

Village of Anmore Memo

Date: July 18, 2025

Re: Pinnacle Ridge Hillside Development – Update to Site Access

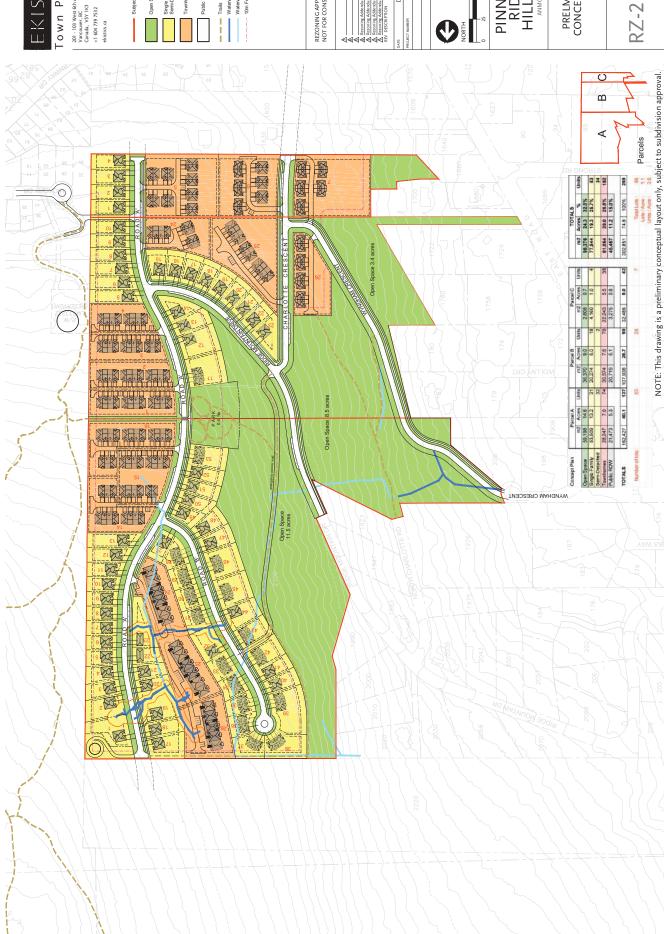
From: Community Planning and Development Services

Since the completion of the staff report titled "Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024" for the July 22, 2025 Regular Council Meeting, staff were advised by the applicant of proposed changes in the road access to the subject site. The current report outlines a proposed 6m wide secondary emergency access off Wynham Crescent and indicated that the feasibility of a dedicated road right of way was being assessed by the applicant's engineers as an alternative option. The applicant has since suggested that the dedication of a public road right-of-way in place of the emergency access is feasible and would connect Wyndham Crescent to Charlotte Crescent within the subject site. The proposed road would have a 20-metre width and a maximum slope grade not exceeding 15%.

The proposed road right of way has not been reviewed by staff; however, the staff report described the benefits of a secondary dedicated public road access to the site.

The current Comprehensive Development Plan, as included in the draft bylaw, does not reflect this updated road alignment. Should Council wish to proceed with the inclusion of the dedicated road right-of-way, the Comprehensive Development Plan will need to be updated in the bylaw prior to further readings.

The updated Comprehensive Development Plan and Comprehensive Development Zone Plan, illustrating the proposed public road, is attached for reference. Council's direction regarding road access can be incorporated directly into the recommendation section of the staff report.



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REZONING APPLICATION NOT FOR CONSTRUCTION

December 19, 2023

PINNACLE RIDGE HILLSIDE ANNORE, BC

PRELMINARY CONCEPT PLAN





VILLAGE OF ANMORE REPORT TO COUNCIL

Date: July 18, 2025 File No. 3900-30

Submitted by: Josh Joseph, Planner

Subject: Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024

Purpose

To provide Council with a summary of the updates to the Pinnacle Ridge Hillside Development rezoning application and to outline options for next steps.

Recommended Option

THAT staff report back to Council prior to further consideration of Anmore Zoning Bylaw Amendment Bylaw No. 699-2024 on the following considerations:

- 1.
- 2.
- 3.
- 4. ;

AND THAT staff to initiate consultation with the City of Port Moody regarding the proposed emergency access onto Hickory Drive and to assess any anticipated servicing impacts to ensure alignment with the 2018 Anmore Port Moody Water Supply Agreement;

AND THAT staff refer the application to the Sasamat Volunteer Fire Department for input on site access and emergency response considerations;

AND THAT the application be referred to the following Committees as it relates to the mandate of each Committee:

- 1.
- 2.
- 3.
- 4. ;

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

AND THAT staff report back to Council with a summary of referral feedback and intermunicipal consultation findings, along with a revised draft of the zoning amendment bylaw that reflects Council's input.

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 comprising the Pinnacle Ridge Hillside Lands (Pinnacle Ridge) from RS-1 to a new Comprehensive Development zone CD-8.

At the September 10th, 2024, Regular Council Meeting, Council received an introduction to the Pinnacle Ridge Rezoning Application and Zoning Amendment Bylaw **(Attachment 1)** and 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: 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."

Details regarding the Official Community Plan (OCP) analysis in relation to the development proposal can be found in the staff report for the June 4th, 2024 Regular Council Meeting (**Attachment 2**).

A Committee of the Whole meeting was held on December 2nd, 2024, where the facilitator's notes captured the Committee comments on the zoning amendment proposal (Attachment 3). The Committee provided the following recommendation:

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

"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."

An Advisory Planning Committee meeting was held on January 28, 2025. The draft minutes and discussion points are included as **(Attachment 4).** Staff relayed Committee and staff comments to the applicant for consideration.

Since initial review and presentation to Council and committees, an addendum to the rezoning application has been submitted, which includes technical assessments, an updated Comprehensive Development Plan and proposed revisions to the zoning bylaw. This report provides an overview of the proposed changes to the site plan and bylaw, summarizes new assessments, and provides staff recommendations regarding site planning considerations and next steps.

Discussion

Updated Proposed Land Use Plan

Since the original application, the road network and housing distribution have been refined to better respond to the site's hillside topography and development constraints. A key revision is the planned connection to Charlotte Crescent is now proposed via Ridge Mountain Drive instead of the initially proposed route via North Charlotte Drive. More recently, a secondary access from Wyndham Crescent connecting northward to Charlotte Crescent has been proposed.

The revised land use plan includes the following key changes (see Figure 1):

- A slight increase in total residential land use from 53% to 54.1% of the site area.
- An increase in single detached units from 51 to 53.
- A reduction in semi-detached units from 46 to 34.
- An increase in townhouse units from 172 to 182.
- An increase in open space from 33% to 35.4% of the total site area.

The revised housing mix results in a total of 322 proposed units, inclusive of potential secondary suites. Larger parcels have been introduced to support clustered townhouse developments, resulting in a gross density of 1.1 lots per acre, and 3.6 units per acre for principal units, or 4.29 units per acre when including secondary suites.

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

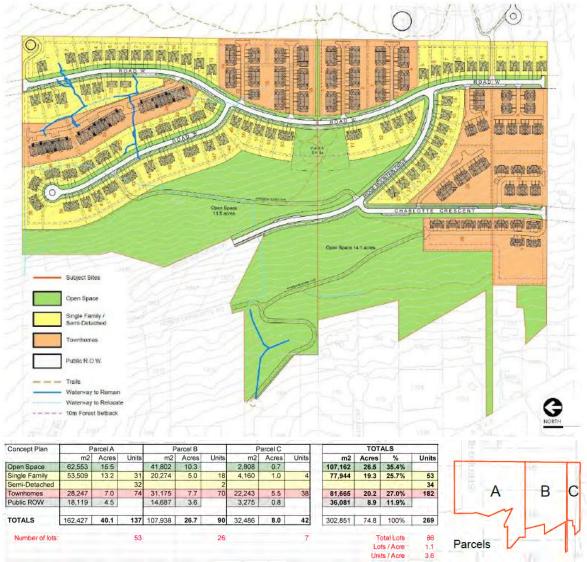


Figure 1. Proposed Land Use and Concept Plan

Housing Mix and Bill 44 Implications

Under the recent Bill 44 housing legislation, the Village is required to allow one secondary suite and/or one coach house within or on the same property as a single-family detached dwelling within a "restricted zone"—defined as a zone where residential use is restricted to single-family dwellings.

In Anmore, all residential zones within the Village are restricted to Single-Family as the principal use and as such the above requirement has been implemented in 2024. However, based on the *Local Government Act* (LGA), a new comprehensive development zone that permits multiple principal residential uses, such as townhomes and duplexes, would not fall

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

under the definition of a restricted zone under the *LGA* and therefore would not be required to permit secondary suites unless subzones are established within the CD zone which may fall under the definition of a restricted zone.

The proposed CD-8 zone includes subzones with distinct land uses but does not restrict any subzone solely to single-family dwellings. As such, the proposed CD zone may be exempt from the secondary suite requirements. Nonetheless, the proposed bylaw has been amended to include secondary suites as a permitted use in single-detached dwelling units where up to 53 additional units could be developed, resulting in a potential of 322 total units.

Road Dedication

The proposed extension of Ridge Mountain Drive connects to new public road dedications (Road A and Road B) to the east. Road A may eventually link to adjacent lands to the north and south providing access to lands beyond should those lands be developed in the future (Figure 2.). The original plan included access to lands to the north through Road B, but this has now been changed to a cul-de-sac design to preserve density and allow for wider lots south of the road, avoiding development encroachment on steep slopes. The changes in road design may constrain access or future development potential for adjacent steep lands to the north.

The proposed public road rights-of-way include multi-use pathways along the road corridors and provide 64 parallel on-street parking spaces. In addition, an emergency access road, designed to double as a shared pedestrian pathway is proposed between 'Road B' and Charlotte Crescent to create a looped road network which is necessary to address cul-de-sac lengths to the north of the site that exceed the maximum length permitted under the Village's Subdivision and Development Control Bylaw No. 633-2020. Specifically, the Bylaw mandates that a secondary emergency access be provided where cul-de-sac lengths exceed 500 metres.

The initial rezoning proposal did not include emergency access to the site as the expectation was to achieve the extension and construction of North Charlotte Road toward Charlotte Crescent and was intended to be secured through land use agreements with neighbouring property owners to the south. However, those agreements have not been secured.

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

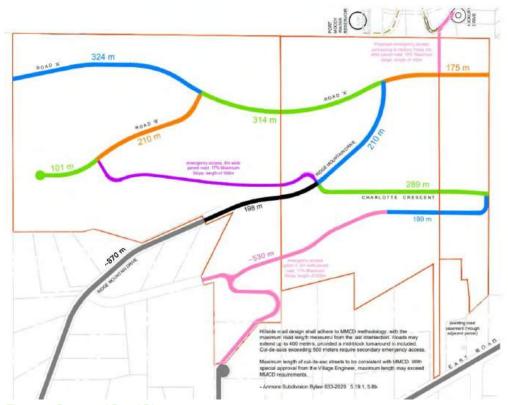


Figure 2. Proposed Road Plan

In place of the Charlotte Road connection, the applicant has recently proposed a secondary emergency access road connecting Wyndham Crescent to Charlotte Crescent to the south through a proposed strata road. The applicant is investigating whether it can be constructed as a 20m public road right-of-way pending engineering review. It would be beneficial to the Village and the Development if the emergency access from Wyndham were a dedicated roadway to the Village subdivision standard, as this offers unrestricted access to the public. The emergency access route would follow existing forest service roads to reduce grading and minimize tree removal. A second emergency access toward Hickory Drive in Port Moody has also been proposed, but this has not been approved by the City of Port Moody and would require intermunicipal consultation. The development is not contingent on the secondary access, but it would provide alternative access during an emergency for both Anmore and Port Moody residents.

An engineering memo from ISL (Attachment 5) was received to provide a review of the proposed road dedication and a previously proposed emergency access road to the south of the subject site. Since receiving the memo, the newly proposed emergency access off Wyndham Crescent as described above has been proposed. The memo states that the cul-de-

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

sac lengths proposed within the development generally comply with the Subdivision and Development Control Bylaw's requirements for maximum road lengths and emergency access and further states that that the emergency access points do not replace a full collector road connection; however, the inclusion of emergency access routes are considered critical to enhance public safety and site resilience due to the steep topography and associated wildfire and evacuation risks.

The OCP Policy T-16 aims to 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 as new subdivisions are developed. However, the Village of Anmore Road Network Plan highlights that the Pinnacle Ridge development currently exceeds the allowable Cul-de-Sac length prescribed in the Subdivision Development Control Bylaw where the combined road length of Kinsley Dr and Ridge Mountain Drive measures ~870m. The Plan recommends that the Charlotte Crescent connection be provided prior to any further development on the hillside to provide adequate access and to avoid lengthy dead-end roadways; however, the plan also states that such connection is indicative of the connectivity required, and actual alignments could vary to accommodate terrain and development needs.

Staff support the proposed Wyndham Crescent emergency access as a temporary looped connection but have concerns about its long-term reliability as a substitute for a collector road. The route provides a looped connection that would eliminate the current cul-de-sac exceedance off Ridge Mountain Drive. Staff believe the proposed emergency access offers redundancy to current cul-de-sac exceedances but have concerns with the capacity of the 6m road width 6m in efficient emergency vehicle access and evacuation for future residents which may be further limited if Ridge Mountain Drive is rendered inaccessible by a blockage or incident affecting the road access. Staff note that a dedicated road right of way onto East road via Wyndham Crescent would be a more ideal option for efficient site access. Staff recommend the road network and emergency access proposals be referred to the Sasamat Volunteer Fire Department for technical review.

Open Space and Trails

The applicant is proposing to dedicate 26.5 acres or 35.4% 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 ~ 2.5 km of

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

an integrated loop trail system to be used for recreational activities. The proposal includes a trailhead to the east of the site connecting to a greater trail network located beyond the Village boundary. These connections satisfy the priority trailhead amenity provision outlines in Figure 8 of the Village's Parks Master Plan. The trails are also 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.

Staff have reviewed the Village's Parks Master Plan and note that the report highlights a lack of programed neighborhood parks within the Village and a deficiency in accessible park and open space within a 10-minute walking distance from eastern Anmore. The Village's Parks Master Plan identifies areas of future proposed neighborhood parks within Pinnacle Ridge to address the lack of walkable and active neighbourhood parks in the area. The Applicant has proposed 0.4 hectares of elevated neighborhood park land to the east of the subject site in addition to substantial open space dedication. Most of the proposed park is located on gentle slopes and would encourage community gatherings and provide picnic areas, a lookout point and an active play area. While the Village's Parks Master Plan recommends a minimum of 0.5 hectares of active neighborhood parks, Staff believe the proposed park substantially meets the neighborhood park provision criteria set out in the Village's Parks Master Plan in addition to the provision of significant open space.

Wildfire Hazard Assessment

The applicant has submitted a draft Wildfire Hazard Assessment (Attachment 6) prepared by Blackwell Consulting Inc which outlines measures, based on FireSmart principles, to reduce fire risk in wildland-urban interface areas. Recommendations include use of fire-resistant materials, installation of rooftop sprinkler systems, and incorporation of a 10-metre defensible buffer between structures and forested areas. If the application advances, staff will ensure implementation of these recommendations through rezoning conditions and covenants on title.

A key highlight of the assessment notes the importance of redundant access routes to enable evacuation and emergency response during wildfire events. The initial assessment strongly supported the Charlotte Crescent connection as the preferred secondary access point. Since then, a secondary access via Wyndham Crescent has been added to the plan.

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

Staff will work with the applicant to submit an updated wildfire hazard assessment to evaluate the effectiveness of the revised emergency access layout and confirm the preferred route options.

Steep Slopes

The Village does not currently have a steep slope hazard development permit which would prescribe a set of guidelines and impose conditions for development on areas of steep slope prior to subdivision approval. Development Pemit guidelines intend to limit risk and mitigate environmental impacts associated with development on hillsides or steep slope areas. Such guidelines may limit development in certain slope grades, maintain top of slope and bottom of slope development buffer areas, require tree retention and replanting plans and prohibit extensive cut and fill.

The Village does identify hillside steep slope areas in Schedule D2 of the OCP and defines steep slope as 20% grade which is a typically the threshold in the region. Additionally, policies in the Village OCP encourage hillside to integrate with the natural features and topography of the site, consider view impacts and utilize clustered housing to minimize the disruption to slopes resulting from construction and access. The policies further discourage large cuts/fills, clear cutting on hillside subdivision and the extensive use of retaining walls.

Further, the Village Zoning bylaw regulates the height and design of retaining walls permitted and ensures gradual grade changes in line with the natural setting of the hillside. Lastly, the Village Subdivision and Development Control Bylaw outlines an additional regulation which compliments the intent of the OCP policies regarding clustered development on the hillside by restricting the creation of lots that do not meet the minimum lot size without encroaching onto steep slopes with a natural grade of 30% or greater. While the regulation typically speaks to existing zones with an established minimum lot size, staff recognize that the intent of the bylaw is to ensure there is adequate buildable area for each lot to avoid construction and regrading on portions of slopes greater than 30%.

The majority of the site is clustered in areas less than 30% slope; however, certain lots are situated within sloped areas of 30%-40%, specifically Lots 15-23, 25 and 26, outlined in red on Figure 2. Lots 15-23 along Ridge Mountain Drive may be partially regraded with the construction of the new road.

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

Currently, Lot 26 is proposed to be accesses through a strata road and will require grading irrespective of Charolotte Crescent Road construction. The strata road is proposed to connect to the emergency access road towards Wyndham Crescent; however, Staff note that the existence of the road is not required to provide access to the emergency access road as a connection can be directly achieved off Charlotte Crescent.

Staff received geotechnical comments from GeoPacific Consultants (Attachment 7), which relay the suitability of the site for construction on steep slopes up to 40% provided that a detailed design and grading drawings are completed and accompanied with a slope stability assessment for lots greater than 30%.

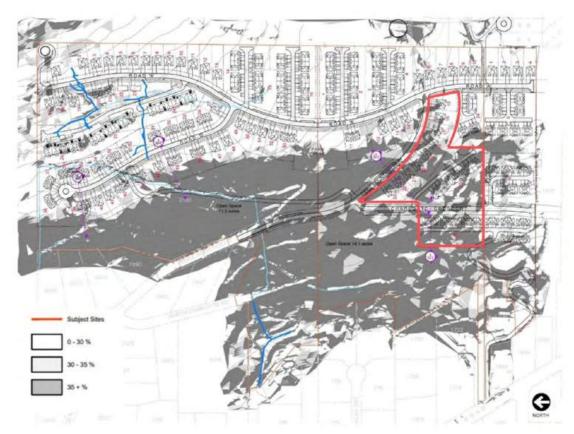


Figure 3. Proposed Slope Map and Concept Plan

Should Council wish to proceed with the current site plan including lots within slopes of \geq 30%, Staff recommend that a detailed topographic survey be completed for the subject site and that further assessments and a detailed grading plan be required as a conditions of development which may include site-specific steep slope hazard assessments to identify risk and mitigation measures and to confirm that the lots are safe for development. All development must adhere to the Subdivision Development Control bylaw and Village Zoning

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

Bylaw. Any proposed lots that cannot meet retaining wall, grading, or zoning regulations may require future Development Variance Permits to proceed.

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 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. However, an alternative option involving a new water reservoir on the northeast corner of the subject site is being explored.

The technical memo from ISL Engineering classifies the proposed reservoir as critical infrastructure that would enhance fire protection, potable water supply, and long-term operational resiliency for the development. The memo further notes that the addition of a water reservoir may impact Port Moody's water system, and because water is supplied through an intermunicipal agreement, early consultation with the City of Port Moody early is essential to confirm compatibility with the 2018 Water Supply Agreement. This would avoid potential service limitations or future capacity conflicts and ensure alignment with regional water servicing strategies and may create opportunities for shared infrastructure benefits.

Hydrogeological Impact Assessment

The applicant has previously submitted a preliminary layout review of the site septic plan and location including preliminary calculations based on the number 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 which are required at the time of subdivision to determine the feasibility of the proposed septic systems on the site and each lot respectively.

Staff received additional comments from GeoPacific Consultants (Attachment 8) addressing the feasibility of septic infiltration systems and the cumulative impacts of septic impacts on groundwater and adjacent properties. The assessment found that the proposed system was

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

considered feasible provided that septic fields are properly located on level ground, setback from steep slopes, and supported with sand mounds where necessary.

The assessment further states that for most lots, features such as retaining walls and roadway ditches are expected to help intercept any minor septic seepage before it reaches downslope areas. However, staff note that some lots — including Lot 26, Lot 7, and those west and downslope of the proposed roadways — may not benefit from these mitigation features and may be more vulnerable to potential downslope seepage.

