



Village of Anmore

OCP Amendment Introductory Report

#33453
July 2023





Corporate Authorization

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July 12th 2023


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1.0 Introduction

1.1 Anmore South / IOCO lands background

The Anmore South lands are located in the south-west quadrant of the Village of Anmore (the Village) and are in close proximity to the Village of Belcarra and the City of Port Moody. The lands are approximately 152 acres in size and are currently owned by icona Properties Ltd. (icona). The lands are largely undeveloped, characterized by steep slopes, significant stands of mature trees and several watercourses, including a portion of the Mossom Creek watershed, which is a significant salmon-bearing stream. The lands also contain several at-risk species.

Currently, the lands are not serviced by municipal water or sanitary sewer services. They are designated as a "Special Study Area" in the Village's Official Community Plan (OCP), which is an interim designation in a land use planning document for an area that requires further study before formal designation. To keep its options open, Council established a Special Study Area designation a number of years ago for this area in Anmore's OCP, as the Council at that time recognized that there was potential for designating this property differently than other areas of Anmore.



Figure 1 - Map identifying study area

The Lands have a rich history, including logging of first growth forest, use by the Imperial Oil Company (IOCO) for oil refining and housing for workers.

The owners of the land (icona) have made a formal request to the Village to amend the Anmore's OCP to allow for the creation of a complete community development on the land that would incorporate residential housing, commercial lands, parks and public amenities.

The lands are also under an active subdivision application at present. As the lands are zoned for residential RS-1, icona's proposed subdivision would allow the creation of 84 single family lots.



1.2 Regional Governance – Metro Vancouver

1.2.1 Metro Vancouver – Regional Growth Strategy

Metro Vancouver's Regional Growth Strategy (RGS) is a long-term, comprehensive plan that guides land use and development within the Metro Vancouver region. The RGS provides a framework for managing growth, protecting the environment and promoting sustainable development across the region. The goal of the RGS is to support a livable, resilient and economically vibrant region. Metro Vancouver's RGS is referred to as Metro 2050. It outlines the long-term vision for sustainable growth in the region up to the year 2050. The document provides a strategic plan that guides decisions about social, economic and environmental issues in the region.

Key elements of the Metro 2050 strategy include:

Urban Containment:

The strategy emphasizes the importance of containing urban development within defined areas to protect rural areas, prevent urban sprawl, and promote efficient use of land and resources.

Sustainable Transportation Choices:

The strategy supports the development of sustainable transportation options, including public transit, cycling and walking to reduce reliance on private vehicles and decrease greenhouse gas emissions.

Dwelling Unit and Employment Growth Targets:

The strategy sets targets for residential and employment growth in various locations, including Urban Centre Types and Frequent Transit Development Areas

Regional Land Use Designations

The strategy includes regional land use designations and overlays that guide the type and intensity of development in different areas of the region. Anmore is currently classified as Rural.



Figure 2 - Cover of Metro Vancouver's 2050 growth strategy



1.2.2 Special Study Area (SSA)

In the context of regional governance within Metro Vancouver, a Special Study Area (SSA) is defined by designated geographical zones within a municipality that require special consideration and investigation due to specific characteristics, development potential or environmental concerns. These areas are often identified by local authorities to gather more detailed information, conduct studies and make informed decisions about their future development or preservation.

In the case of Anmore South, the lands have a regional land use designation of Rural with an overlay of a SSA designation. The SSA essentially lowers the voting requirement from a 75% weighted vote to a 50% +1 weighted vote for changing the designation in the SSA and altering the Urban Containment Boundary.

1.3 Urban Containment Boundary (UCB)

The UCB defines the limits of urban development within the region. The UCB helps concentrate growth within existing urban areas to promote compact, efficient land use, protect agricultural and environmentally sensitive lands and support transit-oriented development. Anmore South is not within the UCB. Therefore, the RGS/UCB would have to be amended to allow for comprehensive development within the SSA.

To amend the UCB, an application needs to be considered by Metro Vancouver's Regional Planning Committee. The committee assesses the proposal, considers feedback received during the public consultation and provides recommendations to the Metro Vancouver Board.

The Metro Vancouver Board, which consists of elected officials representing member jurisdictions, reviews the proposed UCB amendment and the recommendations of the Regional Planning Committee. The Board discusses the amendment, may propose modifications and makes a decision to approve or reject the amendment.

If the UCB amendment is approved by the Metro Vancouver Board, it is formally adopted and incorporated into the RGS. The member jurisdictions are then responsible for implementing the amendment within their respective jurisdictions through their own OCP and land use processes.

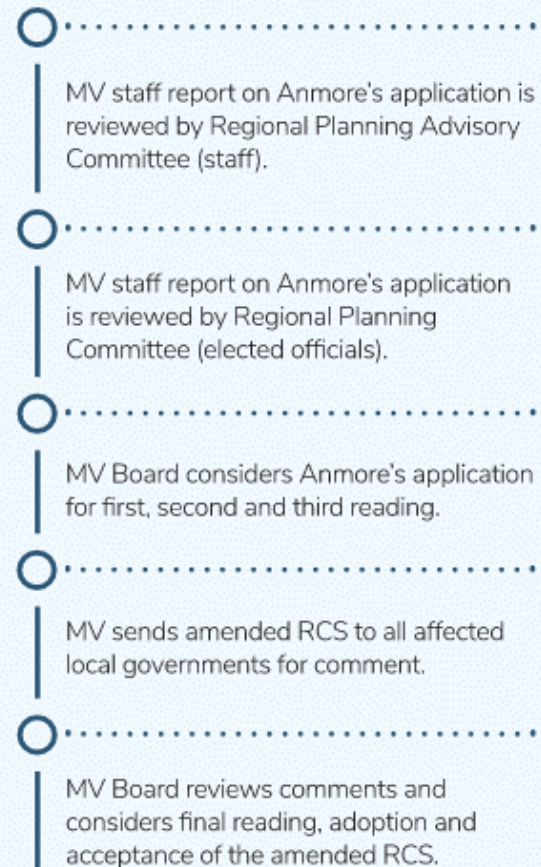
METRO VANCOUVER'S AMENDMENT PROCESS

Acronyms Key

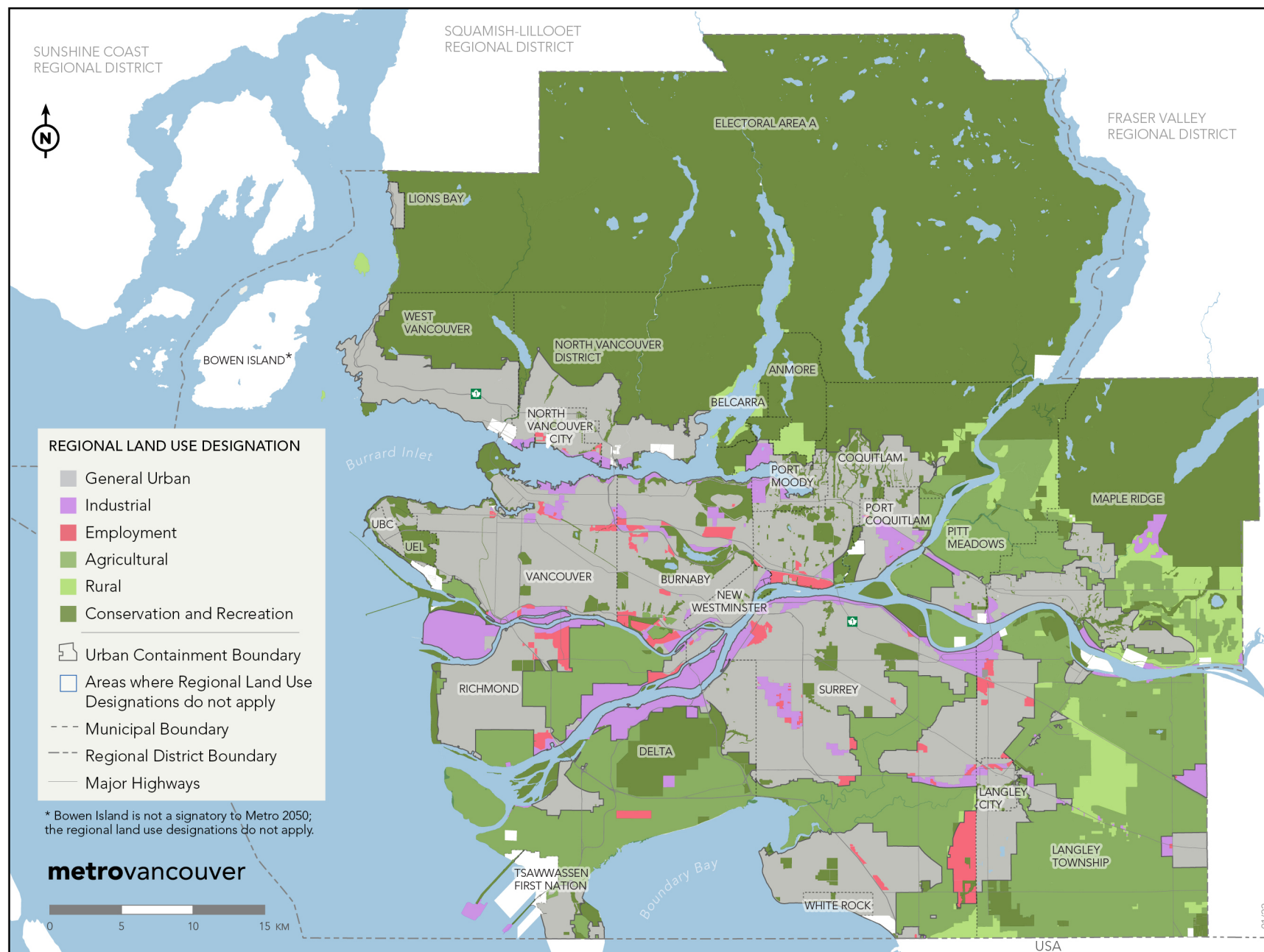
RCS: Regional Context Statement
RGS: Regional Growth Strategy
SSA: Special Study Area
MV: Metro Vancouver Regional District

If the Village does proceed with submitting an application to amend the RGS, the Village would develop a proposed update to its RCS and Council would vote to send the amendment to Metro Vancouver for consideration. The Village would then submit an application to MV to change the SSA designation in the RGS.

