

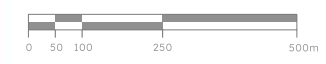
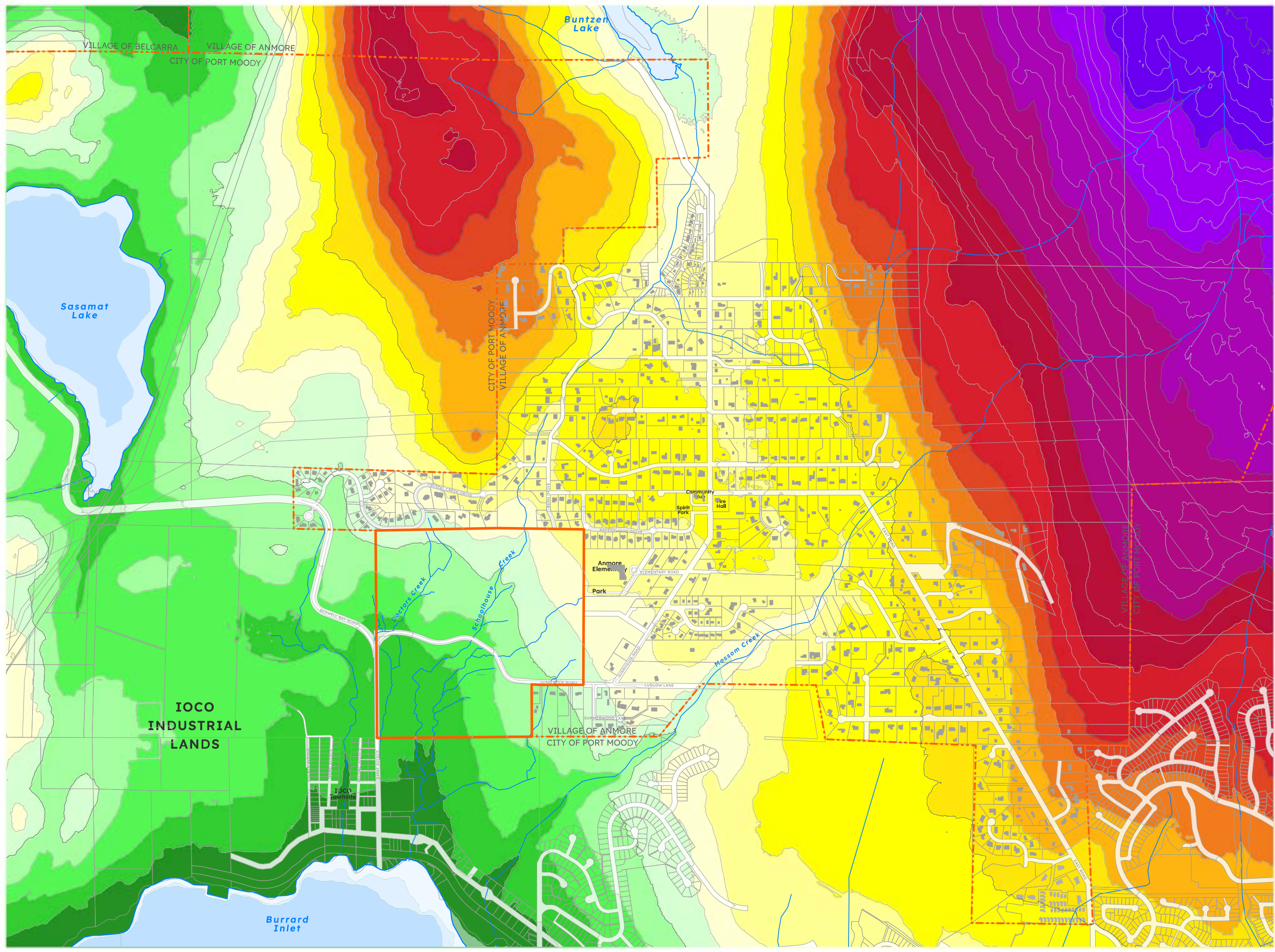
LANDFORM CONTEXT PLAN

