\$9,699
	2	454.9	4,896	d	750,000	12,500	\$9,793
	8	455.0	4,898	d	750,000	12,500	\$9,795
	9	450.4	4,848	d	750,000	12,500	\$9,696
	10	450.5	4,850	d	750,000	12,500	\$9,699
	11	455.0	4,898	d	750,000	12,500	\$9,796
	17	514.9	5,542	d	750,000	12,500	\$11,084
	18	505.8	5,444	d	750,000	12,500	\$10,888
	3	1012.4	10,898	q	1,250,000	25,000	\$21,795
	4	1347.4	14,503	t	1,500,000	33,000	\$29,007
	5	1352.7	14,560	t	1,500,000	33,000	\$29,120
	6	1400.2	15,072	t	1,500,000	33,000	\$30,144
	7	1012.3	10,896	q	1,250,000	25,000	\$21,793
	12	1018.2	10,960	q	1,250,000	25,000	\$21,920
	13	1356.3	14,599	t	1,500,000	33,000	\$29,198
	14	1338.1	14,403	t	1,500,000	33,000	\$28,806
	15	1340.4	14,428	t	1,500,000	33,000	\$28,857
	16	1021.3	10,993	q	1,250,000	25,000	\$21,986
	18				18,750,000	373,000	321,090
Easte	ern Zo	one					
	19	1013.2	10,906	q	1,250,000	25,000	\$21,812
	20	1012.8		•	1,250,000	25,000	\$21,804
	21	1013.0	10,904	•	1,250,000	25,000	\$21,808
	22	1011.8		•	1,250,000	25,000	\$21,781
	23	1012.0	10,893	-	1,250,000	25,000	\$21,786
	24	1012.1	10,894		1,250,000	25,000	\$21,789
	25	1012.1	10,894	q	1,250,000	25,000	\$21,788
	26	1011.9	10,892	q	1,250,000	25,000	\$21,784
	27	1011.5	10,888	•	1,250,000	25,000	\$21,776
	28	1012.0		•	1,250,000	25,000	\$21,787
	29	1016.6	10,942	q	1,250,000	25,000	\$21,885
<b>.</b>	11				13,750,000	275,000	239,800
Total		lots			38,500,000	780,000	710,592
		Averages			1,166,667	23,636	21,533
	36		ditional lot	S	43,000,000	879,000	800,592
		Averages			1,194,444	24,417	22,239
					, - ,	, ,	-,_33

### Lot Comparisons

Lot Size of A	cre/ Type	Value	Acre	\$/Acre	sq.ft.	\$/sq.ft.	CAC	CAC \$/sq.ft.
						per value	Lot Type	\$2
Duplex	d	750,000	0.12	6,250,000	5,227	\$143.5	12,500	10,454
Full	f	2,750,000	1	2,750,000	43,560	\$63.1	100,000	87,120
Half	h	2,000,000	0.5	4,000,000	21,780	\$91.8	50,000	43,560
Quarter	q	1,250,000	0.25	5,000,000	10,890	\$114.8	25,000	21,780
Third	t	1,500,000	0.33	4,545,455	14,375	\$104.3	33,000	28,750



### **DEVELOPMENT COST ESTIMATE Off-Site Cost Estimate Anmore Hillside Overall Concept Sketch** Class "D" Estimate **REVISED ESTIMATE**

Client

Atti Group Pinnacle Ridge Estimates Project:

2111-03603-00 Project #. Location Off-Site Cost Estimate

Date: June 21, 2019

Construction Estimator: Darith Sok, AScT Construction Estimate Reviewer: Luis Lopez, P. Eng

Planning Estimator:

Cost Sharing Estimate for North Charlotte Road								
		Bella Terra		Robb	(	Cresswell	Мо	rk
Linear Met	er	83m		38m		43m		58m
A North Charletta Dankunde	_	0.47.000	_	445.050	_	405.000		400.000
<ol> <li>North Charlotte Roadwork</li> </ol>	\$	247,839	\$	115,350	\$	135,933	\$	182,296
<ol> <li>North Charlotte Storm</li> </ol>	\$	76,880	\$	41,330	\$	45,260	\$	59,030
5 Silt Control	\$	19,483	\$	9,401	\$	10,872	\$	14,480
Sub-Total	\$	324,719	\$	156,680	\$	181,193	\$	241,326
Contingency @ 30%	\$	97,420	\$	47,010	\$	54,360	\$	72,400
Sub-Total	\$	422,139	\$	203,690	\$	235,553	\$	313,726
GST @ 5%	\$	21,106.96	\$	10,184.51	\$	11,777.64	\$	15,686.31
Sub-Total: Construction Costs	\$	443,246	\$	213,875	\$	247,331	\$	329,413

**Total Road Construction Cost** 1,233,863.93

### **ATTACHMENT 6**



The Bowra Group Inc.

