

Appendix A - Subject Site Property Assessment Profile (BCAA, 2023)

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1600 SUNNYSIDE RD ANMORE

Area-Jurisdiction-Roll: 10-501-01121.300



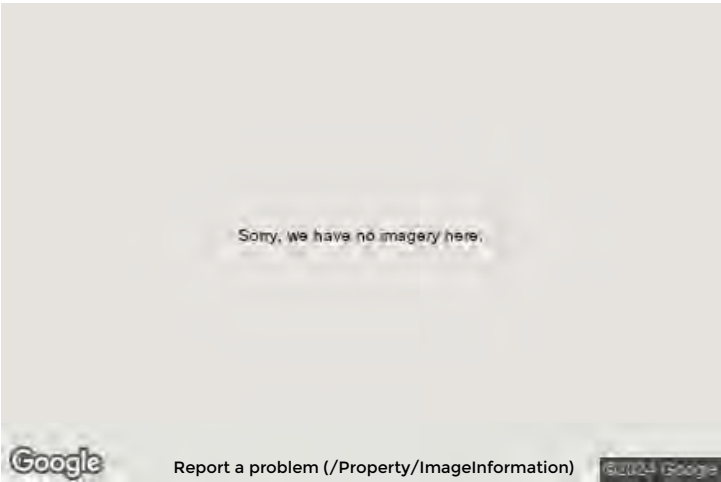
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Compare



Print



Total value	
2024 assessment as of July 1, 2023	
Land	
Buildings	
Previous year value	
Land	
Buildings	

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Property information

Are the property details correct?

Year built

Description 2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size 49.17 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No.of apartment units

Legal description and parcel ID

LOT 3, PLAN EPP99431, DISTRICT LOT 269, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 031-060-463

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

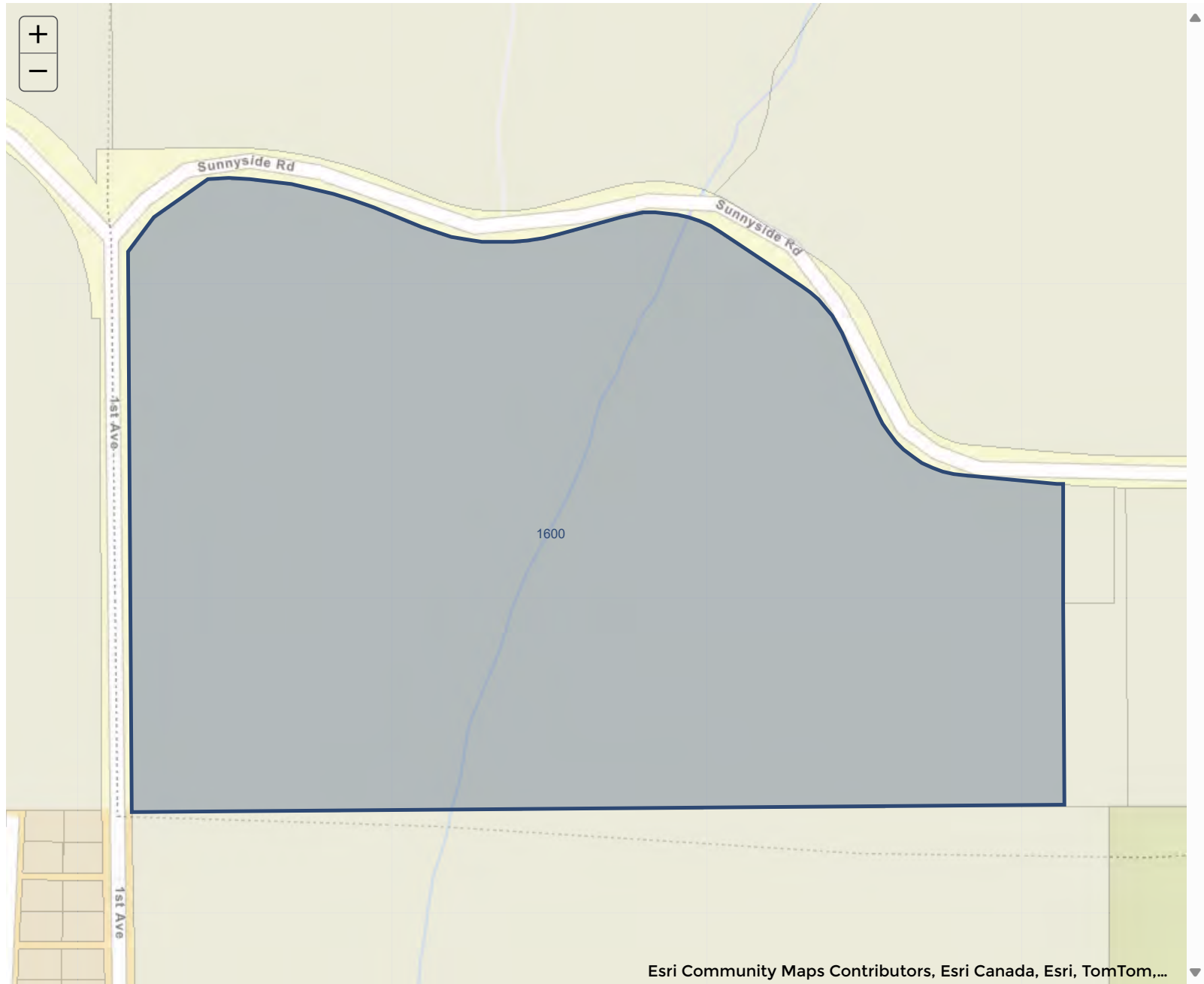
Length

Total area

Map

Neighbouring properties

Sample sold properties



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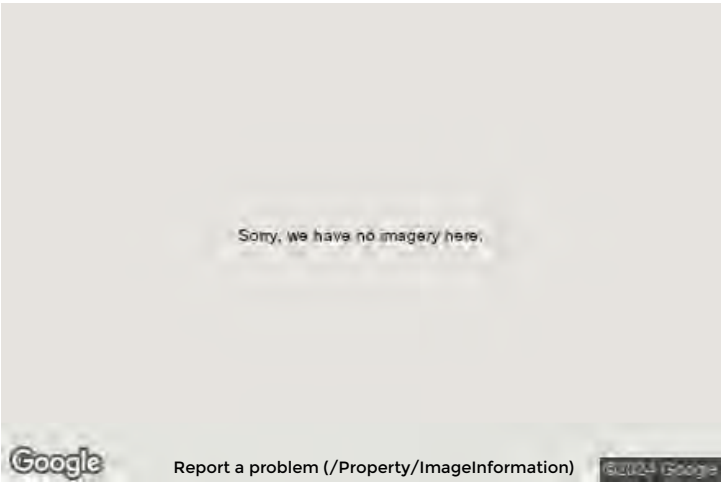
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1605 SUNNYSIDE RD ANMORE
Area-Jurisdiction-Roll: 10-501-01121.100

Favourite

Compare

Print



Total value	
2024 assessment as of July 1, 2023	
Land	
Buildings	
Previous year value	
Land	
Buildings	

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Find out more about BC Assessment's Data Services (<https://info.bccassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?

Year built

Description 2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size 49.67 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No.of apartment units

Legal description and parcel ID

LOT 1, PLAN EPP99431, DISTRICT LOT 269, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 031-060-447

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

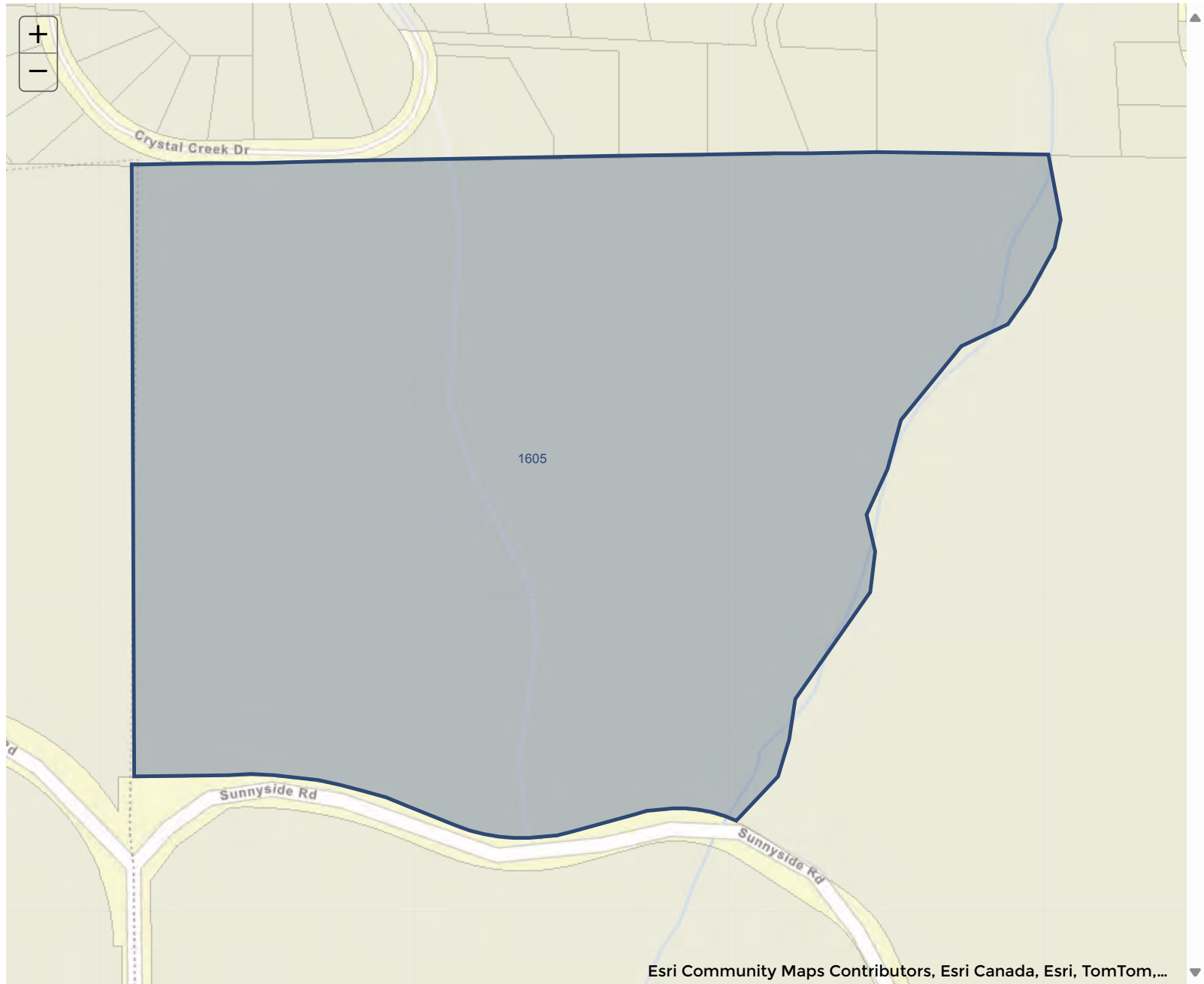
Length

Total area

Map

Neighbouring properties

Sample sold properties



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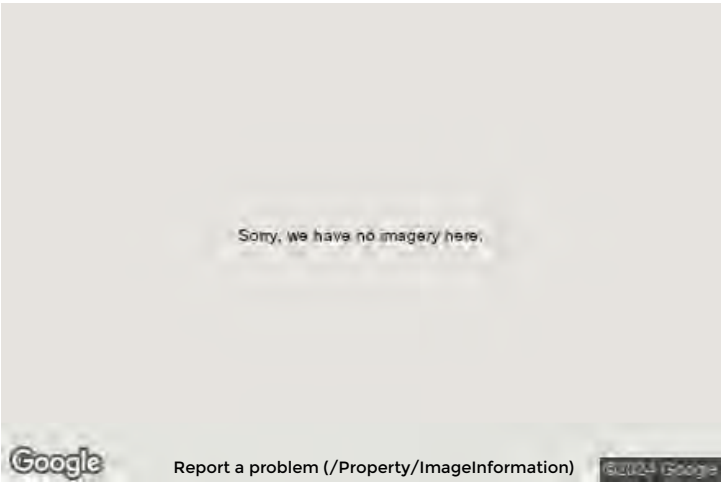
1755 SUNNYSIDE RD ANMORE

Area-Jurisdiction-Roll: 10-501-01121.200

Favourite

Compare

Print



Total value	
2024 assessment as of July 1, 2023	
Land	
Buildings	
Previous year value	
Land	
Buildings	

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Find out more about BC Assessment's Data Services (<https://info.bccassessment.ca/services-and-products/Pages/Buy-and-Exchange-Data.aspx>)

Property information

Are the property details correct?

Year built

Description 2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size 46.46 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No.of apartment units

Legal description and parcel ID

LOT 2, PLAN EPP99431, DISTRICT LOT 269, GROUP 1, NEW WESTMINSTER LAND DISTRICT

PID: 031-060-455

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

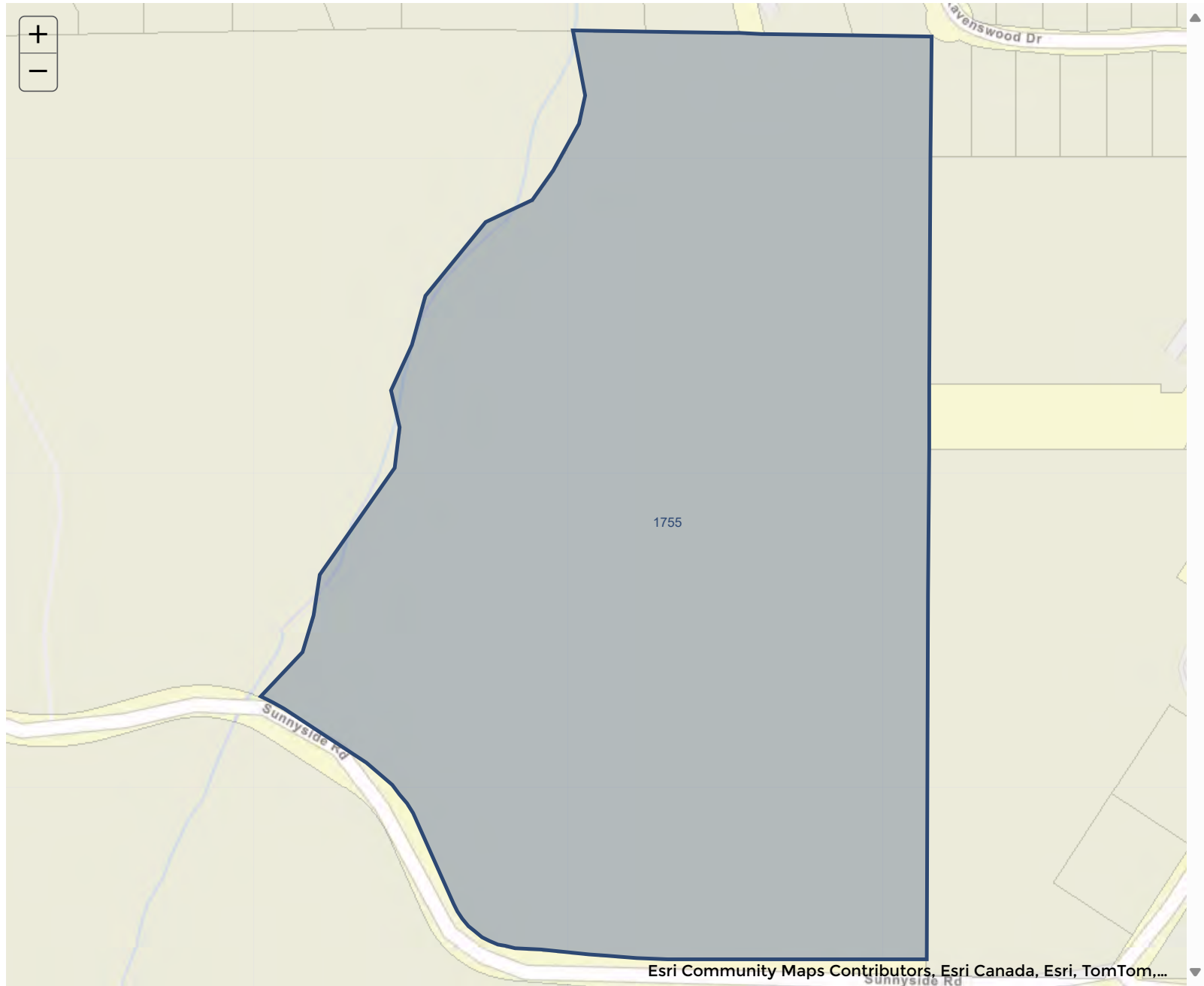
Length

Total area

Map

Neighbouring properties

Sample sold properties



Appendix B - Anmore South Preferred Plan Illustrative Concept

ILLUSTRATIVE
CONCEPT PLAN
Preferred

LEGEND DECEMBER 2024

- Site Boundary 61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Top of Bank
- Existing Structures
- Potential Offsite Field Upgrade



Appendix C - Offsite Servicing Concepts (Aplin Martin, 2023)

Sunnyside Anmore Development

Past Engineering Work Review



Aplin Martin
Project No. 23-291

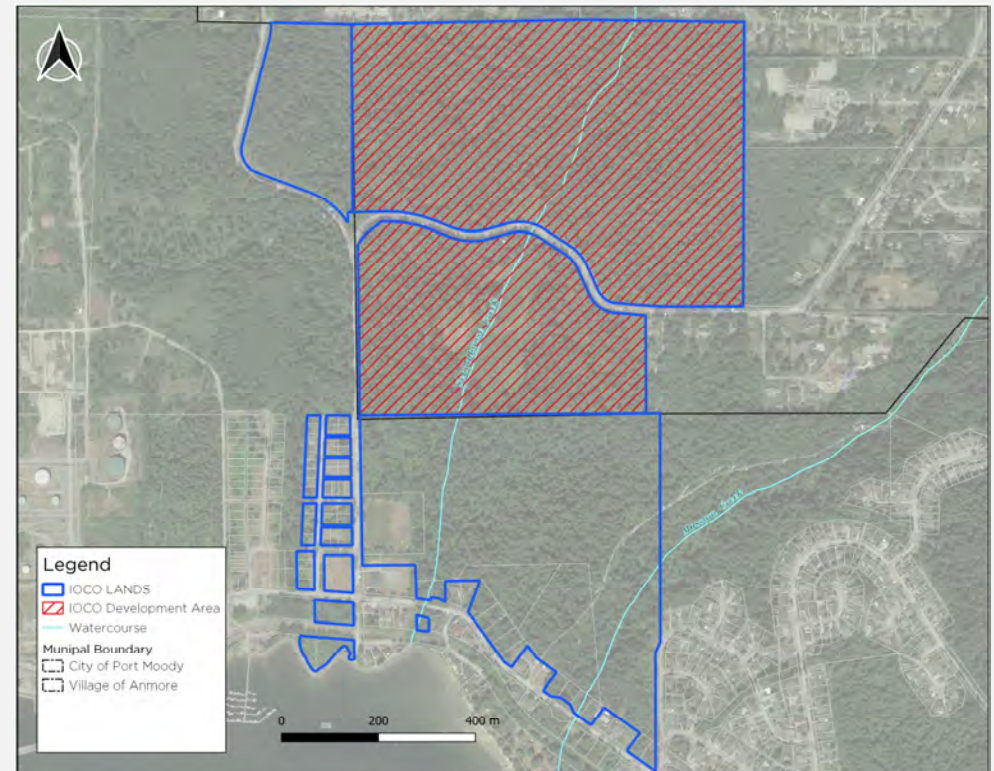
Icona Properties

Date: March 2023

Prepared for: Icona Properties

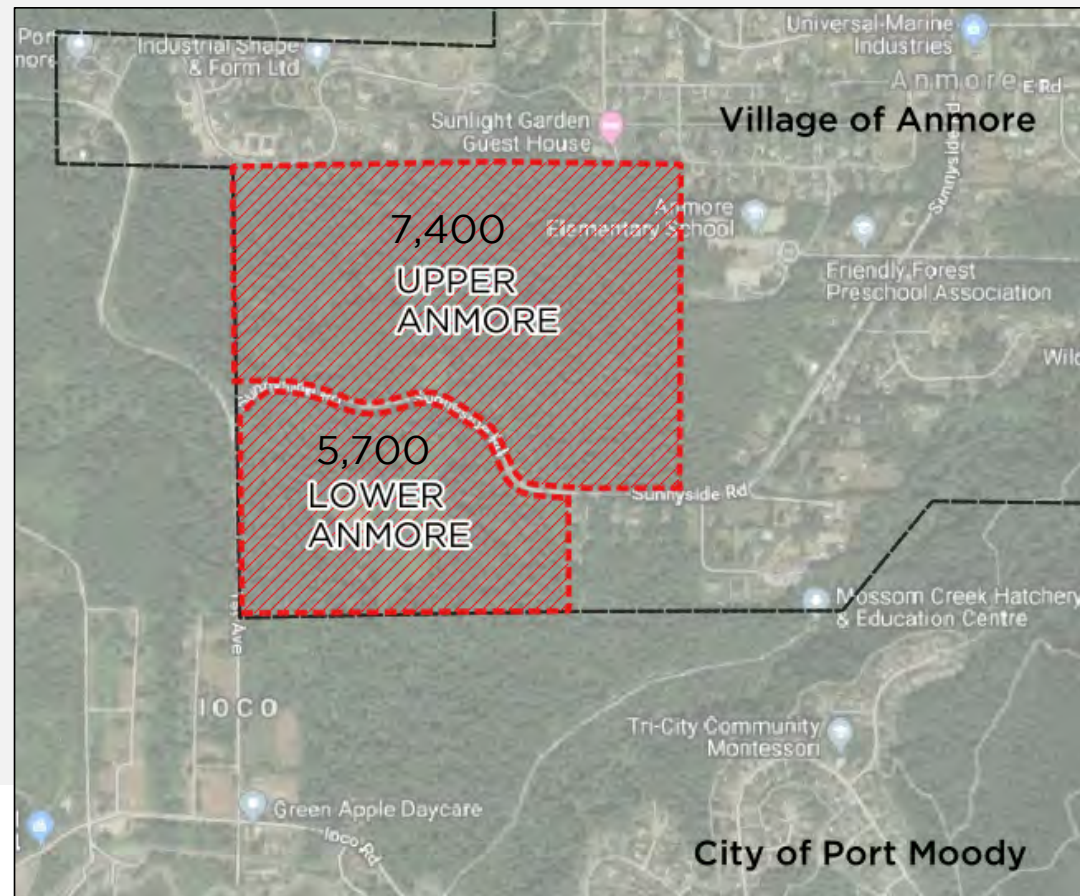
INTRODUCTION

- ▶ The purpose of this PowerPoint presentation is to provide Icona Properties an overview of the past engineering related works that have been completed for the IOCO lands development project.
- ▶ The subject lands reviewed previously consists of approximately 59 ha of lands that sits within the Village of Anmore (Anmore).
- ▶ Previous engineering related works include:
 - Survey
 - Preliminary road alignment
 - High-level water and sanitary servicing concepts and cost estimates
 - Stormwater management requirements
 - Transportation, environmental and geotechnical reviews



PRELIMINARY POPULATION PROJECTIONS

- ▶ Based on the preliminary land use plan, projected population in Anmore is approximately 13,100
 - ▶ 5,700 in Lower Anmore (Stage 1)
 - ▶ 7,400 in Upper Anmore (Stage 2)



SITE PLAN

Prepared for: Icona Properties

PARCEL PLAN FROM THE CLIENT (2023-03-28)

Anmore South | Design Concept V2 Yield
28-Mar-23

placemark
DESIGN + DEVELOPMENT

Sub Area	Parcel	Developable Area		Yield (Per Concept V2)		
		sq. ft.	ac.	Duplex	Townhome	Apartment
North of Sunnyside	1a	0.85	2.10	—	5	198
	1b	0.36	0.89	—	—	—
	1c	0.44	1.09	—	—	—
	2	0.26	0.64	—	10	48
	3	0.33	0.82	—	—	96
	4	0.52	1.28	—	13	108
	5	0.41	1.01	—	12	96
	6	0.85	2.10	—	12	180
	7	0.54	1.33	—	22	—
	8	0.20	0.49	—	6	48
	9	1.64	4.05	30	—	—
	10	1.62	4.00	32	—	—
	11	0.93	2.30	—	29	144
	12	0.17	0.42	—	5	48
	13	1.13	2.79	—	24	156
	14	0.88	2.17	—	23	144
	15	0.53	1.31	16	—	—
	16	1.52	3.76	—	27	228
	17	0.39	0.96	—	11	60
	18	0.70	1.73	—	16	168
	19	0.68	1.68	—	15	144
	20	0.80	1.98	8	14	120
	21	0.73	1.80	14	6	48
Sub-Total North		16.48	40.72	100	250	2034
South of Sunnyside	22	0.41	1.01	—	—	96
	23	0.25	0.62	—	—	48
	24	0.54	1.33	—	—	—
	25	0.39	0.96	—	—	96
	26	0.84	2.08	—	18	144
	27	0.55	1.36	—	17	84
	28	0.53	1.31	—	12	96
	29	0.80	1.98	—	21	180
	30	0.24	0.59	—	6	48
	31	0.78	1.93	—	23	96
	32	0.61	1.51	—	19	108
	33	0.38	0.94	—	10	48
	34	0.53	1.31	—	17	96
Sub-Total South		6.85	16.93	0	143	1140
Grand Total		23.33	57.65	100	393	3,174



