



Village of Anmore Pinnacle Ridge Rezoning Application Bylaw No. 699-2024

APRIL 7, 2026



Agenda

- PURPOSE
- BACKGROUND
- OVERVIEW OF PROPOSAL UPDATES
- PARKS, OPEN SPACE & TRAILS
- CD-8 ZONE BYLAW UPDATES
- COMMITTEE FEEDBACK & RESPONSES
- AGENCY REFERRAL RESPONSES
- MASTER DEVELOPMENT AGREEMENT
- STEEP SLOPES CONSIDERATION
- TECHNICAL STUDY UPDATES
- COMMUNITY AMENITY CONTRIBUTION
- NEXT STEPS AND RECOMMENDATION



Purpose of Report

- Provide council with an updated summary of the pinnacle ridge rezoning application
- Present revised zoning amendment bylaw no. 699-2024 for third reading
- Outline updates to address committee and referral comments
- Outline proposed community amenity contributions
- Introduce the proposed master development agreement
- Outline options for next steps



Background

JUNE 2024

Council first reviewed the proposal

- Approximately 75 acres of hillside lands
- Council determined proposal was consistent with the OCP
- Staff directed to bring forward a rezoning bylaw

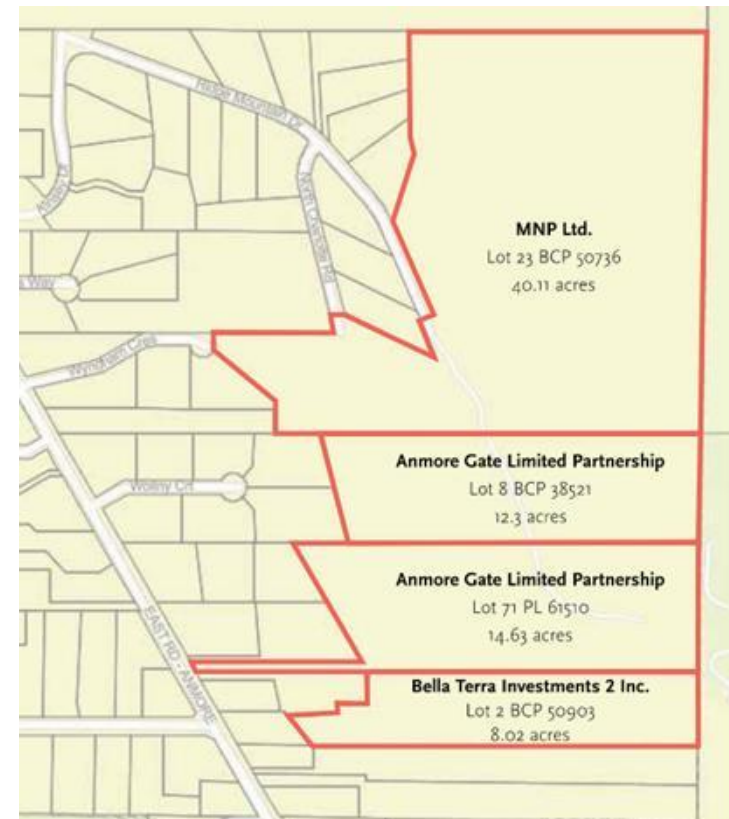
SEPTEMBER 2024

Bylaw 699-2024 received first reading

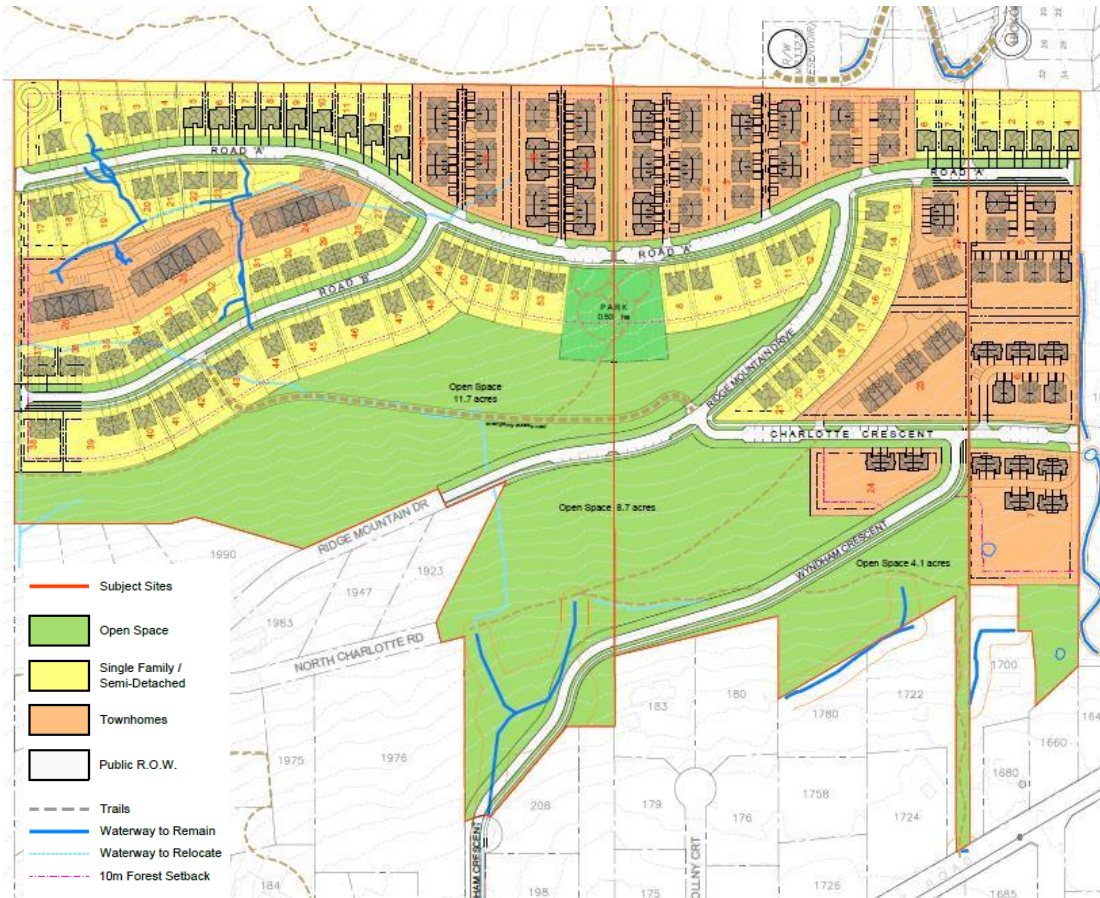
JULY 22

Bylaw received second reading

Application has since undergone committee and agency referral review



Overview of Proposal Updates



REFINEMENTS MADE TO REDUCE HILLSIDE DISTURBANCE

IMPROVED EMERGENCY ACCESS AND CIRCULATION

INCREASE IN ACTIVE PARK SPACE

320 TOTAL DWELLING UNITS PROPOSED (5% barrier free housing)

- 51 SINGLE DETACHED UNITS
- 51 SECONDARY SUITES (10% required)
- 32 SEMI-DETACHED UNITS
- 186 TOWNHOUSE UNITS



Parks, Open Space & Trails



