

Anmore October 06, 2015
Regular Council Meeting

Mayor McEwen called the meeting to order at 7:00 in the Anmore Elementary School classroom. The new Chief Administrative Officer Juli Kolby, former Acting Chief Administrative Officer Karen-Ann Cobb, Manager of Public Works Kevin Dicken, and CitySpaces Planning consultants Kate Lambert and Brent Elliott, as well as all members of Council and a room full of developers and residents were present.

The agenda was approved as presented. Mayor McEwen began the meeting by welcoming Ms Kolby to her new position. The September 1 and September 15th 2015 Regular Council Meeting Minutes were tabled to more accurately reflect what was said. Both Councillors Thiele and Froese wanted the minutes to include their questions. Mayor McEwen indicated that these are skeleton minutes and the revised minutes would not reflect their questions but rather just the topic.

Under Item 8(a) a report from Metro Vancouver on 'Analysis of a New Direction Report on Renewed Federal Comprehensive Land Claims Policy in Relation to Local Government Interests' Councillor Thiele reminded Council that Metro Vancouver Chair Mr. Greg Moore was requesting an endorsement of the letter seeking greater municipal involvement. Council approved a motion to send a letter of support.

Under Item 9(a) Council received the Minutes of the June 25, 2015 Emergency Preparedness Committee. As well, Council forwarded a recommendation that Council consider engaging the Canadian Red Cross for training of volunteers for emergency social services to the Finance Committee. The recent house fire in Anmore was given as an example of where these volunteer services could have been used. A third request to appoint an Emergency Preparedness Co-ordinator was considered redundant since this action was already approved at the last Council Meeting.

Item 10(a) revised terms-of-reference for Council Committees was tabled once again. Under Item 10 (a) of Unfinished Business, an October 1, 2015 report from CitySpaces Planning Consultants Brent Elliott and Kate Lambert revisited the rezoning application for the proposed Bella Terra steep slope sub-division. The previous iteration was scheduled to go to Public Hearing on September 29, 2015. This Public Hearing was postponed and the developers resubmitted a revised proposal.

Editors' Note: A number of resident letters and a petition signed by 18 neighbours of the proposed development were not included in the planners' report for consideration by Council. When asked about this in Public Question Period, Mayor McEwen indicated that Ms Cobb should call everyone who made a submission for the earlier Public Hearing and advise them that if they wanted

their comments included in the current Public Hearing they would need to resubmit.

The earlier by-law which had received 1st and 2nd reading was rescinded by Council and the current iteration of Anmore By-law No. 543, 2015 was given 1st and 2nd reading and a Public Hearing on the latest version was scheduled for October 27, 2015. The Executive Summary for the revised BellaTerra proposal indicates that the following changes have been made to the last proposal for Anmore By-law No. 543, 2015:

- Number of lots reduced from 34 to 27.
- All ¼ acre lots have been removed, remaining lots minimum 1/3 acre
- Net developable area reduced from 49.2% to 46.6%
- Density reduced from 1.51 to 1.2 lots per acre.
- Total park dedication increased from 39.5% to 42%
- Portion of wildlife corridor (now labelled Amphibian Corridor) and trail connections previously on private property now dedicated to the Village
- Neighbourhood park increased from 152 sq metres to 652 sq metres.

Revised Floor Area Ratios:

21 1/3 acre lots

5 ½ acre lots

1 entirely separate stand alone lot at Sunnyside and Eagle Crest Dr. of less than ¼ acre.

Previous Anmore CD zones had Floor Area Ratios (FAR) of .2.

Previous Bella Terra proposal had FARs ranging from .30-.34

Revised Bella Terra density proposals are on a sliding scale from .28-.30 FAR.

Building Setbacks: Interior and side yard setbacks have been increased from 3.5 to 5.0 m for **most lots** which reflect the RS-1 setback standards elsewhere in the Village. Smaller setbacks have been proposed for select lots that are narrower, or to accommodate a public trail dedication.*

*Interface Fire Danger: In a July 13, 2015 letter to the Acting CAO, Fire Chief Jay Sharpe said:

1. "Small lots with large houses coupled with tree retention requirements create situations where structure fires can easily jump to surrounding forest, conversely interface fires can easily destroy structures when trees and brush are close by. There should be a 10 meter (30 ft) clearance of trees surrounding the structure to allow for fuel free space as recommended by the BC FireSmart Manual for Home Owners. The absence of a fuel free space would make firefighting difficult, if not impossible, in an Interface Fire Situation.
2. Roads act as natural fire breaks in the event of an interface fire. Wider roads make better fire breaks.

3. Fire sprinklers should be a requirement for this development, including external roof top mounted sprinklers. In the event of an interface fire roof top sprinklers having been proven to be an excellent structure protection tool.
4. Non-combustible exterior construction material should be used for roofs and siding. This would help delay fire spread in an interface fire situation.

Parkland Dedication (developer and lot purchasers): Neighbourhood park increased from 152 meters sq. to 652 meters sq. The dedicated land has increased from 39.5% to 42%, however “these lands include Riparian area, portions of Amphibian Corridor, Park and Open Space”.

Wildlife Corridors and Riparian Areas:

A large portion of the corridor intended to facilitate amphibian movement through the site has been reconfigured and is now dedicated to the Village, with only a portion of the corridor passing over private property, which would be protected through restrictive covenant.

