

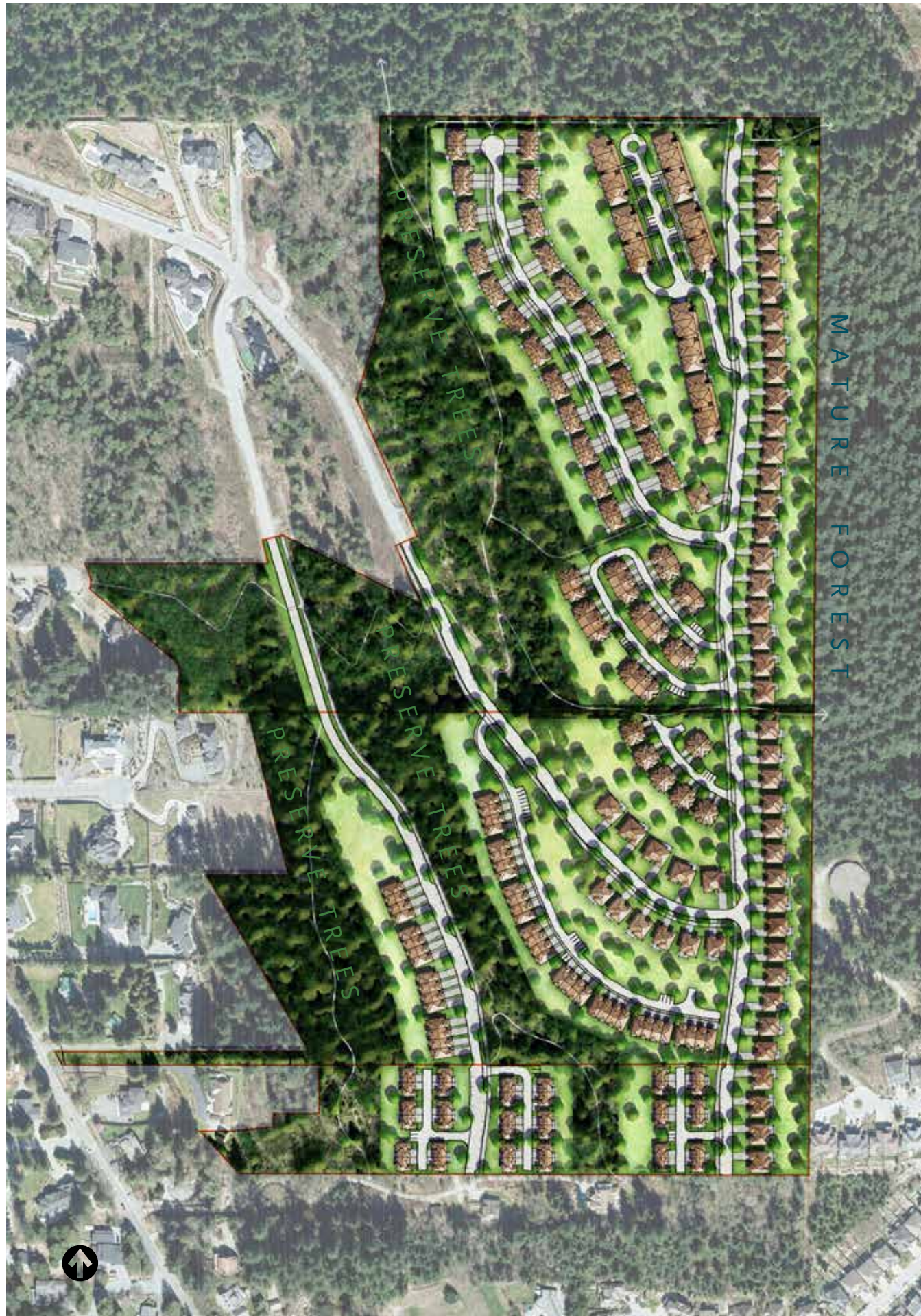


PINNACLE RIDGE HILLSIDE

REZONING APPLICATION | COMMITTEE OF THE WHOLE MEETING

DECEMBER 2, 2024





INTRODUCTION

Pinnacle Ridge Hillside

- 75-acre residential community
- 3 landowners proposing comprehensive plan
- Connectivity, green space and housing diversity for different income levels

Our proposal seeks Rezoning:

- From **Residential 1 (RS-1)** to **Comprehensive Development (CD)**



GUIDING PRINCIPLES

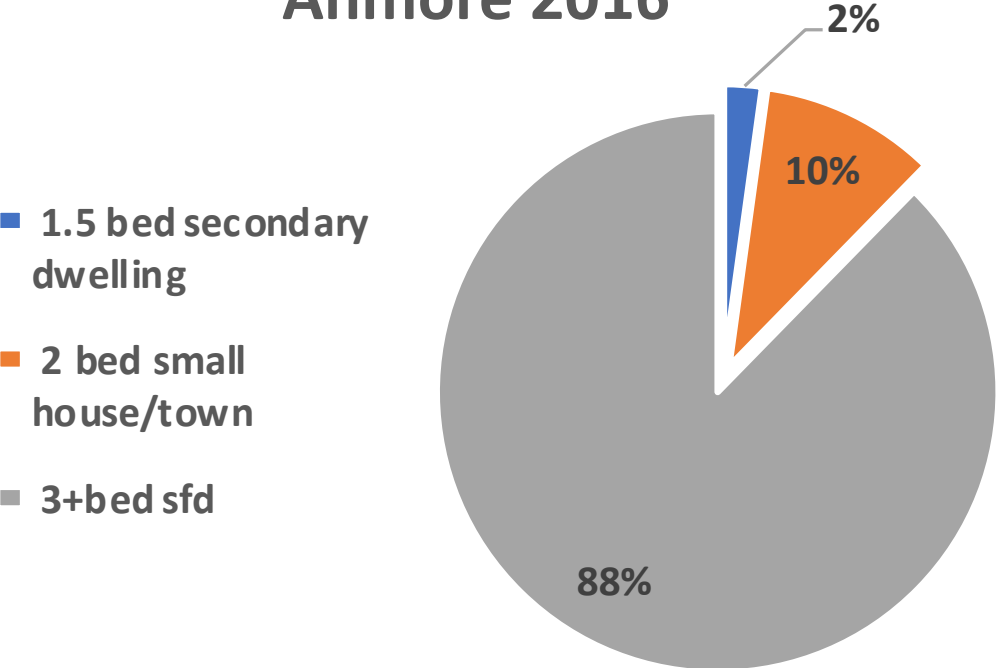
- **Semi-Rural Housing Diversity**
- **Environmental Preservation**
- **Sustainability**

HOUSING DIVERSITY

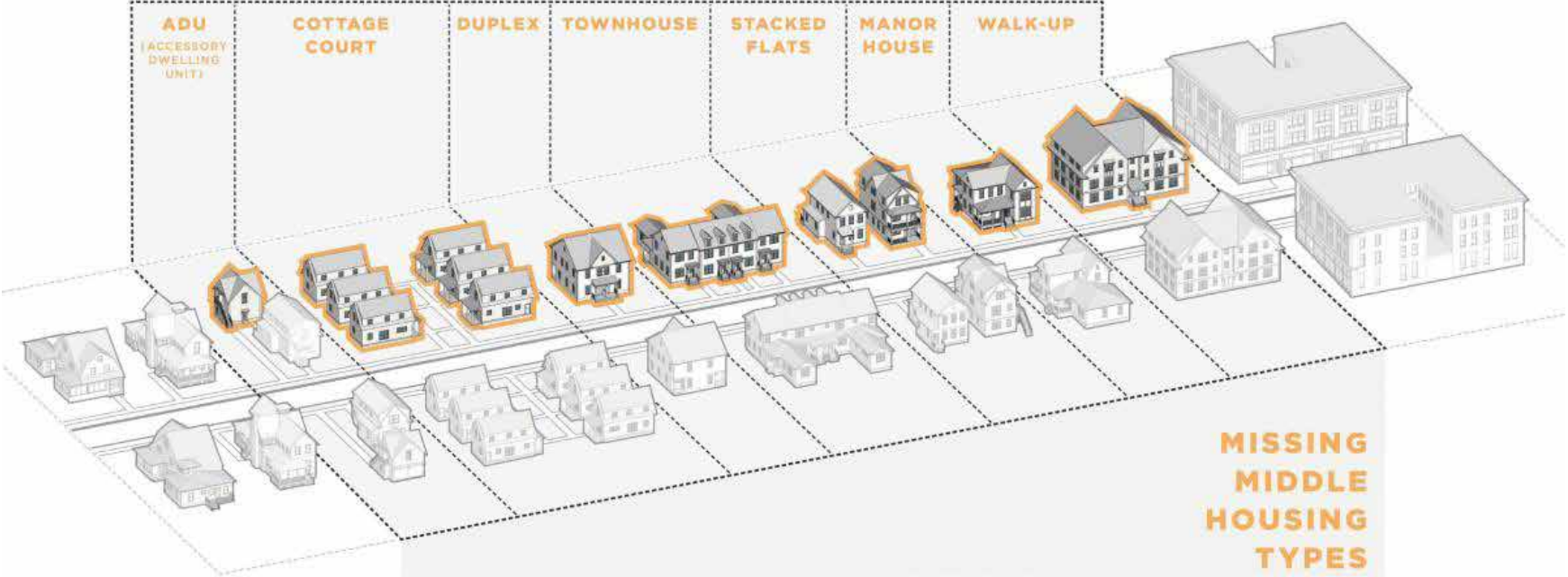
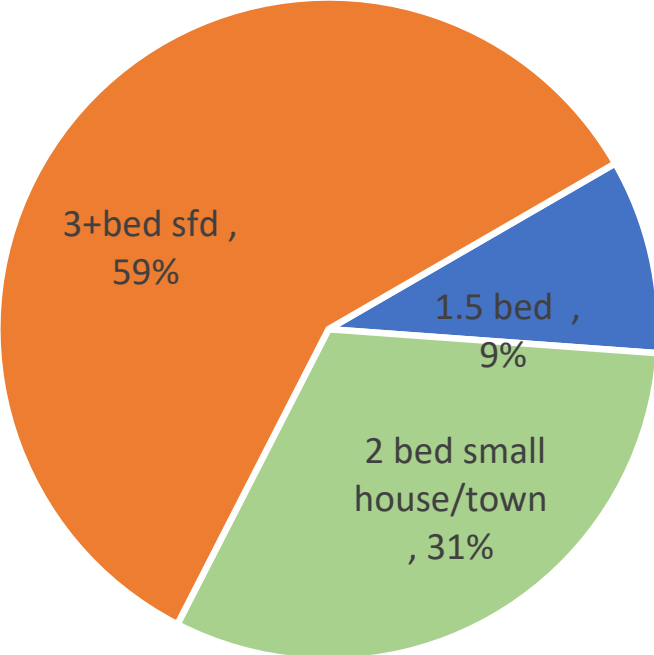
- The 2021 Housing Needs Assessment suggests housing diversity to include small homes
- 2024 update outlines needs:

215 new housing units in 5 years
756 new units in 20 years

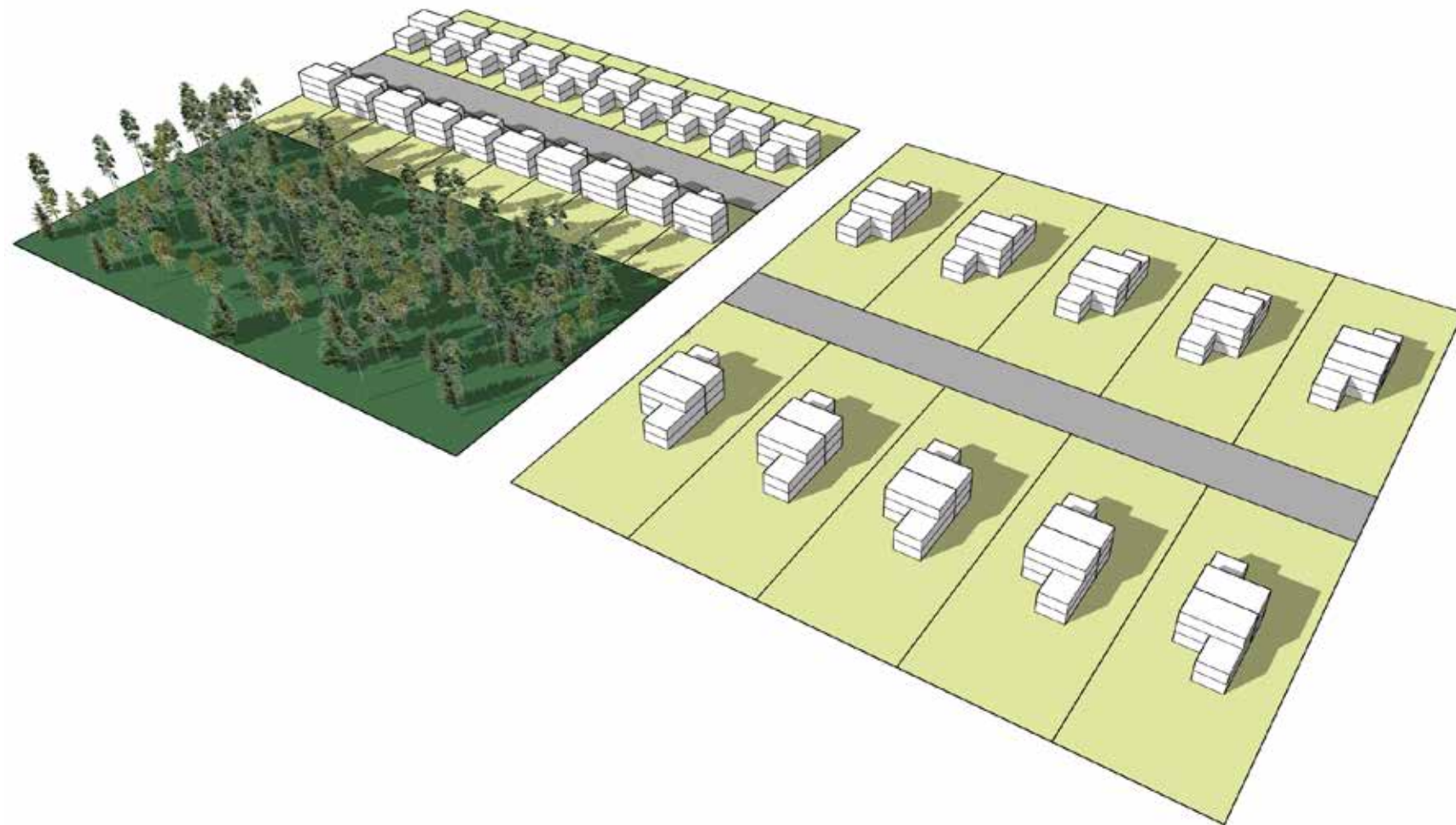
Current dwell types
Anmore 2016



Estimated dwell types required
2016-26 Anmore



PLANNING PRINCIPLES

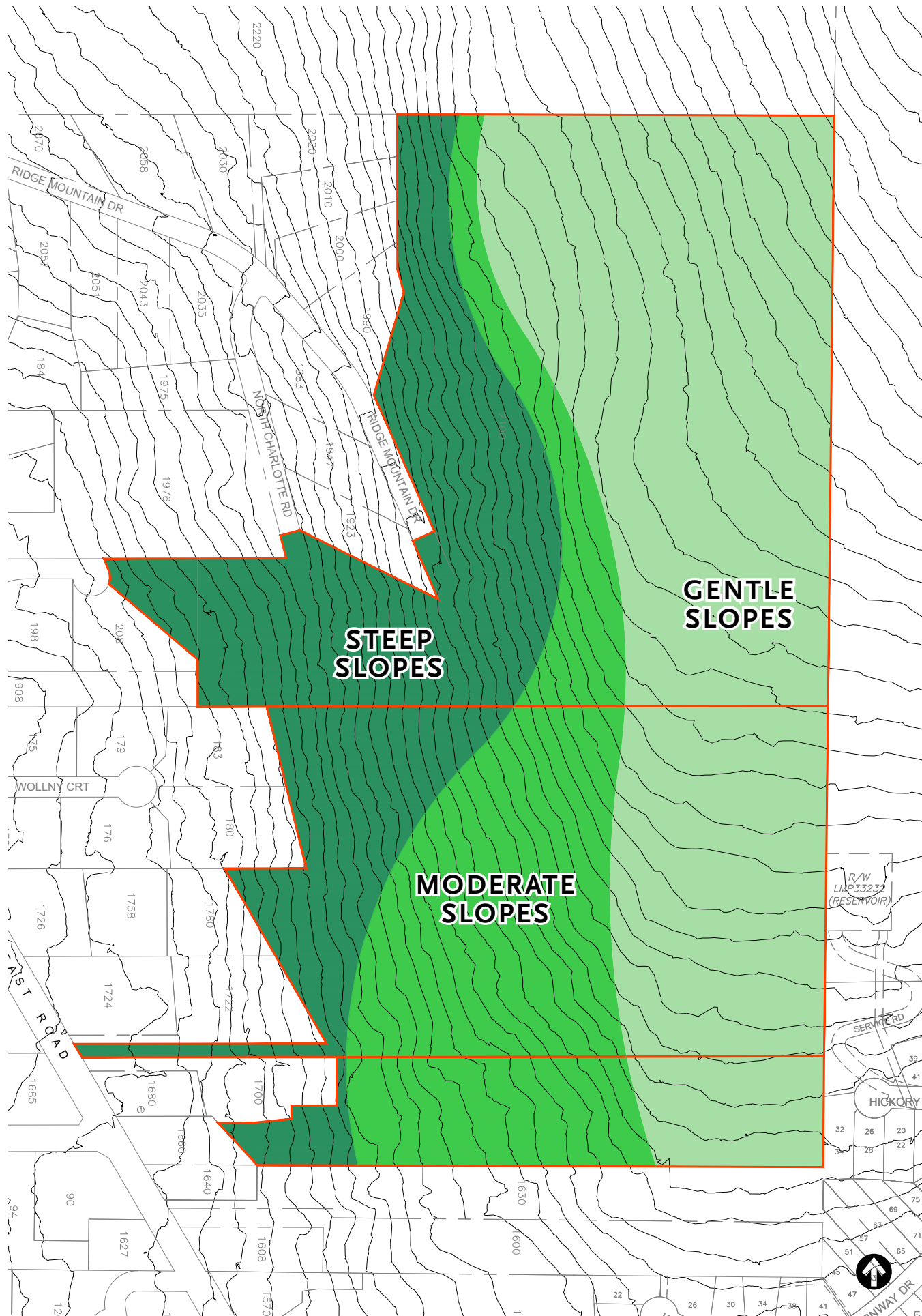


- **Smart Growth**

a mix of land uses and range of housing opportunities, in walkable neighborhoods which preserve open space

- **Gentle Density**

creating compact, efficient, and sustainable communities

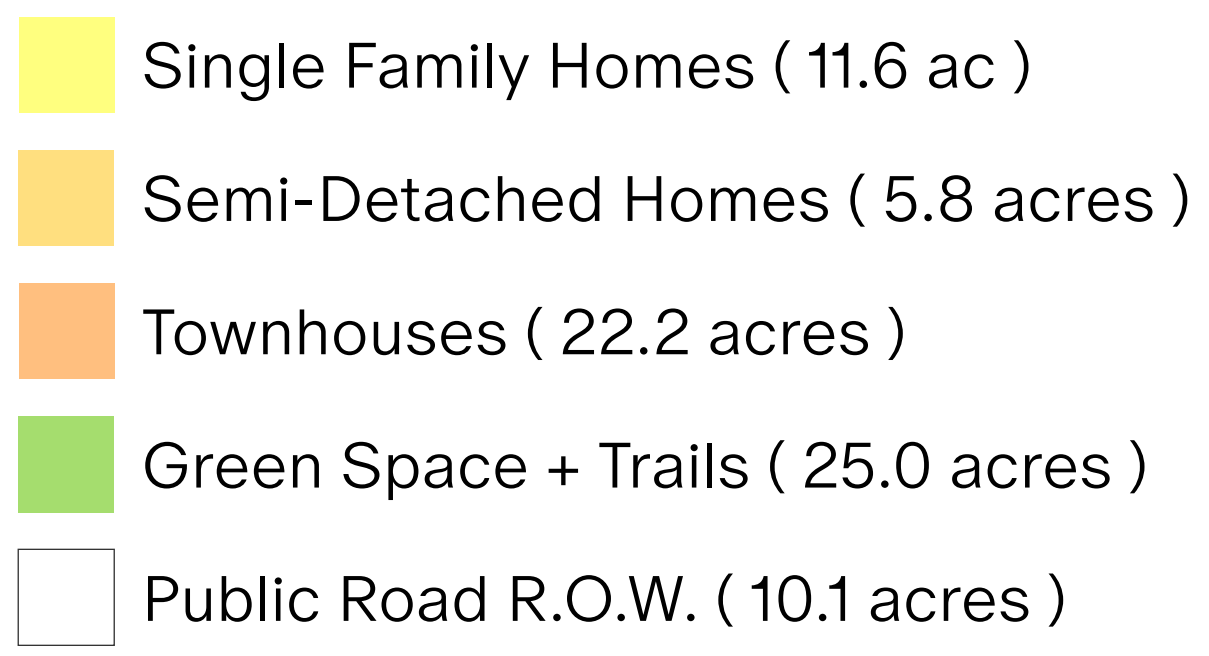
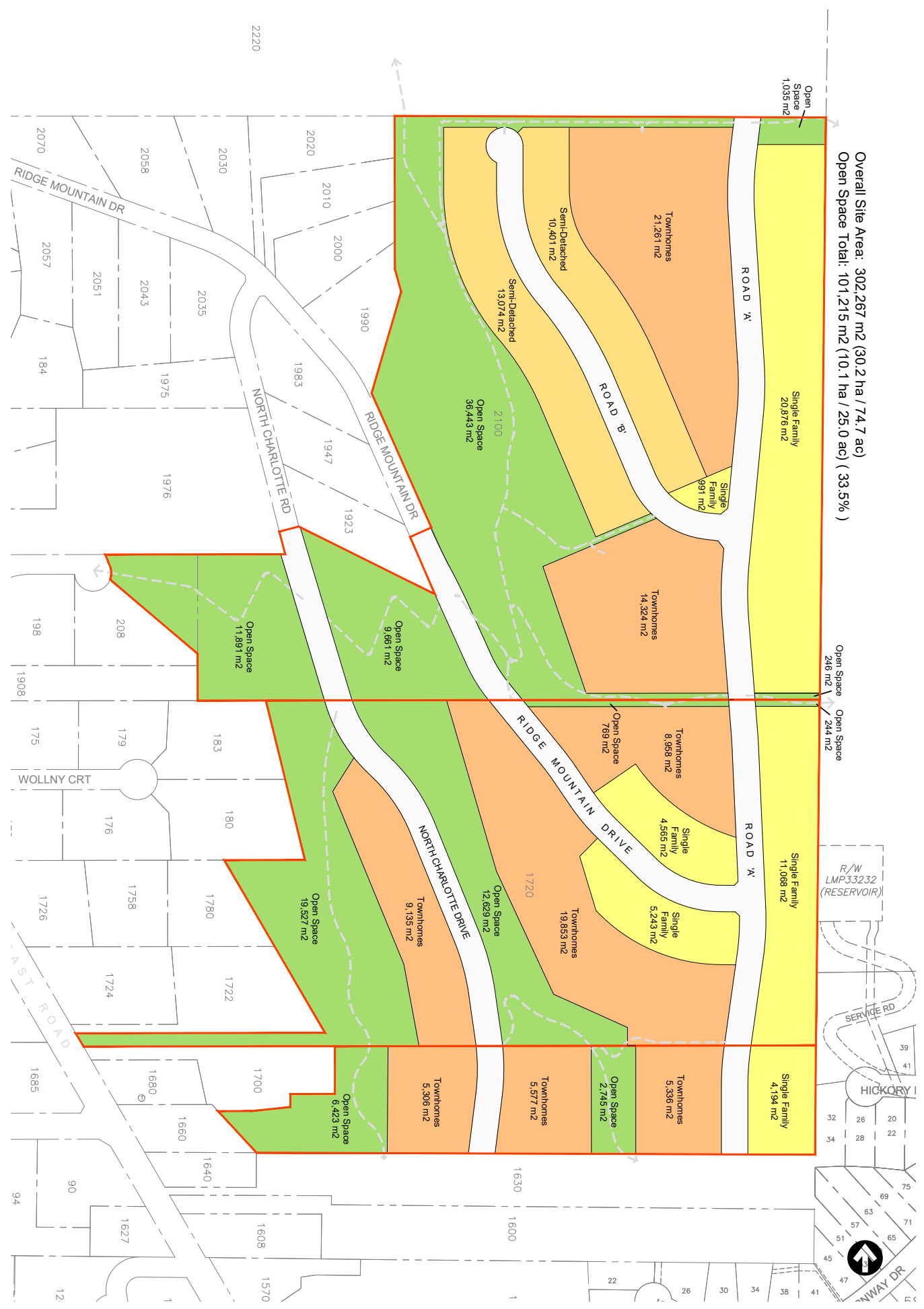


LANDFORM

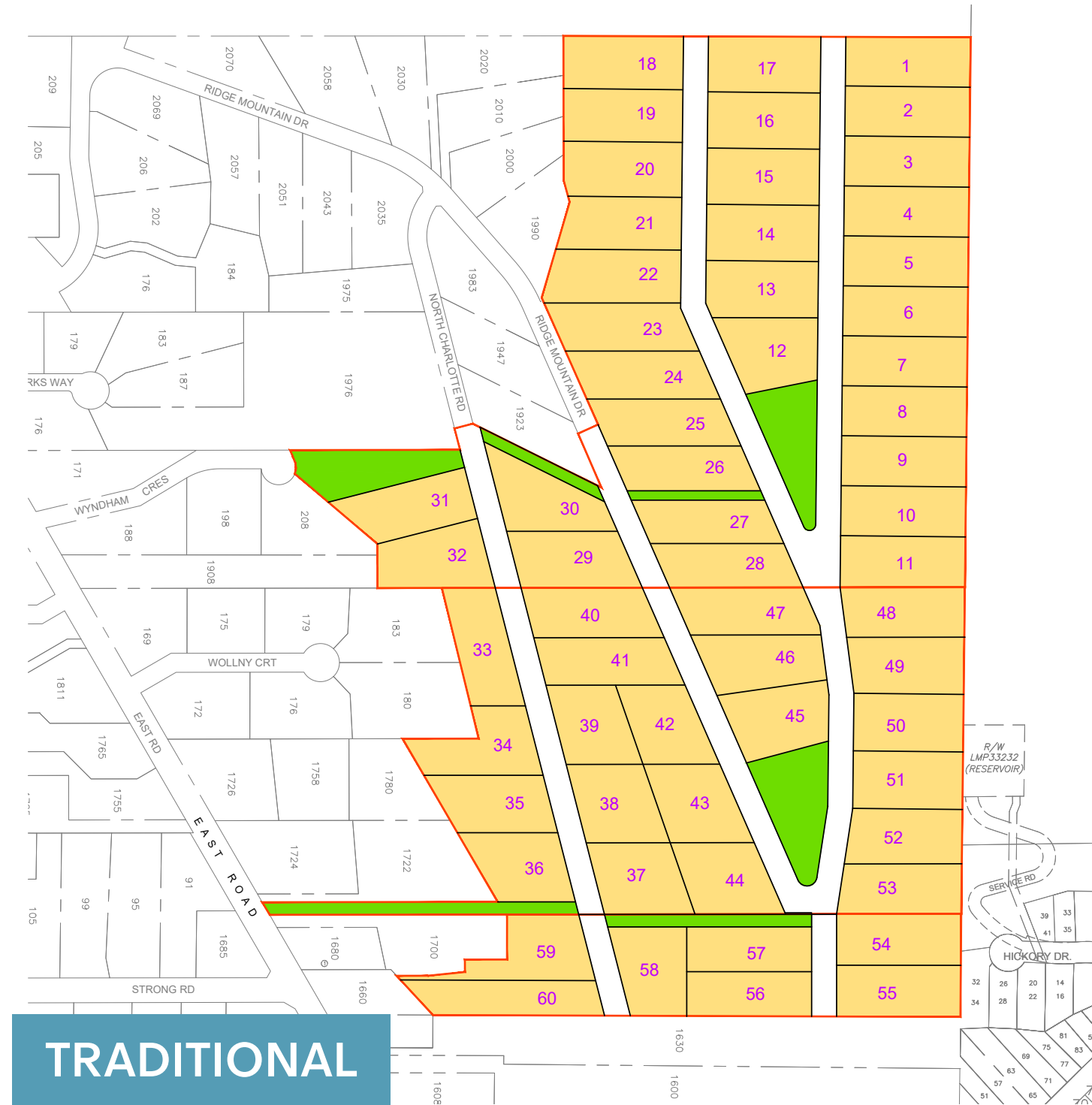
- The topography features gentle slopes transitioning to steeper slopes
- Utilizing planning principles to cluster density in appropriate locations with the natural landscape

LAND USE PLAN

- Comprehensive site plan created created to fit the landform
- Townhomes and semi-detached homes organized on moderate slopes
- Single-family lots strategically placed the higher gentle slopes



DENSITY COMPARISON



Current Zone: **RS-1**
 Units: **60** 1-acre Lots
 Preserved Open Space: **3.7 acres** (5%)
 Less Economically Sustainable



Proposed Zone: **CD**
 Units: **269** (51 ¼-acre Lots, 46 Semi-Detached, 172 TH)
 Preserved Open Space: **25 acres** (33%)
 More Economically Sustainable

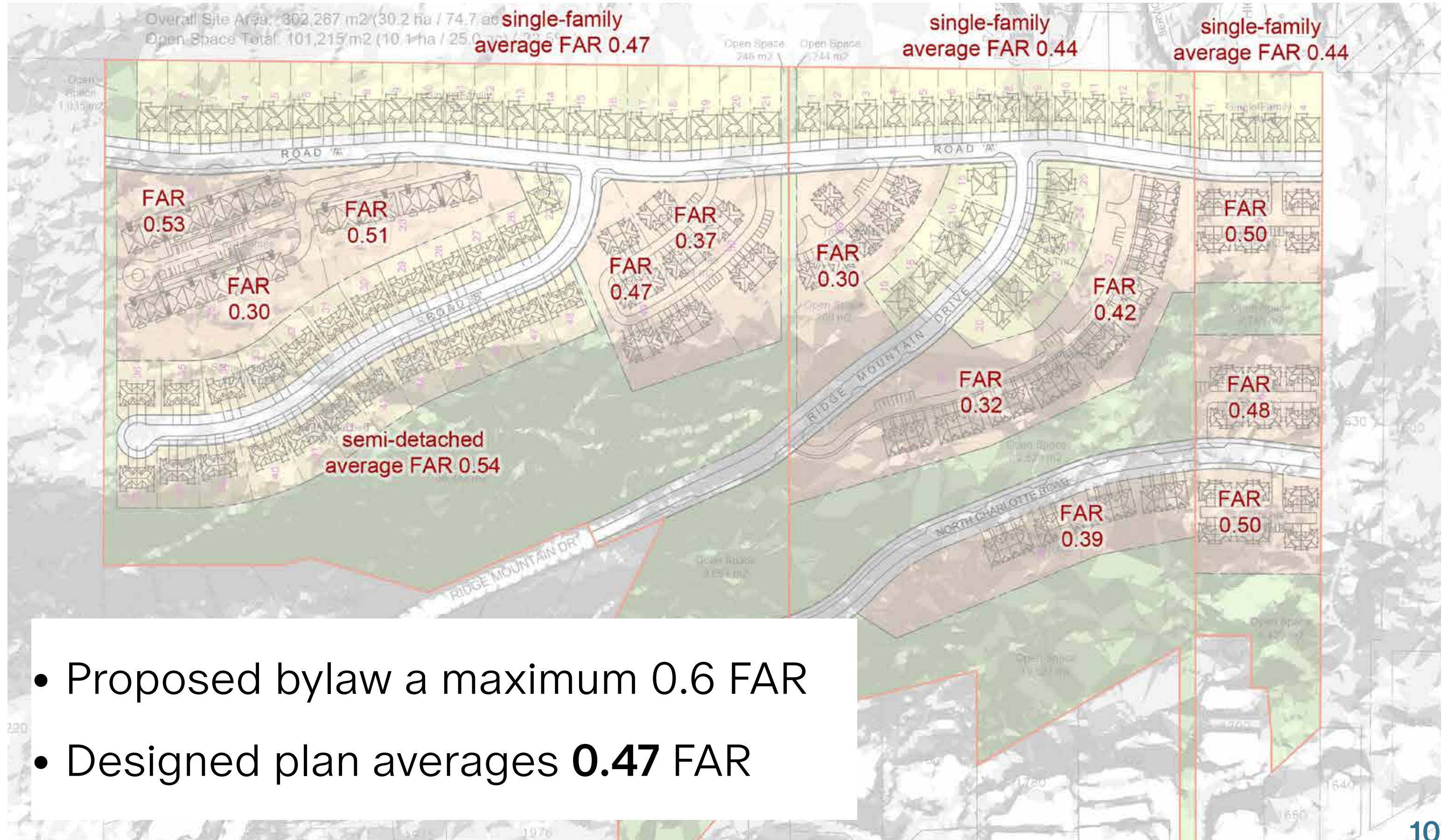
PROPOSED SITE PLAN



- Semi-rural character with gentle density of ground-oriented homes.
- Comprehensive Design Guidelines
- 3.6 Units Per Acre
- 1.15 Lots Per Acre
- Single family lots are 1/4 acre size

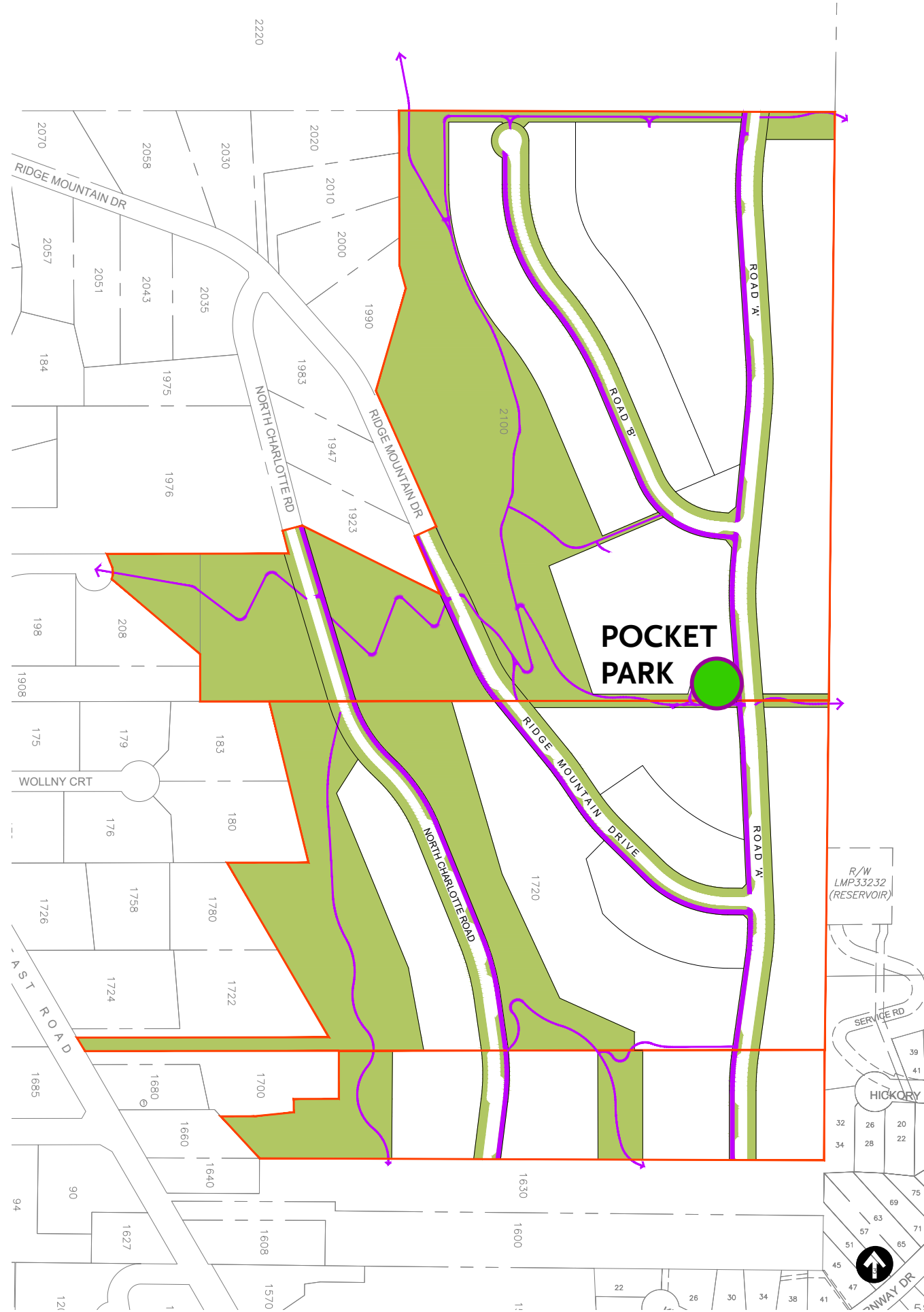
- Single Family Homes (51 units)
- Semi-Detached Homes (46 units)
- Townhouses (172 units)
- Green Space + Trails
- Public Road R.O.W.