The memo from ISL further confirms that the steep slopes will require additional terracing, setbacks, and engineering design to prevent septic system failure or downslope seepage and will be confirmed during detailed lot-by-lot testing and grading at subdivision stage.

A detailed hydrogeological assessment be secured as a condition of rezoning to confirm system viability and prevent negative impacts to groundwater or adjacent properties.

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. Detailed septic design/studies are required as part of the subdivision process.

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 report identifies several watercourses regulated under the Water Sustainability Act, the Riparian Areas Protection Regulation, and Fisheries and Oceans Canada. The applicant proposes to realign portions of Watercourses 1, 3, and 5 to accommodate development. Development within and adjacent to riparian areas will require the appropriate development permits and regulatory approvals. Notably, the proposed connection to Wyndham Crescent crosses Watercourse 5 and lies within the Village's Riparian Areas Protection Development Permit Area. A Riparian Areas Assessment will be required prior to any construction in these areas.

The OEA recommends preparing a full Environmental Impact Assessment (EIA) at future development stages. This would build upon the baseline data and provide detailed mitigation strategies and monitoring requirements. Staff recommend including this EIA as a condition of

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

rezoning to ensure environmental risks are appropriately managed as the project moves forward.

Proposed Zoning Amendment Bylaw - CD-8

The applicant has submitted an updated version of the draft amendment to the Anmore Zoning Amendment Bylaw No. 699-2024 that Council granted first reading to at the September 10, 2024 for the proposed CD-8 zone, which incorporates feedback from staff and advisory committees. The revisions reflect refinements in parcel sizes, permitted uses, setbacks, floor area ratios (FAR), and site coverage regulations for different housing forms. Staff have included a redline amendment of the changes to the bylaw (Attachment 10)

Permitted Uses and Minimum Parcel Size

The permitted uses and maximum parcel dimensions have been revised as follows:

Permitted Primary Uses Permitted Secondary Uses Secondary Suite Accessory Building and Structures		Min. Parcel Size	Min. Parcel Width	
		750 sqm	18 m	
	Home Occupation			
Two-family Dwelling	-family Dwelling n/a		25 m	
Townhouse	n/a	n/a	n/a	
tacked Townhouse n/a		n/a	n/a	

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.

The following updates are included:

- increased the minimum parcel size for One-family Dwellings from 700m² to 750m²
- increased the minimum parcel size for Two-family Dwellings from 890m² to 900m²
- increased the minimum parcel width for Two-family Dwellings from 24 m to 25m

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 height for all buildings remains at 11m allowing for a maximum two storey buildings. The applicant has reduced the previously proposed 0.6

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

FAR for single-family and Two-family dwelling and have kept the FAR for Townhomes as follows:

Maximum Number of Buildings, Size and Height

Permitted Uses	Maximum Number per Parcel	Maximum Size	Maximum Building Height
One-family Dwelling	1	0.45 FAR	11 m
Two-family Dwelling	1	0.55 FAR	11 m
Townhouse	n/a	0.6 FAR	11 m
Stacked Townhouse	n/a	0.6 FAR	11 m
Accessory Buildings and Structures	1	90 sqm	8 m

Accessory buildings will remain 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 Uses	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
One-family Dwelling	6.0 m	7.6 m	2.0 m	2.0 m
Two-family Dwelling	6.0 m	7.6 m	2.0 m	2.0 m
Townhouse	2.0 m	2.0 m	2.0 m	2.0 m
Stacked Townhows	2.0 m	2.0 m	2.0 m	2.0 m
Accessory Buildings and Structures	6.0 m	7.6 m	2.0 m	2.0 m

The applicant has kept the proposed setbacks the same, except for townhomes and stacked townhomes which reduced both the front yard setback from 6m and the rear yard setback from 7.6m to 2m respectively. Addiitonally, the proposed bylaw requires a minimum 6m garage setback from the front yard for townhomes and stacked townhomes.

Site Coverage

The following site coverage has been proposed and remains the same:

• 45% parcel coverage for one-family and two-family dwellings

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

• 60% parcel coverage for townhouses

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

As part of discussion, concerns around FAR and lot sizes have been relayed by the Committee of the Whole where previous proposed FAR of 0.6 on 700m² single family lots would result in large homes on small lots. Staff note that higher FAR such as 0.6 for Townhouses and 0.55 two-family dwelling units are typical to achieve clustering and allow more housing per area. These measures may positively impact the affordability of the townhouse dwelling units.

The Pinnacle Ridge lot size and FAR is proposing a minimum lot size of 750m² for detached single-family dwellings and an FAR of 0.3 to accommodate clustered development on the subject site in like with Policy RLU-8. Staff have provided a side-by-side comparison of recent CD zones such as CD-7 that utilize a 1/3 acre lot size with an FAR of 0.3 to the Pinnacle Ridge proposed lot size and FAR below.

	Minimum	Allowable	FAR per Lot	FAR per 1	Total Lots
	Lot Size	FAR	(m²)	acre area	per acre
	(m²)			(m²)	
CD Zone	1349	0.3	404.7	1214.	3
Pinnacle Ridge	750	0.45	337.5	1821.15	5.4

Staff note that on a 1-acre basis, the Pinnacle Ridge allowance would result in roughly 5.4 lots and $\sim 1821 \text{m}^2$ ($\sim 19600 \text{ ft}^2$) of building density compared previously approved CD zone allowing 3 lots with $\sim 1214 \text{ m}^2$ (13067 ft²) of building density. Note that lots per acre is not a representation of total density of the subject site.

The proposed bylaw retains the previous provision in section 9.21.3 whereby the floor area or gross floor areas exclude basement as defined and underground parking. This provision would enable the full exemption of basement floor area if more than half of its height is below average finished grade. Recent zoning bylaw updates in 2024 have introduced basement exemptions based on the ratio of first storey floor height above average finished grade between 1.22m and 2.22m and where no exemptions apply if the first storey floor height is

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

above 2.22m. These differences may provide additional floor area exemptions to the proposed CD-8 zone.

Off-Street Parking and Maneuvering Aisles.

The proposed off-street parking provisions remain the same as the initial application and are consistent with current residential zoning regulations for primary dwelling units, secondary suites and home occupations and include 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 and remain the same as the previous bylaw iteration.

Private and Shared Amenity Area Standards

Standars included I the previous bylaw that received first reading will remain the same 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 for Townhouse Development

The following landscaping standards remain unchanged form the previous bylaw iteration that received first reading. These standards would be 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. 699-2024 July 18, 2025

Waste Collection:

The proposed bylaw includes the same set of specific standards for waste collection for townhouse strata lots as the previous bylaw that received first reading. 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 the same set of definitions in the bylaw that received first reading but has updated the definition of **Stacked Townhouse** by deleting the clause that limits shared access. Specifically, the requirement that no more than two units share a corridor, steps, or path has been removed which may allow for greater flexibility in building design.

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.

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

None.

Next Steps

Based on the updated Pinnacle Ridge Rezoning Application, staff recommend that Council provide additional direction on key matters including road network access, steep slope development, and zoning parameters. Staff also recommend initiating formal consultation with the City of Port Moody to evaluate the proposed emergency access and confirm consistency with the 2018 Anmore–Port Moody Water Supply Agreement. In parallel, the application should be referred to the Sasamat Fire Department and relevant Village committees for technical feedback and community input.

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

Following these steps, staff would return to Council with a revised zoning bylaw and a summary of feedback received through the referral process. This will ensure that technical, intermunicipal, and policy considerations are incorporated into a more complete bylaw before advancing to second and third readings. While Council may wish to proceed with second reading at this stage, staff recommend that the outlined steps above be initiated to ensure a more informed bylaw is brought forward for future readings to allow for technical, intermunicipal, and policy considerations to be properly addressed.

Other Options

The following options are provided for Council consideration:

1. THAT staff report back to Council prior to further consideration of Anmore Zoning Bylaw Amendment Bylaw No. 699-2024 on the following considerations:

- 1.
- 2.
- 3.
- 4. ;

AND THAT staff to initiate consultation with the City of Port Moody regarding the proposed emergency access onto Hickory Drive and to assess any anticipated servicing impacts to ensure alignment with the 2018 Anmore Port Moody Water Supply Agreement;

AND THAT staff refer the application to the Sasamat Volunteer Fire Department for input on site access and emergency response considerations;

AND THAT the application be referred to the following Committees as it relates to the mandate of each Committee:

- 1.
- 2.
- 3.
- 4. ;

AND THAT staff report back to Council with a summary of referral feedback and intermunicipal consultation findings, along with a revised draft of the zoning amendment bylaw that reflects Council's input.

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

(recommended)

Or

2. THAT Anmore Zoning Bylaw Amendment Bylaw No. 699-2024, be given a second reading as amended per attachment 9 to the report by the Village Planner dated July 18, 2025;

AND THAT Council direct staff to initiate consultation with the City of Port Moody regarding the proposed emergency access onto Hickory Drive and to assess any anticipated servicing impacts to ensure alignment with the 2018 Anmore Port Moody Water Supply Agreement;

AND THAT Council direct staff to refer the application to the Sasamat Fire Department for input on site access and emergency response considerations;

AND THAT the application be referred to the following Committees as it relates to the mandate of each Committee:

- 1.
- 2.
- 3.
- 4. ;

AND THAT staff report back to Council with a summary of referral feedback and intermunicipal consultation findings, along with a revised draft of the zoning amendment bylaw that reflects Council's input.

Or

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

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. 2024-09-10 RTC Pinnacle Ridge Rezoning Application Bylaw No. 699-2024
- 2. 2024-06-04 RTC OCP Amendment Pinnacle Ridge-signed

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 July 18, 2025

- 3. 2024-12-02 COTW Pinnacle Ridge Facilitator notes
- 4. 2025-01-28 APC Draft Minutes
- 5. Pinnacle Ridge Engineering Review Memo from ISL Engineering
- 6. Wildfire Hazard Assessment Blackwell Consulting Ltd.
- 7. Geotechnical Comments: Steep Slopes Construction Feasibility –GeoPacific Consultants
- 8. Preliminary Geotechnical Comments: Septic Infiltration-GeoPacific Consultants
- 9. Bylaw No. 699-2024 Zoning Amendment -CD8 Pinnacle Ridge (Amended)
- 10. Bylaw No. 699-2024 Zoning Amendment -CD8 Pinnacle Ridge (Red Line Amendments)

Prepared by:	
Josh Joseph, Village Planner	
Reviewed for Form and Content / Approved for Submiss	sion to Council:
Chief Administrative Officer's Comment/Concurrence	sion to councit.
	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".

1

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

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

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

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

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

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.

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

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

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

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

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

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		
Stacked Townhouse	Home Occupation	

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 m²	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 (ta)(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 Subn	nission to Council:
Acting Chief Administrative Officer's Comment/Cond	currence
	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

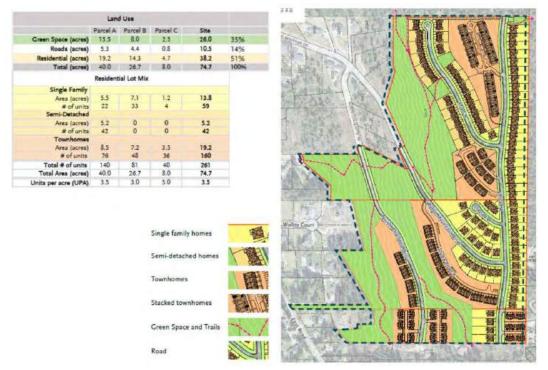
The following discussion highlights how the Pinnacle Ridge OCP Amendment Application meets these requirements.

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 5-3

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 5-6

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

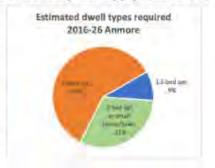
Figure 2- Extract from VoA OCP (Page 46)

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 1st 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

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:

PID:	
028-861-256	
028-856-589	
027-687-309	
002-811-626	

5. The following schedules are included and form part of this bylaw:

Schedule A - CD-8 Zone

Schedule B – Map of amended zoning

6. If any Part, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

READ a first time the	day of
READ a second time the	day of
READ a third time the	day of
ADOPTED the	day of

	MAYOR
MANAGED OF CORPOR	

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 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.

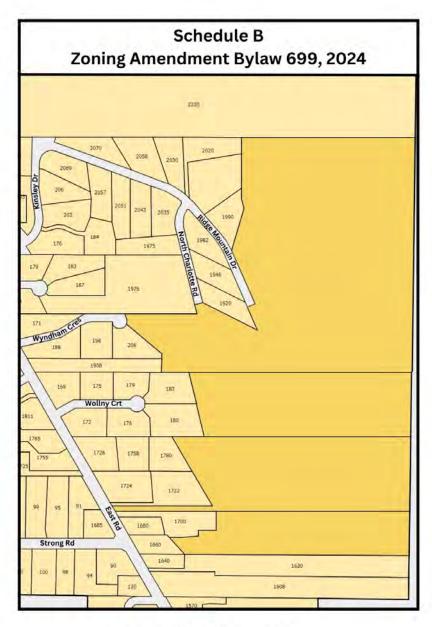
9.20.14 Comprehensive Development Plan

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



Pinnacle Ridge







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

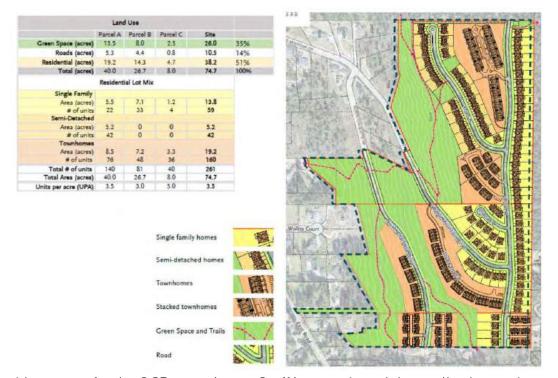
The following discussion highlights how the Pinnacle Ridge OCP Amendment Application meets these requirements.

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

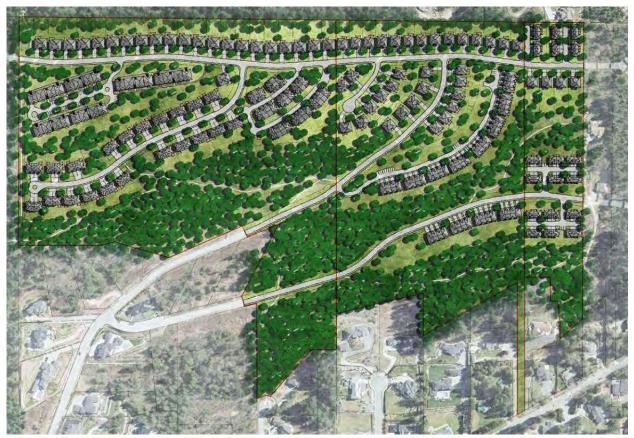


Figure 1 - Proposed development layout

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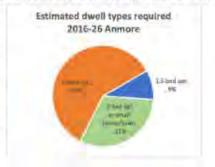
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Pinnacle Ridge Hillside OCP Amendment Application May 31, 2024

Village of Anmore - Housing Needs Assessment Report

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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 1st 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:	
about.	
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





Pinnacle Ridge Committee of the Whole Facilitator Meeting Notes

Date: December 2, 2024 Time: 6:00 p.m. to 9:00 p.m.

Version: Final

Attendees

Roles	Personnel
Committee Members	Mayor John McEwen, Councillor Polly Krier, Councillor Doug Richardson, Councillor Kim Trowbridge, Councillor Paul Weverink
Facilitator	Kirsty Dick, Lucent Quay
Subject Matter Experts	Pinnacle Ridge Team: Paul Rosenau, EKISTICS
	Village team: Karen Elrick, Chris Boit, Josh Joseph, Therese Mickelson
Technical support	Village team: Rhonda Schell, Lena Martin

Purpose

• Provide the Committee with an opportunity to provide input for consideration to staff on the review of the Rezoning Application for the Pinnacle Ridge Hillside Development Lands.

Objectives

- Achieve clarity on the process steps and roles for Council, staff and Applicant for the rezoning application
- Answer questions posed by Council on the rezoning application process
- Gain insight into Council's interests, priorities and concerns for staff to consider as part of the rezoning application process

Discussion Topics and Notes

Agenda item

Mayor McEwen called the meeting to order and introduced the facilitator

The facilitator:

- Provided an overview of the agenda
- Reconfirmed the purpose and objectives for the evening (see above)
- Noted additional requests to facilitate dialogue:
 - Respectful dialogue; one speaker at a time
 - Full participation
 - Creative thinking

Agenda item

- Clarity of process phase
- Trust the facilitator's process for the evening

Committee members agreed to continue the meeting as outlined above.

Village staff offered a brief presentation, summarizing:

- Village of Anmore rezoning application process
- Rezoning process under Bill 44, including the steps involved, how things have changed and key decision points at each stage
- Council's role and scope of decision making, staff's role and review steps under Bill 44, and the Applicant's responsibilities

Review and Discussion of Council and Committee Questions, Interests and Concerns

The facilitator invited each Committee member to share their thoughts based on the information provided by Village staff:

- Concerns about having no public engagement or consultation as part of rezoning process.
 - Staff noted that communication to inform the community about rezonings is still part of the process and that residents are still able to provide feedback directly to Mayor and Council in an informal way, at any time.
 - Staff noted that under Bill 44, a Public Hearing is not permitted as part of a rezoning application that is in alignment with the OCP, and that a formal community engagement process that seeks to mimic a Public Hearing is also not permitted. Informal engagement, such as existing mechanisms to contact Council, are still available but cannot be used to delay the rezoning process.
 - There was discussion amongst Council related to consulting with the community regardless of Bill 44 directives; however, staff advised Council to adhere to the legislation noting that if Council wants to direct staff to proceed with consultation on the rezoning, the Village should seek legal advice before doing so.

The Applicant offered a brief presentation, summarizing the rezoning application to provide clarity about what is being proposed and why decisions were made.

Review and Discussion of Council and Committee Questions, Interests and Concerns

The facilitator invited each Committee member to share their thoughts based on the information provided by Village staff and the applicant.

Comments are summarized below by topic, without attribution to a specific person, as several members offered similar comments on some topics.

Housing Diversity and Density:

- Question about total number of dwellings listed and whether that includes all allowable units as part of the new provincial legislation.
 - Questions and discussion about what would stop a resident from building additional units on property
 - Staff provided an overview of covenants that could be used to limit the number of units in the overall development
- Questions about size of homes on lots, and types of housing.
 - Concerns about large homes on small lots
 - Concerns about availability of smaller homes
 - Interest in variety of housing

Agenda item

- Question about whether housing mix addresses housing needs report
- Applicant noted that construction costs are currently very high, and developers build for the market and large homes on small lots are not desirable in current market
- Questions and discussion about proposed maximum 0.6 FAR and whether that could be adjusted.
 - Applicant noted that average is 0.47 FAR and alternate maximum could be considered
- Questions and discussion about whether below market units would be included as part of this development.

Action: Staff to provide a report to Council outlining how covenants work and how density could be limited for this development.

Action: Staff to provide a report to Council outlining massing for proposed units.

Action: Staff to provide report on below market housing and how it could work in the Village.

Environmental and Topographical Considerations:

- Questions and discussion about development on 30% grades or higher being avoided or limited.
- Questions and discussion about safety including fire smart requirements.
- Questions and discussion about stormwater management and drainage concerns.
 - Concern about issues with retaining walls in the Village
 - Interest in stormwater infrastructure built to highest standard to accommodate future heavy rain
 - Questions and discussion about maximum versus minimum greenspace
- Question if there will be any effects on Mossom Creek or any other riparian areas. Staff noted that the review will ensure the Village meets all provincial government requirements.

Community Benefits:

- · Questions about what community benefits have been considered.
- Interest in considerations both within and outside the development area.
- Question about whether bridge over Mossom Creek is being considered.
- Question about whether CAC could be collected for future road connection. Staff advised that CACs would be part of a future Council report.
- Questions and discussion about amount of greenspace and usage.
 - Council encouraged Applicant to look at Village Parks Masterplan
 - Interest in having better connection to forest
 - Interest in having trail network proposal in more detail
 - Interest in having some park area on flatter terrain somewhere in development (e.g., could be at top of property with viewpoint)
 - Interest in having a bigger useable park area for recreation / programmed park (e.g., playing field or playground)
 - Suggestion to remove planned lots on flat area to accommodate active park
 - Staff noted that cost of maintaining sport field should be considered
 - Applicant noted the site is very steep and a playing field would be challenging

Agenda item

Infrastructure and Servicing:

- Questions and discussion about safety including emergency response and access/ egress.
 - Questions about cost increases for fire and police services
 - Staff noted that emergency access would be reviewed by Approving Officer
- Questions and discussion about whether septic system would allow for future sewer connection.
- Question and discussion about strata versus public roads.
 - Preference is for public roads
 - Staff and Applicant agreed that further discussion is encouraged
- Questions about allocated parking spots versus use of street parking.
 - Applicant confirmed that parking for townhomes includes 114 parking spots on public roads
 - Concerns that parking is not adequate for number of homes
 - Applicant noted current plans include minimum 20-metre right of way, two travel lanes with turnouts/ pull outs
 - Staff noted bylaw includes new parking standards and landscaping standards
- Questions about development financial analysis and costs for infrastructure covered by development.
 - Questions about drinking water infrastructure including pump stations and re-chlorination stations
 - Concerns about current pump, could development replace pump
 - Concerns about additional costs to Village
- Questions about roadway standards including whether streetlights and open ditches will be included, not represented on plans.

