



# VILLAGE OF ANMORE REPORT TO COUNCIL

Date: March 28, 2025 6480-20

Submitted by: Tim Savoie, Planning Consultant

Subject: Anmore South - Status of OCP Amendment Application - Anmore South

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## Purpose / Introduction

The purpose of this report is to provide Council with the status of the Official Community Plan (OCP) Amendment application process associated with the Anmore South proposal.

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## Recommended Options

**THAT Council receive the report dated March 28, 2025 entitled “Anmore South – Status of OCP Amendment Application”, for information.**

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## Background

In May 2023 icona Properties (the Applicant) applied to amend the Official Community Plan in relation to the Anmore South lands (formerly referred to as IOCO lands) to facilitate the future development of the subject lands for a mixed-use development. The lands are currently designated as Hillside Residential in Anmore's 2014 Official Community Plan.

The process to review the application is now in Phase 3, which includes completion of technical studies based on the Preferred Land Use Plan determined in Phase 2 followed by community engagement that includes inform and consult as well as a formal referral process that is required under Section 475 of the *Local Government Act*. At the February 4, 2025 Regular Council Meeting, Council considered the OCP Amendment Phase 3 Community Engagement Plan and Consultation Referral Process and passed the following motions:

THAT in relation to Village of Anmore Official Community Plan Bylaw Amendment No. 686-2023 and the development of a Neighbourhood Plan for the site identified as the Anmore South Development, as 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

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EPP99431, 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 TsleilWaututh Nation;
- TransLink;
- the Greater Vancouver Regional District (Metro Vancouver);
- Vancouver Fraser Port Authority;
- Fraser Health;
- BC Ambulance;
- RCMP; and
- 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 the 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.

## **Discussion**

This report is intended to provide Council with a high-level overview of the status of the OCP amendment application process and identify the anticipated next steps to be undertaken to comply with existing legislation.

## **Completed to Date**

Following Council's direction on February 4, 2025 and in accordance with Section 475 of the *Local Government Act*, the persons, organizations, or authorities identified by Council in the forgoing motion have been notified of the application in order to provide them with the opportunity to provide early and ongoing comments. While the Village has received some feedback as of the writing of this report, some organizations have requested time extensions for their response. These requested extensions should not be problematic provided that all feedback is received prior to the end of the Phase 3 consultation period at the end of April.

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As well, in accordance with Section 476 of the *Local Government Act*, Anmore has reached out to School District 43 to seek input of the board of education on the following with respect to this application:

- a) the actual and anticipated needs for school facilities and support services in the school districts;
- b) the size, number and location of the sites anticipated to be required for the school facilities referred to in paragraph (a);
- c) the type of school anticipated to be required on the sites referred to in paragraph (b);
- d) when the school facilities and support services referred to in paragraph (a) are anticipated to be required;
- e) how the existing and proposed school facilities relate to existing or proposed community facilities in the area.

Conversations have occurred with SD 43 staff and will continue over the coming months prior to the draft bylaw proceeding to Council.

### **Majority of Technical Studies and Plans Finalized and Accepted**

As per the Terms of Reference approved by Council on March 19, 2024, six technical studies are being completed based on the Preferred Land Use Plan determined in Phase 2 of the process (see the attached Preferred Land Use Plan and Illustrative Land Use Plan as a reference).

The technical studies were initiated by the Applicant, with the work being done by professional firms with recognized expertise in each study area. The draft reports were then reviewed by Village staff and its professional consultants, and comments were provided back to the Applicant outlining changes, requests for clarifications and/or additions to the technical reports to meet the Village's requirements.

The following studies have been finalized, reviewed, and accepted by Village staff and their professional consultants:

- Infrastructure Servicing Report (completed March 20, 2025)
- Retail Analysis (completed February 27, 2025)
- Traffic Impact Assessment (completed March 20, 2025)
- Economic Impact Analysis (completed March 25, 2025)
- Environmental Impact Assessment (completed March 21, 2025)

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As of the writing of this report, the draft Fiscal Impact Analysis, which will assess the long-term costs of infrastructure and services for the development, including impacts on the Village's budget, tax base (including how it affects current taxpayers), and service delivery, has been submitted to and reviewed by the Village; however, this report has yet to be accepted given that clarification is required on several points. Discussion is occurring between the Village's consultant, Coriolis Consulting, and Deloitte the author of the report, to address the requested clarifications. While both parties are working towards finalization of the report a completion date is unknown at this time.

### **Phase 3 Community Engagement – Material Preparation Underway**

Other than the referral letters, which have been issued, the majority of the Phase 3 community engagement is scheduled to begin when the technical studies are complete and can be posted publicly. The engagement is focused on informing the community about the Preferred Land Use Plan, which is the foundation for the Neighbourhood Plan policies and the outcomes from the technical studies that were developed based on the proposed land use. There is also a consultation component to the engagement to provide the opportunity for residents to ask questions and share comments on the technical studies and the Preferred Land Use Plan as the final step in community consultation prior to the Public Hearing.

While the technical studies are being reviewed and completed, the Village engagement team has been preparing materials for the Phase 3 Community Engagement Plan as endorsed by Council on February 4, 2025 to facilitate timely implementation when all of the technical studies are complete. To support broad outreach and participation, the engagement plan includes a mix of communication tactics to notify, inform and consult with the community as described below:

- Apply a variety of communication tactics to share information about the outcomes of the technical studies and the Preferred Land Use Plan, which is the foundation for the development of the Neighbourhood Plan as the key policy document. This includes a direct mail to Anmore residents and information posted online.
- Apply a variety of communication tactics to notify target audiences about opportunities to participate in community consultation, including direct mail, subscriber email notifications, outdoor signage and online communication via Facebook, the Village's website and the HaveYourSayAnmore.com project engagement page.
- Provide a mix of opportunities to consult with affected audiences, including a referral letter being sent to the list outlined, an open house to share information about the technical studies and Preferred Land Use Plan and respond to questions, meetings with

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Advisory Committee members (a Finance Committee to review and discuss the financial studies and a combined Committee workshop to review and discuss the other studies), and a community survey to gain insight into the community's priorities related to the Preferred Land Use Plan for Anmore South as the foundation for the Neighbourhood Plan. The survey would focus on key factors that differentiate the proposed OCP Amendment and Neighbourhood Plan from the existing RS-1 zoning. The inform and consult components of the community engagement would take place within a three week period, and there will be engagement summary report developed.

The Terms of Reference, Preferred Land Use Plan submitted by the Applicant and the Anmore South OCP Amendment Application and Neighbourhood Plan Phase 3 Community Engagement Plan prepared by Mickelson Consulting Inc are attached as Attachments 1, 2 and 3.

### **Official Community Plan Amendments and the Neighbourhood Plan**

The Official Community Plan (OCP) outlines the overall goals and policies of the local government and takes into account the current and future land use characteristics, along with the necessary infrastructure needs within the designated area of the OCP. Once implemented, the Official Community Plan (OCP) becomes the basis for all land use and development policies, regulations, and decisions within a municipality. All bylaws enacted by Council after the adoption of an OCP must be consistent with the plan. The Neighbourhood Plan includes specific development policies and guidelines that will serve to inform any future rezoning application.

Anmore's OCP identifies the subject property as a Special Study Area requiring detailed planning. Existing OCP policy supports the completion of a cost-recovered neighbourhood planning process. This application is consistent with this policy.

While this report is not intended to provide specifics of the OCP Amendment Application and Neighbourhood Plan which is being developed based on the Preferred Land Use Plan, the Anmore South Preferred Land Use Plan proposes a mix of residential, civic, commercial and park uses as follows:

Ground Oriented – 3%

Multi-family townhome 26%

Multi-family apartment 10%

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Mixed Use – 2%

Civic/Community Centre - 1%

Civic/Development Reserve 1%

Neighbourhood Park - 7%

Protected Natural Area and Greenways - 35%

Road Right of Way - 15%

Given that this proposal differs from the form and density of anticipated development contemplated 11 years ago in the OCP, several adjustments to existing OCP statements and policy will be necessary to create consistency with the proposal. These amendments to the OCP, in addition to a comprehensive Neighbourhood Plan, will form the OCP amending bylaw for this application for Council's future consideration.

The proponents' consultants have initiated the drafting of the Neighbourhood Plan for review and input by the Village's professional planning consultant, Tim Savoie. The Neighbourhood Plan is being drafted based on work completed in Phase 1 and 2 of this planning process, and is being finalized in parallel with community consultation related to the Preferred Land Use Plan and technical studies. The final draft of the Neighbourhood Plan will incorporate this feedback from the community.

As well, the *Local Government Act* requires that the amendment be considered against the most recent housing needs report, provincial policy guidelines and provincial policy guidelines related to transit oriented areas (last point not applicable in this instance).

### **Next Steps**

As outlined above, the next steps in the application process are to complete the Fiscal Impact Analysis, implement Phase 3 community engagement and complete the Neighbourhood Plan and related policy updates to the OCP for consideration by Council. Some of the key tasks to complete these steps includes:

- Review of next draft of Fiscal Impact Analysis to confirm that the Village's requested clarifications have been addressed.
- Initiate community engagement to notify, inform and consult with the community.
- Compile all input received associated with the Section 475 referral process.
- Following the completion of the Phase 3 community engagement, develop a community engagement summary report and submit to Council.

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- Finalize all OCP amendments and Neighbourhood Plan
- Rescind Bylaw No. 686-2023.
- Present 1<sup>st</sup> and 2<sup>nd</sup> Readings of a new bylaw that includes all revised statements and policies including the Neighbourhood Plan for Council consideration.
- If the bylaw receives 1<sup>st</sup> and 2<sup>nd</sup> Reading, proceed to Public Hearing for the proposed OCP bylaw amendments and Neighbourhood Plan.
- Issue Public Hearing notification to all identified stakeholders.
- Hold Public Hearing to provide an opportunity for public comment on the OCP amendments and Neighbourhood Plan.
- Council considers 3rd Reading of the OCP amendment bylaw and Neighbourhood Plan following the Public Hearing.
- If the bylaw receives 3rd Reading, forward an application to Metro Vancouver for amendments to Metro 2050 (Urban Containment Boundary Adjustment and Land Use Designation).
- Following Metro Vancouver consideration, submit the proposed bylaw to Council for final consideration (4th Reading or adoption).

For the most part, the steps above are necessary legislative requirements based on provincial legislation and Village bylaws.

## **Other Options**

While this report is provided for Council's information, Council may wish to direct staff to adjust any aspect of the process as outlined in this report.

## **Financial Implications**

The Applicant is responsible for all financial costs associated with the preparation of the Neighbourhood Plan, professional consulting team, community engagement costs and review by Village staff and consultants in accordance with existing policy.

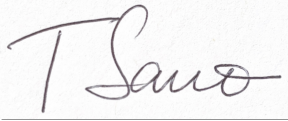

## **Attachments:**

1. Preferred Land Use Plan and Illustrative Map
2. Anmore South OCP Amendment Application & Neighbourhood Plan Phase 3 Community Engagement Plan – February 4, 2025
3. Anmore South Terms of Reference – March 2024

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| <b>Chief Administrative Officer's Comment/Concurrence</b>                                   |  |
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