



# 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*

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### **Purpose**

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

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### **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.

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### **Background**

At the June 4<sup>th</sup>, 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”.

## Report/Recommendation to Council

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<sup>th</sup> 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<sup>th</sup> 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 ~ 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).

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



Figure 1. Proposed Land Use and Concept Plan

## Report/Recommendation to Council

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023

September 6, 2024

The current proposal equates to 1.25 lots 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 units 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

## **Report/Recommendation to Council**

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.

## **Report/Recommendation to Council**

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

## **Report/Recommendation to Council**

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 measures 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

## Report/Recommendation to Council

Pinnacle Ridge Rezoning Application – Bylaw No. 699-2023

September 6, 2024

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

### *Tree Inventory and Assessment Report*

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

### **Proposed Zoning Amendment Bylaw – CD-8**

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

### *Permitted Uses and Minimum Parcel Size*

The permitted primary and secondary uses are:

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

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.

## Report/Recommendation to Council

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 <sup>2</sup>	18 m
Two-Family Dwelling	890 m <sup>2</sup>	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 FAR
- Height: 11 m

Accessory buildings will be 90 m<sup>2</sup> 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 <sup>(a)</sup>	7.6 m	7.6 m	5 m
Accessory Buildings and Structures <sup>(b)(c)</sup>	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

## Report/Recommendation to Council

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.

## Report/Recommendation to Council

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.

## Report/Recommendation to Council

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.





# 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

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### Purpose / Introduction

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

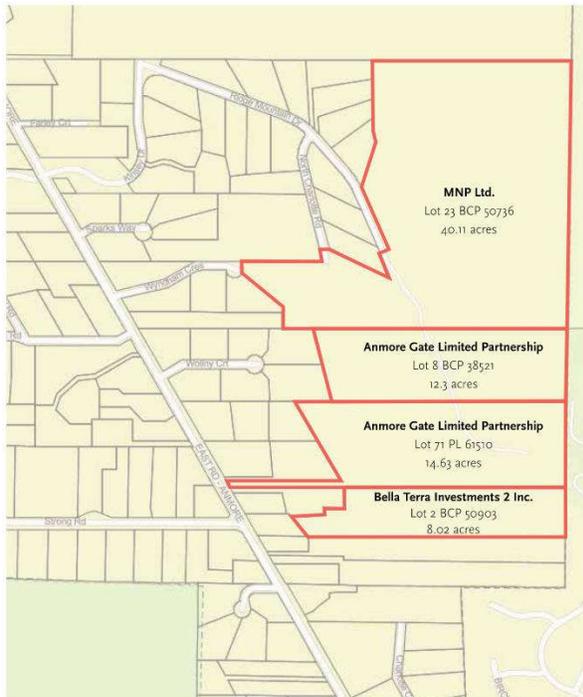
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### Recommended Option

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

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### 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.

## Report/Recommendation to Council

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;

## **Report/Recommendation to Council**

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:

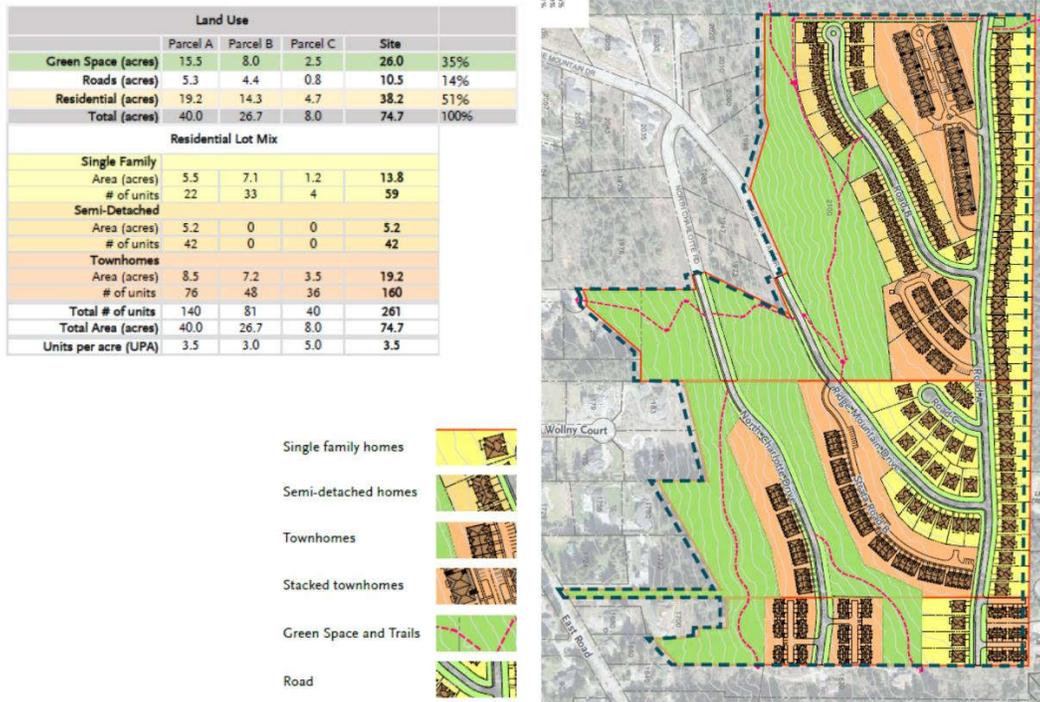
1. Protect the Semi-Rural Character
2. Enhance the Natural Environment
3. Establish a Financially Sustainable Community

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 focussing 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.

## Report/Recommendation to Council

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.

## Report/Recommendation to Council

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.

## Report/Recommendation to Council

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.”

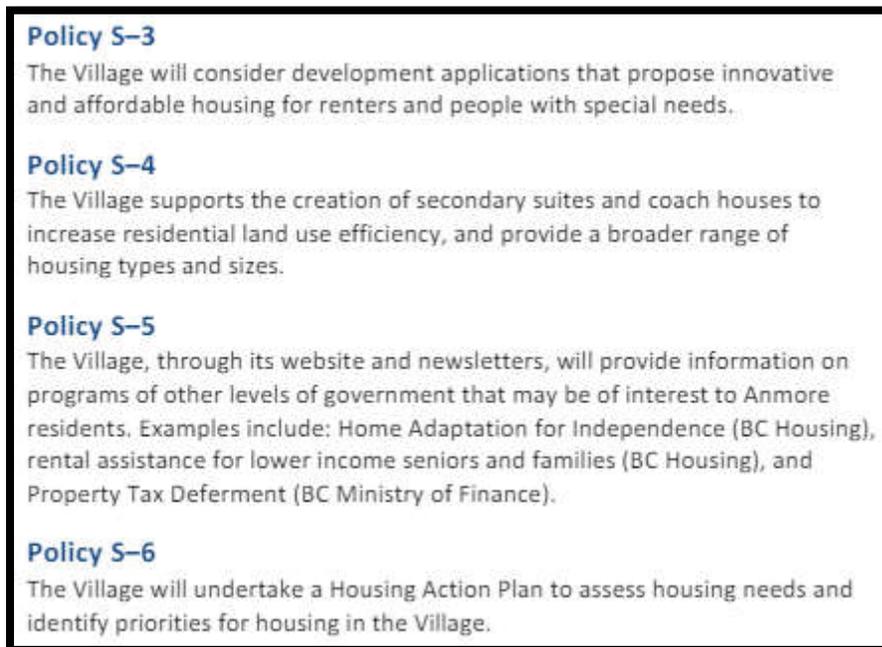
The application seeks to amend Policy RLU-8 to increase the maximum gross density of 1.8 lots per acre to 3.5 units per acre to accommodate the proposed development, which the current RS-1 zoning cannot accommodate and to fulfill the OCPs Growth Management Strategy. There is further commentary within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

## Report/Recommendation to Council

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.



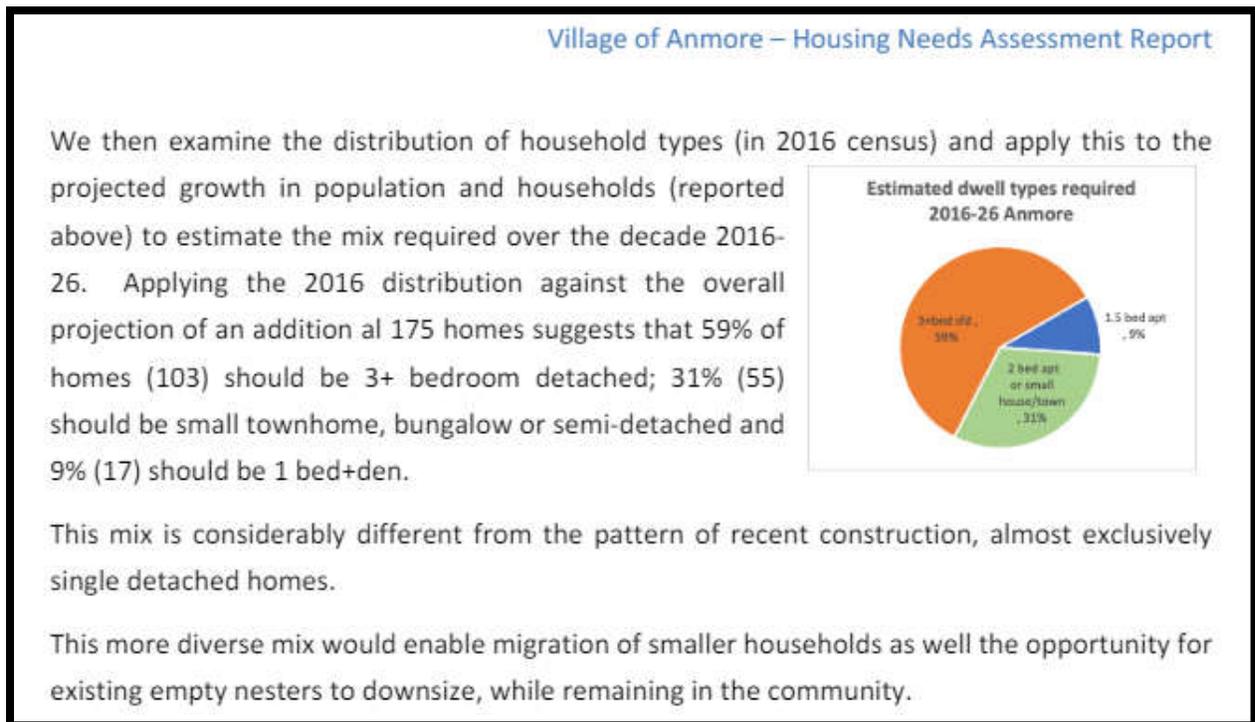
*Figure 2- Extract from VoA OCP (Page 46)*

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.

## Report/Recommendation to Council

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024



*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.

## Report/Recommendation to Council

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 **not** 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.

## **Report/Recommendation to Council**

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

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

### Option 2 – Proceed to a bylaw amendment 1<sup>st</sup> 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.

## Report/Recommendation to Council

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.

**Report/Recommendation to Council**

Pinnacle Ridge Hillside OCP Amendment Application

May 31, 2024

**Attachments**

None.

<b>Prepared by:</b>
 _____
Chris Boit, P.Eng Manager of Development Services
<b>Reviewed for Form and Content / Approved for Submission to Council:</b>
<b>Chief Administrative Officer's Comment/Concurrence</b>   _____
<b>Chief Administrative Officer</b>

## Attachment 2

### VILLAGE OF ANMORE

### BYLAW NO. 699-2024

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

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**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

\_\_\_\_\_  
MANAGER OF CORPORATE SERVICES

Bylaw 699-2024 Schedule A

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

### 9.20.1 Purpose

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

### 9.20.2 Permitted Uses

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

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

### 9.20.3 Minimum Parcel Dimension

Permitted Use	Minimum Parcel Size	Minimum Parcel Width
One-Family Dwelling	700 m <sup>2</sup>	18 m
Two-Family Dwelling	890 m <sup>2</sup>	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 <sup>2</sup>	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 drop-curb sections with a minimum surface width of 1.2m shall be provided directly adjacent to off-street parking spaces designated for disabled persons and from the parking lot or to other sidewalks or points of entry to a building.