Action: Staff to provide a report on road standards and options.

Other considerations:

The facilitator invited Committee members to share additional comments.

Comments are summarized below by topic, without attribution to a specific person, as several members offered similar comments on some topics.

- Council wants assurances that this development will be a net benefit to the Village of Anmore.
 - Request for Village consultant to do review of financial analysis, costs and infrastructure.
- Questions about ownership of land and how it relates to zoning process.
- Question about when to take development plans to committees like environment committee.
 - Staff noted plans would go to committees after second reading
- Questions about what development might look like and materials provided by Applicant.
 - Staff noted that materials, following review by staff can be loaded on to website
- Question about whether First Nations engagement will be undertaken by the Village.

Action: Staff to provide further information on First Nations engagement timing and approach.

Next Steps

- Facilitator provided recap of discussion
- Committee recommended that staff be directed to consider comments provide during the Committee of the Whole meeting

ADVISORY PLANNING COMMISSION – MINUTES

Minutes for the Advisory Planning Commission Meeting scheduled for Tuesday, January 28, 2025 at 6:00 p.m. in **Council Chambers** at the **Anmore Community Hub**, 2697 Sunnyside Road, Anmore. BC



MEMBERS PRESENT

MEMBERS ABSENT

Peter Ludeman (Acting Chair)
Darren Smurthwaite
Denny Arsene
Olen Vanderleeden
Fiona Cherry

Tony Barone John Burgess

OTHERS PRESENT

Mayor John McEwen, Council Liaison Chris Boit, Manager of Development Services

1. Call to Order

The meeting was called to order at 6:00 p.m.

It was MOVED and SECONDED:

THAT Peter Ludeman be appointed chair for the APC Meeting held on January 28, 2025.

Carried Unanimously

2. Approval of the Agenda

It was MOVED and SECONDED:

Recommendation: That the agenda be approved as circulated.

Carried Unanimously

3. Minutes

(a) Minutes of the Advisory Planning Commission meeting held on February 12, 2024

It was MOVED and SECONDED:

Recommendation: That the Minutes of the Advisory Planning

Commission meeting held on February 12, 2024

be adopted, as circulated.

Page 2

Carried Unanimously

4. <u>Business Arising from the Minutes</u>

None.

5. <u>Unfinished Business</u>

None.

6. New Business

(a) Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024

The Manager of Development Services provided an overview of the report dated November 29, 2024.

At the September 10, 2024 Regular Council meeting the following resolution was passed:

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

THAT Bylaw No. 699-2024 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."

Discussion points included:

- Financial net positive.
- Potentially removing strata in favour of smaller single-family homes similar size but may lose affordable housing option based on CPI – 5-10 units.
- Concerns regarding setbacks.
- Whether or not CD zoning is 15% parcel coverage.
- Clarification needed on what percentage of the land is usable.
- Looking at the costs of maintaining the parkland.
- Stormwater control off.
- Parameters for septic system heads up for Fraser Health.
- Traffic considerations are important to the community.

•	Clarification on Bill 44 being the reason why public hearings are not
	held.

Carried Unanimously

7. Adjournment

It was MOVED and SECONDED:

THAT the meeting adjourned at 8:00 p.m.

Carried Unanimously

Certified Correct:	Approvea:
Karen Elrick	Peter Ludeman, Acting Chair
Corporate Officer	Chair, Advisory Planning Commission





Memorandum

201-3999 Henning Drive, Burnaby, BC V5C 6P9, T: 604.629.2696

To: Village of Anmore Date: July 10, 2025

Attention: Josh Joseph – Village Planner Project No.: 34264

Cc:

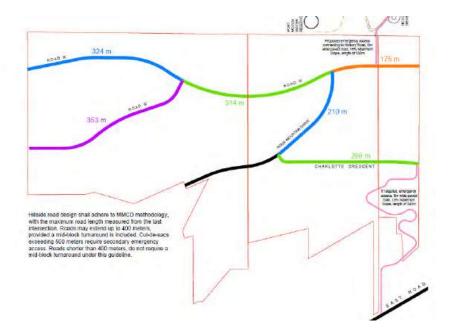
Reference: Pinnacle Ridge Engineering review

From: Chris Boit P.Eng

This memo is to assess the proposed Pinnacle Ridge rezoning application about compliance with Village of Anmore's Subdivision and Development Control Bylaw No. 633-2020

1.1 Roadway Access

Cul-de-sac road lengths within the proposed hillside subdivision plan, are measured from the last intersection to the turnaround. The analysis is based on the Village of Anmore's Subdivision and Development Control Bylaw No. 633-2020, and the accompanying hillside road design notes.



Road segments shown on the plan include:

•	Ridge Mountain extension (Blue segment):	210 m
•	Road 'A' (Green segment):	314 m
•	Road 'A' (Orange segment):	175 m
•	Road 'B' (Purple segment):	353 m
•	Road 'N' (Dark blue segment):	324 m
•	Charlotte Crescent (Green):	289 m



Memorandum

Proposed Emergency Access Routes:

- 100 m, 6 m wide paved connection to Hickory Drive (15% slope)
- o 545 m, 6 m wide paved connection to East Road (15% slope)

It is important to note that the proposal does not provide a continuation of North Charlotte and is instead providing emergency access, that is above the allowable roadway length. However, access would only serve the proposed development, meaning its capacity would be unaffected.

1.1.1 Regulatory Context

Under Bylaw No. 633-2020, hillside roads are to follow MMCD standards, interpreted as follows:

- Maximum road length: 400 m, provided a mid-block turnaround is included.
- Roads exceeding 500 m require secondary emergency access.
- Roads shorter than 400 m do not require a mid-block turnaround or secondary access.

1.1.2 Implications if adequate access options

Increasing cul-de-sac length and exclusion of emergency access routes in a hillside subdivision carries the following risks:

- Emergency Response Delays: In wildfire or medical emergencies, a blocked cul-de-sac could leave no exit for residents or no entry for emergency vehicles.
- Evacuation Challenges: A single-access subdivision limits the ability to stage multi-directional evacuations, especially during wildfires or other emergency events.
- Reduced Resiliency: Road closures due to fallen trees, utility work, or crashes could isolate parts of the community, this is already the case for the Pinnacle ridge development.
- FireSmart Non-Conformance: Best practices for wildfire interface communities, as promoted by BC Wildfire Service and FireSmart Canada, recommend secondary access where feasible.
- Higher Long-Term Liability: In the event of an emergency where lives or property are lost due to blocked access, the lack of emergency routes could expose the municipality to litigation.

1.1.3 Access Recommendation

The proposed cul-de-sac lengths comply with the Village's subdivision bylaw and MMCD guidelines. However, given the steep terrain, limited evacuation options, and increased wildfire risk common to Anmore's setting, the two proposed emergency access routes—to Hickory Drive (100 m) and East Road (545 m)—should be considered critical design features that materially improve public safety and operational resilience. Their presence aligns with modern emergency planning principles and enhances the long-term livability and sustainability of the development. Further to this, the Village should actively look at opportunities in the future to create a connection to North Charlotte as identified in the roads masterplan.

Attachment 5



Memorandum

1.2 Grading, Retaining, and Servicing Considerations on Steep Slopes

The Pinnacle Ridge Hillside site includes several lots and road segments situated on slopes exceeding 30%, with some localized grades approaching 40%. These hillside conditions present unique challenges related to cut and fill, structural stability, and site servicing. Establishing developable building pads will require significant regrading, particularly on the upslope side of homes where basement walls may extend up to two levels below grade. To manage grade transitions and protect slope integrity, retaining walls will be required along both building foundations and driveways. While most walls are anticipated to remain below the 4.0 m threshold, isolated exceedances may occur depending on final design. The site is generally underlain by very dense glacial till over bedrock, and a detailed geotechnical review confirms that, with proper design and construction, these conditions are considered geotechnically stable and suitable for hillside development.

Roadway creation on steep terrain also demands careful grading and slope transitions. The proposed extensions of Ridge Mountain Drive and North Charlotte Drive follow the natural topography where possible, but will require a combination of cut-and-fill and engineered retaining structures to achieve safe grades and platform widths. These roadways will support clustered housing configurations, minimizing the extent of slope disturbance while maintaining vehicular and emergency access standards.

Servicing, and in particular septic system design, presents additional complexity on steeper lots. Type 3 time-dosed systems are proposed for all homes, but the steep terrain necessitates additional grading beyond building footprints to accommodate septic dispersal fields. These systems will require horizontal terracing, setbacks from slopes, and careful placement to prevent downslope daylighting of effluent. In many cases, downslope retaining walls and drainage ditches will serve as interception points to manage infiltration safely. Final design of septic infrastructure will rely on forthcoming detailed infiltration testing and lot-specific grading plans to ensure alignment with environmental and health regulations.

Overall, while the hillside terrain introduces engineering and servicing challenges, a combined approach of geotechnical controls, strategic regrading, and clustered development will be required to ensure the feasibility and resilience of the proposed subdivision layout.

1.3 Water Reservoir

The proposed water reservoir for the Pinnacle Ridge Hillside development is a critical infrastructure element that supports fire protection, potable supply, and long-term operational resiliency for the proposed development. It will provide fire flow capacity, emergency storage, and pressure balancing across the hillside terrain.

Water servicing for the development is governed by the 2018 Anmore—Port Moody Water Supply Agreement, under which the City of Port Moody conveys Greater Vancouver Water District (GVWD) water to the Village of Anmore. While the agreement enables this intermunicipal connection, it also requires the Village to consult with Port Moody prior to expanding or materially altering its water demands. Importantly, Port Moody retains the discretion to refuse or limit service under certain circumstances, particularly if capacity, infrastructure, or governance concerns arise.

The addition of a reservoir—while beneficial to Anmore—may have implications for Port Moody as well, such as future emergency water sharing or system pressure impacts near the municipal boundary. As such, it is recommended that the Village formally engage with Port Moody to confirm reservoir compatibility with the agreement, address any regulatory or infrastructure triggers, and explore opportunities for shared benefit. Early and transparent consultation will help mitigate the risk of service refusal and ensure alignment with regional water servicing strategies.



Wildfire Hazard Assessment

Pinnacle Ridge Hillside

Village of Anmore, BC

July 9, 2025

Submitted by:

Blackwell Consulting Ltd. 270 – 18 Gostick Place North Vancouver, BC V7M 3G3 Phone: 604-986-8346

Email: bablackwell@bablackwell.com

Submitted to:

Aaron Baerg EKISTICS Town Planning 201 – 103 West 6th Avenue Vancouver, BC V5Y 1K3 Phone: 604-739-7532

Email: abaerg@ekistics.ca





EXECUTIVE SUMMARY

Blackwell Consulting Ltd. (the Consultant) were retained by Philip Pincus (Trez Capital), Mohammad Basefat (Anmore Gate Ltd. Partnership), and Tony Barone (Bella Terra Invest. 2 Inc.) [the Clients] to provide a wildfire hazard assessment and report for the Pinnacle Ridge Hillside development within the Village of Anmore, BC. At the time this report was prepared, the site plan for the development was in the preliminary phase. The wildfire prevention measures outlined in this report adhere to FireSmart guidelines for communities within the wildland-urban interface.

It has been found that during extreme wildfire events, most home destruction has been a result of low-intensity surface fire flame exposures, usually ignited by flying embers (firebrands). Firebrands can be transported long distances ahead of the wildfire, across fire guards and fuel breaks, and accumulate in densities that can exceed 600 embers per square meter. Combustible materials found on the exterior of, and surrounding homes (the FireSmart Home Ignition Zone) combine to provide fire pathways allowing spot surface fires ignited by embers to spread and carry flames or smoldering fire into contact with structures.

Because ignitability of structures and landscaping vegetation is the main factor driving structure loss, the intensity and rate of spread of wildland fires beyond the community has not been found to necessarily correspond to loss potential. For example, FireSmart compliant homes with low ignitability may survive high-intensity fires, whereas highly ignitable homes may be destroyed during lower intensity surface fire events. Increasing ignition resistance will reduce the number of homes simultaneously on fire; extreme wildfire conditions do not necessarily result in WUI fire disasters.¹ It is for this reason that the key to reducing fire structure loss in the wildland-urban interface is to reduce structure ignitability.

A total of 23 recommendations are presented in Table 1 and are more thoroughly discussed in their appropriate sections within the report. Ultimately, these recommendations should be considered as a toolbox of options to help reduce the wildfire risk and consequence to the development. The clients will need to further prioritize the implementation of recommendations based on available resources, strengths, and constraints.

-

¹ Calkin, D., J. Cohen, M. Finney, M. Thompson. 2014. *How risk management can prevent future wildfire disasters in the wildland-urban interface*. Proc Natl Acad Sci U.S.A. Jan 14; 111(2): 746-751. Accessed online 1 June, 2016 at http://www.ncbi.nlm.nih.gov/pmc/articles/PMC3896199/



Table 1. Pinnacle Ridge Hillside wildfire hazard assessment recommendations

Table 1.1 Illiaci	Table 1. Phillacle Ridge Hillside which e hazard assessment recommendations						
Item #	Recommendation						
Section 3.1.2	Section 3.1.2						
1	Adhere to FireSmart guidelines when selecting exterior construction materials for structures.						
Section 3.1.3							
2	All structures that are forest interface should be setback 10 metres from vegetation on all sides facing the forest edge. Where 10 metre setbacks are not possible due to site constraints, the maximum achievable setback as well as a requirement to install exterior roof-top sprinkler systems for these buildings should both be implemented (roof-top sprinkler systems discussed further in Section 3.6).						
Section 3.1.4							
3	Establish and maintain an Immediate Zone around each structure (including any outbuildings).						
4	 Remove all conifer ladder fuels within the Intermediate Zone. Within the Intermediate Zone, prune any retained mature conifers to a height of at least 3 metres (ground to branch tip) and at least 5 metres away from any structures. Ensure they are sufficiently spaced (3 metres or more between crowns of adjacent conifers). Maintain grass to a height of 10 centimetres or less within the Intermediate Zone. Combustible materials should be moved out of the Intermediate Zone and into the Extended Zone and stored in non-combustible structures. Combustible structures should be moved out of the Intermediate Zone and into the Extended Zone. Accumulations of fine woody debris should be removed from the Intermediate Zone. 						
5	 Within the Extended Zone: Remove all conifer ladder fuels (except if open grown; i.e., not under dripline of retained conifer) within the Extended Zone. Accumulations of fine woody debris should be removed from the Extended Zone. Within the Extended Zone, prune retained conifers to a height of at least 3 metres (ground to branch tip). Ensure there is 3 metres of spacing between crowns of adjacent conifers. Mature conifer crowns should also be maintained to be at least 5 metres away from any structures in the future. 						
6	Avoid planting coniferous vegetation within the Home Ignition Zone (<i>i.e.</i> , within 30 metres of structures).						
7	The HIZ of each property should be regularly maintained following FireSmart guidelines and recommendations noted in Section 3.1.4.						
Section 3.3							
8	Create secondary access/egress routes for the development.						



Item #	Recommendation
9	Ensure all roads are wide enough with large enough turnarounds for fire trucks and other suppression equipment to easily drive and turnaround in the event of a wildfire.
10	Regularly inspect and maintain all access and egress routes in the development.
11	Create a comprehensive map of the existing (and proposed) trail network. Identify the usage (motorized, non-motorized, or both), and collect attributes (width, surface type, and clearance) for all trails to determine their suitability as surface fuel breaks and equipment access routes. Share this information with relevant agencies that may find it useful for suppression or planning purposes.
12	To reduce the chance of accidental ignitions and associated fire spread, as well as to act as a fuel break for surface fires, trailside conifers should be pruned to a minimum of 3 metres from the ground. Also, conifer ladder fuels and pockets of fine woody debris that are immediately adjacent to the edge of trails should be removed.
13	Perform a tree risk assessment to reduce the risk of tree failure during wildfires.
14	Remove all debris resulting from pruning, thinning, or trail maintenance from the site.
Section 3.4	
15	There should be an adequate number of fire hydrants in the development, and all fire hydrants should be inspected and maintained as per their inspection schedule.
16	Continue the underground cable network to supply electrical power to the development.
Section 3.5.1	
17	Retain a QEP if any proposed development is expected to occur adjacent to streams or riparian areas.
18	The removal of fuel within the SPEA of riparian areas should be done by hand and any soil disturbance that may cause sediments to enter riparian areas should be avoided.
Section 3.5.2	
19	It is recommended that all invasive plants on each respective parcel are removed, and the roots dug out. Invasive plants should not be planted in any of the parcels.
Section 3.6	
20	Consider installing exterior roof-top sprinkler systems in interface areas throughout the development. This should be a requirement for buildings that don't have 10 metre setbacks from the adjacent forest edge.
21	Exterior roof-top sprinkler systems should be tested prior to the fire season. They also should be independent of the internal water system.
22	Exterior roof-top sprinkler systems should have alternate power (<i>i.e.</i> , generator) and water sources.
Section 3.7	



Item#	Recommendation
23	 The following recommendations should be implemented throughout the community: Ensure all roads and trails have a unique name and visible signage. Home addresses should be located close to the road. A "Fire Danger Rating" sign should be installed and updated throughout the
	 fire season. Interpretive signage should be installed throughout trail networks to educate residents and visitors about wildfire risk.





TABLE OF CONTENTS

Execut	tive Summaryii
1.0	Introduction
1.1	Qualifications1
1.2	Provided Documents
2.0	Site Description
2.1	Development Plan3
2.2	Methodology4
3.0	General Findings and Guidelines5
3.1	FireSmart Guidelines for Structures and Landscaping5
3	.1.1 Existing Buildings5
3	.1.2 Proposed New Buildings5
3	.1.3 Topography and Setbacks8
3	.1.4 Vegetation9
3.2	Fuel Types
3.3	Access and Egress
3.4	Fire Suppression, Water, and Electrical Power24
3.5	Ecological Values
3	.5.1 Streams/Riparian Areas25
3	.5.2 Invasive Plant Management26
3.6	Roof-Top Sprinkler Systems28
3.7	General Evacuation Guidelines30
4.0	Limitations31
5.0	Professional Review & Sign-Off32



Appendix A – Fuel Type Descriptions
Appendix B – WTA Plot FormsII
LIST OF MAPS
Map 1. Current fuel types within the Area of Interest (AOI)17
Map 2. WTA plot locations
Map 3. Potential secondary access/egress routes for the development
LIST OF FIGURES
Figure 1. Revised preliminary concept plan for the Pinnacle Ridge Hillside development2
Figure 2. Illustrated example showing the difference between intermix and interface development3
Figure 3. Standard exterior vent models. Left: Covered with 3mm wire mesh. Right: Vent with open flap (>3mm mesh)
Figure 4. FireSmart Home Ignition Zone
Figure 5. Examples of common coniferous vegetation planted within the urban landscape12
Figure 6. General C-5 characteristics in the AOI (left); higher amounts of surface fuel loading (right)14
Figure 7. General M-1/2 stand characteristics in the AOI
Figure 8. General D-1/2 stand characteristics in the AOI
Figure 9. Streams within the AOI
Figure 10. Himalayan blackberry (left) and common holly (right)26
Figure 11. Examples of rooftop mounted sprinkler systems: temporary (left) and permanent (right) 28



1.0 INTRODUCTION

Blackwell Consulting Ltd. (the Consultant) were retained by Philip Pincus (Trez Capital), Mohammad Basefat (Anmore Gate Ltd. Partnership), and Tony Barone (Bella Terra Invest. 2 Inc.) [the Clients] to provide a wildfire hazard assessment and report for the Pinnacle Ridge Hillside development within the Village of Anmore, BC. In order to ensure the proposed development falls within an acceptable range of risk from wildfire for the intended use as a residential development, the objectives of this project are to:

- 1. Increase the effectiveness of fire suppression and emergency response,
- 2. Reduce the potential impacts and losses to homes from wildfire,
- 3. Evaluate egress and evacuation routes for the development, and
- 4. Provide FireSmart guidelines for construction and vegetation management.