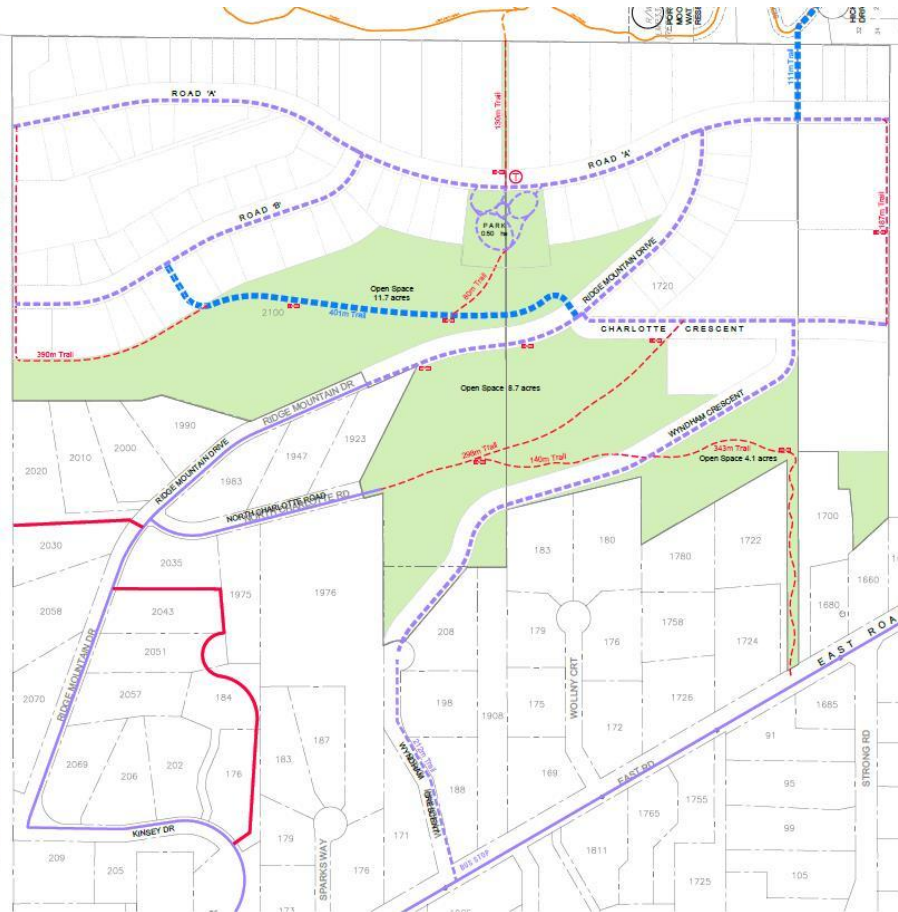
MULTI-USE PATH



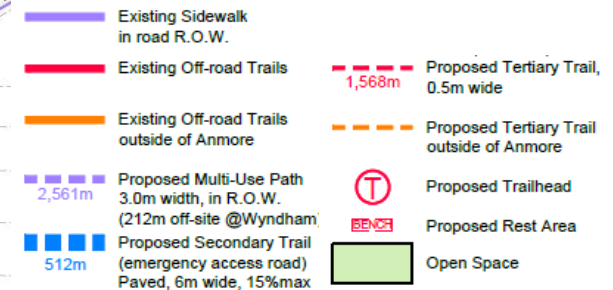
SECONDARY TRAIL



TERTIARY TRAILS



- ~24.3 ACRES OF OPEN SPACE (32.5% OF SITE)
- 1.2-ACRE (0.5 HA) OF NEIGHBOURHOOD PARK
- ~2.5KM MULTI-USE PATHWAYS (3M WIDE)
- OVER 2 KM OF TRAILS
- BENCHES AND REST AREAS
- ENHANCED CONNECTIVITY TO SURROUNDING AREAS



Parks, Open Space & Trails



ACTIVE PARKLAND (0.5 HA)

- MULTI-PURPOSE COURT
- PICNIC SHELTER
- WASHROOM
- ACCESSIBLE PATHWAYS & ACCESS
- LOOKOUT AREAS
- SLOPED LAWN
- PICNIC TABLES
- BIKE RACKS
- GARBAGE BINS
- NATURE/ADVENTURE PLAYGROUND

CD -8 Zone Bylaw Updates

FAR

Permitted Use	Maximum Number per Parcel	Maximum Size	Maximum Building Height
One-Family Dwelling	1	0.35 FAR	11 m
Two-Family Dwelling	1	0.45 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

