

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





Welcome!

ANMORE SOUTH OPEN HOUSE

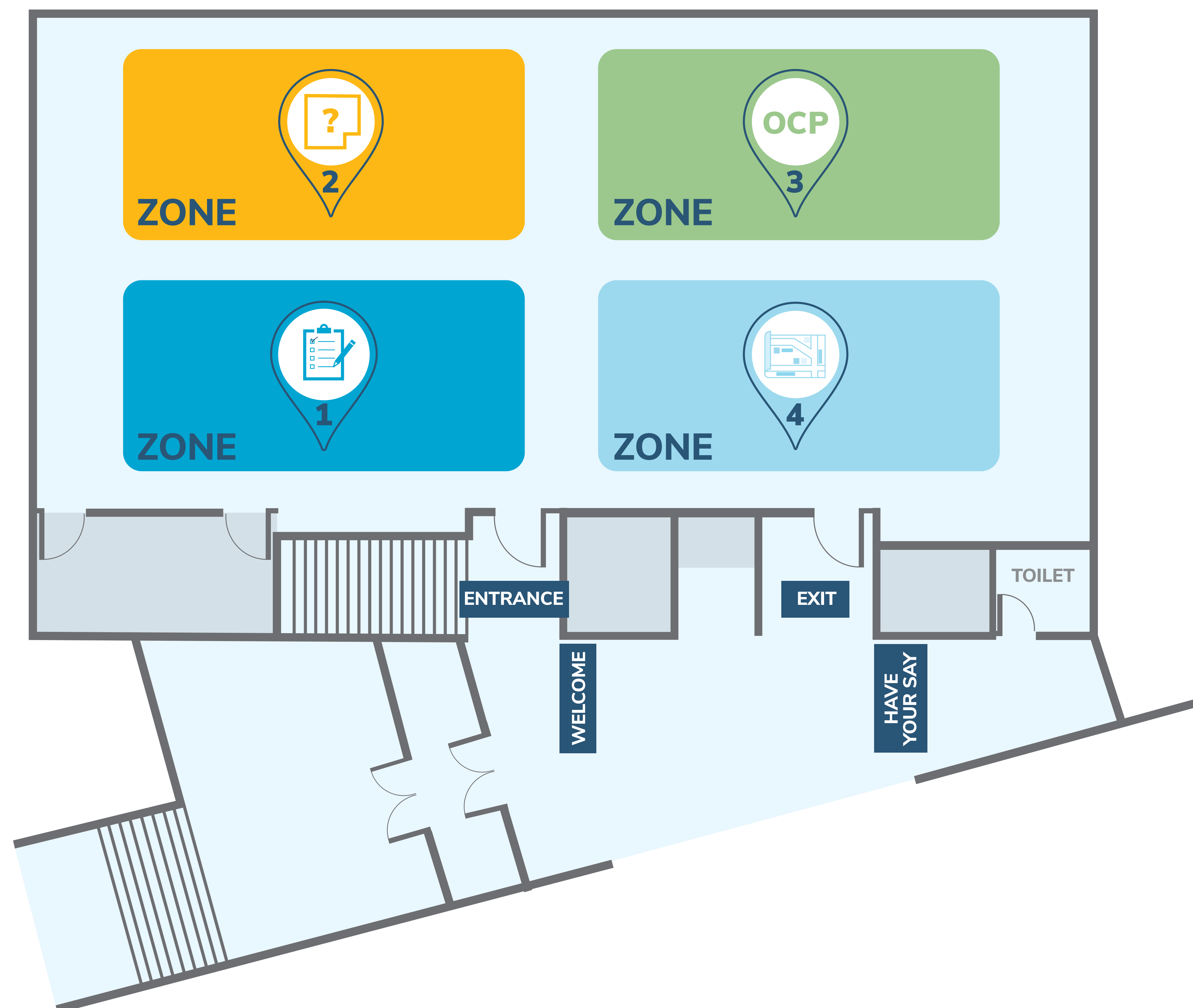
We're here to share information, answer your questions and listen to your feedback.

- This is the first of many community engagement opportunities related to the future of Anmore South.
- There are four zones, each with different information about the Anmore South application.
- Some of the zones are presented by the Village and others are presented by icona and its planning consultant team (Placemark).
- There are Village representatives taking notes in all of the zones, and the Village will be sharing a summary of what is learned and how input is informing next steps.



