

## REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for  
Tuesday, September 17, 2019 at 7:00 p.m. in Council Chambers at  
Village Hall, 2697 Sunnyside Road, Anmore, BC



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1. **Call to Order**

2. **Approval of the Agenda**

Recommendation: That the Agenda be approved as circulated.

3. **Public Input**

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

4. **Delegations.**

Page 4 (a) **Reid Malley**

Regarding discussion on putting in a speed bump on Birch Wynde.

5. **Adoption of Minutes**

Page 5 (a) **Minutes of the Regular Council Meeting held on September 3, 2019**

Recommendation: That the Minutes of the Regular Council Meeting held on September 3, 2019 be adopted, as circulated.

6. **Business Arising from Minutes**

7. **Consent Agenda**

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

Recommendation: That the Consent agenda be adopted.

Page 13 (a) **Metro Vancouver – Where Matters: Health and Economic Impacts of Where We Live Final Report**

Recommendation: THAT Council receive the letter from Metro Vancouver dated August 30, 2019, regarding Where Matters: Health and Economic Impacts of Where We Live Final Report.

Page 35 **(b) City of Enderby – Fostering Transportation Network Services in Small Communities**

Recommendation: THAT Council receive the letter from Enderby dated September 5, 2019, regarding Fostering Transportation Network Services in Small Communities, for information.

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

**9. Legislative Reports**

Page 36 **(a) Zoning Bylaw Updates – Initial Readings**

Report dated September 13, 2019 from the Manager of Development Services attached.

Page 45 **(b) Bylaw Updates**

Recommendation: THAT Council:

- A. Adopt Anmore Bylaw Repeal Bylaw No. 605-2019; and
- B. Adopt Anmore Development Procedures Bylaw Amendment Bylaw No. 606-2019; and
- C. Adopt Anmore Freedom of Information and Protection of Privacy Act Bylaw No. 607-2019; and
- D. Adopt Anmore Fees and Charges Bylaw No. 608-2019; and
- E. Adopt Anmore Solid Waste Management Amendment Bylaw No. 609-2019.

**10. Unfinished Business**

**11. New Business**

**(a) 2019 Community Spirit Award Recipient – Mario Piamonte**

Council presented the 2019 Community Spirit Award at the annual Ma Murray Day event to Mario Piamonte.

**12. Recommendations of Committees.**

**(a) Community Engagement, Culture and Inclusion Committee Meeting held on July 11, 2019**

The Committee recommends:

That Council direct staff to create procedures to ensure Anmore history is continually being captured and how properly to collect items and information giving special consideration to capture lapses in years.

**13. Mayor's Report**

**14. Councillors Reports**

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

**16. Information Items**

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

- Page 60 - Minutes of Community Engagement, Culture, and Inclusion Committee meeting held on July 11, 2019
- Page 63 - Minutes of Advisory Planning Commission meeting held on May 6, 2019
- Page 66 - Draft Minutes of Advisory Planning Commission meeting held on September 9, 2019

**(b) General Correspondence**

- None

**17. Public Question Period**

*Note: The public is permitted to ask questions of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.*

**18. Adjournment**

## Delegation to Council Request Form

### Contact Information

Name of presenter: Reid Halley

Name of organization: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

### Presentation Information

Preferred meeting date at which you wish to appear (if known): N/A

Number of person(s) expected to attend: 10-14

Reason(s) for presentation:

~ To provide information

~ To request funding

~ To request letter of support

~ Other discussion on putting in a speed bump

Resources:

~ Projector and Screen (bring own laptop)

~ Other \_\_\_\_\_

Please submit the completed form and related presentation materials to the Chief Administrative Officer by 12:00 p.m. on the Thursday prior to the Council Meeting via email to [juli.halliwell@anmore.com](mailto:juli.halliwell@anmore.com) or delivered to village hall.

For questions regarding this process, please phone Juli Halliwell at 604-469-9877.



## REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for  
Tuesday, September 3, 2019 at 7:00 p.m. in Council Chambers at  
Village Hall, 2697 Sunnyside Road, Anmore, BC



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### ELECTED OFFICIALS PRESENT

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

### ABSENT

Councillor Tim Laidler

### OTHERS PRESENT

Juli Halliwell, CAO  
Karen Elrick, Manager of Corporate Services  
Jason Smith, Manager of Development Services  
Lance Fortier, Operations Superintendent

#### 1. Call to Order

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

#### 2. Approval of the Agenda

It was MOVED and SECONDED:

R359	That the Agenda be approved as amended to include the addition of Item 11 (c) under New Business: Award of 2019 Capital Works.
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Carried Unanimously

#### 3. Public Input

Bruce Scatchard regarding zoning bylaw amendments and specifically coach house regulations.

Charles Christie regarding civic building design cost.

#### 4. Delegations.

None.

**5. Adoption of Minutes**

**(a) Minutes of the Regular Council Meeting held on July 16, 2019, Minutes of the Special Council Meeting held on July 22, 2019, Minutes of the Special Council Meeting held on July 26, 2019, and Minutes of the Special Council Meeting held on July 30, 2019**

It was MOVED and SECONDED:

R360                      That the Minutes of the Regular Council Meeting held on July 16, 2019, Minutes of the Special Council Meeting held on July 22, 2019, Minutes of the Special Council Meeting held on July 26, 2019, and Minutes of the Special Council Meeting held on July 30, 2019 be adopted as circulated.

Carried Unanimously

**6. Business Arising from Minutes**

None.

**7. Consent Agenda**

It was MOVED and SECONDED:

R361                      That items 7 (c) and 7 (h) be removed from the Consent agenda and that the remainder of the Consent agenda be adopted.

Carried Unanimously

**(a) BC Liberal Official Opposition – 2019 Official Opposition Meeting Opportunities**

Recommendation:    THAT Council receive the letter from BC Liberal Official Opposition dated July 19, 2019, regarding 2019 UBCM Official Opposition Meeting Opportunities, for information.

**(b) City of Victoria – Creating a Lobbying Registry**

Recommendation:    THAT Council receive the letter from City of Victoria dated July 19, 2019, regarding creating a lobbying registry for municipal government, for information.

**(d) British Columbia Utilities Commission – An Inquiry into the Regulation of Municipal Energy Utilities – Regulatory Timetable**

Recommendation: THAT Council receive the email communication from British Columbia Utilities Commission dated August 2, 2019 regarding An Inquiry into the Regulation of Municipal Energy Utilities – Regulatory Timetable.

**(e) Village of Belcarra – Proposed OCP Amendment Bylaw to enable Temporary Use Permits (TUPS) to be issued**

Recommendation: THAT Council receive the letter from Village of Belcarra dated August 9, 2019 regarding proposed OCP Amendment Bylaw to enable Temporary Use Permits (TUPS) to be issued, for information.

**(f) District of Saanich – Clean Up of Needles and Other Harm Reduction Paraphernalia**

Recommendation: THAT Council receive the letter from District of Saanich dated August 15, 2019 regarding Clean Up of Needles and Other Harm Reduction Paraphernalia, for information.

**(g) District of Saanich – Proceeds of Crime**

Recommendation: THAT Council receive the letter from District of Saanich dated August 15, 2019 regarding Proceeds of Crime, for information.

**(i) Ministry of Environment and Climate Change – Action on Plastics Website and Consultation Paper**

Recommendation: THAT Council receive the communication from Ministry of Environment and Climate Change dated August 29, 2019 regarding Action on Plastics – Website and Policy Consultation Paper, for information.

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

**(c) Minister of Transport regarding helicopters landing at a private residence in the Village of Anmore**

It was MOVED and SECONDED:

R362                      THAT Council receive the communication from Minister of Transport dated July 30, 2019, regarding helicopters landing at a private residence in the Village of Anmore, for information.

Before the question was called it was MOVED and SECONDED:

THAT the main motion be amended to direct staff to send a letter to the Minister of Transport requesting a timeline for response regarding any fines and penalties to be assessed.

Carried Unanimously

The question was then called on the main motion, as amended, and it was:

Carried Unanimously

**(h) Metro Vancouver – Support for Rural Communities within Metro Vancouver**

Mayor McEwen spoke regarding the challenges of rural communities located within Metro Vancouver.

It was MOVED and SECONDED:

R363                      THAT Council receive the letter from Metro Vancouver dated August 26, 2019 regarding Support for Rural Communities within Metro Vancouver, for information.

Carried Unanimously

**9. Legislative Reports**

**(a) Bylaw Updates**

Ms. Karen Elrick, Manager of Corporate Services, provided an overview of the staff report outlining the proposed new bylaws and bylaw amendments that were identified through a review for updates, repeal, or replacement.

It was MOVED and SECONDED:

R364                      THAT Council:

- A. Grant first, second, and third readings to Anmore Bylaw Repeal Bylaw No. 605-2019; and
- B. Grant first, second, and third readings to Anmore Development Procedures Bylaw Amendment Bylaw No. 606-2019; and

- C. Grant first second, and third readings to Anmore Freedom of Information and Protection of Privacy Act Bylaw No. 607-2019; and
- D. Grant first, second, and third readings to Anmore Fees and Charges Bylaw No. 608-2019; and
- E. Grant first, second, and third readings to Anmore Solid Waste Management Amendment Bylaw No. 609-2019.

Carried Unanimously

**(b) Updates to the Zoning Bylaw**

Mr. Jason Smith, Manager of Development Services, provided an overview of the staff report which includes proposed amendments to the current Zoning Bylaw to deal with implementation issues and clarify intent of the bylaw. Mr. Smith reported that since the Zoning Bylaw was adopted in October 2017, this is the second update brought forward to Council, and staff will endeavour to continue periodic reviews. Mr. Smith provided an overview of the proposed amendments as outlined in the report related to:

1. Siting exceptions – Projections
2. Off Street and front yard setbacks
3. Garages and coach houses
4. Accessible parking space
5. Construction equipment and large vehicles on double fronting lots.

At 7:24 p.m., prior to information provided related to amendment item 5 – Construction equipment and large vehicles on double fronting lots, Councillor Krier excused herself from the meeting citing a conflict of interest as this item relates to a property located on her street.

Discussion points related to coach houses included:

- Opportunity to age in place
- Size of coach house
- Clarification of calculations for garage and coach house
- Relation of principal building size to accessory building size
- Staff to provide examples of coach house developments within the Village
- Advisory Planning Commission input

It was MOVED and SECONDED:

R365                      That Council refer the proposed changes in the draft Village of Anmore Zoning Amendment Bylaw No. 600-2019 to the Advisory Planning Commission for comment.

Carried Unanimously

Councillor Krier returned to the meeting at 7:45 p.m.

**10. Unfinished Business**

None.

**11. New Business**

**(a) Parking Issues in Anmore**

Mr. Jason Smith, Manager of Development Services, provided an overview of the staff report including information regarding ticketing and enforcement during the summer months.

Discussion points included:

- Whether Village wide restrictions should be implemented
- Engagement with residents should take place prior to implementing any changes requesting feedback, suggestions, and identifying concerns
- Implementing a tracking system for repeat ticket offenders
- Confirmation that Coquitlam Towing could hold vehicles identified with outstanding Village fines until payment of fines

**(b) Award of Supply & Delivery of Dump Truck Contract**

Ms. Juli Halliwell, CAO, provided an overview of the staff report including the selection criteria for the recommended supplier.

It was MOVED and SECONDED:

R366                      That Council approve the award of the contract for the supply and deliver of one (1) dump truck for a total contract price of \$109,503.00, excluding GST, to Dams Ford Lincoln Sales and Drive Products.

Carried Unanimously

**(c) Award of 2019 Capital Works**

It was MOVED and SECONDED:

R367                      That Council decline to award the 2019 Capital Works at this time and to retender at a future date to be determined.

Carried Unanimously

Discussion points included:

- Desire to obtain cost estimates for completion of the pathway along East Road to Sunnyside and along Sunnyside from Alder Way to Buntzen Lake

**12. Recommendations of Committees.**

None.

**13. Mayor's Report**

Mayor McEwen report that he:

- Attended the August 16 Picnic in the Park
- Attended the August 19 Metro Vancouver meeting regarding the Sasamat Volunteer Fire Department Budget
- Attended the KFN golf tournament on August 19
- Attended the August 27 Port Coquitlam Recreation Centre opening
- Toured the Village with the CAO and Building Inspector
- Confirmed with Metro Vancouver that at peak times it is estimated that 8,000 people are at Sasamat Lake which has comparable parking to Buntzen Lake
- Ma Murray day is this weekend, Sunday September 8

**14. Councillors Reports**

Councillor Weverink reported that he attended the MLA active transportation panel in July where there was a focus on accessible bicycle transportation

Councillor Krier reported that she attended the Picnic in the Park hosted by the Community Engagement, Culture and Inclusion Committee on August 16

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

Ms. Juli Halliwell, CAO reported that:

- Ma Murray Day will take place on Sunday, September 8 and will include the SVFD barbeque, garden club, Anmore Times, Ma Murray heritage, vendors, Rocky Point Ice Cream, Metro Vancouver water wagon, wine and beer garden,

games, and entertainment. It was noted that there was only 1 registrant for the lawnmower race to date and general agreement that the race would be cancelled for this year's event.

- Anmore Elementary school will be holding an event in the coming weeks for their open space play project

## **16. Information Items**

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

- None.

### **(b) General Correspondence**

- United Way dated July 17, 2019 regarding United Way's Period Promise campaign
- Union of British Columbia Municipalities dated July 22, 2019 regarding Gas Tax Agreement Community Works Fund Payment
- Metro Vancouver Board in Brief for meetings held on Friday, July 26, 2019
- Bruce Gibbins dated August 10, 2019 regarding Protection of Groundwater – Stop bottling of groundwater
- Green Communities Committee dated August 15, 2019 regarding acknowledgement of reduction of greenhouse gas emissions
- Canadian Union of Postal Workers dated August 22, 2019 regarding postal service
- Office of the Ombudsperson dated August 13, 2019 regarding Quarterly Report: April 1 – June 30, 2019

## **17. Public Question Period**

Charles Christie regarding civic centre design and cost, dump truck contract and tree removal restrictions.

## **18. Adjournment**

It was MOVED and SECONDED:

R368            THAT the meeting was adjourned at 8:34 p.m..

Carried Unanimously



AUG 30 2019



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

Dear Mayor McEwen and Council:

**Re: *Where Matters: Health and Economic Impacts of Where We Live* Final Report**

At its July 26, 2019 regular meeting, the Board of Directors of the Metro Vancouver Regional District (Metro Vancouver) received the report dated June 11, 2019, titled "Where Matters: Health and Economic Impacts of Where We Live Final Report" and directed staff to share the report with member jurisdictions. Enclosed please find the Metro Vancouver staff report that summarizes the results of the "Where Matters" study and the attached Policy Brief that presents the study methodology and findings in an infographic format.

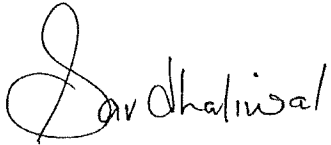
Since 2016, Metro Vancouver has been working in partnership with UBC's Health and Community Design Lab, Vancouver Coastal Health, TransLink, Real Estate Foundation of British Columbia and the City of Vancouver on a study to quantify the health and economic benefits of walkable communities and access to parks. The study led by Dr. Larry Frank is now complete and the results are available to communities to help inform planning decisions.

