

REGULAR COUNCIL MEETING – AGENDA

Agenda for the Regular Council Meeting scheduled for
Tuesday, October 1, 2019 at 7:00 p.m. in Council Chambers at
Village Hall, 2697 Sunnyside Road, Anmore, BC



1. **Call to Order**

2. **Approval of the Agenda**

Recommendation: That the Agenda be approved as circulated.

3. **Public Input**

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

4. **Delegations.**

None.

5. **Adoption of Minutes**

Page 4 (a) **Minutes of the Regular Council Meeting held on September 17, 2019**

Recommendation: That the Minutes of the Regular Council Meeting held on September 17, 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 10 (a) **Observation of the UN International Day of Older Persons – October 1**

Recommendation: THAT Council receive the letter from Council of Senior Citizens' Organizations of B.C. dated September 5, 2019, for information;
AND THAT Council proclaim October 1, 2019 in the Village of Anmore, as International Day of Older Persons.

Page 12 **(b) Federation of Post-Secondary Educators of BC**

Recommendation: THAT Council receive the letter from Federation of Post-Secondary Educators of BC dated September 11, 2019, regarding Fair Employment Week in support of Fairness for Contract Faculty, for information.

Page 13 **(c) Village of Belcarra – Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 541, 2019 to enable Temporary Use Permits (TUPs)**

Recommendation: THAT Council receive the letter from Village of Belcarra dated September 13, 2019, Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment Bylaw No. 541, 2019 to enable Temporary Use Permits (TUPs), for information.

Page 16 **(d) CivX Event Registration – November 28, 2019**

Recommendation: THAT Council receive the letter from CivX Innovation in Local Government regarding CivX 2019: Civil Ideas for Less Civil Times, for information.

8. Items Removed from the Consent Agenda

9. Legislative Reports

Page 18 **(a) Infill Development Rezoning Application 231 Strong Road**

Report dated September 27, 2019 from the Manager of Development Services is attached.

Page 45 **(b) 2307 Sunnyside Road (Cordovado) – Environmental Report**

Report dated September 27, 2019 from the Manager of Development Services attached.

10. Unfinished Business

11. New Business

Page 62 **(a) Summerwood Lane Trail / Staircase to Mossom Creek**

Memo from Christ Boit, ISL Engineering, dated September 25, 2019 attached.

Page 64 **(b) Traffic Calming - Birch Wynde**

Memo from Christ Boit, ISL Engineering dated September 25, 2019 attached.

12. Recommendations of Committees.

None.

13. Mayor's Report**14. Councillors Reports****15. Chief Administrative Officer's Report****16. Information Items****(a) Committees, Commissions and Boards - Minutes**

- None

(b) General Correspondence

- None

17. Public Question Period

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

18. Adjournment

REGULAR COUNCIL MEETING – MINUTES

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



ELECTED OFFICIALS PRESENT

Mayor John McEwen
Councillor Polly Krier
Councillor 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
Martin Greig, Building Inspector and Bylaw Enforcement Officer

1. Call to Order

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

2. Approval of the Agenda

R369 That the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

None.

4. Delegations.

(a) Reid Malley

Mr. Malley and neighbours spoke regarding installing speed bumps or other traffic calming measures on Birch Wynde and Alder Way.

Points included:

- Number of young children in neighbourhood
- Village engineer reviewed the area and recommended residents come to Council
- Mapped out ideas for speed bump
- Safety concerns

Discussion points from members of Council included:

- Supporting providing a safe place for children to play
- Potential for consideration of various traffic calming measures which may include speed bumps that would be removable to accommodate winter maintenance requirements
- Comments and feedback from residents is welcome

Council, by consensus, requested staff to investigate the options for traffic calming measures on Birch Wynde and Alder Way and to report back to Council options for consideration, including cost implications.

5. Adoption of Minutes

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

It was MOVED and SECONDED:

R370 That the Minutes of the Regular Council Meeting held on September 3, 2019 be adopted, as circulated.

Carried Unanimously

6. Business Arising from Minutes

7. Consent Agenda

It was MOVED and SECONDED:

R371 That the Consent agenda be adopted.

(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.

(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.

Carried Unanimously

8. Items Removed from the Consent Agenda

None.

9. Legislative Reports

(a) Zoning Bylaw Updates – Initial Readings

Councillor Krier excused herself from the meeting at 7:24 p.m. citing a conflict of interest as this item relates to a property located on her street.

Mr. Jason Smith, Manager of Development Services, provided an overview of the proposed amendments presented to Council at the September 3, 2019 regular council meeting and included in the staff report. Mr. Smith noted that the Advisory Planning Commission was supportive of the amendments with the addition of consideration to be given to projections of roof eaves to be permitted in compliance with building code requirements, which has been included in the proposed bylaw amendment.

It was MOVED and SECONDED:

R372 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.

Carried Unanimously

Councillor Krier returned to the meeting at 7:35 p.m.

(b) Bylaw Updates

It was MOVED and SECONDED:

R373 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.

Carried Unanimously

10. Unfinished Business

11. New Business

(a) 2019 Community Spirit Award Recipient – Mario Piamonte

Mayor McEwen announced that 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

It was MOVED and SECONDED:

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.

Carried Unanimously

13. Mayor's Report

Mayor McEwen reported that he:

- Participated in a trail walkabout on September 4 with the Parks & Recreation Committee
- Attended the Vancouver Port Authority AGM on September 5
- Attended the Tri-City Mayors barbeque on September 5
- Attended the SPCA Paws for a Cause event on September 8
- Attended Ma Murray Day event on September 8
- Toured Burnaby Lake Park and rowing facilities on September 10
- Attended a Translink meeting on September 12 which included discussion regarding ride sharing and potential issues
- Attended a round table with Carol James regarding vacancy and speculation tax on September 12

- Attended a Metro Vancouver Regional Planning meeting on September 13
- Attended the Terry Fox run on September 15
- Hosted the Mayors coffee talk at Tri City Chamber of Commerce on September 17
- Will be attending Union of BC Municipalities convention next week and will be meeting with Minister Heyman and BC Hydro

14. **Councillors Reports**

Councillor Krier reported that she:

- Attended the Tri City Mayors barbeque on September 5
- Attended Ma Murray Day event on September 8
- Attended Community Engagement, Culture, and Inclusion meeting on September 12
- Attended Terry Fox Run on September 15
- Attended housing announcement on September 17 in Port Coquitlam
- Will attend Union of BC Municipalities convention next week.

Councillor Weverink reported that he:

- Attended Ma Murray Day event on September 8
- Will attend a Sasamat Volunteer Fire Department Trustee meeting next week
- Will chair the next Environment Committee meeting on September 30
- Will attend the upcoming Give a Dam Tri Cities fundraiser
- Attended Tri City Green Drinks regarding environmental issues

Councillor Trowbridge reported that he:

- Attended Ma Murray Day event on September 8
- Attended the Tri City Mayors barbeque on September 5
- Participated in trail walkabout with Parks & Recreation Committee on September 4

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

Ms. Juli Halliwell reported that:

- Transport Canada has indicated that they are still working through their investigation process regarding the helicopters landing at a residential property
- The RFP for a detailed design for the village hall should be issued by the end of September with a recommendation for award of contract to Council in mid November

16. **Information Items**

(a) Committees, Commissions and Boards - Minutes

- Minutes of Community Engagement, Culture, and Inclusion Committee meeting held on July 11, 2019

- Minutes of Advisory Planning Commission meeting held on May 6, 2019
- Draft Minutes of Advisory Planning Commission meeting held on September 9, 2019

(b) General Correspondence

- None

17. Public Question Period

Charles Christie regarding civic building design and cost.

18. Adjournment

It was MOVED and SECONDED:

THAT the meeting was adjourned at 7:55 p.m.

Carried Unanimously

Karen Elrick
Corporate Officer

John McEwen
Mayor



Council of Senior Citizens'
Organizations of B.C.
Representing Seniors since 1950
www.coscobc.org

September 5, 2019

Dear Mayor and Council,

Re: Observation of the UN International Day of Older Persons -October 1st

Established in 1950, the Council of Senior Citizens' Organizations (COSCO) of BC is an umbrella, volunteer run organization made up of many seniors' organizations and individual associate members. Registered under the Societies Act since 1981, COSCO has grown and now represents approximately 80,000 seniors in BC.

Our mandate is to promote the well-being of seniors and their families, advocating for policies that allow seniors to remain active, independent, and fully engaged in the life of our province. The organization is non-partisan, but politically active, advocating for seniors' needs no matter who is in power. Our motto is "Plan with seniors not for them".

COSCO invites you, the civic leaders to help celebrate the

UN International Day of Older Persons (IDOP) 2019

Theme: "The Journey to Age Equality"

The 2019 theme is aligned with the UN's Sustainable Developmental Goal (SDG) 10 and will focus on pathways of coping with existing and preventing future old age inequality through measures to eliminate discrimination, and to "empower and promote the social, economic and political inclusion of all, irrespective of age, sex, disability, race, ethnicity, origin, religion, or economic or other status". "Between 2015 and 2030, the number of people aged 60 and over is expected to increase from 901 million to 1.4 billion- In this regard, trends of aging and economic inequality interact across generations and rapid population aging, demographic and societal or structural changes alone can exacerbate older age inequalities, thereby limiting economic growth and social cohesion."

The sub themes will focus on (i) the care sector- as a contributor of decent work (ii) life-long learning and proactive and adaptive labour policies (iii) universal health coverage and (iv) social protective measures." (UN IDOP -Homepage <<https://www.un.org/development/desa/aging/international-day-of-older-persons-homepage.html>>)

Two ways that we ask you to consider to celebrate the IDOP are:

- 1) Publicly proclaim/declare your support of the IDOP 2019
- 2) Prominently display the UN IDOP flag for October 1st 2019

We are pleased that last year, for the first time, the Province of British Columbia pro-

claimed that October 1st 2018 would be known as “International Day of Older Persons” (See attachment.). They have been asked by COSCO to do so again this year. We would like the BC city, township and district councils to follow suit. For those councils that are able, declarations are preferred over proclamations as they are ongoing. Please let us know if your council has already made a declaration in the past and if you will be making either an IDOP proclamation or declaration for IDOP 2019.

The UN IDOP flag can be purchased through the Seniors’ Voice website <<https://seniorsvoice.org>> for a cost of \$85 and then can be displayed annually for October 1st. Again, please let us know if you already have a flag that you will be flying this year or if you plan to buy and display a flag this year and in subsequent years.

Seniors’ Voice also has an event page on its website that it is encouraging organizations and people to use to post events held across Canada to celebrate IDOP 2019.

If there is any question about this request, please contact Agnes Jackman at cell# 604-376-5188; 821 20th Street, New Westminster, BC, V3M 4W7; or agnes.jackman@gmail.com.

Thank you for your consideration.

Yours truly,

Agnes Jackman, Board Member, COSCO, for

Gudrun Langolf, President, COSCO
604-266-7199
pres@coscobc.org

From: Nicole Seguin <nseguin@fpse.ca>

Date: September 11, 2019 at 9:36:12 PM PDT

To: "john.mcewen@anmore.com" <john.mcewen@anmore.com>

Subject: Request to recognize Fair Employment Week in support of Fairness for Contract Faculty

Dear Mayor John McEwen

The Federation of Post-Secondary Educators of BC (FPSE) has 10,000 members working in every corner of the province to provide the education people, and our communities, need. With 80% of future jobs expected to require some level of post-secondary education, our network of colleges, institutes, and universities will only become more important. However, thousands of the educators providing this education are precarious and underpaid.

Fair Employment Week is an international campaign to bring attention to the issue of underpaid contract work on campuses and call for change.

On behalf of our 10,000 members, I ask that the Village of Anmore Council move a motion recognizing Fair Employment Week October 7-11, 2019 and support fairness for contract faculty. A draft motion is included below.

Together, we can improve working conditions for educators and make our communities a better place to live and work.

