

# PINNACLE RIDGE HILLSIDE

## REZONING APPLICATION



DECEMBER 19, 2023

ADDENDUM : JUNE 27, 2024

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## EXECUTIVE SUMMARY

The Pinnacle Ridge Hillside Estate represents a thoughtfully designed residential community that embraces Anmore's distinct hillside character whilst catering to a diverse array of lifestyles.

Immersed in expansive green space and a network of trails, the residences offer exceptional amenities alongside a sense of privacy.

Comprising four land parcels and three owners, the development of Pinnacle Ridge Hillside is a shared vision between the landowners to create this vibrant, dynamic neighbourhood with a variety of housing choices for the evolving needs of the community.

By adopting a consolidated masterplan, the development takes a comprehensive approach to parcel design. Steeper slopes are preserved as green space for residents, while homes cluster on gentler slopes, minimizing environmental impact and maintaining the hillside's character. This approach fosters a cohesive and sustainable living environment in harmony with the natural surroundings.

Our proposal seeks approval for the following:

- Rezone the site from the Residential 1 (RS-1) zone to the Comprehensive Development (CD) zone.

It is noted that the plans within this report are conceptual and subject to potential modifications based on the findings of ongoing technical investigations pertaining to the site's riparian, environmental and geotechnical conditions. Septic layout, lot grading, and civil infrastructure are also under review.

June 27, 2023

## LETTER OF INTENT

Att: Chris Boit, Manager of Development Services  
Planning | Village of Anmore  
2697 Sunnyside Road  
Anmore, BC V3H 5G9

### **RE: The Pinnacle Ridge Hillside Estate, Rezoning Application**


The Pinnacle Ridge Hillside Estate comprises four parcels, totalling approximately 75 acres, along the Village of Anmore's eastern boundary. These parcels are under the ownership of three entities: MNP Ltd., Anmore Gate Limited Partnership and Bella Terra Investments 2 Inc. The collaborative efforts between the landowners have yielded a thoughtfully united site design that emphasizes connectivity throughout the area, a variety of low-density ground oriented housing choices, a large network of green space and trails and strategically clustered housing to reduce development on areas of steep slope.

This application seeks to rezone the site from Residential 1 (R-1) zone to Comprehensive Development (CD) zone. Rezoning the site to the CD zone will allow for specific land use controls to address the site's hillside topography and allow for clustered housing. The proposed CD zone introduces new housing types (semi-detached and townhomes) in addition to single family homes which will be regulated by specific land use controls within the CD zone.

The intention is to cluster residential homes in areas of a gentler slope, whilst preserving steeper slopes as dedicated green space. The large areas of green space across the site are to be complemented with an extensive trail network, enriching the outdoor recreational opportunities for the public.

The foundation of this proposal is built upon a comprehensive array of technical studies, including a traffic study, fiscal impact study, civil engineering design, environmental assessment and topographical surveys.

The Pinnacle Ridge Hillside Estate represents a meticulously designed project offering a variety of housing options for the community's evolving need that takes into account the planning policies, the site's distinctive topography and the relevant environmental considerations. It demonstrates a commitment to creating a sustainable hillside living environment while also adhering to the regulations and standards outlined by the Village of Anmore.



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Leah Yan, Principal, EKISTICS Town Planning Inc.  
1925 Main Street Vancouver, BC V5T 3C1





# 1. APPLICATIONS



## Rezoning Application

Office Use Only	Office Use Only for Referral	
File No: _____	<input type="checkbox"/> Building Services	<input type="checkbox"/> Fee Simple
Fees: _____	<input type="checkbox"/> Municipal Planner	<input type="checkbox"/> Bare Land Strata
Receipt No: _____	<input type="checkbox"/> Municipal Engineer	<input type="checkbox"/> Strata Conversion
Received By: _____	<input type="checkbox"/> Engineering & Public Works	<input type="checkbox"/> Phased Strata
Associated Files: _____	<input type="checkbox"/> Sasamat Volunteer Fire Dept	<input type="checkbox"/> Road Closure
	<input type="checkbox"/> School District No. 43	<input type="checkbox"/> Extension

Fees are not refundable except as outlined in the Fees and Charges Bylaw and do not guarantee approval of application in any way.

### APPLICANT INFORMATION

Name: EKISTICS Town Planning Inc.

Contact Name (if applying under business name): Lea h Yan

Address (of applicant): 1925 Main Street Vancouver BC V5T 3C1

Contact number: 604-618-6907 Email: Yan@ekistics.ca

### PROPERTY OWNER(S) INFORMATION

Name	Address w/ Postal Code	Phone	Email
<b>MNP Ltd.</b> (Receiver of the Assets Undertakings and Properties of Kings Legacy Development Inc.)	c/o Suite 430-505 Burrard Street, Vancouver BC V7X 1M3, mario.mainella@mnt.ca, ppincus@castledvelopments.ca		
<b>Anmore Gate Limited Partnership,</b>	Unit #301-370 Esplanade East, North Vancouver, mmbasefat@gmail.com		
<b>Bella Terra Investments 2 Inc.,</b>	1028 Ravenwood Drive, Anmore, V3H 5M6, tony@christenluxuryhomes.com		

### PROPERTY DESCRIPTION

Property Address: \_\_\_\_\_

Property Identification Number(s): Lot 23, Sec 21, TP 39 New Westminster District PI BCP507356 PID 28861256  
Lot 8, Secs 16 20 & 21, TP 39 New Westminster District PI BCP38521, PID 027687309

Legal Description: Lot 71, Secs 16 & 21, TP 39 New Westminster District PI 61510, PID 002811626  
Lot 2, Sec 16, TP 39 New Westminster District PI BCP50903, PID 028856589

Number of Existing Lots: 4 Existing Zones: RS-1 Residential 1

Are there any easements or restrictive covenants affecting the property?  Yes  No

If yes, please provide copies with the current title search for all properties.

### PROPOSAL

Describe the proposed rezoning (add description on supplemental sheets as necessary):

Rezoning to the Comprehensive Development Zone

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**PROPOSED LOTS** (add supplemental sheets as necessary)

Lot number(s) *	Proposed use(s) of lot	Lot area

\* The lot number should be used in identifying the lot on the preliminary plan.

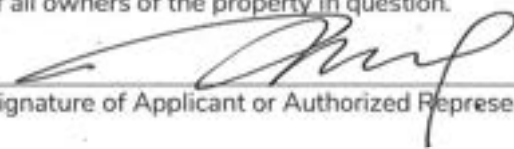
**OTHER APPLICATIONS BEING SUBMITTED CONCURRENTLY**

Type (e.g. Dev. Permit, Dev. Variance Permit, OCP Amendment)	Application Number (completed by staff)
1.	
2.	
3.	

**APPLICANT ACKNOWLEDGEMENT**

By signing this application form, the applicant / owner attests that the information provided on this and supplemental application forms for land use permits from the Village of Anmore is true and correct to the best of their knowledge. Any material falsehood or any omission of a material fact made by the applicant / owner with respect to this application may result in an issued permit becoming null and void.

I, the applicant / owner, certify that this application is being made with the full knowledge and consent of all owners of the property in question.

  
 Signature of Applicant or Authorized Representative

June 14th, 2024  
 Date

**AUTHORIZATION OF APPLICANT**

Refer to Owner authorization forms below

Note: A letter of applicant authorization with the signatures of all owners will also be accepted.



## DEVELOPMENT APPLICATION REQUIREMENTS AND CHECKLIST

**Note:** Items listed are required at the time of submission of application. This checklist must be followed and submitted with your application form. If **any** of the required documents are not included, the Village will not accept the application. Note, all drawings need to also be electronically provided to the Village of Anmore in pdf format.

Project Address: \_\_\_\_\_

APPLICATION TYPE: REZONING (one copy is required for each item listed below)		Attached
<b>A</b>	<b>Completed Rezoning Application Form</b> Including signatures of authorization from all property owners.	✓
<b>B</b>	<b>State of Title Certificate or Title Search</b> For each parcel affected in the application, including copies of any right-of-ways, restrictive covenants, easements, etc. that are registered on title. Title Search to be not older than 30 days from application date.	✓
<b>C</b>	<b>Application Fee</b> Based on the current Fees and Charges Bylaw.	✓
<b>D</b>	<b>Letter of Intent</b> Detailing the proposal, site context, rationale for development, community benefits, impacts on community and neighbouring properties (economic, social and environmental). Please include all relevant development statistics, including: site area, existing lots, proposed lots, proposed density, proposed dedicated open space/park, total area of dedicated road, lot/unit breakdown (parcel size, proposed FAR).	✓
<b>E</b>	<b>Site Plan</b> Prepared by a Professional Engineer illustrating a North Arrow, PID, legal description of every existing and proposed parcel, bearings and dimensions and setback of all existing buildings and structures to be retained on site, sources of domestic water on the site and all adjacent domestic water sources within 30m of the proposed site, sewerage systems with their offset distance from the lot lines, building envelopes indicating all Zoning Bylaw setbacks, the location and dimensions of all streets, property accesses, registered easements, covenants, encroachments and right-of-way, existing and proposed street names, location of the natural boundary of any existing watercourse(s) including the elevation of the crest and toe if slope at regular intervals, approximate location of all existing and proposed utility services, approximate extent of area available for sewerage disposal surrounding the test holes, locations of any on-site water sources to be developed, locations of sewage-disposal systems on adjacent properties within 30m of any external lot line of the proposed - (24 x 36 and 11 x 17).	✓
<b>F</b>	<b>Tree and Topographic Survey</b> Conducted by a B.C.L.S. and identifies the overall health and quality of the trees (over 1.0m) on or adjacent to the subject site, all natural or man-made features such as ponds, bridges, traverse lines with hub numbers, etc. Also, identifies the site elevations including grades at each corner of the lot(s) and contours at one metre intervals - (24 x 36 and 11 x 17).	
<b>G</b>	<b>Preliminary Geotechnical Report (required by Hillside Residential Area only)</b> A preliminary geotechnical report shall be submitted which confirms the suitability of the lands for the intended purposes. The report shall be sealed by a Professional Engineer licensed to practice in BC.	✓
<b>H</b>	<b>Infill Development Requirement</b> If the rezoning application is seeking to be considered under the Infill Development OCP policy, the following documentation is required:  1. Survey showing that the parcel is between 3925 m <sup>2</sup> and 8094 m <sup>2</sup> in area	



	<ol style="list-style-type: none"><li>2. A survey verifying that the parcel has an average slope equal to or less than 20%, as determined by a registered surveyor</li><li>3. A survey identifying the proposed building sites and that these sites have a slope equal to or less than 20%, as determined by a registered surveyor.</li><li>4. A survey identifying that the parcel has 50 m frontage on a public highway and that each proposed new parcel has 25 m frontage on a public highway, as determined by a registered surveyor.</li><li>5. Provide documentation to show that that the parcel for which the rezoning is being sought has been in existence for 10 years</li></ol>	
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I certify that the attached submission is complete and accurate, and includes all of the above items.

Applicant Signature:  Date: June 14th, 2024

## Anmore Fees and Charges Bylaw 608-2019

<b>PLANNING AND DEVELOPMENT</b>	
<i>Additional fees incurred by the Village will be charged to the applicant prior to a decision on an application where in the opinion of the Manager of Development Services, a qualified professional must be retained for the purpose of assessing application information, and legal fees are incurred by the Village which, in the opinion of the Manager of Development Services, are necessary in order to obtain legal advice in the processing or implementation of an application approval including drafting or review of legal documents.</i>	
<b>Rezoning Applications</b>	
Pre-application review	\$175.00 per hour – minimum 4 hours
Rezoning Application Fee (Application valid for 18 months)	\$3,500.00 + Actual Costs of the Approving Officer and Consultants
Time Extension – 18 months	\$500.00
Zoning Bylaw Text Amendment	\$3,500.00
Holding an additional Public Hearing	\$1,500.00
OCP Amendment	\$5,000.00
<b>Subdivision Applications</b>	
Application Fee	\$700.00 + \$100.00 per lot and Actual Costs of Approving Officer and Consultants
Extension - 180 days	\$500.00
<b>Development Cost Charges</b>	
Drainage	\$1,050.00 per lot
Roads	\$4,114.00 per lot
Water	\$5,555.00 per lot
School Site Acquisition Charge	As per School District No. 43
Latecomer Agreement	\$3,000.00
Latecomer Interest Rates	As per Municipal Finance Authority of BC (MFABC) 15-year rate at time of agreement
<b>Other Development Applications</b>	
Development Variance Permit	\$500.00
Board of Variance	\$500.00
Development Permit (RAR)	\$500.00

## APPLICATION FEES

Rezoning Application Fee	\$3,500.00
+ Actual Costs of Approving Officer and Consultants	TBC
<b>Total</b>	<b>\$3,500.00</b>



# Owner Authorization Form

Date: December 11, 2023


Building Department  
Village of Anmore  
2697 Sunnyside Road  
Anmore, B.C. V3H 5G9

To Whom It May Concern:

Re: Lot 2 Section 16 Township 39 New Westminster District Plan BCP50903 (civic address)

This letter is to advise that I/we, Bolla Terra Investments 2 Inc.,  
am/are the registered owners of the above referenced property and hereby authorize  
EKISTICS Town Planning to act as an agent for the address noted  
above in all matters relating to the property, including applying for a building permit and  
completion of the project within the Village of Anmore.

Yours truly,

  
\_\_\_\_\_  
Signature of registered owner

Name:	Address:
Telephone:	Email:

**TITLE SEARCH PRINT**

File Reference: 101812-3 CXG

2023-12-11, 15:54:12

Requestor: Gerry Chokie

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	HB445 CA4842232
<b>Application Received</b>	2023-05-24
<b>Application Entered</b>	2023-06-02
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	BELLA TERRA INVESTMENTS 2 INC., INC.NO. BC1051242 UNIT 301-6678 152 STREET SURREY, BC V3S 7J2
<b>Taxation Authority</b>	Anmore, Village of
<b>Description of Land</b> Parcel Identifier: Legal Description:	028-856-589 LOT 2 SECTION 16 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN BCP50903
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT BL361552 OVER (PART HATCHED PLAN LMP35411) LOT 1 PLAN LMP35411 PURSUANT TO B.C. REG'S 334/79  NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA4842233 FILED 2015-11-30
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT BL361555 1997-10-23 14:59 VILLAGE OF ANMORE SECTION 219 L.T.A. PART FORMERLY LOT 3 PLAN LMP35411
<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE

**TITLE SEARCH PRINT**

File Reference: 101812-3 CXG

2023-12-11, 15:54:12

Requestor: Gerry Chokie

**Pending Applications**

NONE





# Owner Authorization Form

Date: Dec 11, 2023

Building Department  
Village of Anmore  
2697 Sunnyside Road  
Anmore, B.C. V3H 5G9

To Whom It May Concern:

Re: 1720 East Rd, Anmore BC V3H 5E9 (Two Parcels total 26.7 Acres) (civic address)

This letter is to advise that I/we, 0763974 B.C. LTD.,

am/are the registered owners of the above referenced property and hereby authorize Ekistics Town Planning Inc. to act as an agent for the address noted above in all matters relating to the property, including applying for a building permit and completion of the project within the Village of Anmore.

Yours truly,

\_\_\_\_\_  
Signature of registered owner

Name: <b>Mohammad M Basefat N</b>	Address: <b>301-370 E Esplanade St, NV BC V7L 1A4</b>
Telephone: <b>1-(604)306-8297</b>	Email: <b>mmbasefat@gmail.com</b>

**TITLE SEARCH PRINT**

File Reference: 1720

2023-12-04, 14:03:02

Requestor: Mohammad Mirkarim

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	BB1014916 BA198570
<b>Application Received</b>	2008-10-08
<b>Application Entered</b>	2008-10-24
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	0763974 B.C. LTD., INC.NO. 0763974 108-16 FAWCETT ROAD COQUITLAM, BC V3K 6X9
<b>Taxation Authority</b>	Anmore, Village of
<b>Description of Land</b> Parcel Identifier: Legal Description:	027-687-309 LOT 8 SECTION 16, 20 AND 21 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN BCP38521
<b>Legal Notations</b>	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB100685  HERETO IS ANNEXED EASEMENT BB1014917 OVER THAT PART OF LOT 5, PLAN BCP38521 SHOWN HATCHED ON PLAN BCP38521
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT BB1014922 2008-10-08 10:35 VILLAGE OF ANMORE PART IN PLAN BCP38522

**TITLE SEARCH PRINT**

2023-12-04, 14:03:02

File Reference: 1720

Requestor: Mohammad Mirkarim

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: BB1014925  
 Registration Date and Time: 2008-10-08 10:35  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: PART IN PLAN BCP38523

Nature: COVENANT  
 Registration Number: BB1014933  
 Registration Date and Time: 2008-10-08 10:36  
 Registered Owner: VILLAGE OF ANMORE

Nature: COVENANT  
 Registration Number: BB1014937  
 Registration Date and Time: 2008-10-08 10:36  
 Registered Owner: VILLAGE OF ANMORE

Nature: MORTGAGE  
 Registration Number: CA9185725  
 Registration Date and Time: 2021-07-13 15:31  
 Registered Owner: ROYAL INTERNATIONAL HOLDINGS LTD.  
 INCORPORATION NO. BC 0767110  
 AS TO AN UNDIVIDED 3800/7800 INTEREST  
 NATION CAPITAL CORP.  
 INCORPORATION NO. BC 0977315  
 AS TO AN UNDIVIDED 2000/7800 INTEREST  
 PINNACLE HOUSE VENTURES LTD.  
 AS TO AN UNDIVIDED 2000/7800 INTEREST  
 REGISTERED OWNER:  
 INTER ALIA  
 REMARKS:  
 MODIFIED BY CB63987

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CA9185726  
 Registration Date and Time: 2021-07-13 15:31  
 Registered Owner: ROYAL INTERNATIONAL HOLDINGS LTD.  
 INCORPORATION NO. BC 0767110  
 AS TO AN UNDIVIDED 3800/7800 INTEREST  
 NATION CAPITAL CORP.  
 INCORPORATION NO. BC 0977315  
 AS TO AN UNDIVIDED 2000/7800 INTEREST  
 PINNACLE HOUSE VENTURES LTD.  
 INCORPORATION NO. 0605234  
 AS TO AN UNDIVIDED 2000/7800 INTEREST  
 REGISTERED OWNER:  
 INTER ALIA  
 REMARKS:

**TITLE SEARCH PRINT**

File Reference: 1720

2023-12-04, 14:03:02

Requestor: Mohammad Mirkarim

Nature: MODIFICATION  
 Registration Number: CB63987  
 Registration Date and Time: 2022-07-07 12:33  
 Remarks: INTER ALIA  
 MODIFICATION OF CA9185725

Nature: MORTGAGE  
 Registration Number: CB809441  
 Registration Date and Time: 2023-08-04 17:07  
 Registered Owner: 1179149 B.C. LTD.  
 INCORPORATION NO. BC1179149  
 1429492 B.C. LTD.  
 INCORPORATION NO. BC1429492  
 HASI GHAFARI  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB809442  
 Registration Date and Time: 2023-08-04 17:07  
 Registered Owner: 1179149 B.C. LTD.  
 INCORPORATION NO. BC1179149  
 1429492 B.C. LTD.  
 INCORPORATION NO. BC1429492  
 HASI GHAFARI  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE



# Owner Authorization Form

Date: Dec 11, 2023

Building Department  
Village of Anmore  
2697 Sunnyside Road  
Anmore, B.C. V3H 5G9

To Whom It May Concern:

Re: 1720 East Rd, Anmore BC V3H 5E9 (Two Parcels total 26.7 Acres) (civic address)

This letter is to advise that I/we, 0763974 B.C. LTD.,

am/are the registered owners of the above referenced property and hereby authorize Ekistics Town Planning Inc. to act as an agent for the address noted above in all matters relating to the property, including applying for a building permit and completion of the project within the Village of Anmore.

Yours truly,

\_\_\_\_\_  
Signature of registered owner

Name: <b>Mohammad M Basefat N</b>	Address: <b>301-370 E Esplanade St, NV BC V7L 1A4</b>
Telephone: <b>1-(604)306-8297</b>	Email: <b>mmbasefat@gmail.com</b>

**TITLE SEARCH PRINT**

File Reference: 1720

Declared Value \$5940000

2023-12-04, 14:05:12

Requestor: Mohammad Mirkarim

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

<b>Land Title District</b> Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
<b>Title Number</b> From Title Number	CA5472563 BM257162 BN67430
<b>Application Received</b>	2016-08-31
<b>Application Entered</b>	2016-09-10
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	0763974 B.C. LTD., INC.NO. BC0763974 100 2240 CHIPPENDALE ROAD WEST VANCOUVER, BC V7S 3J5
<b>Taxation Authority</b>	Anmore, Village of
<b>Description of Land</b> Parcel Identifier: Legal Description:	002-811-626 LOT 71 SECTIONS 16 AND 21 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN 61510
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Registered Owner:  Registered Owner:  Registered Owner:  Remarks:	MORTGAGE CA9185725 2021-07-13 15:31 ROYAL INTERNATIONAL HOLDINGS LTD. INCORPORATION NO. BC 0767110 AS TO AN UNDIVIDED 3800/7800 INTEREST NATION CAPITAL CORP. INCORPORATION NO. BC 0977315 AS TO AN UNDIVIDED 2000/7800 INTEREST PINNACLE HOUSE VENTURES LTD. AS TO AN UNDIVIDED 2000/7800 INTEREST INTER ALIA MODIFIED BY CB63987

**TITLE SEARCH PRINT**

File Reference: 1720

Declared Value \$5940000

2023-12-04, 14:05:12

Requestor: Mohammad Mirkarim

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CA9185726  
 Registration Date and Time: 2021-07-13 15:31  
 Registered Owner: ROYAL INTERNATIONAL HOLDINGS LTD.  
 INCORPORATION NO. BC 0767110  
 AS TO AN UNDIVIDED 3800/7800 INTEREST  
 Registered Owner: NATION CAPITAL CORP.  
 INCORPORATION NO. BC 0977315  
 AS TO AN UNDIVIDED 2000/7800 INTEREST  
 Registered Owner: PINNACLE HOUSE VENTURES LTD.  
 INCORPORATION NO. 0605234  
 AS TO AN UNDIVIDED 2000/7800 INTEREST  
 Remarks: INTER ALIA

Nature: MODIFICATION  
 Registration Number: CB63987  
 Registration Date and Time: 2022-07-07 12:33  
 Remarks: INTER ALIA  
 MODIFICATION OF CA9185725

Nature: MORTGAGE  
 Registration Number: CB809441  
 Registration Date and Time: 2023-08-04 17:07  
 Registered Owner: 1179149 B.C. LTD.  
 INCORPORATION NO. BC1179149  
 1429492 B.C. LTD.  
 INCORPORATION NO. BC1429492  
 HASI GHAFARI  
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS  
 Registration Number: CB809442  
 Registration Date and Time: 2023-08-04 17:07  
 Registered Owner: 1179149 B.C. LTD.  
 INCORPORATION NO. BC1179149  
 1429492 B.C. LTD.  
 INCORPORATION NO. BC1429492  
 HASI GHAFARI  
 Remarks: INTER ALIA

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE



## Owner Authorization Form

Date: December 12, 2023

Building Department  
 Village of Anmore  
 2697 Sunnyside Road  
 Anmore, B.C. V3H 5G9

To Whom It May Concern:

Re: Lot 23 Section 21 Township 39 New Westminster District Plan BCP 50736 (civic address)

This letter is to advise that I/we, MNP Ltd. Receiver-Manager of the assets, undertakings and properties of Kings Legacy Development Inc.,

am/are the registered owners of the above referenced property and hereby authorize  
EKISTICS Town Planning to act as an agent for the address noted  
 above in all matters relating to the property, including applying for a building permit and  
 completion of the project within the Village of Anmore.

Yours truly,

\_\_\_\_\_  
 Signature of registered owner

Name: **Mario Mainella**

Address: **430 - 505 Burrard St. PO BOX 72, Vancouver BC**

Telephone: **604-657-5646**

Email: **mario.mainella@mp.ca**



**TITLE SEARCH PRINT**

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

**Title Issued Under** SECTION 98 LAND TITLE ACT**Land Title District** NEW WESTMINSTER  
Land Title Office NEW WESTMINSTER**Title Number** BB4046196  
From Title Number BA359462  
BA359463  
BA67997  
BB4046161**Application Received** 2012-05-11**Application Entered** 2012-06-29**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: KINGS LEGACY DEVELOPMENTS INC., 740564  
1930 - 1095 WEST PENDER STREET  
VANCOUVER, BC  
V6E 2M6**Taxation Authority** Anmore, Village of**Description of Land**  
Parcel Identifier: 028-861-256  
Legal Description:  
LOT 23 SECTION 21 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN BCP50736**Legal Notations**HERETO IS ANNEXED EASEMENT BA266484 OVER (PLAN BCP22590) LOT 1  
PLAN BCP22488  
PARTIAL RELEASE BB1491469 2012.06.26 AS TO PART OF LOT 1 PLAN BCP22488  
INCLUDED WITHIN LOT B PLAN BCP50735PERSONAL PROPERTY SECURITY ACT NOTICE, SEE BA359466  
NOTICE OF ASSIGNMENT, SEE CA3916192  
NOTICE OF ASSIGNMENT, SEE CA4751836

PERSONAL PROPERTY SECURITY ACT NOTICE, SEE BX34656 EXPIRES 2006/12/19

**TITLE SEARCH PRINT**

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

**Charges, Liens and Interests**

Nature: COVENANT  
 Registration Number: BG80626  
 Registration Date and Time: 1993-03-10 13:26  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA  
 SECTION 215 L.T.A.  
 PART FORMERLY LOT 30 PLAN 3350

Nature: COVENANT  
 Registration Number: BV164622  
 Registration Date and Time: 2003-05-08 13:03  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA

Nature: COVENANT  
 Registration Number: BA266482  
 Registration Date and Time: 2006-03-02 14:59  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA  
 PART FORMERLY LOT B PLAN BCP22488

Nature: COVENANT  
 Registration Number: BA266483  
 Registration Date and Time: 2006-03-02 14:59  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA  
 PART FORMERLY LOT B PLAN BCP22488

Nature: MORTGAGE  
 Registration Number: BA359464  
 Registration Date and Time: 2006-03-13 14:55  
 Registered Owner: TCC MORTGAGE HOLDINGS INC.  
 INCORPORATION NO. BC0605229  
 Transfer Number: CA4751834  
 Remarks: INTER ALIA  
 MODIFIED BY BB224126  
 MODIFIED BY BB894217  
 EXTENDED BY BB1491465

Nature: ASSIGNMENT OF RENTS  
 Registration Number: BA359465  
 Registration Date and Time: 2006-03-13 14:55  
 Registered Owner: TCC MORTGAGE HOLDINGS INC.  
 INCORPORATION NO. BC0605229  
 Transfer Number: CA4751835  
 Remarks: INTER ALIA  
 EXTENDED BY BB1491466

**TITLE SEARCH PRINT**

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Nature: MORTGAGE  
 Registration Number: BB610379  
 Registration Date and Time: 2007-11-30 12:34  
 Registered Owner: TCC MORTGAGE HOLDINGS INC.  
 Remarks: MODIFIED BY BB910373  
 EXTENDED BY BB1491467

Nature: ASSIGNMENT OF RENTS  
 Registration Number: BB610380  
 Registration Date and Time: 2007-11-30 12:34  
 Registered Owner: TCC MORTGAGE HOLDINGS INC.  
 Remarks: EXTENDED BY BB1491468

Nature: MODIFICATION  
 Registration Number: BB224126  
 Registration Date and Time: 2008-04-22 10:38  
 Remarks: INTER ALIA  
 MODIFICATION OF BA359464

Nature: PRIORITY AGREEMENT  
 Registration Number: BB224127  
 Registration Date and Time: 2008-04-22 10:38  
 Remarks: INTER ALIA  
 GRANTING BA359464 AS MODIFIED BY BB224126  
 PRIORITY OVER BB610379 AND BB610380

Nature: PRIORITY AGREEMENT  
 Registration Number: BB224128  
 Registration Date and Time: 2008-04-22 10:38  
 Remarks: GRANTING BA359465 PRIORITY OVER  
 BB610379 AND BB610380

Nature: MODIFICATION  
 Registration Number: BB894217  
 Registration Date and Time: 2008-09-09 09:24  
 Remarks: INTER ALIA  
 MODIFICATION OF BA359464

Nature: PRIORITY AGREEMENT  
 Registration Number: BB894218  
 Registration Date and Time: 2008-09-09 09:25  
 Remarks: GRANTING BA359464 MODIFIED BY BB224126 AND  
 BB894217 PRIORITY OVER BB610379 AND BB610380

**TITLE SEARCH PRINT**

2023-12-12, 12:14:45

File Reference: 23-351

Requestor: Kim Davies

Nature: PRIORITY AGREEMENT  
 Registration Number: BB894219  
 Registration Date and Time: 2008-09-09 09:25  
 Remarks: GRANTING BA359465 PRIORITY OVER BB610379 AND BB610380

Nature: MODIFICATION  
 Registration Number: BB910373  
 Registration Date and Time: 2008-11-03 15:00  
 Remarks: MODIFICATION OF BB610379

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: BB920843  
 Registration Date and Time: 2009-01-30 14:52  
 Registered Owner: JACK CEWE LTD.  
 Remarks: PARTIAL RELEASE BB1491901 2012.06.28 AS TO PART DEDICATED ROAD ON PLAN BCP50736

Nature: CLAIM OF BUILDERS LIEN  
 Registration Number: CA1031438  
 Registration Date and Time: 2009-02-02 10:04  
 Registered Owner: WAWRYK INVESTMENTS LTD.  
 FRUSTAGLI INVESTMENTS LTD.  
 Remarks: PARTIAL RELEASE BB1491902 2012.06.28 AS TO PART DEDICATED ROAD ON PLAN BCP50736

Nature: COVENANT  
 Registration Number: BB4046164  
 Registration Date and Time: 2012-05-11 09:16  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
 Registration Number: BB4046165  
 Registration Date and Time: 2012-05-11 09:16  
 Remarks: INTER ALIA  
 GRANTING BB4046164 PRIORITY OVER BA359464 SEE BB224126, BB894217 AND BB1491465 AND BA359465 SEE BB1491466 AND BB610379 SEE BB910373 AND BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT  
 Registration Number: BB4046166  
 Registration Date and Time: 2012-05-11 09:17  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA

**TITLE SEARCH PRINT**

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Nature: PRIORITY AGREEMENT  
 Registration Number: BB4046167  
 Registration Date and Time: 2012-05-11 09:17  
 Remarks: INTER ALIA  
 GRANTING BB4046166 PRIORITY OVER BA359464 SEE  
 BB224126, BB894217 AND BB1491465 AND BA359465  
 SEE BB1491466 AND BB610379 SEE BB910373 AND  
 BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT  
 Registration Number: BB4046168  
 Registration Date and Time: 2012-05-11 09:17  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
 Registration Number: BB4046169  
 Registration Date and Time: 2012-05-11 09:17  
 Remarks: INTER ALIA  
 GRANTING BB4046168 PRIORITY OVER BA359464 SEE  
 BB224126, BB894217 AND BB1491465 AND BA359465  
 SEE BB1491466 AND BB610379 SEE BB910373 AND  
 BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT  
 Registration Number: BB4046170  
 Registration Date and Time: 2012-05-11 09:18  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
 Registration Number: BB4046171  
 Registration Date and Time: 2012-05-11 09:18  
 Remarks: INTER ALIA  
 GRANTING BB4046170 PRIORITY OVER BA359464 SEE  
 BB224126, BB894217 AND BB1491465 AND BA359465  
 SEE BB1491466 AND BB610379 SEE BB910373 AND  
 BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT  
 Registration Number: BB4046172  
 Registration Date and Time: 2012-05-11 09:18  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA

**TITLE SEARCH PRINT**

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Nature: PRIORITY AGREEMENT  
Registration Number: BB4046173  
Registration Date and Time: 2012-05-11 09:18  
Remarks: INTER ALIA  
GRANTING BB4046172 PRIORITY OVER BA359464 SEE  
BB224126, BB894217 AND BB1491465 AND BA359465  
SEE BB1491466 AND BB610379 SEE BB910373 AND  
BB1491467 AND BB610380 SEE BB1491468

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BB4046201  
Registration Date and Time: 2012-05-11 09:20  
Registered Owner: VILLAGE OF ANMORE  
Remarks: INTER ALIA  
PLAN BCP50738

Nature: PRIORITY AGREEMENT  
Registration Number: BB4046202  
Registration Date and Time: 2012-05-11 09:20  
Remarks: GRANTING BB4046201 PRIORITY OVER BA359464 SEE  
BB224126, BB894217 AND BB1491465 AND BA359465  
SEE BB1491466 AND BB610379 SEE BB910373 AND  
BB1491467 AND BB610380 SEE BB1491468

Nature: STATUTORY RIGHT OF WAY  
Registration Number: BB4046219  
Registration Date and Time: 2012-05-11 09:22  
Registered Owner: VILLAGE OF ANMORE  
Remarks: PLAN BCP50740

Nature: PRIORITY AGREEMENT  
Registration Number: BB4046220  
Registration Date and Time: 2012-05-11 09:22  
Remarks: GRANTING BB4046219 PRIORITY OVER BA359464 SEE  
BB224126, BB894217 AND BB1491465 AND BA359465  
SEE BB1491466 AND BB610379 SEE BB910373 AND  
BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT  
Registration Number: BB4046225  
Registration Date and Time: 2012-05-11 09:24  
Registered Owner: VILLAGE OF ANMORE  
Remarks: INTER ALIA

**TITLE SEARCH PRINT**

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Nature: PRIORITY AGREEMENT  
 Registration Number: BB4046226  
 Registration Date and Time: 2012-05-11 09:24  
 Remarks: INTER ALIA  
 GRANTING BB4046225 PRIORITY OVER BA359464 SEE  
 BB224126, BB894217 AND BB1491465 AND BA359465  
 SEE BB1491466 AND BB610379 SEE BB910373 AND  
 BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT  
 Registration Number: BB4046233  
 Registration Date and Time: 2012-05-11 09:25  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: PLAN BCP50745

Nature: PRIORITY AGREEMENT  
 Registration Number: BB4046234  
 Registration Date and Time: 2012-05-11 09:25  
 Remarks: GRANTING BB4046233 PRIORITY OVER BA359464 SEE  
 BB224126, BB894217 AND BB1491465 AND BA359465  
 SEE BB1491466 AND BB610379 SEE BB910373 AND  
 BB1491467 AND BB610380 SEE BB1491468

Nature: STATUTORY RIGHT OF WAY  
 Registration Number: BB4046274  
 Registration Date and Time: 2012-05-11 09:32  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA  
 PLAN BCP50752

Nature: COVENANT  
 Registration Number: BB4046275  
 Registration Date and Time: 2012-05-11 09:32  
 Registered Owner: VILLAGE OF ANMORE  
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT  
 Registration Number: BB4046276  
 Registration Date and Time: 2012-05-11 09:32  
 Remarks: GRANTING BB4046274 PRIORITY OVER BA359464 SEE  
 BB224126, BB894217 AND BB1491465 AND BA359465  
 SEE BB1491466 AND BB610379 SEE BB910373 AND  
 BB1491467 AND BB610380 SEE BB1491468

**TITLE SEARCH PRINT**

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Nature: PRIORITY AGREEMENT  
 Registration Number: BB4046277  
 Registration Date and Time: 2012-05-11 09:32  
 Remarks: GRANTING BB4046275 PRIORITY OVER BA359464 SEE  
 BB224126, BB894217 AND BB1491465 AND BA359465  
 SEE BB1491466 AND BB610379 SEE BB910373 AND  
 BB1491467 AND BB610380 SEE BB1491468

Nature: MORTGAGE  
 Registration Number: BB1491465  
 Registration Date and Time: 2012-06-26 10:44  
 Registered Owner: TCC MORTGAGE HOLDINGS INC.  
 INCORPORATION NO. BC0605229  
 Transfer Number: BB4089945  
 Remarks: EXTENSION OF BA359464

Nature: ASSIGNMENT OF RENTS  
 Registration Number: BB1491466  
 Registration Date and Time: 2012-06-26 10:44  
 Registered Owner: TCC MORTGAGE HOLDINGS INC.  
 INCORPORATION NO. BC0605229  
 Transfer Number: BB4089946  
 Remarks: EXTENSION OF BA359465

Nature: MORTGAGE  
 Registration Number: BB1491467  
 Registration Date and Time: 2012-06-26 10:45  
 Registered Owner: TCC MORTGAGE HOLDINGS INC.  
 INCORPORATION NO. 0740564  
 Remarks: EXTENSION OF BB610379

Nature: ASSIGNMENT OF RENTS  
 Registration Number: BB1491468  
 Registration Date and Time: 2012-06-26 10:45  
 Registered Owner: TCC MORTGAGE HOLDINGS INC.  
 INCORPORATION NO. 0740564  
 Remarks: EXTENSION OF BB610380

Nature: CERTIFICATE OF PENDING LITIGATION  
 Registration Number: BB1492273  
 Registration Date and Time: 2012-07-03 11:06  
 Registered Owner: TCC MORTGAGE HOLDINGS INC.

Nature: CERTIFICATE OF PENDING LITIGATION  
 Registration Number: BB1492276  
 Registration Date and Time: 2012-07-03 11:07  
 Registered Owner: JACK CEWE LTD.



**TITLE SEARCH PRINT**

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE
<b>Pending Applications</b>	NONE



## Site Disclosure Statement

All fields marked with an asterisk (\*) are mandatory.

Has the site been used for any industrial or commercial uses described in [Schedule 2](#) of the Contaminated Sites Regulation? \*

- Yes  
 No

If you answered no to the question above, the form is not submitted to the ministry. As per Section 3.5 of the Contaminated Sites Regulation, a municipality or approving officer may still request a person to complete a site disclosure statement for their records.