Open House Information Zones

We recognize that some residents have been following this process more closely than others, so we have designed this open house to break information out into different zones. Each zone includes opportunities to ask questions and provide feedback. You are welcome to visit the zones in sequence or head directly to the zone that interests you most.



ZONE 1: Anmore | Planning Process + Framework

Learn more about the steps, jurisdictions and processes – both required and best practices – that are being implemented for this OCP amendment and Neighbourhood Plan development.



ZONE 2: Anmore | Anmore South Context

Gain insight into Anmore and the Anmore South property, current provincial and regional requirements, and what we've been hearing from the community related to the application.



ZONE 3: icona/Placemark | OCP Amendment Application

Learn more about OCP Amendment Bylaw No. 686-2023, including icona's vision for its property, an overview of the proposed changes to the OCP and how its policies guide future planning, as well as the planning principles Placemark is applying to this process.



ZONE 4: icona/Placemark | Neighbourhood Plan

Learn more about the Terms of Reference approved by Council for the Neighbourhood Plan and the various assessments and studies that will be completed in the coming months as part of this process, as well as how the community will be engaged.

Planning and Regulatory Process

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

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

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

BC LOCAL GOVERNMENT ACT

HIGHER LEVEL COMPREHENSIVE PLANS:

Regional
Growth
Strategy

Official
Community
Plan

MASTER PLANS:

Parks
Master Plan

Housing
Needs
Report

Neighbourhood
Plans

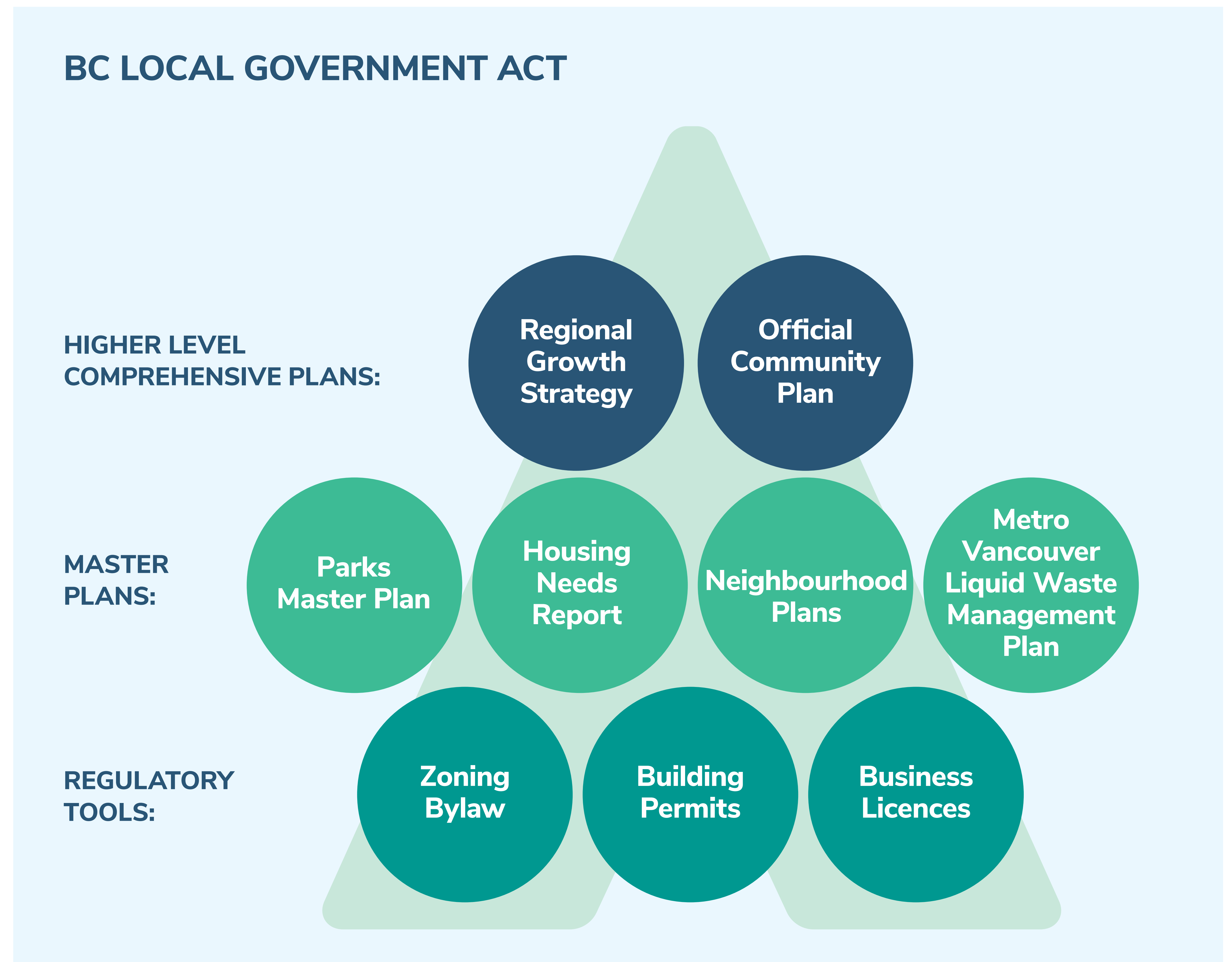
Metro
Vancouver
Liquid Waste
Management
Plan

REGULATORY TOOLS:

Zoning
Bylaw

Building
Permits

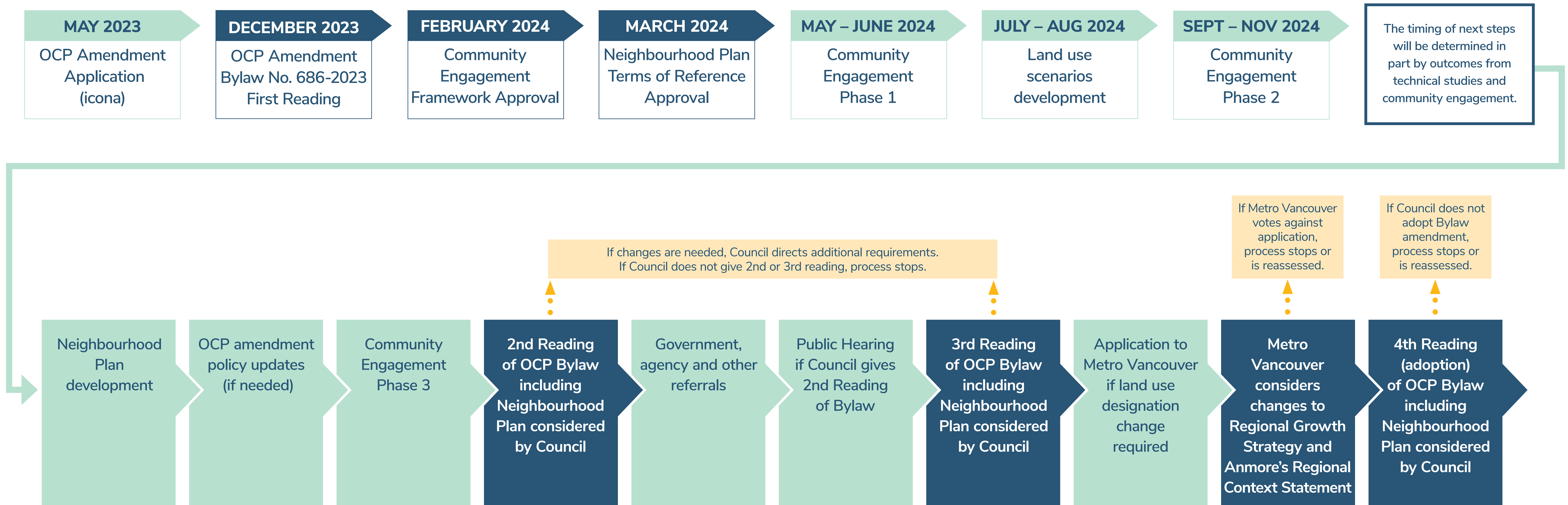
Business
Licences





Key Process and Decision Points

LEGEND: DECISION POINTS PROCESS STEPS



Future Planning and Development Process

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

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



Roles and Responsibilities

VILLAGE OF ANMORE

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

METRO VANCOUVER

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

ICONA PROPERTIES LTD. & PLACEMARK

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

Key Plans and Bylaws

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

VILLAGE OF ANMORE

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

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

METRO VANCOUVER

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

BC PROVINCIAL GOVERNMENT

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

Community Engagement Framework

Anmore Council approved a Community Engagement Framework that will guide the Village-led process to inform and consult Anmore residents and other affected audiences.