The following is the Metro Vancouver process:

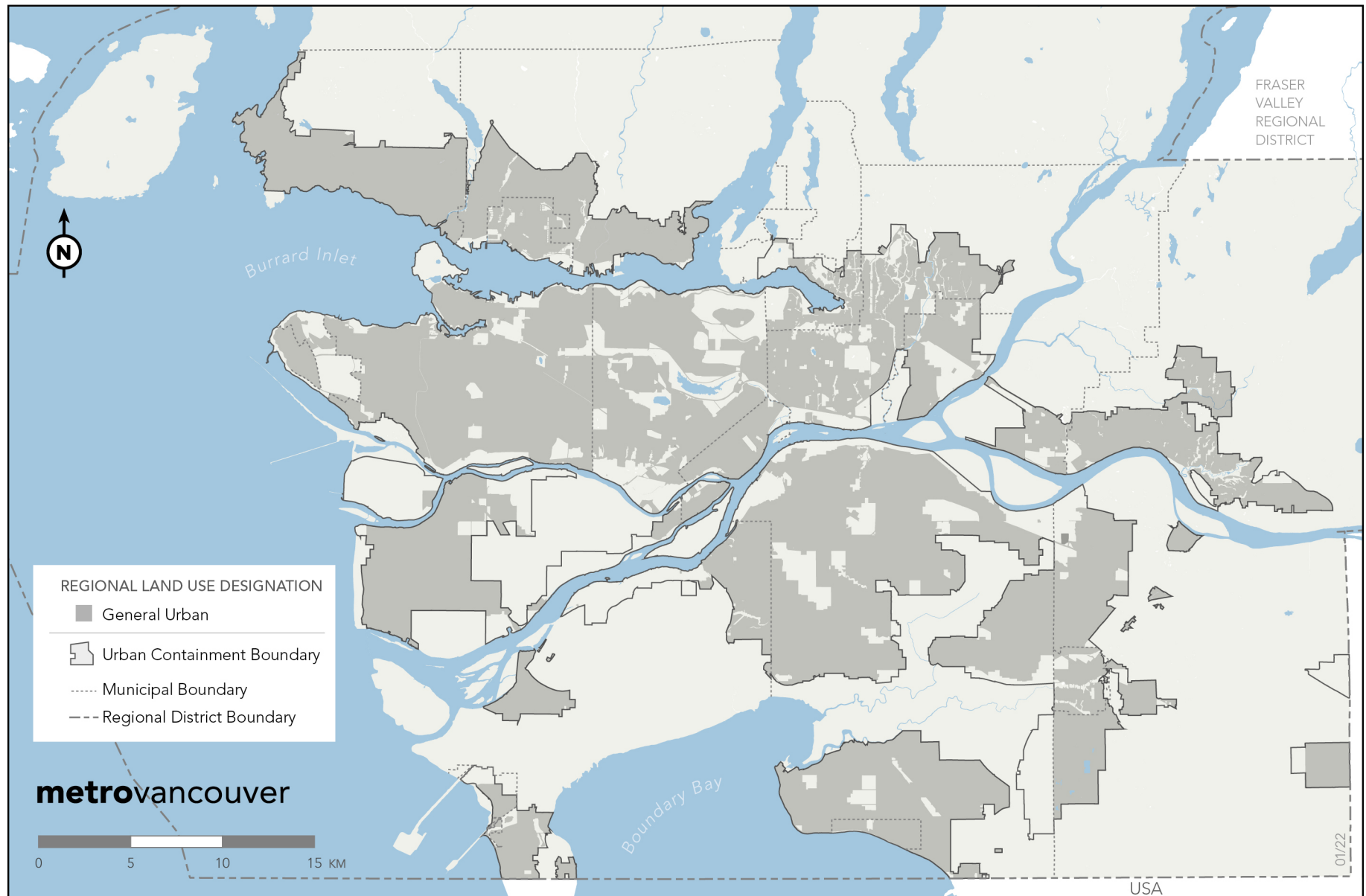


Regional Land Use Designations



This map is a small scale representation of the Regional Land Use Designation Map that Metro Vancouver maintains as the basis for defining land-use designation boundaries. The official Regional Land Use Designation Map can be found at metrovancover.org

Urban Containment Boundary and General Urban Lands





1.4 Legislative Process

Division 4 of Part 14 of the *Local Government Act* (LGA) outlines the process for adopting or amending an OCP. The process typically involves drafting the plan or amendment, consulting with the public and affected parties, and then adopting the plan or amendment by bylaw. The bylaw must be adopted by a majority of Council members.

Before adopting or amending an OCP, a local government must hold a Public Hearing to allow interested parties to make representations to the local government about matters contained in the proposed bylaw.

If a local government has established an Advisory Planning Commission, which the Village of Anmore currently has in place, the local government may refer the proposed OCP or amendment to the commission for its consideration. Council may also consider referral of a proposed OCP or amendment to committees that are advisory bodies to Council.

In some cases, the approval of the Minister of Municipal Affairs and Housing or a regional board is required before an OCP can be adopted or amended. This is typically when the plan or amendment affects land in the Agricultural Land Reserve or when the plan or amendment is inconsistent with the Regional Growth Strategy (RGS). The bylaw amendment proposed by the proponent would need to be referred to Metro Vancouver, as it would require an amendment to the RGS. An amendment to the RGS must be upheld by the member jurisdictions of Metro Vancouver. This vote can occur once a third reading of the OCP Bylaw Amendment is completed and upheld by the Village of Anmore's Council. In the case of the OCP amendment requested by the proponent, the RGS would require the amendment of the regional Urban Containment Boundary (UCB) in addition to the Regional Context Statement regarding the regional growth.

1.5 Official Community Plan

The OCP is a long-term strategy intended to guide decisions about land use, parks, environment, infrastructure, transportation, financial and social issues, and how to grow sustainably. It provides guidance, but not absolute certainty, about the future use of land and municipal services. The Village Council may amend the OCP as circumstances warrant.

The process of amending the OCP provides an opportunity to update the current policies and community values if they align with the proposed amendments. The amendment can act as a platform for creative dialogue on current community issues and thinking about the future.

The OCP must address:

- Location, amount, type, and density of residential development required to meet anticipated housing needs over a period.
- Location, amount, and type of present and proposed commercial, industrial, institutional, recreational, and public utility land uses.
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development.
- Location and phasing of any major transportation network upgrade and utility systems upgrades, such as connection to a regional sewer/water system.
- Location and type of present and proposed public facilities, including schools and parks.
- Policies respecting affordable rental and special needs housing.
- Targets for the reduction of greenhouse gas emissions in the area covered by the OCP and policies and actions of the local government proposed towards achieving those targets.



1.6 Why amend an OCP

The rationale for an OCP amendment can vary, but it generally comes down to a few key reasons:

Changing Circumstances

Communities evolve over time. Population growth, economic changes, environmental concerns, technological advancements and shifts in community values can all necessitate changes to the OCP. An amendment allows the plan to stay relevant and responsive to the community's current needs and aspirations.

New Opportunities

Sometimes, new development opportunities arise that were not anticipated when the OCP was originally drafted. This could be a major new infrastructure project, a significant housing development, or an opportunity for economic development.

Policy Alignment

OCPs need to align with regional, provincial and national policies and strategies. If these higher-level policies change, it may be necessary to amend the OCP to ensure consistency. This could include changes in environmental regulations, housing policies or transportation plans.

Community Input

OCPs are meant to reflect the values and aspirations of the community. If community sentiment shifts significantly on a particular issue, it may be necessary to amend the OCP to reflect this.

In the case of the Anmore South OCP Amendment Application, the applicant's rationale for the amendment appears to be a combination of changing circumstances and new opportunities. The amendment seeks to guide the future development of Anmore South in a way that aligns with regional goals, protects the environment, and responds to the unique attributes and potential of the area. These qualities have been identified in the Special Study Area designation.



1.7 Current OCP in relation to Anmore South

The Anmore South lands are currently described in the Village's OCP under Policies IOLU-1 to IOLU-4. Policy IOLU-1 and IOLU-2 is in relation to David Avenue extension and the potential bridge crossing over Mossom Creek. It should be noted that the City of Port Moody dissolved the road right of way in relation to the David Avenue extension.

