#### **REGULAR COUNCIL MEETING – AGENDA**

Agenda for the Regular Council Meeting scheduled for Tuesday, December 5, 2023 at 7:00 p.m. in **Gymnasium at Anmore Elementary School, 30 Elementary Road,** Anmore, BC



NOTE: Written submissions <u>directed to Council</u>, for consideration under Public Input or Public Question Period, may be submitted to <u>rhonda.schell@anmore.com</u>, no later than 12:00 noon on meeting days, to be circulated to Council prior to the meeting.

This meeting's proceedings will be live streamed and available as a recorded archive on the Village's YouTube Channel: <a href="https://www.youtube.com/@villageofanmore1199/streams">https://www.youtube.com/@villageofanmore1199/streams</a>

# 1. Call to Order

# 2. <u>Approval of the Agenda</u>

Recommendation: THAT the Agenda be approved as circulated.

# 3. Public Input

\*Note: To encourage civic engagement, Council welcomes your participation in the public portion of our meeting. We want to remind members of the public that matters raised here are for Council's consideration and should be constructively focused on agenda items only and not individuals. To ensure that we are providing a positive work environment in alignment with Council's Strategic Plan and the Village's Respectful Workplace Policy, we ask that Council is engaged in a manner that is respectful and productive. Please limit comments to two-minutes and save any questions for Question Period later in the meeting.

# 4. <u>Delegations</u>

#### (a) Placemark Design Studio Inc.

Paul Fenske and Theo Finseth to present an overview of the icona OCP Amendment Application.

#### 5. Adoption of Minutes

#### Page 4 (a) Minutes of the Regular Council Meeting held on November 21, 2023

Recommendation: THAT the Minutes of the Regular Council Meeting held on November

21, 2023, be adopted, as circulated.

# 6. <u>Business Arising from Minutes</u>

# 7. Consent Agenda

Note: Any Council member who wishes to remove an item for further discussion may do so at this time.

Recommendation: THAT the Consent agenda be adopted.

# Page 9 (a) Anmore Five-Year Financial Plan Amendment – Bylaw No. 688-2023

Recommendation: THAT Anmore Five-Year Financial Plan Amendment Bylaw No. 688-

2023 be adopted.

# (b) Municipal Administrators Training Institute - Successful CAO

Recommendation: THAT the Chief Administrative Officer be authorized to attend the

MATI Successful CAO course in 2024, as budgeted for in the 2023-

2027 Five-Year Financial Plan.

#### 8. <u>Items Removed from the Consent Agenda</u>

# 9. <u>Legislative Reports</u>

# Page 13 (a) Anmore South - OCP Amendment Bylaw No. 686-2023

Report dated December 1, 2023 from the Manager of Development Services attached.

View the Anmore South OCP Amendment Application and supporting documents <u>here</u>. (www.anmore.com)

Recommendation: THAT Village of Anmore Official Community Plan Designation Bylaw

Amendment No. 686-2023 be given first reading; and,

THAT Bylaw 686-2023 be referred to the Committee of the Whole with the following items for discussion: neighbourhood plan, OCP impacts, transportation impacts, Community Amenity Contributions, public engagement strategy, financial sustainability and other topics staff believe to be important for community discussion; and,

THAT staff bring forward a Community Engagement Strategy in relation to the OCP amendment.

#### 10. Unfinished Business

None.

- 11. New Business
- 12. <u>Items from Committee of the Whole, Committees, and Commissions</u>
- 13. Mayor's Report
- 14. Councillors Reports
- 15. Chief Administrative Officer's Report
- 16. <u>Information Items</u>
- Page 45
- (a) General Correspondence
  - Email dated November 23, 2023 from the Honourable Peter Julian, MP –
     New Westminster Burnaby regarding BC Private Member's Bill C-273
  - Metro Vancouver Board in Brief for meetings held November 24, 2023
- 17. Public Question Period

\*Note: The public is permitted to ask <u>questions</u> of Council regarding any item pertaining to Village business. A two-minute time limit applies to speakers.

18. Adjournment

#### **REGULAR COUNCIL MEETING - MINUTES**

Minutes for the Regular Council Meeting scheduled for Tuesday, November 21, 2023 at 7:00 p.m. in **Multipurpose Room at Anmore Elementary School, 30 Elementary Road,** Anmore, BC



#### **ELECTED OFFICIALS PRESENT**

# Mayor John McEwen Councillor Kim Trowbridge Councillor Doug Richardson Councillor Polly Krier

# **ABSENT**

Councillor Paul Weverink

#### **OTHERS PRESENT**

Karen Elrick, Chief Administrative Officer Rhonda Schell, Manager of Corporate Services Lena Martin, Manager of Financial Services Chris Boit, Manager of Development Services

# 1. Call to Order

The meeting was called to order at 7:00 p.m.

# 2. Approval of the Agenda

It was MOVED and SECONDED:

R124/23: THAT the Agenda be approved as circulated.

Carried Unanimously

# 3. Public Input

None.

# 4. <u>Delegations</u>

### (a) Anmore Photo Album Contest Winners

Mayor McEwen presented prizes to the Anmore Photo Album Contest Winners (Daxton Mork and Sarah Scatchard attended in person. Terry Samson, Michelle Malpass, Agota Gedai Eichert, and Queenie Jiang were unable to attend.)

# 5. Adoption of Minutes

# (a) Minutes of the Regular Council Meeting held on November 7, 2023

It was MOVED and SECONDED:

R125/23: THAT the Minutes of the Regular Council Meeting held on November

7, 2023, be adopted, as circulated.

Carried Unanimously

# 6. <u>Business Arising from Minutes</u>

Clarification on Question Period and the process for the public to obtain information was discussed.

# 7. <u>Consent Agenda</u>

None.

# 8. <u>Items Removed from the Consent Agenda</u>

None.

# 9. <u>Legislative Reports</u>

### (a) 2192 Sunnyside Road Zoning Amendment – Bylaw No. 669-2023

The Manager of Development Services provided background information on Bylaw 669-2023.

It was MOVED and SECONDED:

R126/23: THAT Council adopt Anmore Zoning Amendment Bylaw No. 669-

2023.

Carried Unanimously

# (b) Anmore Five-Year Financial Plan Amendment – Bylaw No. 688-2023

The Manager of Financial Services provided an overview of the report dated November 17, 2023.

It was MOVED and SECONDED:

R127/23: THAT Council give first, second and third reading to Anmore Five-Year Financial Plan Amendment Bylaw No. 688-2023.

Carried Unanimously

Power to the school went out at 7:15 p.m. and the live stream was interrupted.

Discussion included:

- Clarification of budget process and subsequent amendment. It was noted that the bylaw amendment contains resolutions that Council has passed throughout the year and that funds not expensed will be carried forward to the 2024 budget.
- Anmore Community Hub (ACH) construction costs. It was noted that there are several projects related to the ACH and overall project cost allocations and tallies are still ongoing.

#### 10. Unfinished Business

None.

#### 11. New Business

# (a) BC Vision Zero in Road Safety Grant Program

The Chief Administrative Officer provided an overview of the report dated November 17, 2023.

It was MOVED and SECONDED:

R128/23: THAT Council direct staff to apply to British Columbia Vision Zero in Road Safety Grant Program for \$20,000 and ensure the application meets all eligibility requirements; and,

THAT the Village provide overall grant management should the application be successful.

Carried Unanimously

# (b) UBCM Community Resiliency Investment Program – 2024 FireSmart Community Funding and Supports Grant

The Manager of Community Services provided comments on the report dated November 17, 2023.

It was MOVED and SECONDED:

R129/23: THAT staff apply to the 2024 FireSmart Community Funding and

Supports program to develop a Community Wildfire Resiliency

Plan; and,

THAT the Village provide overall grant management should the

application be successful.

Carried Unanimously

#### 12. Items from Committee of the Whole, Committees, and Commissions

None.

# 13. Mayor's Report

Mayor McEwen reported that:

- He attended the Remembrance Day ceremony held in Belcarra
- On November 16, The Mayors' Council on Regional Transportation selected three priority corridors for TransLink to advance Metro Vancouver's first new Bus Rapid Transit (BRT) routes.
- On November 22, he will be attending a meeting with other small municipalities in the region to discuss shared challenges and opportunities.
- He expressed his appreciation to BC Hydro for their efficiency in connecting service to the Community Hub (Sabrina Locicero, Community Relations Manager and Lennie Trapp, Design Manager).
- He wished to express his condolences on the passing of Sean Murray who was a friend and extended appreciation for his service as a former Sasamat Volunteer Fire Department fire fighter.

# 14. <u>Councillors Reports</u>

• None

#### **15. Chief Administrative Officer's Report**

- That lines are down at Sunnyside Road and Bedwell Bay Road and asked the public to use caution when leaving the meeting and during the power outage.
- Reminder that utility bills have been mailed out and are due November 30.
- Staff will be bringing forth a report at the December 5<sup>th</sup> Regular Council Meeting for Council to consider an OCP Amendment Application for Anmore South. A flyer has been sent out to all residents in the community for information.
- The Village is accepting applications for the Community Grants program until the end of the year.
- Staff is continuing to plan the move to the new building and a grand opening in new year.

#### **Information Items** 16.

#### (a) **General Correspondence**

It was MOVED and SECONDED:

- Metro Vancouver Board in Brief for meetings held on October 27, 2023
- Letter from Honourable Ravi Kahlon, Minister of Housing dated November 9, 2023 regarding new legislation to support local government housing initiatives

#### **17**. **Public Question Period**

Members of the public asked questions regarding:

Clarification of the TransLink BRT corridors mentioned in the Mayor's report

#### 18. Adjournment

R	2130/23:	That the meeting be adjou	rned at 7:27 p.	m.
				Carried Unanimously
 Rhonda Schell		 	 McEwen	
Corporate Officer		May	or	

#### VILLAGE OF ANMORE

#### BYLAW NO. 688-2023

A bylaw to amend the Five-Year Financial Plan for the years 2023 through 2027

WHEREAS pursuant to the provisions of the *Community Charter* the Municipal Council adopted a Five-Year Financial Plan Bylaw for the period 2023-2027 inclusive;

AND WHEREAS the Financial Plan Bylaw may be amended at any time;

**NOW THEREFORE** the Council of the Village of Anmore enacts as follows:

- 1. This bylaw may be cited as "Anmore Five-Year Financial Plan Amendment Bylaw No. 688-2023".
- 2. Council hereby amends the Five-Year Financial Plan Bylaw No. 680-2023, as set out in Schedules A and B attached hereto and forming part of this bylaw.
- 3. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause, or phrase.

21st day of November, 2023

**READ** a first time the

READ a second time the 21st day of November, 2023

READ a third time the 21st day of November, 2023

ADOPTED the

MAYOR

CORPORATE OFFICER

#### **SCHEDULE "A"**

#### 2023-2027 FINANCIAL PLAN STATEMENT OF OBJECTIVES AND POLICIES

- 1. In accordance with the *Community Charter*, the Village of Anmore is required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:
  - (a) The proportion of total revenue that comes from each of the funding sources described in the Community Charter;
  - (b) The distribution of property taxes among the property classes; and
  - (c) The use of permissive tax exemptions.

# 2. Funding Sources

Table 1, below, shows the proportion of total revenue proposed to be raised from each fund source in 2023.

Government grants provide the largest proportion of revenue in 2023 thanks to additional funds from Growing Great Communities grant of \$1.73 Million and BC Active Transportation grant of \$500 Thousand. Other grants are sourced from the Major Road Network Fund (MRN), the Small Communities Fund, remaining Investing in Canada Infrastructure grant revenues and other miscellaneous grants.

Property value tax revenues are the largest portion of planned revenues. Property Taxation provides a stable and consistent revenue source for general services that cannot be recovered from user-pay fees. It is simple to administer and easy for residents to understand.

Fees & charges provide the next largest proportion of planned revenue and are sourced from the utility fees collected for water and garbage & organic waste collection, as well as various development and permit fees.

### Objectives

• Over the next five years, the Village will increase the portion of revenue received from user fees and charges to reflect service levels and changes in inflation.

#### Policies

- All user-fee levels will be reviewed, on an annual basis, to ensure they are adequately meeting both the respective service delivery and capital costs.
- Revenues will be recovered from user fees and charges or grants where possible, rather than general taxation, to lessen the burden on the Village's limited property tax base.

REVENUE SOURCE	% OF TOTAL REVENUE	DOLLAR VALUE
Taxation	31%	2,869,296
Fees and Charges	15%	1,359,477
Grants	52%	4,810,550
Interest and Other	2%	160,000
TOTAL	100%	\$9,199,323

# 3. Distribution of Property Tax Rates

Table 2 outlines the distribution of property taxes among the property classes. The residential property class provides the largest proportion of property tax revenue. This is appropriate as this class also forms the largest portion of the assessment base and consumes most Village services.

# Objectives

• Tax rates maintain tax stability in accordance with the Village's operational and capital requirements.

#### Policies

- Supplement, where possible, revenues from user fees and charges to help to offset the burden on the entire property tax base.
- Regularly review and compare the Village's distributions of tax burden relative to other municipalities having similar property class composition.

Table 2 – Distribution of Property Tax Rates

PROPERTY CLASS	% OF TOTAL PROPERTY					
	TAXATION					
Residential (1)	99.81%					
Utilities (2)	0.00001%					
Business and Other (6)	0.00045%					
Rec/Non Profit (8)	0.00144%					
TOTAL	100%					

# 4. Permissive Tax Exemptions

No property in the Village of Anmore is permissively exempt. Village properties do not meet the legislated criteria.

# SCHEDULE "B"

inancial Plan								
2023 - 2027								
		2023	2024		2025		2026	2027
REVENUES								
	Property Tax	\$ 2,869,296	\$ 3,260,144	\$	3,409,205	\$	3,539,617	\$ 3,578,566
	Permits, Fees and Charges	\$ 1,359,477	\$ 1,413,201	\$	1,458,329	\$	1,493,529	\$ 1,517,700
	Grants	\$ 4,810,550	\$ 712,643	\$	738,557	\$	758,770	\$ 772,650
	Interest & Other	\$ 160,000	\$ 128,000	\$	102,400	\$	102,400	\$ 102,400
	SUBTOTAL REVENUES	\$ 9,199,323	\$ 5,513,989	\$	5,708,492	\$	5,894,316	\$ 5,971,316
EXPENSES								
	General Government	\$ 1,323,636	\$ 1,434,723	\$	1,492,112	\$	1,566,875	\$ 1,567,613
	Public Works	\$ 852,534	895,161		930,967		958,896	978,074
	Protective Services	\$ 349,129	\$ 261,585	\$	272,049	\$	280,210	\$ 285,815
	Planning & Development	\$ 117,900	\$ 123,795	\$	128,746	\$	132,609	\$ 135,261
	Water Utility	\$ 604,853	\$ 635,095	\$	660,499	\$	680,314	\$ 693,920
	Debt Interest	\$ 20,000	\$ 107,750	\$	107,750	\$	107,750	\$ 107,750
	Amortization of TCAs	\$ 1,071,135	\$ 1,241,135	\$	1,235,864	\$	1,235,864	\$ 1,235,864
	SUBTOTAL EXPENSES	\$ 4,339,187	\$ 4,699,245	\$	4,827,988	\$	4,962,519	\$ 5,004,297
SURPLUS / (DEFICIT)		\$ 4,860,136	\$ 814,744	\$	880,504	\$	931,797	\$ 967,018
NTERNAL TRANSFERS								
	Capital	\$ 13,439,257	\$ 873,960	\$	430,594	\$	259,099	\$ 401,506
	Transfer to (from) Reserves	\$ (4,971,386)	\$ 1,155,120	\$	1,665,658	\$	1,889,546	\$ 1,783,116
	Transfer to (from) Surplus	\$ (36,600)	\$ (35,280)	\$	(36,691)	\$	(37,792)	\$ (38,548)
	Debt	\$ (2,500,000)	\$ 62,079	\$	62,079	\$	62,079	\$ 62,079
	Investment in TCA	\$ (1,071,135)	\$ (1,241,135)	\$	(1,241,135)	\$	(1,241,135)	\$ (1,241,135)
	SUBTOTAL INTERNAL EXPENSES	\$ 4,860,136	\$ 814,744	\$	880,504	\$	931,797	\$ 967,018
FINANCIAL PLAN BALANCE		\$ -	\$ 0	Ś	0	Ś	0	\$ 0



# VILLAGE OF ANMORE REPORT TO COUNCIL

Date: December 1, 2023 File No. 3030-20/3900-30

Submitted by: C. Boit, P.Eng, Manager of Development Services

Subject: Bylaw No. 686-2023 - Anmore South OCP Amendment

# **Purpose / Introduction**

To provide Council with an introduction to a proponent led Official Community Plan amendment application for the Anmore South lands (formerly referred to as IOCO lands).

# **Recommended Option**

THAT Village of Anmore Official Community Plan Designation Bylaw Amendment No. 686-2023 be given first reading; and,

THAT Bylaw 686-2023 be referred to the Committee of the Whole with the following items for discussion: neighbourhood plan, OCP impacts, transportation impacts, Community Amenity Contributions, public engagement strategy, financial sustainability and other topics staff believe to be important for community discussion; and,

THAT staff bring forward a Community Engagement Strategy in relation to the OCP amendment.

# Background

In May 2023, icona Properties (the proponent) submitted an application to amend the Anmore Official Community Plan Designation (OCP), Bylaw No. 532-2014 in relation to the Anmore South lands (formerly referred to as IOCO lands). The proponent has requested that the existing OCP be amended to allow for future development on the Anmore South lands, which are designated as a Special Study Area within Anmore's current OCP and are currently zoned as RS-1 development (1 acre lots).

An introductory report was provided to Council in July 2023 that provided an explanation of the OCP amendment process, the proponent's application and the draft policies that would form part of the amendment bylaw. Following the report to Council, staff has engaged consultants with expertise in community planning to review the application for completeness

Bylaw No. 686-2023 - Anmore South OCP Amendment December 1, 2023

and conformance with provincial legislation. The Village has been advised that while the application generally aligns with legislative criteria, additional comments, studies and recommendations should be developed to address some legislative requirements.

When the Village adopted its Official Community Plan (OCP) in 2014, it's unlikely a development of such magnitude and complexity was envisaged; however, the Anmore South lands (IOCO lands) were designated as a Special Study Area that would necessitate an extensive neighbourhood planning process. This perspective is echoed in the initial context statement of the existing OCP, which states:

"Given its semi-rural nature, the Village of Anmore aims for gradual growth, largely aligned with its existing development pattern. Contrary to its neighbors, Port Moody and Coquitlam, the Village is not gearing up for substantial changes. However, it remains receptive to creative proposals and forms of 'small-scale' density development."

The following discussion highlights how the Anmore South OCP Amendment Application could progress and what areas Council may want to consider if they decide to give first reading to the Bylaw.

#### Discussion

Generally, the Anmore South OCP Amendment Application (the Application), submitted by icona Properties Ltd. in May 2023, contains a comprehensive submission for an amendment to the Village's Official Community Plan for Anmore South lands (the Lands). The Application generally aligns with provincial legislation with some gaps, such as land use descriptions and density that can be addressed through the recommended process. The Application outlines the proponent's vision for Anmore South to be "predicated on principles of sustainability, sensitively managing growth to foster a more complete community within Anmore while retaining the Village's semi-rural character." Approximately 47% of the land is proposed to be dedicated to parks, greenways, and natural areas. The plan proposes a neighbourhood with centralized local shops, services, a community centre, and a market square to support local employment and retain retail spending within the community. The proposed OCP Amendment sets forth policies for a 25-year phased development, aiming to build a diverse community with a projected 3100-3500 homes.

To provide context for the OCP amendment, Staff have reviewed the application against Anmore's existing policies regarding development and housing within the municipality. The

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main policy documents and reports used were the existing adopted OCP Bylaw No. 532-2014, Council's Strategic Plan, and the Housing Needs Assessment.

#### **Current OCP vs Amendment**

Generally, the current OCP describes Anmore as a community that values its semi-rural character and aims to manage growth accordingly, with a focus on innovative proposals and forms of "small density" development, and it does not expect to absorb a significant portion of the regional growth (Metro Vancouver).

The Anmore South lands are designated as a Special Study Area in the Village's OCP, which is an interim designation in a land use planning document (Metro 2050) for an area that requires further study before formal designation. When the current OCP was approved in 2014, the Council at the time established the Special Study Area for the Anmore South lands, as it was recognized that there was potential for designating this property as a major development area, different than other areas of Anmore. The Special Study Area designation means the lands are subject to a comprehensive development plan that should address various factors including land use, density, environmental attributes, and servicing. Pages 24-25 within the OCP identify the community's expectations regarding Anmore South development at that time. These are generally:

- 1. Environmental Preservation: The development should strongly commit to preserving the environment, ensuring that the natural landscape and ecosystems are respected and integrated into the development.
- 2. Sustainable Building Performance: The OCP advocates for high levels of sustainable building performance. This encompasses energy efficiency, reduced environmental impact, and the use of sustainable construction practices.
- 3. Walkable Community Design: The OCP emphasizes the creation of a walkable community. This involves designing the area to be pedestrian-friendly with accessible public spaces, pathways, and connectivity.
- 4. Integration with Existing Community: The development should be seamlessly integrated with the existing community, maintaining the character and ethos of Anmore while also accommodating new growth and infrastructure.

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icona's OCP Amendment Application provides a detailed framework for the development of the Anmore South lands, placing a significant emphasis on environmental preservation. This commitment is reflected in the Application's dedication to respecting and integrating the natural landscape and ecosystems into the development process. icona's submission highlights "Protecting what's important, the OCP Amendment seeks to publicly dedicate ~47% (28.7ha | 70.9ac) of the land as neighbourhood parks, greenways, and natural areas with enhanced ecosystems – reflecting the best of Anmore."

In addition to environmental preservation, the Application outlines icona's vision for sustainable building performance and community design. It advocates for high levels of sustainable building performance, emphasizing energy efficiency and the use of sustainable construction practices to reduce environmental impact. Furthermore, the proponent's submission highlights the creation of a walkable community. This involves designing pedestrian-friendly and accessible public spaces, pathways, and connectivity, with the intent of enhancing livability and fostering community engagement. The integration of the development with the existing community is another aspect of the submission. The Application includes the following measures related to maintaining the character of Anmore, while accommodating new growth and infrastructure in a manner that complements and enhances the existing community:.

The Application contains the following references:

Maintaining the existing character of Anmore:

"Anmore South accommodates change in a way that meets regional growth objectives - ensuring we all do our part - while protecting Anmore's existing character through focusing future growth within the Special Study Area."

"The Vision for Anmore South is predicated on principles of sustainability sensitively managing growth to foster a more complete community within Anmore while retaining the Village's semi-rural character."

"The Vision for Anmore South is predicated on principles of sustainability sensitively managing growth to foster a more complete community within Anmore while retaining the Village's semi-rural character."

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Accommodating new growth that complements and enhances the existing community: "Anmore South provides a mix of housing - from ground-oriented duplex through to townhomes and apartments - to meet a range of local lifestyles, life stages, and incomes supported by a mixed-use village with shops, services, and a community centre set within a Conservation + Recreation Network of publicly-dedicated parks, natural areas + multi-use greenways."

"Design Guidelines will be prepared and registered on title for parcels in Anmore South. The Design Guidelines will provide consistency with respect to building form and character while also specifying use of sustainable building technologies where applicable."

"Anmore South provides an opportunity to establish a pedestrian/cyclist-first public realm with a unified network of liveable streets + multi-use pathways to support a safe, healthy, and vibrant community."

When comparing the existing OCP's IOCO Lands general statement and policies (IOLU-1 to 4), the proponent's Application supports the policies; however, the OCP contains policies and statements that do not align with the amendment and these policies should be reviewed and revised accordingly, if the amendment is to proceed further.

Currently, Anmore South lands are designated as Hillside Residential. *Policy RLU-6* of the OCP describes hillside development. The hillsides should be developed in a comprehensive and environmentally sensitive manner, applying Clustered Housing zoning. Additionally, it further states that proposed development is not to exceed a gross density of 1.5 lots per acre. *Policy RLU-8* supports the use of a Comprehensive Development zone where value can be demonstrated and should the proposed development not be able to be accommodated by existing zoning. Under a Comprehensive Development zone, the current OCP would support a gross density that does not exceed 1.8 lots per acre. The application has a higher anticipated density that exceeds the maximum densities identified in the current OCP. These existing OCP policies would need to be amended or a Neighbourhood Plan prepared as part of the OCP amendment that would include policies supporting the increased densities for the Anmore South lands.

#### Legislative Compliance

The Local Government Act (LGA) includes directions on statements and policies that must be included in OCPs. There are several areas where the proponent's Application is missing information.

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#### Residential Development

The OCP must include statements related to "approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years." While the proponent has identified the locations and approximate size of lands allocated for ground-oriented, multi-family, and mixed use, the anticipated densities and number of units per residential classification are not available. It would be of value for the proponent to further describe the anticipated densities and units by single-detached, duplexes, row housing, apartments/condominiums, etc., which could be accommodated through the provision of a statistic table.

The LGA also notes that the OCP must include policies related to affordable housing, rental housing, and special needs housing. The applicant speaks to Anmore South providing for a mix of tenures, including rental and below market units with "15% of rental, of which 20% will be rented at below market rates to support affordable housing", and the OCP amending policies will need to speak to the provision of affordable and rental housing in Anmore South. Additionally, when a local government has a housing needs report, the needs must be considering when amending the policies and map designations of the OCP. The Application does not speak to Anmore's housing needs identified in the Housing Needs Assessment (2021) other than at a high level. Direct reference in the OCP to the Housing Needs Assessment (HNA) related to meeting identified and anticipated needs would be of benefit.

#### Phasing

The LGA also requires that the OCP include statements on "the approximate location and phasing of any major road, sewer and water systems." Phasing information has not been provided in the Application. The proponent should provide information on anticipated phasing of the road networks and sewer and water systems.

#### Regional Context statement

Regional Context Statements (RCS) serve as essential linkage documents, connecting local aspirations expressed in Official Community Plans (OCP) with broader regional Metro Vancouver aspirations, as outlined in Metro 2050. They play a critical role in identifying how an OCP aligns with and supports the goals of the Regional Growth Strategy.

In the context of Anmore, which is currently designated as a rural area, except for Eagle Mountain Middle school and Anmore Green Estates which are contained within the Urban containment Boundary. The RCS must address the specific actions and targets identified for

Bylaw No. 686-2023 - Anmore South OCP Amendment December 1, 2023

member jurisdictions in Metro 2050. This involves demonstrating how Anmore's OCP policies align with the regional targets and actions set out in Metro 2050. The RCS should clearly acknowledge these targets and actions, including specific references to corresponding policies in Anmore's OCP.

Moreover, the RCS must include maps that depict the Urban Containment Boundary, regional land use designations, and applicable overlays as required by Metro 2050. These maps establish the regional land use framework and illustrate the geographic areas subject to regional policies. They are critical in demonstrating Anmore's compliance with regional land use designations and policies.

The proposed amendment to Anmore's Official Community Plan (OCP) necessitates an adjustment in the Urban Containment Boundary, signaling a significant shift in the growth pattern within Anmore. This amendment needs to align with the overarching objectives of Metro Vancouver's 2050 Regional Growth Strategy (RGS). The Anmore South lands, currently designated as a Special Study Area (SSA) in the RGS. If the application moves forward the SSA will need to be removed and the underlying land use will need to be changed from Rural to General Urban. To comply with Metro Vancouver requirements, Anmore's RCS must acknowledge this change and identify the relevant policies on how it will meet the RGS requirements and the underlying growth metrics.

Staff have provided an updated RCS statement within the bylaw that will be required to bring Anmore in line with Metro Vancouver's requirements. However, there will need to be additional contexts surrounding policies and growth metrics to support the RCS Statement. These metrics should be developed in conjunction with a neighbourhood plan.

#### Neighbourhood Plan

The OCP amending policies provided by icona are written as general policy guidance to the OCP, and they do not provide certainty on how and when the development will be constructed in relation to phasing, land use, housing types, transportation uses and amenity requirements.

A Neighbourhood Plan is a localized planning document that outlines a vision, goals and specific policies for the development and improvement of a particular neighbourhood. It provides a detailed framework for guiding land use, transportation, infrastructure, parks, and other aspects of neighbourhood development, and establishes parameters for types of housing, such as maximum storeys and definition of mixed use. A Neighbourhood Plan should

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focus on addressing the unique characteristics, needs and aspirations of the specific neighbourhood. It serves as a tool to shape the physical and social fabric of the neighbourhood, enhance its livability, and foster a sense of identity and community ownership in the planning and decision-making processes.

A Neighbourhood Plan usually contains the follow components:

#### Introduction and Context

The plan begins with an introduction that provides background information about the neighbourhood, its history, demographics, and current conditions. It also describes the purpose and goals of the plan.

#### Vision Statement

The statement(s) should articulate the desired future of the neighbourhood. It outlines a long-term vision and sets broad goals for the neighbourhood's development and improvement. The vision statement reflects the aspirations and priorities of the community.

#### Land Use

The plan includes a land use and zoning component that defines how different areas of the neighbourhood should be used. It identifies land use categories such as residential, commercial, industrial, and open space. Zoning regulations and guidelines may also be included to ensure that future development aligns with the desired character and function of the neighbourhood. It's important to note that this section is still high level in its language and should not be interpretated as a rezoning of the land.

#### **Housing**

This addresses housing needs and strategies for the neighbourhood. It may include policies to establishes parameters for types of housing, such as maximum storeys and definition of mixed use, affordable housing provisions, design standards, and measures to protect and enhance existing housing stock.

#### **Transportation and Mobility**

This component focuses on transportation infrastructure, connectivity, and accessibility within the neighbourhood. It may address issues such as public transit, pedestrian and bicycle networks, parking, traffic management, and the integration of transportation systems with land use planning.

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#### Parks, Open Spaces, Amenities

The plan identifies opportunities for creating and improving parks, open spaces, and recreational facilities within the neighbourhood. It may include proposals for new parks, greenways, trails, and strategies to enhance the quality and accessibility of existing public spaces.

#### Infrastructure and Utilities

This section addresses the neighbourhood's infrastructure needs, including water supply, sewage, stormwater management, energy systems and other utilities. It may outline strategies for improving and expanding infrastructure to support the community's growth and development.

#### **Economic Development**

The plan may include strategies to promote economic vitality and support local businesses within the neighbourhood. It may identify areas for commercial or mixed-use development, provide guidelines for small business support and explore opportunities for job creation.

#### Historic and Cultural Preservation

If the neighbourhood has significant historical or cultural resources, the plan may include provisions to preserve and protect these assets. It may outline strategies for adaptive reuse of historic buildings, design guidelines for new development in historic areas and programs to promote cultural heritage.

#### Implementation and Action Plan

The plan concludes with an implementation strategy that outlines specific actions, responsibilities, and timelines for achieving the goals and objectives set forth in the plan. It may identify funding sources, regulatory changes, and community engagement strategies necessary to implement the plan effectively.

#### Housing Needs Assessment Overview

The Village of Anmore's Housing Needs Assessment (HNA) Report, completed in November 2021, provides a detailed evaluation of the housing situation in the Village. The report details Anmore's predominantly residential character, highlighting its limited local economic activities and a housing stock largely comprised of owner-occupied, single-detached homes. Most residents commute outside the Village for work, underlining the suburban nature of Anmore.

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The assessment also addresses the high home values, which are reflective of the dominant housing type, and the accompanying affordability challenges, particularly for renters.

In terms of population and housing growth, the report notes that Anmore has experienced steady growth, impacting housing demand and shaping the types of housing needed. The assessment projects future population and household growth, anticipating an increased demand for diverse housing types. Despite Anmore's high median income, the report identifies a core housing need segment, where some households fall below the standards of adequacy, suitability, and affordability. This highlights the contrast between the general affluence in Anmore and the housing challenges faced by a segment of the population.

Looking ahead, the HNA anticipates future housing requirements, distinguishing between overall housing demand and specific housing needs, especially for lower-income households. The report underscores the need for a variety of housing types and sizes to accommodate Anmore's demographic changes and projected growth. It also touches on the need for affordable and special needs housing, considering the high-income profile of most Anmore residents. This comprehensive analysis is a tool for guiding Anmore's housing policy and planning, ensuring that future development aligns with the evolving needs of its community. Additionally, with the provincial government's announcement of upcoming changes to HNA requirements, including requiring HNAs to be updated over the next year using a standardized methodology to forecast housing needs over a 20-year period, the Village's HNA upcoming update is increasingly important in informing amendments to the OCP. OCPs and Zoning Bylaws will then need to be updated to reflect and pre-zone for the anticipated housing units needed for that 20-year period.

# Amendment vs Housing Needs Assessment

The Anmore South OCP Amendment, when considered in the context of the Village of Anmore's Housing Needs Assessment (HNA) and upcoming changes to provincial HNA requirements, appears to offer support in addressing some of the key housing challenges identified in the report. The amendment proposes the development of a mixed-use neighbourhood, which aligns with the need for diversifying housing types beyond the predominantly single-detached homes found in Anmore. This diversification is crucial, given the HNA's emphasis on the demand for a variety of housing options to accommodate different income levels and demographic needs. By introducing a range of housing options, including townhomes and mid-rise apartments, the amendment contributes to addressing the affordability challenges and the need for more diverse housing forms.

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Furthermore, the Application's emphasis on creating a mixed-use, socially diverse neighbourhood could enhance the vibrancy and economic diversity of the Village. This approach is in line with the HNA's findings on the limited local economic activities and the high commuting rates of residents. By potentially introducing local employment opportunities and more affordable housing options, the amendment could reduce the reliance on commuting and improve the overall livability of the area. This integrated approach to development, combining residential, commercial, and recreational spaces, aligns with the identified need for more comprehensive community development.

However, it's important to note that while the Application may address certain aspects of the HNA, the scale and pace of the proposed development might also present challenges. From a housing type and needs assessment perspective, the Application's focus on a significant increase in housing density and population could impact the semi-rural character of Anmore, which is a key aspect of its current identity. Balancing the introduction of higher-density housing with the preservation of Anmore's semi-rural character and environmental values will be crucial, along with the other analysis and assessments required for the application.

# **Next Steps**

There are deficiencies that have been identified in the proponent's Application that need to be addressed to comply with provincial legislation and be more aligned with Village policies and bylaws. In addition, many of the applications policies provide guidance at a high level. Given the scope and scale of the proposed development for Anmore South, additional details and information are needed to provide clarity and certainty for the future build out of the area. This can be addressed through a Neighbourhood Plan process that could be as a stand alone amendment or considered to be part of the OCP amendment Bylaw (the Application).

# Neighbourhood Plan and an OCP Amendment

There are different ways in which a Neighbourhood Plan can be implemented within a municipality. In some cases, a Neighbourhood Plan becomes an integral part of an OCP Bylaw amendment, meaning it is contained within the Bylaw amendment and it would become a formal part of the OCP Bylaw when the OCP amendment is adopted. In other circumstances, a Neighbourhood Plan can be developed separately from the OCP amendment bylaw and can be adopted by Council following the adoption of the OCP Bylaw amendment. This would result in two OCP Bylaw amendments, one for general policy and one for the detailed information within a Neighbourhood Plan.

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If Council were to consider a first reading of the Anmore South OCP Bylaw Amendment based on the Application submitted by icona, staff recommends that the Neighbourhood Plan be developed alongside the amendment to the OCP Bylaw, and that it becomes an integral component of the OCP Bylaw. The Neighbourhood Plan would provide safeguards as to what can be developed and when in the Anmore South area.

#### Comprehensive OCP Review Led by Anmore

When the Village's OCP was adopted in 2014, a development of this scale and scope was not truly considered, aside from identifying the IOCO lands as a Special Study Area requiring a detailed neighbourhood planning process. This statement is supported by the opening context statement of the existing OCP:

"In reflection of its semi-rural character, the Village of Anmore ("the Village") aspires to slow growth, largely in step with the prevailing settlement pattern. Unlike its near neighbours – Port Moody and Coquitlam – the Village is not planning for significant change, but remains open to innovative proposals and forms of "small density" development."

