

Village of Anmore
2015 Year in Review

This year the Village received 42 applications for building permits. (Village website, December 2015)

This year the Village is processing 6 applications for development. (December 2015) Two of these Bella Terra and Lancaster Walk (49 Lots)

Editors' Comment: The Official Community Plan (OCP) shows that to 2034 "A Middle Scenario is considered the most likely to occur in Anmore over the next 20 years and therefore it forms the basis for policy directions set out in this plan." The Middle Growth Scenario is 61 people per year and 21 lots. 2015 has surpassed this OCP target many times over.

January 2015:



1. A Public Hearing was held January 20, 2015 to consider changes to the Zoning By-law no. 535-2014 to implement

the Watercourse Protection Development Permit Area , as designated by schedule F of the recently approved Official Community Plan.

Editors' Comment: Although long over-due to be in compliance with both Federal and Provincial legislation, this was a priority action for the new Council.

2. Human Rights Tribunal complaint about [94] “whether Anmore perceived 'the complainant' to have a disability and, if it did, whether such perceived disability was a factor in Anmore’s decision not to offer him the CAO position”. The HRT Hearing was held on January 12, 13, 14, 15, and February 2, 2015. This complaint was dismissed on July 21 by Tribunal Chair Jacqueline Beltgin.

Editors' Comment: (Responsibility of Previous Councillors). Several members of the Anmore Alternative News Editorial Team attended the HRT Hearing. Former Anmore Councillor, retired Vancouver Police Inspector Tim Laidler, spoke on behalf of Mr. Rory Mandryk. Current Mayor McEwen also provided a supporting affidavit in the original decision before Murray Geiger-Adams which was not included in the Hearing before Ms Beltin. Mayor Anderson, and Councillors Palmer-Isaak and Green gave almost exactly the same testimony in the HRT Hearing which strongly supported the final hiring of CAO Tim Harris. This presenting of identical evidence was a major criticism by HRT Tribunal Member Murray Geiger-Adams in his March 12, 2014 decision to proceed with the Hearing.

Ms Beltgin indicates “[60]Three of the Anmore Village councillors, Heather Anderson, Kerri Palmer-Isaak, and Tracy Green, also gave evidence on behalf of the Respondent (the Village). All three ultimately voted in support of the selection of the new CAO on June 11, 2012. (In the Hearing they all gave essentially the same testimony as to why this person was such a good choice).”



“Heather Anderson: [68] She denied having any knowledge that 'the complainant' was on a medical leave, but simply knew that he was on leave. I find Ms. Anderson’s testimony regarding the extent of her knowledge of the complainant’s health problems inconsistent with the evidence. She knew he was on leave. She knew he was suffering from health issues. While she may not have known the extent of his medical issues, including his diagnosis of depression, she knew he had health issues. He had expressly told Anmore that he had health issues.”



“Kerri Palmer Isaak : [85] I found the evidence given by Kerri Palmer-Isaak inconsistent with the evidence provided in the audio recordings of the in-camera meeting on May 8, 2014, that she had never supported 'the complainant' for the CAO position. Ms. Palmer-Isaak initially supported hiring the complainant in at least some capacity but changed her mind”...

February 2015:

3. The status of the Village Open Communications Strategy was discussed at the Feb. 3, 2015 Anmore Regular Council Meeting. Mayor McEwen asked the CAO about the signboards and e-mail registrations. Mr. Harris reported that there would be a mail-out to the community asking residents to choose the level of information they would like to receive, if indeed they do want to provide their e-mail address and receive information from the Village. He also indicated that the new and improved website would be live in the very near future.



Editors' Comment: While the intention of open and transparent Village operations is laudable and highly consistent with the intents of the BC Community Charter, the results have been dismal. Councillor Green and her husband Chaz' company Kazooky built a jazzy new Village web-site, unfortunately it was not secure and had to be removed. With the exception of eliminating the restriction on Public Question Period in the lead up to an election, the opportunities for the participation of volunteers and the public in Council and Committee meetings have been greatly curtailed. As well, there have been numerous in-camera meetings, usually with little or no advanced warning as required, or with eventual release of the content to the public.

March 2015:

4. A rezoning application for Lot 2 Plan 49409 and Parcel A Plan BCP 32330 was discussed under New Business. Chief Administrative Officer Tim Harris recused himself from the

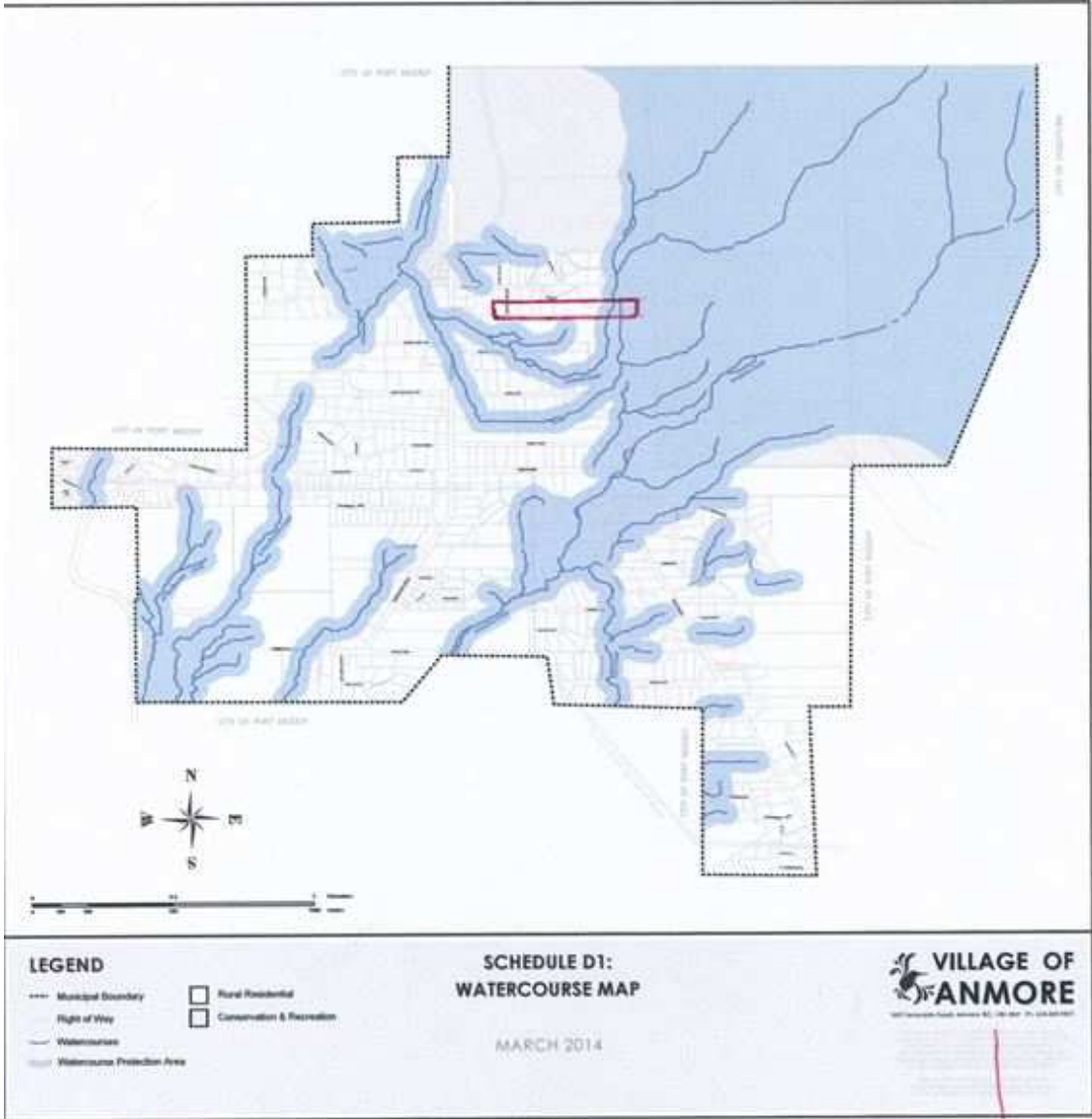
discussion. He did not give a reason, nor did he leave the room but instead sat behind the residents.

This proposed rezoning application was submitted by James Pernu of McElhanney Consulting Services on behalf of Bella Terra Investments and Gary and Sharon Norgard. It is for a steep slope development between Alpine and Eagle Crest Drives, and includes Chestnut Crescent. The applicants wish to change their original proposal for thirteen 1 acre lots (RS1) to 34 Comprehensive Development lots. These would include;

- **One lot smaller than a quarter of an acre**
- **21 lots between a quarter and a third of an acre**
- **9 lots between a third of an acre and a half acre**
- **and three half-acre lots**

Editors' Comment: A slightly modified version of this original Bella Terra proposal Anmore Zoning Bylaw Number 543, 2015 (27 lots) reached Public Hearing stage on October 27, 2015. Despite widespread citizen opposition both in writing and at the Public Hearing, major concerns from the SVFD Chief, and an opposing petition from 58 neighbours, Anmore Council approved the precedent setting Bella Terra development by the Christen Luxury Homes of 27 (largely 1/3 acre) homes of 4355 to 6095 square feet (not including a minimum of 2 garages, driveways, accessory buildings, swimming pools, sports courts, and septic systems). Councillors Thiele and Froese opposed the approval of this development as presented.

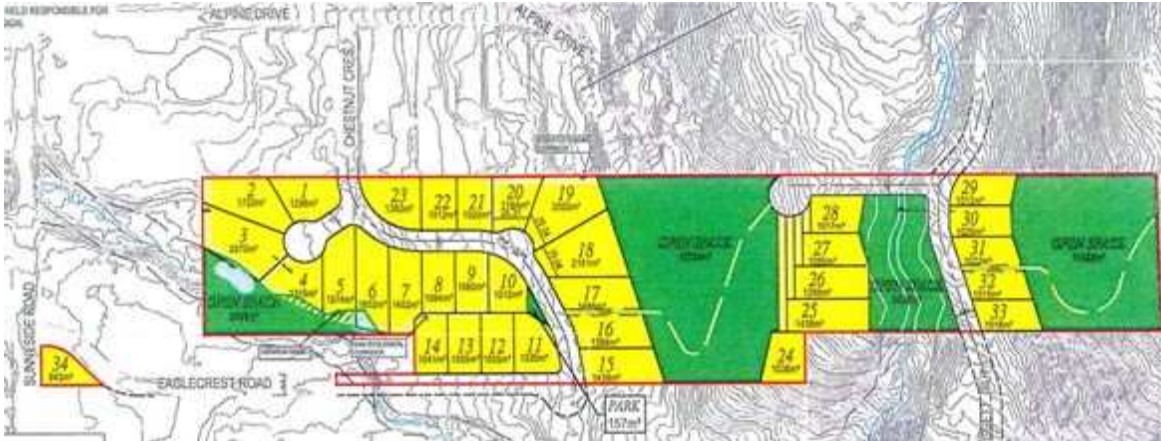
The Anmore Creek crosses over the property, not once but twice, the park land donated is on very steep land (over 20%) and is not accessible. The OCP requires that wherever possible, the approving officer "avoid grades greater than 12% and avoid crossing Anmore, Schoolhouse, and Mossom Creeks." Below is OCP Watershed Map D showing the location of the Bella Terra development.



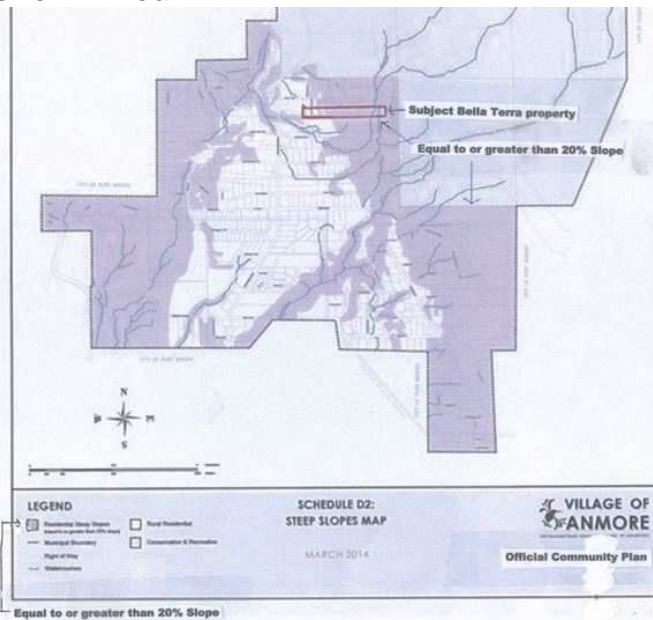
*BELLA TERRA

Official
Community
Plan

The Bella Terra development will set a precedent for steep-slope hillside development in Anmore. As shown in the diagram below, there are a number of other steep-slope developments ready to go along the extension of Leggett Drive which will provide access to the upper lots of Bella Terra.



