

First Reading to be Considered at Dec. 5, 2023 Council Meeting

The proposed Official Community Plan (OCP) amendment for the Anmore South lands submitted by icona Properties Ltd. (icona) represents a significant change to Anmore's future growth and development. Formerly known as the Imperial Oil Company (IOCO) lands, Anmore South encompasses 150 acres in the southern part of Anmore (see map, other side).

In its application, icona is proposing to change the land use designation for Anmore South from Rural to Urban. The application includes approximately 3,300 units, which could add 5,100 to 6,700 residents to Anmore's population, as well as the introduction of commercial businesses.

It is important to note that is what icona is proposing, but it is not necessarily what Council will approve.

At the Regular Council Meeting on Dec. 5, 2023, Council will consider the first reading of the proposed OCP bylaw amendment submitted by icona for the Anmore South lands. Council will be provided with information about what is included in icona's proposed OCP amendments. Staff have reviewed the application for compliance with legislation and will be providing comments to ensure the amendments adhere to best practices in community planning.

What is First Reading?

When a bylaw amendment application is submitted, first reading provides Council with the opportunity to make a decision about whether it wants to explore the application.

First reading introduces a bylaw and provides context for what icona has submitted for the amendment application, and clarity about additional changes to the OCP that would be considered if Council directs staff to proceed with the amendment process. ***First reading is not an indication of whether the bylaw will be approved in the future.***

If the proposed OCP bylaw amendment receives first reading, the Village will initiate a comprehensive process. This includes continued assessment of the required studies and analysis of how the proposed changes would affect the community.

In addition to a required Public Hearing, staff will also be recommending community engagement with Anmore residents and other interested and affected organizations to share the outcomes of the various studies and collect input and feedback on the proposed amendments.

OCP Amendment vs. Neighbourhood Plan

The upcoming consideration of first reading is for the proposed OCP Amendment Bylaw 686-2023, which includes policy changes to the OCP to accommodate different housing types and land uses for the Anmore South area. Specifically, icona's amendments would allow for:

- > A mix of multi-family housing like townhomes, condominiums and mixed-use buildings built over a 25-year period
- > Commercial businesses
- > Recreational and community facilities
- > Parks, trails and other natural areas
- > Metro Vancouver services like sewer and water to Anmore South

A Neighbourhood Plan is also an integral part of the recommended policy requirements for future development of Anmore South, and would require a separate OCP bylaw amendment process. It would include policy such as definitions of what is included in mixed use, maximum number of floors and types of commercial businesses permitted.

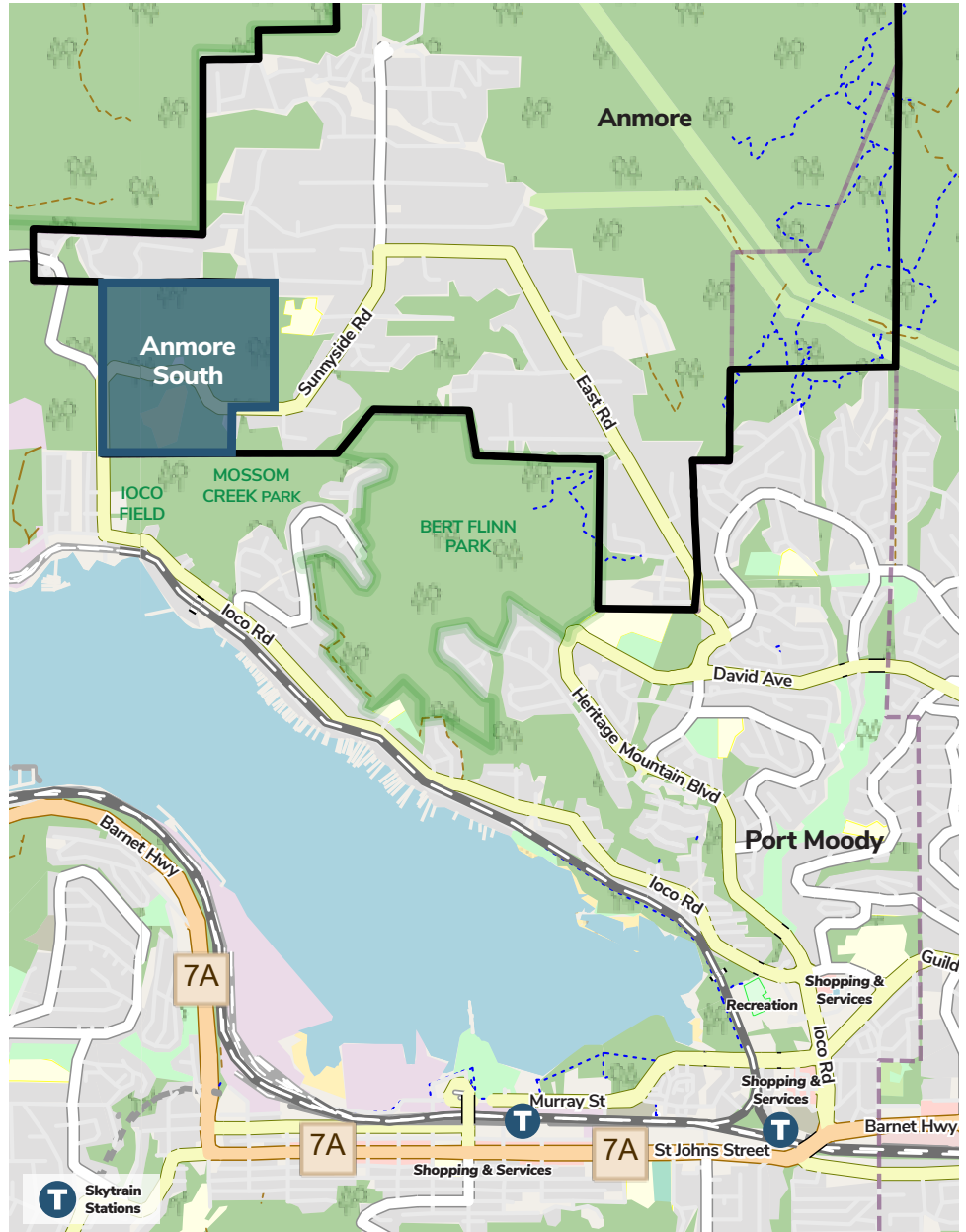
If this process moves forward, a Neighbourhood Plan development process would also include community engagement to gain insight into what the community envisions for this area.

OCP Bylaw Amendment Legislative Process

A local government bylaw must receive three readings before it can proceed to final adoption, and each reading is passed by a resolution. In general, the first reading tables or introduces the bylaw, the second reading discusses the bylaw in principle and on the content of the bylaw, and the third reading is the final discussion, including any changes made along the way.

As well, land use bylaws like an amendment to the OCP require a Public Hearing, and the Public Hearing must be held after first reading and before third reading.

Because this proposed OCP amendment also involves changing the land use designation for the Anmore South property from Rural to Urban and extending the Urban Containment Boundary to encompass the area, the legislative process also requires approval by the Metro Vancouver Regional Board after third reading. For more information about regional land use, visit metrovancover.org/Metro2050.



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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.



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Temporary address for in-person visits: 100 Buntzen Creek Road.

Mail continues to be received at the usual address at left.

Find the Village of Anmore:

