

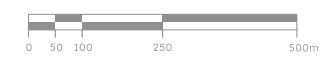
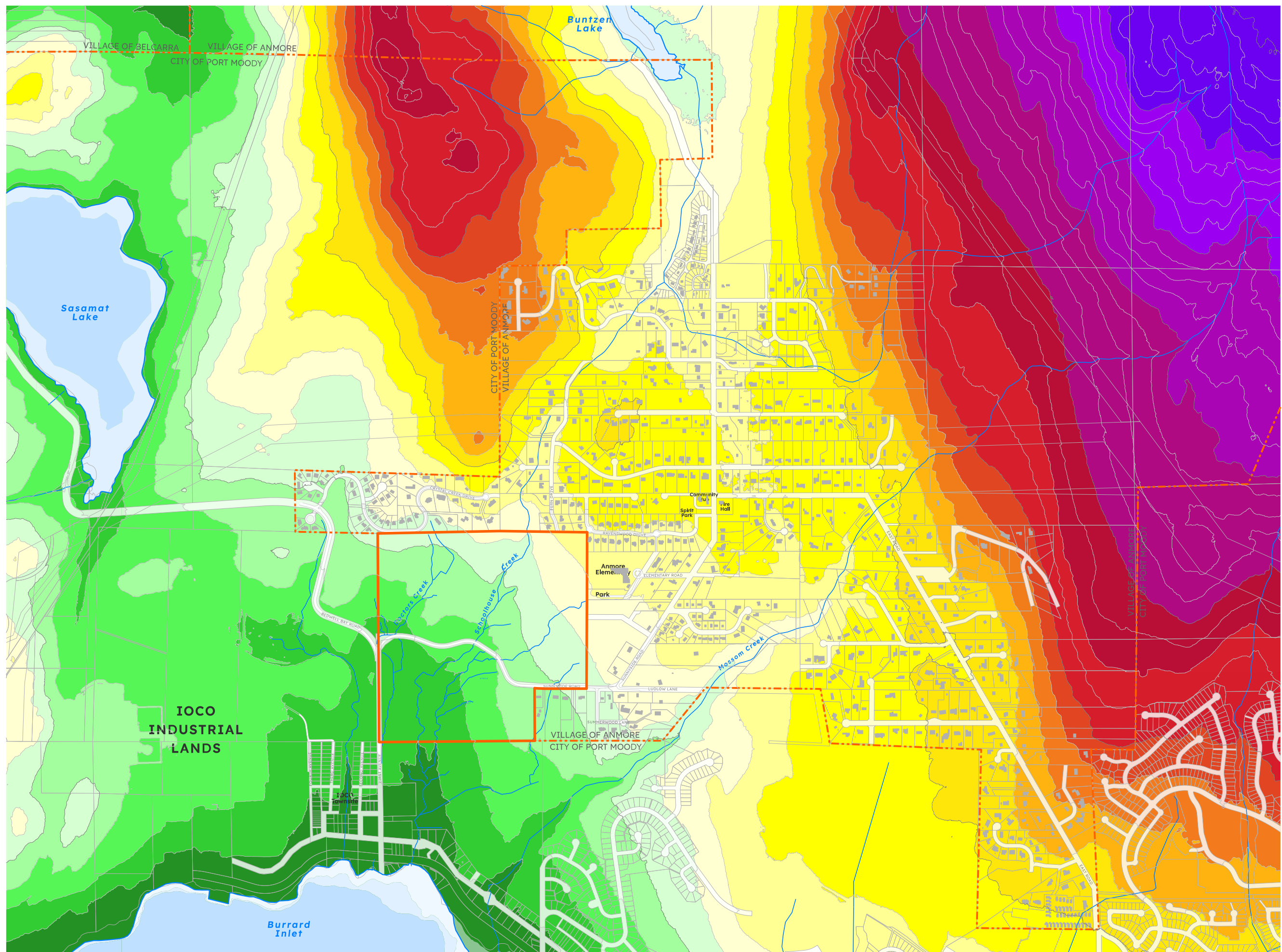
LANDFORM CONTEXT PLAN

LEGEND JUNE 2024

- Site Boundary *61.14 ha | 151.08 ac*
- Municipality Boundary
- Property Line
- Watercourse
- Existing Structures







LANDFORM ANALYSIS









- 800m+
- 775m - 800m
- 750m - 775m
- 725m - 750m
- 700m - 725m
- 675m - 700m
- 650m - 675m
- 625m - 650m
- 600m - 625m
- 575m - 600m
- 550m - 575m
- 525m - 550m
- 500m - 525m
- 475m - 500m
- 450m - 475m
- 425m - 450m
- 400m - 425m
- 375m - 400m
- 350m - 375m
- 325m - 350m
- 300m - 325m
- 275m - 300m
- 250m - 275m
- 225m - 250m
- 200m - 225m
- 175m - 200m
- 150m - 175m
- 125m - 150m
- 100m - 125m
- 75m - 100m
- 50m - 75m
- 25m - 50m
- 0m - 25m

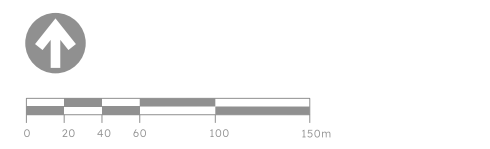
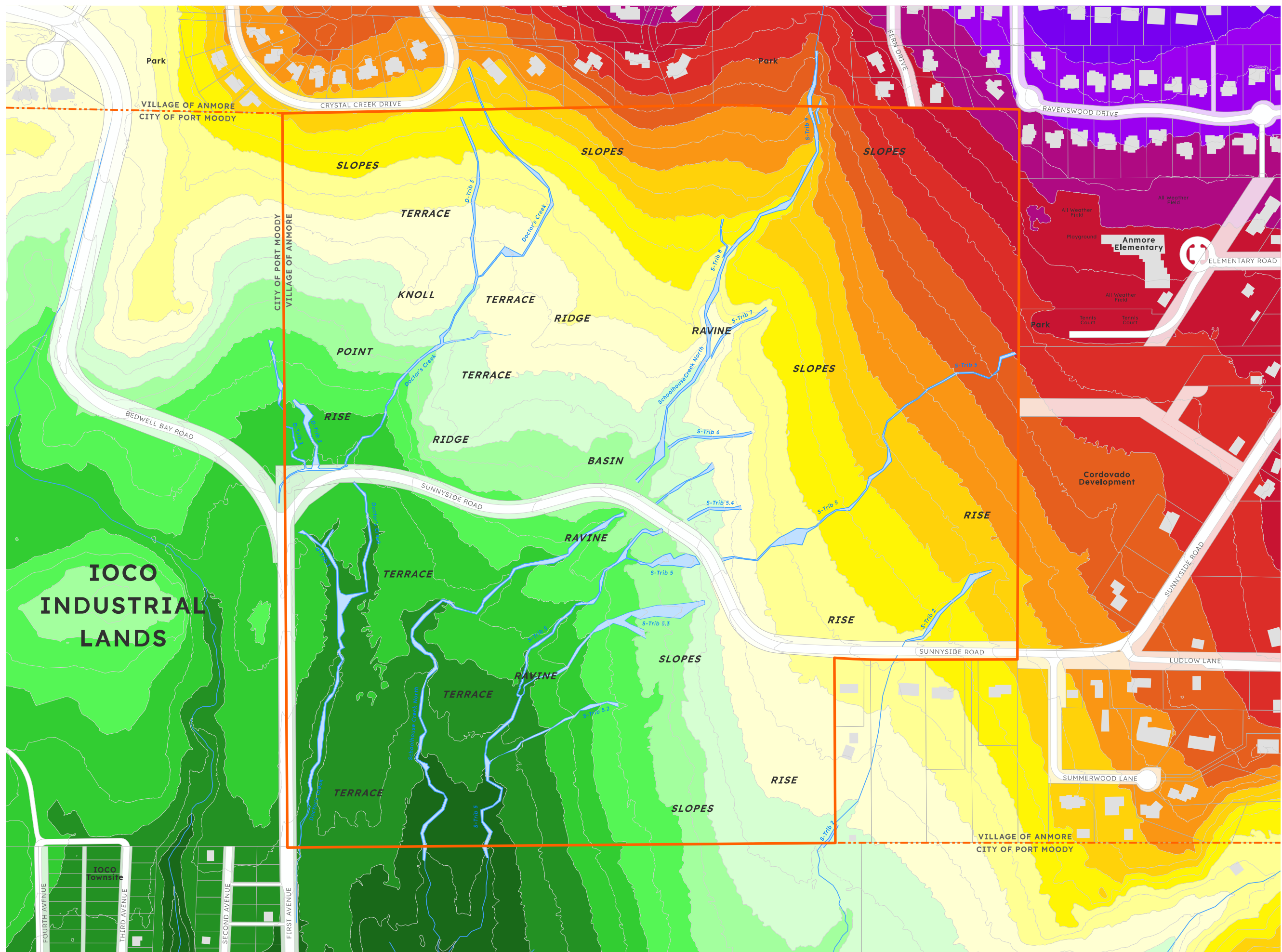


# LANDFORM ANALYSIS PLAN

LEGEND JUNE 2024

-  Site Boundary *61.14 ha / 151.08 ac*
-  Municipality Boundary
-  Property Line
-  Surveyed Watercourse
-  5m Contour
-  Existing Structures

-  180m - 190m
-  170m - 180m
-  160m - 170m
-  150m - 160m
-  140m - 150m
-  130m - 140m
-  120m - 130m
-  110m - 120m
-  100m - 110m
-  90m - 100m
-  80m - 90m
-  70m - 80m
-  60m - 70m
-  50m - 60m
-  40m - 50m
-  30m - 40m
-  20m - 30m
-  10m - 20m