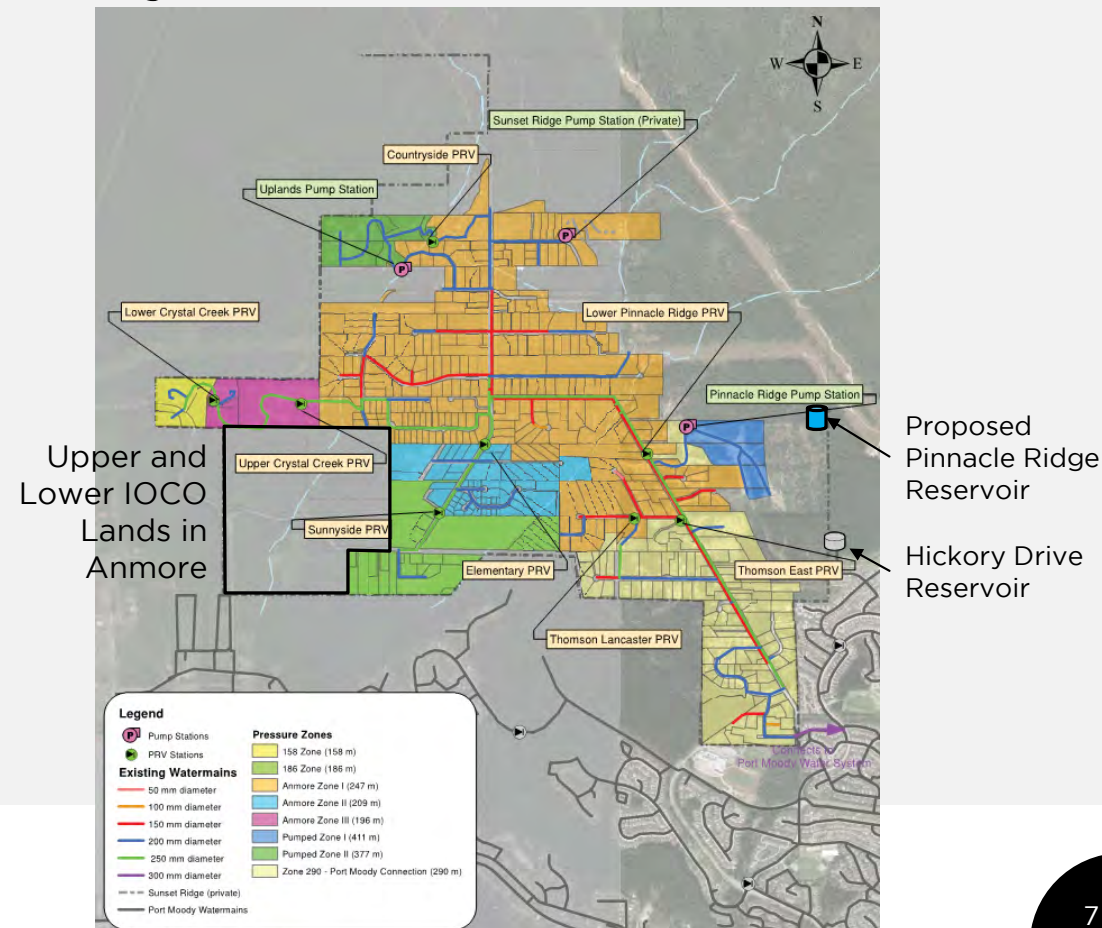
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WATER SERVICING OPTIONS REVIEW

Prepared for: Icona Properties

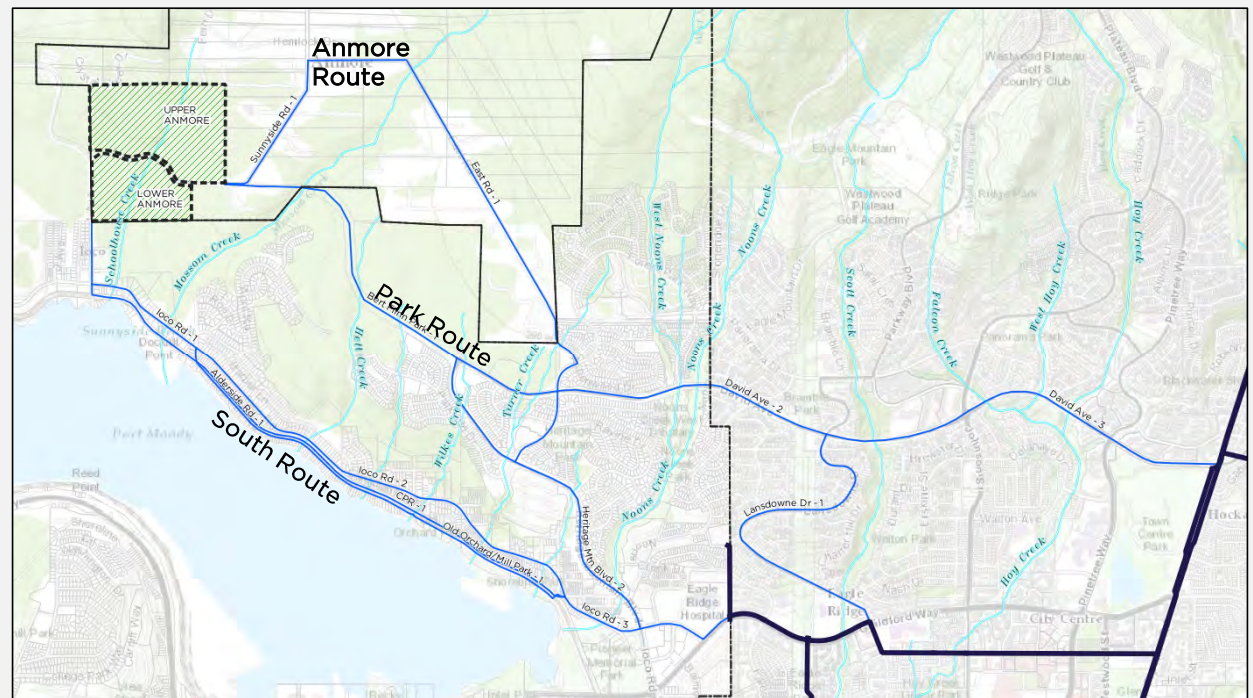
Existing Anmore Water System

- ▶ No existing water services in the study area.
- ▶ Anmore's current water supply is provided by Port Moody – Deficiencies in providing adequate fire flows and emergency storage.
- ▶ Port Moody's existing Hickory Reservoir provides some storage for Anmore. Proposed Pinnacle Ridge Reservoir may satisfy Anmore's future storage requirements. ← Assumes only 506 people in IOCO lands.



Proposed Water Servicing Concepts

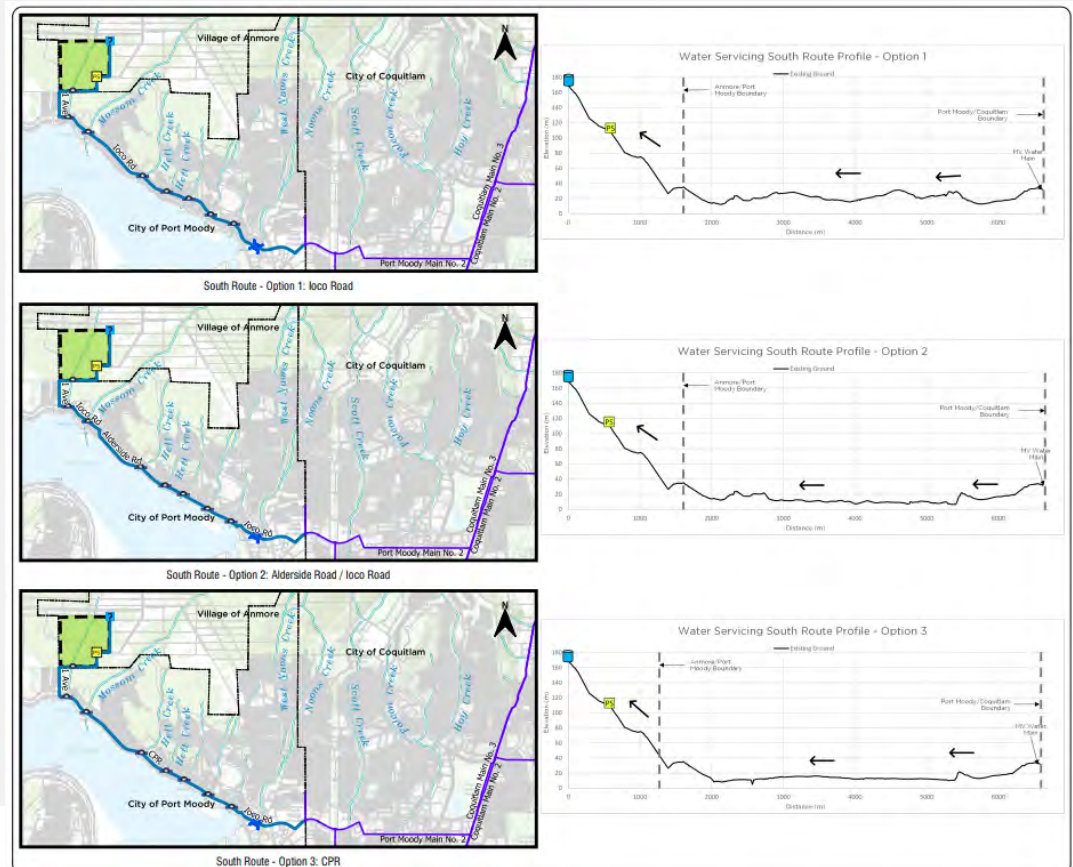
- ▶ Three major servicing options with 9 sub routes have been reviewed
- ▶ Connections to Metro Vancouver system are considered.
- ▶ Route options have been reviewed for construction challenges, reservoir and booster pump station requirements and construction costs.



Water Servicing South Route

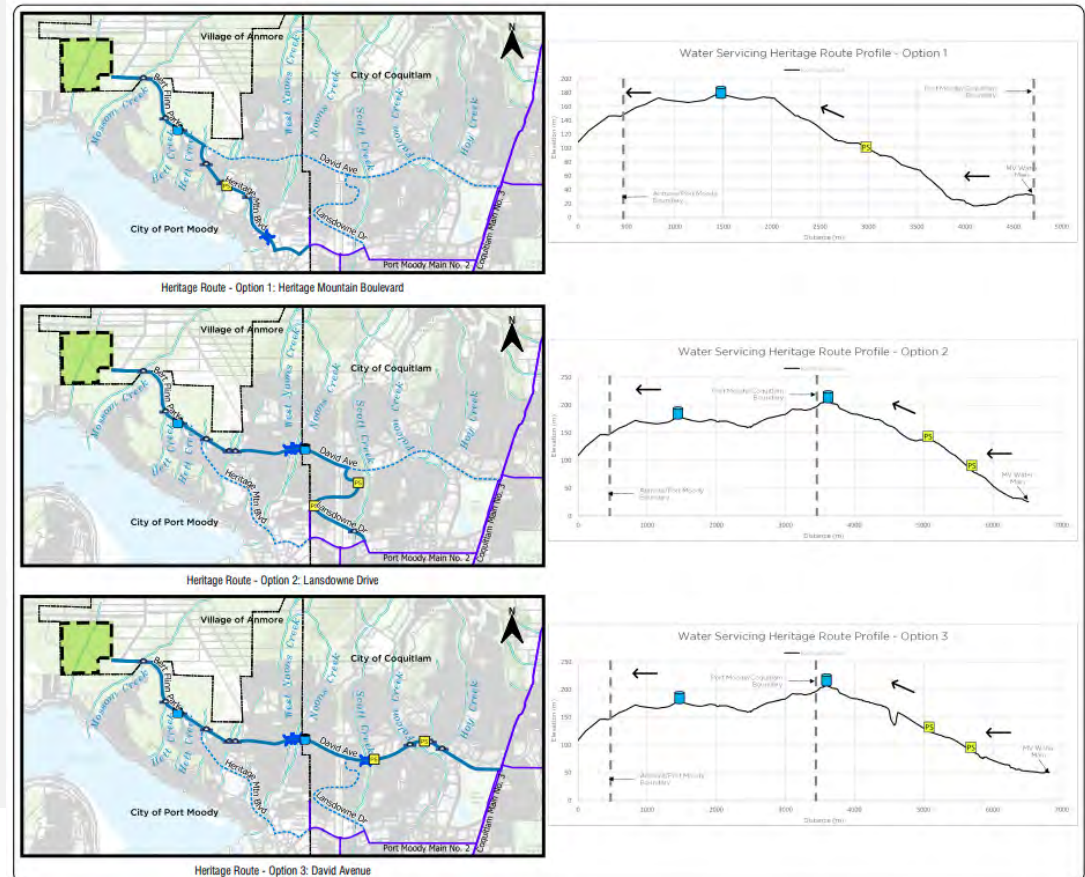
- ▶ The South Route options:
 - A-1, via Ioco Rd
 - A-2, via Alderside Rd
 - A-3, via the CP Rail ROW
- ▶ Only one proposed boost station and reservoir and they are both on the project site.

This option is currently proposed to provide services to the proposed development.



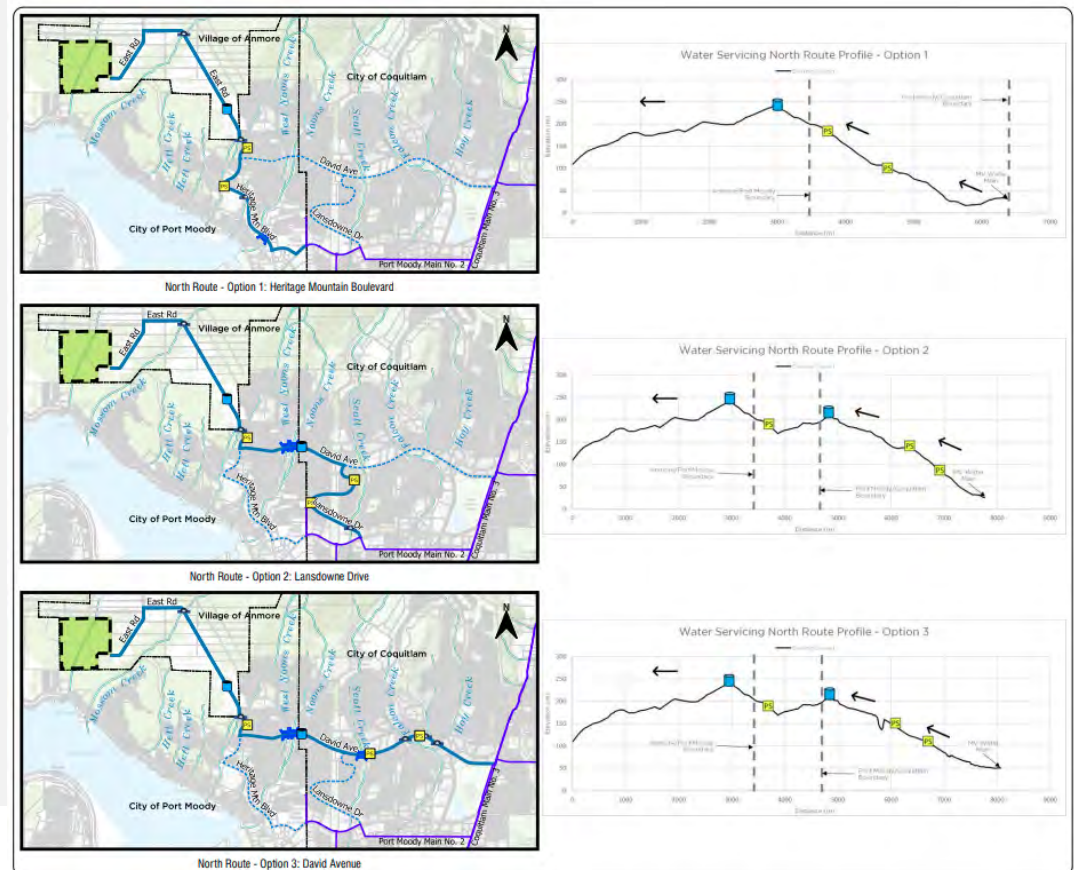
Water Servicing Park Route

- ▶ The Park Route options :
 - B-1, via Heritage Mountain Blvd
 - B-2, via Lansdowne Dr
 - B-3, via David Ave
- ▶ The Bert Flinn Park ROW is clear of existing utility, making it an ideal corridor for new utilities. However, obtaining approval to run utility through Bert Flinn Park may be challenging.
- ▶ For this route, proposed boost station(s) and reservoir(s) are also not on the Project Site, making it difficult to control the implementation.



Water Servicing Anmore Route

- ▶ The Anmore Route options:
 - C-1, via Heritage Mountain Blvd
 - C-2, via Lansdowne Dr
 - C-3, via David Ave
- ▶ Anmore can benefit from this route option as the overall water system within Anmore can be strengthened. There are potential opportunities to upgrade the Village of Anmore's existing infrastructure to address existing system deficiencies. Coordination with the Village of Anmore required as the proposed route through the Village runs parallel to existing utilities.
- ▶ However, minimum of 2 boost stations are required and the proposed boost stations and reservoir(s) are not on the project site, making it difficult to control the implementation.



WATER SERVICING STRATEGY COST COMPARISON

Major Water Servicing Route		Route Option		
		1	2	3
Option A - South Route	Total Length (km)	6.65	6.65	6.61
	Number of Reservoirs	1	1	1
	Number of Pump Stations	1	1	1
	Total Cost (\$M)	\$18	\$16	\$21
Option B - Park Route	Total Length (km)	4.71	6.52	6.82
	Number of Reservoirs	1	2	2
	Number of Pump Stations	1	2	2
	Total Cost (\$M)	\$12	\$21	\$22
Option C - Anmore Route	Total Length (km)	6.37	7.77	8.07
	Number of Reservoirs	1	2	2
	Number of Pump Stations	2	3	3
	Total Cost (\$M)	\$19	\$27	\$28

Park route option 1 (B-1) via Heritage Mountain Blvd has the shortest water main pipe requirement and construction cost.

Further review with the municipalities and Metro Vancouver is required to determine political feasibility and preferred options.

SANITARY SERVICING OPTIONS REVIEW

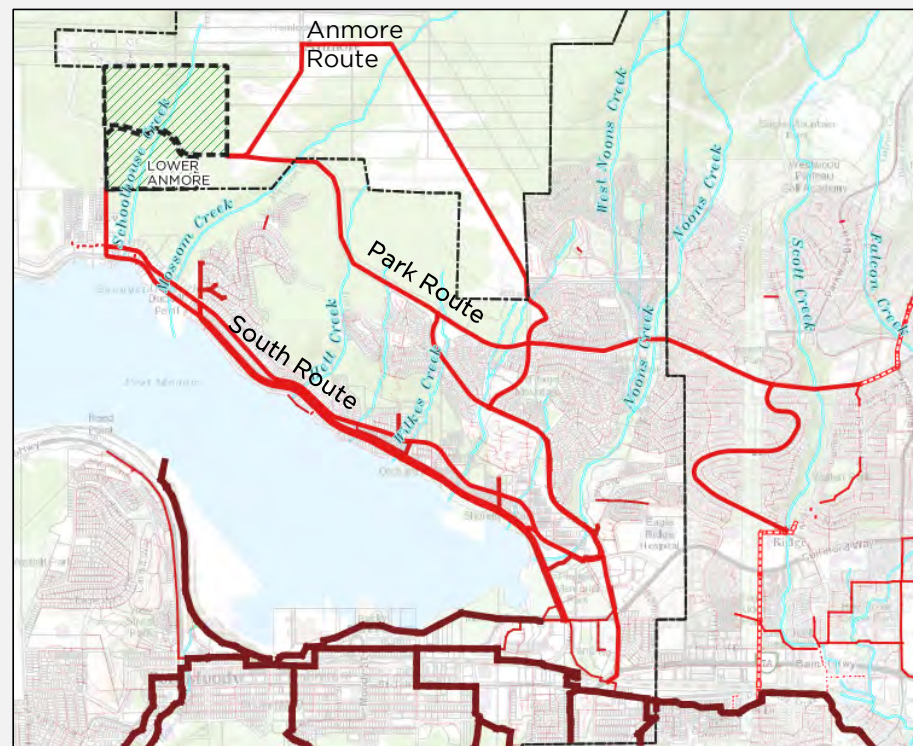
Prepared for: Icona Properties

Existing Anmore Sanitary System

- ▶ No existing collection system
- ▶ Existing lots serviced by on-site sewage disposal
- ▶ Strata developments in the Village use common treatment system

Proposed Sanitary Servicing Concepts

- ▶ Three major servicing options with 9 sub routes have been reviewed
- ▶ Connections to Metro Vancouver system or municipal system.
- ▶ Route options have been reviewed for construction challenges, reservoir and booster pump station requirements and construction costs.



Sanitary Servicing South Route

- ▶ All three options for South route have sewer discharge into the Port Moody interceptor No.2. Route options for the South routes include

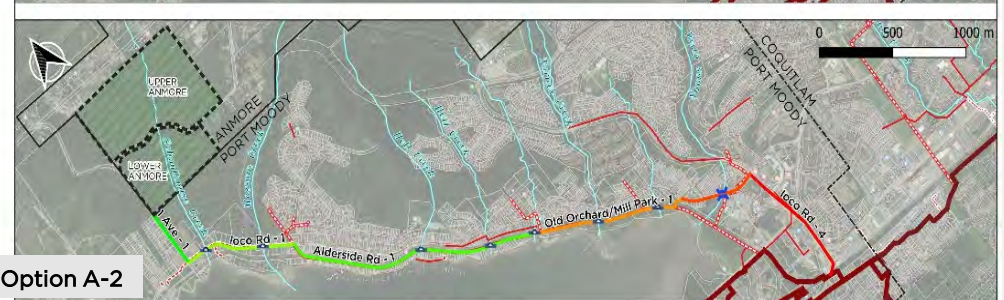
- ▶ A-1, via Ioco Rd
- ▶ A-2, via Alderside Rd
- ▶ A-3, via the CP Rail ROW

This option is currently proposed to provide services to the proposed development.

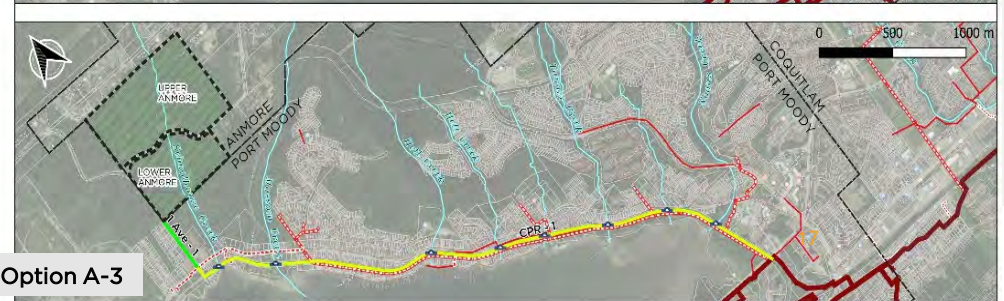
Route Option A-1



Route Option A-2

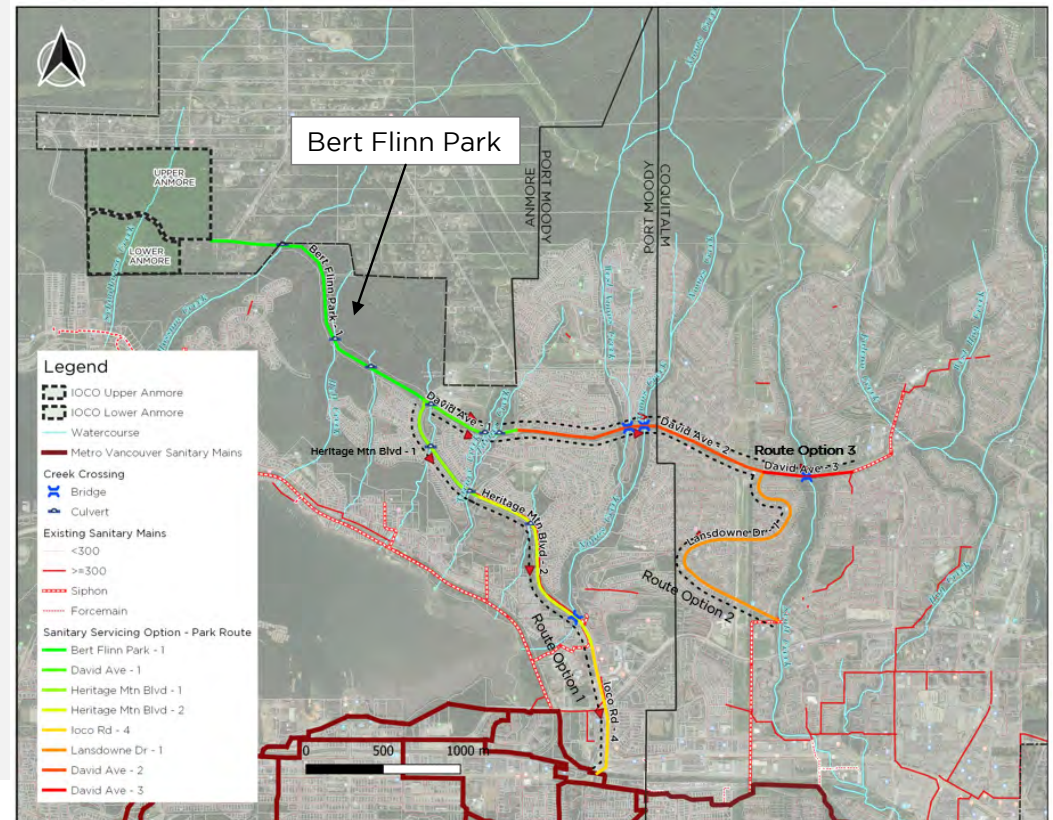


Route Option A-3



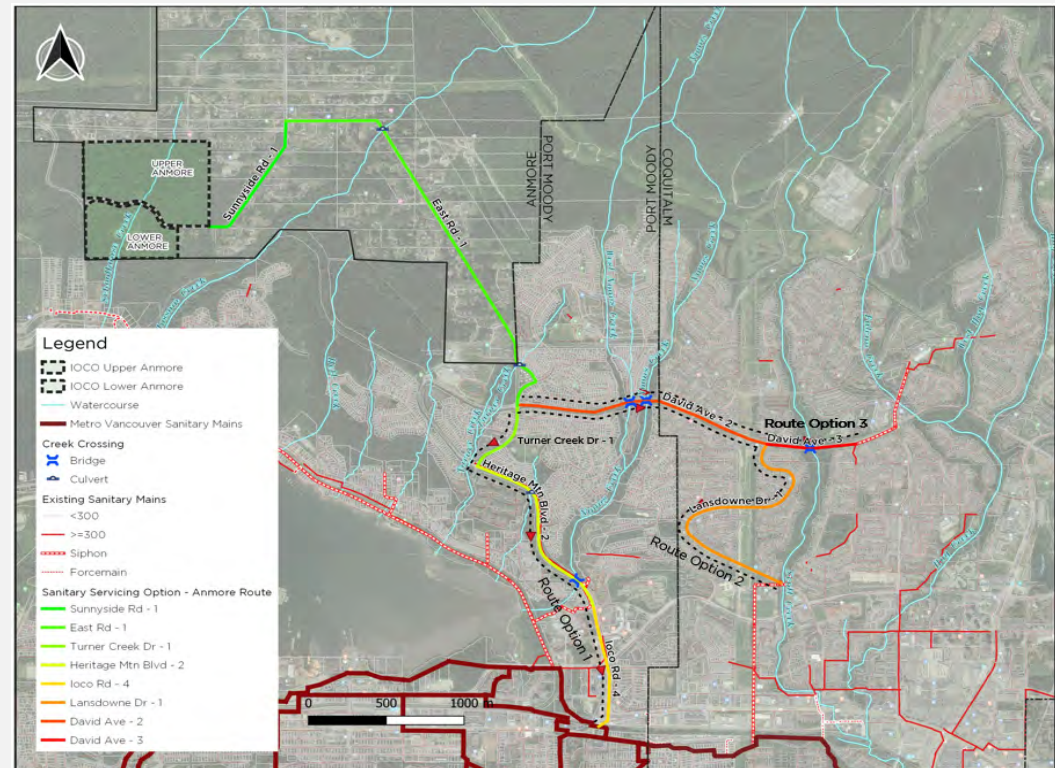
Sanitary Servicing Park Route

- ▶ The Park Route options explore the possible routes to connect through the Bert Flinn Trail. Route options for the Park routes include
 - ▶ B-1, via Heritage Mountain Blvd, discharges into Port Moody interceptor No.2
 - ▶ B-2, via Lansdowne Dr, discharges into City of Coquitlam siphon at Scott Creek Middle School
 - ▶ B-3, via David Ave, discharges into City of Coquitlam System at David Ave and Erskine St
- ▶ The Bert Flinn Park ROW is clear of existing utility, making it an ideal corridor for new utilities. However, obtaining approval to run utility through Bert Flinn Park may be challenging.