1.1 QUALIFICATIONS

Bruce Blackwell, MSc, RPF (#2073) has over 30 years of experience in fire and forest ecology, and fire and fuels management. Mr. Blackwell is a recognized wildfire risk analyst and planning specialist in BC and has managed numerous innovative projects related to fire risk identification and mitigation for the public and private sectors on both large and small scales. Mr. Blackwell has also been on the leading edge of developing large urban forest strategies for communities in BC, Alberta, and Ontario. Max Catt, RPF (#5687), BSF in Forest Resource Management will lead the assessment and development of the report. Ali Rahi, RPF (#5215), ISA Certified Arborist, will provide field assistance and relevant research to the project. Both Ali and Max hold Local FireSmart Representative status with Partners in Protection – FireSmart Canada.

1.2 PROVIDED DOCUMENTS

The following documents were reviewed for the purpose of this assessment:

- Preliminary concept plan, prepared by EKISTICS Town Planning, dated June 27, 2024
- Revised preliminary concept plan, prepared by EKISTICS Town Planning, dated April 22, 2025
- Revised preliminary concept plan, prepared by EKISTICS Town Planning, provided to Blackwell Consulting Ltd. on May 26, 2025
- Revised preliminary concept plan, prepared by EKISTICS Town Planning, dated July 3, 2025
- Legal topographic survey, prepared by Papove Professional Land Surveying Inc., dated August 20,
 2024

2.0 SITE DESCRIPTION

The Area of Interest (AOI) is the Pinnacle Ridge Hillside development, situated within the southeastern extent of the Village of Anmore's municipal boundary. The AOI consists of three parcels; A, B, and C (see Figure 1). 'Parcel A' consists of PID # 028-861-256. 'Parcel B' consists of PID #s 027-687-309 and 002-811-626. 'Parcel C' consists of PID # 028-856-589. The total area of the AOI is 30.29 hectares in size.

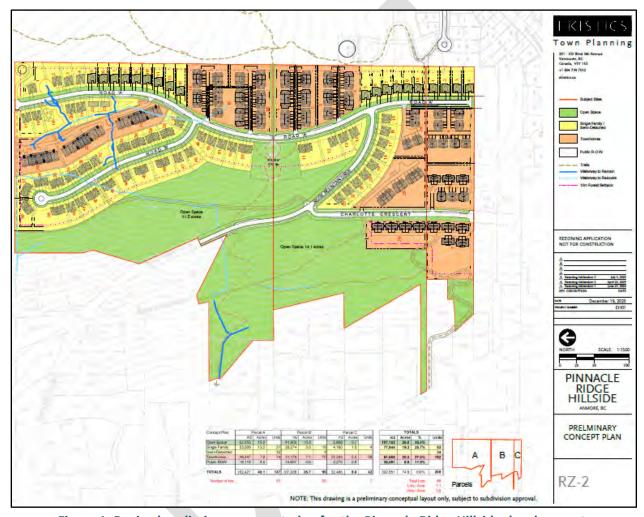


Figure 1. Revised preliminary concept plan for the Pinnacle Ridge Hillside development

The AOI is located within the Coastal Western Hemlock (CWH) zone as defined by the Biogeoclimatic Ecosystem Classification (BEC) system of British Columbia.² The site falls within the Dry Maritime (CWHdm) subzone, which is defined by wet winters, relatively dry and mild summers. The site ranges from ~200 – 350 metres in elevation, and the slope is generally quite steep with a western aspect. The AOI contains conifer dominated stands consisting primarily of Douglas fir (*Pseudotsuga menziesii*), western

² Field Guide for Site Identification and Interpretation for the Vancouver Forest Region https://www.for.gov.bc.ca/hfd/pubs/docs/lmh/lmh28.pdf



redcedar (*Thuja plicata*), and western hemlock (*Tsuga heterophylla*), as well as deciduous stands consisting primarily of red alder (*Alnus rubra*) and bigleaf maple (*Acer macrophyllum*). Mixed stands containing both conifer and deciduous trees are also present.

2.1 DEVELOPMENT PLAN

Based on the revised preliminary concept plan, there will be a mixture of single family homes, semi-detached homes, and townhomes built within the AOI (see Figure 1). Throughout the entire AOI, there are a total of 53 single family homes, 34 semi-detached homes, and 182 townhomes proposed to be constructed.

This development is within the wildland-urban interface (WUI), where human development and the presence of structures are adjacent to contiguous forest land, compliance with FireSmart landscaping and constructure principles are integral to lower the risk of wildfire to the development. Figure 2 (below) displays the difference between intermix and interface developments. The Pinnacle Ridge Hillside development primarily consists of interface development.

- 1. Intermix development where structures are embedded within the forest and surrounded by wildland on two or more sides.
- 2. Interface development where structures are adjacent to continuous forest on at least one side.

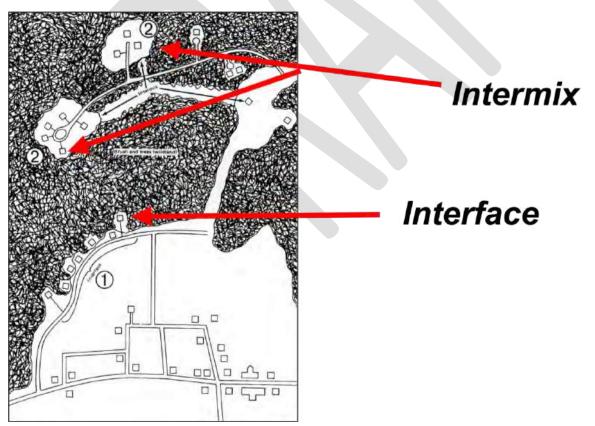


Figure 2. Illustrated example showing the difference between intermix and interface development



2.2 METHODOLOGY

Prior to the site visit, field maps were drawn based on the *initial* preliminary concept plan and legal topographic survey. Important features including orthophotography, topography, BEC zones, provincial fuel types, streams, and existing road networks were incorporated into the maps.

During the two-day site visit, the following data/information was collected:

- Wildfire threat assessment (WTA) plots/worksheets³ completed in areas where there is no proposed development (i.e., forest will remain)
 - To determine site-level wildfire threat throughout different parts of the AOI
- Fuel types updated/verified throughout the AOI
- Existing road networks evaluated and recorded
 - o Potential access/egress routes discussed further with client
- General forest stand characteristics
- Presence of invasive species
- Water features (streams, reservoirs, fire hydrants)

The Canadian Forest Fire Behaviour Prediction (FBP) System outlines sixteen fuel types based on characteristic fire behaviour under defined conditions.⁴ The fuel types were first identified in the office using available data from BC Data Catalogue.⁵

Results of the wildfire threat assessment (WTA) plots/worksheets were used to help guide recommendations for vegetation treatment (Section 3.1.4).

All recommendations regarding exterior construction materials for the new buildings and associated landscaping will be in accordance with FireSmart guidelines.⁶ FireSmart™ is the leading program in the country aimed at reducing wildfire hazards to people, buildings and infrastructures through a series of science-based mitigation measures. It has been formally adopted by almost all Canadian provinces and territories, including British Columbia in 2000.

³ Using the most recent 2020 WTA worksheets and methodology: https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/wildfire-status/prevention/fire-fuel-management/fuels-management/2020-wildfire-threat-assesment-guide-final.pdf

⁴ Forestry Canada Fire Danger Group. 1992. Development and Structure of the Canadian Forest Fire Behavior Prediction System: Information Report ST-X-3.

⁵ https://catalogue.data.gov.bc.ca/

⁶ https://firesmartbc.ca/wp-content/uploads/2021/04/FireSmartBC_LandscapingGuide_Web_v2.pdf



3.0 GENERAL FINDINGS AND GUIDELINES

Field work was conducted by Max Catt and Ali Rahi on February 20, 2025, and by Max Catt on February 26, 2025. During the site visits, the weather varied from overcast to sun and clouds, with highs of 12°C. The following sections discuss recommendations for new buildings/landscaping, fuel types/fuel modifications, roads/egress, water availability/fire suppression, and ecological values.

3.1 FIRESMART GUIDELINES FOR STRUCTURES AND LANDSCAPING

FireSmart strategies are intended to manage wildfire risk for development within the WUI by minimizing the chance of ignition and the spread of fire between the buildings and the surrounding forested areas. The area adjacent to homes/structures is referred to as the Home Ignition Zone (HIZ), and includes the structure itself and three concentric, progressively wider zones. For structures, FireSmart mitigation strategies typically focus on eliminating the use of combustible construction materials, which reduces the chance of fire igniting the building. An approaching wildfire would most likely spread to homes by means of spotting. Spotting is a process by which embers are carried aloft by thermal air currents and ignite flammable material beyond the advancing fire.

The three zones within the HIZ are based upon the distance from the structure: 0 - 1.5m (Immediate Zone), 1.5 - 10m (Intermediate Zone), and 10 - 30m (Extended Zone). These zones help guide risk reduction activities, with recommended FireSmart guidelines being stringent closest to the structure and constitute the "defensible space": a buffer between the home and flammable vegetation that provides a safe space for firefighters to work. In the event of a wildfire, firefighters may have to choose which homes they do or do not act on. Homes with defensible space are safer for firefighters to work at and are more likely to survive a fire event. These homes may be prioritized over homes without defensible space. Within the FireSmart Home Ignition Zone, mitigation measures typically involve landscaping, vegetation, and fuel management to become compliant with FireSmart guidelines and ultimately reduce wildfire risk immediately surrounding structures.

3.1.1 EXISTING BUILDINGS

No existing buildings were noted within the AOI during the site visits.

3.1.2 PROPOSED NEW BUILDINGS

As of the date of this report, no details regarding the construction materials for the new structures were provided. Blackwell should be involved regarding the selection of exterior materials and design choices to ensure that all homes are compliant and will result in a community that is within an acceptable range of fire risk for its intended use. It is at the risk of the Clients to choose the design and exterior materials without input from Blackwell or another QP.

⁷ Cal Fire, Defensible Space: https://www.fire.ca.gov/programs/communications/defensible-space-prc-4291/



The below information provides guidelines for the use of FireSmart compliant materials with regards to the exterior of buildings. These guidelines should be followed during the design of the new buildings.

Recommendation 1: Adhere to the below FireSmart guidelines when selecting exterior construction materials for structures.

Cladding

Untreated flammable materials, such as wood, may not make up more than 20% surface area per exterior elevation. Up to 30% flammable materials per elevation may be used if sealed with Class A Fire Resistive sealant such as Flame Stop II or approved alternative. Cladding should have minimum 6" (15cm) clearance from the ground.

Class A fire resistance is defined by the following:

- The test must be extended for a 30-minute duration;
- Exhibits a flame spread index (FSI) of not more than 25;
- Shows no evidence of significant progressive combustion;
- Flame front does not progress more than 10.5ft (3.2m) beyond the centerline of the burn at any time during the test;
- Durability of material under exterior conditions; and
- Compatibility of fire test rating procedures and results acceptable to the Canadian Standards Association.

The fire resistive sealant product must be approved by Blackwell prior to application. If fire resistive sealant will be used, proof of purchase (a copy of the invoice) and photos of application are required to ensure compliance and to receive sign-off. Retardant requires re-application every 4-5 years.

Window and door trim, eaves, fascia, soffits, the underside of decks, and siding are included in the determination of 20% flammable surface area per elevation, while roofing and glazing (windows) are excluded.

Roofing

Roofing must be tested and rated Class A in accordance with American Society for Testing and Materials standards for fire tests of roof coverings (ASTM E 108)⁸, or equivalent. The ASTM E 108 rating standard is used to determine the relative combustibility of roof coverings. Non-combustible materials such as asphalt shingles, torch-on membrane, and metal (except for aluminum) are acceptable.

Torch-on application should be avoided during the fire season, if possible, as the flames from torches have ignited nearby flammable material and been the source of house fires in the Lower Mainland in recent

⁸ ASTM International https://www.astm.org/Standards/E108.htm



years. Construction fire watch will be used to reduce the risk from incidental ignitions associated with torch-on or other hot works construction if applied during the fire season.

Roofs and gutters should be cleaned periodically to prevent build-ups from occurring, preferably prior to the start of the typical wildfire season (May – October).

Soffits, Trim, and Windows

Soffits must be closed or have ventilation strips with openings less than 3mm in diameter and be made of an ignition-resistant material. Eaves may not be open. Windows should be tempered or multi-glazed glass to reduce heat and protect against wind and debris capable of breaking windows and allowing fire to enter the building.

Decking and Overhanging Projections

Balconies, decks, and porches must be sheathed in (no exposed joists) and made of an ignition-resistant⁹ material (non-combustible or receiving a Class A fire rating). Acceptable materials include stone, tile, rated composites, and concrete. Exposed timber posts and beams must be a minimum of 4x4". The underfloor of all exposed floors (*i.e.* the underside of balconies, decks, open roof, patio, crawlspaces, etc.) and all exposed structural columns, beams, and supporting walls, must be enclosed or sheathed with a one-hour fire-rated construction material (such as 5/8" type x gypsum board), ignition resistant material, or non-combustible material. This eliminates areas for embers to accumulate underneath and get trapped (common interface ignition point).

Outdoor Burning Devices

Outdoor burning devices must not be fueled by wood, charcoal, or briquettes. All chimneys require approved spark arrestors.

Exterior Wall Vents

Vents must be accessible and screened with a metal 3mm wire cloth or mesh to avoid the entry of sparks and embers, which have the potential under extreme heat to ignite combustible materials within the wall assembly and to spread up and through the building. Standard exterior vent models typically have openings greater than 3mm and must therefore have screening attached post-installation as illustrated in Figure 3. Alternatively, vents with mobile flaps over the pipe outlet are also effective at eliminating the entry of sparks and embers into the building interior.

⁹ NFPA 1144 Standard for Reducing Structure Ignition Hazards from Wildland Fire. 2013 Edition.





Figure 3. Standard exterior vent models. Left: Covered with 3mm wire mesh. Right: Vent with open flap (>3mm mesh)

Building design and construction should be consistent with the highest current wildfire protection standards published by the National Fire Protection Association or any similar, successor, or replacement body that may exist from time to time.

Changes in building materials or design that increase susceptibility to fire are not permitted.

3.1.3 TOPOGRAPHY AND SETBACKS

Slope steepness influences a fire's trajectory and rate of spread, while slope position relates to the ability of a fire to gain momentum uphill. Other factors of topography that influence fire behaviour include aspect, elevation, and configuration of features on the landscape that can restrict (*i.e.*, water bodies, rock outcrops) or drive (*i.e.*, valleys, exposed ridges) the movement of a wildfire. Steep slopes can significantly accelerate the rate of fire spreading *uphill*, posing increased fire behavior challenges in those areas. Values located in the middle and upper slopes are also threatened by faster rates of fire spread due to the preheating of fuels from fire below and longer flame lengths reaching uphill.

As the entire development is located on steep ground with slopes often over 30%, setbacks should be implemented. Ideally, a single-story building should have a setback of at least 10 metres from the crest of the slope, while taller buildings should have a proportionately greater setback distance. However, since there is a continuous slope and no slope crest within the AOI, all structures that are forest interface should be setback 10 metres from vegetation on all sides facing the forest edge.

Recommendation 2: All structures that are forest interface should be setback 10 metres from vegetation on all sides facing the forest edge. Where 10 metre setbacks are not possible due to site constraints, the maximum achievable setback as well as a requirement to install exterior roof-top

¹⁰ https://www2.gov.bc.ca/assets/gov/public-safety-and-emergency-services/wildfire-status/prevention/prevention-home-community/bcws_homeowner_firesmart_manual.pdf



sprinkler systems for these buildings should both be implemented (roof-top sprinkler systems discussed further in Section 3.6).

3.1.4 VEGETATION

Multiple studies have shown that the principal factors regarding home and structure loss to wildfire are the structure's characteristics and immediate surroundings. The area that determines the ignition potential of a structure to wildfire is referred to as (for residences) the Home Ignition Zone (HIZ). 11,12 The HIZ includes the structure itself and three concentric, progressively wider areas (the Immediate, Intermediate, and Extended Zones) that **extend 30 metres outwards from the structure** (Figure 4 below). Since ignitability of the HIZ is the main factor driving structure loss, the intensity and rate of spread of wildland fires beyond the community have not been found to necessarily correspond to loss potential. For example, FireSmart homes with low ignitability may survive high-intensity fires, whereas highly ignitable homes may be destroyed during lower-intensity surface fire events. 12 Increasing ignition resistance would reduce the number of homes simultaneously on fire; extreme wildfire conditions do not necessarily result in WUI fire disasters. 13 It is for this reason that the key to reducing WUI fire structure loss is to reduce structure ignitability.

¹¹ Reinhardt, E., R. Keane, D. Calkin, J. Cohen. 2008. *Objectives and considerations for wildland fuel treatment in forested ecosystems of the interior western United States*. Forest Ecology and Management 256:1997 - 2006. Retrieved from: Objectives and considerations for wildland fuel treatment in forested ecosystems of the interior western United States | Treesearch (usda.gov)

¹² Cohen, J. *Preventing Disaster Home Ignitability in the Wildland-urban Interface*. Journal of Forestry. p 15 - 21. Retrieved from: Preventing Disaster: Home Ignitability in the Wildland-Urban Interface | Journal of Forestry | Oxford Academic (oup.com) ¹³ Calkin, D., J. Cohen, M. Finney, M. Thompson. 2014. *How risk management can prevent future wildfire disasters in the wildland-urban interface*. Proc Natl Acad Sci U.S.A. Jan 14; 111(2): 746-751. Accessed online 1 June, 2016 at http://www.ncbi.nlm.nih.gov/pmc/articles/PMC3896199/

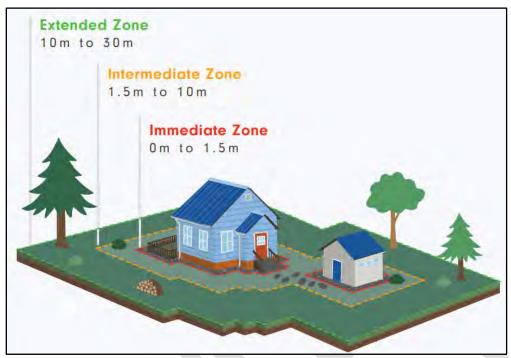


Figure 4. FireSmart Home Ignition Zone

The *Immediate Zone* is a 1.5 metre combustible-free zone around the structure. This zone should be free of any vegetation and flammable materials such as bark mulch. This zone should only include non-flammable landscaping materials such as gravel, brick, or concrete, and should be cleaned regularly to prevent accumulation of leaf litter or other combustible materials. Items such as construction materials, propane tanks, firewood, and combustible furniture should not be stored here.

Recommendation 3: Establish and maintain an Immediate Zone around each structure (including any outbuildings).

The *Intermediate Zone* extends from 1.5 to 10 metres from the structure and should be free of combustible debris and coniferous vegetation. This ensures that direct flame contact with the building is unlikely to occur and reduces the potential for radiative heat to ignite the building.¹⁴ Combustible materials such as firewood, lumber, construction materials, wood patio furniture, and decorative pieces should not be stored in this zone. Trailers, recreational vehicles, storage sheds, and other combustible structures should be moved outside the Intermediate Zone and into the Extended Zone. Any combustible materials should be moved into the Extended Zone and stored within a non-combustible structure. Coniferous vegetation is highly flammable and should not be planted in this zone. Conifer ladder fuels (*i.e.*, understory trees that provide a pathway for a surface fire to move into the crown of the tree) should be removed. Mature coniferous trees can be retained if they are sufficiently spaced (3 metres between crowns) and also have a crown base height of at least 3 metres (ground to branch tip) to prevent a surface fire transitioning into the crown (can be achieved by pruning). Mature conifer crowns should also be at least 5 metres away from any structures. Any accumulations of fine woody debris (*i.e.*, less than 7

 $^{^{14}\} https://www.firesmartcanada.ca/wp-content/uploads/2022/01/FireSmart-Protecting-Your-Community.pdf$



centimetres in diameter) should be removed from this zone. Lawns should be maintained to 10 centimetres height or less to minimize fire intensity and rate of spread.

Recommendation 4:

- Remove all conifer ladder fuels within the Intermediate Zone.
- Within the Intermediate Zone, prune any retained mature conifers to a height of at least 3 metres (ground to branch tip) and at least 5 metres away from any structures. Ensure they are sufficiently spaced (3 metres or more between crowns of adjacent conifers).
- Maintain grass to a height of 10 centimetres or less within the Intermediate Zone.
- Combustible materials should be moved out of the Intermediate Zone and into the Extended Zone and stored in non-combustible structures.
- Combustible structures should be moved out of the Intermediate Zone and into the Extended Zone.
- Accumulations of fine woody debris should be removed from the Intermediate Zone.

