

REGULAR COUNCIL MEETING – AGENDA – ADDENDUM

Addendum to the Agenda for the Regular Council Meeting scheduled for Tuesday, February 2, 2021 at 7:00 p.m. by electronic means via Zoom pursuant to Minister of Public Safety and Solicitor General of the Province of British Columbia – Emergency Program Act, updated Ministerial Order No. M192.



11. New Business

(b) Amore South – Proposed OCP and Regional Growth Strategy Amendment Process

Report dated January 27, 2021 from Richard White, RWPAS Ltd



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: January 27, 2021 File No. 3010-01

Submitted by: Richard White, Richard White Planning Advisory Services Ltd.

Subject: Anmore South — Proposed OCP and Regional Growth Strategy Amendment Process

Purpose / Introduction

The purpose of this report is to present Council with a proposal to initiate a planning study for an amendment to the Village's Official Community Plan (OCP) that will include a review of the current land use designation for the Anmore South lands with the intent to consider changing the Village's land use policy to align it with Council's 2019-2022 Strategic Plan. Anmore South is the updated name being proposed for Anmore's portion of the former Imperial Oil Company (IOCO) lands to help differentiate this area from the Port Moody IOCO lands. As part of the review, an application to change the Metro Vancouver Regional District Regional Growth Strategy (RGS) designation from Rural to Urban will be considered. Anmore South is also currently designated as a Special Study Area within the OCP and the RGS. Changes to the OCP and RGS would allow us to develop our land our way and would see the removal of that designation. The planning study and OCP amendment process will follow the neighbourhood planning process outlined in the OCP, with the exception of cost recovery, and will include community engagement to collect input from Anmore residents.

Recommended Option

That Staff be directed to initiate an Anmore South planning study as part of a comprehensive process to develop both an amendment to the Village's Official Community Plan and an application to the Metro Vancouver Regional District to request an amendment to the Regional Growth Strategy land use designation for the IOCO lands Special Study Area.

Background

Anmore South is the Village's portion of the historic IOCO lands, a large industrial and housing area including approximately 60 hectares (150 acres) of undeveloped land within the Village of Anmore (see map below). In the past, this land has been used as a gun range and a portion of the land has been cleared, but for the most part, this is an area of untapped potential for us to

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explore. The IOCO lands also extend into the City of Port Moody from the shore of Burrard Inlet to the Village's southern boundary. Both properties are owned by Gilic Global Development Management Inc. (Gilic). Gilic was previously known as Brilliant Circle Group. Over the past number of years, Gilic has undertaken a number of public engagement sessions both in Port Moody and Anmore in relation to a comprehensive plan they had developed, but are not currently pursuing, for the entire property.

The Anmore South properties are currently zoned Residential 1 (RS-1), which allows for single family residential development. The land could be considered for rezoning to a maximum density of 1.8 units per acre as per the OCP. The OCP also designates the IOCO lands as a Special Study Area and states:

"The development of the IOCO lands will take place in accordance with the fundamental principles of this Plan and should differentiate itself through its commitment to environmental preservation, high-levels of sustainable building performance and its creation of walkable community."

The properties also have the additional "layer" of Special Study Area designation within Metro Vancouver's Regional Growth Strategy (RGS).

The RGS is a regional document that provides a framework for development within all member municipalities. The current RGS is called Metro 2040: Shaping our Future. Metro Vancouver staff are currently in a process to update the RGS (Metro 2050). Each municipality must adopt a Regional Context Statement that forms part of the RGS. More information about the RGS can be found at <http://www.metrovancouver.org/services/regional-planning/metro-vancouver-2040/about-metro-2040/Pages/default.aspx>.

Anmore South is considered a Special Study Area within the Village's Regional Context Statement, and there are specific policies in the Village OCP that anticipate a type of development of these lands that is different than development in the rest of Anmore.

The Anmore South lands, like the rest of the Village of Anmore, are designated Rural in the RGS, which means that they are outside of the Urban Containment Boundary. The map excerpt from the RGS below shows Anmore South outlined in black. The light green colour represents Rural designation. Light grey represents Urban designation. Identified on the map is also the close proximity of rapid transit (SkyTrain), which is less than 10 minutes from Anmore South.

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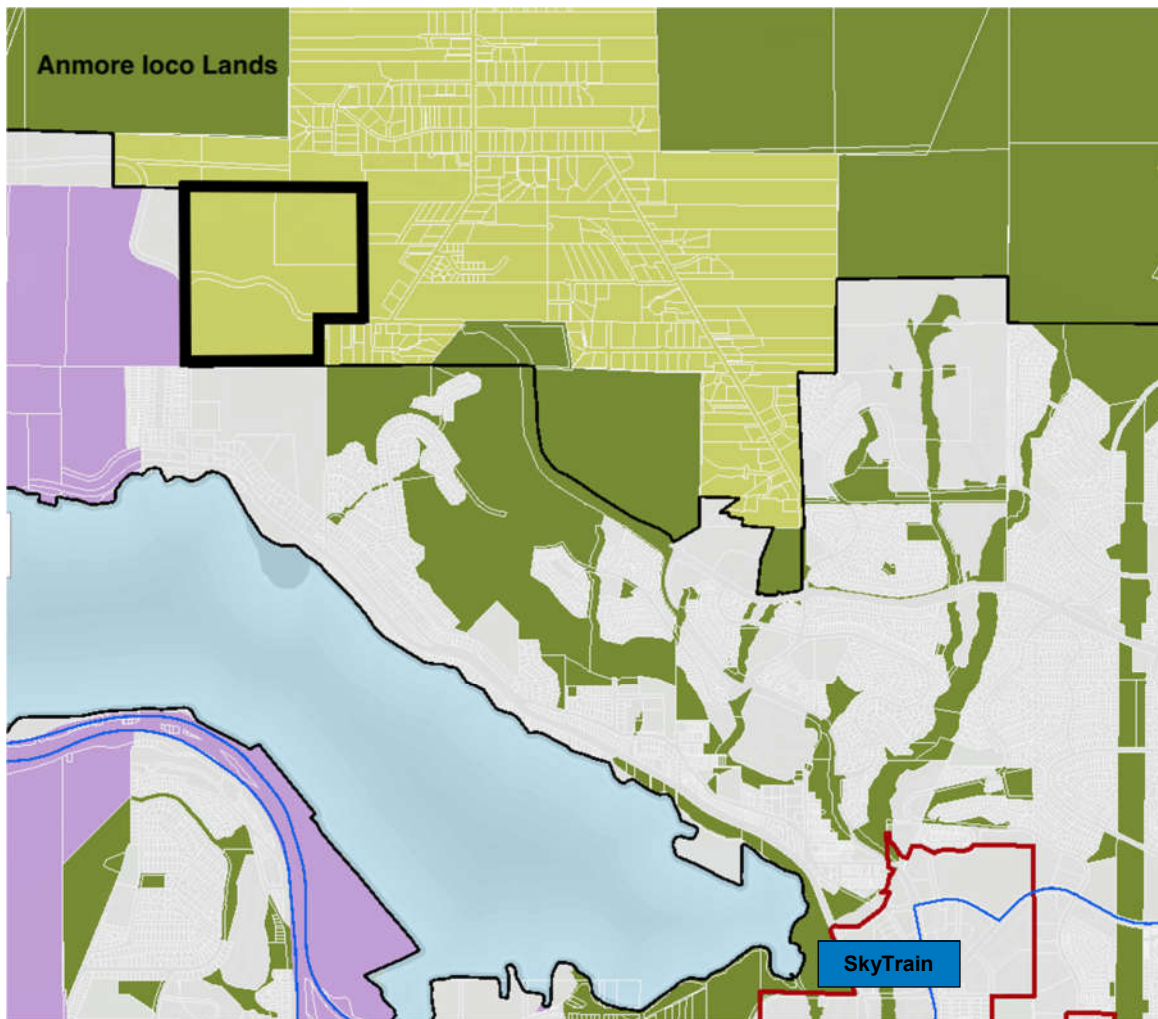


Figure 1 – Anmore IOCO lands and Surrounding Regional Land Uses, Metro 2040: Shaping our Future

Discussion

An Alternate Approach

Typically, an OCP amendment of this nature would be driven by a development application. However, staff feel there is a unique opportunity to initiate the process without a developer's perspective driving the process. Therefore, staff propose that the Anmore South planning study, the OCP amendment and the RGS amendment application be undertaken by the Village with a view to align the Anmore South lands with Council's current Strategic Plan, which envisions a complete community.

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Anmore South highlights a very rare opportunity in the Metro Vancouver region because it is a large, vacant piece of land proposed for development. Metro Vancouver designated the land Rural, a designation that does not reflect even the current RS-1 zoning in Anmore. Ultimately, planning for land use change and growth is delegated by the Province to municipalities in British Columbia.

Anmore is a young municipality in a rapidly growing part of the region. The arrival of the Evergreen Line in Port Moody and Coquitlam has dramatically changed the potential and the character for growth and development in the North East sector. Anmore South, because of its close proximity to rapid transit, has the potential for a more balanced land use, higher density form of development than the rest of Anmore has seen in the past.