Sanitary Servicing Anmore Route

- ▶ The Anmore Route options explore the possible routes to connect through the Village of Anmore. Route options for the Anmore Route includes
 - ▶ C-1, via Heritage Mountain Blvd, discharges into Port Moody interceptor No.2
 - ▶ C-2, via Lansdowne Dr, discharges into City of Coquitlam siphon at Scott Creek Middle School
 - ▶ C-3, via David Ave, discharges into City of Coquitlam System at David Ave and Erskine St
- ▶ Due to no existing sanitary collection system in Anmore, Anmore can benefit from this option as it provides options for sanitary servicing for the existing and future developments. Coordination with the Village of Anmore required as the proposed route through the Village runs parallel to existing utilities.



SANITARY SERVICING STRATEGY COST COMPARISON

Major Sanitary Servicing Route		Route Option		
		1	2	3
Option A - South Route	Total Length (km)	5.26	5.26	4.46
	Number of Lift Stations	1	1	1
	Total Cost (\$M)	\$13	\$11	\$16
Option B - Park Route	Total Length (km)	4.97	6.30	4.90
	Number of Lift Stations	1	2	2
	Total Cost (\$M)	\$10	\$15	\$13
Option C - Anmore Route	Total Length (km)	6.62	7.53	6.13
	Number of Lift Stations	2	3	3
	Total Cost (\$M)	\$16	\$21	\$19

Park route option 1 (B-1) via Heritage Mountain Blvd has the shortest sanitary main pipe requirement and construction cost.

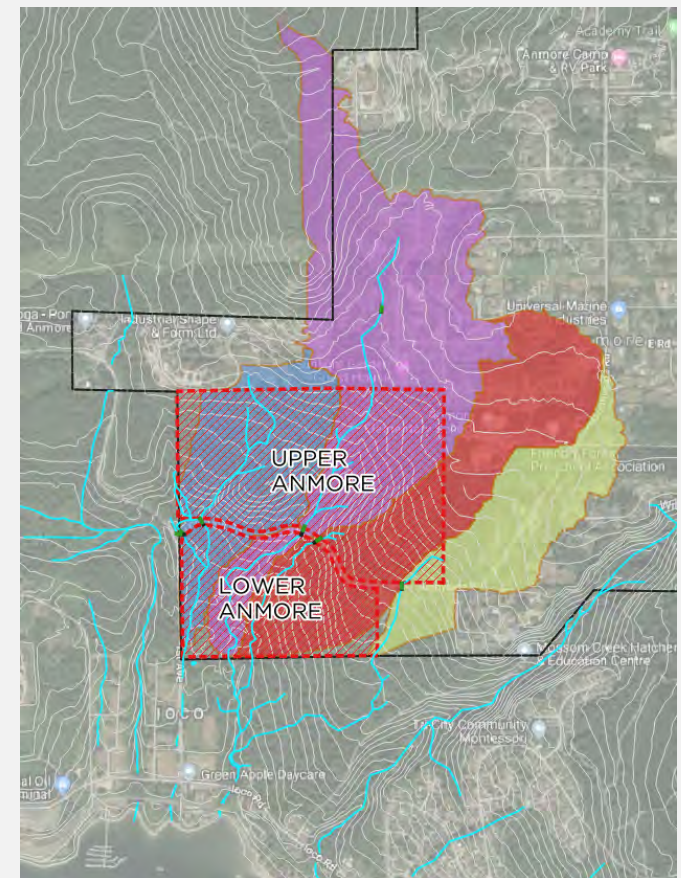
Further review with the municipalities and Metro Vancouver is required to determine political feasibility and preferred options.

POTENTIAL STORMWATER MANAGEMENT REQUIREMENTS REVIEW

Prepared for: Icona Properties

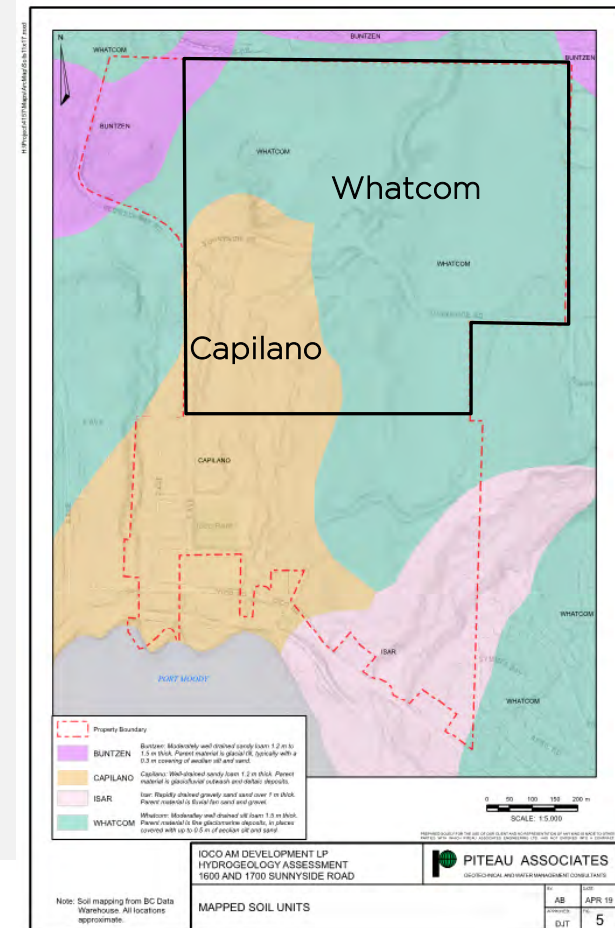
Existing Drainage Condition

- ▶ Undeveloped natural forest setting
- ▶ **Drainage** – The study area drains into Doctor's Creek and Schoolhouse Creek North through several tributaries. Both creeks ultimately drain south to the Burrard Inlet. Flows through the creeks consists of stormwater runoff and groundwater seepage.
- ▶ **Topography** – The study area elevation ranges from 25m to 160m and generally slopes from northeast to southwest, with average slopes of about 10%. None of the watercourses within the study area were situated within ravines or area of high potential for erosion, with the exception of Schoolhouse Creek North near Sunnyside Road. – *AquaTerra, 2019*



Existing Drainage Condition

- **Soils** – Primarily consists of moderately well drained silt loam (Whatcom) and well drained sandy loam (Capilano) soils. Opportunities for infiltration exists on these soils where a sufficiently thickness of unsaturated, loose, granular material is present. *-Piteau, 2019*
- **Groundwater** – Connected to Aquifer 924. Water levels are believed to be near the ground surface of the site, limiting infiltration capacities in some areas. *-Piteau, 2019*



Prepared for: Iona Properties

Stormwater Management Objectives and Design Considerations

- ▶ **Maintain existing hydrological regime** – Post-development catchment areas to the local stream roughly match their predevelopment catchment configuration with no large-scale diversions and disruption of flows.
- ▶ **Protect fish and fish habitat by maintaining baseflow and water quality** – Apply onsite infiltration and retention (for 6-month 24-hour event) and water quality source control BMPs for both the development areas and roads.
- ▶ **Minimize potential stream erosion** – Apply onsite and offsite detention to control peak post-development flows to pre-development forested land use condition to up to 1:5-year return period.
- ▶ **Safe conveyance of flows to minimize damage to life and property under extreme flood conditions** – Ensure major onsite and offsite conveyance systems including major road crossings, overland flow paths, and stream channels are capable of safely conveying up to the 1:100-year return period post-development flows.

WORKS BY SUBCONSULTANTS

Prepared for: Icona Properties

Subconsultants

- ▶ Bunt & Associates – Transportation
- ▶ AquaTerra – Environmental
- ▶ GeoFoundation Geotechnical Consultant Inc. – Geotechnical

Trail Network and Cross Sections

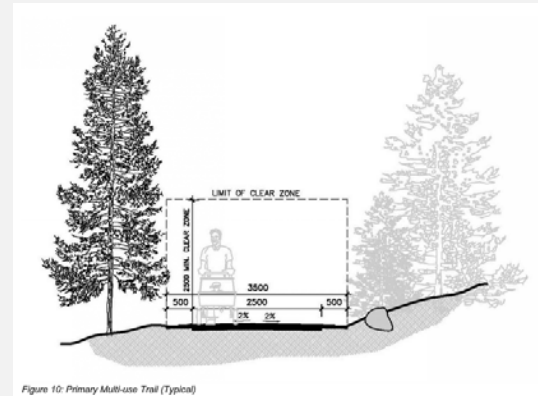
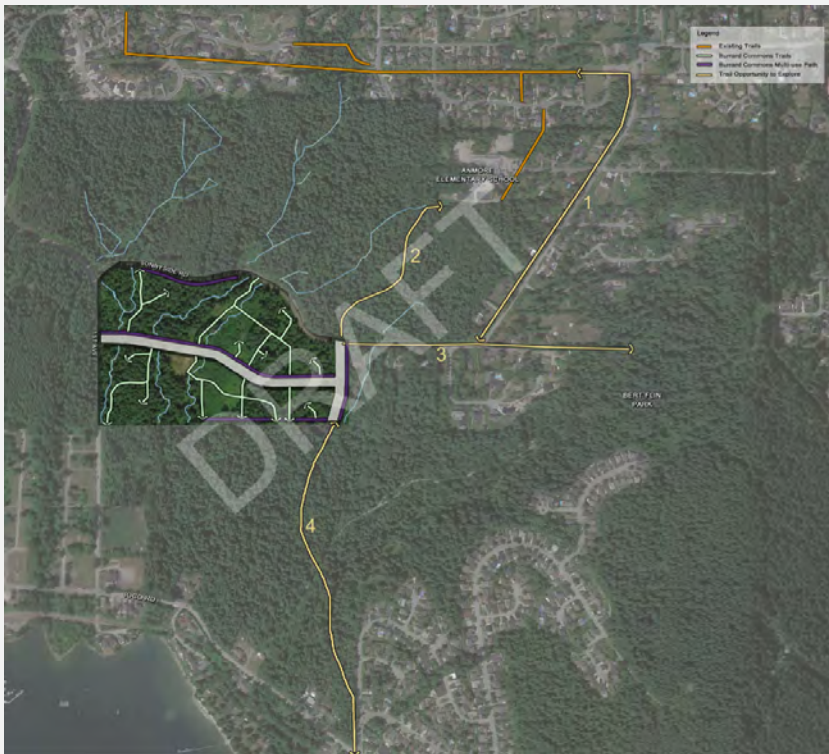


Figure 10: Primary Multi-use Trail (Typical)

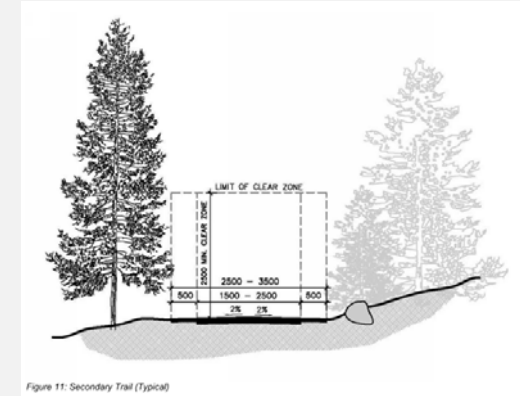


Figure 11: Secondary Trail (Typical)

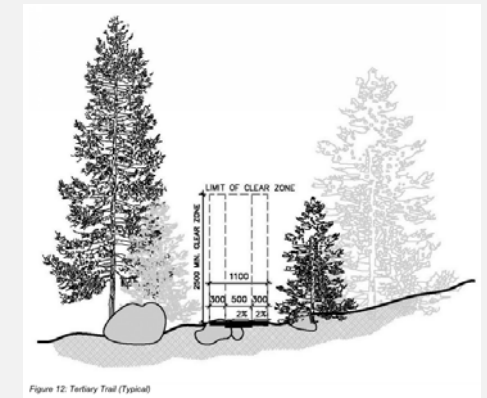


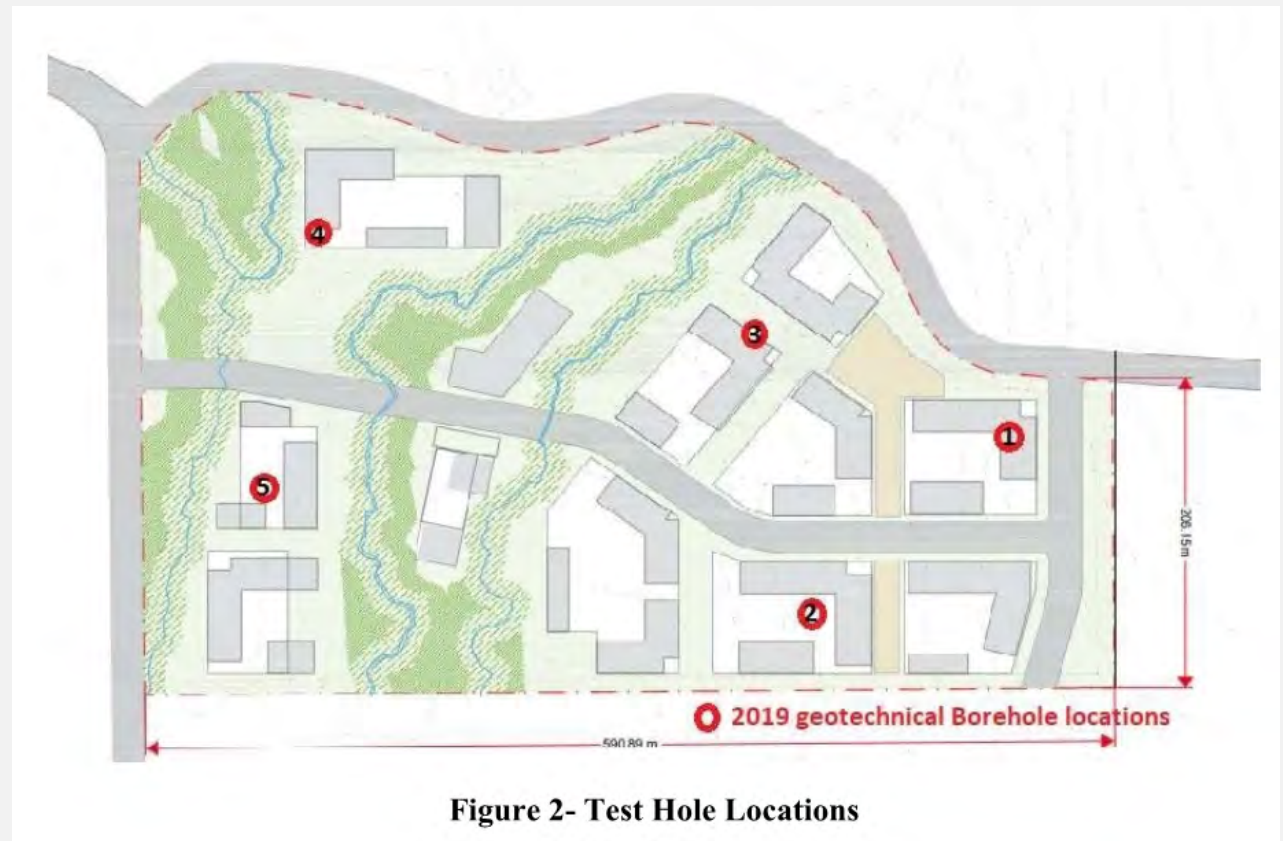
Figure 12: Tertiary Trail (Typical)

Prepared for: Icona Properties

Environmental

- ▶ Development Feasibility Assessment
- ▶ Phase 1 Watercourse Assessment
- ▶ 1600 & 1700 Sunnyside Road - Fish, Fish Habitat and SAR Assessment

Geotechnical



CONCLUSIONS AND NEXT STEPS

Prepared for: Icona Properties

CONCLUSIONS

- ▶ Site background information in respect to environmental, geotechnical and hydrogeological conditions have been reviewed. Topographic survey has been conducted.
- ▶ Potential concepts for roads have been reviewed with preliminary road and trial plans being developed.
- ▶ Various water and sanitary services concepts and associated high-level cost estimates were reviewed.
- ▶ Stormwater management targets were developed based on the existing drainage and watershed health conditions.
- ▶ Further investigation in coordination with the municipalities and Metro Vancouver is required to determine political feasibility and preferred water and sanitary servicing options.
- ▶ Other potential water supply and sanitary servicing options may be explored, such as using Buntzen Lake as the water supply source and onsite wastewater treatment and disposal.

Phase Approach for Servicing Strategy Development

- ▶ Phase I - Preliminary concept investigation of potential infrastructure servicing strategies. (Completed)
- ▶ Phase II - Engagement with applicable municipalities, Metro Vancouver, Canadian Pacific Railway, and other regulatory authorities.
- ▶ Phase III - Detailed infrastructure servicing strategies and capital cost estimates for comparison.
- ▶ Phase IV - Final proposed infrastructure servicing strategy to support land use planning and the development approval process.

NEXT STEPS

- ▶ Update the proposed servicing concepts and cost estimates based on the revised land use plan information.
- ▶ Engagement with applicable authorities
 - Consult with Anmore to review water and sanitary servicing options and Anmore's preferences
 - Consult with Metro Vancouver to determine feasibility of connecting to the Metro system
 - Consult with other entities, e.g. Port Moody, Coquitlam, and/or CPR, to determine
 - feasibility of using their ROW to construct the required infrastructure;
 - feasibility to connect to their systems (for sanitary system only); and
 - optimal locations for reservoirs and pump/lift stations

THANK YOU!

Wendy Yao, P.Eng, M.A.Sc
Senior Water Resources Engineer
Email: wyao@aplinmartin.com

Jonathan Hung, P.Eng.
Infrastructure Planning Engineer
Email: jhung@aplinmartin.com

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201- 12448 82ND AVENUE, SURREY, BC V3W 3E9 | WWW.APLINMARTIN.COM | (604) 597-9058