

VILLAGE OF ANMORE REPORT TO COMMITTEE OF THE WHOLE

Date: November 29, 2024 File No. 3360-01

Submitted by: C. Boit, P.Eng, Manager of Development Services

Subject: Committee Input - Pinnacle Ridge Rezoning Application – Bylaw No. 699-

2024

Purpose/Introduction

To provide the Committee with an opportunity for input on a Rezoning Application for the Pinnacle Ridge Hillside Development Lands.

Recommended Option

THAT the Committee recommend to Council that staff be directed to consider comments provided during the Committee of the Whole meeting held on December 2nd, 2024, regarding input for the Rezoning of Pinnacle Ridge – Zoning Amendment Bylaw No. 699-2024 and respond to the applicant.

Background

In July 2024, the owners: MNP Ltd., Anmore Gate Limited Partnership and Bella Terra Investments 2 Inc. (the applicant) collectively applied to amend the Anmore Zoning Bylaw No. 568-2017 to rezone the 4 parcels (~75 acres) comprising the Pinnacle Ridge Hillside Lands (Pinnacle Ridge) from Residential-1 to a new Comprehensive Development zone to accommodate 269 dwelling units. The rezoning application and development proposal includes technical studies, preliminary servicing plans and the proposed land use regulations.

At the September 10th, 2024, Regular Council Meeting, Staff presented the Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024, and Council provided the following direction:

"THAT Anmore Zoning Amendment Bylaw No. 699-2024, be given first reading; and,

THAT Anmore Zoning Amendment Bylaw No. 699-2024 and the development proposal be referred to the Advisory Planning Commission and Committee of the Whole with the following items for discussion:

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Community Amenity Contributions, public engagement strategy, financial sustainability and other topics staff believe to be important for community discussion; and,

THAT staff bring forward a Community Engagement Plan in relation to the rezoning of Pinnacle Ridge Hillside Development.".

Discussion

This report aims to provide the Committee with an overview of:

- Legislation relating to zoning;
- Areas for council consideration;
- The application and proposed bylaw amendments;
- areas of staff concern; considerations which are addressed at the subdivision.

Legislation

Zoning Application

In British Columbia, zoning bylaws are governed by the Local Government Act (LGA), Part 14, Division 5. The LGA provides municipalities with the authority to regulate the use, density, and form of land and buildings within their jurisdiction. Zoning bylaws play a fundamental role in land use planning by designating areas for specific purposes, such as residential or commercial. They also establish parameters for building height, setbacks, lot sizes, and density to ensure orderly development that aligns with community goals.

Alignment of Zoning Bylaws with the Official Community Plan (OCP) and Housing Needs Assessment

Zoning bylaws must be consistent with the municipality's OCP, a high-level policy document that outlines the community's vision for future growth and development. The OCP sets the long-term framework for land use, transportation, housing, and environmental goals, while the zoning bylaw translates these policies into specific, enforceable regulations. A zoning bylaw cannot contravene the OCP, and in cases where updates to the zoning bylaw are required, they must ensure alignment with the broader goals and objectives of the OCP.

In addition, recent legislative updates in BC require municipalities to update their OCP or zoning bylaw based on the most recent Housing Needs Assessment (HNA). Housing Needs

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Assessments identify current and projected housing demands based on factors such as population growth, demographics, and affordability challenges. The alignment of the OCP, zoning bylaws, and HNA ensures that planning decisions address critical housing needs, promote affordability, and support sustainable community growth as required by the Provincial Government.

Council's Role

Council is responsible for creating and adopting policies, bylaws, and plans that guide community development. This includes approving the OCP, zoning bylaws, and other regulatory frameworks that dictate how land within the municipality can be used, developed, and managed. Council's decisions are typically informed by staff recommendations, and broader community goals. While council can set the overarching rules, they do not directly administer or interpret them on a case-by-case basis for development applications, as this would introduce potential bias or conflict with established processes.

Subdivision Process

Subdivision applications deal with the legal division of land into parcels under the Land Title Act. Subdivision is a technical process that ensures the proposed division complies with zoning bylaws, municipal subdivision and development standards, and provincial laws. It involves detailed review by the Approving Officer, who assesses aspects such as lot sizes, road layouts, utility services, and environmental considerations. Unlike zoning, subdivision does not change the permitted use of the land but instead ensures that newly created parcels are viable, accessible, and properly serviced.

In summary, zoning applications focus on changing or confirming how land can be used, requiring council approval, while subdivision applications deal with the technical division of land into smaller parcels, overseen by an Approving Officer.

Approving Officer's Role

In British Columbia, the Approving Officer plays a critical role in the land development process, acting as a statutory decision-maker responsible for approving subdivision applications and ensuring that proposed developments align with provincial laws and municipal bylaws, such as Anmore's Subdivision and Development Control bylaw. This includes assessing subdivisions for compliance with the Local Government Act, Land Title Act, and relevant municipal zoning, engineering, and planning regulations. Approving Officers evaluate various aspects of a development, such as lot sizes, road and utility layouts, drainage plans, and environmental

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impacts, ensuring that they meet the public interest. They also consider broader community goals, such as connectivity, safety, and sustainability, while maintaining impartiality to balance the needs of developers, municipalities, and the public.

The Approving Officer operates independently to apply the policies and bylaws set by council when assessing subdivision applications. They focus on ensuring that applications meet the technical and legal requirements established by municipal and provincial regulations. Their independence is critical to maintaining objectivity, particularly in matters that may have political or public pressures. While their role involves implementing council's policies, they also have discretionary authority to consider public interest, safety, and environmental concerns, even if these factors extend beyond strict compliance with bylaws.

Public Hearings

In British Columbia, the enactment of Bill 44: Housing Statutes Amendment Act, 2023 has reformed the public hearing process for rezoning applications to expedite housing development. Under this legislation, local governments are prohibited from holding public hearings for certain zoning bylaw amendments if the following conditions are met:

- 1. Consistency with the Official Community Plan (OCP): The proposed zoning bylaw aligns with the existing OCP for the area.
- 2. **Residential Development Focus:** The bylaw's primary purpose is to permit a development that is at least partially residential.
- 3. **Residential Component Proportion:** In mixed-use developments, the residential portion constitutes at least 50% of the total gross floor area.

The province aims to streamline the approval process for residential projects that conform to established community plans, thereby reducing delays associated with public hearings.

Additionally, while public hearings may be prohibited under the specified conditions, local governments are still required to provide public notice of the proposed zoning changes prior to first reading.

The intent of the legislation is to avoid delays in applications consisting of primarily residential development. Staff had initially recommended that a Public Engagement Plan be provided; however, based on the requirements set by the provincial government any engagement must be solely to inform the residents of the application as this application meets the criteria which prohibits the Village from holding a public hearing and seeking input for a rezoning application.

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The following is a general guide of the Zoning bylaw process:

	Step	Responsibility	Outcomes
1	Zoning Pre-Application	Staff / Applicant	Ensure the application generally meets the existing OCP policies
2	Rezoning Application	Staff / Applicant	Staff to review the application and provide a report and zoning bylaw to Council for consideration
3	Zoning Bylaw amendment 1st Reading	Council	Council to deliberate and determine whether council see merit in the application.
4	Committee of the Whole (Current Step)	Council with Staff support	Meeting to deliberate on policy issues before making formal decisions in regular meetings
5	Regular Council Meeting	Council	Council to provide formal resolution for actions resulting from the CoW
6	Ratified resolution	Staff	Staff will work with the applicant to resolve issues and policies raised by council during the CoW
7	Regular report to Council (optional)	Staff	Staff may bring forward reports to Council to seek direction regarding the issues or policies raised at the CoW
8	Zoning Bylaw amendment 2 nd reading	Council	Council to deliberate and determine whether the application should proceed. Conditions maybe imposed on the application prior to further readings, such as Community Amentity Contribution negotiations or further reports.
9	Community Amenity Contribution negotiations	Staff / Applicant	Staff to review applicants benefit packages and negotiate on behalf of the Council.
10	Phased Development Agreement (optional)	Staff / Applicant	Staff may work with the applicant to determine how development occurs and what is need prior to proceeding
11	Zoning Bylaw amendment 3 rd reading	Council	Council to deliberate and determine whether the application should proceed. Have the conditions placed at second reading been met to Council's satisfaction. If Council wish amendments to the proposed bylaw, the bylaw is to return to step 8.
12	Zoning Bylaw amendment Adoption	Council	Council Adopt the Amendment to the zoning Bylaw
13	Subdivision Process	Staff / Approving Officer / applicant	The Applicant is to meet all the requirements of subdivision as laid out in Bylaws and Provincial Legislation and phased development agreement if applicable

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Committee of the Whole

The Committee of the Whole is an informal and flexible discussions on specific issues within the zoning application, typically before formal decisions are made during regular council meetings. In this setting, the council members can discuss the application. This process allows council members to ask questions related to process, roles and responsibilities, gain clarity and express considerations, and explore how the proposed zoning aligns with the Council's goals. It is important to note that while Council may have detailed technical questions to be addressed, it is anticipated that Staff will have to take these questions away and work with the applicant to provide clarity and answer questions. In these cases, Staff would report back to council for their consideration.

The following are some general considerations for Council to contemplate during rezoning, Council is not limited to this list:

Alignment with the Official Community Plan (OCP):

Council determined that the proposed development is inline with the OCP and proceeded to the rezoning process. However, Council could consider whether amendments to the application could find further alignment with the policies outlined in the OCP, such as:

- Support for further clustered housing on hillsides to protect steep slopes and natural areas.
- Preservation of semi-rural character while addressing housing diversity needs.

Housing Diversity and Density:

- Assess the proposed mix of housing types (single-family, semi-detached, townhomes) do they meet community needs and housing diversity goals?
- Are there any housing types that Council may wish the applicant to explore, such as below market value housing
- Is the proposed Floor Area Ratio (FAR) in line with Council's expectations

Environmental and Topographical Considerations:

- Review whether the proposed clustering of housing on gentler slopes effectively minimizes environmental impact and preserves steep slopes as green space.
- Are there any specific considerations that Council has regarding habitat management
- Would Council like the proponent to provide environmental enhancements

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Community Benefits:

- What are Council's expectations regarding Community Benefits during the rezoning
- Some examples to consider, public green space and parks, recreational facilities, transportation improvements (including trails), environmental enhancements, economic benefits of the development
- Do the proposed trail networks and green spaces meet Council's expectations for the expected benefits.
- Are there any benefits that might be important to Council, such as playgrounds, playing fields.

Infrastructure and Servicing:

- Are there any services Council would like to see on the hillside above those required for subdivision, such as parking facilities.
- Does Council have considerations regarding access or servicing for the development.

Financial and Fiscal Impacts:

• Are there key considerations that Council wishes to achieve through this development

The following sections of this report are to provide Council with a summary of the reports provide by the applicant. It will be Staff's role to ensure these reports are reviewed and vetted by experts for compliance and accuracy, following these reviews Staff will provide reports to council with any findings and any related next steps or considerations required by Council.

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Housing Diversity and Density

The applicant is seeking to rezone Pinnacle Ridge from RS-1 to a Comprehensive Development zone to accommodate residential development. The proposed development includes residential housing units on ~ 40 acres with a mix of 51 single-family homes, 46 semi-detached homes, and a combination of 172 townhomes & stacked townhomes as shown in the Land Use Plan below (Figure 1).

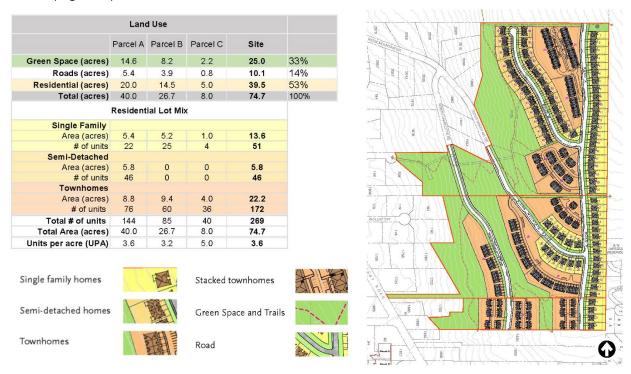


Figure 1. Proposed Land Use and Concept Plan

The housing mix results in a density of 3.6 units per acre and introduces new housing forms like townhomes which currently aren't present in the Village.

The applicant has stated that they intend to implement a strategy that will maintain the look and feel of Anmore by implementing a Landscape, Architectural & Site-Specific Guidelines

- The applicant has proposed implementing a Statutory Building Scheme to regulate the architectural guidelines, through legal agreements placed on title
- Site specific guidelines for the FireSmart strategies.
- Staff will wok with the applicant to provide a Wildfire Hazard Assessment Report with recommendations to be covenanted on title.

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Environmental and Topographical Considerations

Pinnacle Ridge is a hillside development characteristic of steep slopes, watercourses and forested area. The site plan has been designed to cluster development in areas of gentle slopes to the east while dedicating parkland in areas with steeper slopes to minimize disturbances to the hillside and natural environment. These design considerations are generally regarded as best practices for hillside development. The applicant has submitted preliminary technical studies to address the various environmental concerns and hazards associated to hillside development.

Environmental Assessment

- The Overview Environmental Assessment (OEA) identifies the environmental conditions
 of the site including wildlife and wildlife habitat, species at risk, ecosystems and aquatic
 ecosystems as well as their relationship to potential constraints and/or regulatory
 requirements.
- The study identified several streams regulated under the Water Sustainability Act, Riparian Areas Protection Regulation(RAPR) as well as Fisheries and Oceans Canada.
- Staff will work with the applicant to ensure all recommendations are considered
- Certain watercourses regulated under RAPR straddle proposed development and infrastructure and may have implications on the proposed density. Staff are in discussions with the applicant to address these concerns and avoid any future amendments to the site plan as a result of new information.
- A project-specific Environmental Impact Assessment (EIA) will be required once the
 project proceeds to development phases to build on the objectives of the OEA and to
 prescribe detailed measures and monitoring plans to mitigate impacts to the
 environment.

Geotechnical Assessment

- Slope stability assessment confirmed that the proposed development was feasible
- The geotechnical assessment determined that erosion and surface wash outs due to site disturbance may cause debris flow downslope and would pose a geohazard risk on the sites.
- The risk can be addressed with erosion and sediment control measures, as well as a storm water management plan.
- Covenants can be placed on title and recommendations from the assessment can be updated to mitigate steep slope hazards.

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• Staff are exploring the option for a 3rd party review of development areas with slopes greater than 30%.

Hydrogeological Investigation Report

- A groundwater impact assessment concluded that there was a low risk of ground water subsidence (a subduction or sinking of ground which may result in slope instability), no impacts to nearby water wells, and no significant impacts to the proposed developments from Mossom Creek to the west and West Noons Creek to the east.
- Staff will ensure measures and recommendations are adhered and require covenants on title where applicable.
- Staff have concerns for the hydrogeological cumulative impacts of private Sewage systems and will seek assurance that these concerns are considered for the septic site suitability assessment to be conducted

Community Benefits

Open Space and Trails

- 25.7 acres or 34% of the total site as parkland at the subdivision stage.
- This is larger than the voluntary amenity contribution of 30%
- The trails are positioned to connect with existing trails and road networks in the surrounding neighborhoods to improve overall community connectivity.
- Park dedications are proposed on the steepest areas of the site and therefore, Staff
 have concerns for adequate usable open space aside from the provision of trails
- Staff have concerns regarding potential tree management within these areas and will be working with applicant, to mitigate liabilities on the lands

Infrastructure and Servicing

Infrastructure and servicing requirements are one of the main components for the Approving Officer to review during the subdivision phase of a development. The following information is to provide Council context on how the development will likely be serviced.

Road Dedication

- Extension of North Charlotte Road towards Charlotte Crescent for future road connection to mitigate cul-de-sac length.
- The proposed public road right of way includes multi-use pathways along the roads in addition to 114 parallel parking spaces.

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• Strata roads have been identified for areas of cluster housing

Potable Water System

- The proposed development would extend the existing water mains in tandem with the road extensions from North Charlotte Road and Ridge Mountain Drive including stubs at the end of the new roads for future extensions.
- Currently a pump station at the base of Ridge Mountain Drive will service the subject lands.
- Wildfire emergency concerns have been expressed by the City of Port Moody which may warrant changes to the proposed water system design regarding system capacity

Septic Location and Sizing Plan

- The proposed septic system design falls within the authority of Fraser Health which approves sewerage systems that discharge to the ground and are designed to receive a sewage flow of less than 27,000 litres per day.
- Staff have concerns for the hydrogeological cumulative impacts of private Sewage systems and will seek assurance that these concerns are considered for the septic site suitability.
- Staff are exploring options to address the ongoing maintenance including bylaws which
 can require yearly maintenance in accordance with a maintenance plan carried out by
 authorized personnel.

Storm Water Strategy

- The applicant has submitted a preliminary storm sewer layout. Detailed design and calculations are required at subdivision.
- Staff will ensure storm water assessment considers best practices and standards for climate resilient storm water strategies in the face if increased precipitation events.

Financial and Fiscal Impacts

- The Applicant has submitted a fiscal impact study, which states that the proposed development will be a net benefit to the Village when compared to the base scenario of RS-1 zoning
- Significant DCCs will be generated by the development
- Infrastructure replacement costs per household are decreased in the proposed development

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Phased Development Agreement

- The Village has the option to enter into a Phased Development Agreement (PDA) with the landowners of Pinnacle Ridge to set the terms and conditions for the provision of amenities and parkland, including timing and phasing of the development and registration for covenants on title.
- Phased Development Agreements provide a regulation assurances to both local governments and landowners.
- Staff recommend that land dedication be finalised in the subdivision stage to minimize any risks, costs and liability that may be associated with taking ownership of public assets prior to subdivision approval.
- Staff will bring forward information on PDAs prior to 3rd reading.

Communications/Civic Engagement

Share information about Village programs, projects, services, events, bylaws, regulations and initiatives;

Corporate Strategic Plan Objectives

Consider new approaches to development that support opportunities for less expensive housing, amenities and small commercial services.

Other Options

THAT Committee recommend to Council that staff be directed to proceed with assessment of the application and technical information provided by the applicant as identified in "RTC_699-2024_Pinnacle Ridge" dated September 6th, 2024, and report back to Council with findings.

Financial Implications

Staff hours to review and present the application as it proceeds, including any works related to the application, are cost recovered.

Attachments

- 1. Anmore Bylaw No. 699-2024 RTC
- 2. Pinnacle Ridge Rezoning Application

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Prepared by:	
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Manager of Development Services	
Reviewed for Form and Content / Approved for Subm	nission to Council:
Chief Administrative Officer's Comment/Concurrence	
	XECUL
	Chief Administrative Officer



VILLAGE OF ANMORE REPORT TO COUNCIL

Date: September 6, 2024 File No. 3900-30

Submitted by: Josh Joseph, Planner

Subject: Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023

Purpose

To provide Council with an introduction to an applicant led Rezoning Application for the Pinnacle Ridge Hillside Development Lands.

Recommended Option

THAT Anmore Zoning Amendment Bylaw No. 699-2024, be given first reading; and,

THAT Anmore Zoning Amendment Bylaw No. 699-2024 and the development proposal be referred to the Advisory Planning Commission and Committee of the Whole with the following items for discussion: Community Amenity Contributions, public engagement strategy, financial sustainability and other topics staff believe to be important for community discussion; and,

THAT staff bring forward a Community Engagement Plan in relation to the rezoning of Pinnacle Ridge Hillside Development.

Background

At the June 4th, 2024, Regular Council Meeting, Council determined that the proposed development for Pinnacle Ridge Hillside Development as shown in the applicant's Official Community Plan (OCP) Amendment Application, was consistent with the policies set out in the OCP including relevant Comprehensive Development policies such as RLU-8 (1.8 lots/acre) and provided the following direction:

"THAT Staff be directed to bring forward a rezoning amendment bylaw for Council's consideration in relation to the Pinnacle Ridge Hillside application".

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Details regarding the OCP analysis in relation to the development proposal can be found in the Staff Report for the June 4^{th} Regular Council Meeting (Attachment 1).

In July 2024, the owners: MNP Ltd., Anmore Gate Limited Partnership and Bella Terra Investments 2 Inc. (the applicant) collectively applied to amend the Anmore Zoning Bylaw No. 568-2017 to rezone the 4 parcels comprising the Pinnacle Ridge Hillside Lands (Pinnacle Ridge) from RS-1 to a new Comprehensive Development zone and to include the proposed land use regulations attached in the Bylaw Amendment (Attachment 2). The rezoning and development proposal included technical studies can be viewed on the Village Website.

Discussion

Proposed Land Use Plan

The applicant is seeking to rezone Pinnacle Ridge from RS-1 to a Comprehensive Development zone to accommodate residential development. The development proposal has changed slightly from the proposal presented at the June 4^{th} meeting through minor alterations to the site configuration and an increase of the total number of units from 261 units to 269 units. The current proposed development includes residential housing units on \sim 75 acres with a mix of 51 single-family homes, 46 semi-detached homes, and a combination of 172 townhomes & stacked townhomes as shown in the Land Use Plan below (Figure 1).



Figure 1. Proposed Land Use and Concept Plan

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The current proposal equates to 1.25 <u>lots</u> per acre and is below the maximum density permitted in the OCP Policy RLU-8 of 1.8 lots per acre. The housing mix results in a density of 3.6 <u>units</u> per acre and introduces new housing forms like townhomes which currently aren't present in the Village.

Community Amenities

Open Space and Trails

The applicant is proposing to dedicate 25.7 acres or 34% of the total site as parkland at the subdivision stage. This is larger than the voluntary amenity contribution of 30% of land set out in Policy RLU-11 of the OCP for Comprehensive Development zones and aligns with the policies intent for the provision of "trails, pathways, open space or sensitive environmental areas". Open space and natural areas are dispersed throughout the site along with integrated trails to be used for recreational activities. The trails are positioned to connect with existing trails and road networks in the surrounding neighborhoods to improve overall community connectivity. The mix of open space and trails support the primary and secondary priorities for parkland dedication acquired through rezoning set out in Policy P&TLU-6 of the OCP for the provision of trails and pathways as well as the preservation of natural habitat. Functions within the open space may be open to discussions such as picnic areas or other options for community gathering spaces.