This study demonstrates the many benefits of walkability on health outcomes such as increased physical activity and social connectedness and decreased rates of chronic diseases and stress. The study shows that local governments, in partnership with other levels of government, have a role to play in supporting health and wellness through community building. The study also confirms that improved health and economic savings are important co-benefits of many of the long-term policies in *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, including directing growth to compact urban centres and frequent transit corridors and developing complete communities with access to a wide range of jobs, shops, services, and parks.

30726114

We hope this study is supportive of your community planning efforts as well as our collective efforts to achieve the regional vision of livability, sustainability, and prosperity as articulated in *Metro 2040*. If you have questions about this study please contact Erin Rennie, Senior Planner, Planning and Environment by email at [Erin.Rennie@metrovancover.org](mailto:Erin.Rennie@metrovancover.org) or by phone at 778-452-2690.

Yours sincerely,

A handwritten signature in black ink, reading "Sav Dhaliwal". The signature is fluid and cursive, with the first letter "S" being large and stylized.

Sav Dhaliwal  
Chair, Metro Vancouver Board

SD/NC/er

Encl: Report dated June 11, 2019, titled "*Where Matters: Health and Economic Impacts of Where We Live Final Report*". (Doc # 30043913)

30726114

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To: Metro Vancouver Regional District Board

From: Erin Rennie, Senior Planner, Regional Planning

Date: June 11, 2019 Meeting Date: July 5, 2019

Subject: ***Where Matters: Health and Economic Impacts of Where We Live Final Report***

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#### RECOMMENDATION

That the MVRD Board:

- a) receive for information the report dated June 11, 2019, titled "*Where Matters: Health and Economic Impacts of Where We Live Final Report*"; and
  - b) forward the "*Where Matters: Health and Economic Impacts of Where We Live Final Report*" and its attachment to member jurisdiction Mayors and Councils for information.
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#### PURPOSE

To report out to the Regional Planning Committee and MVRD Board on the results of the *Where Matters: Health and Economic Impacts of Where We Live* study and to convey the associated Policy Brief (Attachment).

#### BACKGROUND

Since 2016, Metro Vancouver has been part of a research partnership led by Dr. Larry Frank at UBC's Health and Community Design Lab (School of Population and Public Health) to study and quantify the health and economic benefits of walkable communities and access to parks. At its September 7, 2019 meeting, the Regional Planning Committee received an interim report on the research findings titled, "Walkability Surface and Health and Economic Benefits Study Update" (Reference 1). The study (referred to in this report as the "*Where Matters Study*") is complete and the findings are presented in this report.

#### THE WHERE MATTERS STUDY

The promotion of public health is a fundamental objective of community and regional planning. Underpinning many of the strategies and actions in *Metro 2040* is a commitment to promoting the health and well-being of the population by:

- focusing growth in Urban Centres and Frequent Transit Development Areas (Strategy 1.2);
- developing healthy and complete communities with access to a range of services and amenities (Strategy 4.2); and
- coordinating land use and transportation to encourage transit, multiple-occupancy vehicles, cycling, and walking (Strategy 5.1).

While there is a general recognition of the association between walkability and park access and better health outcomes, prior to the *Where Matters Study* the extent of that relationship had not yet been quantified in this region. Metro Vancouver's interest in participating in this study was to better understand the relationship between health outcomes and built environment factors that local

governments manage through their local and regional policies and plans. A further benefit of this study was the ability to quantify the economic benefits of investing in walkability and park access through the calculation of avoided health care costs. Findings of the *Where Matters Study* were intended to inform the Urban Centre and Frequent Transit Development Area (FTDA) Policy Review and the update to *Metro 2040*.

The three aims of the *Where Matters Study* were to:

1. examine how built environment features are related to physical activity behaviours, body mass index, and chronic disease;
2. investigate whether the relationships between the built environment and chronic disease differ by individual age and income; and
3. evaluate whether built environment features are inversely related to healthcare utilization and costs.

### **Study Partnership**

The *Where Matters Study* was funded through a partnership between Metro Vancouver, TransLink, Vancouver Coastal Health, the City of Vancouver, the Real Estate Foundation of BC, and UBC's Health and Community Design Lab. Fraser Health was also involved as a key partner in the creation of the My Health My Community data used for the study. This inter-agency partnership reflects the fact that in Canada many agencies and levels of government share overlapping responsibility for policy issues related to 'health and the built environment'. Bringing together representatives from these different agencies allowed for greater perspective on the extent and depth of the issues and policy frameworks.

### **Determinants of Health**

Many factors have an influence on health outcomes including genetics, lifestyle, age, background and other personal, social, environmental, and economic factors. The Government of Canada has identified the following as the main determinants of health: income and social status, employment and working conditions, education and literacy, physical environments, social supports and coping skills, healthy behaviours, access to health services, biology and genetic endowment, gender, and culture. The "social determinants of health" refer to a specific group of social and economic factors within the broader determinants of health such as an individual's place in society, income, education, and experiences of discrimination. Health equity is the absence of unfair systems and policies (including those related to the social determinants of health) that cause health inequalities. Health equity seeks to reduce inequalities and to increase access to opportunities and conditions conducive to health for all.

The *Where Matters Study* looks at multiple health-related impacts of two of the determinants of health – built and natural environment as well as their collective influence on healthy behaviours. Other determinants of health also impact health outcomes and the cost of health care. To more fully understand the impact of physical environments, this study stratifies outcomes by age and income.

## **Methodology**

This study included three main tasks: linking the datasets to determine health outcomes, stratifying by age and income, and calculating the cost of illness.

*Task 1:* The *Where Matters Study* linked a Built Environment Database (2011 Walkability Index + Regional Accessibility + Park Access) to two health outcomes data sets (the My Health My Community Survey Results, and the BC Generations Survey). In this way the built environment factors for every postal code (2011 Walkability Index + Regional Accessibility + Park Access) were connected to the health outcomes for the people living in that postal code (My Health My Community + BC Generations) to allow the researchers to draw conclusions about how the built environment contributes to different rates of various health outcomes. The six health outcomes studied were: physical activity, obesity, diabetes, heart disease, stress, and sense of community. The Built Environment Database was then grouped into five Place Type groupings ranging from least to most walkable and from the lowest to highest level of park access. This was done to facilitate the analysis and subsequent ability to convey study results.

*Task 2:* The health outcome results were then stratified by age and income. This helped to identify patterns that were consistent across all age or income groups as well as instances where the relationship between the built environment and health are contingent on demographic factors like age or income.

*Task 3:* Finally, a “Cost of Illness” methodology was applied to the results for diabetes, hypertension, and heart disease. This methodology involves multiplying the annual direct health care cost of chronic diseases by the prevalence in a population. This is a first and partial step in estimating health care cost relationships with the built and natural environment. Foremost, it does not include “indirect costs” such as workforce productivity and absenteeism. This along with other indirect costs are expected to have an even larger economic impact.

The study design included linking reported health outcomes from the BC Generations Database of 14,000 participants in the lower mainland with participants’ BC Medical Services Plan (MSP) costs. It was one of the first efforts to attempt to directly assess built and natural environment relationships with actual health care costs. Unfortunately, MSP does not include extended medical plan expenses (i.e. for mental health care, pharmaceutical costs etc.) and was therefore determined to be insufficient for an accurate calculation of economic impacts. A well-known and commonly used “cost of illness” method was used instead to estimate direct health care costs related to chronic diseases in different physical environments.

## **COMPONENTS OF THE BUILT ENVIRONMENT DATABASE**

The Built Environment Database combined the 2011 Walkability Index with park accessibility and Regional Accessibility.

### **2011 Walkability Index**

Walkability is a measure of the physical characteristics of the urban environment at the local or neighbourhood level that support walking. Four input variables are combined to create the 2011 Walkability Index. These input variables have been shown through numerous peer-reviewed studies

to predict walking, physical activity, and obesity. These variables were measured within a 1 kilometre road network distance from the centre of each postal code in the lower mainland and include:

1. Net Residential Density – the ratio of dwellings to residential land area
2. Commercial Floor Area Ratio – the ratio between the total commercial floor area of a building to the land area the property is built on
3. Land Use Mix – the balance or “evenness of mix” between building floor areas of six generalized land uses; and
4. Intersection Density – the concentration of intersections (network connectivity).

### **Park Access**

Park Access is a measure of the number of public parks that can be publicly accessed. The more parks within walking distance, the greater the neighbourhood’s park access score. One limitation of this measure is it does not consider the size or quality of the park.

### **Regional Accessibility**

Regional Accessibility is a measure of ease of travel to major regional locations. This was defined as the number of major regional centres that can be reached by a 45-minute transit ride during the AM peak (weekday) period. This measure reflects the fact that overall trip distance also influences transportation mode choice in addition to the quality of the built environment.

### **Place Types**

Once the Built Environment Database was developed and each postal area was scored, the postal areas were grouped into quintiles (five groups of roughly equal number of counts) which for the purposes of this study have been renamed “Place Types”. The Place Type groups were then refined so that the median residential density for each group was, respectively, 5, 10, 15, 25, and 60 dwelling units/acre (Table 1).

Table 1: Place Types and associated median residential density

Quintile	Place Type Name	Median Residential Density
Quintile 1	Car Dependent	5 dwelling units/acre
Quintile 2	Somewhat Car Dependent	10 dwelling units/acre
Quintile 3	Somewhat Walkable	15 dwelling units/acre
Quintile 4	Moderately Walkable	25 dwelling units/acre
Quintile 5	Walkable	60 dwelling units/acre

The purpose of the Place Type groupings was to allow for the analysis of the health and economic outcomes. It allowed researchers to draw general conclusions about the health outcomes of different types of neighbourhoods.

The Built Environment Database was also divided into five Park Quintiles. These were not labeled with a “Place Type” name. Park Quintile 1 were the neighbourhoods with the fewest parks within walking distance (0-1), while Park Quintile 5 were the neighbourhoods with the most parks within walking distance (6 or more).

## **FINDINGS – WALKABILITY**

### **Health Benefits of Walkability**

The results of the study show that higher levels of walkability are associated with higher rates of walking for transportation and higher rates of residents achieving the recommended amount of moderate to vigorous physical activity per week (150 minutes per week). Those living in the most walkable areas (Quintile 5) were 45% more likely to walk for transportation and 16% more likely to achieve the recommended amount of physical activity per week than those living in the least walkable neighbourhoods (Quintile 1). This finding was especially high for the lowest income earners (less than \$60,000 per year) who were 51% more likely to achieve recommended amounts of physical activity if they lived in a Quintile 5 neighbourhood as opposed to a Quintile 1 neighbourhood.

Compared to those in the least walkable neighbourhoods (Quintile 1), residents in the most walkable neighbourhoods (Quintile 5) were also:

- 39% less likely to have diabetes<sup>1</sup>;
- 28% less likely to have hypertension; and
- 23% less likely to suffer from stress.

Furthermore, those living in the most walkable neighbourhoods were 46% more likely to have a strong sense of community belonging as compared to those living in the least walkable places. This last finding was even higher for the eldest age cohort (those over the age of 60) who were 91% more likely of having a strong sense of community than those over 60 living in the least walkable places.

### **Economic Benefits of Walkability**

A cost of illness method was used to estimate the total annual direct cost<sup>2</sup> related to diabetes, hypertension, and heart disease for each of the walkability quintiles. All other things being equal, the findings show that more walkable neighbourhoods could be associated with lower direct health care costs related to chronic disease. Compared to a car-dependent neighbourhood (Q1), the estimated direct health care costs in a walkable neighbourhood (Q5) could be:

- 52% less for diabetes;
- 47% less for hypertension; and
- 31% less for heart disease.

## **FINDINGS – PARK ACCESS**

### **Health Benefits of Park Access**

The results of the study consistently show that higher levels of park access is associated with higher rates of walking for leisure and higher likelihood of achieving the recommended weekly levels of moderate to vigorous physical activity (150 minutes per week). Residents living in the neighbourhoods with the greatest park access (Park Quintile 5) were 20% more likely to walk for

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<sup>1</sup> No differentiation between type 1, type 2, and gestational diabetes was made. It has been estimated that 90% of diabetes cases among Canadian adults are type 2.

<sup>2</sup> Direct costs include: Drugs, Day Surgery, Inpatient Hospital Care, Ambulatory Care, Outpatient Clinic Hospital Care, Outpatient Emergency Hospital Care, Physician Care, and Other Hospital Care

recreation and 33% more likely to meet the recommended weekly physical activity rates as compared to the neighbourhoods with the lowest park access (Park Quintile 1). The impact of park access on physical activity was especially high for lower income earners (annual incomes below \$60,000) who were 54% more likely to meet physical activity rates when living close to many parks (Park Quintile 5) as compared to low income earners living close to few parks (Park Quintile 1). Compared to those with the least access to parks (Park Quintile 1), residents with the most access to parks (Park Quintile 5) were also:

- 53% less likely to have diabetes;
- 35% less likely to have high blood pressure;
- 39% less likely to have heart disease;
- 19% less likely to suffer from stress; and
- 22% more likely to have a strong sense of community and belonging.

#### **Economic Benefits of Park Access**

A cost of illness method was used to estimate the total annual direct cost<sup>3</sup> related to diabetes, hypertension, and heart disease for each of the park count quintiles. All other things being equal, the findings show that neighbourhoods with more parks could be associated with lower direct health care costs related to chronic disease. Compared to neighbourhoods with 0-1 parks (Park Quintile 1), the estimated direct health care costs in a neighbourhood with 6 or more parks (Park Quintile 5) could be:

- 75% less for diabetes;
- 69% less for hypertension; and
- 69% less for heart disease.

#### **Future Research**

The *Where Matters Study* did not account for air pollution impacts that are spatially related with built and natural environment features; nor did it address health impacts of the pedestrian environment including seating, lighting, crossing characteristics, and eyes on the street. A subsequent set of analyses may address these limitations and more directly assess health and related costs and benefits of transit investment and also evaluate impacts of housing displacement.

#### **POLICY IMPLICATIONS**

The *Where Matters Study* demonstrates clear benefits of investing in improved walkability and greater park access, both in terms of public health benefits and cost savings. This confirms that improved health and economic savings are substantial co-benefits of many of *Metro 2040's* long-term strategies including directing growth to compact centres and corridors with good transit access and developing complete communities.