After two years, the Village taxpayers will need to take over responsibility for the infrastructure in these developments. Using the Pinnacle Ridge development as a proxy, the Van Struth consultants stated that infrastructure maintenance and replacement on the hillsides is 5 times more expensive than on existing infrastructure on the valley floor. OCP Steep Slope Map shows terrain over 20% in purple. The Bella Terra development is show in red.



“Most of the land value for a residential lot in Anmore comes from having a legally separate lot, with relatively little additional value placed on larger lot sizes. An average lot of .5 acres has land value of about \$575,000 while an average 1 acre lot has land value of about \$725,000. (in 2012) The market is valuing the extra half-acre at only \$150,000. Due to the effect noted above, the value of a parcel of land is greater, the smaller it is subdivided.” (Vann Struth Financial Sustainability Report, July 2014).

To extrapolate using this 2012 information, for the sale of the 27 small lots in the current proposal the revenue to the developers would be \$575,000 x 27 lots = \$15,525,000. The revenue to the developer for 12 one acre lots in

the previous proposal would be $\$725,000 \times 12 = 8,700,000$. Hypothetically, the latest Bella Terra proposal increases the revenue from the lots by \$6,825,000.

The Official Community Plan RLU-11 states “For rezoning proposals seeking a CD zoning, a voluntary amenity contribution of equal to 30% of the land should be proposed to the satisfaction of the Village” (pg. 20). Thirty percent of \$15,525,000.00 is \$4,657,500.00. Christen Luxury Homes offered the Village an amenities package of \$241,655.

The amount stated in the City Spaces Planning Consultants report is \$557,315, however since the Official Community Plan (pg. 3, April 2014) requires “developers to take on responsibility for costs associated with system upgrades to accommodate new development” the Eagle Crest and Sunnyside watermain replacements valued at \$151,500 at \$164,160 respectively are required because of the inadequate water flows identified by the Fire Chief. The parkland dedicated is at best marginal because of its slope, riparian nature, and inaccessibility. (See OCP maps of the area below)

For comparative purposes there were 58 signatures from immediate neighbours on a petition to Council opposing the Bella Terra development, the whole of the OCP (pg. 6) was based on 63 respondents at the Visioning Fair. The Land Use and Financial Sustainability Survey also used to inform the OCP decisions had 25 respondents. At the time there were about 724 residences in Anmore and well over 2000 people. The Bella Terra Open House had approximately 30 completed survey forms, most of the responses were in favour of the development, and were from realtors, people who have steep slope land to develop, and/or their family members. With such small numbers of respondents, these are not valid survey findings but rather simply a sounding of people who chose to respond.

April 2015:

5. Council considered a Rezoning Application for Lot 1, Plan 3350 - 2307 Sunnyside Road (Ludlows Corner). The proposal for Lancaster Walk includes 21 lots between .25 and .29 acres and 4 lots between .30 and .32 acres.

Editors' Comment: The OCP (pg. 4) states that Anmore should “monitor (development) to avoid crossing the population threshold which would trigger significant policing costs and likely add to other infrastructure costs.” As Councillor Thiele said, “The race to the finish is on.” After the November 17th approval of the 27 small lot, large luxury home, steep slope Bella Terra development, at the very next Council meeting on December 1,

2015, the revised proposal for the Lancaster Walk 22 small lot development of affordable (\$1.5 million?) houses was considered by Council.

Council asked the Advisory Planning Commission, the Parks and Recreation Committee and the Environment Committee to review both Bella Terra and Lancaster Walk proposals. They did not wait for the responses from the Committees but rather the City Spaces consultants advised Council on what they thought they had heard.

