

Anmore Advisor

SUMMER 2021

VILLAGE OF
ANMORE



Council Update

- MAYOR JOHN McEWEN

KEEPING YOU IN THE LOOP

I hope everyone in our community has been enjoying the beautiful summer weather and the opportunity to reconnect in person with friends and family. While we enjoy some time off for summer vacation, there's a lot still underway in our community. Here's a quick summary to keep you in the loop on some of the key projects that affect residents and the Village.

Anmore South

Council has not made any decisions about the designation for Anmore South, or what development may look like in the future. We are completing servicing and financial assessments of three different development models for the Anmore South lands to provide Council and our residents with more information, which we will share as part of the next round of community engagement.

As a reminder, this assessment includes analysis of how different development options would affect Anmore South lands, what it means to the Village in terms of servicing requirements and costs, and how these costs would affect taxpayers. We're looking at two developments under a Rural designation, and one model under an Urban designation that involves three options. We've posted a summary of what is included in the analysis on anmore.com under Business & Development - Community Planning.

We look forward to reconnecting with our residents this fall to provide details on what we have learned from the assessment of various development models as part of the next phase of our community engagement.

We are also aware that icona, the owner of the Anmore South lands, has initiated its own community engagement process to share its vision for the area and collect input from residents. It's important to note that this is completely separate from the Village. We are not involved in icona's community engagement process, and there is no development application in place at this time.

Bella Terra Zoning Amendment

The zoning for this area was originally approved as a Comprehensive Development Zone (CD-6) in March 2016. Under this zoning, 27 lots were approved, including a combination of ½ acre and ⅓ acre lots, with one lot less than ¼ acre. The development approval also required the developer to provide 42% of the overall land to the Village as parkland.

On July 29, 2021, Council approved Zoning Amendment Bylaw No. 650-2021, which involved changes that did not affect the type of zoning – it remains a Comprehensive Development Zone with the same number of approved lots. The changes included allowing secondary suites, which is consistent with current practices to support alternate housing options. We also fixed a clerical error, as the approved 27 lots for the development was accidentally recorded as 22 lots.

Another change was to replace the detailed map showing lot lines with a zoning map that simply shows boundaries of the affected area. The detailed map showed a layout concept with lot sizes and road access; however, this information is not part of zoning. These details are part of the subdivision plan, which is reviewed by the Approving Officer.



Community Reminder

Council Meeting Schedule Change: Please note that the Regular Council meetings scheduled for Sept. 7, 2021 and Sept. 21, 2021 have been rescheduled to Sept. 14, 2021 and Sept. 28, 2021.

I also want to flag that, while there were comments about fire safety made during the Public Hearing process, Fire Chief Jay Sharpe sent a letter to the Village, assuring us that these statements were not accurate.

To help keep our residents informed about developments underway in our community, the Village has also created a new “Developments Update” page on anmore.com under Business & Development – Building in Anmore.

The Hub

The detailed design for the Anmore Community Hub is complete and included working with the architect to reduce the size by 998 sq ft of finished space – primarily from the community room. This was done to keep the construction costs in line with the approved budget as staying within budget is a priority for Council. We made these adjustments after completing a value engineering process, which is done to review the design in the context of the construction market at this time. This involved working with the architects, structural engineers and other experts in construction.

In August, we completed the bid process for construction, which was sent to a shortlist of eight pre-qualified contractors. Unfortunately, we only received bids from four contractors, and the bids were higher than anticipated, despite going through the value-engineering process. Our understanding is that this is partly due to the higher cost of materials like lumber due to COVID-19 and a highly competitive construction market.

I want to emphasize that we are committed to staying on budget for this project, so we are working through options for how we can make further adjustments to reduce costs. We plan to have an update on this project for our community this fall.

AGE Sewer Update

Following a comprehensive, time-intensive process, the Village was approved as a member of the Greater Vancouver Sewerage & Drainage District in 2020. Earlier this year, the Village completed all of the steps required to set up the bylaws to collect the required fees on behalf of Metro Vancouver, Port Moody and School District No. 43 (SD43) for the sewer connection. This means that we have completed all of our responsibilities for the completion of the sewer connection.

Our understanding is the Anmore Green Estates property owners voted in favour of the sewer connection project; however, the construction has not yet started.

In early August, I called a meeting between the parties involved to determine why there are construction delays. At the meeting, AGE and SD43 made it clear they are committed to moving the project forward as quickly as possible, and I believe our discussion was a catalyst to resolve some of the outstanding concerns. We will continue to provide our residents with updates, and it is our hope that we will see a start to construction soon.

Summer Traffic Management

Lake traffic has continued to be a challenge this summer, but the joint efforts of the Village, BC Hydro and RCMP have helped to address some of the serious safety issues we’ve experienced. While some of the suggestions I’ve floated with BC Hydro were rejected, we have negotiated an agreement to share the increasing costs for RCMP coverage and street signage. In addition to the Village’s additional resources to provide towing, traffic management measures and extra bylaw coverage on weekends, the RCMP presence has been a critical component in redirecting traffic.

As the summer winds down and we head into fall, I hope all our residents stay safe and enjoy their summer vacations.