The *Where Matters Study* partnership was developed, in part, to support the *Metro 2040* Urban Centre and FTDA Policy Review, in recognition that while the current growth framework has been

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<sup>3</sup> Direct costs include: Drugs, Day Surgery, Inpatient Hospital Care, Ambulatory Care, Outpatient Clinic Hospital Care, Outpatient Emergency Hospital Care, Physician Care, and Other Hospital Care



highly effective in focusing growth into walkable centres and corridors, there are opportunities to further integrate health into *Metro 2040's* policies. Some of the potential policy implications from this study include the following:

- Urban Centres and FTDA policies are supporting walkability. The 2011 Walkability Index map has a high level of overlap with the *Metro 2040* Urban Centre and FTDA growth overlays. This demonstrates that municipalities are implementing the regional vision in *Metro 2040* and successfully building compact, walkable places within their Urban Centre and FTDA boundaries.
- The connection between walkability and improved health outcomes demonstrates that local governments have a role to play in supporting health and wellness. Communities can support better health outcomes by building compact residential areas, increasing intersection density, supporting compact commercial development, building mixed-use neighbourhoods, and improving access to parks.
- Focusing growth in areas that are already walkable and with good park access could mean improved health for more residents and workers and a reduced health care cost burden overall. In this way, focusing growth in walkable places supports health equity because it can provide access to healthy places to a greater proportion of the overall population.
- Housing affordability in many of the region's highly walkable neighbourhoods and neighbourhoods with good park access is a growing concern.
- Additional regional policies are required to support inclusivity of all income groups in existing and emerging walkable neighbourhoods. This includes policies that increase the supply of affordable rental and family-friendly housing in walkable centres and corridors. Failing to do so is likely to result in a widening inequities in health outcomes across income groups.
- Similarly, additional regional policies to support income inclusive housing policies in neighbourhoods with high park access may promote health equity across the region.
- Some municipalities with Urban Centres and FTDA's are still working towards implementing the regional vision of walkable centres and corridors close to transit. Additional regional policy guidance, knowledge sharing, and updating *Metro 2040* policies to include more specific criteria and targets for growth in Urban Centres and FTDA's may further support implementation.
- Sprawling and car-dependent development patterns within the Urban Containment Boundary but outside of Urban Centres and FTDA's continue to be observed and perpetuated in communities across the region. Generally, these areas have low walkability and lower health outcomes. This dispersed development pattern dilutes from the vibrancy and market potential of existing Urban Centres and FTDA's, contributes to increased traffic congestion and Greenhouse Gas Emissions, and contributes to negative health outcomes for residents and workers. Renewed commitment to the growth framework in *Metro 2040* is required to ensure more of the region's residents have access to healthy, walkable neighbourhoods.
- Stronger connections between regional Urban Centre and FTDA policies and complete community policies are required. Further integrating health and applying an equity lens to the regional growth framework in the update to *Metro 2040* may support the deeper integration of policy areas.

These findings will help inform the Urban Centre and FTDA Policy Review as well as other Metro Vancouver planning work.

#### **ALTERNATIVES**

1. That the MVRD Board:
  - a) receive for information the report dated June 11, 2019, titled "*Where Matters: Health and Economic Impacts of Where We Live* Final Report"; and
  - b) forward the "*Where Matters: Health and Economic Impacts of Where We Live* Final Report" and its attachments to member jurisdiction Mayors and Councils for information.
2. That the MVRD Board receive for information the report dated June 11, 2019, titled "*Where Matters: Health and Economic Impacts of Where We Live* Final Report" and provide alternate direction to staff.

#### **FINANCIAL IMPLICATIONS**

Metro Vancouver was a partner in the *Where Matters Study*, and contributed a total of \$45,000 over two years. All funds were part of Board-approved Regional Planning budgets.

The total cost of the project was \$320,000 over two years, which included \$140,000 from the Real Estate Foundation of BC, \$90,000 from the City of Vancouver, and \$45,000 from TransLink. The project also leveraged a \$280,000 grant from the Canadian Institute of Health Research.

#### **SUMMARY / CONCLUSION**

Since 2016, Metro Vancouver has been a contributing partner to the *Where Matters: Health and Economic Impacts of Where We Live* research study led by Dr. Larry Frank through UBC's Health and Community Design Lab. The study findings have been released, and demonstrate strong associations between high levels of walkability and high levels of park access with better health outcomes. Lower levels of walkability and lower levels of park access are similarly associated with greater likelihood of chronic diseases including diabetes, heart disease, obesity, and stress-related illness. The associated health care costs of treating these diseases were calculated to demonstrate the economic benefit of investing in walkability improvements and park access.

The *Where Matters Study* documents significant associations between built and natural environment features and health outcomes and costs in two separate datasets. It links the My Health My Community (33,000 participants) and the BC Generations (14,000 participants) datasets with the 2011 Metro Vancouver Walkability and Park Database. It found similar relationships between walkability and park access with health outcomes for these two independent datasets. It is one of the first studies to directly link a wide array of physical and mental health outcomes with built and natural environment features and may be the first to monetize these relationships.

The *Where Matters Study* also reinforces the *Metro 2040* growth framework and the regional vision of focusing growth in a network of compact and complete communities along the Frequent Transit Network. Municipalities across the region are building walkable communities, especially in Urban Centres and FTDAs, and these places are associated with better health outcomes. One of the implications of this study is that policies to support income inclusivity in neighbourhoods that already

have high levels of walkability and park access are critical to ensuring health equity among income groups in this region. If lower income residents are forced to live in areas with lower levels of walkability and park access due to housing affordability drivers, it will exacerbate health inequities between economic groups. The study will be used to inform the *Metro 2040* Urban Centre and FTDA Policy Review.

#### **Attachment**

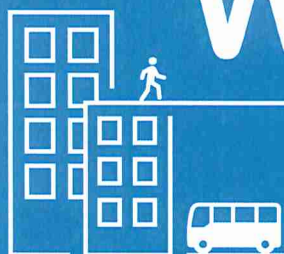
*Where Matters: Health and Economic Impacts of Where We Live* Policy Brief, UBC Health and Community Design Lab, May 6, 2019

#### **References**

1. Walkability Surface and Health and Economic Benefits Study Update, Staff Report, Regional Planning Committee, September 7, 2018
2. Documenting Health and Economic Benefits of Sustainable Development and Transport Investment in the Lower Mainland Study, Staff Report, Regional Planning Committee, February 3, 2017

30043913

# Where Matters



## Health & Economic Impacts of Where We Live

### Project Advisory Panel:

Mr. David Hendrickson,  
Real Estate Foundation of British Columbia  
Mr. Sam Khany, City of Vancouver  
Mr. Lyle Walker, TransLink  
Ms. Erin Rennie, Metro Vancouver

### Report Development:

Mr. Victor Ngo, Research Scientist  
Mr. Stuart Hamre, Graphic Designer

### Prepared By:



**HEALTH & COMMUNITY DESIGN LAB**  
School of Population and Public Health

May 6, 2019

<https://health-design.spph.ubc.ca/>

### Research Team:

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Dr. Jat Sandhu, Vancouver Coastal Health  
Mr. Binay Adhikari, Doctoral Candidate  
Dr. Andy Hong, Postdoctoral Scholar  
Dr. Anandvir Saini, Research Assistant  
Ms. Ellen Demlow, Vancouver Coastal Health  
Ms. Yumian Hu, Vancouver Coastal Health



THE UNIVERSITY OF BRITISH COLUMBIA  
School of Population and Public Health  
Faculty of Medicine



FONDATION  
J. ARMAND  
BOMBARDIER



**metrovanancouver**  
SERVICES AND SOLUTIONS FOR A LIVABLE REGION



THE UNIVERSITY OF BRITISH COLUMBIA  
Applied Science





# Walkability and Green Space are Preventive Medicine

There is a public health crisis happening right now. Total health expenditure in Canada was estimated to be up to \$253.5 billion (\$6,839 per person) for 2018. This represents 11% of Canada's gross domestic product according to the Canadian Institute for Health Information. For example, obesity, high blood pressure, and diabetes place tremendous pressure on our healthcare system (see Figure 1).

There is an increasing consensus that the postal code of the neighbourhood where we live is as important as our genetic code. Studies

have shown that land-use decisions and transportation investments to enhance neighborhood walkability and access to green space can significantly affect how you travel and your physical activity, and exposure to air pollution, traffic safety and crime, and noise.

Very few studies have examined how transportation investment, neighbourhood walkability and access to green space are associated with less chronic disease and lower health care cost (see Figure 2). To date, existing evidence used to inform major transportation investment deci-

sions have rarely accounted for the potential health impacts and related costs of these factors.

The **Where Matters Study** aims to incorporate health into local and regional policy-making by examining the multiple pathways linking the way our communities are planned and designed with people's travel and physical activity patterns, chronic disease risk and health care cost.

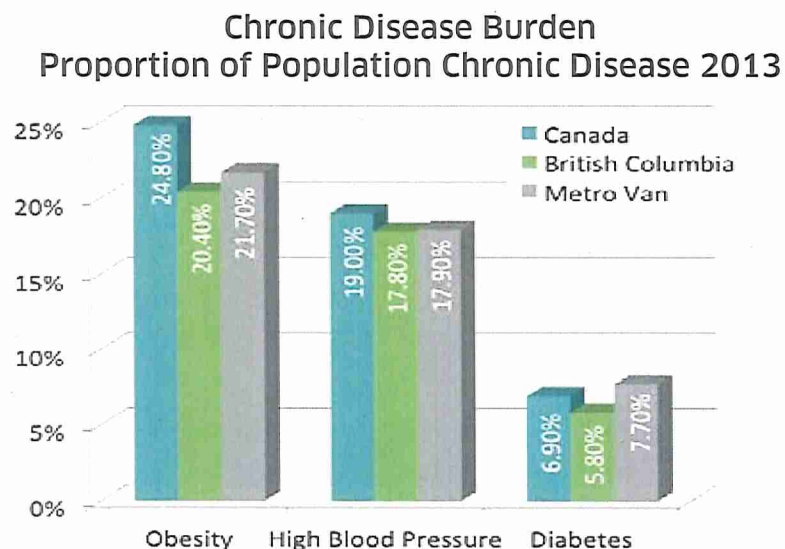


Figure 1. Canadian health context using My Health, My Community survey for Metro Vancouver, and CCHS for BC and Canada.

## Causal Pathway Linking Environment, Health, and Cost

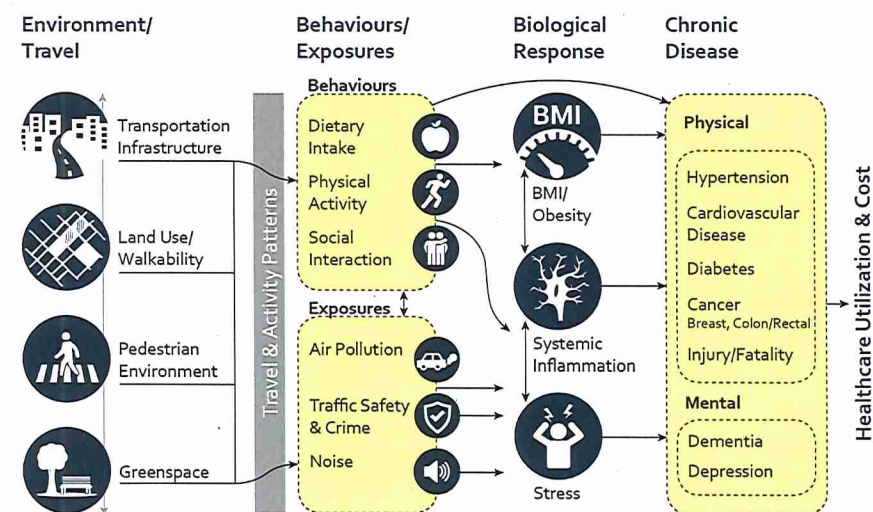
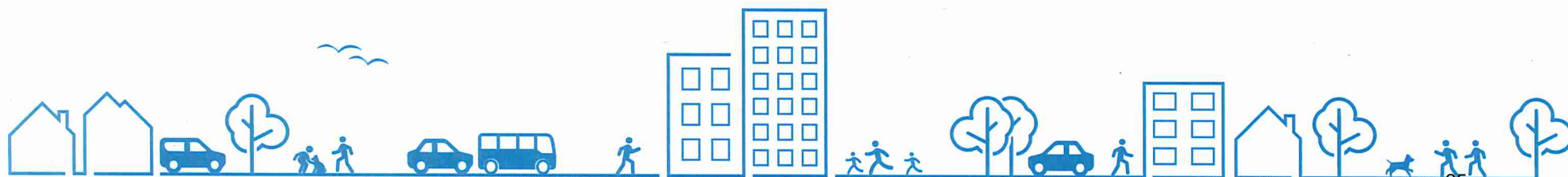


Figure 2. Frank, L.D., Iroz-Elardo, N., MacLeod, K.E., & Hong, A. (2019). Pathways from built environment to health: A conceptual framework linking behavior and exposure-based impacts. *Journal of Transport & Health*, 12, 319-335.



# The Where Matters Study Design

The **Where Matters Study** is a unique partnership between the UBC Health and Community Design Lab and multiple government agencies and health authorities, including Vancouver Coastal Health, Fraser Health, Metro Vancouver, TransLink, and the City of Vancouver. The study had three aims:

1. To investigate the relationship between built and natural environment and health
2. To investigate how the relationships between built and natural environment and health vary across income and age groups
3. To investigate the extent to which walkable environments can reduce health care costs

The study used two existing and unique health datasets, the My Health, My Community Survey survey conducted between 2013 and 2014 (representing 33,000 individuals), and the

BC Generations Project survey conducted between 2009 and 2013 (representing 18,000 individuals) that provided highly detailed information about people's health & wellbeing and anonymous health records.

These datasets were then combined with a detailed built and natural environment database that measures neighbourhood walkability. Using this information, we studied the relationship between where people lived and how walkable their neighbourhood was to six health outcomes: (1) physical activity; (2) obesity; (3) diabetes; (4) heart disease; (5) stress; and (6) sense of community.

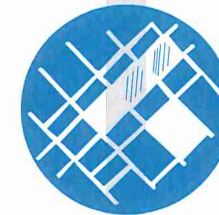
See the full technical report for more details. The Where Matter Study also built upon an existing study funded by the Canadian Institutes of Health Research (CIHR) to calculate the healthcare cost savings of living in a more walkable neighbourhood.

## The Monetization of Health Outcomes



Vancouver Coastal and Fraser Health Authorities

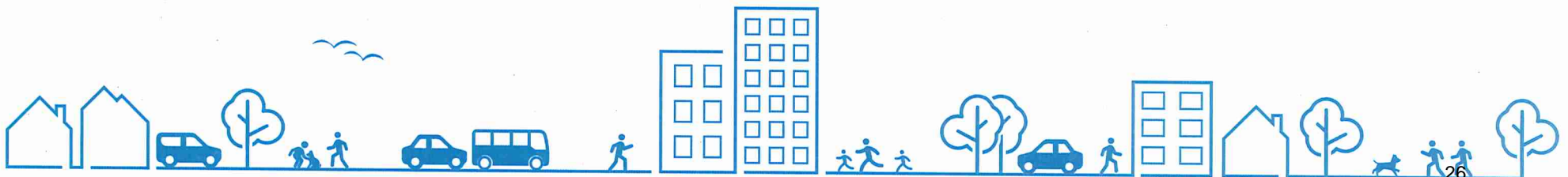
Linkage



Linkage



BC Cancer Agency

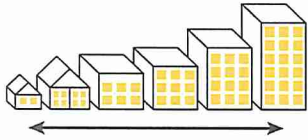




# Measuring the Components of Walkability

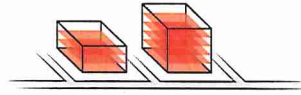
Walkability is a measure of the **physical characteristics of the urban environment** at the local or neighbourhood level that support walking. In Metro Vancouver, walkability has been quantified by the Health and Community Design Lab using the method developed by Dr. Larry Frank and validated by numerous studies in North America. The walkability of an area is defined using four measures which, combined, create a **Walkability Index**.

Net residential density



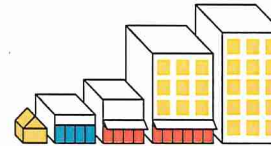
The concentration of dwelling units. Higher values indicate a greater number of dwelling units relative to the residential land area.

Commercial FAR



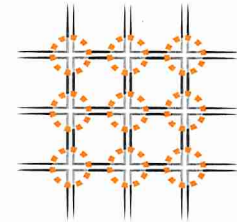
The ratio between the total commercial floor area of a building to the land area of the property it is built on. Higher values indicate less surface parking and buildings set close to sidewalks and street.

Land use mix



The balance between building floor areas of six land uses (retail, entertainment/recreation, civic/educational, office, single-family residential, and multi-family residential), providing more opportunities for different activities in the same area.

Intersection density



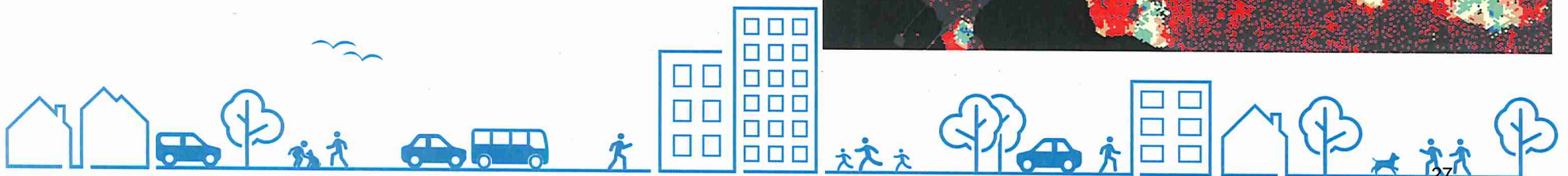
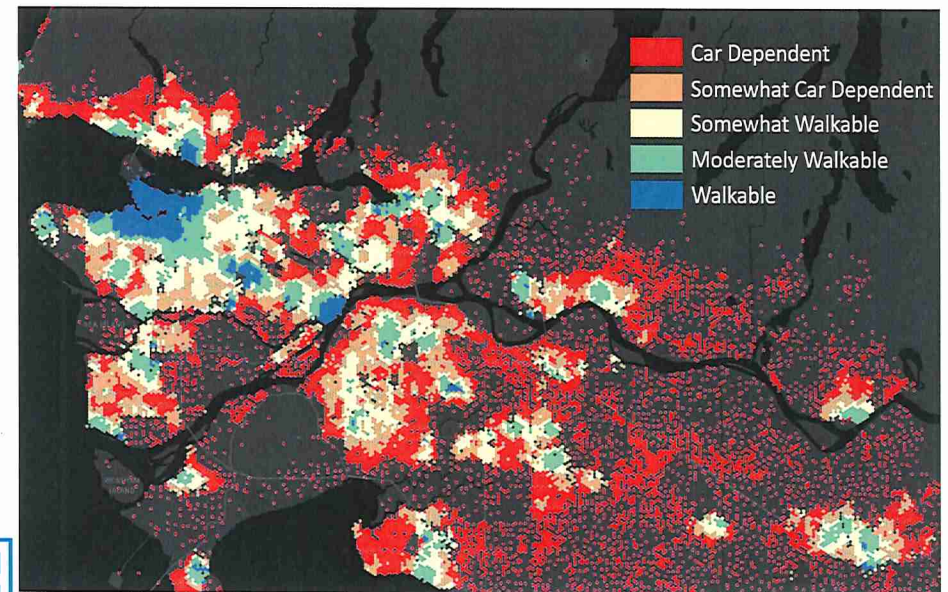
The measure of road network connectivity. Higher values indicate smaller block sizes and a greater number of intersections.

## Behaviour-Sheds



To measure how walkability differed across the region, we used every postal code in Metro Vancouver. To calculate the walkability index, we drew a one kilometre area around each postal code (also known as a street network buffer). The yellow dot is the center of the postal code. The bold dark lines represent the walkable road network segments. The green polygon is the 1 km buffer. We use the green polygon to measure the four components of walkability. This produces a highly detailed map of walkability across the region.

## Five different types of neighbourhoods based on walkability



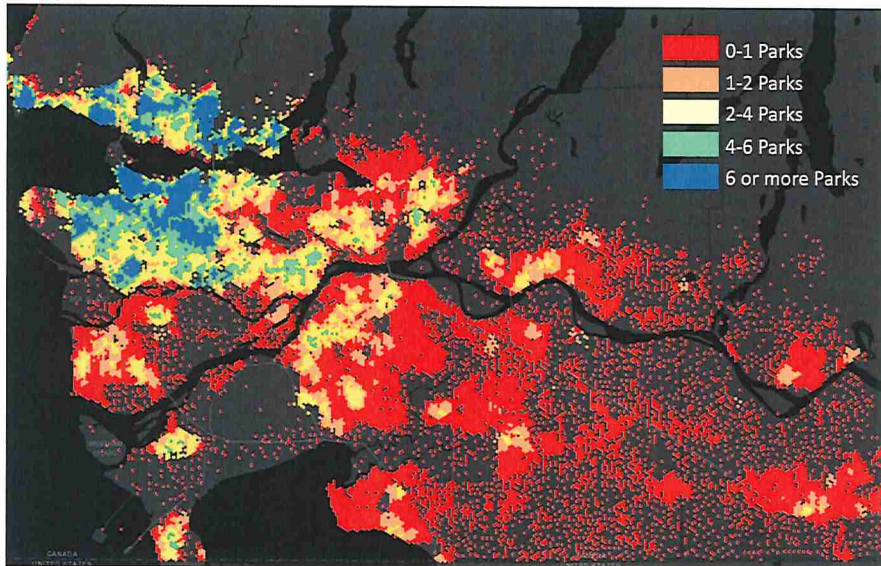


# Additional Components of a Walkable Community

## Access to Parks

Park access is a measure of the number of public parks that can be publicly accessed. To measure the number of parks, we used the street network buffer used to create the walkability index. Blue represents areas with a high number of parks (6 or more) and red represents zero to 1 parks nearby.

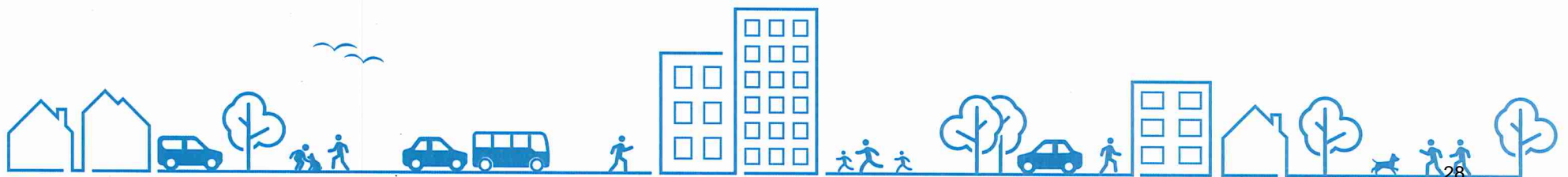
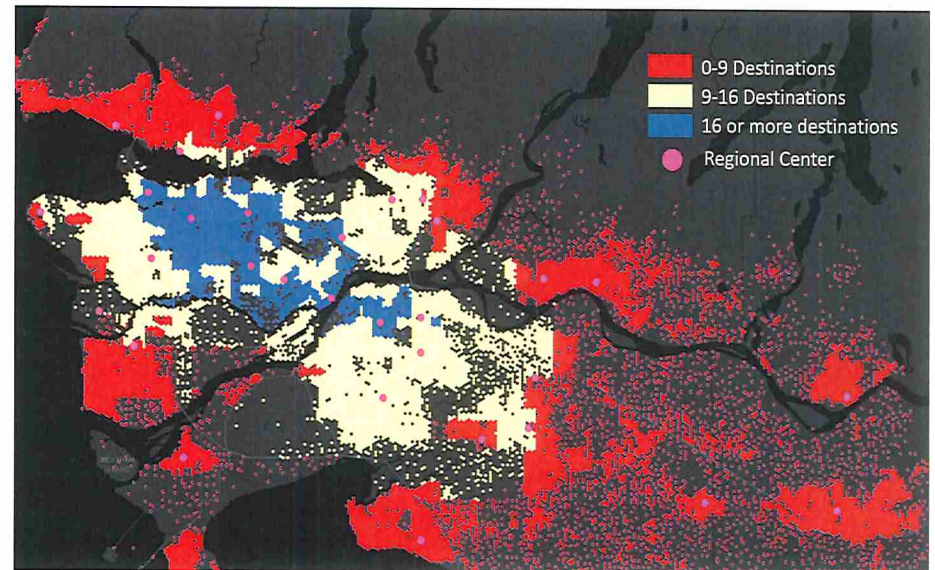
Park Access: Number of Parks Within 1 km Walking Distance



## Regional Accessibility

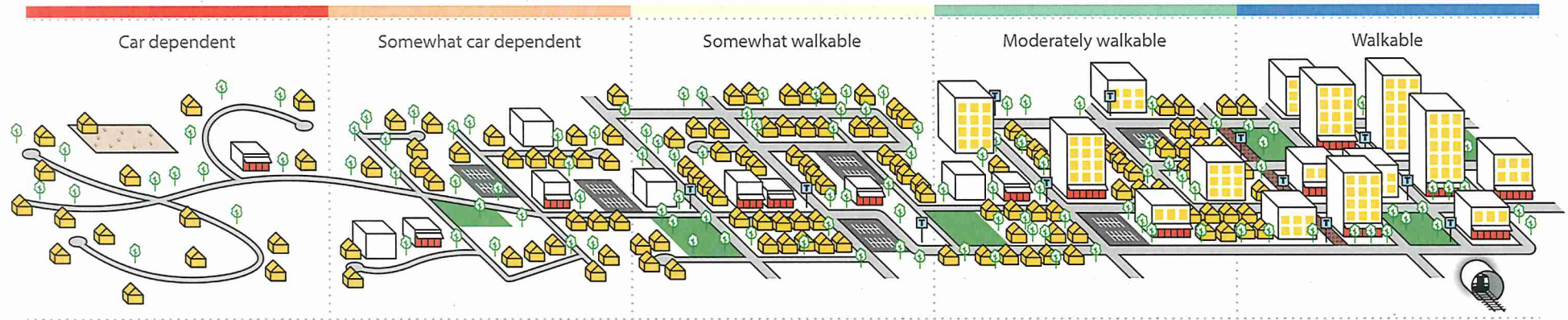
Regional accessibility is a measure of ease of travel to major regional locations. Regional accessibility was defined as the number of major regional centres that can be reached by a 45-minute transit ride during the morning rush hour. Red represents areas with lower levels of regional accessibility and blue represents high accessibility.

Regional Accessibility: Number of Regional Centres Accessible by Transit in 45 Minutes in Morning Rush Hour.





# Place Types by Walkability



\*5 dwellings per acre

\*10 dwellings per acre

\*15 dwellings per acre

\*25 dwellings per acre

\*60 dwellings per acre



Belcarra



Hammond,  
Maple Ridge



Cloverdale,  
Surrey



Suter Brook Village,  
Port Moody



West End,  
Vancouver



Other examples:  
Eagle Harbour  
(West Vancouver),  
Shaughnessy  
(Vancouver)

Other examples: Capital  
Hill (Burnaby), Seafair  
(Richmond)

Other examples:  
Dundarave (West  
Vancouver), Sunset  
(Vancouver)

Other examples:  
Brighthouse (Richmond),  
Suter Brook (Port  
Moody)

Other examples:  
Lower Lonsdale (North  
Vancouver), Downtown  
(New Westminster)



# Chronic Disease Findings

## Walkability



### Physical Activity

People living in a somewhat walkable area are **20% more likely to walk for transportation** and people in a walkable area are **45% more likely** compared to those living in a car dependent area. People in a walkable area are **17% more likely to meet the weekly recommended level of physical activity** compared to those living in a car dependent area.



### Obesity

People living in a walkable area are **42% less likely to be obese** compared to those living in a car dependent area.



### Diabetes

People living in a moderately walkable area are **27% less likely to have diabetes** and people in a walkable area are **39% less likely to have diabetes** compared to those living in a car dependent area.



### Heart Disease

People living in a moderately walkable area are **14% less likely to have heart disease** compared to those living in a car dependent area.



### Stress

People living in a somewhat car dependent area are **19% less likely to have stressful days** and people in a walkable area are **23% less likely to have stressful days** compared to those living in a car dependent area.



### Sense of Community

People living in a moderately walkable area are **24% more likely to have a strong sense of community belonging** and people in a walkable area are **47% more likely** compared to those living in a car dependent area.

## Understanding how where you live matters for your health

## Park Access

People living in an area with many parks (6 or more) are **20% more likely to walk for leisure or recreation** and **33% more likely to meet the weekly recommended level of physical activity** compared to those living in an area with no parks.

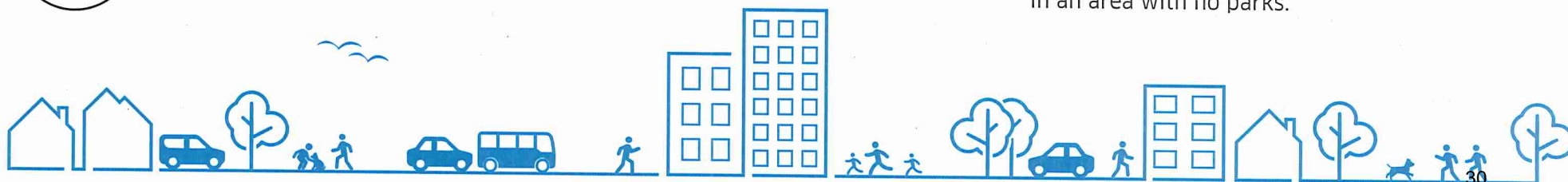
People living in an area with many parks (6 or more) are **43% less likely to be obese** compared to those living in an area with no parks.

People living in an area with many parks (6 or more) are **37% less likely to have diabetes** compared to those living in an area with no parks.

People living in an area with many parks (6 or more) are **39% less likely to have heart disease** compared to those living in an area with no parks.

People living in an area with many parks (6 or more) are **19% less likely to have stressful days** compared to those living in an area with no parks.

People living in an area with many parks (6 or more) are **23% more likely to have a strong sense of community belonging** compared to those living in an area with no parks.



# Understanding Economic Benefits for Chronic Disease

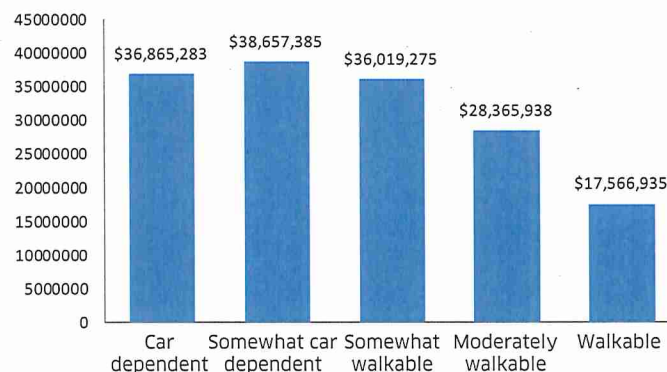
Our findings show that the type of neighbourhood you live in matters for your health. This means the type of investments we make in transportation infrastructure, parks, and land use actions will impact how much money we spend on health care. To show this relationship, we estimated annual direct cost to the health care system by linking the My Health My Community data with the Economic Burden of Illness in Canada and the Canadian Community Disease Surveillance System estimates (see link below) for diabetes, hypertension and heart disease in the lower mainland. Our findings suggest the type of neighbourhood you live in matters for your health.



