



Village of Anmore Report to Council Bylaw No. 686-2023 - Anmore South OCP Amendment

DECEMBER 5TH, 2023



Agenda

- INTRODUCTION
- BACKGROUND
- DISCUSSION
- CURRENT OCP VS APPLICATION
- LEGISLATIVE COMPLIANCE
- REGIONAL CONTEXT STATEMENT
- NEIGHBOURHOOD PLAN
- RECOMMENDED OPTION



Introduction

- FIRST READING OBJECTIVES



Background

- ANMORE SOUTH (IOCO) DESIGNATED AS SPECIAL STUDY IN METRO 2040
- MAY 2023: ICONA SUBMITS APPLICATION TO AMEND ANMORE OCP
- JULY 2023: INTRODUCTORY REPORT PROVIDED TO COUNCIL
- AUGUST 2023: CONSULTANTS ENGAGED TO REVIEW APPLICATION
- DECEMBER 2023: FIRST READING PRESENTED TO COUNCIL



icona OCP Amendment

- COMPREHENSIVE SUBMISSION
- COMPLETE COMMUNITY IS ENVISIONED
- 47% LAND DEDICATION
- 25+ YEAR BUILD OUT
- 3100 – 3500 HOMES



Current OCP

CURRENT OCP

- SEMI-RURAL CHARACTER
- MANAGING GROWTH
- “FOCUS ON INNOVATIVE PROPOSALS AND FORMS OF 'SMALL DENSITY' DEVELOPMENT”
- “DOES NOT EXPECT TO ABSORB SIGNIFICANT PORTION OF REGIONAL GROWTH”

ANMORE SOUTH (IOCO)

- SPECIAL STUDY AREA (SSA)
- ENVIRONMENT PRESERVATION
- SUSTAINABLE
- WALKABLE
- INTEGRATION INTO EXISTING COMMUNITY



icona Amendment

- EMPHASIS ON ENVIRONMENTAL PRESERVATION
- PUBLICLY DEDICATE 47% (28.7HA | 70.9AC) OF THE LAND
- FOCUSES GROWTH FOR ANMORE WITHIN THE SSA
- REFERENCE TO A MIX OF HOUSING TYPES
- PEDESTRIAN/CYCLIST-FIRST PUBLIC REALM
- ALIGNMENT WITH POLICIES IOLU 1-4



OCP vs Application

- HILLSIDE RESIDENTIAL
- MAX GROSS DENSITY LOTS PER ACRE = 1.8
- OPENING STATEMENT OF THE OCP
- SPECIAL STUDY AREA DESIGNATION
- COMPREHENSIVE DEVELOPMENT PLAN



Legislative Compliance

- THE *LOCAL GOVERNMENT ACT (LGA)*
- HOUSING TYPES
- AFFORDABLE HOUSING
- DENSITY – ADDITIONAL INFO
- PHASING – ADDITIONAL INFO
- HOUSING NEEDS ASSESSMENT
- NEW HOUSING BILLS
- REGIONAL CONTEXT STATEMENTS



Housing Needs Assessment

- TOOL FOR GUIDING ANMORE'S HOUSING POLICY
- NEED FOR MISSING MIDDLE
- UPDATING A MINIMUM EVERY 5 YEARS (2026)
- NEW BILLS REQUIRE UPDATES TO HNA
- HIGH COMMUTING RATES
- SEMI-RURAL CHARACTER



Regional Context Statements

- METRO VANCOUVER 2050
- REGIONAL CONTEXT STATEMENT REQUIREMENTS
- URBAN CONTAINMENT BOUNDARY
- LAND USE FRAMEWORK
- DEMONSTRATION OF COMPLIANCE
- 1ST DRAFT OF RCS STATEMENT
- NEIGHBOURHOOD PLAN INFORMATION



Neighbourhood Plan

- WHAT IS A NEIGHBOURHOOD PLAN
- COMPONENTS OF A NEIGHBOURHOOD PLAN
- WHEN / WHERE / WHY



Next Steps

RECOMMENDED

- PASS 1ST READING
- REFERRAL TO COMMITTEE(S)
- COMMUNITY ENGAGEMENT FRAMEWORK
- DEVELOPMENT OF A 2ND READING BYLAW



Next Steps

ALTERNATIVES

- COMPREHENSIVE OCP REVIEW LED BY ANMORE
- NEIGHBOURHOOD PLAN DEVELOPMENT
- DO NOT GIVE 1ST READING



Questions?