- Village-led engagement with participation by icona/Placemark and technical experts
- Adheres to best practices for community engagement
- Involves multiple phases, integrated with community planning process
- Includes broad notification
- Provides regular information updates
- Incorporates multiple methods to share input
- Village collects and documents community input
- Includes summary reports to share key themes and how input is used to inform next steps

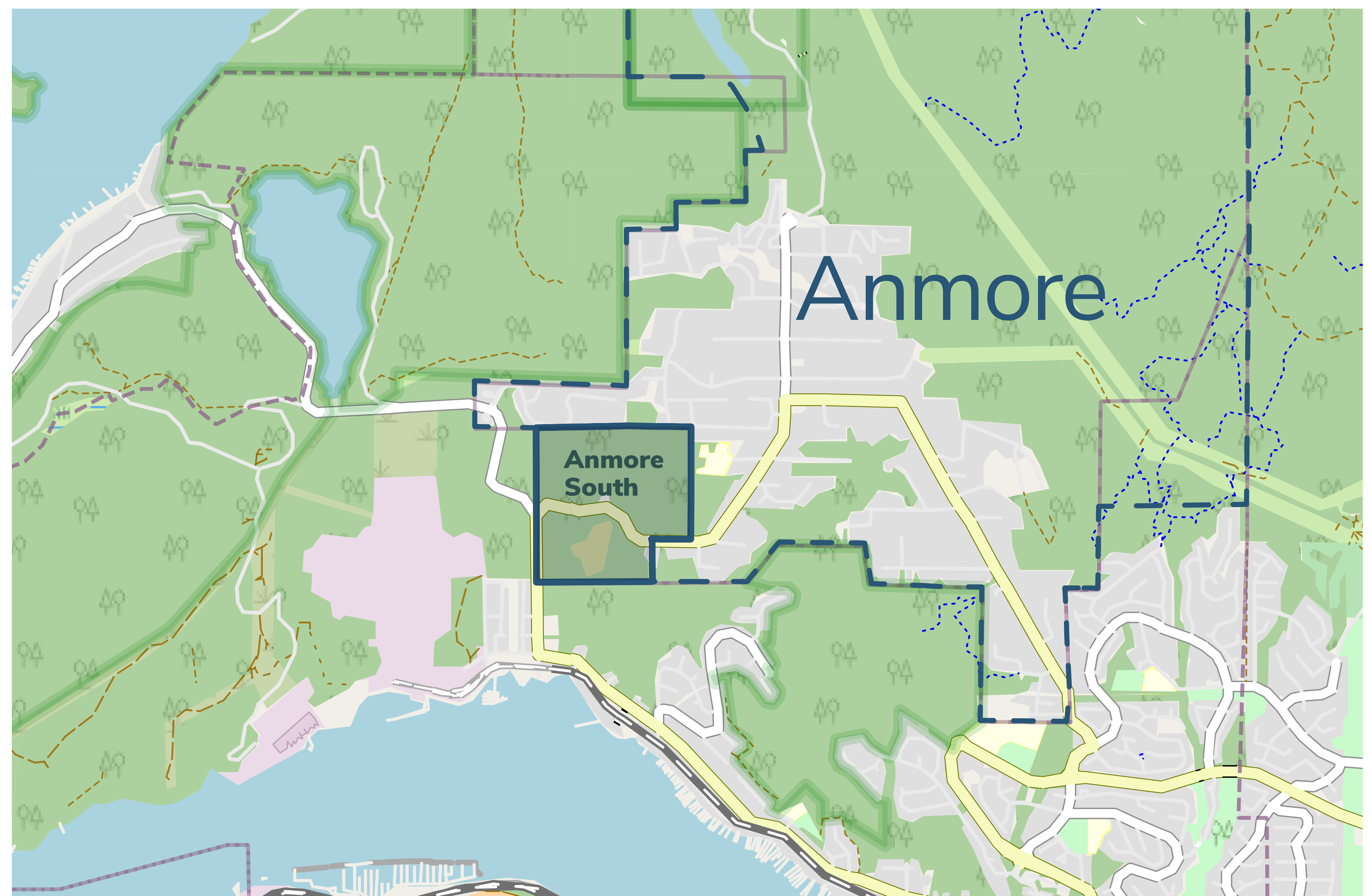
What We've Learned to Date

The following is a summary of some of the key areas of interest raised by residents at Council meetings and in communication to the Village to date related to icona's OCP amendment application and Neighbourhood Plan development. We look forward to additional input and discussion through the community engagement process.

