

REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for
Tuesday, July 18, 2023 at 7:00 p.m. in **Multipurpose Room at
Anmore Elementary School, 30 Elementary Road, Anmore, BC**



ELECTED OFFICIALS PRESENT

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

ABSENT

OTHERS PRESENT

Karen Elrick, Chief Administrative Officer
Rhonda Schell, Manager of Corporate Services
Lena Martin, Manager of Financial 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:

R085/23: THAT the Agenda be approved as circulated.

Carried Unanimously

3. Public Input

- Statement from the CAO regarding the OCP Amendment Application report from ISL Engineering, the OCP amendment process, misinformation that was published on social media, and where the public can find accurate information
- Seven written submissions were read regarding the icona OCP Amendment Application regarding:
 - a request for a referendum to determine community support for redesignation of the Anmore South lands from rural to urban
 - opposition to the application
 - alignment with the Metro Vancouver Regional Growth Strategy (Metro 2050)

- concerns related to transportation, tree canopy, evacuation route, costs for increased emergency services, infrastructure, and Village staff, and environmental implications including natural habitat and local hatcheries
- Members of the public commented on the icona OCP Amendment Application regarding:
 - commendation on the ISL Engineering report on the agenda
 - concerns regarding traffic and transportation, how this development would impact seniors aging in place in their current homes and emergency services response times
 - that that public wants to hear Council discussions regarding the application
 - commendation on the aspects of the application related to energy efficiency
 - that certain road connections shown in the application would improve traffic
 - that higher density would help to retain green space around wetlands
 - suggestion that the Village hire an independent community planner for review of this application

4. Delegations

(a) Friendly Forest Preschool Association

Ekaterina Perkins presented a summary of the Friendly Forest Preschool Association Anmore Community Grant Funding use. Ms. Perkins provided a PowerPoint presentation which is included as Attachment 1 and forms part of the original minutes.

(b) Trez Capital, Anmore Gate Developments, Bella Terra Developments

Michael Geller & Ali Sarpoushan presented an update on the Pinnacle Ridge Hillside Landowners' intention to submit an application for an Official Community Plan Bylaw Amendment and their progress to date. Mr. Geller and Mr. Sarpoushan provided a PowerPoint presentation which is included as Attachment 2 and forms part of the original minutes.

5. Adoption of Minutes

(a) Minutes of the Regular Council Meeting held on June 27, 2023

It was MOVED and SECONDED:

R086/23: THAT the Minutes of the Regular Council Meeting held on June 27, 2023, be adopted, as circulated.

Carried Unanimously

(b) Minutes of the Special Council Meeting held on June 29, 2023

It was MOVED and SECONDED:

R087/23: THAT adoption of the minutes of the Special Council Meeting held on June 29, 2023, be deferred to the next Regular Council Meeting to allow for additional discussion points to be added.

Carried Unanimously

6. Business Arising from Minutes**7. Consent Agenda**

It was MOVED and SECONDED:

R088/23: THAT the Consent agenda be adopted.

**(a) Land Use Designation Amendment to Metro 2050
Township of Langley – 23699 and 23737 Fraser Highway**

THAT the communication dated June 27, 2023 from Metro Vancouver regarding a Land Use Designation Amendment to Metro 2050 for Township of Langley – 23699 and 23737 Fraser Highway, be received for information.

**(b) Land Use Designation Amendment to Metro 2050
City of Surrey – Fraser Heights**

THAT the communication dated July 11, 2023 from Metro Vancouver regarding a Land Use Designation Amendment to Metro 2050 for City of Surrey – Fraser Heights, be received for information.

(c) Anmore Fees and Charges Bylaw Amendment

THAT Anmore Fees and Charges Bylaw Amendment Bylaw No. 683-2023 be adopted.

Carried Unanimously

8. Items Removed from the Consent Agenda

None.

9. Legislative Reports

(a) Council Committee Recommendations

It was MOVED and SECONDED:

R089/23: THAT staff update the Terms of Reference for the Community, Engagement, Culture and Inclusion Committee to add age-friendly (including youth) and accessibility matters, update the mandate and membership to meets the Accessible British Columbia Act requirements, and increase the membership to seven members.

THAT staff update the Terms of References for all select committees to change the frequency of the meetings to quarterly, or at the call of the Chair, and increase memberships to seven, including the Chair.

THAT a budget of up to \$3,000 be allocated from the surplus general fund reserve for 2023 and that staff be directed to include an allocation of \$10,000 to provide administrative minute taking and procedural support at select committee meetings in future budget considerations.

THAT staff update the Terms of Reference for the Finance Committee to change the frequency of meetings to quarterly, or at the call of the Chair.

Carried Unanimously

Discussion points included:

- Current committee membership
- Accessibility Committee meeting frequency requirements
- Administrative support before and during committee meetings

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

It was MOVED and SECONDED:

R090/23: THAT That the contract award of the supply and delivery of one (1) dump truck for a total contract price of \$366,500.00, excluding taxes be awarded to Harbour International Trucks Ltd.; and

THAT the 2023-2027 5 Year Financial Plan Bylaw be amended to include applicable taxes over and above the approved \$380,000 budget.

Carried
Councillor Richardson Opposed

Discussion points included:

- Uses of the truck and return on investment
- Benefits of brining roads versus the use of rock salts
- Total costs including taxes and rebates

(c) Anmore South - OCP Amendment Application

Mr. Chris Boit, Manager of Development Services, provided an overview of the staff report outlining the Official Community Plan (OCP) Amendment process, proposed amendments, impacts, public consultation, and next steps.

It was MOVED and SECONDED:

R091/23: THAT an Official Community Plan Amendment Bylaw based on the 2023 icona Properties OCP Amendment Application be drafted and brought forth for consideration of first reading.

Carried Unanimously

Discussion points included:

- Inclusion and use of a neighbourhood plan in an OCP
- Consultants who would complete necessary studies and reports
- Committee of the Whole to engage with the applicant
- Public engagement and consultation suggestions and timing
- Community sustainability of emergency services, water and services costs, property assessments, traffic, and environmental consideration
- Stakeholder engagement

10. Unfinished Business

None.

11. New Business**(a) FireSmart Community Funding & Supports Program**

It was MOVED and SECONDED:

R092/23: THAT staff apply to the 2023 FireSmart Community Funding & Supports program to develop a Community Wildfire Resiliency Plan and manage the grant funding if approved.

Carried Unanimously

12. Items from Committee of the Whole, Committees, and Commissions**13. Mayor's Report**

Mayor McEwen reported that:

- he was concerned with the future of RCMP costs
- the Village of Belcarra has sought legal advice on the letter that Council sent regarding the Sasamat Volunteer Fire Department Fire Hall in Anmore
- he attended the Colony Farm Regional Park renaming Ceremony on July 1, the new name is ʔéxətəm (pronounced tla-hut-um) Regional Park and Colony Farm Road has been renamed as ʔéxətəm Road
- he attended the Port Moody Golden Spike Days on July 1
- he attended the Port Coquitlam Community Foundation Croquet Tournament on July 6
- he is interested in hosting a charity event at the Anmore Community Hub in the future
- the Special Council Meeting held on June 29 was necessary due to constraints in the Anmore Community Hub building process and to provide direction to staff on the use of grant funding to install an electric vehicle charger and additional glazing, and prevent unnecessary costs incurred by the contractor due to delays
- he attended the official unveiling of the art installation on the Golden Ears Pump Station on July 17, the artwork was designed and created by Katzie First Nation artist Rain Pierre
- the \$2.5 million loan for the Anmore Community Hub was approved by the Metro Vancouver Finance Committee
- Fire Chief Sharpe has declared an Extreme Fire Danger rating and he encouraged residents to do their part to heed the Fire Chief's direction during this time in very dangerous dry conditions and to watch out for kids playing

14. Councillors Reports

Councillor Richardson encouraged all those interested in participating in committees to watch for advertising and to submit their applications.

15. Chief Administrative Officer's Report

Ms. Elrick reported that:

- Fire Chief Sharpe has elevated the fire rating to an Extreme Fire Rating which means that in addition to the Fire Ban, all high risk activity that produce sparks should be avoided without approval from Chief Sharpe and directed residents to the Village website for further directions
- Metro Vancouver has asked that we remind residents to comply with watering restrictions and encourage water conservation
- this is the last scheduled council meeting until fall and we will reconvene on September 12

16. Information Items**(a) General Correspondence**

- Email dated June 28, 2023, from the City of Prince George regarding submitting a resolution to the 2023 UBCM Convention for “Reimbursing Local Governments for Medical Services Provided by Local Government Fire and Rescue Services”
- Metro Vancouver Board in brief for meetings held on June 30, 2023
- Letter dated July 4, 2023 from Mayor Brenda Locke, City of Surrey regarding the Surrey Police Transition

17. Public Question Period

Members of the public asked questions regarding:

- WiFi to be installed at Buntzen Lake for visitors to access reservations to reduce traffic issues from people who are turned away
- whether or not an OCP change for one parcel makes it easier for other parcels to change their OCP
- the use of community information boards to advertise Council Meetings
- a call out to recruit young residents that may be interested in volunteering for the Sasamat Volunteer Fire Department
- whether comments from staff procedurally fit in the Public Input section of the agenda
- the contracted Manager of Development Services presenting a report from ISL Engineering
- other icona developments
- the use of the word amend in the context of an OCP amendment

18. Adjournment

It was MOVED and SECONDED:

R093/23: THAT the meeting be adjourned at 8:52 p.m.

Carried Unanimously

“Rhonda Schell”

Rhonda Schell
Corporate Officer

“John McEwen”

John McEwen
Mayor

A group of approximately 15 children are gathered in a forest, standing in a loose circle. They are all wearing colorful, waterproof outdoor clothing, including jackets and pants in shades of yellow, pink, red, blue, and purple. Many of the children have their hands raised in the air, some with palms facing up, suggesting they are participating in an activity or game. The forest floor is covered in brown pine needles and fallen leaves, and several large, moss-covered tree trunks are visible in the background. The overall atmosphere is playful and educational.

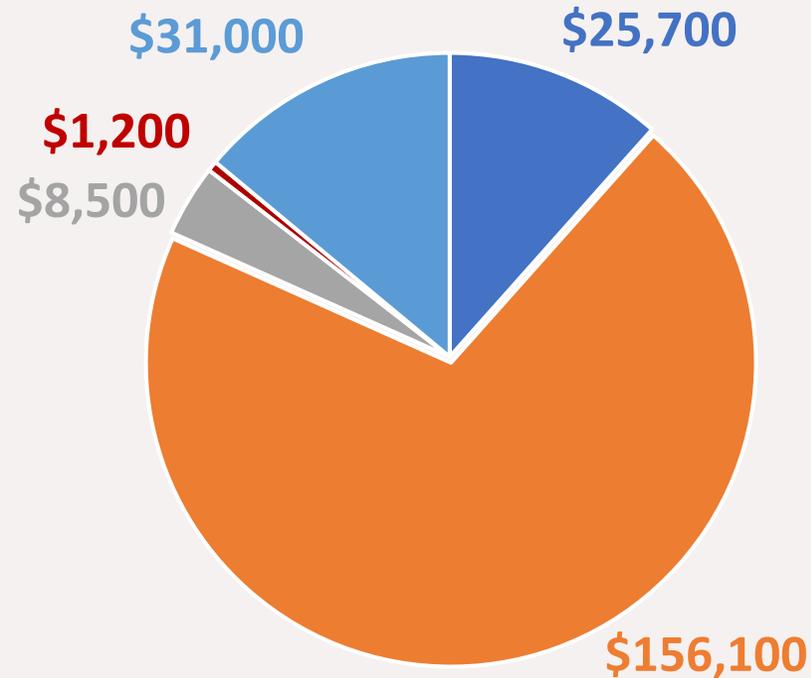
Friendly Forest Preschool

Our Teachers & Program Assistants

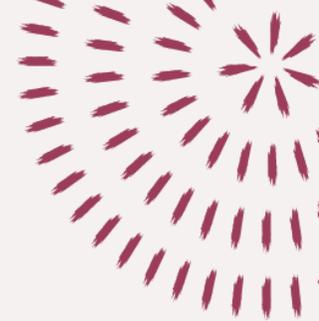


Ruth, Joanne, Heather, Jane, Oliwia, and Lindsay

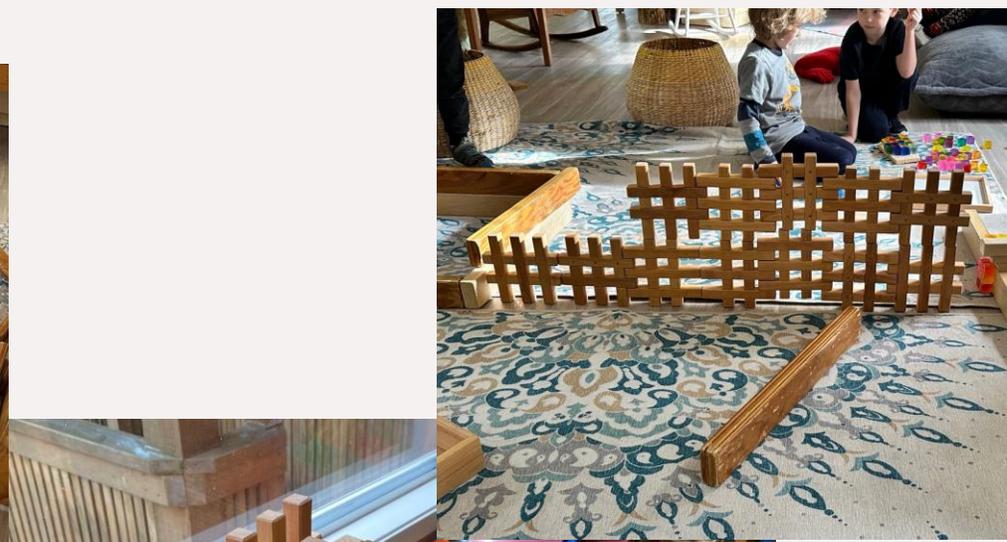
Where do we get funding from?