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

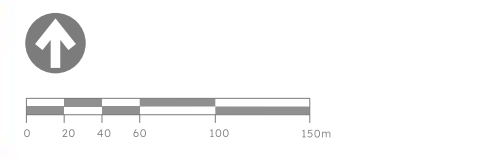
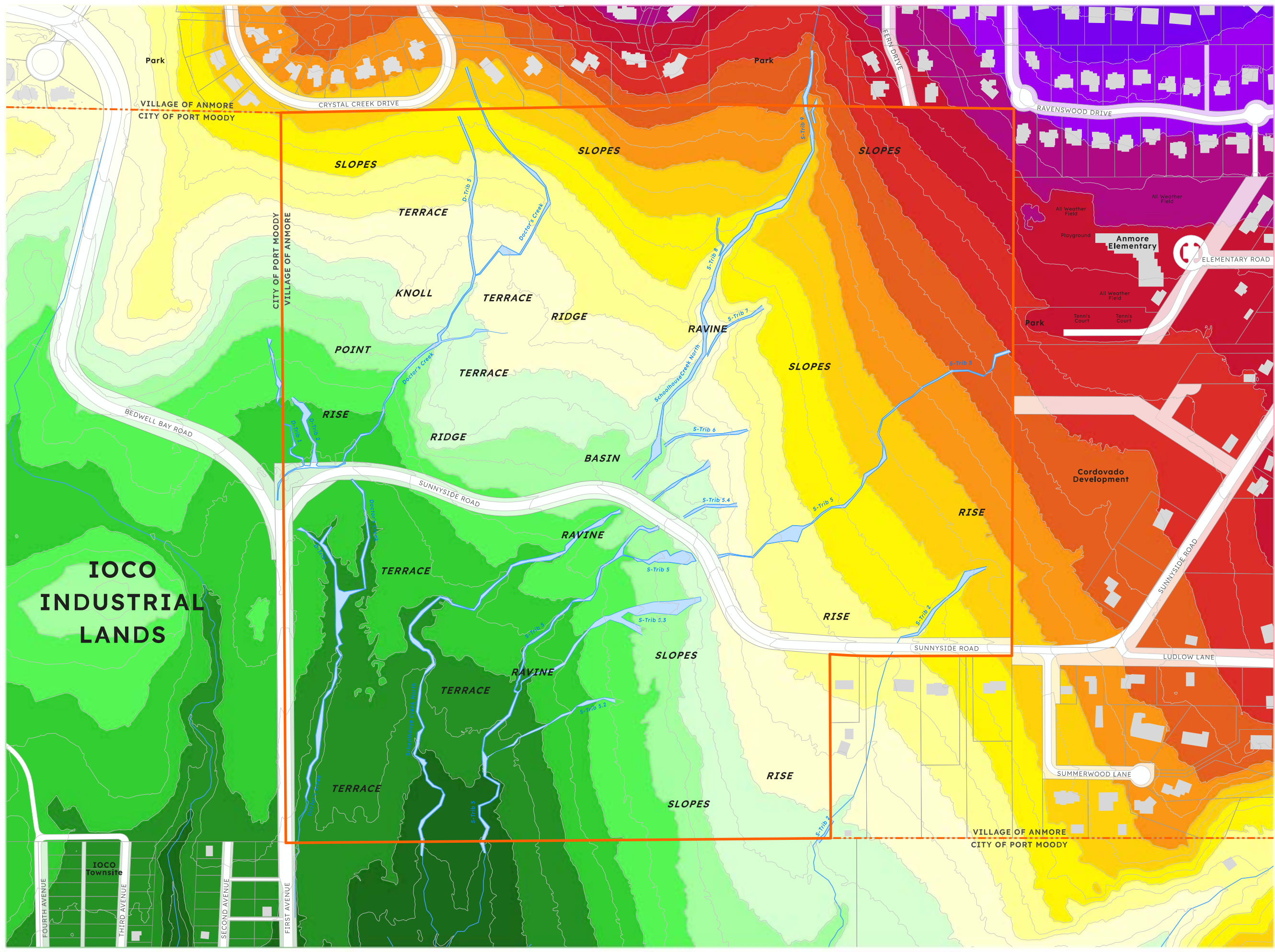


LANDFORM ANALYSIS PLAN

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

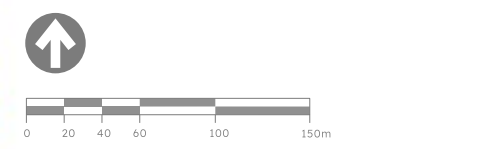
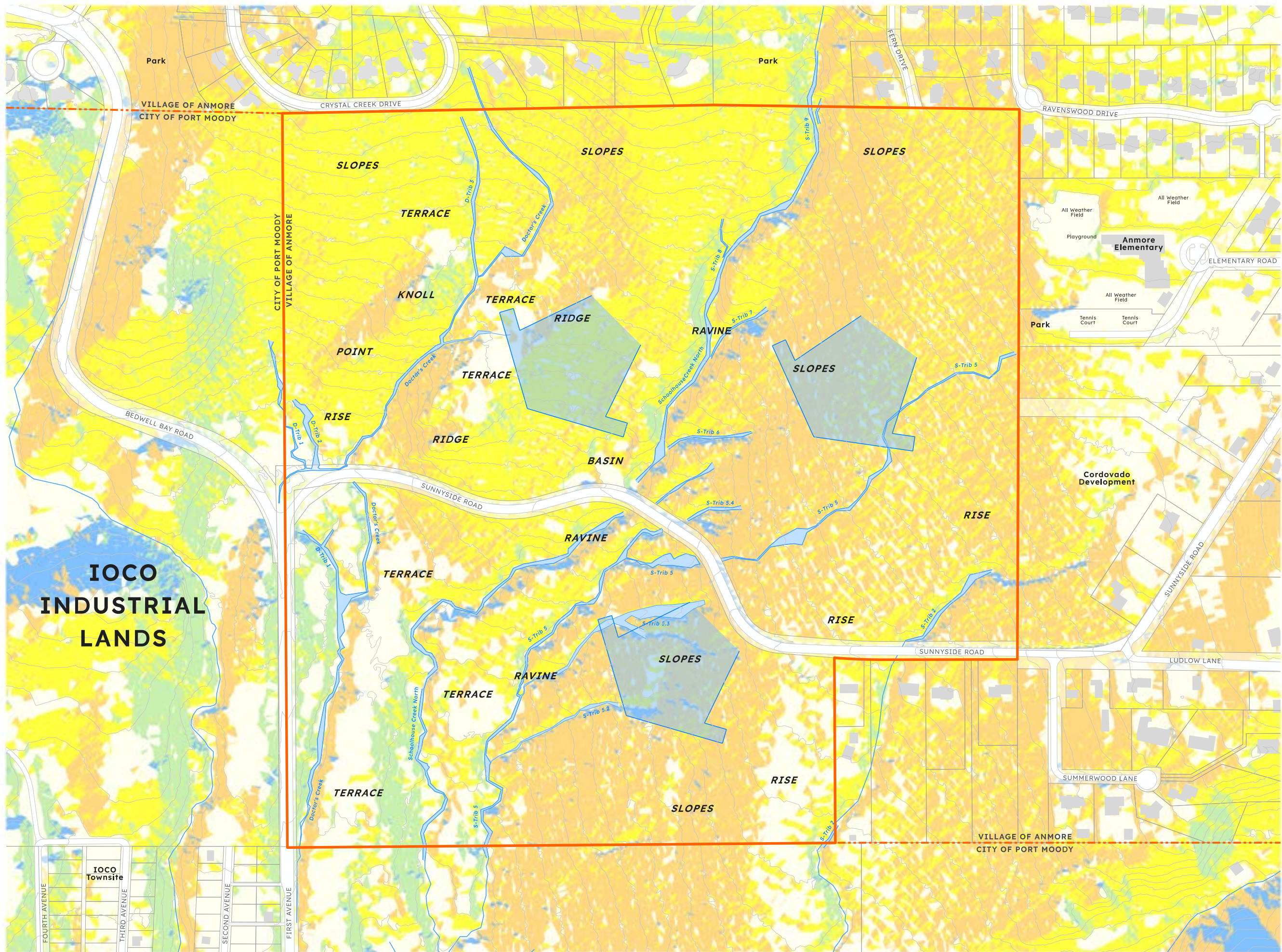
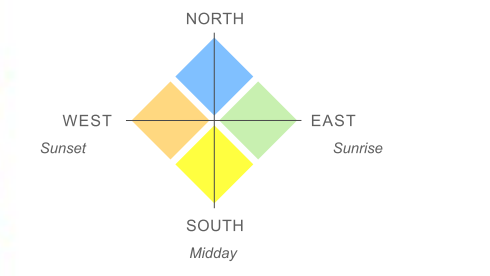


