

VILLAGE OF  
ANMORE



# OCP Amendment Bylaw No. 686-2023

ANMORE SOUTH

MAY 27, 2025

# Report Highlights





# Outline

## Context

- The Site
- What is the Official Community Plan (OCP)?
- OCP Amendment Application -Neighbourhood Plan
- How was the plan prepared - Terms of Reference

## Neighbourhood Plan - Highlights

- Neighbourhood Plan - Purpose
- Contents
- Land Uses
- Phasing Plan
- Development Permit Areas
- Potential Benefits

## Recommendations

## Conclusion and Questions



# Context -The Site



- Comprised of 3 Legal Parcels
- Bisected by Sunnyside Road
- 61.14 Ha (151.08 Acres In Size)
- Current OCP designation – Hillside Residential
- Current Zoning – RS-1
- Designated as a Special Study Area In the OCP and Regional Growth Strategy
- Surrounding land uses are described in the staff report



# Context -The OCP and Application

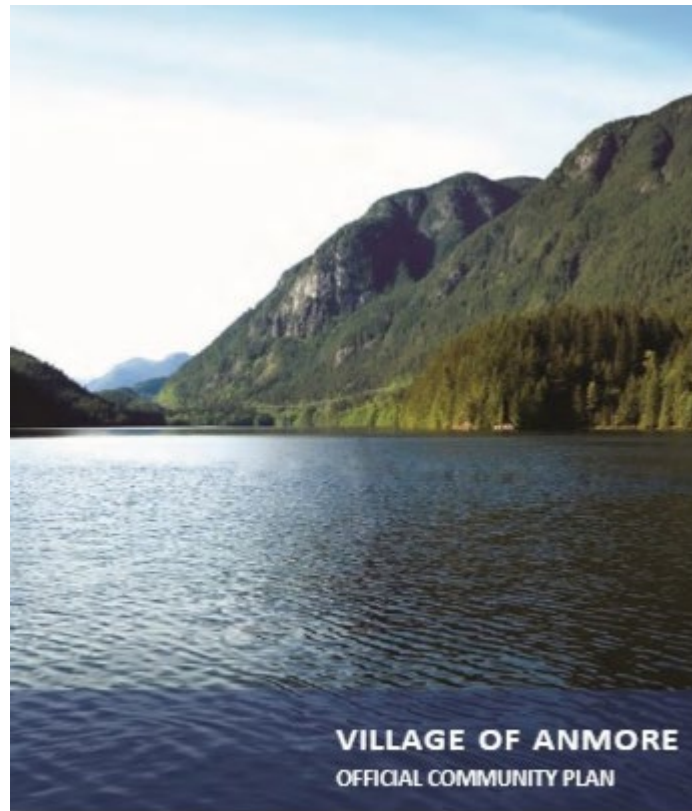
What is the  
Official  
Community Plan?

Purpose of the  
Application



# The Official Community Plan -OCP

- Statement of a municipalities long-term vision to guide land use, services and the physical, social and economic changes in the community.
- Basis for all land use and development policies, regulations and decisions.
- All bylaws must be consistent with the plan.







# The Application



The application is for an amendment to the Official Community Plan to facilitate the future phased development of the subject property for a mixed-use master planned community which involves a variety of housing types including: single family, duplex, townhouse and apartments as well as commercial, office and civic uses.

In addition, other uses are proposed such as public park, conservation and recreation lands and trails.



# General OCP Amendments

The following amendments to the OCP are necessary:

- Multiple text and policy amendments
- Inclusion of a detailed Neighbourhood Plan
- Revisions to the Regional Context Statement and Map
- Revisions to Schedule B1 and B2 Land Use Maps
- Revisions to the Road Network Map
- Revisions to the Parks And Trails Map





# Metro Vancouver 2050 – Regional Growth Strategy

Amendments to:

- 1) the regional urban containment boundary to include Anmore South neighbourhood to permit future connection to regional sanitary sewer and water services
- 2) land use designations from Rural to General Urban and from Rural to Conservation and Recreation.



# Terms of Reference

Phase 1 – Technical Due Diligence – Biophysical Studies And Engineering Inventories

Phase 2 – Preliminary Land Use Planning And Community Input

Phase 3 – Preferred Plan, Engineering Studies And Technical Assessments

Phase 4 – Neighbourhood Plan Document

All Phases are now complete.



# What is the Neighbourhood Plan?

- A site/area specific neighbourhood land use vision.
- Provides a detailed framework/policy guidance for staff to assess new development.
- Provides the detail required to assist in the reconciliation of land use, environment, density, infrastructure and implementation.



# Existing OCP Policy Foundation

- Land Use
- Commercial
- Parks And Trails
- Active Transportation
- Major Road
- Environmental
- Watershed, Watercourse And Wetland
- Steep Slope
- Wildlife Protection
- Greenhouse Gas Emission Reduction Strategy



# Neighbourhood Plan Chapters

The Neighbourhood Plan Includes the following chapters:

1. Overview and Context
2. Neighbourhood Vision
3. Biophysical Findings
4. Neighbourhood Land Uses
5. Neighbourhood Instructure
6. Neighbourhood Economy
7. Neighbourhood Implementation
8. Development Permit Areas



# Land Uses

## Residential

Total Units - 2202

- 20 Single-family homes,
- 120 Duplexes,
- 760 Townhomes And
- 1,302 Apartments.