FAR RATIONALE



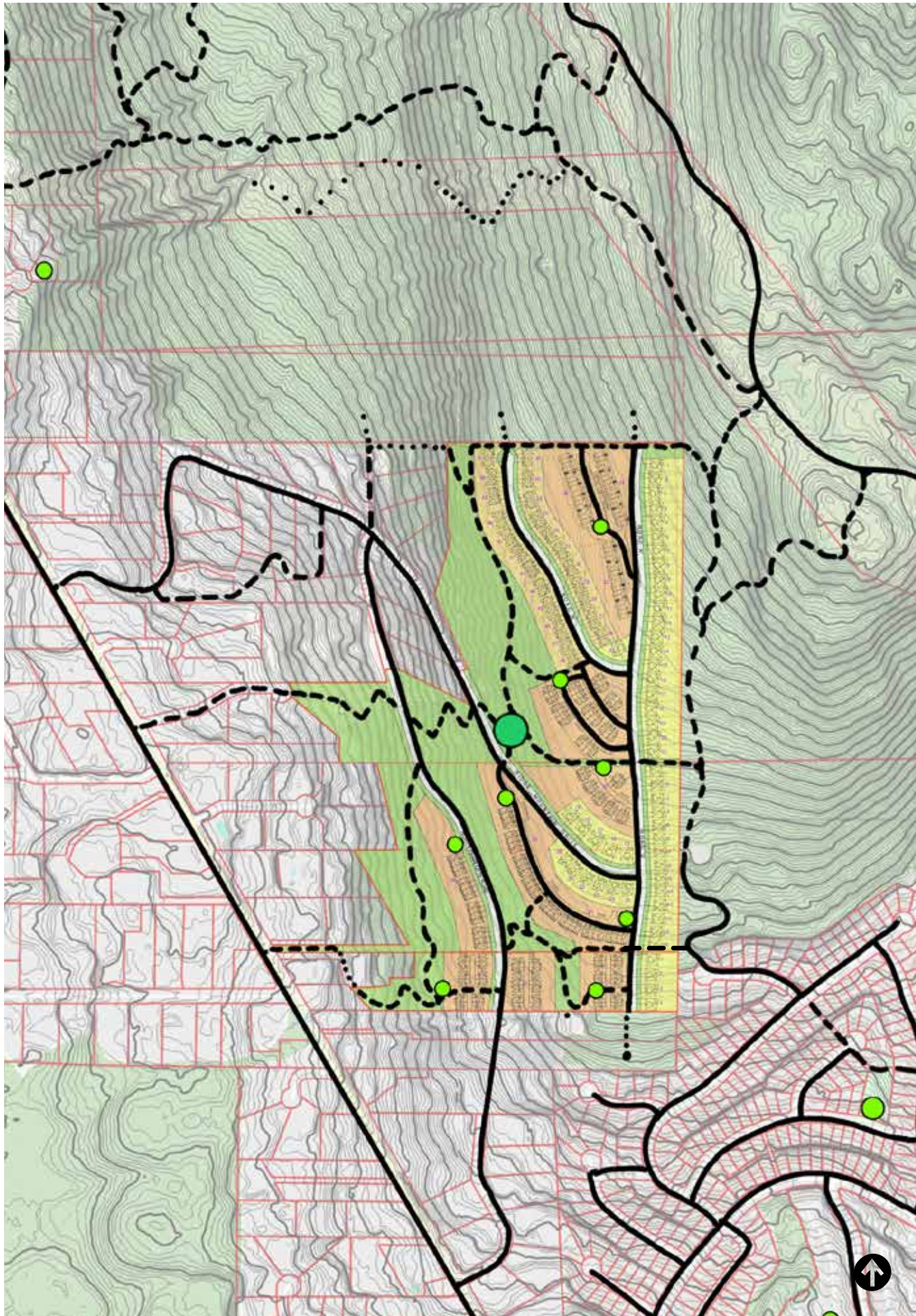
- Proposed bylaw a maximum 0.6 FAR
- Designed plan averages **0.47** FAR

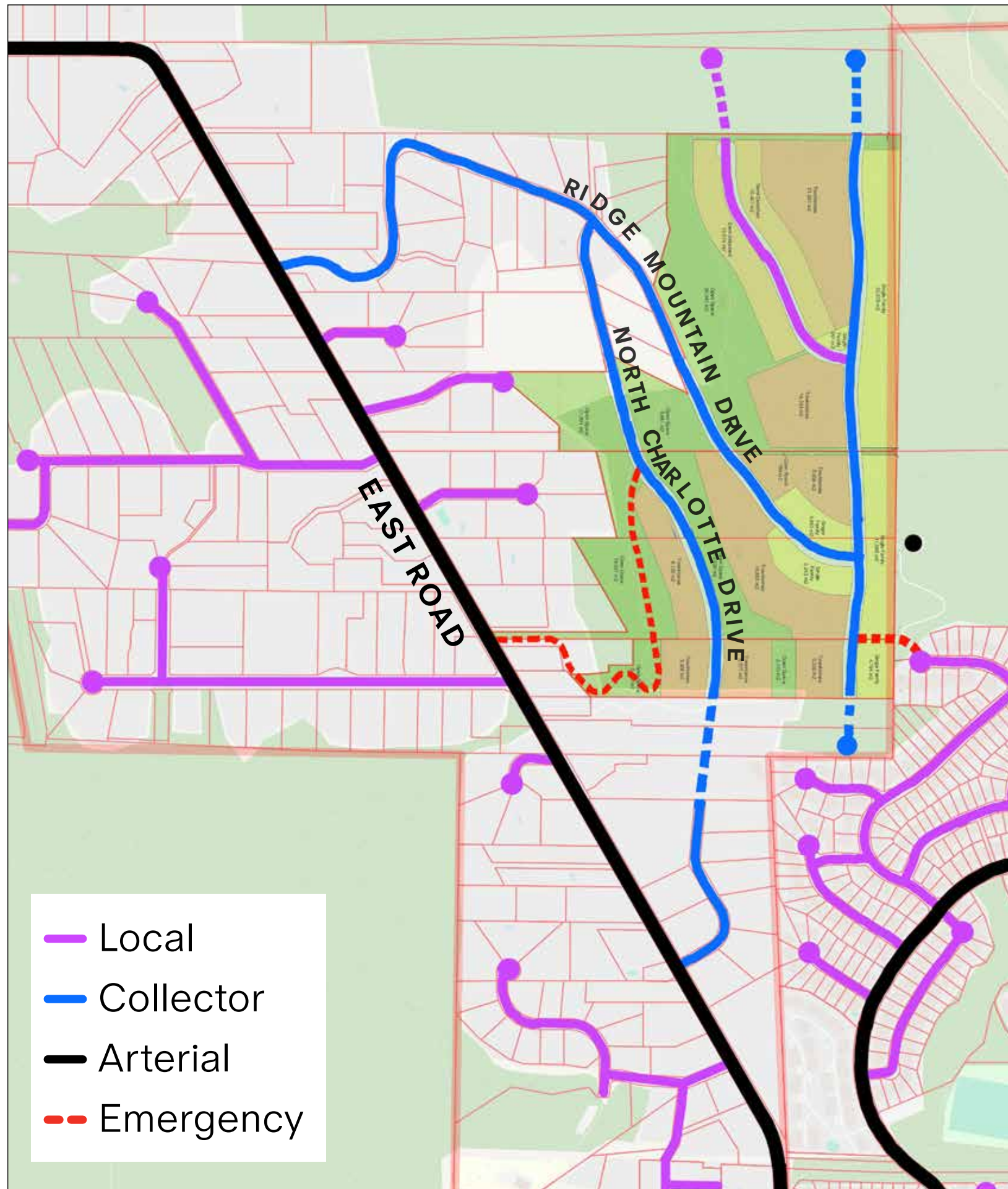
PARKS AND TRAILS



PARKS AND TRAILS

2.5km trails will be built on site in open space and link local and regional recreational areas.

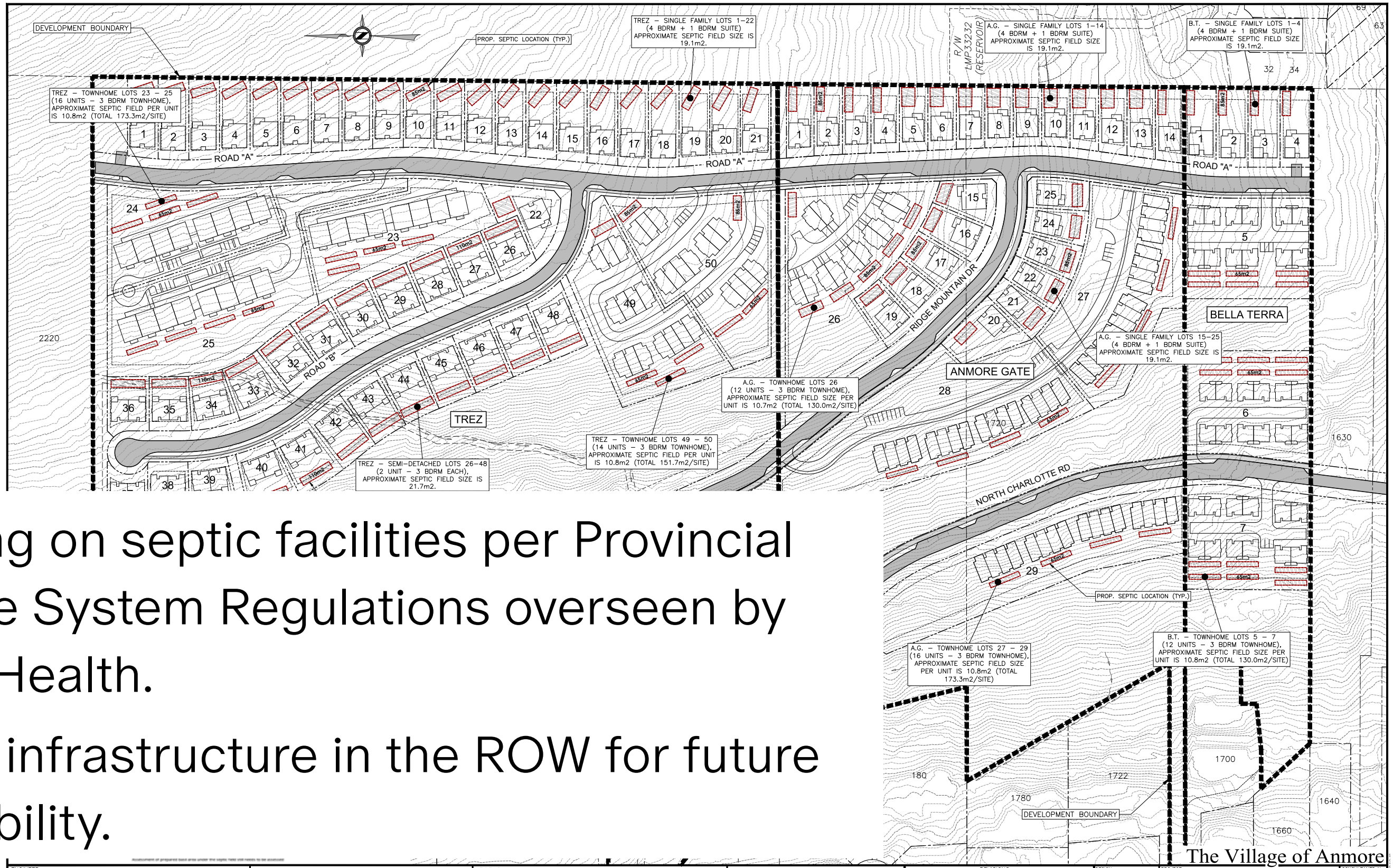




ACCESS & TRAFFIC IMPACT

- TIA indicates acceptable levels and no capacity constraints
- North Charlotte Drive extension is actively being negotiated
- Emergency Access routes are being explored
- Parking is available on some streets

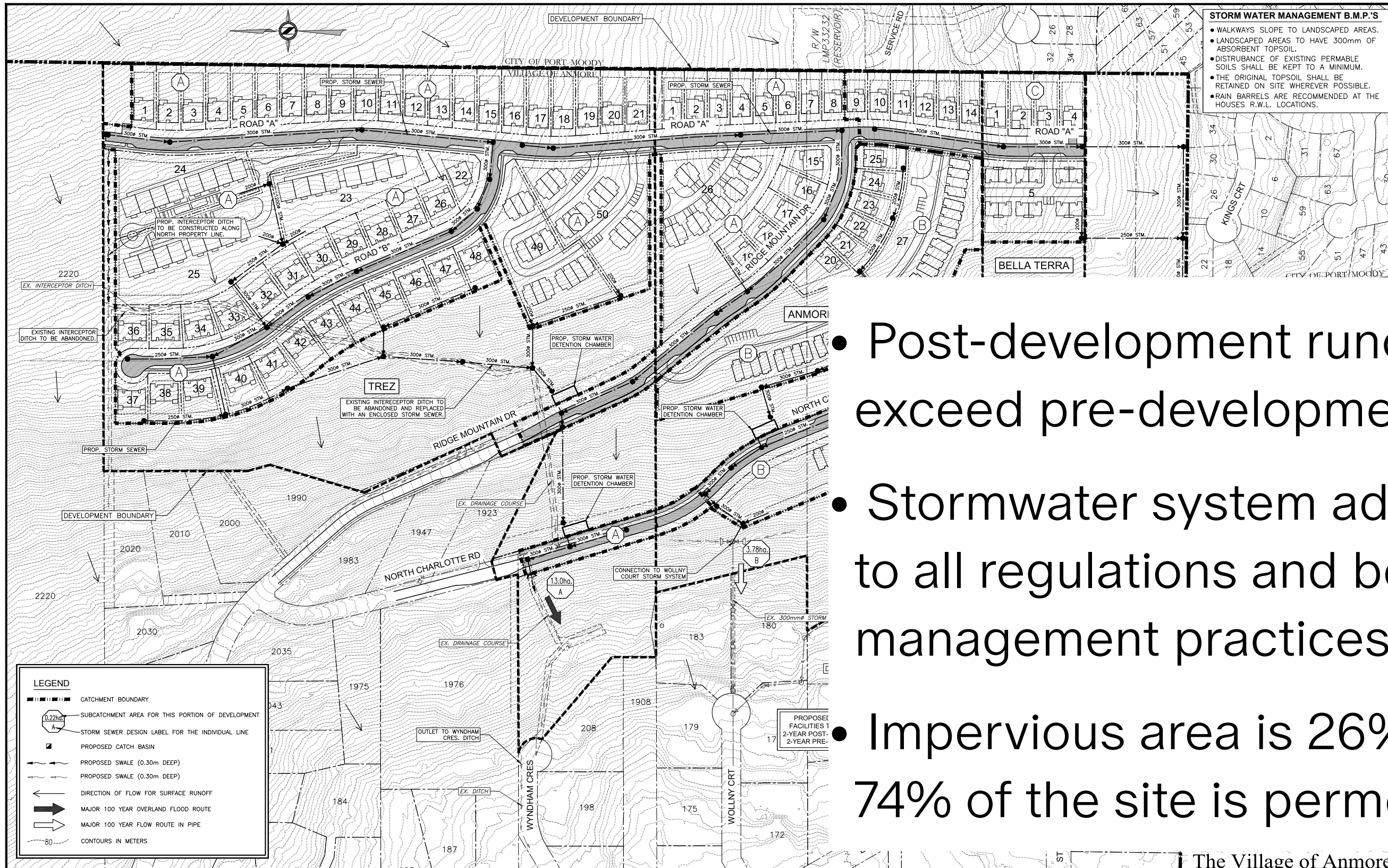
SANITARY SERVICING STRATEGY



- Housing on septic facilities per Provincial Sewage System Regulations overseen by Fraser Health.
- Sewer infrastructure in the ROW for future adaptability.

<p>ENGINEER: LANDMARK ENGINEERING & PLANNING LTD. #226-3030 LINCOLN AVE., COQUITLAM, BC, V3B 6B4 TELEPHONE 604-357-3541 FAX 604-357-3799 WEB:landmarkengineering.ca</p>	<p>NOTES</p> <ul style="list-style-type: none"> • THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY, AND SUBJECT TO FURTHER REVIEW AND MUNICIPAL APPROVAL. • LOT CONFIGURATION, LAYOUT AND CIVIL INFRASTRUCTURE SHOWN IS UNDER ASSESSMENT, THUS SUBJECT TO CHANGE/UPDATE • THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS 	<p>LEGEND:</p> <p>EXISTING CONTOURS ---270---</p> <p>DEVELOPMENT BOUNDARY - - - - -</p> <p>LOT ADDRESSES 2345</p> <p>ROAD NAMES EAST RD</p> <p>HYDRANT</p> <p>WATERMAIN</p> <p>STORM MAIN</p> <p>SEPTIC AREA</p>	<p>FOR INFORMATION FOR REZONING ONLY</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>SIGN.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISIONS TO SEPTIC FIELD LOCATIONS</td> <td>11/22/24</td> <td>G.S.W.</td> </tr> <tr> <td>0</td> <td>ISSUED FOR REZONING APPLICATION</td> <td>6/27/24</td> <td>G.S.W.</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	SIGN.	1	REVISIONS TO SEPTIC FIELD LOCATIONS	11/22/24	G.S.W.	0	ISSUED FOR REZONING APPLICATION	6/27/24	G.S.W.	<p>DESIGN: G.S.W. DRAWN: J.R.G. CHECKED: J.R.G. DATE: JUNE 27, 2024 B.M.:</p> <p>PROJECT: Pinnacle Ridge - Phase 2</p> <p>TITLE: SEPTIC LOCATION & SIZING PLAN (PRELIMINARY LAYOUT REVIEW)</p> <p>CONSULTANTS No. 2023_013</p> <p>SHEET No. 1 of 1</p> <p>GRID No. REV. No. 1</p> <p>SKETCH No. S-01</p>
NO.	DESCRIPTION	DATE	SIGN.														
1	REVISIONS TO SEPTIC FIELD LOCATIONS	11/22/24	G.S.W.														
0	ISSUED FOR REZONING APPLICATION	6/27/24	G.S.W.														