ASPECT ANALYSIS PLAN

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



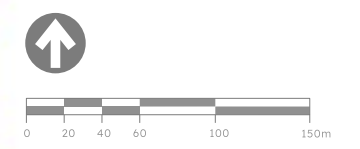
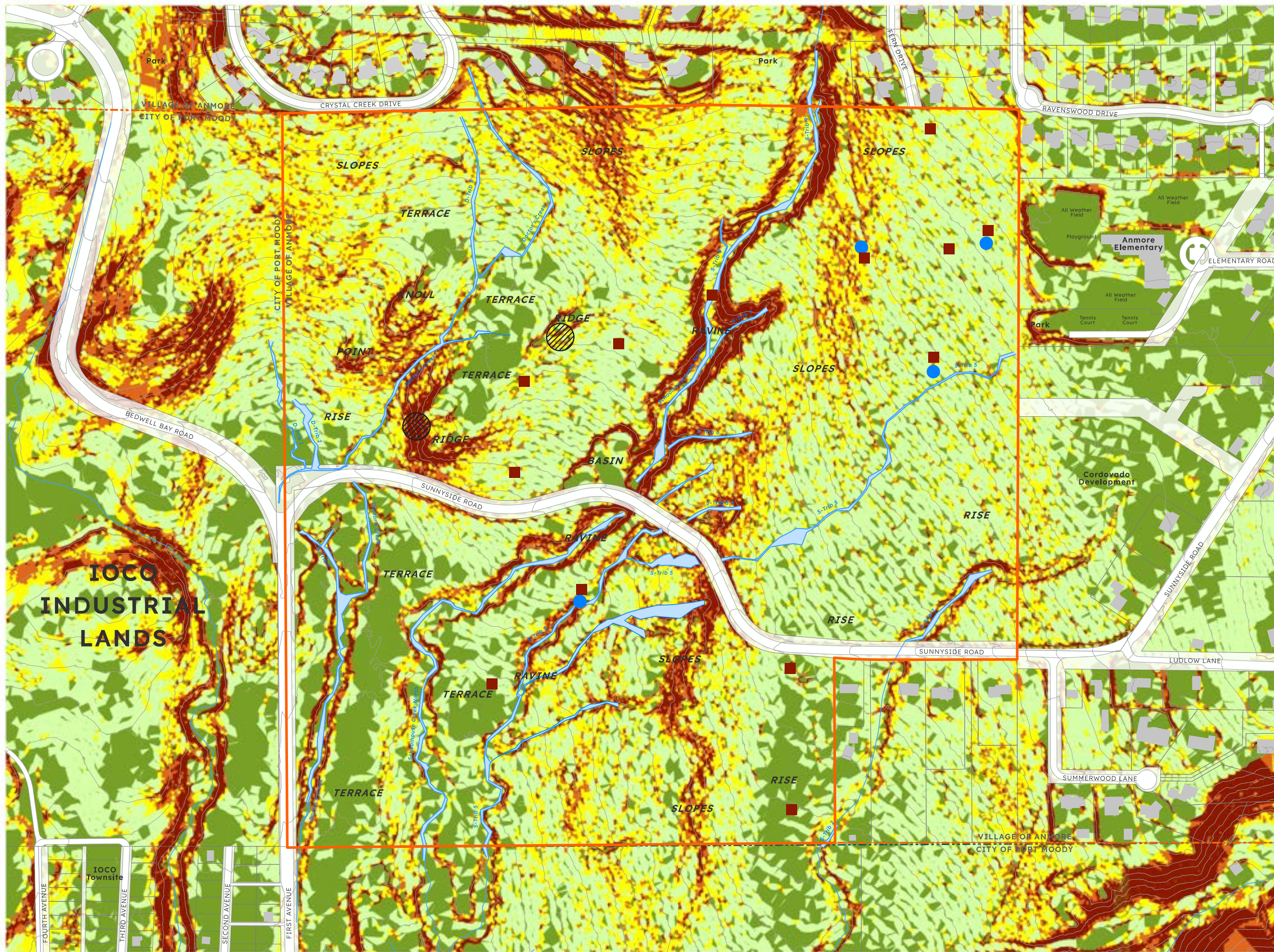
**SLOPE + GEOTECHNICAL
ANALYSIS PLAN**

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

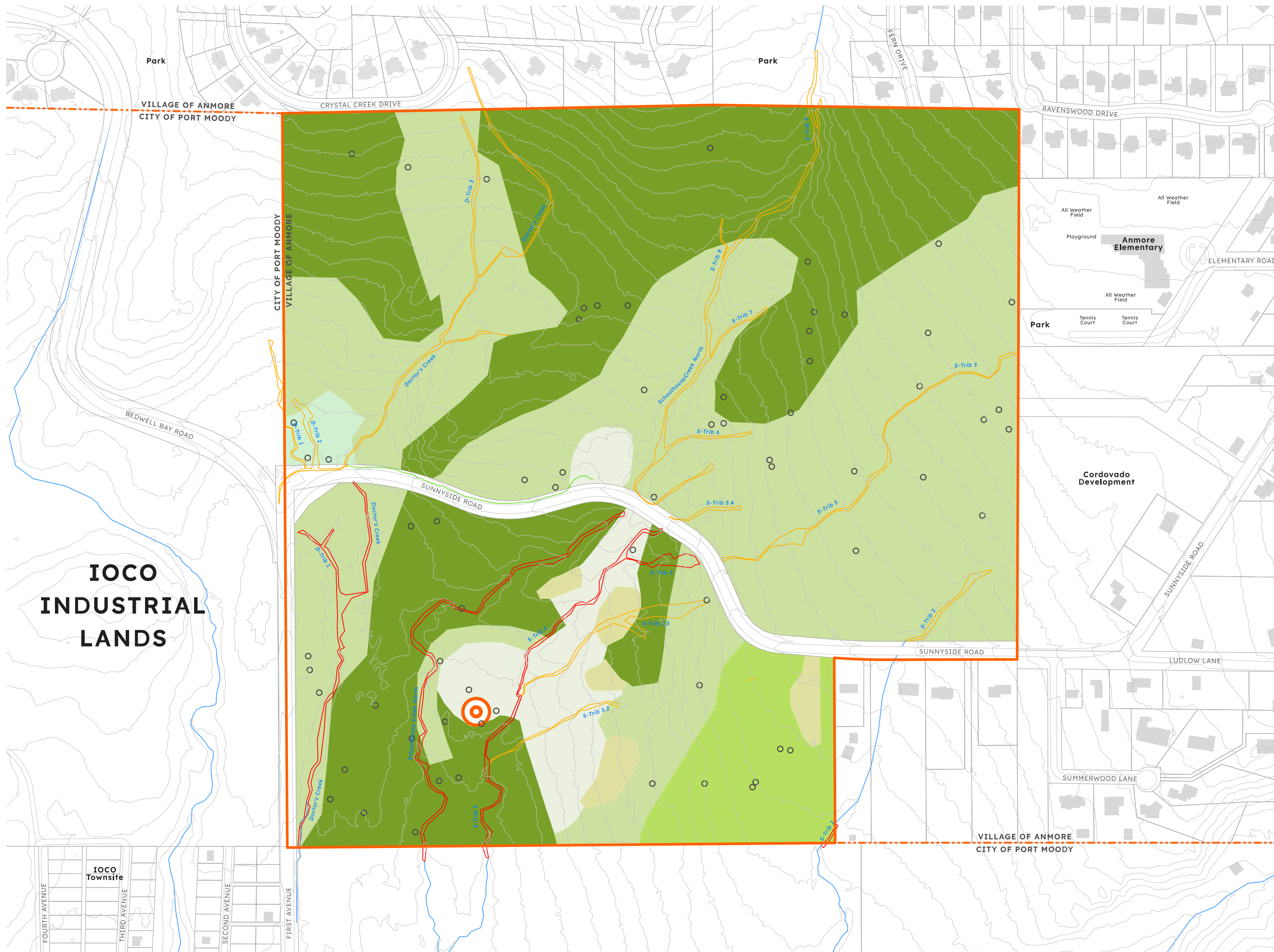
-  38% Mature Second-Growth Coniferous Forest
-  45% Second-Growth Mixed Forest
-  5% Deciduous Woods
-  5% Regenerating Forest
-  1% Wetland Forest
-  2% Invasive Species Dominated Area
-  4% Public Road ROW