Sincerely,

Terri Van Steinburg

President | Federation of Post-Secondary Educators of BC | fpse.ca
Musqueam, Squamish & Tsleil-Waututh Territories | she/her/hers

FAIR EMPLOYMENT WEEK | DRAFT MOTION

BECAUSE

1. Fair Employment Week is an opportunity to raise awareness about the rise of precarious employment on campus and the unfair working conditions experienced by contract faculty;
2. Contract faculty can be paid less for doing the same work – some are paid 80% less.
3. Wage fairness and job stability for contract faculty leads to improved services for students, their families, and the local area.

BE IT RESOLVED THAT the Village of Anmore Council recognize Fair Employment Week and support contract faculty receiving the same pay for the same work.



VILLAGE OF BELCARRA

"Between Forest and Sea"

4084 BEDWELL BAY ROAD, BELCARRA, B.C. V3H 4P8

TELEPHONE 604-937-4100 FAX 604-939-5034

belcarra@belcarra.ca • www.belcarra.ca



September 13, 2019

Juli Halliwell
Chief Administrative Officer
Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

By email: juli.halliwell@anmore.com

**RE: Village of Belcarra Official Community Plan (OCP) Bylaw No. 435, 2011, Amendment
Bylaw No. 541, 2019 to enable Temporary Use Permits (TUPs)**

Dear Juli Halliwell:

Please be advised, that at a Regular meeting of Belcarra Council held on September 9, 2019, the following motion was passed:

“That the “Village of Belcarra Official Community Plan Bylaw No. 435, 2011,
Amendment Bylaw No. 541, 2019” be adopted.”

A certified copy of the Official Community Plan Bylaw No. 435, 2011, Amendment Bylaw No. 541, 2019 is included with this letter for reference.

Please do not hesitate to contact the writer if you have any comments or questions regarding the amendment to the Belcarra Official Community Plan.

Sincerely,

Lorna Dysart
Chief Administrative Officer

Encl. “Village of Belcarra Official Community Plan Bylaw No. 435, 2011, Amendment Bylaw No. 541, 2019”



VILLAGE OF BELCARRA
Official Community Plan Bylaw No. 435, 2011
Amendment Bylaw No. 541, 2019



An amendment bylaw to enable Temporary Use Permits in the Village of Belcarra.

WHEREAS the *Community Charter* enables a local government to amend its bylaws from time to time;

NOW THEREFORE the Village of Belcarra enacts as follows:

1. That this bylaw be cited for all purposes as the “Village of Belcarra Official Community Plan Bylaw No. 435, 2011, Amendment Bylaw No. 541, 2019”
2. That the “Village of Belcarra Official Community Plan Bylaw No. 435, 2011” be amended:
 - a) By adding after Section 3.1.2 (b) (ii) the following:
 - iii) Council may issue a Temporary Use Permit (TUP) pursuant to OCP Schedule E.
 - and
 - b) By adding Schedule E to the Official Community Plan as follows:

SCHEDULE E: TEMPORARY USE PERMITS (TUPs)

The *Local Government Act* enables the Village of Belcarra to designate areas where temporary uses may be permitted and to set general conditions that apply to temporary uses.

Council may, by resolution, upon application from a land owner, issue a Temporary Use Permit (TUP) to allow any use not permitted under the regulations of the Village of Belcarra Zoning Bylaw.

A TUP may be issued for a maximum of three years and may be renewed only once for a second period of up to three years, at Council’s discretion. Council may issue a TUP with additional conditions and may shorten the duration of the permit to less than three years.

Temporary Use Permit Areas: Temporary Use Permits may be issued anywhere in the Village of Belcarra; however, TUPs may only be issued if they meet the general conditions below and where residents and landowners have been notified pursuant to the Local Government Act.

General Conditions:

1. A temporary use should not unduly restrict the existing use or a future use of the land identified under the Official Community Plan.
2. A temporary use should not have a significant negative impact on adjoining properties or be incompatible with adjoining uses.

3. The temporary use should not negatively impact public health, safety, or environmental conditions.
4. No industrial uses may be permitted within the Village.
5. Commercial uses may only be permitted in lands designated CI-1 (Civic Institutional) or P-1 (Regional Park) by the Village of Belcarra Zoning Bylaw.

Read a First Time on July 22, 2019

Read a Second Time on July 22, 2019

Read a Third Time on September 9, 2019

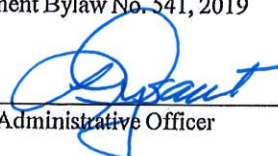
ADOPTED by Council on September 9, 2019



Neil Belenkie
Mayor

Lorna Dysart
Chief Administrative Officer

This is a certified a true copy of
Village of Belcarra Waterworks Bylaw No. 435, 2011
Amendment Bylaw No. 541, 2019



Chief Administrative Officer



November 28, 2019
Morris J. Wosk Centre for Dialogue, Asia Pacific Hall
3300-515 West Hastings Street
Vancouver, BC
8:30 am to 4:30 pm

The Lower Mainland Local Government Association and CivicInfo BC proudly present **CivX 2019: Civil Ideas for Less Civil Times** taking place on Thursday November 28, 2019 at the Morris J. Wosk Centre for Dialogue in Vancouver.

At this one-day seminar (8:30am – 4:30pm) delegates will hear practical ideas for making our towns and cities more inclusive for our citizens, regardless of age, gender, culture, or socio-economic background. Our exciting line-up of guest speakers includes:

- Diane Kalen-Sukra, Author, “Save Your City: How Toxic Culture Kills Community & What to Do about It”
- Tasha Henderson, Director, Women Transforming Communities speaking on “Encouraging Women to Get Involved in Local Government”
- Chris Friesen, Director of Settlement Services, Immigrant Services Society of BC discussing “Tips for Local Governments on Welcoming New Canadians”
- Dr. Atiya Mahmood, Associate Professor, Department of Gerontology, Simon Fraser University and Dr. Ben Mortenson, Associate Professor, Department of Occupational Science and Occupational Therapy, UBC speaking on “Community Mobility and Participation Among People with Mobility Disabilities”
- Dr. Eamonn O’Laocha, Instructor, Douglas College & Douglas Applied Research, Teaching and Consultancy speaking on “Using Technology to Connect Marginalized Populations”
- Representatives from the Fraser Basin Youth Council (Co-Creating a Sustainable BC) discussing “Engaging Young People/Youth & Sustainability”

The day will wrap up with a facilitated session, where local government delegates can share ideas and practices with one another, with a written summary being provided to all in attendance. A full agenda, with detailed session descriptions, will be published in late September.



November 28, 2019
Morris J. Wosk Centre for Dialogue. Asia Pacific Hall
3300-515 West Hastings Street
Vancouver, BC
8:30 am to 4:30 pm

Who should attend? Like past CivX events, this event will be of particular interest to local government elected officials, local government staff, staff from local government agencies, academics, and post-secondary students.

For those requiring overnight accommodation, a block rate is available at the Delta Hotel by Marriott Vancouver Downtown Suites, which is attached to the event centre. Click on link to book: <https://www.marriott.com/events/start.mi?id=1553903484786&key=GRP>

The cost of the event is only \$199, including a seated lunch. Online registration is open at

<https://www.civicinfo.bc.ca/event/2019/CivX>



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: September 27, 2019

File Number: 3360-01/20

Submitted by: Jason Smith, Manager of Development Services

Subject: Infill Development Rezoning Application – 231 Strong Road

Purpose / Introduction

The purpose of this report is to present Council with an infill development rezoning application for 231 Strong Road.

Recommended Options

That Council direct staff to refer the rezoning application for 231 Strong Road to the Advisory Planning Commission for comment.

Background

In July of 2018, the Village of Anmore adopted an Official Community Plan (OCP) amendment to enable infill development, OCP Policy RLU-16. The OCP amendment was accompanied by an Infill Development Policy that provided further direction and clarity as to what the Village's expectations were for infill development.

The Village has recently received its first application for rezoning under the infill development provisions of the OCP.

Discussion

The owner of 231 Strong Road has submitted an application for rezoning and subdivision (Attachment 1). The applicant is proposing to create 2 lots from the existing 1 acre property. The two proposed lots are 2/3 and 1/3 acre in size. There is an existing home on the property that will be retained on the proposed 2/3 acre parcel.

Official Community Plan Considerations

The application for rezoning is for the property located at 231 Strong Road. OCP Policy RLU-16 establishes criteria that must be met for a parcel to be eligible for consideration for rezoning under the OCP Policy.

Report/Recommendation to Council

Infill Development Rezoning Application – 231 Strong Road

September 27, 2019

Parcels that are eligible for consideration must:

1. Not have been created through a previous comprehensive development plan;
This parcel was not created by a comprehensive development plan and is currently zoned Residential 1 (RS-1).
2. Be between 3925 m² and 8094 m² in area;
The parcel is 4070 m² in size
3. Have an average slope, as determined by a registered surveyor, equal to or less than 20%;
The survey provided with the application only shows a maximum elevation change on the property of 4 metres and a site visit makes obvious that this property has an average slope less than 20%.
4. identify a building site(s) that is equal to or less than 20% slope;
The parcel is flat and the proposed building sites have a slope less than 20%.
5. Not require the extension or expansion of any Village road or water infrastructure;
The site plan shows that the property is bound on two sides by public roadway and there are existing water mains that run in front of the property on both Strong Road and Lancaster Court. Therefore no extension of public infrastructure is required to service the proposed parcels.
6. Have at least 50 m of frontage on a public highway; and
The parcel has over 146 metres of frontage on a public highway.
7. Have been in existence for a least 10 years.
This parcel was created in 2005.

The parcel meets all of the eligibility requirements and the proposed density of 2 units/acre meets the density criteria.

Infill Development Policy Considerations

Council also adopted any accompanying Infill Development Policy to provide further direction of what the expectations are for infill development proposals.

Report/Recommendation to Council

Infill Development Rezoning Application – 231 Strong Road

September 27, 2019

The proposal meets the parcel size requirement that states parcels may be created as small as 1/3 of an acre to, in this case, enhance tree protection and retention.

Each of the proposed parcels has well over 25 metres of frontage on a public highway with 43 metres for one parcel and 103 metres for the other parcel.

Both lots can accommodate a building site that complies with the existing RS-1 setbacks and parcel coverage as shown in the attached site plan.

The existing home is approximately 2800 square feet in size and well under the size requirements of the new parcel it will be situated on.

The applicant has offered a Community Amenity Contribution of \$150,000, to have the new parcel to have a requirement for new construction to meet Energy Step Code 3, and to have the new home to be constructed be equipped with fire sprinklers.

The applicant has furnished an arborist report that identifies a total of 56 trees on the parcel and proposes that 44 of those trees be retained in order to maintain tree cover on the property.

Neither proposed parcel will require additional public infrastructure to service.

Process

Staff recommend referring the application to the Advisory Planning Commission (APC) for comment and, should Council choose to pursue that option, staff would return to Council with any comments from the APC and a draft Zoning Bylaw amendment. Council at that time would have the option to give initial readings to the proposed bylaw and proceed to a public hearing.

Other Options

The following options are presented for Council's consideration:

1. That Council direct staff to refer the rezoning application for 231 Strong Road to the Advisory Planning Commission for comment.

Or

Report/Recommendation to Council

Infill Development Rezoning Application – 231 Strong Road

September 27, 2019

2. That Council advise the applicant that it does not want to proceed with the application

Or

3. That Council advise staff of any additional information they would require before proceeding with the application.

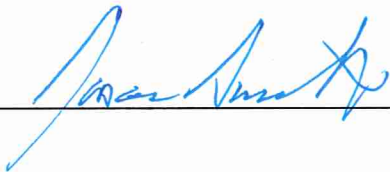
Financial Implications

There are no financial implications for any of the options presented as the costs of a rezoning application are covered by the fees for the application.

