

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

Points and Questions as Noted and Quoted Discussion

Cluster Density Development and Zoning

Mayor Anderson: - change could be gradual or dramatic - growth needs to be managed, controlled, thoughtful to avoid a rush on staff - are 1/3 or 1/4 acre lots realistic considering the kind of land which remains left for development and requirements for septic fields, etc.

Councillor Thiele: - reality is that we have a fixed amount of land left, it is located at the side of the village on the hillside - septic fields are challenging on 1/4 and 1/3 acres even if the land is flat

Mr. Elliott: - the hillside is where the large tracts of land are - that is likely where cluster development will occur - CD was designed for hillside development - RS-1 is for the flats - with 1/4 acre we are likely looking at communal septic systems depending on the size of the homes

Councillor Green: - we have a 3000 square foot home on a 12,000 square foot lot - the septic works well - how can we make sure the homes will suit the size of the property so the septic fields will work?

Mr. Elliott: - within zoning you can go further by specifying things like footprint, housing design, landscaping, tree retention, etc. - council may want language to ensure balance by having limitations on house size, design, landscape, allows council to ensure environmental impact is minimal

Mayor Anderson:- density requires more infra structure - extra tax is of minimal benefit considering the extra services needed - we have to be careful to make sure we are not hampering ourselves in the future with bridges and infrastructure to maintain

Councillor Thiele: - is CD the same as pocket neighbourhoods?

Mr. Elliott: - pocket neighbourhoods are typically a pedestrian oriented and enclosed nature - homes would be around a green space - examples of cluster housing might be Birch Wynd, Countryside Estates - that kind of zoning addresses some of the concerns about affordability for younger families, reduced maintenance for seniors and pedestrian oriented lifestyles.

Councillor Thiele: We do have alternatives for aging in place in Anmore such as Birch Wynd and Countryside - Birch Wynd and Countryside are smaller and more maintenance free - in theory could we say what kind of development we want to see in each area?

Councillor Green: nervous about the idea of pre-zoning - we want to see a plan and we want the public to see a plan - RS-1 is 1 lot per acre and we know what that looks like - we have an idea what RS-2 (1.5 lots per acre) looks like - what does RS-2 and CD zoning look like on a hillside when it is all lit up?

Councillor Palmer-Isaak: - for anything to do with CD zoning why not just let developers come forward and present to council and public their creative, innovative ideas? Developers have a hard time promoting the current RS-2 zoning the incentive isn't enough - cluster density is the best option

Councillor McEwen: - in the four scenarios presented none of them showed an amenity package and a developer has to sell their idea to the village as well as buyers - Ravenswood was great - we got cash and great land - but the road should have been wider and there should have been more restrictions on house size - need to be site specific and have good amenity packages

Mr. Elliott: - that is always up to council - what are priorities for the land? RS-2 doesn't provide a lot of flexibility for developers so it has been under utilized - amenity packages can be negotiated into CD zoning not RS-2 - if you don't think 1.5 is a good fit you could offer 1.5 to 2.0 or 1.8 units per acre - decide what is needed - what the village can extract in terms of community amenities should not determine policy - policy should be determined by priorities, land character, environment, etc. - we need zoning to preserve the rural character of Anmore - look at the question on support of CD zoning 57% said somewhat support or do not support

The Questionnaire sections:

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% |

Councillor Palmer-Isaak: - you could also say that 60% only somewhat support or do not support emphasis of 1 acre subdivision or that 54% do support CD zoning - it is difficult to say where the somewhat support vote should go

Councillor Thiele: - I see a three-way split - with a lot of support for RS-2 1.5 acre Zoning - can't see a reason to go beyond 1.5

Councillor McEwen: - well you can add up the percentages in a lot of different ways - but we do know that proceeding in an environmentally responsible way is important

More Zoning Regulations

Councillor Thiele: - the financial sustainability plan does not point out anything that would really benefit us by doing cluster or subdividing - need a mechanism for specifying more clearly what should happen with a piece of land

Councillor Green: - I agree - there needs to be a mechanism to create rules to create a semi-rural atmosphere - I'd like to see variety in housing footprints and size - some divisions with 2000 square foot homes, some with 3000, some with 5000 - RS-2 is similar to RS-1 - we just keep getting more of the same - you want variety in a community - the current zoning bylaws are too simple - my preference would be for 2.0 UPA but with clear zoning bylaws that will create the homes and community we want

Councillor Palmer-Isaak: - the back-up mechanism is council and the public - the incentive just isn't there for developers in RS-2 zoning - how do you market all this empty land in CD zoning - you can't say your house is here and the rest of your land is way over there, part of the green

Mr. Elliott: - the owner buys the property as it is - the rest is park - even with RS-1 you could end up with .8 acre properties once the road allowance is off

depending on the lay of the land - and there is no 5% park and no CAC (Community Amenities Contribution)

Mayor Anderson: - residents wanted reassurances that 1/2 acre was the limit so we had RS-2 - as such, very few CD applications have come through - most go for RS-2 - CD has just been way too cumbersome and complicated - if we go to 1.8 UPA developers would have way more options - and we still have other options for the current 1 acre properties - in Vancouver they have laneway housing for example although I am not suggesting that for here

Councillor McEwen: - so we have a 5% park dedication as per our local government act and 30% of the parcel could be voluntarily gifted to the village - what does that scenario look like if you have 18 lots on 10 acres?

What Might CD Look Like?

Example 2 from MAY 20,2014, CitySpaces Presentation
 Yield 12-15 lots - Avg. Lot Size .6 acre - Current example: Ravenswood Area
Not to scale

| | | |
|--|---|--|
| Hypothetical 5% park dedication as per local government act | | Hypothetical 30% of land |
| Average lot size approximately 0.6 acre (1.5 units per acre) | R O A D A L L O W A N C E | negotiated for parks as per CAC (Community Amenities Contribution) Yield 12-15 lots - Avg. Lot Size .6 acre |
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Example 3 from MAY 20,2014, CitySpaces Presentation
 Yield 18 lots - Avg. Lot Size .3 acre - Current example: Dogwood Area
Not to scale

| | | |
|---|---|---|
| Hypothetical 5% park dedication as per local government act | | Hypothetical 30% of land negotiated for parks as per CAC (Community Amenities Contribution) |
| Average lot size ~ 0.6 acre (1.5 UPA) | R | |
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Mr. Elliott: - the CAC doesn't have to be land, it can be cash or some other kind of arrangement in kind - with RS-1 we are going to run out of land even if you could find developers and buyers - in CD the total land is the development - the footprint is what is left if you take away dedications and road allowance etc.

Voting

Mayor Anderson: - Are we ready to make a motion?

Councillor Palmer-Isaak proposed 2.0 UPA - the motion was defeated - 2 in favour - 3 opposed

Councillor Palmer-Isaak proposed 1.8 UPA - the motion was carried 4 in favour with Councillor Thiele opposing

Mr. Elliott: - does RS-2 need any attention? - to encourage in-fill you could make RS-2 zoning the same as CD is it "I own an acre but" or "I am on an acre"

Mayor Anderson: - changing the minimum lot size is not something we were really asked to do

Councillor Palmer-Isaak: - there is just no motivator for RS-2- how do you market it - CD provides some incentive - RS-2 is under utilized

Mayor Anderson: - that's right one is using it - you could have 1/3 acre in CD or .6 in RS-2 - are we ready for a motion on RS-2

A motion was made to retain RS-2 to reflect 1.5 units per acre. It was passed 4 to 1 (Councillor Thiele voting no)