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

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

### **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 5m<sup>2</sup> 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 15m<sup>2</sup> 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 5m<sup>2</sup> in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.

### 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

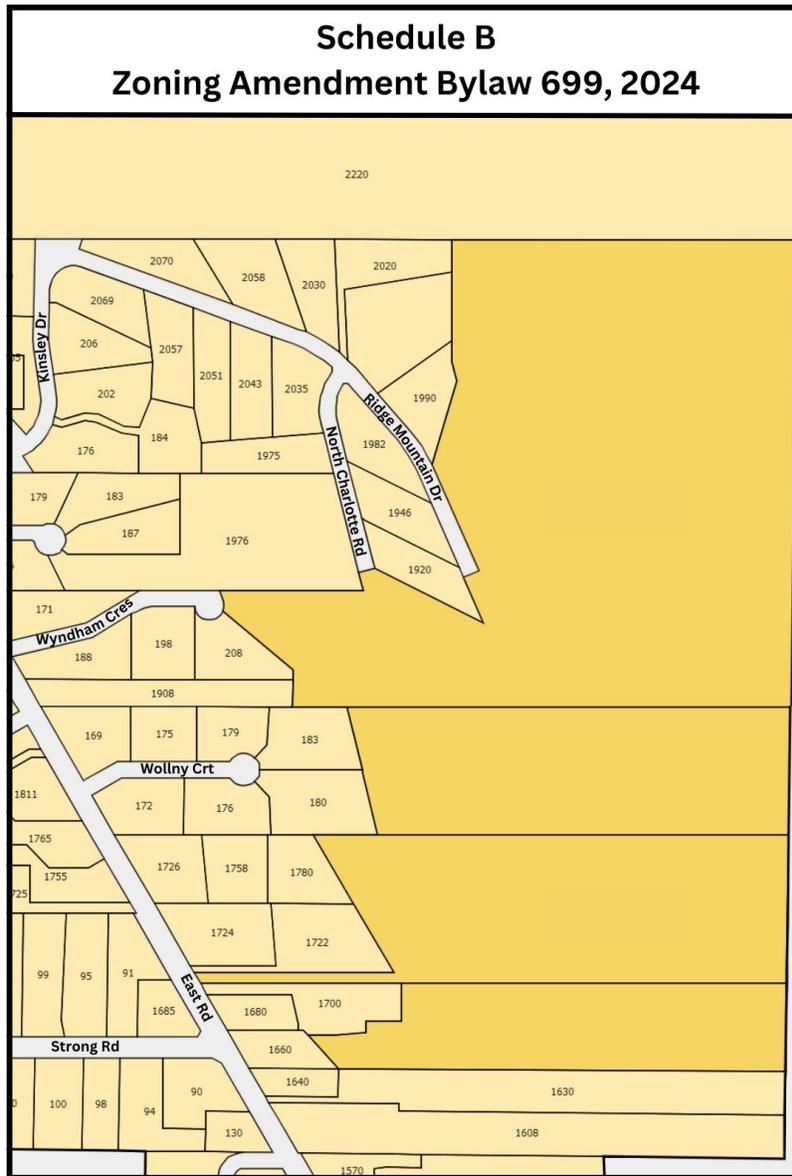
- (a) **Home occupation** shall be subject to the requirements of section 6.5.
- (b) **Secondary Suite** shall be subject to the requirements of section 6.3.

#### **9.20.14** Comprehensive Development Plan

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



Bylaw 699-2024 Schedule B



# Zoning Map

-  CD-8 Pinnacle Ridge
-  RS-1