Suite 430, One Bentall Centre 505 Burrard Street, Box 72 Vancouver, BC Canada V7X 1M3

Tel: 604.689.8939 Fax: 604.689.8584 bowragroup.com

June 28, 2019

Village of Anmore 2697 Sunnyside Road Anmore BC V3H 5G9

Attention: Jason Smith, MCIP, Manager Development Services

Proposed Community Amenity Contribution Offer – Rezoning and Subdivision of "Summit at Pinnacle Ridge" Lands (PID: 028-861-256) in Anmore, BC (the "Project")

### **Background**

In consideration of our application involving rezoning for Comprehensive Development (CD Zoning) for the above-noted lands, it is our understanding that the Village of Anmore, pursuant to Official Community Plan Policy FS-6, has an expectation that a Community Amenity Contribution ("CAC") form part of the application submission. As the applicants on the above-noted Project, we are in agreement with providing a CAC to the Village and are pleased to submit our initial cash proposal offer. We believe that our initial offer should be considered in the context of the other Project features such as significant open space dedication, constructed amenities and development coordinated infrastructure works. Our initial offer is based on our submitted development concept involving 63 lots attached as Exhibit A of this offer letter.

Based on the Project's financial conditions including estimated costs, revenues and comparable CAC rates based on lot sizes elsewhere in the Village, we propose to provide the Village with a cash contribution of \$1,000,000.

## **CAC Components**

1. Cash Contribution VALUE: \$1,000,000.

The cash component of the CAC package was derived based on project proforma information and past examples in the Village of Anmore. Based on the Project costs and revenues as estimated today, we arrived at a cash contribution of \$1,000,000, which is based on the 63 lot layout included as Exhibit A. This equates to an average per lot contribution of approximately \$15,873. The method by which we arrived at this calculation was through analysis and extrapolation based off the established CAC contribution rates per the Villages infill development policy. From this basis, we generated a set of 'benchmark' rates based lot type and per square ft of lot area. The basic principle is that smaller lot sizes generate smaller profit amounts therefor reducing the amount of available money to provide as a CAC. Given that our

development concept is unlike anything developed in Anmore to date, we thought it essential to reflect our Project's uniqueness within our CAC analysis.

Although we are proposing a comparable cash contribution based on a average per lot rate, we feel it necessary to point out that our Project will be undertaking a significantly greater amount of servicing cost (Charlotte Road connection), providing infrastructure (water reservoir) and significantly more open space than has been previously provided by other CD zoned projects. See attached schedule for total CAC contribution to the Village. It should be noted that this is in addition to the DCC's at \$10,718/lot for a total of \$675,234.

### 2. Open Space

Our proposal is based on the notion of concentrating or clustering development in areas more suitable for residential development. Areas with steep slope and/or significant tree stands that are readily viewed from East Road are proposed to be set aside as public open space. In total, our proposal includes 8.1 hectares (20.1 ac) of open space which equals 50% of the gross site area (refer to Exhibit A). The land being provided, although steep, is not encumbered by environmentally sensitive watercourses. The amount of open space proposed is significantly greater than previous examples of CD Zoning in the Village, therefore we believe that this feature be given consideration as a part of a broader CAC Package. We note that full road frontage improvements along the proposed open space will also be constructed (at the developers cost) allowing for a significant degree of public view and public access that is not always provided in other examples where riparian areas are being protected and public access generally restricted.

### 3. Open Space Improvements

The 8.1 hectares of proposed open space will require developer funded improvements to ensure opportunities for public use of these lands are adequately provided. Subject to Village review and approval, the following elements are proposed:

- Approximately 765-linear metres of crushed gravel trail (1.2m)
- Approximately 765 linear metres of multi-use/emergency access 4.5m wide paved 'road'
- Trail signage/wayfinding
- Viewpoints including surfacing, railing and seating
- Pocket park with play equipment

#### 4. Water Reservoir

The Project will be required to provide a new water reservoir as identified in the Village's 2015 Water Utility Master Plan. The proposed location of the new water reservoir is on the subject site, occupying approximately 1,000 square metres of land. The final design and water reservoir footprint will be subject to Village review. It is expected that our application will front costs associated with design, construction and land costs. It is acknowledged that the water reservoir is a development requirement for any new development on the hillside. However, the 2015 Water Utility Master Plan does identify the fact that the new Pinnacle reservoir will provide the

Village with "the necessary balancing, fire and emergency storage volumes under future demand conditions". Accordingly, the reservoir will benefit the Village. We have, on the conservative side, estimated that the excess capacity of the reservoir for the benefit of the Village is 25%. As tabled below.

The Bowra Group Inc. in its capacity as Receiver – Manager ("Receiver") will be relying on a Late Comers Agreement to recover the costs, on a proportionate basis from the Bella Terra, Robb, Cresswell and Mork properties ("the adjacent properties"). As with all Late Comer Agreements there is a risk of never recovering all of the costs. We have projected that 45% of the costs attributed to "the adjacent properties" will not be recovered). As tabled below.

	Benefit to Village
Excess volume of reservoir estimate at 25% (25% x \$1,950,000)	\$487,500
Estimated non-recoverable late comer fee for construction of reservoir etc. (\$840,938 x 45%)	\$378,422
Estimated reservoir lot land value non-recoverable for late comer (\$690,000 x 45%)	\$310,500

### 5. Charlotte Road Extension

Our Project has made a commitment to providing for the extension and construction of Charlotte Road/Crescent off-site from our development site per our letter dated June 21, 2019. As a part of this commitment we have secured agreements with all but one of the third-party landowners to provide the road allowance. Based on our consultants' estimates, the cost of the off-site construction on the adjacent properties is estimated at \$1.3M which is proposed to be 'front-ended' by the Receiver's Project. The Receiver will be relying on a Late Comers Agreement to recover these costs from "the adjacent properties". As with all Late Comer Agreements there is a risk of not recovering all the costs. We have projected that 45% of the \$1.3M incurred extending Charlotte through "the adjacent properties" will not be recovered and quantifiable as tabled below. The Charlotte Road connection fulfills development requirements but also fulfills Official Community Plan objectives that are identified for broader community benefit.

Estimated cost to construct Charlette Dood	Benefit to Village
extension \$1, 307,906 multiplied by estimated non recovery of late comer of	\$588,558
45%	

# **Concluding Remarks**

Based on our development concept, understood development requirements and the CAC analysis based off CAC policy and offers established by other projects within the Village, we believe that the CAC Package we are proposing for our project represents a reasonable offer to the Village.

In summary our CAC contribution to the Village is:

	Benefit to Village
Cash Contribution	\$1,000,000
Overcapacity of water reservoir	\$487,500
Estimate non-recoverable reservoir construction cost from late comer	\$378,422
Estimate non-recoverable reservoir land value from late comer	\$310,500
Estimate non-recoverable cost of construction of Charlotte Road extension from late comer	<u>\$588,558</u>
	<u>\$2,764,980</u>

This \$2,764,980 is an estimated CAC contribution of \$43,889 per lot.

We look forward to discussing this matter in the near future.

Yours very truly,

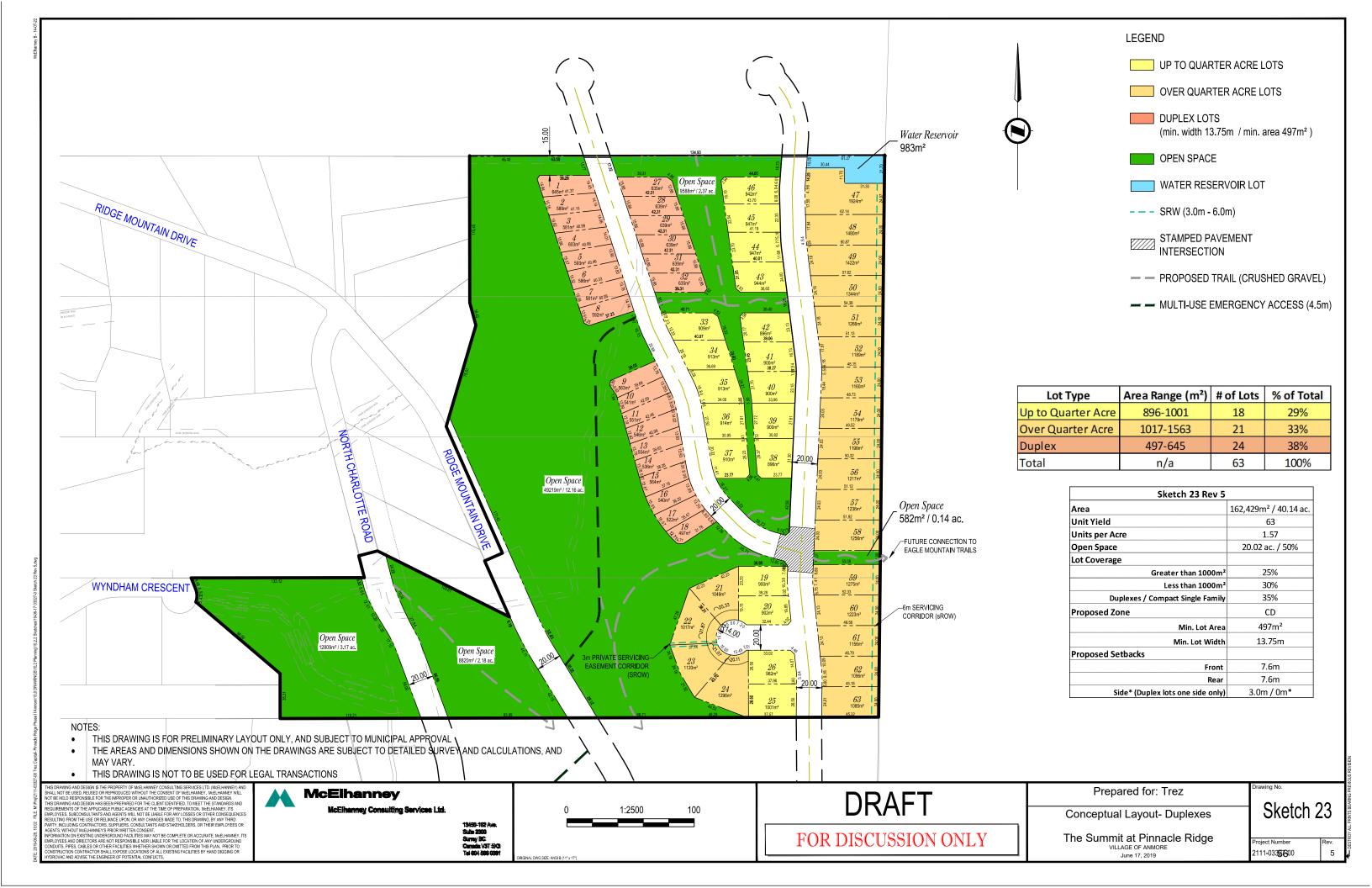
The Bowra Group Inc. Receiver - Manager of the undertaking and properties of Kings Legacy Developments Inc.

Per:

Mario Mainella

cc: McElhanney Consulting Services Ltd (via email)

Exhibits: A – McElhanney Sketch 23, Rev 5, June 17, 2019



# COMMUNITY ENGAGEMENT, CULTURE AND INCLUSION COMMITTEE MEETING – MINUTES



Agenda for the Community Engagement, Culture and Inclusion Committee Meeting scheduled for Wednesday, May 15, 2019 at 4:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

### MEMBERS PRESENT

Councillor Polly Krier, Chair Shaunda Moore Trudy Schneider

### MEMBERS ABSENT

Kerri Palmer Isaak Chloe Heisler

### 1. CALL TO ORDER

Chair Krier called the meeting to order at 4:08 p.m.

### 2. APPROVAL OF THE AGENDA

Recommendation: That the agenda be approved as circulated.

**CARRIED UNANIMOUSLY** 

### 3. MINUTES

### (a) Minutes of the Meeting held on April 11, 2019

Recommendation: That the Minutes of the Community Engagement, Culture and

Inclusion Committee meeting held on April 11, 2019 be adopted

as circulated.

CARRIED UNANIMOUSLY

### 4. BUSINESS ARISING FROM THE MINUTES

None.

### 5. UNFINISHED BUSINESS

None.

### 6. <u>NEW BUSINESS</u>

### (a) Dementia Workshop – May 29, 2019

- Chair Krier to arrange for coffee and snacks
- Posters have been created to social media distribution
- Chair Krier to send poster to Anmore Times and Anmore Alternative and notify attendees from first workshop
- Chair Krier to discuss vendor involvement
- An invitation to Councillor Lubik, Port Moody will be extended

It was agreed by consensus of committee members that Cllr. Krier will bring forward a request from the Committee that Council support the Community Engagement Culture and Inclusion Committee hosting of the Alzheimer Society Workshop on May 29 at Village Hall and that Council authorize a budget of \$75 for the event.

### (b) Village of Anmore events.

<u>August 16 – Anmore Picnic in the Park "Bring Your Own Everything"</u> event components:

- Provide a gathering place
- Arrange for food trucks
- "Bring your own everything"
- Potential for brewery participation
- Request sponsorship from Brilliant Circle Group for blow up movie screen or bouncy castle
- Sound system Cllr. Weverink
- If raining could move inside Village Hall or have tents set up

### July Event

 P. Krier and K. Palmer Isaak to meet with Nancy and Candice from Garden Club who wish to organize an adult only event in July in Spirit Park

### Ma Murray Day

• Invite Shannon to June meeting regarding archives.

# 7. <u>ADJOURNMENT</u>

It was	: MOVED	and SE	CONDEI	Э:
--------	---------	--------	--------	----

"TO ADJOURN."

### **CARRIED UNANIMOUSLY**

The meeting adjourned at 4:46 p.m.

Certified Correct:	Approved:		
"Karen Elrick"	"Polly Krier"		
Karen Elrick	Councillor Polly Krier		
Manager of Corporate Services	Chair, Community Engagement, Culture and Inclusion Committee		





300 Albert Street, Port Moody, B.C., V3H 2M5

10<sup>th</sup> June, 2019.

Village of Anmore

The Port Moody Secondary School AfterGrad committee would like to thank you for your generous donation towards this year's AfterGrad celebration which was held in the PMSS Gym on June 7th. Your donation helped to support a safe and fun-filled evening for graduates after the dinner and dance which was held at the Pinnacle Hotel Vancouver Waterfront in downtown Vancouver.

The event was very successful and we have received many positive comments from both graduates and parents. The students enjoyed a fun carnival-like atmosphere complete with food, games, entertainment and prizes. We had many parent volunteers help to make this an unforgettable night. Once again, your donation was greatly appreciated and your support was acknowledged with signage at the event, on the school website and in the local community newspaper.

We hope that future AfterGrad committees can look forward to your support.

Sincerely, PMSS 2019 AfterGrad Committee.



Port Moody Senior Secondary 2019 AfterGrad Parent Committee

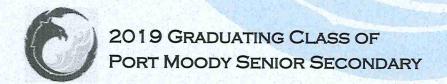
# In Appreciation

of their donation and the contributions they have made to the success of our **2019AfterGrad Celebration** we present

# Village of Anmore

with this certificate in recognition for their support of the students in our community.

THANK YOU!



Port Moody Senior Secondary 2019 AfterGrad Parent Committee



4730 Kingsway, Burnaby, BC, Canada V5H 0C6 | 604-432-6200

metrovancouver.org

### For Metro Vancouver meetings on Friday, June 28, 2019

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg.Valou@metrovancouver.org or Kelly.Sinoski@metrovancouver.org

### **Metro Vancouver Regional District**

### E 1.1 Greater Vancouver Regional Fund Semi-Annual Report as of December 31, 2018

**RECEIVED** 

The Board received for information TransLink's status report on active projects funded by federal gas tax funds through the Greater Vancouver Regional Fund.

As per TransLink's report, the regional transportation authority has been successful in delivering the majority of the projects on or ahead of schedule and incurring positive cost variances. Six projects are noted as experiencing delays exceeding three months: the Metrotown trolley overhead rectifier replacement, three conventional bus replacement projects, equipment for deferred bus retirement program, and the battery electric bus pilot.

Looking ahead over the next 9 years, TransLink expects to draw on \$1.5 billion in GVRF funds to pay for eligible capital expenditures associated with the 2018 Phase Two Investment Plan and subsequent investment plans. Assuming the renewal of the federal gas tax transfers in 2024, the forecasted balance in 2027 will be drawn down to a balance of approximately \$181 million.

### **E 1.2 Board Voting Technology**

**RECEIVED** 

The Board received for information an update on a technology solution to automate the Board's voting process.

In-house staff expertise was leveraged to develop a software solution to meet the unique voting requirements of the Metro Vancouver Board, notably the multiple jurisdictions and the weighting voting aspect. While the Board employs two voting methods - a rising vote and a recorded vote - the recorded vote is the one to benefit from the proposed voting technology solution and is also authorized by the Procedure Bylaw obviating the need for a bylaw amendment. Staff have concluded the development and testing of the voting software, which is ready for use and can be deployed at the next Board meeting where a recorded vote is requested.

#### E 1.3 Asset Management for Corporate Facilities and Equipment Policy

**APPROVED** 

The Board approved the Asset Management for Corporate Facilities and Equipment Policy, which will establish asset management principles and a framework to balance asset performance, risk and cost to support the long-term provision of Regional Services not covered under a separate asset management policy.



4730 Kingsway, Burnaby, BC, Canada V5H 0C6 604-432-6200

metrovancouver.org

The goal of the policy is to balance asset performance, risk and cost. This policy outlines Metro Vancouver's commitment and methodology to manage department assets in a manner that minimizes asset failure risks and impacts and optimizes the life cycle of assets.

The policy will guide Metro Vancouver to meet asset performance targets within a specified budget and enable evidence-based decision making to continuously provide reliable services in the region.

### E 1. 4 2019 Rail~Volution Conference – Request for Sponsorship

**APPROVED** 

Rail~Volution, a U.S.-based non-profit, is intended to serve as a catalyst for building livable communities with transit by inspiring people in communities and regions to make better transit and land use decisions. TransLink, as the local host agency, has submitted a sponsorship request to Metro Vancouver for the 2019 Rail~Volution conference to be held in this region September 9-11, 2019, which is the first time the conference will be held outside of the United States.

The Board approved \$10,000 of sponsorship funding in support of the Regional Day component of the Rail~Volution Conference to be held in Metro Vancouver on September 11, 2019.

### E 2.1 Best Management Practices for Invasive Species: English Holly, English and Irish Ivies, Yellow Archangel, Himalayan Balsam, and Parrot's Feather

**RECEIVED** 

Metro Vancouver retained the Invasive Species Council of Metro Vancouver to create a set of best management practices for key invasive species found within the region. The Board received for information a report with best management practices for English Holly, English and Irish Ivies, Yellow Archangel, Himalayan Balsam, and Parrot's Feather and directed staff to forward the report to member jurisdictions for information.

### E 2.2 Board Appointment and Rescindments of Staff as Officers

**APPROVED** 

Employment status and job function changes of Metro Vancouver environmental regulatory staff have resulted in a need to update staff appointments to ensure appropriate authority to advance air quality management goals. The Board:

- pursuant to the Greater Vancouver Regional District Air Quality Management Bylaw and the Environmental Management Act:
  - o appointed the following Metro Vancouver employee as an officer: Permitting and Enforcement Officer, Brian Kerin; and
  - o rescinded the appointments of the following persons as officers: Lynne Bosquet and Donna Hargreaves; and
- pursuant to section 28 of the Offence Act:
  - appointed the following Metro Vancouver employee for the purpose of serving summons for alleged violations under the Greater Vancouver Regional District Air Quality Management Bylaw: Permitting and Enforcement Officer, Brian Kerin; and
  - rescinded the appointments for the purpose of serving summons of the following persons: Lynne Bosquet and Donna Hargreaves.



# BOARD IN BRIEF

4730 Kingsway, Burnaby, BC, Canada V5H 0C6 604-432-6200

metrovancouver.org

### E 3.1 By-election 2019 Results for the Office of Electoral Area A Director

**RECEIVED** 

The Board received results of the June 15, 2019 by-election for the Office of Director, Electoral Area A, Metro Vancouver Regional District, wherein Jen McCutcheon was elected to the office.

### E 3.2 Appointment of Metro Vancouver's 2019 Representative to the UBCM **Indigenous Relations Committee**

**APPROVED** 

Following Tsawwassen First Nation's election for Chief and Council held on April 6, 2019, Tsawwassen First Nation nominated newly elected Chief Ken Baird as its representative to the MVRD Board. Board Chair Sav Dhaliwal has named Director Baird as Vice-Chair of MVRD's Indigenous Relations Committee. As a matter of UBCM policy, only the Chair or Vice-Chair of Metro Vancouver's Indigenous Relations Committee may be considered for appointment to the UBCM Indigenous Relations Committee.

The Board appointed Director Ken Baird, Vice-Chair of Metro Vancouver's Indigenous Relations Committee, to the Union of BC Municipalities' Indigenous Relations Committee for the remainder of 2019.

### G 1.1 Proposed Amendments to the Remuneration Bylaw - Amending Bylaw 1286

**APPROVED** 

At its May 24, 2019 meeting, the MVRD Board considered the findings of the Board Remuneration Independent Review Panel and endorsed its recommendations regarding board remuneration, and subsequently directed staff to prepare amendments to the Remuneration Bylaw. An amending bylaw was prepared in which two amendments are proposed: first, to adjust the base rate for the Electoral Area A Director by increasing it to 30% of the Board Chair salary; and second, to introduce a one-time adjustment to offset the elimination of non-taxable portion of remuneration introduced by the Canada Revenue Agency.