Road Dedication

In accordance with Policy T-16, the applicant will dedicate to the public the extension of North Charlotte Road towards Charlotte Crescent to the south for future road alignment to act as a collector road. The Ridge Mountain Drive proposed extension connects to new road dedications to the east (Road A and Road B) with the potential to connect to Charlotte Crescent to the south as well as lands beyond to the north. The proposed public road right of way includes multi-use pathways along the roads in addition to 114 parallel parking spaces.

Landscape, Architectural & Site-Specific Guidelines

Landscape and architectural guidelines have been prepared for the development including site specific guidelines for the inclusion of FireSmart strategies. The applicant has provided a set of architectural guidelines following design principles, they believe, will "reflect the semi-rural character of Anmore, be contemporary with elements of upscale modern, Craftsman and French Country with a blend of traditional materials with respect to natural light and to utilize textures, colours and materials that harmonize with the surrounding natural environment". The applicant has proposed implementing a Statutory Building Scheme to regulate the

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architectural guidelines, and Landscaping to maintain low-density fire-resistant landscaping within a 10m radius of the dwelling. Staff recommend the applicant provide further technical studies from applicable qualified professionals relating to tree management and fuel loads to inform the implementation of a FireSmart strategy.

The provision of the amenities listed above can be ensured through legal agreements placed on title such as restrictive covenants and may include statutory building schemes and landscaping plans. These assurances may require further discussion and consideration. The Village has the option to enter into a Phased Development Agreement with the landowners of Pinnacle Ridge to set the terms and conditions for the provision of amenities and parkland, including timing and phasing of the development and registration for covenants on title. Phased Development Agreements provide a regulation assurances to both local governments and landowners. Staff recommend that land dedication be finalised in the subdivision stage to minimize any risks, costs and liability that may be associated with taking ownership of public assets prior to subdivision approval. Potential risks and costs are unknown at this time but may arise during the subdivision stage and could necessitate alterations to the design or scope of the proposed amenities which, in such circumstances, may warrant further zoning amendments to reflect those changes.

Site Servicing

Potable Water System

The applicant has provided a Potable Water System Design Brief based on previous technical studies, the Village's Water Utility Master Plan and data from the city of Port Moody. The proposed development would extend the existing water mains in tandem with the road extensions from North Charlotte Road and Ridge Mountain Drive including stubs at the end of the new roads for future extensions. Currently a pump station at the base of Ridge Mountain Drive services 7 existing single-family lots on Mountain Ridge Drive and North Charlotte Road and was intended to expand services to the subject lands. Staff have reviewed the proposed preliminary analysis of the water system which evaluates the domestic water demand and reservoir sizing as well as fire flow calculations and water source reservoir capacity. As wildfire emergencies increase in BC, Staff believe that the Village should consider its wildfire emergency preparedness regarding water system capacity and resiliency for new developments on the hillside. Alternative water system options are being discussed with the applicant and the City of Port Moody in this regard. A detailed system design, analysis and water modeling will be prepared by the applicant as the application proceeds. Staff recommend receiving the detailed design prior to third reading and adoption.

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Septic Location and Sizing Plan

The applicant has submitted a preliminary layout review of the site septic plan and location including preliminary calculations based on the # of units and size of the housing mix which incorporated the potential of secondary suites in single-family dwellings. "Type 3" septic systems are being proposed for individual systems designed for single-family lots and for communal septic systems designed for townhome lots. The applicant will provide additional engineering assessments to determine the feasibility of the proposed septic systems on the site and each lot respectively. Staff recommend that further site studies conducted by appropriate Qualified Professionals take into consideration factors such as soil suitability and topography, including hydrogeological/ environmental sensitivities and any potential groundwater and surface water impacts and cumulative effects that may result from the proposed septic systems. The proposed septic system design falls within the authority of Fraser Health which approves sewerage systems that discharge to the ground and are designed to receive a sewage flow of less than 27,000 litres per day. Staff recommend receiving a detailed septic design/study regarding communal septic systems located on site slope development prior to granting third reading.

Site Context & Technical Studies

Pinnacle Ridge is a hillside development characteristic of steep slopes, watercourses and forested area. The site plan has been designed to cluster development in areas of gentle slopes to the east while dedicating parkland in areas with steeper slopes to minimize disturbances to the hillside and natural environment. These design considerations are generally regarded as best practices for hillside development. The applicant has submitted preliminary technical studies to address the various environmental concerns and hazards associated to hillside development. After careful review of the studies, staff have provided the following high-level overview and comments:

Overview Environmental Assessment

The Overview Environmental Assessment (OEA) identifies the environmental conditions of the site including wildlife and wildlife habitat, species at risk, ecosystems and aquatic ecosystems as well as their relationship to potential constraints and/or regulatory requirements. The study identified several streams regulated under the Water Sustainability Act, Riparian Areas Protection Regulation as well as Fisheries and Oceans Canada. Applicable approvals and development permits are required for development in and around the riparian areas identified in the report, which may result in minor site plan modifications in the northern parcel. The report recommended that a project-specific Environmental Impact Assessment (EIA) be prepared once the project proceeds to development phases to build on the objectives of the

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OEA and to prescribe detailed measures and monitoring plans to mitigate impacts to the environment.

Geotechnical Assessment

Preliminary Geotechnical studies were conducted on all four parcels. The geotechnical engineers assessed the proposed development against terrain and hydrology conditions among other factors and determined that erosion and surface wash outs due to site disturbance may cause debris flow downslope and would pose the most significant geohazard risk on the sites but noted that the risk can be addressed with erosion and sediment control measures as well as a storm water management plan. The Village requires Erosion and Sediment Control Permits prior to construction including excavation and land grading. Further, the geotechnical engineers conducted a slope stability assessment and confirmed that the proposed development was feasible from a geotechnical standpoint if recommendations outlined in the report are incorporated to the overall design and that additional design and grading plan reviews be conducted by a Qualified Professional. Staff recommend a covenant (Local Government Act s. 219) be placed on title to mitigate steep slope hazards and to ensure the development follow the ongoing geotechnical recommendations and measures set out in the relevant reports produced by a Qualified Professional.

Hydrogeological Investigation Report

This report describes the geological and subsurface soil conditions of the site including hydrogeological conditions. A seepage analysis was conducted and estimated the ground water seepage (pooling) into excavation sites. A groundwater impact assessment concluded that there was a low risk of ground water subsidence (a subduction or sinking of ground which may result in slope instability), no impacts to nearby water wells, and no significant impacts to the proposed developments from Mossum Creek to the west and West Noons Creek to the east. Additionally, there are no impacts to proposed developments associated with the presence of surface water drainage features. The report outlined a ground water management plan with a set of proposed measured to be included in an Erosion and Sediment Control Plan to address seepage and precipitation during construction as well as measures to address seepage and runoff post-construction of basement or below grade levels, these measures would be reflected in a covenant on title (LGA s.219).

Storm Water Strategy

The applicant has submitted a preliminary storm sewer layout. Detailed design and calculations have yet to be submitted. Staff will review the designs against the Village's Storm

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Water Master Plan. Strom water design recommendations have been captured in the geotechnical site assessment. Staff recommend appropriate covenants be placed on title for the construction, repair, maintenance and replacement of an appropriate storm water system as defined through further design and assessments.

Tree Inventory and Assessment Report

Due to the size of Pinnacle Ridge and associated costs and risk of the application failing, the applicant has yet to conduct a Tree Inventory and Assessment Report until later in the rezoning phase. Staff recommend receiving a Tree Inventory and Assessment Report from a Qualified Arborist prior to third reading of the amendment bylaw. Any hazard trees would be identified, and staff recommend that the trees be removed by the applicant prior to land dedication. Additionally, staff recommend that a Tree Retention Plan be submitted and placed on title as a protective covenant prior to any excavation.

Proposed Zoning Amendment Bylaw - CD-8

Staff have reviewed the proposed Comprehensive Development Zone as shown in the attached Amendment Bylaw submitted by the applicant and provided feedback and suggestions to align with updated legislative changes regarding Bill 44 requirements, building siting, size and dimensions, as well as general language and layout recommendations for bylaw consistency. The following is an overview of the proposed zoning regulations:

Permitted Uses and Minimum Parcel Size

The permitted primary and secondary uses are:

Permitted Primary Use	Permitted Secondary Uses
One Family Dwelling	Secondary Suite
Two-Family Dwelling	Accessory Buildings and Structures
Townhouse	Home Occupation
Stacked Townhouse	. iome escapation

Council should note that secondary suites are broadly permitted in all residential zones in accordance with the SSMUH requirements set out in Bill 44 as adopted in Village zoning bylaws since June, 2024. However, Bill 44 does not apply to private covenants placed on title such as statutory building schemes which may prohibit certain uses. The applicant has notified staff of their intention to prohibit secondary suites in Two-Family Dwellings, Townhouses and Stacked Townhouses through a covenant on title. Coach houses are not being proposed as a secondary use for this bylaw.

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023 September 6, 2024

The Maximum parcel dimensions are:

Permitted Use	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	700 m ²	18 m
Two-Family Dwelling	890 m ²	24 m

Townhouses on site are to be strata lots and parcel size will generally be in accordance with the land use areas as set out in the Comprehensive Development Plan.

Building Setbacks, Size and Height

Only 1 primary dwelling unit is permitted per lot except for townhouses which will be clustered on their respective strata lots. The following are the proposed floor area ratios (FAR) and height maximums for all primary uses:

Size: 0.60 FARHeight: 11 m

Accessory buildings will be 90 m² in size with a maximum height of 8m.

The proposed height is consistent with current height maximums in all residential zones.

The following is the proposed setbacks for the permitted uses:

Permitted Use	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

The following are the current setbacks for RS-1 zone for reference:

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings	10 m (a)	7.6 m	7.6 m	5 m
Accessory Buildings and Structures (b)(c)	10 m	7.6 m	7.6 m	5 m

Site Coverage

The following site coverage has been proposed:

- 45% parcel coverage for one-family and two-family dwellings
- 60% parcel coverage for townhouses

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023 September 6, 2024

The applicant has proposed smaller setbacks and smaller lot sizes to cluster housing density in areas of gentler slopes and has explained that the smaller lots required to achieve clustered development coupled with the inclusion of secondary suites in the one-family dwelling units would necessitate a higher FAR and site coverage.

Off-Street Parking and Maneuvering Aisles.

The proposed off-street parking provisions are consistent with current residential zoning regulations for primary dwelling units, secondary suites and home occupations and includes an additional 0.2 visitor parking stalls for each townhouse unit as well as 1 designated disabled persons parking or 1% of total required spaces (whichever is greater) for townhouse buildings.

A set of specific aisle dimensions, maneuvering and access standards were also proposed for the townhouse strata lots.

Private and Shared Amenity Area Standards

A set of standards are also proposed for shared and private amenities for townhouse development. Shared amenity areas speak to the design and slope characteristics, location, minimum area requirements, exclusion of parking as shared amenity areas, and maintenance. Private amenity areas speak to the location and size of amenity areas.

Landscaping

The following landscaping standards, in addition to current requirements set out in the Village zoning bylaws, have been proposed for the residential lots.

Front Setback Area:

- At least 40% of the front setback area must be free of impervious surfaces or vehicular use.
- 20% of the front setback area must be reserved for landscaping, extensively planted with trees and shrubs.

Overall Site Landscaping:

- 20% of the total lot area must have no impervious surfaces or vehicular use.
- 15% of the overall lot area must be landscaped.
- 7% of the overall lot area must be extensively planted with trees and shrubs.
- All landscaping must adhere to the current BC landscaping standard.

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023 September 6, 2024

Waste Collection:

The proposed bylaw includes a set of specific standards for waste collection for townhouse strata lots. The proposed standards set out requirements for a collection access route including turnaround areas and vehicle maneuvering and turnaround specifications.

Definitions

The applicant has proposed a set of definitions to reflect townhouses within strata lots:

Townhouse a building containing 2 or more attached principal dwelling units characterised by individual ownership each having separate ground-oriented access.

Stacked Townhouses means townhouses, except that two principal dwelling(s) are arranged vertically so that dwelling(s) may be placed wholly or partially over the other dwelling. Each principal 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;

Legislative Requirements

Notice of Council's consideration of Bylaw 699-2024 was given prior to first reading In Accordance with Section 467 of the Local Government Act. All legislated requirements for section 467 of the LGA have been met and Council may grant first reading of the proposed bylaw.

Public Engagement.

While Council is prohibited from holding a public hearing for zoning bylaws that are consistent with the Village's OCP and that are proposed to permit a development that is wholly or partly a residential development, a public engagement plan may provide Council with insights to community needs and may inform the residents of the proposed development, given the scope of the proposed development. Public Hearings are a formal legislated process to gather community feedback and sentiments, held after second reading of a zoning amendment bylaw while public engagement is an informal process and may include open houses, workshops or non-binding surveys etc.

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023 September 6, 2024

Next Steps

Should Council choose to proceed with the rezoning application, staff recommend the proposal be referred to the Advisory Planning Commission and the Committee of the Whole for further discussions surrounding community amenities, technical studies and environmental considerations relating to the site, financial analysis/sustainability, zoning regulations, public engagement and any other topics Council wishes to discuss. Staff will continue to work with the applicant and determine further requirements for site and relevant technical studies building off the studies to date. Staff recommend a public engagement strategy be developed and presented to Council for approval to provide the residents an opportunity to learn more about the proposal. The public engagement strategy and relevant events and materials should be at the expense of the applicant and completed prior to granting second reading of the amendment bylaw.

Other Options

The following options are provided for Council consideration:

1. THAT Anmore Zoning Amendment Bylaw No. 699-2024, be given first reading; and,

THAT Anmore Zoning Amendment Bylaw No. 699-2024 and the development proposal be referred to the Advisory Planning Commission and Committee of the Whole with the following items for discussion: Community Amenity Contributions, public engagement strategy, financial sustainability and other topics staff believe to be important for community discussion; and,

THAT staff bring forward a Community Engagement Plan in relation to the rezoning of Pinnacle Ridge Hillside Development.

Or

2. THAT Council advise staff of any further changes they would like to make to Village of Anmore Zoning Amendment No. Bylaw 699-2024 or the development proposal.

Or

3. THAT Council not proceed with Anmore Zoning Amendment Bylaw No. 699-2024.

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023 September 6, 2024

Financial Implications

Staff hours to review and present the application as it proceeds, including any works related to the application, are cost recovered.