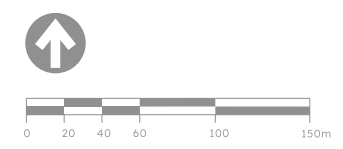
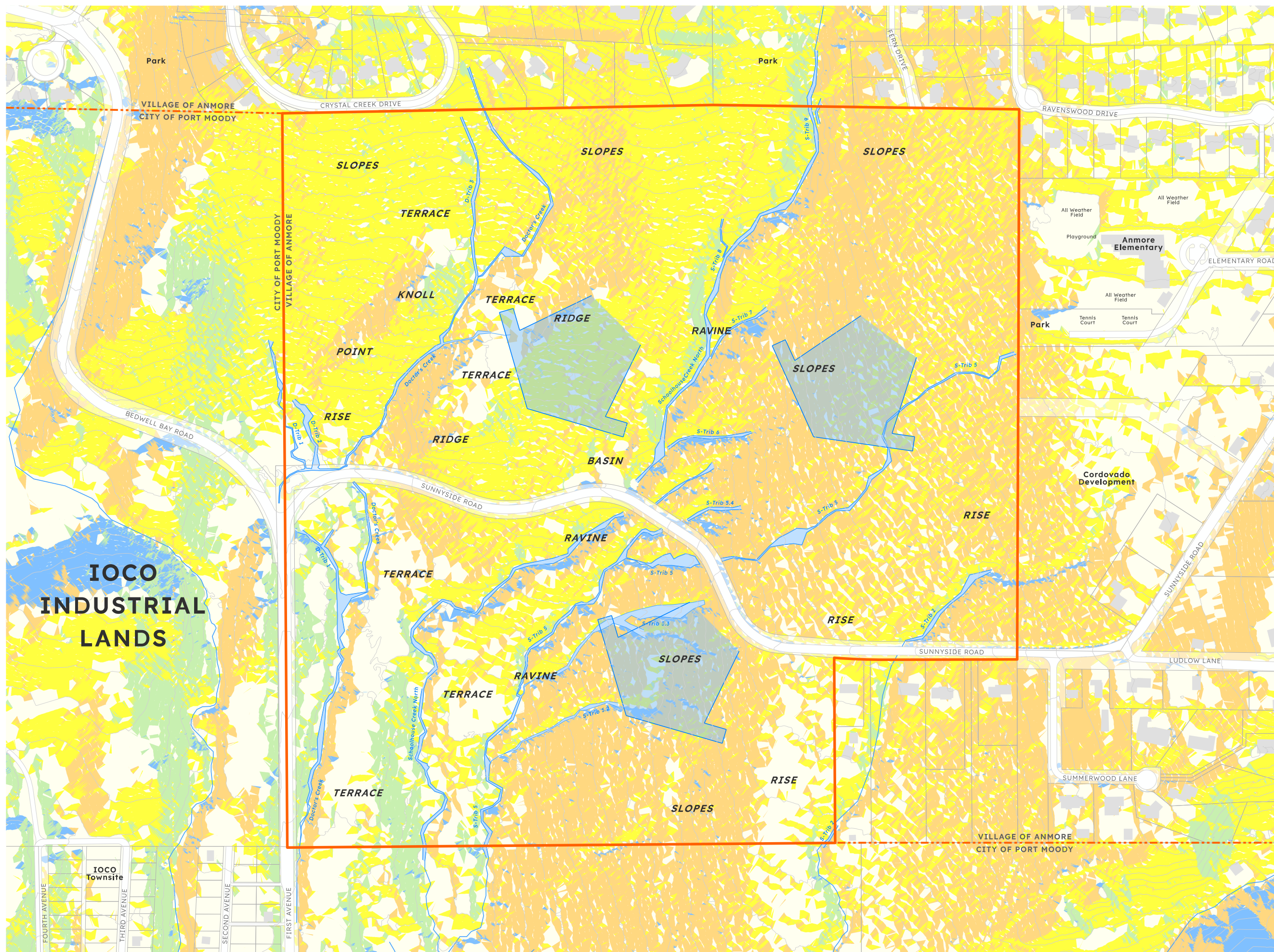
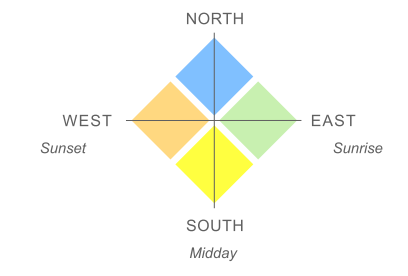


ASPECT ANALYSIS PLAN

LEGEND JUNE 2024

- Site Boundary 61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- 5m Contour
- Existing Structures
- Significant SW Views towards Burnaby Mountain

0-10% Slope | Flat



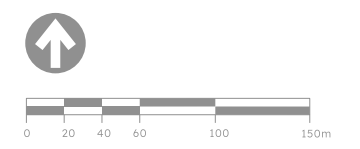
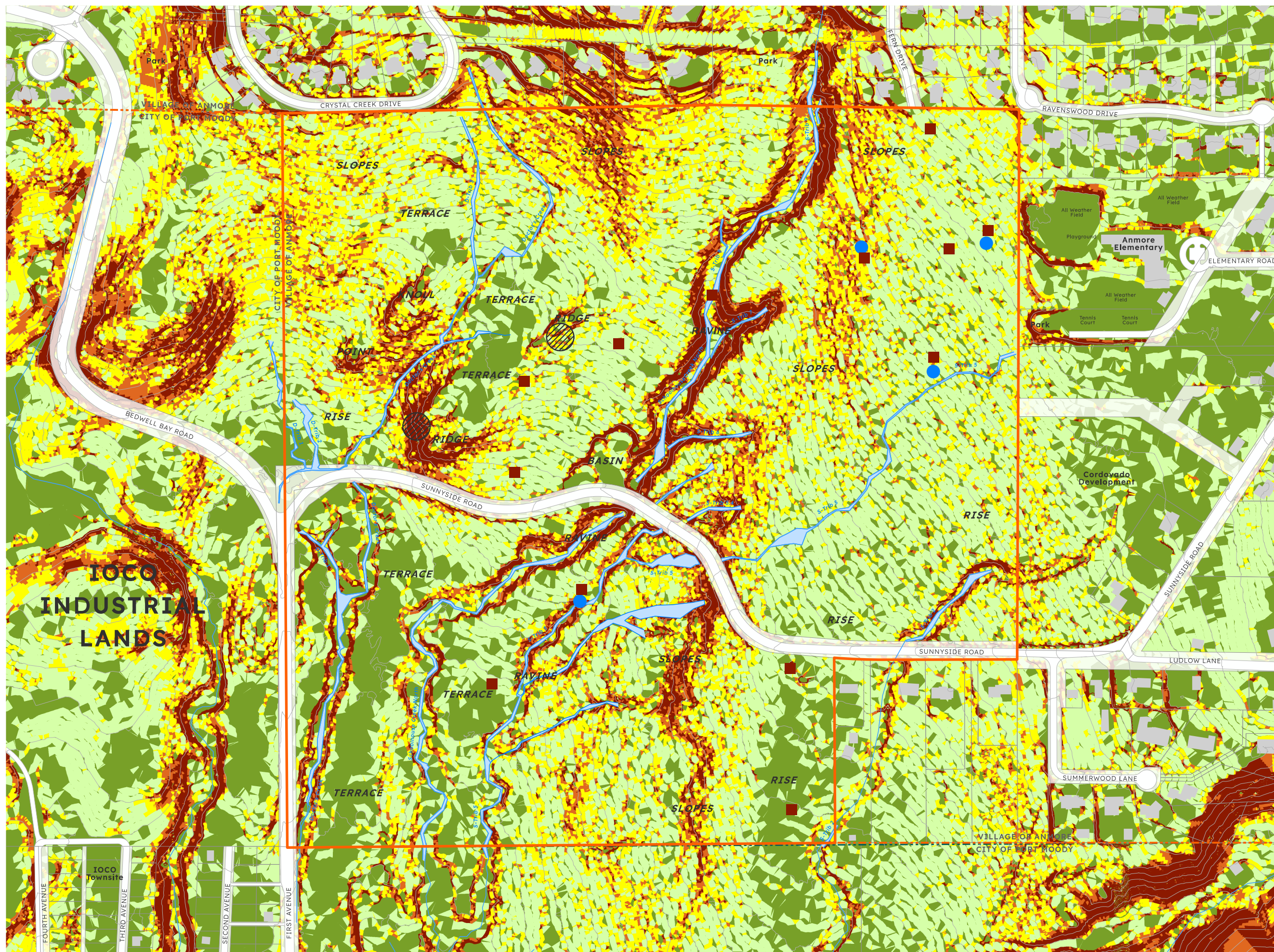
**SLOPE + GEOTECHNICAL  
ANALYSIS PLAN**

LEGEND JUNE 2024

- Site Boundary *61.14 ha | 151.08 ac*
- - - Municipality Boundary
- Property Line
- Surveyed Watercourse
- 5m Contour
- Existing Structures

- SLOPE ANALYSIS**
- 0-10% Slope | Flat
  - 10-20% Slope | Gentle
  - 20-30% Slope | Hillside
  - 30-40% Slope | Steep
  - +40% Slope | Extreme

- GEOTECHNICAL ANALYSIS**
- ⊗ Rock Outcrop
  - Geotechnical Test Hole
  - Groundwater Monitoring Well



**ENVIRONMENTAL  
ASSESSMENT PLAN**

LEGEND JUNE 2024

- Site Boundary *61.14 ha | 151.08 ac*
- - - Municipality Boundary
- Property Line
- Surveyed Watercourse
- 5m Contour
- Existing Structures
- ⊙ Historic Gun Range

**VEGETATION TYPE**

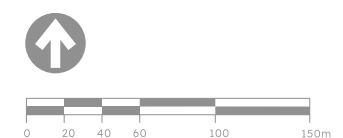
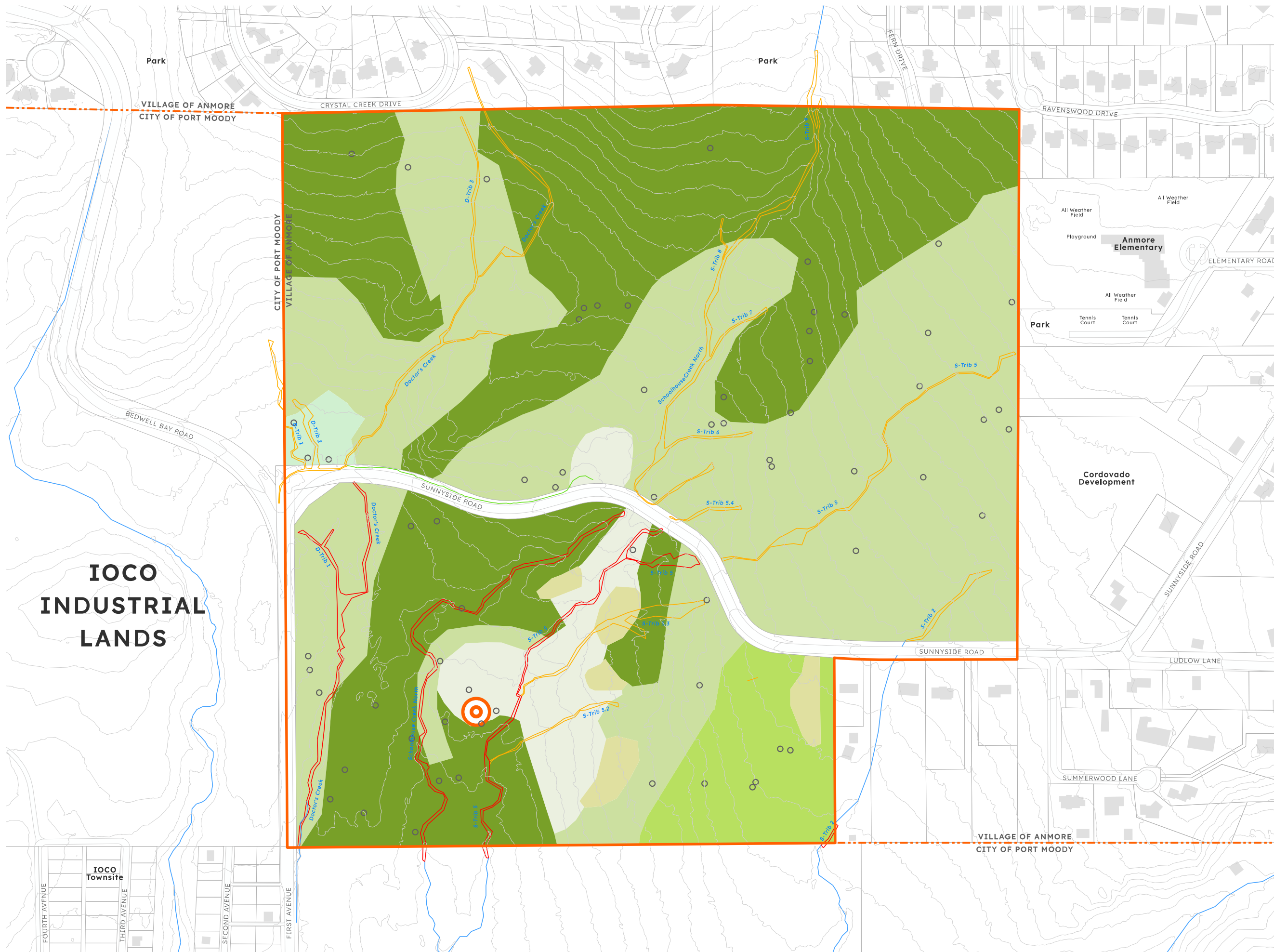
- 38% Mature Second-Growth Coniferous Forest
- 45% Second-Growth Mixed Forest
- 5% Deciduous Woods
- 5% Regenerating Forest
- 1% Wetland Forest
- 2% Invasive Species Dominated Area
- 4% Public Road ROW

**STREAM CLASSIFICATION**

- Class A Watercourse | Fish Bearing
- Class B Watercourse | Non-Fish Bearing
- Class C Watercourse | Ditch

