



# CITY OF PORT MOODY

OFFICE OF THE MAYOR

March 26, 2025

File No. 01-0460-05-05

Email: Karen.Elrick@anmore.com

Karen Elrick  
Chief Administrative Officer  
Village of Anmore  
2697 Sunnyside Road  
Anmore, BC V3H 5G9

Dear Ms. Elrick:

**Re: Anmore South Lands Official Community Plan Amendment Bylaw No. 686.2023 – Request for Early Comments**

The City of Port Moody has received the letter dated February 26, 2025 requesting input on a proposed Official Community Plan (OCP) Amendment Bylaw and Neighbourhood Plan for Anmore South Lands and inviting early comments by March 26, 2025.

The proposal would see the addition of approximately 2,200 new residential units with some associated small commercial services and community amenities resulting in a tripling of the population of Anmore.

The increase in development and its associated impacts on the City of Port Moody will require additional information to fully assess. At a high level, the potential impacts of this increase would require a new sewer connection, a water distribution system assessment as outlined in the Port Moody Water Service Agreement, increased demand on the municipal and local road network transportation routes through Port Moody and potential impacts on the local watersheds and ecosystems. Potential implications for fire fighting/fire prevention require clarification. At a regional level, the proposed amendment would also require a change in land use designation for the lands through Metro Vancouver through a separate process to adjust the Urban Containment Boundary and Fraser Sewerage Area.

Areas of comment include:

**City servicing**

The City has not yet received technical documentation regarding the overall water or sewer servicing strategy. Currently the Village of Anmore is serviced with water and sewer through the City of Port Moody as per the 2018 Port Moody Water Supply Agreement and 2020 Anmore Sewer Agreement (for a small area of Anmore). Should the applicant wish to incorporate continued service through Port Moody a detailed review of the proposed servicing strategy will be required.

**Water Distribution**

Anmore is a member of the Greater Vancouver Water District and the existing land uses are supplied potable water through a single service connection to the Port Moody water distribution system as per the conditions outlined in the 2018 Port Moody Water Supply Agreement (WSA). It is unclear how this OCP amendment is proposed to be serviced and if it is proposed to be connected to the City's water system. The WSA agreement requires that all developments that have an impact on Port Moody's water distribution system must be referred to Port Moody and provides recourse in the event that Port Moody does not consent with the approval of such development.

**Sanitary Sewer**

Port Moody has historically worked with Anmore to provide sanitary service to Eagle Mountain Middle School in 2014 and later included Anmore Green Estates to resolve a Provincial mandate regarding their failed septic field. The current agreement is to service only the existing 51 units and the middle school. Expanding the Fraser Sewerage Area to provide additional capacity for future developments has not been included in this agreement.

**Transportation**

Access to the Anmore South Lands development is limited to Ioco Road and East Road, both of which have limited capacity to provide options for micromobility, transit and personal vehicles. The Anmore South Lands will increase traffic volumes and congestion on Ioco Road reducing road safety, as well as an overall increase in the number of regional trips through Port Moody and vehicle kilometers travelled in the region, moving Metro Vancouver away from the TransLink Transport 2050 goals.

The overall goal of Port Moody's Master Transportation Plan is to identify ways to maintain and improve the quality of life, economic vibrancy, and environmental sustainability of the City, while managing the effects of non-local and regional traffic through the community. The Master Transportation Plan and City's Climate Action Plan target of doubling the proportion of daily trips made by walking, cycling and transit to 40% by 2030 is to be accomplished through community planning objectives to create a compact, complete city with density focused around the Frequent Transit Network. TransLink's North East Sector Plan does not envision extending the



Frequent Transit Network into Anmore. The additional traffic will increase the number of regional trips through Port Moody and the overall vehicle kilometers travelled in the region.

East Road (Anmore) and David Ave (Coquitlam) are currently classified as Municipal Road Network (MRN) whereas the connecting roads in Port Moody, including Heritage Mountain Boulevard, David Avenue, Forest Parkway and Aspenwood Dr, are designated local and form a gap in the Municipal Road Network. These roads should be included in the MRN as a condition of the changes to the Urban Containment Boundary and the anticipated growth in regional and local through traffic.

The Port Moody Master Transportation Plan and the TransLink Transport 2050 identifies loco Road, First Avenue and Bedwell Bay Road as gaps in the major bike network which may require improvement to provide adequate alternative access modes to the subject site.

In addition to typical traffic and transportation studies for a development of this scale, the City will be looking for information on: Minimizing and mitigating traffic impacts to loco Road; options to prioritize use of Sunnyside Road and East Road for site traffic; provisions for transit and other non-single occupant vehicle access to rapid transit stations; and transportation demand management approaches to reduce site traffic generation.

### **Environment**

The proposed development will result in an increase in impervious area. A stormwater management plan should be developed that provides recommendations to ensure stormwater quantity and quality is of equal or better quality than pre-development conditions. The plan should include the use of green infrastructure such as rain gardens, bioswales, green roofs, absorbent landscaping, integration of pervious spaces, and space for a stand of trees to reach full maturity to reduce impervious areas.

Potential impacts to environmentally sensitive areas and valuable ecosystem components, including fish habitat, isolated wetlands, wildlife, species and ecosystems at risk, wildlife corridors, etc. should be identified and assessed. This includes changes in groundwater flows that may result in impacts to Port Moody's streams, as well as impacts to adjacent forested areas as a result of windthrow and edge impacts. Potential impacts to adjacent properties as a result of changing drainage patterns and slope stability should also be addressed.

### **City goals and policy direction**

Port Moody's OCP and Master Transportation Plan prioritize transit-oriented growth and substantial shifts to multi-modal transportation options. These priorities are necessary to meet the City's climate action goal of significantly reducing community greenhouse gas emissions.

Staff will require some time to review and analyze the impacts of the proposed changes before providing complete comments. It is understood that full technical studies related to utility, transportation and environmental impacts will not be available for Port Moody staff to review until later in March. As a result, additional time would be required to provide this analysis and response. The following resolution was passed by Port Moody Council on March 25, 2025:

**THAT the City of Port Moody has received the request for comment from the Village of Anmore regarding the Anmore South Lands OCP Amendment Application & Neighbourhood Plan and requests an additional 60 days to respond once supporting technical memos are made available.**

Thank you for the opportunity to provide early comments on the proposed Anmore South Lands OCP amendment. We appreciate your attention to the comments provided in this letter and the City's request for additional time to provide a more fulsome response once supporting technical memos are received. Please contact Suzanne Smith, General Manager of Community Development, [susmith@portmoody.ca](mailto:susmith@portmoody.ca) if you have any questions.

Yours truly,



Meghan Lahti  
Mayor