The Board gave first, second and third reading to Metro Vancouver Regional District Board and Committee Remuneration Amending Bylaw Number 1286, 2019; then passed and finally adopted the bylaw.

### I 1 Committee Information Items and Delegation Summaries

**RECEIVED** 

The Board received delegation summaries and information items from Standing Committees.

#### Climate Action Committee – June 14, 2019

Information Items:

#### 5.2 Metro Vancouver's Carbon Price Policy Implementation Update

Since its implementation in June 2017, the Carbon Price Policy has been functioning as designed where it has been applied, in particular for large infrastructure projects which require a formalized options analysis. Financial implications of the policy are being evaluated on a case-by-case basis in the early stages of project evaluation. This ensures that any additional costs associated with the carbon price are incorporated early on in decision making and project budgets, ensuring that any financial impacts are understood and accounted for.



4730 Kingsway, Burnaby, BC, Canada V5H 0C6 604-432-6200

metrovancouver.org

### 5.4 Measuring Ecosystem Services - Metro Vancouver's Carbon Storage Dataset

The Metro Vancouver carbon storage dataset provides spatial estimates of carbon stored in biomass (e.g. trees, shrubs) and soil that can be used to support the incorporation of ecosystem services into decision-making. The project created several outputs including a parcel-based dataset that can easily be used by planners to explore the potential carbon implications of projects within a given area. Other potential applications for the dataset include as a change detection tool, and for predicting other ecosystem services. Sources of uncertainty within the dataset are outlined in this report and include a lack of detailed mapping and carbon estimates for intertidal and estuarine ecosystems.

### 5.5 Urban Forest Climate Adaptation Initiative Update

This report contains an update on the Urban Forest Climate Adaptation Initiative. Three project deliverables have been completed as part of this initiative to date, including the Urban Forest Climate Adaptation Framework for Metro Vancouver, the Design Guidebook-Maximizing Climate Adaptation Benefits with Trees and the Tree Species Selection Database. In 2018, the Tree Species Selection Database was updated with species from western North American cities. These species are found in climate conditions that are either similar to the climate conditions we currently see in Metro Vancouver, or similar to the climate conditions the region might expect to see in the future. In 2019, the Urban Forest Climate Adaptation Initiative was presented to several different audiences, and the project earned a Canadian Institute of Planners Award for Planning Excellence under the Climate Change Planning category. As a next step, Regional Planning staff will host a workshop with urban forestry practitioners to determine how the work completed to date can be further refined into accessible and useable formats.

### Regional Culture Committee – June 19, 2019

Information Items:

### 5.1 MAXguide.org and Survivor 101 Updates

Launched February 25th, 2011, MAXguide.org, Metro Vancouver's regional arts and culture calendar, is a collaboration of regional culture stakeholders, providing free listings of arts and culture events for arts organizations, individuals and selected art businesses.

The Survivor 101 workshop series continues to be well received by a wide range of region-wide arts and culture organizations, both staff members, volunteers, and board directors. A key factor is that the organizations are given the opportunity to network with peers and share knowledge, as well as identify capacity and sustainability issues. MAXguide.org and the Survivor 101 workshop series continue to be strong vehicles to inform and engage on cultural and artistic events and to build capacity across arts and culture organizations in the Metro Vancouver region.

### **5.2 Metro Vancouver Cultural Project Grants: Adjudication Process**

The allocation of the 2019 Metro Vancouver Cultural Project Grants will be adjudicated by the Regional Culture Committee and will consider the continued support of recipients who have made a long standing commitment to serving the region while fostering the new recipient organizations who are committed to expanding to a regional audience.

Staff will undertake the initial review of the applications and compile a shortlist of applications for review by the Committee. At the July 17, 2019 meeting of the Regional Culture Committee, members will discuss each shortlisted application and make a recommendation on the grant award



# **BOARD IN BRIEF**

4730 Kingsway, Burnaby, BC, Canada V5H 0C6 604-432-6200

metrovancouver.org

for each of the successful proponents. The cap for any single project is \$10,000 with the total grant allocation not to exceed \$130,000. A report outlining the Committee's recommendations will be presented to the July 26, 2019 meeting of the MVRD Board for approval.

### Industrial Lands Strategy Task Force – June 20, 2019

**Delegation Summaries:** 

3.1 Tegan Smith, NAIOP Intensive Use of Industrial Land Committee

### **Greater Vancouver Water District**

### E 1.1 Award of Contract Resulting from Tender No. 18-432: Sunnyside Reservoir Unit No. 1 Seismic Upgrade and Upgrades (Non-seismic)

**APPROVED** 

The Board approved the award of a contract in the amount of \$11,578,163 (exclusive of taxes) to PCL Constructors Westcoast Inc. resulting from Tender No. 18-432: Sunnyside Reservoir Unit No. 1 Seismic Upgrade and Upgrades (Non-seismic).

### E 1.2 Award of Contract Resulting from Request for Proposal (RFP) No. 19-098: Supply and Delivery of Steel Pipe for Kennedy Newton Main 84th to 72nd Avenue

**APPROVED** 

The Board approved the award of a contract in the amount of up to \$4,844,407.50 (exclusive of taxes) to Northwest Pipe Company resulting from Request for Proposal No. 19-098: Supply and Delivery of Steel Pipe for Kennedy Newton Main 84th Avenue to 72nd Avenue.