Attachments:

1. 231 Strong Road Application Package

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

The Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Re: Rezoning and Subdivision Application for 231 Strong Road

Please consider our proposal to rezone and subdivide our property under the Infill Development OCP Policy.

Our lot is 1.05 Acres and we have lived on the property for over thirty years.

We would like to propose a one-third acre subdivision. This parcel size will serve to enhance tree preservation on both the proposed lot and the remaining property. We have included an Arborist report that identifies the existing trees that would be left on the proposed lot, as well as the remaining property.

A one-third acre lot will benefit the community by providing a more affordable and manageable property for seniors or first time buyers.

The proposal will leave the remaining lot with our existing home meeting all current setbacks. We attach a survey outlining the the proposed lot and the remaining lot setbacks. The "shed" identified on the lot survey south border is a moveable covered 3'x 8' firewood storage stand, which has now been moved south of the proposed property line.

This proposal also allows for both lots to retain the 20% retention requirement outlined in the tree cutting by-law, while maintaining the semi-rural character of the neighborhood. A subdivision larger than one third of an acre would not leave us enough property for a back yard, and would leave us with no trees at the rear of our home.

The proposed lot would have over 40 meters of frontage on Lancaster and will not require any expansion of public infrastructure. We understand driveway access can be developed at a later date when building permits are pursued.

The proposed lot has a minimal slope with native trees and natural ground cover. There are no environmentally sensitive areas on the lot. We have attached a geotechnical survey outlining slope and soil content, which is suitable for sewage disposal on all tested areas.


on

We agree to pay the CAC target, which we understand is \$150,000 payable
approval of Rezoning.

Attached please find:

Development application requirements and checklist
Rezoning application
Subdivision application
State of Title Certificate
Landmark Engineering Site Plan
Tree Men Tree and Topographical Survey
Braun Geotechnical Ltd. Land Survey

Thank you for your consideration in this matter

William & Julie Prior


INFILL SUBDIVISION AT 231 STRONG ROAD, ANMORE, BC

GENERAL NOTES:

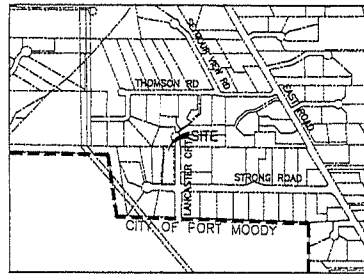
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH VILLAGE OF ANMORE WORKS & SERVICES BY-LAW WITH AMENDMENTS 242-1988, APPLICABLE CONTRACT DOCUMENTS AND ALL SPECIFICATIONS REFERENCED THEREIN AND MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (LATEST EDITION).
2. THE CONTRACTOR SHALL MAINTAIN ON SITE COPIES OF THE ABOVE DOCUMENTS AND SHALL ENSURE THAT ALL TRADES ARE THOROUGHLY FAMILIAR WITH THE APPLICABLE SECTIONS OF THESE DOCUMENTS.
3. ALL WORKS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE VILLAGE OF ANMORE ENGINEER OR HIS APPOINTED REPRESENTATIVE AND WITH THE NOTES AND DETAILS ON THESE DRAWINGS.
4. RESIDENTS DIRECTLY AFFECTED BY CONSTRUCTION OF THIS PROJECT SHALL BE GIVEN 48 HOURS WRITTEN NOTICE OF THE PROPOSED START OF CONSTRUCTION. IF CONSTRUCTION ENTERS ONTO PRIVATE PROPERTY, THE CONTRACTOR OR DEVELOPER'S AGENT WILL REQUIRE WRITTEN AUTHORIZATION FROM THE PRIVATE PROPERTY OWNERS.
5. THE CONTRACTOR SHALL ENSURE THAT ALL APPROVALS/PERMITS REQUIRED FOR THE PROPOSED WORKS HAVE BEEN OBTAINED FROM ALL AUTHORITIES AND AGENCIES PRIOR TO COMMENCEMENT OF WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORKS WITH THE VILLAGE OF ANMORE, B.C. HYDRO, TELUS, CABLE, AND PORTS BC.
7. THE LOCATION AND ELEVATION OF ALL EXISTING SERVICES ARE APPROXIMATE ONLY AND SHOULD BE CONFIRMED BY A PIPE LOCATOR OR MANUAL DIGGING PRIOR TO CONSTRUCTION. ANY DISCREPANCY OR CONFLICT SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. WHERE THE POSSIBILITY OF DAMAGE TO UNDERGROUND UTILITIES MAY BE CAUSED BY NEW CONSTRUCTION SHOWN ON THESE PLANS, SUCH UTILITIES SHALL BE EXPOSED, RAISED/LOWERED, RELOCATED OR IF NECESSARY REMOVED AT THE DEVELOPER'S EXPENSE UNDER DIRECTION OF THE PROJECT ENGINEER.
8. ALL DIMENSIONS ARE SHOWN IN METERS UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL TAKE EXTREME CARE WHEN WORKING NEAR OR AROUND EXISTING SERVICES/MAINS. ANY DISTURBANCE TO THESE SERVICES SHALL BE REPLACED OR MADE GOOD TO THE SATISFACTION OF THE VILLAGE OF ANMORE OR THE OWNER OF THE UTILITY.
10. ALL EXISTING PAVEMENTS, BOULEVARDS, DRIVEWAYS, ETC. ARE TO BE RESTORED TO THE SATISFACTION OF THE VILLAGE OF ANMORE'S INSPECTOR. IN SPECIAL CASES THE INSPECTOR MAY REQUIRE WRITTEN ACCEPTANCE OF RESTORATION WORK PERFORMED FROM AFFECTED PROPERTY OWNER.
11. ALL MONUMENTS, POSTS OR IRON PINS DISTURBED OR DESTROYED SHALL BE REPLACED AND RESURVEYED AT THE CONTRACTOR'S EXPENSE AND TO THE VILLAGE OF ANMORE'S SATISFACTION.
12. ALL EXISTING LIVE SERVICES SHALL BE MAINTAINED OPERATIONAL DURING CONSTRUCTION.
13. WORK REFERENCED AS 'BY DEVELOPER' SHALL BE CARRIED OUT BY THE CONTRACTOR. WORK REFERENCED AS 'BY BUILDER' WILL BE CARRIED OUT BY OTHERS.
14. WHERE INFILLING OF EXISTING DITCHES, ETC. IS REQUIRED AND WHERE SERVICES ARE CONSTRUCTED, INFILL WITH 100mm GRAVEL COMPACTED TO 95% MODIFIED PROCTOR.

STORM SEWER NOTES

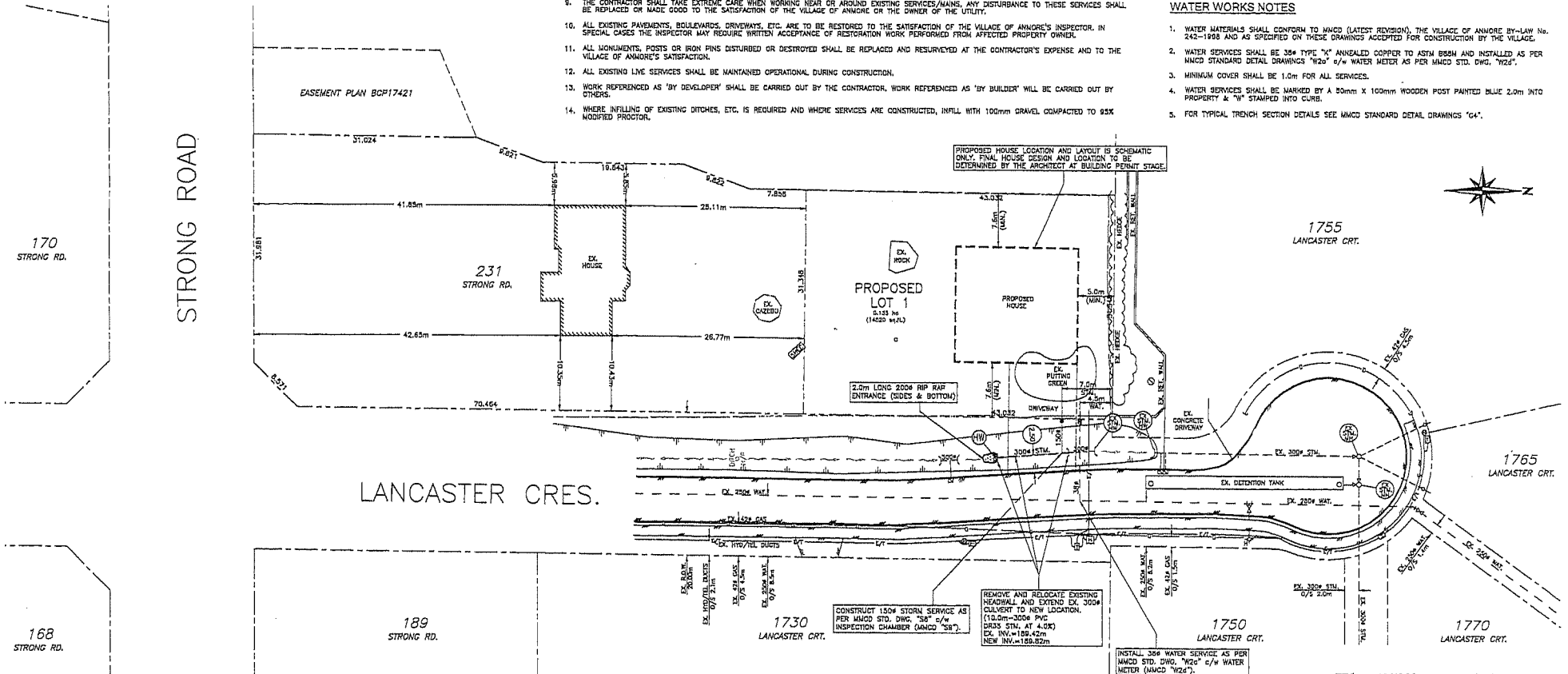
1. STORM SEWER MATERIALS SHALL CONFORM TO MMCD (LATEST REVISION), THE VILLAGE OF ANMORE BY-LAW No. 242-1988 AND AS SPECIFIED ON THESE DRAWINGS ACCEPTED FOR CONSTRUCTION BY THE VILLAGE.
2. FOR TYPICAL TRENCH SECTION SEE MMCD STD. DETAIL "04".
3. ALL STORM SEWER SERVICE CONNECTIONS ARE TO BE 150mm DIAMETER PVC DR20 PIPE 6/M INSPECTION CHAMBER (MMCD "50") AND INSTALLED AS PER MMCD STD. DETAIL "55".
4. STORM SERVICES SHALL BE MARKED BY A 50mm X 100mm WOODEN POST PAINTED GREEN 2.0m INTO PROPERTY MARKED "J" TO INVERT & "D" STAMPED INTO CURB.
5. MANUFACTURED WYES OR APPROVED ALTERNATIVE SHALL BE USED FOR ALL SERVICE CONNECTIONS TO STORM MAINS.
6. STORM SEWER MAINS SHALL BE 300mm PVC DR33 PIPE.
7. STORM SEWERS TO BE CONSTRUCTED WITH SEALED JOINTS UNLESS OTHER-WISE SPECIFIED ON THE DESIGN DRAWINGS.
8. FOR TYPICAL HEADWALL DETAILS SEE MMCD STD. DWG. "513".

WATER WORKS NOTES

1. WATER MATERIALS SHALL CONFORM TO MMCD (LATEST REVISION), THE VILLAGE OF ANMORE BY-LAW No. 242-1988 AND AS SPECIFIED ON THESE DRAWINGS ACCEPTED FOR CONSTRUCTION BY THE VILLAGE.
2. WATER SERVICES SHALL BE 35mm TYPE "K" ANNEALED COPPER TO ASTM B88M AND INSTALLED AS PER MMCD STANDARD DETAIL DRAWINGS "W20" 6/W WATER METER AS PER MMCD STD. DWG. "W22".
3. MINIMUM COVER SHALL BE 1.0m FOR ALL SERVICES.
4. WATER SERVICES SHALL BE MARKED BY A 50mm X 100mm WOODEN POST PAINTED BLUE 2.0m INTO PROPERTY & "W" STAMPED INTO CURB.
5. FOR TYPICAL TRENCH SECTION DETAILS SEE MMCD STANDARD DETAIL DRAWINGS "04".