Policy IOLU-3

"The Village supports the completion of a cost-recovered neighbourhood planning process, funded by the applicant, complete with extensive community engagement, through which the applicant and the Village will jointly explore appropriate uses and forms of development. Such a process should, ideally, include joint discussions with the City of Port Moody and include further technical analysis, which may include but not be limited to:

- The provisions of a traffic impact study(ies);
- Projections of the resulting new population;
- An assessment of the amenity needs generated as a result of the new population;
- An analysis of the potential job creation/employment impacts;
- A complete analysis of impacts upon Village finances resulting from development (revenues and expenditures as well as capital and operating considerations); and
- The preparation of environmental assessments. "

Policy IOLU-4

"In consideration of the future, any development of the IOCO Lands* should strive to achieve the highest levels of neighbour performance relating to: minimizing environmental impact, limiting energy requirements and related GHG footprint, reducing potable water and other resource consumption, minimizing surface runoff while maximizing at-source infiltration, maximizing waste diversion from the region's landfills, and the delivery of overall design excellence; all contributing positively to the existing character of the Village."

* currently referred to as Anmore South

** Green House Gas



1.8 Village of Anmore Strategic Plan 2022 – 2026



2022-2026 Council Strategic Plan

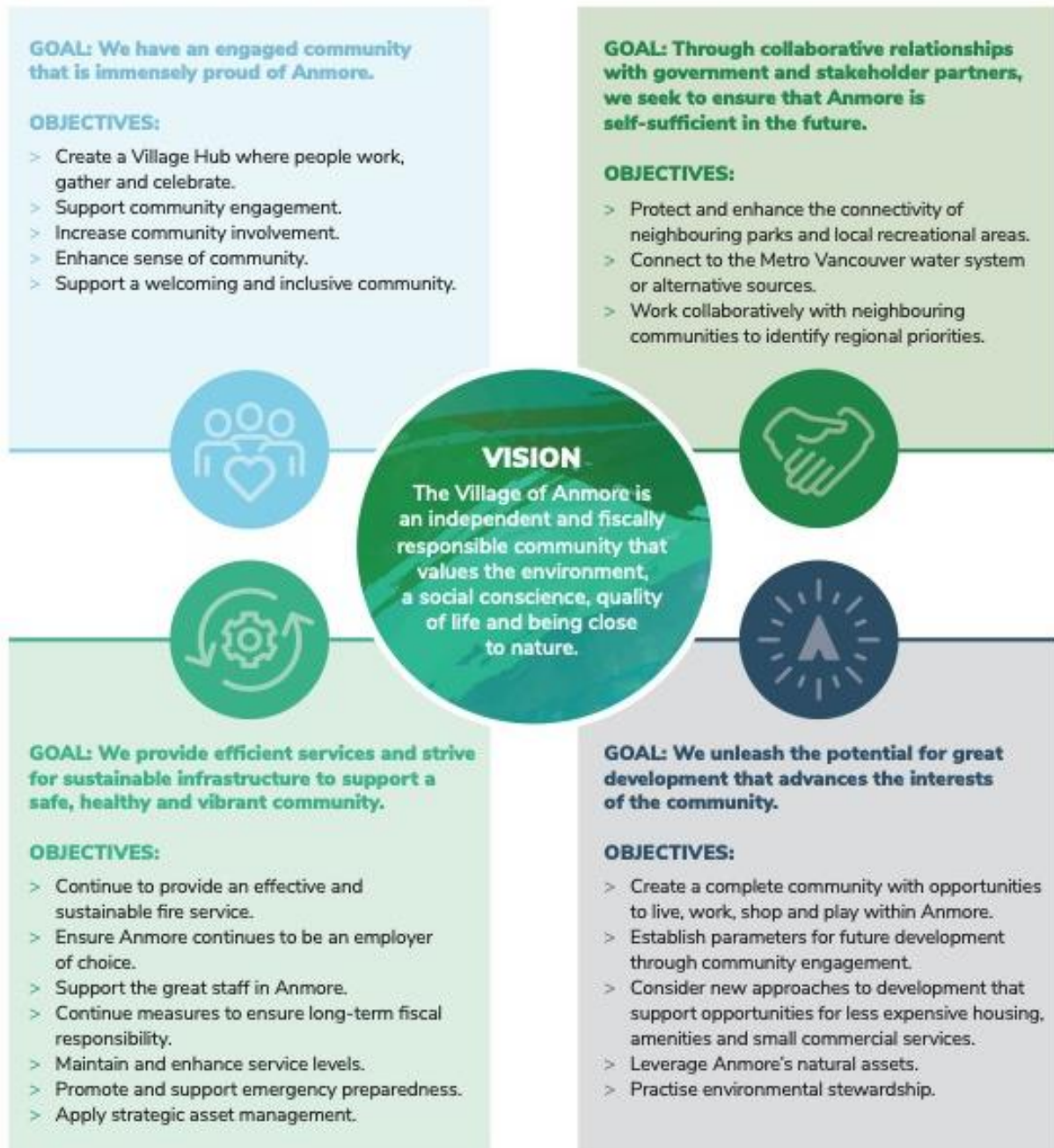


Figure 3 - Anmore's strategic plan



Development within Anmore could help to support the strategic goals of Council, provided there is careful consideration of the development and its impacts to the community. The following are possible areas that development could help achieve Council's strategic goals.

Creating a complete community

Development can provide opportunities for residents to live, work, shop and play within Anmore. This could involve creating residential, commercial and recreational spaces that cater to the needs of the community.

Establishing parameters for future development through community engagement

By involving the community in the planning and decision-making process, development can be guided in a way that aligns with the community's needs and desires.

Considering new approaches to development

This could involve exploring opportunities for less expensive housing, amenities and small commercial services. Such development could make Anmore a less expensive place to live with more options to shop and work locally.

Leveraging Anmore's natural assets

Development can be planned in a way that takes advantage of Anmore's natural beauty and resources, potentially attracting tourists and new residents.

Practicing environmental stewardship

Thoughtful development can be carried out in a sustainable manner that minimizes environmental impact and preserves Anmore's natural assets for future generations.

Enhancing connectivity of parks and recreational areas

Development can include the creation of paths and trails that connect different recreational areas, providing residents with more opportunities for outdoor activities.

Creating a community space

Development can include the creation of additional areas where people can work, gather and celebrate, fostering a sense of community and belonging.

Providing efficient services and sustainable infrastructure

Development can include the construction of new facilities and infrastructure that enhance service levels, promote emergency preparedness and support a safe, healthy and vibrant community.



1.9 OCP in relation to Rezoning

It's important to understand the difference between an OCP amendment and rezoning, as they are two distinct processes in land use planning:

An OCP is a high-level policy document that outlines the long-term vision for growth and development in a community. It includes policies on a wide range of topics, including land use, transportation, housing, parks and recreation, environment and infrastructure. An OCP amendment involves changing or adding to these policies or designations. For example, an area designated for single-family residential use in the OCP could be amended to allow for multi-family residential use.

Rezoning is a more specific process that changes the zoning designation of a particular parcel of land in the Zoning Bylaw. Zoning Bylaws regulate the detailed use of land, including the types of buildings that can be constructed, their size, height, location on the lot, parking requirements, etc. If the OCP allows for either single-family or multi-family development in an area, a parcel zoned for single-family houses could be rezoned to allow for multi-family residential buildings, and the zoning could dictate what type of multi-family building, maximum number of floors, etc.. Rezoning also requires a review process, including public consultation and a Public Hearing, and must be approved by Council.

An OCP amendment changes the high-level policy framework for development in a community, while rezoning changes the specific regulations that apply to a particular parcel of land. It's also important to note that if a proposed rezoning is not consistent with the OCP, the rezoning should be rejected/postponed by Council until the OCP is amended to align with the proposed rezoning.



2.0 Anmore Demographics

2.1 Anmore Population data

Anmore represents 0.1% of the regional population. As the regional population expands, primarily due to migration, even a minor proportion of this regional growth could have substantial implications for Anmore. Likewise, provincial or regional policy changes may prompt the Village to address local demand that is currently unmet.

Characteristic	Total Population	Population increase	Percentage increase
Population, 2011	2092		
Population, 2016	2210	118	5.60%
Population, 2021	2356	146	6.60%

Figure 4: Data extracted from the Federal Government census data.

The following table is a simple extrapolation of population growth within Anmore, using a growth rate of 5%. This growth rate assumes that the Village continues with the current zoning policy and housing strategies.

Characteristic	Total Population	Population increase	Percentage increase
Census data 2011	2092		
Census data 2016	2210	118	5.60%
Census data 2021	2356	146	6.60%
Estimated population 2026	2474	118	Assumed 5%
Estimated population 2031	2597	124	Assumed 5%
Estimated population 2036	2727	130	Assumed 5%
Estimated population 2041	2864	136	Assumed 5%
Estimated population 2046	3007	143	Assumed 5%
Estimated population 2051	3157	150	Assumed 5%

Using the Metro Vancouver time horizon of 2050, it is estimated that Anmore's population will increase by 800 naturally. This growth would likely come from population immigration and natural infill of properties.



2.2 Regional population growth

The Lower Mainland has experienced significant population growth over the past several decades. The region's economic opportunities, cultural diversity and high quality of life have attracted a large number of immigrants, both from other provinces within Canada and from around the world.

According to historical data, the Lower Mainland has consistently outpaced the national population growth rate in Canada. Cities like Vancouver, Surrey, Burnaby, Richmond and Coquitlam have been major contributors to this growth. The region's robust economy, job opportunities, educational institutions and amenities have been key factors driving population growth.