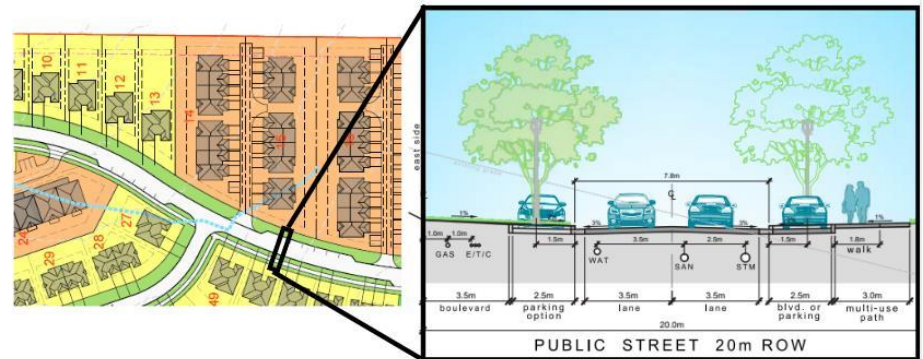
Townhouse units fronting onto roads to be designed with architectural elements comparable to the primary front entrance



- 6m setback where townhouse amenity areas are adjacent to interior yard setback

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	4.0 m	5.5 m	2.0 m	2.0 m
Stacked Townhouse	4.0 m	5.5 m	2.0 m	2.0 m
Accessory Buildings and Structures	6.0 m	7.6 m	2.0 m	2.0 m



