



Village of Anmore
Pinnacle Ridge Rezoning Application
Bylaw No. 699-2024
(Final Reading)

JUNE 16, 2026



Agenda

- BACKGROUND
- CD-8 ZONE OVERVIEW
- MASTER DEVELOPMENT AGREEMENT
- UPDATES SINCE THIRD READING
- PHASING FRAMEWORK
- ADDITIONAL CONSIDERATIONS
- COMMUNITY AMENITY CONTRIBUTION
- NEXT STEPS
- RECOMMENDATION



Background

JUNE 2024

Council first reviewed the proposal

- Council determined proposal was consistent with the OCP

SEPTEMBER 2024

Bylaw 699-2024 received first reading

JULY 2025

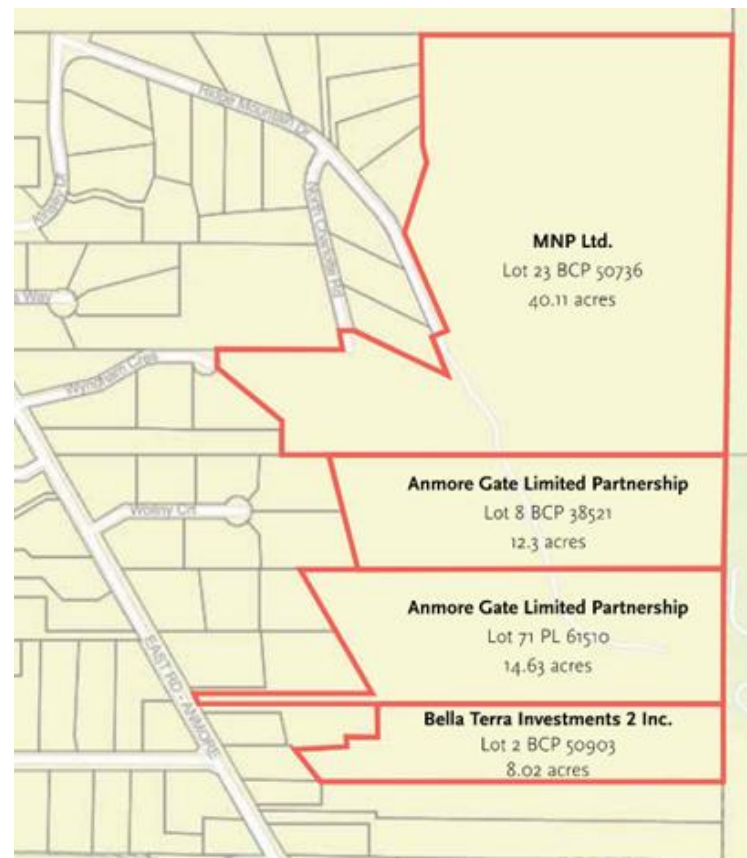
Bylaw received second reading

- Application underwent committee and agency referral review

APRIL 2026

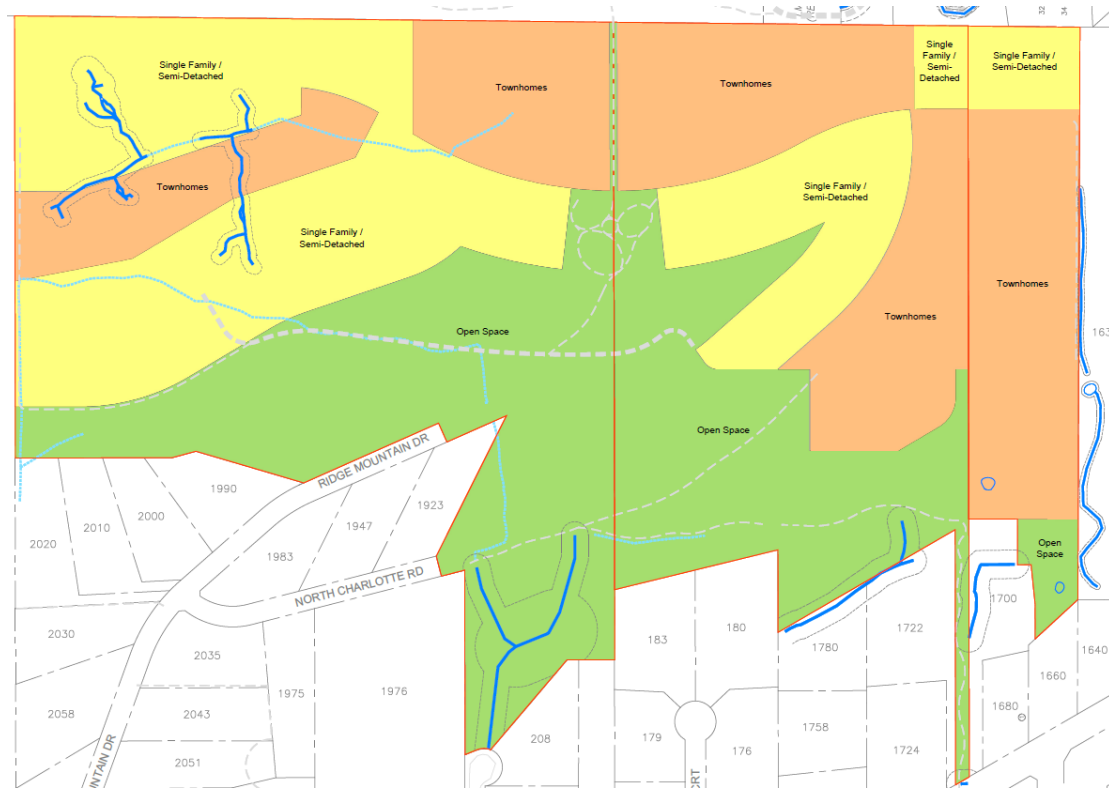
Bylaw received third reading

- Council directed Staff to finalize MDA





CD -8 Zone Bylaw

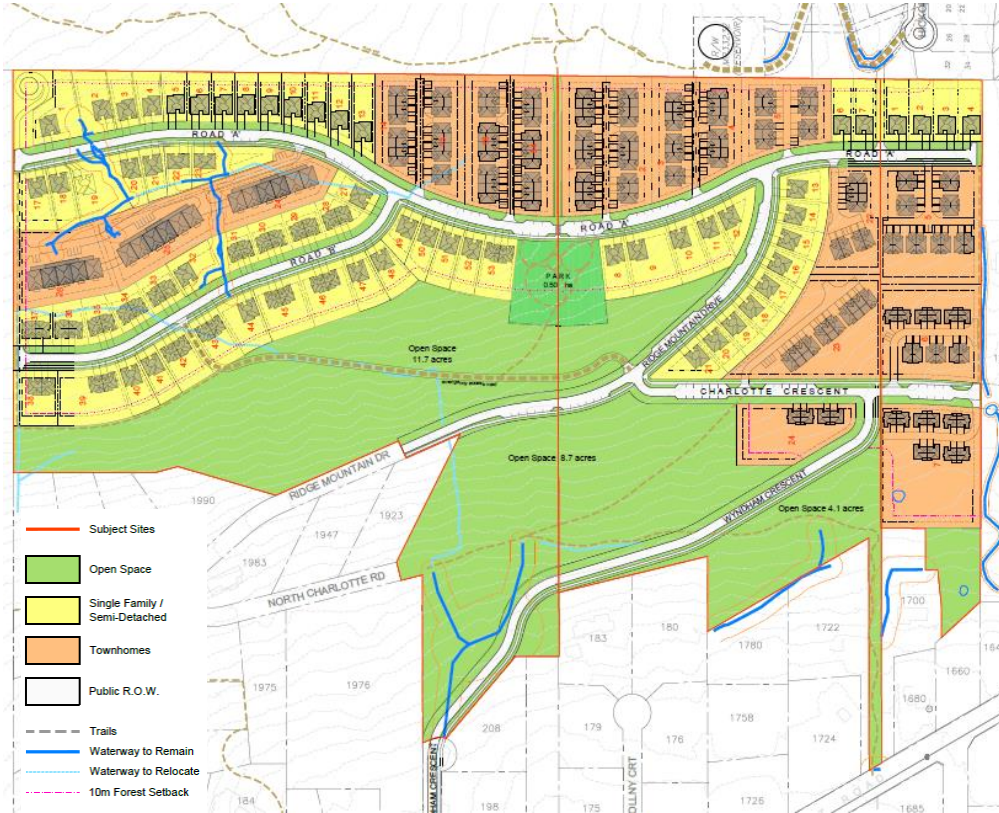


Bylaw Zone Plan

Land Use	TOTALS	
	Acres	%
Open Space	28.2	37.6%
Single/Detached	23.2	30.9%
Townhomes	23.5	31.4%
TOTALS	74.8	100%