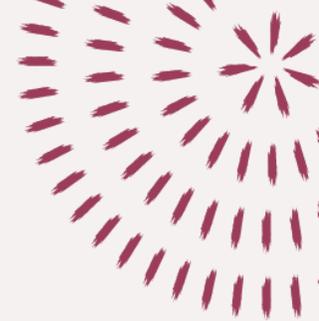


- Provincial Funding
- Registration & Fees
- BC Gaming
- Anmore Grant
- Kinsight Child Service

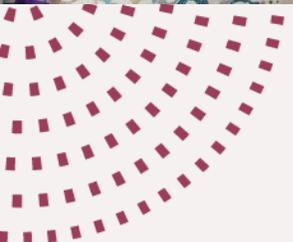


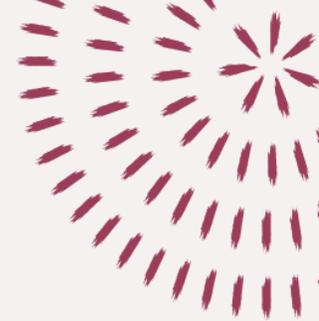
Anmore Grant Support 2021-22





Anmore Grant Support 2022-23





Anmore Grant Support 2022-23



Pinnacle Ridge Hillside Properties

Status Report

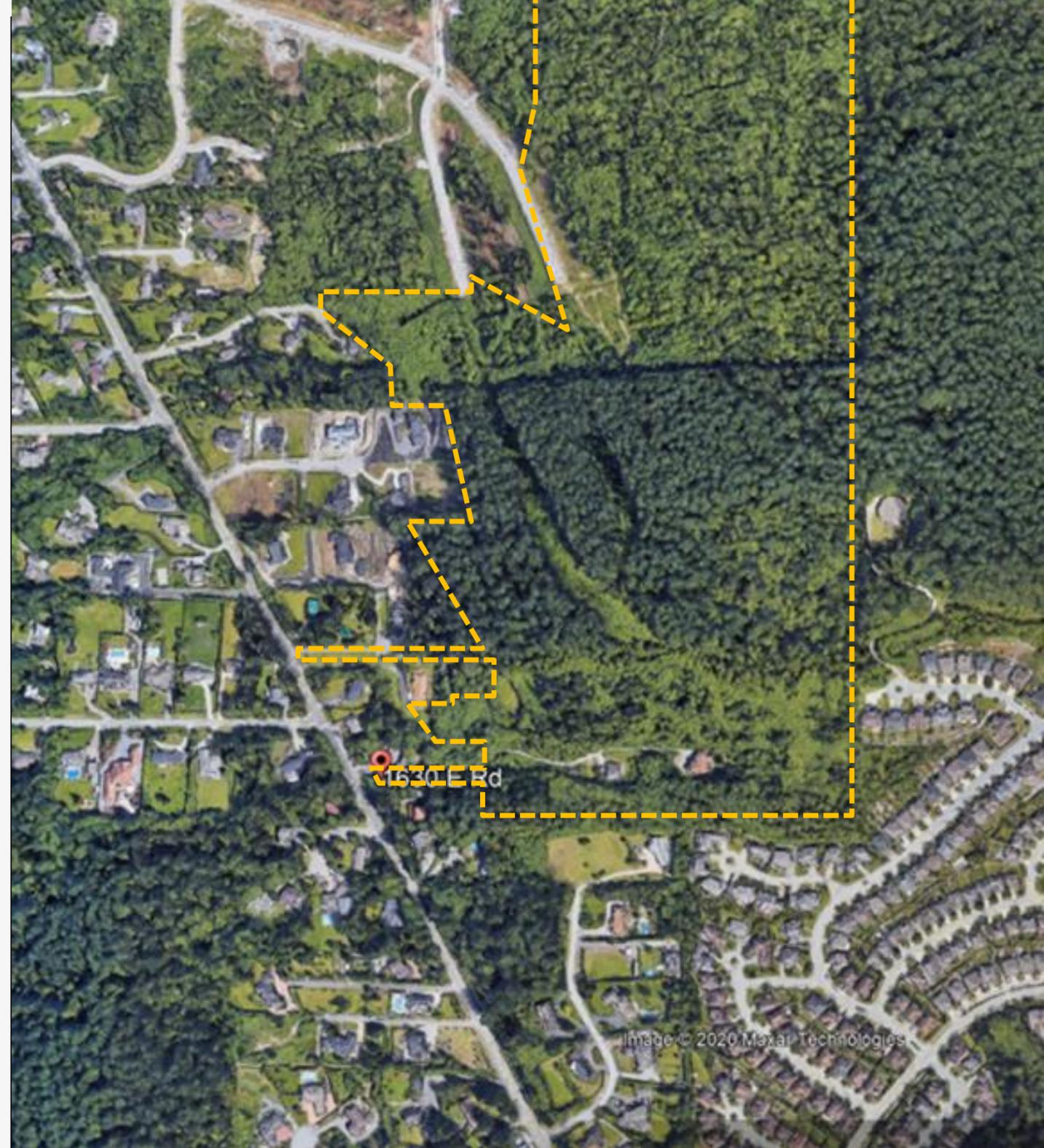


Image © 2020 Maxar Technologies

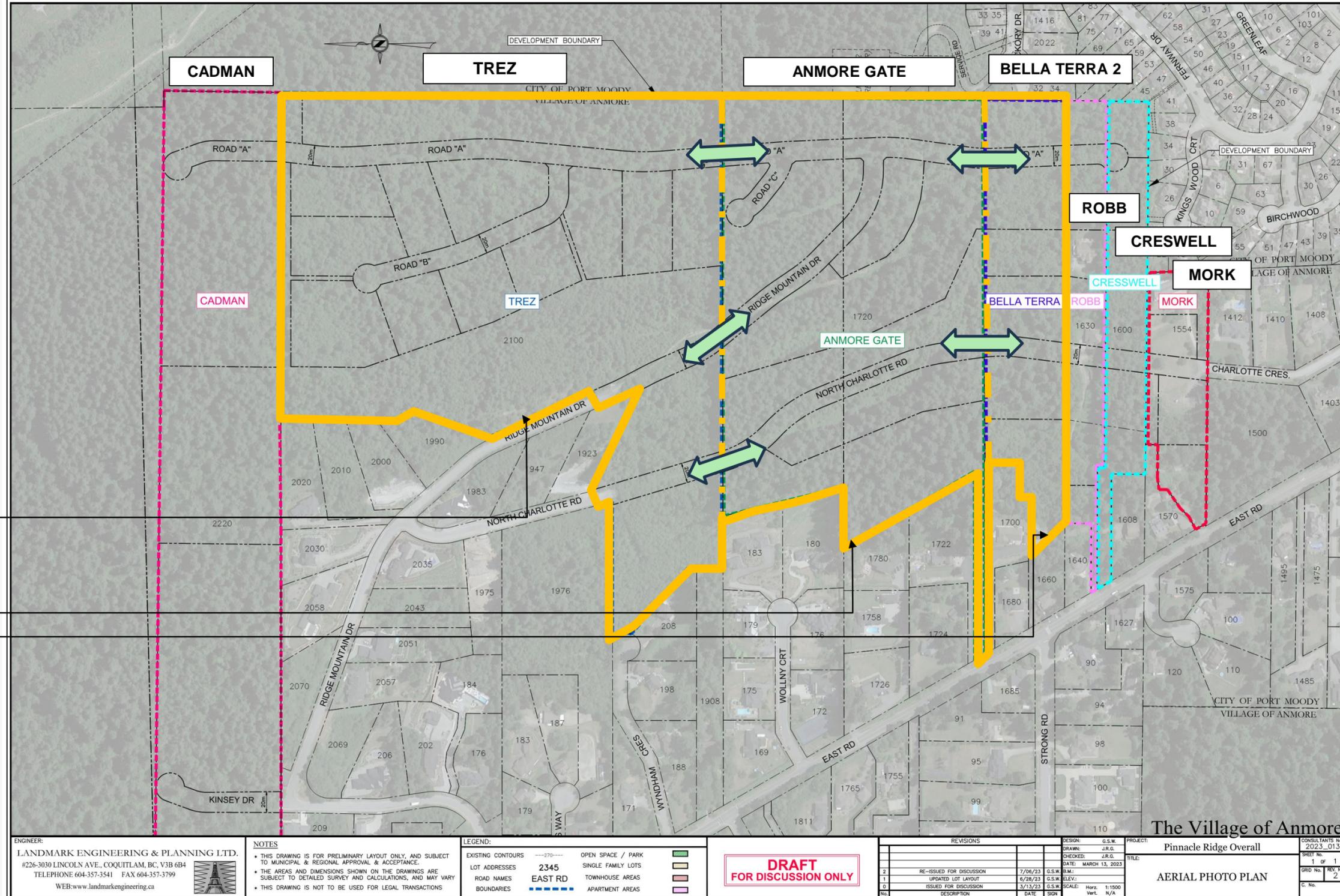
*Presentation to Anmore Village Council
July 18, 2023*