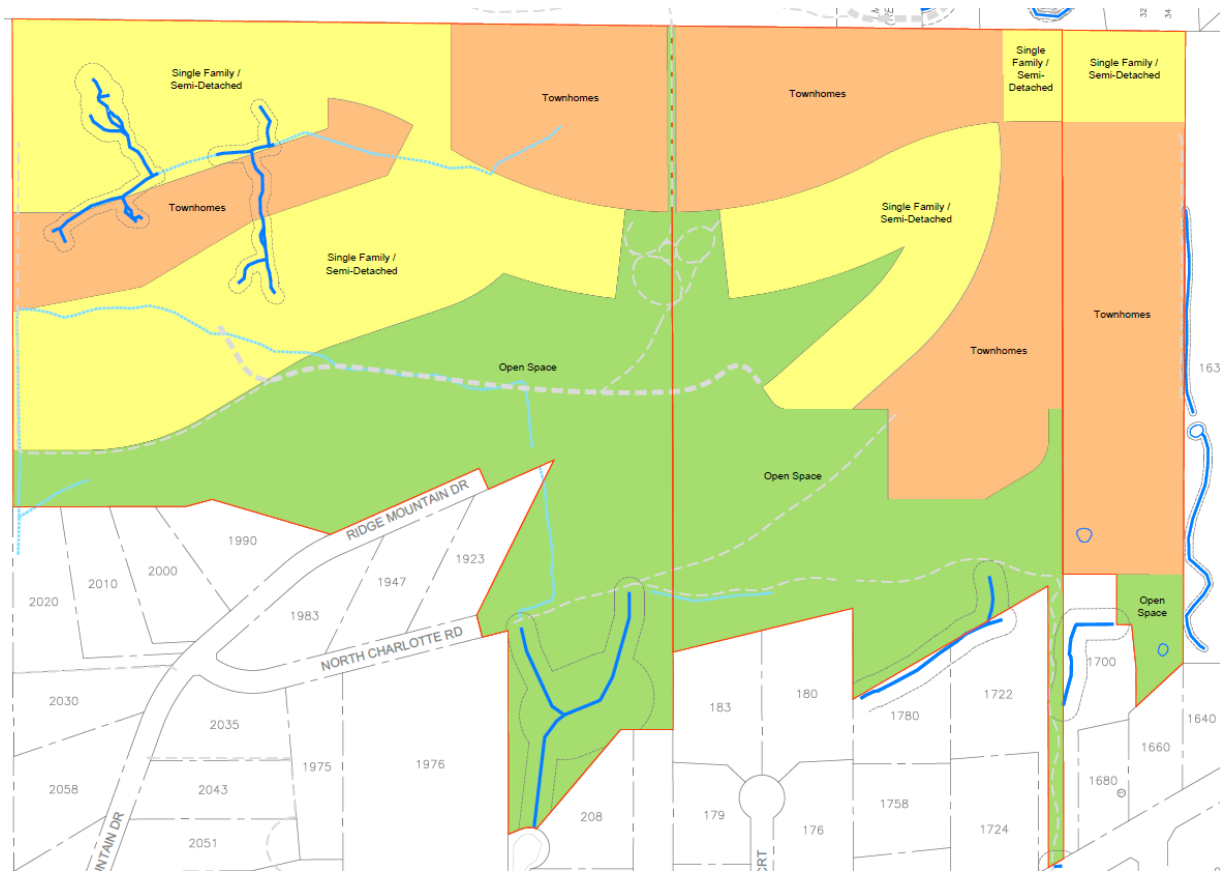
Maximum Site Coverage

One/two – family – 40%
Townhouses – 50%

Maximum Lots/Units

134 Lots
320 Units Secondary Suite

CD -8 Zone Bylaw Updates



Bylaw Zone Plan

- Excludes roads

Master Development Agreement

- Adherence to Comprehensive Development Plans
- Parks
- Amenities
- Roadways



Committee Feedback & Responses

PARKS AND RECREATION

- Additional on-street parking near trailheads along Ridge Mountain Drive.
- Expanded trail connections to surrounding routes and East Road transit.
- Engagement with Torca on trail and cycling opportunities.
- Accessible public washroom included in park.

ADVISORY PLANNING COMMITTEE

- Increased front and rear setbacks for townhomes
- Decreased FAR and site coverage for all housing types
- Environmental Impact Assessment required prior to development

COMMUNITY ENGAGEMENT, CULTURE AND INCLUSION

- Accessible trail design where feasible (Parks Master Plan).
- Accessible pathways within neighbourhood park.
- 5% barrier-free housing required per phase.
- 10% of single-detached homes to include secondary suites.
- Accessible parking provided near townhomes and parks.
- Architectural guidelines reflecting Anmore's semi-rural character.



Committee Feedback & Responses

PUBLIC SAFETY

- Future Hickory Drive connection supported in principle
- Reduced parcel coverage to support stormwater management.
- Wildfire mitigation measures secured through covenants and MDA.
- Wyndham Crescent upgrades required for pedestrian connectivity.

ENVIRONMENT COMMITTEE

- Environmental protection through RAPR and WSA requirements.
- Consideration of septic system maintenance monitoring options
- Environmental Impact Assessments and Construction Environmental Management Plan required at subdivision.
- Tree retention prioritized through arborist and FireSmart guidance.



Agency Referral Responses

MOSSOM CREEK HATCHERY

- Detailed Geotechnical prior to subdivision
- Type 3 on-site septic systems proposed
- Hydrogeological and Hydrological assessments prior to subdivision
- Septic Cumulative Impact Assessment
- Construction Environmental Management Plans required prior to subdivision
- Septic maintenance and monitoring requirements
- Integrated Storm Water Management Plans
- Real-time water quality monitoring
- Storm Water Treatment Plans
- Phased development

