



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: July 12, 2024

File Number: 3030-20

Submitted by: Chris Boit, Manger of Development Services

Subject: Anmore South OCP Amendment Engagement Strategy Summary
Report – Phase 1

Purpose / Introduction

To present Council with a summary of the findings from the Anmore South OCP Amendment Application & Neighborhood Plan Community Engagement Phase 1 (Attachment 1), which was completed as part of Phase 1 of the Neighborhood Plan process that occurred from May to June. This process was initiated as part of the Anmore South Official Community Plan Designation Bylaw Amendment No. 686-2023.

Recommended Option

THAT Council receive the Anmore South OCP Amendment Application & Neighborhood Plan Community Engagement Phase 1 report dated July 16th, 2024, prepared by Mickelson Consulting Inc.

Background

At the December 5th, 2023, Regular Council Meeting, Council provided first reading to the Anmore South Official Community Plan Designation Bylaw Amendment No. 686-2023 and provided the following direction:

“THAT staff bring forward a Community Engagement Strategy in relation to the OCP amendment”.

At the February 20th Regular Council Meeting, Council endorsed the Anmore South OCP Amendment Engagement Strategy dated February 16, 2024 (Attachment 2) and directed staff to initiate the plans.

Following the Engagement Strategy and Anmore South Neighborhood Plan (NP) Terms of Reference (Attachment 3), a comprehensive Village-led community engagement process was undertaken for Phase 1 of the development of a Neighborhood Plan to increase awareness and

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understanding on the proposed OCP Amendment and Neighbourhood Plan, and to provide the community with opportunities to share input to gain insight to the community's perspectives on icona's vision for Anmore South including resident's priorities and concerns, and additional ideas for consideration. The Engagement Summary Report provides an overview of targeted outcomes, notification tactics and engagement methods implemented, and a summary of the key themes and comments shared by participants. The report appendix includes verbatim comments from note takers and other input methods, along with examples of materials used as part of the Phase 1 engagement on the proposed OCP Amendment and Neighbourhood Plan.

Discussion

Community Engagement Summary

Phase 1 of the Community Engagement Process followed the goals and approaches set out in the Community Engagement Plan endorsed by Council. This first phase of engagement focused on informing the community about the OCP Amendment Application and Neighbourhood Plan Terms of Reference, as well as an overview of the planning process and general timeline. There were also opportunities for residents to provide input.

Throughout the engagement process, considerable community feedback on the proposed vision and related studies for Anmore South was received. Community input, including comments, questions, and concerns, were recorded about the following themes:

- Housing forms and choices
- Traffic and transportation
- Parks and natural areas
- Perspectives on the future of Anmore South

The following engagement methods were applied as part of this process:

- Open House (May 4th):
- Four Workshops (June 12th, 13th and 19th):
- Technical Open House (June 25th)
- Online Engagement through HaveYourSayAnmore.com and via email (May 3rd to June 30th):

Staff have reviewed and analysed the Engagement Summary Report noting that at this stage of engagement, the priority is to inform the community to provide a foundation of background information and context for the planning process and consult with residents to gain insight into

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priorities, concerns and ideas that will be used to inform changes or additions to the land use plan. There was good participation in feedback opportunities by participants and respectful and productive dialogue at the engagement events; however, it is noted that the Village will continue to encourage broader participation from the community as part of future engagement activities.

The following are an overview of outcomes and the considerations for next steps stemming from the detailed summaries provided in the attached report.

Housing Forms and Choices

Participants shared priorities and concerns about the proposed housing mix as well as new ideas related to the housing forms and choices. There is no consensus at this time on what participants would like to see in terms of housing. There was a mix of input ranging from preferences to remain rural and develop within the existing zoning or with an alternate zone similar to existing Anmore neighbourhoods, to support for higher density housing options that include the mix of housing forms in the existing application as well as alternate suggestions for more ground level, single detached homes or high rises to preserve more green space.

Traffic and Transportation

Traffic and transportation remains one of the top concerns expressed by participants, with continued interest in gaining a better understanding of the risks and options to address traffic issues through a more comprehensive traffic impact assessment, which is planned for Phase 3 of this process. There is also an interest what is being planned in terms of alternative modes of transportation and how those options would be implemented and managed long term.

Parks and Natural Areas

Participants expressed consistent support for protecting green spaces, wildlife corridors and environmentally sensitive areas, retaining trees as much as possible and creating parks and trails that can serve the entire community. This support for parks and natural areas is recognized as a priority as well as a potential trade-off for different development options; however, there is no clear direction on how this balance could be achieved given the mix of priorities and concerns related to housing options.

Shops, Services & Facilities

There was a mix of input related to shops, services and facilities, with some participants indicating a preference to continue to travel to Port Moody and other surrounding communities and others indicating support for more amenities, recreation services and shops within Anmore. There are also outstanding questions related to the types of services and recreation

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facilities that would be offered, who would be responsible for long-term management of amenities and services, and what this would mean for taxes when increased services like policing, fire response, water and sewer are required.

Planning Process and Perspectives on the Future of Anmore South

These open-ended discussions were designed to provide participants with an overview of the planning process along with the opportunity to share their perspectives on the proposed OCP Amendment Application and icona's vision for its property. Participants shared mixed opinions on development in Anmore South, ranging from full support for the current application to a modified approach or developing the area under RS1 zoning.

Phase 2 Considerations

Following the conclusion of Phase 1, staff met with the Applicant (icona) and their planning team to discuss the next steps for the Phase 2 of the Neighbourhood Plan. It is important to note that the Applicant is responsible for developing the Neighbourhood Plan based on the Terms of Reference approved by Council, and the Village is overseeing the planning process and leading the community engagement as an integrated part of this process. Community engagement outcomes, technical studies and other inputs are used to inform the next phase of planning.

