

## REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, November 19, 2019 scheduled for 7:00 p.m. in Council Chambers at Village Hall, 2697 Sunnyside Road, Anmore, BC



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### ELECTED OFFICIALS PRESENT

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

### ABSENT

### OTHERS PRESENT

Juli Halliwell, CAO  
Karen Elrick, Manager of Corporate Services  
Jason Smith, Manager of Development Services  
Chris Boit, Engineering Consultant, ISL Engineering

#### 1. Call to Order

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

#### 2. Approval of the Agenda

It was MOVED and SECONDED:

R401            That the Agenda be approved as circulated.

Carried Unanimously

#### 3. Public Input

Doug Richardson, Anmore, regarding 231 Strong Road rezoning and subdivision procedures.

#### 4. Delegations.

None.

#### 5. Adoption of Minutes

(a)     **Minutes of the Regular Council Meeting held on October 15, 2019**

It was MOVED and SECONDED:

R402                      That the Minutes of the Regular Council Meeting held on October 15, 2019 be adopted, as circulated.

Carried Unanimously

**6.     Business Arising from Minutes**

**7.     Consent Agenda**

It was MOVED and SECONDED:

R403                      That the Consent agenda be adopted.

Carried Unanimously

**(a) Inter Municipal Ride-Hailing Business Licence**

Recommendation:     THAT Council receive the communication from Township of Langley dated October 16, 2019, for information.

**(b) Capital Bylaw No. 3 Amendment Bylaw No. 1.8 – 2019 (School Site Acquisition Charge Capital Bylaw Amendment)**

Recommendation:     THAT Council receive the letter from School District 43 dated October 30, 2019, regarding Capital Bylaw No. 3 Amendment Bylaw No. 1.8 – 2019 (School Site Acquisition Charge Capital Bylaw Amendment), for information.

**(c) Consent to Metro Vancouver Regional Parks Service Amendment Bylaw No. 1290**

Recommendation:     THAT Council consent to the approval of the adoption of Metro Vancouver Regional District Regional Parks Service Amending Bylaw No. 1290, 2019 on behalf of the electors; and direct staff to notify the Metro Vancouver Regional District Board of its consent.

**(d) Notification Regarding Update to Metro 2040**

Recommendation:     THAT Council receive the letter from Metro Vancouver dated November 4, 2019, regarding notification regarding update to Metro 2040, for information.

**(e) 2019 Invasive Plant Management on Village of Anmore Municipal Property by the Invasive Species Council of Metro Vancouver**

Recommendation: THAT Council receive the 2019 Invasive Plant Management final report for Village of Anmore, for information.

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

**9. Legislative Reports**

**(a) Infill Development Application – 231 Strong Road – Initial Readings**

Mr. Jason Smith, Manager of Development Services, provided an overview of the application and staff report.

It was MOVED and SECONDED:

R404 That Council give first and second reading to Village of Anmore Zoning Bylaw Amendment Bylaw No. 612-2019; and

That staff be directed to set a date for a public hearing for Village of Anmore Zoning Bylaw Amendment Bylaw No. 612-2019.

Carried Unanimously

**(b) Zoning Bylaw Update – Final Readings and Adoption**

\*Councillor Krier recused herself from the meeting at 7:10 p.m. due to a conflict of interest related to a portion of the bylaw amendment.

Mr. Jason Smith, Manager of Development Services, provided an overview of the staff report including the process thus far and description of updates.

It was MOVED and SECONDED:

R405 That Council give third reading and adopt Village of Anmore Zoning Bylaw Amendment Bylaw 600-2019.

Carried Unanimously

\*Councillor Krier returned to the meeting at 7:20 p.m.

**10. Unfinished Business**

None.

**11. New Business****(a) Burrard Commons – Development Application for the loco Lands**

Mr. Jason Smith, Manager of Development Services introduced the applicant team and, Mr. Greg Moore presented a PowerPoint presentation of an overview of the proposal which is included as Attachment 1 and forms part of the original minutes.

Points included:

- Vision statement
- Overview of engagement to date
- Guiding principals
- Land use framework
- Environment and open space
- Transportation system
- Service plan
- Economic and fiscal impacts

Comments from Council included:

- Providing a visual / comparison of ratio of buildings on land mass (Suter Brook)
- Potential financial benefits to the Village
- Continued engagement opportunities during the process

Mr. Smith provided an overview of the planning process and proposed timeline included in the staff report.