As such, it would be prudent for the Village to consider pausing the amendment process and undertaking a comprehensive review of the OCP that includes the Anmore South development potential so that it better reflects current trends, aligns with Village policies and bylaws, responds to community concerns and inputs, including confirmation of the future vision of Anmore, and ensures compliance with provincial legislation. If a comprehensive review of the 2014 OCP is not Council's desired path, a neighbourhood planning process should be undertaken as part of this OCP amendment to provide more detailed information and certainty of how Anmore South is proposed to develop.

As is, the proponent's OCP Amendment Application can advance to first reading to introduce the application to Council for their information and provide direction on the preferred approach to the OCP amendment process.

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# **Options for Consideration**

Option 1 – The bylaw is given 1<sup>st</sup> reading and is referred to the Committee of the Whole (recommended)

The OCP Amendment Bylaw No. 686-2023 (Anmore South) represents a significant alteration to the Village's current OCP and development strategy; however, it also aligns with the goals outlined in Council's 2022-2026 Strategic Plan. Should Council grant first reading, this will enable the proposed bylaw amendment to formally be introduced for further assessment and consideration. Further, referring this matter to the Committee of the Whole (COTW) will allow for a more detailed and comprehensive discussion. The COTW may wish to invite the proponent to participate in the meeting, so that the Committee can delve into the specifics of the proposal, ensuring that all aspects are thoroughly reviewed and evaluated and provide feedback. This approach aligns with Council's commitment to transparent and inclusive decision-making, ensuring that all viewpoints and considerations are heard and addressed before the COTW makes a recommendation to Council for the next steps of the OCP Bylaw Amendment which could include referrals to Advisory Planning Commission and Village Committees.

Following the Committee of the Whole, Council may wish to ratify the Committee's recommendation and provide staff with direction as to the proposed bylaw amendment. This direction could include some of the following options, while ensuring Council's concerns and requests are addressed prior to moving to a second reading of the bylaw, such as a Village-led comprehensive OCP bylaw review or determining a terms of reference for a Neighbourhood Plan, or providing direction to proceed directly to second reading of the Bylaw.

In addition to the referral, staff recommend that Council provide direction to staff to develop a community engagement plan in relation to this bylaw amendment. It is important that Council provide staff with the level of expectation for the community engagement process.

Staff recommend that a second reading of the Bylaw occur following COW and Advisory Planning Commission reviews and comments. This will help staff capture important topics for the bylaw amendment and ensure the bylaw represents Council's objectives. These reviews typically result in additional studies/analysis to provide important context for the bylaw amendment.

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### Option 2 – Comprehensive OCP review

Since its adoption in 2014, the Village of Anmore's Official Community Plan (OCP) has been a guiding document for community development and planning. However, considering the provincial housing crisis and significant changes within the broader region, including upcoming changes to the legislation related to OCP, Zoning Bylaw, and ACC requirements, there is a compelling argument to update the Village's planning framework. The evolving housing needs and affordability challenges require innovative solutions, which the Anmore South development could address. A comprehensive review of the OCP, led by the Village, with this amendment in mind, could integrate these new goals and align the plan with the current aspirations of the community, especially in response to the housing crisis.

The introduction of the Anmore South OCP Amendment Application could lead to potential inconsistencies or overlaps with the existing policies in the OCP. A comprehensive review will align all plan elements, ensuring a coherent and consistent policy framework that effectively addresses conflicts and redundancies. Moreover, the community and the region have undergone demographic shifts, economic changes, environmental concerns, and developments in regional dynamics and provincial legislation since 2014. It should be noted that the provincial government is actively introducing new legislation, with Bill 44 at the forefront. Updating the OCP in light of these changes ensures that the Village's planning framework remains relevant, compliant with higher-level policies, and responsive to the evolving context of Anmore.

A comprehensive review of the OCP also offers an opportunity for enhanced public engagement and stakeholder input, capturing the diverse voices and evolving needs of the Anmore community. It allows for the adoption of innovative approaches in sustainable development, housing diversity, and climate resilience, positioning Anmore as a forward-thinking community. This comprehensive rewrite, rather than a targeted amendment, enables a more strategic and holistic approach to long-term community planning. It reflects the current aspirations of our community, which may have evolved since 2014, particularly in response to the provincial housing crisis, and guides Anmore towards achieving its long-term goals in a deliberate, inclusive, and thoughtful manner.

# Option 3 - Neighbourhood Plan Development

The development of a Neighbourhood Plan for Anmore South represents a significant opportunity to shape this area's future in a manner that aligns with both the community's

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aspirations and the evolving needs identified in the amendment. A Neighbourhood Plan for Anmore South can provide a detailed, area-specific framework for managing development, ensuring that the unique characteristics and future vision of Anmore are effectively integrated. This plan can provide safeguards regarding housing types, heights of buildings, development phasing and it can address the specific requirements of the Anmore South area, such as maintaining the semi-rural character of the larger Anmore community while accommodating new growth and infrastructure. It can also lay out guidelines for sustainable development, green space integration, and infrastructure improvements, ensuring that any development enhances rather than detracts from the community's overall quality of life and environmental values.

Furthermore, the process of developing a Neighbourhood Plan for Anmore South offers a platform for extensive community engagement, allowing residents to have a direct impact on shaping the area's development. This engagement is crucial in ensuring that the plan reflects the community's preferences and concerns. By involving residents and stakeholders in the planning process, the Anmore South Neighbourhood Plan can effectively balance the community's desire for sustainable growth with the need to protect and enhance its unique character and natural beauty. This approach not only aligns with the broader objectives of Anmore's Official Community Plan but also ensures that the Anmore South development is thoughtfully integrated into the fabric of the larger community.

#### Option 4 – Do not give 1<sup>st</sup> reading to the Bylaw

If Council does not wish to explore the amendment of the Official Community Plan Bylaw, they have the option not to continue with the process. By considering the Bylaw, they have met their legislative duty to provide the proponent an opportunity to present their amendment.

# **Options**

1. THAT Village of Anmore Official Community Plan Designation Bylaw Amendment No. 686-2023 be given first reading; and,

THAT Bylaw 686-2023 be referred to the Committee of the Whole with the following items for discussion: neighbourhood plan, OCP impacts, transportation impacts, Community Amenity Contributions, public engagement strategy, financial sustainability and other topics staff believe to be important for community discussion; and,

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THAT staff bring forward a Community Engagement Strategy in relation to the OCP amendment.

#### (recommended)

OR

2. THAT Village of Anmore Official Community Plan Designation (OCP), Bylaw No. 532-2014 undergo a comprehensive review lead by staff with all policies reviewed and updated.

OR

3. THAT Village of Anmore Official Community Plan Designation Bylaw Amendment No. 686-2023 be read a first time.; and,

THAT staff be directed to work with the applicant to create a neighbourhood plan prior to second reading of Bylaw No. 686-2023

OR

4. That Council decline to give first reading to the Village of Anmore Official Community Plan Designation Bylaw Amendment No. 686-2023.

# **Financial Implications**

# **Community Amenity Contributions (CACs)**

The proposed updates to Bill 44 and Bill 46 in British Columbia bring significant changes to the landscape of community amenity contributions (CACs) and development financing. The update to Bill 46 introduces a legislative framework of Amenity Cost Charges (ACC) as a replacement for the existing CAC framework. This framework, however, notably excludes the use of CACs to fund affordable housing, creating a significant funding gap for such initiatives. The exclusion represents a challenge for municipalities in addressing the growing need for affordable housing solutions. It is important to note that the guidance documents related to the legislation updates were not available at the time of writing this report. It will be

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important to understand the impacts this legislation will have on future development within the community.

In addition to the changes in CACs, Bill 46 proposes an expansion of Development Cost Charges (DCCs) to include funding for solid waste and recycling facilities, fire protection services, and police facilities. This expansion allows local governments to collect funds from new developments to support specific infrastructure needs associated with growth. The alignment of parts of Bill 46 with Union of BC Municipalities (UBCM) resolutions and policies reflects a shift towards more standardized and regulated methods of financing community amenities and infrastructure. While these changes indicate progress in creating consistent approaches for CACs and expanding the utility of DCCs, they also highlight the emerging challenge of balancing infrastructure financing with the critical need for affordable housing under the new legislative framework.

For context regarding Amenity Contributions *Policy RLU-11* currently states the following:

"For rezoning proposals seeking a Comprehensive Development rezoning, a voluntary amenity contribution equal to 30% of land or land value should be proposed, to the satisfaction of the Village."

"A voluntary amenity contribution proposal should anticipate the financial implications to the Village related to the ongoing maintenance of any proposed amenity, and offer money-in-lieu or possible other amenities towards offsetting those anticipated future costs."

Following enactment of the legislation, which will likely affect the existing policy, the Village should look to update the Policies and Bylaws relating to ACCs and DCCs.

# Communications/Civic Engagement

Based on best practices in community planning, the community engagement for the Anmore South Official Community Plan (OCP) Amendment Application submitted by icona and the related Neighbourhood Plan OCP amendment would involve multiple phases to share information with the community, answer questions and collect their input and feedback. This approach also reflects input from the community from previous engagement outcomes, where the majority of residents who participated indicated that they were open to or supportive of other types of development for Anmore South but wanted more information about what the

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impacts would be for Anmore and more discussion on what the vision would be for the area before moving forward.

The targeted outcomes of the community engagement process include the following priorities:

- Achieve broad representation of Anmore residents and other interested/affected audiences.
- Provide clarity around the various policy steps required, and the estimated timeframe for each policy requirement.
- Increase awareness and understanding of the technical studies and analysis being completed and respond to questions to equip Anmore residents and other interested/affected audiences with background information related to how Application and a future Neighbourhood Plan would affect Anmore.
- Increase awareness and understanding about what is being proposed in the Application submitted by icona for Anmore South and the related Neighbourhood Plan, including what is included in the amendment and how the OCP amendment and Neighbourhood Plan would be applied to guide future decisions related to development.
- Gain insight into what Anmore residents and other interested/affected audiences envision for Anmore South and Anmore overall, and the values, principles, and policies they would like to see applied to future development.
- Gain insight into the priorities and concerns related to the proposed OCP Amendment and the development of a Neighbourhood Plan for icona's Anmore South property.

#### Community Engagement Values and Principles

Best practices in community engagement are guided by the following core values and principles.

# International Association for Public Participation (IAP2) Core Values for Community Engagement

- 1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
- 2. Public participation includes the promise that the public's contribution will influence the decision.
- 3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
- 4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.

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- 5. Public participation seeks input from participants in designing how they participate.
- 6. Public participation provides participants with the information they need to participate in a meaningful way.
- 7. Public participation communicates to participants how their input affected the decision.

#### **Principles for Community Engagement**

The following principles support proactive, transparent, and responsive communication and engagement to help achieve targeted outcomes:

- Consider all audiences.
- Open and honest.
- Factual, relevant, and accurate.
- Timely and proactive.
- Meaningful and inclusive.
- Apply best practices in community engagement.

# **Council Strategic Plan Objectives**

The Anmore South Official Community Plan (OCP) Amendment aligns with the goals and objectives of Anmore Council's 2022–2026 Strategic Plan in the following ways:

#### **Goal: Engaged Community**

Strategic Plan Objectives: Create a Village Hub, support community engagement and involvement, enhance community spirit, and foster inclusivity.

OCP Amendment Alignment: Anmore South's mixed-use neighborhood at the southwest corner provides civic facilities to support community gathering and engagement, including a pedestrian-scale village with a community center and gathering plaza. This development enhances Anmore's identity and offers amenities for community engagement and celebration.

#### Goal: Collaborative Relationships for Self-Sufficiency

Strategic Plan Objectives: Enhance connectivity of parks and recreational areas, connect to the Metro Vancouver water system or alternatives, and collaborate with neighboring communities on regional priorities.

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OCP Amendment Alignment: Anmore South's growth permits a self-sufficient future for Anmore. It aims to protect and enhance existing park networks through public dedication and connects the village to regional infrastructure. This alignment supports collaboration on regional priorities and enhances local recreational facilities.

# Goal: Efficient Services and Sustainable Infrastructure

Strategic Plan Objectives: Provide effective services, support staff, ensure fiscal responsibility, enhance service levels, promote emergency preparedness, and apply strategic asset management.

OCP Amendment Alignment: Anmore South's development diversifies the municipal tax base to support sustainable service provision. The development also promotes a safe, healthy, and vibrant community through a pedestrian/cyclist-first approach and a unified network of liveable streets and multi-use pathways.

#### Goal: Potential for Great Development

Strategic Plan Objectives: Create a complete community for living, working, shopping, and playing; engage in community-led development; support affordable housing and commercial services; leverage natural assets; and practice environmental stewardship.

OCP Amendment Alignment: Anmore South activates the designated Special Study Area for development. It offers a mix of housing types and includes a mixed-use village with shops, services, and a community center. The plan emphasizes the conservation of natural areas and greenways, supporting environmental stewardship and leveraging Anmore's natural assets.

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# Attachments

1. Anmore Official Community Plan Designation Amendment Bylaw 686-2023 – Anmore South OCP Amendment

Prepared by:						
abot.						
Chris Boit, P.Eng						
Manager of Development Services						
Reviewed for Form and Content / Approved for Submission to Council:						
Chief Administrative Officer's Comment/Concurrence	9					
	XECUL					
	Chief Administrative Officer					

#### VILLAGE OF ANMORE

#### BYLAW NO. 686-2023

A bylaw to amend Village of Anmore Official Community Plan Designation (OCP) Bylaw No. 532-2014

**WHEREAS** the *Local Government Act* authorizes a municipality to amend its Official Community Plan bylaw from time to time;

**NOW THEREFORE** the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

#### Citation

1. That this bylaw may be cited as "Village of Anmore Official Community Plan Bylaw Amendment No. 686-2023".

#### **Amendments**

2. Village of Anmore Official Community Plan Designation Bylaw No. 532, 2014, is amended by removing Chapter 11 – Regional Context Statement (page 53) and Map 3: Regional Context Statement Map replacing it with:

"Section 866 of the Local Government Act requires that Official Community Plans include a "regional context statement". The purpose of such a statement is to demonstrate the ways in which the OCP supports the fundamental strategies of Metro Vancouver 2050: and, where necessary, to specify how the OCP is to be made more consistent with the required growth strategy over time.

The vision of Metro Vancouver 2050: Regional Growth Strategy (RGS) is to achieve the highest quality of life embracing cultural vitality, economic prosperity, social justice and compassion, all nurtured in and by a beautiful and healthy natural environment. In achieving this vision, Metro Vancouver 2050 specifies five fundamental goals.

- Creating compact urban area;
- Supporting sustainable economy;
- Protect the environment, address climate change, and respond to natural hazards;
- Provide diverse and affordable housing choices;
- Promoting sustainable transportation choices.

Traditionally a RURAL area in the RGS, Anmore has historically been outside the scope of Urban Centres or Frequent Transit Development Areas. However, the development within the Anmore South Lands, has created an additional zone within the Urban

Containment Boundary, in addition to Eagle Ridge Middle School and Anmore Green Estates. This inclusion is a strategic move to manage growth effectively and sustainably, accommodating new residential and infrastructural developments while preserving Anmore's distinct semi-rural character.

The Anmore South area, previously identified as a Special Study Area, is now an integral part of Anmore's growth strategy, reflecting a new direction in the Village's development pattern. This shift is in alignment with the goals of Metro Vancouver 2050, marking Anmore's commitment to contributing to the creation of complete, connected, and resilient communities within the region.

This updated Regional Context Statement signifies Anmore's proactive approach to regional collaboration and its dedication to balancing regional growth objectives with its community values and environmental stewardship. It underscores Anmore's role in fostering a sustainable and prosperous future, in accordance with both the local aspirations of its residents and the broader objectives of the Metro Vancouver 2050 strategy."

3. Village of Anmore Official Community Plan Designation Bylaw No. 532, 2014, is amended by removing Chapter 4 – Land Use sections SPECIAL STUDY AREA – IMPERIAL OIL LANDS (IOCO LANDS), Policy IOLU–1, Policy IOLU–2, Policy IOLU–3, Policy IOLU–4 and replacing it with:

#### "Anmore South

Anmore South is a distinct master-planned neighbourhood within the Village of Anmore, accommodating community growth of approximately 3,300 new homes from single-family and duplex to townhomes and mid-rise apartments. With a phased build-out of approximately 25 years, Anmore South is a socially-diverse neighbourhood, linked together through an active transportation network of liveable streets, community greenways, and accessible forest trails – all within a 5-minute walk of each home. Contributing to a more complete Village, Anmore South provides a vibrant neighbourhood heart including local grocery, shops and services, a community centre, and market square – providing local employment and allowing Anmore's retail spending to stay in the community. Anmore South concentrates new community growth by limiting regional sanitary sewer service to Anmore South, creating a compact village-scaled neighbourhood while preserving the overall existing semi-rural character of Anmore.

#### Policy AS-1 | Neighbourhood Plan

Anmore South will be developed according to a Neighbourhood Plan to be prepared following a Terms of Reference approved by the Village of Anmore including extensive community engagement.

#### Policy AS-2 | Residential

Anmore South residential land-use designations and zoning will provide for a diversity of housing forms to accommodate a range of lifestyles, life-stages and incomes.

# Policy AS-3 | Commercial + Mixed Use

Anmore South commercial and mixed-use land use designations and zoning will accommodate a range of employment and/or commercial activity applied in locations to support a variety of employment activities and more intensive forms of commercial development.

#### Policy AS-4 | Parks

Anmore South will provide the public with accessible parks and gathering places, natural areas, streetscapes, and recreational and community facilities that enhance village vibrancy and livability.

# Policy AS-5 | Civic Amenities

Anmore South will provide destination civic amenities for the Village including a community centre that includes a large flexihall, multipurpose spaces, and fitness facility.

#### Policy AS-6 | Environmental

A minimum of 40% of the forested area will be preserved through dedication to the Village. The protection of forested lands will include opportunities for environmental enhancement – including fish and riparian habitat improvements.

#### Policy AS-7 | Streets

Anmore South will provide an active transportation network of multi-modal streets and multi-use paths to encourage walking and cycling while reducing reliance on private vehicle trips.

#### Policy AS-8 | Transportation

Prepare a detailed Transportation Study for the Burrard Inlet North Shore and encourage establishment of a Transportation Working Group including municipalities, First Nations, provincial government, Vancouver Port Authority, transit authorities and landowners to collaboratively review and address transportation needs on a regular and ongoing basis.

#### Policy AS-9 | Servicing

Anmore South will be connected to regional drinking water and sanitary services. Regional sanitary service will be limited to the Anmore South neighbourhood to preserve the semi-rural density and character of existing Anmore.

#### Policy AS-10 | Sustainability

Anmore South will strive to achieve the highest levels of neighbourhood performance relating to: minimizing environmental impact; limiting energy requirements and related GHG footprint; reducing potable water and other resource consumption; minimizing surface runoff while maximizing at-source infiltration; maximizing waste diversion from the region's landfills; and the delivery of overall design excellence, all contributing positively to the existing character of the Village.

## Policy AS-11 | Culture

Prioritize the preservation of cultural heritage and the celebration of community identity, through the inclusion of public art and performance spaces, while also incorporating regional architecture, native materials and sustainable design practices to reflect the values of the Village of Anmore."

#### **Attachments and Schedules**

4. The following are attached and form part of this Bylaw:

Map 3: 2050 Regional Context Statement Map

#### Schedule A

- Figure 1 Context Plan
- Figure 2 Conservation and Recreation Framework
- Figure 3 Neighbourhood Structure Plan
- Figure 4 Street Network Plan
- Figure 5 Land Use Plan

### Severability

5. If a portion of this Bylaw is found invalid by a court, it will be severed, and the remainder of the Bylaw will remain in effect.

READ a first time the	day of
<b>READ</b> a second time the	day of
PUBLIC HEARING HELD the	day of
READ a third time the	day of,
ADOPTED the	day of,
	MAYOR
	MANAGER OF CORPORATE SERVICES

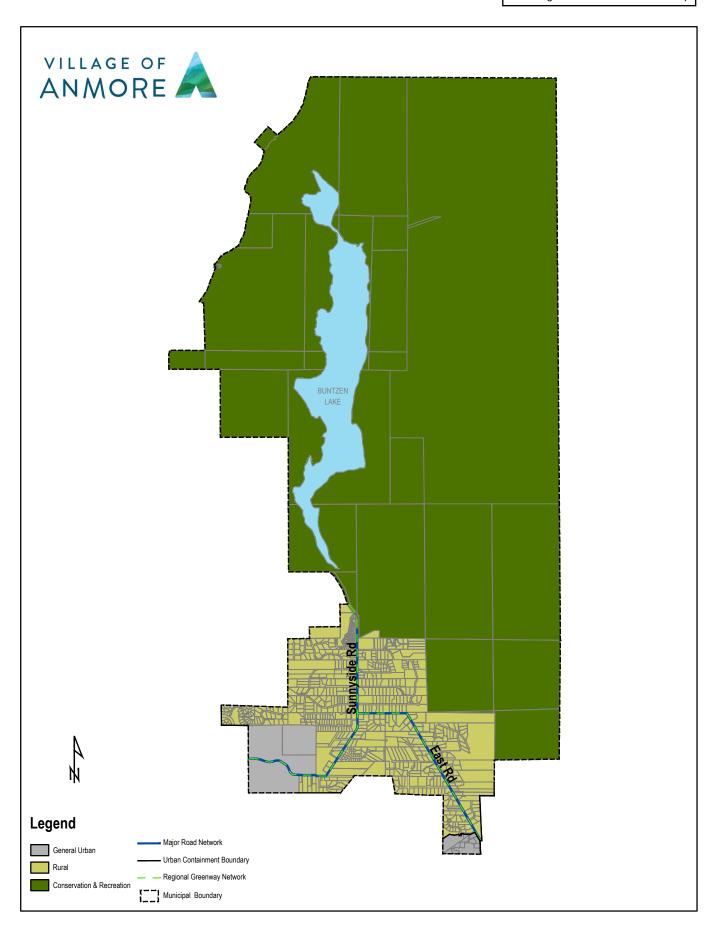
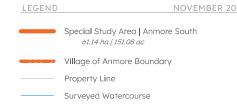
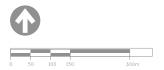


Figure 1
CONTEXT PLAN

















From: Julian, Peter - Riding 1D < peter.julian.c1d@parl.gc.ca>

Sent: Thursday, November 23, 2023 8:07 AM

To: Julian, Peter - Riding 1D < <a href="mailto:peter.julian.c1d@parl.gc.ca">peter.julian.c1d@parl.gc.ca</a>; Julian, Peter - M.P. < <a href="mailto:peter.julian@parl.gc.ca">peter.julian@parl.gc.ca</a>>

Subject: BC - Private Member's Bill C-273 I Projet de loi d'initiative parlementaire C-273

You don't often get email from <a href="mailto:peter.julian.c1d@parl.gc.ca">peter.julian.c1d@parl.gc.ca</a>. <a href="mailto:Learn why this is important">Learn why this is important</a>

Mayor and Council,

I am writing to urge you and your organization to support my Private Member's <u>Bill C-273</u> - *An Act to amend the Criminal Code (Corinne's Quest and the protection of children)*. It is appalling that physical punishment of children is still legal in Canada, even though more than <u>sixty countries</u> around the world have banned the practice. <u>Bill C-273</u> seeks to repeal section 43 of the Criminal Code, which allows for physical punishment of children. If it passes in Parliament, Bill C-273 will help to end the legalized physical punishment of children in Canada.

It is important to note that Bill C-273 is a response the to <u>Truth & Reconciliation</u> <u>Recommendation Call to Action #6</u>. Nearly <u>700 Canadian organizations</u> signed a <u>Joint Statement</u> to end physical punishment of children and youth. Child and youth advocates across Canada, such as <u>Justice for Children and Youth</u>, <u>Spirit of the Children Society</u>, <u>Indigenous Watchdog</u>, and the <u>Canadian Coalition for the Rights of Children</u>, continue to fight for the repeal of Section 43. We have also received endorsements by <u>BC Association of Social Workers</u> and <u>First Call Child and Youth Advocacy Coalition</u>.

