




Welcome!

ANMORE SOUTH OPEN HOUSE

We're here to share information, answer your questions and listen to your feedback.

- The industry experts who completed the technical studies are available to answer questions about their reports. Village staff and representatives from icona and Placemark are also available to answer questions.
- There are Village representatives taking notes, and the Village will be sharing a summary of what we learned at the end of Phase 3 community engagement. This summary will be shared with Council and posted on anmore.com/AnmoreSouth.



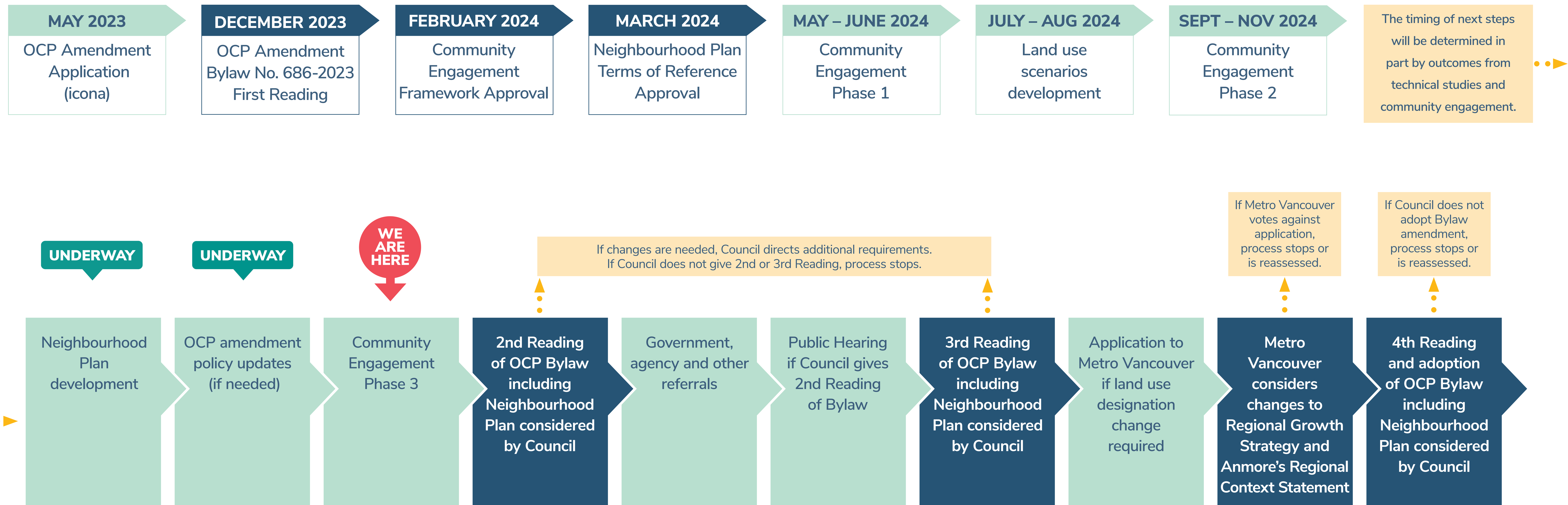


The Village of Anmore
acknowledges the many Indigenous
peoples of our area, including
the following First Nations with
communities that are located in the
region that we now know as
Metro Vancouver: Musqueam,
Squamish, Tsleil-Waututh, and
Kwikkwetlem. Further, we would like
to honour the important place in
history occupied by the many
territorial keepers of these lands
and waters around us since
time immemorial.





Key Process and Decision Points





Future Planning and Development Process

If all required approvals are in place, the next phase of the planning and development process is initiated.

- Development agreements and approvals
- Rezoning
- Subdivision planning
- Building permits
- Construction



Planning and Regulatory Process

An OCP amendment and Neighbourhood Plan process involves multiple jurisdictions, process steps and decision points.

The following overview of the planning and regulatory process highlights the general requirements from submission of the application to final approvals before development can take place.

It is important to note, that there are also multiple steps to complete each requirement. The planning process itself can take several years, and if approved, a development of this scope is generally implemented in a phased manner over 25+ years.

BC LOCAL GOVERNMENT ACT

HIGHER LEVEL COMPREHENSIVE PLANS:

Regional
Growth
Strategy

Official
Community
Plan

MASTER PLANS:

Parks
Master Plan

Housing
Needs
Report

Neighbourhood
Plans

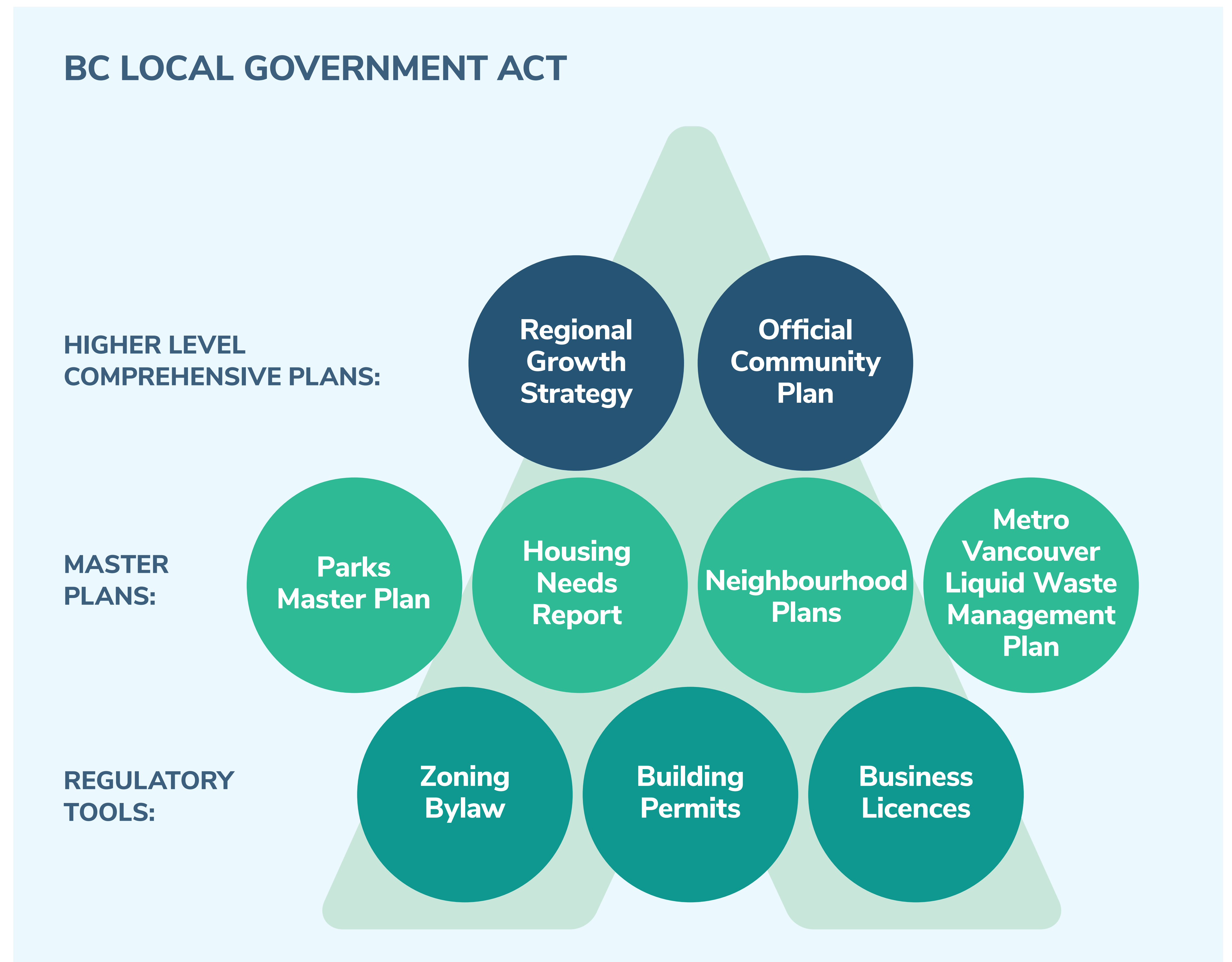
Metro
Vancouver
Liquid Waste
Management
Plan

REGULATORY TOOLS:

Zoning
Bylaw

Building
Permits

Business
Licences





Roles and Responsibilities

VILLAGE OF ANMORE

- Anmore Council retains the decision-making authority over both the OCP Amendment and Neighbourhood Plan for Anmore South through bylaw adoption.
- Bylaw amendment process, including Village-led community engagement and consideration of the bylaw amendment by Council
- Review of all materials provided by icona (the applicant), including proposed bylaw amendments, Neighbourhood Plan Terms of Reference and content, and all technical assessments and studies
- Working with the applicant to ensure Village policies and other regulatory requirements are met.
- Final approvals of all policies and related submissions.
- Review and consideration of future planning and development requirements if applicable: rezoning, subdivision plans, building permits, etc.

