



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: February 2, 2024

File No. 3900-30

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

Subject: [Anmore South OCP Amendment - Summary and recommendations](#)

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### Purpose / Introduction

The purpose of this report is to provide Council with a summary of the January 9, 2024 Committee of the Whole meeting regarding Anmore South and the next steps in the process.

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### Recommended Option

THAT staff be directed to draft a Terms of Reference for a neighbourhood plan in relation to Bylaw 686-2023 Anmore South – OCP Amendment and that the terms of reference be brought back to council for discussion and approval.

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### Background

At the December 5<sup>th</sup> Regular Council Meeting, Council directed staff that Bylaw 686-2023 be referred to the Committee of the Whole for further discussion and that staff present a Community Engagement Strategy in relation to the OCP amendment. To help facilitate the conversation, several matter experts were invited to the meeting, to provide a brief presentation on their subject matter and to answer any questions Council may have. The following subject matter experts presented at the meeting.

1. Jonathan Cote (Metro Vancouver) - Deputy General Manager, Regional Planning and Housing Development to present Metro Vancouver's role in the OCP amendment, Regional Growth Statement and Regional Designation (Rural / General Urban)
2. Placemark – Icona Planning Consultants – Discussion with the applicant and a review of the OCP application.
3. Therese Mickelson (Mickelson Consulting) to provide an overview of the community engagement strategy framework.

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At the Committee of the Whole, the committee provided a recommendation to Council as follows:

THAT the Committee recommend to Council that staff be directed to provide a summary report of the COTW meeting held January 9, 2024.

The following sections are summaries of the discussions held with each subject matter expert.

## **Discussion**

### Metro Vancouver - Regional Planning and Housing Development

Jonathan Cote, Metro Vancouver Deputy General Manager, Regional Planning and Housing and Victor Cheung, Regional Planner provided information on the Metro 2050, Regional Growth Strategy (RGS), regional planning principles, regional land use designations, the process of changing Special Study Areas, the Metro 2050 Amendment Process, and the process to extend regional sewerage services.

#### Discussion points included:

- Rural vs Urban designation and how it affects connection to sewerage services.
- That only the area in the Urban Containment Boundary can connect to sewerage.
- Rural designation in the RGS does not protect green space, this is up to the local jurisdiction to determine.
- Changing the designation for the Anmore South lands only changes the area defined in the amendment application, not the entire municipality.
- How the Regional Context Statement links the RGS to the Village Official Community Plan (OCP) and that the statement is approved by the Metro Vancouver Board
- That Metro 2050 does not prescribe housing density or form of development,

Mayor McEwen provided a historical review of other areas in Anmore that have gone through land use designation changes.

### Placemark – Icona Planning Consultants

The proponents planning team reviewed information regarding the icona OCP amendment application, the planning process and best practices in their organization.

#### Discussion points included:

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- The Anmore South development timeframe of 25-30 years, and planning and approval process of 3-5 years
- What technical studies will be completed as part of the amendment process. The Village needs to be determined what studies should be included in the process.
- How increased population will affect services, policing and tax rates
- Potential for partnerships with other jurisdictions to deliver services
- The importance of a Neighbourhood Plan being included with the OCP Amendment, what that would include and when it should be initiated
- The need for a variation of housing while maintaining the current look and feel of the Municipality.
- Protection of riparian areas
- Future zoning being in compliance with the OCP

### Mickelson Consulting – Engagement Consultant

Therese Mickelson provided an overview of public engagement best practices for an OCP amendment and clarification that the Village has not started any community engagement on this particular OCP amendment application. Ms. Mickelson recommended that all public engagement activities reflect the International Association of Public Participation (iap2) principles. Recommended engagement activities included sharing information broadly that is easy to find and understand, creating opportunities for residents to speak to subject matter experts, opportunities for residents to provide input in multiple formats (open houses, workshops, neighbourhood meetings, committees, in writing, online, surveys), engaging with stakeholders and interested parties, and reporting back to the community on what was heard. It was noted that this is a process that spans several months. Residents were encouraged to commit to staying informed and participating in any upcoming community consultation and that the Village led a consultation process for the Anmore South Amendment.

### Staff Comment

The conversations at the committee meeting tended towards asking for more information and details surrounding the proposed development. As discussed through the meeting it was highlighted that an appropriate way to provide this additional detailed information would be through a neighbourhood plan.

Based on the discussion by Council, Staff recommend an appropriate next step would be to determine a terms of reference for a neighbourhood plan. The terms of reference should be reviewed by Council and approved to ensure the proponent is focusing on areas of concern for Council. It would also be appropriate to start the Village led community engagement process

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to ensure the public is consulted on various components of the neighbourhood plan. Following a review of the terms of reference, a neighbourhood plan could be incorporated into Bylaw 686-2023 or a separate OCP Bylaw amendment could be created for the neighbourhood plan.

## **Options**

THAT staff be directed to draft a Terms of Reference for a neighbourhood plan in relation to Bylaw 686-2023 Anmore South – OCP Amendment and that the terms of reference be brought back to council for discussion and approval.

**(recommended)**

OR

THAT staff be directed to amend Bylaw 686-2023, to include a neighbourhood plan and revise existing OCP policies to align with the proposed amendment bylaw.

OR

That Staff be directed to bring Bylaw 686-2023 forward for 2<sup>nd</sup> reading.

OR

That Council decline to proceed to 2<sup>nd</sup> reading of the Village of Anmore Official Community Plan Designation Bylaw Amendment No. 686-2023.

## **Attachments**

None

<b>Prepared by:</b>
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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