

## REGULAR COUNCIL MEETING – MINUTES

Minutes for the Regular Council Meeting scheduled for Tuesday, October 15, 2024  
at 7:00 p.m. in **Council Chambers** at the **Anmore Community Hub**,  
**2697 Sunnyside Road**, Anmore, BC



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### ELECTED OFFICIALS PRESENT

Mayor John McEwen  
Councillor Kim Trowbridge  
Councillor Doug Richardson  
Councillor Polly Krier  
Councillor Paul Weverink

### ABSENT

### 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:

R121/24: THAT the Agenda be approved as circulated.

Carried Unanimously

#### 3. Public Input

Members of the public made comments on:

- The projected amount of tax revenue proposed in the icona Anmore South land use scenario options and alternatives to Community Amenity Contributions.

#### 4. Delegations

None.

**5. Adoption of Minutes****(a) Minutes of the Regular Council Meeting held on October 01, 2024**

It was MOVED and SECONDED:

R122/24: THAT the Minutes of the Regular Council Meeting held October 01, 2024, be adopted, as circulated.

Carried Unanimously

**6. Business Arising from Minutes**

None.

**7. Consent Agenda**

None.

**8. Items Removed from the Consent Agenda**

None.

**9. Legislative Reports****(a) Fees and Charges Bylaw Update – Anmore Community Hub – Facility Rentals**

The Chief Administrative Officer provided an overview of the report dated October 11, 2024.

It was MOVED and SECONDED:

R123/24: THAT first, second, and third reading be given to Anmore Fees and Charges Bylaw Amendment Bylaw No. 701-2024.

Carried Unanimously

**(b) Anmore South Neighbourhood Plan – Phase 2**

The Manager of Development Services provided an overview of the report dated October 11, 2024. The presentation is attached and forms part of the minutes.

Discussion points included:

- Increase to Village expenses related to population exceeding 5000
- Density in relation to infrastructure
- Next steps in community engagement

It was MOVED and SECONDED:

R124/24: THAT the report entitled “Anmore South Neighbourhood Plan – Phase 2” dated October 11, 2024, from the Manager of Development Services be referred to a Committee of the Whole meeting on October 29 and 30, 2024 for further discussion and consideration relating to the land use scenarios as outlined in icona’s Phase 2 submission.

Carried Unanimously

**10. Unfinished Business**

None.

**11. New Business**

**(a) Council Policy Review**

The Chief Administrative Officer provided an overview of the report dated October 11, 2024.

It was MOVED and SECONDED:

R125/24: THAT Staff report back to Council with a policy framework for Council/Administrative categories and to conduct a review of Council policies to reaffirm or consider amendments to current policies.

Carried Unanimously

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

None.

**13. Mayor’s Report**

Mayor McEwen reported that:

- He will attend a Joint Tri-Cities Council Workshop on October 16<sup>th</sup>
- He requested a status update from staff regarding a Fraser Health delegation
- The 2024 Halloween event will proceed on October 31<sup>st</sup>
- He expressed appreciation to MP Ron McKinnon and MLA Selina Robinson for their assistance in securing \$2.5M grant funding for the Anmore Community Hub

**14. Councillors Reports**

Councillor Krier reported that:

- She will attend a Joint Tri-Cities Council Workshop on October 16<sup>th</sup>

- She encouraged all to vote in the provincial election
- She thanked the Garden Club for their efforts in planting around the Village Hub

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

Ms. Elrick commented on:

- The Hub will be used as a polling station for the provincial election on October 19<sup>th</sup>
- The Anmore Youth Bingo Night event will be held at the Village Hub on October 20<sup>th</sup>
- The Village has been awarded a grant from UBCM to develop a Community Wildfire Resiliency Plan

**16. Information Items**

**(a) Committees, Commissions, and Boards – Minutes**

- Tri-Cities Healthier Communities Partnership Meeting Minutes for the meeting held April 4, 2024
- Tri-Cities Healthier Communities Partnership Meeting Agenda for the meeting held on May 23, 2024

**(b) General Correspondence**

- None.

**17. Public Question Period**

Members of the public asked questions regarding:

- Anmore South lands: potential for construction of towers, future public engagement opportunities and methods, road access to Anmore South lands once developed, and safety and places for youth to gather as the population grows
- Observing Committee of the Whole Meetings

**18. Adjournment**

It was MOVED and SECONDED:

R126/24: That the meeting be adjourned at 7:53 p.m.

Carried Unanimously

**“Rhonda Schell”**

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Rhonda Schell  
Corporate Officer

**“John McEwen”**

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John McEwen  
Mayor



# **Village of Anmore Report to Council Bylaw No. 686-2023 - Anmore South OCP Amendment**

OCTOBER 15TH, 2024



# Agenda

- BACKGROUND
- NEIGHBOURHOOD PLAN TERMS OF REFERENCE
- REVIEWING LAND USE SCENARIOS
- NEXT STEPS
- RECOMMENDED OPTION



# Background

- FOLLOWING NP TERMS OF REFERENCE
- COMPLETED PHASE 1
- CURRENTLY IN PHASE 2
- MOVING INTO PHASE 3



# Terms of Reference

## PHASE 2

### TO BE COMPLETED

- DEVELOPMENT OF PRELIMINARY LAND USE SCENARIOS
- REVIEW OF SCENARIOS AND COUNCIL INPUT ON COMPONENTS OF EACH SCENARIO
- CONTINUED COMMUNITY ENGAGEMENT
- MOVING TO PHASE 3