Attachments

- 1. 2024-06-04 RTC OCP Amendment Pinnacle Ridge-signed
- 2. Bylaw No. 699-2024 Zoning Amendment -CD8 Pinnacle Ridge
- 3. CD-8 Comprehensive Development Plan

Prepared by:	
Josh Joseph, Village Planner	
Reviewed for Form and Content / Approved for Subm	ission to Council:
Acting Chief Administrative Officer's Comment/Concu	ırrence
	Lena Martin
_	Acting Chief Administrative Officer



VILLAGE OF ANMORE REPORT TO COUNCIL

Date: May 31, 2024 File No. 3030-20/3900-30

Submitted by: C. Boit, Manager of Development Services

Subject: Pinnacle Ridge Hillside OCP Amendment Application

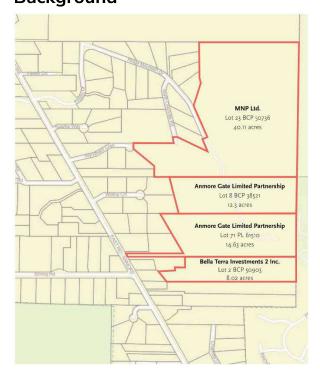
Purpose / Introduction

To provide Council with an introduction to the proposed development of the Pinnacle Ridge Hillside development

Recommended Option

THAT Staff be directed to bring forward a rezoning amendment bylaw for Council's consideration in relation to the Pinnacle Ridge Hillside application.

Background



In December 2023, the owners: MNP Ltd., Anmore Gate Limited Partnership and Bella Terra Investments 2 Inc. (the proponent) collectively submitted an application to amend the Anmore Official Community Plan Designation (OCP), Bylaw No. 532-2014 in relation to the Pinnacle Ridge Hillside lands (Pinnacle Ridge) comprising of 4 parcels totally ~75 acres. The proponent has requested that the existing OCP Policy RLU-8 be amended by increasing the permitted density from 1.8 units per acre to 3.5 units per acre to allow for a future CD zone on the subject lands, which are designated as a Hillside Residential within Anmore's current OCP and are currently zoned as RS-1 development (1 acre lots). The

amendment to increase the density would allow for 261 residential housing units consisting of a mix of single-family, semi-detached homes, and townhomes.

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024

It is important to note, that the basis of the OCP amendment requests an increase from 1.8 units per acre to 3.5 units per acre. However, the Village's OCP states the following under Policy RLU-8 "Proposed development does not exceed a gross density of 1.8 **lots** per acre;". This is important as there is a significant difference between lots per acre and units per acre.

Discussion

Staff have reviewed the Pinnacle Ridge Hillside OCP Amendment Application (the Application), in consideration of Anmore's OCP policies and identified areas that align with the OCP residential land use policies but may need to be further analyzed in conjunction with the proposed amendments to density and associated plans. While the Village's residential settlement patterns have historically been focused on large lot single-family dwellings, the following is the stated intention for the OCP's residential land use policies: "to provide a framework for future residential development that will prioritize environmental protection, enhance the semi-rural character of the Village and minimize infrastructure costs."

Beyond the fundamental intent, the residential land use policies aim to welcome "the potential to explore new and innovative development approaches: to address the challenges of developing on hillsides and protecting riparian areas; and to accommodate the various housing needs of existing and future residents, as well as the changing needs of residents who wish to age in place".

Considering the above, numerous residential land use policies in the OCP can be interpreted to direct new residential subdivision to Hillside Residential Areas where alternative and innovative development proposals shall be encouraged for lands in proximity to environmentally sensitive areas.

Lastly, Policy RLU-8 support the consideration of CD zoning for the following specific development proposals that Pinnacle Ridge may be interpreted to exhibit:

- Proposed development cannot be accommodated under existing zoning given possible site conditions such as varied terrain and natural environment features; or
- Proposed development evidences a level of innovation in site design and housing choice, that could not be otherwise accommodated by existing zoning; or
- Proposed development delivers a demonstrable and overall benefit to the community, socially, environmentally or economically;

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024

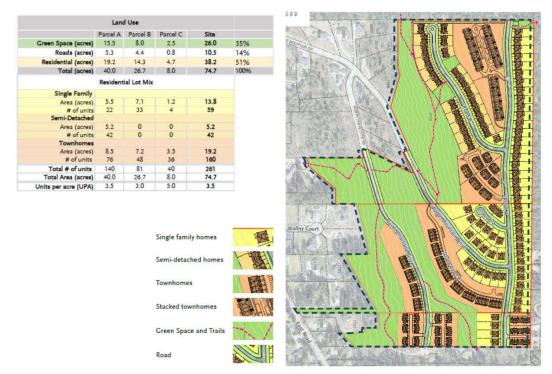
The following discussion highlights how the Pinnacle Ridge OCP Amendment Application meets these requirements.

The Application submitted by the applicant in December 2023, contains a comprehensive submission for an amendment to the Village's Official Community Plan. The Application outlines the applicant's collective vision "to craft a community seamlessly integrated with Anmore's natural beauty and recreational amenities" and aim for Pinnacle Ridge to "enhance Anmore's unique essence and preserve the surrounding environment while pioneering a financially sustainable model to benefit the community. The Application highlights the following development objectives:

- 1. Protect the Semi-Rural Character
- 2. Enhance the Natural Environment
- 3. Establish a Financially Sustainable Community

Approximately 35% of the land is proposed to be dedicated to greenspace and integrated trail network acting as an interface between the lands and the surrounding neighborhood. The plan proposes to reduce the development footprint and preserve the natural environment by focusing clustered housing towards areas with gentle slopes. The application proposes design guidelines to align with the existing neighborhood character in tandem with the preservation of existing terrain and natural landscape with an aim to protect the semi-rural character of the Village. The clustered housing mix and density aims to establish a financially sustainable community by expanding Anmore's tax base. The proposed housing mix totals 261 housing units consisting of 59 single-family dwelling units, 42 semi-detached housing and 160 townhomes.

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024



To provide context for the OCP amendment, Staff have reviewed the application against Anmore's existing policies regarding development and housing within the municipality. The main policy documents and reports used for assessment include the existing OCP Bylaw No. 532-2014 and the Housing Needs Assessment.

Current OCP vs Amendment

The current residential land use objectives are intended to provide a framework for future development that will prioritize the following:

- Environmental protection
- Enhance the semi-rural character of the Village
- Minimize infrastructure costs.

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024

Environmental protection

Several residential land use policies prioritise the preservation of the natural environment and environmentally sensitive areas. Certain policies allow flexibility for Hillside Residential lands such as Policy RLU-2 which seeks to encourage "alternative and innovative development proposals" on hillsides in proximity to environmentally sensitive areas. Policy RLU-6 encourages clustered housing zoning to enable hillsides to be development in a comprehensive and environmentally sensitive manner where the development does not exceed a gross density of 1.5 lots per acre. Policy RLU-8 allows further flexibility to allow 1.8 lots per acre for Comprehensive Development (CD) where the proposed development cannot be accommodated by existing zoning given the varied terrain and natural environmental features and where value can be demonstrated from the proposed development such that the development upholds the intention and strategies of RLU-3 to design with the land and make use of best practices for ecological sensitivity, and anticipates and employes strategies to minimize financial implications to the Village in terms of ongoing infrastructure maintenance and replacement requirements.

The application proposes to dedicate 35% (~26 acres) of the lands for greenspace to the western portion of Pinnacle Ridge which generally exhibits steep slopes > 25% to minimize impacts to the existing natural environment and focus residential development to those portions of land on more gentle slopes to the west of Pinnacle Ridge. The Application was accompanied by an array of supporting assessments including an Environmental Assessment Report which identified streams within the northern parcel as defined by the Riparian Areas Protection Regulations (RAPR) and Water Sustainability Act for which site designs have adopted the recommended prescribed setbacks in accordance with the report. However, the proponent acknowledges these are provisional and contingent on the outcome of additional environmental studies where changes to the overall concept plan may be required.