SITE MAP
SCALE=1:7500



ENGINEER:
**LANDMARK ENGINEERING
& PLANNING LTD.**
#226-3030 LINCOLN AVE., COQUITLAM, BC, V3B 6B4
TELEPHONE 604-357-3541 FAX 604-357-3799



LEGEND: ALL EXISTING WORKS SHOWN THIN / ALL PROPOSED WORKS SHOWN BOLD	
WATER MAIN	WATER VALVE
SANITARY MAIN	WATER VALVE ASSOCIATED AIR RELEASE VALVE
STORM MAIN	WATER VALVE ASSOCIATED AIR RELEASE VALVE
UTILITY	WATER VALVE ASSOCIATED AIR RELEASE VALVE
STORM CHECK	WATER VALVE ASSOCIATED AIR RELEASE VALVE
CATCHMENT	WATER VALVE ASSOCIATED AIR RELEASE VALVE

UTILITY POLE	UTILITY POLE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB & GUTTER	CURB & GUTTER
GRAVEL SHOULDER	GRAVEL SHOULDER
STREET LIGHT	STREET LIGHT

DEVELOPER:
**WILLIAM &
JULIE PRIOR**
231 STRONG ROAD
ANMORE, BC, V3B 5E9
c/o: Bill Prior
Tel: 604-619-0941

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR APPROVAL
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3	ISSUED FOR APPROVAL
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The Village of Anmore

KEY PLAN

INFILL SUBDIVISION AT 231 STRONG ROAD
DESIGN: G.S.W. SCALE: Horiz. 1:300
DRAWN: J.R.G. Vert. N/A
FILE NO. 19-2018-56
SHEET NO. 1 OF 1
DATE: SEPT. 6, 2019
REV. NO. 0



May 6, 2019

ABC TREE MEN

CERTIFIED ARBORIST REPORT

PROJECT LOCATION:

231 Strong Rd, Anmore

PREPARED FOR:

William & Julie Prior

PREPARED BY:

ABC Tree Men
8952 15th Ave, Burnaby B.C.

May 6, 2019

Francis R. Klimo
ISA Certified Arborist
ISA Certified Tree Risk Assessor
BC Wildlife Danger Tree Assessor

1.0 SCOPE OF WORK

ABC Tree Men was contracted by William & Julie Prior to conduct and prepare a Tree assessment, Tree management plan, and Arborist report for their proposed subdivision application located at 231 Strong Rd, Anmore. The objective of this report is to ensure the proposed subdivision application will be in compliance with the *Anmore Tree Management Bylaw No. 430, 2007* and *Best Management Practices*. We conducted our field inspections on May 6, 2019 at around 10:30am. Our scope of work was to identify all on/off-site as per the Topographical Survey, assess, document their condition, and recommend actions on removing or retaining the trees in question.

❖ 1.1 Limits of assignment

- Our investigation is based solely on visual inspection of the trees on May 6, 2019 and the analysis of photos taken and tree diagnosis gathered during the inspection.
- Our inspection was conducted from ground level. We did not conduct soil tests or below grade root examination to assess the condition of the root system of the trees.
- We conducted a level 2 assessment.
- Sunny, hot, spring day, no notable weather conditions.

❖ 1.2 Purpose and use of the report

- Meet municipal criteria for Arborist report submissions and to provide documentation pertaining to on/off-site trees to supplement the proposed subdivision application for 231 Strong Rd, Anmore.

2.0 SITE ANALYSIS

Currently on the property there is an existing house situated on a ^{40,000}14,000 (Approx.) square feet lot. The existing house will remain and the property will undergo a subdivision application for the northern portion of the property. Towards the future a plan would be to re develop the property to make way for a new single family dwelling.

A total of fifty (50) trees were observed and examined on and off site. The subject trees were located throughout the property and were primarily located towards the southern limits of the lot and surrounding the edges of the P/L and landscaped trail. The subject trees consisted of mature coniferous native species developing within close proximity of one another. Observing the site, the property is a corner lot bounded by Lancaster Ct and Strong Rd, residential properties to the west and north. The property is flat-lying without any significant grade differences.

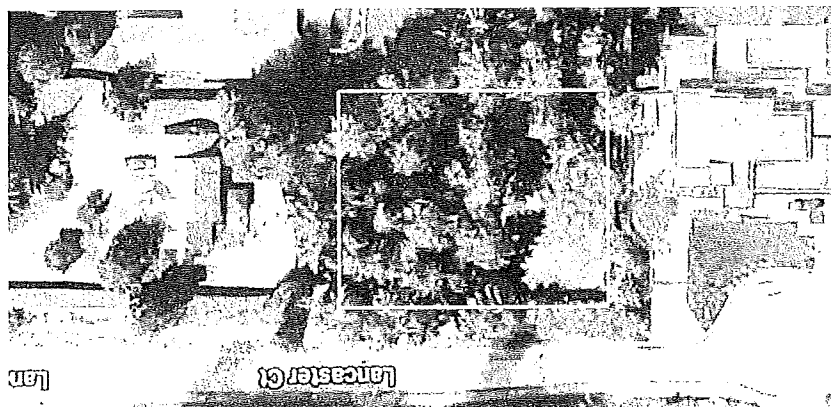


Figure 1. Location of subject site— 231 Strong Rd, Anmore

3.0 TREE ASSESSMENT PROCESS

Our tree inspection process is a systematic process for accurately identifying and cataloging trees. Using the site survey as a reference to their location and the proposed plans aiding in our suitability for retention assessment, we have produced accurate findings to our recommendations to ensure the use of proper tree protection during the construction phase and as applicable, prescribing tree removal recommendations. Our assessment of the on-site and off-site trees consists of gathering and documenting sizes (*DBH, Height, and Crown spread*), condition, species, location, growth form, and other site factors. The data collected will be documented into the inventory and will also aid in the selection for retention and or removal of the subject trees. In addition, accurate tree preservation measures could be implemented for the optimal retention and protection of trees throughout the duration of construction and up to the completion of the project.

- **3.1 Health and structure rating**

Basic Definition of general overall tree health, broken into five (5) defined categories with their corresponding suitability for retention split into three (3) categories:

- **Good** - A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species. *Suitable for retention.*
- **Fair to good** - Tree is growing well for its species. No overt or identifiable significant defects, and is well suited for retention. *Suitable for retention.*
- **Fair** - Subject tree that has an average vigour for its species. Small amount of twig dieback, minor structural defects that could be corrected. *Marginal for retention.*
- **Fair to poor** - A tree with moderate to poor vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may affect its survival considering construction impacts. *Marginal for retention.*
- **Poor** - A tree in decline, epicormics growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated. And a tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated. *Unsuitable for retention*

4.0 SUMMARY OF FINDINGS

On May 6, 2019, ABC Tree Men conducted a site visit and visual inspection. A total of fifty-six (56) trees have been identified on/off-site.

- Seven (7) trees were observed off-site on the neighboring property,
- Five (5) trees were observed off-site on parks property,
- Forty-four (44) trees were observed on-site,

We observed four (4) types of species located on/off-site: Western redcedar, Silver birch, Western hemlock, and Douglas fir.

DBH varies from 18cm to 60cm for trees off-site and 14cm to 75cm for trees identified on-site.

Of the fifty-six (56) trees identified, the forty-four (44) on/off-site trees will be retained using tree protection measures and the twelve (12) on/off-site trees are located directly within construction zones with high disturbances requirements and have been selected for removal.

5.0 SUMMARY OF TREE PRESERVATION BY TREE SPECIES:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder			
Cottonwood			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Silver birch	3	3	
Coniferous Trees			
Douglas fir	16	2	14
Western Red Cedar	9		9
Western hemlock	28	7	21
Condition			
Unsuitable	12	12	
Marginal	31		31
Suitable	13		13
Total	56	12	44

6.0 TREE RETENTION / REMOVAL RECOMMENDATIONS

A total of fifty-six (56) trees have been found on/off-site. As the proposed plans have yet to be planned, the retention / removal recommendations are based on the subject trees current health and a complete Tree Management Plan would be included when the final plans are completed.

Based on the factors that include the pre-existing condition of the subject trees as detailed in the general observations, tree inventory, and overall health, trees are proposed to be treated a follows.

❖ Tree retention

Pursuant to the *Anmore Tree Management Bylaw No. 430, 2007* the following trees are recommended for retention as detailed in the report and tree recommendations. Information regarding specific recommendations can be found in the *Tree retention plan recommendations above and section 10.0 Tree Protection barriers*.

- On-site Trees #1-117, 2-118, 3-119, 4-120, 5-121, 6-122, 7-123, 11-127, 12-128, 13-129, 14-130, 15-131, 16-132, 17-133, 19-135, 20-136, 21-137, 22-138, 29-145, 30-146, 31-150, 32-095, 33-094, 34-093, 35-092, 36-091, 37-090, 38-088, 40-085, 41-078, 43-080, 44-087, 45-077, 46-076, 47-081, 48-082, 49-083, 50-084, 51-147, 52-148, 53-149, 54-097, 55-096, and 56-089 will be retained with tree protection measures implemented. The retention recommendations are based on the subject trees current health and a complete Tree Management Plan would be included when the final plans are completed.



May 6, 2019

❖ **Tree removal**

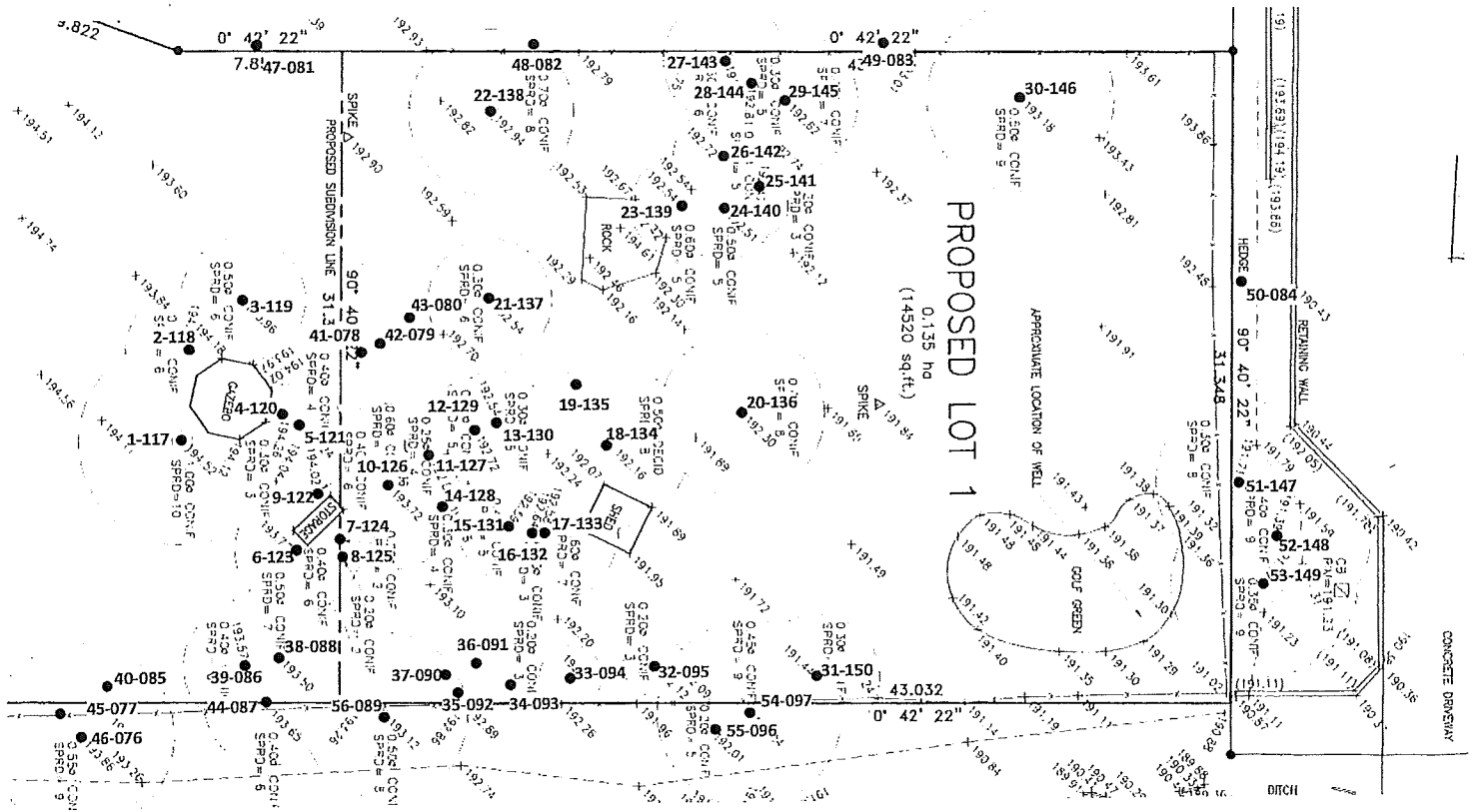
Pursuant to the *Anmore Tree Management Bylaw No. 430, 2007* the following trees are recommended for removal as per the following sections or as detailed in the report.