**WILDLIFE**

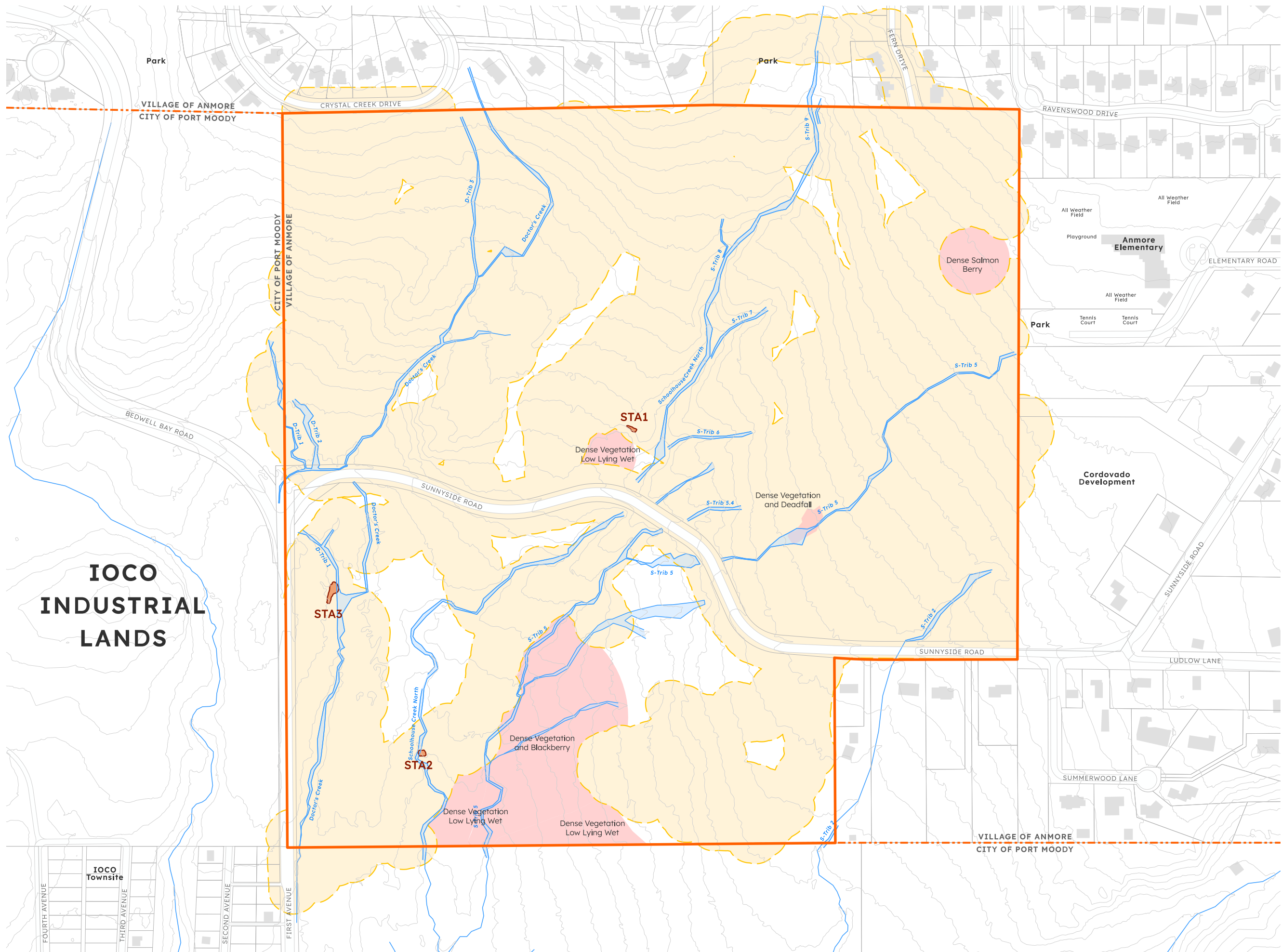
- Wildlife Observation



ARCHAEOLOGY FINDING

LEGEND JUNE 2024

- Site Boundary 61.14 ha | 151.08 ac
  - Municipality Boundary
  - Property Line
  - Surveyed Watercourse
  - 5m Contour
  - Existing Structures
- ARCHAEOLOGY SURVEY**
- Surveyed Area
  - Inaccessible | Not Surveyed
  - Subsurface Testing Area



