

PINNACLE RIDGE HILLSIDE

REZONING APPLICATION



SIXTH ADDENDUM: MARCH 31, 2026

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March 31, 2026

Attention: Chris Boit, Manager of Development Services
Planning | Village of Anmore
2697 Sunnyside Road
Anmore, BC V3H 5G9

Dear Mr. Boit,

Pinnacle Ridge Hillside comprises four parcels totalling approximately 75 acres along the Village of Anmore's eastern boundary. These parcels are owned by MNP Ltd., Anmore Gate Limited Partnership, and Bella Terra Investments 2 Inc. Together, the owners have collaborated on a cohesive and well-considered plan for a new hillside neighbourhood that reflects the Village's community values, natural character, and long-term planning objectives.

This application seeks to rezone the lands from Residential 1 (R-1) to a Comprehensive Development (CD) zone to enable a clustered, ground-oriented residential community that responds sensitively to the area's topography and environmental context, incorporating FireSmart design principles and best practices in hillside planning. A primary objective of the proposal is to expand housing choice and improve affordability in a way that complements Anmore's semi-rural character. The conceptual plan illustrates a total of 269 units, including 51 single-family homes that may accommodate basement suites, bringing the overall unit potential to 320. By introducing a variety of well-designed housing forms—including single-family homes, semi-detached units, and townhomes—the plan helps address a critical gap in the “missing middle” housing market that exists throughout the Lower Mainland and BC. These housing types are increasingly important to meet the needs of a changing population, providing options for younger families seeking attainable homes as well as long-time residents looking to age in place. In addition, the proposal preserves substantial natural open space, introduces new parks and trails, and delivers key infrastructure upgrades to support long-term community growth.

Since the initial submission, the site plan has been revised to respond directly to the key items outlined in the Village's most recent staff letter and accompanying committee feedback. These revisions reflect input from multiple Village committees and staff review, with updates made to the proposed housing mix and siting, road alignment and infrastructure servicing, environmental protection measures, and emergency access. Notably, townhouse setbacks have been refined to reflect Blackwell's wildfire assessment recommendations, Floor Area Ratios for single-family and duplex homes have been reduced, and lot coverage for single-family, duplex, and townhome forms has been lowered to align with staff and committee direction. Several units have also been relocated to areas of gentler slope to improve integration and long-term stability.

As a result of these refinements, the revised plan confirms that all lots fronting Roads A and B now meet minimum lot size requirements, excluding areas with slopes greater than 30%. The central park area has also been expanded to include a greater proportion of usable, active open space on gentler terrain, providing approximately 0.5 hectares of parkland and improved trail connectivity throughout the neighbourhood.

The proposal is supported by a comprehensive suite of technical studies and design work, including a traffic impact analysis, financial impact study, civil and geotechnical engineering assessments, environmental review, and wildfire hazard assessment. The updated plan reflects best practices in hillside development and is aligned with the Village's Official Community Plan, Housing Needs Assessment, and Parks Master Plan.

To facilitate the hillside design and account for unique site conditions, the proposal includes a few minor departures from the Subdivision and Zoning Bylaw. These include:

- **Subdivision and Slope Considerations:** While lots are generally to be configured on lands with slopes under 30%, selective development on moderate slopes (up to approximately 40%) has been incorporated where appropriate to ensure project viability and enable delivery of key public benefits, including the neighbourhood park and trail system. These areas have been carefully reviewed for access, buildable area, and slope stability. A geotechnical investigation has been completed to support the design, and all lots will be subject to further geotechnical and topographical review and approval by the Approving Officer at the time of subdivision.
- **Retaining Wall Heights:** In select locations, retaining walls will be required to support road grades and access. We do not anticipate any walls exceeding 4.0 metres in height, in accordance with the Subdivision and Development Control Bylaw No. 633-2020. If a higher wall is required due to site-specific conditions, a variance will be requested. All retaining walls will be sensitively designed to minimize geotechnical and visual impacts through appropriate siting, terracing, and landscaping.
- **Minimum Frontage:** Under Section 7.3.1 of the Zoning Bylaw, each parcel is required to have at least 10% of its perimeter fronting a highway. For one or more multi-family parcels, we will be seeking a relaxation of this requirement, as permitted by Council, to allow access via a legal easement rather than direct frontage.

A formal Development Variance Permit (DVP) application will be submitted to request consideration for these bylaw departures.

The proposed master plan strikes a balance between environmental protection, housing diversity, and fiscal sustainability. Approximately 32.5% of the site will be preserved as green space, and the community will benefit from 2.5 km of new public trails, a centrally located municipal park, scenic lookouts, and a mix of housing types that respond to the needs identified in the Village's Housing Needs Assessment.

The development team is committed to working closely with Village staff and Council to refine the application and ensure that the Hillside becomes a resilient, livable, and well-integrated addition to Anmore.

Best regards,



Paul Rosenau, Founder and President
EKISTICS Town Planning Inc.



1. APPLICATIONS



Rezoning Application

Office Use Only	Office Use Only for Referral	
File No: _____	<input type="checkbox"/> Building Services	<input type="checkbox"/> Fee Simple
Fees: _____	<input type="checkbox"/> Municipal Planner	<input type="checkbox"/> Bare Land Strata
Receipt No: _____	<input type="checkbox"/> Municipal Engineer	<input type="checkbox"/> Strata Conversion
Received By: _____	<input type="checkbox"/> Engineering & Public Works	<input type="checkbox"/> Phased Strata
Associated Files: _____	<input type="checkbox"/> Sasamat Volunteer Fire Dept	<input type="checkbox"/> Road Closure
	<input type="checkbox"/> School District No. 43	<input type="checkbox"/> Extension

Fees are not refundable except as outlined in the Fees and Charges Bylaw and do not guarantee approval of application in any way.

APPLICANT INFORMATION

Name: EKISTICS Town Planning Inc.

Contact Name (if applying under business name): Lea h Yan

Address (of applicant): 1925 Main Street Vancouver BC V5T 3C1

Contact number: 604-618-6907 Email: Yan@ekistics.ca

PROPERTY OWNER(S) INFORMATION

Name	Address w/ Postal Code	Phone	Email
MNP Ltd. (Receiver of the Assets Undertakings and Properties of Kings Legacy Development Inc.)	c/o Suite 430-505 Burrard Street, Vancouver BC V7X 1M3, mario.mainella@mnt.ca, ppincus@castledvelopments.ca		
Anmore Gate Limited Partnership,	Unit #301-370 Esplanade East, North Vancouver, mmbasefat@gmail.com		
Bella Terra Investments 2 Inc.,	1028 Ravenwood Drive, Anmore, V3H 5M6, tony@christenluxuryhomes.com		

PROPERTY DESCRIPTION

Property Address: _____

Property Identification Number(s): Lot 23, Sec 21, TP 39 New Westminster District PI BCP507356 PID 28861256
Lot 8, Secs 16 20 & 21, TP 39 New Westminster District PI BCP38521, PID 027687309

Legal Description: Lot 71, Secs 16 & 21, TP 39 New Westminster District PI 61510, PID 002811626
Lot 2, Sec 16, TP 39 New Westminster District PI BCP50903, PID 028856589

Number of Existing Lots: 4 Existing Zones: RS-1 Residential 1

Are there any easements or restrictive covenants affecting the property? Yes No

If yes, please provide copies with the current title search for all properties.

PROPOSAL

Describe the proposed rezoning (add description on supplemental sheets as necessary):

Rezoning to the Comprehensive Development Zone

PROPOSED LOTS (add supplemental sheets as necessary)

Lot number(s) *	Proposed use(s) of lot	Lot area

* The lot number should be used in identifying the lot on the preliminary plan.

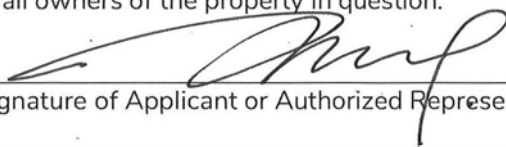
OTHER APPLICATIONS BEING SUBMITTED CONCURRENTLY

Type (e.g. Dev. Permit, Dev. Variance Permit, OCP Amendment)	Application Number (completed by staff)
1.	
2.	
3.	

APPLICANT ACKNOWLEDGEMENT

By signing this application form, the applicant / owner attests that the information provided on this and supplemental application forms for land use permits from the Village of Anmore is true and correct to the best of their knowledge. Any material falsehood or any omission of a material fact made by the applicant / owner with respect to this application may result in an issued permit becoming null and void.

I, the applicant / owner, certify that this application is being made with the full knowledge and consent of all owners of the property in question.



 Signature of Applicant or Authorized Representative

June 14th, 2024

 Date

AUTHORIZATION OF APPLICANT

Refer to Owner authorization forms below

Note: A letter of applicant authorization with the signatures of all owners will also be accepted.



DEVELOPMENT APPLICATION REQUIREMENTS AND CHECKLIST

Note: Items listed are required at the time of submission of application. This checklist must be followed and submitted with your application form. If any of the required documents are not included, the Village will not accept the application. Note, all drawings need to also be electronically provided to the Village of Anmore in pdf format.

Project Address: _____

APPLICATION TYPE: REZONING (one copy is required for each item listed below)		Attached
A	Completed Rezoning Application Form Including signatures of authorization from all property owners.	✓
B	State of Title Certificate or Title Search For each parcel affected in the application, including copies of any right-of-ways, restrictive covenants, easements, etc. that are registered on title. Title Search to be not older than 30 days from application date.	✓
C	Application Fee Based on the current Fees and Charges Bylaw.	✓
D	Letter of Intent Detailing the proposal, site context, rationale for development, community benefits, impacts on community and neighbouring properties (economic, social and environmental). Please include all relevant development statistics, including: site area, existing lots, proposed lots, proposed density, proposed dedicated open space/park, total area of dedicated road, lot/unit breakdown (parcel size, proposed FAR).	✓
E	Site Plan Prepared by a Professional Engineer illustrating a North Arrow, PID, legal description of every existing and proposed parcel, bearings and dimensions and setback of all existing buildings and structures to be retained on site, sources of domestic water on the site and all adjacent domestic water sources within 30m of the proposed site, sewerage systems with their offset distance from the lot lines, building envelopes indicating all Zoning Bylaw setbacks, the location and dimensions of all streets, property accesses, registered easements, covenants, encroachments and right-of-way, existing and proposed street names, location of the natural boundary of any existing watercourse(s) including the elevation of the crest and toe if slope at regular intervals, approximate location of all existing and proposed utility services, approximate extent of area available for sewerage disposal surrounding the test holes, locations of any on-site water sources to be developed, locations of sewage-disposal systems on adjacent properties within 30m of any external lot line of the proposed - (24 x 36 and 11 x 17).	✓
F	Tree and Topographic Survey Conducted by a B.C.L.S. and identifies the overall health and quality of the trees (over 1.0m) on or adjacent to the subject site, all natural or man-made features such as ponds, bridges, traverse lines with hub numbers, etc. Also, identifies the site elevations including grades at each corner of the lot(s) and contours at one metre intervals - (24 x 36 and 11 x 17).	
G	Preliminary Geotechnical Report (required by Hillside Residential Area only) A preliminary geotechnical report shall be submitted which confirms the suitability of the lands for the intended purposes. The report shall be sealed by a Professional Engineer licensed to practice in BC.	✓
H	Infill Development Requirement If the rezoning application is seeking to be considered under the Infill Development OCP policy, the following documentation is required: 1. Survey showing that the parcel is between 3925 m ² and 8094 m ² in area	



	<ol style="list-style-type: none">2. A survey verifying that the parcel has an average slope equal to or less than 20%, as determined by a registered surveyor3. A survey identifying the proposed building sites and that these sites have a slope equal to or less than 20%, as determined by a registered surveyor.4. A survey identifying that the parcel has 50 m frontage on a public highway and that each proposed new parcel has 25 m frontage on a public highway, as determined by a registered surveyor.5. Provide documentation to show that that the parcel for which the rezoning is being sought has been in existence for 10 years	
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I certify that the attached submission is complete and accurate, and includes all of the above items.

Applicant Signature:



Date:

June 14th, 2024

Anmore Fees and Charges Bylaw 608-2019

PLANNING AND DEVELOPMENT	
<i>Additional fees incurred by the Village will be charged to the applicant prior to a decision on an application where in the opinion of the Manager of Development Services, a qualified professional must be retained for the purpose of assessing application information, and legal fees are incurred by the Village which, in the opinion of the Manager of Development Services, are necessary in order to obtain legal advice in the processing or implementation of an application approval including drafting or review of legal documents.</i>	
Rezoning Applications	
Pre-application review	\$175.00 per hour – minimum 4 hours
Rezoning Application Fee (Application valid for 18 months)	\$3,500.00 + Actual Costs of the Approving Officer and Consultants
Time Extension – 18 months	\$500.00
Zoning Bylaw Text Amendment	\$3,500.00
Holding an additional Public Hearing	\$1,500.00
OCP Amendment	\$5,000.00
Subdivision Applications	
Application Fee	\$700.00 + \$100.00 per lot and Actual Costs of Approving Officer and Consultants
Extension - 180 days	\$500.00
Development Cost Charges	
Drainage	\$1,050.00 per lot
Roads	\$4,114.00 per lot
Water	\$5,555.00 per lot
School Site Acquisition Charge	As per School District No. 43
Latecomer Agreement	\$3,000.00
Latecomer Interest Rates	As per Municipal Finance Authority of BC (MFABC) 15-year rate at time of agreement
Other Development Applications	
Development Variance Permit	\$500.00
Board of Variance	\$500.00
Development Permit (RAR)	\$500.00

APPLICATION FEES

Rezoning Application Fee	\$3,500.00
+ Actual Costs of Approving Officer and Consultants	TBC
Total	\$3,500.00



Owner Authorization Form

Date: December 11, 2023

Building Department
Village of Anmore
2697 Sunnyside Road
Anmore, B.C. V3H 5G9

To Whom It May Concern:

Re: Lot 2 Section 16 Township 39 New Westminster District Plan BCP50903 (civic address)

This letter is to advise that I/we, Bolla Terra Investments 2 Inc.,
am/are the registered owners of the above referenced property and hereby authorize
EKISTICS Town Planning to act as an agent for the address noted
above in all matters relating to the property, including applying for a building permit and
completion of the project within the Village of Anmore.

Yours truly,



Signature of registered owner

Name:	Address:
Telephone:	Email:

TITLE SEARCH PRINT

File Reference: 101812-3 CXG

2023-12-11, 15:54:12

Requestor: Gerry Chokie

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District	NEW WESTMINSTER
Land Title Office	NEW WESTMINSTER
Title Number	HB445
From Title Number	CA4842232
Application Received	2023-05-24
Application Entered	2023-06-02
Registered Owner in Fee Simple	
Registered Owner/Mailing Address:	BELLA TERRA INVESTMENTS 2 INC., INC.NO. BC1051242 UNIT 301-6678 152 STREET SURREY, BC V3S 7J2
Taxation Authority	Anmore, Village of
Description of Land	
Parcel Identifier:	028-856-589
Legal Description:	LOT 2 SECTION 16 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN BCP50903
Legal Notations	
	HERETO IS ANNEXED EASEMENT BL361552 OVER (PART HATCHED PLAN LMP35411) LOT 1 PLAN LMP35411 PURSUANT TO B.C. REG'S 334/79
	NOTICE OF INTEREST, BUILDERS LIEN ACT (S.3(2)), SEE CA4842233 FILED 2015-11-30
Charges, Liens and Interests	
Nature:	COVENANT
Registration Number:	BL361555
Registration Date and Time:	1997-10-23 14:59
Registered Owner:	VILLAGE OF ANMORE
Remarks:	SECTION 219 L.T.A. PART FORMERLY LOT 3 PLAN LMP35411
Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE

TITLE SEARCH PRINT

File Reference: 101812-3 CXG

2023-12-11, 15:54:12

Requestor: Gerry Chokie

Pending Applications

NONE



Owner Authorization Form

Date: Dec 11, 2023

Building Department
Village of Anmore
2697 Sunnyside Road
Anmore, B.C. V3H 5G9

To Whom It May Concern:

Re: 1720 East Rd, Anmore BC V3H 5E9 (Two Parcels total 26.7 Acres) (civic address)

This letter is to advise that I/we, 0763974 B.C. LTD.,

am/are the registered owners of the above referenced property and hereby authorize Ekistics Town Planning Inc. to act as an agent for the address noted above in all matters relating to the property, including applying for a building permit and completion of the project within the Village of Anmore.

Yours truly,

Signature of registered owner

Name: Mohammad M Basefat N	Address: 301-370 E Esplanade St, NV BC V7L 1A4
Telephone: 1-(604)306-8297	Email: mmbasefat@gmail.com

TITLE SEARCH PRINT

File Reference: 1720

2023-12-04, 14:03:02

Requestor: Mohammad Mirkarim

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BB1014916 BA198570
Application Received	2008-10-08
Application Entered	2008-10-24
Registered Owner in Fee Simple Registered Owner/Mailing Address:	0763974 B.C. LTD., INC.NO. 0763974 108-16 FAWCETT ROAD COQUITLAM, BC V3K 6X9
Taxation Authority	Anmore, Village of
Description of Land Parcel Identifier: Legal Description:	027-687-309 LOT 8 SECTION 16, 20 AND 21 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN BCP38521
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB100685 HERETO IS ANNEXED EASEMENT BB1014917 OVER THAT PART OF LOT 5, PLAN BCP38521 SHOWN HATCHED ON PLAN BCP38521
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	COVENANT BB1014922 2008-10-08 10:35 VILLAGE OF ANMORE PART IN PLAN BCP38522

TITLE SEARCH PRINT

2023-12-04, 14:03:02

File Reference: 1720

Requestor: Mohammad Mirkarim

Nature: STATUTORY RIGHT OF WAY
 Registration Number: BB1014925
 Registration Date and Time: 2008-10-08 10:35
 Registered Owner: VILLAGE OF ANMORE
 Remarks: PART IN PLAN BCP38523

Nature: COVENANT
 Registration Number: BB1014933
 Registration Date and Time: 2008-10-08 10:36
 Registered Owner: VILLAGE OF ANMORE

Nature: COVENANT
 Registration Number: BB1014937
 Registration Date and Time: 2008-10-08 10:36
 Registered Owner: VILLAGE OF ANMORE

Nature: MORTGAGE
 Registration Number: CA9185725
 Registration Date and Time: 2021-07-13 15:31
 Registered Owner: ROYAL INTERNATIONAL HOLDINGS LTD.
 INCORPORATION NO. BC 0767110
 AS TO AN UNDIVIDED 3800/7800 INTEREST
 NATION CAPITAL CORP.
 INCORPORATION NO. BC 0977315
 AS TO AN UNDIVIDED 2000/7800 INTEREST
 PINNACLE HOUSE VENTURES LTD.
 AS TO AN UNDIVIDED 2000/7800 INTEREST
 REGISTERED OWNER:
 INTER ALIA
 REMARKS: MODIFIED BY CB63987

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA9185726
 Registration Date and Time: 2021-07-13 15:31
 Registered Owner: ROYAL INTERNATIONAL HOLDINGS LTD.
 INCORPORATION NO. BC 0767110
 AS TO AN UNDIVIDED 3800/7800 INTEREST
 NATION CAPITAL CORP.
 INCORPORATION NO. BC 0977315
 AS TO AN UNDIVIDED 2000/7800 INTEREST
 PINNACLE HOUSE VENTURES LTD.
 INCORPORATION NO. 0605234
 AS TO AN UNDIVIDED 2000/7800 INTEREST
 REGISTERED OWNER:
 INTER ALIA
 REMARKS:

TITLE SEARCH PRINT

File Reference: 1720

2023-12-04, 14:03:02

Requestor: Mohammad Mirkarim

Nature: MODIFICATION
 Registration Number: CB63987
 Registration Date and Time: 2022-07-07 12:33
 Remarks: INTER ALIA
 MODIFICATION OF CA9185725

Nature: MORTGAGE
 Registration Number: CB809441
 Registration Date and Time: 2023-08-04 17:07
 Registered Owner: 1179149 B.C. LTD.
 INCORPORATION NO. BC1179149
 1429492 B.C. LTD.
 INCORPORATION NO. BC1429492
 HASI GHAFARI
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CB809442
 Registration Date and Time: 2023-08-04 17:07
 Registered Owner: 1179149 B.C. LTD.
 INCORPORATION NO. BC1179149
 1429492 B.C. LTD.
 INCORPORATION NO. BC1429492
 HASI GHAFARI
 Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



Owner Authorization Form

Date: Dec 11, 2023

Building Department
Village of Anmore
2697 Sunnyside Road
Anmore, B.C. V3H 5G9

To Whom It May Concern:

Re: 1720 East Rd, Anmore BC V3H 5E9 (Two Parcels total 26.7 Acres) (civic address)

This letter is to advise that I/we, 0763974 B.C. LTD.,

am/are the registered owners of the above referenced property and hereby authorize Ekistics Town Planning Inc. to act as an agent for the address noted above in all matters relating to the property, including applying for a building permit and completion of the project within the Village of Anmore.

Yours truly,

Signature of registered owner

Name: Mohammad M Basefat N	Address: 301-370 E Esplanade St, NV BC V7L 1A4
Telephone: 1-(604)306-8297	Email: mmbasefat@gmail.com

TITLE SEARCH PRINT

File Reference: 1720

Declared Value \$5940000

2023-12-04, 14:05:12

Requestor: Mohammad Mirkarim

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	CA5472563 BM257162 BN67430
Application Received	2016-08-31
Application Entered	2016-09-10
Registered Owner in Fee Simple Registered Owner/Mailing Address:	0763974 B.C. LTD., INC.NO. BC0763974 100 2240 CHIPPENDALE ROAD WEST VANCOUVER, BC V7S 3J5
Taxation Authority	Anmore, Village of
Description of Land Parcel Identifier: Legal Description:	002-811-626 LOT 71 SECTIONS 16 AND 21 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN 61510
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Registered Owner: Registered Owner: Remarks:	MORTGAGE CA9185725 2021-07-13 15:31 ROYAL INTERNATIONAL HOLDINGS LTD. INCORPORATION NO. BC 0767110 AS TO AN UNDIVIDED 3800/7800 INTEREST NATION CAPITAL CORP. INCORPORATION NO. BC 0977315 AS TO AN UNDIVIDED 2000/7800 INTEREST PINNACLE HOUSE VENTURES LTD. AS TO AN UNDIVIDED 2000/7800 INTEREST INTER ALIA MODIFIED BY CB63987

TITLE SEARCH PRINT

2023-12-04, 14:05:12

File Reference: 1720

Requestor: Mohammad Mirkarim

Declared Value \$5940000

Nature: ASSIGNMENT OF RENTS
 Registration Number: CA9185726
 Registration Date and Time: 2021-07-13 15:31
 Registered Owner: ROYAL INTERNATIONAL HOLDINGS LTD.
 INCORPORATION NO. BC 0767110
 AS TO AN UNDIVIDED 3800/7800 INTEREST
 Registered Owner: NATION CAPITAL CORP.
 INCORPORATION NO. BC 0977315
 AS TO AN UNDIVIDED 2000/7800 INTEREST
 Registered Owner: PINNACLE HOUSE VENTURES LTD.
 INCORPORATION NO. 0605234
 AS TO AN UNDIVIDED 2000/7800 INTEREST
 Remarks: INTER ALIA

Nature: MODIFICATION
 Registration Number: CB63987
 Registration Date and Time: 2022-07-07 12:33
 Remarks: INTER ALIA
 MODIFICATION OF CA9185725

Nature: MORTGAGE
 Registration Number: CB809441
 Registration Date and Time: 2023-08-04 17:07
 Registered Owner: 1179149 B.C. LTD.
 INCORPORATION NO. BC1179149
 1429492 B.C. LTD.
 INCORPORATION NO. BC1429492
 HASI GHAFARI
 Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
 Registration Number: CB809442
 Registration Date and Time: 2023-08-04 17:07
 Registered Owner: 1179149 B.C. LTD.
 INCORPORATION NO. BC1179149
 1429492 B.C. LTD.
 INCORPORATION NO. BC1429492
 HASI GHAFARI
 Remarks: INTER ALIA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



Owner Authorization Form

Date: December 12, 2023

Building Department
 Village of Anmore
 2697 Sunnyside Road
 Anmore, B.C. V3H 5G9

To Whom It May Concern:

Re: Lot 23 Section 21 Township 39 New Westminster District Plan BCP 50736 (civic address)

This letter is to advise that I/we, MNP Ltd. Receiver-Manager of the assets, undertakings and properties of Kings Legacy Development Inc.,

am/are the registered owners of the above referenced property and hereby authorize
EKISTICS Town Planning to act as an agent for the address noted
 above in all matters relating to the property, including applying for a building permit and
 completion of the project within the Village of Anmore.

Yours truly,

 Signature of registered owner

Name: **Mario Mainella**

Address: **430 - 505 Burrard St. PO BOX 72, Vancouver BC**

Telephone: **604-657-5646**

Email: **mario.mainella@mp.ca**

TITLE SEARCH PRINT

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BB4046196 BA359462 BA359463 BA67997 BB4046161
Application Received	2012-05-11
Application Entered	2012-06-29
Registered Owner in Fee Simple Registered Owner/Mailing Address:	KINGS LEGACY DEVELOPMENTS INC., 740564 1930 - 1095 WEST PENDER STREET VANCOUVER, BC V6E 2M6
Taxation Authority	Anmore, Village of
Description of Land Parcel Identifier: Legal Description:	028-861-256 LOT 23 SECTION 21 TOWNSHIP 39 NEW WESTMINSTER DISTRICT PLAN BCP50736
Legal Notations	HERETO IS ANNEXED EASEMENT BA266484 OVER (PLAN BCP22590) LOT 1 PLAN BCP22488 PARTIAL RELEASE BB1491469 2012.06.26 AS TO PART OF LOT 1 PLAN BCP22488 INCLUDED WITHIN LOT B PLAN BCP50735 PERSONAL PROPERTY SECURITY ACT NOTICE, SEE BA359466 NOTICE OF ASSIGNMENT, SEE CA3916192 NOTICE OF ASSIGNMENT, SEE CA4751836 PERSONAL PROPERTY SECURITY ACT NOTICE, SEE BX34656 EXPIRES 2006/12/19

TITLE SEARCH PRINT

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Charges, Liens and Interests

Nature: COVENANT
 Registration Number: BG80626
 Registration Date and Time: 1993-03-10 13:26
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA
 SECTION 215 L.T.A.
 PART FORMERLY LOT 30 PLAN 3350

Nature: COVENANT
 Registration Number: BV164622
 Registration Date and Time: 2003-05-08 13:03
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA

Nature: COVENANT
 Registration Number: BA266482
 Registration Date and Time: 2006-03-02 14:59
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA
 PART FORMERLY LOT B PLAN BCP22488

Nature: COVENANT
 Registration Number: BA266483
 Registration Date and Time: 2006-03-02 14:59
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA
 PART FORMERLY LOT B PLAN BCP22488

Nature: MORTGAGE
 Registration Number: BA359464
 Registration Date and Time: 2006-03-13 14:55
 Registered Owner: TCC MORTGAGE HOLDINGS INC.
 INCORPORATION NO. BC0605229
 Transfer Number: CA4751834
 Remarks: INTER ALIA
 MODIFIED BY BB224126
 MODIFIED BY BB894217
 EXTENDED BY BB1491465

Nature: ASSIGNMENT OF RENTS
 Registration Number: BA359465
 Registration Date and Time: 2006-03-13 14:55
 Registered Owner: TCC MORTGAGE HOLDINGS INC.
 INCORPORATION NO. BC0605229
 Transfer Number: CA4751835
 Remarks: INTER ALIA
 EXTENDED BY BB1491466

TITLE SEARCH PRINT

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Nature: MORTGAGE
 Registration Number: BB610379
 Registration Date and Time: 2007-11-30 12:34
 Registered Owner: TCC MORTGAGE HOLDINGS INC.
 Remarks: MODIFIED BY BB910373
 EXTENDED BY BB1491467

Nature: ASSIGNMENT OF RENTS
 Registration Number: BB610380
 Registration Date and Time: 2007-11-30 12:34
 Registered Owner: TCC MORTGAGE HOLDINGS INC.
 Remarks: EXTENDED BY BB1491468

Nature: MODIFICATION
 Registration Number: BB224126
 Registration Date and Time: 2008-04-22 10:38
 Remarks: INTER ALIA
 MODIFICATION OF BA359464

Nature: PRIORITY AGREEMENT
 Registration Number: BB224127
 Registration Date and Time: 2008-04-22 10:38
 Remarks: INTER ALIA
 GRANTING BA359464 AS MODIFIED BY BB224126
 PRIORITY OVER BB610379 AND BB610380

Nature: PRIORITY AGREEMENT
 Registration Number: BB224128
 Registration Date and Time: 2008-04-22 10:38
 Remarks: GRANTING BA359465 PRIORITY OVER
 BB610379 AND BB610380

Nature: MODIFICATION
 Registration Number: BB894217
 Registration Date and Time: 2008-09-09 09:24
 Remarks: INTER ALIA
 MODIFICATION OF BA359464

Nature: PRIORITY AGREEMENT
 Registration Number: BB894218
 Registration Date and Time: 2008-09-09 09:25
 Remarks: GRANTING BA359464 MODIFIED BY BB224126 AND
 BB894217 PRIORITY OVER BB610379 AND BB610380

TITLE SEARCH PRINT

2023-12-12, 12:14:45

File Reference: 23-351

Requestor: Kim Davies

Nature: PRIORITY AGREEMENT
 Registration Number: BB894219
 Registration Date and Time: 2008-09-09 09:25
 Remarks: GRANTING BA359465 PRIORITY OVER BB610379 AND BB610380

Nature: MODIFICATION
 Registration Number: BB910373
 Registration Date and Time: 2008-11-03 15:00
 Remarks: MODIFICATION OF BB610379

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: BB920843
 Registration Date and Time: 2009-01-30 14:52
 Registered Owner: JACK CEWE LTD.
 Remarks: PARTIAL RELEASE BB1491901 2012.06.28 AS TO PART DEDICATED ROAD ON PLAN BCP50736

Nature: CLAIM OF BUILDERS LIEN
 Registration Number: CA1031438
 Registration Date and Time: 2009-02-02 10:04
 Registered Owner: WAWRYK INVESTMENTS LTD.
 FRUSTAGLI INVESTMENTS LTD.
 Remarks: PARTIAL RELEASE BB1491902 2012.06.28 AS TO PART DEDICATED ROAD ON PLAN BCP50736

Nature: COVENANT
 Registration Number: BB4046164
 Registration Date and Time: 2012-05-11 09:16
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: BB4046165
 Registration Date and Time: 2012-05-11 09:16
 Remarks: INTER ALIA
 GRANTING BB4046164 PRIORITY OVER BA359464 SEE BB224126, BB894217 AND BB1491465 AND BA359465 SEE BB1491466 AND BB610379 SEE BB910373 AND BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT
 Registration Number: BB4046166
 Registration Date and Time: 2012-05-11 09:17
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Nature: PRIORITY AGREEMENT
 Registration Number: BB4046167
 Registration Date and Time: 2012-05-11 09:17
 Remarks: INTER ALIA
 GRANTING BB4046166 PRIORITY OVER BA359464 SEE
 BB224126, BB894217 AND BB1491465 AND BA359465
 SEE BB1491466 AND BB610379 SEE BB910373 AND
 BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT
 Registration Number: BB4046168
 Registration Date and Time: 2012-05-11 09:17
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: BB4046169
 Registration Date and Time: 2012-05-11 09:17
 Remarks: INTER ALIA
 GRANTING BB4046168 PRIORITY OVER BA359464 SEE
 BB224126, BB894217 AND BB1491465 AND BA359465
 SEE BB1491466 AND BB610379 SEE BB910373 AND
 BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT
 Registration Number: BB4046170
 Registration Date and Time: 2012-05-11 09:18
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: BB4046171
 Registration Date and Time: 2012-05-11 09:18
 Remarks: INTER ALIA
 GRANTING BB4046170 PRIORITY OVER BA359464 SEE
 BB224126, BB894217 AND BB1491465 AND BA359465
 SEE BB1491466 AND BB610379 SEE BB910373 AND
 BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT
 Registration Number: BB4046172
 Registration Date and Time: 2012-05-11 09:18
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Nature: PRIORITY AGREEMENT
Registration Number: BB4046173
Registration Date and Time: 2012-05-11 09:18
Remarks: INTER ALIA
GRANTING BB4046172 PRIORITY OVER BA359464 SEE
BB224126, BB894217 AND BB1491465 AND BA359465
SEE BB1491466 AND BB610379 SEE BB910373 AND
BB1491467 AND BB610380 SEE BB1491468