STREAM CLASSIFICATION

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

WILDLIFE

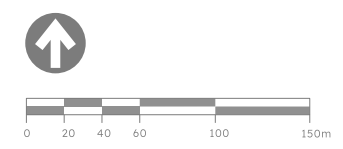
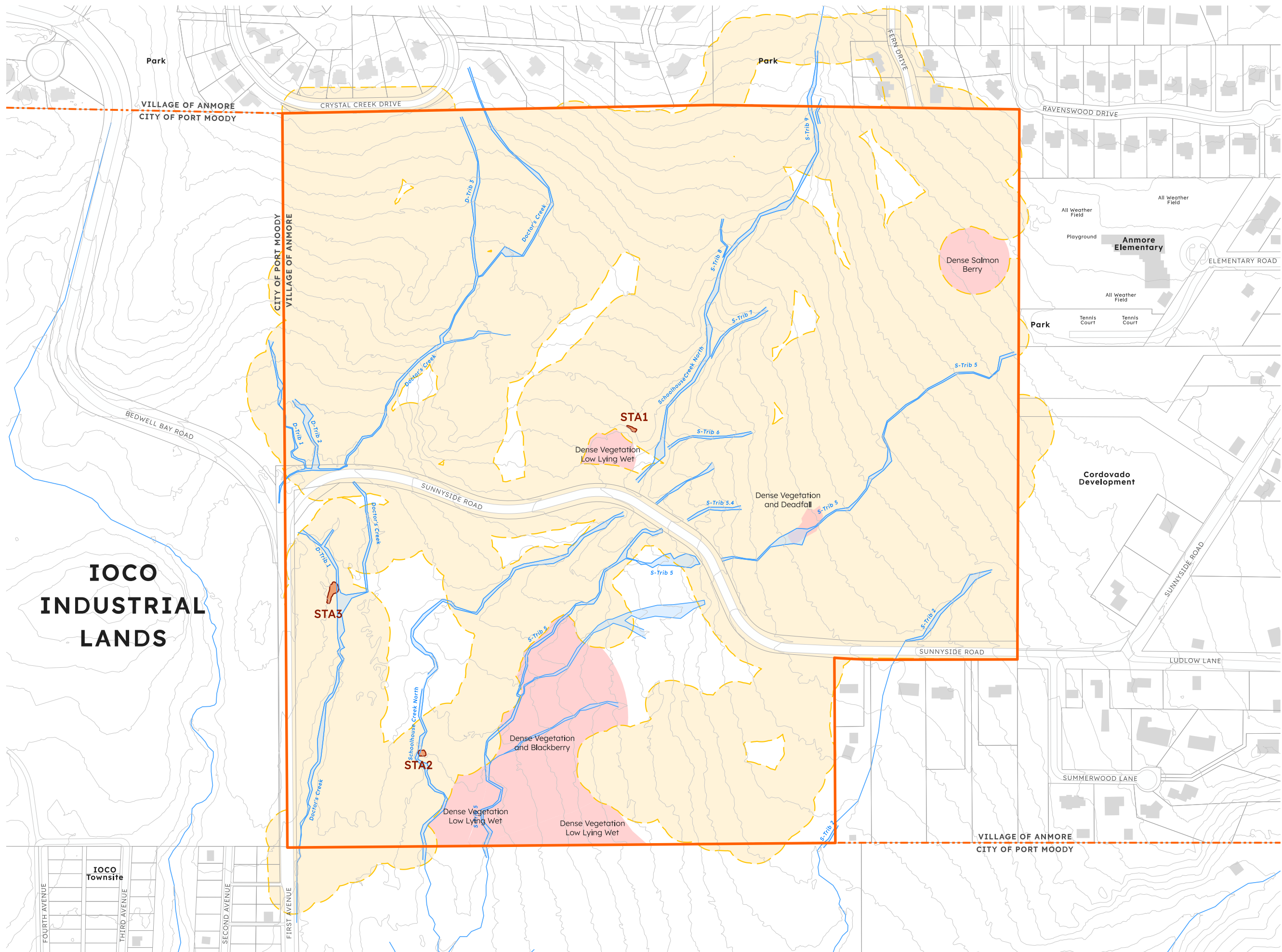
-  Wildlife Observation