### Section I - Contact information

#### A: Site owners(s) or operators(s)

<p>Last name *</p> <input type="text" value="Barone"/>	<p>First name *</p> <input type="text" value="Tony"/>	<input type="button" value="⊕"/>	
<p>Company, if applicable</p> <input type="text" value="Bella Terra Investments 2 Inc."/>			
<p>Address *</p> <input type="text" value="Unit 301, 6678 152 Street"/>	<p>City *</p> <input type="text" value="Surrey"/>		
<p>Province *</p> <input type="text" value="BC"/>	<p>Country *</p> <input type="text" value="Canada"/>		<p>Postal code *</p> <input type="text" value="V3S 7J2"/>
<p>Phone number *</p> <input type="text" value="604-340-7468"/>	<p>Email *</p> <input type="text" value="tony@christenhomes.com"/>		
<p>Last name *</p> <input type="text" value="Basefat"/>			<input type="button" value="⊕"/>
<p>First name *</p> <input type="text" value="Mohammad M"/>			
<p>Company, if applicable</p> <input type="text" value="0763974 B.C L.T.D"/>			
<p>Address *</p> <input type="text" value="301 - 370 Esplanade E"/>	<p>City *</p> <input type="text" value="North Vancouver"/>		
<p>Province *</p> <input type="text" value="BC"/>	<p>Country *</p> <input type="text" value="Canada"/>	<p>Postal code *</p> <input type="text" value="V7L 1A4"/>	
<p>Phone number *</p> <input type="text" value="604-306-8297"/>	<p>Email *</p> <input type="text" value="mmbasefat@gmail.com"/>		
<p>Last name *</p> <input type="text" value="Mainella"/>		<input type="button" value="⊕"/>	
<p>First name *</p> <input type="text" value="Mario"/>			
<p>Company, if applicable</p> <input type="text" value="MNP Ltd. Receiver-Manager of the assets, undertaking and properties of Kings Legacy De"/>			
<p>Address *</p> <input type="text" value="403 - 505 Burrard St, PO Box 72"/>	<p>City *</p> <input type="text" value="Vancouver"/>		
<p>Province *</p> <input type="text" value="BC"/>	<p>Country *</p> <input type="text" value="Canada"/>		<p>Postal code *</p> <input type="text" value="V7X 1M3"/>
<p>Phone number *</p> <input type="text" value="604-657-5646"/>	<p>Email *</p> <input type="text" value="mario.mainela@mnp.ca"/>		
<p><b>B: Person completing site disclosure statement (leave blank if same as above)</b></p>			
<p>Last name</p> <input type="text" value="Yan"/>	<p>First name</p> <input type="text" value="Leah"/>		

Company, if applicable  
EKISTICS Town Planning Inc.

**C: Person to contact regarding the site disclosure statement**

Last name \* Yan First name \* Leah

Company, if applicable  
EKISTICS Town Planning Inc.

Address \* 1925 Main Street City \* Vancouver

Phone number \* 604-739-7526 Email \* yan@ekistics.ca

^ Section II - Site information

**Coordinates for the centre of the site:**

**Latitude**

Degrees \* 49 Minutes \* 18 Seconds \* 34.02

**Longitude**

Degrees \* 122 Minutes \* 50 Seconds \* 8.83

**Attention:**

A separate map with appropriate scale showing the location and boundaries of the site must be included.

I will include a map with my submission \*

**Land ownership \***

- Legally titled, registered property
- Untitled Crown land

**For legally titled, registered property**

Site address \* 1720 & 2100 East Road, Wollny Court

City \* Anmore Postal code \* -

PID \* 028-856-589  
Land description \* Lot 2 Section 16 Township 39 New Westminster District Plan BCP50903

PID \* 027-687-309  
Land description \* Lot 8 Section 16, 20 and 21 Township 39 New Westminster District Plan BCP38521

PID \* 002-811-626  
Land description \* Lot 71 Sections 16 and 21 Township 39 New Westminster District Plan 61510

PID \* 028-861-256

Land description \*

Lot 23 Section 21 Township 39 New Westminster District Plan BCP50736

^ Section III - Specified industrial or commercial uses

Indicate all the industrial or commercial uses described in the Contaminated Sites Regulation [Schedule 2](#) which have occurred or are occurring on this site.

Example Schedule 2 references and descriptions

E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage

F10. solvent manufacturing, bulk storage, shipping and handling

Schedule 2 reference and description \*

None

^ Section IV - Additional information

1. Provide a brief summary of the planned activity and proposed land use at the site. \*

Rezoning of the site to a Comprehensive Development Zone

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. \*

Confirmation with site owners.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: \*

N/A

^ Section V - Declarations

Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

- Under order
- Foreclosure
- CCAA proceedings
- BIA proceedings
- Decommissioning
- Pending application

**By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:**

SIGNATURE



Sign above

First and last name

Leah Yan

- Owner
- Operator

Date signed

2024-06-14

For agents completing this form, save to PDF then forward the form to the owner/operator to complete this section.

Approving authority contact information

All fields in this section must be completed by the municipality (including regional districts) or approving officer prior to forwarding the form to the site registrar.

First and last name  Agency



Address

Phone number  Email

Reason for submission (Please check one or more of the following):

Building permit     Subdivision     Zoning     Development permit

-----

Date received by approving authority   Date submitted to registrar  

Version: 18





## 2. PROJECT CONTEXT

## BACKGROUND

The Pinnacle Ridge Hillside is a unique, thoughtfully planned community of homes that exemplifies cutting-edge design and embodies Anmore's semi-rural character.

The extensive leisure opportunities, beautiful natural environment and diversity of housing options makes this an attractive location for new families.

Pinnacle Ridge Hillside Estate ('the Site') consists of four parcels, owned by three landowners. While individual landowners have previously submitted rezoning applications to the Village, a unified plan was requested for the development's progression. In response, the landowners have united under a shared vision to craft a community seamlessly integrated with Anmore's natural beauty and recreational amenities.

Pinnacle Ridge Hillside aims to enhance Anmore's unique essence and preserve the surrounding environment while pioneering a financially sustainable model to benefit the community.

This application seeks to rezone the Site from Residential 1 to Comprehensive Development (CD) Zone.





## REGIONAL CONTEXT

Anmore is a village within Metro Vancouver, in the Canadian province of British Columbia. It is located to the north of the City of Port Moody and is along the shores of the Indian Arm.

Currently home to approximately 2,300 residents, the population is expected to nearly double by 2041.

Anmore predominately features low-density residential development, with most residents commuting outside the area for employment and services.

Positioned a 15-minute drive from Coquitlam's town centre and in close proximity to numerous walking trails and recreational activities, the Pinnacle Ridge Hillside neighbourhood represents a significant opportunity for establishing a premier hillside community.

The Village is also situated just minutes away from the Barnet and Lougheed highways, as well as nearby SkyTrain stations. As such, the site offers residents easy access to Vancouver, Burnaby and the wider area.



**VANCOUVER**  
1 HOUR DRIVE

**BURNABY**  
30 MINUTE DRIVE

**COQUITLAM**  
15 MINUTE DRIVE

Site

## LOCAL CONTEXT



The Pinnacle Ridge Hillside neighbourhood boasts an idyllic setting surrounded by an intricate network of walking trails which provide residents with access to the surrounding areas of Eagle Mountain, Buntzen Lake and Belcarra Park. This expansive open space network serves as an opportunity for residents to immerse themselves in the area's natural splendour.

The nearby town centres of Coquitlam and Port Moody stand as bustling hubs, catering to the diverse needs of residents. These centres provide the area with an array of shopping, dining and accommodation options and recreational activities.

Within the vicinity, there are a number of primary and secondary schools nearby as well as the Simon Fraser University within a half hour drive.





## LANDOWNERS

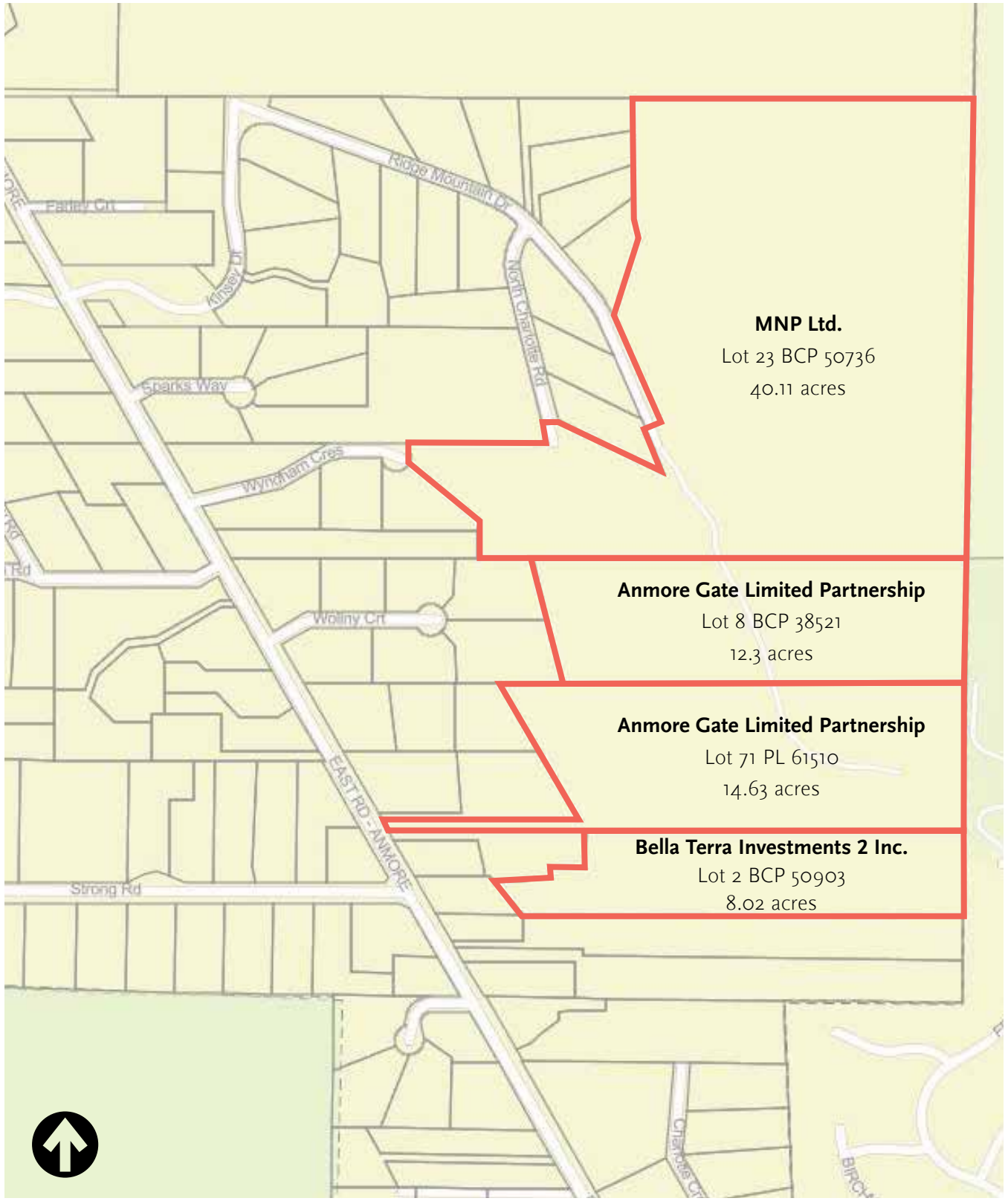
Pinnacle Ridge Hillside Estates ('the site') comprises four parcels owned by three different landowners, MNP Ltd., Anmore Gate Limited Partnership and Bella Terra Investments 2 Inc. The site spans a total area of approximately 75 acres.

OCP Policy RLU-2 encourages alternative and innovative development proposals on hillsides. Policy RLU-6 encourages clustered housing zoning.

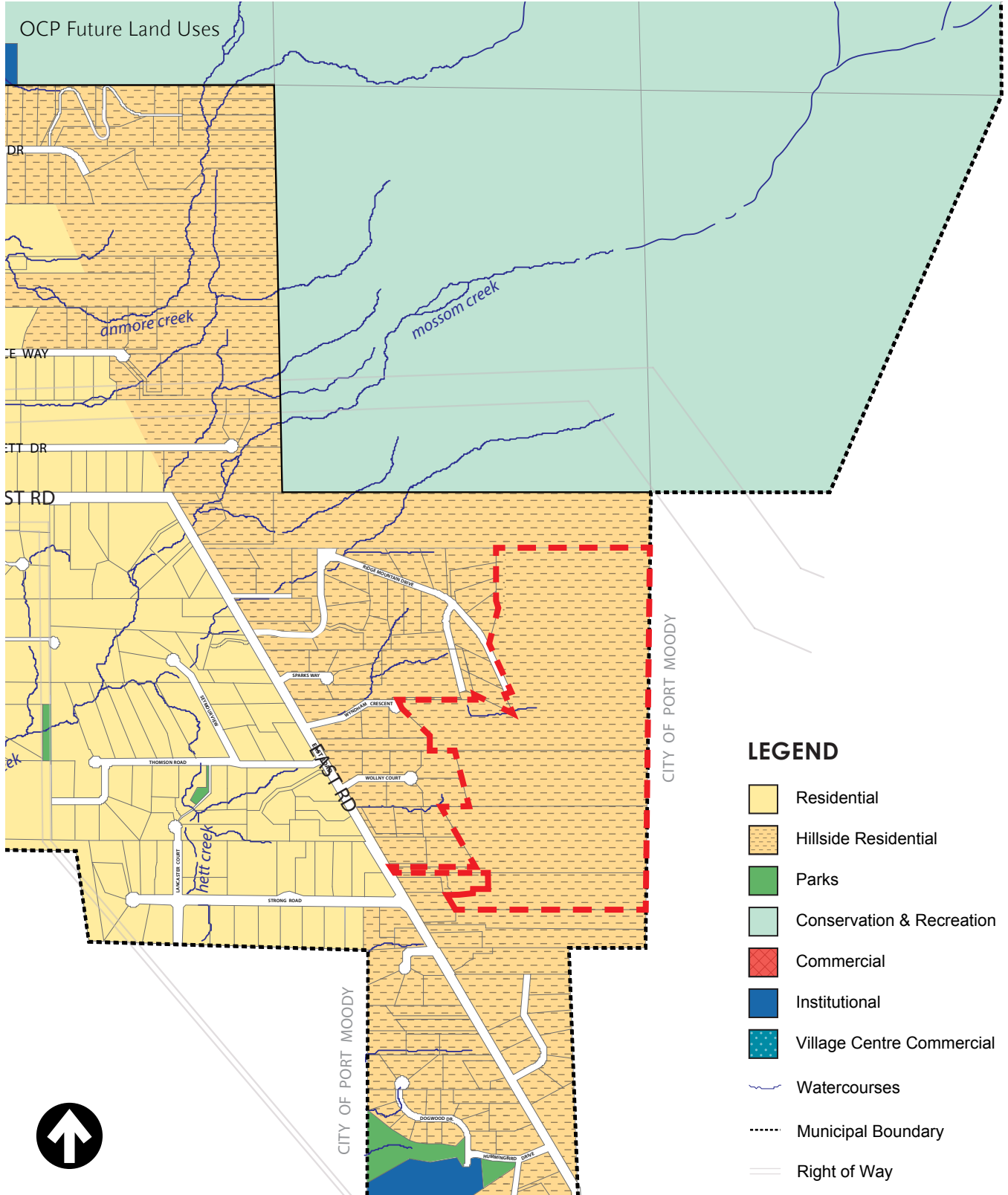
Aligned with the OCP Policy RLU-7, the landowners have collaborated to ensure a unified development strategy for the site.

Consistent with OCP Policy RLU-8 supports the consideration of CD zoning. The proposed development does not exceed a gross density of 1.8 lots per acre.

This approach will ensure the protection of environmentally sensitive areas such as the areas of steep slope, encourage the creation of contiguous green space and trails among the parcels, and facilitate the harmonious placement of homes across the sites.



# OCP PLAN



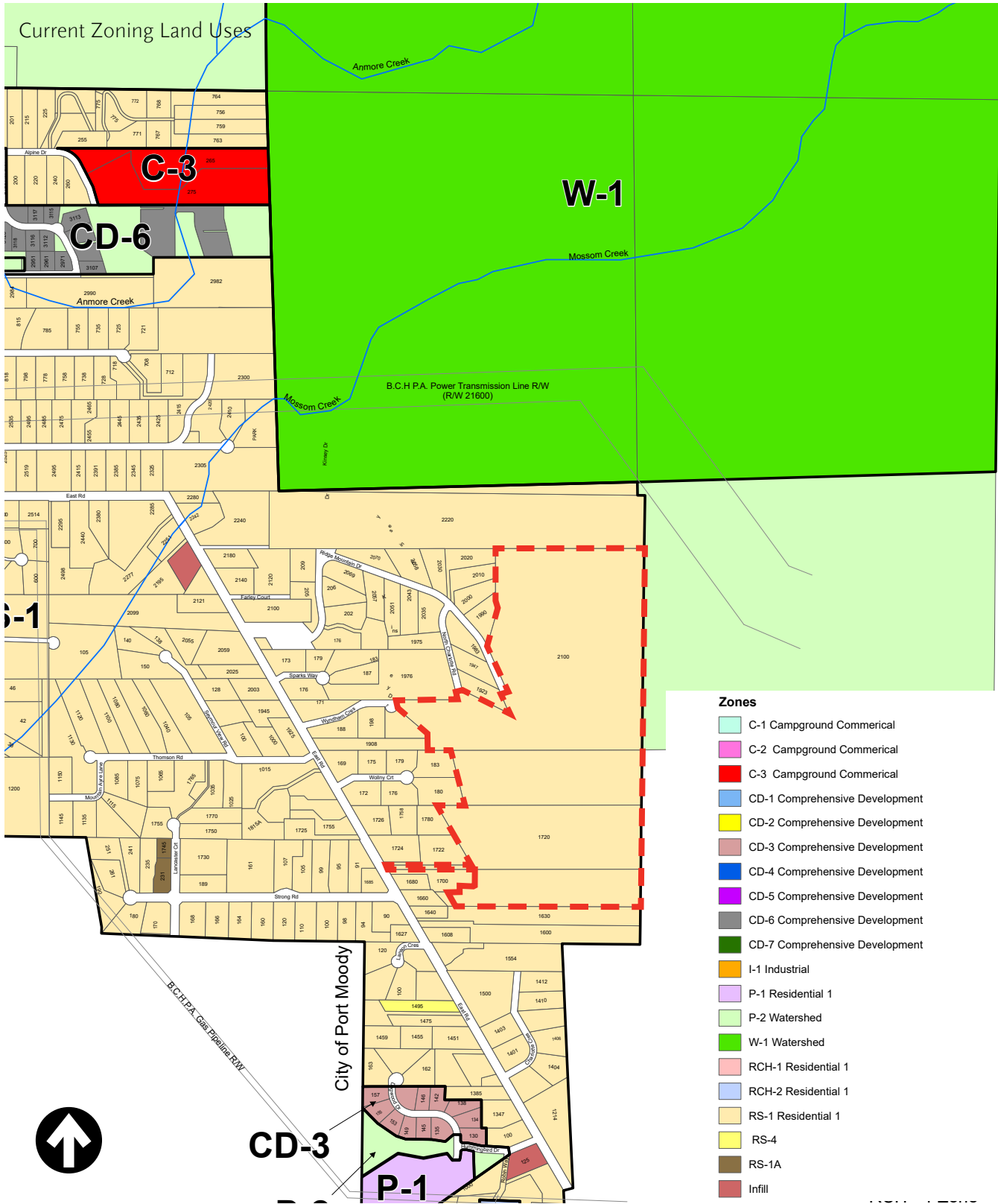
## LEGEND

- Residential
- Hillside Residential
- Parks
- Conservation & Recreation
- Commercial
- Institutional
- Village Centre Commercial
- Watercourses
- Municipal Boundary
- Right of Way

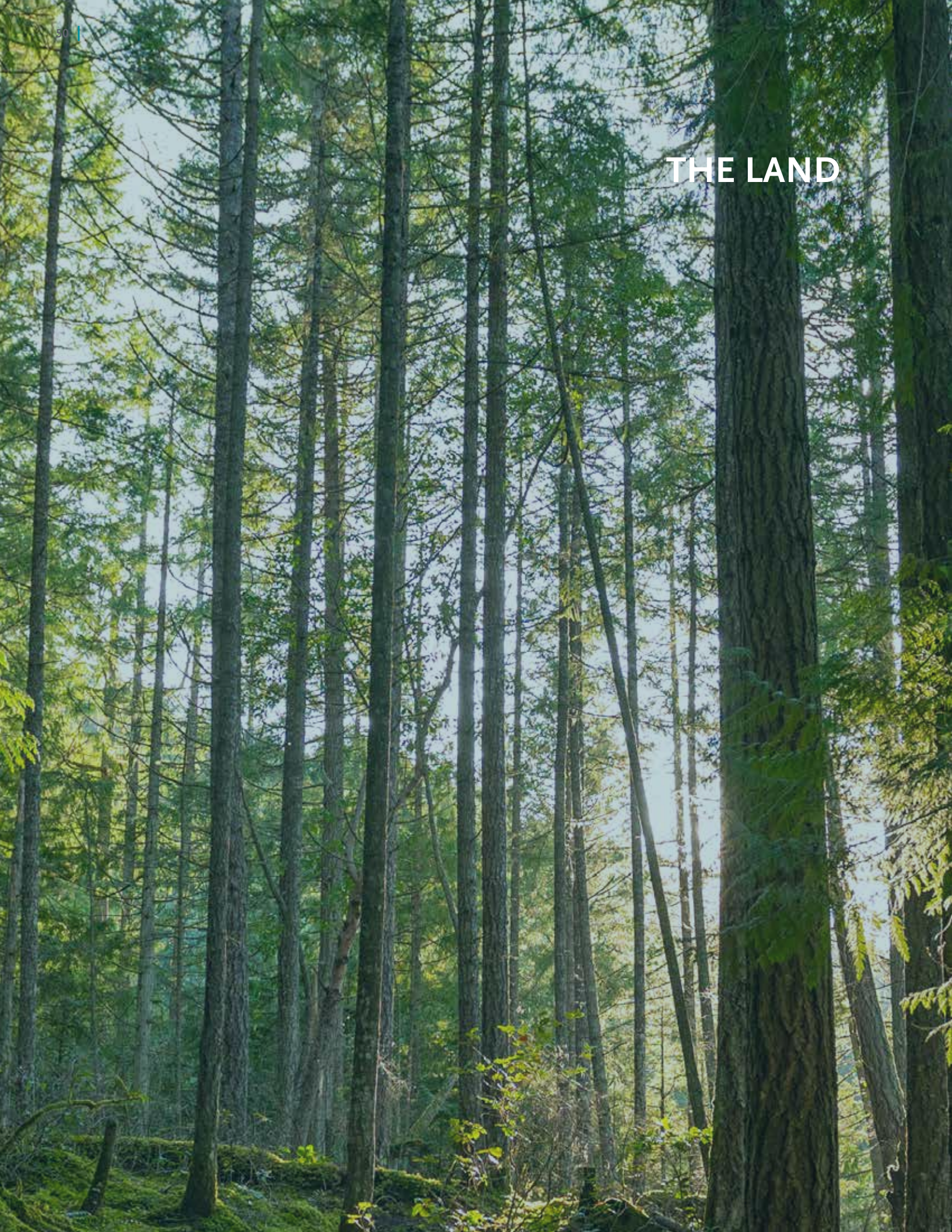




# ZONING PLAN



# THE LAND





## THE LAND

### AERIAL

The landscape is characterized by steep forested hillside with a mix of regenerative and mature forest.

