

Village of Anmore Special Council Meeting to Continue the Review of the Draft Official Community Plan

Date and Time - Tuesday, May 20, 2014, 7 p.m.,

Place - Anmore Elementary School Portable

In Attendance:

Mayor Heather Anderson

Councillor Tracy Green

Councillor John McEwen

Councillor Kerri Palmer Isaak

Councillor Ann-Marie Thiele

Tim Harris, CAO

Christine Milloy, MCS

Brent Elliott, Planning Consultant

1. Call to Order - The meeting was called to order by Mayor Anderson at 7:07.
2. Additions and Deletions to the Agenda - There were no changes
3. Approval of the Agenda - The agenda was approved.
4. Draft Official Community Plan Review

Introduction

Pursuant to section 127 of the Community Charter, a Special Council Meeting was scheduled for the Municipal Council to continue the review of the draft Official Community Plan (OCP). The public was invited to attend and observe the meeting, however there was no scheduled opportunity for the public to comment or ask questions during the meeting. Approximately 30 members of the public attended. Audibility was better than at other meetings.

Since the last meeting council has listened to residents, received letters, researched and held discussions. To aid in further discussions and decision-making on the draft Official Community Plan, Mr. Brent Elliott of CitySpaces Planning Consultants was asked to present further details and sample 'scenarios' of cluster development (CD) for yet-to-be developed steep 'environmentally sensitive' slopes.

CitySpaces Presentation

Mr. Elliott, outlined the information gathering and review process followed to date and noted the present timelines, i.e., if council wants to get the OCP passed by July 31st there will need to be a reading and a public hearing within the next two weeks. He provided background as to how Anmore got to the current OCP, and the current Draft OCP and "the core values" identified by villagers, the Advisory Planning Committee (APC) and council members.

Existing OCP

Currently the OCP draft suggests using lot averaging with a 1.5 Unit Per Acre gross density cap and overall lot size averaging in both RS-2 and CD zones. All other gross density measures are at 1 Unit Per Acre (UPA). Part of the rezoning process (to CD) includes negotiating a Value Amenities Contribution (VAC) for the village.

Review Process

For the purpose of updating the existing OCP, the Advisory Planning Commission (APC) met monthly through most of 2013 for discussions to explore policies and values, ultimately, arriving at recommendations to maintain a density of 1.5 units per acre (UPA) and to remove the 15% cap on CD zoned areas. Using simple clustering and density averaging would facilitate determining the right fit between landscape and land use with an eye to preserving open spaces.

Council received the APC recommendations in January 2014 and struck a working committee in February to discuss APC recommendations and other information received.

Context for "Core Values" and Sub Division

The following values were identified:

- preserving the natural environment and semi rural character,
- preserving the sense of community
- and protecting the long term financial sustainability of the village.

These values were further explored with some residents at the June 2013 Visioning Fair through conversations, "interactive sticky papers," and separately through a questionnaire. Over 100 people attended the Visioning Fair and 25 responded to the questionnaire. There are approximately 2300 residents in Anmore.

Questionnaire

Mr. Elliott shared the results from five parts of the questionnaire where people were asked to rate their support. Briefly, the topics reported on were support for:

1. emphasis of 1 acre subdivision

Strongly support	Support	Somewhat support	Do not support	Neutral
16%	12%	28%	32%	4%

2. policy for exploring cluster development

Strongly support	Support	Somewhat support	Do not support	Neutral
40%	40%	12%	4%	0%

3. policies requiring development to be environmentally responsible manner

Strongly support	Support	Somewhat support	Do not support	Neutral
48%	40%	4%	4%	0%

4. policies that encourage CD zoning

Strongly support	Support	Somewhat support	Do not support	Neutral
4%	16%	24%	23%	4%

5. maintenance of RS-2 (1.5 residential units per acre) zoning

Strongly support	Support	Somewhat support	Do not support	Neutral
32%	44%	8%	4%	4%

Mr. Elliott summarized these percentage results by suggesting the majority of the 25 respondents favoured maintaining Anmore's "rural character". There was no mention of comments which may have been written in. Mr. Elliott stressed that the need for "controlled" further growth should take place in consideration of "community values". The OCP needs to reflect these core values and introduce a policy framework. Hence, density and zoning by-laws are key.

Lot Size and Development Possibilities

Mr. Elliott suggested that in order to protect the environment and maintain the village character, the lot size would have to become smaller. To illustrate the implications of various ways of developing a 10 acre tract of land with allowance for one road, several possibilities were presented:

Ten Acre Comprehensive Development

Example 1	Example 2	Example 3	Example 4
1 UPA	1.5 UPA	1.8 UPA	2.0 UPA
5% park dedication as per Local Gov. Act	5% park dedication as per Local Gov. Act	5% park dedication as per Local Gov. Act	5% park dedication as per Local Gov. Act
Yield 9-10 lots	Yield 15 lots	Yield 18 lots	Yield 20 lots
Avg. Lot Size .8 acre	Avg. Lot Size .6 acre	Avg. Lot Size .3 acre	Avg. Lot Size .25 acre
	Current example: Ravenswood	Current example: Dogwood Area	Current example: Birch Wynde

Currently, in Anmore, there are 724 residences (or 637 lots for 2300 people) with approximately 400 acres with varying characteristics remaining to be developed.

CAO Harris commented that the viability of septic fields on smaller lots (such as .25 acre) becomes challenging, particularly with larger homes. Alternate types of sewage treatment may need to be considered.

Future

Mr. Elliott noted that there does not have to be a minimum lot size in the OCP but that we need to determine units per acre guidelines in recognition of the proposed growth to a community of 4000. We should strive to observe this population threshold to remain in keeping with our water agreement with Port Moody and in consideration of the increased costs for policing and emergency services in slightly larger communities.

There is no real timeline involved for the expected "build out" to accommodate 4000 people. However this prediction is in keeping with the Metro Vancouver Regional Growth Strategy and ensuring sustainability for future needs

Discussion

Part Two, of the meeting report including details of the discussion will be provided at a later date.

Council Recommendations

1. CD zoning be increased to 1.8 UPA (~18 lots)
Mayor and three councillors in favour, Councillor Thiele voting against.
2. RS-2 Zoning be retained at 1.5 UPA (.6 acre) - stricter measures to protect the environment may be explored
Passed unanimously
5. Adjournment - The meeting was adjourned at 9:45