May 2015:

6. Water Utilities Master Plan. The total estimated cost of the Capital Upgrades Plan in 2014 dollars is \$2,738,710. The cost of the Plan is to be shared by Anmore and by developers through Development Cost Charges.

There are 20 kilometres of water mains, nine pressure zones, one chlorination station, and two pump stations (Pinnacle Ridge and Uplands) for which the Village has responsibility. There are 194 private wells and systems. One of the big deficiencies noted in the 2015 Water Utility Master Plan is insufficient flow and pressure for fire hydrants north of East Road.

\$2.74 million is the estimated cost for water system upgrades to sufficient fire flow, eliminating dead ends, ensuring hydrant coverage, adding storage, increasing pressure, and service and system reliability. The consultants also stressed the importance of ongoing operations and maintenance to standard water OMI levels. Annual OMI costs are expected to be \$274,169 for more inspections and more frequent servicing, as well as, a tear down and replacement water infrastructure plan.

Anmore financial consultant, Mindy Smith, explained that \$1 million for the 2015 Water Utility Master Plan upgrade was expected to come from Anmore taxpayers and \$1.6 million from developers of nine capital projects. She also indicated that the Water Utilities Master Plan and expenses are on top of the existing \$9 million infrastructure deficit

highlighted in the Vann Struth Financial Sustainability Report.

Editors' Comment: In September/October 2013, a Boil Water Advisory was imposed on the Village. The new Anmore Council has put a priority on upgrading the much neglected and under-developed water infrastructure. The SVFD chief is concerned about insufficient water flow from East Road to Buntzen Lake.

7. Through 'mutual agreement' the former Chief Administrative Officer Tim Harris left Village employment and on May 28, 2015 Council advertised for a replacement.



Editors' Comment: The appointment of the new CAO Juli Kolby was made in October 2015. With SCMP (Supply Chain Management Professional) and CRM (Canadian Risk Management) designations, Ms. Kolby was previously a manager in Port Moody.

June 2015:

8. Anmore Council planned to renovate the 1916 Anmore Village Hall, home of the 'Newspapering Murrays' (Margaret 'Ma' and MLA George). The Council asked staff to apply for a Canada 150 matched infrastructure grant from Western Economic Diversification Canada. They indicated that the heritage building will likely be used as Council Chambers,

community meeting space, and a museum to honour the early settlers.



Editors' Comments: Thank you Council for your wisdom in preserving this heritage property so central to the beginnings of the Village of Anmore and restoring the heritage Anmore Village Hall. Former Federal Minister James Moore had invited the Council to apply for the Canada 150 infrastructure grant, unfortunately, the grant application got lost somewhere in the system. Council is currently looking for alternative grant funding.

July 2015:

9. The call out for committees produced a number of exceptional volunteers, however not all were chosen. At the July 7, 2015 Regular Council Meeting, Anmore Council reviewed new terms of reference for the Advisory Planning Commission, the Emergency Preparedness Committee, the Environment Advisory Committee, the Finance Committee, the Heritage and Cultural Advisory Committee, the Parks and Recreation Advisory Committee, the Protective Services Advisory Committee, and the Youth Council.

Editors' Comments: After a rocky beginning where many highly qualified volunteers were rejected, others resigned because of this, and some volunteers were appointed to more than one committee or to a committee for which they did not volunteer, most of the Committees have been very busy. The Heritage and Culture Committee, chaired by Councillor Trowbridge however has not yet met.

While the Community Charter template for Municipal Procedural By-laws ([Click Here](#)) show the following three functions for municipal committees, Anmore Council now only allows Committees to consider (b) matters that are assigned by Council

PART 8 – COMMITTEES (BC Community Charter)

Duties of standing committees

47. (1) Standing committees must consider, inquire into, report, and make recommendations to Council about all of the following matters:
- (a) matters that are related to the general subject indicated by the name of the committee;
 - (b) matters that are assigned by Council;
 - (c) matters that are assigned by the Mayor.

The new terms of reference for the Council Committees now limit the number of volunteers on a committee to a specified number, and rank volunteers against each other for positions on Committees. The opportunity for Committee members and members of the Public to bring forward issues about which they have concern has been all but eliminated.