It was MOVED and SECONDED:

R406

That Council direct staff to refer the Burrard Commons development application to Advisory Planning Commission, the Environment Committee, the Finance Committee, the Parks and Recreation Committee, and the Sasamat Volunteer Fire Department for comment;

That Council direct staff to engage the necessary resources to undertake the comprehensive development review and recommendations for Burrard Commons; and

That Council provides support for the proposed timeline and process.

Carried Unanimously

**(b) Award of Detailed Design of Anmore Civic Building Contract**

It was MOVED and SECONDED:

R407 That Council defer the award of detailed design of Anmore Civic Building contract to a future meeting.

Carried Unanimously

**(c) Regulating Ride Hailing Service Providers in the Village of Anmore**

Mr. Jason Smith, Manager of Development Services, provided an overview of the staff report.

It was MOVED and SECONDED:

R408 That Council direct to staff to monitor and participate in discussions amongst local governments and the Province about how best to regulate ride hailing services and report back to Council when pertinent information is available.

Carried Unanimously

**(d) Noxious Weed**

Mr. Chris Boit, ISL Engineering, provided an overview of the staff report.

Discussion points included:

- Education program for residents rather than regulation by bylaw
- Whether the potential exists for the Village to facilitate a partnership with a weed removal company for residents to access that service
- Establishing some policy framework

It was MOVED and SECONDED:

R409 THAT Council receive the report from the Manager of Corporate Services entitled “Noxious Weeds” dated November 15, 2019, for information.

Carried Unanimously

**(e) 2020 Council Calendar and Council Appointments**

Ms. Karen Elrick, Manager of Corporate Services, provided an overview of the staff report which includes the proposed 2020 Council Calendar, Acting Mayor appointments, and appointments to the Sasamat Volunteer Fire Department Board of Trustees.

It was MOVED and SECONDED:

- R410            THAT Council:
- A. Approve the 2020 Council Calendar as attached to the report dated November 15, 2019 from the Manager of Corporate Services; and
  - B. Approve the following Acting Mayor Schedule for 2020:  
Nov/Dec/Jan    Councillor Krier  
Feb/Mar/Apr    Councillor Laidler  
May/Jun/Jul    Councillor Trowbridge  
Aug/Sep/Oct    Councillor Weverink
  - C. Appoint Mayor John McEwen, Councillor Kim Trowbridge, and Councillor Paul Weverink as Trustees to the Sasamat Volunteer Fire Department for 2020.

Carried Unanimously

**(f) Pinnacle Ridge – Financial Sustainability Analysis**

Mr. Jason Smith, Manager of Development Services, provided an introduction of the staff report and Mr. Chris Boit, ISL Engineering, provided an overview of the analysis conducted.

It was MOVED and SECONDED:

- R411            That Council receive the report titled “Pinnacle Ridge – Financial Sustainability Analysis” dated November 15, 2019, for information.

Carried Unanimously

**12. Recommendations of Committees.**

It was MOVED and SECONDED:

- R412            THAT Council direct staff to distribute a survey to be created by the Community Engagement Culture and Inclusion Committee to Village residents in order to gauge the overall success of Ma Murray Day event.

Carried Unanimously

It was MOVED and SECONDED:

- R413            THAT Council authorize the use of the Village Hall Council Chamber by Safe Care Home Support, once per month for a 2 hour daytime period, for the purpose of holding a dementia friendly café and THAT Council waive the rental fee.

Carried Unanimously

**13. Mayor's Report**

Mayor McEwen reported that:

- The Village Halloween event was outstanding with approximately 500 people in attendance, the Birch Wynde road closure was well received, and expressed thanks to School District 43 for use of the Anmore Elementary parking lot
- Thanked Cllr. Krier for representing the Village at the remembrance day ceremony in Belcarra
- Attended a ceremony for former Port Coquitlam Mayor, Greg Moore, where he was awarded Freedom of the City
- Attended a PAC fundraiser for Anmore Elementary at Moody Ales
- Noted there has been some evening loitering in Spirit Park

**14. Councillors Reports**

Councillor Weverink reported that:

- The Village Halloween event was memorable

Councillor Krier reported that:

- She attended a Chamber of Commerce kick start event at Belcarra Village Hall
- She attend Halloween event

- She attended the remembrance day ceremony as Acting Mayor at Village of Belcarra
- She attended Community Engagement, Culture and Inclusion meeting this week
- She attended a Business excellence nominees luncheon
- She attended Women's collaborative hub women's influencer awards

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

Ms. Juli Halliwell, CAO, reported that:

- New public works staff person will start December 5
- Transport Canada has completed their evidence collection and is now moving into analysis phase regarding helicopter activity in the summer
- Expressed thanks to staff, volunteers and RCMP for support of Halloween event
- Light up Spirit Park event will be held on Sunday, December 8 at 5 p.m.

**16. Information Items**

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

- Minutes of the Community Engagement, Culture, and Inclusion Committee held on September 12, 2019
- Minutes of the Sasamat Volunteer Fire Department Board of Trustees Meeting held on September 19, 2019
- Metro Vancouver Board in Brief for meetings held on October 4, 2019
- Minutes of the Public Hearing held on October 15, 2019
- Metro Vancouver Board in Brief for meetings held on November 1, 2019

**(b) General Correspondence**

- Communication from Metro Vancouver dated October 10, 2019 regarding Residential Water Metering in Metro Vancouver: Best Practices Guide for Local Governments
- Communication from Metro Vancouver dated October 25, 2019 regarding Informing the Public About Regional Odour Management Resources
- Communication from Metro Vancouver dated October 25, 2019 regarding Consultation Materials Regarding Options to Regulate Air Emissions from Cannabis Production
- Communication from Ministry of Children and Family Development regarding November is Adoption Awareness Month



**17. Public Question Period**

Doug Richardson, Anmore regarding loco development and cost recovery of additional resources, and timeline, noxious weeds, and infill development on Strong Road

Dick Cresswell, Anmore, regarding lake traffic issues, David Way connection, and hillside construction

Doug Richardson, Anmore, regarding loco traffic concerns

**18. Adjournment**

R414            It was MOVED and SECONDED:

                  THAT the meeting be adjourned at 9:00 p.m.

Carried Unanimously

“Karen Elrick”

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Karen Elrick  
Corporate Officer

“John McEwen”

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John McEwen  
Mayor

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# An Engaging New Community

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In Anmore

**A DIVERSE  
// BALANCED  
DYNAMIC  
CONNECTED //  
COMMUNITY**

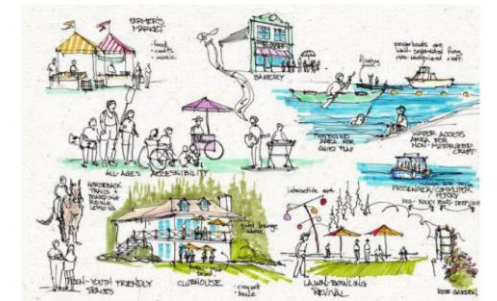
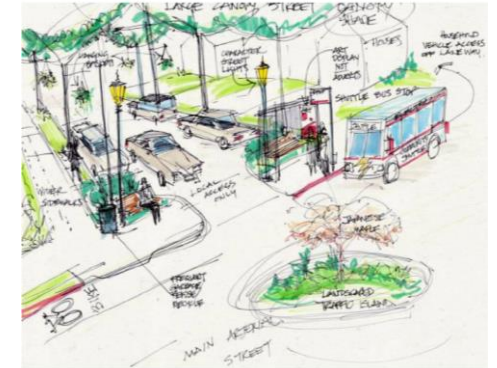
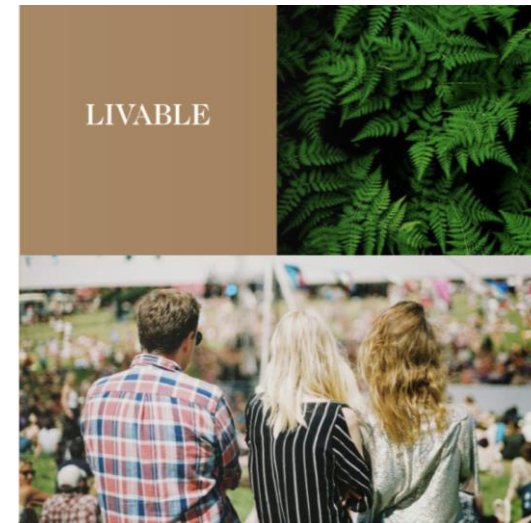
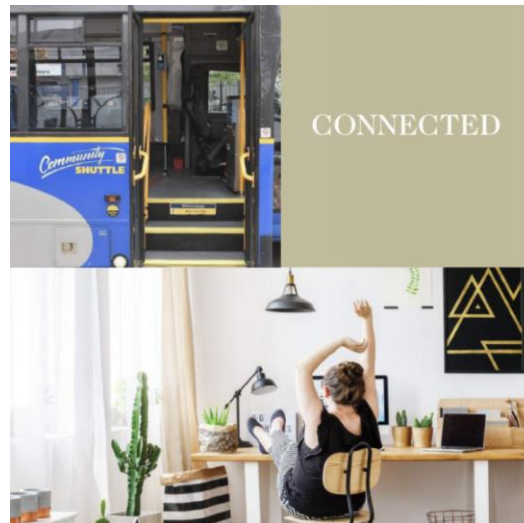
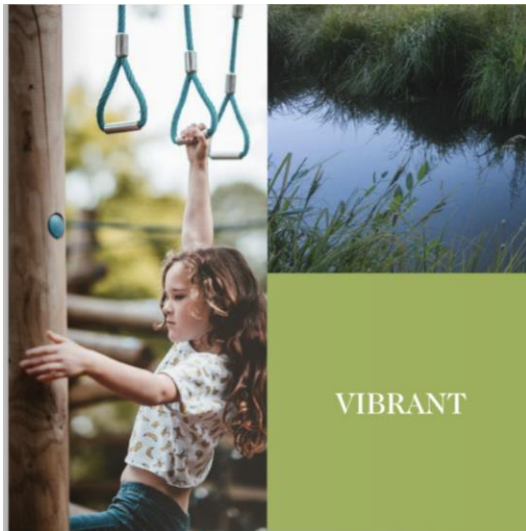
OCP Amendment and Rezoning Application