- On-site trees #8-124, 9-125, 10-126, 18-134, 23-139, 24-140, 25-141, 26-142, 27-143, 28-144, 39-086, and 42-079 are recommended for removal as they are unsuitable for retention due to their poor overall health and observable defects.



May 6, 2019

7.0 SITE MAP





May 6, 2019

8.0 TREE INVENTORY

Table 1												
ABC Tree Men												
May 6, 2019												
231 Strong Rd, Anmore												
ID#	Surveyed Y/N	On-site / Off-site	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
1-117	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	73	30	5	Co dominant with a deeply imbedded junction. Minor reaction wood. Fair condition.		Suitable	Retain	4.4
2-118	Yes	On-site	Douglas fir	<i>Pseudotsuga menziesii</i>	66	35	4	Single stemmed. Few overextended limbs. Crown developing towards the south. Fair to good condition.		Suitable	Retain	4.0
3-119	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	46	25	6	Single stemmed. Slight lean of the structure away from tree#118. No other major defects and or signs of stress. Fair to good in condition.		Suitable	Retain	2.8
4-120	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	33	30	2	Single stemmed growth form. Sheltered from larger trees. Limited crown development. Fair condition.		Marginal	Retain	2.0
5-121	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	32	20	3	Single stemmed growth form. Sheltered from larger trees. Limited crown development. Fair condition.		Marginal	Retain	2.0
6-123	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	27/14	30	1	Competing stem examined from the base. Main trunk has a single stemmed growth. Crown development towards the south. Fair condition.		Marginal	Retain	2.5
7-124	Yes	On-site	Silver birch	<i>Betula pendula</i>	22	N/A	N/A	Multiple tops. Subject tree is dead.		Unsuitable	Remove	1.4
8-125	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	18	10	2	Serve decline with no major corner development. Poor condition.		Unsuitable	Remove	1.2
9-122	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	42	40	2	Single stemmed form with a low live crown ratio. Dead lower limbs due to lack of sunlight. Fair condition.		Marginal	Retain	2.6
10-126	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	55	30	5	Portion of the top is dead. Large trunk wound wrapping around its mid trunk. Single stemmed growth form. Fair to poor in condition.		Unsuitable	Remove	3.3
11-127	Yes	On-site	Western redcedar	<i>Thuja plicata</i>	20	20	4	Low live crown ratio. Single stemmed growth form. Fair condition.		Marginal	Retain	1.2
12-128	Yes	On-site	Western redcedar	<i>Thuja plicata</i>	26	30	4	Rapid growth of the tree examined due to large trees sheltering. Fair condition.		Marginal	Retain	1.6

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231 Strong Rd, Anmore



May 6, 2019

ID#	Surveyed Y/N	On-site / Off-site	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
13-129	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	31	25	5	Low live crown ratio. A portion of the crown appears to have dieback. Dead lower limbs examined. Fair to poor in condition.		Marginal	Retain	1.9
14-130	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	35	40	4	Low live crown ratio. Top structure of tree has a phototropic growth. Dead lower limbs examined. Fair to poor in condition.		Marginal	Retain	2.1
15-131	Yes	On-site	Douglas fir	<i>Pseudotsuga menziesii</i>	41	25	4	Single stemmed growth form. Low live crown ratio. Dead lower limbs. Fair condition.		Marginal	Retain	2.5
16-132	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	14	10	2	Small diameter tree. Situated against the base of tree #133. Fair condition.		Marginal	Retain	1.2
17-133	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	55	40	6	Single stemmed growth form with the majority of its crown developing towards the north. Slight basal lean towards the east. No other major defects and or signs of stress. Fair to good in condition.		Marginal	Retain	3.3
18-134	Yes	On-site	Silver birch	<i>Betula pendula</i>	39	25	7	Significant decline. No major crown development. Multiple conks observed within its structure. Poor overall growth form. Poor condition.		Unsuitable	Remove	2.4
19-135	No	On-site	Douglas fir	<i>Pseudotsuga menziesii</i>	63	40	6	Trunk wound examined at around 13m. Single stemmed growth form. Overextended limbs examined. Low live crown ratio. Fair condition.		Marginal	Retain	3.8
20-136	Yes	On-site	Douglas fir	<i>Pseudotsuga menziesii</i>	63	40	11	Good overall structure and growth form. No observable suppression from neighbouring trees. Few overextended limbs and dead limbs towards the south. Fair to good in condition.		Suitable	Retain	3.8
21-137	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	29	35	5	Single stemmed growth form. Few dead limbs examined. Crown developing towards the west. Fair condition.		Marginal	Retain	1.8
22-138	Yes	On-site	Douglas fir	<i>Pseudotsuga menziesii</i>	75	40	9	Single stemmed growth form. Optimal growth of the crown free of suppression. Crown appears to be healthy. Fair to good in condition.		Marginal	Retain	4.5
23-139	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	55	35	5	Dieback of the crown examined. Few dead limbs observed. Crown appears to be stressed. Poor condition.		Unsuitable	Remove	3.3
24-140	Yes	On-site	Douglas fir	<i>Pseudotsuga menziesii</i>	44	40	4	Single stemmed growth form. Development of the crown towards the north east due to phototropics. Fair condition.		Unsuitable	Remove	2.7

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231 Strong Rd, Anmore



May 6, 2019

ID#	Surveyed Y/N	On-site / Off-site	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
25-141	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	18	30	2	Smaller diameter tree. Lower crown appears to be dying due to the lack of sunlight. Fair condition.		Unsuitable	Remove	1.2
26-142	Yes	On-site	Douglas fir	<i>Pseudotsuga menziesii</i>	47	35	7	Split top at around 13m. Several trunk wounds examined. Fair to poor condition.		Unsuitable	Remove	2.9
27-143	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	52	35	6	Single stemmed growth form. Dieback examined throughout its crown. Appears to be stressed. Fair to poor condition.		Unsuitable	Remove	3.2
28-144	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	33	15	5	Suppressed growth form. Extensive dieback and sparseness observed. Poor condition.		Unsuitable	Remove	2.0
29-145	Yes	On-site	Western redcedar	<i>Thuja plicata</i>	45	60	7	Basal lean towards the east examined. Single stemmed growth form. High live crown ratio. No major defects and or Signs of stress. Fair to good condition.		Marginal	Retain	2.7
30-146	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	50	45	11	Single stemmed growth form with a high live crown ratio. Portion of the lower crown appears to even developing towards the east. Crown appears to be healthy. Fair to good condition.		Suitable	Retain	3.0
31-150	Yes	On-site	Western redcedar	<i>Thuja plicata</i>	34	90	5	Developing within the lower crown of tree #097. Single stemmed growth form with a high live crown ratio. Slight basal lean away from tree #97 observed. Fair to good condition.		Suitable	Retain	2.1
32-095	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	23	40	3	Smaller diameter tree. No early defects and or signs of stress. Fair to good condition.		Marginal	Retain	1.4
33-094	Yes	On-site	Douglas fir	<i>Pseudotsuga menziesii</i>	22	35	3	Smaller diameter tree. No early defects and or signs of stress. Fair to good condition.		Marginal	Retain	1.4
34-093	No	On-site	Douglas fir	<i>Pseudotsuga menziesii</i>	25	35	3	Low live crown ratio with a single stemmed growth form. Crown appears to be sparse with its growth developing towards the east. Fair condition.		Marginal	Retain	1.5
35-092	No	On-site	Western hemlock	<i>Tsuga heterophylla</i>	21	45	2	Suppressed growth form due to sheltering from other larger trees. Fair to poor in condition.		Marginal	Retain	1.3
36-091	No	On-site	Western hemlock	<i>Tsuga heterophylla</i>	35	30	3	Top of the crown appears to be sparse with dieback. Dead limbs examined within its crown. Poor condition.		Marginal	Retain	2.1
37-090	No	On-site	Western hemlock	<i>Tsuga heterophylla</i>	40	30	4	Large tree with a single stemmed growth form. Phototropic influenced development of the crown. Fair condition.		Marginal	Retain	2.4

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231 Strong Rd, Anmore



May 6, 2019

ID#	Surveyed Y/N	On-site / Off-site	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
38-088	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	56	40	5	Slight sparseness of the crown examined. Dead limbs examined within the crown. Fair condition.		Marginal	Retain	3.4
39-086	Yes	On-site	Western hemlock	<i>Tsuga heterophylla</i>	44	N/A	N/A	Co dominant from its base with a poor union. Subject tree is dead.		Unsuitable	Remove	2.7
40-085	No	On-site	Western redcedar	<i>Thuja plicata</i>	40	80	6	Single stemmed growth form. The top of the crown appears to be developing within the lower crown of tree#84. Fair to good in condition.		Suitable	Retain	2.4
41-078	No	On-site	Western redcedar	<i>Thuja plicata</i>	27	50	2	Small diameter tree with a suppressed growth form. Fair condition.		Marginal	Retain	1.7
42-079	No	On-site	Silver birch	<i>Betula pendula</i>	30	N/A	N/A	Multiple conks situated on its structure. Subject tree is dead.		Unsuitable	Remove	1.8
43-080	No	On-site	Western hemlock	<i>Tsuga heterophylla</i>	18	60	2	Single stemmed growth form. Dead lower limbs due to the lack of sunlight. Top of the crown appears to be healthy. Fair condition.		Marginal	Retain	1.2
44-087	Yes	Shared	Douglas fir	<i>Pseudotsuga menziesii</i>	44	60	6	Single stemmed growth form. Dead lower limbs due to the lack of sunlight. Top of the crown appears to be healthy. Fair condition.		Marginal	Retain	2.7
45-077	No	Off-site	Western redcedar	<i>Thuja plicata</i>	26	60	2	Smaller tree situated within close proximity to tree#076. Phototropic growth of its secure and crown observed. Fair condition.		Marginal	Retain	1.6
46-076	Yes	Off-site	Douglas fir	<i>Pseudotsuga menziesii</i>	56	50	3	Single stemmed growth form. No major defects and or signs of stress. Fair to good condition.		Suitable	Retain	3.4
47-081	No	Off-site	Douglas fir	<i>Pseudotsuga menziesii</i>	60	40	8	Single stemmed growth form. No major defects and or signs of stress. Fair to good condition.		Suitable	Retain	3.6
48-082	No	Off-site	Douglas fir	<i>Pseudotsuga menziesii</i>	45	40	7	Low live crown ratio with a single stemmed growth form. Few limbs have failed as observed by jagged wounds. Fair condition.		Marginal	Retain	2.7
49-083	No	Off-site	Douglas fir	<i>Pseudotsuga menziesii</i>	60	60	8	Crown appears to be developing without any major defects. Single stemmed growth form. Moderate to high live crown ratio. Fair to good condition.		Suitable	Retain	3.6
50-084	No	Off-site	Western redcedar	<i>Thuja plicata</i>	25	70	4	Younger tree. Good overall growth for and structure. No major defects and or signs of stress. Fair to good condition.		Suitable	Retain	1.5
51-147	Yes	Off-site	Douglas fir	<i>Pseudotsuga menziesii</i>	32	70	5	High live crown ratio. Single stemmed and with a good overall growth form. Fair to good condition.		Suitable	Retain	2.0