## Diabetes

The estimated direct health care cost in a moderately walkable area is **23% less** than in a car dependent area. **48% less** is spent in a neighborhood with 1-2 parks nearby and **75% less** is spent in a neighborhood with 6 or more parks than in a neighborhood with 0-1 parks.

### Walkability

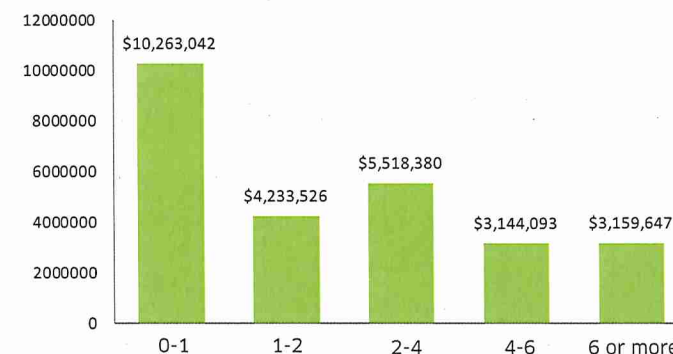
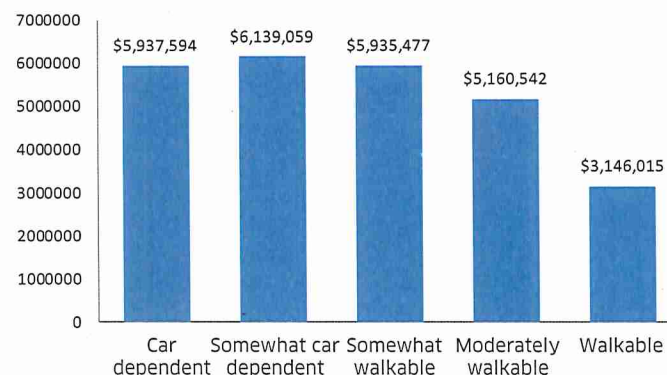


### Park Access (Number of Parks)



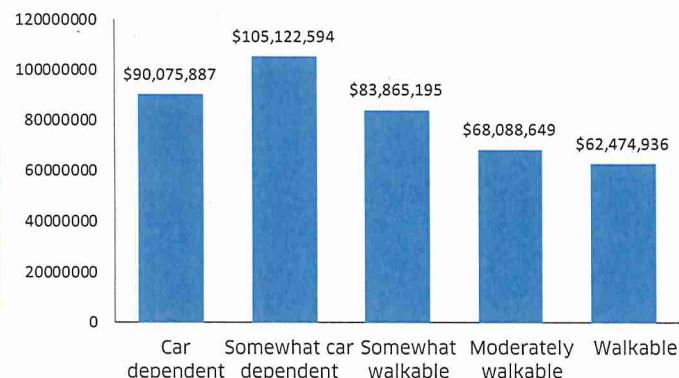
## Hypertension

The estimated direct healthcare cost in a walkable area is **47% less** than in a car dependent area. **59% less** is spent in a neighborhood with 1-2 parks nearby and **69% less** is spent in a neighborhood with 6 or more parks than in a neighborhood with 0-1 parks.



## Heart Disease

The estimated direct healthcare cost in a walkable area is **31% less** than in a car dependent area. **33% less** is spent in a neighborhood with 1-2 parks nearby and **69% less** is spent in a neighborhood with 6 or more parks than in a neighborhood with 0-1 parks.

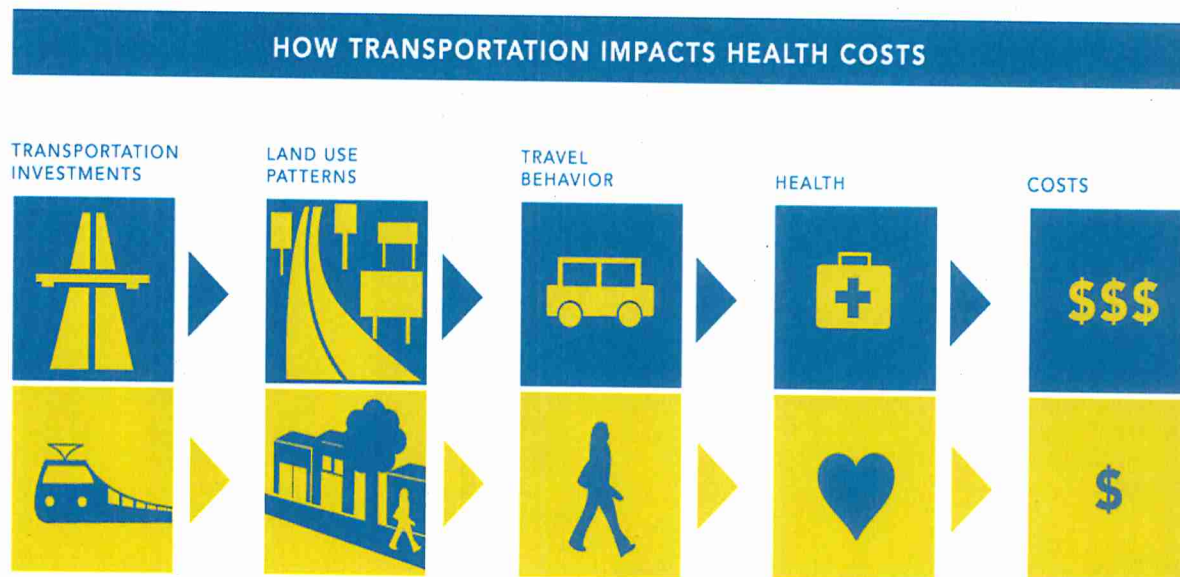




# So What? Policy Implications and Fiscal Impacts

Our findings reveal that the type of neighbourhood you live in matters for your health. For this reason, it is important to recognize that the type of investments we make in our transportation infrastructure, and the resulting land use patterns of our communities, will ultimately impact the money we individually and collectively as a society spend on healthcare.

In terms of walkability, people living in an urban centre have lower healthcare spending compared to those living in an exurban area for both diabetes and high blood pressure. In terms of park access, people living in an area with a high number of parks (6 or more) within a 1 kilometer distance have the lowest health care spending compared to those with no parks nearby.



Source: Frank et al. 2010, The Hidden Health Costs of Transportation, American Public Health Association.

## Applying the Research

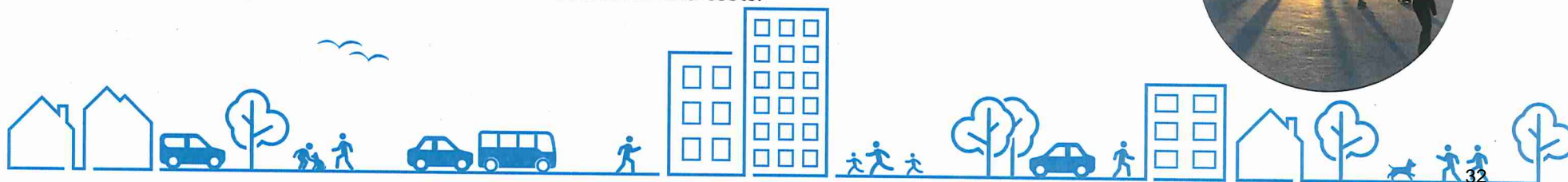
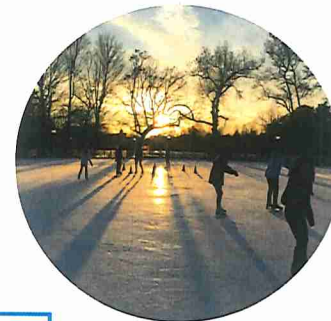
**Transit investment and TOD Business Case:** Policies to promote fixed guideway transit investment integrated with high density walkable development based on predicted reductions in chronic disease and associated health care cost savings.

**Green Space:** Investments in parks, green space, and open space programs to foster increased access to recreational environments based on predicted physical and mental (sense of community and social capital) benefits and health care cost savings.

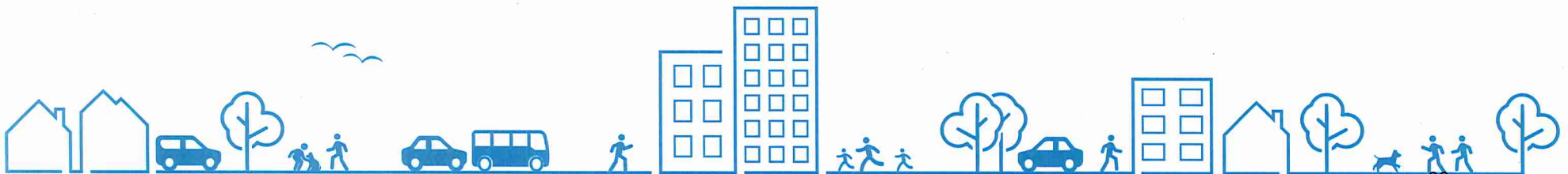
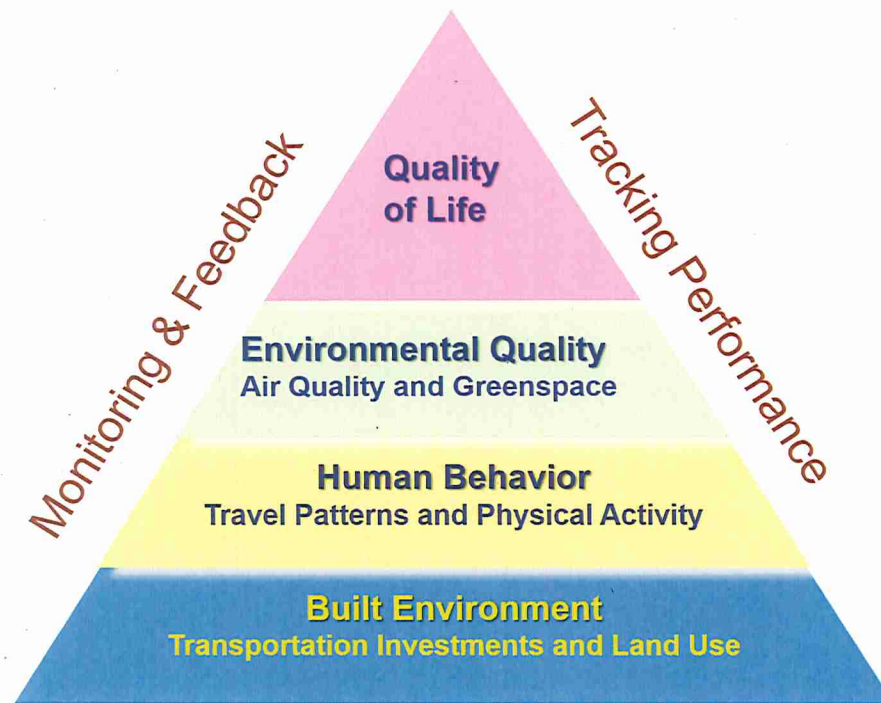
**Active Transportation Planning:** Application of results demonstrating health and economic benefits of investing in active transportation to help justify increased funding for pedestrian and bike infrastructure and to help with defining needs and prioritizing investments.

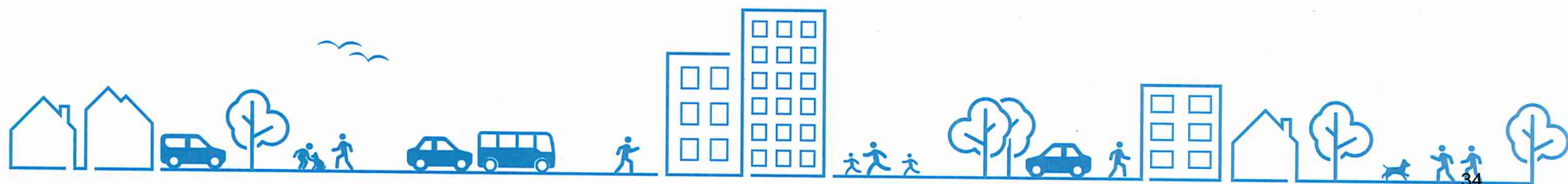
**Land Use Scenario Planning:** Regulatory and fiscal policies to support increased access to shops and services and overall land use mix and densification and creation of contrasting future growth scenarios linked with health outcomes and costs.

**Health Equity:** Investing in underserved communities where transit, active transportation, greenspace, and policies to promote local access to shops and services are most needed to reduce the chronic disease burden born by the most disadvantaged.

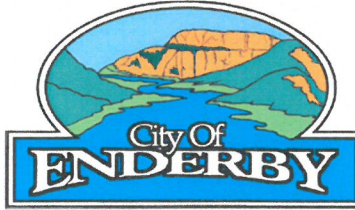


***“WHAT GETS MEASURED GETS DONE...”***









619 Cliff Avenue  
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Enderby, B. C. V0E 1V0

The Corporation of the City of Enderby  
*Where the Shuswap Meets the Okanagan*

Tel: (250) 838-7230  
Fax: (250) 838-6007  
Website: [www.cityofenderby.com](http://www.cityofenderby.com)

September 5, 2019

All BC Municipalities/Regional Districts  
Via email

Re: Fostering Transportation Network Services in Small Communities

This is to advise that Enderby City Council at its Regular Council meeting held on Tuesday, September 3, 2019 considered the above matter and adopted the following resolution:

*"WHEREAS the Province of BC has created a regulatory framework permitting transportation network services to operate in BC, which provides a passenger transportation option to address the significant public need for vehicles-for-hire and, in turn, reduce impaired driving, improve the ability of seniors and persons with barriers to access needed resources, and stimulate economic development;*

*AND WHEREAS the Province's regulatory framework is so onerous that it effectively prohibits the establishment of transportation network services outside of the Lower Mainland, and particularly in small, rural, and remote communities where it has the greatest potential to address areas underserved by traditional public transportation options;*

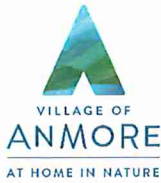
*THEREFORE BE IT RESOLVED that UBCM asks the Province of BC to amend the Passenger Transportation Act to establish an area-based, tiered, regulatory solution that will enable viable and competitive transportation network services in small rural and remote communities as well as other communities outside of the Lower Mainland."*

Accordingly, the above has been submitted to UBCM as a late resolution and the City of Enderby Council requests your favourable consideration of the resolution at the 2019 UBCM convention.

Yours Truly,

Tate Bengtson  
Chief Administrative Officer

Cc: MLA Greg Kylo via email [greg.kylo.MLA@leg.bc.ca](mailto:greg.kylo.MLA@leg.bc.ca)



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: September 13, 2019  
Submitted by: Jason Smith, Manager of Development Services  
Subject: Zoning Bylaw Update – Initial Readings

---

### Purpose / Introduction

The purpose of this report is to give Council the comments from the Advisory Planning Commission and to provide the opportunity to give initial readings to a Zoning Bylaw amendment that would address implementation issues and clarify the intent of the bylaw.