**BURRARD**  
COMMONS



# Vision

Burrard Commons is a complete community set in nature and suited to a variety of lifestyles and preferences. A development that provides the services and amenities that Anmore residents want in their own community; a place where singles, couples, families and older adults can all live, work and play conveniently.



Co-drawings made at one of the open houses in the first phase of public engagement.





# Guiding Principals

- Livability Through Mixed Use
- Generate Employment Opportunities
- Provide Housing Diversity
- Facilitate Multi-Modal Transportation
- Create a Vibrant Public Realm
- Celebrate Identity & Sense of Place
- Living With/In Nature



# Land Use Framework

- Mixed-use Residential
- Mixed-use Commercial
- Residential Floor Space
- Recreational

ESTIMATED UNIT COUNTS

Bedrooms	Unit Count (Low)	Unit Count (High)	Average
1 + 1	130	160	145
2	210	240	225
3	450	470	460
3 + 1	520	550	535
4 + 1	130	160	145
<b>Total</b>	<b>1440</b>	<b>1580</b>	<b>-</b>



Type	Amount (Sq.ft.)
Residential	3,500,000
Commercial	500,000
Total Floor Space	4,000,000
Gross Site Area	2,137,865
<b>Gross FAR</b>	<b>1.87</b>
<b>Residential FAR</b>	<b>1.64</b>





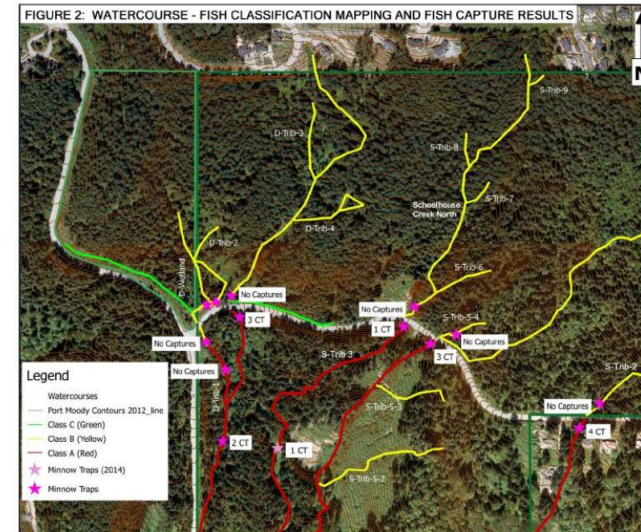
# Public Realm

- Active Streetscape
- Plazas
- Outdoor gathering & play areas
- Coffee shops, restaurants, micro-breweries ect.
- Pedestrian scale architecture