Trail Connections: Connections between lots 13/14 and 24/25 in the revised proposal were previously located on private lands with secured access through a restrictive covenant. These connections are now dedicated to the Village to accommodate public access. The applicant will construct the trails.

As previously reported, the Fire Chief raised concern about the fire flow deficiencies in the system, especially north of Sunnyside and East Road, along undersized watermains in the vicinity of the proposed development. The Fire Chief said:

1. “The primary concern for this development is in regards to the inadequate fire flows in the area. This is well known and has been identified in the Opus Dayton Knight report. The inadequate fire flow issues must be addressed to allow sufficient hydrant flow in the event of a structure or brush fire in the area.
2. Interior fire sprinklers should be a requirement for this development due to water supply issues, steep road grades and potential Fire Equipment access issues.”

Brent Elliott reported that there were no changes in the amenities package in the revised Bella Terra proposal. However Mr. Elliott indicated that it is richer because the number of proposed lots has decreased from 34 to 27. The amenities included:

1. Eagle Crest Drive Watermain replacement \$151,500.
2. Sunnyside Watermain Replacement \$164,160.
3. Neighbourhood Park \$88,445
4. Trail Network \$53,210.
5. Cash Contribution \$100,000.

Editors Note:

1. Since the Official Community Plan requires “developers to take on responsibility for costs associated with system upgrades to accommodate new development”, it would seem that the Eagle Crest and Sunnyside watermain replacements are simply costs associated with the system upgrades to address the inadequate water flows identified by the Fire Chief.
2. Much of the dedicated land for parks, trails, and wildlife corridors, is riparian, inaccessible, very steep, and available by restrictive covenants on the private lots not dedicated by the developer.

Mr. Elliott also reported that the developer was not interested in having a strata for the Leggett Drive extension road and culvert. The maintenance of this infrastructure would be assumed by the Village.

Councillor Weverink indicated that he had e-mailed some questions to Mr. Elliott about corridors and quality of the infrastructure. Mr. Elliott said that he would respond. Councillor Thiele had a question about the nature of the amphibian corridor road crossing. Councillor Froese asked about turn-arounds and cul de sacs. Mr. Elliott indicated the need for flexibility in case the roads got larger.

Councillor Froese asked if changes can be made after 1st and 2nd Reading. Mr. Elliott indicated that inconsequential changes which neither affect density nor usage would be okay before 3rd reading. Council unanimously agreed to move the proposal forward to Public Hearing on October 27th.

Under Item 11(a) New Business, signing authority was approved for new CAO Juli Kolby. Council also voted to go into an in-camera meeting following the October 6th RCM on a legal matter.

Under Item 12, the Mayor's Report, Mayor McEwen indicated that the Mayors of Anmore, Belcarra, and Lions Bay plan to meet regularly to determine if there are any apparent synergies for co-operation. He also indicated that a workshop would be held on October 17th to help orient the new CAO. He also indicated that mayors are discussing ways to support Translink. He will oppose any proposals to increase property taxes.

Under Item 13, Councillor Weverink indicated that he and Councillor Thiele had spoken to the new BC Auditor General. Anmore had previously been scheduled for an audit. It is uncertain whether the new Auditor General will still be auditing the Village. Councillor Weverink also indicated that he is working with young people in the middle and high school about Youth involvement with Council. Councillor Thiele indicated that the IOCO land developers might do an open house exclusively in Anmore.

Under Item 14, since she had only been on the job for two days, CAO Juli Kolby deferred to previously Acting CAO Karen-Ann Cobb for a report. Ms Cobb indicated that Brilliant Circle Group is planning an IOCO Open House for Anmore.

Under Item 15, Public Question Period, Dr. Lynn Burton of 1020 Sugar Mountain Way asked 3 questions.

1. Question: Has there been any news on the infrastructure grant proposal to refurbish the Village Hall?

Answer: Mayor McEwen indicated that it is still being considered but cannot be awarded until after the current election.

2. Question: Will the letters from residents prepared for the Bella Terra Public Hearing be included for the next Public Hearing?

Answer: Karen-Ann Cobb indicated that since the Public Hearing was rescinded and the Bella Terra proposal had been revised, residents would need to resubmit their letters. Mayor McEwen asked her to call all of the residents who had submitted letters. Ms Cobb indicated that she would call Dr. Burton the next day. (still outstanding).

Editor's Note: Other than the Meuckel family letter about insuring access to their property, none of the letters from residents were included in the CitySpaces report to Council. A petition with the signatures of 18 neighbours of the proposed Bella Terra development was not accepted by Ms Cobb because the first Public Hearing had been postponed.

3. Question: Will the Village be part of the proposed Bella Terra covenants on private property. Dr. Burton remembered a problem where a neighbour was concerned when all of the trees were cut where a covenant existed on private property in Ravenswood. The neighbour of the property was told by the Village that it was a matter to be pursued between neighbours because the Village was not a signatory to the covenant.

Answer: The Village will be a signatory to the covenants.

Mayor McEwen adjourned the meeting and Council went into an in-camera meeting on a legal matter. The Planning Consultants met with the developers outside after the meeting.