



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: March 15, 2024

File No. 3030-20

Submitted by: C. Boit, P.Eng, Manager of Development Services

Subject: *Anmore South – Neighbourhood Plan Terms of Reference*

Purpose / Introduction

This report presents the Draft Terms of Reference (ToR) for the Anmore South Neighbourhood Plan that will be developed in conjunction with the Anmore South OCP Amendment Bylaw # 686-2023.

Recommended Option

That the Draft Neighbourhood Plan Terms of Reference in relation to Bylaw 686-2023, attached to the report dated March 15, 2024 from the Manager of Development Services be approved and staff be directed to work with the applicant in moving the consideration of the Anmore South OCP amendment application process forward.

Background

This report presents the ToR for the Anmore South Neighbourhood Plan. The ToR is based upon the policies outlined in the Village's Official Community Plan (OCP). The OCP recognises the development area as a Special Study Area, with 4 policies relating to the development. The ToR provides a framework for the studies and requirements for the proposed development of the Anmore South lands,.

Discussion

The Anmore South Neighbourhood Plan is a pivotal component in identifying how the area could transition from a Rural (Special Study Area) designation to a diverse neighbourhood that includes various land uses, community amenities, and urban development forms. This transition is outlined as a multi-phase process involving OCP Amendment, a Metro Vancouver Application to change the current land designation from Rural to General Urban via amendment of the Regional Growth statement and the Urban containment boundary. The Neighbourhood Plan (developed by the applicant) will ensure detailed planning policies, infrastructure servicing and community amenities requirements are well-defined.

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The scope of work under the ToR includes comprehensive biophysical, planning, and infrastructure inventories, along with technical due diligence studies. These studies encompass environmental, archaeological, geotechnical, and transportation assessments, among others. A detailed land use plan, transportation plans, and a range of technical studies will be prepared to support the Preferred Plan for the neighbourhood.

A robust Communication and Public Engagement Strategy will follow the plan presented and endorsed by Council at the February 20th, 2024, regular council meeting. This plan will be conducted collaboratively with the applicant and will utilize various strategies to ensure extensive community involvement and transparent communication.

Council and Staff Involvement

The applicant will be working with Village staff and consultants throughout the planning process. Staff will present the findings of the reports and engagement to Council via Regular Council meetings. This will ensure concerns and aspirations are consistently understood and considered in the context of the Neighbourhood Plan.

The ToR presents a clear and structured approach to developing the Anmore South Lands. Staff have reviewed and provided feedback to the applicant which has been considered and incorporated to form a solid foundation for moving forward with process of considering the OCP amendment application.

Options

That the Draft Neighbourhood Plan Terms of Reference in relation to Bylaw 686-2023, attached to the report dated March 15, 2024 from the Manager of Development Services be approved and staff be directed to work with the applicant in moving the consideration of the Anmore South OCP amendment application process forward.

(recommended)

OR

That the following amendments to the Terms of Reference be incorporated and That staff work with the applicant to amend the Terms of Reference to bring forward for Council's consideration at a later date:

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OR

That Council decline to approve the Terms of Reference and do not wish to proceed with an OCP amendment.

Attachments

Attachment 1 – Anmore South, Draft Neighbourhood Plan – Terms of Reference – March 2024

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| Prepared by: | |
|  Chris Boit, P.Eng Manager of Development Services | |
| Reviewed for Form and Content / Approved for Submission to Council: | |
| Chief Administrative Officer's Comment/Concurrence |  _____ Chief Administrative Officer |