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024



Figure 1 - Proposed development layout

Enhance the Semi-Rural Character of the Village

There are numerous policies that intend to preserve and enhance the semi-rural character of the Village such as **Policy RLU-4** which encourages developers to incorporate landscape schemes, building design and exterior materials that keep with the natural setting and semi-rural character. **Policy RLU-16** supports Infill development that maintain the existing semi-rural nature of Anmore and allows a density of 2.04 parcels per acre. In this lens, The OCP can be interpreted to imply that increased density may not take away from the semi-rural character of the Village and may "enhance and not take away from the look and feel of the neighborhood."

The application seeks to amend Policy RLU-8 to increase the maximum gross density of 1.8 lots per acre to 3.5 units per acre to accommodate the proposed development, which the current RS-1 zoning cannot accommodate and to fulfill the OCPs Growth Management Strategy. There is further commentary within this report regarding the lots per acre and units per acre request.

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024

The Application does specify a townhome housing type. This housing type is not part of the Village's current housing stock, therefore they may or may not be seen to fit with the Village's "semi rural character". The current OCP's housing policies are specified within S-3 to S-6, with S-3 providing partial alignment with reference to innovative and affordable housing. However, the current policies do not provide clear direction on whether town homes are seen as "semi rural" or fitting within the rural designation of Anmore.

Policy S-3

The Village will consider development applications that propose innovative and affordable housing for renters and people with special needs.

Policy S-4

The Village supports the creation of secondary suites and coach houses to increase residential land use efficiency, and provide a broader range of housing types and sizes.

Policy S-5

The Village, through its website and newsletters, will provide information on programs of other levels of government that may be of interest to Anmore residents. Examples include: Home Adaptation for Independence (BC Housing), rental assistance for lower income seniors and families (BC Housing), and Property Tax Deferment (BC Ministry of Finance).

Policy S-6

The Village will undertake a Housing Action Plan to assess housing needs and identify priorities for housing in the Village.

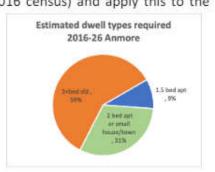
Figure 2- Extract from VoA OCP (Page 46)

Policy S-6 refers to housing action plan to assess housing needs. In 2021 the Village undertook a housing needs assessment, which highlighted the need for future townhomes, which this application proposes.

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024

Village of Anmore - Housing Needs Assessment Report

We then examine the distribution of household types (in 2016 census) and apply this to the projected growth in population and households (reported above) to estimate the mix required over the decade 2016-26. Applying the 2016 distribution against the overall projection of an addition al 175 homes suggests that 59% of homes (103) should be 3+ bedroom detached; 31% (55) should be small townhome, bungalow or semi-detached and 9% (17) should be 1 bed+den.



This mix is considerably different from the pattern of recent construction, almost exclusively single detached homes.

This more diverse mix would enable migration of smaller households as well the opportunity for existing empty nesters to downsize, while remaining in the community.

Figure 3 - Extract from VoA's Housing Needs Assessment Report (page 8)

Minimize Infrastructure Costs

Higher density allows infrastructure such as roadways, water, and electricity to serve more people within a smaller geographic area. This concentration reduces the per capita cost of providing these services and most importantly to the residents of the Village maintaining and replacing these assets, which will become a cost the Village taxpayer. Therefore, the proposed increased density of the Hillside development helps move the Village in the right.

Lots vs Units

It is important to distinguish between "lots per acre" and "units per acre" as they refer to different aspects of land use and housing density. The Village's OCP refers to Lots per acre and not units per acre. The following provides an overview of the definition of each.

Lots per Acre:

Definition: The number of individual parcels of land or lots within one acre of land.

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024

Usage: It is commonly used in the context of single-family residential developments where each lot typically contains one housing unit. For example, if there are 4 lots in an acre, the density is 4 lots per acre.

Characteristics: This measurement focuses on the division of land into separate, standalone plots. It is usually associated with suburban or low-density housing developments.

Units per Acre:

Definition: The number of individual housing units within one acre of land.

Usage: It can apply to various types of housing, including single-family homes, duplexes, townhouses, and multi-family apartment buildings. For instance, if a multi-family building on one acre contains 4 townhomes, the density is 4 units per acre.

Characteristics: This measurement focuses on the number of dwelling units rather than the number of lots. It provides a more flexible understanding of density as it encompasses different housing typologies and is often used in urban planning to assess and regulate housing density.

The primary reason for the OCP application was to provide an increase to the OCP's 1.8 units per acre. However, the applicant misinterpreted the OCP by stating units instead of lots. Following staff's review of the application and subsequent correspondence, they have confirmed that their proposed development is 1.25 lots per acre which is below the maximum of 1.8 lots per acre. For context, the Village currently allows 3 units per acre on a RS-1 lot and in some CD zones up to 6 units per acre.

Options for Consideration

Option 1 – Proceed to Rezoning Application

(recommended)

Based upon staff review of the OCP amendment application, it is Staff's opinion that an OCP amendment is <u>not</u> required for this development. As its is in general alignment with the current OCP and the policies contained within. Therefore, the applicant should proceed to submit a rezoning application, as the current zoning of RS-1 does not meet the requirements of development as set forth in their land use plan.

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024

A zoning bylaw amendment will provide Council the opportunity to regulate the land use and development by specifying the density, building height, lot size and dimensions, setbacks, building and site coverage among other aspects of the development. The zoning bylaws amendment will need to align with the OCP, which ensures the proposed zoning bylaw can not deviate significantly from the application provided to date in order to meet the criteria to bring forward for Council's consideration.

Option 2 – Proceed to a bylaw amendment 1^{st} reading and referred to the Committee of the Whole

Council may determine the Application needs an OCP Amendment, as some of the land use, density or housing forms may not meet the intent of the current OCP. Should Council wish to proceed to a first reading of an OCP amendment, staff can draft an OCP amendment bylaw for first reading. This will enable the proposed bylaw amendment to formally be introduced for further assessment and consideration. Further, referring this matter to the Committee of the Whole (COTW) will allow for a more detailed and comprehensive discussion. The COTW may wish to invite the applicant to participate in the meeting, so that the Committee can delve into the specifics of the proposal, ensuring that all aspects are thoroughly reviewed and evaluated and provide feedback. This approach aligns with Council's commitment to transparent and inclusive decision-making, ensuring that all viewpoints and considerations are heard and addressed before the COTW makes a recommendation to Council for the next steps of the OCP Bylaw Amendment which could include referrals to Advisory Planning Commission and Village Committees.

Following the Committee of the Whole, Council may wish to ratify the Committee's recommendation and provide staff with direction as to the proposed bylaw amendment. This direction could include some of the following options, while ensuring Council's concerns and requests are addressed prior to moving to a second reading of the bylaw, such as a Village-led comprehensive OCP bylaw review or determining a terms of reference for a Neighbourhood Plan, or providing direction to proceed directly to second reading of the Bylaw.

Staff would recommend that a second reading of the Bylaw occur following COW and Advisory Planning Commission reviews and comments. This will help staff capture important topics for the bylaw amendment and ensure the bylaw represents Council's objectives. These reviews typically result in additional studies/analysis to provide important context for the bylaw amendment.

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024

Option 3 – Comprehensive OCP review

Since its adoption in 2014, the Village of Anmore's Official Community Plan (OCP) has been a guiding document for community development and planning. However, considering the provincial housing crisis and significant changes within the broader region, including upcoming changes to the legislation related to OCP, Zoning Bylaw, and ACC requirements, there is a compelling argument to update the Village's planning framework. The evolving housing needs and affordability challenges require innovative solutions. A comprehensive review of the OCP, led by the Village, with this amendment in mind, could integrate these new goals and align the plan with the current aspirations of the community, especially in response to the housing crisis.

Financial Implications

The required staff time and resources and costs to complete this application will be borne by the applicant.