The *Extended Zone* extends from 10 metres to 30 metres from the structure. In this zone, deciduous species should be favoured over coniferous vegetation as deciduous trees have much lower flammability. Retained conifer trees should have a minimum of 3 metres of spacing between mature crowns and be pruned to at least 3 metres from ground to branch tip. Mature conifer crowns should also be maintained to be at least 5 metres away from any structures in the future. Any accumulations of fine woody debris (*i.e.*, less than 7 centimetres in diameter) should be removed from this zone. Conifer ladder fuels should be removed.

Recommendation 5:

- Remove all conifer ladder fuels (except if open grown; *i.e.*, not under dripline of retained conifer) within the Extended Zone.
- Accumulations of fine woody debris should be removed from the Extended Zone.
- Within the Extended Zone, prune retained conifers to a height of at least 3 metres (ground to branch tip). Ensure there is 3 metres of spacing between crowns of adjacent conifers. Mature conifer crowns should also be maintained to be at least 5 metres away from any structures in the future.

Up until 2023, the HIZ included an additional area that extended out to 100 metres from the structure, but this zone was removed as radiant heat is unlikely to ignite a structure at 30 metres and beyond. More details on FireSmart zones can be found in the FireSmart Manual.¹⁵

It is recognized that in urban settings, homeowners have little or no influence or control over fuels and/or landscaping beyond their property boundaries, though it may influence the fire hazard of their property. The HIZ of one property often extends into neighbouring properties. Recommendations in this report are limited to actions that can be implemented on the subject properties.

¹⁵ Available for download here: FireSmartBC HomeownersManual Printable.pdf

FireSmart Landscaping

Landscaping choices within the Intermediate and Extended Zones (1.5-30 metres from structures) should be limited to plant species with low flammability (deciduous vegetation). Coniferous vegetation such as juniper, cypress, yew, and cedar should not be planted within these zones, as these species are considered highly flammable under extreme fire hazard conditions.



Figure 5. Examples of common coniferous vegetation planted within the urban landscape

In addition to choosing species with low flammability, other factors such as sun exposure, hardiness zone, available space, water usage, and ease of maintenance should also be considered in the landscaping design and plans.

It is best to discuss options with a professional landscaper for aesthetics of the landscape design, suitability for the climate and site, and fire resistance. Plants that are fire resistant generally have the following characteristics:

- Foliage with high moisture content (moist and supple),
- Little dead wood and do not tend to accumulate dry and dead foliage or woody materials, and
- Sap that is water-like and without a strong odor.

Recommendation 6: Avoid planting coniferous vegetation within the Home Ignition Zone (*i.e.*, within 30 metres of structures).

Maintenance of Property

To ensure that a low fire hazard rating is maintained throughout the development, landscaping should be properly maintained in low hazard conditions for each property. This may require periodic maintenance including crown raising and/or reduction of trees (thinning). Crowns of coniferous trees should be kept at a minimum of 3 metres from the ground and 5 metres from structures, and also have a minimum spacing of at least 3 metres from adjacent conifer trees. All pruning should be completed by



an ISA Certified Arborist to meet industry standards. The roof and gutters should be kept clean of combustible debris to reduce the potential for spotting embers igniting these materials during a wildfire event. Dead woody material should be removed periodically, ideally before the fire season.

FireSmart guidelines¹⁶ and recommendations for each zone mentioned in Section 3.1.4 should be followed.

Grass, shrubs, and herbs should be maintained in a state that reduces fire hazard by maintaining foliar moisture content. This can be accomplished by:

- Choosing plant species that are well-adapted to the site (microclimate and soil conditions of the parcel),
- Incorporating a landscape design where shrubs, herbs, and grasses are planted in discrete units manageable by hand watering, and/or
- Installing irrigation.

It should be recognized that relying on irrigation to maintain landscaping in a healthy state is limiting and may actually increase the fire hazard on the parcel, particularly in times of drought and watering restrictions. Lack of irrigation in times of watering restrictions may create a landscape that is unhealthy and unsightly, as well as dead, dry, and highly flammable.

Recommendation 7: The HIZ of each property should be regularly maintained following FireSmart guidelines and recommendations noted in Section 3.1.4.

3.2 FUEL TYPES

The Canadian Forest Fire Behaviour Prediction (FBP) System outlines sixteen fuel types based on fire behaviour characteristic under defined conditions.¹⁷ In general, fuel types are defined based on overall vegetation structure (*e.g.*, conifer vs. deciduous forest), dominant species, and understory, ladder fuel, and forest floor characteristics. Each respective fuel type varies in the type of wildfire behaviour demonstrated under high wildfire danger levels (see Appendix A – Fuel Type Descriptions). The AOI primarily consists of C-5 and M-1/2 fuel types, with lesser parts D-1/2 fuel types (Map 1).

C-5 fuel types within the AOI are characterized by mature Douglas fir stands, with lesser parts western hemlock and western redcedar. Surface fuel loading is fairly low, but areas with higher surface fuel accumulations are present due to deadfall in the understory/codominant layers. Horizontal continuity of conifer ladder fuels is generally discontinuous, but there are some more dense areas present especially where higher amounts of light is coming through the canopy (roadside, deadfall areas). Crown base

¹⁶ https://firesmartbc.ca/wp-content/uploads/2021/04/FireSmartBC LandscapingGuide Web v2.pdf

¹⁷ Forestry Canada Fire Danger Group. 1992. Development and Structure of the Canadian Forest Fire Behavior Prediction System: Information Report ST-X-3.

heights on mature conifer trees are generally quite high. This fuel type is typically associated with low hazard but has a moderate potential for active crown fire when wind-driven.





Figure 6. General C-5 characteristics in the AOI (left); higher amounts of surface fuel loading (right)

M-1/2 fuel types within the AOI are characterized by a mix of coniferous and deciduous species, to varying degrees. Surface fuel loading is typically low, but like some of the C-5 areas, higher surface fuel accumulations are present in spots due to deadfall in the understory/codominant layers. Although the crown base heights on some mature conifers are low, the horizontal continuity of conifer ladder fuels is generally discontinuous. An M-1/2 fuel type can sometimes be considered hazardous, depending on the proportion of conifers within the forest stand; conifer fuels include those in the overstory, as well as those in the understory.

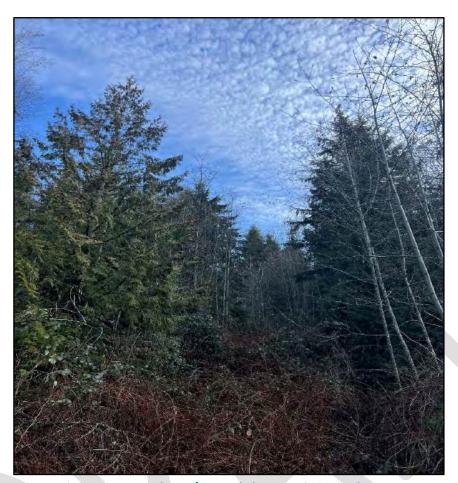
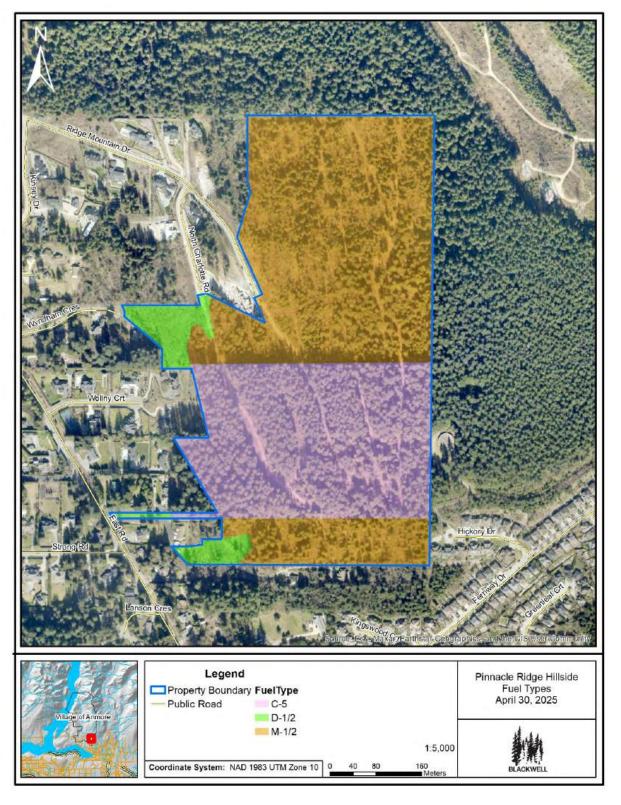


Figure 7. General M-1/2 stand characteristics in the AOI

D-1/2 fuel types within the AOI are characterized by deciduous dominated stands. Surface fuel loading is low, conifer ladder fuel horizontal continuity is low, and the presence of overstory conifers is minimal. This fuel type is generally considered as the least hazardous forest type as a result of deciduous trees' higher moisture content and general lack of flammable ladder fuels. However, the hazard of a D-1/2 stand can greatly increase if there is an accumulation of surface fuels or flammable ladder fuels/shrubs.



Figure 8. General D-1/2 stand characteristics in the AOI



Map 1. Current fuel types within the Area of Interest (AOI)

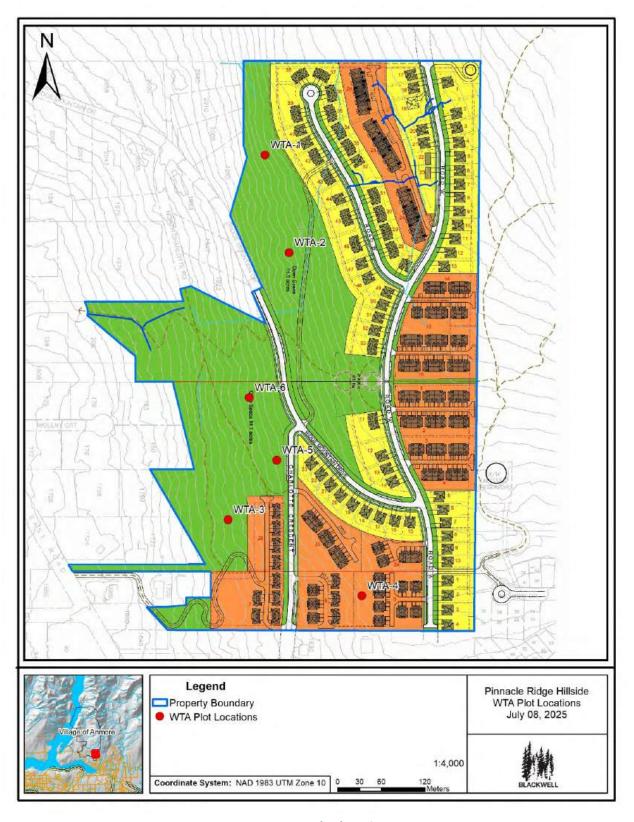


Wildfire Threat Assessment Plots

A total of 6 Wildfire Threat Assessment (WTA) plots/worksheets were completed throughout the AOI. The WTA plots were recorded in interface areas where natural forest is expected to remain (based on the *initial* preliminary concept plan) in order to determine the current wildfire threat (see Map 2).¹⁸ At least 1 WTA plot was completed in each respective fuel type. The results of the WTA worksheets can be seen in Appendix B – WTA Plot Forms.



¹⁸ Plot WTA-4 was completed in a location where natural forest was expected to remain; however, the preliminary concept plan was revised post field work.



Map 2. WTA plot locations

3.3 ACCESS AND EGRESS

Access and egress during a wildfire emergency often happen simultaneously and road networks should have the capacity to handle both. Having multiple access/egress routes is the number one subdivision FireSmart consideration for decreasing loss of life in a wildfire emergency. In general, road networks serve three functions during a wildfire:^{19 20}

- As access routes for emergency responders and their vehicles and equipment. Access routes should be wide enough to deal with large, heavy equipment and vehicles (e.g., 20 tonne firetrucks),
- As evacuation (or egress) routes for residents, and
- As firebreaks to interrupt or slow the progress of the fire and assist firefighting efforts.

Currently, the only access/egress route available to vehicles is Ridge Mountain Drive, which can lead to severe congestion issues. If any point on this route becomes completely impassible, then air is the only other means of evacuation. Evacuation via air can be challenging due to the amount of time and resources required. Having a second viable access/egress route is extremely important as it can lead to increased evacuation efficiencies and emergency response in the event of a wildfire.

The following location is the ideal option for adding a secondary access/egress route to the development, based on discussions with Mohammad Basefat of Anmore Gate Ltd. Partnership and Steven Beyer of Ekistics Town Planning:

1) The spur off of Ridge Mountain Drive should be extended to the south, outside of the development, and intersect Charlotte Crescent.

This secondary access/egress route is highly recommended in order to increase evacuation efficiencies and emergency response in the event of a wildfire. If this route is not approved, then an emergency access route that zigzags down the southwest portion of the property and eventually meets up with East Road should be implemented. Also, as per communications with Aaron Baerg of Ekistics Town Planning, another emergency access route at the north side of the property is being considered.

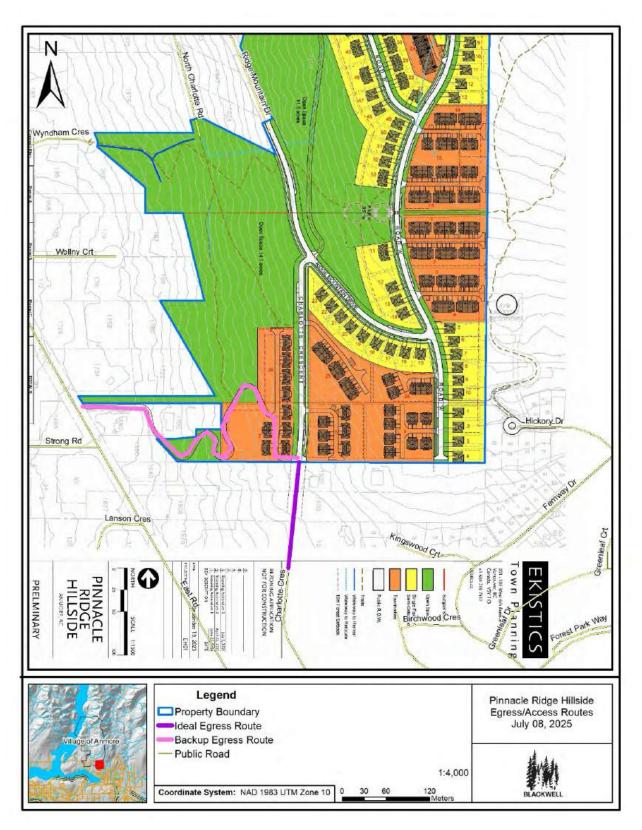
All of these options require consultation with respective property/landowners in areas where the roads extend outside of the Pinnacle Ridge Hillside development's property line.

Map 3 below displays the potential location of the ideal option (purple) and the alternative option (pink).

Recommendation 8: Create secondary access/egress routes for the development.

 $^{^{19}\} https://www.crd.bc.ca/service/fire-and-emergency-programs/ssi-emergency-program$

²⁰ https://nrc-publications.canada.ca/eng/view/ft/?id=3a0b337f-f980-418f-8ad8-6045d1abc3b3



Map 3. Potential secondary access/egress routes for the development



Maintenance of Access and Egress Routes

Easy access to all parts of the development plays an important role in increased suppression efficiencies and access of fire trucks to structures.²¹ All roads should be wide enough with large enough turnarounds for fire trucks and other suppression equipment to easily drive and turnaround.

Recommendation 9: Ensure all roads are wide enough with large enough turnarounds for fire trucks and other suppression equipment to easily drive and turnaround in the event of a wildfire.

All access and egress routes in the development should be maintained year-round. Lessons learned from past wildfires have highlighted the need for orderly and efficient evacuation during a wildfire event, and the difficulties of conducting evacuations during extreme wildfire events. This requires the development of adequate planning for evacuation and egress during wildfire events. Grading of any gravel access and egress routes should be periodically inspected and maintained to keep the surface in good shape, particularly prior to the fire season. Drainage structures such as water bars, ditches, and culverts should also be regularly inspected along all access and egress routes to ensure substantial damage to roads during heavy rain events does not occur. Downed logs and debris in ditches, as well as brush along edges of roads should be cleared.

Recommendation 10: Regularly inspect and maintain all access and egress routes in the development.

Trail Management

All of the existing (and proposed) trails within the development and their use (motorized, non-motorized, or both) should be identified. It should be recognized that trails can act as effective fuel breaks for surface fires and, depending on width, clearance, and surfacing, can provide access for equipment and control lines for suppression efforts. Comprehensive mapping of the trail network should be completed, including an inventory of attributes of each trail serving for suppression planning purposes such as width, surface type, and clearance, which could be used to determine accessibility as well as utility as a surface fire fuel break. Additionally, comprehensive mapping could be useful in the event of trail closures or evacuations in a wildfire event. This information should be available to relevant agencies who may find it useful for suppression or planning purposes (e.g., BCWS, Village of Anmore, and Sasamat Volunteer Fire Department).

Recommendation 11: Create a comprehensive map of the existing (and proposed) trail network. Identify the usage (motorized, non-motorized, or both), and collect attributes (width, surface type, and clearance) for all trails to determine their suitability as surface fuel breaks and equipment access routes. Share this information with relevant agencies that may find it useful for suppression or planning purposes.

²¹ https://catalog.extension.oregonstate.edu/sites/catalog/files/project/supplemental/pnw618/pnw618-chapter5.pdf



To reduce the chance of accidental ignitions and associated fire spread, as well as to act as a fuel break for surface fires, trailside conifers (~5 metres from edge of trails) should be pruned to a minimum of 3 metres from the ground. Also, conifer ladder fuels and pockets of fine woody debris (<7 centimetres diameter) that are immediately adjacent (~5 metres) to the edge of trails should be removed. As mentioned above, trails should be reviewed and prioritized for their suitability to act as surface fuel breaks and points of access.

Recommendation 12: To reduce the chance of accidental ignitions and associated fire spread, as well as to act as a fuel break for surface fires, trailside conifers should be pruned to a minimum of 3 metres from the ground. Also, conifer ladder fuels and pockets of fine woody debris that are immediately adjacent to the edge of trails should be removed.

To minimize the risk of tree failure and blockage of the access and egress roads during a wildfire, it is recommended to conduct a tree risk assessment on both sides of the roads. Depending on the tree length and slope, the area of assessment should extend up to 1.5 times the length of the tallest trees. This will result in an area that covers all trees that may hit the target (*i.e.*, access and egress roads).

Recommendation 13: Perform a tree risk assessment to reduce the risk of tree failure during wildfires.

It is important to note that trail building and maintenance should not result in residual fuels and an increase in fire hazard, especially in high use areas where the ignition potential is higher. Moderate and coarse woody debris (>7 centimetres diameter) can be scattered at a distance of more than 5 metres from the trail as long as individual pieces are not touching and nor elevated. All fine woody debris resulting from pruning, thinning, or trail maintenance operations should be removed off-site. Small amounts of biomass may be chipped and spread, but moderate to large accumulations should be removed due to the increase in fuel loading and potential ecological impacts. Fuels, if left to accumulate from trail work, can significantly increase the chance of ignition and increase the potential fire behaviour should an accidental ignition occur, such as from an errant cigarette butt or other human-caused ignition.

Recommendation 14: Remove all debris resulting from pruning, thinning, or trail maintenance from the site.



3.4 FIRE SUPPRESSION, WATER, AND ELECTRICAL POWER

In case of a fire within the development, the Sasamat Volunteer Fire Department will provide the initial fire suppression. Reliable water supply should be available during the entire fire season. It should be accessible by firefighters and capable of sustaining water demands during interface fire events with power outages. During the site visits, fire hydrants were noted all the way up until the start of the new development. The fire hydrant network should continue into the new development with an adequate number of hydrants. Having working fire hydrants is critical in allowing for fast suppression of house fire events, and aiding fire departments/BCWS with the suppression of wildfires. If applicable, high-volume community wells or irrigation systems can be considered available if they are accessible for quick hookup by firefighters. Residential wells and seasonal creeks should not be considered to be reliable water supply.

Recommendation 15: There should be an adequate number of fire hydrants in the development, and all fire hydrants should be inspected and maintained as per their inspection schedule.

Field visits noted that electrical power to the adjacent development is supplied by BC Hydro through a network of underground cables. This is ideal as there is a lower probability of power outages during a wildfire event due to the lack of wooden poles and overhead power lines. The underground cable network should be continued into the Pinnacle Ridge Hillside development.

Recommendation 16: Continue the underground cable network to supply electrical power to the development.

3.5 ECOLOGICAL VALUES

3.5.1 STREAMS/RIPARIAN AREAS

During the site visits, several streams were noted in the AOI (Figure 9). A qualified environmental professional (QEP) should be retained for any development that is expected to occur adjacent to streams or riparian areas.

Recommendation 17: Retain a QEP if any proposed development is expected to occur adjacent to streams or riparian areas.

If required, the removal of fuel (vegetation and woody debris) within the Streamside Protection and Enhancement Area (SPEA)²² of riparian areas should be done by hand and any soil disturbance that may cause sediments to enter riparian areas should be avoided.

Recommendation 18: The removal of fuel within the SPEA of riparian areas should be done by hand and any soil disturbance that may cause sediments to enter riparian areas should be avoided.



Figure 9. Streams within the AOI

²² https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/rar assessment methods.pdf

3.5.2 INVASIVE PLANT MANAGEMENT

It was noted during site visits that several areas throughout the property, mostly in places that have been disturbed, are overrun with invasive species. The most prominent invasive plant species noted were Himalayan blackberry (*Rubus armeniacus*), English ivy (*Hedera helix*), and common holly (*Ilex aquifolium*) [see Figure 10 below]. To prevent the further spread of these plants, it is recommended that all invasive plants on each respective parcel are removed, and the roots dug out. All of the vegetation parts should be disposed of off-site at an approved green waste disposal facility; dumping onto adjacent land is not acceptable.





Figure 10. Himalayan blackberry (left) and common holly (right)

In the landscaped portion of each parcel, plant selections should be made carefully, ensuring that the plants are suitable for the available size and sun exposure at their location. **Rapidly spreading, invasive plants should be avoided in all locations.**²³ Invasive plants for sale in nurseries should be avoided and include, but are not limited to:

- English ivy (*Hedera helix*)
- English laurel (Prunus laurocerasus)
- Deadnettle (Lamium sp.)
- Common holly (*Ilex aquifolium*)
- Butterfly bush (Buddleia davidii)
- Periwinkle (*Vinca minor*)
- Morning glory (Calystegia sepium)

²³ Refer to the District of North Vancouver's Invasive Plant Management Strategy March 2015: https://www.dnv.org/sites/default/files/edocs/draft-invasive-plant-strategy.pdf

Recommendation 19: It is recommended that all invasive plants on each respective parcel are removed, and the roots dug out. Invasive plants should not be planted in any of the parcels.



3.6 ROOF-TOP SPRINKLER SYSTEMS

In forest interface areas, exterior roof-top sprinklers can play an important role in emergency response during WUI fires.²⁴ Roof-top sprinkler systems should be capable of creating a humid dome around the structure for at least 2 hours. The sprinkler systems are most effective when used on structures that are already FireSmart. Sprinkler systems should include robust sprinkler components (such as Rainbird) with limited plastic materials. Three main mounting types exist: temporary mounted sprinklers (fully removable), permanently mounted sprinklers, and permanent sprinkler mounts that sprinklers can then be attached to/removed from (Figure 11). Sprinkler systems should be tested prior to the fire season. The external sprinkler system must be independent of the internal water system to allow for manual use during wildfire. Also, an operational switch that is accessible from outside would assist firefighters to operate the sprinkler from outside of the building should the homeowner or resident be seasonal or evacuated from the premises.

Recommendation 20: Consider installing exterior roof-top sprinkler systems in interface areas throughout the development. This should be a requirement for buildings that don't have 10 metre setbacks from the adjacent forest edge.

Recommendation 21: Exterior roof-top sprinkler systems should be tested prior to the fire season. They also should be independent of the internal water system.





Figure 11. Examples of rooftop mounted sprinkler systems: temporary (left) and permanent (right)

²⁴ https://firesmartbc.ca/resource/structure-protection-sprinklers-and-water-usage/



In the event of a wildfire, exterior roof-top sprinklers should be turned on (if safe to do so) a minimum of two hours before the fire reaches the residence to wet the roof and adjacent forested vegetation. The use of sprinklers also raises the relative humidity around the residence. This will help reduce fire behaviour adjacent to the home by making fuels less flammable and reduce the probability of spotting igniting adjacent vegetation or structures.

Power supply to the property is vulnerable to disruption during a wildfire which has implications for water supply (*i.e.*, fire hydrants may not work). Also, to ensure that water supply for fire suppression is available, a designated alternate water source for use during a fire is essential.

Recommendation 22: Exterior roof-top sprinkler systems should have alternate power (*i.e.*, generator) and water sources.



3.7 GENERAL EVACUATION GUIDELINES

A master plan for evacuation should be prepared and be available to all residents in the Pinnacle Ridge Hillside development. All residents should be familiar with the evacuation procedure and the locations of muster areas. Routes to muster areas should be easy to navigate with signage that is visible in the dark and under heavy smoke conditions. The exact number of residents within the community should be known and periodically updated so that information can be relayed to emergency crews. There should also be a list of the names and contact numbers of residents. When a fire is detected, all residents should be warned and prepare for evacuation if necessary. A siren (loud noise-making device) should be installed to warn of wildfire. It should be installed in a central location so it can be heard from anywhere in the community.

Some important recommendations that should be implemented throughout the community are:

- All roads and trails should have a unique name that can be identified on the map and have visible signage. The signage should be visible in the dark or under heavy smoke during a wildfire.
- Each home address should be located close to the road to ensure it is visible in the dark or under heavy smoke during a wildfire.
- Install a "Fire Danger Rating" sign and update on a daily basis throughout the fire season. The rating should be provided with a chart outlining the restrictions on high-risk activities during "Moderate", "High", and "Extreme" fire danger classes.
- Install interpretive signage throughout trail networks to educate residents and visitors about wildfire risk within the wildland-urban interface.

Smoke, as well as elevated temperatures produced by fire, may lead to the risk of injury or even fatality. It's important to note that smoke can be blown by wind well ahead of the fire front. Dealing with smoke is beyond the scope of this report.

Recommendation 23: The following recommendations should be implemented throughout the community:

- Ensure all roads and trails have a unique name and visible signage.
- Home addresses should be located close to the road.
- A "Fire Danger Rating" sign should be installed and updated throughout the fire season.
- Interpretive signage should be installed throughout trail networks to educate residents and visitors about wildfire risk.



4.0 LIMITATIONS

This wildfire hazard assessment is based on site observations noted on the specified dates only. The project forester(s) have endeavored to use their skill, education, and knowledge to provide accurate representation. Every effort has been made to ensure that the opinions expressed are an accurate assessment of the current condition of the Pinnacle Ridge Hillside development. It is each of the property owner's responsibility to carry out recommendations stated in this report in accordance with all applicable Bylaws and regulations, and to obtain any required permits and/or written consent. This report is based only on the preliminary concept plans that were provided.

This report was prepared by Blackwell Consulting Ltd. for the Pinnacle Ridge Hillside development, and its' contents reflect the best assessment based on information provided. Any use that a third party makes from this report, or any decisions made based upon this report, are made at the sole risk of any such third party. Blackwell Consulting Ltd. accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the use or reliance of this report by any such party.

Although every effort has been made to ensure that this assessment is accurate, the wildfire threat to the community should be periodically re-evaluated due to the constantly changing forest conditions and the potential impact of human-caused changes (such as development) on forest health and forest stand structure, which in turn may affect the wildfire threat.

Blackwell Consulting Ltd. accepts no responsibility for the implementation of any of the recommended mitigation work outlined in this report. Acceptance of this report and implementation of potential development in no way implies any inspection or supervisory role on the part of Blackwell Consulting Ltd.

This report shall be considered incomplete if any pages are missing. The original report has coloured illustrations. If the reader has a black and white copy the report shall be considered incomplete, and any interpretation of the report may be incorrect in the absence of a full colour copy. Blackwell Consulting Ltd. accepts no responsibility for any such misinterpretations.

Adjustments, assumptions, and the conclusions drawn in this report are based on the professional experience of Max Catt, RPF & Local FireSmart Representative, Ali Rahi, RPF & Local FireSmart Representative, and Bruce Blackwell, MSc, RPF of Blackwell Consulting Ltd. The opinions expressed are also based on written and verbal information supplied in part by other parties.

5.0 PROFESSIONAL REVIEW & SIGN-OFF

Project Forester Reviewing Professional

Max Catt, RPF Bruce Blackwell, MSc, RPF, RPBio

Blackwell Consulting Ltd. Blackwell Consulting Ltd.

July 9, 2025 July 9, 2025





APPENDIX A – FUEL TYPE DESCRIPTIONS

The fuel type descriptions below are examples from the AOI. Use this appendix as general guide and descriptor only.

Fuel Type	FBP / CFDDRS Description	Description in AOI	Wildfire Behaviour Under High Wildfire Danger Level	Fuel Type – Crown Fire / Spotting Potential
C-5	Red and white pine	Mature Douglas fir stands, with lesser parts western hemlock and western redcedar. Surface fuel loading is fairly low, but areas with higher surface fuel accumulations are present due to deadfall in the understory/codominant layers. Horizontal continuity of conifer ladder fuels is generally discontinuous, but there are some more dense areas present especially where higher amounts of light is coming through the canopy (roadside, deadfall areas). Crown base heights on mature conifer trees are generally quite high.	Moderate potential for active crown fire in wind-driven conditions. Under drought conditions, fuel consumption and fire intensity can be higher due to dead woody fuels.	Low*
M-1/2	Boreal mixedwood (leafless and green)	Mix of coniferous and deciduous species, to varying degrees. Surface fuel loading is typically low, but like some of the C-5 areas, higher surface fuel accumulations are present in spots due to deadfall in the understory/codominant layers. Although the crown base heights on some mature conifers are low, the horizontal continuity of conifer ladder fuels is generally discontinuous.	Surface fire spread, torching of individual trees, and intermittent crowning, (depending on slope and percent conifer).	<26% conifer (Very Low); 26-49% Conifer (Low); >50% Conifer (Moderate)
D-1/2	Aspen (leafless and green)	Deciduous stands. Surface fuel loading is low, conifer ladder fuel horizontal continuity is low, and the presence of overstory conifers is minimal.	Always a surface fire, low to moderate rate of spread and fire intensity.	Low

^{**}C-5 fuel types can have a moderate potential for active crown fires when wind-driven.

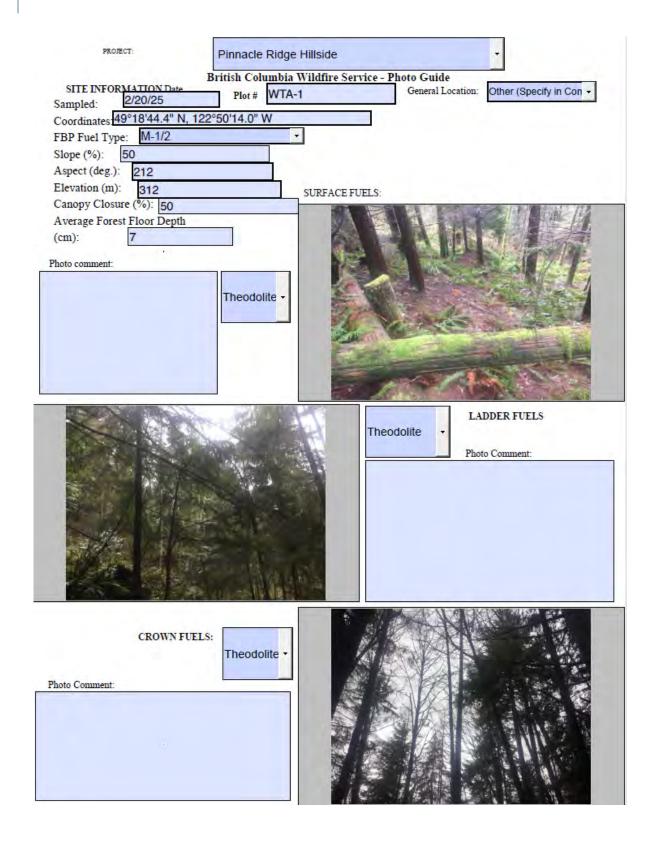
APPENDIX B – WTA PLOT FORMS

WTA-1

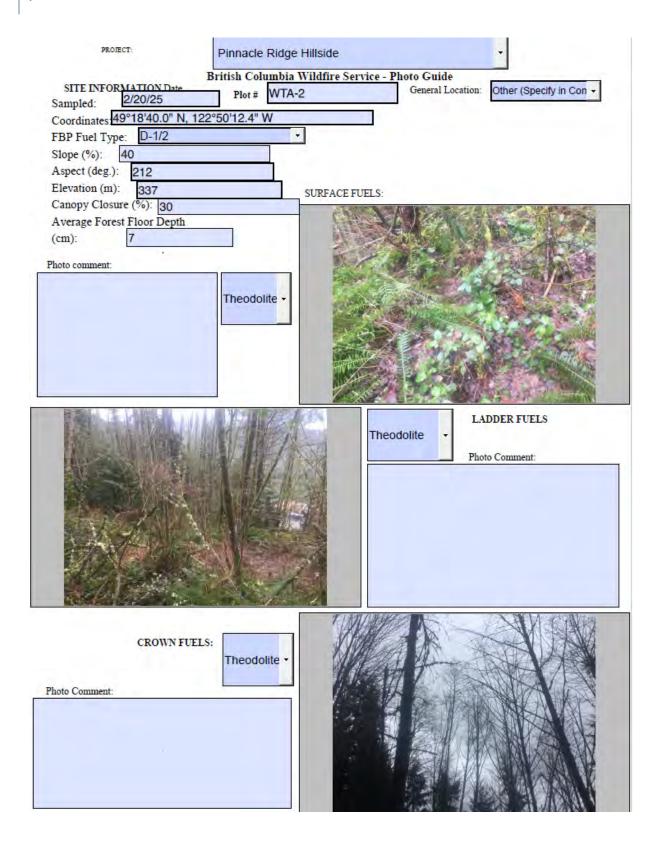
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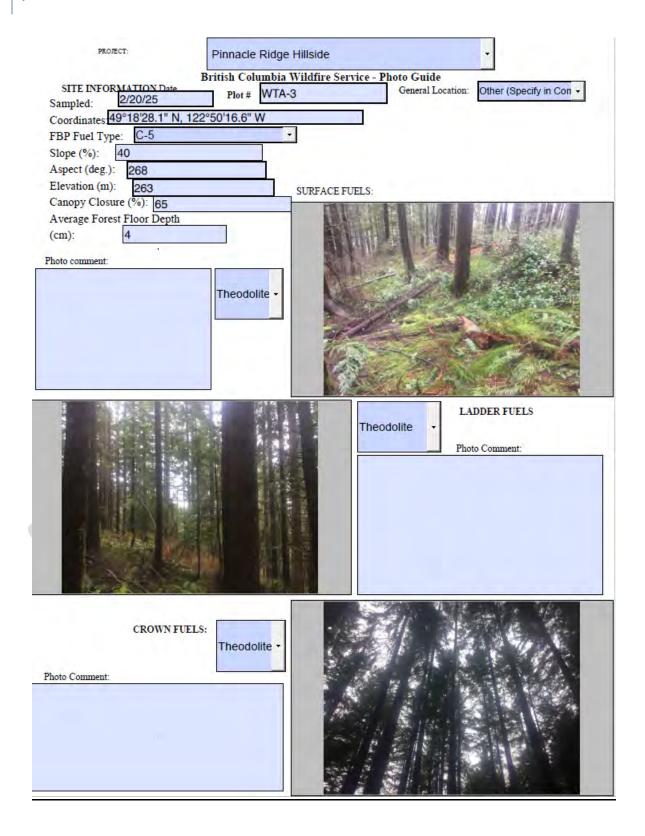
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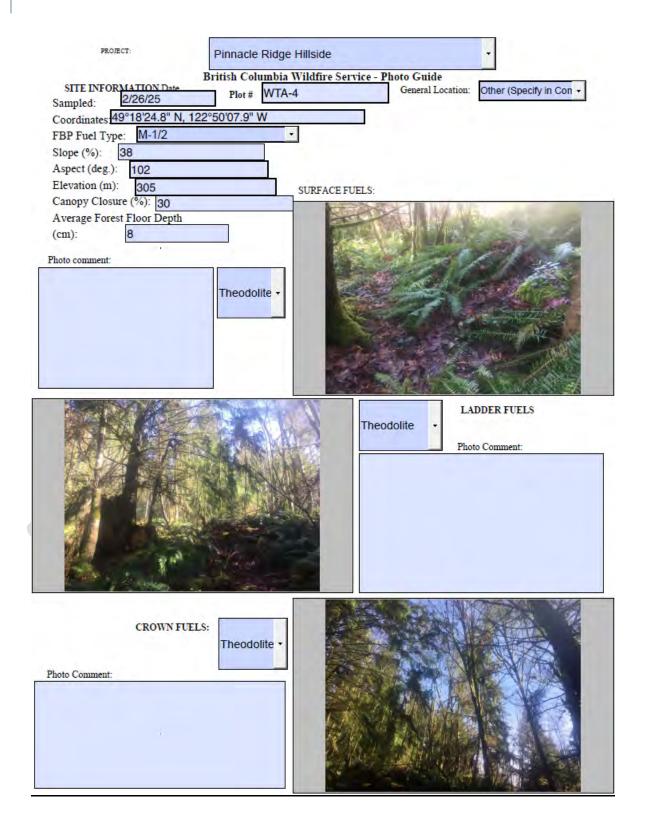
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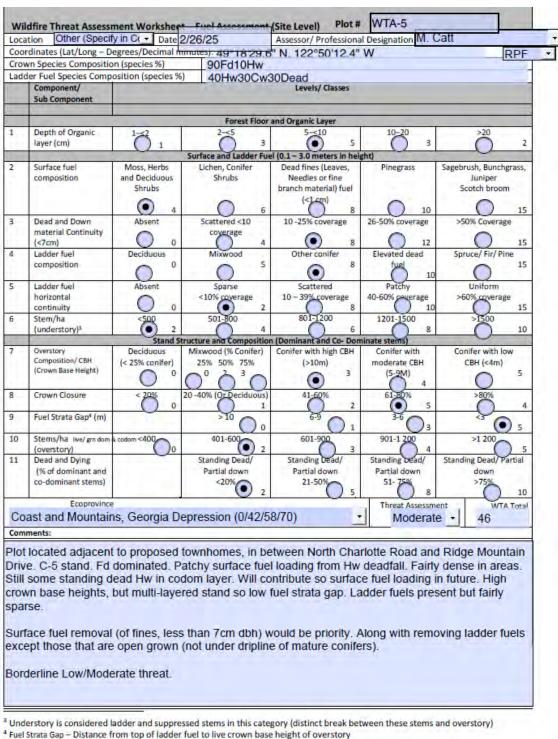


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				el (0.1 – 3.0 meters in hei				
	Surface fuel composition	Moss, Herbs and Deciduous Shrubs	Lichen, Conifer Shrubs	Dead fines (Leaves, Needles or fine branch material) fuel	Pinegrass	Sagebrush, Bunchgräss, Juniper Scotch broom		
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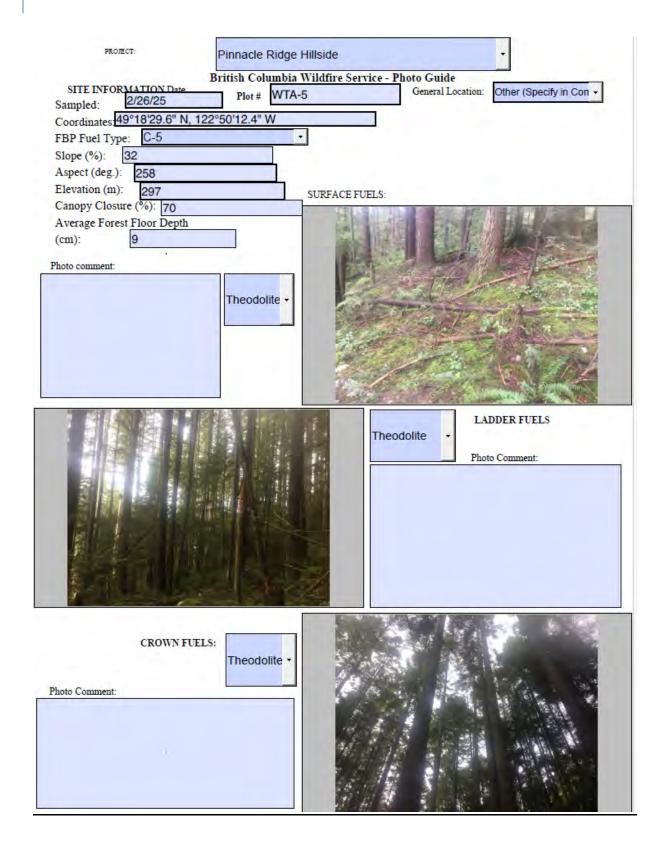
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	Ladder fuel	Absent	Sparse	Scattered	Patchy	Uniform
	horizontal continuity		<10% coverage	10 – 39% coverage 8	40-60% ceverage	>60% coverage
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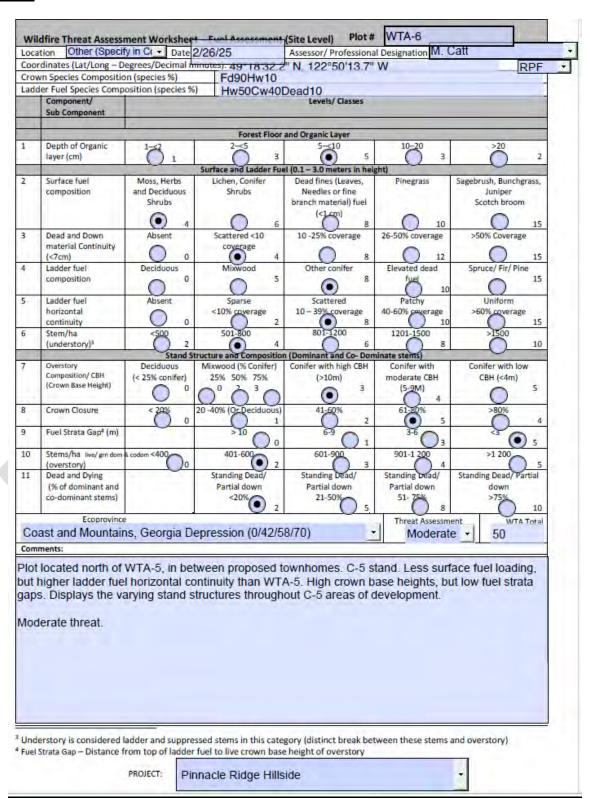