It's important to note that population growth within the Lower Mainland is not evenly distributed across all areas. Urban centers and areas with good transportation infrastructure tend to experience more significant growth compared to rural or less accessible regions. Housing availability, affordability and urban planning policies also play a role in shaping population growth patterns.

Area	Square Area (km ²)	Approx. Population	Population density / km ²
Anmore	27.53	2,356	85.58
Port Moody	25.90	36,786	1420
Pitt Meadows	86.51	20,399	236
Port Coquitlam	29.17	65,246	2237
Lions Bay	2.53	1,325	524
Belcarra	5.50	716	130
North Vancouver	160.80	92,390	575
Metro Vancouver	2,883	2,842,720	986.1

Figure 5: Sample of Municipalities in the lower mainland

The above table contains a selection of municipalities within Metro Vancouver. Anmore has the lowest density population in the Lower Mainland region. Note that the square areas within the table include all land mass, which includes crown land / watersheds where there is no development potential.

Anmore currently accounts for roughly 0.08% of the region's population and 0.95% of land mass.

2.2.1 Anmore's population demographic

Demographic	Population	% of Total
Under 14	345	14.7%
15 to 24	375	16.0%
25 to 34	225	9.6%
35 to 44	215	9.2%
45 to 54	420	17.9%
55 to 64	460	19.6%
Over 65	310	13.2%
Total	2350	

Anmore has an average age of 41.2 years and a median age of 45.6 years. Locals 55 to 64 years old represent the largest age group in Anmore (460 individuals), followed by those aged 45 to 54 (420 people).

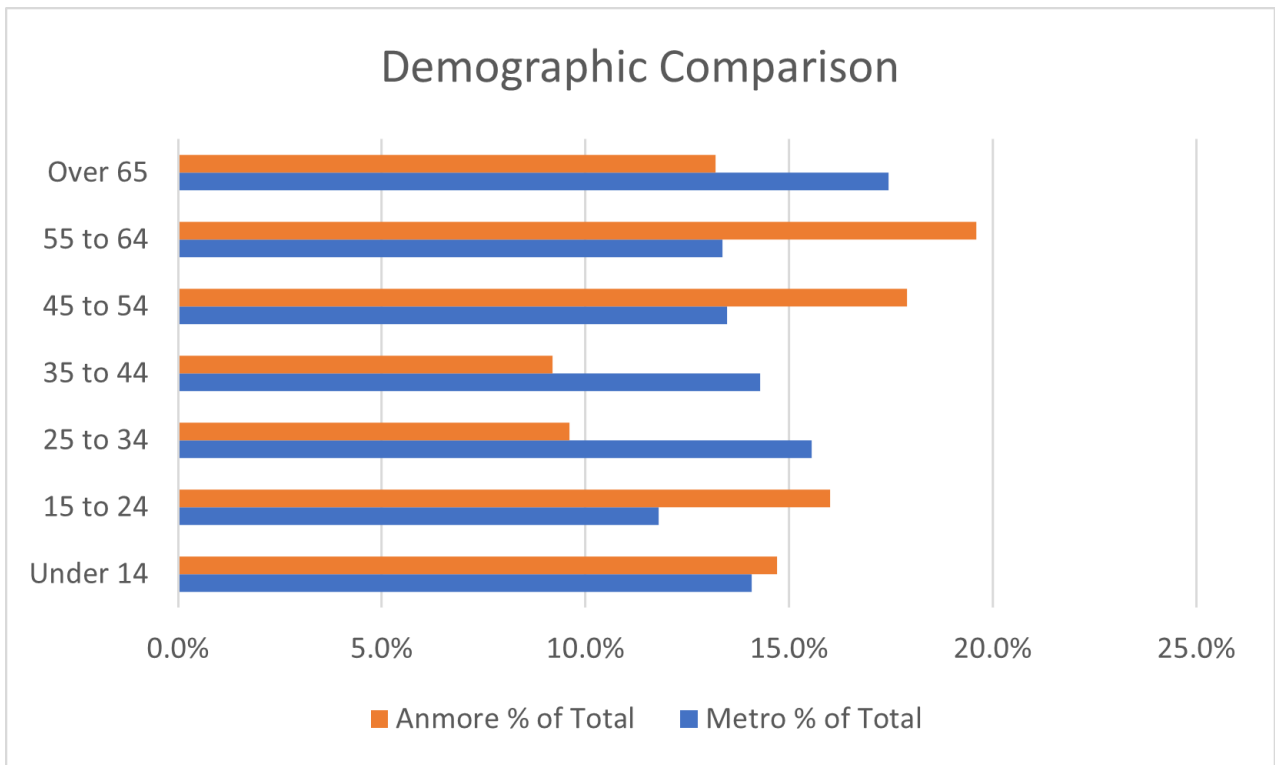


2.3 Metro Vancouver's population demographic

Demographic	Population	% of Total
Under 14	372,045	14.1%
15 to 24	311,670	11.8%
25 to 34	411,305	15.6%
35 to 44	377,515	14.3%
45 to 54	356,170	13.5%
55 to 64	353,340	13.4%
Over 65	460,795	17.4%
Total	2,642,840	

Metro Vancouver has an average age of 41.7 and a median age of 40.8 years. Locals Over 65 years old represent the largest age group, followed by those aged 25 to 34.

2.4 Age Comparison



It is interesting to note that the average age of Anmore residents is lower by 0.5 years than that of Metro Vancouver, but the dynamic swaps significantly when reviewing the median age of the populations, where Anmore is 4.8 years higher than the lower mainland. This narrative is likely explained by a couple of anecdotal observations. Firstly, the average cost of housing in Anmore, is higher than that of the Metro Vancouver average, meaning the average household income needs to increase to match this offset. Typically, average household income increases with age, until retirement age.



Secondly, the large properties within Anmore require significant upkeep from a cost and maintenance perspective. Once retirement age is reached, it becomes harder for residents to maintain properties, this typically leads to downsizing of properties. In Anmore there is limited housing stock that allows for downsizing, which results in the over-65 population migrating from Anmore.

2.5 Anmore Economics

The economics of Anmore are influenced by its secluded location, small population and limited infrastructure. This context constrains its ability to contribute significantly to the larger regional economy. However, Anmore supports the general strategies of the Regional Growth Strategy (RGS) that protect employment lands for economic activity, identifying areas of commercial, industrial and institutional lands.

Opportunities for employment in Anmore are limited due to its residential context. However, policies are in place to grow employment within the village, including potential commercial opportunities in the Anmore Community Hub Institutional designation and within the Anmore South Special Study Area (SSA), as well as support for home-based businesses. There are no plans to increase employment-generating lands beyond these potential commercial opportunities.

Anmore also plays a peripheral role in the regional economy as a municipality experiencing modest growth and development, resulting in a low but fairly constant level of new home construction.

2.6 Policing Costs

A consideration for development in Anmore is that if population exceeds 5,000 residents, this growth triggers an increase in policing costs. As a small community, Anmore benefits from a significant cost sharing agreement with higher levels of government, where residents pay a sliding scale of costs for policing, resulting in lower costs when compared to larger municipalities. Municipalities with populations from 5,000 to 14,999 pay 70 percent of the cost base described in the policing agreements. The federal government pays the remaining 30 percent.

The requirements for policing within British Columbia are governed by the Police Act.

2.7 Housing stock

Housing stock in Anmore is predominantly owner occupied single detached dwellings and this housing type represents a much higher overall percentage in Anmore than other Metro Vancouver and British Columbia areas. Home values are historically high in comparison to the Metro Vancouver median, and as a result based on income, there are few renters in Anmore and there are limited opportunities for migration from the rest of Metro Vancouver area, as people in lower income brackets cannot afford to buy property in Anmore. For further context and detailed analysis, a comprehensive housing needs assessment was completed on behalf of the Village of Anmore by RWPAS and Focus Consulting in 2021.



3.0 Proposed Amendments

3.1 Proponent's rationale for amending the OCP

The following section contains content and headings from the proponent's amendment submittal, and we have sought to capture the language and tone used within the application, including what the proponents perceives to be the benefits of the amendment. Therefore, the content in this section reflects the positive tone from the application. It is important to note that this is not an endorsement by ISL of the submittal – it is just a general summary of the application.

Growth and Development

The amendment identifies an opportunity for growth and development within the Anmore South area. It recognizes Anmore South as a designated SSA with the potential to accommodate change while protecting the existing semi-rural character of Anmore.. The proposed amendment would provide a framework and policies for a phased development that would be completed over a 25-year span, offering a range of housing forms, with the eventual build-out consisting of:

- 3,100 – 3,500 homes composed of:
 - Ground-orientated detached single-family homes and duplexes;
 - Multi-family townhomes and/or mid-rise apartments; and
 - Mixed use which provides for apartments above ground level retail and office space.
- Community Centre
- Neighbourhood Parks
- Greenways and Trails
- Neighbourhood Commercial and Mixed-Use

Diversifying the Tax Base

The amendment seeks to increase and diversify the municipal tax base in Anmore. By creating a scale and mixture of uses in Anmore South, including residential, commercial and community facilities, the amendment aims to provide sustainable revenue for the Village.



Figure 6 - Rendering within icona's amendment document



Economic Impacts

The amendment considers the employment impact from the proposed commercial and public amenities, as well as the impact of the expanded range of housing choices to support the ability of current residents to stay in Anmore.