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB4046201
Registration Date and Time: 2012-05-11 09:20
Registered Owner: VILLAGE OF ANMORE
Remarks: INTER ALIA
PLAN BCP50738

Nature: PRIORITY AGREEMENT
Registration Number: BB4046202
Registration Date and Time: 2012-05-11 09:20
Remarks: GRANTING BB4046201 PRIORITY OVER BA359464 SEE
BB224126, BB894217 AND BB1491465 AND BA359465
SEE BB1491466 AND BB610379 SEE BB910373 AND
BB1491467 AND BB610380 SEE BB1491468

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB4046219
Registration Date and Time: 2012-05-11 09:22
Registered Owner: VILLAGE OF ANMORE
Remarks: PLAN BCP50740

Nature: PRIORITY AGREEMENT
Registration Number: BB4046220
Registration Date and Time: 2012-05-11 09:22
Remarks: GRANTING BB4046219 PRIORITY OVER BA359464 SEE
BB224126, BB894217 AND BB1491465 AND BA359465
SEE BB1491466 AND BB610379 SEE BB910373 AND
BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT
Registration Number: BB4046225
Registration Date and Time: 2012-05-11 09:24
Registered Owner: VILLAGE OF ANMORE
Remarks: INTER ALIA

TITLE SEARCH PRINT

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Nature: PRIORITY AGREEMENT
 Registration Number: BB4046226
 Registration Date and Time: 2012-05-11 09:24
 Remarks: INTER ALIA
 GRANTING BB4046225 PRIORITY OVER BA359464 SEE
 BB224126, BB894217 AND BB1491465 AND BA359465
 SEE BB1491466 AND BB610379 SEE BB910373 AND
 BB1491467 AND BB610380 SEE BB1491468

Nature: COVENANT
 Registration Number: BB4046233
 Registration Date and Time: 2012-05-11 09:25
 Registered Owner: VILLAGE OF ANMORE
 Remarks: PLAN BCP50745

Nature: PRIORITY AGREEMENT
 Registration Number: BB4046234
 Registration Date and Time: 2012-05-11 09:25
 Remarks: GRANTING BB4046233 PRIORITY OVER BA359464 SEE
 BB224126, BB894217 AND BB1491465 AND BA359465
 SEE BB1491466 AND BB610379 SEE BB910373 AND
 BB1491467 AND BB610380 SEE BB1491468

Nature: STATUTORY RIGHT OF WAY
 Registration Number: BB4046274
 Registration Date and Time: 2012-05-11 09:32
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA
 PLAN BCP50752

Nature: COVENANT
 Registration Number: BB4046275
 Registration Date and Time: 2012-05-11 09:32
 Registered Owner: VILLAGE OF ANMORE
 Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
 Registration Number: BB4046276
 Registration Date and Time: 2012-05-11 09:32
 Remarks: GRANTING BB4046274 PRIORITY OVER BA359464 SEE
 BB224126, BB894217 AND BB1491465 AND BA359465
 SEE BB1491466 AND BB610379 SEE BB910373 AND
 BB1491467 AND BB610380 SEE BB1491468

TITLE SEARCH PRINT

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Nature: PRIORITY AGREEMENT
 Registration Number: BB4046277
 Registration Date and Time: 2012-05-11 09:32
 Remarks: GRANTING BB4046275 PRIORITY OVER BA359464 SEE
 BB224126, BB894217 AND BB1491465 AND BA359465
 SEE BB1491466 AND BB610379 SEE BB910373 AND
 BB1491467 AND BB610380 SEE BB1491468

Nature: MORTGAGE
 Registration Number: BB1491465
 Registration Date and Time: 2012-06-26 10:44
 Registered Owner: TCC MORTGAGE HOLDINGS INC.
 INCORPORATION NO. BC0605229
 Transfer Number: BB4089945
 Remarks: EXTENSION OF BA359464

Nature: ASSIGNMENT OF RENTS
 Registration Number: BB1491466
 Registration Date and Time: 2012-06-26 10:44
 Registered Owner: TCC MORTGAGE HOLDINGS INC.
 INCORPORATION NO. BC0605229
 Transfer Number: BB4089946
 Remarks: EXTENSION OF BA359465

Nature: MORTGAGE
 Registration Number: BB1491467
 Registration Date and Time: 2012-06-26 10:45
 Registered Owner: TCC MORTGAGE HOLDINGS INC.
 INCORPORATION NO. 0740564
 Remarks: EXTENSION OF BB610379

Nature: ASSIGNMENT OF RENTS
 Registration Number: BB1491468
 Registration Date and Time: 2012-06-26 10:45
 Registered Owner: TCC MORTGAGE HOLDINGS INC.
 INCORPORATION NO. 0740564
 Remarks: EXTENSION OF BB610380

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: BB1492273
 Registration Date and Time: 2012-07-03 11:06
 Registered Owner: TCC MORTGAGE HOLDINGS INC.

Nature: CERTIFICATE OF PENDING LITIGATION
 Registration Number: BB1492276
 Registration Date and Time: 2012-07-03 11:07
 Registered Owner: JACK CEWE LTD.

TITLE SEARCH PRINT

File Reference: 23-351

2023-12-12, 12:14:45

Requestor: Kim Davies

Duplicate Infeasible Title	NONE OUTSTANDING
Transfers	NONE
Pending Applications	NONE



Site Disclosure Statement

All fields marked with an asterisk (*) are mandatory.

Has the site been used for any industrial or commercial uses described in [Schedule 2](#) of the Contaminated Sites Regulation? *

- Yes
 No

If you answered no to the question above, the form is not submitted to the ministry. As per Section 3.5 of the Contaminated Sites Regulation, a municipality or approving officer may still request a person to complete a site disclosure statement for their records.

^ Section I - Contact information

A: Site owners(s) or operators(s)

<p>Last name *</p> <input type="text" value="Barone"/>	<p>First name *</p> <input type="text" value="Tony"/>	<input type="button" value="⊕"/>	
<p>Company, if applicable</p> <input type="text" value="Bella Terra Investments 2 Inc."/>			
<p>Address *</p> <input type="text" value="Unit 301, 6678 152 Street"/>	<p>City *</p> <input type="text" value="Surrey"/>		
<p>Province *</p> <input type="text" value="BC"/>	<p>Country *</p> <input type="text" value="Canada"/>		<p>Postal code *</p> <input type="text" value="V3S 7J2"/>
<p>Phone number *</p> <input type="text" value="604-340-7468"/>	<p>Email *</p> <input type="text" value="tony@christenhomes.com"/>		
<p>Address *</p> <input type="text" value="Unit 301, 6678 152 Street"/>			
<p>Last name *</p> <input type="text" value="Basefat"/>	<p>First name *</p> <input type="text" value="Mohammad M"/>	<input type="button" value="⊕"/>	
<p>Company, if applicable</p> <input type="text" value="0763974 B.C L.T.D"/>			
<p>Address *</p> <input type="text" value="301 - 370 Esplanade E"/>	<p>City *</p> <input type="text" value="North Vancouver"/>		
<p>Province *</p> <input type="text" value="BC"/>	<p>Country *</p> <input type="text" value="Canada"/>		<p>Postal code *</p> <input type="text" value="V7L 1A4"/>
<p>Phone number *</p> <input type="text" value="604-306-8297"/>	<p>Email *</p> <input type="text" value="mmbasefat@gmail.com"/>		
<p>Address *</p> <input type="text" value="301 - 370 Esplanade E"/>			
<p>Last name *</p> <input type="text" value="Mainella"/>	<p>First name *</p> <input type="text" value="Mario"/>	<input type="button" value="⊕"/>	
<p>Company, if applicable</p> <input type="text" value="MNP Ltd. Receiver-Manager of the assets, undertaking and properties of Kings Legacy De"/>			
<p>Address *</p> <input type="text" value="403 - 505 Burrard St, PO Box 72"/>	<p>City *</p> <input type="text" value="Vancouver"/>		
<p>Province *</p> <input type="text" value="BC"/>	<p>Country *</p> <input type="text" value="Canada"/>		<p>Postal code *</p> <input type="text" value="V7X 1M3"/>
<p>Phone number *</p> <input type="text" value="604-657-5646"/>	<p>Email *</p> <input type="text" value="mario.mainela@mnp.ca"/>		
<p>Address *</p> <input type="text" value="403 - 505 Burrard St, PO Box 72"/>			
<p>B: Person completing site disclosure statement (leave blank if same as above)</p>			
<p>Last name</p> <input type="text" value="Yan"/>	<p>First name</p> <input type="text" value="Leah"/>		

Company, if applicable
EKISTICS Town Planning Inc.

C: Person to contact regarding the site disclosure statement

Last name * Yan First name * Leah

Company, if applicable
EKISTICS Town Planning Inc.

Address * 1925 Main Street City * Vancouver

Phone number * 604-739-7526 Email * yan@ekistics.ca

^ Section II - Site information

Coordinates for the centre of the site:

Latitude

Degrees * 49 Minutes * 18 Seconds * 34.02

Longitude

Degrees * 122 Minutes * 50 Seconds * 8.83

Attention:

A separate map with appropriate scale showing the location and boundaries of the site must be included.

I will include a map with my submission *

Land ownership *

- Legally titled, registered property
- Untitled Crown land

For legally titled, registered property

Site address *
1720 & 2100 East Road, Wollny Court

City * Anmore Postal code * -

PID * 028-856-589
Land description * Lot 2 Section 16 Township 39 New Westminster District Plan BCP50903

PID * 027-687-309
Land description * Lot 8 Section 16, 20 and 21 Township 39 New Westminster District Plan BCP38521

PID * 002-811-626
Land description * Lot 71 Sections 16 and 21 Township 39 New Westminster District Plan 61510

PID * 028-861-256

Land description *

Lot 23 Section 21 Township 39 New Westminster District Plan BCP50736

^ Section III - Specified industrial or commercial uses

Indicate all the industrial or commercial uses described in the Contaminated Sites Regulation [Schedule 2](#) which have occurred or are occurring on this site.

Example Schedule 2 references and descriptions

E1. appliance, equipment, or engine maintenance, repair, reconditioning, cleaning or salvage

F10. solvent manufacturing, bulk storage, shipping and handling

Schedule 2 reference and description *

None

Select all that apply, choose "none" if no Schedule 2 uses apply.

^ Section IV - Additional information

1. Provide a brief summary of the planned activity and proposed land use at the site. *

Rezoning of the site to a Comprehensive Development Zone

If not applicable, type N/A

2. Indicate the information used to complete this site disclosure statement including a list of record searches completed. *

Confirmation with site owners.

3. List any past or present government orders, permits, approvals, certificates or notifications pertaining to the environmental condition of the site: *

N/A

If not applicable, type N/A

^ Section V - Declarations

Where a municipal approval is not required, you must indicate the reason for submission directly to the registrar:

- Under order
- Foreclosure
- CCAA proceedings
- BIA proceedings
- Decommissioning
- Ceasing operations

By signing below, I confirm that the information in this form is complete and accurate to the best of my knowledge:

SIGNATURE



Sign above

First and last name

Leah Yan

- Owner
- Operator

Date signed

2024-06-14

For agents completing this form, save to PDF then forward the form to the owner/operator to complete this section.

Approving authority contact information

All fields in this section must be completed by the municipality (including regional districts) or approving officer prior to forwarding the form to the site registrar.

First and last name Agency

Address

Phone number Email


Reason for submission (Please check one or more of the following):


Building permit for an activity that will likely disturb soil

Subdivision

Zoning

Development permit for an activity that will likely disturb soil

Date received by approving authority 

Date submitted to registrar 

Version: 18

A teal-tinted landscape photograph. The foreground is filled with a dense forest of evergreen trees. In the middle ground, a city skyline is visible on the horizon, with several tall buildings. The sky is filled with large, white, fluffy clouds. The overall color scheme is a monochromatic teal.

2. PROJECT CONTEXT

BACKGROUND

The Pinnacle Ridge Hillside is a unique, thoughtfully planned community of homes that exemplifies cutting-edge design and embodies Anmore's semi-rural character.

The extensive leisure opportunities, beautiful natural environment and diversity of housing options makes this an attractive location for new families.

Pinnacle Ridge Hillside Estate ('the Site') consists of four parcels, owned by three landowners. While individual landowners have previously submitted rezoning applications to the Village, a unified plan was requested for the development's progression. In response, the landowners have united under a shared vision to craft a community seamlessly integrated with Anmore's natural beauty and recreational amenities.

Pinnacle Ridge Hillside aims to enhance Anmore's unique essence and preserve the surrounding environment while pioneering a financially sustainable model to benefit the community.

This application seeks to rezone the Site from Residential 1 to Comprehensive Development (CD-8) Zone.



REGIONAL CONTEXT

Anmore is a village within Metro Vancouver, in the Canadian province of British Columbia. It is located to the north of the City of Port Moody and is along the shores of the Indian Arm.

Currently home to approximately 2,500 residents, the population is expected to nearly double by 2041.

Anmore predominately features low-density residential development, with most residents commuting outside the area for employment and services.

Positioned a 15-minute drive from Coquitlam's town centre and in close proximity to numerous walking trails and recreational activities, the Pinnacle Ridge Hillside neighbourhood represents a significant opportunity for establishing a premier hillside community.

The Village is also situated just minutes away from the Barnet and Lougheed highways, as well as nearby SkyTrain stations. As such, the site offers residents easy access to Vancouver, Burnaby and the wider area.



VANCOUVER
1 HOUR DRIVE

BURNABY
30 MINUTE DRIVE

COQUITLAM
15 MINUTE DRIVE

Site

LOCAL CONTEXT

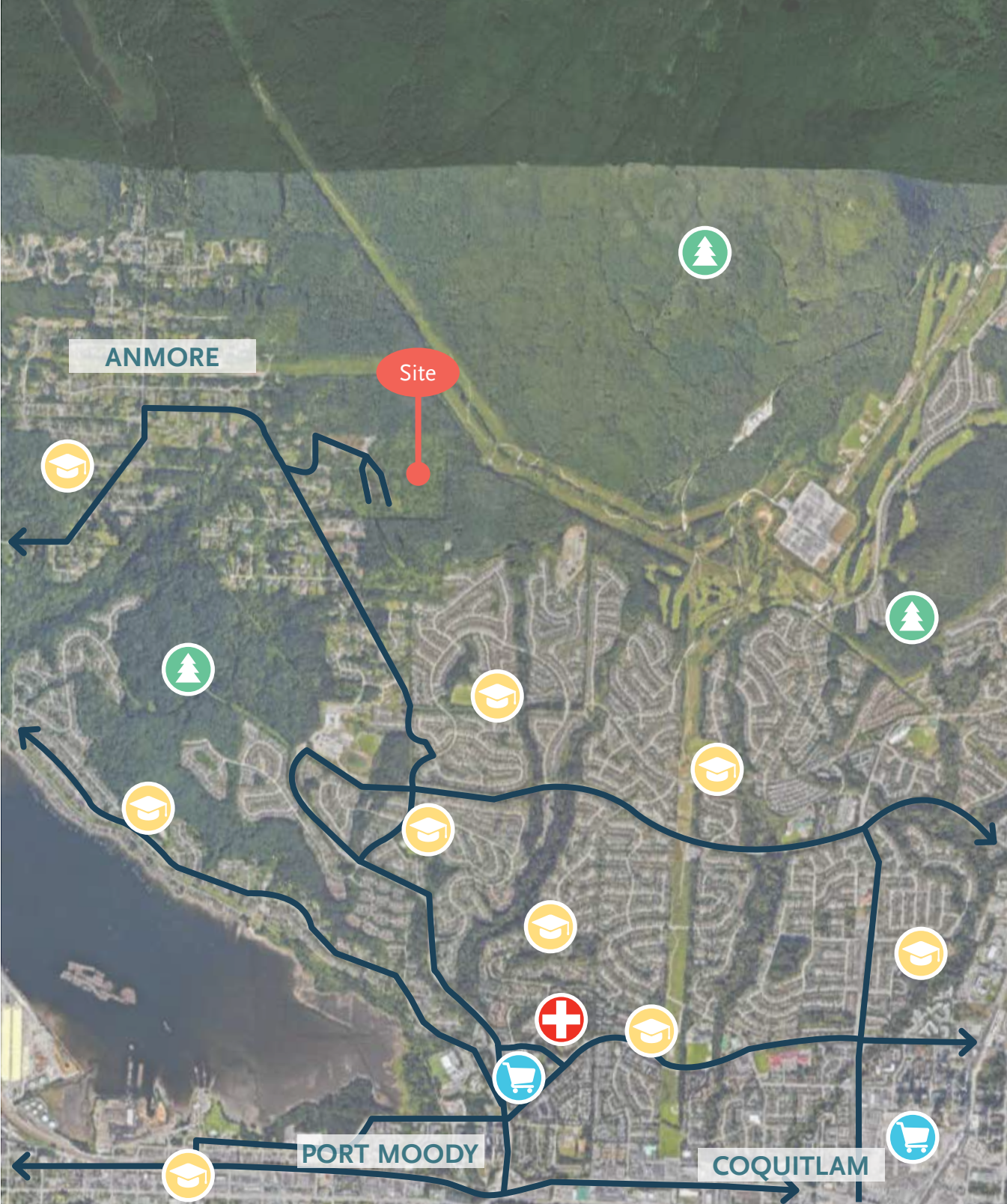


The Pinnacle Ridge Hillside neighbourhood boasts an idyllic setting surrounded by an intricate network of walking trails which provide residents with access to the surrounding areas of Eagle Mountain, Buntzen Lake and Belcarra Park. This expansive open space network serves as an opportunity for residents to immerse themselves in the area's natural splendour.

The nearby town centres of Coquitlam and Port Moody stand as bustling hubs, catering to the diverse needs of residents. These centres provide the area with an array of shopping, dining and accommodation options and recreational activities.

Within the vicinity, there are a number of primary and secondary schools nearby as well as the Simon Fraser University within a half hour drive.





LANDOWNERS

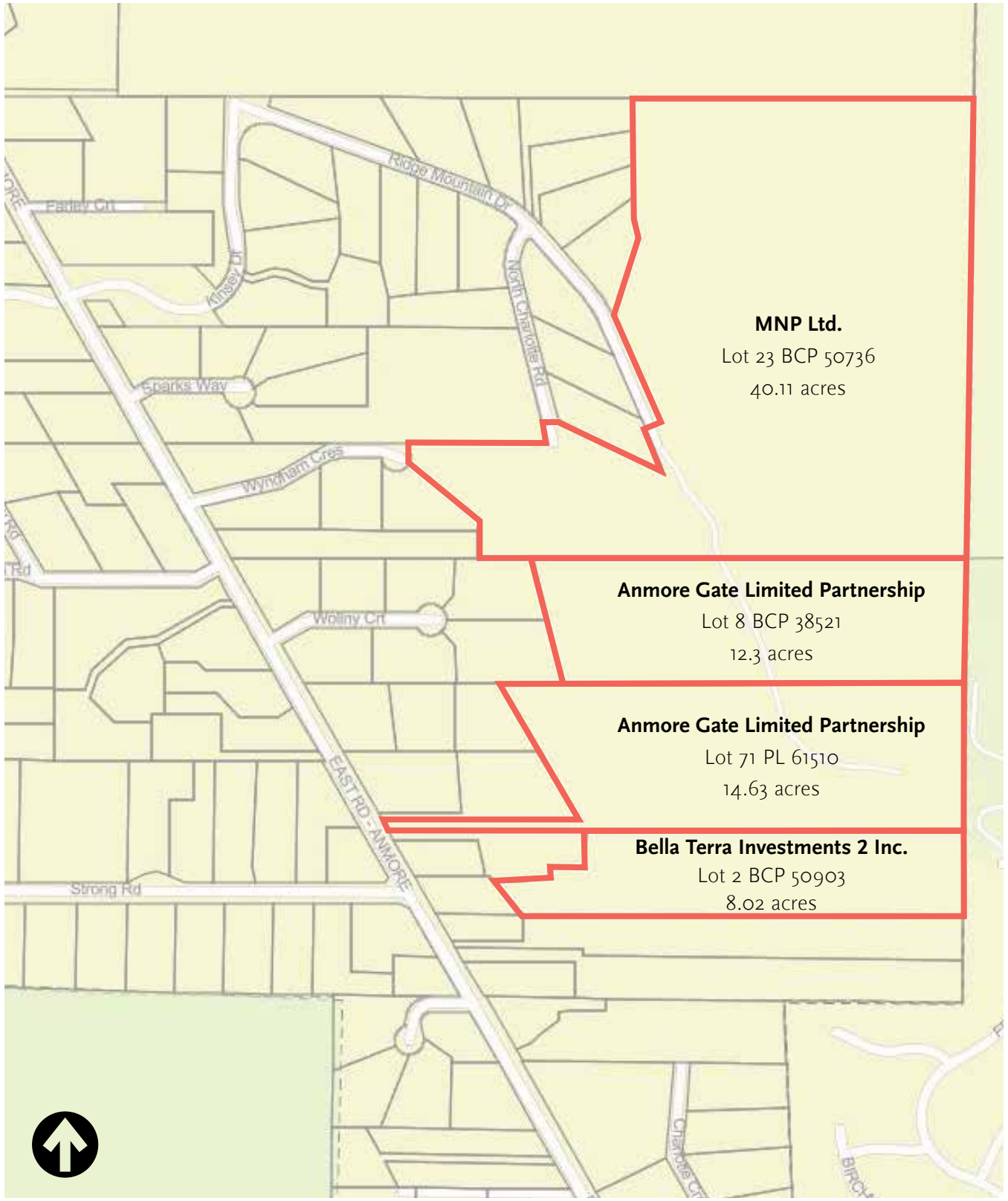
Pinnacle Ridge Hillside Estates ('the site') comprises four parcels owned by three different landowners, MNP Ltd., Anmore Gate Limited Partnership and Bella Terra Investments 2 Inc. The site spans a total area of approximately 75 acres.

OCP Policy RLU-2 encourages alternative and innovative development proposals on hillsides. Policy RLU-6 encourages clustered housing zoning.

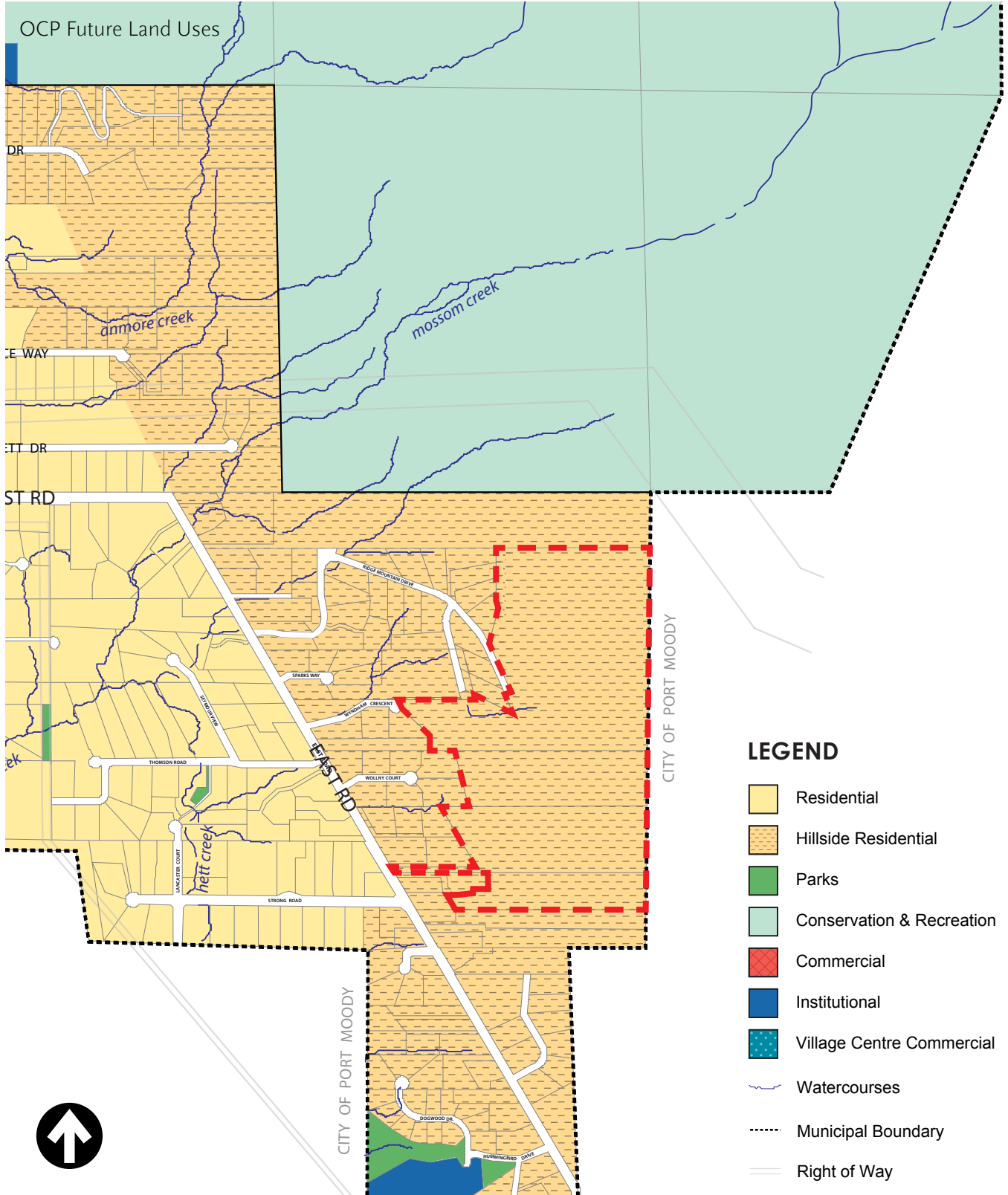
Aligned with the OCP Policy RLU-7, the landowners have collaborated to ensure a unified development strategy for the site.

Consistent with OCP Policy RLU-8 supports the consideration of CD zoning. The proposed development does not exceed a gross density of 1.8 lots per acre.

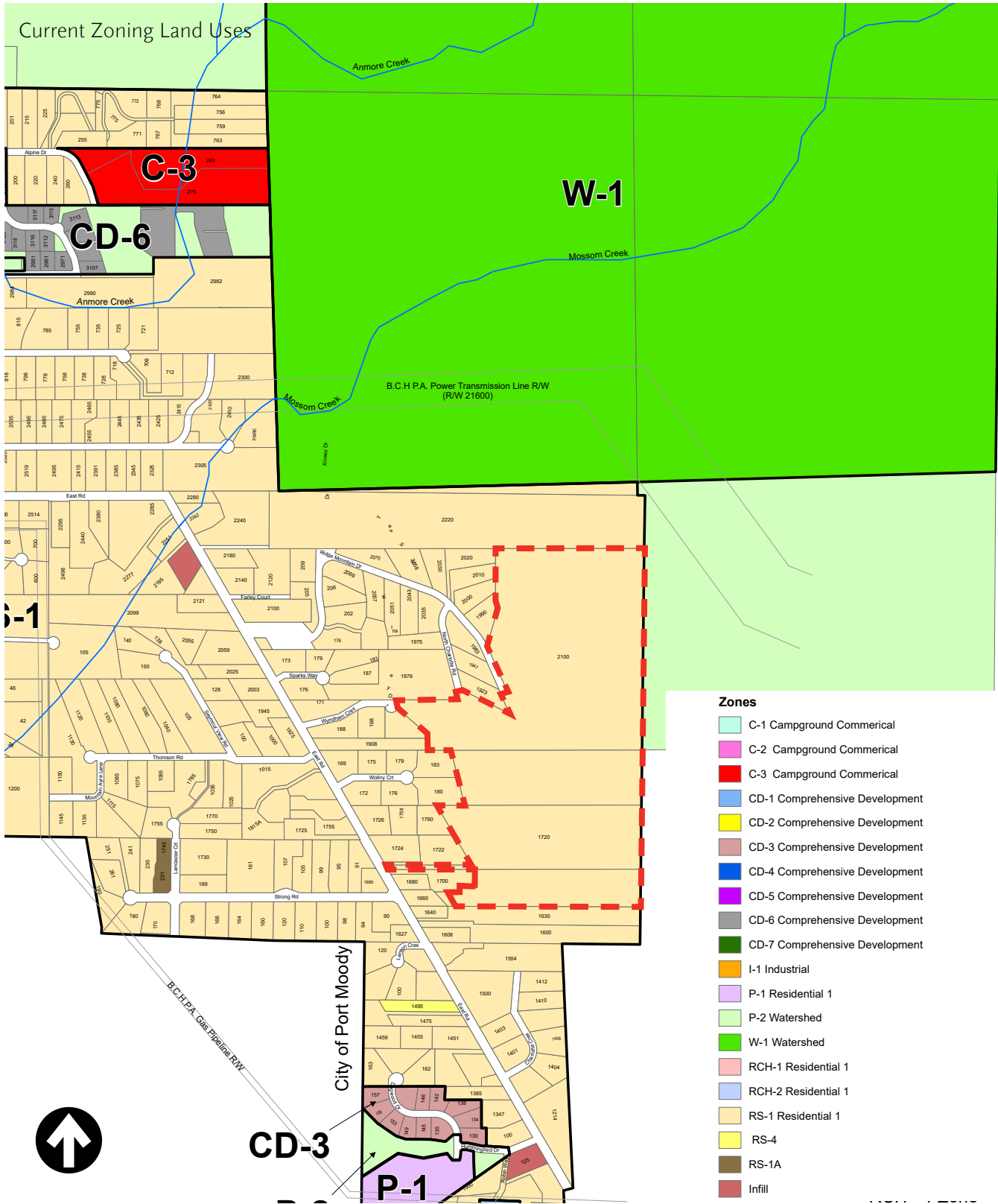
This approach will ensure the protection of environmentally sensitive areas such as the areas of steep slope, encourage the creation of contiguous green space and trails among the parcels, and facilitate the harmonious placement of homes across the sites.



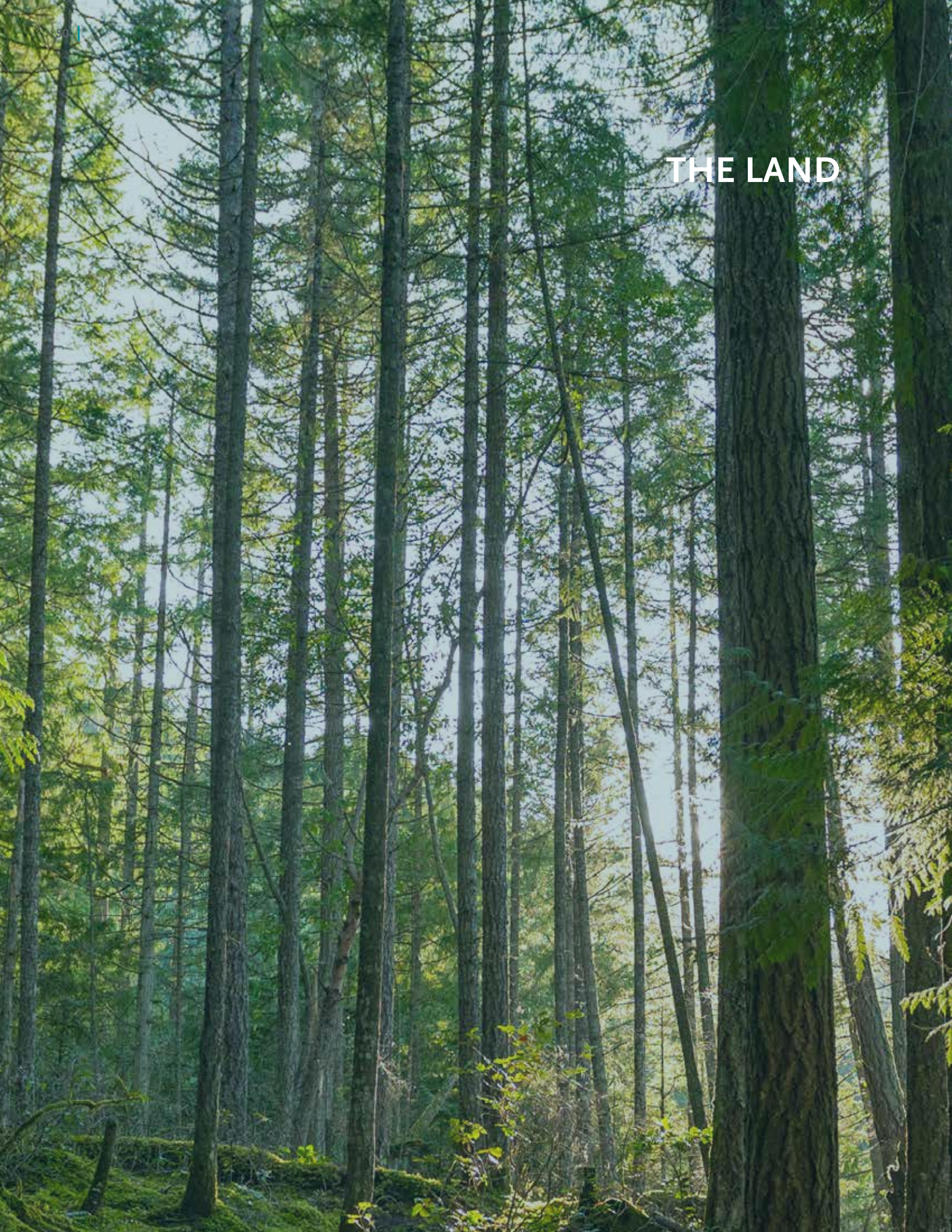
OCP PLAN



ZONING PLAN



THE LAND





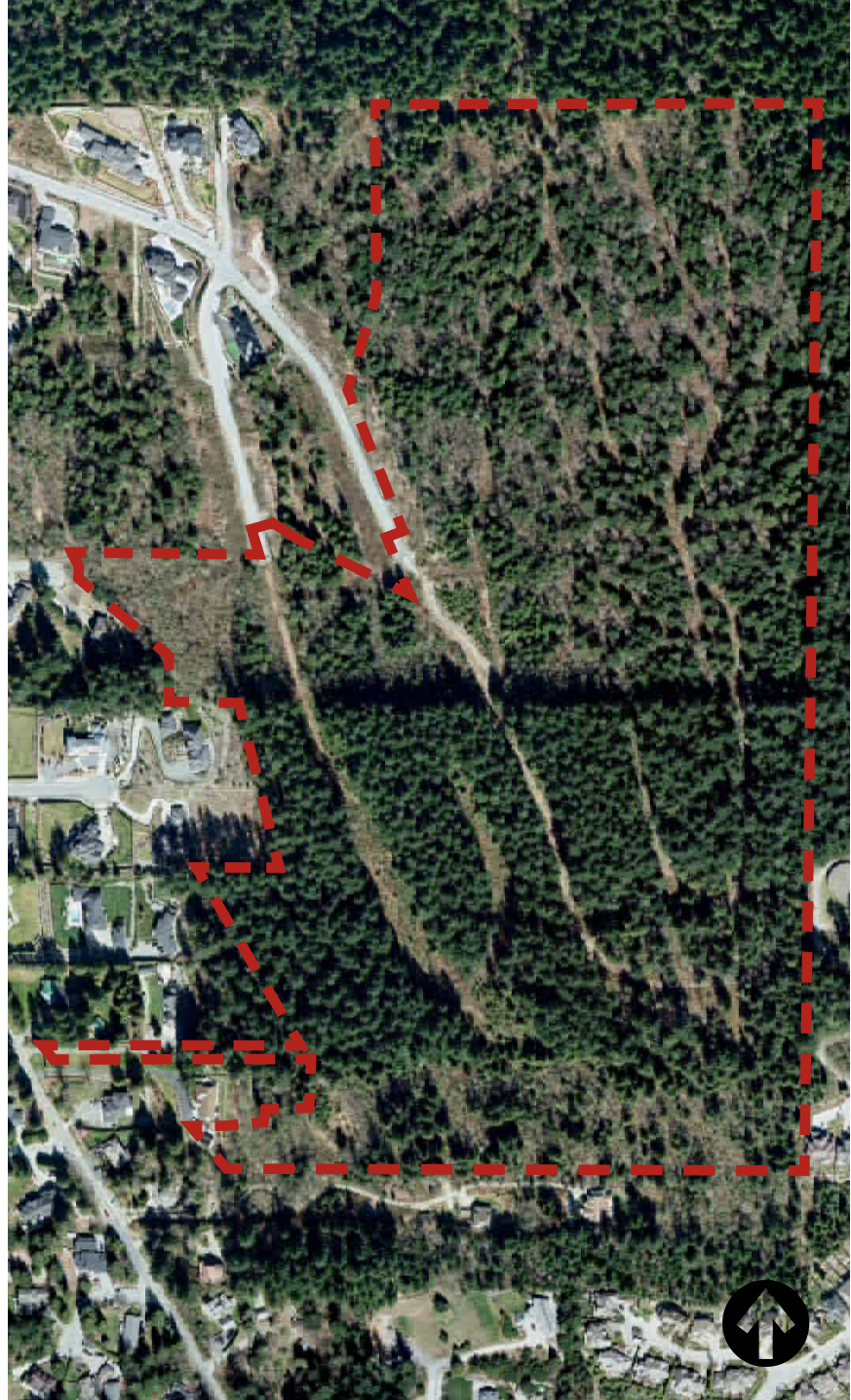
THE LAND

AERIAL

The landscape is characterized by steep forested hillside with a mix of regenerative and mature forest.

There are existing homes around the site to the east, south and west.

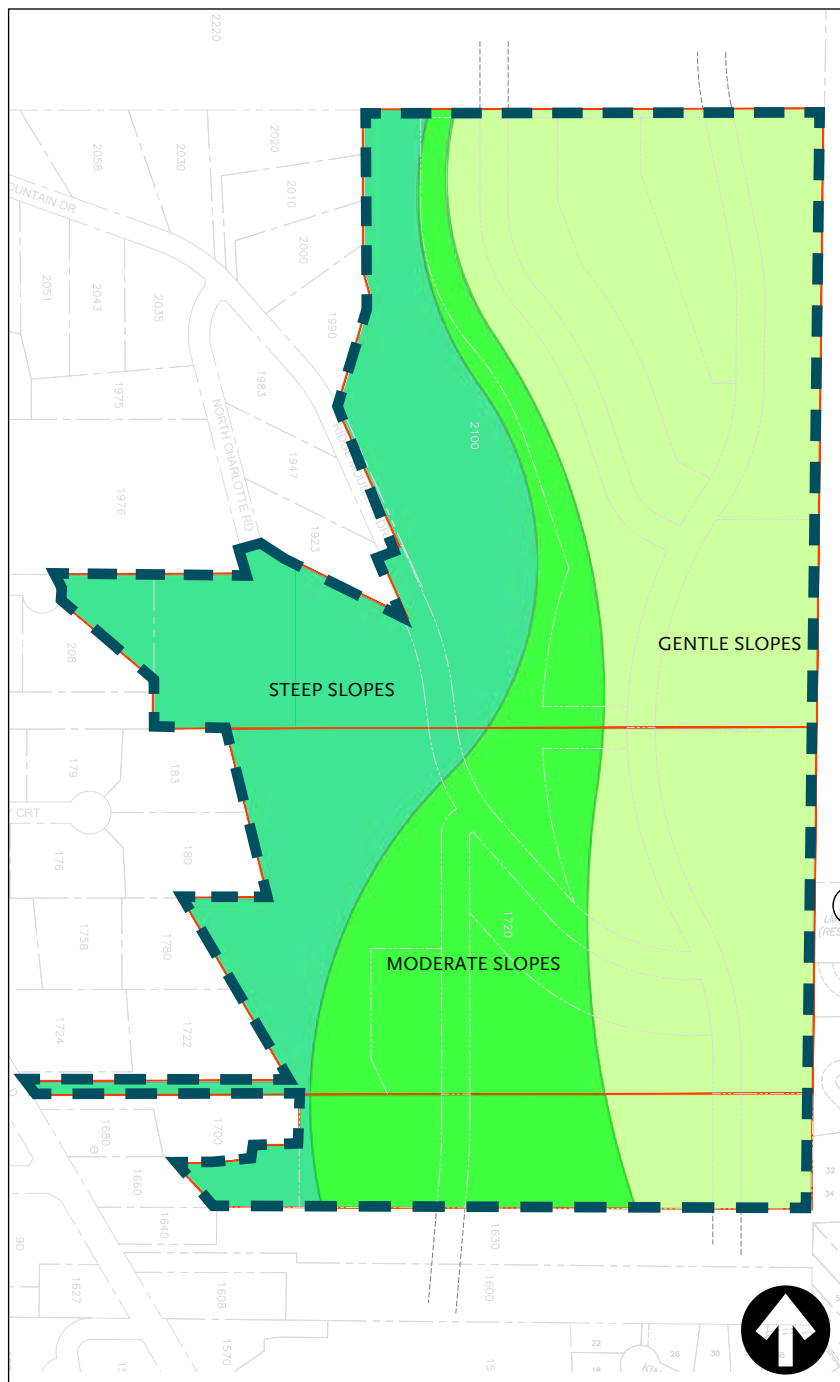
The site currently sits vacant and undeveloped apart from a few access roads and informal, natural trails.



LAND FORM

The topography of the site is characterized by gentle to moderately steep slopes, generally falling from the east down towards the west and south of the site. The site is generally forested with sections cleared.

The design approach makes use of the existing landscape. The design strives to provide a site-sensitive approach to minimize the impact of development on the site's topography and landscape.

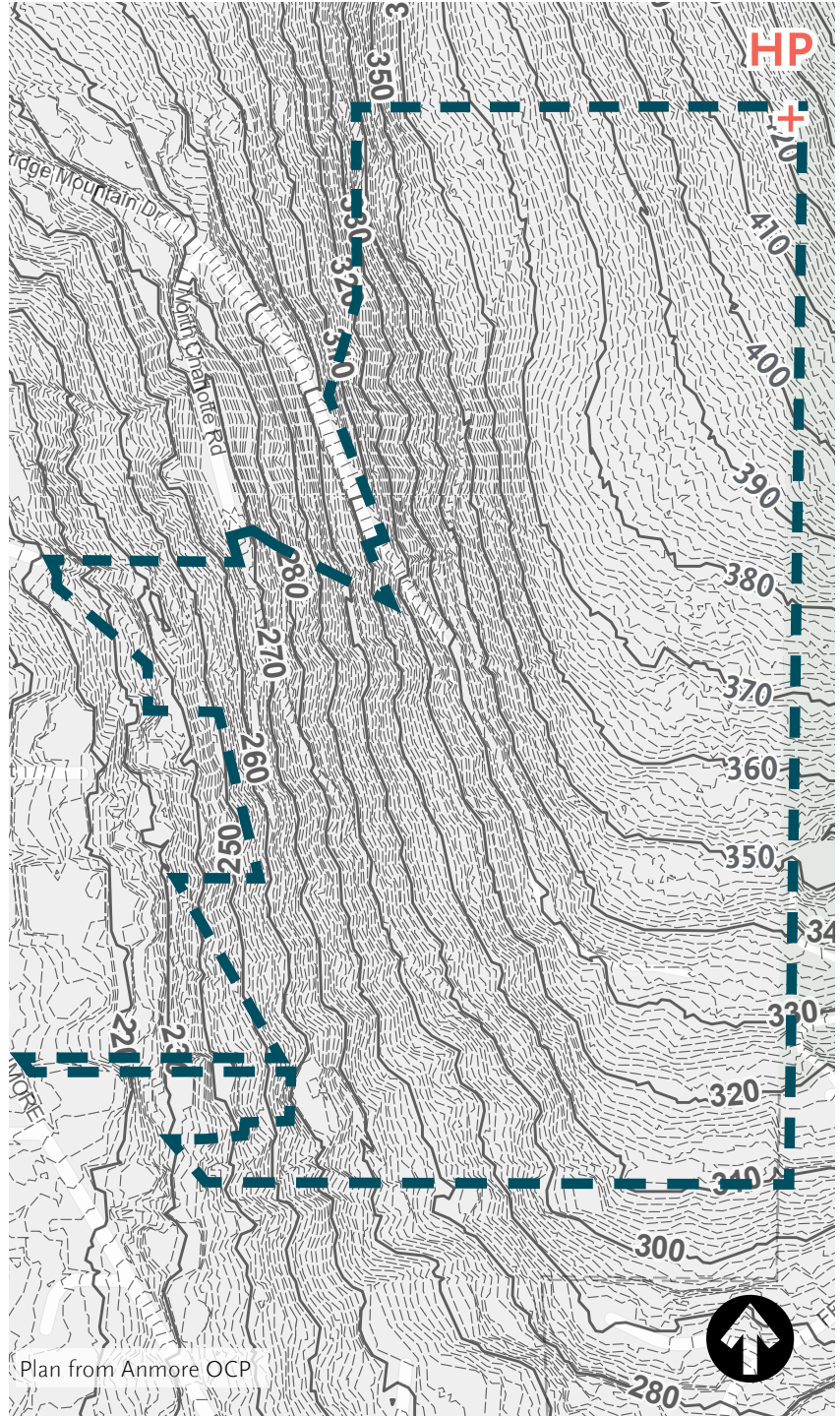


THE LAND

ELEVATION

The north eastern corner of the site is the highest point with an elevation of 427m.

From this high point, the land then falls down to an elevation of 211m on the western side of the site.

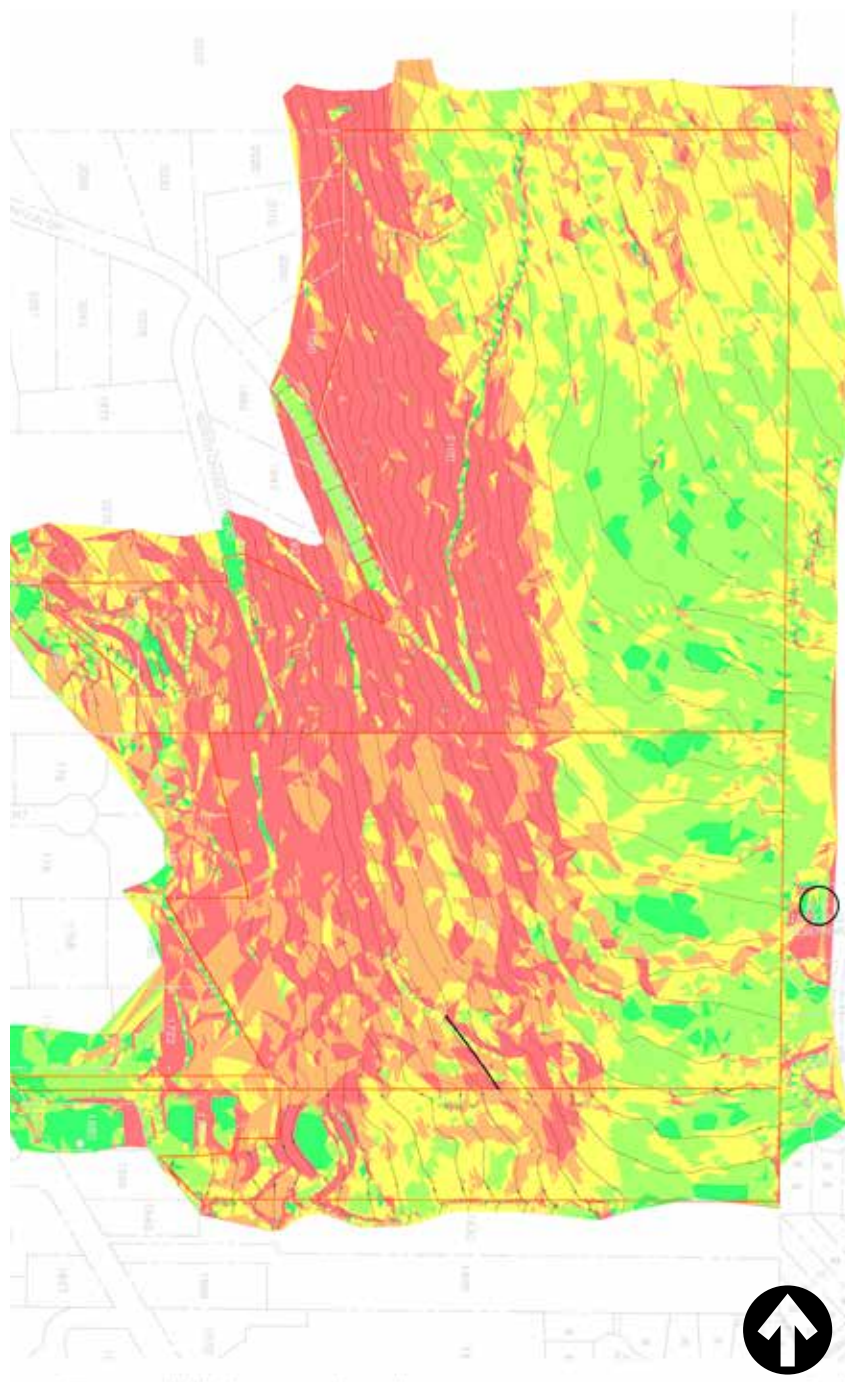


SLOPE

A detailed slope analysis was undertaken to understand the existing slope regime and to determine the land area with the best development potential.

In general, buildings will be positioned on the gentle slopes and areas of a steeper slope will be reserved as lot areas and public green space.

A thorough understanding of the site conditions is essential in siting roads and buildings in a way that minimizes the impact to the natural environment and preserves views.



- 0 - 10%
- 10 - 20%
- 20 - 30%
- 30 - 40%
- 40% +

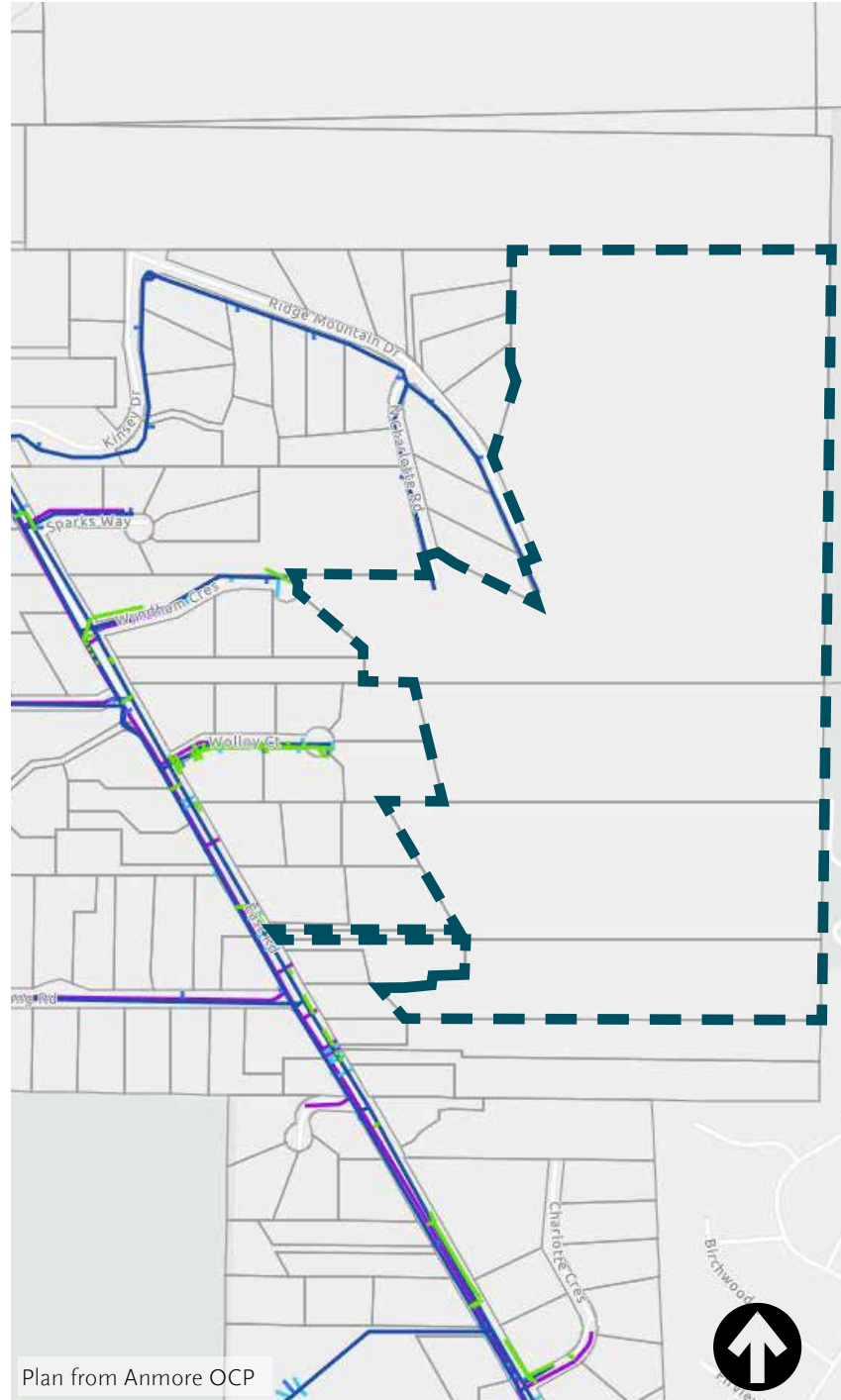
THE LAND

EXISTING INFRASTRUCTURE

There is an existing water main along Ridge Mountain Drive, North Charlotte Drive and East Road. There is also a pump station at the corner of Ridge Mountain Drive and Kinsey Drive.

There is an existing gas line and drainage pipe along East Road as well as within the lower cul-de-sacs to the west of the site.

The Village of Anmore does not have a municipal sanitary sewer system to service our development. Therefore, septic systems will be installed to service the homes.



- Water main
- Drainage pipe
- Gas line

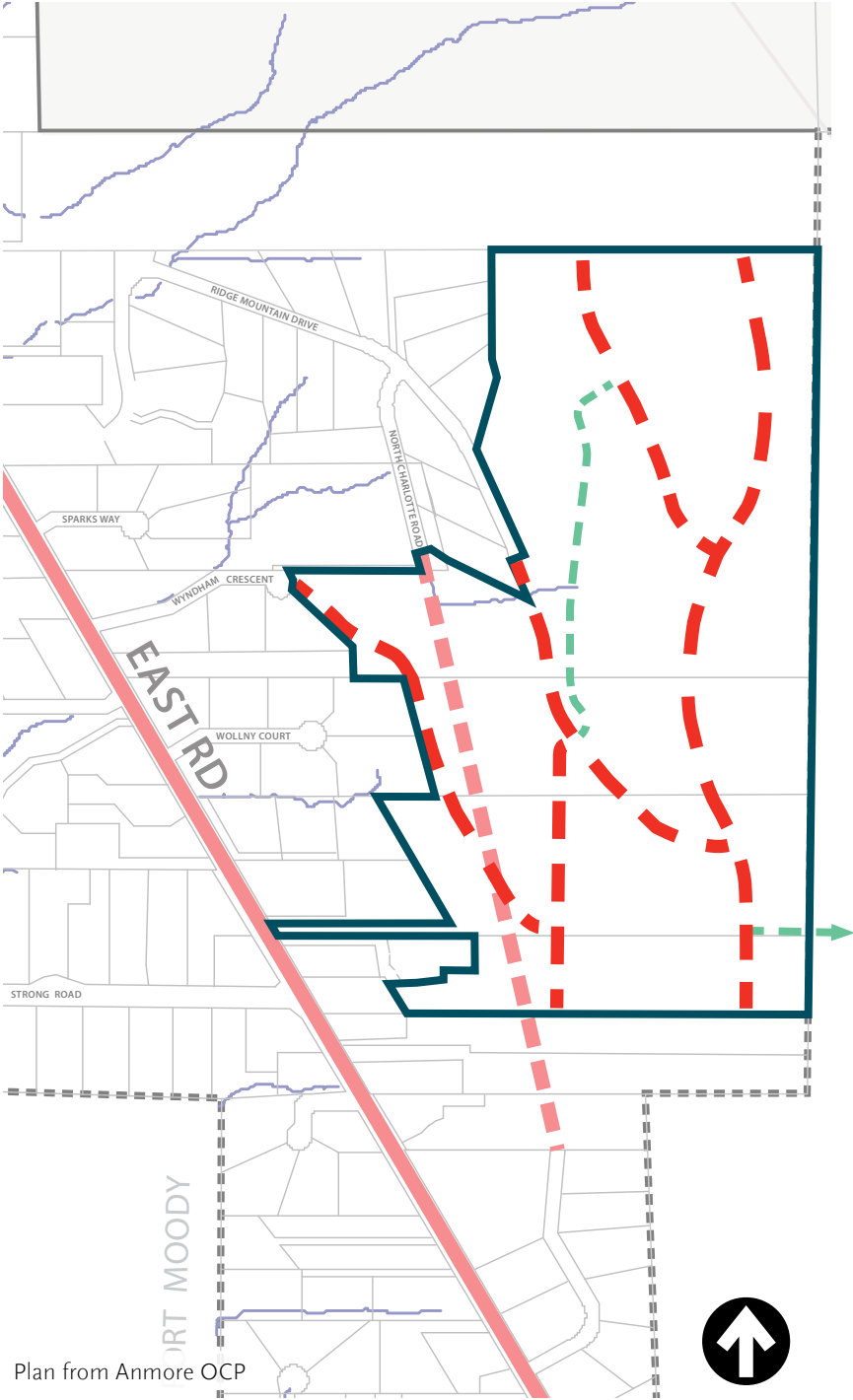
ROAD NETWORK

To the west of the site, is East Road, which is integral to Anmore’s major road network, providing access to Port Moody and Coquitlam to the south.

The OCP proposes an extension of North Charlotte Drive through the site to connect with Charlotte Crescent to the south.

The revised plan proposes to extend Charlotte Crescent north to connect with Ridge Mountain Drive, bypassing the longer connection to North Charlotte Drive. It also connects Charlotte Crescent with Wyndham Crescent.

This road extension will enhance the area’s connectivity, improve overall traffic flow and provide important access for emergency response vehicles.



- Major Road Network
- OCP Future Road Alignment
- Proposed Future Road Alignment
- Potential Emergency Connection

THE LAND

WATERCOURSE

Environmental assessments have been completed across the site to inform the Master Plan. PGL Environmental Consultants conducted a detailed assessment for the northern parcel (Figure 1), informed by recent survey data, and identified streams regulated under the Riparian Areas Protection Regulation (RAPR) and the Water Sustainability Act (WSA). The conceptual Master Plan has been carefully designed to ensure compliance with all applicable provincial environmental regulations at the time of development.

Preliminary environmental assessments on the southern parcels (Figure 2) were completed by Phoenix Environmental Services Ltd (Active Earth). All environmentally sensitive areas identified have been avoided in the Master Plan, and as such, no impacts or constraints to future development are anticipated on these parcels.

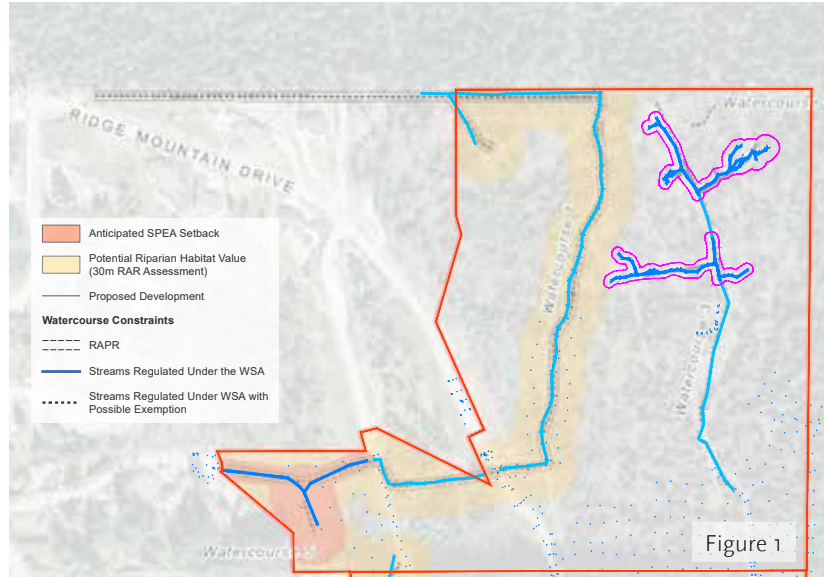
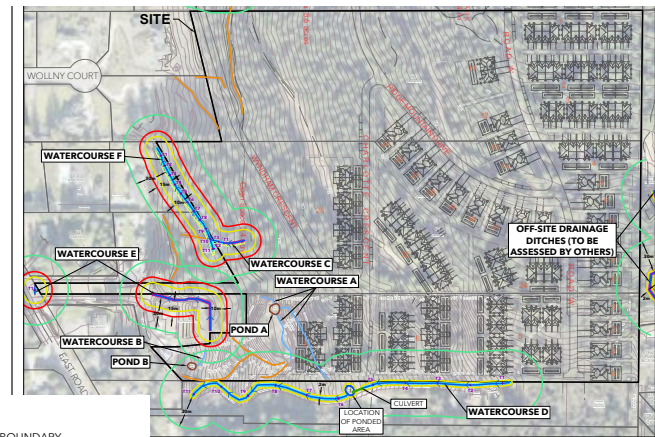


Figure 1



- LEGEND**
- APPROXIMATE SITE BOUNDARY
 - APPROXIMATE LEGAL LOT LINE
 - RAPR WATERCOURSE
 - NON-RAPR WATERCOURSE
 - DRY, NON-RAPR DITCH
 - NON-RAPR POND
 - ▨ SHADE ZON
 - CULVERT
 - CALCULATED SPEA
 - RIPARIAN ASSESSMENT AREA (RAA)
 - PROVISIONAL SPEA PROTECTION ZONE (SPZ)
 - STREAM BOUNDARY
 - INFERRED STREAM BOUNDARY
 - TRANSECTS
 - CONTOUR (1m)

Figure 2

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3. THE VISION

DEVELOPMENT OBJECTIVES

1. PROTECT THE SEMI-RURAL CHARACTER

Semi-rural character is not just a function of units per acre.

As per Anmore's OCP guidelines, semi-rural character is defined by the residents' lifestyles and a relaxed "country type" community that enjoys proximity to nature while being just minutes away from urban amenities.

A variety of housing forms are proposed to address the Village's evolving housing needs.

Design Guidelines will ensure future homes respect the existing semi-rural character.





DEVELOPMENT OBJECTIVES

2. ENHANCE THE NATURAL ENVIRONMENT

A balance must be struck between development of the land and preservation of the natural environment.

Central to the design, is the dedication of over 30% of the development area as green space.

The configuration of future lots and roads has been meticulously planned to safeguard the integrity of the green space, ensuring minimal disturbance from the development.

This approach aims to mitigate adverse effects on the land's natural environment and topography.

An extensive network of trails is proposed across the green space, providing the public with the opportunity to appreciate the hillside views and the site's natural landscape features.





DEVELOPMENT OBJECTIVES

3. ESTABLISH A FINANCIALLY SUSTAINABLE COMMUNITY

OCP Policy FS-4 emphasizes the Village of Anmore's adaptable approach concerning lot sizes, aiming to encourage future investment in the area while preserving the intended semi-rural character of the area.

To ensure a more financially sustainable development for the Village of Anmore, the proposed amendment seeks to allow for a density greater than what is currently permitted.

The concept plan incorporates a diverse selection of cluster housing designs and smaller detached homes. The design of the site, with a range of housing types, meets the community demand while preserving the semi-rural character.

The Fiscal Impact Study prepared by Urbanics illustrates that the development of the neighbourhood will represent a augmentation of significant property tax revenues for the Village of Anmore which can be used for community benefit.





SUPPORTING ASSESSMENTS

The following studies and technical assessments have informed the design and vision for the site. These assessments are included as appendices or are underway and will be submitted to the Village upon completion:

- Design Guidelines;
- Fiscal Impact Study;
- Transportation Impact Assessment;
- Archaeological advice from the Archaeology Branch, BC Government;
- Sanitary Servicing Strategy;
- Preliminary Sewerage System Design & Report;
 - Potable Water Study;
 - Stormwater Management Strategy;
 - Environmental Site Assessment;
- Overview Environmental Assessment;
 - Geotechnical Assessment;
- Hydrogeological Investigation Report; and
- Easement Agreement Memorandum of Understanding.



ILLUSTRATIVE PLAN



CONCEPT PLAN

The concept plan for the site has been redesigned to address concerns raised by Council, Committees, and Staff, while maintaining the original concept to cluster density and preserve steep slopes and embracing Anmore’s semi-rural character and relaxed country town feel. Core to the design are principles aimed at safeguarding the hillside character through expansive green spaces to preserve existing vegetation.

Residential homes will be strategically clustered to reduce the development’s visual and environmental impact. A centrally-located park has been brought up to the main road providing activity spaces with panoramic views.

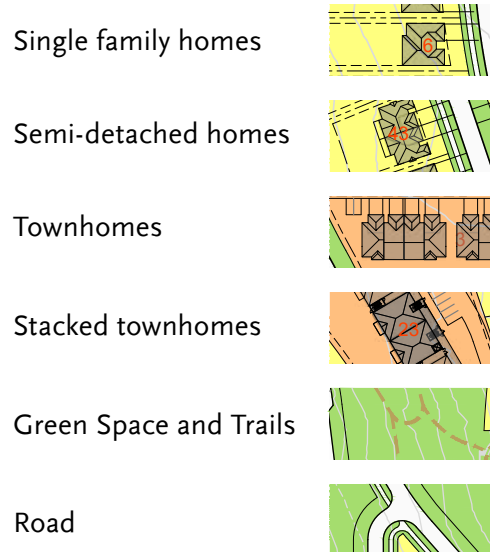
Note these plans are conceptual and subject to modifications.

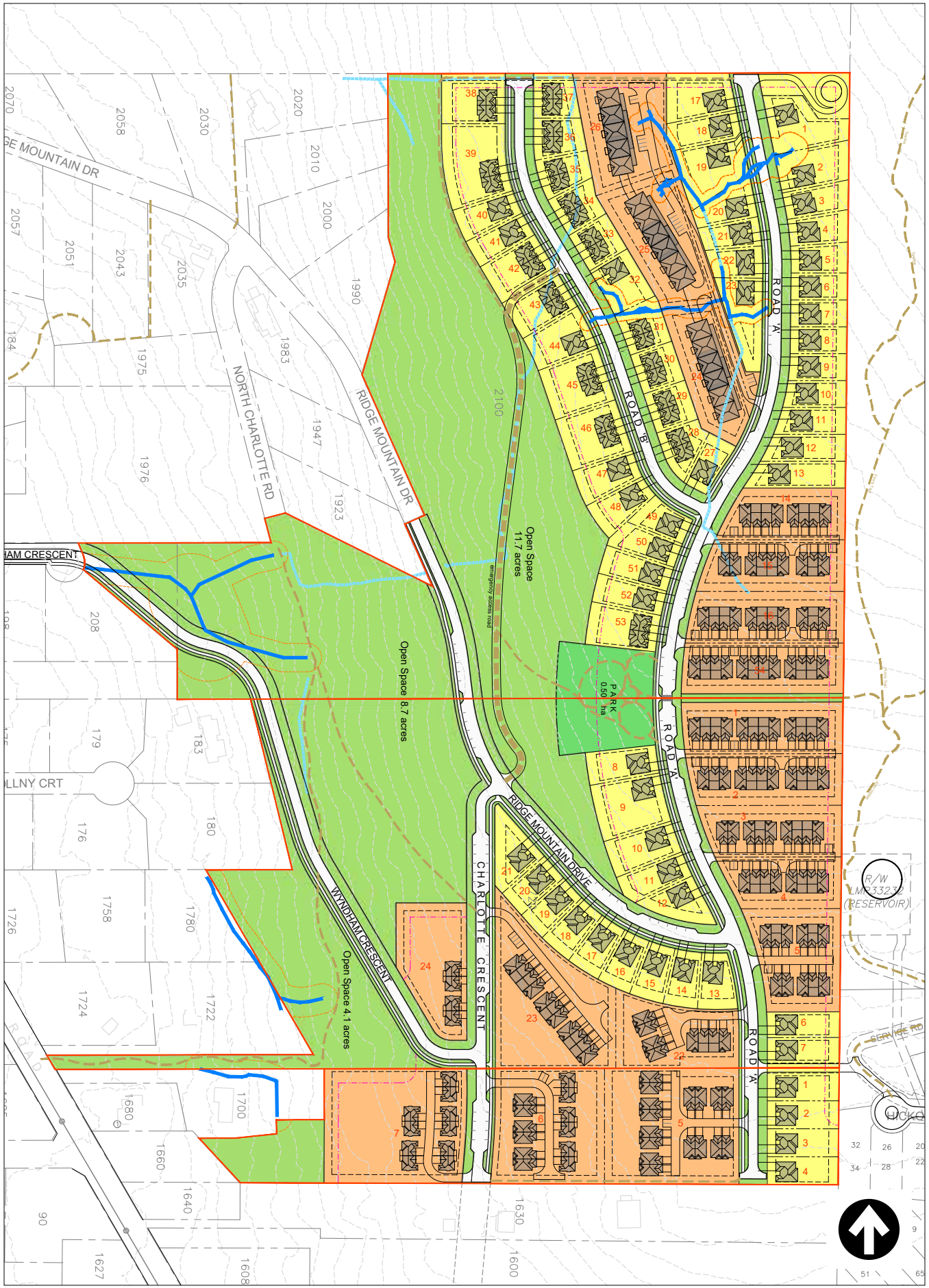
Concept Plan	Parcel A		Parcel B		Parcel C	
	Acres	Units	Acres	Units	Acres	Units
Open Space	14.6		9.0		0.7	
Single Family	13.1	31	4.1	16	1.0	4
Semi-Detached		32				
Townhomes	7.0	74	8.5	74	5.5	38
Public ROW	5.4		5.1		0.8	
TOTALS	40.1	137	26.7	90	8.0	42

TOTALS		
Acres	%	Units
24.3	32.5%	
18.2	24.3%	51
		32
20.9	28.0%	186
11.4	15.2%	
74.8	100%	269

Number of lots: 54 24 7

Total Lots : 85
 Lots / Acre : 1.1
 Units / Acre : 3.6





LAND USE PLAN

The following land uses are proposed on the site:

- Residential units with a mix of single family homes, semi-detached homes and townhomes;
- Large areas of green space to preserve areas of steep slopes and the existing hillside landscape; and
- Road connections from Ridge Mountain Road and Charlotte Crescent.

Land Use	Parcel A	Parcel B	Parcel C	TOTALS	
	Acres	Acres	Acres	Acres	%
Open Space	16.2	11.3	0.7	28.2	37.6%
Single/Detached	16.5	5.5	1.2	23.2	30.9%
Townhomes	7.5	9.9	6.1	23.5	31.4%
TOTALS	40.1	26.7	8.0	74.8	100%

Single family and
Semi-detached homes

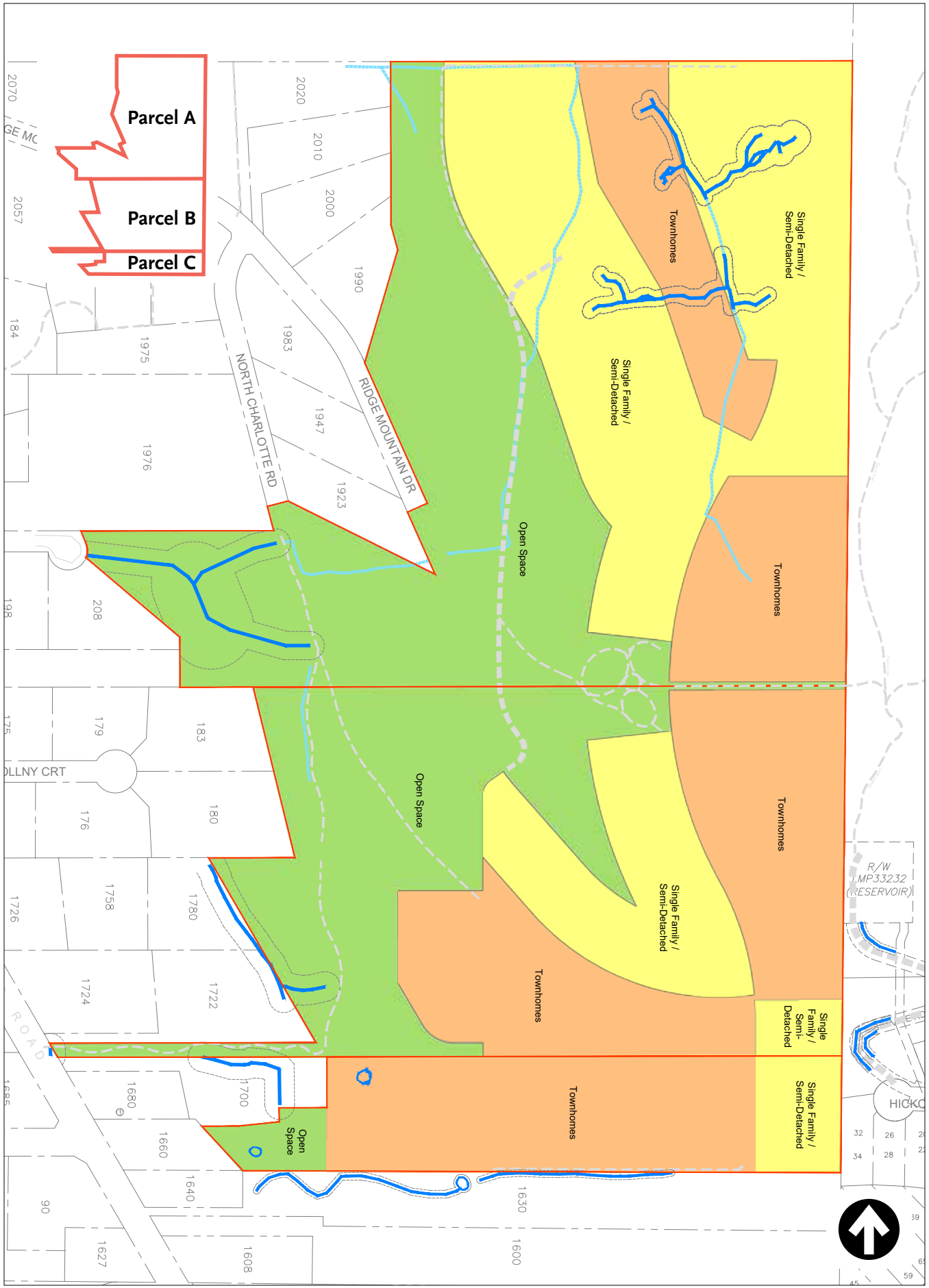


Townhomes



Green Space and Trails





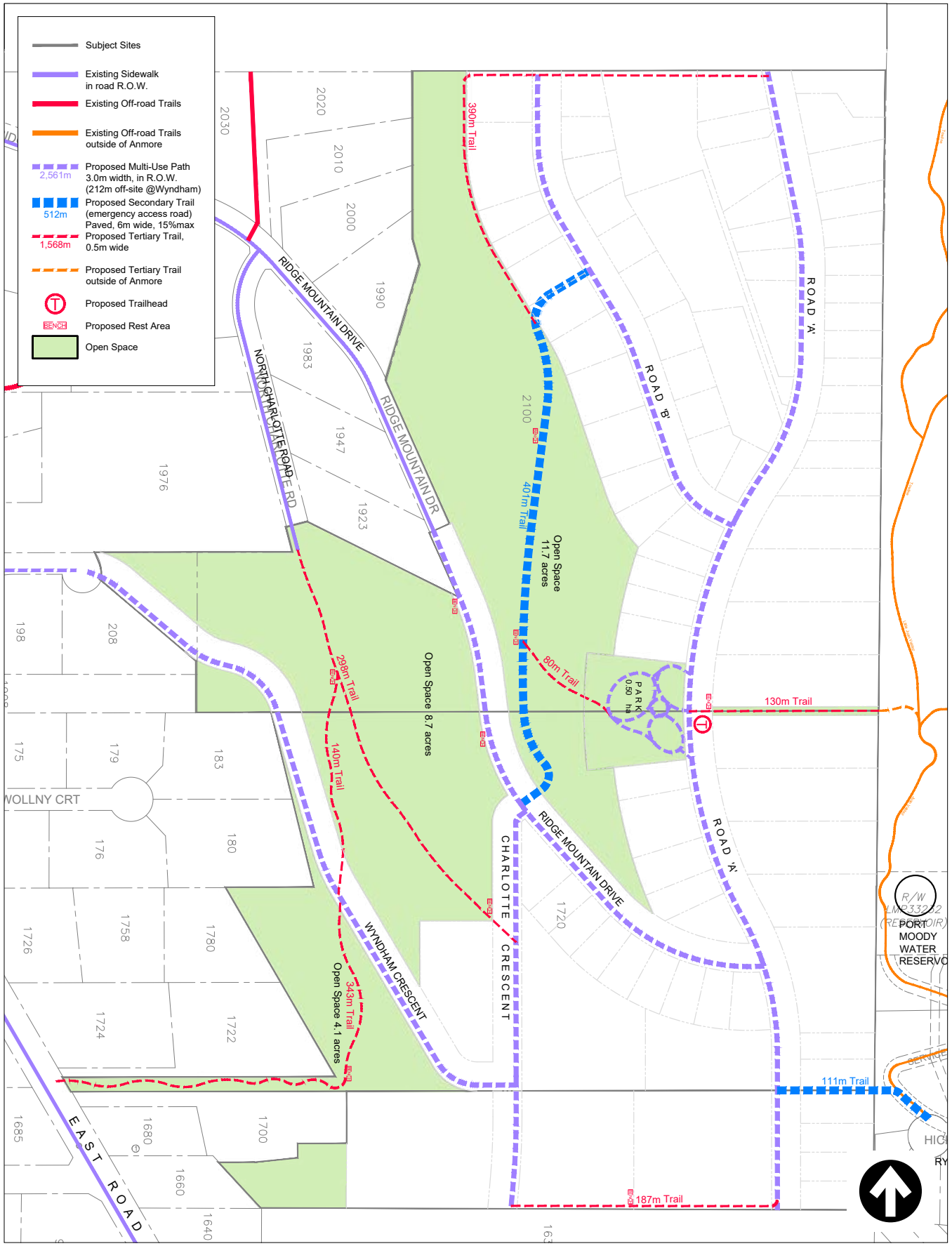
GREEN SPACE AND TRAILS

In alignment with the Village's Parks Master Plan, the proposal includes a 4-hectare (10.1-acre) municipal park featuring trails, a passive park, and a centrally located public space along the main road, serving as a community hub with expansive views over Anmore. A 0.5-hectare active area will offer a children's nature/adventure play space, a multi-use pavilion, a lawn, and an

overlook point. Adjacent is a Priority Trailhead with signage, seating, and parking, connecting directly to Eagle Mountain recreation area. Beyond the central park, an integrated trail network will promote pedestrian mobility, active lifestyles, and year-round outdoor use. Walkable links will connect housing clusters, parks, and natural areas, while pocket parks and green corridors within strata parcels will enhance ecological integration and community well-being.

Green Space Acres				
	Parcel A	Parcel B	Parcel C	Site
Green Space	14.6	9.0	0.7	24.3
Parcel Total	40.1	26.7	8.0	74.8
% of Total	36.4%	33.7%	8.6%	32.5%





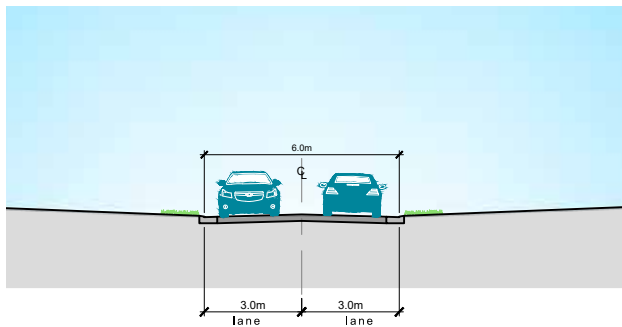
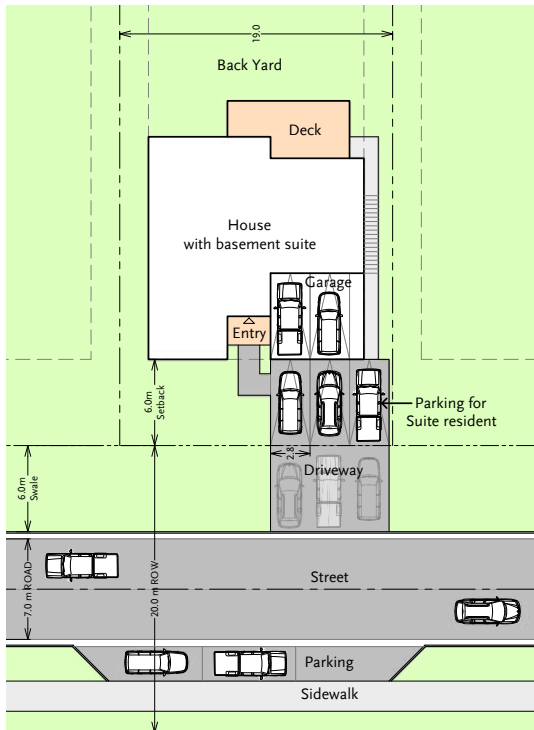
ROAD NETWORK AND PARKING

The site is to be accessed from two roads, Ridge Mountain Drive and Wyndham Crescent. The Hillside properties will benefit from convenient access from these road connections, enhancing the connectivity of the site.

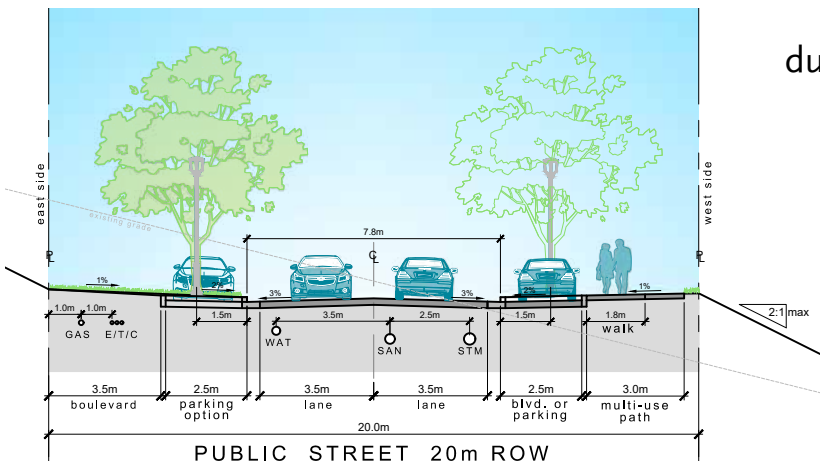
The roads have been designed to integrate with the slope of the hillside and ensure safe and efficient travel for residents and visitors.

Efficient access is also crucial for emergency services. The road design will prioritize the safety and well-being of residents. Two additional emergency access corridors have been developed, one from Road 'B' to Ridge Mountain Drive, and another to Hickory Drive in Port Moody.

All required parking will be provided on each lot, with 102 additional on-street spots. These are focused near townhomes and open spaces, and minimized fronting single-family and duplex homes with frequent driveways.

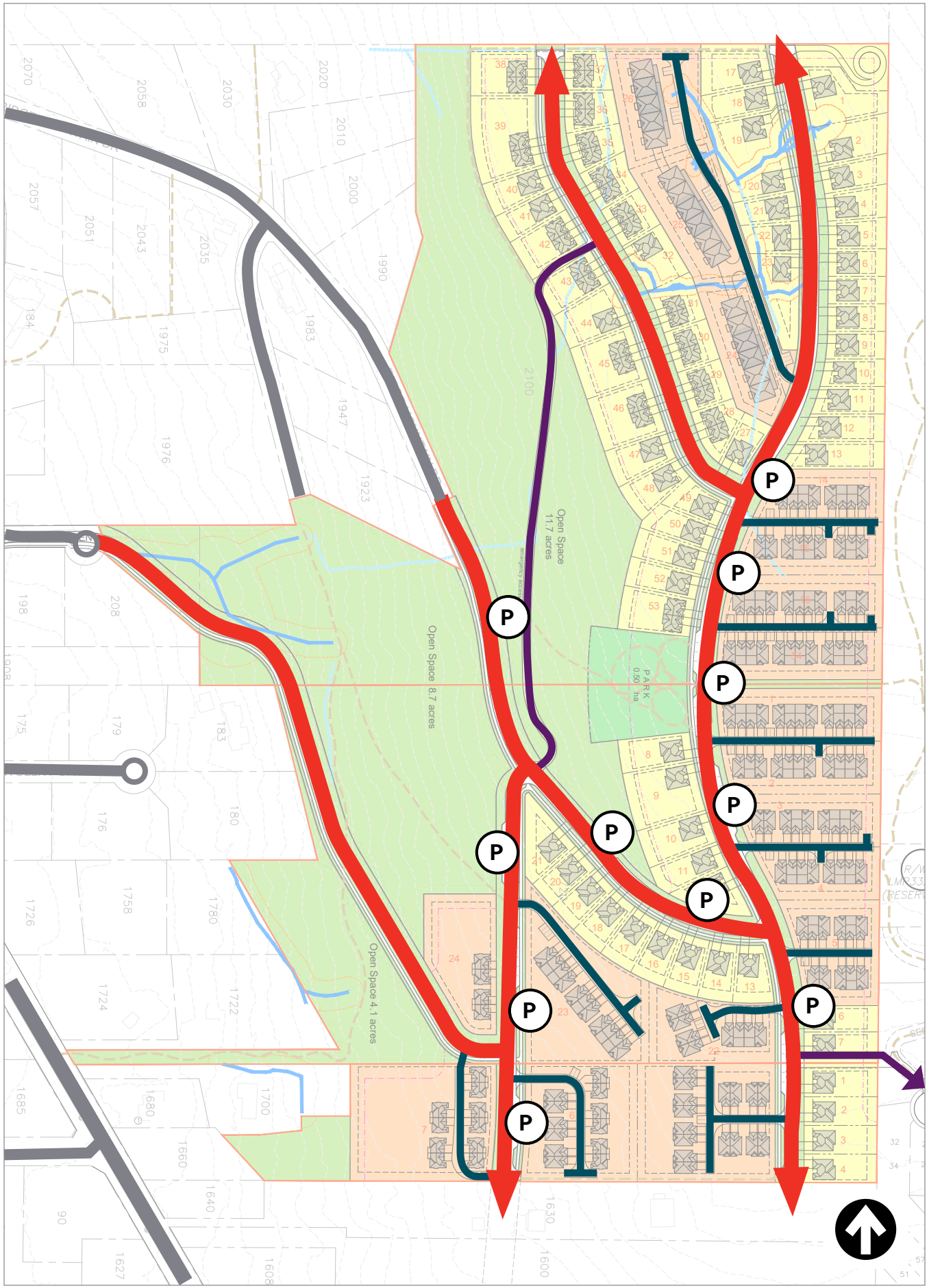


STRATA DRIVEWAY



PUBLIC STREET 20m ROW

- Existing road
- Proposed public road
- Proposed strata driveway
- Potential Emergency Connection
- Additional Visitor Parking P



SEPTIC STRATEGY

Metro Vancouver's Regional Growth Strategy 2050 designates the Village of Anmore as Rural. As a result, the Village is not connected to a regional sanitary sewer system, and future homes will be serviced by on-site septic systems.

A preliminary plan prepared by Landmark Engineering & Planning Ltd. illustrates the indicative location of proposed septic fields. Exact locations and dimensions will be confirmed at the Building Permit stage.

The engineering team has conducted a preliminary assessment confirming both the feasibility of on-site septic servicing and that each lot has sufficient capacity to accommodate a septic system.

ENVIRONMENTAL SENSITIVITY



One of the key principles in the masterplan process was to design with as little site disturbance as possible, keeping environmental sensitivity and FireSmart principles at the forefront.

The masterplan minimizes development impact with large areas of undisturbed land and clustering of density.

The plan protects approximately 35% of the land as undisturbed allowing for the preservation of natural grade, drainage, vegetation and wildlife corridors.

Environmental Assessments, prepared by PGL and Phoenix, have identified streams within the northern portion of the parcels, as defined under the Riparian Areas Protection Regulation (RAPR) and the Water Sustainability Act (WSA). Many of the features may be relocated, while some streams have been identified to remain and protected by a disturbance free setback excluding road crossings. Buildings and lots will be carefully arranged to avoid impacting these sensitive areas.



ARCHITECTURAL GUIDELINES

The Pinnacle Ridge Hillside Estate is centred around embracing the area's semi-rural character, undulating hillside topography and the encompassing green space and trail network. The homes are designed to accommodate family life and foster a strong connection to the neighbourhood.

A primary objective of architecture is to respond appropriately to the site and its context. These Guidelines (the full document can be found in the Appendix) are intended to conceptually illustrate building and design elements and key principles so as to ensure a quality and consistency of built form within the neighbourhood.

The style of Pinnacle Ridge has been inspired by the existing topology of the hillside, the surrounding natural environment and the wet west coast climate.

The architectural style at Pinnacle Ridge is characterized by strong geometries, integration of indoor and outdoor spaces and the refined use of materials. The style details establish the houses in the neighbourhood setting and relate the home to its context.

The Guidelines are intended to allow for flexibility in design rather than to constrain.



ARCHITECTURAL PRINCIPLES

In keeping with the vision for the Pinnacle Ridge Hillside neighbourhood, the architectural principles take cues from the land, resting on the natural terraces, with the built form and orientation responding to the local climate and surrounding nature.

The architecture should:

- Reflect the semi-rural character style of Anmore;
- Be contemporary with elements of upscale modern, Craftsman and French country;
- Blend contemporary style and traditional materials with a respect for natural light; and
- Utilize textures, colours and materials that harmonize with the surrounding natural environment.



TYPICAL FEATURES INCLUDE:

- Strong geometric shapes;
- Large windows strategically placed in the facade to capture views and create interior connections to the landscape;
- Natural, local building materials; and
- Building forms that create strong, direct connections to outdoor living space.





SITE SPECIFIC GUIDELINES

FIRESMART

Policy RLU-12 of the OCP supports the development of strategies to prevent and reduce wildfires in the Village of Anmore. These strategies include the integration of FireSmart principles for vegetation management, the development of defensible space, firebreaks, and the use of appropriate building and landscaping materials.

Considering the site's context, characterized by steep forested terrain, it is vital to ensure future homes are built to protect homeowners. As part of this endeavour, the incorporation of FireSmart principles will be standard practice for all Pinnacle Ridge homes.

FireSmart strategies that can be implemented include:

- Employing simple roof design to minimize potential areas where debris may accumulate;
 - Using high fire-resistant materials; and
- Implementing low-density fire-resistant landscaping within a 10m radius of the dwelling.

ENERGY STEP CODE

The Energy Step Code is the Province of British Columbia's performance-based standard for energy efficiency in new construction.

All new homes must comply to a minimum level 3 step code with certified energy advisor reports to be submitted with all building permit applications.

Strategies such as utilizing energy-efficient materials and integrating sustainable design principles will be applied to the construction of new homes at Pinnacle Ridge.

SEPTIC SYSTEMS

The landowners have commissioned an engineering report to confirm that the lots can be adequately serviced with specific regard to the slope, geotechnical conditions and the capacity of systems to effectively treat effluent on-site.



4. REZONING SUBMISSION

CURRENT ZONING

RESIDENTIAL 1 (RS-1) ZONE

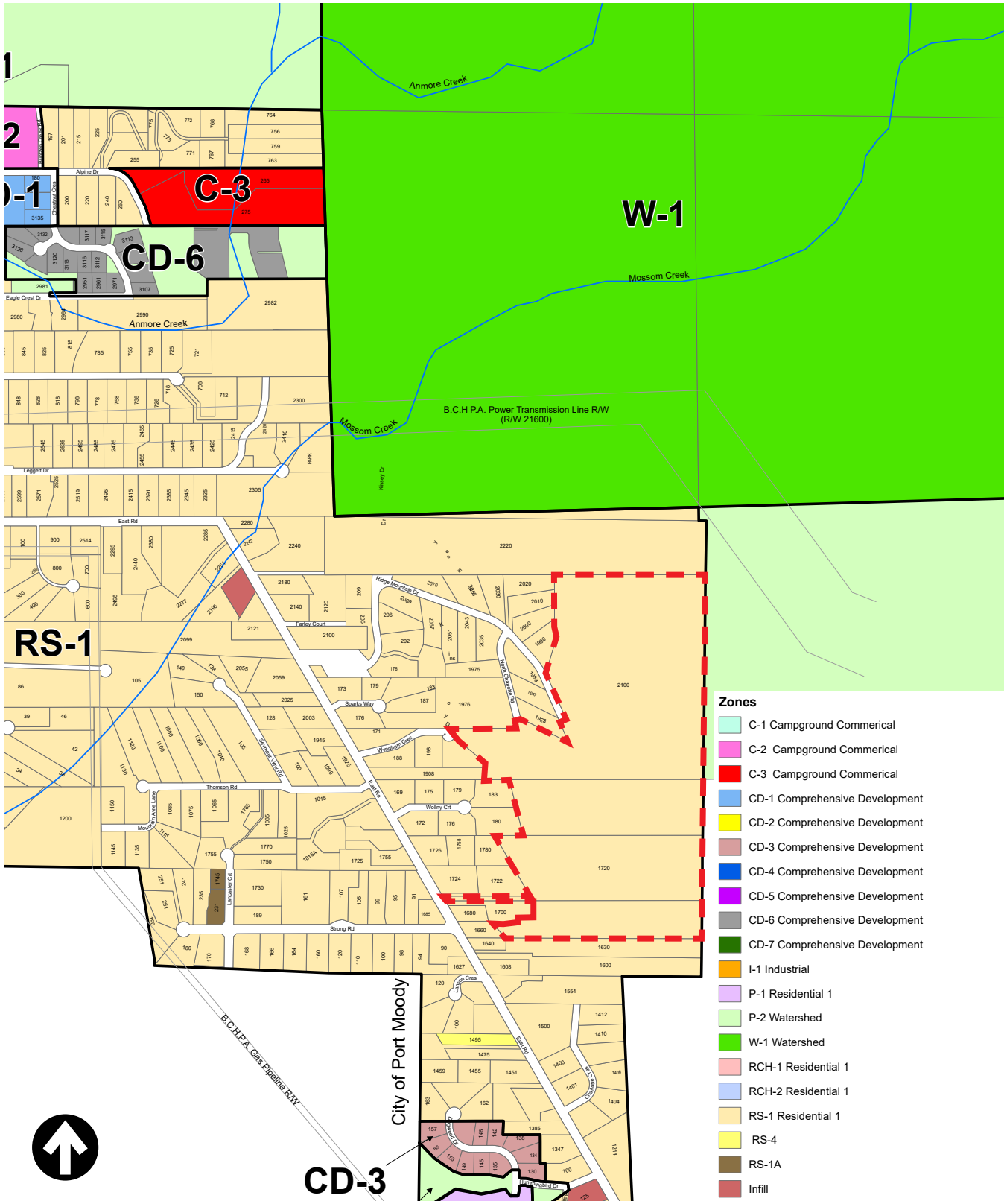
The site is currently zoned Residential 1 zone.

Residential 1 zone is intended for single-family residential homes to be the principle use, with a minimum parcel size of 1 acre.

The standardized Residential 1 zone lacks flexibility for innovative design to address the site's slope and terrain.

The rezoning of the site to the Comprehensive Development (CD-8) zone will better accommodate the unique characteristics and topography of the site.

The CD-8 zone will provide land use provisions that respond to the hillside landscape and ensure that suitable development takes place on the site.



- Zones**
- C-1 Campground Commercial
 - C-2 Campground Commercial
 - C-3 Campground Commercial
 - CD-1 Comprehensive Development
 - CD-2 Comprehensive Development
 - CD-3 Comprehensive Development
 - CD-4 Comprehensive Development
 - CD-5 Comprehensive Development
 - CD-6 Comprehensive Development
 - CD-7 Comprehensive Development
 - I-1 Industrial
 - P-1 Residential 1
 - P-2 Watershed
 - W-1 Watershed
 - RCH-1 Residential 1
 - RCH-2 Residential 1
 - RS-1 Residential 1
 - RS-4
 - RS-1A
 - Infill



City of Port Moody

CD-3

PROPOSED ZONING

COMPREHENSIVE DEVELOPMENT ZONE

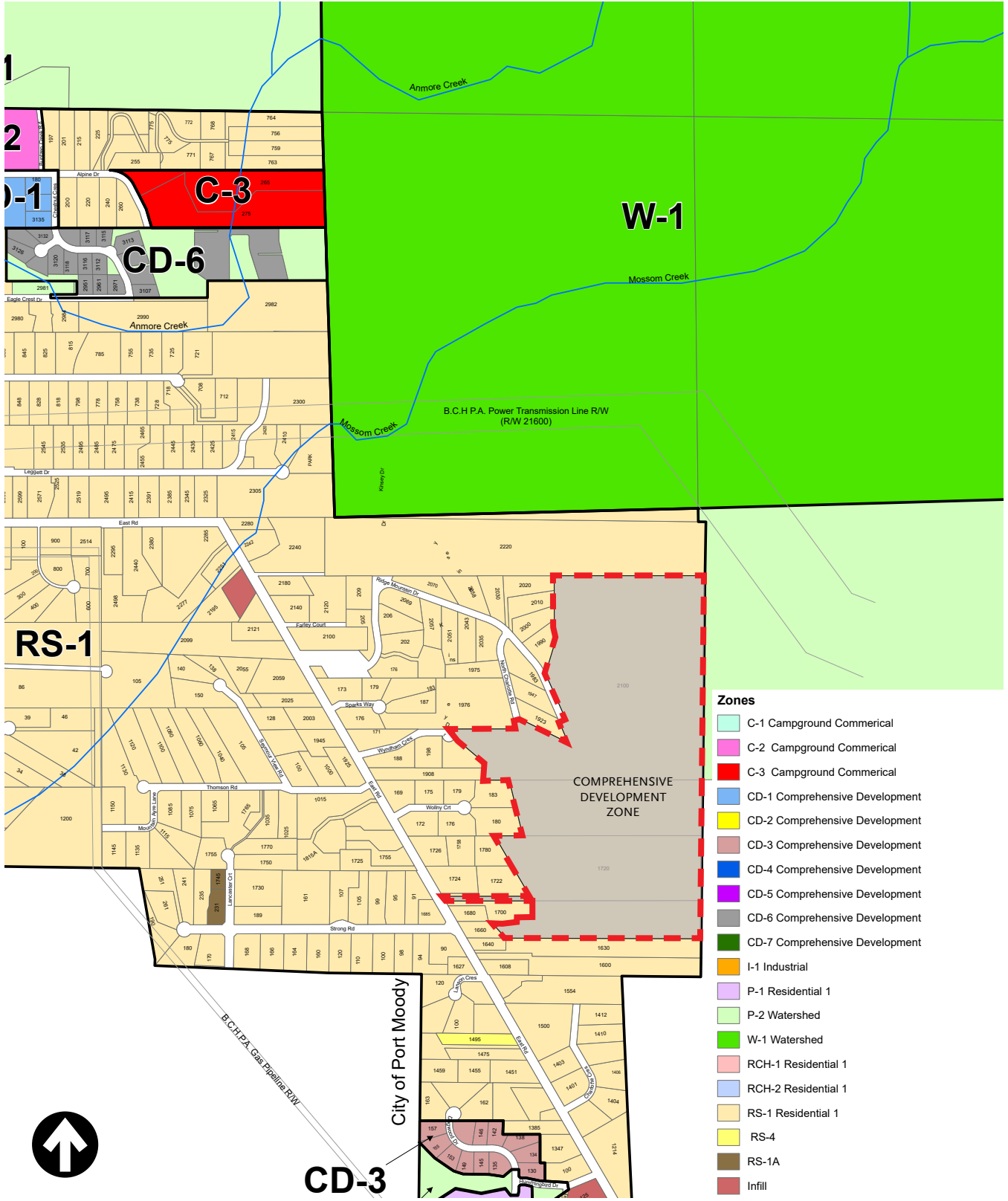
The purpose of Comprehensive Development (CD) zones is to allow for site-specific land uses and regulations that cannot be adequately addressed by other zones due to the unique circumstances of the site.

The CD zone is often used for development with complex existing site conditions or terrain such as the subject site.

The OCP Policy RLU-8 supports the consideration of rezoning sites to a CD zone as it allows the Village to consider development proposals on a case-by-case basis.

The CD zone will be the most appropriate zone to apply design controls tailored to the site, ensuring that the development harmonizes with its surroundings and respects the hillside terrain and topography.

A proposed CD-8 bylaw, specific to Pinnacle Ridge Hillside, has been drafted and included in this report for consideration.



- Zones**
- C-1 Campground Commercial
 - C-2 Campground Commercial
 - C-3 Campground Commercial
 - CD-1 Comprehensive Development
 - CD-2 Comprehensive Development
 - CD-3 Comprehensive Development
 - CD-4 Comprehensive Development
 - CD-5 Comprehensive Development
 - CD-6 Comprehensive Development
 - CD-7 Comprehensive Development
 - I-1 Industrial
 - P-1 Residential 1
 - P-2 Watershed
 - W-1 Watershed
 - RCH-1 Residential 1
 - RCH-2 Residential 1
 - RS-1 Residential 1
 - RS-4
 - RS-1A
 - Infill



CD-3

PROPOSED COMPREHENSIVE DEVELOPMENT BYLAW

Purpose

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

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 xx of this Bylaw.

Permitted Primary Uses	Permitted Secondary Uses	Min. Parcel Size	Min. Parcel Width
One-family Dwelling	Secondary Suite	750 sqm	18 m
	Accessory Building and Structures		
	Home Occupation		
Two-family Dwelling	n/a	900 sqm	25 m
Townhouse	n/a	n/a	n/a
Stacked Townhouse	n/a	n/a	n/a

Maximum Number of Buildings, Size and Height

Permitted Uses	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
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

- (a) For parcels equal to or smaller than 1,348 m², a maximum of 45 m² of enclosed **garage** area shall be excluded from the calculation of total **floor area**.

Minimum Building Setbacks

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	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

- (a) Where a **Townhouse** unit has a **private amenity area** adjacent to an interior side parcel line, the required minimum setback shall be increased to 6.0 m.
- (b) 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 3.0 m.
- (c) 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.

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:

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

- 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 maneuvering 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.

Maximum Parcel Coverage

The maximum parcel coverage shall be:

- 40% of the parcel for one-family residential and two-family residential

- 50% of the parcel for townhouses

Maximum Number of Units

- No more than 134 lots may be created as a result of subdivision.
- No more than 320 units may be created as a result of subdivision, including secondary suites.

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.

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

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

Private Amenity Areas

- Shall be provided adjacent to the individual dwelling unit served.
- 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.
- 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.

Landscaping For Townhouse Developments

These standards are subject to the requirements of 5.14 and for the development and maintenance of landscaped areas required in connection with all townhouse developments:

Minimum landscaping requirements for front setback area:

- (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:

- (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.

Townhouse End Unit Treatment

- (a) Where a townhouse building is oriented perpendicular to a public road, any end unit abutting the public road shall be designed to present an active and articulated street-oriented façade to the road.
- (b) End unit façades facing a public road shall include windows and architectural detailing comparable to the principal front façade of the dwelling, and/or a secondary entrance to avoid blank elevations.

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.

Comprehensive Development Plan

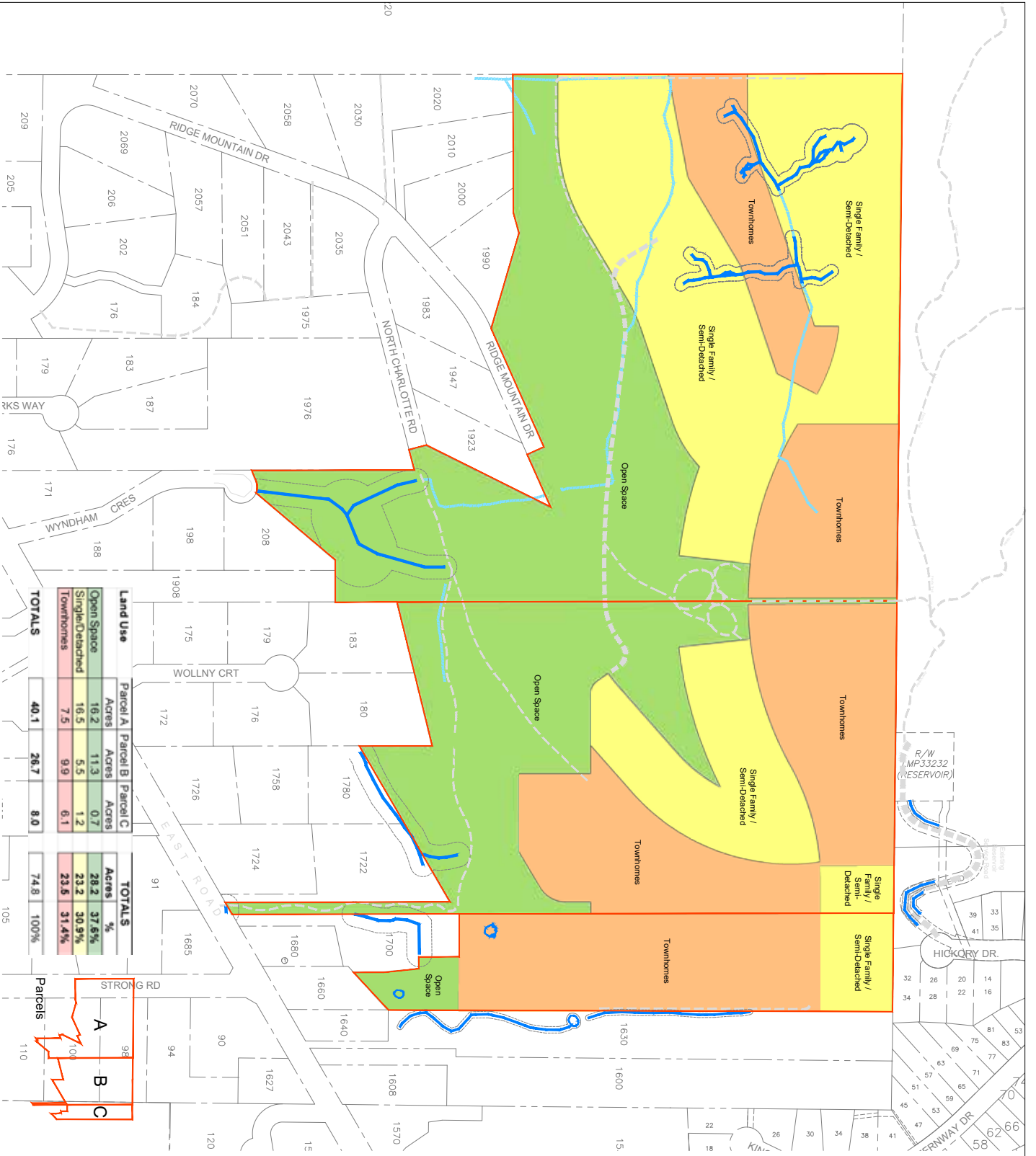
- (a) The Comprehensive Development Plan contained within this Bylaw forms an integral component of this zone.

PROPOSED ADDITIONAL ZONING BYLAW AMENDMENTS

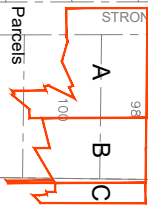
As the proposed development includes dwelling types currently not found within the Village of Anmore (i.e., single family detached dwellings and townhouses), additional amendments to the Village's Zoning Bylaw are proposed as either general housekeeping items or to introduce appropriate development regulations where none currently exist. It is anticipated that the need for further Bylaw amendments not discussed in this section will likely be identified during the application review process to ensure that future land uses and developments within of these properties is appropriately regulated. Our team is looking forward to working with the Village and the community to ensure all necessary updates to the Bylaws are addressed.

The following definitions are proposed to be included in the **Part 2 Definitions** section of the Zoning Bylaw:

- **Townhouse** means a building containing 2 or more attached principal units characterized by individual ownership, each having separate ground oriented access;
- **Stacked Townhouse** means townhouse, 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 3.0 m 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;



Land Use	Parcel A			Parcel B			Parcel C			TOTALS		
	Acre	%	Parcel	Acre	%	Parcel	Acre	%	Parcel	Acre	%	Parcel
Open Space	16.2	37.6%	11.3	0.7	28.2	37.6%	23.2	30.9%	74.8	100%	110	
Single/Detached	16.5	5.5	1.2	23.2	30.9%	23.6	31.4%	110	100%	110		
Townhomes	7.5	9.9	6.1	23.6	31.4%	110	100%	110	100%	110		
TOTALS	40.1	28.7	8.0	74.8	100%	110	100%	110	100%	110		



EKISTICS
Town Planning

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Canada, V5T 1K3
+1 604 729 7532
ekistics.ca

REZONING APPLICATION
NOT FOR CONSTRUCTION

DATE: December 19, 2023
PROJECT NUMBER: EHO1

▲ Rezoning Addendum 1 March 5, 2022
 ▲ Rezoning Addendum 2 December 12, 2022
 ▲ Rezoning Addendum 3 November 16, 2022
 ▲ Rezoning Addendum 4 November 16, 2022
 ▲ Rezoning Addendum 5 July 3, 2023
 ▲ Rezoning Addendum 6 April 22, 2023
 ▲ Rezoning Addendum 7 June 27, 2023
 ▲ Rezoning Addendum 8 June 27, 2023
 ▲ Rezoning Addendum 9 June 27, 2023
 ▲ Rezoning Addendum 10 June 27, 2023
 ▲ Rezoning Addendum 11 June 27, 2023
 ▲ Rezoning Addendum 12 June 27, 2023
 ▲ Rezoning Addendum 13 June 27, 2023
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 ▲ Rezoning Addendum 33 June 27, 2023
 ▲ Rezoning Addendum 34 June 27, 2023
 ▲ Rezoning Addendum 35 June 27, 2023
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 ▲ Rezoning Addendum 100 June 27, 2023

RZ-1

COMPREHENSIVE DEVELOPMENT ZONE PLAN

PINNACLE RIDGE HILLSIDE ANNMORE BC

NORTH
SCALE 1:1500
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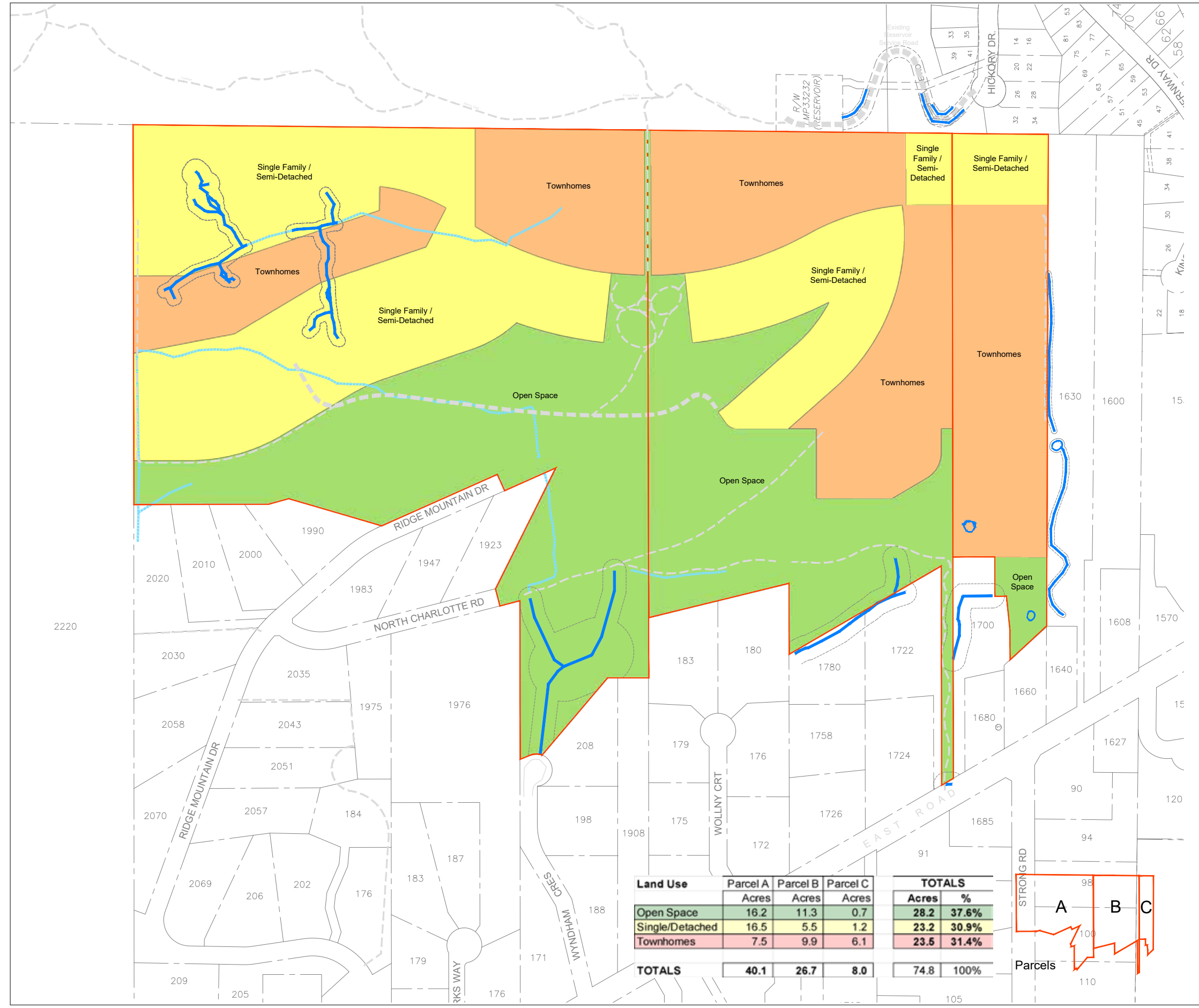
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5. SCHEDULES

SCHEDULES

RZ-1	Comprehensive Development Zone Plan
RZ-2	Preliminary Concept Plan
RZ-3	Illustrative Concept Plan
RZ-3A	Concept Lot Dimensions
RZ-4	Green Space and Trails
RZ-4A	Road Length
RZ-5	Environmental Sensitivity
RZ-6	Proposed Plan Overlay Slope Map
RZ-6E	Proposed Site Sections
RZ-10	Emergency Access Road to Hickory Drive
RZ-11	Conceptual Phasing Plan
LA001	Pinnacle Ridge Park Conceptual Site Plan
LA002	Pinnacle Ridge Park Conceptual Grading Plan
LA003	Pinnacle Ridge Park Conceptual Townhome Planting
P-S01-5	Preliminary Site Sections



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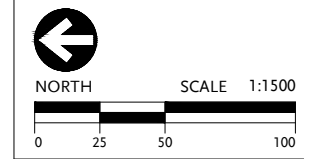
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- Subject Sites
- Open Space
- Single Family / Semi-Detached
- Townhomes
- - - Trails
- Waterway to Remain
- Waterway to Relocate

REZONING APPLICATION
 NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
7	Rezoning Addendum 7	March 6, 2026
6	Rezoning Addendum 6	December 12, 2025
5	Rezoning Addendum 5	November 3, 2025
4	Rezoning Addendum 4	July 16, 2025
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1	Rezoning Addendum 1	June 27, 2024

DATE: December 19, 2023
 PROJECT NUMBER: EH01



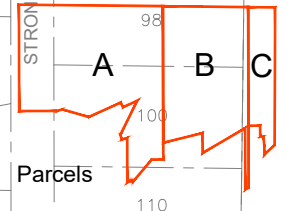
PINNACLE RIDGE HILLSIDE

ANMORE, BC

COMPREHENSIVE DEVELOPMENT ZONE PLAN

RZ-1

Land Use	Parcel A	Parcel B	Parcel C	TOTALS	
	Acres	Acres	Acres	Acres	%
Open Space	16.2	11.3	0.7	28.2	37.6%
Single/Detached	16.5	5.5	1.2	23.2	30.9%
Townhomes	7.5	9.9	6.1	23.5	31.4%
TOTALS	40.1	26.7	8.0	74.8	100%



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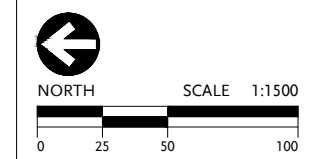
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- Subject Sites
- Open Space
- Single Family / Semi-Detached
- Townhomes
- Public R.O.W.
- Trails
- Waterway to Remain
- Waterway to Relocate
- 10m Forest Setback

REZONING APPLICATION
 NOT FOR CONSTRUCTION

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6	Rezoning Addendum 6	December 12, 2025
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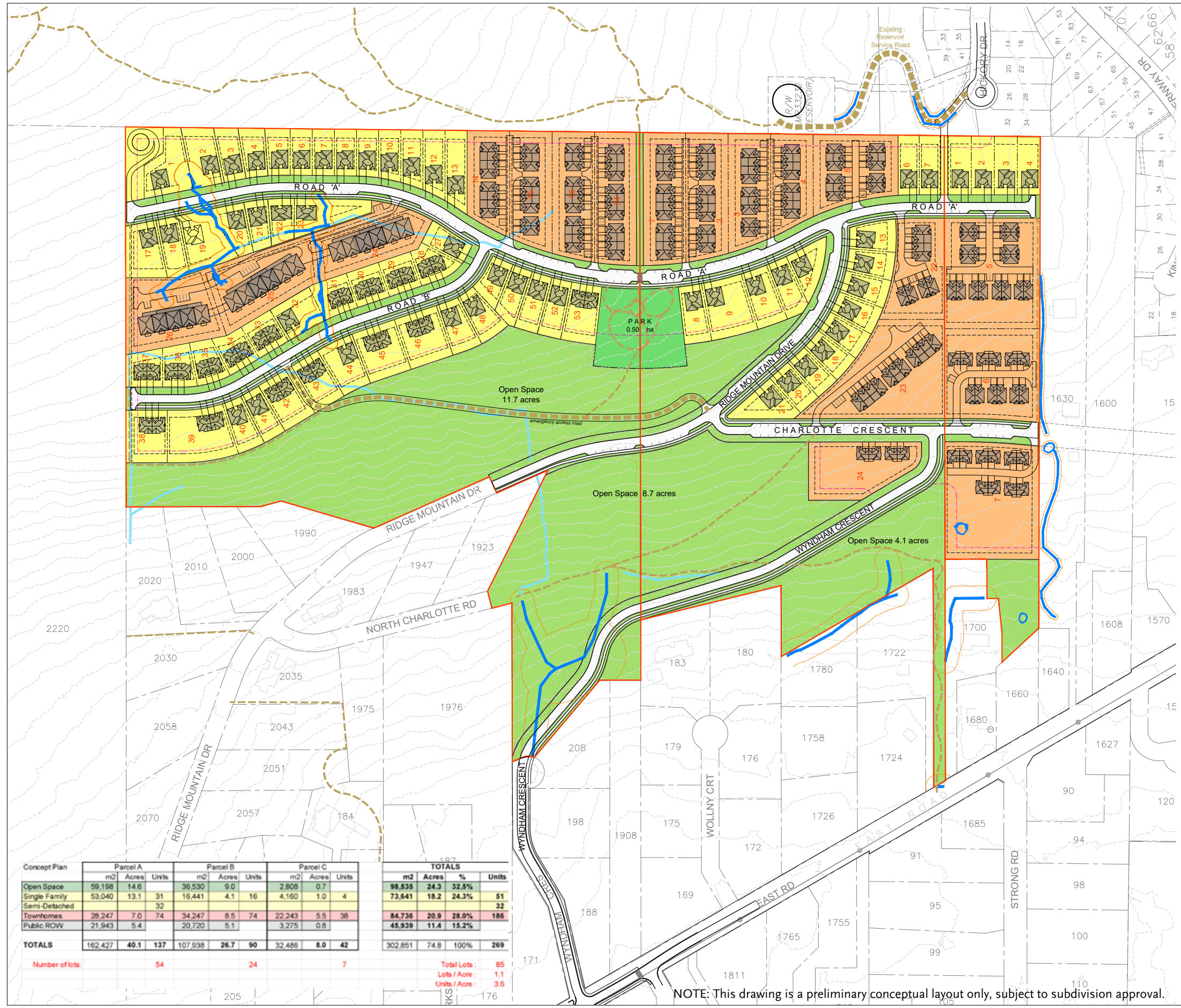


PINNACLE RIDGE HILLSIDE

ANMORE, BC

PRELIMINARY CONCEPT PLAN

RZ-2



Concept Plan	Parcel A			Parcel B			Parcel C			TOTALS			
	m2	Acres	Units	m2	Acres	Units	m2	Acres	Units	m2	Acres	%	Units
Open Space	59,198	14.6		36,530	9.0		2,808	0.7		98,535	24.3	32.5%	
Single Family	53,040	13.1	31	16,441	4.1	16	4,160	1.0	4	73,641	18.2	24.3%	51
Semi-Detached			32										32
Townhomes	28,247	7.0	74	34,247	8.5	74	22,243	5.5	36	84,736	20.9	28.0%	186
Public ROW	21,943	5.4		20,720	5.1		3,275	0.8		45,939	11.4	15.2%	
TOTALS	162,427	40.1	137	107,938	26.7	90	32,486	8.0	42	302,851	74.8	100%	269
Number of lots:	54			24			7			Total Lots: 85			
										Lots / Acre: 1.1			
										Units / Acre: 3.6			

NOTE: This drawing is a preliminary conceptual layout only, subject to subdivision approval.



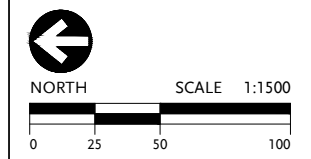
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REZONING APPLICATION
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REV DESCRIPTION	DATE

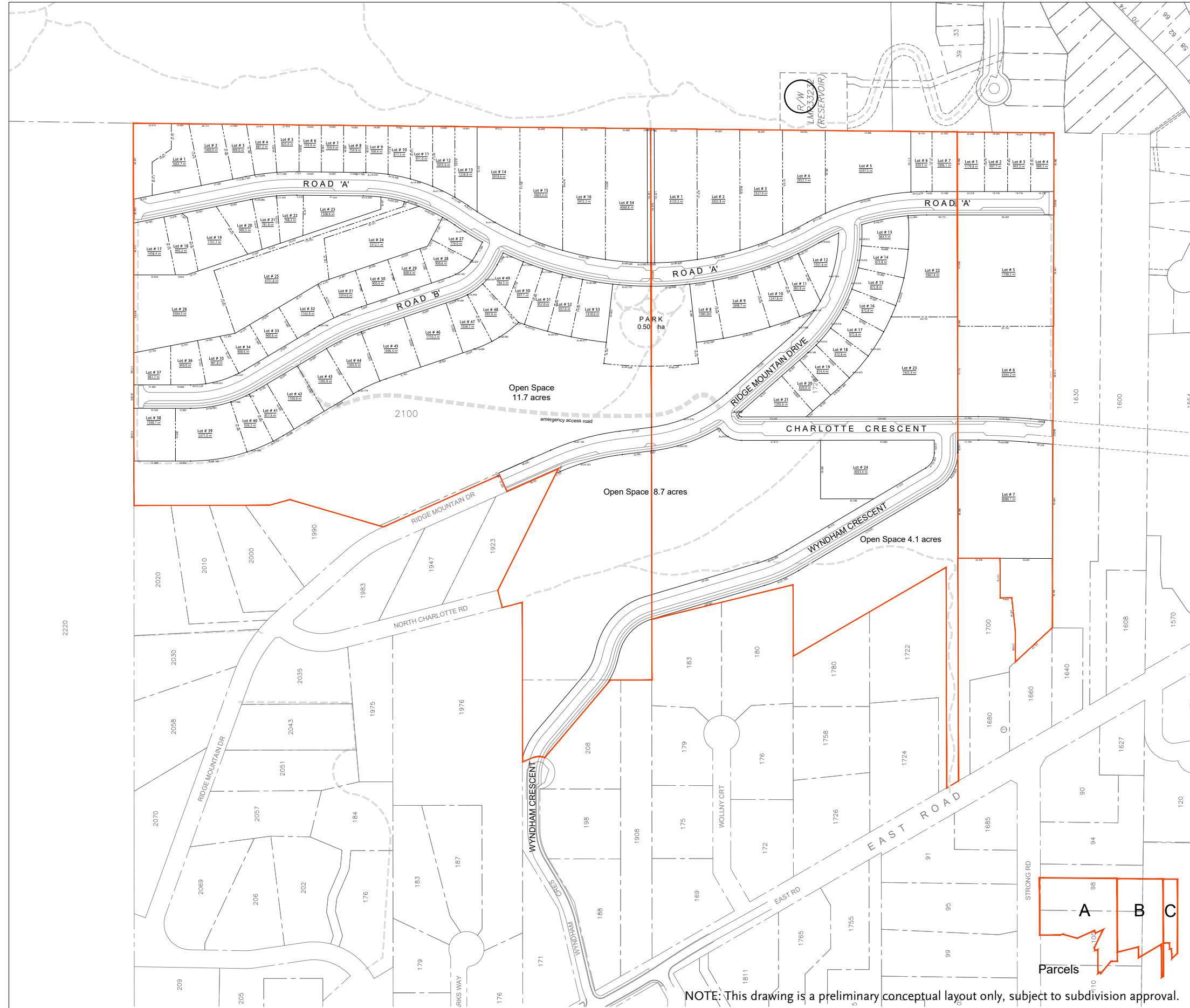
DATE December 19, 2023
PROJECT NUMBER EH01



**PINNACLE
RIDGE
HILLSIDE**
ANMORE, BC

ILLUSTRATIVE
CONCEPT PLAN

RZ-3



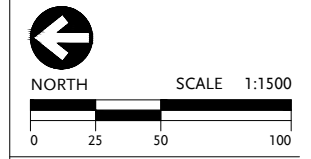
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REZONING APPLICATION
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**PINNACLE
RIDGE
HILLSIDE**
ANMORE, BC

CONCEPT LOT
DIMENSIONS

RZ-3A

NOTE: This drawing is a preliminary conceptual layout only, subject to subdivision approval.