STORMWATER MANAGEMENT



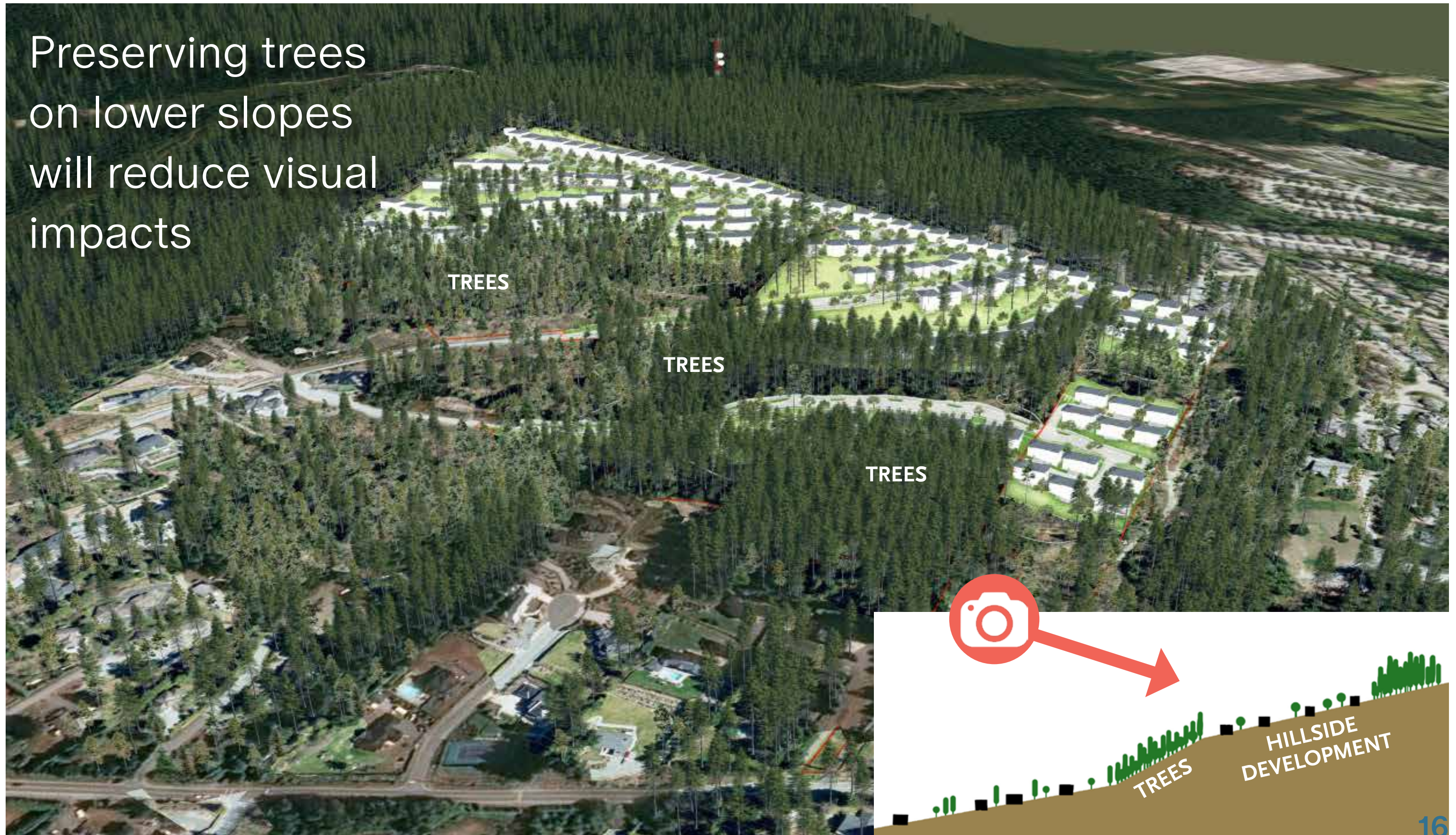
- Post-development runoff will not exceed pre-development runoff.
- Stormwater system adheres to all regulations and best management practices.
- Impervious area is 26%, thus 74% of the site is permeable.

<p>ENGINEER: LANDMARK ENGINEERING & PLANNING LTD. #226-3030 LINCOLN AVE., COQUITLAM, BC, V3B 6B4 TELEPHONE 604-357-3541 FAX 604-357-3799 WEB:landmarkengineering.ca</p>	<p>NOTES</p> <ul style="list-style-type: none"> • THIS DRAWING IS FOR DISCUSSION PURPOSES ONLY, AND SUBJECT TO FURTHER REVIEW AND MUNICIPAL APPROVAL. • LOT CONFIGURATION, LAYOUT AND CIVIL INFRASTRUCTURE SHOWN IS UNDER ASSESSMENT, THUS SUBJECT TO CHANGE/UPDATE • THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS 	<p>LEGEND:</p> <p>EXISTING CONTOURS ——— 270 ———</p> <p>DEVELOPMENT BOUNDARY ———</p> <p>LOT ADDRESSES 2345</p> <p>ROAD NAMES EAST RD</p> <p>HYDRANT — H —</p> <p>WATERMAIN ———</p> <p>STORM MAIN ———</p> <p>STORM MANHOLE —</p>	<p>FOR INFORMATION FOR REZONING ONLY</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>SIGN.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <p>DESIGN: G.S.W. DRAWN: J.R.G. CHECKED: J.R.G. DATE: JUNE 27, 2024 B.M.: ELEV.: SCALE: Horiz. 1:1250 Vert. N/A</p>	NO.	DESCRIPTION	DATE	SIGN.					<p>PROJECT: The Village of Anmore Pinnacle Ridge - Phase 2</p> <p>TITLE: CONCEPTUAL STORM WATER MANAGEMENT PLAN</p> <p>CONSULTANTS No. 2023_013 SHEET No. 1 of 1 GRID No. REV. No. 0 SKETCH No. STM-03</p>
NO.	DESCRIPTION	DATE	SIGN.										

VISUAL IMPACT

OBLIQUE VIEW

Preserving trees on lower slopes will reduce visual impacts



VISUAL IMPACT

VILLAGE VIEW

Trees screen most views of buildings from from below.





FINANCIAL SUSTAINABILITY

- Fiscal Impact Study confirms tax revenue far exceeds infrastructure maintenance and replacement costs
- Proposed CD zone financially outperforms RS-1 and conventional CD zones.



COMMUNITY BENEFITS

- **Meeting Housing Demand**

Pinnacle Ridge Hillside provides diverse housing options to meet the growing demand, targeting long-term availability for various household sizes and lifestyles.

- **Providing Parks & Trails**

Green spaces and trails will offer outdoor recreation, preserve natural landscapes, and promote a healthy lifestyle for residents.

- **Sustainable Community**

The development supports environmental sustainability with energy-efficient practices, social sustainability by fostering a healthy, connected community, and economic sustainability through responsible growth and long-term viability.



PINNACLE RIDGE HILLSIDE

REZONING APPLICATION | COMMITTEE OF THE WHOLE MEETING

DECEMBER 2, 2024

EKISTICS