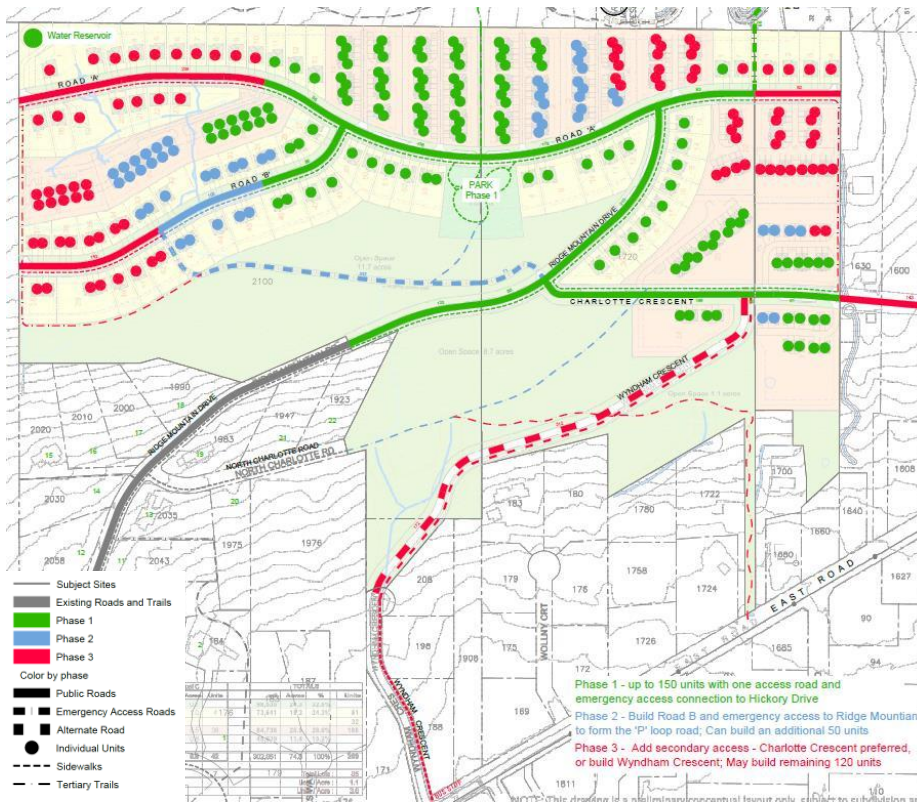
SASAMAT VOLUNTEER FIRE DEPARTMENT

- Further review of road designs and emergency access prior to subdivision
- Water reservoir supports fire flow capacity
- Multiple emergency access routes proposed
- Road grades within Village hillside standards
- Fire access plans required at subdivision
- Adherence to Wildfire Hazard Assessment recommendations

CITY OF PORT MOODY

- Proposed water reservoir for fire flow and storage
- Hickory Drive approved in principle (approvals required prior to subdivision)
- Water modelling and engineering review required
- Continued coordination with the City

