

## SPECIAL COUNCIL MEETING – MINUTES

Minutes for the Special Council Meeting scheduled for  
Tuesday, November 23, 2021, at 7:00 p.m. in Council Chambers at Village  
Hall, 2697 Sunnyside Road, Anmore, BC



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### ELECTED OFFICIALS PRESENT

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

### ABSENT

### OTHERS PRESENT

Juli Halliwell, CAO  
Karen Elrick, Manager of Corporate Services  
Chris Boit, Manager of Development Services

#### 1. Call to Order

The meeting was called to order at 7:00 p.m.

#### 2. Approval of the Agenda

IT WAS MOVED AND SECONDED:

R159/21          That the Agenda be approved as circulated.

Carried Unanimously

#### 3. Public Input

Doug Richardson, Anmore, regarding concerns for interpretation for RS1 analysis of the Anmore South Infrastructure Financial Analysis report.

Trudy Schneider, Anmore, regarding traffic analysis for Anmore South.

Jordon Birch, Anmore, regarding appreciation for Village review of Anmore South and potential for young families and others to have alternate housing options in Anmore.

#### 4. New Business

##### (a) **Anmore South Infrastructure Financial Analysis Report**

Ms. Juli Halliwell, CAO, provided an overview of the staff report noting that the scenarios analyzed are models only and do not reflect any current or contemplated application.

Mr. Chris Boit, ISL Engineering, noted that an open house will be held on Monday, December 6 at 7 p.m. where ISL Engineering and GP Rollo will be available to answer questions from the public. Questions in advance of the open house are welcome.

Mr. Boit provided an overview of the financial analysis including the following points:

- Urban and rural designation definitions
- Road scenarios are at a high level but include a connection to Crystal Creek as per the Village's Road Network Plan
- Criteria by which traffic analysis would be undertaken which includes turn movements which would require road infrastructure layout
- Asset replacement requirements and schedules

Council discussion points included:

- Clarification of estimated tax increase per parcel of \$215 for Scenario 2 – CD ¼ acre rural designation
- \$60m Metro infrastructure estimate would be to bring pipe to the Anmore border
- Under Scenario 1 RS1 could potentially be considered for infill subdivision in the future
- Whether there would be any potential for on site sewage treatment similar to Tsawwassen?
- Van Struth Financial Sustainability Plan and references to consideration of infrastructure costs through development and implications to the Village

IT WAS MOVED AND SECONDED:

R160/21                      That Council receive the ISL Engineering Anmore South Infrastructure Financial Analysis report dated November 2021, for information.

Carried Unanimously

##### (b) **Anmore Community Hub – Next Steps**

Ms. Juli Halliwell, CAO, provided an overview of the staff report including a description of the Integrated Project Delivery method.

Discussion points included:

- Pricing changes would not impact budget as model would require adjustments in other areas to meet budget
- Cost controls are embedded in this process
- Budget for Integrated Project Delivery coach would fund initial set up and any additional costs would come from the overall project budget
- Any additional design work required would be included in the existing approved budget

IT WAS MOVED AND SECONDED:

R161/21                      That Council authorize staff to enter into the necessary agreements to enable an Integrated Project Delivery method for the construction of the Anmore Community Hub.

And that Council approve a budget of up to \$10,000 to fund the Integrated Project Delivery coach from capital reserves.

Carried Unanimously

**(c)     Light Up Spirit Park Event 2021**

Ms. Juli Halliwell, CAO, and Cllr. Polly Krier provided an update on Light Up Spirit Park Event 2021

Discussion points included

- Neighbouring Tri-City communities are holding both indoor and outdoor holiday events
- Sabina Perrin, Special Events Coordinator, and the Community Engagement, Culture and Inclusion Committee is available to assist with any planning
- Event to take place December 5 and could include blocking off Ravenswood to traffic for a stroll, choir, bonfire, food trucks, hot cocoa

IT WAS MOVED AND SECONDED:

R162/21                      That Council supports the 2021 Light Up Spirit Park event with limited capacity within all public health orders.

Carried Unanimously

**5.     Public Question Period**

Ken Juvik, Anmore, asked why a workshop is being rushed when Scenario 3 has not been analyzed. It was replied that this is an opportunity for questions on what has been

presented so far, and questions that the community has will also help inform further analysis.

Nancy Maloney, Anmore, questioned the accessibility to all of a zoom open house. It was replied that anyone with questions could also call the Village or submit questions by email. Ms. Maloney asked whether a bonfire is desirable in our community? It was replied that the Village will look into this. Ms. Maloney asked if Chris Boit, ISL, is in conflict with his roles. It was replied that Mr. Boit is not an employee of the Village, rather his services are contracted and that there is no conflict. Ms. Maloney asked if there is any news regarding the Anmore Community Hub grant funding? It was replied that the Village has not heard anything yet.

Jean Mahy, Anmore, asked why Council doesn't disclose the maximum density that they will accept for Anmore South? It was replied that a proposal is needed before any decision can be made.

Andrew Simpson, Anmore, requested a timeline for a referendum regarding Anmore South. It was noted that there is nothing to vote on at this time. Mr. Simpson also asked about petition process and assent voting. Mayor McEwen invited Mr. Simpson to submit any petition to Council.

Doug Richardson, Anmore, requested the Village Hall expenditures to date. Staff will follow up with the amounts spent on the project.

Jody Summers Cooke, Anmore, asked if the Village could post a recent Port Moody traffic study to the Village website. It was replied that staff could reach out to Port Moody to determine whether a link could be provided.

Linda Weinberg, Anmore, asked if the Village hub budget of \$8M includes contingency. It was replied that the approved budget includes contingency. Ms. Weinberg also asked about community member involvement in the project process.

Dick Cresswell, Anmore, asked about a referendum or opinion poll regarding Anmore South. It was replied that Council could provide direction to undertake an opinion poll or survey.

Trudy Schneider, Anmore, asked if a vote on land designation would happen now? It was replied that it could in the future but at this time, the next step is holding the open house regarding the financial analysis.

6. **Adjournment**

It was MOVED and SECONDED:

R163/21 THAT the meeting be adjourned at 8:40 p.m.

Carried Unanimously

“Karen Elrick”

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Karen Elrick  
Corporate Officer

“John McEwen”

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John McEwen  
Mayor