Anmore South is estimated to have a local employment impact of 580 jobs. This includes jobs based in Anmore South at commercial areas, community facilities, plus home-based employment in the new housing units, as well as growth in local government and schools in the rest of Anmore to accommodate additional population and development.

In addition to the ongoing contributions from a fully built-out Anmore South, the analysis identifies significant employment generated by project construction. Using preliminary construction cost estimates the direct construction employment associated with the project is an estimated 2,800 person-years.

Meeting Regional Growth Objectives

The amendment aligns with regional growth objectives and strategies by proposing to accommodate growth in a way that contributes to regional goals while meeting Anmore's unique characteristics. The proponent asserts that by focusing growth within the SSA the proposed development will contribute to Anmore addressing the regional growth challenges.



Figure 7 - Rendering within icona's amendment document

Creating a Vibrant and Sustainable Community

The amendment seeks to create a vibrant, sustainable and livable community within Anmore South. It proposes the establishment of a mixed-use Village with shops, services and a community centre. The plan also emphasizes environmental stewardship, leveraging Anmore's natural assets, and practicing sustainable development approaches. The aim is to create a community that offers opportunities for living, working, shopping and recreational activities within Anmore.



Engaging the Community

icona has completed several rounds of public engagement that began in the summer of 2021. icona embarked on an engagement process designed to give Anmore residents multiple opportunities to provide input, ask questions and contribute in ways that were convenient and meaningful.

Through these consultations, icona directly engaged more than 500 Anmore residents. To date, icona has connected with more than 31% of Anmore residents.

These outreach activities included:

- Q&A sessions to gather input from specific neighbourhoods and answer questions about the consultation process and timelines.
- A series of six interactive co-design workshops, led by the award-winning Co-Design Group, in which residents worked with a professional Community consultation artist to visualize the possibilities for Anmore South in a series of sketches.
- A community vision showcase at Anmore Elementary school in which residents viewed the co-designs created by their neighbours and provided additional ideas and feedback. The showcase attracted and collected input from 150+ attendees.

Note

Should Council wish to proceed with an amendment process, we recommend that a comprehensive Village-led consultation plan be developed to ensure meaningful engagement with the community. This plan can be developed prior to the first reading of the OCP Amendment Bylaw

Official Community Plan Amendment

This section provides the OCP amending language and policies. The amendment proposes Anmore South as a distinct master-planned neighbourhood within the Village of Anmore, accommodating community growth of approximately 3,300 new homes. The plan includes a phased build-out of approximately 25 years, a vibrant neighbourhood heart including local grocery, shops and services, a community center and market square, and a compact village-scaled neighbourhood while preserving the overall existing semi-rural character of Anmore.

Figure 2
LANDFORM ANALYSIS

LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Existing Structures

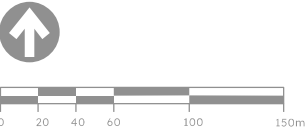
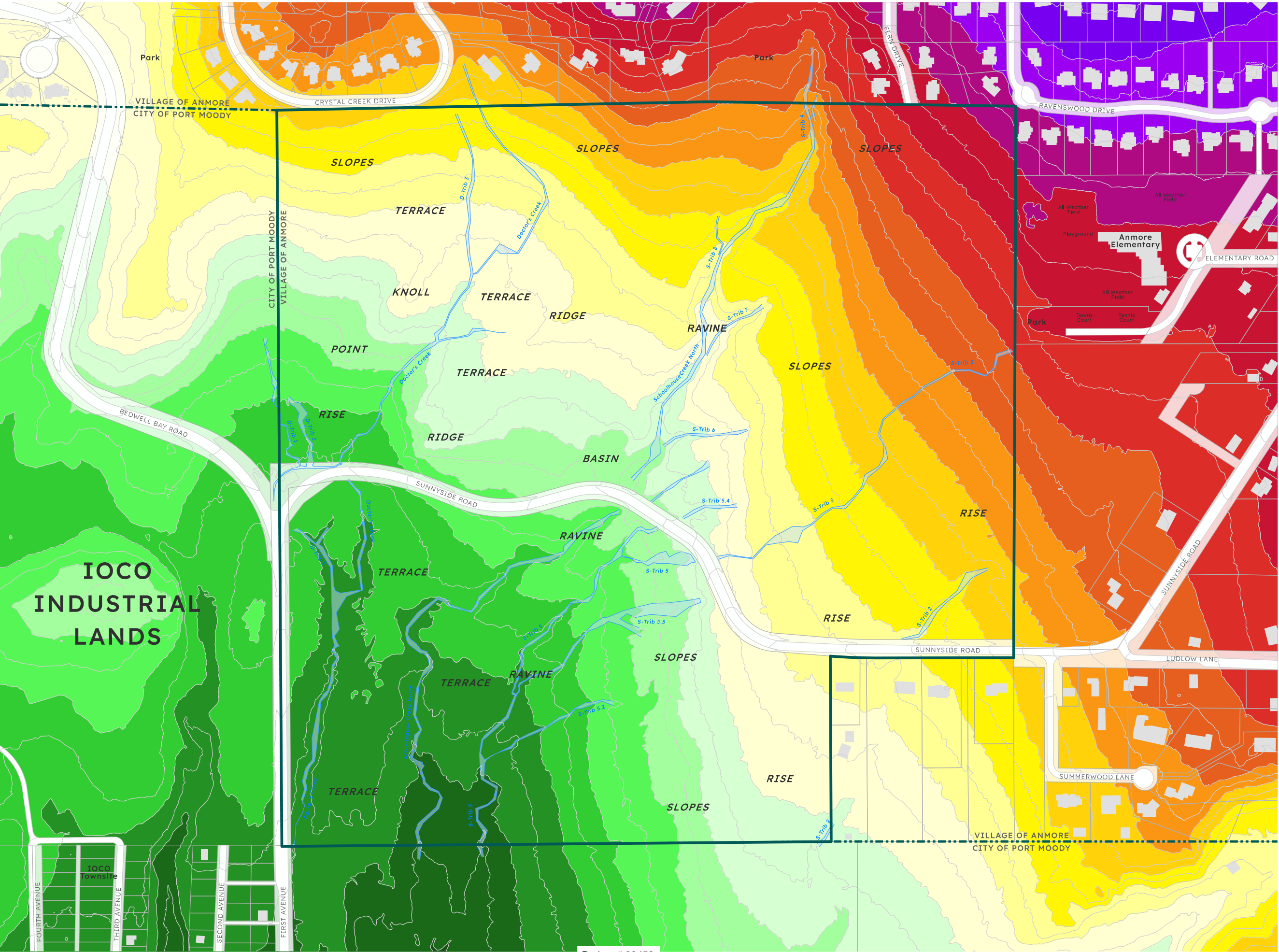
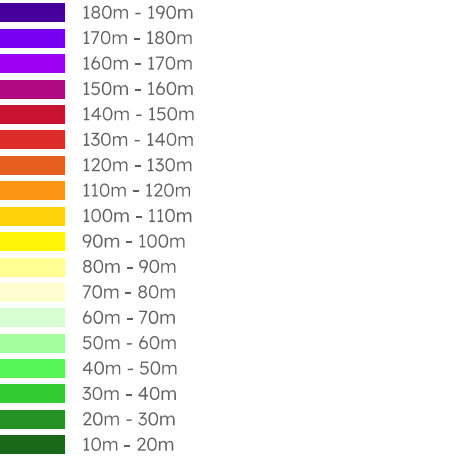




Figure 5
CONSERVATION +
RECREATION
FRAMEWORK

LEGEND MAY 2023

- Site Boundary 61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures

CONSERVATION FRAMEWORK

6%	Neighbourhood Park 3.78 ha 9.34 ac
41%	Protected Natural Area + Greenways 24.94 ha 61.63 ac

NEIGHBOURHOOD DEVELOPMENT

37%	Development Lands 22.44 ha 55.45 ac
16%	Road ROW 9.98 ha 24.66 ac
100%	61.14 ha 151.08 ac

- Village Greenway | 4m Multi Use Path
- Community Pathway | 3m Multi-Use Path
- Sunnyside Off-Street Crossing
- Potential Stream Crossing
- Trailhead
- Community Park
- Neighbourhood Park
- Community Centre
- Mixed-Use Village
- Elementray School
- Recreation Field House

Note: The proposed areas are conceptual and will be refined through detailed design.