Options

THAT Staff be directed to bring forward a rezoning amendment bylaw for Council's consideration in relation to the Pinnacle Ridge Hillside Estate application (recommended)

OR

THAT an Official Community Plan Bylaw Amendment based on the December 2023 Pinnacle Ridge Hillside application be drafted and brought forward for consideration for first reading.

OR

THAT staff be directed to undertake a comprehensive review of Village of Anmore Official Community Plan Designation (OCP), Bylaw No. 532-2014 with all policies reviewed and updated.

Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024

Attachments

None.

Prepared by:	
abot.	
Chris Boit, P.Eng	
Manager of Development Services	
Reviewed for Form and Content / Approved for Submis	ssion to Council:
Chief Administrative Officer's Comment/Concurrence	
	XECUL
	Chief Administrative Officer

Attachment 2

VILLAGE OF ANMORE

BYLAW NO. 699-2024

A bylaw to amend the Anmore Zoning Bylaw No. 568-2017

WHEREAS the Local Government Act authorizes a municipality to amend its zoning bylaw from time to time;

NOW THEREFORE the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

- 1. That this bylaw may be cited for all purposes as "Anmore Zoning Bylaw Amendment Bylaw No. 699-2024".
- 2. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 2 Definitions as follows:
 - a. Add the following definition for **Attached** in alphabetical sequence: 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;
 - b. Add the following definition for **Stacked Townhouses** in alphabetical sequence: means townhouses, except that two principal dwelling(s) are arranged vertically so that dwelling(s) may be placed wholly or partially over the other dwelling. Each principal 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;
 - c. Add the following definition for **Strata Parcel** in alphabetical sequence: means a strata parcel as defined by the Strata Property Act;
 - d. Add the following definition for **Townhouse** in alphabetical sequence: means a building containing two or more attached principal dwelling units characterised by individual ownership each having separate ground-oriented access.
- 3. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 9 Zoning Districts as follows:
 - a. That the CD-8 Zone described in Schedule A of this bylaw be added as section 9.20 and that the replaced section and subsequent sections be renumbered accordingly.
- 4. That the Village of Anmore Zoning Bylaw No. 568-2017 Schedule 'A' Zoning Map be amended to change the zoning for the following parcels as identified in Schedule B to this bylaw from Residential 1 RS1 to Comprehensive Development 8 CD8:

		MAYOR
ADOP	TED the	day of
	a third time the	day of
READ	a second time the	day of
READ	a first time the	day of
6.	If any Part, Section, Subsection, Sentence, Claheld to be invalid by the decision of a court on affect the validity of the remaining portion	of competent jurisdiction, such decision shall
	Schedule A – CD-8 Zone Schedule B – Map of amended zoning	
5.	The following schedules are included and for	rm part of this bylaw:
	002-811-626	
	027-687-309	
	028-861-256 028-856-589	
	PID:	

MANAGER OF CORPORATE SERVICES

Bylaw 699-2024 Schedule A

9.20 COMPREHENSIVE DEVELOPMENT 8 (PINNACLE RIDGE) – CD-8

9.20.1 Purpose

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

9.20.2 Permitted Uses

The following uses are permitted and shall be developed in accordance with the Comprehensive Development Plan as shown in section 9.20.14 of this Bylaw.

Permitted Primary Use	Permitted Secondary Uses	
One Family Dwelling	Secondary Suite	
Two-Family Dwelling	Accessory Buildings and Structures	
Townhouse	Home Occupation	
Stacked Townhouse	Tiome occupation	

9.20.3 Minimum Parcel Dimension

Permitted Use	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	700 m ²	18 m
Two-Family Dwelling	890 m ²	24 m

9.20.4 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number per Parcel	Maximum Size	Maximum Building Height
One-Family Dwelling	1	0.60 FAR	11 m
Two-Family Dwelling	1	0.60 FAR	11 m
Townhouses	n/a	0.60 FAR	11 m
Stacked Townhouse	n/a	0.60 FAR	11 m
Accessory Buildings and Structures	1	90 m ²	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.

9.20.5 Minimum Building Setbacks

Permitted Use	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

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 $3 \, \mathbf{m}$.

9.20.6 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:

- (a) 2 spaces per principal dwelling unit;
- (b) 1 space per employee for home occupation;
- (c) 1 space per **secondary suite**;
- (d) Visitor parking for **Townhouse** developments 0.2 spaces per dwelling unit (accessible to the public and designated as "visitor parking");
- (e) Each parking space shall be not less than 2.7 metres wide, 5.7 metres long, and 2.2 metres high;
- (f) Parking spaces shall be free of mud, be graded for proper drainage, and be hard surfaced; and
- (g) 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) a minimum width of 3.7m;
- (b) 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
- (c) 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 dropcurb 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.

9.20.7 Maximum Parcel Coverage

The Maximum parcel coverage shall be:

- (a) 45% of the parcel for one-family residential and two-family residential
- (b) 60% of the parcel for **townhouses**.

9.20.8 Maximum Number of parcels

Not more than 134 parcels may be created as a result of **subdivision**.

9.20.9 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.

9.20.10 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

- (a) Shared amenity areas are required for townhouse developments of more than 12 townhouse units on the same lot.
- (b) 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.
- (c) No area so used shall be located within 5m of any window serving a dwelling unit.
- (d) Off-street parking or off-street loading areas, driveways and service areas shall not be counted as amenity areas.
- (e) All landscaping and recreational facilities shall be maintained in perpetuity.
- (f) 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.
- (g) The minimum required area shall be 5m2 per dwelling unit.

Private Amenity Areas

- (a) Shall be provided adjacent to the individual dwelling unit served.
- (b) Where located on ground level, a private amenity area not less than 15m2 in area shall be provided for and contiguous to each ground-oriented dwelling unit.
- (c) Where located above ground a private amenity area of not less than 5m2 in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.

9.20.11 Landscaping for Townhouse Developments

These standards are subject to the requirements of section 5.14 and 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:

(a) 40% of the front setback area shall have no impervious surfaces or vehicular use.

(b) 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:

- (a) Despite section 5.14.2, 20% of the overall lot area shall have no impervious surfaces or vehicular usage.
- (b) a portion of the required pervious surface area, equivalent to 15% of the overall lot area, shall be landscaped.
- (c) 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.

9.20.12 Waste Collection

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

- (a) 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 Village 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.
- (b) A hammerhead turnaround for solid waste collection shall have a minimum width of 6 m.
- (c) 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.

9.20.13 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.

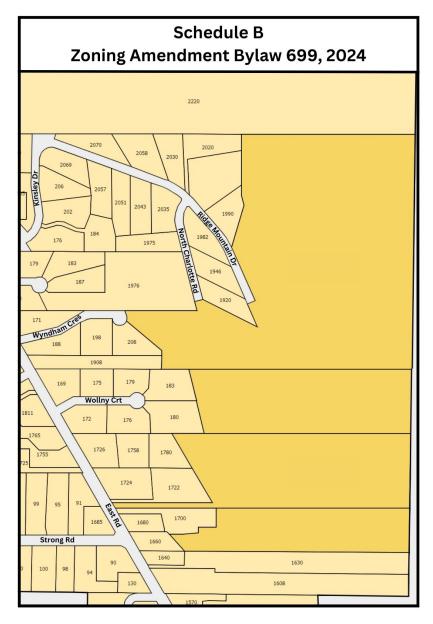
9.20.14 Comprehensive Development Plan

The following Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**:



Comprehensive Development Plan – (Pinnacle Ridge) - CD-8

Bylaw 699-2024 Schedule B



Zoning Map