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231 Strong Rd, Anmore



May 6, 2019

ID#	Surveyed Y/N	On-site / Off-site	Common name	Botanical name	DBH (cm)	LCR (%)	Canopy (Dia M.)	Condition	Comments	Retention Suitability	Retain / Remove	TPZ (m)
52-148	Yes	Off-site	Western redcedar	<i>Thuja plicata</i>	39	50	5	Basal lean towards the north due to phototropics. No major crown development towards its lower trunk. Fair condition.		Marginal	Retain	2.4
53-149	Yes	Off-site	Douglas fir	<i>Pseudotsuga menziesii</i>	35	65	5	Co dominant at around 11m. A moderate to poor union was observed. Lower crown developing towards the east. Fair condition.		Marginal	Retain	2.1
54-097	Yes	Off-site	Western hemlock	<i>Tsuga heterophylla</i>	18	70	3	Single stemmed growth form. Crown is developing free of suppression. Good overall growth form and structure. Fair to good condition.		Suitable	Retain	1.2
55-096	Yes	Off-site	Western hemlock	<i>Tsuga heterophylla</i>	21	35	4	Developing within the lower crown of tree#97. Slight dieback and suppression from the crown was observed. Fair condition.		Marginal	Retain	1.3
56-089	Yes	Off-site	Western hemlock	<i>Tsuga heterophylla</i>	57	45	6	Sparseness of the top of the crown examined. Single stemmed growth form. Fair condition.		Marginal	Retain	3.5

9.0 GENERAL OBSERVATIONS, RECOMMENDATIONS AND PHOTOS



Photo 1 – On-site trees #1 -117 to #15 -131

Species: Western redcedar (*Thuja plicata*), Western hemlock (*Tsuga heterophylla*), Douglas fir (*Pseudotsuga menziesii*)

Tree#: 1 -117 to 15 -131

Observations: The forested section begins around the existing gazebo situated along the proposed subdivision line. In this densely populated section, Douglas firs with an average DBH ranging from 22cm to 73cm was examined with an overall height ranging between 7m to 30m. A crown spread of about 2m to 8m was measured.

The subject trees have developed and shaped in relation to the proximity of one another developing low live crown ratios and or limited crown growth. Observing their overall structure, all of them appeared to be single stemmed with a few having split tops and or being co dominant at varying heights from the ground. Overall, the subject trees situated alongside the existing gazebo ranges in fair to good condition and a few trees that are situated within the group range being in poor to fair condition.

On-site trees towards the north west discussion



Photo 2 - Facing towards trees #24-140 to #30-146

Species: Western redcedar (*Thuja plicata*), Western hemlock (*Tsuga heterophylla*), Douglas fir (*Pseudotsuga menziesii*)

Tree#: 24-140 to 30-146

Observations: The majority of forested stand growing in stand is dominated by mainly coniferous species with an average DBH ranging from 18cm to 65cm. Stands of this nature grow together, competing for resources and put most of their energy into vertical growth to compete for available sunlight. Trees in these stands often have high height to diameter ratios and rely upon the stand as a whole to withstand oncoming winds. The common live crown ratios in these types of stands are roughly 0.2 to 0.4. These trees have not grown the type of wood structure or rooting system to withstand oncoming winds individually.

A couple of the hemlocks are showing sparseness in the upper canopy and a poor overall vigor was examined. Dieback is a condition in which branches in the tree crown die from the tips toward the centre and was examined on a few of the subject trees. Due to the extent of their overall health, these trees appear to be in decline.

On-site trees #18-134 - #42-079 discussion



Photo 3 - Facing towards tree #18-134



Photo 4 - Facing towards tree #42-079

Species: Silver birch (*Betula pendula*)

Tree#: 18-134, 42-079

Observations: Observing trees #18-134 and #42-079, their overall structures compromised of decaying stems and both trees appeared to be dead. Within its lower trunk area, a large open wound with observable inner deadwood was identified inside. The wound may have been caused by mechanical, animal, and or insect damages and are potential points of entry for organisms.

As depicted in photo four, multiple fruiting bodies of Birch polypore can be observed around the lower trunk area of tree #42-079 and upper structure of tree #18-134. Conks are an indicator of decay within a tree and as multiple bodies were identified, internal decay is presumably extensive and the subject trees have a higher chance of failure and overall risk.

Trees along Lancaster Court



Photo 5 - Facing towards trees # 31-150 to #40-085

Species: Western redcedar (*Thuja plicata*), Western hemlock (*Tsuga heterophylla*), Douglas fir (*Pseudotsuga menziesii*)

Tree#: 31-150 to 40-085

Observations: The majority of forested stand growing in Stand is dominated by mainly coniferous species with an average DBH ranging from 50cm to 87cm. Stands of this nature grow together, competing for resources and put most of their energy into vertical growth to compete for available sunlight. Trees in these stands often have high height to diameter ratios and rely upon the stand as a whole to withstand oncoming winds. The common live crown ratios in these types of stands are roughly 0.3 to 0.5. These trees have not grown the type of wood structure or rooting system to withstand oncoming winds individually.



Wood Decay in Western hemlocks can be generally split into two types: white rot and brown rot. Brown rots darkly stain the wood, which eventually degrades into a brittle, cube-like structure. White rot cause lighter staining and the wood eventually become spongy and stringy. Other characteristics of potential tree decay and or stress can be examined in its roots. Roots disease in young trees as related to this site will die more quickly as compared to older ones. *Arceuthobium tsugense*, *Armillaria ostoyae*, and *Chondrostereum purpureum* are all common types of tree decay and diseases prevalent in B.C. A few of the Hemlocks have been removed from the site due to their overall health. It is common that the same species in the same areas may have the same type of symptoms of decay.

WINDTHROW DISCUSSION

Our main concern when removing the subject trees is the result of neighboring trees to blow over due to the changes in wind patterns, exposure, and roots system overlap. When examining the site, neighboring trees, root structure, and foliage it is unforeseeable to see neighboring trees affected by the strong winds. This applies to all stands on this property.

Usually cases of blown over trees can be identified by the excessive removal of interior part of a forest or woody area as the structural strength may differ from the trees along the edge and or from open-grown trees. Below are the 3 main categories when evaluating exposure:

- Protected (*least exposure*)
- Partially (*some wind exposure*)
- Fully exposed (*maximum exposure to wind*)

Most of these trees have not been fully exposed to winds from the north, east, south, and have been growing in this type of area since juvenile. A few of the trees that are in decline are recommended for removal and would not drastically affect the remaining trees.

9.0 TREE REPLACEMENT PLAN

Outlined in the *Anmore Tree Management Bylaw No. 430, 2007* replacement trees will be needed to be planted for every protected tree being removed depending on lot size. According to the bylaw a replacement of three (3) trees will be needed based on one (1) tree being removed. A total of thirty-six (36) trees will be required to be planted on-site as twelve (12) bylaw sized trees will be removed. Any of the trees outlined in the table below could be planted as long as the measurements requirements are in place.

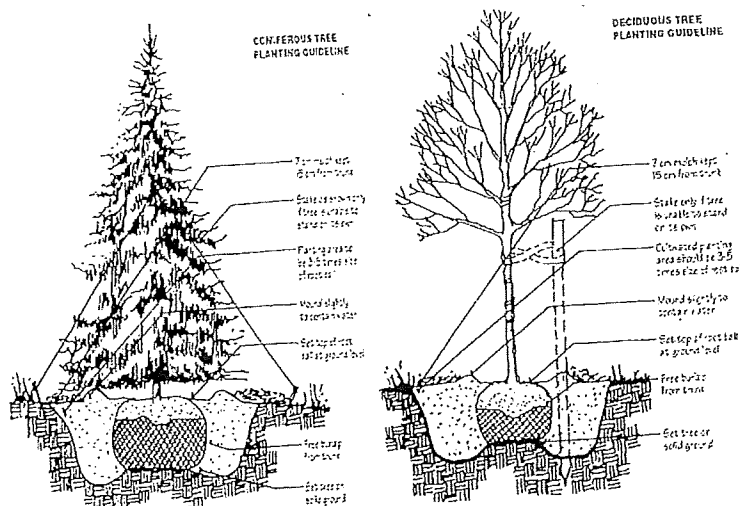
It is important to locate your new plantings in accordance with the species' growing habits or tendencies. It is crucial to avoid planting your trees alongside buildings in which root ingress into drainage systems can occur and this can result in costly remedial work, also it is good practice not to plant your tall growing trees under power lines or utility lines as this can lead to pruning that may grossly adulterate the overall form or shape of the tree. Planting trees in the right location is the key to sustaining a balanced urban forest.

The proposed replacement trees will need to be a minimum 6cm in caliper size (*trunk width measured at 15 centimetres above the ground*) or 3.5 metres height at the time of planting. At least one metre away

from any site boundary, any accessory building or any other structure on or adjacent to the site that may adversely affect the tree, and at least 3.0 metres away from any principle building, and; at least 2.5 metres away from any other tree on or adjacent to the site.

Tree replacement plan		
Planting(s) should be scheduled for the late winter/ early spring or early fall		
Quantity	Name	Species
7	Nootka spruce	<i>Cupressus nootkatensis</i>
7	Amur Maple	<i>Acer ginnala</i>
7	Flowering dogwood	<i>Cornus florida</i>
7	False cypress	<i>Chamaecyparis</i>
8	Norway spruce	<i>Picea abies</i>

Please see map for location Note: Planting cannot be within 3 meters of another significant tree



9.1 TREE REPLACEMENT PLAN RECOMMENDATIONS

Based on the factors that include the existing condition of the trees as detailed in the tree inventory list, the general observations as noted above, and our recommendations, trees are proposed to be treated as follows.

- **Planting techniques:** Ideally when digging a planting hole it should be at least two to three times the width of the root ball at the base. If the root ball is burlaped remove the top and upper side portions. In very compacted clay landscape soils, widening the planting hole to five times the width of the soil ball will be recommended. If the sides of the planting hole are glazed breaking up the surface would be beneficial. When backfilling use the same soil that was removed from the planting hole.
- **Water demands:** Proper watering is the key to survival of newly planted trees. If water is excessively soaked into the planting hole it displaces soil oxygen and results in transplant death. Watering should be done as follows, after backfilling water to moisten the soil to 1 foot deep. This amount of water is 1 to 1.5 inches on a light, sand soil and 2 to 2.5 inches on a heavy, clay soil. Water should be gently soaked into the root ball.