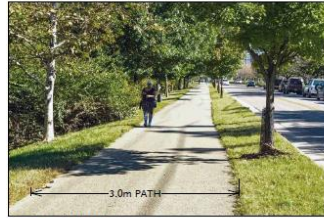
Overview of Proposal



- **320** TOTAL DWELLING UNITS
- **51** SINGLE DETACHED UNITS
- **51** SECONDARY SUITES
- **32** SEMI-DETACHED UNITS
- **186** TOWNHOUSE UNITS



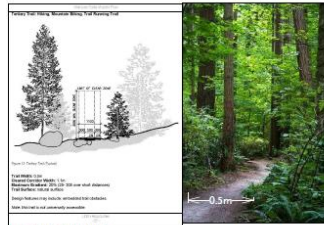
Parks, Open Space & Trails



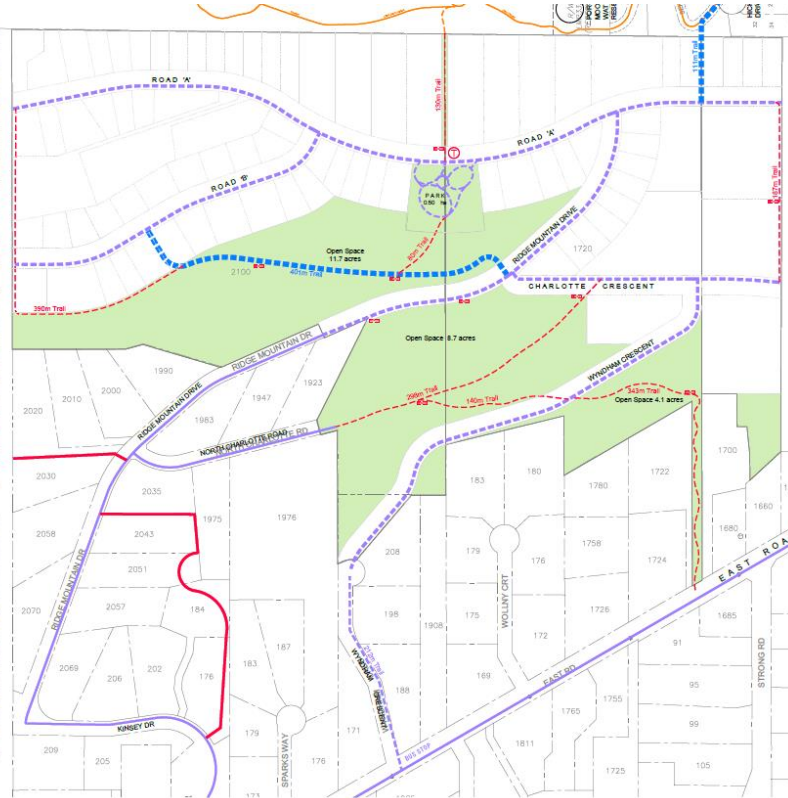
MULTI-USE PATH



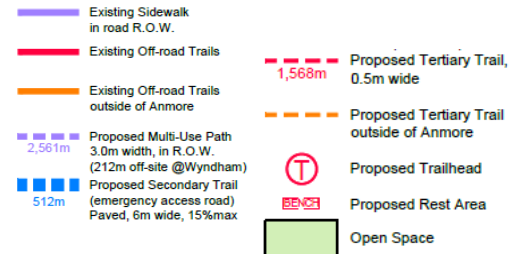
SECONDARY TRAIL



TERTIARY TRAILS



- ~24.3 ACRES OF OPEN SPACE (32.5% OF SITE)
- 1.2-ACRE (0.5 HA) NEIGHBOURHOOD PARK
- ~2.5KM MULTI-USE PATHWAYS (3M WIDE)
- OVER 2 KM OF TRAILS





Parks, Open Space & Trails



ACTIVE PARKLAND (1.5 AC)

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





Master Development Agreement

SECTION 219 RESTRICTIVE COVENANT (NO BUILD & NO SUBDIVISION)