There are existing homes around the site to the east, south and west.

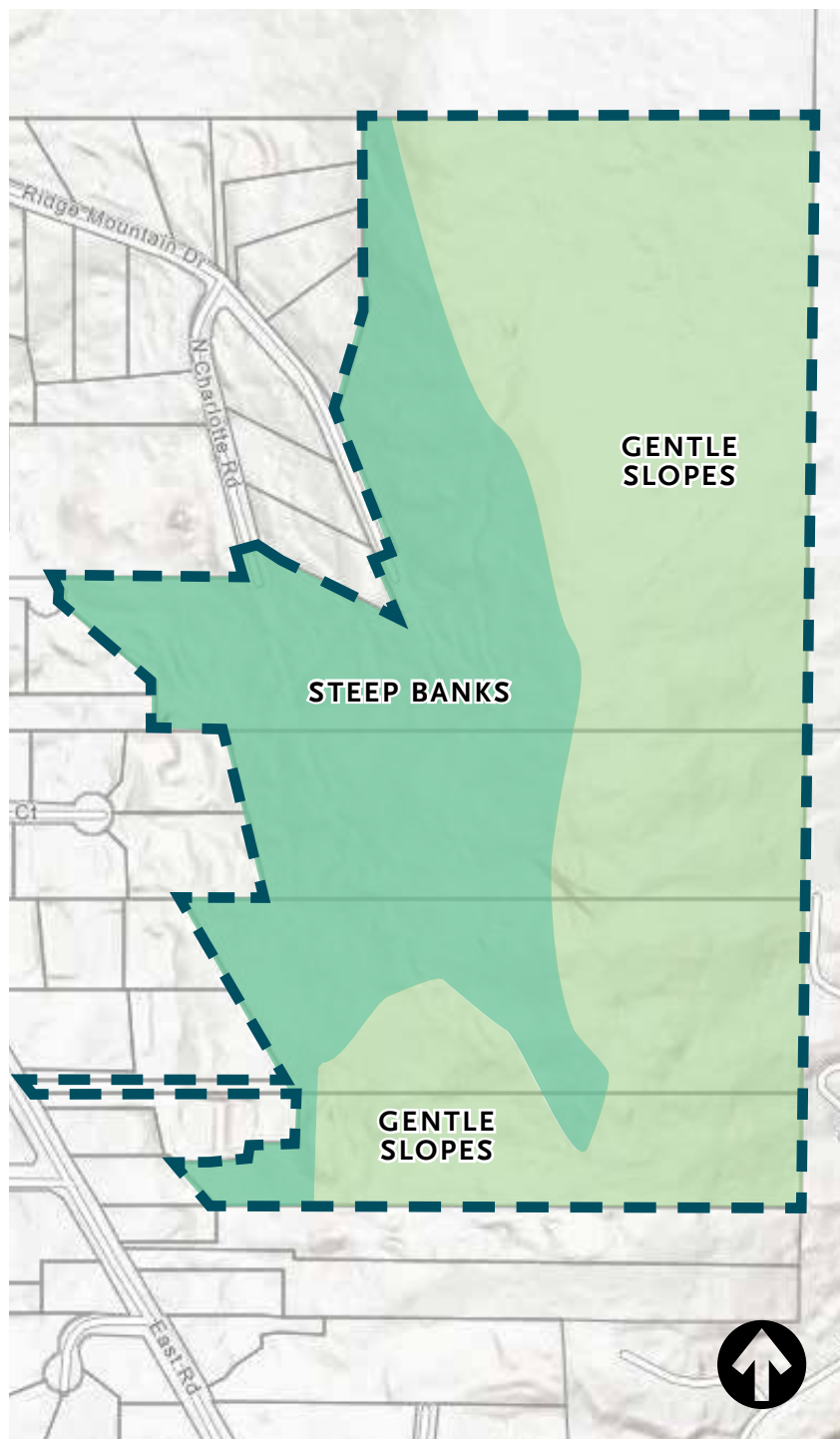
The site currently sits vacant and undeveloped apart from a few access roads and informal trails created by the public.



## LAND FORM

The topography of the site is characterized by gentle to moderately steep slopes, generally falling from the east down towards the west and south of the site. The site is generally forested with sections cleared.

The design approach makes use of the existing landscape. The design strives to provide a site-sensitive approach to minimize the impact of development on the site's topography and landscape.

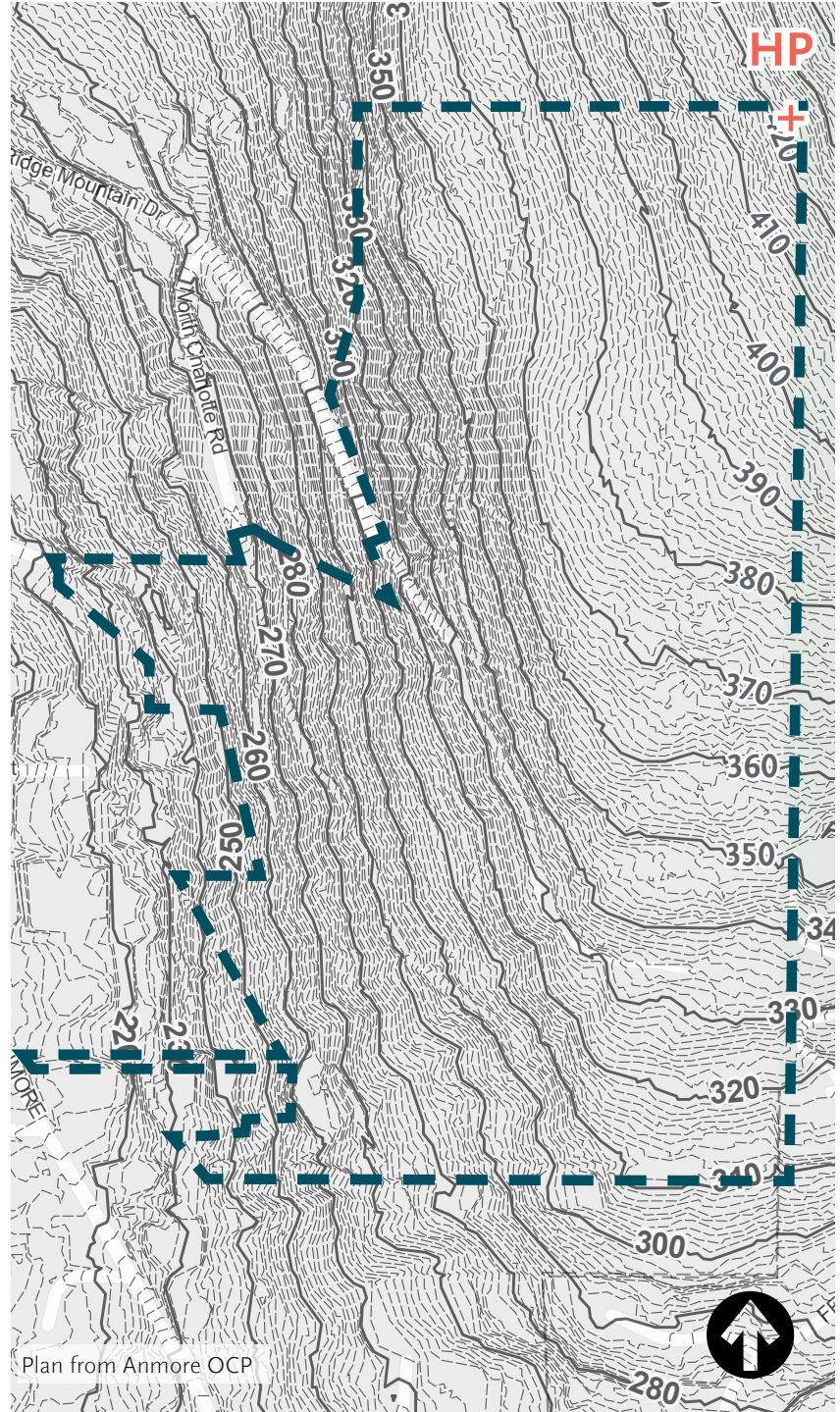


# THE LAND

## ELEVATION

The north eastern corner of the site is the highest point with an elevation of 427m.

From this high point, the land then falls down to an elevation of 211m on the western side of the site.

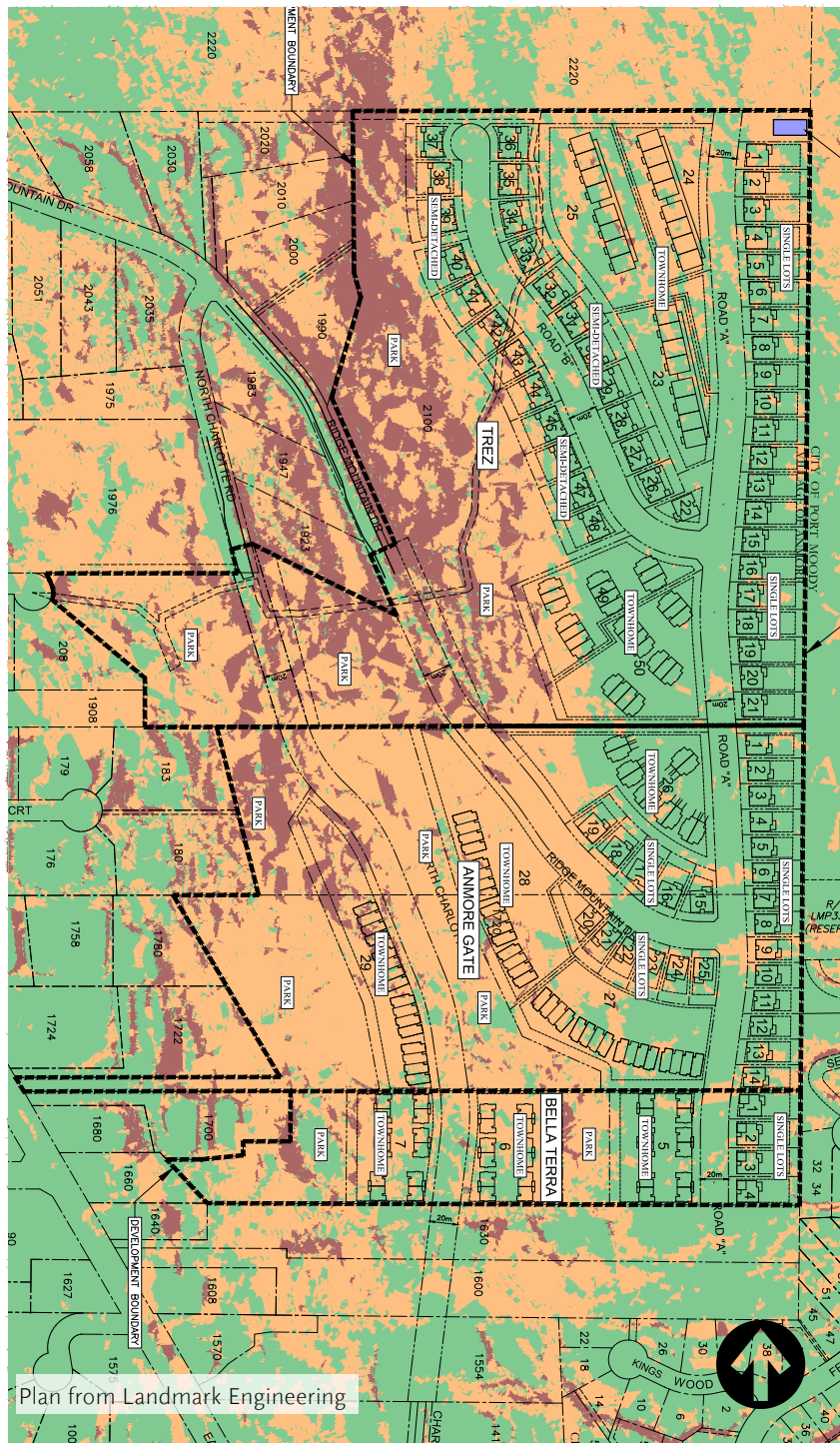


## SLOPE

A detailed slope analysis was undertaken to understand the existing slope regime and to determine the land area with the best development potential.

In general, buildings will be positioned on the gentle slopes and areas of a steeper slope will be reserved as lot areas and public green space.

A thorough understanding of the site conditions is essential in siting roads and buildings in a way that minimizes the impact to the natural environment and preserves views.



- 0% to 25% slope
- 25% to 50% slope
- > 50% slope

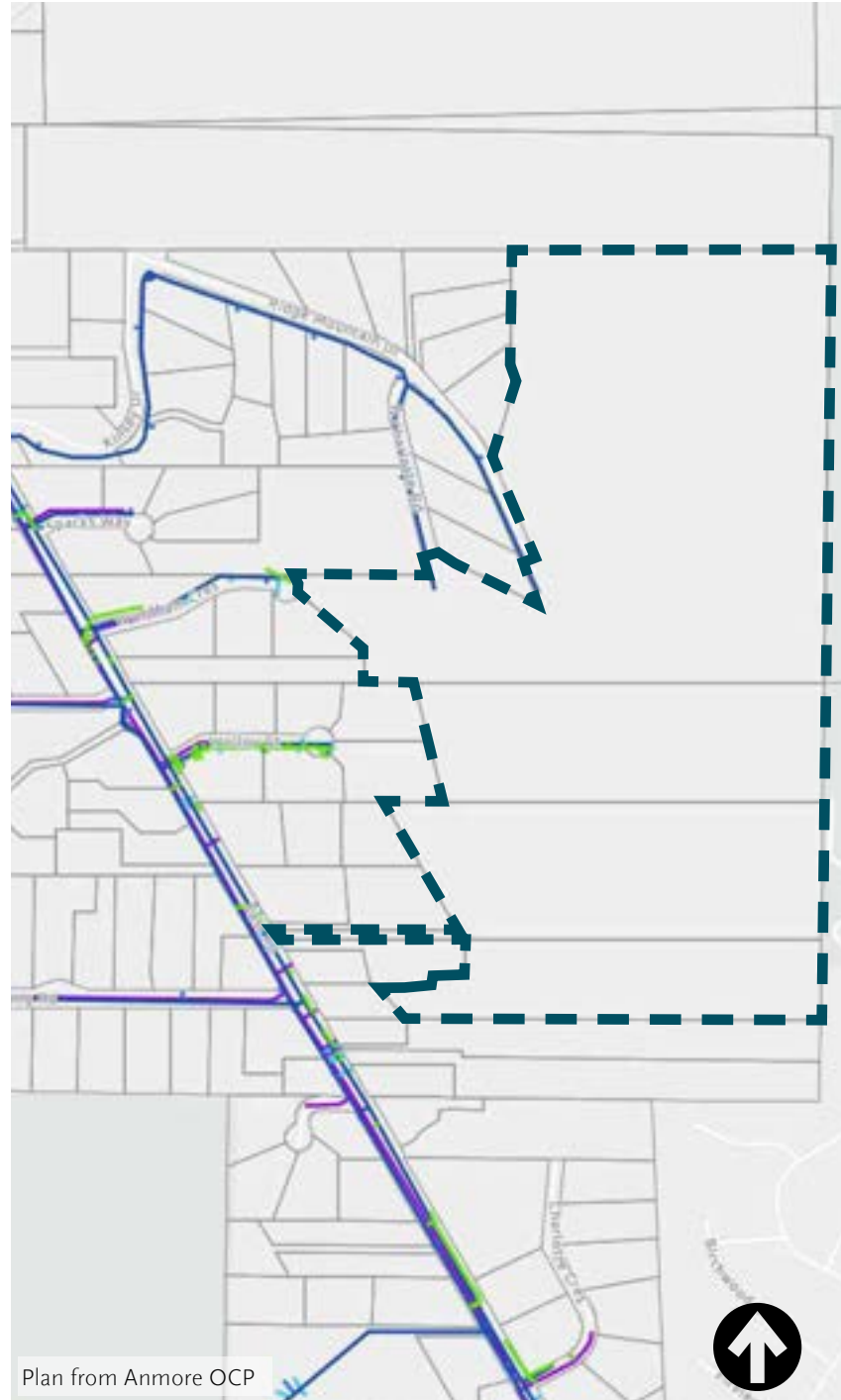
## THE LAND

### EXISTING INFRASTRUCTURE

There is an existing water main along Ridge Mountain Drive, North Charlotte Drive and East Road. There is also a pump station at the corner of Ridge Mountain Drive and Kinsey Drive.

There is an existing gas line and drainage pipe along East Road as well as within the lower cul-de-sacs to the west of the site.

The Village of Anmore does not have a municipal sanitary sewer system to service our development. Therefore, septic systems will be installed to service the homes.



- Water main
- Drainage pipe
- Gas line

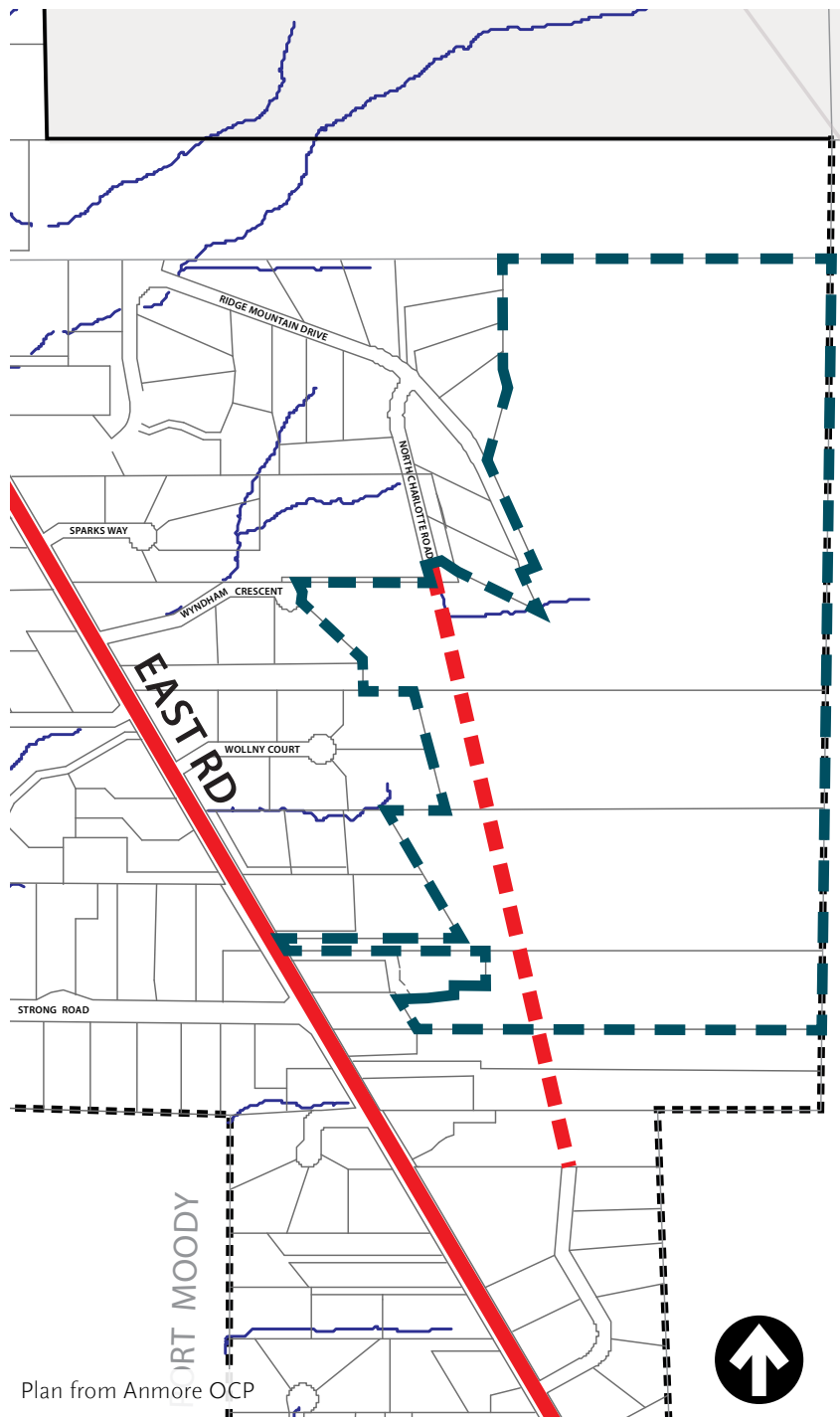


## ROAD NETWORK

To the west of the site, is East Road, which is integral to Anmore’s major road network, providing access to Port Moody and Coquitlam to the south.

The OCP proposes an extension of North Charlotte Drive through the site to connect with Charlotte Crescent to the south.

This road extension will enhance the area’s connectivity, improve overall traffic flow and provide important access for emergency response vehicles.



Plan from Anmore OCP

- Major road network
- - - Future road alignment

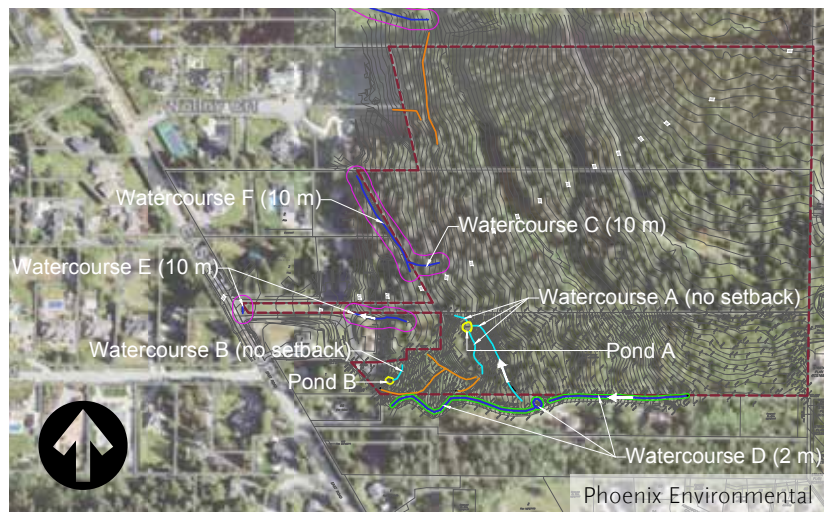
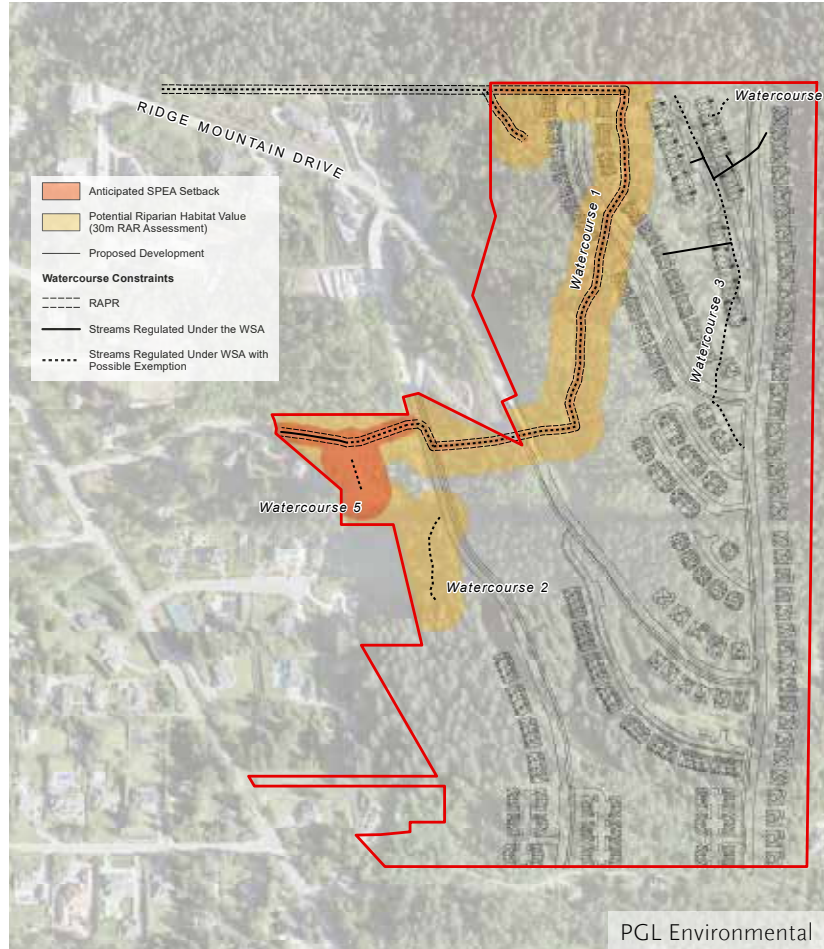
# THE LAND

## WATERCOURSE

Overview Environmental Assessments have been conducted on the site by PGL Environmental Consultants for the northern parcel, and Phoenix Environmental Services Ltd for the southern three parcels.

A watercourse has been identified within the northern portion of the site, as defined under the Riparian Areas Protection Regulation (RAPR) and the Water Sustainability Act (WSA).

As the site is predominantly an undeveloped, forested area, runoff from the site collecting and conveyed through modified or unmodified ephemeral watercourses is considered natural water supply.



- Non-RAPR Watercourse
- RAPR Watercourse
- WSA POND
- Dry, non-RAPR Ditch
- 10 m RAPR Setback
- 2 m Non-fish-bearing Constructed Ditch Setback
- $\leftarrow$  Flow Direction

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### 3. THE VISION

# DEVELOPMENT OBJECTIVES

## 1. PROTECT THE SEMI-RURAL CHARACTER

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

As per Anmore's OCP guidelines, semi-rural character is defined by the residents' lifestyles and a relaxed "country type" community that enjoys proximity to nature while being just minutes away from urban amenities.

A variety of housing forms are proposed to address the Village's evolving housing needs.

Design Guidelines will ensure future homes respect the existing semi-rural character.





# DEVELOPMENT OBJECTIVES

## 2. ENHANCE THE NATURAL ENVIRONMENT

A balance must be struck between development of the land and preservation of the natural environment.

Central to the design, is the dedication of over 30% of the development area as green space.

The configuration of future lots and roads has been meticulously planned to safeguard the integrity of the green space, ensuring minimal disturbance from the development.

This approach aims to mitigate adverse effects on the land's natural environment and topography.

An extensive network of trails is proposed across the green space, providing the public with the opportunity to appreciate the hillside views and the site's natural landscape features.







## DEVELOPMENT OBJECTIVES

### 3. ESTABLISH A FINANCIALLY SUSTAINABLE COMMUNITY

OCP Policy FS-4 emphasizes the Village of Anmore's adaptable approach concerning lot sizes, aiming to encourage future investment in the area whilst preserving the intended semi-rural character of the area.

To ensure a more financially sustainable development for the Village of Anmore, the proposed amendment seeks to allow for a density greater than what is currently permitted.

The concept plan incorporates a diverse selection of cluster housing designs and smaller detached homes. The design of the site, with a range of housing types, meets the community demand whilst preserving the semi-rural character.

The Fiscal Impact Study prepared by Urbanics illustrates that the development of the neighbourhood will represent a augmentation of significant property tax revenues for the Village of Anmore which can be used for community benefit.