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### Recommended Options

**That Council give 1<sup>st</sup> and 2<sup>nd</sup> readings to Village of Anmore Zoning Bylaw Amendment Bylaw 600, 2019 and request staff to set a date for the public hearing.**

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### Background

Village staff are committed to keeping the Zoning Bylaw as current as possible and thus from time to time will propose updates to Council. Accordingly, staff has prepared a draft Village of Anmore Zoning Amendment Bylaw 600, 2019 (**Attachment 1**). Council considered these updates at its September 3, 2019 meeting and referred the draft amendments to the Advisory Planning Commission (APC) for comment. The September 3<sup>rd</sup> Council report is attached, as it provides the background on the proposed amendments (**Attachment 2**). The APC met on September 9, 2019 and discussed these amendments.

### Discussion

The APC discussed the proposed amendments and provided some helpful comments to staff. Overall the APC was supportive of all of the proposed amendments to the Zoning Bylaw and suggested a change to siting exceptions for projections to allow for roof soffits to still project into the 1.2 metre minimum setback. This change is reflected in the proposed amendment bylaw.



## Report/Recommendation to Council

Zoning Bylaw Update – Initial Readings

September 13, 2019

## Other Options

The following options are provided for Council's consideration:

1. That Council give 1st and 2nd readings to Village of Anmore Zoning Bylaw Amendment Bylaw 600, 2019 and request staff to set a date for the public hearing.

Or

2. That Council advise staff of further changes they would like to be incorporated into the Village of Anmore Zoning Amendment Bylaw 600, 2019

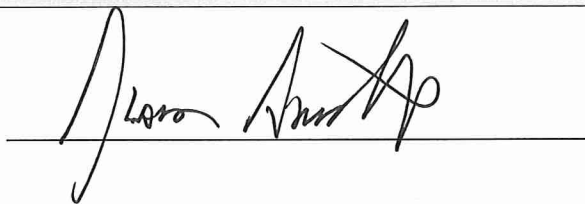
## Financial Implications

There will be some costs to placing the required notices in the Tri-Cities News for the public hearing.

## Attachments:

1. Village of Anmore Zoning Bylaw Amendment Bylaw 600, 2019
2. Village of Anmore staff report titled "Updates to the Zoning Bylaw" and dated August 30, 2019

**Prepared by:**

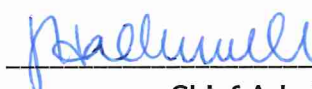


Jason Smith

Manager of Development Services

**Reviewed for Form and Content / Approved for Submission to Council:**

*Chief Administrative Officer's Comment/Concurrence*



Chief Administrative Officer

## VILLAGE OF ANMORE

## BYLAW NO. 600-2019

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

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**WHEREAS** the *Local Government Act* authorizes a local government to enact bylaws respecting zoning and certain other related developmental matters;

**AND WHEREAS** the *Local Government Act* authorizes a local government to amend its bylaws from time to time;

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

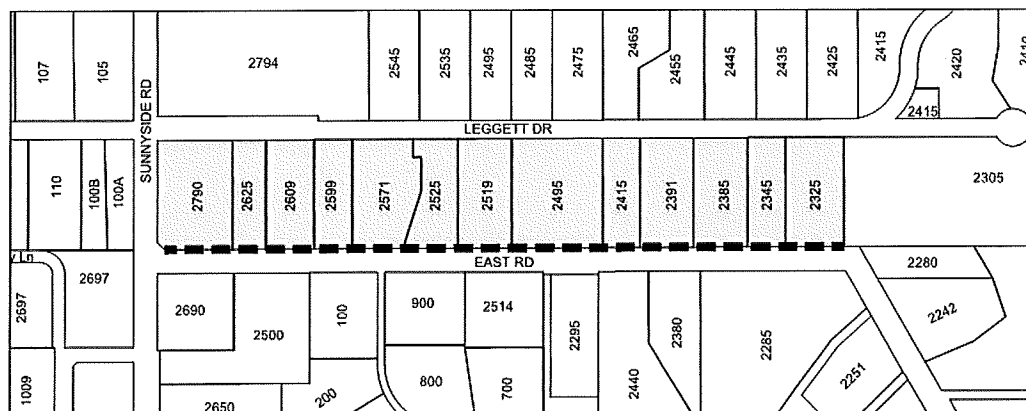
1. This Bylaw may be cited for all purposes as "Anmore Zoning Bylaw Amendment Bylaw No. 600-2019".
2. That Anmore Zoning Bylaw 568-2017 be amended as follows:
  - a) That the following text be added to the end of 5.8.1 "Except for roof soffit projections, a minimum setback of 1.2 m from any parcel line must be maintained."
  - b) That the following text be added after section 3.5.2 "3.5.3 – One intent of the front yard setbacks established in this Bylaw is to ensure that there is adequate space for the off street parking requirements of a zone to be met regardless of how any buildings or structures are used on the parcel."
  - c) That the final sentence of 6.3.3 be deleted and replaced with the following – "For the purposes of calculating floor area of a coach house, if there is garage area in the accessory building containing coach house – the area of garage shall not be included in the calculation of floor area of the coach house but the area of garage will be included in the calculation of floor area for the accessory building."
  - d) That the lead in sentence for the definition of **floor area, below grade** be deleted and replaced with the following: "means that portion of the **floor area** of the **basement** in a **principal building** that is situated below the average **finished grade**, the amount to be determined by the application of the following formula:"
  - e) That the definition under Part 2 Definitions for "**Floor Area or Gross Floor Area** be deleted and replaced with the following:

"Floor Area or Gross Floor Area means the total of the gross horizontal area of each floor of a **building** as measured from the outermost perimeter wall of

the **building** and, for **principal buildings**, includes **below grade floor area**.  
The area of a **garage** will be included in the calculation of **floor area**, except:

- a) for up to 90 m<sup>2</sup> of **garage** located within **principal building**; or
  - b) for up to 90 m<sup>2</sup> of garage located within an **accessory building** that does not contain a **coach house**.”
- f) That the following text be added after 9.7.6 (a)vi – “ vii) Civic use – 1 accessible parking space.”
- g) That the following section be added after 5.15.8:
- “5.15.9 For parcels that are double fronting a highway and a front parcel line cannot be defined, the front parcel line shall be as shown in the map below. For these parcels that are larger than 4047 m<sup>2</sup>, with regards to the storage or parking of vehicle, trailer, or similar conveyance which exceeds a manufacturer’s gross vehicle weight rating of 5,550 kg or construction equipment in the rear yard must be adequately screened by compact evergreen trees or shrubs at least 1.8 metres in height and located between the vehicle, trailer, or construction equipment and any point on a parcel line within 7.5 metres of the vehicle, trailer, or construction equipment, in order to obscure the view from the abutting parcel or street.

#### **DOUBLE FRONTING PARCELS**



■■■■■■■■■■ DENOTES FRONT PARCEL LINE

”

**READ** a first time the        \_\_\_ day of \_\_\_\_\_

**READ** a second time the        \_\_\_ day of \_\_\_\_\_

**PUBLIC HEARING** held the        \_\_\_ day of \_\_\_\_\_

**READ** a third time the        \_\_\_ day of \_\_\_\_\_

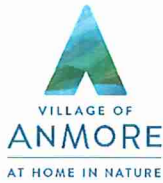
**ADOPTED** the        \_\_\_ day of \_\_\_\_\_

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MAYOR

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MANAGER OF CORPORATE SERVICES



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: August 30, 2019  
Submitted by: Jason Smith, Manager of Development Services  
Subject: Updates to the Zoning Bylaw

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### Purpose / Introduction

The purpose of this report is to propose several improvements to the Zoning Bylaw that would help clarify the intent of the bylaw and address implementation challenges.

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### Recommended Options

That Council refer the proposed changes in the draft Village of Anmore Zoning Amendment Bylaw No. 600-2019 to the Advisory Planning Commission for comment.

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### Background

The Zoning Bylaw was adopted in October 2017 and introduced many new regulations pertaining to land use. As staff have worked with the Zoning Bylaw, opportunities to improve and clarify the Zoning Bylaw have been identified.

Staff are committed to improving the Zoning Bylaw and this amendment represents the second time that staff have brought forward amendments to the bylaw that improve it. The first time was in early 2018.

### Discussion

There are a series of minor amendments being proposed through the draft Village of Anmore Zoning Amendment Bylaw No. 600-2019 (**Attachment 1**). An explanation of the changes being proposed are outlined below.

#### 1. Siting Exceptions –Projections

Section 5.8.1 allows for projections off a building to project into a required setback up to 1.22m. Staff are proposing to add the requirement that a 1.2m setback from the parcel line must always be maintained for safety and spacing reasons. This addresses issues where in the RCH-1 (Countryside) Zone where homes could be built with projections reaching right to the parcel line.

## **Report/Recommendation to Council**

Updates to the Zoning Bylaw

August 30, 2019

### 2. Off street parking and front yard setbacks

Staff are proposing to add the following language to section 3.5 – “3.5.3 – One intent of the front yard setbacks established in this Bylaw is to ensure that there is adequate space for the off street parking requirements of a zone to be met regardless of how any buildings or structures are used on the parcel.” This new section is meant to clarify that part of the intent of establishing front yard setbacks was to ensure that there would always be adequate off street parking for a parcel regardless of whether there was a garage or how the garage is used.

### 3. Garages and Coach Houses

With the adoption of the new Zoning bylaw in October 2017 one of the issues that it intended to address was exploitation of garage space calculations to create larger than permitted coach houses. There have been several instances where garage space was shown on building plans for the purposes of area calculations and then subsequent to the building permit being finalized the garage area being converted into living space for the coach house. This has resulted in coach houses that are much larger than would otherwise be permitted. Staff are proposing several changes to the bylaw to reinforce and clarify that intent.

The first proposed change is the addition of language to section 6.3.3 clarifying that garage area in an accessory building is not included in the total floor area of a coach house but is included in calculation of the floor area of an accessory building. This is a clarification to make clear that there limits to both the permitted floor area for accessory buildings and to the floor area of a coach house – both of which need to be complied with.

The second change is to clarify that the below grade floor area exception is only applicable for principal buildings, which was always the intent of the bylaw. This is made clear by proposed changes to the definition of below grade floor area and to the definition of floor area.

Additional changes to the structure of the floor area definition are being proposed to make to clarify the existing exceptions for garage floor area.

### 4. Accessible Parking Space

The requirement for the provision of at least one accessible parking space is proposed for the P-1 Civic Institutional Zone to ensure that at least one space will always be provided.

## Report/Recommendation to Council

Updates to the Zoning Bylaw

August 30, 2019

### 5. Construction equipment and large vehicles on double fronting lots.

The October 2017 Zoning Bylaw introduced regulation to reduce the visual impacts of parking large vehicles and construction equipment on properties throughout the Village. The intent was to reduce their visibility from the road. Through implementation of the Zoning Bylaw it has come to staff's attention that there are several properties, in particular between Leggett Drive and East Road, where the lots face onto two roads and that the intent of the bylaw did not apply to these properties.

Staff are proposing to designate a front parcel line for these properties and to introduce screening requirements for large vehicles and construction equipment parked or stored on those properties so as to mitigate the visual impact of these vehicles on the neighbours while to still allowing residents to use their property in keeping with the regulations that apply to all other RS-1 properties.

## Other Options

The following options are presented for Council's consideration:

1. That Council refer the proposed changes in the draft Village of Anmore Zoning Amendment Bylaw No. 600-2019 to the Advisory Planning Commission for comment;

Or

2. That Council advise staff of any changes that they would like to see made to draft Village of Anmore Zoning Amendment Bylaw No. 600-2019 and that the amended draft be referred to the Advisory Planning Commission for comment;

Or

3. That Council advise staff that it does not wish to proceed with these changes to the Zoning Bylaw at this time.

## Financial Implications

Should Council choose to proceed with consideration of this Zoning Bylaw amendment, there will be costs associated with advertising the public hearing.

**Report/Recommendation to Council**

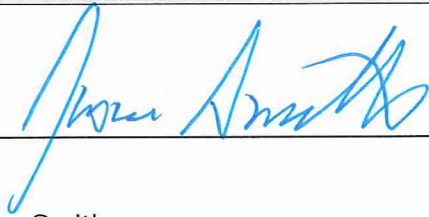
Updates to the Zoning Bylaw

August 30, 2019

**Attachments:**

1. Village of Anmore Zoning Amendment Bylaw No. 600-2019

**Prepared by:**



Jason Smith

Manager of Development Services

**Reviewed for Form and Content / Approved for Submission to Council:**

*Chief Administrative Officer's Comment/Concurrence*



Chief Administrative Officer



## VILLAGE OF ANMORE

### BYLAW NO. 605-2019

A bylaw to repeal obsolete and superseded bylaws.

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**WHEREAS** the *Community Charter* permits a municipality, by bylaw to authorize the revision of all or any of the bylaws of a municipality in accordance with the *Bylaw Revision Regulation*.

**AND WHEREAS** the *Bylaw Revision Regulation* permits a municipality, by bylaw, to authorize the revision of a bylaw by omitting and providing for the repeal of a bylaw or a provision of a bylaw that is expired, inoperative, obsolete, spent or otherwise ineffective.

**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 Bylaw Repeal Bylaw No 605-2019**”.
2. The following bylaws are hereby repealed as a result of being expired, inoperative, obsolete, spent, or otherwise ineffective:
  - a) Village of Anmore Notice of Public Hearings Mailing Bylaw #28, 1989;
  - b) Village of Anmore Fireworks Regulation Bylaw No. 62-1990;
  - c) The Village of Anmore Subdivision for Relative Bylaw No. 69-1991;
  - d) Anmore Special Indemnity Bylaw No., 206-1997;
  - e) Anmore Tree Management Bylaw No. 430-2007;
  - f) Anmore Provincial Voters List Adoption Bylaw No. 440-2008.
3. 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.

**READ** a first time the      3      day of September, 2019

**READ** a second time the      3      day of September, 2019

**READ** a third time the      3      day of September, 2019

**ADOPTED** the                      day of      , 2019

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MAYOR

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CORPORATE OFFICER

VILLAGE OF ANMORE

BYLAW NO. 606-2019

A bylaw to amend Anmore Development Procedures Bylaw No. 553-2016

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**WHEREAS** it is deemed expedient to amend Anmore Development Procedures Bylaw No. 553-2016

**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 Development Procedures Bylaw Amendment Bylaw No. 606-2019**”.
2. That Anmore Development Procedures Bylaw No. 553-2016 be amended as follows:
  - (a) That Section 5 (a) be deleted and replaced with “Refer to Anmore Fees and Charges Bylaw, as amended or superseded from time to time.”

**READ** a first time the 3 day of September, 2019

**READ** a second time the 3 day of September, 2019

**READ** a third time the 3 day of September, 2019

**ADOPTED** the day of , 2019

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MAYOR

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CORPORATE OFFICER

## VILLAGE OF ANMORE

### BYLAW NO. 607-2019

A bylaw for the administration of the *Freedom of Information and Protection of Privacy Act*.

