

Village of Anmore

Anmore South OCP Amendment Application & Neighbourhood Plan Development

Phase 3 Community Engagement Plan

January 21, 2025

Situation Analysis

The process to consider the proposed amendments to Anmore's Official Community Plan and develop a Neighbourhood Plan for Anmore South is now in Phase 3. As per the Terms of Reference approved by Council, Phase 3 involves a comprehensive evaluation of the Preferred Land Use Plan determined in Phase 2, including preparing engineering studies and technical assessments.

In general, these studies provide details on how the Preferred Land Use Plan would affect Anmore in terms of traffic and transportation, utility requirements, environmental impacts and financial considerations, including property tax impacts, service requirements, economic and employment impacts and a commercial/retail demand analysis.

While this phase provides context for how the proposed vision for Anmore South would affect Anmore and will answer many of the questions raised in the Phase 1 community engagement, it is also important to note that this stage of a planning process is focused on overall vision for the area and high level details related to density, housing mix, commercial areas and dedicated area for green space, programmed park and trail space and recreational amenities. If the OCP amendment and Neighbourhood Plan are approved, more detailed planning work is still required as part of rezoning and subdivision planning. This means that there will likely still be questions that cannot be fully addressed at this stage in the planning process.

The recommendations for the Phase 3 community engagement outlined in this plan adhere to the approved *Community Engagement Framework* for this process, including principles for community engagement, target audiences and the general methodology that would be applied.

Details related to scheduling and implementation are pending the completion of the Phase 3 technical studies and assessments, including review by Village staff and any required adjustments by the Applicant. This phase will include a mix of inform and consult tactics.

Target Audiences

The following is a list of primary audiences for the recommended community engagement process:

- Anmore residents
- Anmore Council Advisory Committees
- Community groups and affected/interested organizations:
 - BC Hydro
 - Destination BC
 - Tri-Cities Chamber of Commerce
 - Community Futures
 - Sasamat Volunteer Fire Department
 - Parent Advisory Council (PAC)
 - Burrard Inlet Marine Enhancement Society

- Anmore Garden Club
- Tri-Cities Bear Aware
- First Nations with traditional territory within Anmore’s municipal boundaries

In addition to ongoing discussions with icona as the landowner and proponent for Anmore South, the following is a list of organizations that would be included in the referral process as per Section 475 of the *Local Government Act*. Section 475 notes that “During the development of an official community plan, or the repeal or amendment of an official community plan, the proposing local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.”

The referral process will reflect the motion put forward to Council at the February 4, 2025 Regular Council meeting as follows:

THAT in relation to Village of Anmore Official Community Plan Bylaw Amendment No. 686-2023 with respect to the development of a Neighbourhood Plan for the site identified as the Anmore South Development and shown on the attached map affecting PID 031-060-447 Lot 1 DL 269 Group 1 NWD District Plan EPP99431, PID 031-060-455, Lot 2 DL 269 Group 1 NWD District Plan EPP99431 and PID 031-060-463 Lot 3 DL 269 Group 1 NWD District Plan EPP99431, the Council will provide the following opportunities it considers appropriate for consultation with persons, organizations, or authorities it considers will be affected including:

- the municipalities of the Village of Belcarra and the City of Port Moody;
- School District 43;
- affected First Nations being Musqueam Nation, Kwikwetlem First Nation, Squamish Nation and Tsleil-Waututh Nation;
- TransLink;
- the Greater Vancouver Regional District (Metro Vancouver);
- Vancouver Fraser Port Authority
- Fraser Health
- BC Ambulance
- RCMP
- the owners and occupiers of the property within 100 metres of the subject property.

who are invited to comment on the most recent proposed plan.

AND THAT consultation in the plan development process will include initial contact to apprise persons of the nature of the proposed amendment, and the Council will consider any comments received prior to proceeding to any public hearing;

AND THAT the proposed Anmore South OCP Amendment Application & Neighbourhood Plan Phase 3 Community Engagement Plan outlined in the report dated January 21, 2025 from Mickelson Consulting Inc. be endorsed.

Targeted Outcomes

Targeted outcomes for Phase 3:

- Achieve broad representation of Anmore residents in the Village's community engagement activities to support an informed community with the majority of residents sharing their input and feedback.
- Increase awareness and understanding of the technical studies and analysis being completed, including responding to questions to equip Anmore residents and other interested/affected audiences with background information related to how the OCP amendment and Neighbourhood Plan would affect Anmore.
- Gain insight into the community's perspectives on icona's vision for Anmore South and how this vision would be implemented compared to the current RS-1 zoning.
- Achieve an informed community that is aware of the process that was followed and how their input and feedback were considered in conjunction with technical studies and policy requirements to develop the recommendations for Council's decision and direction related to the proposed OCP amendments and a Neighbourhood Plan for Anmore South.

Phase 3 Tactics

To support broad outreach and participation, Phase 3 will include a variety of communication tactics to share information and notify target audiences about opportunities to participate in community engagement activities, as well as a mix of tactics to consult with affected audiences.

Phase 3 will also include engagement with First Nations, which is being conducted as a separate process.

Notify and Inform Tactics

The following are examples of communication tactics used to share information and notify audiences about opportunities to participate in community consultation opportunities.

- Direct mail flyers/postcards
- Presentation materials (e.g. handouts, boards)
- Email notifications
- Village Facebook page
- Media relations (news release, media briefing/backgrounders)
- Village website
- HaveYourSayAnmore.com
- Outdoor signs in high traffic areas
- Community Engagement Summary Report

Consult Tactics

- Open House(s)
- Council Advisory Committee meetings
- Notification letter with offer to meet sent to community groups/organizations
- Community survey
- HaveYourSayAnmore.com
- Referral letters for intergovernmental engagement

The approach to this phase of engagement will begin with sharing information on the outcomes from the technical studies and assessments to raise awareness in the community about how the preferred land use plan would affect Anmore.

This will include sharing information on the studies through multiple communication methods to support an informed community and providing an opportunity for residents to ask questions.

The next step would involve a community survey to gain insight into the community's priorities related to the preferred land use plan for Anmore South as defined through the proposed OCP amendment and Neighbourhood Plan. The survey would focus on key factors that differentiate the proposed amendment and Neighbourhood Plan from the existing RS-1 zoning.

Schedule

The schedule for the community engagement in Phase 3 will align with the planning processes underway, as well as the completion of the various studies and analysis. Based on current projections for the completion of these planning tasks, it is anticipated that the Phase 3 community engagement process will take place February-March 2025.