The Hillside comprises a total of approximately 80 acres land including 7 landowners:

1. Trez
2. Anmore Gate
3. Bella Terra 2
4. Robb
5. Cresswell
6. Mork
7. Cadman

Three major landowners have been working together on a conceptual plan that is illustrated later in this presentation.

A Joint-Access Agreement has been executed between Anmore Gate and Trez. A second agreement is being drafted for circulation to all hillside owners with the intent to be executed before applications are submitted.



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

NOTES
 • THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL & REGIONAL APPROVAL & ACCEPTANCE.
 • THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
 • THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS.

LEGEND:
 EXISTING CONTOURS ---270--- OPEN SPACE / PARK
 LOT ADDRESSES 2345 SINGLE FAMILY LOTS
 ROAD NAMES EAST RD TOWNHOUSE AREAS
 BOUNDARIES - - - - - APARTMENT AREAS

DRAFT FOR DISCUSSION ONLY

REVISIONS		DESIGN: G.S.W.	PROJECT: Pinnacle Ridge Overall
No.	DESCRIPTION	DATE	CONSULTANT'S No. 2023-013
2	RE-ISSUED FOR DISCUSSION	7/06/23	SHEET No. 1 of 1
1	UPDATED LOT LAYOUT	6/28/23	GRID No. REV. No. 2
0.0	ISSUED FOR DISCUSSION	3/13/23	C. No.

TITLE: AERIAL PHOTO PLAN
 SCALE: Horiz. 1:1500 Vert. N/A

Current Zoning

Under the current RS-1 zoning, the properties can be subdivided to **1-acre single family lots.**



“The development of the area known as Pinnacle Ridge has a long history in the Village.”

Four years ago, on **July 16, 2019**, Anmore Council considered rezoning applications from the two primary Pinnacle Ridge property owners to change the zoning from Residential 1 to Comprehensive Development (CD).



VILLAGE OF ANMORE REPORT TO COUNCIL

Date: July 12, 2019 File Number: 3360-01/20
 Submitted by: Jason Smith, Manager of Development Services
 Subject: Pinnacle Ridge Rezoning [TREZ and Atti Group Applications]

Purpose / Introduction

The purpose of this report is to introduce Council to the latest development proposals for Pinnacle Ridge.

Recommended Options

That Council:

- a) refer the application for comment to the Advisory Planning Commission, Environment Committee and the Park and Recreation Committee;
- b) direct staff to engage the services of a land economist to help review the Community Amenity package that is being offered; and
- c) direct staff to undertake a financial sustainability analysis.