MATURE FOREST

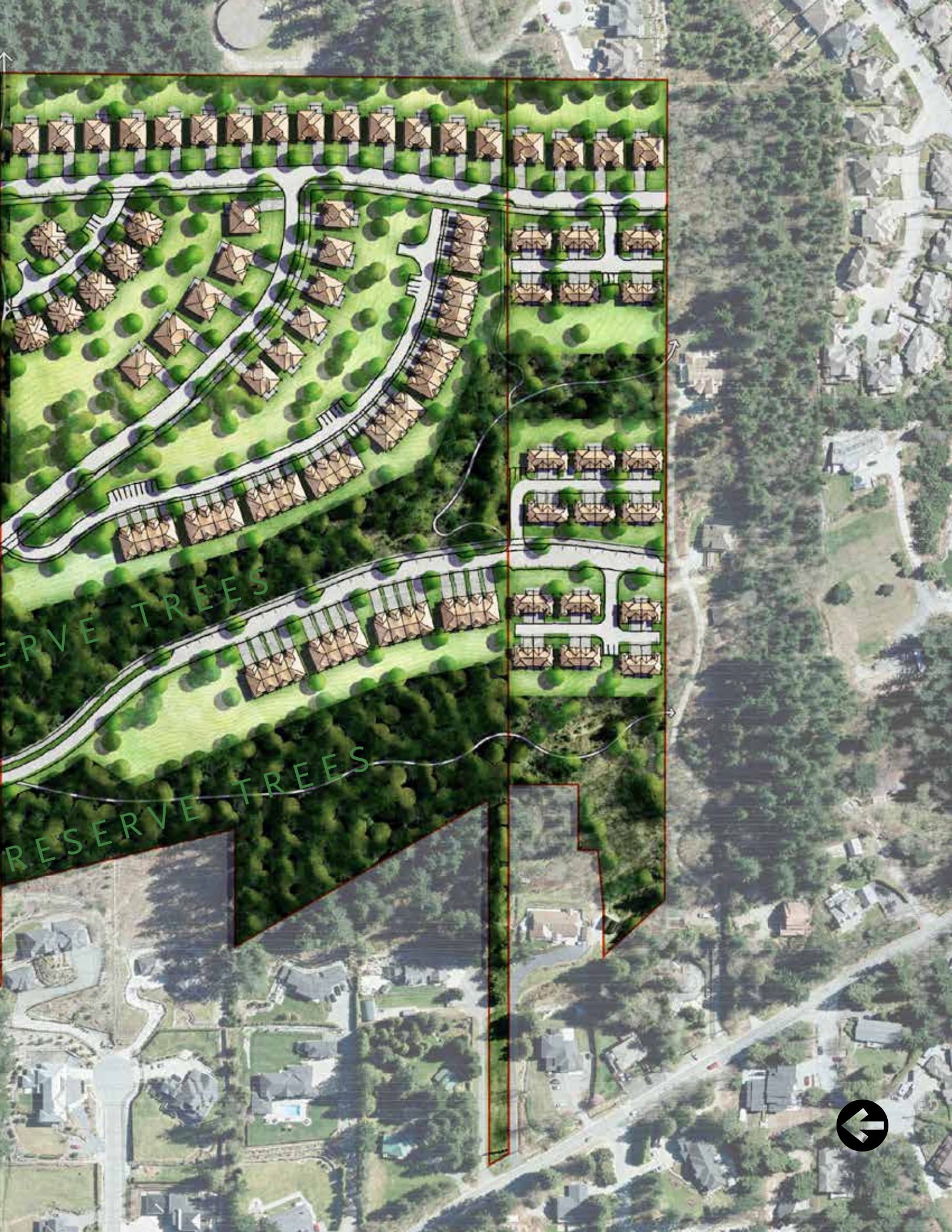


PRESERVE TREES

PRESERVE

P

ILLUSTRATIVE CONCEPT PLAN



RESERVE TREES  
RESERVE TREES

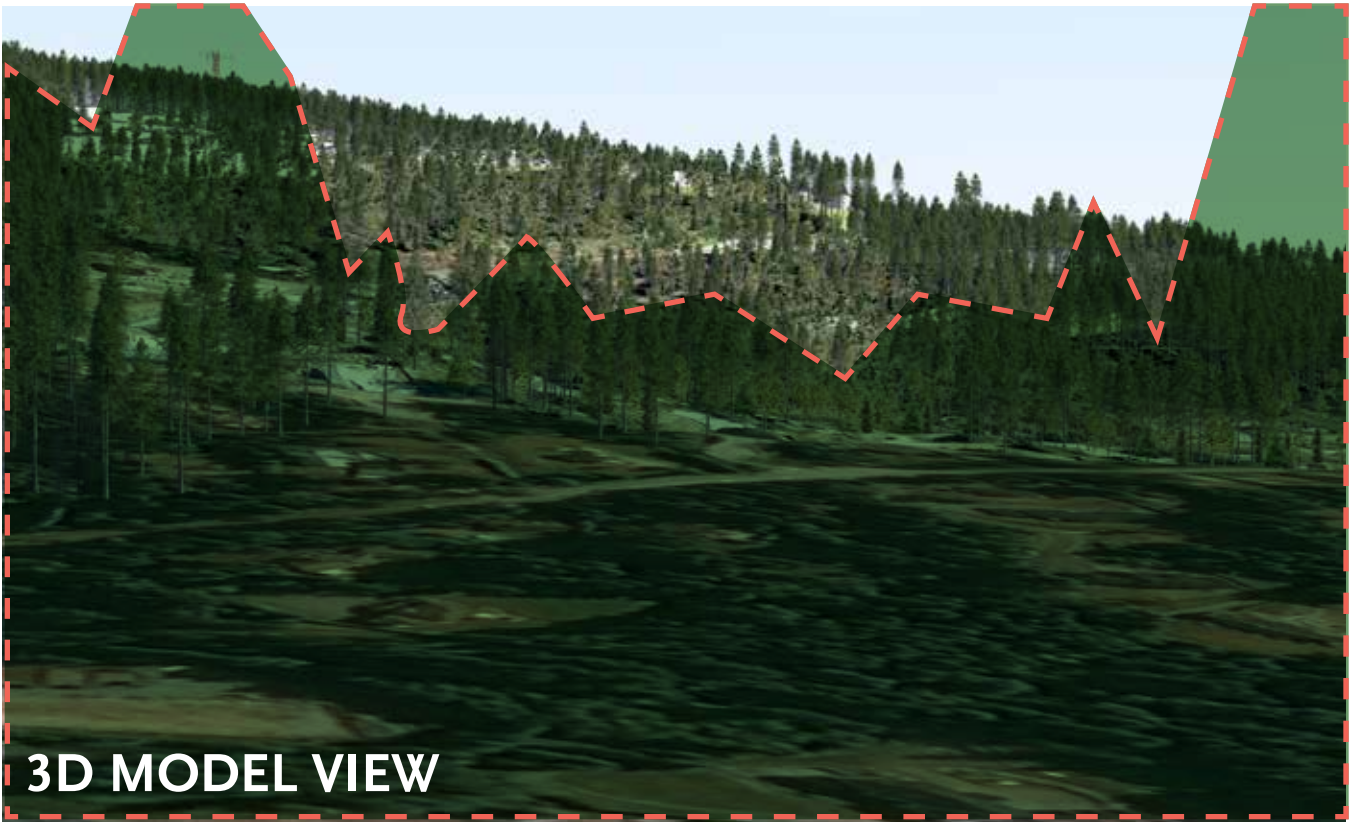


# PRELIMINARY 3D MASSING MODEL

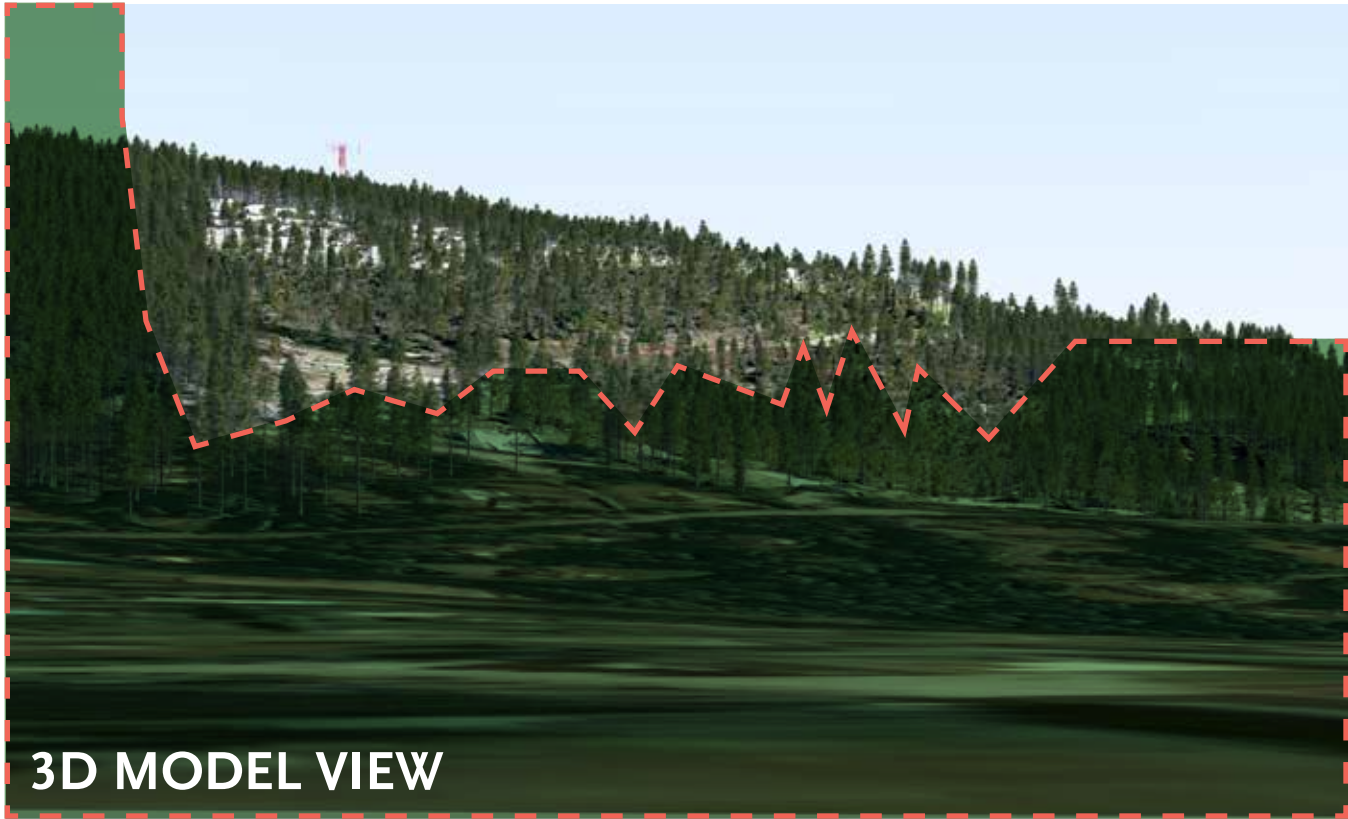




# VISUALIZATION STUDY





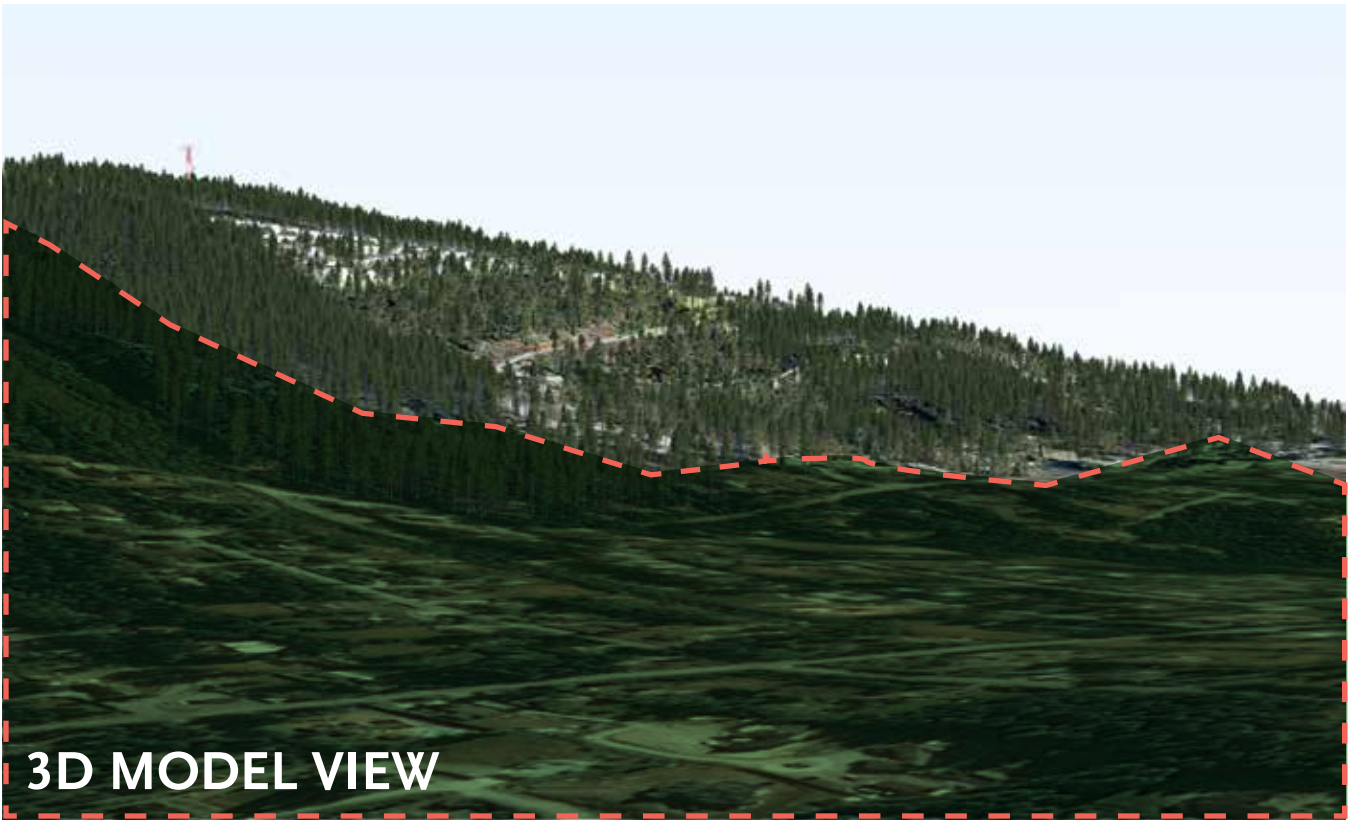


**3D MODEL VIEW**



**VIEW FROM SASAMAT VOLUNTEER FIRE DEPT.**

# VISUALIZATION STUDY



**3D MODEL VIEW**



**VIEW FROM UPPER UPLANDS**



**3D MODEL VIEW**



**VIEW UP WOLLNY COURT**

## SUPPORTING ASSESSMENTS

The following studies and technical assessments have informed the design and vision for the site. These assessments are included as appendices or are underway and will be submitted to the Village upon completion:

- Design Guidelines;
- Fiscal Impact Study;
- Transport Impact Assessment;
- Archaeological advice from the Archaeology Branch, BC Government;
- Sanitary Servicing Strategy;
- Preliminary Sewerage System Design & Report;
  - Potable Water Study;
  - Stormwater Management Strategy;
  - Environmental Site Assessment;
- Overview Environmental Assessment;
  - Geotechnical Assessment;
- Hydrogeological Investigation Report; and
- Easement Agreement Memorandum of Understanding.



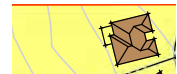
## CONCEPT PLAN

The plan for the site has been meticulously developed, taking into account the site's hillside topography and embracing Anmore's semi-rural character and relaxed country town feel. Core to the design are principles aimed at safeguarding the hillside character through expansive green spaces to preserve existing vegetation. Residential homes will be strategically clustered to reduce the development's visual and environmental impact.

A comprehensive set of Design Guidelines will be enacted to provide builders and future homeowners with direction on appropriate architectural and landscape design methods. These guidelines are geared towards creating a well-planned and environmentally respectful landscape.

It is noted that these plans are conceptual and subject to potential modifications based on the findings of ongoing technical investigations pertaining to the site's riparian, environmental and geotechnical conditions. The northern parcel is currently reviewing options to address the existing ephemeral watercourses as part of the whole hillside development drainage plan.

Single family homes



Semi-detached homes



Townhomes



Stacked townhomes

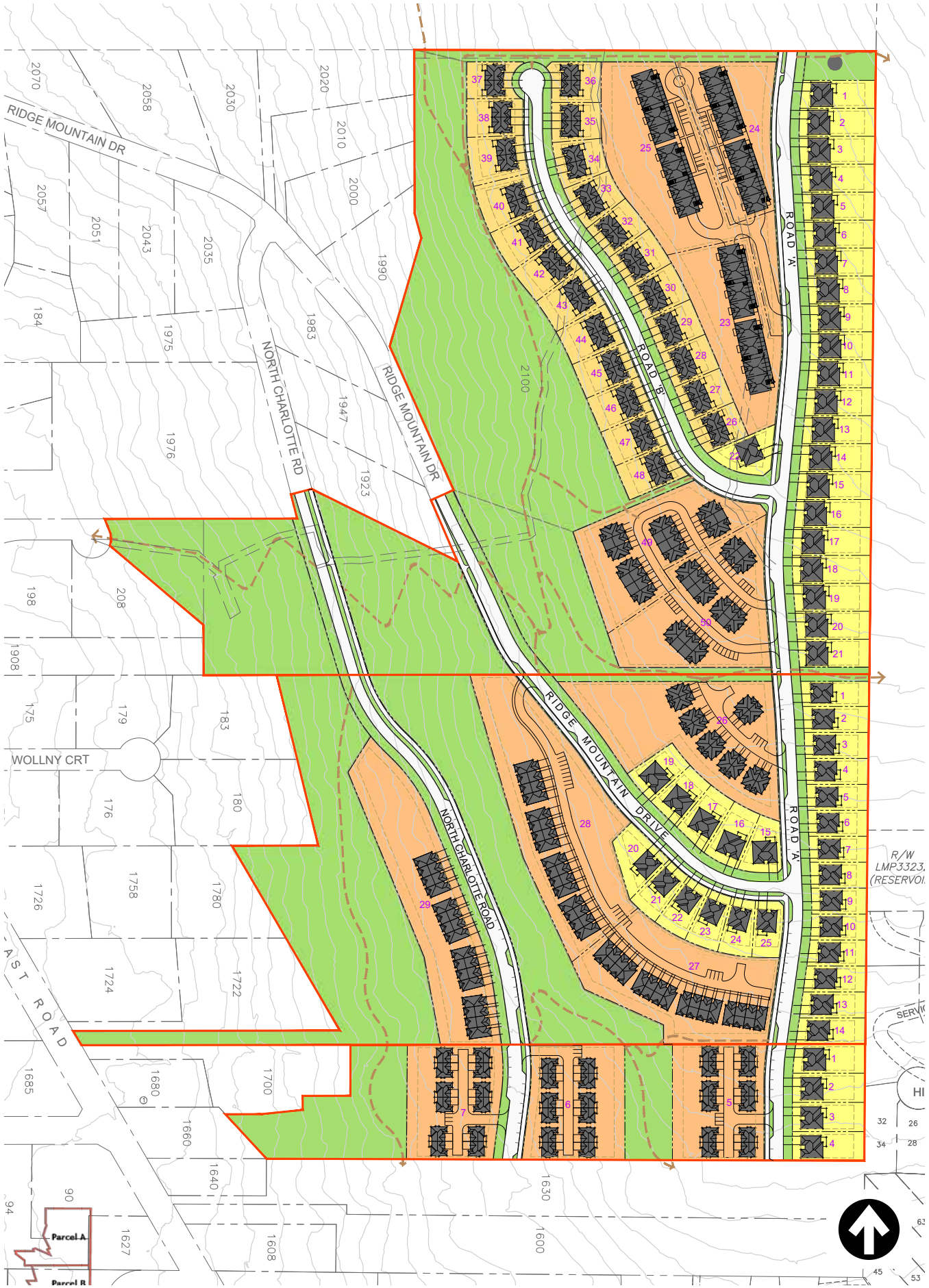


Green Space and Trails



Road





R/W LMP3323, (RESERVOIR)

SERV

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32 26  
34 28



45 53

## LAND USE PLAN

The following land uses are proposed on the site:

- Residential units with a mix of single family homes, semi-detached homes and townhomes;
  - Large areas of green space to preserve areas of steep slopes and the existing hillside landscape; and
- Road connections from Ridge Mountain Road and North Charlotte Drive.

Land Use					
	Parcel A	Parcel B	Parcel C	Site	
<b>Green Space (acres)</b>	14.6	8.2	2.2	<b>25.0</b>	33%
<b>Roads (acres)</b>	5.4	3.9	0.8	<b>10.1</b>	14%
<b>Residential (acres)</b>	20.0	14.5	5.0	<b>39.5</b>	53%
<b>Total (acres)</b>	40.0	26.7	8.0	<b>74.7</b>	100%
<b>Residential Lot Mix</b>					
<b>Single Family</b>					
Area (acres)	5.4	5.2	1.0	<b>13.6</b>	
# of units	22	25	4	<b>51</b>	
<b>Semi-Detached</b>					
Area (acres)	5.8	0	0	<b>5.8</b>	
# of units	46	0	0	<b>46</b>	
<b>Townhomes</b>					
Area (acres)	8.8	9.4	4.0	<b>22.2</b>	
# of units	76	60	36	<b>172</b>	
<b>Total # of units</b>	144	85	40	<b>269</b>	
<b>Total Area (acres)</b>	40.0	26.7	8.0	<b>74.7</b>	
<b>Units per acre (UPA)</b>	3.6	3.2	5.0	<b>3.6</b>	

Single family homes



Semi-detached homes



Townhomes



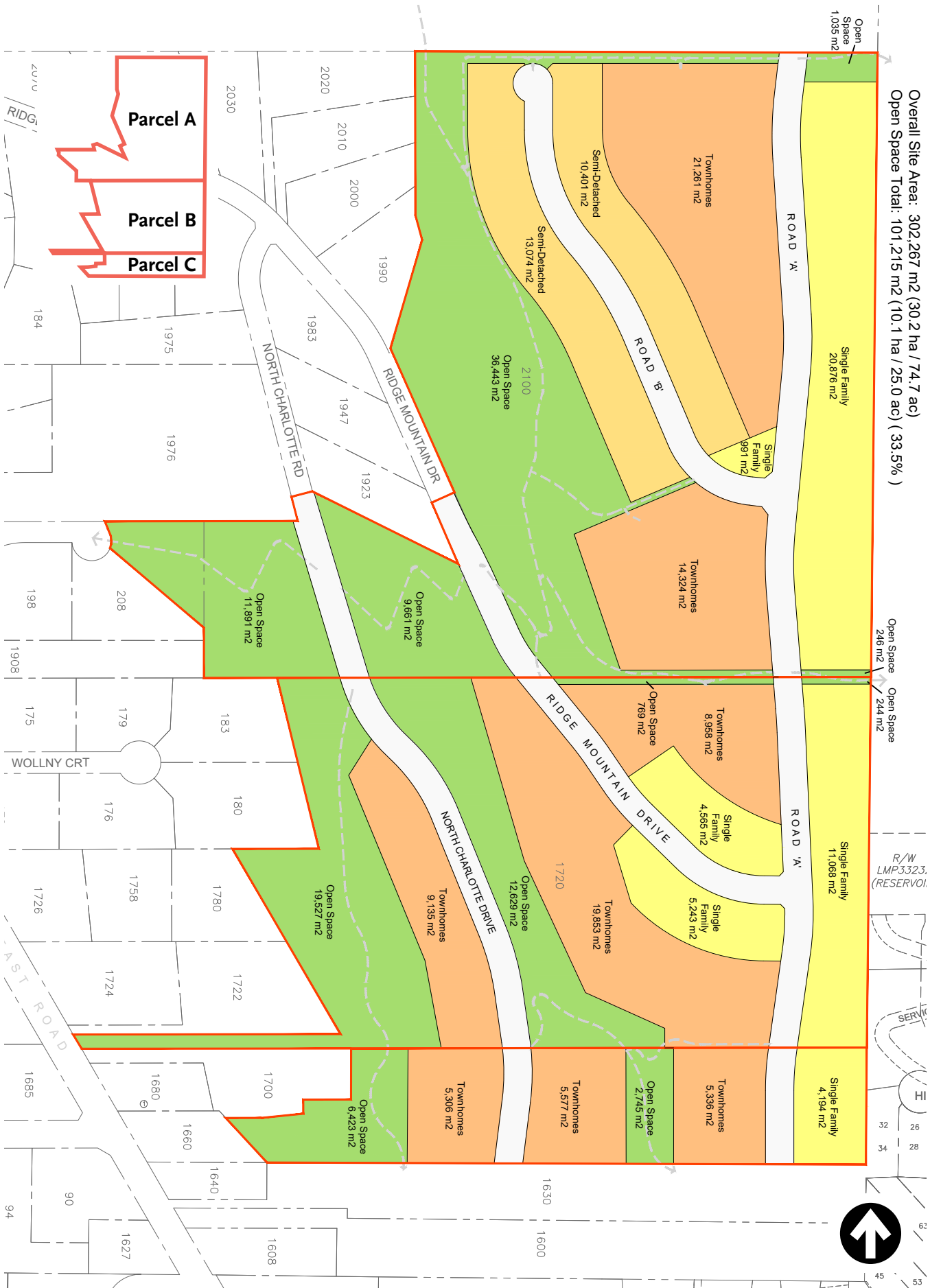
Green Space and Trails



Road







## GREEN SPACE AND TRAILS



A number of green spaces and trails will be provided as part of the development of the Pinnacle Ridge Hillside neighbourhood.

These trails are strategically planned in both north-south and east-west directions to provide connections to the existing neighbourhood area and the surrounding walking trails.

The trails allow residents to immerse themselves in the natural surroundings and utilize the green space for recreational activities.

The trails will also play a role in facilitating pedestrian movement and improving connectivity within the neighbourhood.



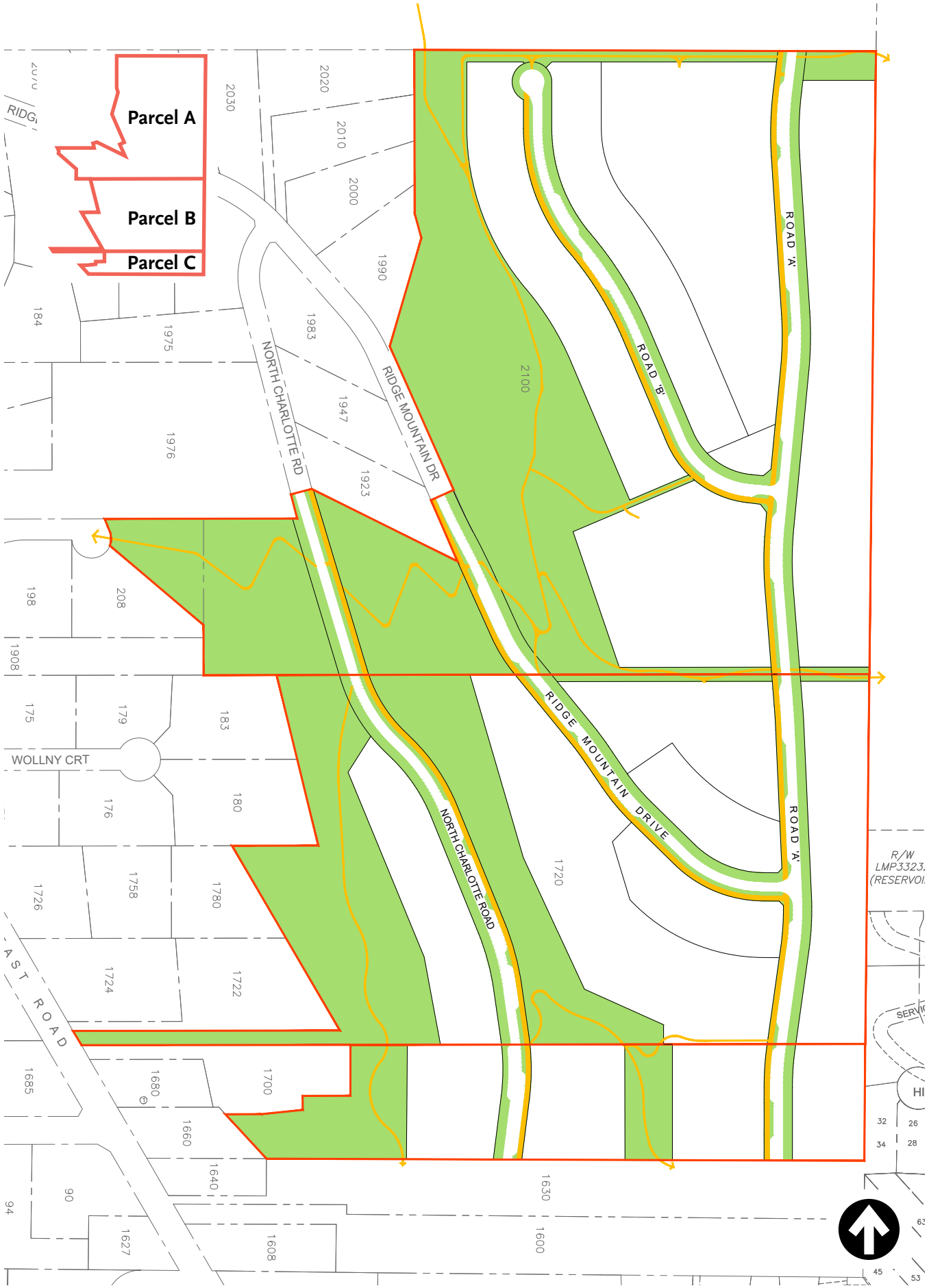
Green Space Acres				
	Parcel A	Parcel B	Parcel C	Site
<b>Green Space</b>	15.3	8.2	2.3	<b>25.7</b>
<b>Total</b>	40.0	26.7	8.0	<b>74.7</b>
<b>% of Total</b>	38%	31%	28%	<b>34%</b>

Green Space



Trails





Parcel A

Parcel B

Parcel C

RIDGE MOUNTAIN DR

NORTH CHARLOTTE RD

RIDGE MOUNTAIN DR

ROAD 'B'

ROAD 'A'

RIDGE MOUNTAIN DRIVE

NORTH CHARLOTTE ROAD

ROAD 'A'

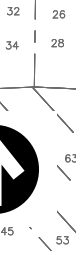
WOLLNY CRT

AST ROAD

R/W LMP3323, (RESERVOIR)

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# ROAD NETWORK

The site is to be accessed from two existing roads, Ridge Mountain Drive and North Charlotte Drive. The Hillside properties will benefit from convenient access from these road connections, enhancing the connectivity of the site.