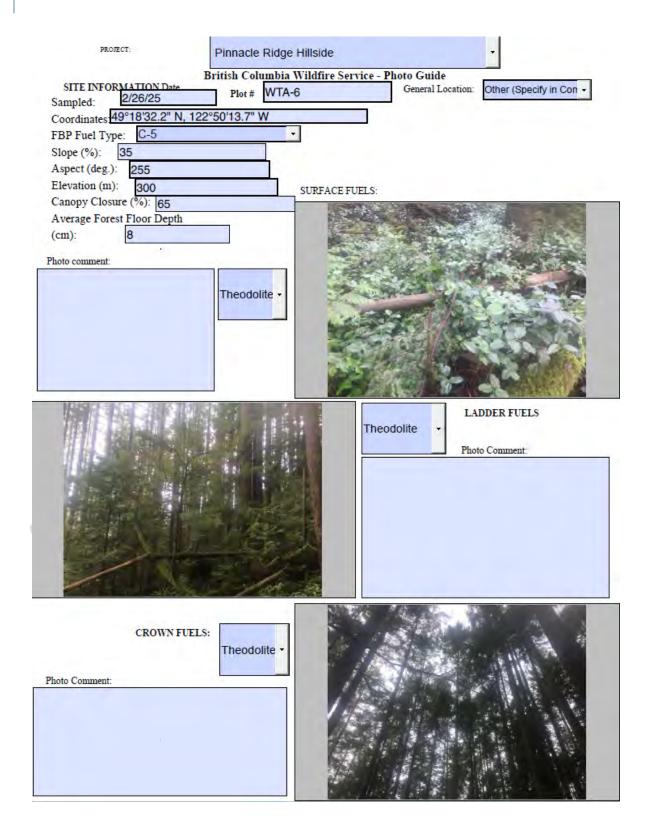


PROJECT:

Pinnacle Ridge Hillside







Attachment 7



P (604) 439 0922 geopacific.ca 1779 West 75th Avenue Vancouver, B.C. V6P 6P2

File: 23403-A/B/C

July 9, 2025

MNP Ltd. Suite 430 - 505 Burrard Street Vancouver, BC V7X 1M3

Attention: Mario Minella

Re: Geotechnical Comments: Steep Slopes Construction Feasibility – Proposed Subdivision Development Pinnacle Ridge, Anmore, BC

As part of the submission of the Rezoning Addendum for the Pinnacle Ridge Hillside Development Application, we understand the Village of Anmore has requested comment on the feasibility of developments constructed on slopes greater than 30% from a geotechnical slope stability and constructability perspective. Specific to the proposed Anmore Gate subdivision, lots 15-23 and 25, 26 propose to have residential structures which are intended to be constructed on slopes greater than 30%. We note that our geotechnical investigation reports provide detailed slope stability assessments and recommendations and confirm geotechnical feasibility of construction on steep slopes. The below is intended to provide a brief summary for the Village of Anmore.

Development Overview:

The Pinnacle Ridge Hillside Estate is comprised of four parcels, totalling approximately 75 acres, along the Village of Anmore's eastern boundary. These parcels are under the ownership of three entities: MNP Ltd., Anmore Gate Limited Partnership and Bella Terra Investments 2 Inc. The collaborative efforts between the landowners have yielded a thoughtfully united site design that emphasizes connectivity throughout the area, a large network of green space and trails and strategically clustered housing to reduce the amount of development on steep slopes. This application seeks to rezone the site from Residential 1 (R-1) zone to Comprehensive Development (CD) zone. Rezoning the site to the CD zone will allow for specific land use controls to address the site's hillside topography and allow for clustered housing. The proposed CD zone introduces new housing types (semi-detached and townhomes) in addition to single family homes which will be regulated by specific land use controls within the CD zone.

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

According to the preliminary subdivision concept plan and overlay slope map drawings by Ekistics Town Planning (both dated July 3, 2025), the four parcels of development would include the extension of the existing Ridge Mountain Drive, which provides access to the east portion of the sites, the extension of North Charlotte Drive, which connects to Charlotte Crescent in Port Moody, along with new internal roads and cul-de-sacs. Each subdivision includes single family, semi-detached homes and townhomes over up to a single level of below grade. Due to the sloping topography of the site, we envisage basements would typically daylight downslope and below grade foundation walls may extend up to 2 levels at the up-slope side of structures. The elevation of the basement slabs will vary across the site.

File: 23403-A/B/C Proposed Subdivision Development - Pinnacle Ridge, Anmore, BC

Subsurface Soil and Groundwater Conditions:

Based on the Geological Survey of Canada Map 1484A – the site is underlain by Vashon Drift (Va) deposits comprised of lodgement till (with sandy loam matrix) and minor flow till containing lenses and interbeds of glaciolacustrine laminate stony silt, and the site is underlain by Pre-Tertiary Mesozoic bedrock (PT) including granitic and associated rock types; where bedrock is not at the surface, it is overlain by glacial deposits and colluvium. Based on the Geological Survey of Canada Map 1151A – the glacial deposits are underlain by granodiorite of the Coast Plutonic Rocks.

The subsurface soil conditions were investigated in 2023 utilizing solid stem auger drill to complete 20 test holes throughout the proposed development property, and detailed soil logs and are presented in our geotechnical investigation reports. In general, the soil conditions consist of forest litter/topsoil extending 0.3 to 0.6 m below grade, underlain by post-glacial sandy silt to silty sand extending 0.5 to 0.9 m below grade or sand and gravel up to 1.1 m below grade, underlain by silty sand and gravel glacial till which extended to the end of borehole up to 6.1 m below grade or was locally underlain by per-tertiary bedrock at 3.7 to 4.7 m below grade, at test hole locations.

GeoPacific Comments on Feasibility of Construction on Steep Slopes Greater than 30%:

The site is within a bedrock controlled steep slope area with very dense glacial till overlying the bedrock. We understand the maximum slope around the aforementioned development lots is up to around 40% slope (22 degrees incline), which is considered moderate from a geotechnical perspective and is be considered to be relatively stable against slope instability considering the very dense glacially derived soils near the surface grades throughout the site and pre-tertiary bedrock below.

Structures (residential homes and retaining wall structures, such as those along roadways and yards) which are founded on steep slope areas would have the foundations constructed directly above the very dense glacial till layer. Once detailed design and grading drawings are completed, slope stability assessments in accordance with EGBC can be completed for relevant lots with grades exceeding 30%.

From a geotechnical perspective, permitted the residential structures and roadways are constructed in accordance to the recommendations in our geotechnical reports and future recommendations throughout the permitting process after detailed design drawings are available and those during construction, it is our opinion the construction the subdivision and residential homes is feasible from a geotechnical perspective for areas with slopes up to around 40%. GeoPacific has also been involved in residential developments within the Pinnacle Ridge Estate Phase 1 development which were constructed on slopes greater than 30%, including 1975 North Charlotte Road where geotechnical aspects (below grade foundation walls and retaining walls) have been constructed successfully. We note other residential developments in the Pinnacle Ridge Estate Phase 1 are also constructed on slopes over 30%.

We are pleased to assist you with this project and we trust that this information is helpful and sufficient for your purposes at this time. Should you require any further details or if you would like clarification of any of the above, please do not hesitate to call or contact us.

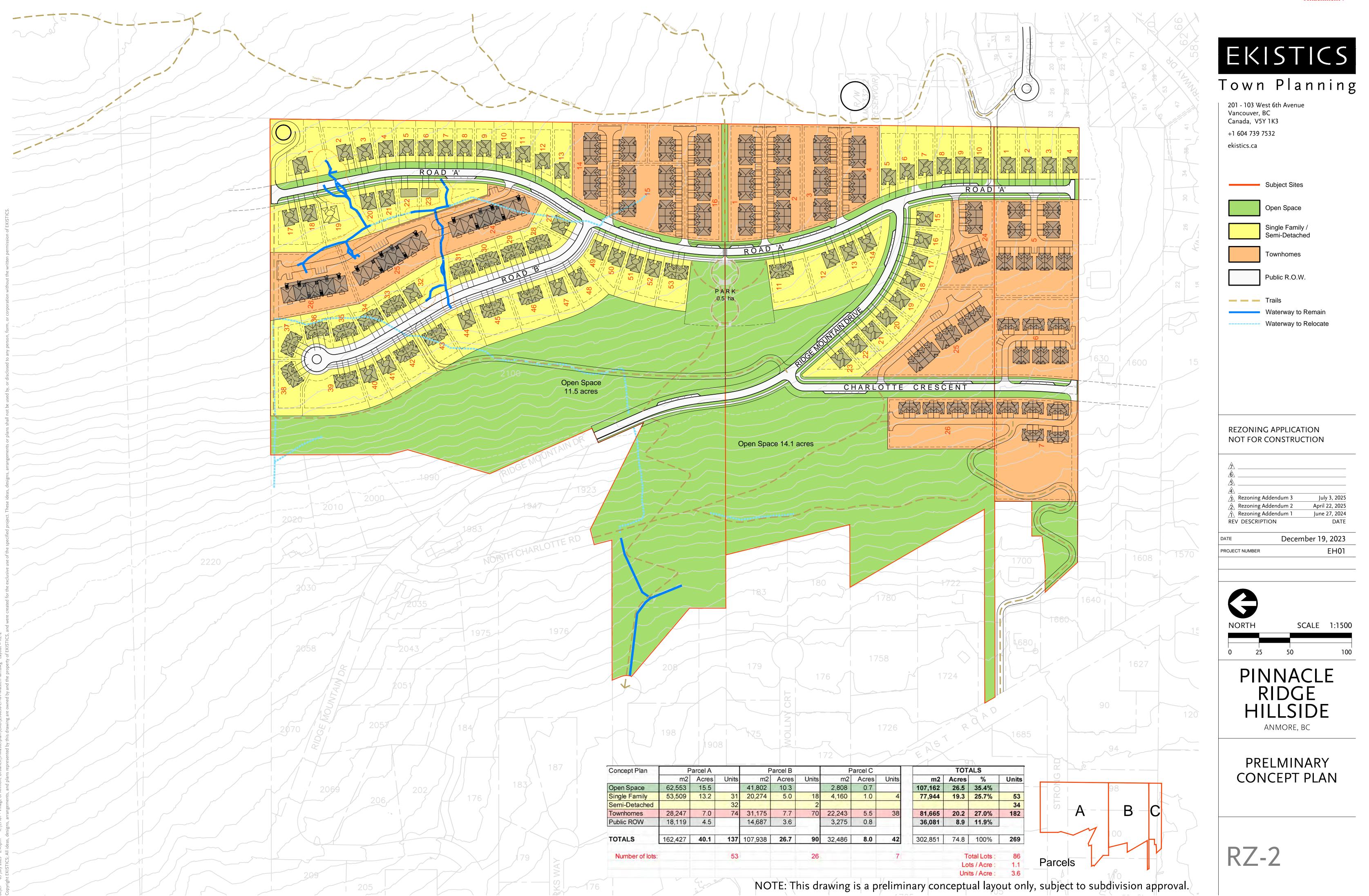
For:

GeoPacific Consultants Ltd.

Wyatt Johnson, B.Eng., P.Eng. Project Engineer

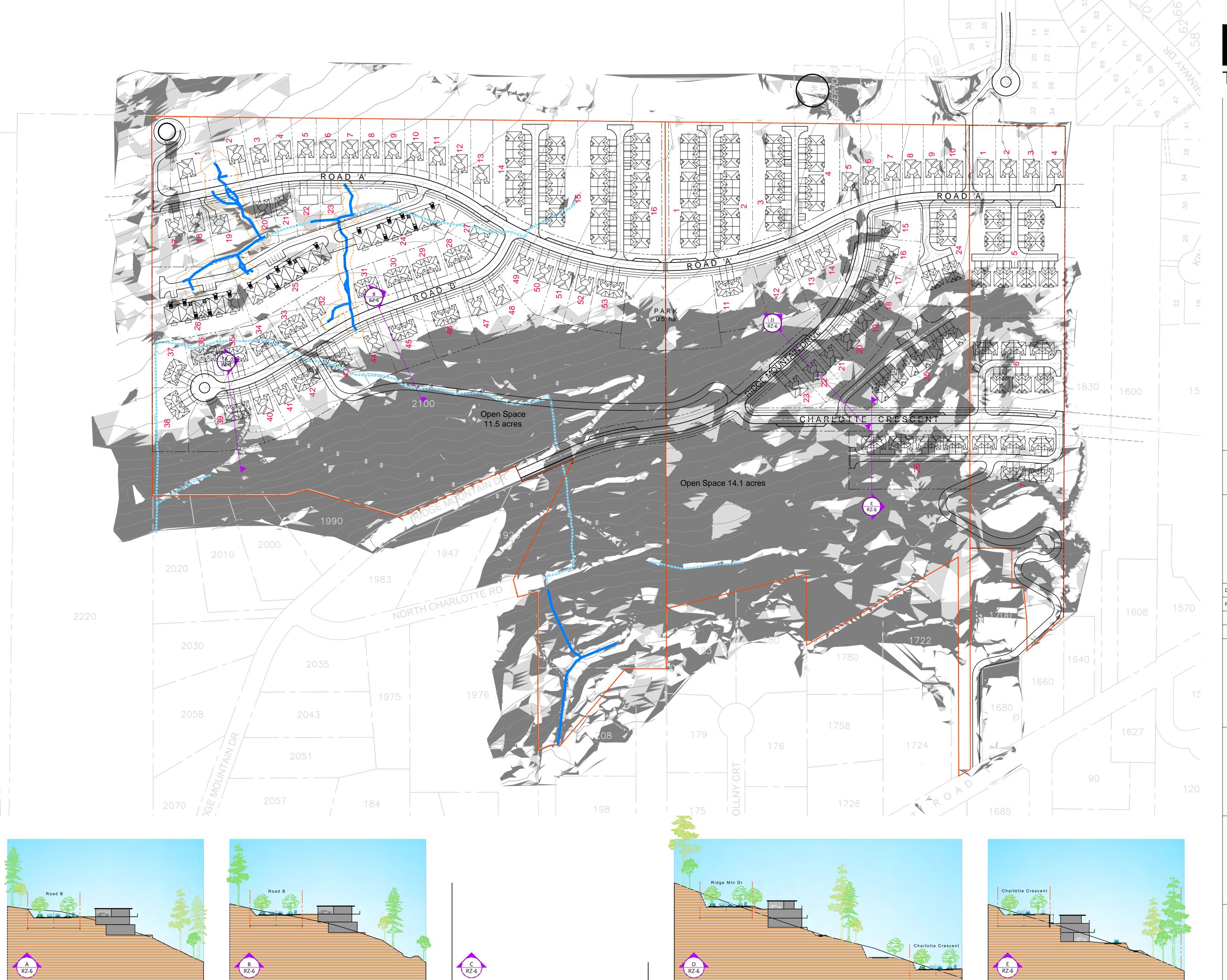
APPENDIX A

Ekistics Preliminary Concept Plan



APPENDIX B

Ekistics Proposed Plan Overlay Slope Map and Sections



EKISTICS

Town Planning

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

ekistics.ca

Subject Sit

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REZONING APPLICATION NOT FOR CONSTRUCTION

A Rezoning Addendum 3 July 3, 2025
A Rezoning Addendum 2 April 22, 2025
A Rezoning Addendum 1 June 27, 2024
REV DESCRIPTION DATE

December 19, 2023
PROJECT NUMBER EH01

ALORT LI

TH SCALE 1:1500

PINNACLE RIDGE HILLSIDE

ANMORE, BC

PROPOSED PLAN OVERLAY SLOPE MAP

RZ-6

Attachment 8



P (604) 439 0922 geopacific.ca 1779 West 75th Avenue Vancouver, B.C. V6P 6P2

File: 23403-A/B/C

July 8, 2025

MNP Ltd. Suite 430 - 505 Burrard Street Vancouver, BC V7X 1M3

Attention: Mario Minella

Re: Preliminary Geotechnical Comments: Septic Infiltration – Proposed Subdivision Development Pinnacle Ridge, Anmore, BC

As part of the submission of the Rezoning Addendum for the Pinnacle Ridge Hillside Development Application, we understand the Village of Anmore has requested comment on the feasibility of septic infiltration from a hydrogeological perspective. The relevant geotechnical item #4 submitted by the Village of Anmore via email on June 17, 2025, is shown below in italics and is followed by our corresponding review and response.

4. Hydrogeological Impact Assessment

Hydrogeological Impact Assessment may be required to speak to cumulative impacts of all septic systems on the subject site and adjacent sites. Staff have concerns of the effects of combined effluent discharges from all the individual onsite sewerage systems in the subdivisions on the groundwater and on adjacent properties in regard to runoff.

Development Overview:

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

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

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

According to the preliminary design drawing by Ekistics Town Planning (dated July 3, 2025), the four parcels of development would include the extension of the existing Ridge Mountain Drive, which provides access to the east portion of the sites, the extension of North Charlotte Drive, which connects to Charlotte Crescent in Port Moody, along with new internal roads and cul-de-sacs.

File: 23403-A/B/C Proposed Subdivision Development - Pinnacle Ridge, Anmore, BC Each subdivision includes single family, semi-detached homes and townhomes over up to a single level of below grade. Due to the sloping topography of the site, we envisage basements would typically daylight downslope and below grade foundation walls may extend up to 2 levels at the up-slope side of structures. The elevation of the basement slabs will vary across the site.

Septic Field Design:

The septic field conceptual design plan, dated July 4, 2025 and prepared by Landmark Engineering & Planning Ltd., is presented in Appendix A for reference. The drawings indicate Type 3 septic fields would be utilized generally at each individual lot which we understand process effluent and produce clean water flows to be infiltrated into the subgrade soils. The drawings indicate a maximum Total Daily Design Flow of 2.3 m³/day per septic field.

Based on information provided by Landmark Engineering & Planning Ltd:

- We understand a "time dosing" system is proposed, which acts to distribute the effluent throughout the day, assuming 10 timed doses per day. Thus, for example, a "single family c/w a suite" would produce 2.3 m³/day, and "time dosing" would be utilized to pump every 2.4 hours (24 hours/10 times) to pump only 230 L at a time.
- We understand it is proposed to utilize "mound sand" at septic fields which allows for 120 L/day/m², which may or may not be placed atop pervious soils.

Subsurface Soil and Groundwater Conditions:

Based on the Geological Survey of Canada Map 1484A – the site is underlain by Vashon Drift (Va) deposits comprised of lodgement till (with sandy loam matrix) and minor flow till containing lenses and interbeds of glaciolacustrine laminate stony silt, and the site is underlain by Pre-Tertiary Mesozoic bedrock (PT) including granitic and associated rock types; where bedrock is not at the surface, it is overlain by glacial deposits and colluvium. Based on the Geological Survey of Canada Map 1151A – the glacial deposits are underlain by granodiorite of the Coast Plutonic Rocks.

The subsurface soil conditions were investigated in 2023 utilizing solid stem auger drill to complete 20 test holes throughout the proposed development property, and detailed soil logs and are presented in our geotechnical investigation reports. In general, the soil conditions consist of forest litter/topsoil extending 0.3 to 0.6 m below grade, underlain by post-glacial sandy silt to silty sand extending 0.5 to 0.9 m below grade or sand and gravel up to 1.1 m below grade, underlain by silty sand and gravel glacial till which extended to the end of borehole up to 6.1 m below grade or was locally underlain by per-tertiary bedrock at 3.7 to 4.7 m below grade, at test hole locations.