On top of the decorum requirements for Council members and Committees in provincial legislation, Anmore Council has also approved an additional Code of Conduct for Committee volunteers.

Committee member volunteers are not allowed to raise items for discussion and Committee Chairs must now bring all items for the Committee to discuss to the whole Council for permission to add the topic to a Committee Agenda. The following items have been removed from the Anmore Procedure Bylaw number 510 –2011 to be consistent with the new Committee Terms-of-Reference. The public will no longer be permitted to submit items for inclusion on a Committee Agenda nor will they be permitted to speak at a Committee Meeting unless the Chair decides otherwise.

Item 172 (removed) “The deadline for submissions by the public of items for inclusion on the committee meeting agenda must be received by the Manager of Corporate Services five days prior to the meeting.”

**Item 179 (removed) “Delegations from the public relating to items that are generally although not a limited to, any item of business on the agenda of the meeting at which the person wishes to appear, may appear before the committee at the next appropriate meeting of the committee, is at least seven days prior to the meeting at which the delegation wishes to appear:
(a) the delegation submits a request to appear before the committee in writing to the manager of corporate services, clearly outlining the intended presentation and subject matter to be presented by the delegation and the name of the spokesperson for the delegation; and
(b) the Manager of Corporate Services has advised the delegation of the date of the meeting at which the delegation may appear.”**

Item 180. (removed) “A presentation by a delegation shall be limited to 5 min. and shall be confined to the subject which was indicated in their written request.”

Item 181 (removed) “There shall be a maximum of three delegations per meeting and request to appear shall be in the order that they are received by the Manager of Corporate Services.”

Item 182 (removed) “Where an individual or group wishes to appear at consecutive committee meetings, their request to appear as the delegation shall be granted only if no more than two other delegations have requested to appear before the committee in accordance with clause 181 of this bylaw.”

Item 183 (removed) “A committee may waive strict compliance with clause 180 by resolution passed by two thirds majority vote of the members present.”

Item 184 (removed) “A committee may determine if appropriate for a delegation to be heard by Council and may direct staff to place the delegation on the regular Council meeting agenda.”

August:

10. The BC Community Charter requires the Advisory Planning Commission to give independent advice to Council. “A Council member, regional board member, employee, approving officer, or other officer of local government is not eligible to be a member of the APC, but they may attend a meeting of the commission in a resource capacity.”



Editors' Comments: At the August 11, 2015 Anmore Regular Council Meeting, Councillor Thiele, the Council liaison to the Advisory Planning Commission (APC) expressed her disappointment that Council had not seen the APC Minutes or recommendations on the Bella Terra development proposal before deciding to continue with the processing of this steep slope largely one quarter acre development. The advice did not come directly from the APC, and the Environment, and the Parks and Recreation Committees, rather their discussions were interpreted by the CitySpaces Planning Consultants and reported to Council.

September:

11. Council put extra effort into an excellent and inclusive Ma Murray Event. Councillor Thiele was the coordinator, Councillor Trowbridge organized a vintage car show and wine tasting, and Councillor Weverink organized the Youth talent show.



Editors' Comments: Council has discussed hiring an events coordinator in order to let Council members concentrate on Village business. For the second year, Council has hired Mr. Devin Bullock of Silent Lights to decorate the Village with Christmas lights. Former Councillor Kerri Palmer-Isaak will be coordinating these efforts on behalf of Council.

October:

12. Mr. Doug Salberg presented a letter signed by approximately 30 residents asking Council to allow half acre in-fill in RS-1 zones where appropriate. Mr. Salberg was not allowed to speak to Council. Instead, he was referred as a delegation to the Advisory Planning Commission. There was some confusion about this because Council had recently approved disallowing delegations to Committees in their new terms-of reference. By a three to two vote, the APC voted to support half acre in-fill lots. The Chair of the Committee, who lives on a one acre lot, had recused himself.



Editors' Comments: At the November 17th Regular Council Meeting, a large group of long-time Anmore residents followed up on their delegation to the Advisory Planning Committee by requesting that Council consider half acre lots in RS-1 zones. The APC voted 3 to 2 in support of this request. Unlike new developments where the Village has to take over responsibility for new infrastructure, such a proposal is on existing infrastructure, on the environmentally less sensitive valley floor, and will very quickly generate increased tax revenue without additional infrastructure costs. The whole question of favouritism of the developers over long-time residents who wish to age-in-place was also an issue.