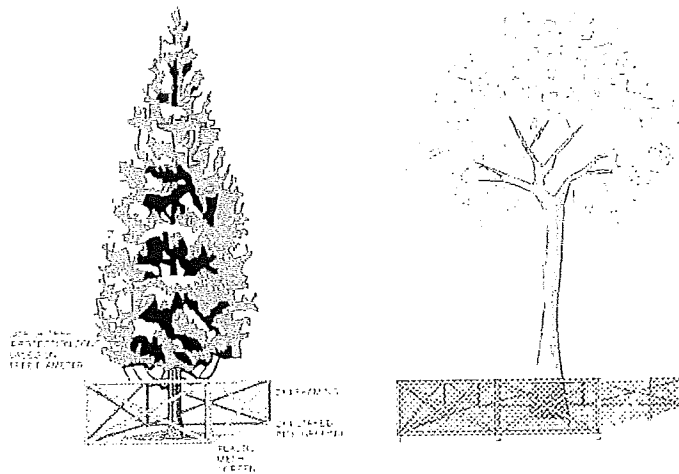
- **Fertilizing:** Fertilizing is neither recommended nor necessary since the root system of a newly planted tree is limited. If fertilizer is used a slow release nitrogen fertilizer is suggested.
- **Mulching:** One of the simplest and least expensive things that can be done to help trees survive there new location would be to apply 2 to 4 inches of organic mulch. The radius in which to spread the mulch would depend on the trees size. For example a tree with a caliper of 1 to 2 inches a circle of mulch of at least 6 feet would be recommended. It is crucial to not to place mulch against the stem of the tree as this will increase the chance of bacterial and fungal infections.
- **Tree stabilization:** Tree stabilizing of newly planted trees is not always necessary. Usually it can have a negative effect on trunk taper and produce less roots for anchorage. Tree stabilization could be used on trees that do need support and on windy sites. A common method is to use two stakes and attach a material that is smooth non-abrasive and somewhat elastic as low along the trunk as is practical while still providing necessary support.

10.0 TREE PROTECTION BARRIER

Tree protection barrier summary				
Tree number (species)	Minimum tree protection barrier Radial span (m)		Tree number (species)	Minimum tree protection barrier Radial span (m)
1-117	4.4		33-094	1.4
2-118	4.0		34-093	1.5
3-119	2.8		35-092	1.3
4-120	2.0		36-091	2.1
5-121	2.0		37-090	2.4
6-122	2.6		38-088	3.4
7-123	2.5		40-085	2.4
11-127	1.2		41-078	1.7
12-128	1.6		43-080	1.2
13-129	1.9		44-087	2.7
14-130	2.1		45-077	1.6
15-131	2.5		46-076	3.4
16-132	1.2		47-081	3.6
17-133	3.3		48-082	2.7
19-135	3.8		49-083	3.6
20-136	3.8		50-084	1.5
21-137	1.8		51-147	2.0
22-138	4.5		52-148	2.4
29-145	2.7		53-149	2.1
30-146	3.0		54-097	1.2
31-150	2.1		55-096	1.3
32-095	1.4		56-089	3.5

- As the proposed plans have yet to be planned, the removal recommendations that are noted * are preliminary and are based on the proposed designs and setbacks

All trees identified above will require tree protection barriers to protect and prevent the tree trunk, branches and roots being damaged by any construction activities/operations. Prior to any construction activity on site, tree protection fences must be constructed at the specified distance from the tree trunks. The protection barrier or temporary fencing must be at least 1.2 m in height and constructed of 2 by 4 lumber with orange plastic mesh screening. Structure must be sturdy with vertical posts driven firmly into the ground. This must be constructed prior to excavation or construction and remain intact throughout the entire period of construction. Further standards for fencing construction can be found at: *Anmore Tree Management Bylaw No. 430, 2007*.



11.0 CONCLUSIONS

Based on our findings, a total of fifty-six (56) trees have been identified off/on-site. A total of forty-four (44) trees will be retained and twelve (12) trees will be removed as they are a poor candidate for retention.

Thank you for choosing ABC Tree Men. Any further questions can be forwarded to Francis Klimo at (604)358-5562

Regards,

Francis Klimo

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193



May 6, 2019



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: September 27, 2019 File Number: 3360-01/20
Submitted by: Jason Smith, Manager of Development Services
Subject: 2307 Sunnyside Road (Cordovado) – Environmental Report

Purpose / Introduction

The purpose of this report is to furnish Council with the environmental report that was sought when Council last considered this rezoning application and to request Council direction for the holding of a public hearing on the proposed Zoning Bylaw amendment.

Recommended Options

That Council receive the report dated September 27, 2019 and titled "2307 Sunnyside Road (Cordovado) – Environmental Report" for information.

Background

Council has given considerable consideration and review to the rezoning application at 2307 Sunnyside Road for 19 homes over the last 2 years. Council last considered this application in May of this year and passed the following resolution:

"That Village of Anmore Zoning Amendment Bylaw 597, 2019 be given first and second reading, that Village of Anmore Zoning Amendment Bylaw 597, 2019 be referred to the Advisory Planning Commission for a final review, and that staff be directed to set a date for the public hearing should the Advisory Planning Commission suggest no further changes to Village of Anmore Zoning Amendment Bylaw 597, 2019." (Attachment 1)

Discussion

Staff took Village of Anmore Zoning Amendment Bylaw No. 597, 2019 (the Bylaw) to the Advisory Planning Commission (APC) in May and they supported the bylaw moving to public hearing.

During the discussions about this development application, the issue of past alterations to the property and the potential environmental implications of those was raised. Staff requested that

Report/Recommendation to Council

2307 Sunnyside Road (Cordovado) – Environmental Report

September 27, 2019

the applicant furnish a report by a qualified environmental professional that addressed those issues (Attachment 2).

The report concluded that there is no environmental impact.

Should Council have no further requests for information, staff will proceed with setting a date for a public hearing.

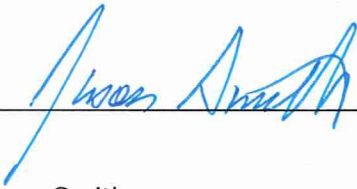
Other Options

There are no options provided as this is an information report.

Attachments:

1. Report titled "2307 Sunnyside Road (Cordovado) – Environmental Report" and dated April 26, 2019
2. Aquaterra Report dated July 5, 2019

Prepared by:



Jason Smith

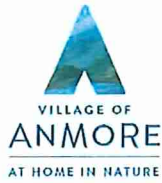
Manager of Development Services

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

Chief Administrative Officer's Comment/Concurrence



Chief Administrative Officer



VILLAGE OF ANMORE

REPORT TO COUNCIL

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

Purpose / Introduction

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

Recommended Options

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

Background

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

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

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

Report/Recommendation to Council

2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

April 26, 2019

Discussion

Development Proposal

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

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

Community Amenities

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

Open Space

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

Sunnyside Road Dedication

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

Trail Network

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

Energy Efficiency

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

Community Amenity Contribution

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

Report/Recommendation to Council

2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

April 26, 2019

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

Official Community Plan Analysis

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

The current development proposal would have a density of 1.42 units/acre and is seeking to be rezoned under the CD zoning policy in the OCP, which is policy RLU-8. This policy lays out three circumstances where a CD zone could be considered. This proposal is seeking to be considered under the following:

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

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

Policy RLU-3 encourages development proposals to be mindful of the impact of development on environmental features and systems. This proposal concentrates development on a smaller footprint than would otherwise be realized through an RS-1 subdivision. The view impacts will be minimal as nearly all of the new development will be separated from any existing development by green space. The proposal has a density that is less than 1.8 units/acre and the compact development form will minimize the amount of infrastructure needed and the increased density utilizing the infrastructure will help minimize the financial impacts for the Village.

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

Report/Recommendation to Council

2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

April 26, 2019

Committee Comments

Advisory Planning Commission (APC)

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

Environment Committee

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

Park and Recreation Committee

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

Zoning Bylaw Amendment

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

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

Next Steps

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

Report/Recommendation to Council

2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

April 26, 2019

Other Options

The following options are provide for Council consideration:

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

Or

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

Or

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

Financial Implications

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

Attachments:

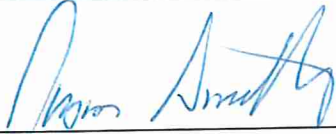
1. 2307 Sunnyside Road Site Plan
2. Village of Anmore Zoning Amendment Bylaw 597, 2019

Report/Recommendation to Council

2307 Sunnyside Road – Proposed Comprehensive Development Rezoning

April 26, 2019

Prepared by:

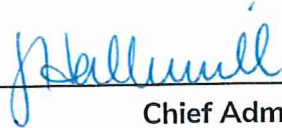


Jason Smith

Manager of Development Services

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

Chief Administrative Officer's Comment/Concurrence



Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 597-2019

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

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

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

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

READ a first time the _____ day of _____, 2019

READ a second time the _____ day of _____, 2019

PUBLIC HEARING HELD the _____ day of _____, 2019

READ a third time the _____ day of _____, 2019

ADOPTED the _____ day of _____, 2019

MAYOR

MANAGER OF CORPORATE SERVICES

Schedule A

9.17 COMPREHENSIVE DEVELOPMENT 7 (CORDOVADO) – CD-7

9.17.1 Purpose

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

9.17.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

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

9.17.3 Maximum Number of Buildings, Size and Height

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

9.17.4 Minimum Building Setbacks

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

9.17.5 Off-Street Parking

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

9.17.6 Maximum Parcel Coverage

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

9.17.7 Maximum Number of Parcels

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

9.17.9 Open Space Amenity

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

9.17.11 Other Regulations

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

9.17.12 Comprehensive Development Plan

Site plan showing the proposed development area, including lots, roads, and a north arrow. The plan is labeled "PLOT A" and "PLOT B".

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WATERCOURSE AND DRAINAGE ASSESSMENT - OPINION LETTER

TO: Cordovado Development Inc.
135 Hummingbird Drive
Anmore, BC
V3H 5G1



FROM: Chris Lee, M.Sc., RPBio, QEP, BC-CESCL

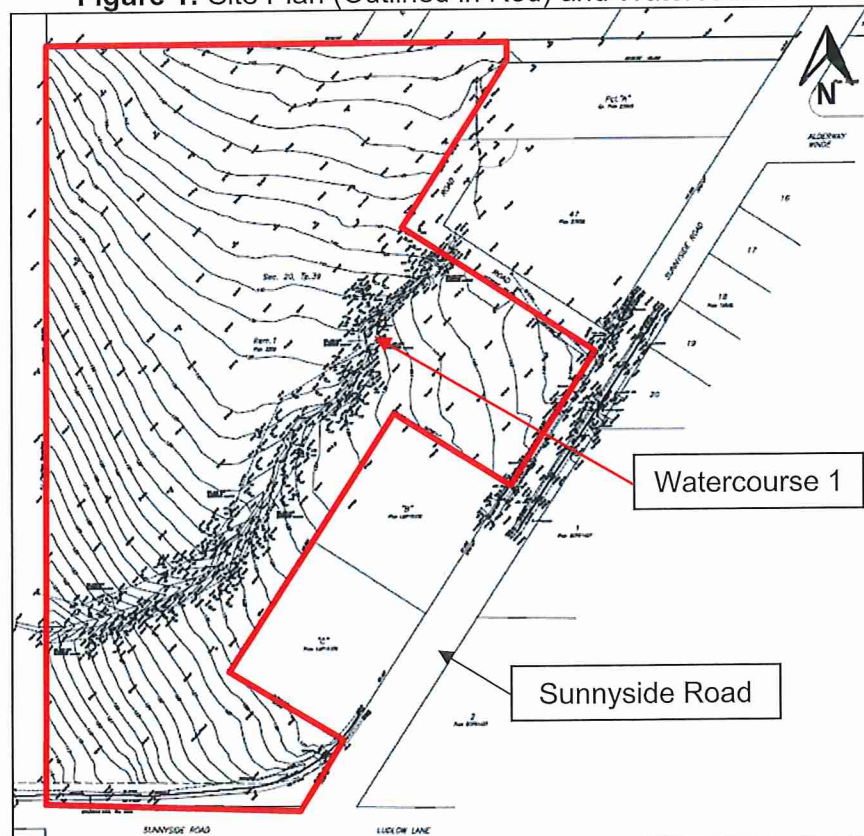
Date: 05 July 2019

SUBJECT: 2307 Sunnyside Road, Anmore – Watercourse and Drainage Assessment Opinion Letter

Overview

AquaTerra Environmental Ltd. ('AquaTerra') is pleased to provide Cordovado Development Inc. (the 'proponent') with this brief Opinion Letter for the site, referenced as 2307 Sunnyside Road (**Figure 1**) in the Village of Anmore (the 'Village'), B.C. This letter was issued to the proponent following a request by the Village that a Qualified Environmental Professional (QEP) be retained to confirm that no hydraulic changes, including the excavation or presence of ditches or drainage swales (beyond the previously identified and mapped 'Watercourse 1' that discharges to Schoolhouse Creek and 'Ditch 1') were situated on-site. Watercourse 1 is defined as a stream per the Riparian Area Regulation (RAR) and afforded a 10 m setback. Conversely, Ditch 1 (unmapped) did not meet the definition of a stream per RAR; therefore, no flagging, survey pick-up or associated setback were applied during the field assessment in 2013.

Figure 1: Site Plan (Outlined in Red) and Watercourse 1



Limitations

This Opinion Letter assessment is based on information provided by the proponent, information gathered by AquaTerra personnel during the site assessment on 16 May 2019 and information available via the Village of Anmore. Thus, while this letter was prepared with a level of diligence and care that is typical for the consulting industry, this memo is not intended to be comprehensive or inclusive of all site conditions spanning all professional consulting disciplines. This study is intended to be used by the proponent only. Any use by others are done so at their discretion and AquaTerra assumes no responsibility for the information relied upon herein.

Assessment Observations

On 16 May 2019, Mr. Chris Lee and Mrs. Olga Grunlund of AquaTerra Environmental attended the site to assess for presence / absence of watercourses and constructed drainage ditches / swales present on site. At the time of the assessment, the site remained undeveloped and vegetation was intact. The previously identified creek (Watercourse 1) and the drainage ditch (Ditch 1) were confirmed on-site with no impact or encroachment into the riparian areas. The site and surrounding areas were traversed to assess for additional watercourses or constructed drainage ditches / swales; however, none were identified within or adjacent to the site boundaries, at the time of the site assessment. As such, the site is deemed to currently be in compliance with the Riparian Areas Regulation, the Water Sustainability Act (WSA), and the federal *Fisheries Act*. Refer to the attached photographs for additional information.

Summary and Closure

Based on available background material and the assessment completed on site on 16 May 2019, AquaTerra confirms that no additional constructed ditches or swales directing flow to or from the previously identified watercourses were present within or adjacent to the site, which was deemed to be compliant with applicable provincial and federal environmental legislation.

We trust this provides the information you currently require. Should you have any questions, please feel free to contact the undersigned.

Respectfully submitted,

Chris Lee, M.Sc., R.P. Bio., QEP, BC-CESCL
Principal, AquaTerra Environmental Ltd.

Attachment:

Photographs

Photo 1: Undisturbed vegetation at the site.



Photo 2: Previously identified watercourse 1 within the site boundary.





#503, 4190 Lougheed Hwy., Burnaby, BC V5C 6A8 T: 604.629.2696 F: 604.629.2698

To: **Village of Anmore**

Date: **September 25, 2019**

Attention: **Juli Halliwell, CAO**

Project No.: **312271**

Cc:

Reference: **Summerwood Lane Staircase**

From: **Chris Boit, P.Eng**

As requested ISL has investigated the potential to install a trail and staircase from Summerwood Lane to Mossom Creek. We have created a concept design for reference (see attached).

We have reviewed the legal plans for the proposed trail and there is a Right of Way (SRW 38872) and parcel of land (plot 9) that leads to Mossom Creek.

There is a significant challenge to the proposed trail and staircase due to the narrow access and existing grades of the land. The existing embankment has a rough grade of 75% and is heavily forested. All of these constraints will require the majority of the work to be completed by hand, which will add significant cost to the construction.

There is approximately 25m of grade change between the top of bank and the creek area. This results in a minimum of 125 stairs (200mm rise).

If the Village wishes to connect the trail to the Mossom Creek Hatchery, there will need to be coordination with the City of Port Moody, as the Hatchery is within the City's boundary.

An approximate cost to complete the trail and staircase would be in the region of \$100,000

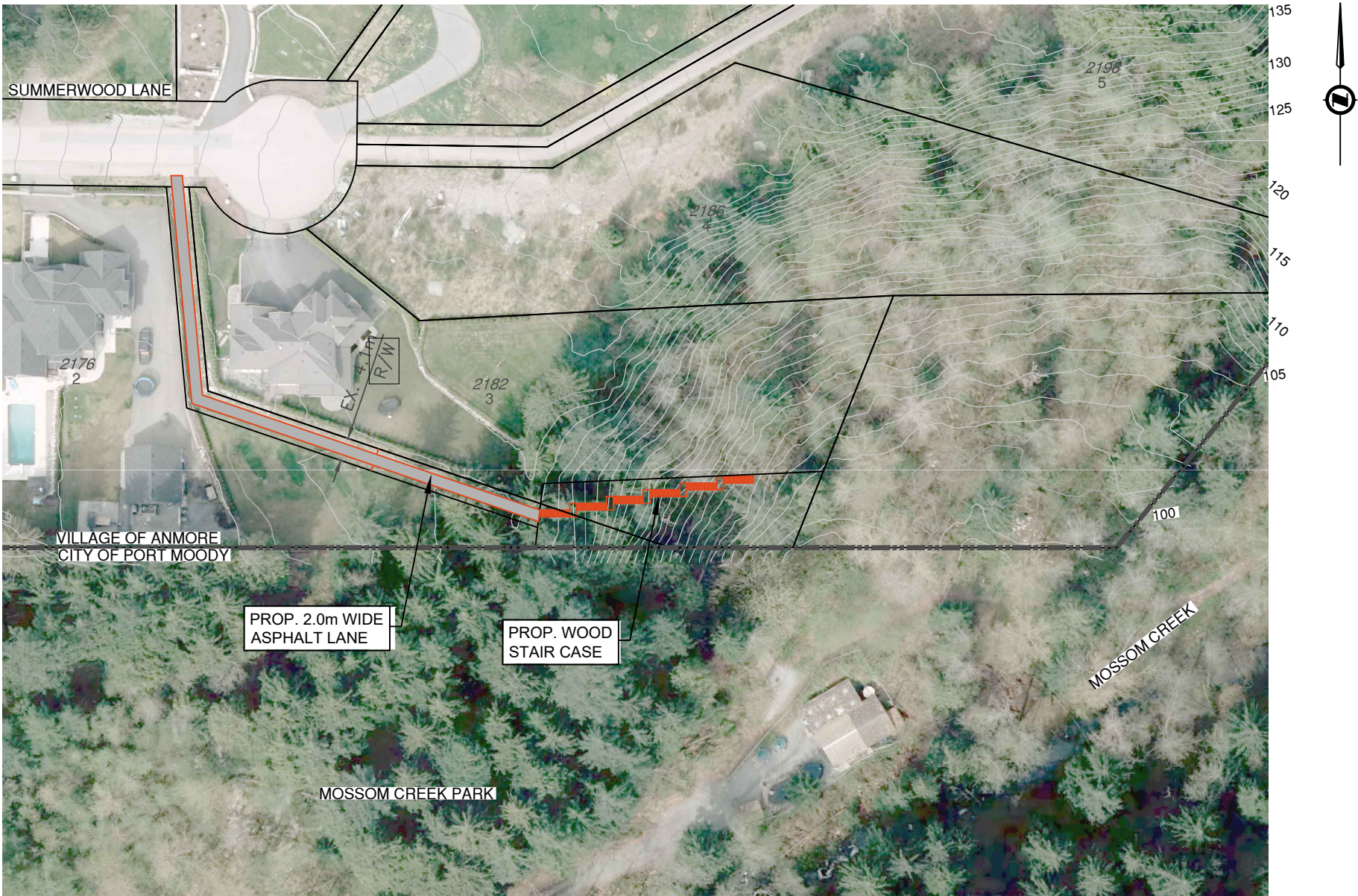
Regards

Chris Boit P.Eng

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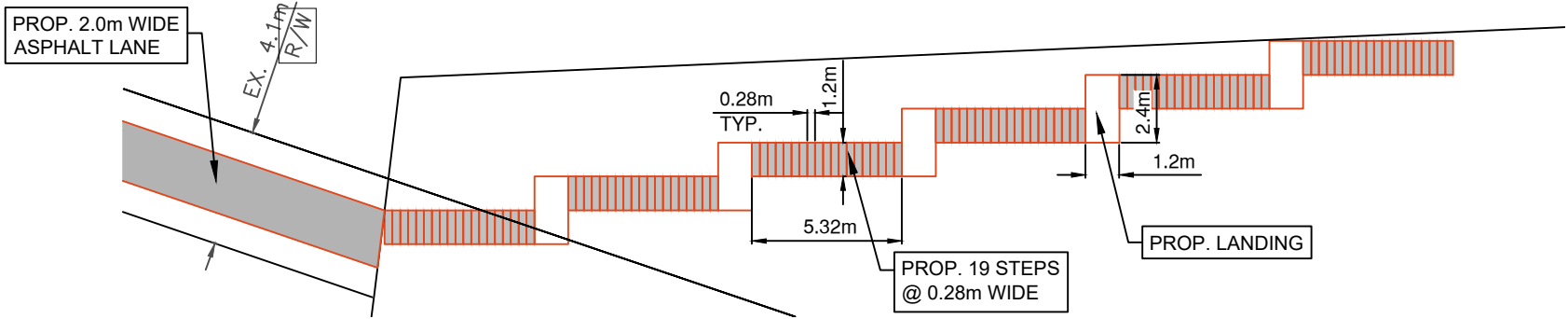


VIEW LOOKING DOWN SLOPE



PLAN

SCALE: 1:1000



WOOD STAIR CASE DETAILS

SCALE: 1:250

PROPOSED SUMMERWOOD STAIR CASE MOSSOM CREEK

SEP/2019

PROJECT No.: 32271



#503, 4190 Lougheed Hwy, Burnaby, B.C. V5C 6A8
T: (604)629-2696 F: (604)629-2698



#503, 4190 Lougheed Hwy., Burnaby, BC V5C 6A8 T: 604.629.2696 F: 604.629.2698

To: **Village of Anmore**

Date: **September 25, 2019**

Attention: **Juli Halliwell, CAO**

Project No.: **312271**

Cc:

Reference: **Traffic Calming – Birch Wynde**

From: **Chris Boit, P.Eng**

As requested, ISL has investigated the potential to install traffic calming measures for the Birch Wynde neighborhood. The existing roadway does not contain any pedestrian facilities such as sidewalks.

ISL has visited the area a number of times and has witnessed a few cases of speeding along this roadway. We also witnessed children playing in and around the roadway, so there is a potential for a conflict between vehicles and residents of the neighborhoods, as they are forced to walk within the roadway.

Typically, in cases such as this, we would recommend an increase to signage and some level of enforcement (police) of the posted speed limit prior to installation of permanent traffic calming measures. However, it appears the residents have already posted signage regarding children at play and there is a posted speed limit of 30 km/hr on the roadway. Traffic volumes along this roadway are low, as it is a Cul-de-Sac.

As there is significant density of residents (compared to most of Anmore), it may warrant traffic calming measures, such as speed humps and a review of vegetation within the road way. There are a number of bends which have limited visibility due to overgrown vegetation. On street parking was reviewed and it does not appear to affect visibility, as it is located on widened shoulders of the roadway. Parking is also located away from intersections and therefore does not affect visibility.

It should be noted that speed humps are problematic to staff during the winter months, as they affect snow-plowing operations.

Recommendations

- ISL recommends the Village consult with the RCMP regarding the enforcement of the post speed limit
- Review vegetation along the roadway and clear areas to increase visibility
- Install removable speed humps so that they can be removed prior to snow season (Nov – Feb)

An approximate cost to complete the work would be in the region of \$10,000

Regards

Chris Boit P.Eng