Eight groundwater monitoring wells were installed throughout the site as part of the 2023 site investigation, and detailed monitoring well logs are presented in our hydrogeological report. The purpose of these wells was to confirm the elevation of the assumed perched groundwater across the site and to facilitate hydraulic property testing.

Manual groundwater level measurements were obtained on multiple occasions using a Heron Instruments water level meter. These water levels are summarised on Table 1 presented on the following page.

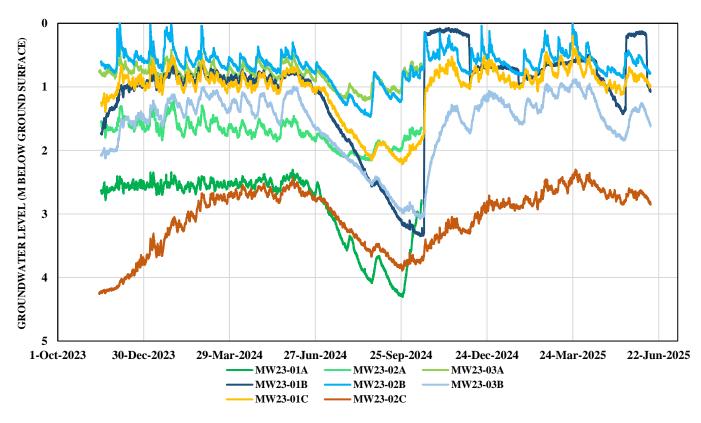
Table 1 – Manual Groundwater Monitoring Measurements (in meters below grade)

Well No.	7 th Nov,	13th Nov,	30 th Jan,	16 th Oct,	13 th June,	Range (m)
	2023	2023	2024	2024	2025	
TH23-01A						
(MW23-01A)	2.80	2.70	2.55	2.80	n/a	2.55 - 2.80
TH23-04A						
(MW23-02A)	1.85	1.75	0.75	1.65	n/a	0.75 - 1.85
TH23-06A						
(MW23-03A)	0.72	0.80	1.15	0.65	n/a	0.65 - 1.15
TH23-02B						
(MW23-01B)	3.00	2.30	0.60	0.80	1.07	0.60 - 3.00
TH23-07B						
(MW23-02B)	0.60	0.30	0.35	0.55	0.79	0.30 - 0.79
TH23-09B						
(MW23-03B)	2.60	2.20	1.12	2.90	1.61	1.12 - 2.90
TH23-02C						
(MW23-01C)	2.10	1.33	0.58	1.75	1.00	0.58 - 2.10
TH23-03C						
(MW23-02C)	4.27	4.25	3.07	3.50	2.85	2.85 - 4.27

^{*}n/a indicates well is inaccessible

The following graph (Figure 1) shows the groundwater levels recorded using automated pressure transducers at the site for the period between November 2023 and June 2025.

 $Figure\ 1-Groundwater\ Levels\ recorded\ using\ Automated\ Pressure\ Transducers$



File: 23403-A/B/C Proposed Subdivision Development – Pinnacle Ridge, Anmore, BC

CONSULTING GEOTECHNICAL ENGINEERS

Figure 1, shown previously, presents the groundwater monitoring results relative to ground surface at each of the monitoring wells. The water levels have been presented in m below ground surface for simplification, due to the considerable variation in elevations across the site.

Based on the data presented on Figure 1, groundwater levels are at their highest between November 2023 to June 2024 and October 2024 to April 2025. The lowest groundwater levels are observed in September to October 2024 at all monitoring well locations. This is consistent with our understanding of seasonal variation in groundwater levels whereby groundwater elevations generally increase through the wetter winter months and decrease during the drier summer months.

The groundwater trends presented above are representative of typical variation in perched groundwater in shallow glacial till soils. The groundwater levels presented would suggest that, depending on the time of year of excavation, that shallow perched groundwater may be encountered during excavation at depths of between about 0.3 m and 4.2 m.

GeoPacific Preliminary Comments on Septic Infiltration Feasibility:

We understand the nearby single family residential developments in the area, including those through the adjacent Pinnacle Ridge Estates hillside, have successfully utilized septic tank and septic field infiltration systems, and therefore it is reasonable to utilize similar systems for the proposed subdivision.

Our test hole information indicates that the near surface soil overlying the glacial till would have some capacity for septic flow infiltration. Based on information provided to us, we understand the septic systems would be designed as follows:

- Designs based on Sewage System Regulations.
- Type 3 septic fields proposed which process effluent and produce clean flows for infiltration.
- Mound sand likely to be utilized at septic fields.
- Maximum septic flow per septic field 2.3 m³/day.
- Septic field placement to be confirmed and finalized during DP or BP stage. Septic Fields should be extended along the contour as best as possible and to avoid stacking.
- Septic System to be on "time dosing" which evens out the flow throughout the day and not "demand" (which has heavier dosing during morning and evenings). Assume maximum 230 L every 2.4 hours per septic field.

In general, the proposed septic field conceptual design is considered feasible, from a geotechnical and hydrogeological perspective, for the proposed development. The subsurface soils generally consist of silty sand and gravel glacial till which has some limited ability to infiltrate septic flows provided that the septic fields are sized suitably for the soils infiltration capacity. GeoPacific will complete supplementary in-situ testing utilizing industry standard Double Ring Infiltration Test (DRIT) methods at the native subsurface soils at septic field locations, results from which to be utilized by others in the future detailed design of the proposed septic fields.

Some increase in grading through and below septic fields may be required to provide adequate cover and infiltration, and we anticipate that such increase in grading would be completed as part of the detailed grading design for lots, effectively increasing the area of infiltration into the native soils. Although detailed grading plans are not completed at this time, we anticipate that septic fields would be placed on relatively level graded areas. We suggest infiltration fields are placed setback from native sloped areas to permit infiltration and minimize seepage from daylighting onto native slopes. We understand that for the majority of the lots, downslope of infiltration areas, retaining walls (as part of site grading) and ditches (as part of proposed internal roadways) would be in place which would act to intercept nominal septic flows if encountered prior to infiltration.

We anticipate the native soil below and surrounding the septic fields may also be over-excavated and filled with mound sand to create an infiltration containment area to better contain septic flows during timed flow releases and to minimize septic flows from draining downslope along the glacial till interface, prior to full infiltration.

Furthermore, the measured perched groundwater elevation is generally 0.3 m to 4.2 m below existing grades which provides some capacity for mounding of septic flow infiltration into the native soils and mitigation of daylighting or runoff of the processed septic flows onto the existing natural slope, hydrological features, or adjacent properties. Once grading plans and septic designs are finalized, a detailed hydrologic assessment may be required to evaluate and confirm there is no significant impact of the septic field infiltration.

From a geotechnical and hydrogeological perspective, permitted the septic fields are designed accordingly to the native soil infiltration capacity, it is our opinion the combined clean septic flows discharged from all the individual Type 3 onsite septic field systems in the subdivisions would not adversely affect adjacent properties in regard to runoff or groundwater.

We are pleased to assist you with this project and we trust that this information is helpful and sufficient for your purposes at this time. Should you require any further details or if you would like clarification of any of the above, please do not hesitate to call or contact us.

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GeoPacific Consultants Ltd.

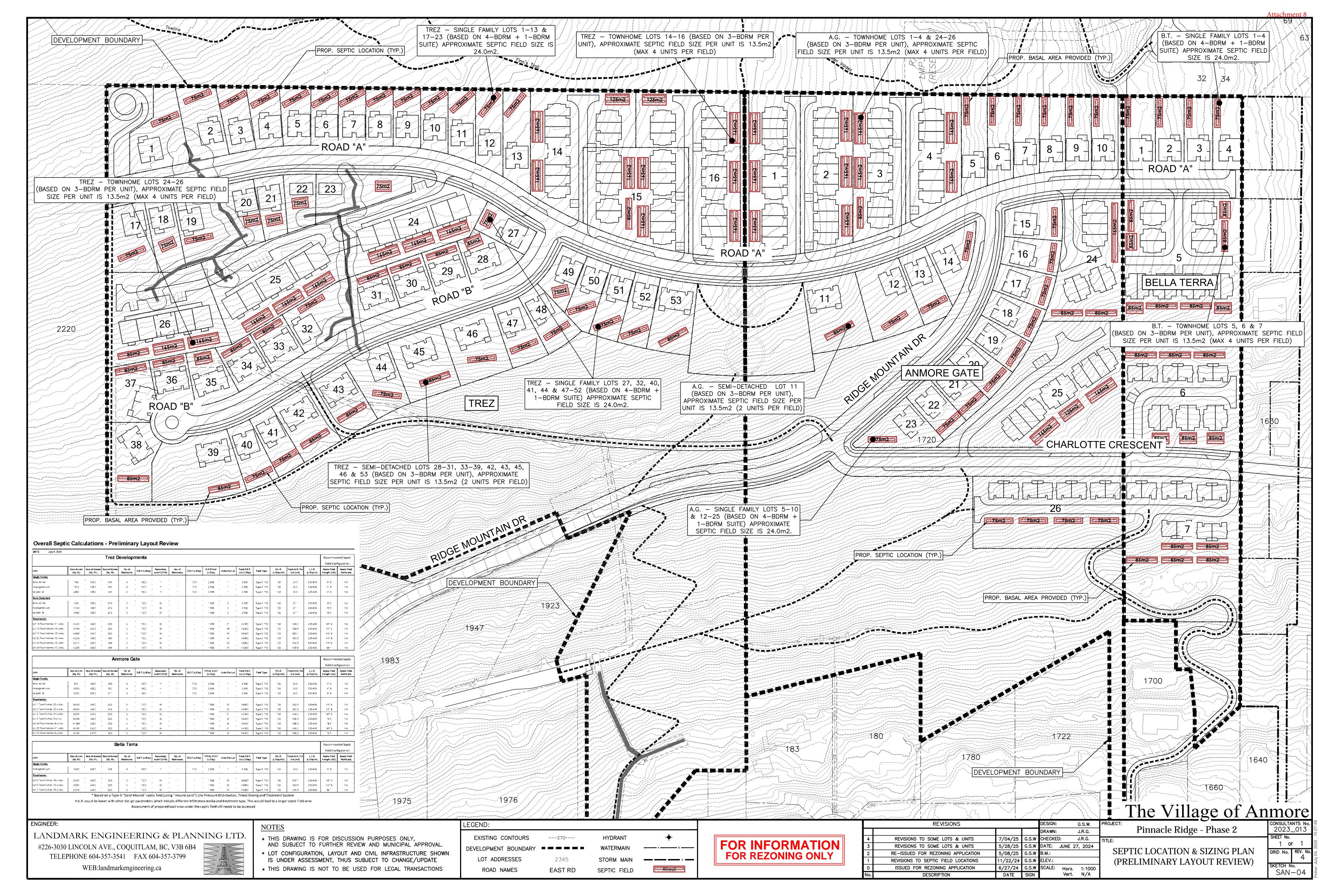
Reviewed by:

Wyatt Johnson, B.Eng., P.Eng. **Project Engineer**

Matt Kokan, M.A.Sc., P.Eng. Principal

APPENDIX A

Conceptual Septic Field Design (By Others)



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;
 - 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;
 - 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 9.21 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:

PID:	
028-861-256	
028-856-589	
027-687-309	
002-811-626	

5. The following schedules are included and form part of this bylaw:

Schedule A – CD-8 Zone

Schedule B – Map of amended zoning

6. If any Part, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

READ a first time the	10 th	day of September, 2024
READ a second time (as amended) the		day of
READ a third time the		day of
ADOPTED the		day of
		MAYOR
<u>-</u>		

MANAGER OF CORPORATE SERVICES

Bylaw 699-2024 Schedule A

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

9.21.1 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.

9.21.2 Permitted Uses and Minimum Parcel Dimensions

The following uses are permitted and shall be developed in accordance with the Comprehensive Development Plan as shown in section 9.21.14 of this Bylaw.

Permitted Primary Use	Permitted Secondary Uses	Minimum Parcel Size	Minimum Parcel Width
One Family Dwelling	Secondary Suite Accessory Buildings and Structures Home Occupation	750 m²	18 m
Two-Family Dwelling	n/a	900 m ²	25 m
Townhouse	n/a	n/a	n/a
Stacked Townhouse	n/a	n/a	n/a

9.21.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number per Parcel	Maximum Size	Maximum Building Height
One-Family Dwelling	1	0.45 FAR	11 m
Two-Family Dwelling	1	0.55 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 m²	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.

9.21.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
One Family Dwelling	6.0 m	7.6 m	2.0 m	2.0 m
Two-Family Dwelling	6.0 m	7.6 m	2.0 m	2.0 m
Townhouse	2.0 m	2.0 m	2.0 m	2.0 m
Stacked Townhouse	2.0 m	2.0 m	2.0 m	2.0 m
Accessory Buildings and Structures	6.0 m	7.6 m	2.0 m	2.0 m

- a) Where more than 1 structure for residential use is sited on a lot or within a "strata" development, said structure shall be separated from the adjacent structure by a distance not less than 3 m.
- b) Notwithstanding the setbacks listed in the table above, garages for townhouses and stacked townhouses must be set back a minimum of 6.0 m from the front parcel line to accommodate vehicle parking without encroachment onto the parcel line.

9.21.5 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.

9.21.7 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.

9.21.8 Maximum Number of parcels

Not more than 86 parcels may be created as a result of subdivision.

9.21.9 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.

9.21.10 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.

9.21.11 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.

9.21.12 Waste Collection

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

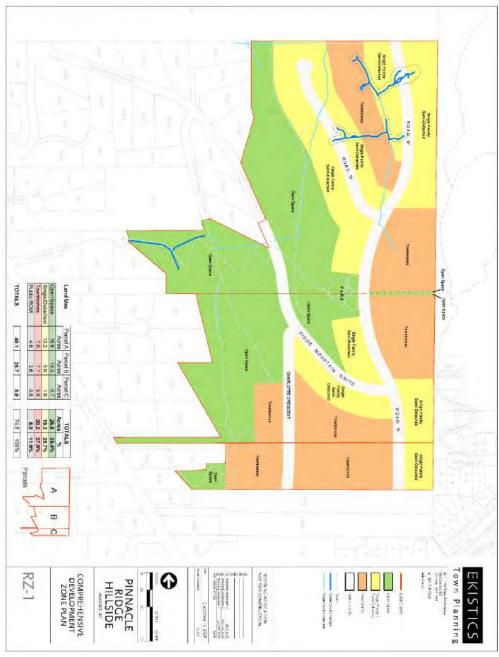
- (a) A Collection Access Route shall provide a turnaround area for the collection service vehicle for a "dead end" strata access road longer than 15 m in length from the curb face of the nearest intersecting Village road or strata access road. Collection vehicles shall be able to enter the site, collect 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.

9.21.13 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.

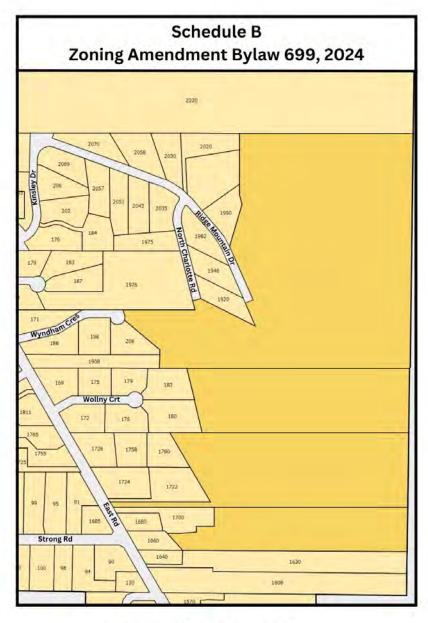
9.21.14 Comprehensive Development Plan

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



Pinnacle Ridge



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 9.21 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:

PID:	
028-861-256	
028-856-589	
027-687-309	
002-811-626	

5. The following schedules are included and form part of this bylaw:

Schedule A – CD-8 Zone

Schedule B – Map of amended zoning

6. If any Part, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

READ a first time the	10^{th}	day of September, 2024
READ a second time (as amended) the		day of
READ a third time the		day of
ADOPTED the		day of
		MAYOR

MANAGER OF CORPORATE SERVICES

Bylaw 699-2024 Schedule A

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

9.21.1 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	Secapation

9.20.3 Minimum Parcel Dimension

Permitted Use	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	700 m²	18 m
Two-Family Dwelling	890 m²	24 m

9.21.2 Permitted Uses and Minimum Parcel Dimensions

The following uses are permitted and shall be developed in accordance with the Comprehensive Development Plan as shown in section 9.21.14 of this Bylaw.

Permitted Primary Use	Permitted Secondary	Minimum Parcel	Minimum Parcel
	Uses	Size	Width
One Family Dwelling	Secondary Suite Accessory Buildings and Structures Home Occupation	750 m²	18 m

Two-Family Dwelling	n/a	900 m ²	25 m
Townhouse	n/a	n/a	n/a
Stacked Townhouse	n/a	n/a	n/a

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 m²	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.

9.21.3 Maximum Number of Buildings, Size and Height

Permitted Use	Maximum Number per Parcel	Maximum Size	Maximum Building Height
One-Family Dwelling	1	0.45 FAR	11 m
Two-Family Dwelling	1	0.55 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

(b) 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 m.

9.21.4 Minimum Building Setbacks

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
One Family Dwelling	6.0 m	7.6 m	2.0 m	2.0 m
Two-Family Dwelling	6.0 m	7.6 m	2.0 m	2.0 m
Townhouse	2.0 m	2.0 m	2.0 m	2.0 m
Stacked Townhouse	2.0 m	2.0 m	2.0 m	2.0 m
Accessory Buildings and Structures	6.0 m	7.6 m	2.0 m	2.0 m

- a) Where more than 1 structure for residential use is sited on a lot or within a "strata" development, said structure shall be separated from the adjacent structure by a distance not less than 3 m.
- b) Notwithstanding the setbacks listed in the table above, garages for townhouses and stacked townhouses must be set back a minimum of 6.0 m from the front parcel line to accommodate vehicle parking without encroachment onto the parcel line.

9.21.5 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.

9.21.6 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.

9.21.7 Maximum Number of parcels

Not more than 134 86 parcels may be created as a result of subdivision.

9.21.8 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.

9.21.9 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.

9.21.10 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.

9.21.11 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.

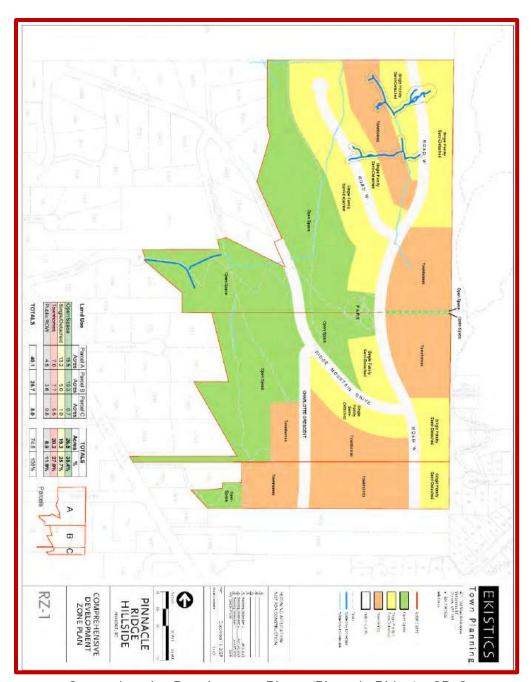
9.21.12 Other Regulations

- (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.

9.21.13 Comprehensive Development Plan

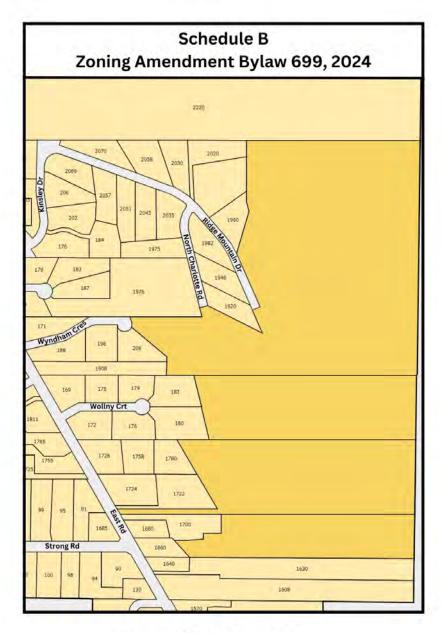
The following Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**:





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

Bylaw 699-2024 Schedule B



Zoning Map



Pinnacle Ridge

