



February 26th, 2025

Re: Official Community Plan (OCP) Amendment Bylaw No. 686.2023 - Anmore South

At the Regular Council Meeting on December 5, 2023, Council gave first reading to the Official Community Plan (OCP) Amendment Bylaw No. 686.2023, which relates to icona Properties Ltd.'s application for the Anmore South lands, a designated Special Study Area in Anmore.

The referral process will reflect the motion put forward to Council at the February 4, 2025 Regular Council meeting as follows:

THAT in relation to Village of Anmore Official Community Plan Bylaw Amendment No. 686-2023 with respect to the development of a Neighbourhood Plan for the site identified as the Anmore South Development and shown on the attached map affecting PID 031-060-447 Lot 1 DL 269 Group 1 NWD District Plan EPP99431, PID 031-060-455, Lot 2 DL 269 Group 1 NWD District Plan EPP99431 and PID 031-060-463 Lot 3 DL 269 Group 1 NWD District Plan EPP99431, the Council will provide the following opportunities it considers appropriate for consultation with persons, organizations, or authorities it considers will be affected including:

- the municipalities of the Village of Belcarra and the City of Port Moody;
- School District 43;
- Affected First Nations being Musqueam Nation, Kwikwetlem First Nation, Squamish Nation and Tsleil-Waututh Nation;
- TransLink;
- the Greater Vancouver Regional District (Metro Vancouver);
- Vancouver Fraser Port Authority;
- Fraser Health;
- BC Ambulance;
- RCMP; and

- the owners and occupiers of the property within 100 metres of the subject property, who are invited to comment on the most recent proposed plan; and

THAT consultation in the plan development process will include initial contact to apprise persons of the nature of the proposed amendment, and the Council will consider any comments received prior to proceeding to any public hearing; and

THAT the proposed the Anmore South OCP Amendment Application & Neighbourhood Plan Phase 3 Community Engagement Plan outlined in the report dated January 21, 2025, from Mickelson Consulting Inc. be endorsed.

The property owner, icona Properties Ltd. is proposing a vision for development that would include a broader mix of housing beyond single-family detached homes to accommodate a range of lifestyles, life-stages and income as well as introducing commercial land use in the OCP. A key requirement of this application is an amendment to Anmore's OCP and the development of a Neighbourhood Plan to align with the OCP. The Terms of Reference that will guide the development of the Neighbourhood Plan were approved by Council at the March 19, 2024 Council Meeting.

The proposed vision for the property is for 2,202 units with a mix of eight single-family detached homes, 120 duplex units, 740 townhomes and 1,334 apartments. The proposed vision also incorporates opportunities for small commercial businesses like a local grocery, shops and services, as well as community amenities such as parks, trails, natural areas and recreation facilities. To support this vision and the related OCP amendments, the application includes bringing sewer and water connections to service Anmore South, which would require a change in land use designation for this property through Metro Vancouver.

If the OCP amendment and Neighbourhood Plan are approved, the next steps in the process would include rezoning and a future subdivision application. It is anticipated that this development would be built over a 25-year period.

The Village of Anmore is seeking input from agencies and organizations whose interests maybe affected by the above noted Official Community Plan (OCP) amendment bylaw and Neighbourhood Plan.

For details on the OCP Amendment Application, please review the documents posted at anmore.com/AnmoreSouth. Additional information related to the Phase 3 technical studies and community engagement materials will be posted in the coming weeks.

For your convenience, we have attached the Anmore South Preferred Land Use Plan and Anmore South Land Use Designations Illustrative Map related to this application.

Please review this information and provide any comments or input to anmoresouth@anmore.com by March 26th, 2025.

If you have questions, do not hesitate to reach out to the email above.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Elrick', with a stylized, cursive script.

Karen Elrick
Chief Administrative Officer
Village of Anmore

CC: referrals@musqueam.bc.ca

Attachments: Anmore South Preferred Land Use Plan
Anmore South Land Use Designations Illustrative Map