

Village of Anmore

Anmore South OCP Amendment Application & Neighbourhood Plan Development Community Engagement Plan

February 16, 2024

Situation Analysis

The future of the Anmore South property (formerly called the IOCO lands) owned by icona Properties Ltd. (icona) is one of the most significant development initiatives being proposed for Anmore.

Official Community Plan (OCP) Amendment Bylaw No. 686-2023 associated with the application received from icona was given First Reading by Council, which initiated a comprehensive review process that includes community engagement. The proponent has also submitted proposed terms of reference for a Neighbourhood Plan for the area, which will be reviewed by staff for further recommendations on areas where refinement may be required, then forwarded to Council for consideration. The terms of reference will provide more details about what will be included in the Neighbourhood Plan as a guide for future development. The combined submissions from icona indicate they are interested in a development that would require changing the land use designation from Rural to Urban, along with other significant and comprehensive policy updates. As a result, this application triggers a much different – and much more comprehensive – process than the subdivision application that is currently in place for the property, and it will require approval processes through Council and Metro Vancouver.

In general, icona is proposing amendments to the OCP that would allow for land development that includes a broader mix of housing beyond single-family homes, such as townhouses and condominiums. Their proposal also includes opportunities for small commercial businesses like a local grocery, shops and services. The OCP amendment application is for 3,300 homes in a mix of multi-family and mixed-use buildings that would be built over a 25-year period as well as the development of parks, trails, natural areas and recreational and community facilities.

This type of development would have a significant impact on Anmore and requires careful consideration of what it would mean for the community, what types of housing and commercial businesses would be acceptable and how the development would fit with Anmore's semi-rural community.

Some of the key requirements for a development proposal of this type include:

- amendments to Anmore's OCP;
- development of a Neighbourhood Plan to align with the OCP to provide more detailed parameters for the type of development that would be permitted;
- Regional Growth Strategy update, including a change to the designation from Rural to Urban for the Anmore South property, and adding this area of Anmore to the Urban Containment Boundary; and
- amendments to Anmore's Zoning Bylaw to add new zoning and requirements.

The recommendations in this Community Engagement Plan provide a framework that forms the foundation for how the information sharing and consultation on this project would be implemented, including principles for community engagement, target audiences and the general methodology that would be applied.

Details related to scheduling and implementation are pending Council's direction on the Neighbourhood Plan Terms of Reference and direction to staff.

Target Audiences

A number of audiences may have interest in or be affected by any changes Anmore's OCP and potential future development of the Anmore South lands.

The following is a list of primary audiences for the recommended community engagement process:

- Anmore residents
- Anmore Council Advisory Committees
- Anmore community groups/organizations
- First Nations with traditional territory within Anmore's municipal boundaries

In addition to ongoing discussions with icona as the landowner and proponent for Anmore South, the following is a list of organizations that would be approached to participate in an intergovernmental engagement process to review and discuss regulatory and service impacts and requirements.

- Metro Vancouver
- City of Port Moody
- Village of Belcarra
- School District 43
- BC Hydro
- TransLink
- The Port of Vancouver
- Destination BC
- Tri-Cities Chamber of Commerce
- Community Futures
- Sasamat Volunteer Fire Department
- Fraser Health
- BC Ambulance
- RCMP
- Burrard Inlet Marine Enhancement Society

Targeted Outcomes

The targeted outcomes for the community engagement process include the following:

- Achieve broad representation of Anmore residents in the Village's community engagement activities to support an informed community with the majority of residents sharing their input and feedback.
- Increase awareness and understanding about what is being proposed in the OCP amendment for Anmore South and the related Neighbourhood Plan, including:
 - what is included (the form and function, density, location for housing and amenities, types of commercial services, etc.);
 - how the OCP amendment and Neighbourhood Plan would be applied to guide future decisions related to development;
 - the various policy steps required; and
 - the process to review and consider these changes before decisions are made.
- Increase awareness and understanding of the technical studies and analysis being completed, including responding to questions to equip Anmore residents and other interested/affected audiences with background information related to how the OCP amendment and Neighbourhood Plan would affect Anmore.
- Gain insight into the community's perspectives on icona's vision for Anmore South and how this vision would be implemented, including:
 - Anmore residents' priorities and concerns related to the proposed OCP Amendment and the Neighbourhood Plan; and
 - additional ideas for consideration.
- Achieve an informed community that is aware of the process that was followed and how their input and feedback were applied in conjunction with technical studies and policy requirements to develop the recommendations for Council's decision and direction related to the proposed OCP amendments and a Neighbourhood Plan for Anmore South.

Community Engagement Values and Principles

IAP2 Core Values for Community Engagement

1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Public participation seeks input from participants in designing how they participate.

6. Public participation provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input affected the decision.

Principles for Community Engagement

The following principles support proactive, transparent and responsive communication and engagement:

- **Consider all audiences.** Identify and engage with people and organizations who will be affected by the project, including residents and community groups.
- **Open and honest.** Adhere to transparency in decision making and a commitment to sharing information, data and other materials without undue process, particularly when information is readily available, to assist with establishing trust and credibility.
- **Factual, relevant and accurate.** Present information clearly, explain the project considerations, including challenges, opportunities and other technical study components being assessed.
- **Timely and proactive.** Provide information and community engagement with residents and interested/affected organizations early in the process as well as at regular intervals.
- **Engaging.** Integrate community engagement with processes to improve community consultation, build relationships with residents and local interested/affected organizations, and support ongoing community engagement to promote meaningful conversations.
- **Apply best practices:** Use multiple communication methods to notify affected audiences about opportunities to share input/participate in community engagement. Provide multiple methods to share input to maximize opportunities for all residents to participate and develop a community engagement summary report that will be shared broadly and proactively with affected communities/audiences.