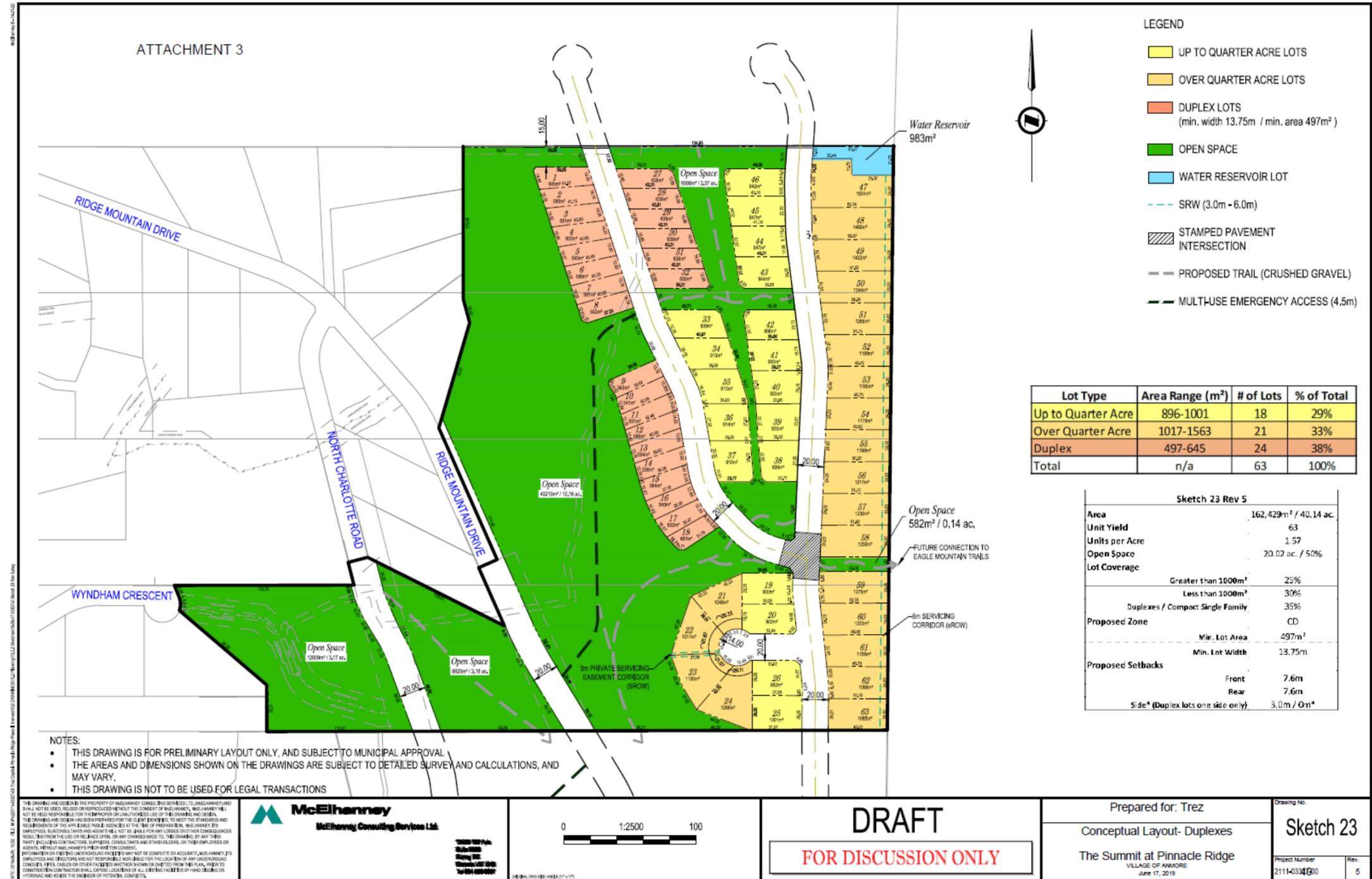
Background

The development of the area known as Pinnacle Ridge has long history in the Village. The lower portion of the area was developed as a 22 lot subdivision.

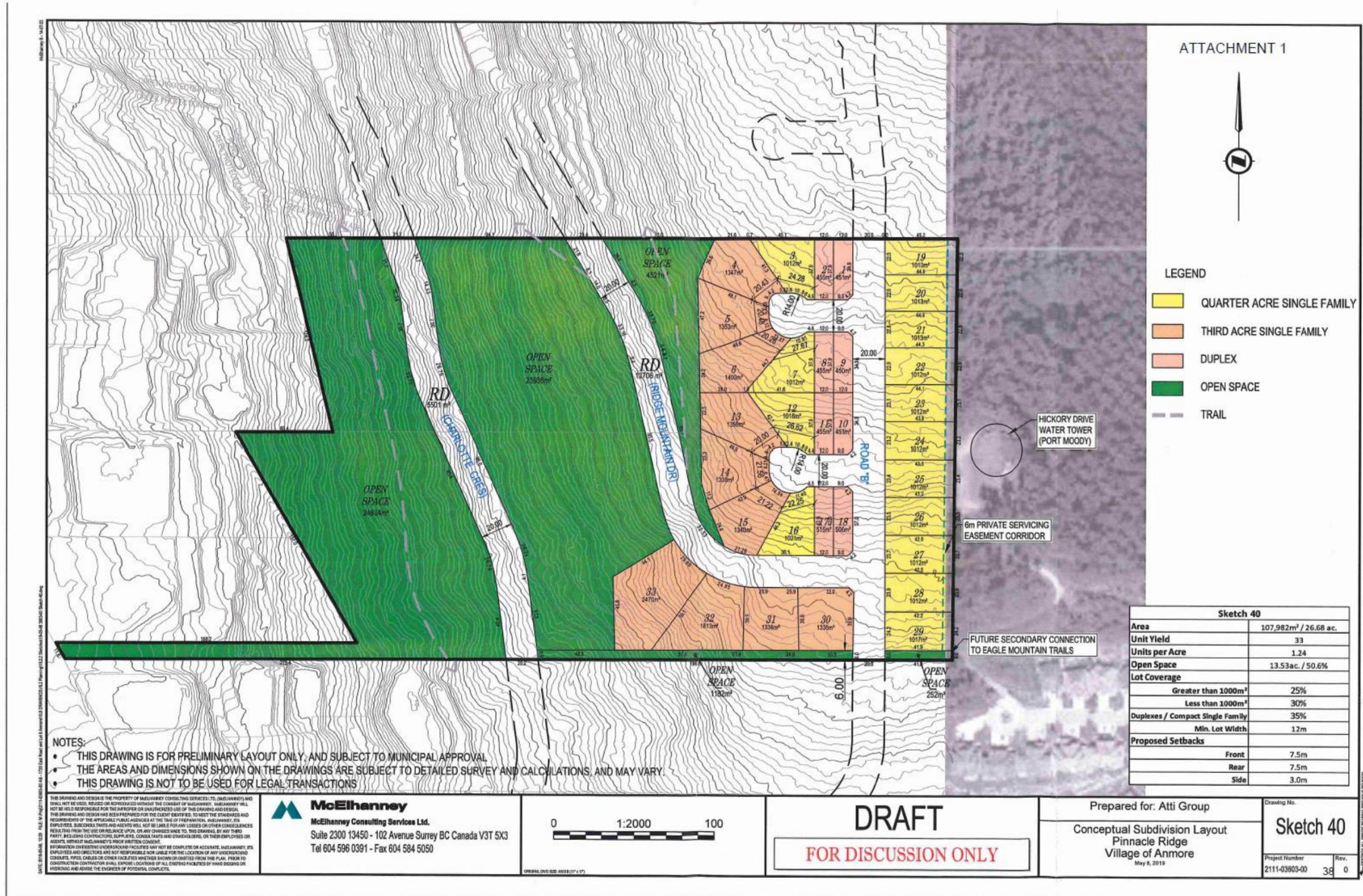
There are two primary property owners that have submitted separate applications but will need to work together in order for development to proceed. Staff have chosen to present the two applications together as a means of allowing Council and the public to see a more holistic and complete view of the development that is being proposed for Pinnacle Ridge.

Both applicants are seeking a rezoning from Residential 1 to Comprehensive Development (CD).

Trez former proposal included **63 single family and semi-detached lots** of 1/4 acre, 1/3 acre, and cluster homes.



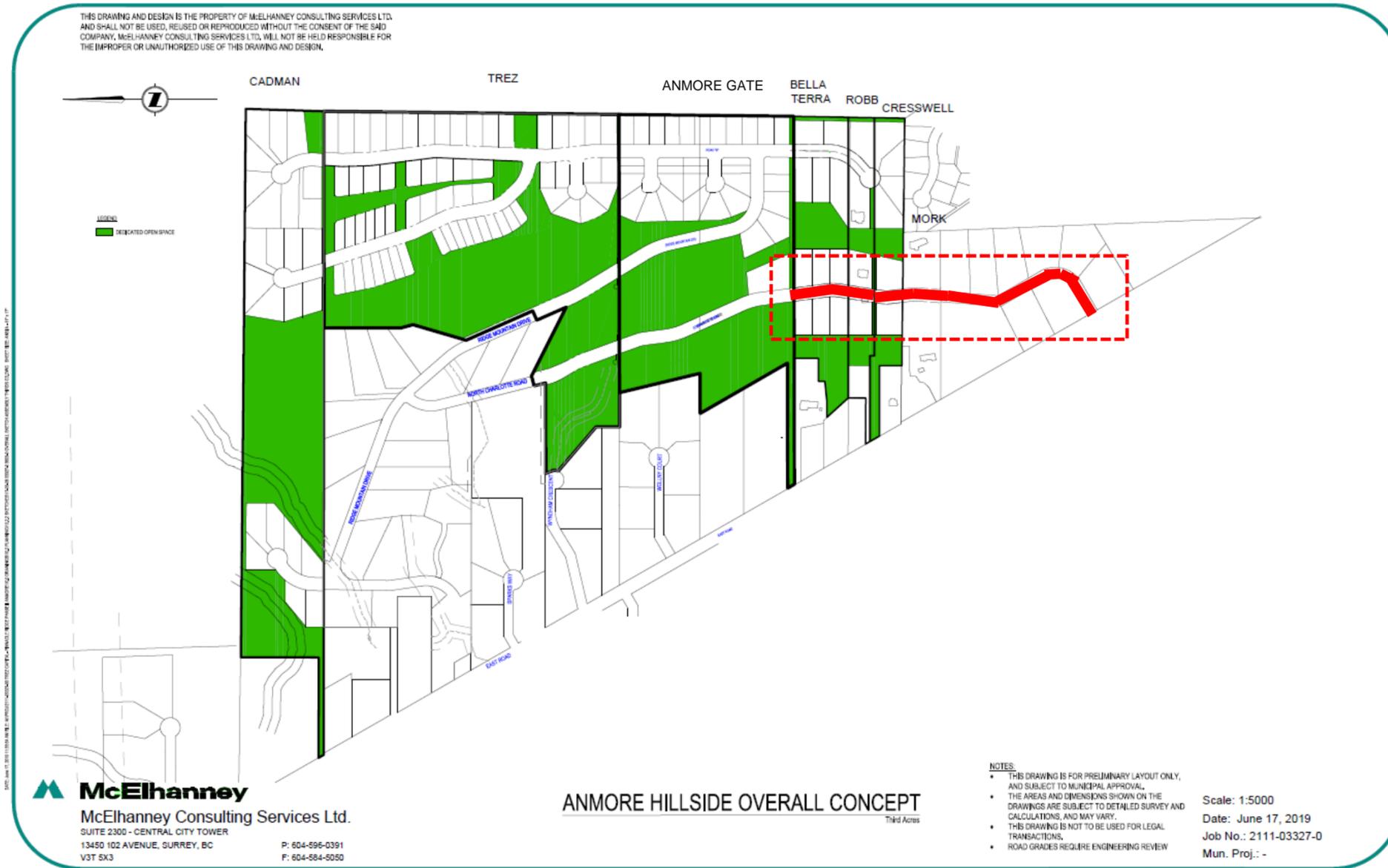
Anmore Gate proposal included **33 single family and semi-detached lots** of 1/4 acre, 1/3 acre, and cluster homes.



It was MOVED and SECONDED: R347 that Council:

- refer the application for comment to the **Advisory Planning Commission, Environment Committee and the Park and Recreation Committee;**
- direct staff to engage the services of a **land economist** to help review the **Community Amenity** package that is being offered; and
- direct staff to undertake a **financial sustainability analysis.**

Staff directed the landowners to reach agreement to allow for **extension of Charlotte Crescent and Joint-Access Agreements.**



Future developments will respect
3 key OCP objectives:

OBJECTIVE #1:

Protect the Semi-Rural Character.

Semi-rural character is not just a function of units per acre.

A variety of housing forms are proposed to address the community's changing housing needs.

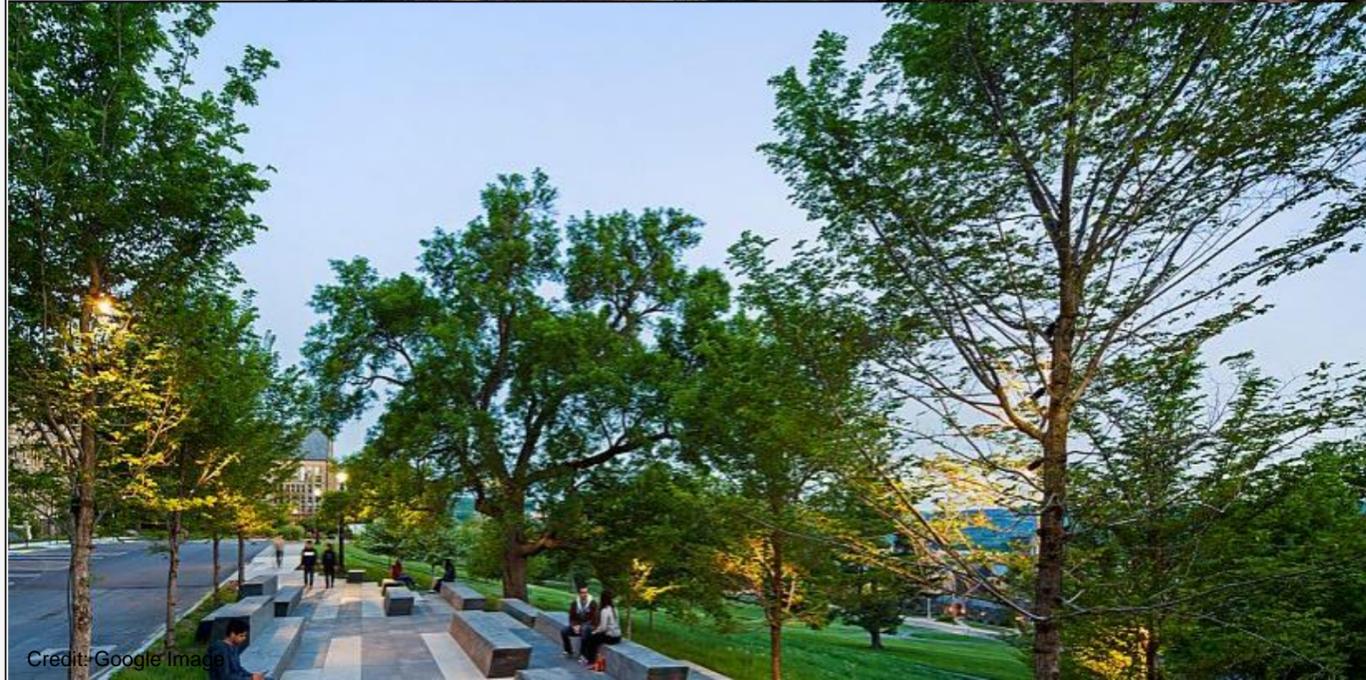
Design guidelines will ensure developments respect the desired semi-rural character.



OBJECTIVE #2:



Protect the Natural Environment.