# Land Use Scenarios

- TOPOGRAPHIC CONSIDERATION
- SIMILAR ROADWAY LAYOUTS
- A DIVERSITY OF HOUSING FORMS
- DEDICATED PARKS AND NATURAL AREAS, INCLUDING A NETWORK OF TRAILS
- OPPORTUNITIES FOR LOCAL SHOPS AND SERVICES
- OPPORTUNITIES FOR COMMUNITY FACILITIES
- ACTIVE TRANSPORTATION



# Foundation Plan







# Balanced Plan







# Essential Plan



# Comparison of Options

	Option 1 Foundation (OCP)	Option 2 Balanced	Option 3 Essential
<b>Housing</b>			
Total Homes	3,500	2,450	1,990
SF/Duplex	100	55	80
Townhome	400	745	730
Apartment	3,000	1,450	1,180
Potential Affordable Homes (non-market rental)	-105	-75	-59
Estimated Population	6,390	4,830	4,060
Residential Development Footprint	-54 acres	-63 acres	-68 acres
<b>Parks + Natural Areas</b>			
Neighbourhood Park	-10.7 acres	-8.7 acres	-5.6 acres
Park Amenities	Playgrounds, Pavilions, Flex Field, Sports Courts, Pump Track	Playgrounds, Pavilions, Flex Field, Sports Courts	Playgrounds, Pavilions, Flex Field
Natural Conservation Framework	-61 acres	-55 acres	-52 acres
Retained Riparian + ESA Habitat	✓	✓	✓
Total Trail Length	>3km	~3km	~3km
Retained Perimeter Forest Buffer	~4 acres	~3.1 acres	~2.5 acres
<b>Community Facilities</b>			
Mixed-Use Neighbourhood Centre	✓	✓	✓
Commercial Location	Sunnyside Rd + First Ave	Sunnyside Rd + First Ave	Sunnyside Rd
Estimated Commercial Area*	~65,000 sq ft	~50,000 sq ft	35,000 sq ft
Civic Centre	~25,000 sq ft (Public Centre)	~20,000 sq ft (Private or Public)	~15,000 sq ft (Private Club)
<b>Active Transportation + Traffic</b>			
Livable Street Network	✓	✓	✓
Expected Peak Hour Vehicle Trips without TDM	1,320	990	780
Expected Peak Hour Vehicle Trips with TDM	990	720	585
Transit Supportive	✓	✓	✓
Crystal Creek Drive Interface	Full Street + Trail Connection	Homes fronting Crystal Creek	No Crystal Creek Dr connection
<b>Finance + Servicing</b>			
Estimated Taxation Impacts*	+\$700,000 annually	+\$500,000 annually	+\$398,000 annually
Servicing Considerations	Metro Van Connection	Metro Van Connection	Metro Van Connection
<b>Community Input</b>			
Responds to Phase 1 Community Input	✓	✓	✓

\*Note: Commercial Area and Taxation Impact Estimates are based on prorated metrics from OCP Amendment Application studies. Per the Terms of Reference, updated analysis will be conducted in Phase 3 of the NP Process.

RS-1 Status Quo (Baseline)
85
85
0
0
0
247
-111 acres
-2.4
None
-29 acres
✓
None
None
None
None
None
Rural Local Streets
34
N/A
No
No Crystal Creek Dr connection
Negative Taxation Impact
Independent Septic
N/A



# Next Steps

- GAINING FURTHER INSIGHT TO THE DEVELOPMENT
- COMMITTEE OF THE WHOLE MEETING
  - Provide feedback on the housing mix, parks, natural areas, community amenities, commercial space and transportation networks
  - Provide feedback on the initial visioning images
  - Community input and technical studies
  - Further Revisions (if required)
  - Phase 2 Community Engagement
- PROVIDE DIRECTION FOR PREFERRED LAND USE ELEMENTS
- DELIVERABLE IN PHASE 3



# Recommended Option

**THAT THE REPORT ENTITLED “ANMORE SOUTH NEIGHBOURHOOD PLAN – PHASE 2” DATED OCTOBER 11, 2024, BY THE MANAGER OF DEVELOPMENT SERVICES BE REFERRED TO THE COMMITTEE OF THE WHOLE FOR FURTHER DISCUSSION AND CONSIDERATION RELATING TO THE LAND USE SCENARIOS AS OUTLINED IN ICONA’S PHASE 2 SUBMISSION.**



# Alternative Options

THAT COUNCIL DIRECT STAFF TO AMEND THE TERMS OF REFERENCE  
FOR ANMORE SOUTH'S NEIGHBOURHOOD PLAN IN THE FOLLOWING  
WAYS\_\_\_\_\_..

OR

THAT COUNCIL DECLINE TO PROCEED WITH THE VILLAGE OF ANMORE  
OFFICIAL COMMUNITY PLAN DESIGNATION BYLAW AMENDMENT NO.  
686-2023.





# Questions?