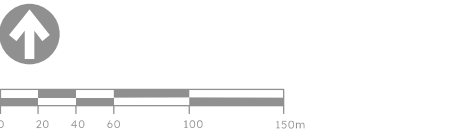
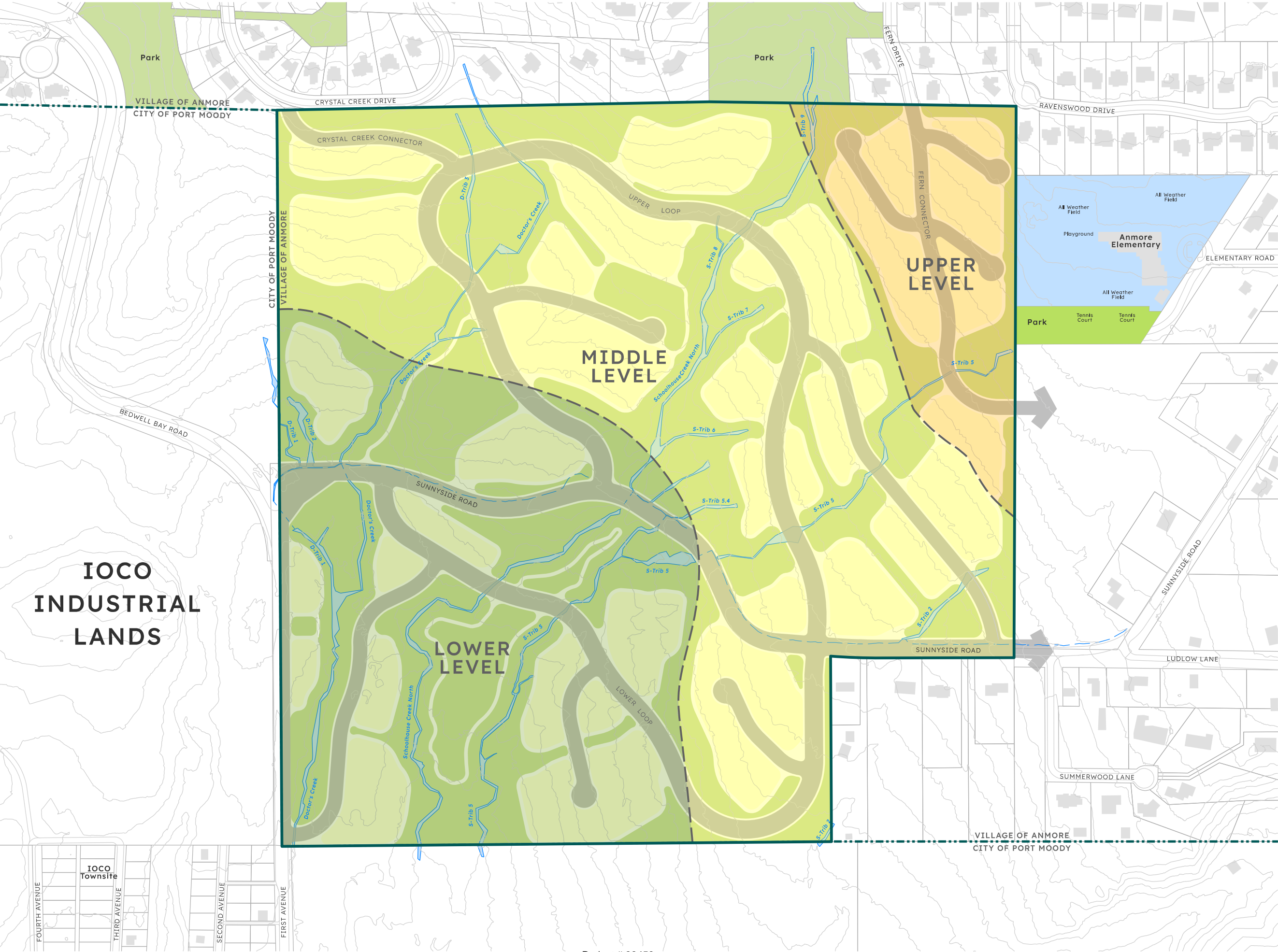


Figure 6
NEIGHBOURHOOD
STRUCTURE PLAN



LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures
- Development Lands
- Conservation Framework
- Street Network

NEIGHBOURHOOD LEVELS

- Upper Level
- Middle Level
- Lower Level

Note: The proposed areas are conceptual and will be refined through detailed design.

IOCO
INDUSTRIAL
LANDS

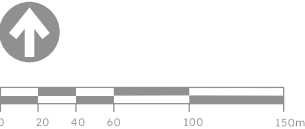


Figure 7
PARKS + TRAILS PLAN



LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures
- Development Areas
- Neighbourhood Park
- Protected Natural Area + Greenways
- Road ROW
- 5-10 Minute Walking Radius | 400 m

- TRAIL NETWORK**
- Village Greenway | 4m Multi Use Path
 - Community Pathway | 3m Multi-Use Path
 - Public Sidewalk | 1.5m
 - Sunnyside Off-Street Crossing
 - Potential Stream Crossing
 - Trailhead

- COMMUNITY AMENITIES**
- Community Park
 - Neighbourhood Park
 - Community Centre
 - Mixed-Use Village
 - Elementary School
 - Recreation Field House

Note: The proposed areas are conceptual and will be refined through detailed design.

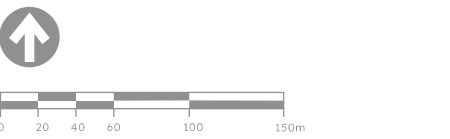


Figure 9
STREET NETWORK PLAN



LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures
- Development Areas
- Neighbourhood Park
- Protected Natural Areas + Greenways

- STREET NETWORK**
- Major Road Network | 20m ROW
 - Collector Street | 20m ROW
 - Local Street | 15.4m ROW
 - Community Gateway

- COMMUNITY AMENITIES**
- Community Park
 - Neighbourhood Park
 - Community Centre
 - Mixed-Use Village
 - Elementary School

Note: The proposed areas are conceptual and will be refined through detailed design.

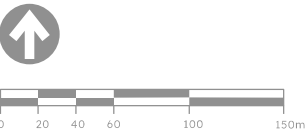
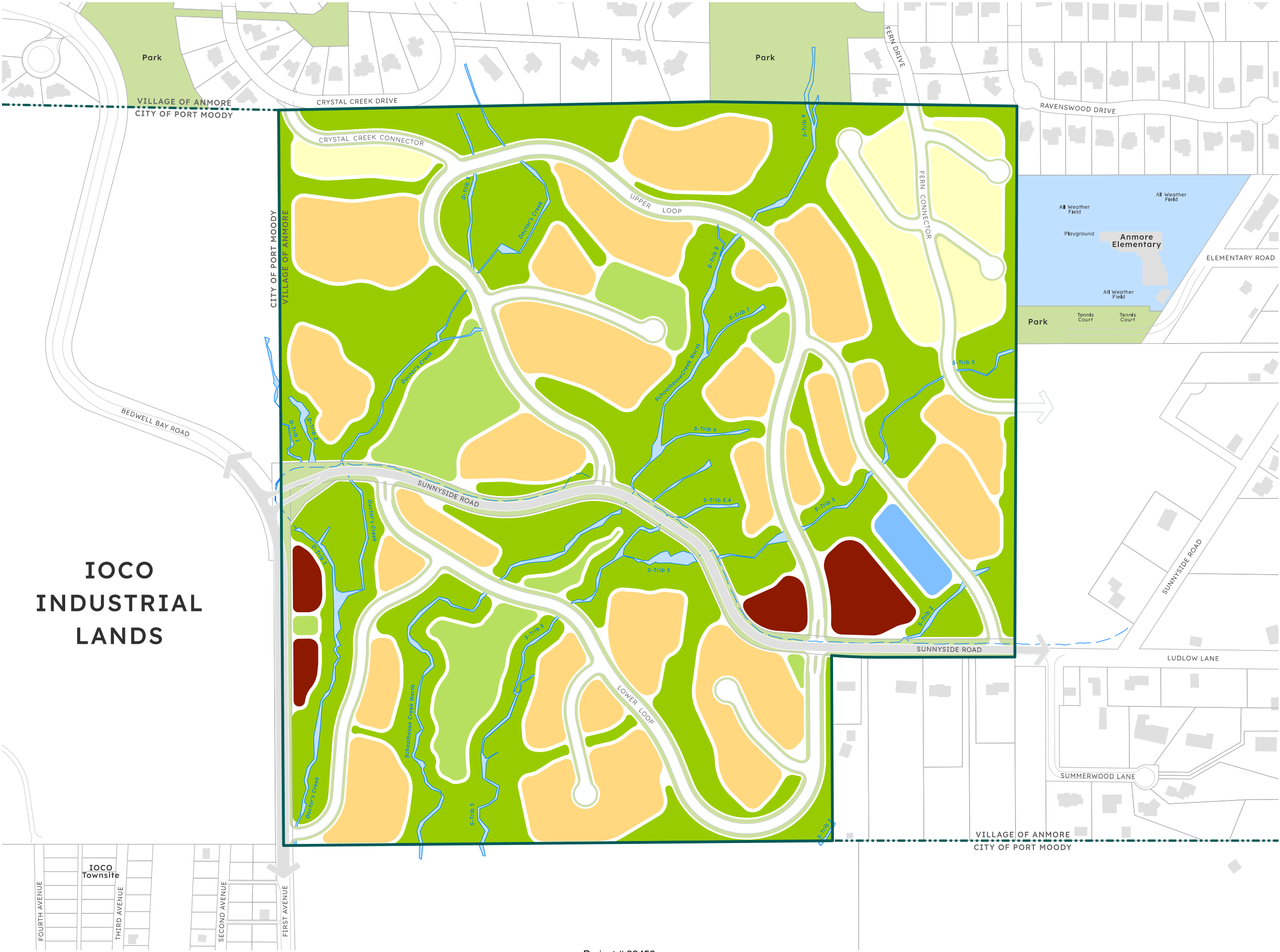


Figure 11
LAND USE PLAN



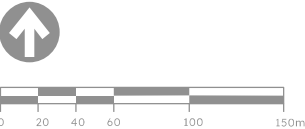
LEGEND MAY 2023

- Site Boundary 61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures

LAND USE	
5%	Ground Oriented 3.20 ha 7.91 ac
28%	Multi-Family 17.13 ha 42.33 ac
3%	Mixed Use 1.67 ha 4.13 ac
1%	Civic Community Centre 0.44 ha 1.09 ac
6%	Neighbourhood Park 3.78 ha 9.34 ac
41%	Protected Natural Area + Greenways 24.94 ha 61.63 ac
16%	Road ROW 9.98 ha 24.66 ac
100%	61.14 ha 151.08 ac

Note: The proposed areas are conceptual and will be refined through detailed design.

IOCO
INDUSTRIAL
LANDS





3.2 Proposed OCP amending policies

The policies proposed by icona would replace those that currently exist in relation to Anmore South (IOLU-1 to IOLU-4)



Figure 8 - Rendering within icona's amendment document

3.2.1 Policy AS-1 | Neighbourhood Plan

Anmore South will be developed according to a Neighbourhood Plan to be prepared following a Terms of Reference approved by the Village of Anmore including extensive community engagement.

AS-1 Comments

A Neighbourhood Plan is a document that outlines a vision and specific policies for the development and improvement of a neighbourhood or community. It is typically created through a collaborative process involving Council, Village staff, and consultation with the public, the proponents and their professionals. It is recommended that a Neighbourhood Plan is included within the OCP amendment process as it provides significant context to the policy statements. See section 3.3 for further context.

3.2.2 Policy AS-2 | Residential

Anmore South residential land-use designations and zoning will provide for a diversity of housing forms to accommodate a range of lifestyles, life-stages and incomes.

AS-2 Comments

The Village's existing residential designations are currently written in terms of single-family housing developments, and they lack subcategories based on density, such as low-density residential, medium-density residential and high-density residential. As part of the OCP amendment process, new designations would need to be developed, defined and identified within a Neighbourhood Plan.



3.2.3 Policy AS-3 | Commercial + Mixed Use

Anmore South commercial and mixed-use land use designations and zoning will accommodate a range of employment and/or commercial activity applied in locations to support a variety of employment activities and more intensive forms of commercial development.

AS-3 Comments

The Village's existing commercial land use policies are fairly broad and they reference Anmore South as an area for commercial use (CLU-5). AS-3 is consistent with this policy, but it should be expanded to identify zones and types of designation that are appropriate in the Anmore South lands.

3.2.4 Policy AS-4 | Parks

Anmore South will provide the public with accessible parks and gathering places, natural areas, streetscapes, and recreational and community facilities that enhance village vibrancy and livability.

AS-4 Comments

The Village's existing parks and trails land use policies are robust and provide a significant context for trail system requirements and open space requirements. However, they provide little context to recreational and community facilities. Therefore, AS-4 should be expanded upon to provide context on what the Village's expectation are surrounding these types of facilities.



Figure 9 -- Rendering within Icona's amendment document

3.2.5 Policy AS-5 | Civic Amenities

Anmore South will provide destination civic amenities for the Village including a community centre that includes a large flexihall, multipurpose spaces, and fitness facility.



AS-5 Comments

Policy INLU-3 provides guidance to civic amenities; however, it appears to be directed towards a community hub facility. As this facility is currently under construction within Anmore's institutional zone, AS-5 should be reviewed to ensure it meets the Village's expectations.

3.2.6 Policy AS-6 | Environmental

A minimum of 40% of the forested area will be preserved through dedication to the Village. The protection of forested lands will include opportunities for environmental enhancement – including fish and riparian habitat improvements.

AS-6 Comments

The Village has a significant existing OCP policies in relation to the environmental stewardship. AS-6 is in line with these current policies.

3.2.7 Policy AS-7 | Streets

Anmore South will provide an active transportation network of multi-modal streets and multi-use paths to encourage walking and cycling while reducing reliance on private vehicle trips.

AS-7 Comments

The Village's transportation policies have several references to active transportation and network creation/connectivity. AS-7 is in line with the Village's current policies

3.2.8 Policy AS-8 | Transportation

Prepare a detailed Transportation Study for the Burrard Inlet North Shore and encourage establishment of a Transportation Working Group including municipalities, First Nations, provincial government, Vancouver Port Authority, transit authorities and landowners to collaboratively review and address transportation needs on a regular and ongoing basis.

AS-8 Comments

The proposed policy is vague and does not provide much context as to what it intends to achieve. Transportation networks are crucial in enabling mobility and accessibility within a region as they support economic development by facilitating the movement of people and goods, attracting investment and reducing transportation costs. The Village is linked to the regional network via East Road, Sunnyside Road and First Avenue, all of which are part of the Major Road Network (MRN), which is governed by Translink. Translink is the regional transportation authority responsible for planning, operating and maintaining the transportation network; therefore, the Village should be in consultation with Translink as a the lead authority to discuss the impacts to the regional network.

3.2.9 Policy AS-9 | Servicing

Anmore South will be connected to regional drinking water and sanitary services. Regional sanitary service will be limited to the Anmore South neighbourhood to preserve the semi-rural density and character of existing Anmore.

AS-9 Comment

Anmore's existing policies do not reference connection to regional water network; however, the Village is currently provided drinking water via the City of Port Moody, which is receives its water from Metro



Vancouver. Therefore, by proxy, the Village is connected to a regional water network. However, it may be advantageous to connect directly to the regional service provider.

Anmore's Liquid Waste Collection and Disposal policy MS-7 states the Village will not develop a municipal-wide sewer system; therefore, AS-9 is in contravention of the existing policy. MS-7 would have to be amended to bring AS-9 into line with it.

3.2.10 Policy AS-10 | Sustainability

Anmore South will strive to achieve the highest levels of neighbourhood performance relating to: minimizing environmental impact; limiting energy requirements and related GHG footprint; reducing potable water and other resource consumption; minimizing surface runoff while maximizing at-source infiltration; maximizing waste diversion from the region's landfills; and the delivery of overall design excellence, all contributing positively to the existing character of the Village.

AS-10 Comment

AS-10 policy aligns with the Village's greenhouse gas emission reduction strategy and policies.

3.2.11 Policy AS-11 | Culture

Prioritize the preservation of cultural heritage and the celebration of community identity, through the inclusion of public art and performance spaces, while also incorporating regional architecture, native materials and sustainable design practices to reflect the values of the Village of Anmore

AS-11 Comment

AS-11 policy aligns with the Village's Heritage, Arts and Culture policies (S-9 to S-11)

3.3 Neighbourhood plan

The policies provided by the proponent are written as general guidance to the OCP, and they do not provide much clarity on how and when the development will be constructed with phasing, land use, housing types, transportation uses and amenity requirements.

A Neighbourhood Plan is a localized planning document that outlines a vision, goals and specific policies for the development and improvement of a particular neighbourhood. It provides a detailed framework for guiding land use, transportation, infrastructure, housing, parks and other aspects of neighbourhood development. A Neighbourhood Plan should focus on addressing the unique characteristics, needs and aspirations of the specific neighbourhood. It serves as a tool to shape the physical and social fabric of the neighbourhood, enhance its livability, and foster a sense of identity and community ownership in the planning and decision-making processes.

A Neighbourhood Plan usually contains the follow components:

Introduction and Context

The plan begins with an introduction that provides background information about the neighbourhood, its history, demographics and current conditions. It also describes the purpose and goals of the plan.

Vision Statement

The statement(s) should articulate the desired future of the neighbourhood. It outlines a long-term vision and sets broad goals for the neighbourhood's development and improvement. The vision statement reflects the aspirations and priorities of the community.



Land Use

The plan includes a land use and zoning component that defines how different areas of the neighbourhood should be used. It identifies land use categories such as residential, commercial, industrial and open space. Zoning regulations and guidelines may also be included to ensure that future development aligns with the desired character and function of the neighbourhood. It's important to note that this section is still high level in its language and should not be interpreted as a rezoning of the land.

Housing

This section addresses housing needs and strategies for the neighbourhood. It may include policies to encourage a diverse range of housing types, affordable housing provisions, design standards and measures to protect and enhance existing housing stock.

Transportation and Mobility

This component focuses on transportation infrastructure, connectivity and accessibility within the neighbourhood. It may address issues such as public transit, pedestrian and bicycle networks, parking, traffic management, and the integration of transportation systems with land use planning.

Parks, Open Space, Amenities

The plan identifies opportunities for creating and improving parks, open spaces, and recreational facilities within the neighbourhood. It may include proposals for new parks, greenways, trails, and strategies to enhance the quality and accessibility of existing public spaces.

Infrastructure and Utilities

This section addresses the neighbourhood's infrastructure needs, including water supply, sewage, stormwater management, energy systems and other utilities. It may outline strategies for improving and expanding infrastructure to support the community's growth and development.

Economic Development

The plan may include strategies to promote economic vitality and support local businesses within the neighbourhood. It may identify areas for commercial or mixed-use development, provide guidelines for small business support and explore opportunities for job creation.

Historic and Cultural Preservation

If the neighbourhood has significant historical or cultural resources, the plan may include provisions to preserve and protect these assets. It may outline strategies for adaptive reuse of historic buildings, design guidelines for new development in historic areas and programs to promote cultural heritage.

Implementation and Action Plan

The plan concludes with an implementation strategy that outlines specific actions, responsibilities, and timelines for achieving the goals and objectives set forth in the plan. It may identify funding sources, regulatory changes, and community engagement strategies necessary to implement the plan effectively.



