



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: October 11, 2017  
Submitted by: Jason Smith, Manager of Development Services  
Subject: Rezoning Proposal – 2307 Sunnyside Road – Cordovado

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### Purpose / Introduction

The purpose of this report is to introduce Council to the rezoning proposal received for 2307 Sunnyside Road and to seek direction on whether to proceed with further review.

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### Options

The following two options are presented to Council for consideration.

1. THAT Council direct staff to inform the applicant that the Village is not willing to consider the rezoning application for 2307 Sunnyside Road, at this time.

OR

2. THAT Council direct staff to continue review of the rezoning application for 2307 Sunnyside Road;

AND THAT staff forward the rezoning application to the Advisory Planning Commission for their comments on the proposal;

AND FURTHER THAT staff engage a development finance consultant to review the proposed amenity package.

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### Background

This report is intending to provide Council with the initial proposal, a preliminary overview of the relevant policies to be considered in assessing this application from an OCP perspective and to provide Council an opportunity to provide input and determine if this application merits further work and review by staff.

The intention is that this will be the standard practice with all rezoning applications received, whereby staff provide an initial overview and background on the application and then seek Council's direction on whether to move forward with it or not. The intent is here is to ensure

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that resources are best used and avoid circumstances where Village staff are spending time on an application that is not likely to proceed. This is also a benefit to the applicant, as they too can avoid investing time and resources in pursuing an application that will not likely proceed.

## **Discussion**

### The Rezoning Proposal

The Village of Anmore has received a request to rezone a property located at 2307 Sunnyside Road. As shown in the attached site plan (Attachment 1), this property has frontage along Sunnyside Road and also has access along an existing road right of way running north west off of Sunnyside Road.

The site is zoned Residential 1 (RS-1) and is 13.8 acres in size.

The current proposal is for 19 lots, and of which 4 lots are proposed to permit duplex dwellings; this works out to be 1.4 lots/acre or 1.7 units/acre as shown in the proponents site plan. This complies with the maximum density permitted in the OCP Policy RLU-8 regarding Comprehensive Development.

The proponent is proposing the following amenity package as part of the development proposal:

- Open Space – The proposal is for 40% of the property (5.4 acres) to be offered as public open space that would be given to the municipality.
- Trail connections – Trails through and across the property are being proposed. It is not clear if these would all be dedicated to public ownership.
- East Road Right of Way – Expanding the road right of way for East Road where it currently encroaches on to the subject property.
- \$450,000 Community Amenity Contribution – The proponent is offering \$450,000 to the municipality with the intent that the municipality could use these funds to help construct a new village hall.

The site would be serviced off of a new road constructed, in part, along an existing right of way. The first two lots would be accessed by a public road. The remainder of the development would be accessed by a strata road.

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### Potential Next Steps

Should Council direct staff to continue consideration of this application, staff will evaluate the application for consistency with and support of the Official Community Plan (OCP) and all of the applicable policies. In particular, but not limited to, the following policies:

OCP Policy RLU-3 – Designing with the land and environment

OCP Policy RLU-4 – Maintaining the Semi-Rural Character

OCP Policy RLU-5 – Energy Efficiency and support for Greenhouse Gas Reduction

OCP Policy RLU-8 – Innovative Development that cannot be accommodated under existing zoning

OCP Policy RLU-9 – Retention of Landscapes and Screening

OCP Policy RLU-10 – Community Amenity Contributions

OCP Policy RLU-11 – Community Amenity Priorities

In addition to commencing the OCP analysis, the application will be sent to all of the Village's departments for comments on the proposal, the application will be provided to the Advisory Planning Commission for their initial comments, and staff will engage a development finance consultant to evaluate the community amenity package to ensure that the Village interests are fully realized.

### **Financial Implications**

There are no financial implications with any of the options. Should Council choose to proceed, staff time is covered by the application fees and any consultant fees are recoverable from the proponent. If Council chooses not to proceed, the limited staff time spent on this initial review will be recouped from the fees and the remainder would be refunded as per the Development Procedures Bylaw.

### **Communications / Civic Engagement**

It is recommended, should Council choose to proceed with further consideration of this proposal, that the proposal be referred to various departments in the Village for comment, and be referred to the Advisory Planning Commission for comment. At this stage of the rezoning process, it is not anticipated that there will be Village led public engagement, but the applicant is strongly encouraged to conduct public engagement to solicit initial public comments on their proposal.

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**Attachments:**

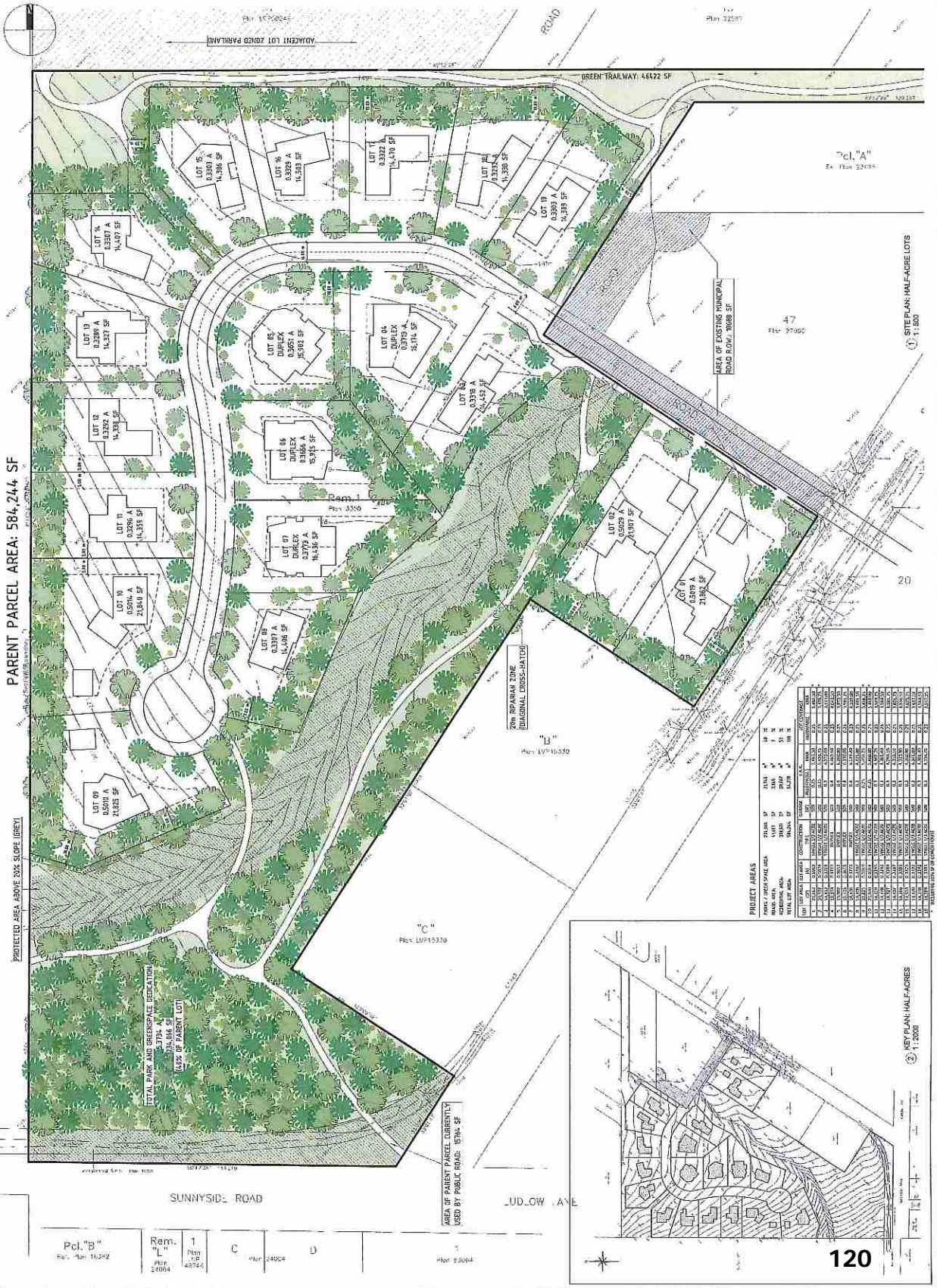
1. 2307 Sunnyside Road Site Plan

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

05/06/2017 10:23 AM  
 PROJECT NUMBER: 2387 SUNNYSIDE RD  
 19A, LOTS 1/3 - 1/2 ACRES  
 DATE: 2017-10-02  
 DRAWN BY: JG  
 CHECKED BY: JG  
 SCALE: A1.00  
 AS INDICATED

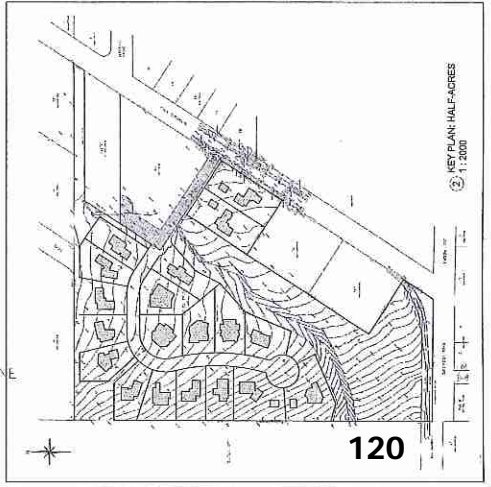
Bradbury Architecture  
 Address: 33040 W. Hastings Blvd., Westminster, B.C.  
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PROJECT AREAS

AREA	AREA (SQ FT)	AREA (SQ M)	PERCENT OF TOTAL
1. TOTAL PARK AND GREENSPACE DEDICATION	5,734	0.53	0.1%
2. TOTAL PARK AND GREENSPACE DEDICATION (REY)	5,734	0.53	0.1%
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 Rem. "L"  
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