Extreme Fire Rating

SAFETY TIPS FROM THE FIRE CHIEF

Anmore has been under an “Extreme Fire Rating” due to the hot, dry summer. Fire Chief Sharpe recommends that residents and landscaping companies avoid any yard work that could result in sparks - including grass mowing.



He also provided this advice:

- If your lawn is brown do not cut it.
- If your lawn is green and irrigated, you can cut it provided that it is not up against bushes or a forested area.
- Prior to cutting your lawn, wet down the areas on the perimeter and keep a charged hose nearby.
- Have an ABC extinguisher on hand in case your power equipment catches on fire.
- The main cause of fires from lawn cutting is sparks when the blades strike objects.
- Anyone who causes a fire during an Extreme rating may be held liable.

These strict measures are needed because the entire village is considered a Wildland Interface Zone, and we are at a higher risk. While this is not a requirement under a bylaw, we encourage our residents to follow these recommendations to help keep our community safe.

WATER RESTRICTIONS & CONSERVATION TIPS

Reminder: Lawn Watering Regulations are in effect from May 1 to October 15. We are currently in Stage 1. There are lots of ways to reduce water usage.

For tips visit metrovancover.org/welovewater. For more information about the restrictions and tips for reducing water use, visit metrovancover.org/lawns.

FIRESMART PROGRAM GRANT

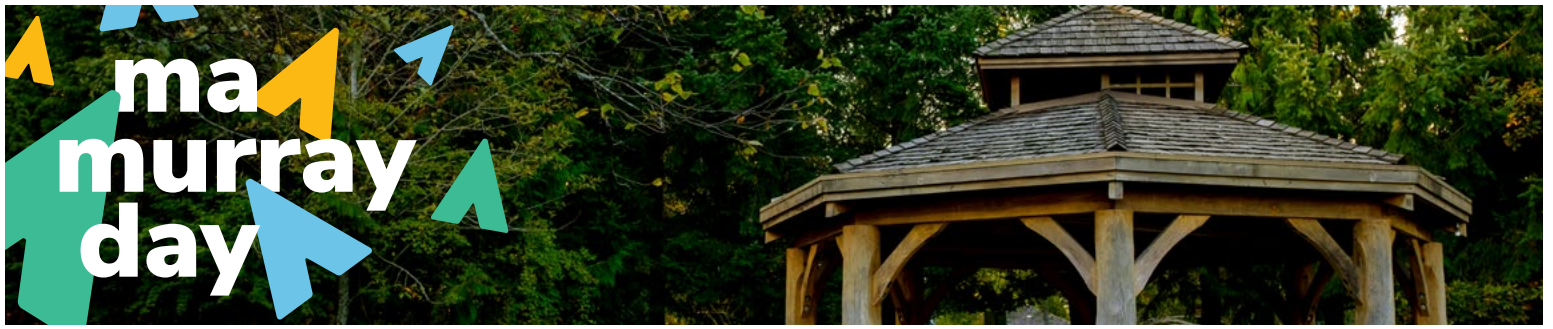
We are pleased to announce that the Village of Anmore has received a shared provincial FireSmart grant in the amount of \$496,900 along with Coquitlam, Port Coquitlam and Belcarra.

The funding will be used for:

- Residential FireSmart assessment, mitigation, outreach and education activities
- Funding for a full-time FireSmart Coordinator position for a one-year term
- Funding for a full-time Local FireSmart Representative position for a six-month term
- Funding for four student educator summer positions to support education and outreach

FireSmart Ambassadors will be going door-to-door to visit homeowners in Anmore who live in a wildland interface area and offering to conduct a FireSmart assessment at no charge. The goal is to assist homeowners to adopt practices to mitigate the negative impacts of wildfire. There is also financial support available to seniors who want to make recommended changes.

For more tips on how to be more prepared for wildfires to protect your family, pets and property, visit firesmartbc.ca.



Ma Murray Day - September 19, 2021



MOVING AHEAD WITH FINGERS CROSSED

We are planning a modified Ma Murray Day with the hope that we can hold the event this year, meeting all health guidelines while still being able to cancel it without incurring non-refundable costs if needed. We will be posting event details on anmore.com, including the registration form for the Market Fair.



Volunteers Needed!

We need help from volunteers to hold the event. For information or to volunteer, please contact Sabina Perrin at sabina.perrin@anmore.com.

Stay Informed and Connected.

The best way to get information about what is going on in the Village is to contact Anmore Council and staff directly.

There are multiple ways to stay informed:

- Sign up for email notifications at anmore.com.
- Follow us on Facebook to see news updates, ask questions and share comments.
- Visit anmore.com for news, events and information.
- Read the *Anmore Advisor*.
- Contact the Village by phone at 604-469-9877 or email village.hall@anmore.com.
For direct phone lines and emails for staff and Council, visit anmore.com/contact-us.



Visit anmore.com for the most reliable information about Village projects, initiatives and events and to sign up for our email notifications to be advised of all the latest info.

2697 Sunnyside Road
Anmore, BC V3H 5G9

village.hall@anmore.com
anmore.com

Find us on 