3.3.1 Anmore South Neighbourhood Plan

There are different ways in which a Neighbourhood Plan can be implemented within a municipality. In some cases, a neighbourhood plan becomes an integral part of an OCP Bylaw amendment, meaning it must be read in conjunction with the amendment and it would become a formal part of the OCP Bylaw when the OCP amendment is adopted. In other circumstances, a Neighbourhood Plan can be developed separately from the OCP amendment bylaw and can be adopted by Council following the adoption of the OCP Bylaw amendment.

If Council were to consider a first reading of the Anmore South OCP Bylaw amendment, ISL recommends that the Neighbourhood Plan be developed in conjunction with the OCP Bylaw, and that it becomes an integral component of the OCP Bylaw as the document will contain significant information and requirements as part of any future development applications on the land. It also provides safeguards as to what can be developed in that geographical area.

4.0 Impact Assessment

The proposed OCP amendment for Anmore South will have an impact on the Village of Anmore and its residents. During the OCP amendment review process, it will be important to understand the impacts on the community. To achieve this, the Village should conduct analysis in several areas to determine the benefits and drawbacks. The following is a list of analysis that could be conducted to better understand the impacts of the OCP amendment and Neighbourhood Plan:

1. Land use patterns and zoning regulations
2. Housing affordability and diversity
3. Transportation and infrastructure
4. Environmental sustainability and conservation
5. Economic development and employment opportunities
6. Wildfire/fire impact strategies
7. Impacts on emergency services
8. Amenity analysis
9. Asset management analysis
10. Social equity and inclusivity including marginalized persons
11. Opportunities for aging in place and accessibility

Typically, the proponent is required to submit all of the relevant reports and support analysis completed by experts in each field of study. The reports are vetted via independent subject matter experts and comments are provided for further clarification. In a larger municipality, the reports would be examined by the relevant departments and a staff member would coordinate the comments and analysis. However, as Anmore's development department is limited in resources, the analysis will be conducted by ISL Engineering and their relevant experts. The cost of the analysis should be passed onto the proponent via a cost-sharing agreement.



5.0 Public Communication and Consultation

Community engagement during an OCP amendment is a legal requirement as per the LGA. Communication and consultation are important in the democratic process as this ensures residents and other interested/affected parties have an opportunity to participate in the planning process and have their voices heard. It promotes transparency, inclusivity and accountability, allowing the community to actively contribute to decisions that will shape their future.

A well-run public engagement process will foster trust between Council, staff and the community. When residents feel that their voices are heard and their input is valued, it helps build confidence in the planning process. Engaging the public in OCP amendments demonstrates a commitment to participatory decision-making and promotes a sense of ownership among residents. A byproduct of public engagement can be gaining access to a broader range of ideas, feedback, and concerns. Engaging the community enhances the quality of the plan by considering diverse perspectives, identifying potential issues and opportunities, and addressing community-specific needs. Public engagement helps planners to craft more effective policies, strategies and land use designations that reflect the aspirations, values and priorities of the community.

Another important element of the public engagement is that it provides an opportunity to educate the community about planning principles, processes and the OCP's significance. It promotes awareness and understanding of the impacts and benefits of different planning decisions. Through engagement activities, residents can learn about the challenges, trade-offs and complexities of the development, leading to a more informed and engaged community.

Overall, public engagement in OCP amendments is essential for promoting democracy, harnessing local knowledge, improving plan quality, building trust, fostering collaboration and increasing community awareness and ownership. By involving the public, we can develop more responsive and inclusive OCP that reflect the aspirations and values of the community and contribute to the long-term well-being of the municipality.

5.1 How much engagement?

The extent of public engagement during an OCP amendment can vary depending on the specific context, local regulations, and the nature of the proposed changes. However, it is generally recommended to conduct meaningful and inclusive engagement to ensure broad community involvement and to address diverse perspectives. Given the importance of Anmore South and its potential impact to the community, it is recommended that significant independent (not conducted by the proponent) public engagement is conducted. If Council wishes to proceed with a first draft of the amendment to the OCP Bylaw, staff should put together a community engagement strategy that is presented to council for their input and subsequent approval.

The following are some key considerations in a community engagement strategy:

Early Engagement: Engage the public early in the OCP amendment process to allow for meaningful input and collaboration from the beginning. This provides an opportunity to shape the direction and priorities of the amendment, ensuring that community concerns and aspirations are integrated into the planning process.

Multiple Notification and Engagement Methods: Employ a variety of methods to notify the community about the opportunities to participate and apply multiple methods and tools for different segments of the community to share input and feedback. This can include public meetings,



workshops, focus groups, online surveys, open houses, and targeted outreach to specific interest groups or demographics. Utilize both in-person and digital platforms to maximize accessibility and participation.

Information Sharing: Provide clear and accessible information about the proposed OCP Bylaw amendment, its purpose and potential impacts. Make available relevant documents, maps, and summaries to help the public understand the proposed changes and make informed contributions. Use plain language and visuals to communicate complex planning concepts effectively.

Two-Way Communication: Create opportunities for dialogue and discussion between decision-makers and the public. Encourage questions, comments and suggestions from community members and respond to their input in a timely and transparent manner. Actively seek feedback on specific aspects of the proposed OCP amendment and allow for constructive conversations.

Targeted Engagement: Identify specific affected audiences, such as residents, community organizations and indigenous communities, and tailor engagement strategies to their needs and interests. Recognize the importance of engaging marginalized or underrepresented groups and employ inclusive approaches to ensure their voices are heard.

Iterative Engagement: Seek ongoing engagement throughout the OCP amendment process, providing opportunities for feedback at different stages. Share progress updates, draft policy documents and refinements to proposals to enable continued community involvement and ensure that input is considered throughout the decision-making process.

Evaluation and Documentation: Evaluate the effectiveness of the engagement activities and document the input received, concerns raised, and decisions made. Provide a summary report of the engagement process and how community input influenced the OCP amendment. Communicate the outcomes and rationale for decisions to maintain transparency and accountability.

Public Hearing: It is legal requirement to hold a formal Public Hearing when considering an OCP Bylaw amendment/adoption. The Public Hearing must be conduct as per the requirements in Division 3 – Public Hearings on Planning and Land use Bylaws of the Local Government Act. The Public Hearing must be held after the first reading of the bylaw and before the third reading. After the Public Hearing, a Council has the authority to adopt or defeat a bylaw, without further notice or hearing.



6.0 Implementation Strategy

The applicant has provided an OCP amendment application that contains significant amounts of information that will require analysis and commentary from staff and the supporting team. The following is a general breakdown of how to proceed with the OCP amendment process.

Identify the Need for a Bylaw:

Council provides direction to staff to draft the bylaw amendment.

Drafting the Bylaw:

The Development Department drafts a proposed bylaw with the policy language for the amendment, that considers the amendment application and the workshop held by Council.

Internal Review and Approval:

The draft bylaw undergoes an internal review process. This involves consultation with different departments, legal counsel, and other interested/affected parties to ensure that the bylaw aligns with legal requirements, existing policies, and community goals.

Council Consideration:

The bylaw is presented to the Council for consideration. The Council members review the bylaw, discuss its provisions, and may propose amendments or revisions.

First Reading:

The Council conducts the first reading of the bylaw during a Council meeting. The purpose of the first reading is to introduce the bylaw to the Council and make it publicly known that Council is considering an amendment to the OCP.

Council/Proponent Public Workshop

Council conducts a public workshop with the proponent to ask questions and seek clarity on the proposed amendment and provide feedback on the amendment. This feedback should be incorporated into the draft bylaw to be introduced for Council's consideration. This step could also occur prior to first reading if Council wished to engage with the proponent prior to review the bylaw.

Consultation and Public Input

The introduction of the bylaw (first reading) will help to provide the context on the proposed amendment in order to inform the consultation process. The consultation period should provide opportunities for public review, feedback and comments. While a Public Hearing is the only legislative requirement, public input can be sought through public meetings, open houses, written submissions, online surveys, or other engagement methods. Affected/interested organizations such as the School District, Sasamat Volunteer Fire department, Translink etc. would also be consulted during this period.

Revisions and Refinements:

Based on the feedback received during the consultation phase, the draft bylaw may be revised and refined to address concerns, incorporate suggestions, and ensure it reflects community interests as much as possible. Council may consider second reading of the bylaw, which includes discussion in principle on the content of the bylaw and incorporates any changes.

**Public Hearing (before third reading):**

Prior to third reading, a Public Hearing is held, which provides an opportunity for affected parties to provide their views and make representations to Council regarding the proposed bylaw amendment. Once Council has directed staff to hold a Public Hearing, notice of the Public Hearing is issued, as legislated, through various means. The Council listens to the public's input during the hearing.

Third Reading:

Following the Public Hearing, Council may consider third reading of the bylaw amendment, which is final discussion including any changes.

Metro Vancouver Adoption

Once the bylaw amendment reaches the third reading, it can be referred to the Metro Vancouver Regional Board for adoption. The application will be considered by the Board for approval. During this process the Board could request additional information for consideration. The amendment will be voted upon for adoption. If the amendment is approved by the Metro Vancouver Regional Board, the bylaw can proceed for adoption by Anmore's Council

Adoption:

Once the amendment is approved by Metro Vancouver Regional Board, and if all other requirements are met with respect to legal instruments and conditions imposed on the proponent, Council may consider adoption of the bylaw amendment. Once adopted, the bylaw becomes legally enforceable.

Refer to the next page for an info graphic to depict the next steps



ISL Planning Process