The Vann Struth Financial Sustainability Report done for the development of the Official Community Plan (pg. 32) states that scenarios are "applied only to vacant land however it was recognized that redevelopment and subdivision of currently developed land will also occur. Redevelopment is ignored for the purposes of this study in order to isolate the differences between the alternative development scenarios, but it should be noted that the total population and housing unit capacity of the community will also be affected by density redevelopment within Anmore's built areas." The Anmore Official Community Plan (pg. 56) states "Anmore expects most development to occur on currently undeveloped lands, with some infill and redevelopment in existing residential areas."

The Village of Belcarra has half acre zoning and has reached its building cap. The 1.5 density and removal of the 15% cap for CD zones, in the Official Community Plan (OCP) adopted by the previous Council, was

approved as part of the Regional Growth Strategy approved by Metro Vancouver planners, however they expressed concerns over the 1.5 density and the lack of steep-slope development assessment criteria. Immediately after this approval by Metro Vancouver, then Mayor Anderson, who owns 31 acres on steep slopes adjacent to Bella Terra, introduced an increased density of 1.8 which was approved by Council. Steep-slope development assessment criteria have not yet been developed.

The Land Use and Financial Sustainability Survey used to inform the OCP decisions had 25 respondents. With reference to maintaining the 1 acre residential zoning, the Land Use and Financial Sustainability survey results for the 25 people surveyed are as follows:

16% Strongly Support

12% Support

28% Somewhat support

32% Do not support

4% Neutral

Note: Although the City Spaces Planning Consultants reported that people in the Village did not 'have a taste for moving to half acre zoning', only 28% of those surveyed (7 people) either support or strongly support maintaining the one acre standard.

November:

13. Council says good-bye to long-time rural policing constable Colin Kent who is retiring. The police stats show much of the Anmore police activity at Buntzen Lake. The long period of excellent summer weather in 2015, helped to almost double the number of response incidents from January-October 2014 to January- October 2015. Many of these occurred at Buntzen Lake Park. Liquor consumption and public intoxication more or less doubled from 53 to 112 charges in this period. Of note, there have been no drownings at Buntzen Lake for three years.



14. Council makes changes to the Anmore Bylaw Number 542 -2015 and the Anmore Local Government Elections Bylaw number 544 – 2015 were approved. Of note, placement of names on the ballot for municipal elections will be random. While Council would like to eliminate signs, this is not allowed. However, efforts will be made to get agreement from all of the candidates not to have election signs. Mail-in ballots will now be allowed.

Editors' Comments: Well done. The public question period at the end of a Council Meeting, which had been cancelled by the previous Council in the lead-up to a municipal election, has also been re-established.

15. After two earlier open house sessions in Port Moody, James KM Cheng Architects and the Brilliant Circle Group held an open house on the master planning process of the IOCO Lands on Tuesday, November 24th. The IOCO lands were purchased by BCG in January 2015. The site is approximately 250 acres in total, 150 acres in Anmore and 100 acres in Port Moody.



Editors' Comments: This land is considered a Special Study area in the Anmore Official Community Plan. Port Moody does not want development unless David Avenue is extended. The preferred route, which has been on the books for many years, is shown on the open house map from Bert Flin Park in front of Heritage Woods High School, over Mossom Creek, through Anmore at Ludlows Corner, over to Bewell Bay Road on the way to Belcarra. Anmore and Port Moody have signed a Memorandum of Cooperation on the development of the IOCO lands.

Previous Councils opposed this David Avenue extension because it will cut the Village in half. Policy IOCO-1 of the Official Community Plan "does not support the David Avenue extension alignment options explored to date by property owners due, in part, to the potential impacts to Anmore."

December:

16. The December 15, 2015 Regular Council Meeting has been cancelled. The Village website shows the Year-in-Review from the Village perspective.

This 2015 Year-in-Review is based on the insights of volunteers of the Anmore Alternative News who attend all Anmore Regular Council Meetings and write a report on each meeting. Up-to-date detailed reports of each meeting can be found on the website Menu Tab ANMORE REPORTS.

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