

Anmore South: Defining Our Future, Our Way

The Special Study Area designation for Anmore South in Anmore's *Official Community Plan (OCP)* and the *Metro Vancouver Regional Growth Strategy* was established as an interim designation a number of years ago, as the Council at the time recognized that there was potential for designating this property differently than other areas of Anmore. With changes to the Regional Growth Strategy coming in 2022, the timing is now ideal for Anmore to control its own future and move forward with confirming the OCP designation for this area.

Anmore South (the former Imperial Oil Company (IOCO) lands) encompasses 150 acres in the southern part of Anmore. To keep its options open, Council established a Special Study Area designation for this area in Anmore's OCP back in 2005, and then requested the Special Study Area as part of the 2011 update to the Regional Growth Strategy with the understanding that a future decision would be made to confirm an official designation.

While there are multiple designations in the Regional Growth Strategy, there are only two viable designations for residential development in Anmore – Rural and Urban. Only the Urban designation provides the Anmore community with options to define its own future.

Why Now?

The Village of Anmore now has the unique opportunity to lead the process for determining how this land will be designated as the property owner has withdrawn its development application. By taking the lead to complete a planning study and amendments to both the Official Community Plan and Regional Growth Strategy designation, Anmore will be able to guide the process and work with the community to provide more flexibility for how this land may be used in future.

It's also important to move ahead with the amendment before the next iteration of the Regional Growth Strategy is considered in early 2022, which could result in additional Metro Vancouver Board votes being required to change the land use designation. Currently, an amendment to a Special Study Area can be approved by a vote of 50% plus one (other Regional Growth Strategy amendments usually require a 2/3 vote in favour).

This is an important consideration, as the Village needs to confirm designations as part of ensuring it can make decisions about Anmore's future independently and based on its residents' priorities – not what politicians from municipalities around the region feel is appropriate. They are motivated by the self-interests of their own communities and that should not influence what Anmore does within its own borders.

How this affects Anmore residents

Changing the designation:

- > Allows the Anmore community to control its own future
- > Supports options for a more sustainable financial future
- > Provides options to reduce reliance on residential property taxes
- > Creates opportunities to diversify housing options

DEFINITIONS

Special Study Area: An interim designation in a land use planning document for an area that requires further study before formal designation.

Official Community Plan (OCP): A long-term plan for land use in a municipality.

Regional Growth Strategy (RGS): Sets out land-use policy to guide future development across Metro Vancouver to plan for growth.

Regional Context Statement (RCS): Included in municipal OCPs and the RGS to demonstrate how municipal growth plans align with the RGS.

What Residents Need to Know

This discussion guide outlines Anmore Council's proposal for an Urban designation for Anmore South in the OCP and Regional Growth Strategy. It provides context for why it's important to make this amendment now, what the process involves and how an Urban designation helps to keep control in the hands of the Anmore community along with offering the most options for the future.

Addressing Misconceptions

There are a number of misconceptions about the proposed Official Community Plan (OCP) amendment that need to be addressed so that residents are equipped with accurate information when providing input.

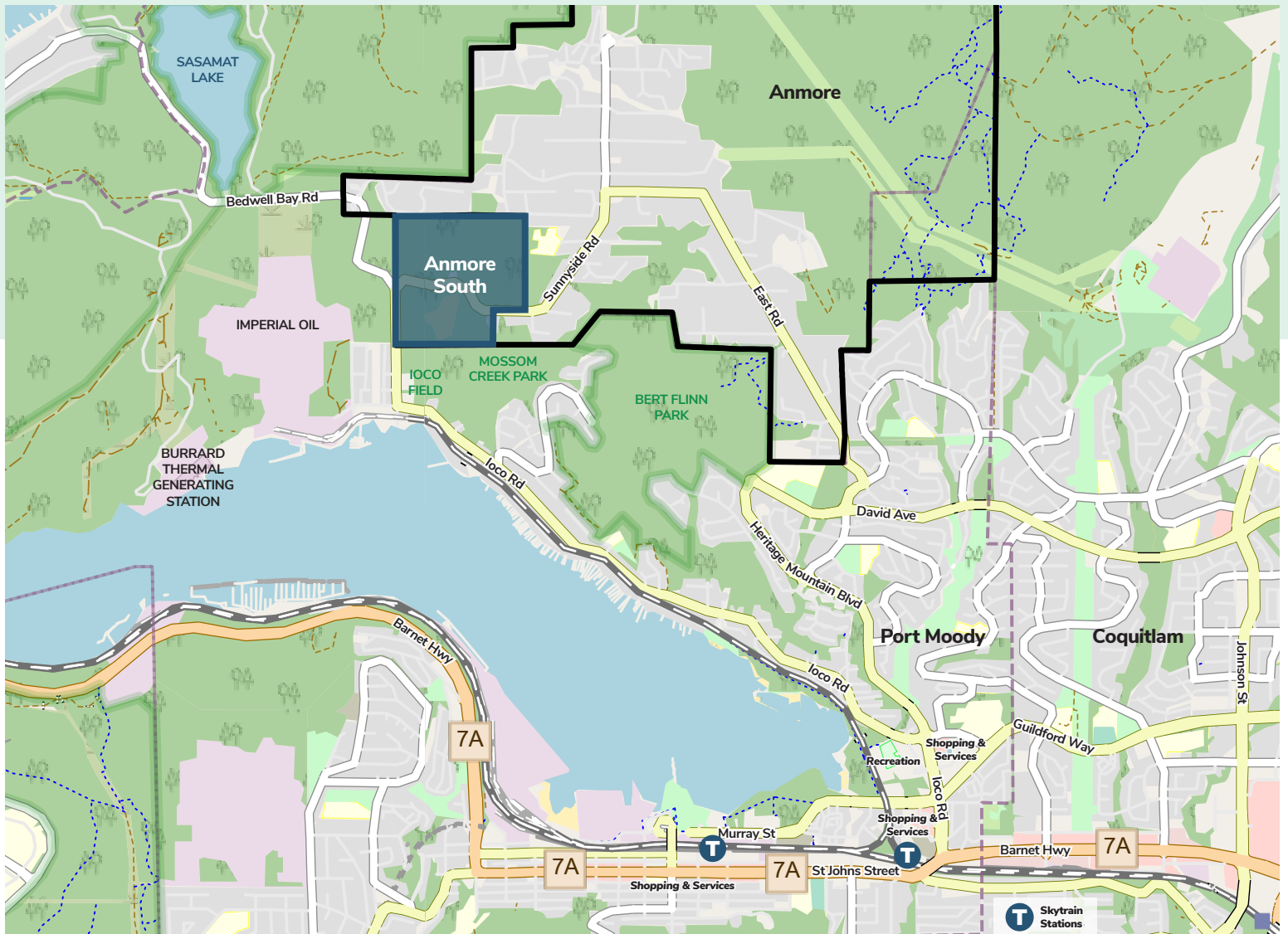
Correcting misinformation about Anmore South lands and this amendment

- > This process is not about zoning or any specific development.
- > This process does not relate in any way to the previous development application – which has been withdrawn.
- > This area is not a park or green belt. In the past, it has been used as a gun range and extensively cleared.
- > This land is not “protected” from development. Under Anmore's current OCP and Rural designation, the entire area could be extensively developed for residential housing, and other than the 5% parkland requirement, there are no other community amenities required.
- > Altering the existing designation for the Anmore South lands is not a new idea. It was envisioned by past Councils back in 2005, and then reflected in the [Regional Growth Strategy \(Metro Vancouver 2040 Shaping our Future\)](#) that was established by Metro Vancouver in 2011. Council asked for a “semi-rural” designation for Anmore South (called the IOCO lands at the time), but this was not an available option – and still isn't. Therefore, it was designated Rural similar to the rest of Anmore, but with a Special Study Area overlay as an interim measure, with the understanding that a future decision would be made to confirm an official designation.

An Urban designation does not automatically mean increased density and large commercial buildings.

Correcting Urban, Rural and Semi-Rural myths

- > Anmore is not a true “rural” community when compared to other rural areas in the region as it is largely bordered by urban areas and is only 5.5 km from a Skytrain station. This is why Anmore describes itself as “semi-rural”; however, no one has a consistent definition of what semi-rural means. Plus, there is no such thing as a “semi-rural” designation in the Regional Growth Strategy. The only viable options for residential designations in Anmore are Rural and Urban.
- > Only a small percentage of land in the Metro Vancouver region has a Rural designation, typically with very different characteristics. Of these, Anmore is by far the closest to Skytrain and RapidBus transit and urban-style development. Even more traditional rural areas, like the Fraser Valley and Langley, have almost no Rural designations left. They are primarily Urban or Agricultural designations.
- > A “Rural” designation in the Regional Growth Strategy and Anmore's OCP does not automatically mean large lots and it does not protect green space. The Rural designation is grouped with Agricultural, and Conservation and Recreation designations. A Rural designation is very restrictive and would leave Anmore with very limited options or control in guiding future uses.
- > An Urban designation does not automatically mean increased density and large commercial buildings. It is intended for residential neighbourhoods that can be supported by shopping, services, institutions, recreational facilities and parks. The current Rural designation limits options, which will likely result in a developer extensively clearing forested land in order to maximize their allowable lots. An Urban designation also gives Anmore the broadest options for future decision-making, including more control to allow for the protection of sensitive areas.
- > If Anmore South lands were included in the Urban Containment Boundary, it does not mean all of Anmore would automatically be added. The Urban Containment Boundary includes all designated Urban areas in the region where regional services are provided. As an example, other than the Anmore Green Estates homes, all of Anmore is outside of the Urban Containment Boundary. If the Anmore South lands were designated as Urban in the Regional Growth Strategy, Anmore could apply to have Anmore South included within the Urban Containment Boundary.



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This isn't the time to look at limitations – it's the time to expand opportunities.

Addressing Opportunity and Potential

An OCP designation is different than zoning. It provides a vision for what can happen – but doesn't define anything specific in terms of what might be built there. Further community engagement will be required before development related to the OCP and zoning can even be considered.

This isn't the time to look at limitations – it's the time to expand opportunities. It's about envisioning what Anmore's future might look like and considering the best designation to keep options open. The key is that Anmore would have the ability to define its future.

Anmore is a fairly young municipality – incorporated in 1987 – and the community has grown along with the rest of the region. This growth will continue, and it's important to be strategic and plan ahead to guide how future growth affects the community today and in the long term.

It's important to emphasize that making an amendment to the OCP provides a foundation for other land use opportunities – it doesn't define a specific development or the zoning. It provides a vision for what can happen – but doesn't define anything specific in terms of what might be built there. A zoning change is a separate process that would include an opportunity for residents to provide input. And all future options for development still need to fit into Anmore's community values.

Continued >

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The process we are undertaking now will look at how the Anmore South designation can open up options and give control to Anmore residents instead of surrounding municipalities. When looking at residential designation options for Anmore South, the only viable options available are Urban or Rural. Council is recommending an Urban designation for Anmore South as it gives Anmore residents the broadest options in the future, including the ability to use Metro Vancouver utilities, like frequent transit connections.

An Urban designation does not mean high density and towers. In fact, the current RS-1 zoning could remain as is with an Urban designation. The key is it keeps options open, unlike a Rural designation, which is extremely prescriptive and restrictive, and does not allow Anmore to be self-sufficient and self-guiding.

Alignment with Anmore's Strategic Plan

Anmore's Vision in its [2019-2022 Strategic Plan](#) is to be "an independent and fiscally responsible community that values the environment, a social conscience, quality of life and being close to nature."

Anmore South holds the potential to help achieve many of the Strategic Plan's goals and priorities that were established to help achieve this vision, including supporting a more sustainable financial future by diversifying the tax base and reducing reliance on property taxes, and keeping options open for more sustainable housing.

By contrast, the [2013 Vann Struth Financial Sustainability Plan](#) highlights the risks and significant financial limitations that come with a Rural designation. Currently, Anmore relies entirely on residential property taxes, and the Village only receives about 20% of the total property taxes collected – the rest are collected on behalf of other governments.

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

This includes creating opportunities for aging in place and young families, as well as opportunities for complementary mixed use. It also involves ensuring the OCP aligns with strategic priorities.

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

A number of actions support being more self-sufficient, including providing alternative options for sewer collection and treatment, connecting to the Metro Vancouver water system or alternate sources and ensuring future transportation capacity for Anmore, neighbouring communities and regional parks.

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

This potential is largely focused on Anmore South, and includes creating opportunities to live, work, shop and play within Anmore, ensuring any development of the Anmore South lands is considered in a thoughtful and inclusive manner, and the opportunity to create sub-area plans to define the future of this area.

As part of achieving these goals, Council identified a number of priority projects that align with an Urban designation for Anmore South as follows:

- > Control our destiny
- > Focus on financial security
- > Explore alternative housing opportunities
- > Diversify the tax base
- > Enhance the trail network



Amendment Process for Anmore's OCP and the Regional Growth Strategy

Phase 1

Community Engagement (April)

Community engagement will include providing information and consulting with residents. See the back of this guide for details about opportunities to provide input, including Zoom workshops and a virtual open house.

Phase 2

Amend Anmore's OCP (April – June)

Making changes to Anmore's OCP follows a prescribed process as it involves a bylaw amendment. Based on a review of established plans and the community engagement outcomes, staff will bring recommendations for the OCP amendment related to the Anmore South designation to Council in an initial report in April.

If Council directs staff to develop an OCP Bylaw amendment, it would involve first and second reading of the bylaw, followed by a Public Hearing and third reading. If Council does pass the third reading of the Bylaw, the proposed amendment to the Regional Growth Strategy would then have to go through Metro Vancouver's review process before Council could adopt the Bylaw.

If the OCP Bylaw amendment process proceeds, the Village plans to provide residents with information about the proposed amendments and there would be another opportunity for the community to share feedback at the Public Hearing. All Anmore residents would be notified directly about the Public Hearing (which differs from the standard process to notify property owners within a radius of 100 metres of the subject property).

Phase 3

Apply for a Metro Vancouver Regional Growth Strategy Amendment (July – November)

In addition to the Village's OCP designation, the Metro Vancouver Regional District has its own land use designations as its Regional Growth Strategy provides a framework for development for all member municipalities. As well, each member municipality must adopt a Regional Context Statement that forms part of the Regional Growth Strategy. The Regional Context Statement is included in a municipality's OCP.

To change the Special Study Area designation in the Regional Growth Strategy, the Village would need to update its Regional Context Statement. If Anmore's proposed amendment is approved, the Village would then complete its OCP amendment to reflect the changes. Metro Vancouver follows a prescribed process for amendments to its Regional Growth Strategy. See Metro Vancouver's amendment process at right.

METRO VANCOUVER'S AMENDMENT PROCESS

Acronyms Key

RCS: Regional Context Statement
RGS: Regional Growth Strategy
SSA: Special Study Area
MV: Metro Vancouver Regional District

If the Village does proceed with submitting an application to amend the RGS, the Village would develop a proposed update to its RCS and Council would vote to send the amendment to Metro Vancouver for consideration. The Village would then submit an application to MV to change the SSA designation in the RGS.

The following is the Metro Vancouver process:

-
MV staff report on Anmore's application is reviewed by Regional Planning Advisory Committee (staff).
-
MV staff report on Anmore's application is reviewed by Regional Planning Committee (elected officials).
-
MV Board considers Anmore's application for first, second and third reading.
-
MV sends amended RCS to all affected local governments for comment.
-
MV Board reviews comments and considers final reading, adoption and acceptance of the amended RCS.

We Want to Hear From You!

Community engagement is an integral part of the process to amend the designation for Anmore South. This includes providing information about land designations, how the amendment relates to Anmore's future and how it supports the Strategic Plan Vision.

The community engagement also includes consulting with residents about their priorities and answering questions about the proposed amendment.



Please join the discussion...

Residents are encouraged to participate in the following opportunities to provide input:

COMMUNITY WORKSHOPS VIA ZOOM (registration deadline is April 6, 2021)

Wednesday, April 7, 2021, 7-9 p.m.

Thursday, April 8, 2021, 7-9 p.m.



VIRTUAL OPEN HOUSE VIA ZOOM (registration deadline is April 9, 2021)

Tuesday, April 13, 2021, 7-9 p.m.



To register for the workshops and the open house, please email village.hall@anmore.com.

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Anmore Advisory Committees will also participate in this community engagement process.

A consultation summary report will be developed to share the key themes of what was heard from residents. A number of established plans will also be assessed as part of decision making, including Anmore's [Strategic Plan](#), [OCP](#) and the [2013 Vann Struth Financial Sustainability Plan](#).

Learn more about Anmore South at anmore.com
([Business & Development](#) > [Community Planning](#))

IMPORTANT INFORMATION – PLEASE TRANSLATE

重要信息，请翻译

중요한 정보는 번역 해주세요

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Ważne informacje, proszę, przetłumacz to

Важная информация, пожалуйста, переведите это



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