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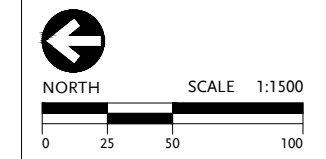
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- Subject Sites
- Existing Sidewalk in road R.O.W.
- Existing Off-road Trails
- Existing Off-road Trails outside of Anmore
- Proposed Multi-Use Path 3.0m width, in R.O.W. (212m off-site @Wyndham)
- Proposed Secondary Trail (emergency access road) Paved, 6m wide, 15%max
- Proposed Tertiary Trail, 0.5m wide
- Proposed Tertiary Trail outside of Anmore
- Proposed Trailhead
- Proposed Rest Area
- Open Space

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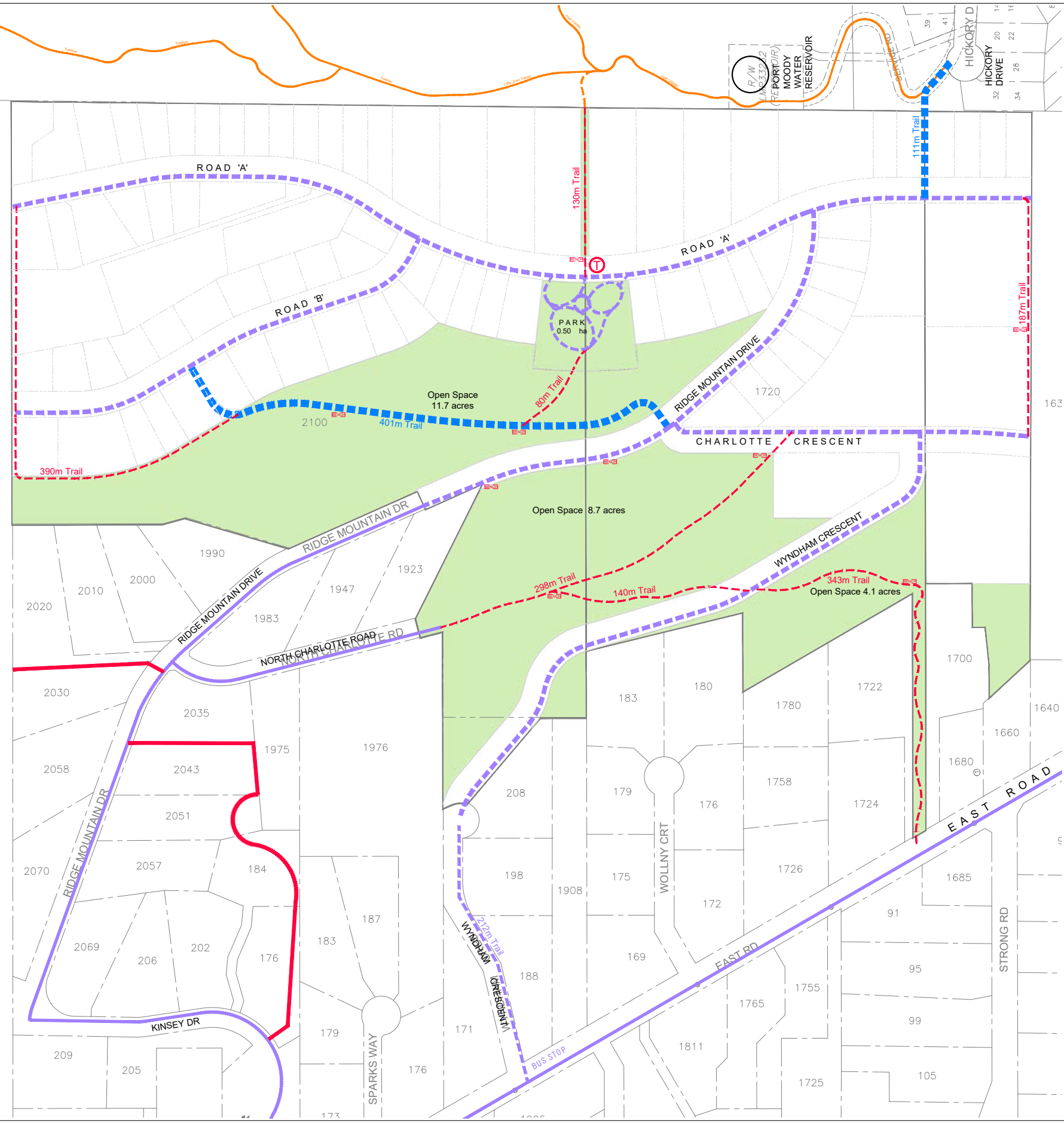


PINNACLE RIDGE HILLSIDE

ANMORE, BC

GREEN SPACE AND TRAILS

RZ-4



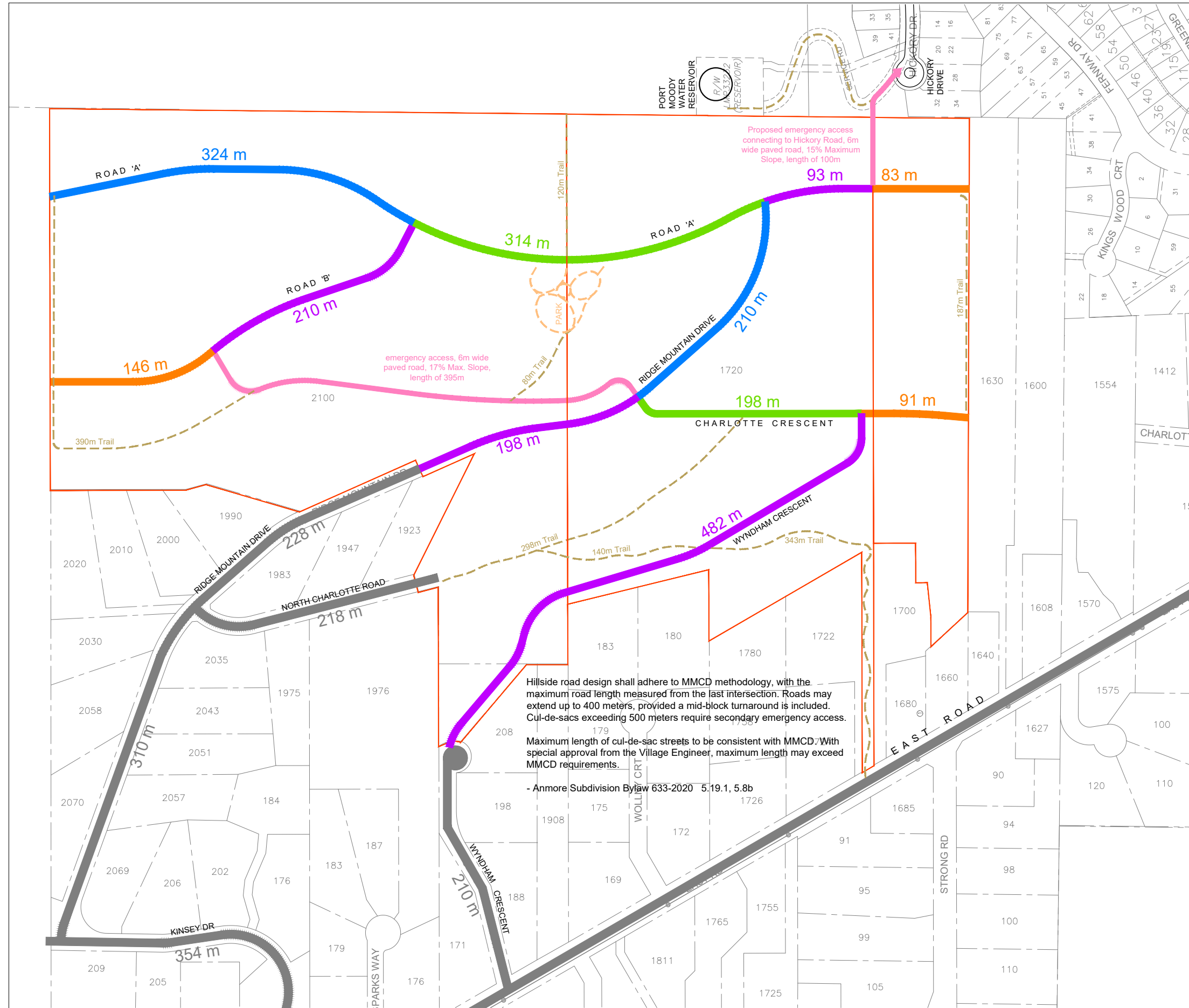
MULTI-USE PATH
 2,561m Proposed Multi-Use Path 3.0m width, in R.O.W. (212m off-site @Wyndham)



SECONDARY TRAIL
 512m Proposed Secondary Trail (emergency access road) Paved, 6m wide, 15%max



TERTIARY TRAILS
 1,568m Proposed Tertiary Trail, 0.5m wide



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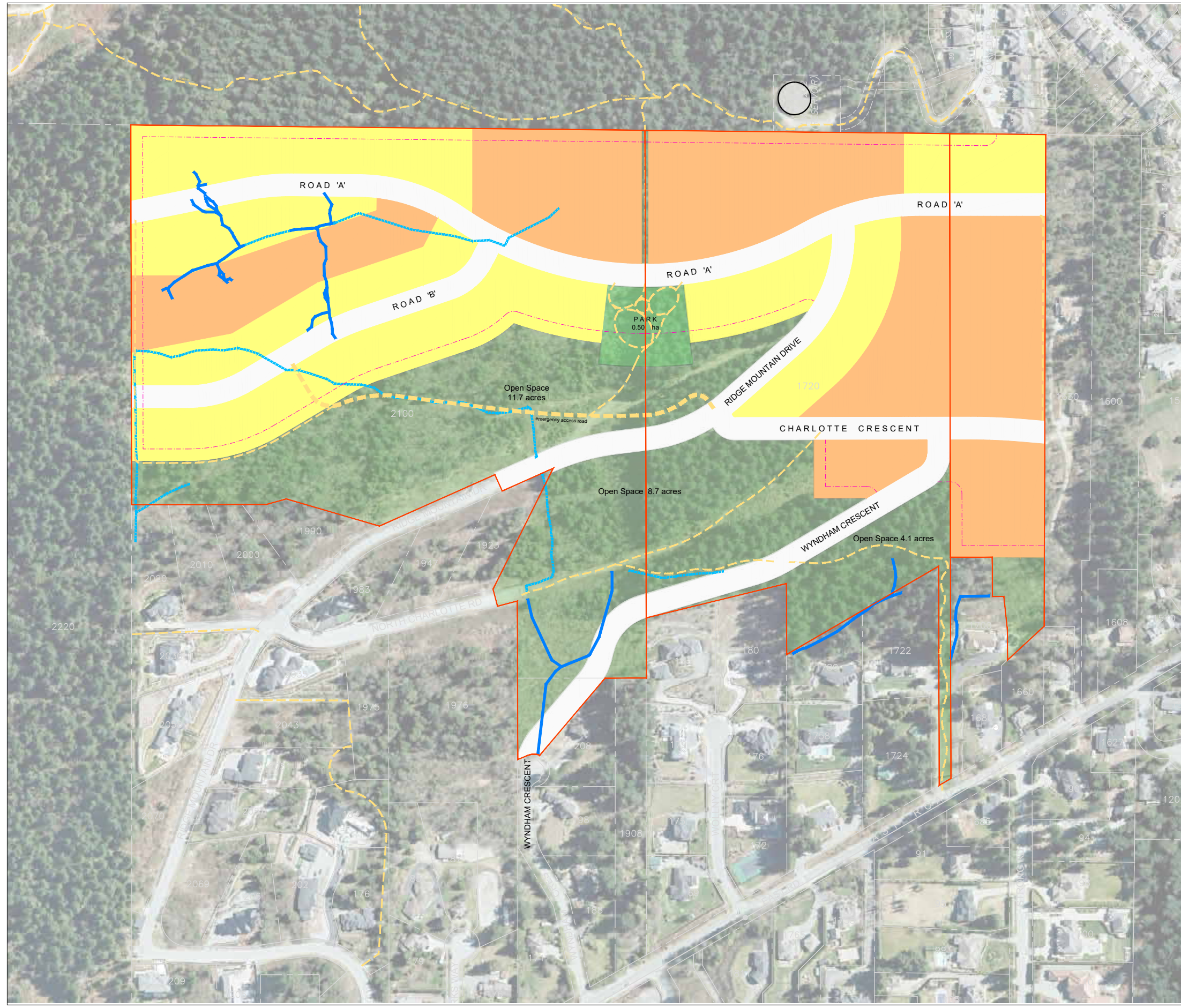


PINNACLE RIDGE HILLSIDE

ANMORE, BC

ROAD LENGTH

RZ-4a



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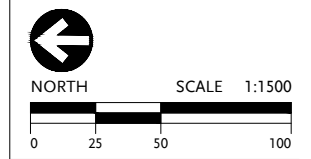
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- Subject Sites
- Open Space
- Single Family / Semi-Detached
- Townhomes
- Public R.O.W.
- Trails
- Waterway to Remain
- Waterway to Relocate
- 10m Forest Setback

REZONING APPLICATION
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6	Rezoning Addendum 6	December 12, 2025

DATE: December 19, 2023
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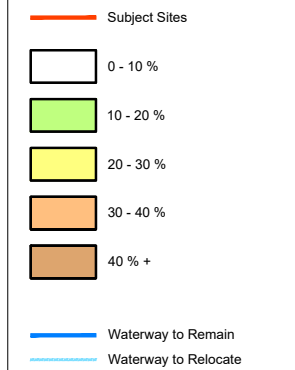


**PINNACLE
 RIDGE
 HILLSIDE**
 ANMORE, BC

ENVIRONMENTAL
 SENSITIVITY

RZ-5

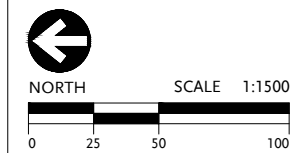
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REZONING APPLICATION
 NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
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△	Rezoning Addendum 1	June 27, 2024

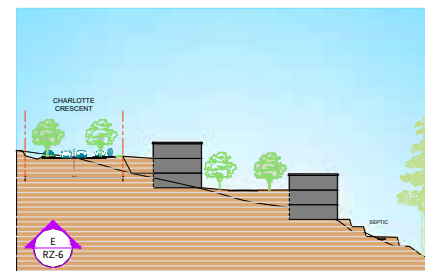
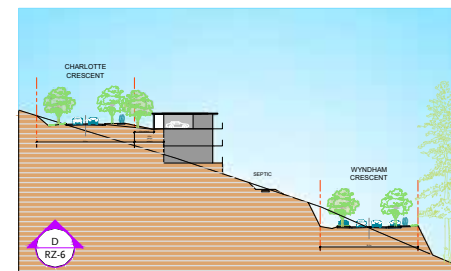
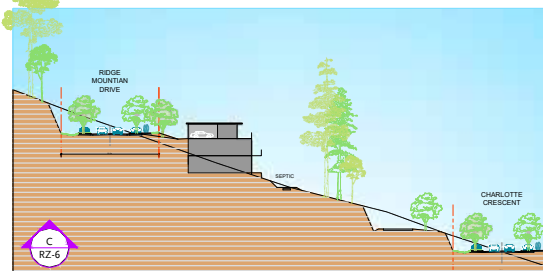
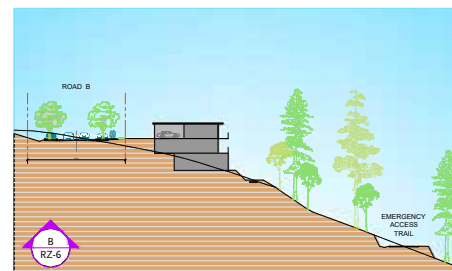
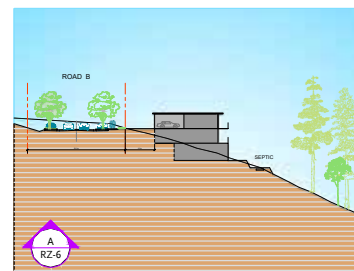
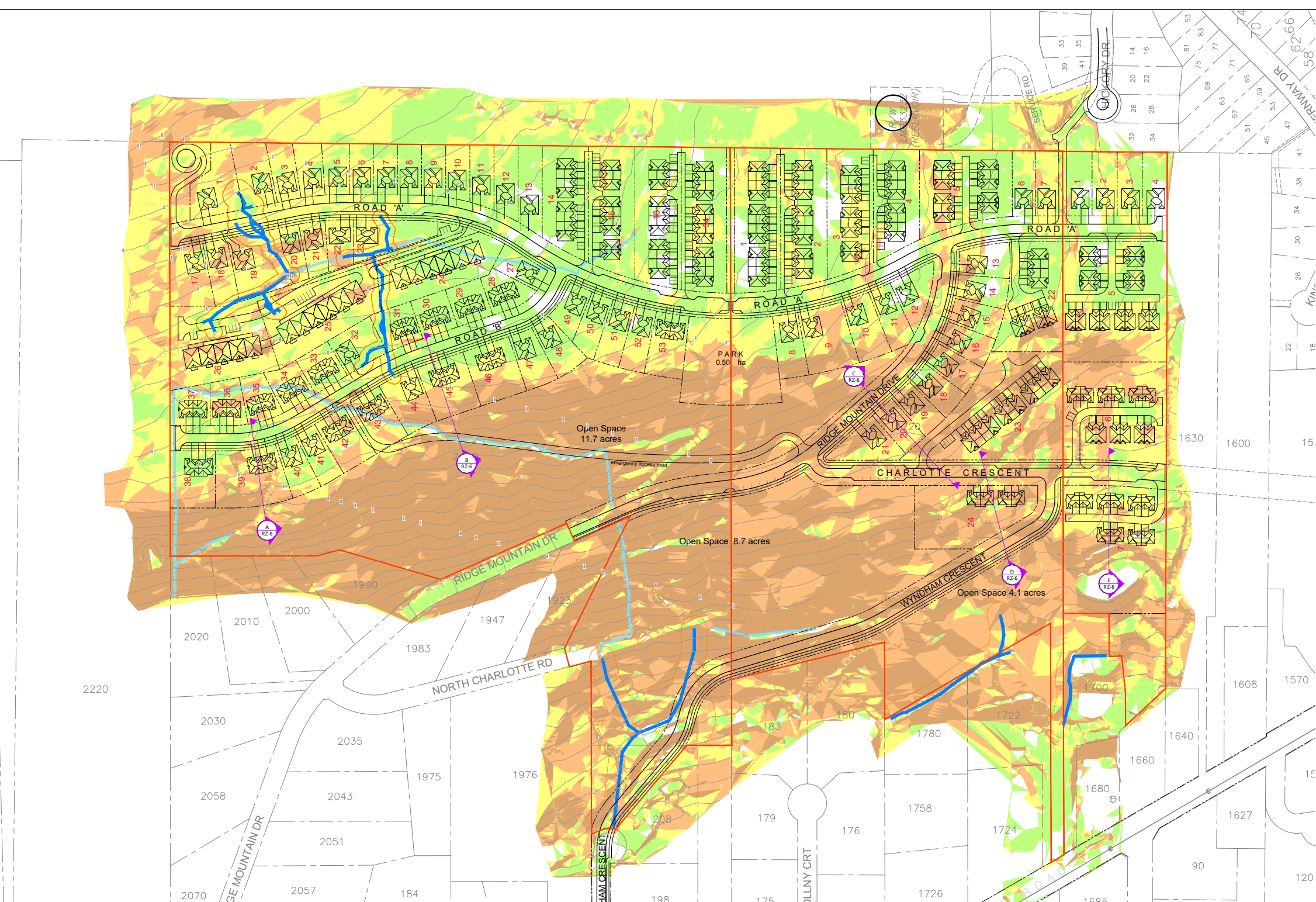
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 PROJECT NUMBER: EH01



**PINNACLE
 RIDGE
 HILLSIDE**
 ANMORE, BC

PROPOSED PLAN
 OVERLAY
 SLOPE MAP

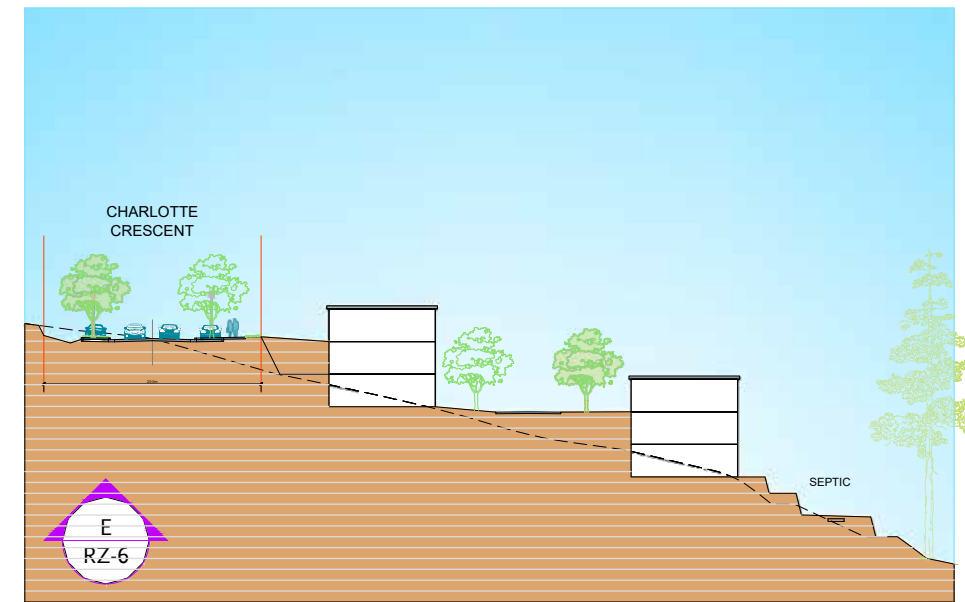
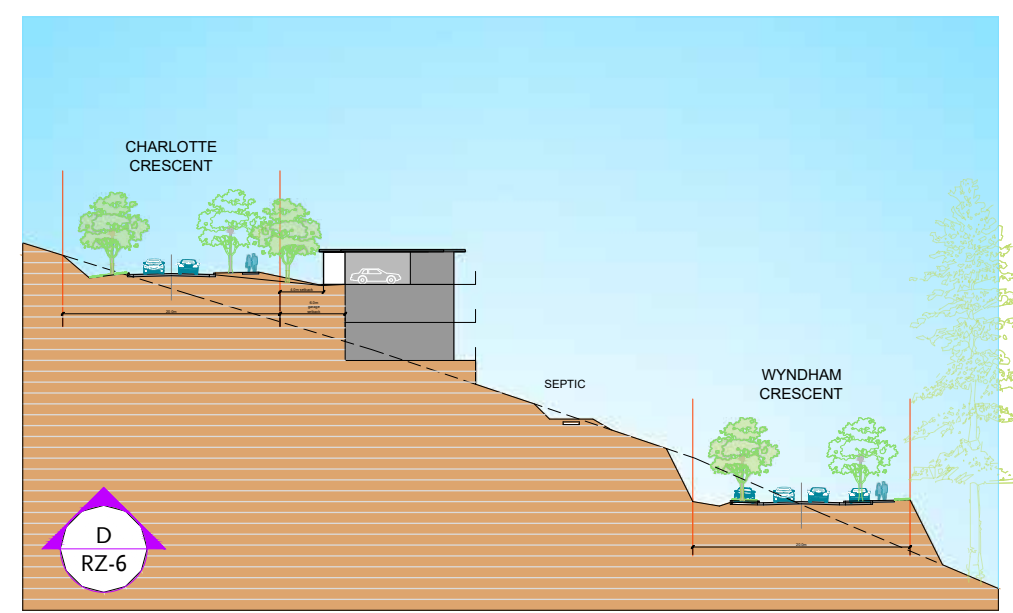
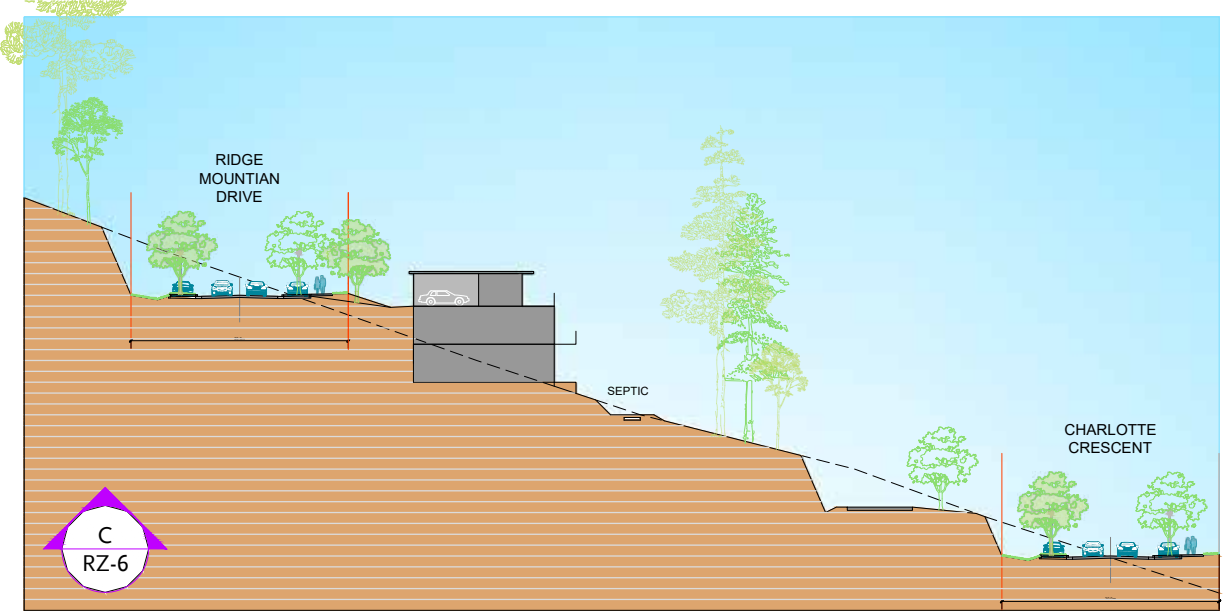
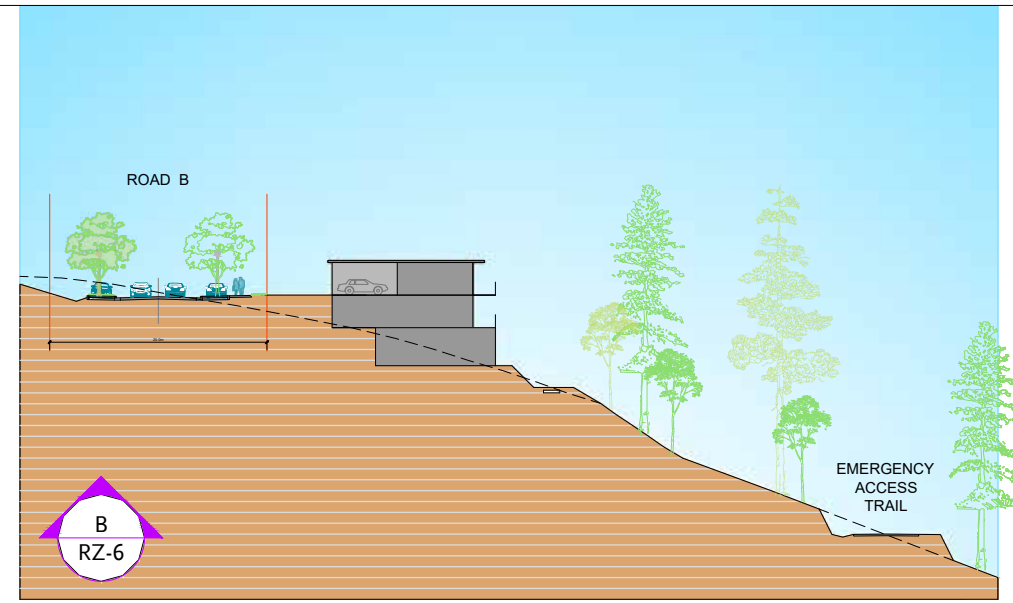
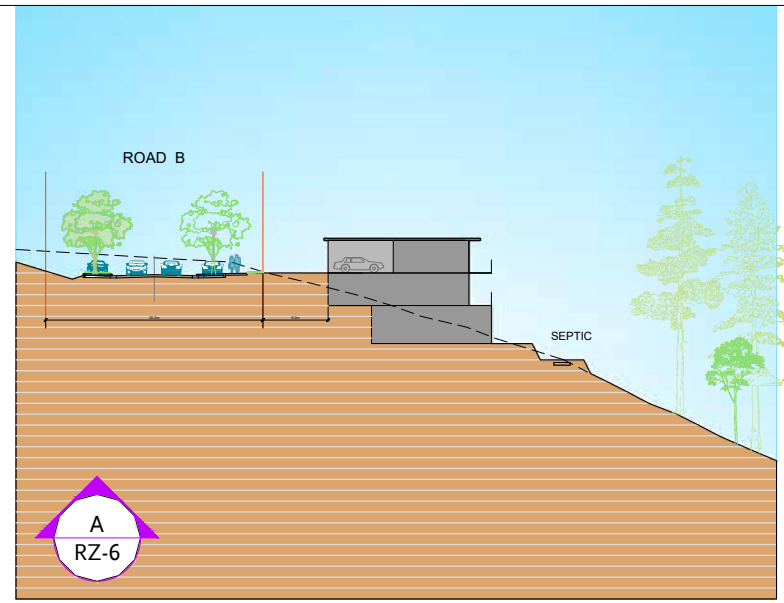
RZ-6



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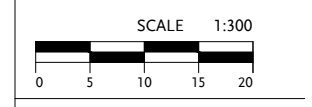
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REZONING APPLICATION
 NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
6	Rezonning Addendum 6	December 12, 2025
5	Rezonning Addendum 5	November 3, 2025
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1	Rezonning Addendum 1	June 27, 2024

DATE: December 19, 2023
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PINNACLE RIDGE HILLSIDE

ANMORE, BC

PROPOSED SITE SECTIONS

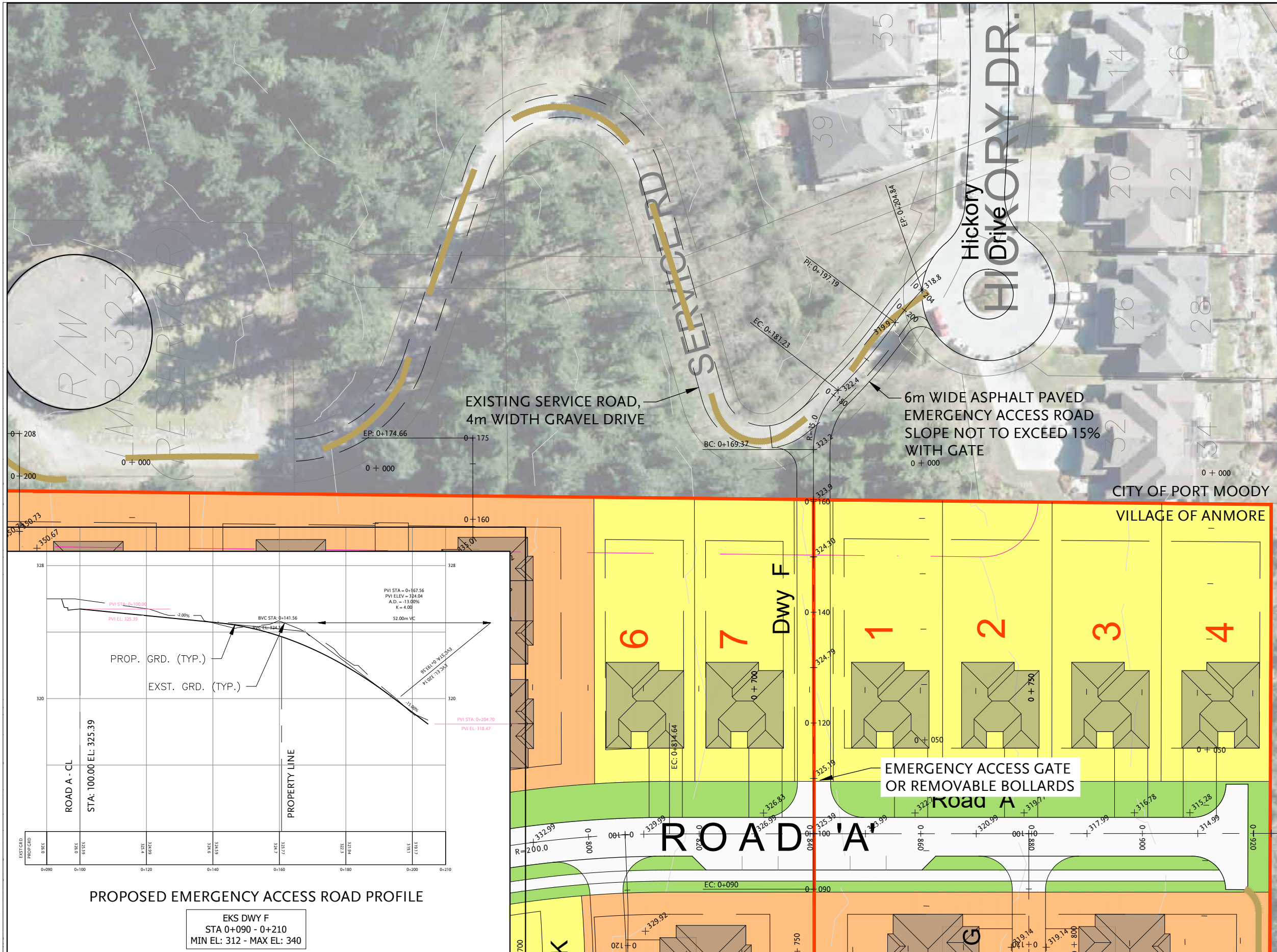
RZ-6e

MSE WALL

- Mechanically Stabilized Earth (MSE) walls constructed with Standard Lock-Block™ units in combination with extensible soil reinforcement (such as Geogrid).
- Design Manual available for professional Engineers free of charge.
- Example uses: Advanced retaining walls.



PROPOSED RETAINING WALL SYSTEMS



Town Planning

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REZONING APPLICATION
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REV	DESCRIPTION	DATE
1	Rezoning Addendum 1	June 27, 2024
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6	Rezoning Addendum 6	December 12, 2025

DATE December 19, 2023

PROJECT NUMBER EH01



NORTH
 SCALE 1:500
 0 10 20 40m

**PINNACLE
 RIDGE
 HILLSIDE**
 ANMORE, BC

EMERGENCY
 ACCESS ROAD TO
 HICKORY DRIVE

RZ-10



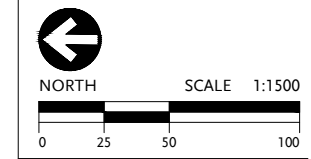
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- Subject Sites
- Existing Roads and Trails
- Phase 1
- Phase 2
- Phase 3
- Color by phase
- Public Roads
- Emergency Access Roads
- Alternate Road
- Individual Units
- Sidewalks
- Tertiary Trails

▲ Rezoning Addendum 7	March 6, 2026
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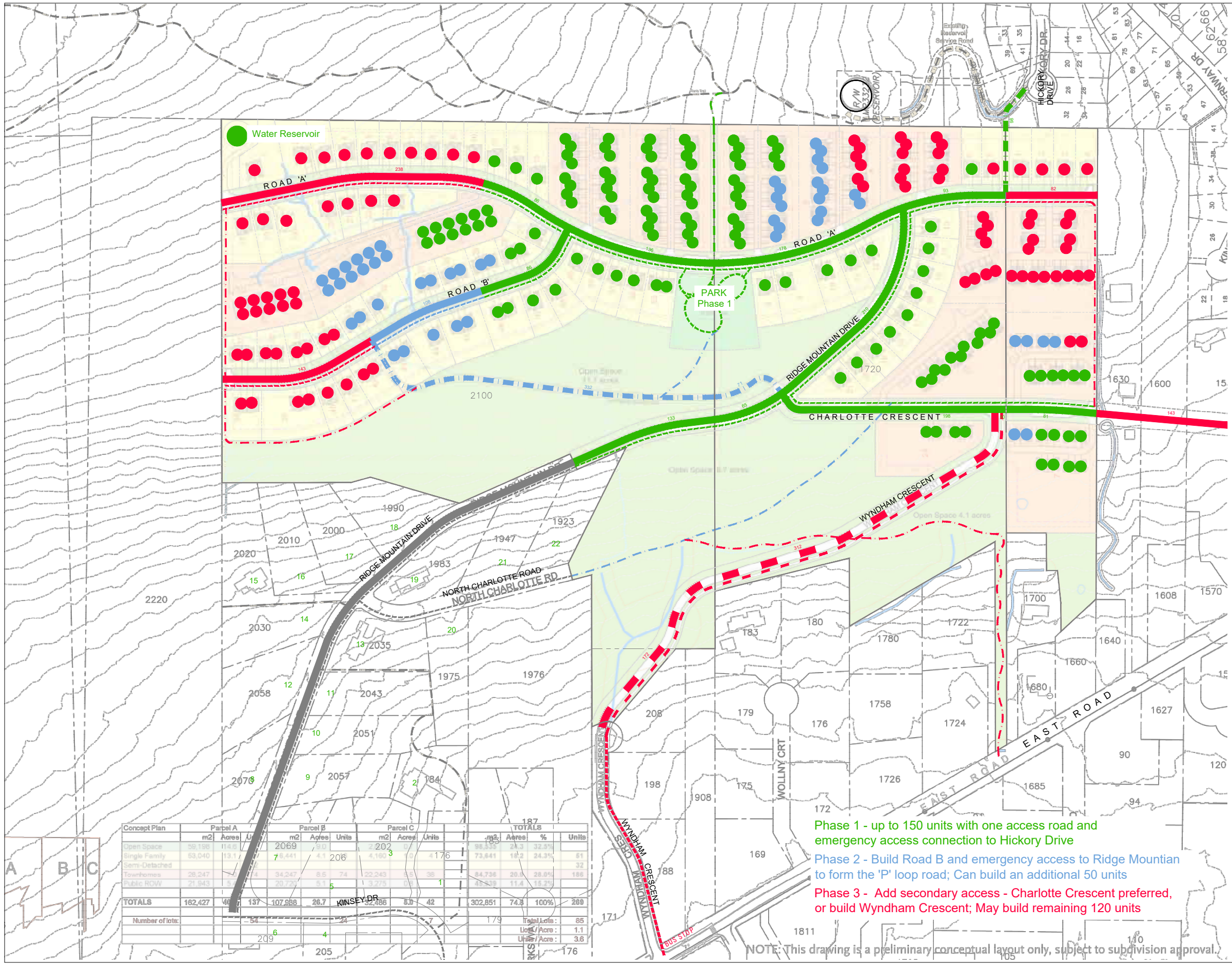
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**PINNACLE
 RIDGE
 HILLSIDE**
 ANMORE, BC

**CONCEPTUAL
 PHASING PLAN**

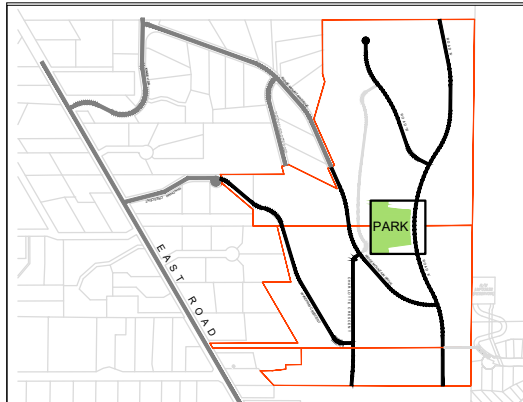
RZ-11



Concept Plan	Parcel A			Parcel B			Parcel C			TOTALS		
	m2	Acres	Units	m2	Acres	Units	m2	Acres	Units	m2	Acres	Units
Open Space	58,198	114.6	0	2,069	9.0	0	2,202	5.4	0	98,355	243	32.5%
Single Family	53,040	131.1	7	5,441	4.1	206	4,160	3	4,176	73,641	182	24.3%
Semi-Detached												32
Townhomes	28,247	70.4	34	34,247	8.5	74	22,243	55	38	84,736	208	28.0%
Public ROW	21,943	54.5	0	29,725	7.4	0	3,273	8.1	1	54,941	13	15.2%
TOTALS	162,427	406.6	137	107,988	26.7	280	32,188	8.0	42	302,851	74.8	100%
Number of lots:												179
												Total Lots: 85
												Lots/Acre: 1.1
												Units/Acre: 3.6

Phase 1 - up to 150 units with one access road and emergency access connection to Hickory Drive
 Phase 2 - Build Road B and emergency access to Ridge Mountain to form the 'P' loop road; Can build an additional 50 units
 Phase 3 - Add secondary access - Charlotte Crescent preferred, or build Wyndham Crescent; May build remaining 120 units

NOTE: This drawing is a preliminary conceptual layout only, subject to subdivision approval.



- ASPHALT PAVING
- CONCRETE WALK
- CONCRETE PAVERS
- PLAYGROUND SURFACE
- D.G. GRAVEL PATH
- EXISTING TREE LOCATION TO BE VERIFIED
- DECIDUOUS TREE
Bigleaf Maple, Birch, Alder
- CONIFEROUS TREE
Red Cedar, Fir, Hemlock
- FEATURE TREE
Dogwood, Cherry, Hawthorn
- LAWN
- NATIVE SHRUB PLANTING
- UNDISTURBED FOREST
- BOLLARD LIGHT (H=1M)
- LANDSCAPE UPLIGHT
- LANDSCAPE DOWNLIGHT
- SIGN UPLIGHT
- STREET LIGHT
- PICNIC TABLE
- WOODEN BENCH
- BIKE RACK
- BBQ GRILL
- GARBAGE BIN

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MULTI-PURPOUS BALL COURT



PICNIC SHELTER WITH WASHROOM

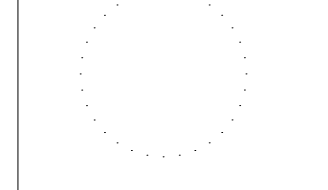


NATURE/ADVENTURE PLAY AREA

EKISTICS

Landscape

201 - 103 West 6th Avenue
Vancouver, BC
Canada, V5Y 1K3
+1 604 739 7532
Project Manager: Steven Beyer



REZONING APPLICATION
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

DATE	December 5, 2025
PROJECT NUMBER	EH01
DRAWN BY	STB
CHECKED BY	STB



PINNACLE RIDGE PARK

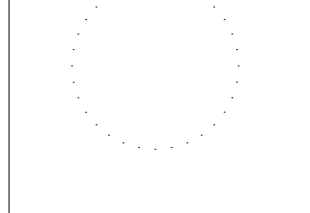
ANMORE, BC

CONCEPTUAL SITE PLAN

LA001

EKISTICS Landscape

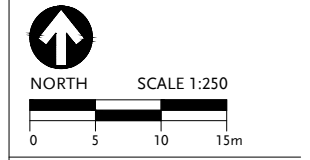
201 - 103 West 6th Avenue
Vancouver, BC
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+1 604 739 7532
Project Manager: Steven Beyer



REZONING APPLICATION
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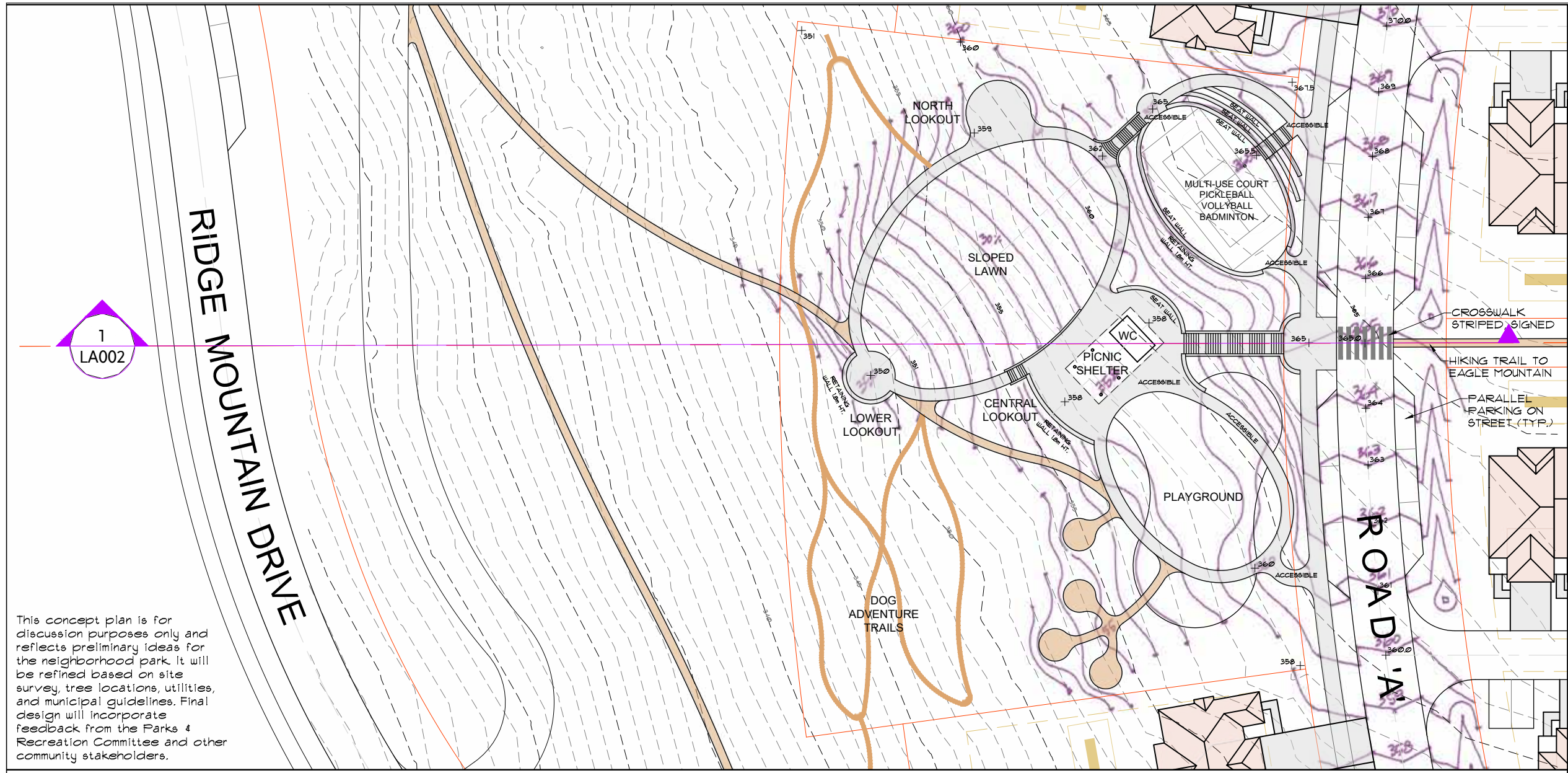
DATE	December 5, 2025
PROJECT NUMBER	EH01
DRAWN BY	STB
CHECKED BY	STB



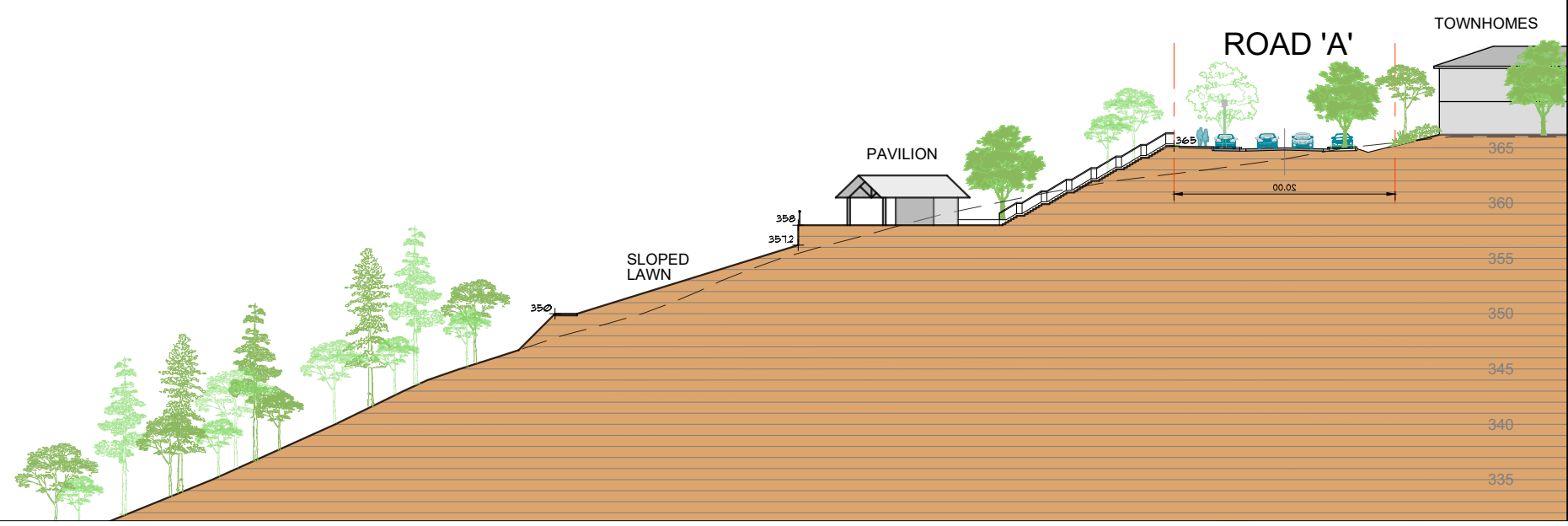
PINNACLE RIDGE PARK ANMORE, BC

CONCEPTUAL GRADING PLAN

LA002

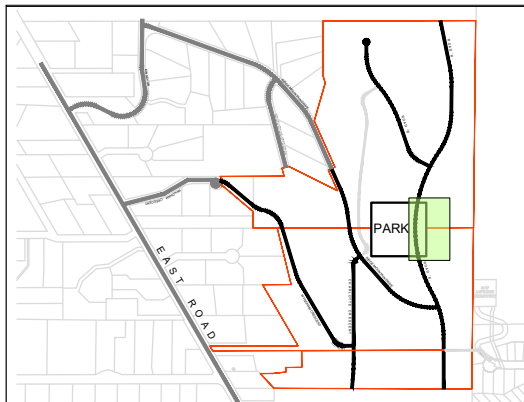


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1
LA002

1
LA002

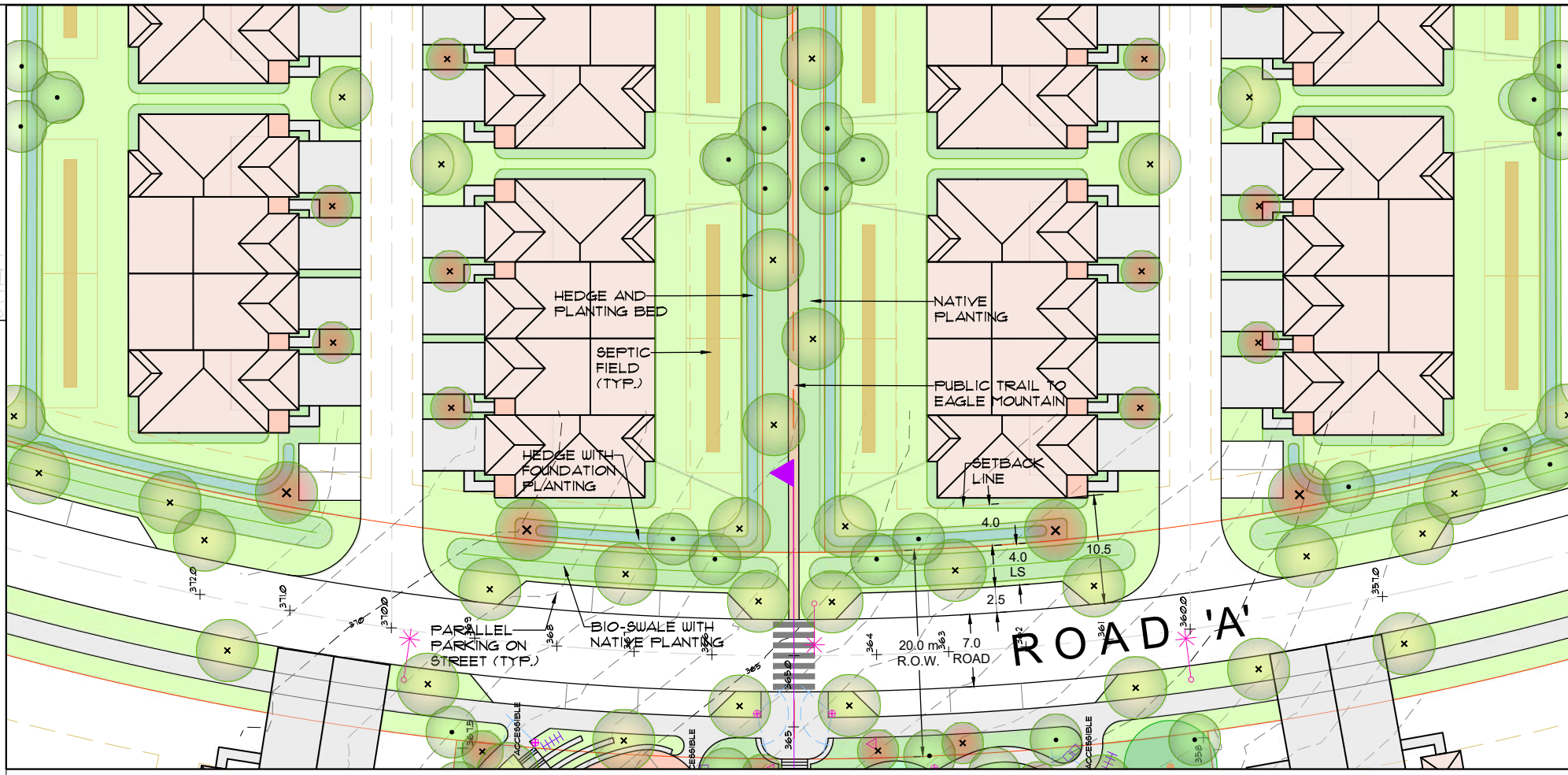


- ASPHALT PAVING
- CONCRETE WALK
- CONCRETE PAVERS
- PLAYGROUND SURFACE
- D.G. GRAVEL PATH
- EXISTING TREE LOCATION TO BE VERIFIED
- DECIDUOUS TREE
Bigleaf Maple, Birch, Alder
- CONIFEROUS TREE
Red Cedar, Fir, Hemlock
- FEATURE TREE
Dogwood, Cherry, Hawthorn

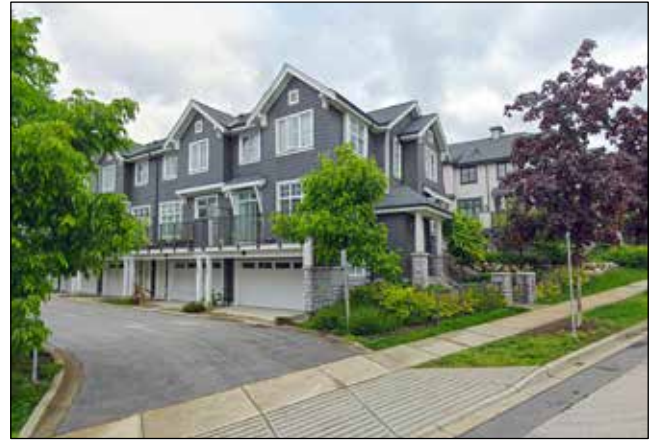
- LAWN
- NATIVE SHRUB PLANTING
- UNDISTURBED FOREST

- BOLLARD LIGHT (H=1M)
- LANDSCAPE UPLIGHT
- LANDSCAPE DOWNLIGHT
- SIGN UPLIGHT
- STREET LIGHT
- PICNIC TABLE
- WOODEN BENCH
- BIKE RACK
- BBQ GRILL
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CONCEPTUAL TOWNHOME PLANTING PLAN EXAMPLE



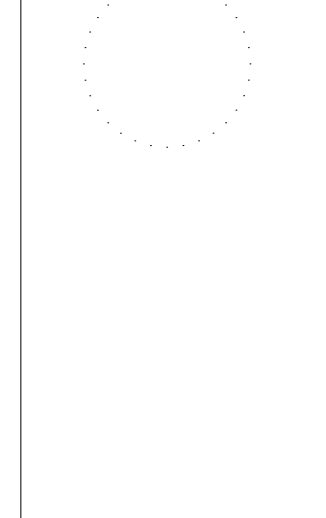
The Design Guidelines will require foundation planting along all public street facing building elevations. This planting will be designed to soften hard architectural lines, enhance curb appeal, and frame key building features. By blending the structures into the surrounding landscape, the planting will break up building massing and screen large blank walls, ensuring a visually appealing streetscape. The approach will be layered and context sensitive, using shrubs, ornamental trees, and groundcovers to create depth and seasonal interest. This foundation planting will assure the semi-rural landscape character of Anmore, reinforcing the community's identity while providing appropriate screening and a welcoming public realm.

The Design Guidelines will require all townhome end units that face a public road shall be designed to actively address the street frontage. This requires the inclusion of a primary entrance door and architectural massing that presents an aesthetically pleasing, house like façade to the street. Blank walls with minimal fenestration are not permitted, instead, design treatments must incorporate windows, detailing, and articulation that reinforce a welcoming semi-rural residential character.

EKISTICS
Landscape

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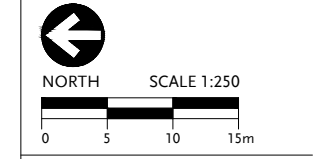
ekistics.com
Steven Beyer



REZONING APPLICATION
NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

DATE: December 5, 2025
PROJECT NUMBER: EH01
DRAWN BY: STB
CHECKED BY: STB



**PINNACLE
RIDGE
PARK**
ANMORE, BC

CONCEPTUAL
TOWNHOME
PLANTING

LA 003

EKISTICS

Town Planning

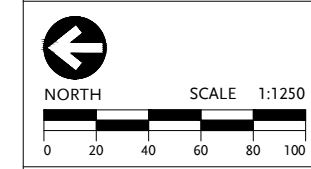
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REZONING APPLICATION NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE
6	Rezoning Addendum 6	December 12, 2025
5	Rezoning Addendum 5	November 3, 2025
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3	Rezoning Addendum 3	July 3, 2025
2	Rezoning Addendum 2	April 22, 2025
1	Rezoning Addendum 1	June 27, 2024

DATE	December 19, 2023
PROJECT NUMBER	EH01

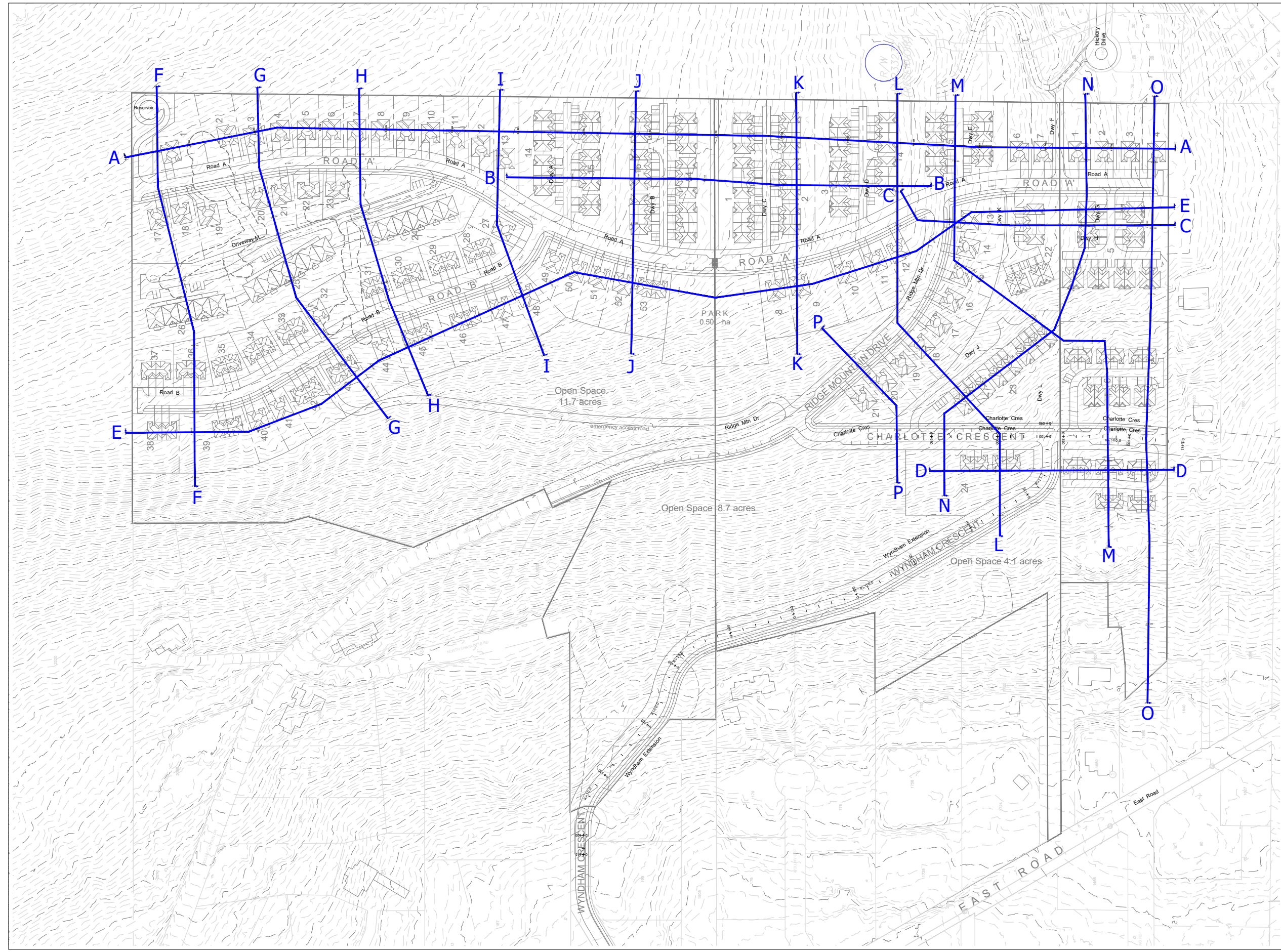


PINNACLE RIDGE HILLSIDE

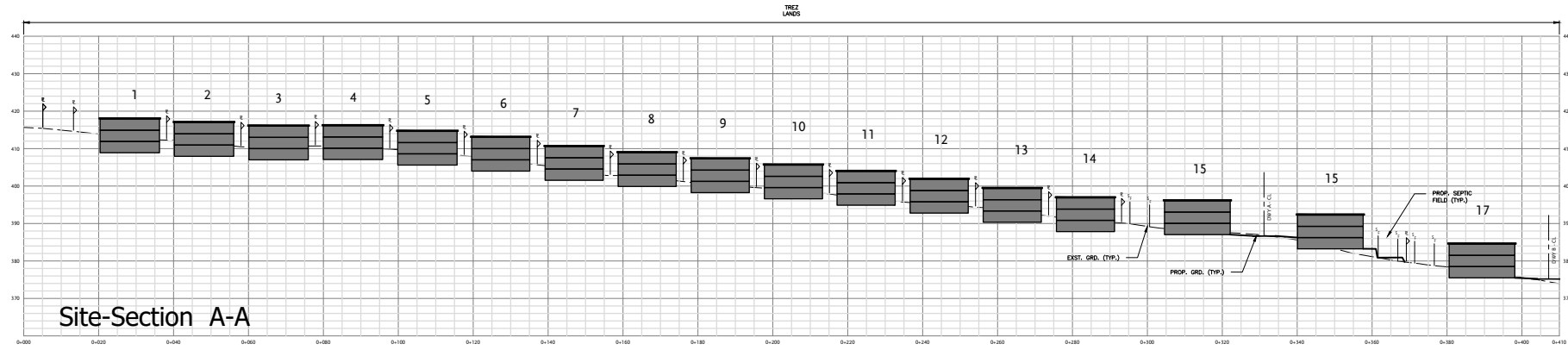
ANMORE, BC

PRELIMINARY SITE SECTIONS

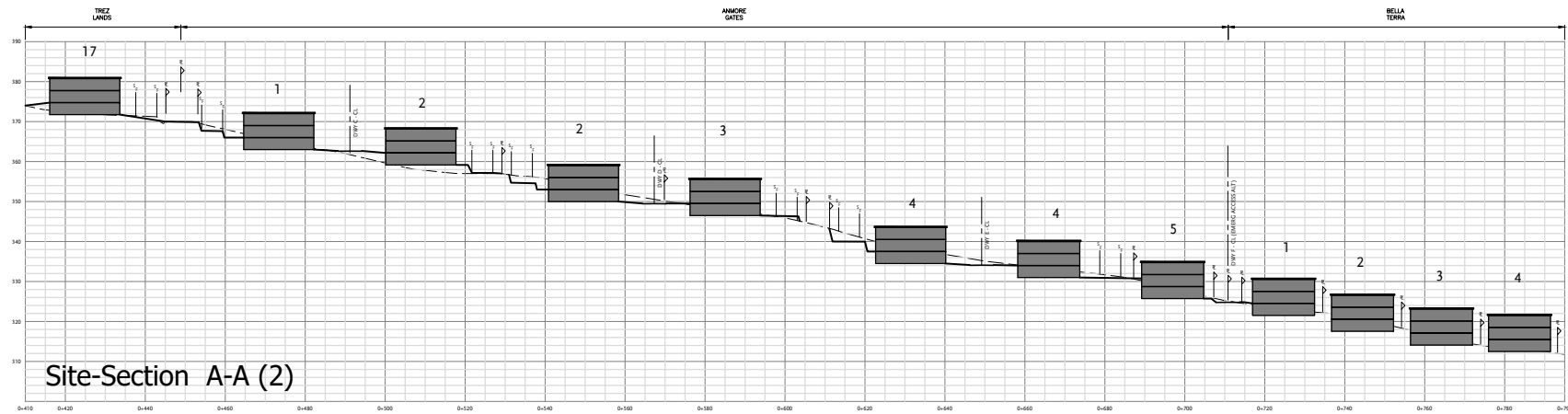
P-S01



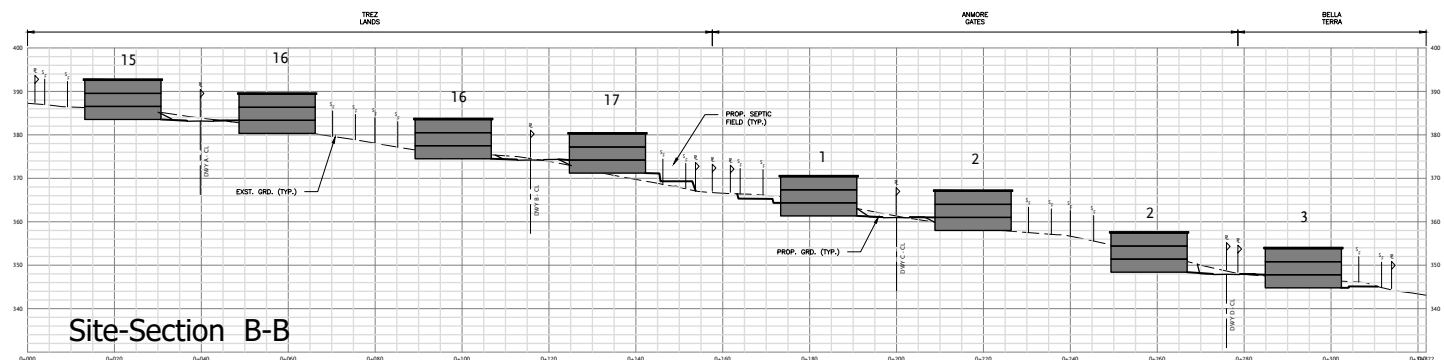
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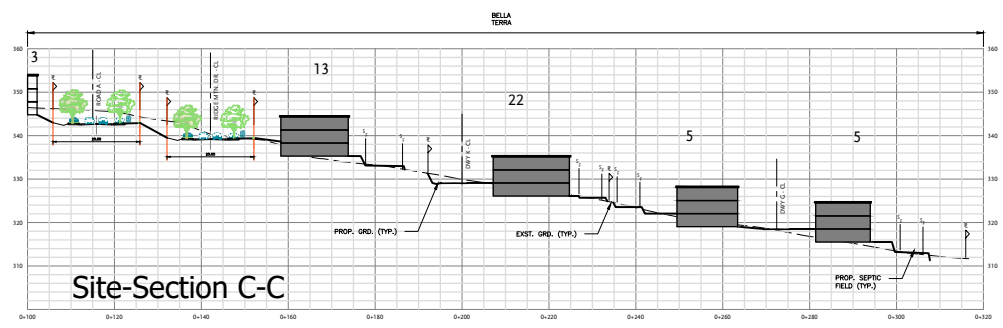
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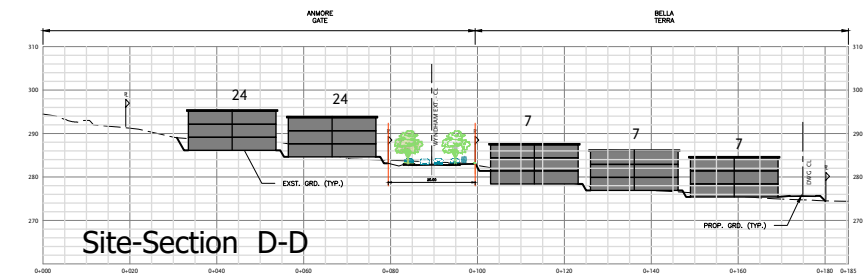
Site-Section A-A (2)



Site-Section B-B



Site-Section C-C



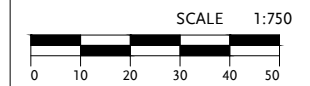
Site-Section D-D

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4	Rezoning Addendum 4	July 16, 2025
5	Rezoning Addendum 5	November 3, 2025
6	Rezoning Addendum 6	December 12, 2025

DATE December 19, 2023
PROJECT NUMBER EH01



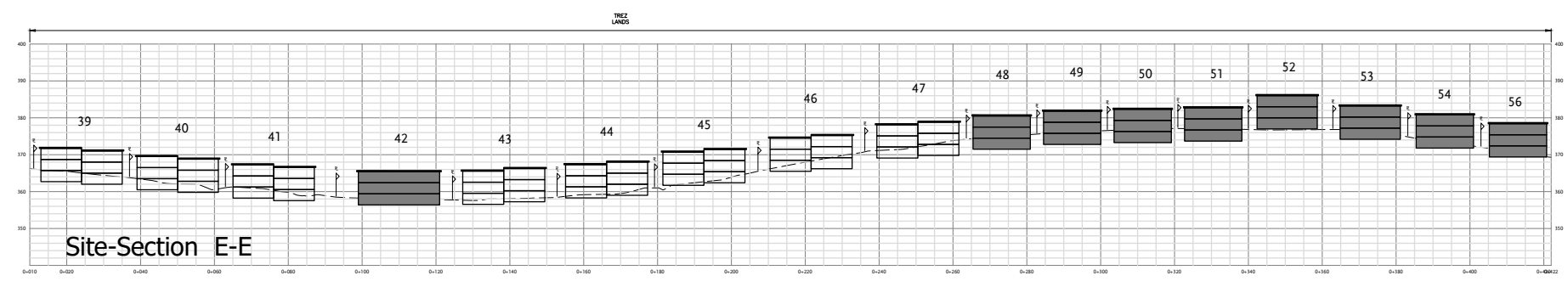
**PINNACLE
RIDGE
HILLSIDE**
ANMORE, BC

PRELIMINARY
SITE SECTIONS

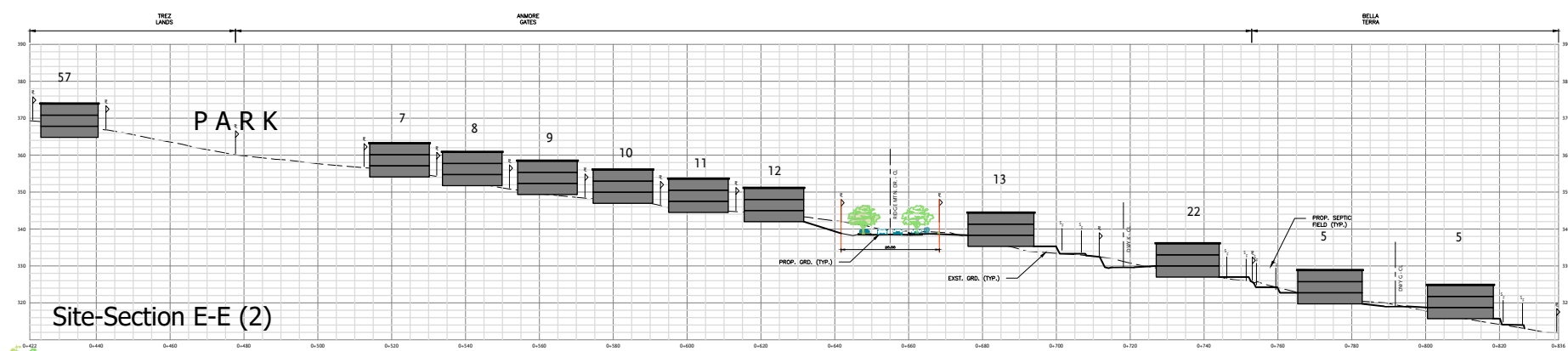
P-S02

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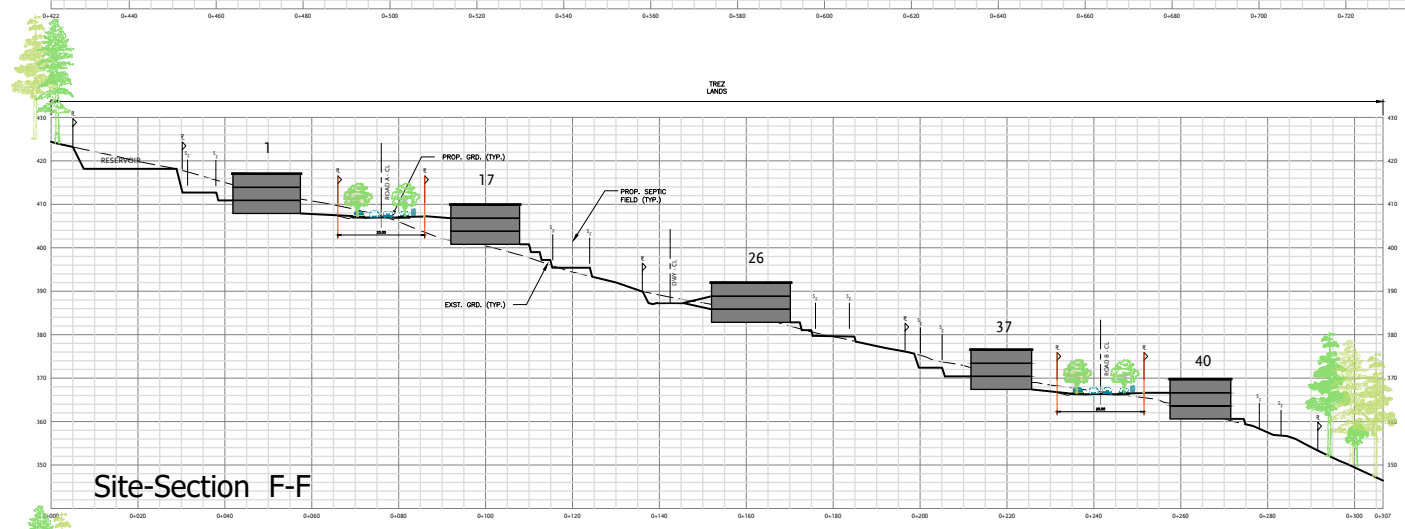
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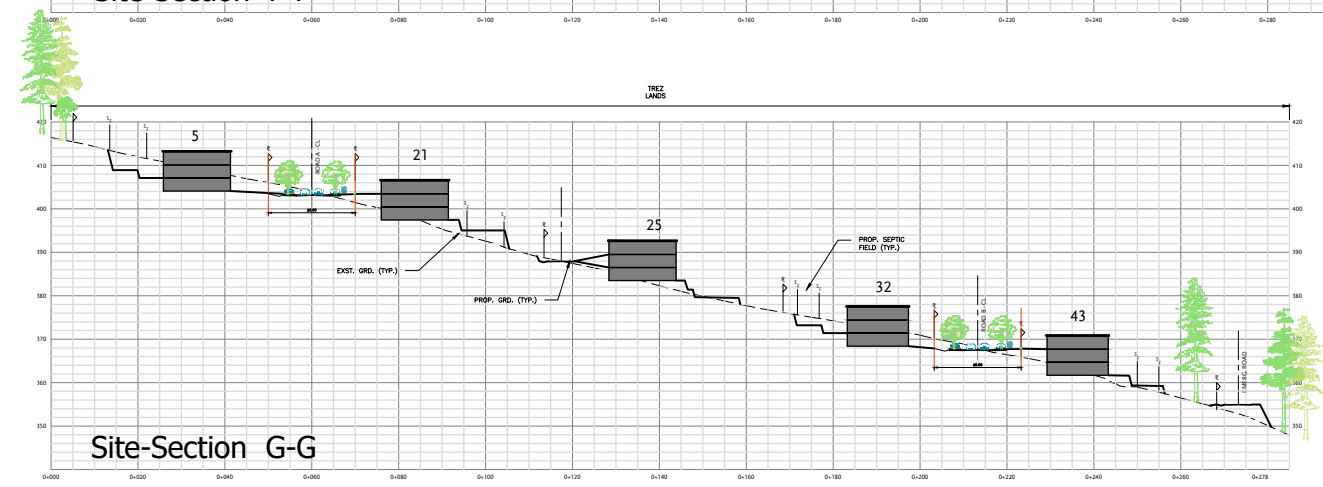
Site-Section E-E



Site-Section E-E (2)



Site-Section F-F



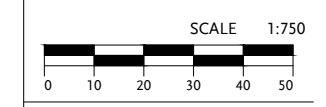
Site-Section G-G

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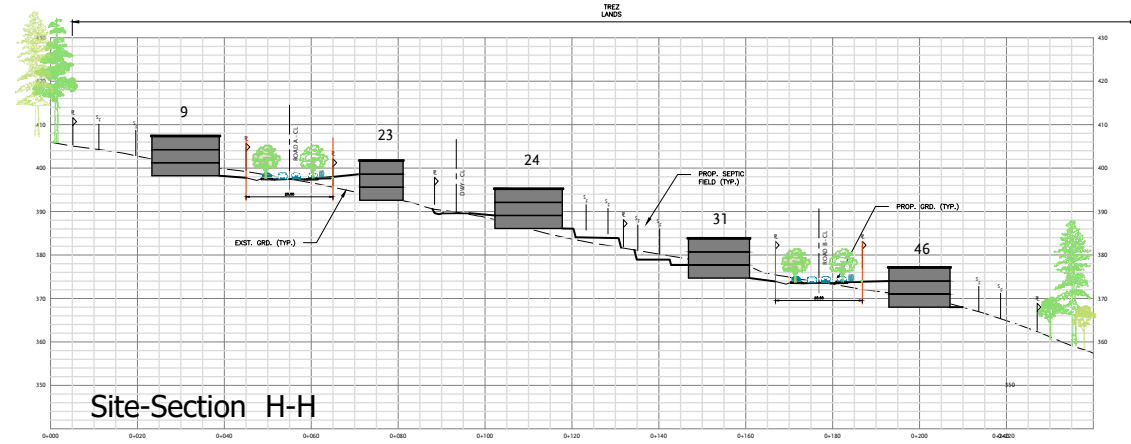
PROJECT NUMBER EH01



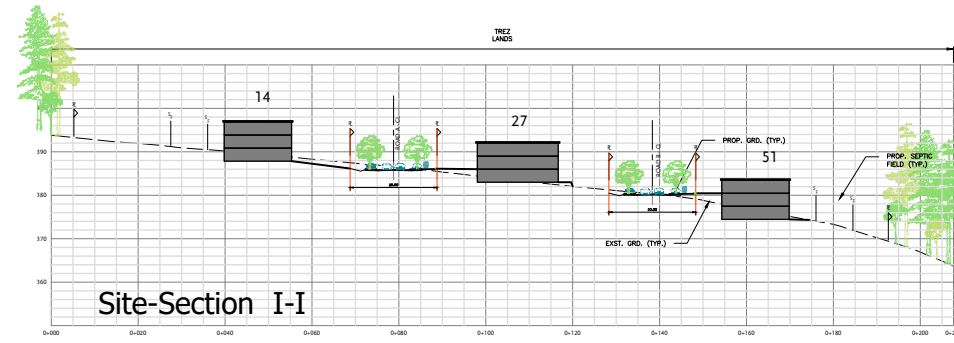
**PINNACLE
RIDGE
HILLSIDE**
ANMORE, BC

PRELIMINARY
SITE SECTIONS

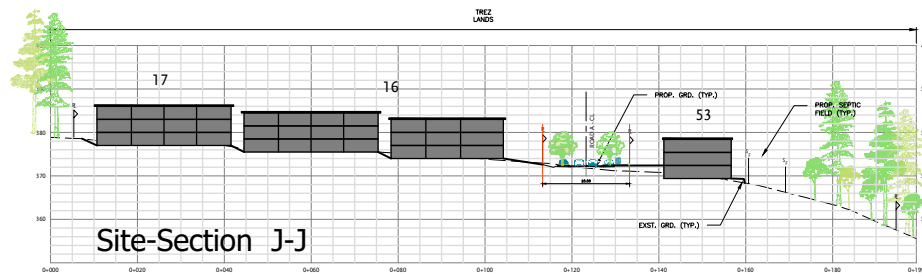
P-S03



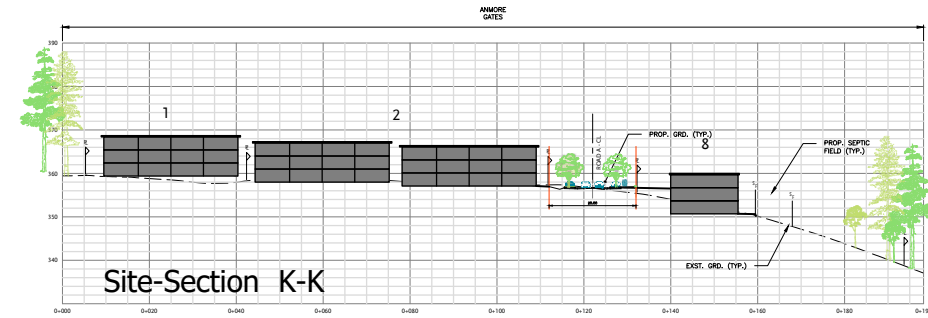
Site-Section H-H



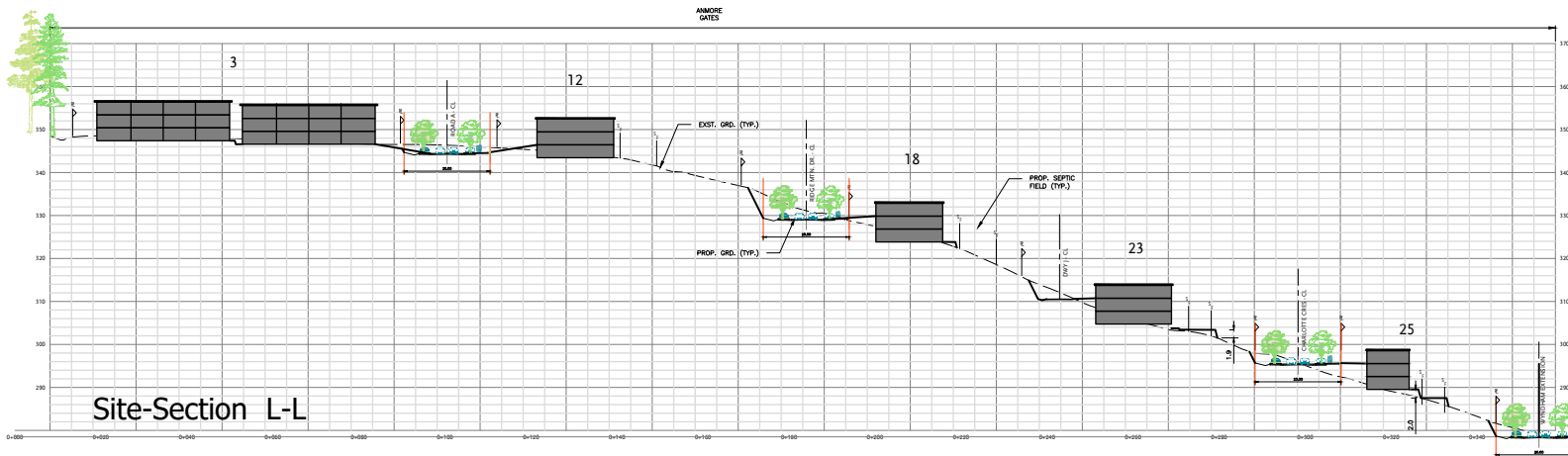
Site-Section I-I



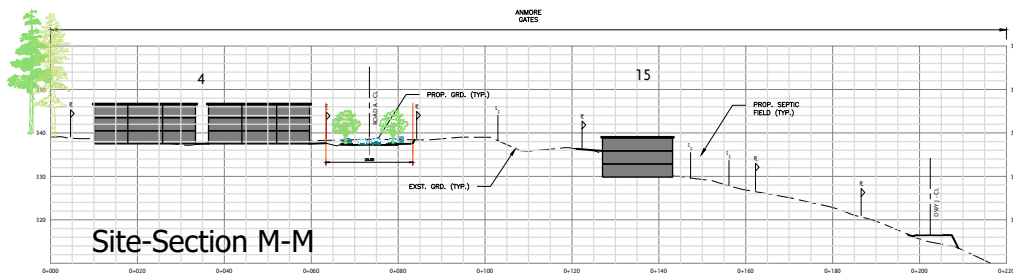
Site-Section J-J



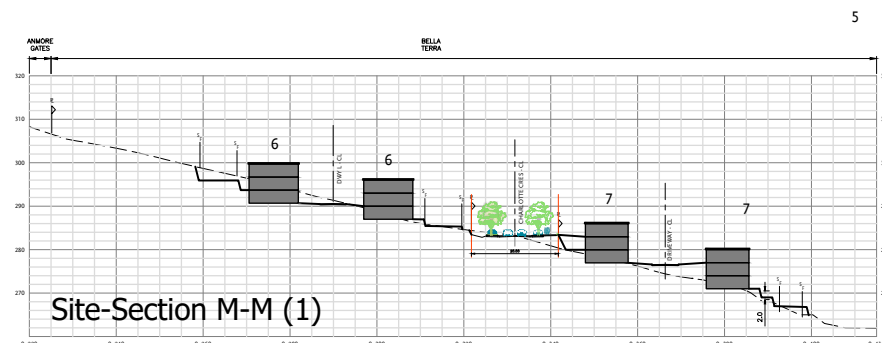
Site-Section K-K



Site-Section L-L



Site-Section M-M



Site-Section M-M (1)

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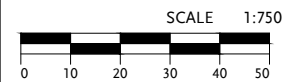
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PROJECT NUMBER	EH01



PINNACLE RIDGE HILLSIDE

ANMORE, BC

PRELIMINARY SITE SECTIONS

P-S04

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Town Planning

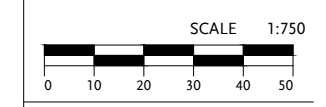
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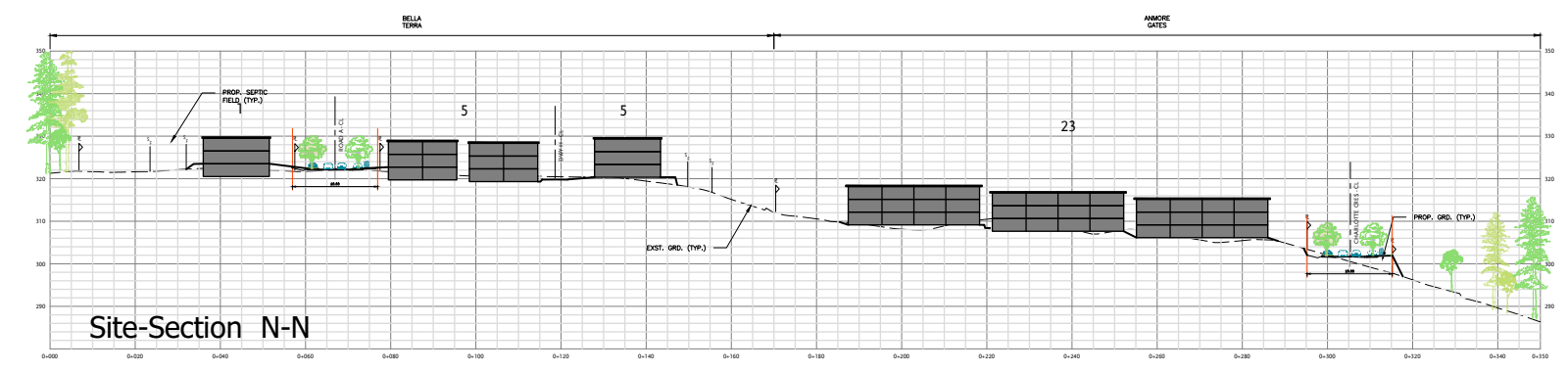


PINNACLE RIDGE HILLSIDE

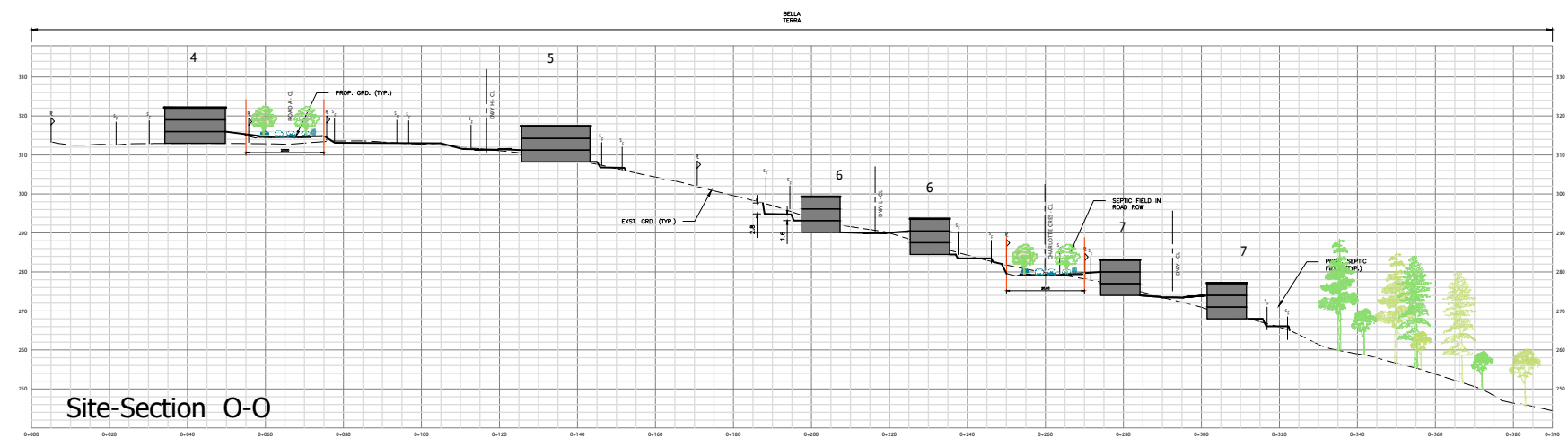
ANMORE, BC

PRELIMINARY
SITE SECTIONS

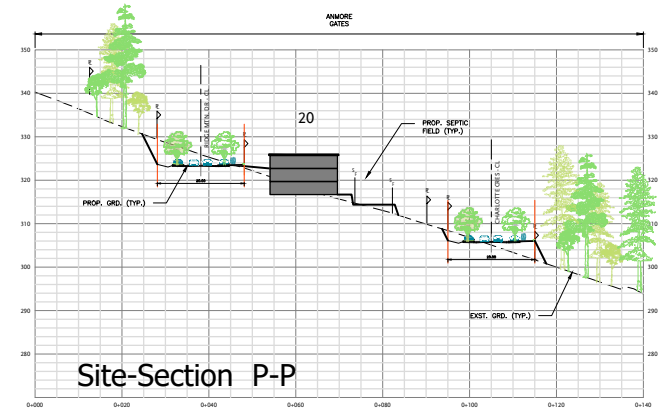
P-S05



Site-Section N-N



Site-Section O-O



Site-Section P-P

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