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**WHEREAS** the *Freedom of Information and Protection of Privacy Act* requires that a municipality designate the Head and set any fees for services.

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

1. **CITATION**

- (a) That this bylaw may be cited for all purposes as “Anmore Freedom of Information and Protection of Privacy Act Bylaw No. 607-2019”.

2. **REPEAL**

- (a) That Anmore Freedom of Information and Protection of Privacy Bylaw No. 139-1994, be repealed.

3. **DEFINITIONS**

- (a) The definitions contained in Part 1 of the Act shall apply to this bylaw.
- (b) In this bylaw:

“**Act**” means the Freedom of Information and Protection of Privacy Act, R.S.B.C. 1996, c. 165, as amended.

“**Coordinator**” means the person designated in section 4(b) of this Bylaw as the Information and Privacy Coordinator;

“**Council**” means the Council of the Village of Anmore; and

“**Head**” means the person designated under section 4(a) of this Bylaw as the Head;

“**Village**” means the Village of Anmore; and

4. **ADMINISTRATION**

- (a) The Chief Administrative Officer is designated as the Head for the purposes of the Act; and

- (b) The Corporate Officer is designated as the Information and Privacy Coordinator; and
- (c) For the purposes of the Act, the Head and the Coordinator shall act in their respective capacities for all Council, Commissions, Committees and other bodies of the Village; and
- (d) The Head may delegate any of the Head's duties under the Act to the Coordinator.

5. **FEES**

- (a) An applicant who makes a request under the Act shall pay to the Village the fees set out in the Schedule of Maximum Fees contained in the *Freedom of Information and Protection of Privacy Regulations*, as amended.

6. **SEVERABILITY**

- (a) 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.

**READ** a first time the 3 day of September, 2019

**READ** a second time the 3 day of September, 2019

**READ** a third time the 3 day of September, 2019

**ADOPTED** the day of , 2019

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MAYOR

---

CORPORATE OFFICER

**VILLAGE OF ANMORE**

**BYLAW NO. 608-2019**

A bylaw to establish fees and charges for Village services and information

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**WHEREAS** the *Community Charter*, authorizes municipalities, by bylaw, to impose fees and charges for the provision of various services and/or information;

**AND WHEREAS** Council deems it necessary and desirable to exercise the authority provided by the *Community Charter* to cover costs of providing various services and information;

**NOW THEREFORE**, the Council of the Village of Anmore, in open meeting lawfully assembled, ENACTS AS FOLLOWS:

1. This bylaw maybe cited as “Anmore Fees and Charges Bylaw No. 608-2019”.
2. The Village of Anmore hereby impose fees for the provision of services and information as specified in Schedule “A” attached to and forming part of this bylaw.
3. This bylaw shall come into effect on the date of its final adoption.
4. Whenever this bylaw sets out fees and charges with respect to other Village bylaws and such other bylaws contain similar fees and charges, this bylaw is deemed to prevail.
5. That Anmore Fees and Charges Bylaw No. 557-2016 including all amendments thereto are hereby repealed in their entirety.
6. If any part of this bylaw is found invalid by a court, it will be severed and the remainder of the bylaw will remain in effect.

**READ** a first time the 3 day of September, 2019

**READ** a second time the 3 day of September, 2019

**READ** a third time the 3 day of September, 2019

**ADOPTED** the      day of                      , 2019

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MAYOR

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MANAGER OF CORPORATE SERVICES

<b>GENERAL ADMINISTRATION AND CORPORATE SERVICES (Administration/Corporate/Finance Departments)</b>	
<b>Photocopies</b>	
Black & White photocopies	\$0.25 per page
Colour photocopies	\$0.25 per page
<b>Search Village Records (including Financial Records)</b>	
Where it is determined by the CAO that research could involve staff time in excess of 15 minutes:	
First hour or portion thereof	\$80.00
Each additional 15 minutes or portion thereof	\$25.00
Where it is determined that a fee may be assessed, the applicant will be provided with a fee estimate prior to the requested work being initiated.	
<b>Freedom of Information and Protection of Privacy</b>	
Fees payable for request made under the Freedom of Information and Protection of Privacy Act shall be in accordance with Regulation 155/2012 – Schedule of Maximum Fees	As per BC Regulations 155/2012
<b>List of Electors</b>	
Available only if official candidates as declared by the Chief Election Officer in accordance with the Local Government Act	
First copy	Free
Additional Copies	\$10.00
Electronic Copies	\$10.00
<b>Regulatory Bylaws (Bylaws are available on website free of charge)</b>	
Official Community Plan	\$60.00
Zoning Bylaw	\$60.00
Works and Services Bylaw	\$60.00
Building Bylaw	\$60.00
Regulatory Bylaws not listed above	\$1.00 per page
<b>Reports (Reports are available on website free of charge)</b>	
Strategic Plan	\$35.00
Financial Sustainability Plan	\$60.00
Parks Master Plan	\$60.00
Water Utility Master Plan	\$60.00
Annual Water Quality Report	\$10.00 per report year
Any other report not listed	\$1.00 per page
<b>Preparation of Legal Documents</b>	
Preparation of a legal document by the Village's Solicitor and/or Staff, where the resulting document is a benefit to the applicant. (Does not include the cost of any plans, agent fees and registration costs)	Actual Costs - a deposit may be required before preparation of the document has started

<b>Discharge of Registered Charge</b>	
An Administration Fee to prepare a discharge of any registered charge in favour of the Village of Anmore, including but not limited to Statutory Rights-of-Way, Restrictive Covenants, Highway Reservations and Development Permit Notices	Actual Costs – a deposit may be required before preparation of the document has started.
<b>Filming Permits and Services</b>	
Filming Permit within the boundaries of the Village including Buntzen Lake	\$200.00 per day to a maximum of \$1,000.00
Additional Location site	\$100.00 per day to a maximum of \$500.00
Personnel – Public Works Maintenance Employee	\$93.00 per hour
Village Property:	
Parking Lot	\$250.00 per day
Anmore Community Spirit Park	\$200.00 per day
Tennis Courts located at Anmore Elementary School	\$200.00 per day
Other Village parks including trail network (per park or trail)	\$150.00 per day
Damage Deposit (refundable if no damage)	\$500.00 per site
For RCMP rates please contact the City of Coquitlam For SVFD rates please contact Metro Vancouver For Buntzen Lake rates please contact BC Hydro	
<b>Facility Rentals – Council Chambers</b>	
Individuals or groups not providing a service for the community as a whole or on behalf of the Village of Anmore	\$20.00/per hour
Damage Deposit	\$100.00
<b>Tax Requests by Non-Property Owners – Current Year/Prior Years</b>	
Over the counter, Faxed, Mailed	\$35.00 per tax certificate
Rush Service	\$50.00 per tax certificate
<b>Properties on Mortgage Listings</b>	
Property Tax Notices included on mortgage listings (charged to mortgage company)	\$10.00 per tax notice
<b>Interest</b>	
Interest charged on overdue Accounts Receivable	Bank of Canada Prime Rate + 4%
<b>Returned Cheques/Payments</b>	
Returned cheques/payments	\$45.00
<b>Refunds</b>	
Property Tax/Utility Overpayments	\$25.00

<b>INSPECTION SERVICES DEPARTMENT</b> <b>(Building Department/Bylaw Enforcement/Licensing)</b>	
<b>Business Licences</b> The business licence fee is per calendar year (January to December) * annual licence fee prescribed in this schedule shall be reduced by one-half in respect of a Licence issued after July 1 <sup>st</sup> in any year. A semi-annual licence does not qualify for this reduction.	
Animal Boarding	\$400.00
Animal Day Care (cat or dog) 10 cats or dogs or less	\$110.00
Animal Day Care (cat or dog) 11 cats or dogs or more	\$165.00
Bed & Breakfast	\$110.00
Campground	\$10.00 per camping space
Child Day Care Center – 10 children or less	\$110.00
Child Day Care Centre – 11 children or more	\$165.00
Contractor	\$165.00
Film Company	\$400.00
Accessory Home Based Business	\$110.00
Manufactured Home Park	\$10.00 per space
Mobile Food Truck	\$400.00
Any Business not listed above	\$165.00
Transfer Business Licence	\$10.00
<b>Dog Licensing</b>	
Annual Dog Licence – Neutered/Spayed	\$25.00 per dog
Annual Dog Licence – Un-neutered/spayed	\$35.00 per dog
Replacement Licence if current year lost	\$10.00
<b>Building Permits including Plumbing</b>	
Application Fees (Non-Refundable)	
Building Permit Application Fee including Plumbing	\$500.00
Plumbing Permit Application Fee only	\$75.00
<i>If permit is approved the application fee is deducted from permit fees</i>	
<b>Permit Fees – Simple or Complex Buildings and Structures</b>	
Construction up to \$5,000.00	\$21.00 per \$1,000 (min \$75.00)
Construction from \$5,001.00 to \$20,000.00	\$15.00 per \$1,000 + base fee of \$75.00
Construction from \$20,001.00 to \$100,000.00	\$11.00 per \$1,000 + base fee of \$600.00
Construction from \$100,001.00 to \$500,000.00	\$8.00 per \$1,000 + base fee of \$1,350.00
Construction from \$500,001.00 and over	\$7.00 per \$1,000 + base fee of \$2,500.00
<b>Permit Fees – Temporary Building or Structure</b>	
Permit Fee for a temporary building or structure for 12 months	\$175.00
<b>Permit Fees – Demolition of a Building or Structure</b>	
Permit Fee for a demolition of a building or structure 56m <sup>2</sup>	\$100.00
Permit Fee for a demolition of a building or structure over 56m <sup>2</sup>	\$350.00



<b>Permit Fees – Move or Relocation of a Building or Structure</b>	
Moving a building or structure	\$350.00
Inspection Fee for examination of a building or structure to be moved	\$175.00
Additional fees if inspection exceeds 2 hours	\$120.00 per hour
<b>Permit Fees – Chimney Fireplaces and Solid Fuel Appliances</b>	
Fireplaces, solid fuel appliances	\$360.00 per appliance
Natural or propane gas fire heating devices	\$120.00 per appliance
<b>Permit Fees – Building Site Services</b>	
New or replacement of underground water services	\$40.00 per 10 meters of pipe
New or replacement of underground storm sewer pipe	\$40.00 per 10 meters of pipe
On-site catch basins, oil interceptors or sumps	\$40.00 each
<b>Permit Fees – Plumbing Fixtures</b>	
Plumbing fixtures	\$20.00 per fixture (min. \$75.00)
Water Storage Tanks, check valves, outdoor showers	\$20.00 each
Swimming Pool supply, drainage backflow preventer	\$80.00 per pool
Each hot water storage tank or boiler vent	\$20.00 per vent
Installation of soil, waste or drainage pipe	\$40.00 per 20 meters of pipe
Fire Sprinkler heads	\$3.00 per head (min of \$50.00)
Radiant Heat Floors	\$2.50 per 1000 BTU's
<b>Other Fees</b>	
Building Permit Extension – 6 months (may be extended 3 additional times)	\$1,000.00 per extension
Construction prior to issuance of a building permit	Double the permit fees
Transfer a Building Permit to a new owner	\$480.00
Inspection fee for undefined inspections	\$120.00 per hour or part thereof
Re-Inspection Fee after second consecutive inspection (3 <sup>rd</sup> inspection)	\$120.00
Building review (4 <sup>th</sup> inspection)	\$240.00
Building review (5 <sup>th</sup> inspection)	\$360.00
Building review (6 <sup>th</sup> inspection)	\$720.00
Posting a Stop Work Order	\$360.00
Re-posting a Stop Work Order due to unauthorized removal	\$240.00
Posting a Do Not Occupy order	\$240.00
Re-posting a Do Not Occupy order due to unauthorized removal	\$240.00
Plan review for a design modification following building permit review	\$120.00 per hour or part thereof
Equivalency Report review	\$120.00 per hour or part thereof
Copying of building plans	\$240.00 + actual print costs
Controlled Substance Nuisance Inspection	\$500.00 per occurrence
<b>Security Deposits and Liability Insurance</b>	

The Building Inspector when issuing a Building Permit, may request a bond for more than \$5,000.00 where it has been determined the actual potential damage to Village property may be higher.	
For Building Permits less than \$100,000.00 value of construction, will be required, prior to issuance of a Building Permit, a bond (in a form satisfactory to the Village) must be deposited with the Village to be drawn down by the Village in the event that Village property is damaged during the course of construction. The cash bond will be refunded (less any draw down) when the Occupancy Permit is issued.	\$5,000.00
Prior to issuance of a Building Permit, a bond (in a form satisfactory to the Village) must be deposited with the Village to be drawn down by the Village in the event that Village property is damaged during the course of construction. The cash bond will be refunded (less any draw down) when the Occupancy Permit is issued.	\$10,000.00
When submitting a building application for a building permit, the applicant will be required to submit a Professional Errors and Omissions Liability Insurance Certificate attached to Schedule "B"	\$1,000,000.00
Prior to the issuance of a permit to move a building or structure, a bond must be deposited with the Village to ensure that the exterior of the building or part thereof will be completed within ninety (90) days of the permit issuance. Should the owner not complete the required work within the time frame set out, the Building Inspector shall notify the owner, in writing, of the deficiency directing the owner to remedy the non-compliance within thirty (30) days from the date of the notice. If the non-compliance is not remedied within the thirty (30) day period the deposit shall be forfeited to the Village.	\$50,000.00
Prior to the issuance of a permit to move a building or structure, a policy of commercial general liability insurance, in all-inclusive limits (in a form satisfactory to the Village) to indemnify the Village against all bodily injury and property damage, of any kind, howsoever caused by the moving of the building. The Village of Anmore must be named as an additional insured on said policy	\$5,000,000.00

<b>ENGINEERING DEPARTMENT AND PUBLIC WORKS</b>	
<b>Village Base Maps</b>	
Civic Address Map	\$25.00
Zoning Map	\$25.00
<b>Civic Addresses</b>	
Address Change for Existing Building	\$400.00 each
Address Change for New Building	\$400.00 each
<b>Streets and Roads</b>	
Road Allowance Obstruction Permit	\$175.00
Road/Sidewalk/Pathway Restoration Fee	\$65 per square meter minimum charge \$200.00
Infrastructure inspection relating to work on any village property	Works valued less than \$2,500.00 minimum \$102.00 Works valued over \$2500.00 , 5% of the estimated value of works
Street/Right-of-Way Clean Up	Actual Costs + \$50.00 administration fee
<b>Solid Waste Collection Fees – Including Green Waste</b>	
Single Family Residential Unit	As per Solid Waste Management Bylaw
Single Family Residential Unit with Secondary Suite	As per Solid Waste Management Bylaw
<b>Solid Waste and Green Waste Carts</b>	
120 Litre Cart (Initial Purchase and Replacement)	As per Solid Waste Management Bylaw
240 Litre Cart (Initial Purchase and Replacement)	As per Solid Waste Management Bylaw
360 Litre Cart (Initial Purchase and Replacement)	As per Solid Waste Management Bylaw
Collection Cart Repair	As per Solid Waste Management Bylaw
Bear Lock Repair	As per Solid Waste Management Bylaw
<b>Miscellaneous Permit Fees and Charges</b>	
Driveway Access Permit	\$240.00
Highway Use Permit <b>(Bylaw 588-2018)</b>	\$ 50.00
Sidewalk Use Permit <b>(Bylaw 588-2018)</b>	\$ 50.00
Temporary Sidewalk Permit <b>(Bylaw 588-2018)</b>	\$ 50.00
Blasting Permit	\$240.00
Soil Deposit Permit	\$360.00
Sign Permit Bond	\$500.00