#### I 1 Committee Information Items and Delegation Summaries

**RECEIVED** 

The Board received information items from the Water Committee.

### Water Committee – June 13, 2019

Information Items:

### 5.3 2018 GVWD Dam Safety Program Annual Update

As required for all dam owners in British Columbia, the Water Services Dam Safety Program follows the requirements outlined in the Provincial Dam Safety Regulation (BC Reg. 40/2016). The Water Services Operations and Maintenance dam safety team monitors and reviews the performance of the five GVWD water supply dams to ensure they remain safe and continue to provide reliable sources of drinking water. The dam safety team retains a dam surveillance consultant, currently Klohn Crippen Berger, to carry out third party review and reporting on dam monitoring and inspection activities.

The Water Services Dam Safety Program is compliant with all dam safety regulatory requirements and continues to meet or exceed requirements of the Provincial Dam Safety Regulation. No significant concerns were noted by the Metro Vancouver dam safety team or dam surveillance consultant from the 2018 routine surveillance, monitoring, or formal dam inspections.



4730 Kingsway, Burnaby, BC, Canada V5H 0C6 | 604-432-6200 |

metrovancouver.org

### **Greater Vancouver Sewage and Drainage District**

### E 1.1 Board Appointments and Rescindments of Bylaw Enforcement Officers

**APPROVED** 

Employment status changes for Metro Vancouver and City of Vancouver environmental regulatory staff have resulted in a need to update staff appointments to ensure appropriate authority to advance.

### The Board:

- pursuant to the Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw and the **Environmental Management Act:** 
  - appointed the following Metro Vancouver employees as municipal sewage control officers: Curtis Wan and Brian Kerin; and
  - o rescinded the appointments of the following former Metro Vancouver employees as municipal sewage control officers: Alexander Clifford, Jeffrey Gogol, Lynne Bosquet, and Donna Hargreaves; and
  - appointed the following City of Vancouver employees as municipal sewage control officers: Shelley Heinricks, and Ana Nic Lochlainn; and
  - o rescinded the appointment of James Smith, former City of Vancouver employee, as a deputy sewage control manager; and
  - o rescinded the appointments of the following former City of Vancouver employees as municipal sewage control officers: Brian Kerin, David Robertson, Douglas Elford, and
- pursuant to the Offence Act appointed the following staff for the purpose of serving summons under section 28 of the Offence Act for alleged violations under Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw:
  - o Metro Vancouver employee Brian Kerin; and
  - o City of Vancouver employees Shelley Heinricks and Ana Nic Lochlainn.
- Pursuant to the Offence Act rescinded the appointment of former Metro Vancouver employee Donna Hargreaves for the purpose of serving summons under section 28 of the Offence Act for alleged violations under Greater Vancouver Sewerage and Drainage District Sewer Use Bylaw.

### E 1.2 Biennial Report – Integrated Liquid Waste and Resource Management Plan

**APPROVED** 

The Board approved the Biennial Report 2017-2018 and directed staff to submit it to the Ministry of Environment and Climate Change Strategy in accordance with the requirements of the Integrated Liquid Waste and Resource Management Plan; and to post the report on the Metro Vancouver website and arrange for the Liquid Waste Committee to receive comments and submissions on the Integrated Liquid Waste and Resource Management Plan progress.



4730 Kingsway, Burnaby, BC, Canada V5H 0C6 604-432-6200

metrovancouver.org

### E 1.4 Award of a Contract Resulting from Request for Proposal (RFP) No. 19-007: Northwest Langley Wastewater Treatment Plant – Design and Construction **Engineering Services**

**APPROVED** 

The Board approved the award of a contract for an amount of up to \$35,327,087 (exclusive of taxes) to CH2M Hill Canada Limited for Phase A, Indicative Design Revalidation and Phase B, Detailed Design resulting from Request for Proposal (RFP) No. 19-007 Northwest Langley Wastewater Treatment Plant – Design and Construction Engineering Services.

### H 1 Wastewater Treatment Plants – Tertiary Treatment

#### NOTICE OF MOTION

Director Lois Jackson provided the following Notice of Motion on May 24, 2019 for consideration at the next regular board meeting:

### Wastewater Treatment Plants – Tertiary Treatment

That the GVS&DD Board request staff to provide a presentation on the region's wastewater treatment plants in terms of tertiary treatment and cost benefit considerations.

### I 1 Committee Information Items and Delegation Summaries

**RECEIVED** 

The Board received a delegation summary and information items from Standing Committee meetings.

### Liquid Waste Committee – June 13, 2019

**Delegation Summaries:** 

3.1 Mayor John McEwen, Village of Anmore and Brandie Roberts, Anmore Green Estates

### Zero Waste Committee - June 14, 2019

Information Items:

### 5.1 Illegal Dumping Update

This report provided information on illegal dumping trends and initiatives in the region. In 2018, member municipalities reported approximately 43,800 incidents of illegal dumping and collectively spent approximately \$3.2 million to clean up and properly dispose of the abandoned waste. In addition, municipalities report spending approximately \$2.5 million per year on bulky item pick-up in the region for a total of approximately \$5.7 million spent annually on removing illegally dumped material and managing bulky item pick-up programs.