**IOCO  
INDUSTRIAL  
LANDS**

Dense Salmon  
Berry

**STA1**  
Dense Vegetation  
Low Lying Wet

**STA3**

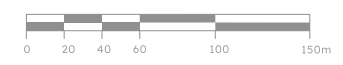
**STA2**

Dense Vegetation  
and Blackberry

Dense Vegetation  
and Deadfall

**Cordovado  
Development**

VILLAGE OF ANMORE  
CITY OF PORT MOODY



**CONSTRAINTS  
SUMMARY PLAN**

LEGEND JUNE 2024

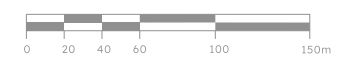
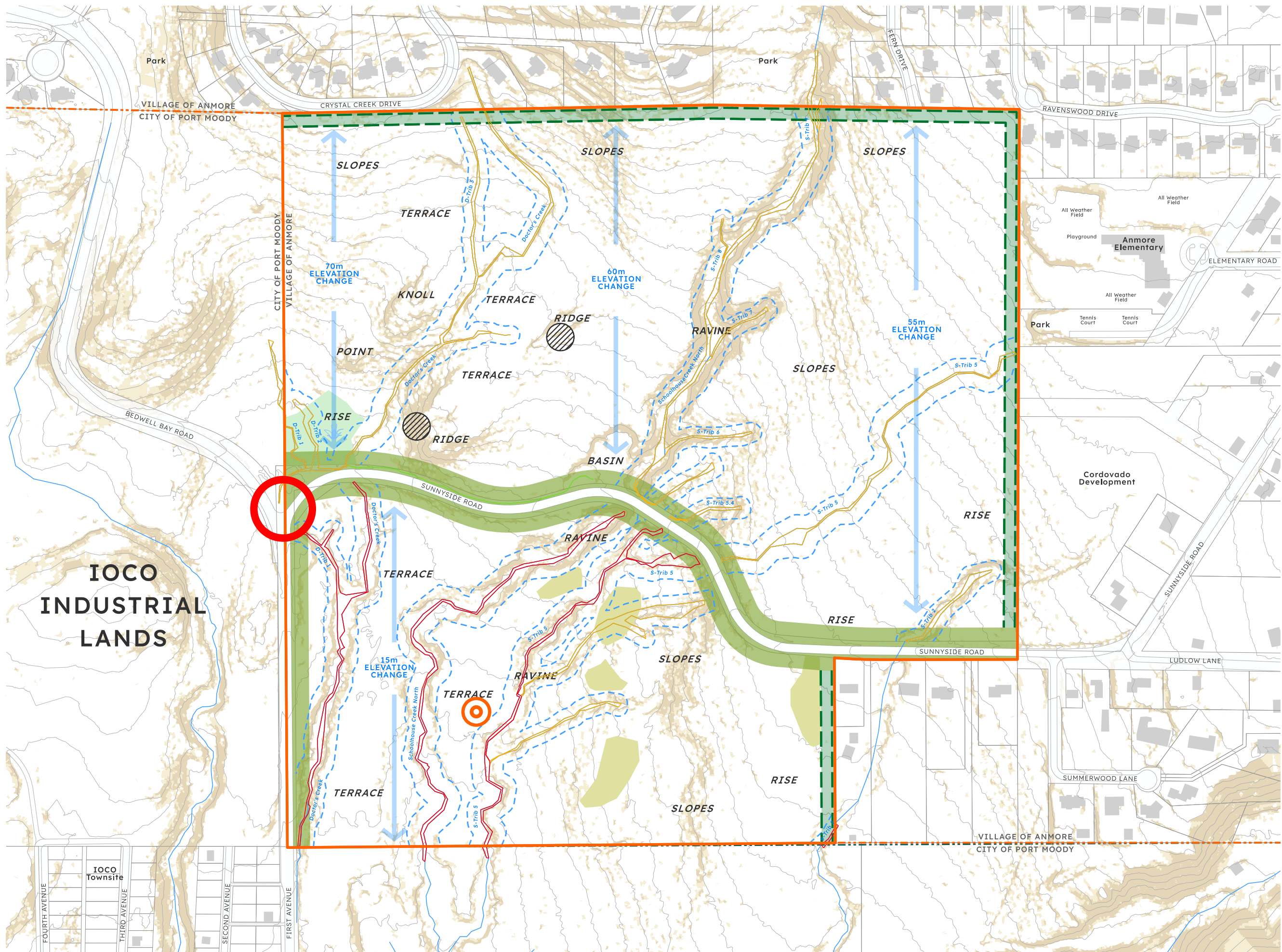
- Site Boundary *61.14 ha | 151.08 ac*
- - - Municipality Boundary
- Property Line
- Surveyed Watercourse
- 5m Contour
- Existing Structures
- Historic Gun Range
- Unsafe Intersection Configuration
- Community Roadway Buffer
- - - Neighbourhood Privacy Buffer

**GEOTECHNICAL ANALYSIS**

- 30-40% Slope | Steep
- +40% Slope | Extreme
- Rock Outcrop

**ENVIRONMENTAL ANALYSIS**

- Wetland Forest
- Invasive Species Dominated Area
- Class A Watercourse | Fish Bearing
- Class B Watercourse | Non-Fish Bearing
- Class C Watercourse | Ditch