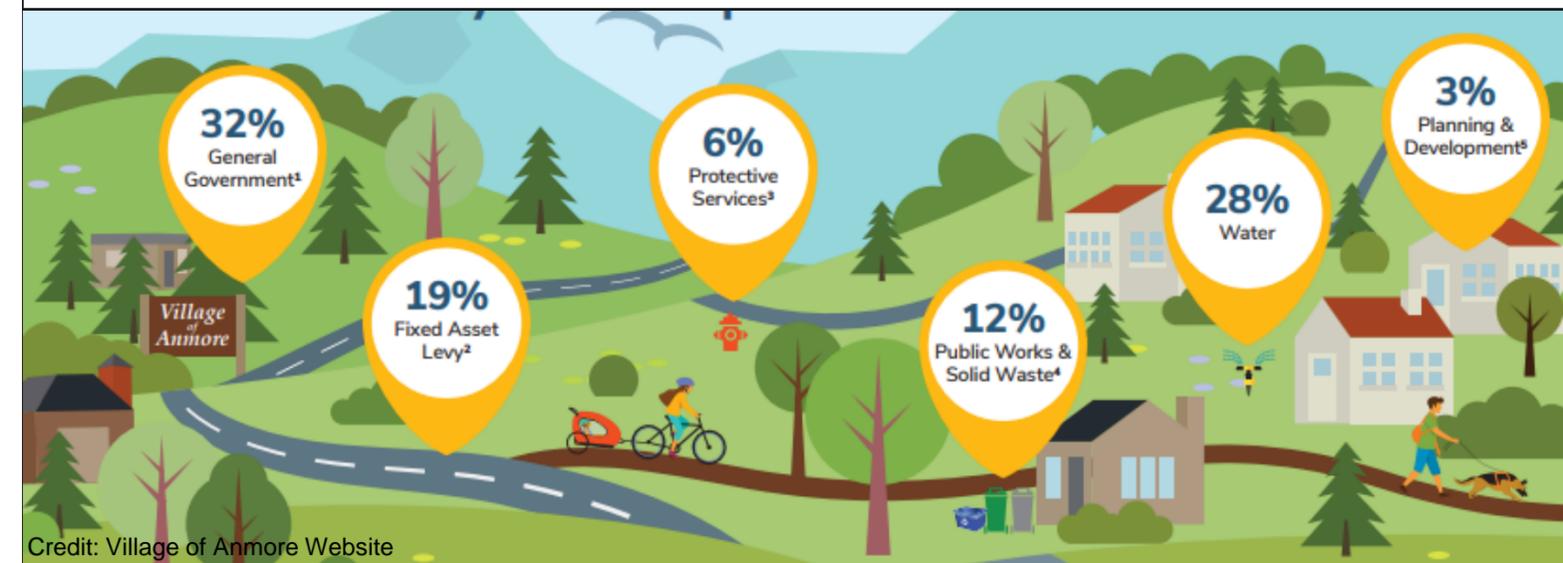


More than 30% of the land area is proposed to be preserved as **open and green space**.

OBJECTIVE #3:

Develop a lasting financially sustainable approach to service the community.

- Reconsidering housing densities can achieve more fiscally sustainable development.
- A detailed fiscal impact study will be provided along the OCP Bylaw Amendment and Rezoning Applications later this year.



A fiscally and environmentally sustainable development.

It is proposed that the Official Community Plan to be amended to allow for densities on the hillside properties greater than 1.8 units per acre.

In support of a future OCP Bylaw Amendment, and related rezoning applications, numerous studies are now being commissioned, including:

- Geotechnical and Hydrology
- Biophysical Inventory & Environmental Assessment
- Fiscal Impact Analysis
- Transportation Demand Management
- Water, Sanitary and Drainage
- Archeological Overview Assessment



Date: April 26, 2023 File No. 3010-01
Submitted by: C. Boit, P.Eng, Manager of Development Services
Subject: Official Community Plan Amendment Process

Purpose/ Introduction

The purpose of this report is to provide Council information on an Official Community Plan (OCP) amendment process which is initiated by a developer

Recommended Option

THAT Council direct Staff to **develop a Policy and corresponding procedure documentation for a proponent led OCP bylaw amendment application.**



Housing Choices

the conceptual plan considers:

Smaller detached homes.



Housing Choices

the conceptual plan considers:

Broader range of cluster housing forms.



Secret Ridge on Burke Mountain is a successful example of cluster housing on hillside.

Housing Choices

the conceptual plan considers:

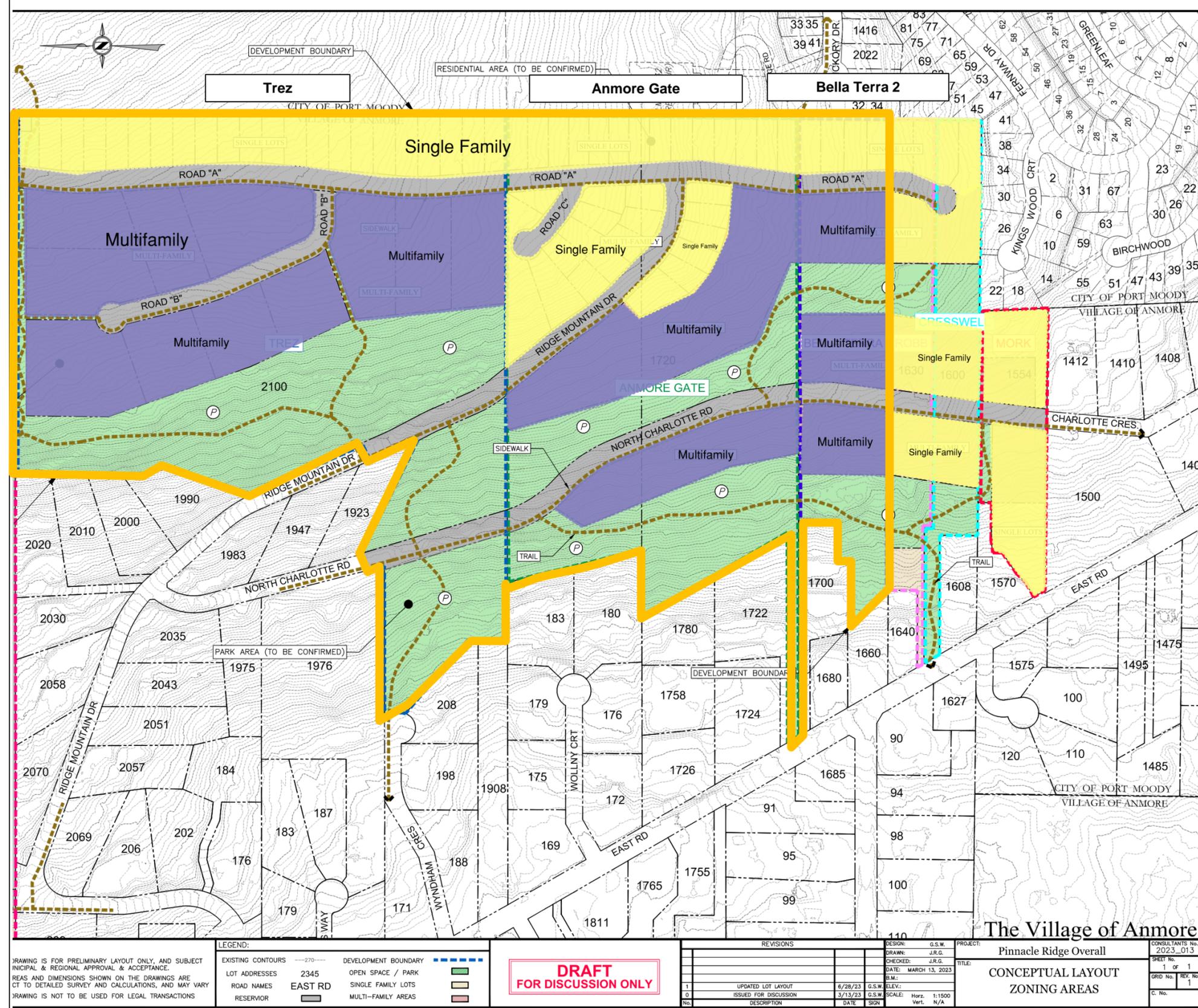
These may include ground-oriented townhomes.



Conceptual Plan

- **Trez** is considering a broader range of housing mix including single-family, semi-detached lots, cluster homes, and other suitable housing forms on its 40-acre property.
- **Anmore Gate** is considering a mix of singly family and cluster housing on its 26-acre property.
- **Bella Terra 2** is considering a mix of single-family and cluster housing on its 8-acre property.

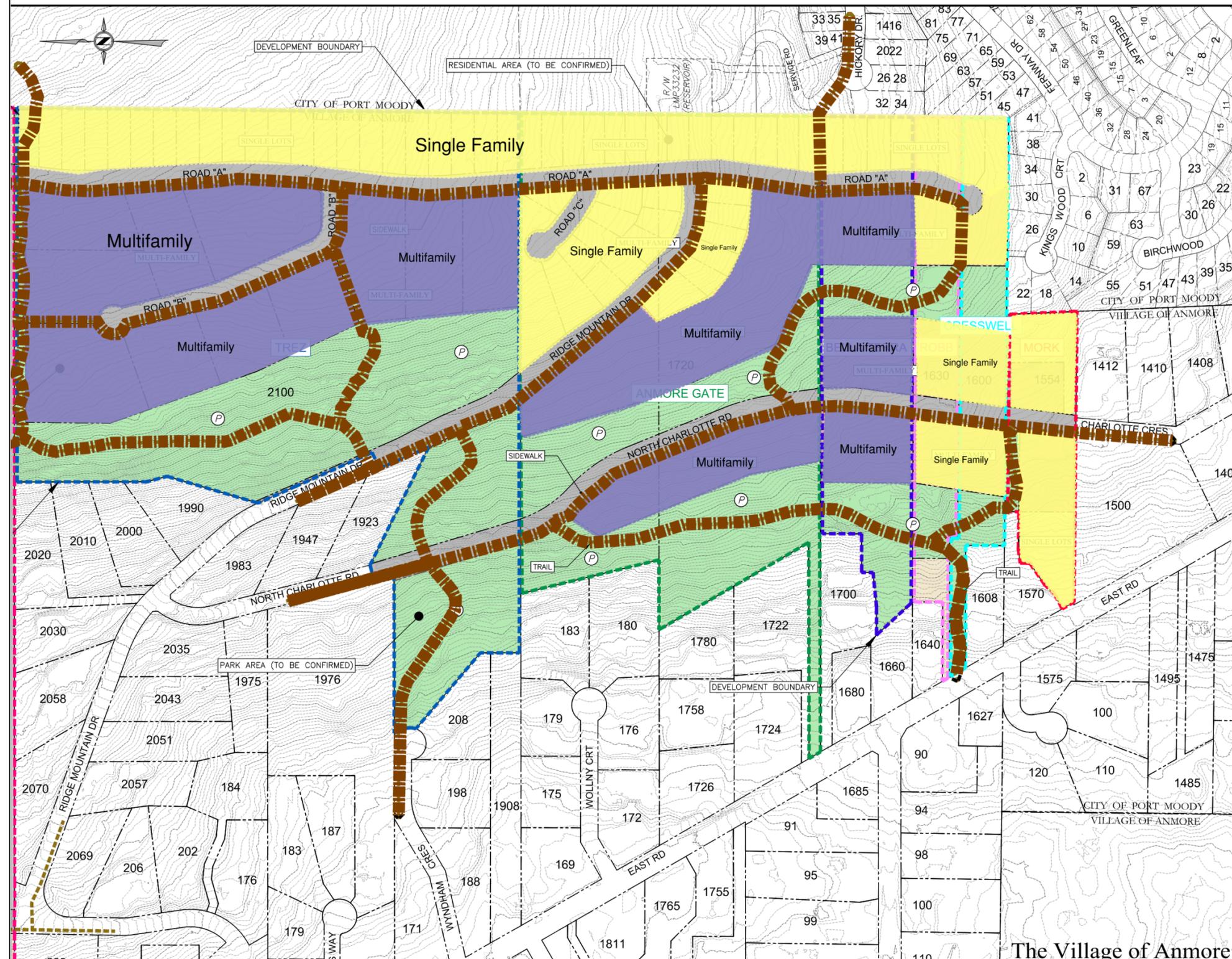
Other landowners have not started to prepare their plans.



Single Family
 Multifamily
 Open Space

Trails & Open Spaces

In accordance with Policy P&TLU-2 the overall plan will include environmentally sensitive trail planning and design connecting the various developments and surrounding natural areas.



<p>LEGEND:</p> <p>EXISTING CONTOURS ---270---</p> <p>LOT ADDRESSES 2345</p> <p>ROAD NAMES EAST RD</p> <p>RESERVOIR</p>		<p>DEVELOPMENT BOUNDARY - - - - -</p> <p>OPEN SPACE / PARK</p> <p>SINGLE FAMILY LOTS</p> <p>MULTI-FAMILY AREAS</p>		<p>DRAFT FOR DISCUSSION ONLY</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>SIGN.</th> </tr> <tr> <td>1</td> <td>UPDATED LOT LAYOUT</td> <td>6/28/23</td> <td>G.S.W.</td> </tr> <tr> <td>0</td> <td>ISSUED FOR DISCUSSION</td> <td>3/13/23</td> <td>G.S.W.</td> </tr> </table>		No.	DESCRIPTION	DATE	SIGN.	1	UPDATED LOT LAYOUT	6/28/23	G.S.W.	0	ISSUED FOR DISCUSSION	3/13/23	G.S.W.	<p>DESIGN: G.S.W.</p> <p>DRAWN: J.R.G.</p> <p>CHECKED: J.R.G.</p> <p>DATE: MARCH 13, 2023</p> <p>B.M.:</p> <p>ELEV.:</p> <p>SCALE: Horiz. 1:1500 Vert. N/A</p>		<p>PROJECT: Pinnacle Ridge Overall</p> <p>TITLE: CONCEPTUAL LAYOUT ZONING AREAS</p> <p>CONSULTANTS No. 2023_013</p> <p>SHEET No. 1 OF 1</p> <p>GRID No. REV. No. 1</p> <p>C. No.</p>	
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Trails

Open Space

The Village of Anmore

Septic Systems

The conceptual plan is based on **Septic Systems**. The landowners are undertaking geotechnical, hydrology and civil studies to fine tune our design and location of the septic systems on the properties.



Liquid Waste Collection and Disposal



A Wildfire and FireSmart Community

A FireSmart Community

In accordance with RLU-12 and given Pinnacle Ridge's steep forested terrain, the site planning and housing designs will address the increased risk of wildfires.

Responding to Active Transportation Policies.



The proposed developments will address the various transportation policies as set out in the OCP.

Careful consideration will be given to road widths, the provision of sidewalks, bicycle lanes, and appropriate parking requirements to serve future developments, recognizing changing transportation habits.

Summary and Next Steps

The Hillside Landowners look forward to working with staff and the community and return in the fall with an OCP Bylaw Amendment and rezonings to allow:

- **more fiscally sustainable developments**
- **a broader range of housing choices meeting Anmore residents' changing needs.**

We respectfully request that Council ensure available staff resources are available to work with the landowners, **at landowners' expense**, over the coming months.



Q & A