CONDITIONS OF DEVELOPMENT

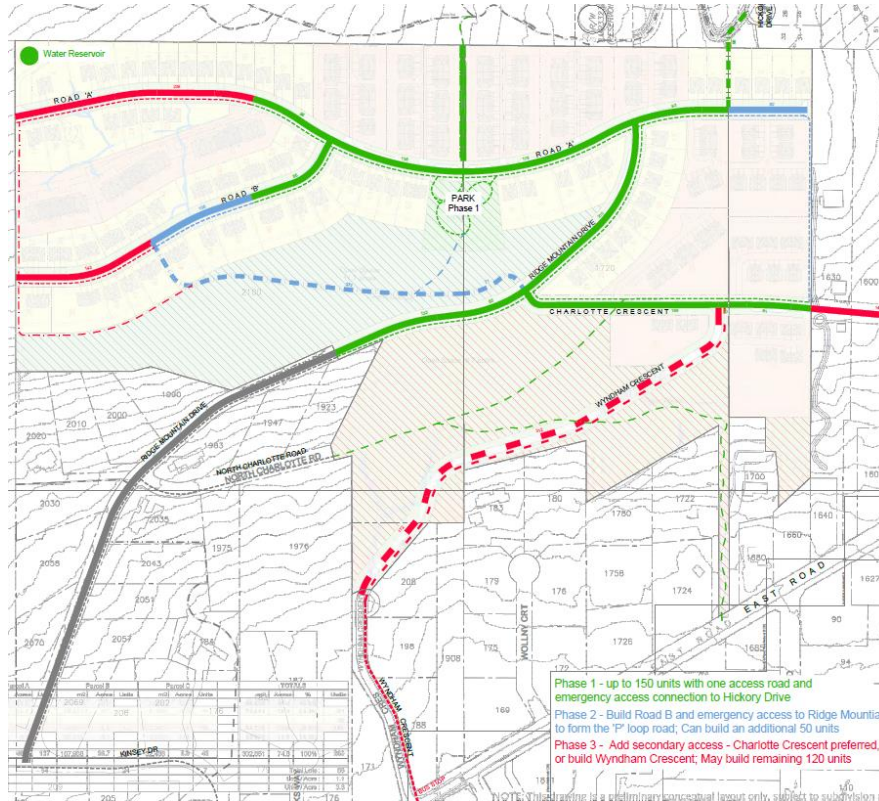
- Adherence to Comprehensive Development Plan
- Development phasing
- Infrastructure delivery
- Required studies and plans
- Housing density caps
- Architectural design and landscaping requirements
- The provision of community amenities

UPDATES SINCE THIRD READING

- Updated definitions
- Additional legal provisions
- Clarification of implementation requirements
- Provisions for coordinated subdivision
- Delivery of infrastructure and amenities



Master Development Agreement



PHASED DEVELOPMENT

- Phase 1 – up to 150 units, water reservoir, Hickory Drive emergency access, trails, active parkland enhancements
- Phase 2 – up to 50 units, looped emergency access road, trails, open space
- Phase 3 – Up to 120 units, remaining trails, Wyndham Crescent connection and/or Charlotte Crescent connection, remaining Open Space

CONDITIONS OF PHASE COMPLETION

- Provision of infrastructure, parkland and amenities
- Adherence to Plans
- Site-wide studies and plans in Phase 1



Housing Provision and Environmental Protection

HOUSING DIVERSITY AND DENSITY CAP

- Minor adjustments to unit distribution (5% of the number of each dwelling unit type) permitted in phase 2 & 3
 - Minor adjustments may not alter:
 - 320 Unit Maximum
 - 186 Townhouse Unit Maximum
 - Unit cap for Phase 1
-
- 5% of all units to be adaptable housing
 - 10% of single-family units to have a secondary suite

ENVIRONMENTAL PROTECTION

Construction Environmental Management Plan

- Real time water quality monitoring systems

Tree and Natural Vegetation Management Plan

- Retain 50% or more of existing trees on each lot prior to building permit issuance.



Architectural and Design Guidelines

REQUIRED FOR BUILDING PERMIT

- Building and site design
- Materials
- Landscaping
- Drainage

Third party architectural review

- submitted to Village prior building permit
issuance and occupancy permit



PINNACLE RIDGE HILLSIDE
DESIGN GUIDELINES

JUNE 2026



Community Amenity Contribution

\$2.04M CASH CONTRIBUTION

\$709K IN-KIND AMENITIES (NEIGHBORHOOD PARK, TRAILS, MUP IMPROVEMENTS).

PROPOSAL INCLUDES 24.3 ACRES OF PARK/OPEN SPACE (32.5% OF SITE).

CAC SECURED THROUGH THE MASTER DEVELOPMENT AGREEMENT (MDA)



Next Steps

- **ADOPTION OF BYLAW NO. 699-2024**
- **MDA SECURED AND READY FOR REGISTRATION**
- **FUTURE SUBDIVISION APPLICATIONS PROCEED IN ACCORDANCE WITH MDA**



Recommended Resolution

THAT Anmore Zoning Amendment Bylaw No. 699-2024 be adopted



Questions?