The Applicant has confirmed they will be incorporating the feedback received from the community in the development of multiple land use scenarios. These scenarios will be developed over the summer, and will be outlining objectives, population, housing density and associated neighbourhood amenities.

Based on the feedback and input received from the community, staff have recommended the Applicant consider the following for the next phase in this process:

- Demonstrate how community input has been incorporated into the land use scenarios being proposed
- Develop visual representations of the proposed development so that the public can relate to the scale of development, its form and character and their corresponding density and configuration.
- Provide answers to questions raised as part of the Phase 1 Community Engagement where possible, and for questions that cannot be answered at this time, provide details on when more information will be available in the planning process.

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Next steps

In accordance with the Neighbourhood Plan Terms of Reference, Phase 2 of the four-phased process will commence with the development of land use scenarios based on the work completed in phase 1. The proposed land use scenarios will be developed in July and August, and Phase 2 of the Village-led community engagement to share information and provide opportunities for input on these scenarios is anticipated take place from September to November 2024.

Staff acknowledge that both the Council and the public seek detailed responses on a wide range of topics related to the land use plan. It is important to note that Phase 1 of the neighbourhood plan does not include the level of detail necessary to satisfactorily address these questions. However, Phase 2 of the neighbourhood plan will offer a higher level of detail in land use planning, which will help provide more clarity to these questions.

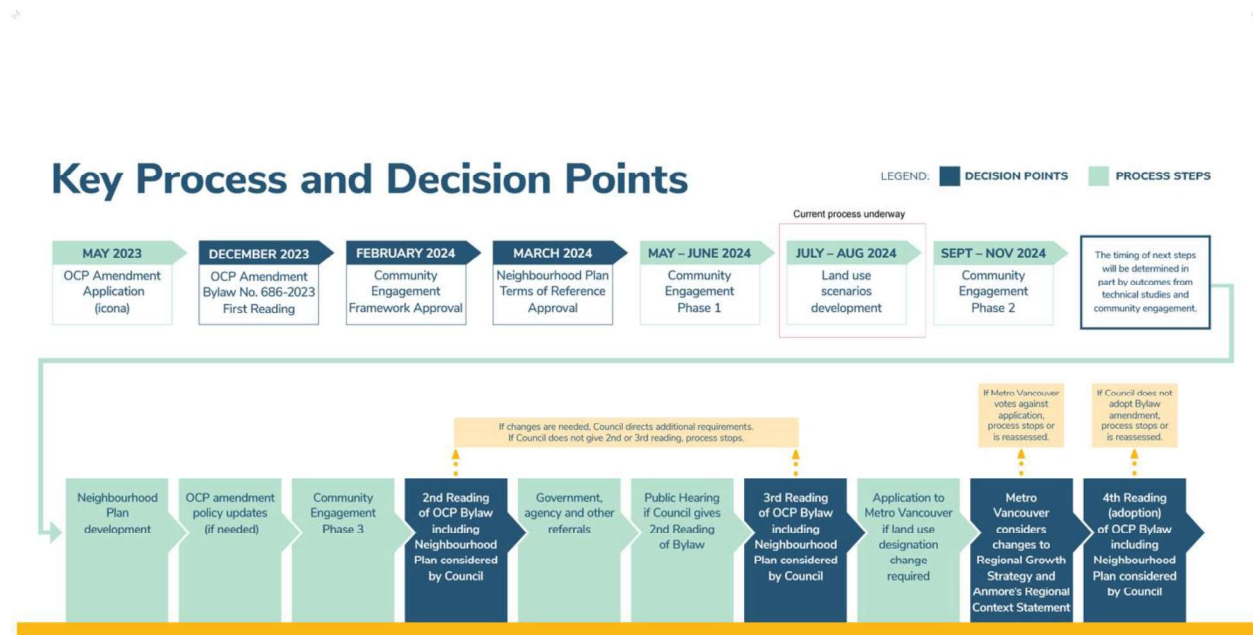
As part of the next phase of the Neighbourhood Plan development process, Council will also be presented with the land use scenarios to provide opportunities to ask questions and share their input. This could be conducted via a Committee of the Whole, where the land use scenarios are discussed with the proponent's technical team.

When the preferred land use scenario is determined, Phase 3 of the process begins, which involves completing the Neighbourhood Plan and includes the third round of community engagement. Based on this engagement and the technical studies required, there may be further changes to the OCP Amendment Bylaw prior to moving to the next major decision point for Council, which is consideration of 2nd reading. Depending on the outcomes of 2nd reading, this would then be followed by a Public Hearing. The following flow chart provides a high-level overview of the process, highlighting the current status of the project.

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Financial Implications

The applicant is responsible for the financial costs associated with the preparation of the Neighbourhood Plan, Professional Consulting Team, community engagement costs and review by Village staff.

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Options

THAT Council receive the Anmore South OCP Amendment Application & Neighborhood Plan Community Engagement Phase 1 report dated July 16th, 2024, prepared by Mickelson Consulting Inc. for information **(recommended)**

OR

THAT Council receive the Anmore South OCP Amendment Application & Neighborhood Plan Community Engagement Phase 1 report dated July 16th, 2024, and refer the report to a Committee of the Whole for further discussion.

Attachments:

1. Anmore South OCP Amendment Application & Neighborhood Plan - Phase 1 Community Engagement Summary Report
2. Anmore South OCP Amendment Engagement Strategy
3. Anmore South Neighborhood Plan Terms of Reference

Prepared by:



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Reviewed for Form and Content / Approved for Submission to Council:

Chief Administrative Officer's Comment/Concurrence



Chief Administrative Officer