Additionally, the Village is expected to allow more people to live and work in Anmore as per Metro 2040: Shaping Our Future. Accommodations are being made through zoning amendments (such as infill development), not only to respond to this expectation, but to plan for it and use the interest in more development to create a more complete community with provision for a more diversified and sustainable land use pattern.

The Village's Strategic Plan for 2019-2022 (**Attachment 1**) also includes a focus on creating a self-sufficient community in the future. One of the goals of the Strategic Plan is "We unleash the potential for great development that advances interests of the community," which includes the following objectives:

- a. Create opportunities to live, work, shop and play within Anmore;
- b. Ensure that the expectations of potential developers are well defined;
- c. Ensure any development of the IOCO lands is considered in a thoughtful and inclusive manner; and
- d. Create sub-area plans to define the future for the IOCO lands, Hillside and the Village Centre.

All of these goals, as well as other goals within the Strategic Plan, could at least partly or wholly be achieved through the redevelopment of Anmore South as a complete community with a mix of uses. More specific references to Anmore South in the Strategic Plan were referenced earlier in this report. The Strategic Plan articulates Council's interest in moving forward to tackle these noted challenges and opportunities. We have the unique and rare opportunity to take control of how Anmore grows, or doesn't, without a developer's influence.

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The Metro Vancouver Rural designation precludes the IOCO lands from receiving regional sewer services. This means that if there is an interest in receiving those services, an RGS amendment to an Urban designation and inclusion within the Urban Containment Boundary would be necessary. Immediately south and to the west of Anmore South are lands within Port Moody that Metro Vancouver designates as Urban and are already serviced.

Having the certainty that regional sewer services can be provided to Anmore South, at Anmore's sole discretion, would enable the Village and its citizens to explore all options for the form of development that best suits the local community and control of the lands within the municipality.

The Village understands that Metro Vancouver has initiated consideration of a significant update to the RGS and that once an RGS Amending Bylaw has received 1st and 2nd reading, municipal RGS amendments will be placed on hold. However, it is anticipated that the introduction of a new Regional Growth Strategy bylaw is expected to be several months away, which should allow time for the Village of Anmore to pursue an RGS amendment.

Given the opportunity to address the Special Study Area designation in absence of a development application, this report is being brought forward to propose submitting a request to the Metro Vancouver Regional District to support an RGS amendment that would lift the Special Study Area and allow the lands to be re-designated.

Regional Growth Strategy Amendment Process

As noted above, Anmore South is currently designated Rural in the RGS with a Special Study Area overlay. The Special Study Area overlay makes this type of amendment a Type 3 amendment that requires a simple majority vote of the Metro Vancouver Board and no requirement for a regional public hearing. The Special Study Area is an acknowledgement that a regional land use amendment was anticipated prior to the adoption of the current RGS and thus allowed the amendment request to be considered a Type 3 amendment as opposed to the normal Type 2 amendment that would require a higher support threshold of 2/3 weighted vote of the Metro Vancouver Board and a regional public hearing. The latter process provides our neighbouring municipalities with a greater ability to decide Anmore's future.

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The request for an amendment must be made by Council resolution. Metro Vancouver has a policy that requests that an accompanying OCP amendment process be underway and strongly encourages municipalities to submit RGS amendment requests after a local public hearing. The planning study that is being recommended in this report will form the basis for the OCP amendment (including the public hearing) and subsequent RGS amendment. Extensive Anmore public engagement above and beyond the legislated requirements will be undertaken as part of the OCP amendment process and is detailed further below.

Community Engagement

Community engagement will be an integral component of this process. This includes informing the community about the planning study and OCP amendment and consulting on the proposed changes to gain insight into their priorities through input and feedback. The results of the community input will be considered in conjunction with the other components of the planning study as part of Council's decision-making process.

The following principles will guide the Village to support more proactive, transparent and responsive communication and engagement:

- Consider all audiences. Review who will be affected by proposed OCP amendments, including residents, businesses, interest groups and stakeholders such as local and regional organizations.
- Open and honest. Adhere to transparency in decision making and a commitment to sharing information, data and other materials without undue process, particularly when information is readily available, to assist with establishing trust and credibility.
- Factual, relevant and accurate. Present information clearly, outlining why the project or process is being considered, as well as the challenges, opportunities and other planning study components being reviewed.
- Timely and proactive. Provide information and community engagement with residents and other stakeholders early in the process as well as at regular intervals.
- Engaging. Integrate community engagement with processes to improve community consultation, build relationships with residents and local stakeholder organizations, and support ongoing community engagement to promote meaningful conversations.