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



**CONSTRAINTS
SUMMARY PLAN**

LEGEND JUNE 2024

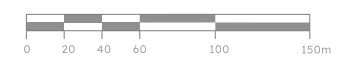
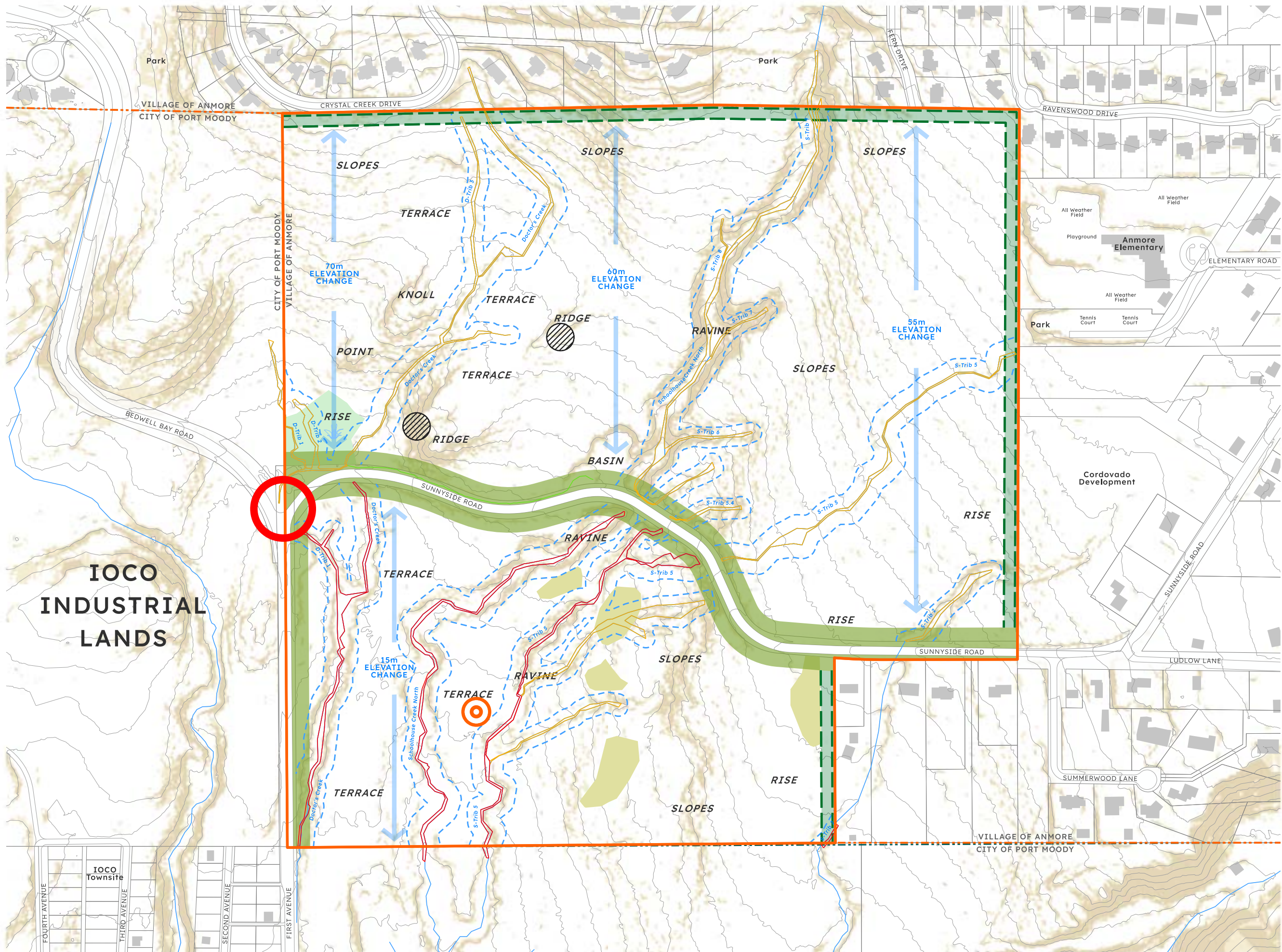
- Site Boundary *61.14 ha | 151.08 ac*
- - - Municipality Boundary
- Property Line
- Surveyed Watercourse
- 5m Contour
- Existing Structures
- Historic Gun Range
- Unsafe Intersection Configuration
- Community Roadway Buffer
- - - Neighbourhood Privacy Buffer