- traffic impacts
- environmentally sensitive areas, protecting green spaces, minimizing tree removal
- population increase
- housing types and options
- changes to Anmore's current character
- commercial spaces
- timelines and how long it takes from planning to development
- impacts on current residents
- impacts on policing and fire services

Anmore South

- Property owned by icona Properties Ltd.
- 151 acres
- Currently zoned RS1 – one-acre lots with single, detached homes – with a Special Study Area overlay



Anmore Context

- One of only three Villages in Metro Vancouver Region
- Primarily rural designation with septic systems (exception is Anmore Green Estates, which is within the Urban Containment Boundary and connected to sewer services)
- Surrounded by 6,795 acres of natural green space
- Two local parks (Spirit Park and Michael Rosen Park) and mix of trails
- Close to destination parks and trails at Sasamat and Buntzen Lakes
- Near regional transit at Inlet Centre + Moody Centre Stations, but limited bus service
- Village population: 2,356 residents (2021)
- Housing mix: primarily single, detached homes, with some coach houses and secondary suites
- Limited commercial and industrial zones (currently only applied to campground, grocery store and BC Hydro property)
- Local elementary and middle schools - the middle school is in Anmore with high school in close proximity (Port Moody)
- New Anmore Community Hub, with Village Hall, community space and lease space for a café or other service business

Anmore Neighbours

Anmore is also surrounded by a mix of neighbours, including other municipalities, destination parks and trails, and industrial operations. Changes that affect these neighbouring areas also impact Anmore.

- t̓əmt̓əmíxʷt̓ən/Belcarra Regional Park and Buntzen Lake Recreation Area will likely continue to see increasing visitation. Imperial Oil owns more than 550 acres of land that is regionally zoned as industrial use and has Port access which may be re-developed in the future.
- CP Rail's active line south of loco Road is available to support industrial activity.
- Buntzen Lake Dam and Reservoir are a power generating station.
- Inlet Centre and Moody City Centre continue to see increasing densification as part of planned transit-oriented development.



Have Your Say

There are more opportunities to provide input being scheduled in May and June.

SMALL GROUP WORKSHOPS

As part of the next step in community engagement, we will be hosting small group workshops to discuss the Neighbourhood Plan. These workshops are currently being scheduled, and we will be posting details soon.

Please sign up today (*see sign-up list*) if you would like to participate in these workshops, and we will contact you directly when the dates are finalized.

SECOND OPEN HOUSE

There will be another open house as part of this round of community engagement to share some of the completed technical studies.



Stay Informed and Connected



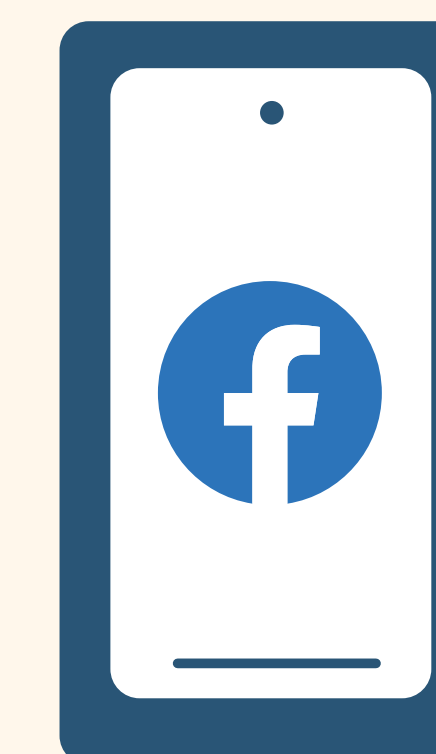
Visit the Anmore South page at **anmore.com** under **Business & Development > Community Planning** for details about the application and links to related documents.



Connect with the Village on the new Anmore South community engagement site: **HaveYourSayAnmore.com**



Sign up for Village of Anmore email notifications at **anmore.com**



Follow the Village of Anmore Facebook page at **facebook.com/VillageOfAnmore**