*Flexibility provided - not to exceed 2202 units*





## Land Uses (continued)

- 20,000 sq.ft community center
- 2 civic reserve sites totaling 1.19 acres
- 2 mixed use sites totaling 3.7 acres
- 50,900 – 61,800 sq ft commercial floor space
- 10,000 sq. ft of professional office space.





# Land Uses (continued)

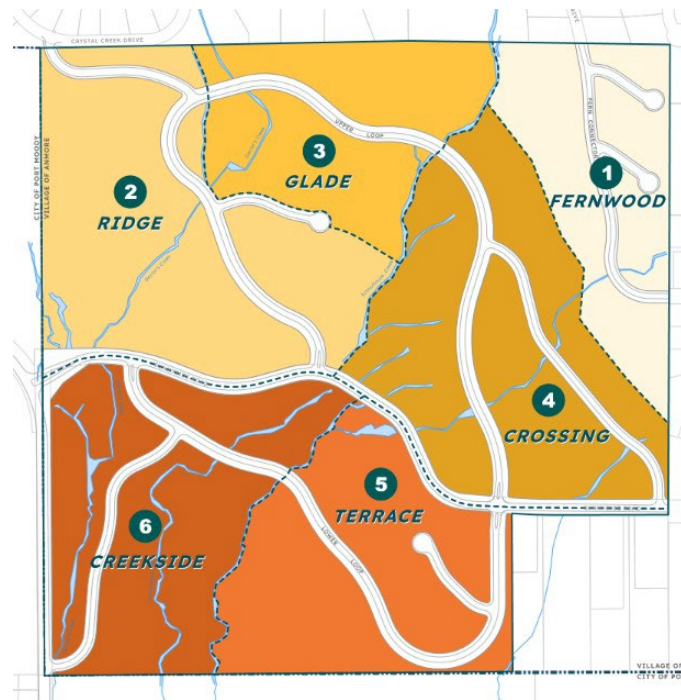


- Conservation and Recreation lands totaling 52.76 Ac
- Neighbourhood Parks totaling 10.72 Ac
- Appx. 5 km of off-street trails
- New municipal infrastructure



# Phasing Plan

- Phase 1 | Fernwood
- Phase 2 | Ridge
- Phase 3 | Glade
- Phase 4 | Crossing
- Phase 5 | Terrace
- Phase 6 | Creekside





# Development Permit Areas

- Development Permit Area 1:  
Multi Unit Residential (DPA 1);
- Development Permit Area 2:  
Commercial Mixed Use (DPA 2);
- Development Permit Area 3:  
Natural Environment (DPA 3);
- Development Permit Area 4:  
Hillside Development (DPA 4).





# Potential Benefits

- New housing forms such as duplex, townhouse and apartments to accommodate a variety of housing needs.
- Movement towards the targets outlined in the interim housing needs assessment.
- Provides additional commercial development to serve the daily needs of the community.
- New recreational opportunities to be funded by development in the form of a 20,000 sq ft community centre to provide for a range of community needs.



## Potential Benefits (continued)

- Potential increase bus services in the medium term through developer provided funding.
- Future vehicle and pedestrian connectivity between Crystal Creek Drive and Sunnyside Road as well as from Fern Drive to Sunnyside Road.
- Two additional municipally dedicated parcels of land (1.19 acres) (.48 ha).
- Extend Metro Vancouver water and sewer services into Anmore.



## Potential Benefits (continued)

- Increasing neighbourhood park lands by 10.72 acres (4.3 ha);
- Increasing Conservation and Recreation lands by 52.76 acres;
- Creation of greenways, community pathways including a connection to the elementary school providing as an alternative to vehicle trips;
- Creation of spaces where residents can gather;
- Facilitate the delivery of rental homes in apartment format for use by Sasamat volunteer firefighters; and
- Employment increase of approximately 397 jobs



# Concluding Comments

- Processed in accordance with Development Procedures bylaw, Council endorsed Terms of Reference and provincial legislation.
- Village led community engagement.
- Staff involvement in the development and review of the Neighbourhood Plan.
- Advances Council Strategic Plan Goal/Objective.
- Neighbourhood Plan envisioned in the context of Anmore existing policy.
- Future rezoning will provide multiple community benefits.







# Recommendations

THAT first reading of Village of Anmore Official Community Plan Bylaw Amendment No. 686-2023 be rescinded;

AND THAT Village of Anmore Official Community Plan Amendment Bylaw No. 686-2023, as amended, be read a First and Second time;

AND THAT Village of Anmore Official Community Plan Amendment Bylaw No. 686-2023 be referred to a Public Hearing.



# Questions



# Thank You