"This Bill (C-273) holds great importance in the development and well-being of all children. Children need to be permitted to live in an environment free from violence and fear. At Spirit of the Children Society, it is our goal to empower and strengthen Indigenous families by providing support and resources through a model of love, caring, and understanding. This is accomplished by teaching the parents, and children, that hurting a person to get their way is not the appropriate way of child rearing; mindfulness, communicating, and role modeling is the ideal way to raise a child. Through this model a child will develop into an individual who is able to learn from their own successes and mistakes and not be fearful of challenge", Ruth Weller, Executive Director of Sprit of the Children Society.

Bill C-273 will be coming up for first hour of debate at the end of November in the House of Commons. There are two ways to support this legislation:

- 1. Sign my petition: <a href="https://www.peterjulian.ca/support\_bill\_c\_273">https://www.peterjulian.ca/support\_bill\_c\_273</a>
- 2. Write to your MP: <a href="https://www.peterjulian.ca/write\_to\_your\_mp\_section\_43">https://www.peterjulian.ca/write\_to\_your\_mp\_section\_43</a>

If you have any questions, please contact my staff, Doris Mah, peter.julian.c1d@parl.gc.ca.

Sincerely,

Peter Julian, MP – New Westminster-Burnaby Peter.julian@parl.gc.ca 613-992-4214

I acknowledge that I work on the unceded traditional territory of the Algonquin, Haudenosaunee and Anishinabek peoples.

New Westminster is located on the unceded and traditional territory of the Halq'eméylem speaking Coast Salish peoples. This includes the nations of the Qayqayt, q'wa:n'λ'ən (Kwantlen), Katzie, kwikwəλwəm (Kwikwetlem), xwməθkwəyəm (Musqueam), Stó:lō, scəwaθn məsteyəxw (Tsawwassen), and Tsleil-Waututh.

Burnaby is <u>located on the ancestral and unceded homelands</u> of the <u>həṅḍəmiṅəṁ</u> and <u>Skwxwú7mesh</u> speaking peoples as well as all Coast Salish peoples.

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Le maire et le conseil municipal,

Je vous écris pour vous demander instamment, à vous et à votre organisation, de soutenir mon projet de loi d'initiative parlementaire <a href="C-273">C-273</a> - Loi modifiant le Code criminel (La quête de Corinne et la protection des enfants). Il est consternant que les châtiments corporels infligés aux enfants soient encore légaux au Canada, alors que plus de <a href="soixante pays">soixante pays</a> dans le monde ont interdit cette pratique. Le projet de loi <a href="C-273">C-273</a> vise à abroger l'article 43 du code pénal, qui autorise les châtiments corporels à l'encontre des enfants. Si elle est adoptée par le Parlement, la proposition de loi C-273 contribuera à mettre fin à la légalisation des châtiments corporels infligés aux enfants au Canada.

Il est important de noter que le projet de loi C-273 est une réponse à <u>l'Appel à l'action #6</u> de la Commission de vérité et réconciliation du Canada. Près de <u>700 organisations</u> canadiennes ont signé une <u>déclaration conjointe</u> pour mettre fin aux châtiments corporels infligés aux enfants et aux jeunes. Les défenseurs des enfants et des jeunes, comme la

<u>Coalition canadienne pour les droits des enfants</u>, la <u>Justice for Child and Youth</u>, <u>Spirit of the Children Society</u>, <u>Indigenous Watchdog</u> continue à lutter pour l'abrogation de l'article 43. Nous avons également reçu le soutien de la <u>BC Association of Social Workers</u>et de la <u>First Call Child and Youth Advocacy Coalition</u>.

"Ce projet de loi (C-273) revêt une grande importance pour le développement et le bienêtre de tous les enfants. Les enfants doivent pouvoir vivre dans un environnement exempt de violence et de peur. À la Spirit of the Children Society, notre objectif est d'autonomiser et de renforcer les familles indigènes en leur apportant un soutien et des ressources par le biais d'un modèle d'amour, d'attention et de compréhension. Pour ce faire, nous enseignons aux parents et aux enfants qu'il n'est pas approprié d'élever un enfant en blessant une personne pour obtenir ce que l'on veut ; la pleine conscience, la communication et la modélisation sont les moyens idéaux d'élever un enfant. Grâce à ce modèle, l'enfant deviendra un individu capable d'apprendre de ses succès et de ses erreurs et de ne pas craindre les défis", a déclaré Ruth Weller, directrice générale de la Sprit of the Children Society.

Le projet de loi C-273 fera l'objet d'une première heure de débat à la fin du mois de novembre à la Chambre des communes. Il y a deux façons de soutenir cette législation :

- 1. Signez ma pétition : <a href="https://fr.peterjulian.ca/abroger\_la\_section\_43">https://fr.peterjulian.ca/abroger\_la\_section\_43</a>
- 2. Écrire à votre député : https://fr.peterjulian.ca/abroger\_la\_section\_43

Si vous avez des questions, veuillez contacter mon équipe, Doris Mah, <u>peter.julian.c1d@parl.gc.ca</u>.

Sincèrement,

Peter Julian,

député – New Westminster-Burnaby

Peter.julian@parl.gc.ca

613-992-4214

Je reconnaît que je travaille sur le territoire non-cédé des nations Algonquine, Haudenosaunee et Anishinabek.

New Westminster est situé sur le territoire traditionnel et non cédé des peuples salish de la côte parlant le halq'eméylem. Cela comprend les nations des Qayqayt, q'wa:nλ'ən

(Kwantlen), Katzie, kwikwəλiwəm (Kwikwetlem), xwməθkwəyəm (Musqueam), Stó:lō, scəwaθn məsteyəxw (Tsawwassen), et Tsleil-Waututh.

Burnaby est situé sur <u>les terres ancestrales et non cédées</u> des <u>həndəminəm</u> et <u>Skwxwú7mesh</u>, ainsi que de tous les peuples salish de la côte.

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# Doris Wai Ki Mah 馬朱慧琪 (she/her) MPM I MALTS I BA (Hons)

Chief of Staff I cheffe de cabinet

Peter Julian, MP (New Westminster -Burnaby) I Député Peter Julian (New Westminster-Burnaby)

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Burnaby est situé sur <u>les terres ancestrales et non cédées</u> des <u>həndəminəm</u> et <u>Skwxwú7mesh</u>, ainsi que de tous les peuples salish de la côte.

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#### For Metro Vancouver meetings on Friday, November 24, 2023

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact: media@metrovancouver.org.

## **Metro Vancouver Regional District**

#### **Election of Chair and Vice Chair**

The Board acclaimed George V. Harvie as Board Chair and John McEwen as Board Vice Chair.

## E1.1 Kanaka Creek Regional Park – Contribution Agreement for Operation of the Kanaka Creek Bell-Irving Hatchery 2024 – 2026

**APPROVED** 

The Board approved a contribution agreement with the Kanaka Education and Environmental Partnership Society toward the operation of the Kanaka Creek Bell-Irving Hatchery for a three-year term in the amount of \$21,525 in Year 1, \$25,000 in Year 2, and \$28,000 in Year 3, commencing January 1, 2024 and ending on December 31, 2026.

## E2.1 Air Quality Advisories during the Summer of 2023

**RECEIVED** 

British Columbia experienced a record-breaking wildfire season in 2023 with more than twice the area burned compared with the previous record in 2018. This resulted in widespread wildfire smoke impacts. Metro Vancouver issues air quality advisories for the Lower Fraser Valley airshed, including Metro Vancouver and the Fraser Valley Regional District, to help protect public health during periods of degraded air quality.

Metro Vancouver issued five air quality advisories during the summer of 2023, resulting in advisories being in effect for a total of 10 days. Wildfire smoke advisories in seven of the last nine summers, and elevated ground-level ozone due to extreme heat waves emphasize how climate change is presenting new challenges for air quality.

The Board received the report for information.

### E3.1 Metro 2050 Implementation Guideline - Regional Growth Strategy Amendments

**APPROVED** 

Metro Vancouver staff are in the process of developing and updating a suite of guidelines to support the interpretation and implementation of *Metro 2050*. The main changes in the updated *Metro 2050* Implementation Guideline – Regional Growth Strategy Amendments include:

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- New information on submission requirements, engagement timelines, and relationship with Regional Context Statements
- New examples of council resolutions and submission cover letter
- A new regional growth strategy amendment process diagram
- Formatting for better readability

The Board endorsed the *Metro 20*50 Implementation Guideline – Regional Growth Strategy Amendments as presented.

#### E3.2 Request for Sanitary Service Connection at 14500 Silver Valley Road, Maple Ridge APPROVED

The City of Maple Ridge submitted an application to amend the Fraser Sewerage Area boundary to include four building footprints at 14500 Silver Valley Road, to service the expansion of an existing UBC forestry research facility and accessory uses. The Board resolved that sewer service is generally consistent with the provisions of *Metro 2050*, and forwarded the request to the GVS&DD Board for consideration.

# E3.3 Support for The National Housing Accord: A Multi-Sector Approach to Ending APPROVED Canada's Rental Housing Crisis

The National Housing Accord is a national campaign and policy proposal put forward by various housing sector organizations. It outlines 10 recommendations to the federal government to address the shortage of rental housing in Canada, with the aim of building over two million new affordable and market rental units by 2030. The recommendations align strongly with the housing policy and actions in *Metro 2050*, as well as with other regional housing policy initiatives underway in the region.

- Create a coordinated housing plan involving all three orders of government
- Create a national workforce and immigration strategy on housing
- Reform CMHC fees and the federal tax system
- Provide low-cost, long-term fixed-rate financing for constructing purpose-built rental housing
- Develop a robust innovation strategy for housing
- Reform the National Building Code for innovation and productivity
- Streamline the CMHC approvals process
- Create property acquisition programs for non-profit housing providers
- Create a Homelessness Prevention and Housing Benefit
- Reform the Canada Housing Benefit

The Board endorsed the National Housing Accord.

## E3.4 Regional Context Statement from the University of British Columbia

**RECEIVED** 

As part of the Campus Vision 2050 process, the University of British Columbia has developed a land use plan and updated its Regional Context Statement, which has been submitted to Metro Vancouver. Unlike the typical local government process for submitting Regional Context Statements, the *Municipalities Enabling and Validating Act* requires the UBC Board to forward any new or amended Regional Context Statement to Metro Vancouver's Chief Planning Officer for written comments on the relationship between the Regional

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Context Statement and the regional growth strategy. UBC then submits these comments to the provincial minister responsible for UBC for review and consideration of adoption.

Regional Planning staff have reviewed UBC's Regional Context Statement relative to *Metro 2050*'s goals and policy actions, provided feedback to UBC, and UBC has revised its Regional Context Statement accordingly. Metro Vancouver staff, including the Chief Planning Officer, have reviewed the updated UBC Regional Context Statement and Metro Vancouver's Chief Planning Officer will send a letter to UBC noting that the submitted Regional Context Statement is generally consistent with the regional growth strategy.

The Board received the report for information.

# E3.5 Costs of Providing Infrastructure and Services to Different Residential Densities Study

**RECEIVED** 

Staff have completed the Costs of Providing Infrastructure Services to Different Residential Densities Study as an initiative to support the implementation of *Metro 2050*. The study aims to better understand the costs and revenues associated with different types of housing by exploring the associated municipal infrastructure capital and operating costs, property taxation, and utility fees.

Similar analyses have been completed in other jurisdictions around the world, but not in the Metro Vancouver region. Drawing from available sources, this study provides data specific to this region to inform the discussion about the possible costs, benefits, and implications of development within the existing urban/high density (infill) areas of the region versus expansion into new suburban/low density (greenfield) areas.

Consistent with the findings of studies completed in other jurisdictions, the data confirms that low-density "urban sprawl" is costlier to build and maintain than redevelopment and intensification in established urban areas

The Board received the report for information and directed staff to provide a copy of the report to BC MLAs and MPs.