### **5.2 Potential Regulatory Approaches for Priority Plastic Wastes**

This report described potential regulatory approaches for priority plastics, recently submitted by the National Zero Waste Council to the Canadian Council of Ministers of the Environment (CCME). The National Zero Waste Council formed a Plastics Advisory Panel that included representatives from local governments and affiliate organizations from across Canada. The Panel identified a list of priority plastics that adversely affect local governments (e.g. as litter or in wastewater), and/or



4730 Kingsway, Burnaby, BC, Canada V5H 0C6 604-432-6200

metrovancouver.org

the environment (particularly as ocean plastics). The Panel then considered possible regulatory actions and recommended those they considered most effective and feasible to enact in the short to medium term. Those recommendations were forwarded to the CCME as the federal government develops its Zero Plastic Waste Strategy.

### 5.3 Waste-to-Energy Facility Environmental Monitoring and Reporting, 2018 Update

The Waste-to-Energy Facility operates well within environmental standards and limits. A range of projects that continuously improve the facility's environmental performance have been completed or are underway. All air emission related parameters monitored during 2018 were in compliance with Operational Certificate 107051, except one 24-hour exceedance of carbon monoxide on January 29, 2018. Continuous emissions monitoring data and all compliance reports are available on the Metro Vancouver website.

### 5.4 2018 Waste Composition Monitoring Program Results

Metro Vancouver monitors the composition of the region's municipal solid waste stream on a regular basis. The 2018 waste composition monitoring program analyzed the composition of the waste stream across all sectors in 161 material categories.

The most common materials in the waste were compostable organics (26%), paper (18%), plastic (16%) and non-compostable organics (16%). While the amount of compostable organics disposed has remained stable since 2016, disposal of non-compostable organics, such as treated and finished wood, has increased, likely due to the challenges processing construction and demolition waste at private facilities in the region. There have been slight decreases in the total tonnages of paper and plastic disposed since 2016. Common single-use items such as disposal cups, retail bags and disposable foodware represent about 2.4% of the overall waste stream, and approximately 1.1 billion single-use items are disposed of each year. More detailed information on single-use items and construction and demolition waste composition data will be provided to the Zero Waste Committee later this year as the data becomes available.

### 5.5 2019 Regional "Think Thrice About Your Clothes" Campaign Results

The "Think Thrice About your Clothes" campaign supports the waste reduction objectives in the Integrated Solid Waste and Resource Management Plan. 2019 was the first year of the "Think Thrice" campaign, which was in market from February 18, 2019 to April 28, 2019. The campaign objectives were to: raise awareness about clothing waste in the region; provide tips and information to help residents make more informed decisions when purchasing, caring for, and disposing of clothing.

Among those aware of the ads, up to half intend to change their behaviour. Over the campaign period, the "Think Thrice" website saw 14,958 sessions. The campaign also received an estimated \$186,060 worth of earned media. Campaign materials were used by at least 10 member jurisdictions. The 2020 clothing waste reduction campaign will continue to use the "Think Thrice" platform, which will be refined base on learnings in 2019. The Campaign was the recipient of the Recycling Council of British Columbia (RCBC) 2019 Award for Environmental Achievement in the Public Sector category.

### **Metro Vancouver Housing Corporation**

No open agenda items.

From: Dobrowolski, Judy [mailto:Judy.Dobrowolski@bchydro.com]

Sent: July-11-19 4:21 PM

**To:** Ryan Froese <<u>Ryan.Froese@anmore.com</u>>; Ann-marie Thiele <<u>Ann-marie.Thiele@anmore.com</u>>; Kim Trowbridge <<u>Kim.Trowbridge@anmore.com</u>>; Paul Weverink <<u>Paul.Weverink@anmore.com</u>>; John

McEwen < John. McEwen@anmore.com >

**Cc:** Juli Halliwell < <u>Juli.Halliwell@anmore.com</u>>; Carmen Disiewich < <u>Carmen.Disiewich@anmore.com</u>>;

Muir, Jerry < <a href="mailto:Jerry.Muir@bchydro.com">Jerry.Muir@bchydro.com</a>>

Subject: Metro North Transmission Project On Hold

Dear Mayor and Council,

Over the past year, we've been reviewing the <u>Metro North Transmission Project</u> to ensure that we're making this investment at the right time. Our review confirmed that demand in this part of the Lower Mainland hasn't grown as expected; therefore, the project isn't needed by 2022, as previously planned.

We've put the project on hold while we analyze a new electricity demand forecast. We plan to have a new date for the project early next year.

This decision will have no impact on the reliable supply of electricity to our customers in this area.

We've sent letters to all of the property owners living along the existing right-of-way through Anmore. We'll also be emailing all of our public stakeholders about this decision tomorrow morning.

Thank you.			
Judy			

Judy Dobrowolski | Manager, Capital Projects Communications

BC Hydro

333 Dunsmuir St, 15th floor Vancouver, BC V6B 5R3

P 604 623 3839 M 604 928 7640

E judy.dobrowolski@bchydro.com

bchydro.com

Smart about power in all we do.

This email and its attachments are intended solely for the personal use of the individual or entity named above. Any use of this communication by an unintended recipient is strictly prohibited. If you have received this email in error, any publication, use, reproduction, disclosure or dissemination of its contents is strictly prohibited. Please immediately delete this message and its attachments from your computer and servers. We would also appreciate if you would contact us by a collect call or return email to notify us of this error. Thank you for your cooperation.