Challenges

The following are challenges that may impede effective communication and engagement.

- It appears that icona is planning to do its own community engagement at the same time that the Village-led community engagement would be implemented, which could cause confusion in the community about who is leading what process, how their input will be applied and potential consultation fatigue.
- There is still information circulating about the 2021 community engagement related to Anmore South, which may result in some confusion about this new and separate process.
- There is a lot of technical information related to the various studies that will be important to share with the community to support an informed discussion about the future of Anmore South; however, some of the studies may involve complex information and analysis by subject matter experts that will require explanations in laypersons terms, with analogies and examples that are relatable.

- It is important to get input and feedback from target audiences, particularly broad representation from Anmore residents; however, people are busy, which may make it difficult to reach and engage them.
- There may be confusion about the process related to an OCP amendment and Neighbourhood Plan compared to Zoning changes and a development application.
- The engagement with affected First Nations requires time and attention to respectful protocols, which may affect the timeline for considering the OCP amendment.

Methodology

The proposed community engagement process involves an iterative approach that includes sharing information as it becomes available, providing opportunities for target audiences to provide input and feedback as well as to ask questions, sharing what is learned from consultation and then repeating the cycle as the OCP amendment and Neighbourhood Plan development consideration process moves forward.

To support broad outreach and participation, the methodology involves using a variety of communication tactics to share information and notify target audiences about opportunities to participate in community engagement activities, as well as a mix of methods to consult with affected audiences.

Inform

To support an informed community, the following are examples of the types of information that would be communicated:

- Provide details on the OCP amendment, how it affects the Anmore South lands and the rest of Anmore based on the various studies being completed and advice from the Village's community planning team.
- Outline how an OCP is used to guide development in the community.
- Provide details of the Neighbourhood Plan, the terms of reference, what is included, and how it guides development in Anmore South.
- Outline how a Neighbourhood Plan is used to establish parameters for the types of development in the community.
- Provide an overview of future policies that would also need to be reviewed before any development would take place.
- Outline the overall process for this type of planning initiative – steps, requirements, decision points.
- Share the analysis outcomes and other details from the various technical studies required, including:
 - traffic impact studies and projections of the resulting new population;

- a complete analysis of impacts on Village finances resulting from development, including revenues and expenditures, asset management, and capital and operating considerations such as additional costs for policing and fire response;
 - wildfire/fire impact strategies;
 - an assessment of the amenity needs generated by the new population;
 - social equity and inclusivity, including marginalized persons, aging in place and accessibility;
 - environmental impact assessments; and
 - an analysis of potential job creation/employment impacts.
- Provide regular updates on how to stay informed and participate in opportunities to share input/feedback.

Notify and Inform Tactics

The following are examples of communication tactics used to share information and notify audiences about opportunities to participate in community consultation opportunities.

- *Anmore Advisor*
- Direct mail flyers/postcards
- Presentation materials (Handouts, Boards and PowerPoint)
- Email notifications
- Postcards
- Village Facebook page
- Media relations (news release, media briefing/backgrounders)
- Village website
- Outdoor signs
- Community Engagement Summary Reports

Consult

In general, the methodology for community consultation would be done in phases as information related to the planning process becomes available.

When focusing on gaining insight into community priorities and concerns related to the OCP amendment and seeking feedback on the vision and Neighbourhood Plan for Anmore South, the initial consultation steps would involve providing opportunities for more in-depth discussion, such as through workshops, advisory committees and small group meetings.

The next step would involve tactics such as open houses and surveys to collect feedback on the input shared through the workshops and meetings. It is recommended that the Village use a

professional research firm to host and manage the community survey(s) and to assist with developing survey questions.

When sharing technical studies and providing opportunities to ask questions and provide feedback, the Village would organize and host the various community engagement activities; however, the subject matter experts involved in the studies would be responsible for presenting the information and responding to questions.

As well, as part of its commitment to the truth and reconciliation process and to build relationships, the Village would also consult with First Nations who have traditional territory within Anmore's municipal boundaries.

The following are some of the topics that would be included as part of community consultation.

- Feedback on icona's vision of Anmore South and how it will be defined through a Neighbourhood Plan, including what respondents like, don't like, or would like to see in relation to:
 - density/housing;
 - parks, trails and other recreation amenities;
 - commercial uses – what types;
 - protected areas/dedicated green space; and
 - design guidelines, such as the general look and feel of the area, where buildings are located, how they are designed within the landscape.
- Feedback on the proposed amendments to the OCP bylaw, including concerns, priorities and level of support for the proposed OCP amendment.
- Input on priorities and/or concerns that respondents want to see addressed through policy, plans or other measures, as well as ideas to mitigate concerns or leverage opportunities.
- Feedback and response to questions on technical studies, including asking questions for clarifications, outlining priorities and/or concerns and sharing ideas to mitigate concerns and/or leverage opportunities.

Consult Tactics

- Workshops (in person, virtual, single or multiple topics)
- Feedback forms
- Open Houses (In person)
 - Display boards (in person) and presentation (Zoom/Teams) with study highlights.
 - Subject matter experts to provide information and respond to questions
 - Activities to provide input/feedback

- Community idea boards
- Council Advisory Committee meetings
- Small Group Meetings:
 - Anmore neighbourhoods
 - Community groups/organizations
- Community Surveys
- Public Hearing (as per legislated requirements)

Schedule

The schedule for the community engagement would align with the planning processes underway, as well as the completion of the various studies and analysis. In general, it is noted that each phase of the community engagement process will take several months to complete.