### E4.1 Greater Vancouver Regional Fund – Options for Program Renewal

**APPROVED** 

The Board directed staff to prepare a new *Greater Vancouver Regional Fund (GVRF) Policy* and work with UBCM staff to revise the administrative agreement on the Federal Gas Tax Fund in British Columbia for the years 2024 to 2034 based on:

- Member jurisdictions continuing to pool 95 per cent of the federal Canada Community-Building Fund distributions in support of regional transportation projects (via TransLink) with the remaining five per cent allocated to community projects (via member jurisdictions)
- The allocation of any future one-time or permanent increases in Canada Community-Building Fund distributions, beyond the indexed annual rate, being considered on a case-by-case basis by the MVRD Board upon confirmation of the additional funding

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- The project eligibility criteria being updated to specify that zero-emission transportation projects are preferred to be funded through the renewed program
- The funding allocation and criteria set out in the GVRF Policy being reviewed by the MVRD Board after five years of implementation

## E4.2 Fraser Basin Council: Renewed Three-Year Agreement with Metro Vancouver

**APPROVED** 

Since 1997, Metro Vancouver has provided an annual financial contribution to the Fraser Basin Council (FBC) in recognition that many of its activities align with Metro Vancouver's priorities. This contribution has been set at \$300,000 annually since 2018. Recent examples of FBC activities include electric vehicle incentive programs, Lower Mainland flood planning, and the Realizing UNDRIP Initiative, among others. The current contribution agreement will expire on December 31, 2023, and FBC requested to enter into a new three-year agreement for 2024-2026. Staff have done a high-level assessment of FBC's activities in the region relative to Metro Vancouver's priorities and financial contribution.

The Board directed staff to develop a contribution agreement with the Fraser Basin Council for an annual amount of \$300,000 for the three-year term from January 1, 2024 to December 31, 2026.

## E4.3 Award of an Enterprise Agreement to Microsoft Canada under Government of British Columbia Master Business and Services Agreement

**APPROVED** 

Metro Vancouver's current enterprise agreement with Microsoft Canada has been in place since 2020. This agreement is set to expire at the end of 2023 and allows for corporate-wide use of Microsoft products. Metro Vancouver plans to continue using and expanding its use of Microsoft products. Therefore, it is recommended to enter into a new five-year agreement with Microsoft.

This new agreement will offer support for existing Microsoft products and grant access to additional services, including Microsoft's cloud-based Azure, Office 365, and cybersecurity platforms.

The Board approved award of the enterprise agreement for up to \$10.8 million (exclusive of taxes) to Microsoft Canada and its reseller Partner Softchoice LP for a term of five years, subject to final review by the Chief Administrative Officer.

#### **E5.1 Policing Our Ports**

APPROVED

The Board resolved to send a letter to the Prime Minister of Canada, Premier of British Columbia, and appropriate federal and provincial ministers requesting a response to the following concerns outlined in the report dated September 12, 2023 titled *Policing Our Ports* by Peter German & Associates:

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- The absence of dedicated, uniformed, community-oriented port police services
- The reduced federal capacity to effectively conduct drug and other controversial investigations, and to respond to seizures conducted by the Canada Border Services Agency
- The flow of contraband, including illicit drugs, in and out of Canada through its ports
- The urgent need for concerted and strategic action to fortify our ports, protect our communities, and preserve the integrity of our nation's security.

# G1.1 MVRD Regional Parks Regulation Amendment Bylaw No. 1372, 2023 – Amendment APPROVED Bylaw No. 1177, 2012

The annual bylaw update ensures that fees and charges are appropriate and based on current market conditions. Fee changes brought forward as part of the bylaw amendment are for implementation in the coming calendar year. While most fee increases are inflationary, including parking permit rates, camping fees, and indoor facility rental rates, a number of additional changes are proposed that will affect administration of the schedule and the fees charged for public services provided by Regional Parks. The changes are expected to generate a net increase of approximately \$150,000 in revenues to offset increasing operational costs and are to take effect January 1, 2024.

The Board gave first, second, and third readings to *Metro Vancouver Regional District Regional Parks Regulation Amendment Bylaw No. 1372, 2023* then adopted said bylaw.

## G2.1 MVRD Air Quality Management Fees Regulation Amendment Bylaw No. 1373, APPROVED 2023

Metro Vancouver protects air quality through emission regulations and site-specific conditional authorizations for the discharge of air contaminants. Metro Vancouver charges regulatory fees for authorized air emissions to recover administrative costs and to encourage emission reductions.

After broad engagement in early 2021, the Board adopted an updated bylaw that establishes emission fee rates for different categories of air contaminants depending on their potential harm and emission reduction benefits, in particular for methane and other greenhouse gases based on their global warming potential. New amendments clarify the meaning of "global warming potential," and clarify and confirm the regulatory fee rate chargeable for methane emissions, to align with the intent of *Bylaw 1330*.

The Board gave give first, second, and third readings to the amendment bylaw, then passed and finally adopted it.

#### G3.1 MVRD Temporary Borrowing Bylaw No. 1374, 2023

**APPROVED** 

Metro Vancouver introduced temporary borrowing in 2022 as a cash management strategy for infrastructure financing for GVWD and GVS&DD. Although the *GVWD Act* does not include provisions for temporary borrowing, MVRD can access temporary borrowing on behalf of the GVWD, through the *Municipal Enabling and Validating Act*. Approval of the *Metro Vancouver Water District Temporary Borrowing Bylaw No. 1374, 2023* provides the authority for temporary borrowing in the amount not exceeding \$1.833 billion, the amount of the *Greater Vancouver Water District Borrowing Bylaw No. 261, 2023* and the maximum borrowing authorized. This will provide Metro Vancouver with borrowing methods

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equivalent to what is used in municipalities and provides the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns.

The Board authorized temporary borrowing on behalf of GVWD an amount, or amounts in aggregate, not exceeding \$1.833 billion dollars, the maximum amount authorized by the *Greater Vancouver Water District Borrowing Bylaw No. 261, 2023*, then gave first, second, and third readings to *Metro Vancouver Regional District Temporary Borrowing Bylaw Number 1374, 2023*.

#### I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees.

Regional Parks Committee – November 1, 2023

Information Items:

## 5.2 Regional Parks Public Programming Strategy Implementation Update

Public programs and events in regional parks are designed to inspire appreciation and understanding of the environment. In 2022, 39,389 people participated in 525 programs, events, and outreach activities. All programs and events are guided by the *Regional Parks Public Programming Strategy* that was approved by the MVRD Board in April 2022. Significant progress has been made regarding the implementation of the adopted strategic goals. This report provides an update on the deliverables of the strategy.

#### Climate Action Committee - November 2, 2023

Information Items:

# 5.1 Climate Action Committee and Regional Planning Committee Joint Discussion on the Metro 2050 Climate Policy Enhancement Study

As directed by the Board, Regional Planning has undertaken a *Metro 2050* Climate Policy Enhancement Study with an aim to strengthen climate action language and policy, and to better integrate climate action into *Metro 2050*'s priorities. The study included engagement with regional stakeholders, municipal staff, First Nations, industry experts, and academic institutions to explore best practices and opportunities.

The feedback received informed draft recommendations to enhance the policies of *Metro 2050* that would reduce greenhouse gas emissions and improve climate resilience in the region. An initial list of policy ideas was presented and workshopped in early 2023, and has been refined based on the feedback received. Pending Regional Planning Committee and Board direction, recommendations for stronger climate action policy actions in *Metro 2050* may be forthcoming via a proposed amendment to be considered in early 2024. The *Metro 2050* Climate Policy Enhancement Study was closely coordinated with the engagement and process to develop the *Climate 2050 Land Use and Urban Form Roadmap*.

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#### Information Items:

#### 5.1 Fraser River Tunnel Project Environmental Assessment Process – Update

The Fraser River Tunnel Project is proposing to replace the existing George Massey Tunnel on Highway 99 with a new eight-lane immersed tube tunnel. The project is undergoing an environmental assessment by the BC Environmental Assessment Office (BC EAO) and is in the process planning phase of the review process. Metro Vancouver staff are participating in the environmental assessment review. This phase has a legislated timeline of 120 days, which would end on January 12, 2024. Once the BC EAO issues the process order, the project will proceed to the application development and review phase. TI Corp is expecting to complete the Environmental Assessment Certificate process before fall 2025.

## 5.2 Fraser River Tunnel Project Procurement Process – Update

The Ministry of Transportation and Infrastructure has announced a shortlist of teams that will move forward to the Request for Proposals phase of procurement for the Fraser River Tunnel Project to three selected bid teams. The new crossing will be an eight-lane immersed tube tunnel with three general-purpose travel lanes and one dedicated transit lane in each direction. The new tunnel will have bike and pedestrian crossings to support active transportation options in the region. Following evaluation of the proposal submissions, the Province will select a single proponent to enter into a design-early works agreement for the project. The Province expects to select a design-build team by spring 2024. Award of a separate design-build RFP is scheduled for 2025. The estimated cost of the new tunnel is approximately \$4.15 billion and is projected to be complete in 2030.

## Finance Committee - November 9, 2023

**Delegation Summaries:** 

#### 3.1 David Marshall, Chief Executive Officer, Fraser Basin Council

Subject: Metro Vancouver - Fraser Basin Council Agreement Renewal

#### 3.2 Roderick V. Louis

Subject: GVWD Borrowing Bylaw No. 261, 2023 and GVWD Temporary Borrowing Bylaw No. 262, 2023

Information Items:

#### 5.1 MVRD Audit Plan from BDO Canada LLP

Metro Vancouver Districts and the Metro Vancouver Housing Corporation are required under provincial legislation to prepare annual financial statements, audited by a public accounting firm and approved by the Board, by May 15 each year. The 2023 annual financial statements, along with the draft auditor's report, will be presented to the Finance Committee at its April meeting, prior to Board approval. Metro Vancouver auditors, BDO Canada LLP, presented their audit planning report to the Finance Committee.

This report outlines the audit approach, key audit areas, auditor responsibilities and audit deliverables. In addition, the report highlights a number of upcoming accounting standards, the most significant being the Asset Retirement Obligation requirement, effective fiscal year 2023.

Management will be working with BDO Canada to review scoping and measurement estimates during BDO's interim audit to complete the audit standard.

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## 5.3 Metro Vancouver Quarterly Financial Report – September 30, 2023

At September 30, 2023, operating expenditures are at \$777.7 million (71 per cent) of the annual budget of \$1.09 billion and 95 per cent of the year-to-date expected budget and capital expenditures are at \$462.8 million (37.1 per cent) of total annual cash flow of \$1.25 billion and 48.9 per cent of the prorated year-to-date cash flow target of \$946.8 million. The projected year-end operating surplus to budget is forecasting to be \$13.7 million, or 1.3 per cent of the annual budget, with revenues expected to be \$12.2 million higher than budget and expenditures at \$1.5 million under budget. Higher-than-budgeted operating revenues are due to greater-than-anticipated waste flows and water consumption, offset by lower transfers from reserves for capital replacement and maintenance projects due to seasonality of expenditures. Key factors contributing to lower-than-expected operating expenditures of \$1.5 million include staff vacancies, deferred operating projects, and seasonality of expenditures, offset by higher-than-anticipated landfill costs and biosolids program work. The capital spending is forecasting to be \$781.2 million, or 62.7 per cent of the annual capital cash flow largely due to major project complexities, design completion and unplanned delays for the Iona, North Shore, Northwest Langley, and Coquitlam Water Main projects. Additional factors including ongoing supply chain delays, protracted property negotiations, as well as issues with permitting, tendering works, and initiating construction.

### 5.4 Treasury Report – July 1, 2023 to September 30, 2023

The investment performance for this period has met expectations, with annualized investment returns in the third quarter rising to 4.13 per cent from 4.04 per cent in the second quarter. The overall rate of return is expected to continue to rise in the fourth quarter, as prior years' investments mature and are locked in at more attractive rates. Due to timing of maturities, long-term investment performance is slightly below benchmark. Short-term investments are now trending above benchmark. A significant percentage of the portfolio will continue to be held in cash for liquidity to meet operational and capital expenditure needs.

In addition to stronger investment returns, there is a forecasted surplus of \$4.2 million in debt financing as the targeted borrowing with MFA was over \$300 million for 2023, which is considerably less than actual long-term borrowing for Metro Vancouver Districts of \$100 million (\$65 million for GVS&DD and \$35 million for GVWD). This is expected to pick up as the major capital spending advances over the five-year plan. Overall, inflation has been trending downward to 3.8 per cent in September from its peak at 8.1 per cent in June 2022. Bank of Canada announced on October 25 that they will continue to hold steady at five per cent but warns that more increases are possible until inflation comes back to its two per cent target. Rise in interest rates will be mitigated with extending the amortization periods and locking in 10-year terms with MFA. MFA long-term borrowing rates are projected between three and five per cent.

## Mayors Committee - November 9, 2023

Information Items:

#### 5.1 Metro Vancouver Industrial Lands and Property Taxation Overview

The Regional Industrial Lands Strategy and the Regional Growth Strategy, Metro 2050, include policies and actions to address industrial lands. Metro Vancouver continues to work on initiatives to implement

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these strategies, and is now providing an industrial lands and property taxation overview to support the Mayors Committee discussion.

#### **Greater Vancouver Water District**

### G1.1 GVWD Borrowing Bylaw No. 261, 2023

**APPROVED** 

GVWD does not borrow in advance of spending but borrows only when capital expenditures accumulate to such a level that long-term funding is beneficial relative to funding through working capital. The GVWD estimates long-term borrowing needs of up to \$1.833 billion over the next five years in order to fund its significant capital program. The existing *Borrowing Bylaw No.248, 2015,* for \$700 million, has a remaining borrowing capacity of \$233 million, which is insufficient to meet the requirements of GVWD's approved five-year capital plan.

The Board approved a borrowing limit of \$1.833 billion and gave first, second, and third readings to *Greater Vancouver Water District Borrowing Bylaw No. 261, 2023*, and then forwarded said bylaw to the Inspector of Municipalities for approval.

## G1.2 GVWD Temporary Borrowing Request Bylaw No. 262, 2023

**APPROVED** 

Metro Vancouver introduced temporary borrowing in 2022 as a cash management strategy for infrastructure financing for GVWD and GVS&DD. Although the *GVWD Act* does not include provisions for temporary borrowing, MVRD can access temporary borrowing on behalf of the GVWD, through the *Municipal Enabling and Validating Act*. Approval of the *Greater Vancouver Water District Temporary Borrowing Request Bylaw No. 262, 2023* provides the authority for temporary borrowing in the amount not exceeding \$1.833 billion, the amount of the *Greater Vancouver Water District Borrowing Bylaw No. 261, 2023*, and the maximum borrowing authorized. This will provide Metro Vancouver with borrowing methods equivalent to what is used in municipalities and provides the optimization of cash and investment portfolio decisions which can reduce overall debt servicing costs and provide maximum investment returns.

The Board authorized the Metro Vancouver Regional District to temporarily borrow on behalf of GVWD an amount, or amounts in aggregate, not exceeding \$1.833 billion, the maximum amount authorized by the *Greater Vancouver Water District Borrowing Bylaw No. 261, 2023,* then gave first, second, and third readings to *Greater Vancouver Water District Temporary Borrowing Request Bylaw No. 262, 2023* and then forwarded said bylaw to the Inspector of Municipalities for statutory approval.

## I 1 Committee Information Items and Delegation Summaries

The Board received information items from a standing committee.

Water Committee – November 8, 2023

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#### Information Items:

#### 5.1 Summer 2023 Water Supply Performance

The water supply system performed well during the high demand season of 2023 despite the challenges imposed by the significant summer drought. Stage 1 of the *Drinking Water Conservation Plan* was activated on May 1, 2023 and Stage 2 was implemented on August 4 due to the mid-season long-range weather forecast indicating a high likelihood of a continued drought into the fall together with the sustained higher daily demands from May to July. While there were observed reductions in drinking water demands through August and September, the regional data implies that lawn watering was still occurring despite being banned in Stage 2 and that with increased education, enforcement, and progress in universal metering across the region, additional reductions are achievable. The success of water conservation measures will continue to be an essential factor in determining the need for and timing of future system expansion.

#### 5.2 2023 Water Communications and Public Outreach Results

Metro Vancouver undertakes annual communications initiatives to support drinking water conservation across the region. These include the We Love Water campaign, the Water Wagon program, and communication of lawn watering restrictions in accordance with the *Drinking Water Conservation Plan*.

The promotional strategy for these initiatives in 2023 included region-wide reach through television, radio, multicultural print, direct mail, online, outdoor digital billboards, and social media. These broadcast and digital promotions delivered a combined total of 59.7 million impressions. Earned media resulted in a total potential combined reach and impressions of 1.4 billion (compared to 69 million in 2022) with an ad value equivalent of \$52 million. The hot, dry weather and province-wide drought made water conservation and supply top of mind for both residents and the media. The Water Wagon program resulted in 24,104 water bottle refills and fountain uses, and 3,094 engagements with residents about drinking water conservation and quality.

### 5.3 GVWD Capital Program Expenditure Update to September 30, 2023

The capital expenditure reporting process as approved by the Board provides for regular status reports on capital expenditures. This report includes both the overall capital program for the water utility with a multi-year view of capital projects, and the actual capital spending for the 2023 fiscal year to September 30, 2023 in comparison to the prorated annual capital cash flow. In 2023, the annual capital expenditures for the GVWD are \$159.8 million to date compared to a prorated annual capital cash flow of \$300 million. Forecasted expenditures for the current water utility capital program remain within the approved budgets through to completion.

## 5.4 Kennedy Newton Main Phase 3 – Scott Road Section Completion Report

The Scott Road section of the Kennedy Newton Main consists of the installation of approximately 450 metres of 1.8-metre-diameter welded steel pipe along Scott Road, between 88th and 86th avenues. Due to the significant impacts on traffic along this major transit corridor, the schedule, sequencing, and duration of construction were closely coordinated with the cities of Surrey and Delta and TransLink's R6 Scott Road RapidBus upgrade project. The installation work for this project was awarded in November 2022 and in July

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2023, the water main installation work was completed ahead of schedule and on budget, while also successfully mitigating many of the construction impacts to the public and area businesses.

The completion of this section of the Kennedy Newton Main is an example of how careful project planning, strong member jurisdiction collaboration, and active engagement with the community can help alleviate the community impacts associated with these significant water infrastructure projects.

#### 5.5 Corrosion Control Program: Copper Pipes Protection Monitoring Update

This report summarizes key corrosion control initiatives undertaken by Metro Vancouver. Metro Vancouver's untreated drinking water supply is naturally low in pH, making it corrosive to building plumbing systems. Corrosion control, through an increase in pH and alkalinity, has been implemented in Metro Vancouver over the past two decades. In June 2021, Metro Vancouver once again increased the pH of the drinking water to a target range of 8.3 to 8.5 and alkalinity to about 20 mg/L as calcium carbonate (CaCO<sub>3</sub>) as a way to further protect copper pipes, fixtures, and hot water tanks in buildings throughout the region.

Monitoring showed reduced copper concentrations in water samples collected from residences across the region and continued compliance with the Guidelines for Canadian Drinking Water Quality.

## **Greater Vancouver Sewage and Drainage District**

#### E1.1 Proposed Capital Investment for the Oval Village District Energy Utility Sewer Heat **APPROVED Recovery Project**

Metro Vancouver's Climate 2050 strategy includes a target to achieve a 45 per cent reduction in regional greenhouse gas emissions by 2030, from 2010 levels. Sewer heat recovery facilities will provide renewable, fossil-fuel-free heat extracted from sewage to residents and businesses in the region. There is enough excess heat in the liquid waste collection system to heat 700 high-rise buildings throughout the region, which would reduce greenhouse gas emissions by 250,000 tonnes.

The Oval Village District Energy Utility Sewer Heat Recovery Project will reduce greenhouse gas emissions, contributing to the Climate 2050 strategy, as guided by the Sewage and Waste: Heat Recovery Policy. The investment will be capped at \$20 million out of a total estimated district energy expansion project cost of \$146 million, based on application of the Carbon Price Policy. The investment is based on the value of the anticipated greenhouse gas reductions over the life of the project, and was included in the endorsed 2024-2028 capital plan. Metro Vancouver will receive carbon credits based on relative costs incurred by both parties, which will contribute toward Metro Vancouver's goal of carbon neutrality.

The Board directed staff to enter into contract negotiations with Lulu Island Energy and authorized expenditures up to \$20 million as endorsed in the 2024-2028 capital plan.

### **E2.1 Coffee Cup Revolution Funding Support**

**APPROVED** 

The Binners' Project, which is part of MakeWay Charitable Society, organizes the Coffee Cup Revolution event, which recruits local binners to collect discarded coffee cups and redeem them for a cash refund. Coffee Cup Revolution highlights the importance of reducing single-use coffee cups while raising awareness

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of marginalized populations and green communities. Metro Vancouver has supported the event since 2017. The current three-year funding agreement provides \$10,000 per year and expires in December 2023. This report proposes a new three-year funding agreement in the amount of \$12,000 per year.

The Board approved entering into an agreement with MakeWay Charitable Society in support of the Binners' Project Coffee Cup Revolution for a three-year period in the amount of \$12,000 per year, commencing January 1, 2024 and ending December 31, 2026.

## G1.1 Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amending Bylaw No. 372, 2023 – Fraser Sewerage Area – Township of Langley

**APPROVED** 

At the October 27, 2023 meeting, the MVRD Board resolved that the extension of sewerage services for the properties at 1565 200th Street and 19925 12th Avenue in the Township of Langley was generally consistent with the provisions of *Metro 2050*. The Township of Langley submitted a sewer area amendment application to the GVS&DD requesting an extension of sewer service to 1565 200th Street to serve two existing dwellings and a new farm equipment storage building, and 19925 12th Avenue to accommodate an additional dwelling unit. A technical review indicated no material financial impact and negligible impact on the regional sewerage system.

The Board gave first, second, and third readings to the *Greater Vancouver Sewerage and Drainage District Sewerage and Drainage Areas Boundaries Amendment Bylaw No. 372, 2023,* then passed and finally adopted said bylaw.

#### I 1 Committee Information Items and Delegation Summaries

The Board received information items and delegation summaries from standing committees.

#### Liquid Waste Committee - November 8, 2023

Information Items:

#### 5.2 Liquid Waste Services Capital Program Expenditure Update as at September 30, 2023

The capital expenditure reporting process as approved by the GVS&DD Board provides for regular status reports on capital expenditures.

This is the third report for 2023, which includes the overall capital program for Liquid Waste Services with a multi-year view of capital projects, and the actual capital spending for the 2023 fiscal year to September 30, 2023 in comparison to the annual capital cash flow. As of September 30, 2023, the capital expenditures for Liquid Waste Services are \$233.7 million, compared to a prorated annual capital cash flow of \$511.3 million. This shortfall is primarily due to invoicing and project delays and the timing of some construction work for the latter portions of the year. Forecast expenditures for the current Liquid Waste Services capital program will be under the annual capital cash flow planned for 2023.

#### Zero Waste Committee – November 9, 2023

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#### Information Items:

#### 5.1 Scaling Up Regional Reuse, Repair, and Food Recovery

Moving up the waste reduction hierarchy toward reuse and repair is a key Board Strategic Plan priority. Work is underway to scale up reuse and repair through a number of initiatives including scaling up reuse collection at recycling and waste centres, co-funding for member jurisdiction repair cafés, and expanding the regional food recovery network. These and other reuse and repair initiatives have a number of benefits beyond waste reduction including reducing greenhouse gas emissions, feeding people and animals, collaboration with community partners, building social cohesion, and increasing green jobs and volunteer positions.

### 5.3 Solid Waste Services Capital Program Expenditure Update to September 30, 2023

As of September 30, 2023 the capital expenditures for Solid Waste Services are \$4.4 million compared to a prorated annual capital cash flow of \$32.1 million, or 14 per cent of projected expenditures. In contrast, in 2022, the actual capital expenditures were 78 per cent of the approved expenditures because significant capital projects such as the United Boulevard and Central Surrey recycling and waste centres were in the final stages of construction. The 2023 underspend is primarily due to longer-than-anticipated design phases for Waste-to-Energy capital projects and the Langley and North Surrey recycling depot projects, which has delayed the construction phases. Key capital projects in development are expected to begin construction in 2024, meaning that expenditures in 2024 will better align with the budgeted capital cash flow. Additional third-party engineering support and resources have been added to support Waste-to-Energy project management and to assist with moving forward the significant capital projects at that facility.