

Anmore
South

UPDATE

Anmore South OCP Amendment Application



FEBRUARY 2024

OCP Amendment Application Process Underway

At the Regular Council Meeting on December 5, 2023, Council gave first reading to the Official Community Plan (OCP) Amendment Bylaw No. 686-2023, which relates to icona Properties Ltd.'s application for the Anmore South lands. First reading starts a comprehensive exploratory process to consider the amendment and what it means to Anmore.

It's important to note that First Reading does not mean Council will approve the proposed amendment. This multiple-step process will take time, as it involves a broad range of studies and assessments – from traffic analysis, infrastructure impacts, environmental and archeological impacts, to amenity requirements and financial considerations.

As an initial step to gain additional insight into what is being proposed and what the process would involve, Council held a Committee of the Whole meeting on January 9, 2023. Representatives from Metro Vancouver, Placemark Design Studio (icona's community planning consultants) and Mickelson Consulting Inc. attended the meeting to share their expertise and respond to questions.

Metro Vancouver: Applications for Land Use Designation Changes

Metro Vancouver advised that when a local government wants to change a land use designation, there is an application process that generally takes several months to complete, and the process only starts after the OCP Amendment Bylaw has received Third Reading and a Public Hearing.

When there is land use designation change, the local government also generally updates its Regional Context Statement for approval by the Metro Vancouver Board.

As well, if a sewer connection is required, the affected area must be included in the Urban Containment Boundary, and there is an additional process to have the area approved for a sewer connection through the Greater Vancouver Sewerage and Drainage District (GVS&DD).

It was noted that the Urban Containment Boundary and sewer connection could apply to a defined area, similar to what was done to connect the Anmore Green Estates properties to the regional sewer system.

Placemark Design Studio Inc.: icona's Proposed OCP Amendment

Council raised multiple questions about the proposed amendments and what it will mean for Anmore, particularly related to traffic impact studies, number of units and cost, and time required for the process. Placemark recommended a Neighbourhood Plan be developed in tandem with the OCP Amendment to provide more specific details to answer these questions.

While icona's OCP Amendment Application provides a high level overview of what is being proposed and the policy changes required, a Neighbourhood Plan outlines in more detail what can – and cannot – be included in future developments.

Generally, a Neighbourhood Plan is focused on building a plan from the grassroots up, and it includes confirming the vision for the area. It defines the type of housing and provides more context for where it would be built.

It may include details on requirements for transportation, such as bike routes or parking space limits. It provides more information about amenities like parks and trails, dedicated greenspace, recreation facilities and commercial spaces.

Neighbourhood Plans can also provide context for more affordable housing options required, including considerations for publicly subsidized housing and other land-use policies. Essentially, the Plan provides a more clearly defined plan for the area, and it becomes part of the policy that is later used when determining zoning and other requirements.

Placemark has submitted a proposed Terms of Reference for the Neighbourhood Plan for Council's consideration. The Terms of Reference would act as the framework for preparing the Neighbourhood Plan, including setting out the content of what is included in the plan and outlining the technical analysis required.

Council Approves Community Engagement Plan

At the February 20, 2024 Regular Council meeting, Council approved the Community Engagement Plan recommendations submitted by Mickelson Consulting Inc. The community engagement is focused on the OCP Amendment Bylaw No. 686-2023 and the Anmore South Neighbourhood Plan proposed by icona. These recommendations provide a guide for how the Village will inform and engage the community.

The targeted outcomes, primary audiences and methodology are designed to support an informed community and to provide opportunities to ask questions and share ideas, input and feedback.

While icona has done its own community consultation on its application, the Village is just getting started on its own process. A Village-led process is an important part of the review, consideration and decision-making for an application like the one put forward for Anmore South, along with technical studies and other inputs.

The primary audience is the Anmore community, including residents, Anmore Committee members and local organizations. Other interested and affected organizations would also be included in the engagement process.

COMMUNICATIONS APPROACH

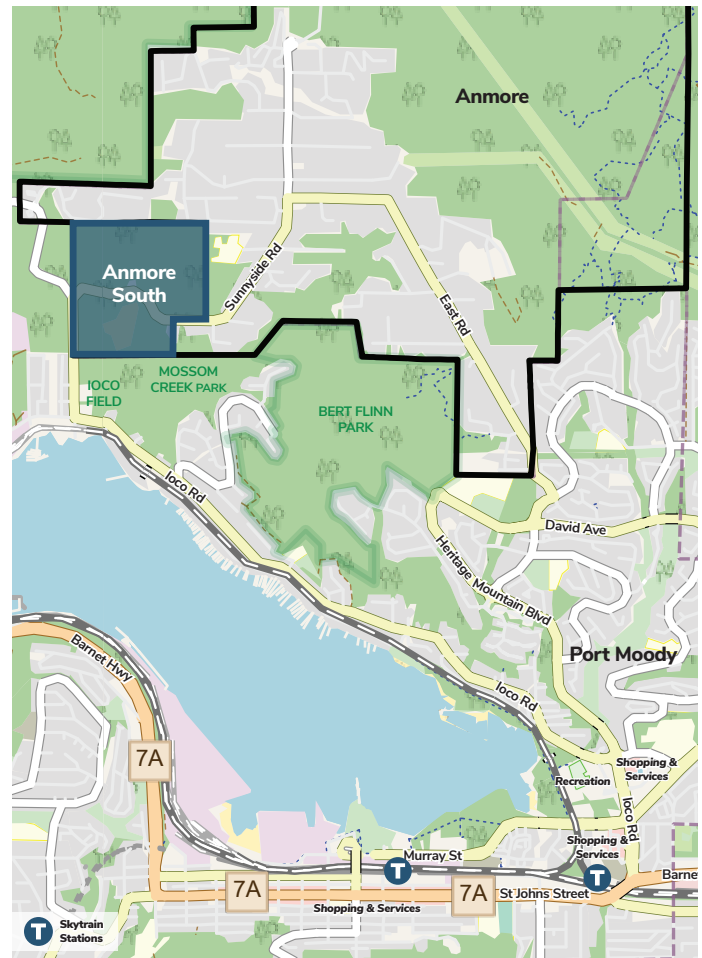
The recommended approach includes adhering to International Association of Public Participation (IAP2) values and principles for community engagement, and providing multiple opportunities for residents and other interested audiences to stay informed and share their input.

This includes sharing information about the process and what is being learned through studies, analysis and discussion, with subject matter experts available to share their findings and answer questions. The Village will use a mix of methods to communicate, including the Anmore Advisor, direct mail, email notifications and the Village website and Facebook page.

To hear from the community, there will be multiple opportunities for individuals and organizations to provide their input, including workshops, neighbourhood meetings, open houses, surveys and feedback forms.

The Village will also report back to the community on what was learned through the engagement and how that information is being applied.

The community engagement timing will align with the planning process underway. The Village will share more information as it becomes available and looks forward to hearing from the community.



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Be Informed and Involved

The future of the Anmore South property owned by icona Properties Ltd. is one of the most significant development initiatives in Anmore.

We recognize that our community – and likely others in the region – are deeply interested in what will be done with this property.

Please stay informed by visiting our website and following the Village on Facebook for updates, and if this process moves forward, we encourage residents to participate in community engagement opportunities to share your input and help shape the vision for this area.



2697 Sunnyside Road
Anmore, BC V3H 5G9
604-469-9877
village.hall@anmore.com
anmore.com

Find the Village
of Anmore:

