

Anmore Advisor

SUMMER 2023



Council Update

- MAYOR JOHN McEWEN

ON TRACK FOR TARGETED PRIORITIES

At the halfway point for 2023, the Village is on track to complete several major projects and targeted priorities for the year. It's an exciting time to be a part of the Anmore community.

As we head into August, it's amazing to see how much has been accomplished already this year. One of the most notable projects is the construction of the Anmore Community Hub, which is on schedule for a grand opening celebration this fall. The project team has done a phenomenal job of managing the project to keep it on budget, and thanks to some recent new funding, we can also incorporate some additional design elements and services that will benefit our community, such as plans for an electric vehicle charging station and expanded capacity and equipment for our Emergency Operations Centre.

We can't wait to move in and start holding our Council meetings in the new building and to have an administration area that will accommodate our staff and key requirements for record management space and emergency management support. We're also looking forward to being able to celebrate together – rain or shine – in the community room and to showcase some of our Anmore's history and ideally some of our local artists.

There are also planned improvements to Spirit Park, including upgrades to critical infrastructure such as addressing ongoing drainage issues and increasing accessibility, as well as installing new playground equipment. With the Spirit Park improvements and the new Hub, we'll soon have an outstanding place to work, gather and celebrate together as a community.



Leveraging Grants for Community Improvements

Over the past 18 months, the Village has benefitted from more than \$5 million in grants. Several of these grants were initiated by staff, who did the research, took steps to ensure we would meet the criteria and submitted the required grant applications. This includes the initial \$2.5 million grant for the construction of the Anmore Community Hub in 2022, and more recently, \$30,000 through the provincial Community Emergency Preparedness Fund for upgrades to the Emergency Operations Centre at the Hub and \$375,000 from Pacific Economic Development Canada for Spirit Park improvements.

We also received \$1.73 million for infrastructure and amenities as part of the provincial Growing Communities Fund that was provided to communities across B.C. Council recently met to discuss how to allocate these funds to gain the maximum benefit for our community, and we have identified several priority projects. We plan to complete repairs and other upgrades at the Public Works Yard to address failing infrastructure and safety hazards as some of the buildings are literally falling apart. With these improvements, we can also use the area as a temporary location for the Anmore Fire Hall and add some enhancements to the Hub. We will also remove some dead and damaged trees on the Village's property on Ravenswood Drive on the advice of a certified arborist and will do some planning for realignment of Ravenswood Drive to connect more directly to Sunnyside Road.



As part of our ongoing commitment to community safety, we are also allocating resources to work on updates to the Village's Wildfire Protection Plan. Last year, we used grant funding to provide our residents with free, FireSmart assessments and tips to reduce risks on their property. Council has directed staff to apply for grant funding through the Union of British Columbia (UBCM) Community Resiliency Investment program to support further improvements to the Village's preparedness and response plan. If this grant application is not successful, Council will review the option to apply some of the Growing Communities Fund for this project.

We received a \$500,000 provincial Active Transportation Grant to extend the multi-use pathway along Sunnyside Road. The pathway is designed for a mix of uses, including cycling, rollerblading, strollers, wheelchairs and pedestrian access. It also helps with connectivity to the Village's existing trail system, which supports our Greenway Strategy. Construction of the pathway extension will start soon.

For a small community, every grant we receive takes the financial pressure off taxpayers and enables us to invest in our community to benefit our residents.

Planning for Anmore Fire Hall Replacement

Anmore Council has expressed its unanimous support for taking immediate steps to move forward with planning and developing a new Fire Hall in Anmore for the Sasamat Volunteer Fire Department (SVFD). In recent years, it has become increasingly evident that the SVFD Fire Hall in Anmore is deteriorating and the noted issues must be addressed soon.

An assessment was done in 2019, and several serious issues were identified, highlighting the need to consider replacing the building. Specifically, the assessment noted that the building does not meet minimum standards related to seismic activity and the current layout is not consistent with operational needs.

We are also aware of safety risks to SVFD members as it does not meet WorkSafe health and safety minimum standards including a proper decontamination area and spatial separation of clothing/gear and vehicles/equipment.

This is a group of volunteers who put their lives on the line to keep our community safe, and we have a responsibility to provide a workplace that can support their operational requirements in a safe and healthy environment. This is a high priority for the health and safety of both Anmore and Belcarra, as well as our first responders. Our goal is to move forward with this project as soon as possible, and we have reached out to Belcarra to ask them to endorse this project as well.

Buntzen Lake Registration Supporting Safety

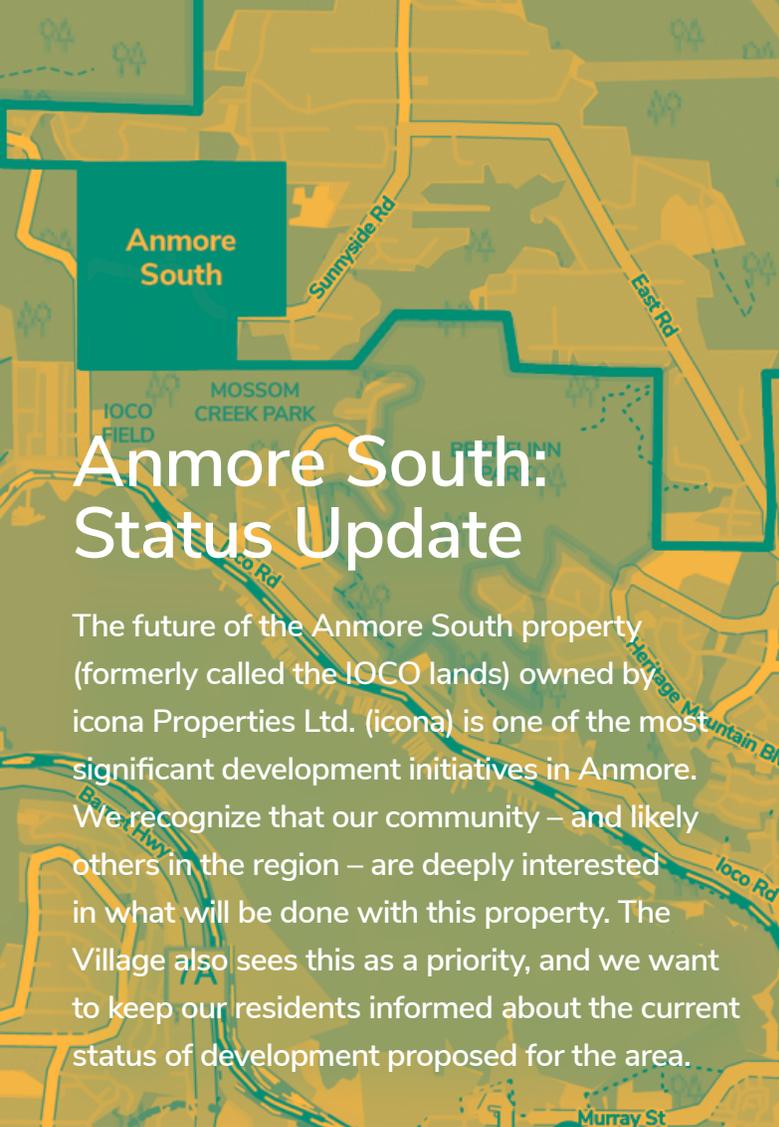
On the same theme of community safety, we are pleased to see that the registration system implemented by BC Hydro to manage Buntzen Lake traffic continues to address the significant safety issues we were experiencing in Anmore. We have not heard about any issues with driveways being blocked or "parking lots" on our streets due to lake traffic. We appreciate the work BC Hydro is doing to implement this program and monitor its outcomes.

Looking Ahead

As we head into the heart of the summer season, we hope our residents get a chance to travel and visit with family and friends, as well as being able to relax at home and enjoy our beautiful community. Our Council meetings will resume in September, and we look forward to continuing to share updates and progress reports with our community.

Take care and stay safe!





Anmore South: Status Update

The future of the Anmore South property (formerly called the IOCO lands) owned by Icona Properties Ltd. (Icona) 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. The Village also sees this as a priority, and we want to keep our residents informed about the current status of development proposed for the area.

As we advised last fall, Icona submitted a subdivision application for 84 single-family lots on the 152-acre property based on the existing RS-1 (one-acre lot) zoning, and staff began the process to review the application. Council was not involved as there were no changes to the Zoning Bylaw or Official Community Plan (OCP) required. Recently an OCP amendment application was received from Icona indicating they are interested in a development that would require changing the land use designation and other updates to the OCP and Zoning Bylaw. This application triggers a much different – and much more comprehensive – process than the subdivision application, and it will require approval processes through Council and Metro Vancouver.