METRO VANCOUVER

- Establishes the Regional Growth Strategy that is endorsed by all municipalities in the region.
- Review, consideration and approval of proposed regional policy changes that relate to Anmore South, including:
 - Amendments the Regional Growth Strategy and Anmore's Regional Context Statement, including land use designation changes
 - Application to change the Urban Containment Boundary
 - Application to connect properties in Anmore South to the Greater Vancouver Sewerage and Drainage District (GVS&DD)

ICONA PROPERTIES LTD. & PLACEMARK

- Submit application for OCP amendment and Terms of Reference for Neighbourhood Plan
- Contract professionals to prepare plans and policies and complete technical studies and assessments.
- Pay for Village-related costs for staff time and contractors required to support application process and related submissions.



Key Plans and Bylaws

The following are the key plans, policies and bylaws that are being considered as part of the Anmore South application.

VILLAGE OF ANMORE

- Council Strategic Plan 2022-2026: outlines the goals and objectives that guide Council's priorities and decision-making.
- Official Community Plan (OCP): provides a long-term strategy to guide decisions about land use, parks, environment, infrastructure and growth. The "IOCO lands" now referred to as Anmore South, have a Special Study Area overlay in the OCP as an interim measure, with the understanding that its future land use will be determined by further discussion and study, and a detailed development plan.
- Zoning Bylaw: defines how the land can be developed by setting specific rules and guidelines, including residential zones and housing types, building forms and densities, commercial uses, and other designated uses such as green spaces, parks and environmental areas. Note: Anmore South is currently zoned as RS1 – Residential, which allows for single, detached homes on one-acre lots.

- Housing Needs Assessment: provides direction on current and anticipated housing/homes needed in Anmore by 2026.

METRO VANCOUVER

- Metro 2050 Regional Growth Strategy: guides how projected population, housing, and job growth will be managed in the region over the next 30 years.

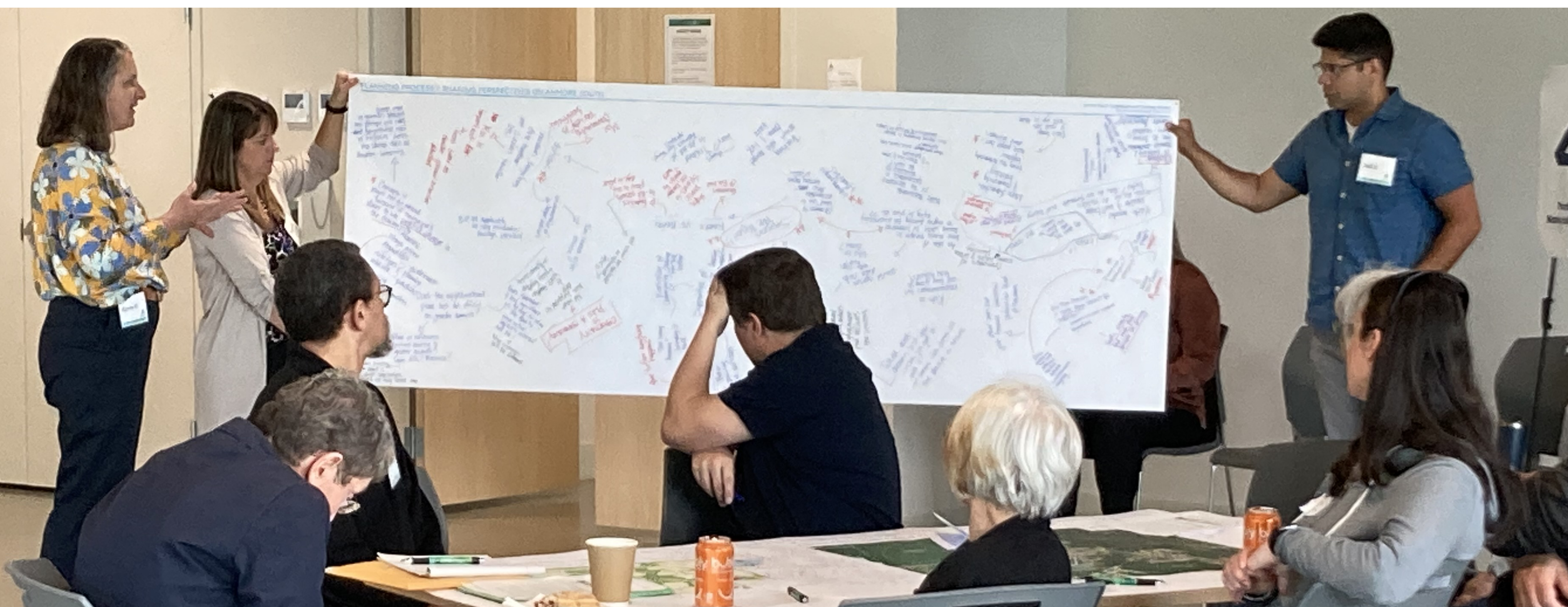
BC PROVINCIAL GOVERNMENT

- Provincial legislation: includes the Local Government Act, Land Title Act and new legislation relating to the government's housing initiatives such as small scale multi-unit housing and short term rentals.

How Community Input Was Used

All three scenarios reflect outcomes from Phase 1 community engagement input and technical studies, including:

- reducing density while providing more ground-level housing options, including houses on smaller properties and more townhomes, as well as no buildings exceeding six storeys;
- respecting ecologically sensitive areas, protecting wildlife habitat and retaining forest;
- providing recreation facilities and connecting parks and destinations with a network of trails;
- connecting sewer and water services, with a tie-in point on First Avenue;
- offering commercial opportunities for local shops and services and creating local jobs; and
- supporting transit and reducing impacts of new traffic volumes.



Considerations for Preferred Land Use Scenario

A number of considerations were discussed by Council members at a Committee of the Whole meeting to lead to the development of a proposed scenario for further study, including the following potential benefits:

- additional housing options to attract younger families and seniors such as market and non-market rentals, townhomes, and smaller homes on smaller lots;
- additional transit and other modes of transportation;
- water and sewer connections brought to Anmore South, with the opportunity to install infrastructure that has the capacity to serve the entire community in the future if needed;
- more active parks and recreation opportunities, including a potential partnership with School District 43 to improve existing amenities at Anmore Elementary School; and
- commercial services in the community to support basic, daily necessities.



Anmore
South

What has changed since Phase 1

From OCP Application to Phase 3 Preferred Plan

The OCP Amendment Application review process has included community engagement, technical studies, discussions with Council and review by Village staff and consultants. Based on the outcomes from Phases 1 and 2 of this process, a number of changes were made to create the Preferred Land Use Plan.

| INITIAL OCP AMENDMENT APPLICATION (MAY 2023) | PREFERRED LAND USE PLAN (APRIL 2025) |
|---|--|
| 3500 homes (100 single-family/ duplex homes, 400 townhomes, 3,000 apartments) | 2,202 homes (128 single-family/ duplex homes, 740 townhomes, 1,334 apartments) |
| 6,390 estimated population | 4,500 estimated population |
| 10.7 acres neighbourhood park | 10.72 acres neighbourhood park |
| 61 acres protected natural areas and greenways | 53.18 acres protected natural areas and greenways |
| 65,000 sq ft commercial area | 55,000 sq ft commercial area |
| 25,000 sq ft recreation centre | 20,000 sq ft recreation centre |

Phase 3 Technical Study Process

Professional analysis by subject matter experts

Professional firms with recognized expertise in each study area completed the analysis and reports for the following technical studies:

- Transportation Impact Assessment
- Infrastructure Servicing Study
- Environmental Impact Assessment
- Fiscal Impact Analysis
- Economic Impact Analysis
- Retail Market Analysis

Review by Village staff and consultants

Each technical report was reviewed by Village staff and consultants with expertise in each study area, and comments were provided back to the Applicant outlining changes and/or additions to the technical reports to meet the Village's requirements.

Final review and approval by Village

Final technical reports with required changes/additions were reviewed by the Applicant and then submitted to the Village for final approval and posting on the website.

Process Update & Next Steps

- Complete Phase 3 Community Engagement.
Underway
- Draft Neighbourhood Plan.
Underway
- Revise OCP policy based on the Neighbourhood Plan.
Underway
- Finalize Neighbourhood Plan and OCP policy changes following public consultation.
- Initiate OCP bylaw consideration process including bylaw readings and scheduling of a Public Hearing.
- Issue Public Hearing official notification.
- Hold Public Hearing public input opportunity.
- Council consideration of 3rd Reading of the OCP amendment bylaw following the Public Hearing.
- If the bylaw receives 3rd Reading, apply to Metro Vancouver for amendments to the Metro 2050 Regional Growth Strategy.
- If Metro Vancouver approves the Village's application, present the proposed OCP Bylaw to Council for final consideration (4th Reading or adoption).

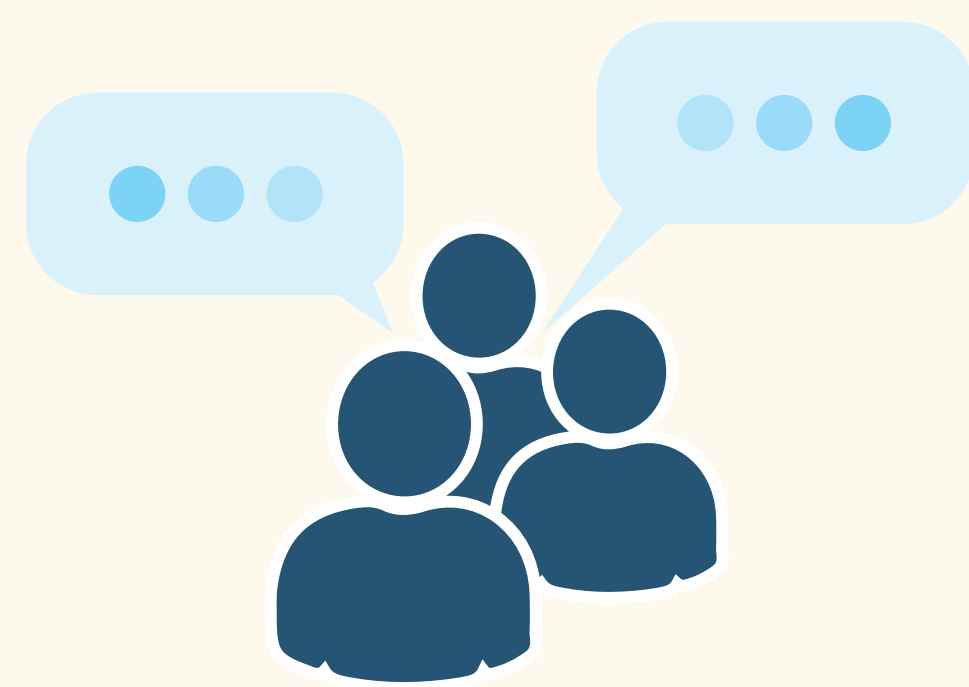
Share your feedback

Community Survey Underway



- The Village is working with a professional research firm to collect input through a community survey. Results from the survey will be shared as part of the engagement summary report.
- The survey is designed to allow for up to two submissions per IP address.
- To access the survey, visit HaveYourSayAnmore.com/anmore-south or scan the QR Code above.

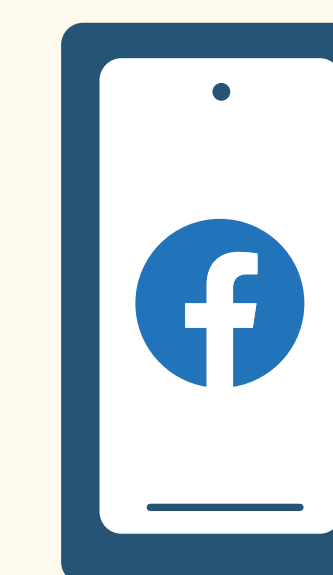
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