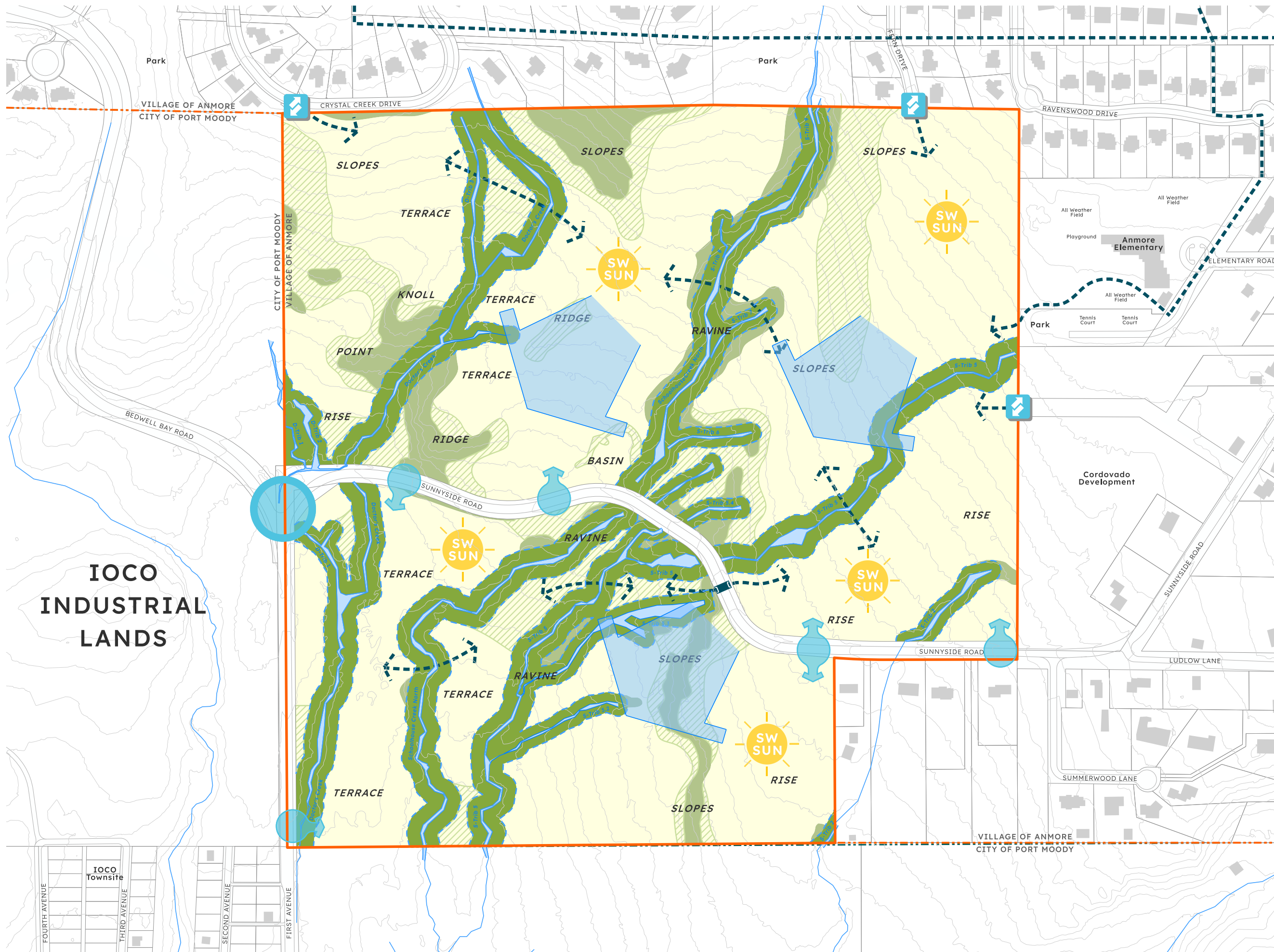
## DEVELOPMENT OPPORTUNITIES PLAN

LEGEND JUNE 2024

- Site Boundary *61.14 ha | 151.08 ac*
- - - Municipality Boundary
- Property Line
- Surveyed Watercourse
- - - SPEA
- 5m Contour
- Existing Structures
- ⚡ Public Street Tie-in Point
- ⊕ Street Tie-in Opportunity
- ⊕ Community Entrance Opportunity
- - - Potential Public Pathway Connection
- - - Potential Sunnyside Road Underpass
- ⬆ Significant Views
- ☀ Southwest Aspect

### DEVELOPMENT SUMMARY

21%	High Constraint   SPEA 13.14 ha   32.47 ac
6%	High Constraint   + 30% Slope 3.69 ha   9.12 ac
12%	Medium Constraint   Access + Servicing 7.42 ha   18.33 ac
57%	Low Constraint 34.61 ha   85.52 ac
4%	Existing Road ROW 2.28 ha   5.63 ac
100%	<i>61.14 ha   151.09 ac</i>



**IOCO  
INDUSTRIAL  
LANDS**

IOCO  
Townsite

FOURTH AVENUE  
THIRD AVENUE  
SECOND AVENUE  
FIRST AVENUE