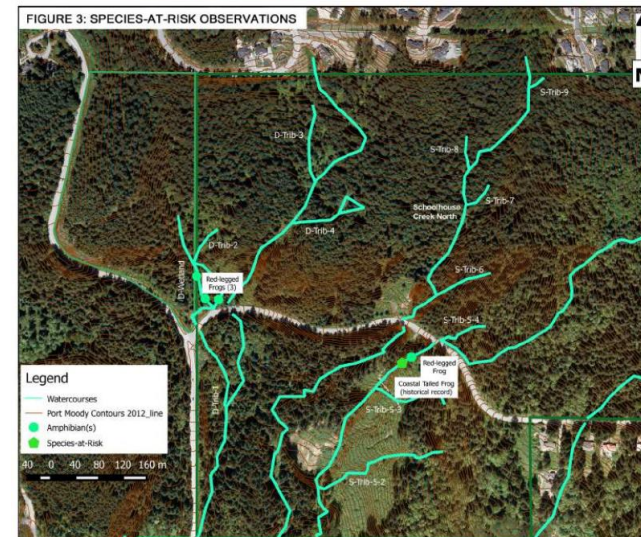
# Environment and Open Space

- Environmental Management
- Open Space
  - Passive open spaces
  - Together, they comprise about 40% of gross site area
  - Untouched green space area to complement riparian setbacks and habitat compensation