Master Development Agreement



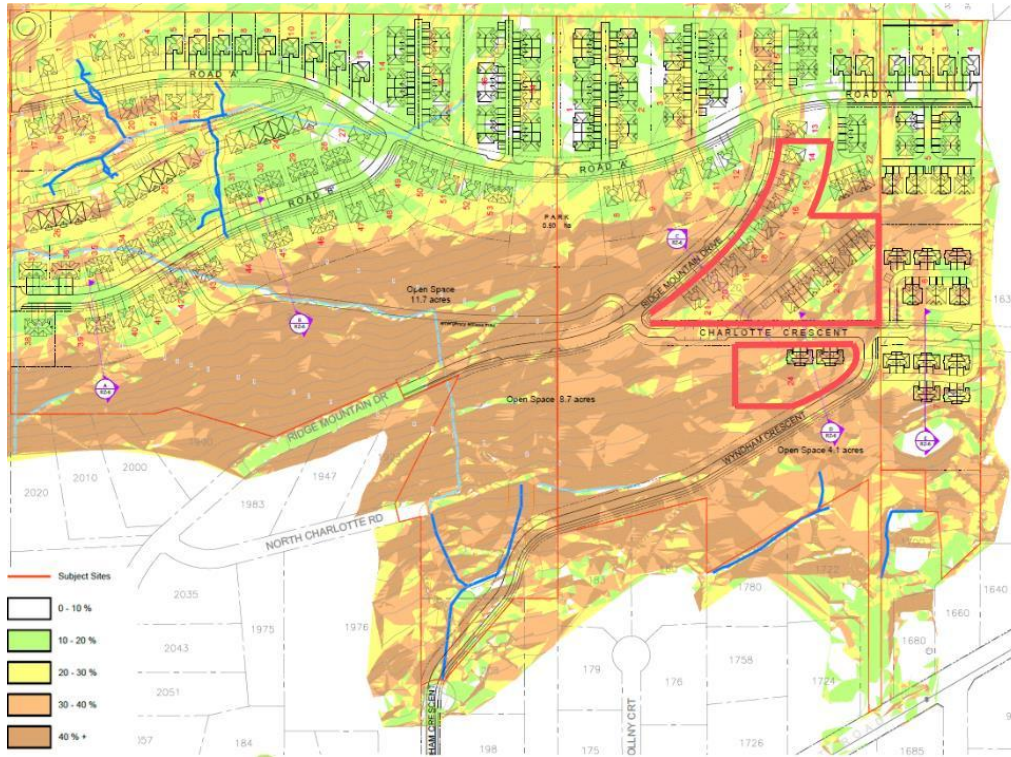
PHASED DEVELOPMENT

- **PHASE 1** – up to 150 units, water reservoir, Hickory Drive emergency access, Dedicated open space, active parkland enhancements
- **PHASE 2** – up to 50 units, looped emergency access road, trails
- **PHASE 3** – Up to 120 units, remaining trails, Wyndham Crescent connection or Charlotte Crescent connection.

CONDITIONS OF DEVELOPMENT

- Required studies and plans
- Provision of infrastructure, parkland and amenities
- Adherence to Comprehensive Development Plan
- 5% flexibility for housing provision (subject to density caps in MDA)

Steep Slope Considerations



No Steep Slope Development Permit (DP)

OCP amendment (Bylaw 726-2025) DP Guidelines

Slopes >20% - additional detailed technical reviews

Subdivision Control Bylaw - Limit undersized lots on slopes exceeding 30%

Most of the site is under 30% slope, with some areas 30-40%

Geotechnical assessment indicate development may be “safe for the use intended” subject to recommendations and future detailed plans and assessments

Lots unable to meet geotechnical requirements may require redesign or removal.



Technical Study Updates

TRAFFIC IMPACT ASSESSMENT

- Development estimated to add ~189-242 peak hour trips.
- Primary access via Kinsey Drive and Wyndham Crescent to East Road.
- Existing intersections have capacity - no upgrades required.
- Some additional wait times at East Road expected. Worst case queue ~40 metres (4-5 vehicles) - within acceptable limits.

WILDFIRE HAZARD ASSESSMENT

- Updated Wildfire Hazard Assessment completed.
- Recommends 10 m vegetation buffer between homes and forest.
- Reduced ~5 m buffer may be considered in constrained areas.
- Additional vegetation management and mitigation measures required .
- Phasing viable - early provision of access and emergency routes for each phase.



Community Amenity Contribution

Rezoning estimated to generate ~\$5.5M land value uplift (Altus Group FIS, reviewed by Coriolis Consulting Corp).

Applicant proposes voluntary CAC package totaling \$2.75M (~50% uplift).

- Includes \$2.04M cash contribution.
- \$709k in-kind amenities (neighborhood park, trails, Wyndham crescent MUP improvements)
- Proposal also includes 24.3 acres of park/open space (32.5% of site).

Park dedication significantly exceeds 5% subdivision requirement.

In-kind CAC provided for through the Master Development Agreement (MDA).



Recommended Resolution

THAT Anmore Zoning Amendment Bylaw No. 699-2024 be amended as shown in Attachment 1 to the Report dated April 2, 2026, entitled Pinnacle Ridge Rezoning Application – Bylaw No. 699-2024 (third reading) by the Manager of Development Services and be reread a second time, as amended;

AND THAT the Zoning Amendment Bylaw No. 699-2024 be given third reading;

AND THAT Council direct Staff to secure a Master Development Agreement prior to rezoning related to Zoning Amendment Bylaw No. 699-2024 as outlined in Attachment 5 to the Staff Report dated April 3, 2026.



Questions?