# Anmore Fees and Charges Bylaw 608-2019

Security Bonding for any item above (if required)	\$3,500.00
Tree Cutting Permit	\$500.00
Annual Tree Cutting Allowance Permit Fee ( <b>Bylaw588-2018</b> )	\$ 10.00
Security Bonding for tree replacement	\$500 per replacement tree to maximum of \$10,000

<b>Fireworks Permits (applicable between November 1 to October 23 in any year)</b>	
Application for Sale of Fireworks	\$50.00
Application for Discharge of Fireworks	\$25.00
Site Inspections for Sale or Discharge of Fireworks	\$50.00/hour
Fire Protection	
Class 1a 1 to 5 sites, camp fire permits, ceremonial fires & religious fires	\$25.00/annum
Class 1b more than 5 sites, camp fire permits, ceremonial fires & religious fires	\$50.00/annum
Class B2 theatrical and special event fire permits	\$50.00 per event

<b>Water Utility</b>	
Installation of a new water service between Village water main and meter box at property line. A deposit will be required for the installation prior to installation	Actual Costs – a deposit may be required
Installation of 2" water meter at property line	\$1,374.00
Installation of 1.5" water meter at property line	\$998.00
Installation of 1" water meter at property line	\$557.00
Installation of 5/8" x 3/4" water meter at property line	\$426.00
Temporary cap of water service (Demolition Permit)	\$100.00
Permanent cap of water service (Demolition Permit)	\$100.00
Water valve shut off and opening during normal working hours	\$100.00
Water valve shut off and opening after normal working hours	\$400.00
New service box	Actual costs
Fire Hydrant Use Permit	\$100.00
Fire Hydrant Usage Charge (water meter to be attached to hydrant)	As per Anmore Water Rates & Regulations Bylaw
Fire Hydrant Use Permit – Inspection Fee	\$100.00
Fire Hydrant Use Permit – Security Deposit	\$3500.00
Scheduled Water Main shut down	Actual Costs – a deposit may be required

Anmore Fees and Charges Bylaw 608-2019

Emergency Water Main shut down (not on village property)	\$400.00
Water User Fees (per cubic meter)	As per Anmore Water Rates & Regulations Bylaw
Special Water Meter Reading by request	\$50.00 per reading
Permit to water new lawn or landscaping during Stage 1 or Stage 2 Water Restrictions are in force, at the premise described in the permit for 21 days from day of issuance	\$35.00
Water Sprinkling Permit may be extended (optional) one time for an additional 21 days for a total of 42 days calculated from date of issuance of the first permit.	\$25.00
Water Sprinkling Permit for lawn treated by nematodes during Stage 1 or Stage 2 Water Restrictions are in force, at the premise described in the permit for 14 dyas from day of issuance	\$35.00



<b>PLANNING AND DEVELOPMENT</b>	
Additional fees incurred by the Village will be charged to the applicant prior to a decision on an application where in the opinion of the Manager of Development Services, a qualified professional must be retained for the purpose of assessing application information, and legal fees are incurred by the Village which, in the opinion of the Manager of Development Services, are necessary in order to obtain legal advice in the processing or implementation of an application approval including drafting or review of legal documents.	
<b>Rezoning Applications</b>	
Pre-application review	\$175.00 per hour – minimum 4 hours
Rezoning Application Fee (Application valid for 18 months)	\$3,500.00 + Actual Costs of the Approving Officer and Consultants
Time Extension – 18 months	\$500.00
Zoning Bylaw Text Amendment	\$3,500.00
Holding an additional Public Hearing	\$1,500.00
OCP Amendment	\$5,000.00
<b>Subdivision Applications</b>	
Application Fee	\$700.00 + \$100.00 per lot and Actual Costs of Approving Officer and Consultants
Extension - 180 days	\$500.00
<b>Development Cost Charges</b>	
Drainage	\$1,050.00 per lot
Roads	\$4,114.00 per lot
Water	\$5,555.00 per lot
School Site Acquisition Charge	As per School District No. 43
Latecomer Agreement	\$3,000.00
Latecomer Interest Rates	As per Municipal Finance Authority of BC (MFABC) 15-year rate at time of agreement
<b>Other Development Applications</b>	
Development Variance Permit	\$500.00
Board of Variance	\$500.00
Development Permit (RAR)	\$500.00

VILLAGE OF ANMORE

BYLAW NO. 609-2019

A bylaw to amend Anmore Solid Waste Management Bylaw No. 554-2016

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**WHEREAS** it is deemed expedient to amend Anmore Solid Waste Management Bylaw No. 554-2016.

**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 Solid Waste Management Amendment Bylaw No. 609-2019**”.

2. Schedule “A” Section 1(a) “Collection Cart Purchase” is amended as follows:

	<b>120 Litre</b>	<b>240 Litre</b>	<b>360 Litre</b>
Collection Cart Purchase	\$140.00	\$151.00	\$169.00

3. Anmore Solid Waste Management Bylaw No. 554-2016, as amended, is hereby amended accordingly.

**READ** a first time the 3 day of September, 2019

**READ** a second time the 3 day of September, 2019

**READ** a third time the 3 day of September, 2019

**ADOPTED** the day of , 2019

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MAYOR

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CORPORATE OFFICER

## COMMUNITY ENGAGEMENT, CULTURE AND INCLUSION COMMITTEE MEETING – MINUTES



Minutes for the Community Engagement, Culture and Inclusion Committee  
Meeting scheduled for Thursday, July 11, 2019 at 4:00 p.m. in  
Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC

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### **MEMBERS PRESENT**

Councillor Polly Krier, Chair  
Kerri Palmer Isaak  
Trudy Schneider

### **MEMBERS ABSENT**

Chloe Heisler  
Shaunda Moore

### **Staff Members Present**

Shannon Cooper  
Sabina Perrin

### **1. CALL TO ORDER**

Chair Krier called the meeting to order at 4:03 p.m.

### **2. APPROVAL OF THE AGENDA**

IT WAS MOVED AND SECONDED:

That the agenda be approved as circulated.

CARRIED UNANIMOUSLY

### **3. MINUTES**

#### **(a) Minutes of the Meeting held on May 15, 2019**

IT WAS MOVED AND SECONDED:

That the Minutes of the Community Engagement, Culture, and  
Inclusion Committee meeting held on May 15, 2019 be adopted  
as circulated.

CARRIED UNANIMOUSLY

### **4. BUSINESS ARISING FROM THE MINUTES**

None.

**5. UNFINISHED BUSINESS**

None.

**6. NEW BUSINESS****(a) Village of Anmore events.**

Committee to discuss relevant events of interest.

**1. Heritage Project - Ma Murray Day**

The committee discussed needs for the event:

- 10 x 10 or larger tent
- Should be outside in Spirit Park so that it is incorporated into the event rather than separate

Ms. Shannon Cooper provided an overview of archive items and how they could be incorporated into Ma Murray Day:

- Photos, newspapers
- Some small artifact items, door knocker, books, horseshoe
- Could create and display a story telling “timeline” or a “Did you know” discovery, or Ma Murray cut out photo opportunity that could be incorporated into the whole event not just the Ma Murray display

Discussion points included:

- Video loop stories
- Protection of materials outdoors
- Duplicating some of the paper items into posters for display
- Providing an interactive activity such as a scavenger hunt

Through discussion points, a list of components was determined:

- Tents
- Video loop
- Photo albums
- Artifacts
- Display of existing sign boards
- Activity
- Photo opportunity
- Treats

Action: Shannon Cooper to pull photos, archive items for display, and scavenger hunt at Ma Murray Day.

Ms. Cooper provided information on the cataloguing process for the heritage archive project. Ms. Cooper noted that consideration should be given to how capturing of archive materials should take place now and in the future for the Village of Anmore.

Action: That the Committee recommend that Council direct staff to create procedures to ensure Anmore history is continually being captured and how properly to collect items and information giving special consideration to capture lapses in years.

## 2. Picnic in the Park – August 16

Chair Krier provided a poster for the event for the committee's consideration. It was determined that some suggestions on what to bring could be added to the poster.

Discussion points for needs included:

- Power source for music
- Messaging on village sign board

## 7. ADJOURNMENT

It was MOVED and SECONDED:

THAT the meeting be adjourned at 5:20 p.m.

Carried Unanimously

Certified Correct:

Approved:

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Karen Elrick  
Manager of Corporate Services

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Councillor Polly Krier  
Chair, Community Engagement, Culture  
and Inclusion Committee

## ADVISORY PLANNING COMMISSION MEETING – MINUTES

Minutes of the Advisory Planning Commission Meeting held on  
Monday, May 6, 2019 in Council Chambers at Village Hall,  
2697 Sunnyside Road, Anmore, BC



### MEMBERS PRESENT

Garnet Berg  
Wayne Keiser, Chair  
Julia Robertson  
Bruce Scatchard

### MEMBERS ABSENT

Denny Arsene  
Steve Hawboldt  
Olen Vanderleeden

### OTHERS PRESENT

Jason Smith, Manager of Development Services

#### 1. CALL TO ORDER

Chair Keiser called the meeting to order at 7:20 p.m.

#### 2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

THAT THE AGENDA BE APPROVED AS CIRCULATED.

CARRIED UNANIMOUSLY

#### 3. MINUTES

##### (a) **Minutes of the Advisory Planning Commission Meeting held on February 11, 2019**

It was MOVED and SECONDED:

THAT THE MINUTES OF THE ADVISORY PLANNING  
COMMISSION MEETING HELD ON FEBRUARY 11, 2019 BE  
ADOPTED AS CIRCULATED.

CARRIED UNANIMOUSLY

#### 4. BUSINESS ARISING FROM THE MINUTES

None.



5. **UNFINISHED BUSINESS**

None.

6. **NEW BUSINESS**

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

Mr. Jason Smith, Manager of Development Services, provided an overview of the staff report for this proposal which has been before the Advisory Planning Commission previously. Following the overview a round table discussion with committee members and staff took place.

Discussion points included:

- Realignment of trail networks
- Sunnyside Road Right of Way
- 34% of land as open space
- Commitment to meet energy step code 3
- \$493,500 community amenity contribution
- Proposal contains permitted use of secondary suites but does not permit coach houses
- Floor to area ratio calculations
- Parking restrictions
- Tree coverage and types of trees
- Emergency services access

It was MOVED and SECONDED:

That the Advisory Planning Commission support the proposed  
bylaw zoning amendment for 2307 Sunnyside Road –  
Comprehensive Development Rezoning as presented.

CARRIED UNANIMOUSLY

7. **ADJOURNMENT**

It was MOVED and SECONDED:

TO ADJOURN.

CARRIED UNANIMOUSLY

The meeting adjourned at 8:09 p.m.

Certified Correct:

Approved:

"Karen Elrick"

"Wayne Keiser"

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Karen Elrick  
Corporate Officer

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Wayne Keiser  
Chair, Advisory Planning Commission

## ADVISORY PLANNING COMMISSION MEETING – MINUTES

Minutes of the Advisory Planning Commission Meeting held on Monday, September 9, 2019 in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



### MEMBERS PRESENT

Denny Arsene  
Garnet Berg  
Steve Hawboldt (Chair)  
Wayne Keiser  
Julia Robertson  
Bruce Scatchard\*

### MEMBERS ABSENT

Olen Vanderleeden

### OTHERS PRESENT

Mayor John McEwen, Council Liaison  
Jason Smith, Manager of Development Services  
Martin Greig, Building Inspector/Bylaw Enforcement Officer

#### 1. CALL TO ORDER

Chair Hawboldt called the meeting to order at 7:00 p.m.

#### 2. APPROVAL OF THE AGENDA

It was MOVED and SECONDED:

That the agenda be approved as circulated.

Carried Unanimously

#### 3. MINUTES

- (a) **Minutes of the Advisory Planning Commission meeting held on February 11, 2019 and Minutes of the Advisory Planning Commission meeting held on May 6, 2019**

It was MOVED and SECONDED:

That the Minutes of the Advisory Planning Commission held on February 11, 2019 and adopted at the May 6, 2019 Advisory Planning Commission meeting be amended under item 6 (a) discussion points to remove the reference to Anmore Elementary and to replace it with Eagle Mountain Middle School and That the

Minutes of the Advisory Planning Commission meeting held on May 6, 2019 be adopted, as circulated.

Carried Unanimously

4. **BUSINESS ARISING FROM THE MINUTES**

None.

5. **UNFINISHED BUSINESS**

None

6. **NEW BUSINESS**

\*Committee member, Bruce Scatchard, recused himself from the meeting due to a conflict of interest regarding a current application relating to updates in the zoning bylaw.

(a) **Updates to the Zoning Bylaw**

Mr. Jason Smith, Manager of Community Development, provided an overview of the staff report and proposed amendments to the zoning bylaw. Mr. Smith reported that Council is seeking feedback from the Advisory Planning Commission (APC) on the proposed amendments to the zoning bylaw.

Proposed amendments as outlined in the staff report were presented and discussion ensued:

1. Siting exceptions – projections
  - Clear existing ambiguity between zoning and building bylaw
  - Concerns regarding existing non-conforming structures
  - Clarification of allowable length for projection of eaves
2. Off street parking and front yard setbacks
  - Ensure that regardless of how garage was used that there would always be adequate off street parking available
3. Accessible Parking Space
  - To provide requirement for accessible parking in the civic institutional zone
4. Construction equipment and large vehicles on double fronting lots
  - Reduce visual impacts of large vehicles and construction equipment
  - General support from APC members while concern exists regarding existing properties

## 5. Garages and coach houses

- Concerns over coach house garage conversions to living space
  - General support from APC members to clarify intent of below grade floor area exception to apply to only principal building
  - General support from APC members regarding addition of language clarifying that garage area in an accessory building is not included in total floor area of coach house but is included in calculation of the floor area of an accessory building.
- 
- Additional concerns were expressed by APC members regarding breezeway components that may result in sprawled housing design

It was MOVED and SECONDED:

That the Advisory Planning Commission support the following proposed zoning bylaw amendments as referred by Council and included in the Report to Council dated August 30, 2019 from the Manager of Development Services:

1. Siting exceptions – projections, with consideration to be given to projections of roof eaves to be permitted in compliance with building code requirements.
2. Off street parking and front yard setbacks
3. Accessible parking space in Civic Institutional Zone
4. Construction equipment and large vehicles on double fronting lots
5. Garages and coach houses.

Carried Unanimously

It was MOVED and SECONDED:

That the Advisory Planning Commission recommend THAT Council consider providing direction to staff to research and report back regarding the issue of use of breezeway design components as an expansion of secondary homes within a principal residence.

Carried Unanimously

ADJOURNMENT

It was MOVED and SECONDED:

To adjourn the meeting at 8:35 p.m.

Carried Unanimously

Certified Correct:

Approved:

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Karen Elrick  
Corporate Officer

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Steve Hawboldt  
Chair, Advisory Planning Commission

DRAFT