## WATERCOURSE

Fish Classification Mapping  
and Fish Capture Results



## SPECIES-AT-RISK OBSERVATIONS

Amphibian and Species-at-Risk  
Occurrences





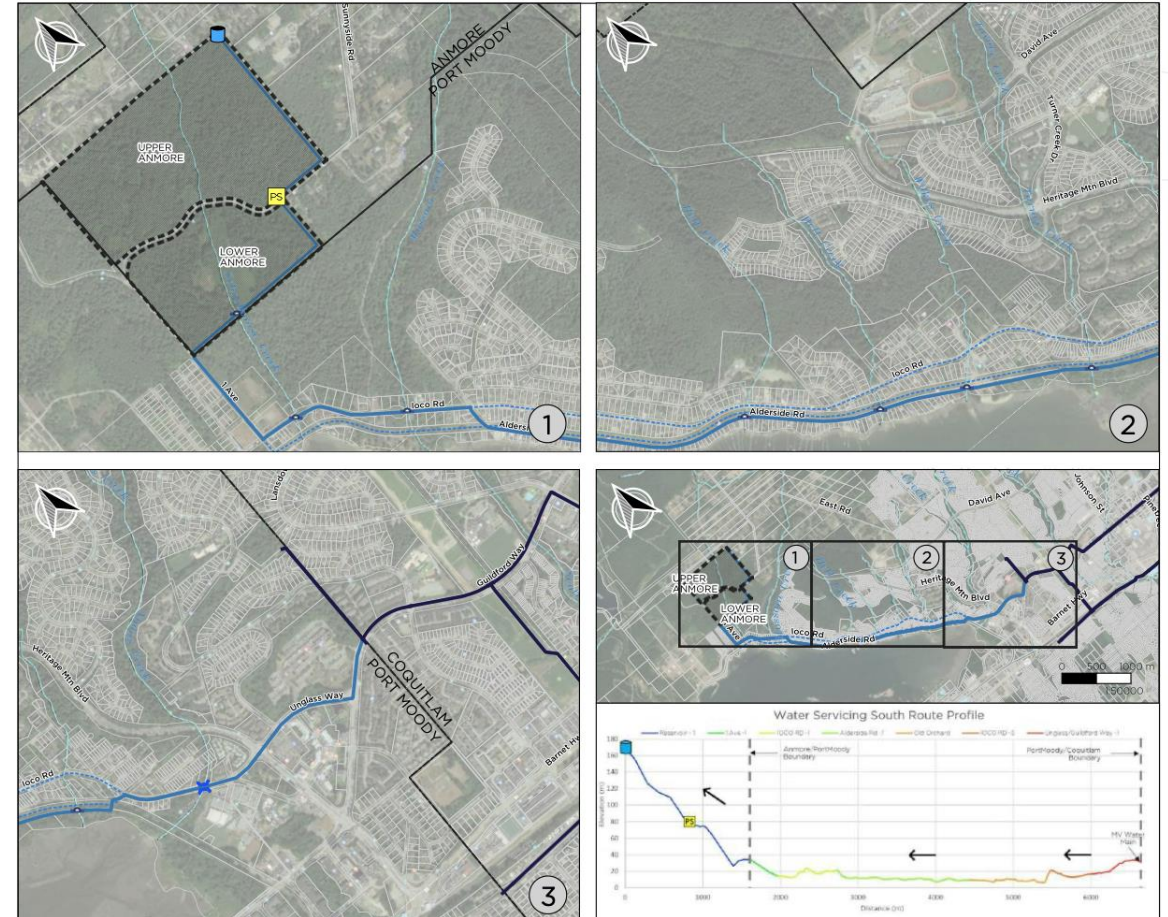
# Transportation System

- Transportation Demand Management
  - Parking Management
  - Ride Sharing
- Connected Community
  - Trail System
  - Cycling Connections
- Independent Transit System



# Service Plan

- Water and Sewer
- Present Options
- Economic Savings



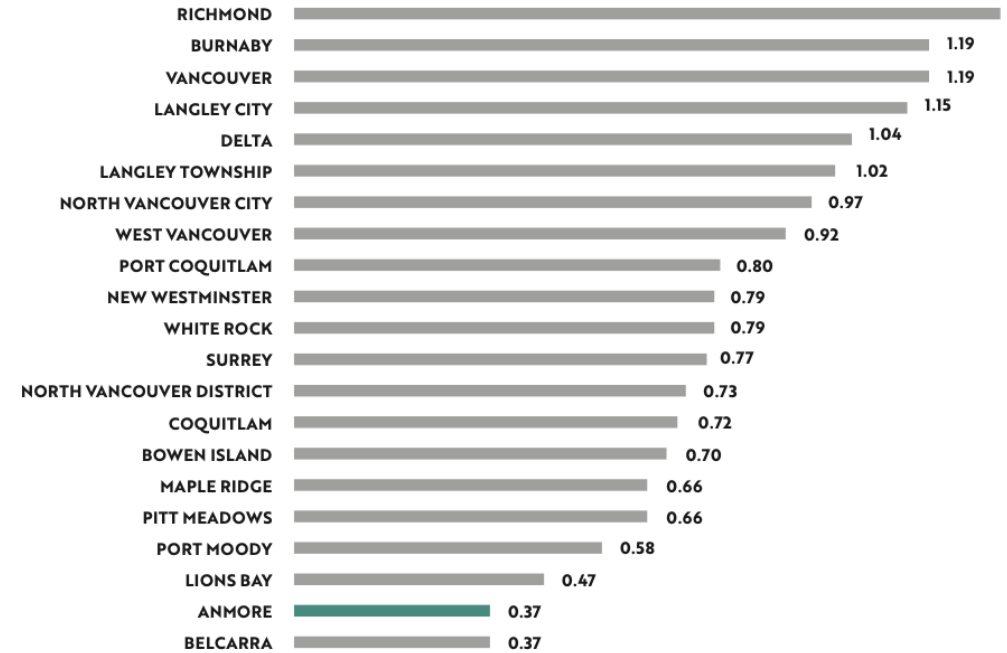
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# Economic & Fiscal Impacts

- Employment
- Amenities
- Demographics
- Anmore Tax Impact

JOB TO EMPLOYED RESIDENTS RATIO



COST ITEM	2019 FINANCIAL PLAN	WITH BURRARD COMMONS	NET IMPACT OF BURRARD COMMONS
TOTAL VALUE (W/out amortization of capital assets)	\$3,467,781	\$6,357,427	\$2,889,646
TOTAL VILLAGE COSTS (W/ amortization of new infrastructure)	\$2,240,711	\$3,291,433	\$1,050,722
<b>Net</b>	<b>\$1,227,070</b>	<b>\$3,065,993</b>	<b>\$1,838,923</b>
Fire Service Costs (Operation & Capital Amortization)	\$236,106	\$836,449	\$600,343
<b>Net (Including Fire Service Costs)</b>	<b>\$990,964</b>	<b>\$2,229,544</b>	<b>\$1,238,581</b>

# Thank You

Burrard Commons Team