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



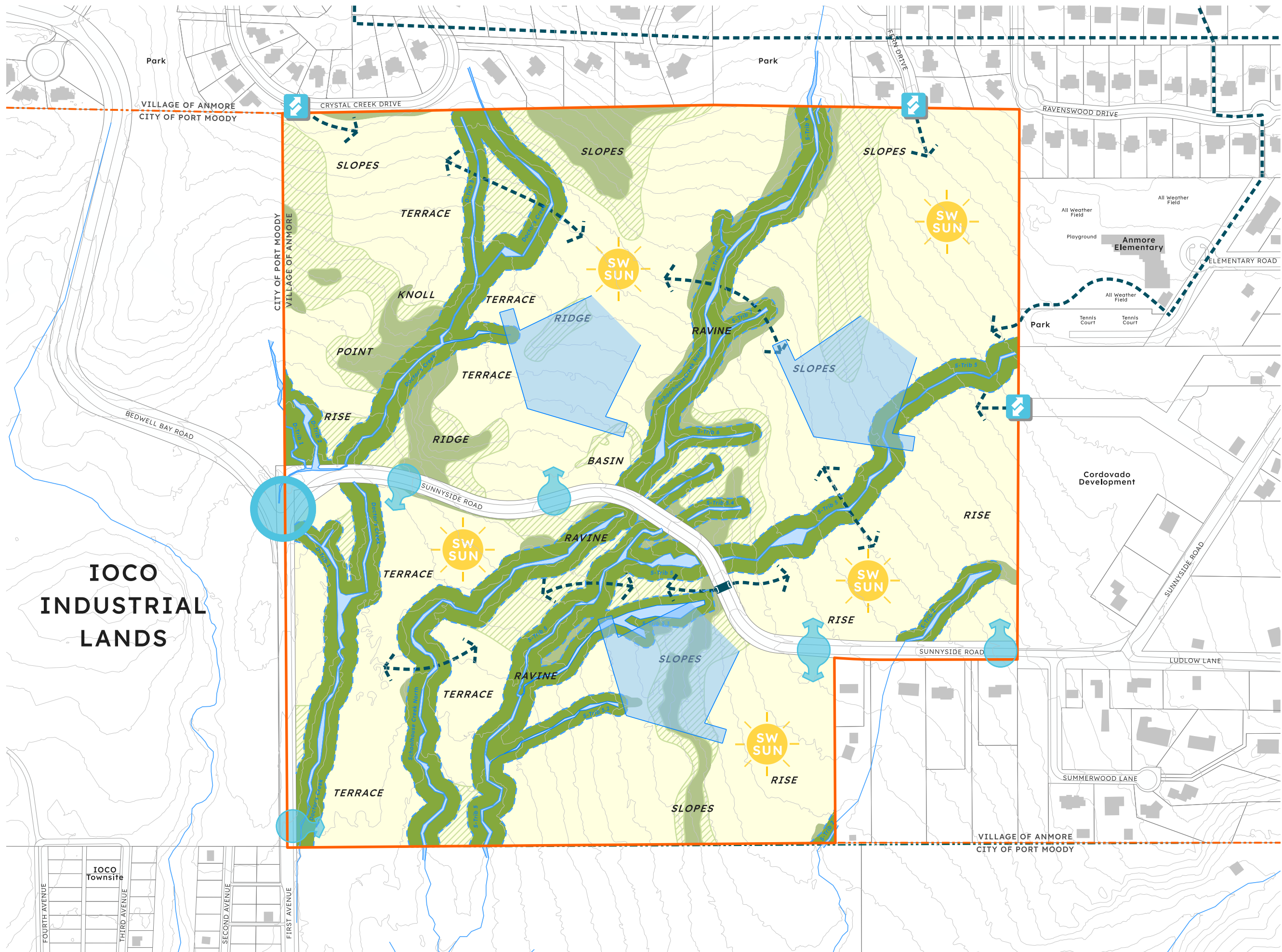
**DEVELOPMENT
OPPORTUNITIES PLAN**

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%	61.14 ha 151.09 ac



**IOCO
INDUSTRIAL
LANDS**

VILLAGE OF ANMORE
CITY OF PORT MOODY