The community engagement process for the OCP amendment will:

- Adhere to the community engagement principles outlined;

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- Apply multiple communication methods to notify Anmore residents about opportunities to share input;
- Provide multiple methods to share input to maximize opportunities for all residents to participate, taking into account health and safety protocols related to COVID-19 as needed; and
- Include a community engagement summary report that will be shared with the community.

Other Options

1. That Staff be directed to initiate an Anmore South planning study as part of a comprehensive process to develop both an amendment to the Village's Official Community Plan and an application to the Metro Vancouver Regional District to request an amendment to the Regional Growth Strategy land use designation for the IOCO lands Special Study Area.

Or

2. That Council not pursue an amendment to the regional growth strategy at this time.

Financial Implications

The OCP Policy IOLU-3 states that the Village supports the completion of cost-recovered planning studies in relation to the Special Study Area. However, given the Village is considering moving forward with the change in land use designation in the absence of a development application, the costs to undertake the various studies will have to be borne by the Village. It is anticipated that the Village will be able to minimize costs by utilizing existing data gathered and already shared by the landowner, Gilic.

It is expected that a budget amount of \$50,000-\$75,000 will be adequate in order to address developing the new reports and gathering any additional information required for the planning study. This budget will be included in the draft 2021-2025 5-Year Financial Plan proposal presented to Finance Committee.

Additional costs will include those related to community engagement. These costs will be defined through the development of a community engagement plan, which will be presented to Council at future meeting.

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Communications / Civic Engagement

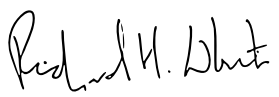
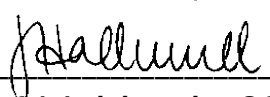
As outlined in the report above.

Council Strategic Plan Objectives

As outlined in the report above.

Attachments:

1. 2019-2022 Council Strategic Plan

Prepared by:
 <hr/>
Richard White Richard White Planning Advisory Services Ltd.
Reviewed for Form and Content / Approved for Submission to Council:
Chief Administrative Officer's Comment/Concurrence <div style="text-align: right;"> <hr/>Chief Administrative Officer</div>



VILLAGE OF
ANMORE
2019 - 2022
Council Strategic Plan

Anmore Vision:

The Village of Anmore is an independent and fiscally responsible community that values the environment, a social conscience, quality of life, and being close to nature.

We have an engaged community that is immensely proud of Anmore

- a. Create a civic centre

b. Increase Anmore’s identity and influence

c. Provide high-level communications

i. Training / professional assistance

ii. Public engagement

iii. Engage residents to assist in providing clear direction

iv. Entrance signs
- d. Continue to enhance community events and social engagement

e. Increase community involvement

f. Encourage diversity in community governance

g. Practice environmental stewardship

We have sustainable housing opportunities that represent the interests of all our citizens

- a. Create opportunities for aging in place

b. Create opportunities for young families

c. Create opportunities for complementary mixed use

d. Ensure the OCP aligns with strategic priorities

Priority Projects:

- > **Build the Village Centre**

> **Enhance the trail network**

> **Diversify the tax base**

> **Control our destiny**

> **Financial security**

> **Explore alternative housing opportunities**

Through collaborative relationships with government and stakeholder partners, we guarantee Anmore is self-sufficient in the future

- a. Protect and enhance the future of neighbouring regional parks

b. Provide alternative options for sewer collection and treatment

c. Connect to the Metro Vancouver water system (GVWD) or alternate sources

d. Ensure future transportation capacity for Anmore, neighbouring communities, and regional parks

We provide responsive, efficient, transparent and engaged service

- a. Continue to provide an effective and sustainable fire service

b. Ensure Anmore continues to be an employer of choice

c. Support the great staff in Anmore

d. Continue measures to ensure long-term fiscal responsibility

e. Maintain and enhance service levels

We unleash the potential for great development that advances the interests of the community

- a. Create opportunities to live, work, shop and play within Anmore

b. Ensure that the expectations of potential developers are well defined

c. Ensure any development of the IOCO lands is considered in a thoughtful and inclusive manner

d. Create sub-area plans to define the future for the IOCO lands, Hillside, and the Village Centre
- e. Establish Anmore as a destination

i. Gathering spaces

ii. Village centre

iii. Linked trails

iv. Parking

f. Provide guidance on Development amenities

i. Review Community Amenity Contributions

ii. Review the Development Cost Charge Bylaw