ICONA'S OCP AMENDMENT PROPOSAL

In general, Icona is proposing a development that would include a broader mix of housing beyond single-family homes to accommodate a range of lifestyles, life-stages and income. Their proposal also includes opportunities for small commercial businesses like a local grocery, shops and services.

The proposed plan is for 3,300 homes in a mix of multi-family and mixed-use buildings that would be built over a 25-year period as well as the development of parks, trails, natural areas and recreational and community facilities.

This type of development would have a significant impact on Anmore and requires careful consideration of what it would mean for our community (including benefits and drawbacks), what types of housing and commercial businesses would be acceptable and how the development would fit with Anmore's semi-rural community.

Some of the key requirements for a development proposal of this type include:

- amendments to Anmore's OCP;
- development of a Neighbourhood Plan to align with the OCP to provide more detailed parameters for the type of development that would be permitted;
- Regional Growth Strategy update, including a change to the designation from Rural to Urban for the Anmore South property, and adding this area of Anmore to the Urban Containment Boundary; and
- amendments to Anmore's Zoning Bylaw to add new zoning and requirements.

MULTI-YEAR PROCESS, WITH MULTIPLE STUDIES AND OPPORTUNITIES FOR INPUT

A change of this magnitude will require extensive studies on how it will impact our community before any decisions can or should be made, and this planning process can take several years. Because the OCP amendment being proposed would involve changes to the Regional Growth Strategy land use designation and Urban Containment Boundary for the Anmore South property, the Village will follow both its own process and the requirements set by Metro Vancouver.

In short, there is a lot of work that needs to be done, and it's going to take time and resources. As a small organization, the Village does not have the capacity or all the required expertise on staff. The proponent (Icona) is responsible for the costs to implement the process, but the work will be done by external experts selected by the Village. Currently ISL Engineering is assisting the Village with identifying the requirements for OCP amendment process, and additional contractors will be brought into the project as things move forward.

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Anmore South: Status Update (continued from inside)

The OCP amendment process starts with the First Reading of the proposed changes to the OCP Bylaw, which is the first step to introducing a bylaw and provides the context and some initial information about what is being proposed as well as how the process will move forward. This is only a preliminary step to start the process. From there, the Village will initiate the extensive work plan required to complete the necessary studies and community engagement with Anmore residents and other interested and affected organizations like the City of Port Moody and First Nations.

The following are examples of some of the technical analysis by experts that will be required:

- traffic impact studies and projections of the resulting new population;
- a complete analysis of impacts on Village finances resulting from development, including revenues and expenditures, asset management, and capital and operating considerations such as additional costs for policing and fire response;
- wildfire/fire impact strategies;
- an assessment of the amenity needs generated by the new population;
- social equity and inclusivity, including marginalized persons, age in place and accessibility;
- environmental impact assessments; and
- an analysis of potential job creation/employment impacts.

STAYING INFORMED AND INVOLVED

Clearly, there are many steps involved before any decisions are made, and Anmore residents will be integral to the process. Part of this community involvement will include learning about the outcomes from the various reports and assessments to help provide informed feedback on the proposed development.

At this stage, Council is reviewing the proposed OCP amendment process, what will be required from icona and what the various stages will involve. There is a lot of information still required to gain an understanding of what the development would entail, how it would impact the community and what the expectations and limitations may be to guide any future growth.

As we get new information and as the process is finalized, we will be sharing updates with our community, including when and how you can get involved and share your input. In the meantime, we ask for your patience as we pull together information. It's going to be important to have the facts and to look to experts for their analysis and assessments to help inform feedback and decisions at each step in the process.



Here's what we are asking from our residents:

- Stay informed about the facts by reviewing information shared by the Village as it is released through this multi-year process. We will be providing information and updates on the Village website and through Facebook and other communication to residents.
- Please participate in the community engagement opportunities to provide your input throughout this process.
- Please be patient as there will be a lot of planning, studies and information sharing over the next couple years before any decisions are made.



Stay Informed

Visit anmore.com and the Village of Anmore Facebook page for the most reliable information about Village projects, initiatives and events, and sign up for our email notifications to be advised of all the latest news.

100 Buntzen Creek Road
(Village Hall temporary location) village.hall@anmore.com
anmore.com

Find us on 