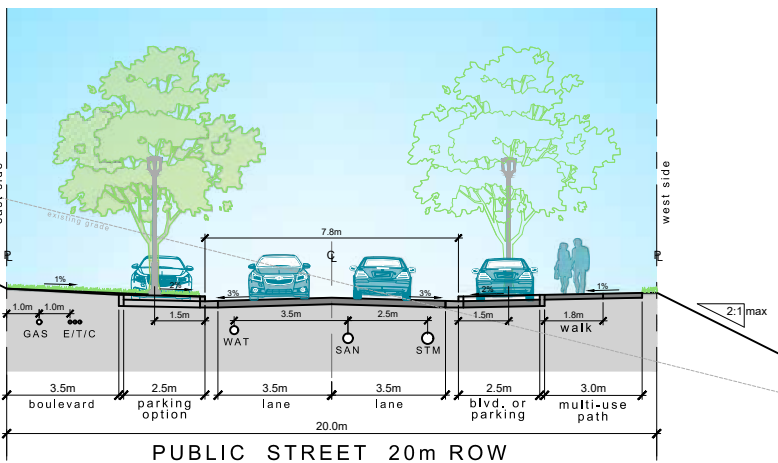
The proposed development is also intended to provide road connections through to the adjoining sites to the south and connect with Charlotte Crescent.

The roads have been designed to integrate with the slope of the hillside and ensure safe and efficient travel for residents and visitors.

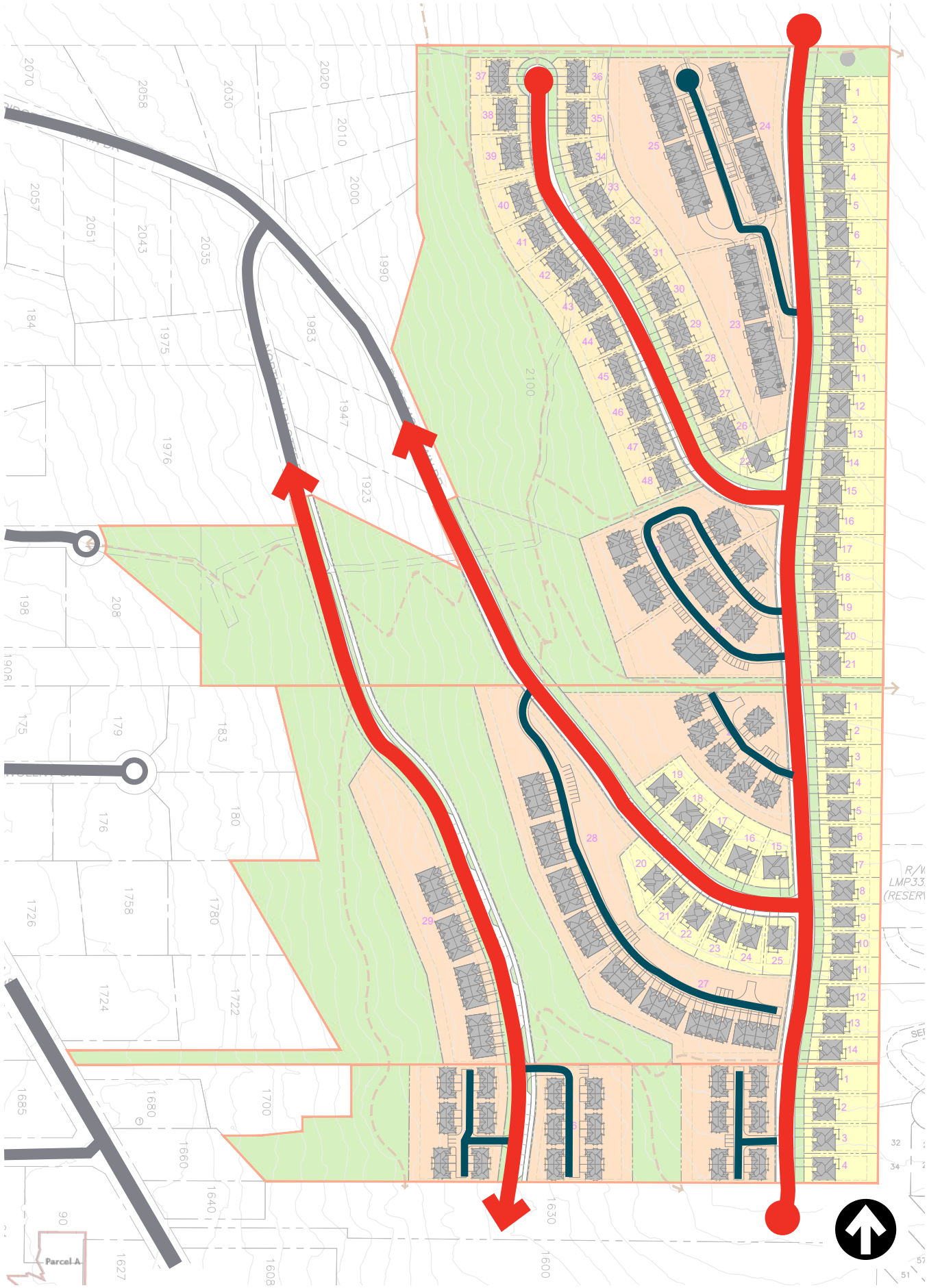
Efficient access is also crucial for emergency services. The road design will prioritize the safety and well-being of residents.

As a parking option, the proposed development includes 114 parallel parking spaces along public roads.

## ▲ PUBLIC ROAD



- Existing road
- Proposed public road
- Proposed strata road



## SEPTIC STRATEGY

Metro Vancouver's Regional Growth Strategy 2050 designates the Village of Anmore as 'Rural' land. As a result, the Village is not connected to an existing sanitary servicing network. As such, septic systems will be used to service the future homes.

This plan indicates the indicative location of the septic fields. The exact dimensions and location of these will be confirmed at the Building Permit stage.

The engineering team has conducted a preliminary assessment, ensuring the feasibility of integrating septic systems on the site and affirming the each lot's capacity to accommodate these systems effectively.



## ENVIRONMENTAL SENSITIVITY



One of the key principles in the masterplan process was to design with as little site disturbance as possible, keeping environmental sensitivity and FireSmart principles at the forefront.

The masterplan minimizes development impact with large areas of undisturbed land and specific building envelopes which will be controlled through a registered covenant.

The plan protects approximately 30% of the land as undisturbed allowing for the preservation of natural grade, drainage, vegetation and wildlife corridors.

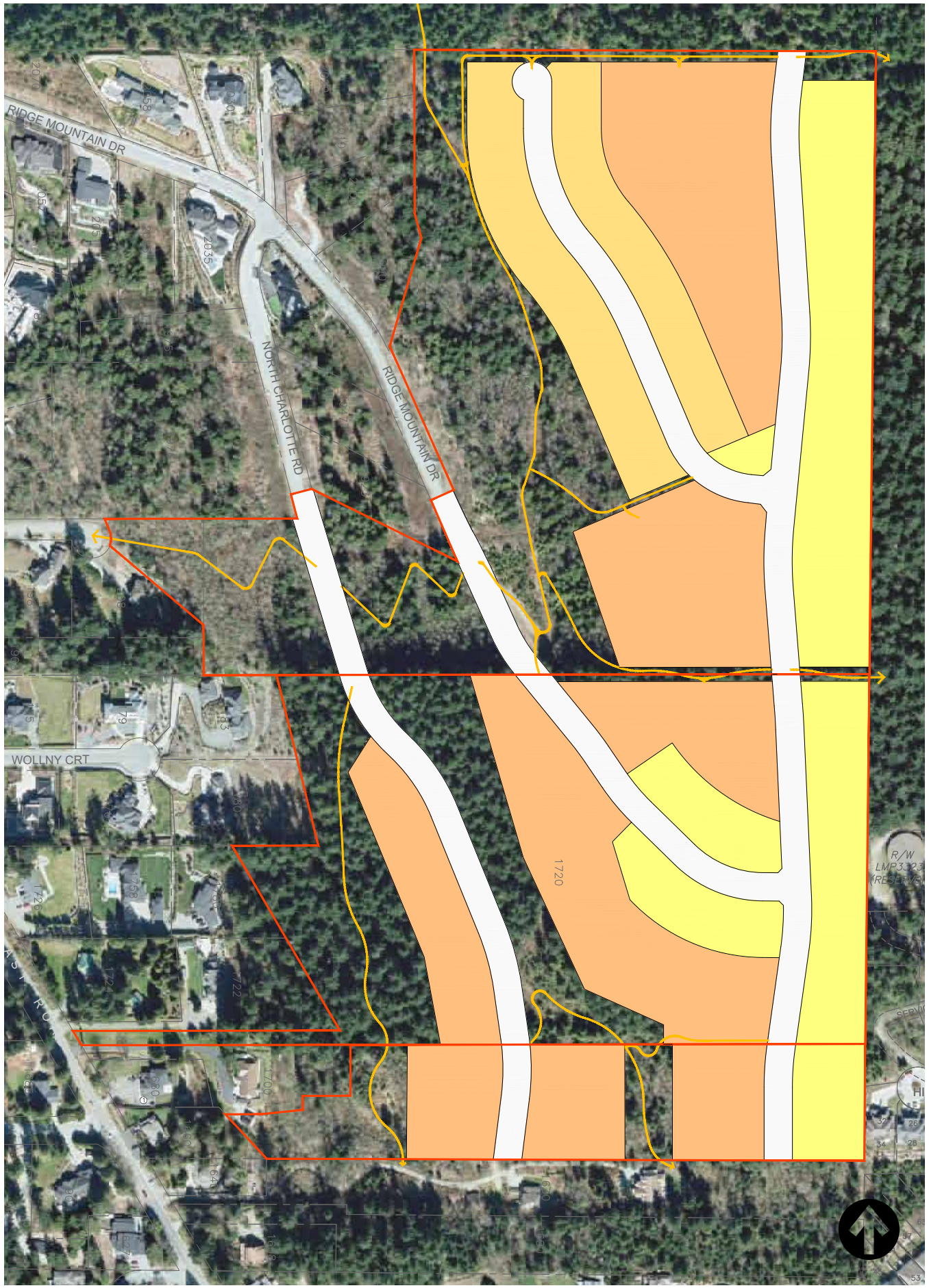
Environmental Assessments, prepared by PGL and Phoenix, have identified streams within the northern portion of the parcels, as defined under the Riparian Areas Protection Regulation (RAPR) and the Water Sustainability Act (WSA).

Ongoing investigations are being carried out to determine the required setbacks mandated by these provincial legislations. The current design adopts 2m setbacks from the watercourses in accordance with the advice from the supporting Environmental Assessment.

It is acknowledged that this setback distance is provisional and contingent upon the outcome of the additional environmental studies and changes to the overall concept plan may be required as a result.







## ARCHITECTURAL GUIDELINES

The Pinnacle Ridge Hillside Estate is centred around embracing the area's semi-rural character, undulating hillside topography and the encompassing green space and trail network. The homes are designed to accommodate family life and foster a strong connection to the neighbourhood.

A primary objective of architecture is to respond appropriately to the site and its context. These Guidelines (the full document can be found in the Appendix) are intended to conceptually illustrate building and design elements and key principles so as to ensure a quality and consistency of built form within the neighbourhood.

The style of Pinnacle Ridge has been inspired by the existing topology of the hillside, the surrounding natural environment and the wet west coast climate.

The architectural style at Pinnacle Ridge is characterized by strong geometries, integration of indoor and outdoor spaces and the refined use of materials. The style details establish the houses in the neighbourhood setting and relate the home to its context.

The Guidelines are intended to allow for flexibility in design rather than to constrain.



## ARCHITECTURAL PRINCIPLES

In keeping with the vision for the Pinnacle Ridge Hillside neighbourhood, the architectural principles take cues from the land, resting on the natural terraces, with the built form and orientation responding to the local climate and surrounding nature.

The architecture should:

- Reflect the semi-rural character style of Anmore;
- Be contemporary with elements of upscale modern, Craftsman and French country;
- Blend contemporary style and traditional materials with a respect for natural light; and
- Utilize textures, colours and materials that harmonize with the surrounding natural environment.



### TYPICAL FEATURES INCLUDE:

- Strong geometric shapes;
- Large windows strategically placed in the facade to capture views and create interior connections to the landscape;
- Natural, local building materials; and
- Building forms that create strong, direct connections to outdoor living space.





## SITE SPECIFIC GUIDELINES

### FIRESMART

Policy RLU-12 of the OCP supports the development of strategies to prevent and reduce wildfires in the Village of Anmore. These strategies include the integration of FireSmart principles for vegetation management, the development of defensible space, firebreaks, and the use of appropriate building and landscaping materials.

Considering the site's context, characterized by steep forested terrain, it is vital to ensure future homes are built to protect homeowners. As part of this endeavour, the incorporation of FireSmart principles will be standard practice for all Pinnacle Ridge homes.

FireSmart strategies that can be implemented include:

- Employing simple roof design to minimize potential areas where debris may accumulate;
  - Using high fire-resistant materials; and
- Implementing low-density fire-resistant landscaping within a 10m radius of the dwelling.

### ENERGY STEP CODE

The Energy Step Code is the Province of British Columbia's performance-based standard for energy efficiency in new construction.

All new homes must comply to a minimum level 3 step code with certified energy advisor reports to be submitted with all building permit applications.

Strategies such as utilizing energy-efficient materials and integrating sustainable design principles will be applied to the construction of new homes at Pinnacle Ridge.

### SEPTIC SYSTEMS

The landowners have commissioned an engineering report to confirm that the lots can be adequately serviced with specific regard to the slope, geotechnical conditions and the capacity of systems to effectively treat effluent on-site.







## **4. REZONING SUBMISSION**

## CURRENT ZONING

### RESIDENTIAL 1 (RS-1) ZONE

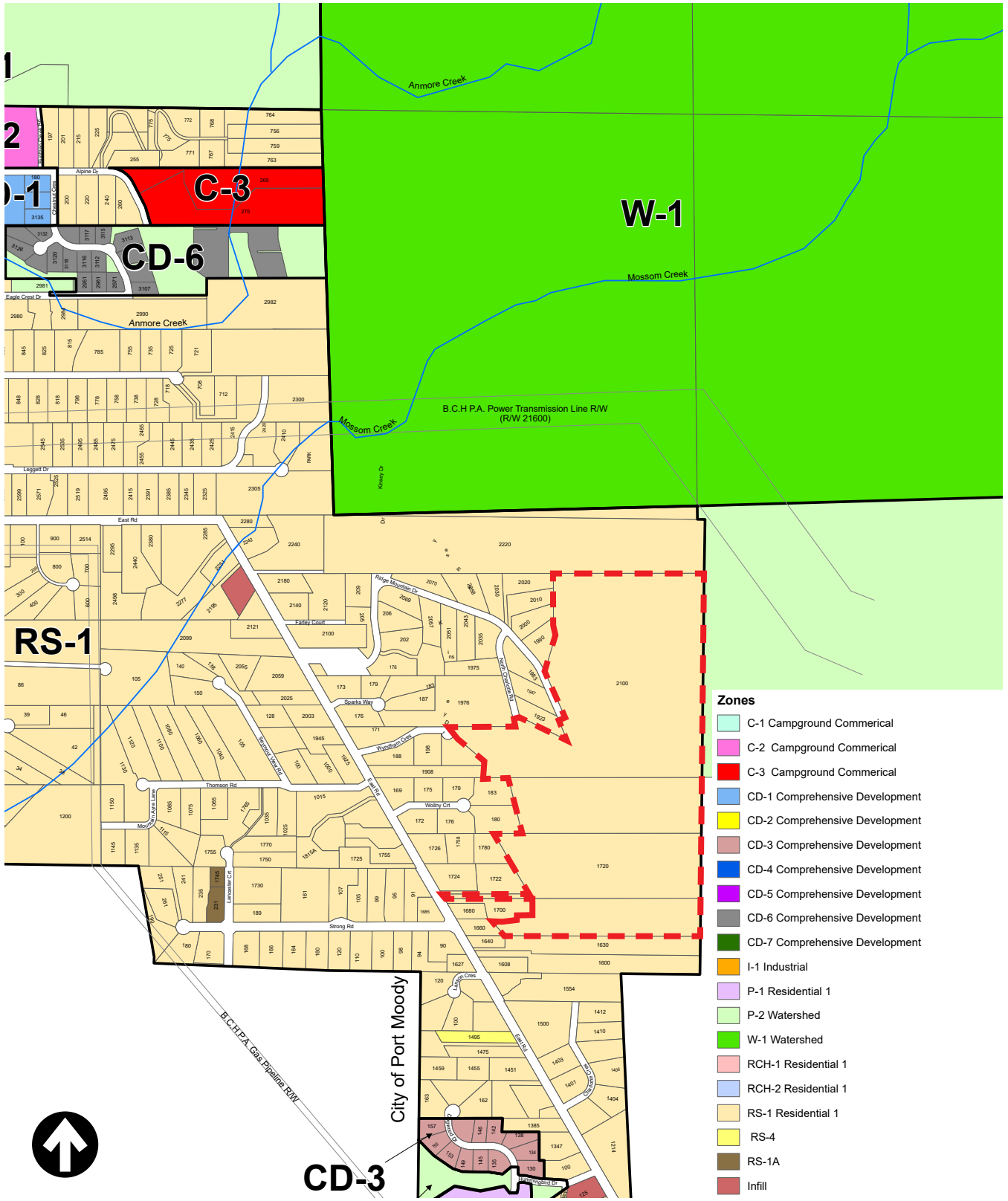
The site is currently zoned Residential 1 zone.

Residential 1 zone is intended for single-family residential homes to be the principle use, with a minimum parcel size of 1 acre.

The standardized Residential 1 zone lacks flexibility for innovative design to address the site's slope and terrain.

The rezoning of the site to the Comprehensive Development (CD) zone will better accommodate the unique characteristics and topography of the site.

The CD zone will provide land use provisions that respond to the hillside landscape and ensure that suitable development takes place on the site.



- Zones**
- C-1 Campground Commercial
  - C-2 Campground Commercial
  - C-3 Campground Commercial
  - CD-1 Comprehensive Development
  - CD-2 Comprehensive Development
  - CD-3 Comprehensive Development
  - CD-4 Comprehensive Development
  - CD-5 Comprehensive Development
  - CD-6 Comprehensive Development
  - CD-7 Comprehensive Development
  - I-1 Industrial
  - P-1 Residential 1
  - P-2 Watershed
  - W-1 Watershed
  - RCH-1 Residential 1
  - RCH-2 Residential 1
  - RS-1 Residential 1
  - RS-4
  - RS-1A
  - Infill



# PROPOSED ZONING

## COMPREHENSIVE DEVELOPMENT ZONE

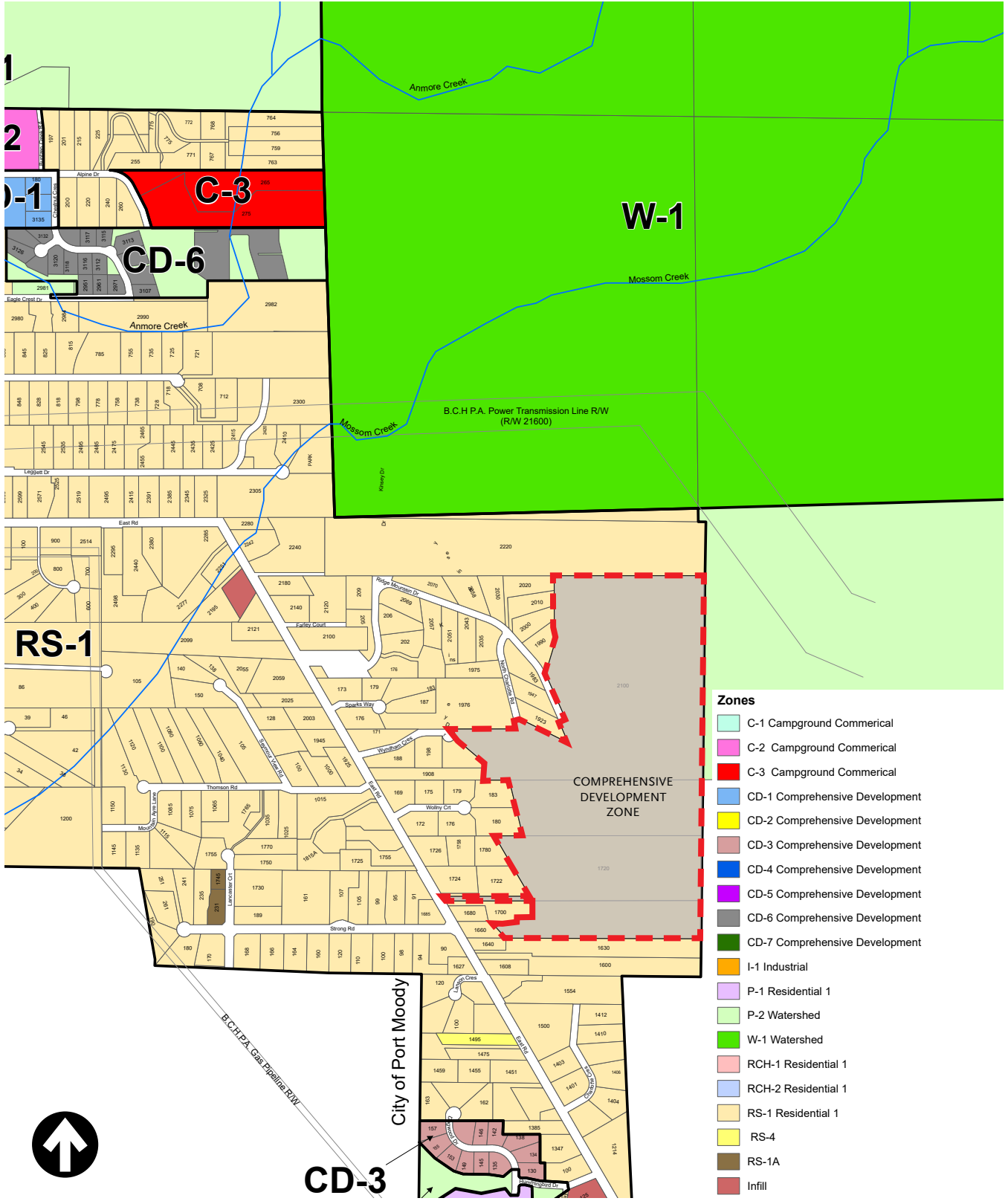
The purpose of the Comprehensive Development (CD) zone is to allow for site-specific land uses and regulations that cannot be adequately addressed by other zones due to the unique circumstances of the site.

The CD zone is often used for development with complex existing site conditions or terrain such as the subject site.

The OCP Policy RLU-8 supports the consideration of rezoning sites to the CD zone as it allows the Village to consider development proposals on a case-by-case basis.

The CD zone will be the most appropriate zone to apply design controls tailored to the site, ensuring that the development harmonizes with its surroundings and respects the hillside terrain and topography.

A proposed CD bylaw has been drafted and included in this report for consideration.



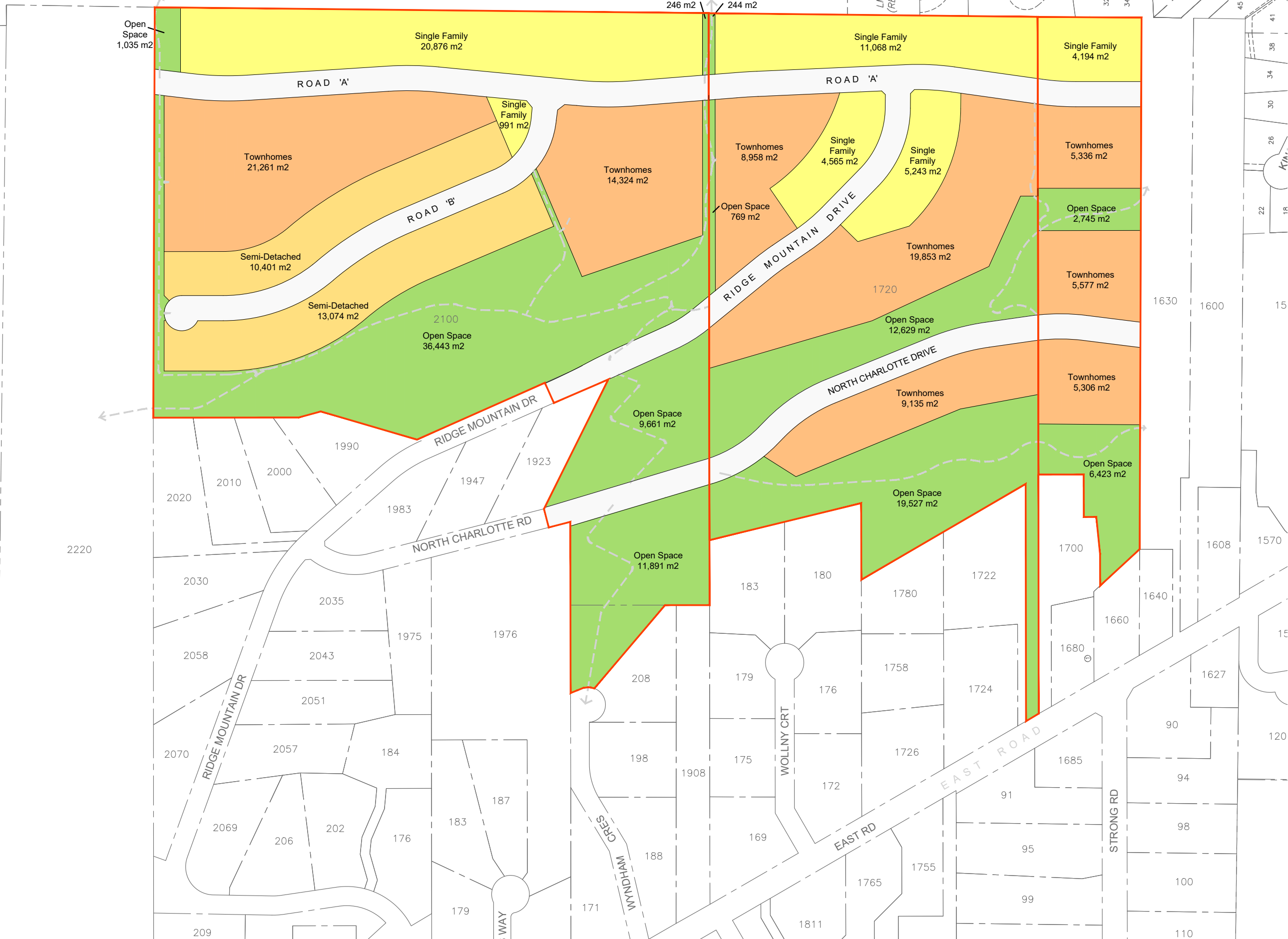
- Zones**
- C-1 Campground Commerical
  - C-2 Campground Commerical
  - C-3 Campground Commerical
  - CD-1 Comprehensive Development
  - CD-2 Comprehensive Development
  - CD-3 Comprehensive Development
  - CD-4 Comprehensive Development
  - CD-5 Comprehensive Development
  - CD-6 Comprehensive Development
  - CD-7 Comprehensive Development
  - I-1 Industrial
  - P-1 Residential 1
  - P-2 Watershed
  - W-1 Watershed
  - RCH-1 Residential 1
  - RCH-2 Residential 1
  - RS-1 Residential 1
  - RS-4
  - RS-1A
  - Infill



**CD-3**

# COMPREHENSIVE DEVELOPMENT ZONE PLAN

Overall Site Area: 302,267 m<sup>2</sup> (30.2 ha / 74.7 ac)  
Open Space Total: 101,215 m<sup>2</sup> (10.1 ha / 25.0 ac) ( 33.5% )



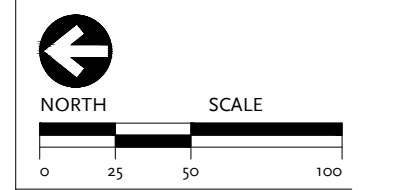
201 - 103 West 6th Avenue  
Vancouver, BC  
Canada, V5Y 1K3  
+1 604 739 7532  
ekistics.ca

- Subject Sites
- Open Space
- Single Family
- Semi-Detached
- Townhomes
- Public R.O.W.
- Proposed Trails

REZONING APPLICATION  
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

DATE: JUNE 27, 2024  
PROJECT NUMBER: EH01



**PINNACLE  
RIDGE  
HILLSIDE**  
ANMORE, BC

COMPREHENSIVE  
DEVELOPMENT  
ZONE PLAN

**RZ-1**





## PROPOSED COMPREHENSIVE DEVELOPMENT ZONING BYLAW

### Purpose

The intent of this zone is to accommodate a residential hillside subdivision that clusters one-family, two-family dwellings and townhouses on a variety of parcel sizes to preserve green space in accordance with the Village of Anmore Official Community Plan.

### Permitted Uses and Minimum Parcel Dimensions

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width
One-family Dwelling	700 sqm	18 m
Two-family Dwelling	890 sqm	24 m
Townhouse	n/a	n/a
Stacked Townhouse	n/a	n/a
Secondary Suite	n/a	n/a
Accessory Buildings and Structures	n/a	n/a
Home Occupation	n/a	n/a

### Maximum Number of Buildings, Size and Height

Permitted Uses	Maximum Number per Parcel	Maximum Size	Maximum Building Height
One-family Dwelling	1	0.60 FAR	12 m
Two-family Dwelling	1	0.60 FAR	12 m
Townhouse Dwelling	n/a	0.60 FAR	12 m
Stacked Townhouse Dwelling	n/a	0.60 FAR	12 m
Accessory Buildings and Structures	1	90 sqm	8 m
Secondary Suite	1	90 sqm	8 m

- (a) Notwithstanding the definition of floor area in Part 2, for the purposes of this zone, floor area or gross floor area shall exclude basement and underground parking.
- (b) Secondary suites are not permitted in a two-family dwelling, townhouse or a stacked townhouse dwelling.

## Minimum Building Setbacks

Permitted Uses	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	6.0 m	7.6 m	2.0 m	2.0 m
Accessory Buildings and Structures	6.0 m	7.6 m	2.0 m	2.0 m
Secondary Suite/ Coach House	6.0 m	7.6 m	2.0 m	2.0 m

Where more than 1 structure for residential use is sited on a lot or within a "strata" development, said structure shall be separated from the adjacent structure by a distance not less than 3 m.

## Off-Street Parking and Maneuvering Aisles

Off-street parking spaces shall be provided on the same parcel as the use being served in accordance with the following requirements:

- 2 spaces per principal dwelling unit;
- 1 space per employee for home occupation;
- 1 space per secondary suite or coach house;
- Visitor parking for **Townhouse** developments 0.2 spaces per DU (accessible to the public and designated as "visitor parking");
- Each parking space shall be not less than 2.7 metres wide, 5.7 metres long, and 2.2 metres high;
- Parking spaces shall be free of mud, be graded for proper drainage, and be hard surfaced; and
- Off-street parking spaces for townhouse units shall not be accessed directly from a highway but shall be accessed by a driveway(s) and maneuvering aisle as required.

The minimum width of manoeuvring aisles shall be as follows:

- Parking Angle 30° - 45° Aisle Width 4.6m
- Parking Angle 45° - 60° Aisle Width 5.5m

- Parking Angle 60° - 75° Aisle Width 6.0m
- Parking Angle 75° - 90° Aisle Width 6.7m

### **Disabled Persons Parking**

All buildings which are required to be accessible by disabled persons must provide at least 1 off-street parking space or 1%, whichever is greater, of the required parking spaces in any parking area to be reserved and designated for disabled persons. Disabled parking spaces to be identified by the international symbol for accessibility for persons with disabilities painted on the ground surface, a sign located at the front of the space, and shall be located as close as possible to the entrance of the use or structure.

In the case of head-in or angled off-street parking, such spaces shall have:

- a minimum width of 3.7m;
- at least 1 such space shall have a pedestrian pathway with a minimum width of 1.2m immediately adjacent to the designated off-street parking space; and
- such area shall be painted with diagonal lines or indicated by different surface treatment to differentiate it from the off-street parking space.

Where access to and from the parking areas is by raised sidewalk, hard surface and drop-curb sections with a minimum surface width of 1.2m shall be provided directly adjacent to off-street parking spaces designated for disabled persons and from the parking lot or to other sidewalks or points of entry to a building.

In the case of parallel off-street parking, such spaces shall have a minimum length of 8m, of which the rear 2m shall be painted with diagonal lines.

Where access to and from the off-street parking areas is by raised sidewalk, hard surface and drop curb sections with a minimum surface width of 1.2m shall be provided adjacent to said off-street parking space.

### **Maximum Parcel Coverage**

The maximum parcel coverage shall be:

- 45% of the parcel for one-family residential and two-family residential
- 60% of the parcel for townhouses

### **Maximum Number of Units**

- No more than 134 lots may be created as a result of subdivision.

### **Open Space Amenity**

An open space amenity shall be provided generally in accordance with the Comprehensive Development Plan as approved and incorporated into this Bylaw.

## Private And Shared Amenity Area Standards

These standards are for the development and maintenance of amenity areas required in connection with all townhouse developments:

### Shared Amenity Areas

- Shared amenity areas are required for townhouse developments of more than 12 townhouse units on the same lot.
- Amenity areas shall be unenclosed areas free, common and readily accessible to all tenants and may include any combination of lawn, landscaping, flagstone, concrete, asphalt or other serviceable dust free surfacing, recreational facilities such as outdoor swimming pools, tennis courts, horseshoe pitches, etc.
- No area so used shall be located within 5m of any window serving a dwelling unit.
- Off-street parking or off-street loading areas, driveways and service areas shall not be counted as amenity areas.
- All landscaping and recreational facilities shall be maintained in perpetuity.
- The slope of an amenity area shall not exceed 3% but multi-level areas may be interconnected by means of stairs and ramps (v) guard railings or other protective devices shall be erected for above-ground locations.
- The minimum required area shall 5m<sup>2</sup> per dwelling unit.

### Private Amenity Areas

- Shall be provided adjacent to the individual dwelling unit served.
- Where located on ground level, a private amenity area not less than 15m<sup>2</sup> in area shall be provided for and contiguous to each ground-oriented dwelling unit.
- Where located above ground a private amenity area of not less than 5m<sup>2</sup> in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.

## Landscaping For Townhouse Developments

These standards are for the development and maintenance of landscaped areas required in connection with all townhouse developments:

**Minimum landscaping requirements for front setback area shall be:**

- 40% of the front setback area shall have no impervious surfaces or vehicular use.
- A portion of the required pervious surface area, equivalent to 20% of the front setback area, shall be reserved for landscape areas and extensively planted with trees and shrubs.

**Minimum overall site landscaping requirements shall be:**

- 20% of the overall lot area shall have no impervious surfaces or vehicular usage.
- a portion of the required pervious surface area, equivalent to 15% of the overall lot area, shall be landscaped.
- a portion of the required landscaped area, equivalent to 7% of the overall lot area, shall be planted extensively with trees and shrubs.

All landscaping shall be designed and installed in accordance with the current edition of the BC landscaping standard.

## Waste Collection

These standards are for the development of waste collection routes required in connection with all townhouse developments:

- A Collection Access Route shall provide a turnaround area for the collection service vehicle for a “dead end” strata access road longer than 15 m in length from the curb face of the nearest intersecting City road or strata access road. Collection vehicles shall be able to enter the site, collect the garbage and recyclables, turn around in a circular turnaround or hammerhead turnaround, and exit the site in a forward motion.
- A hammerhead turnaround for solid waste collection shall have a minimum width of 6 m.
- A circular turnaround for solid waste collection shall have minimum inside turning radius of 10 m and a minimum outside turning radius of 12.8 m.

## Other Regulations

- (a) Home occupation shall be subject to the requirements of section 6.5.
- (b) Secondary Suite shall be subject to the requirements of section 6.3.

## Comprehensive Development Plan

- (a) The Comprehensive Development Plan contained within this Bylaw forms an integral component of this zone.

## PROPOSED ADDITIONAL ZONING BYLAW AMENDMENTS

As the proposed development includes dwelling types currently not found within the Village of Anmore (i.e., single family detached dwellings and townhouses), additional amendments to the Village's Zoning Bylaw are proposed as either general housekeeping items or to introduce appropriate development regulations where none currently exist. It is anticipated that the need for further Bylaw amendments not discussed in this section will likely be identified during the application review process to ensure that future land uses and developments within of these properties is appropriately regulated. Our team is looking forward to working with the Village and the community to ensure all necessary updates to the Bylaws are addressed.

The following definitions are proposed to be included in the **Part 2 Definitions** section of the Zoning Bylaw:

- Townhouse means 2 or more attached dwelling units each having separate ground oriented access;
- Stacked Townhouses means townhouses, except that two dwelling(s) are arranged vertically so that dwelling(s) may be placed wholly or partially over the other dwelling. Each dwelling will have an individual access to outside, not necessarily at finished grade, provided that no more than two units share a corridor, steps, or path.
- Attached means a building or structure physically connected by a common wall at least 3m in length providing internal connections to all enclosed spaces within all buildings or structures. For the purposes of this definition, buildings or structures connected solely by a roof will not be considered attached;
- Strata Parcel means a strata parcel as defined by the Strata Property Act;



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