



May 29, 2025

Amanda Seibert
Corporate Officer
Village of Belcarra
4084 Bedwell Bay Road
Belcarra, BC V3H 4P8

Re: Official Community Plan (OCP) Amendment Bylaw No. 686-2023 - Anmore South

As indicated to you in February 2025 as part of the Section 475 referral process, the property owner, icona Properties Ltd., is proposing a vision for development for the subject property that would include a broader mix of housing beyond single-family detached homes, 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. The proposed vision for the property includes the 2,202 total homes with unit mix composed of 20 single-family homes, 120 duplexes, 760 townhomes and 1,302 apartments. Opportunity exists for adjustments to the unit types; however, the maximum number of units is 2202. Additionally, the property includes:

- a 20,000 sq. ft. civic community centre on a 0.49 ha (1.21 ac) site;
- two civic development reserve sites totaling 0.48 ha (1.19 ac) to provide the opportunity for additional future civic uses;
- two mixed-use sites totaling 1.50 ha (3.70 ac) with the opportunity for ground floor commercial use, anticipating 50,900 – 61,800 sq ft of commercial floor space, and 10,000 sq. ft of professional office space;
- conservation and recreation lands totaling 21.35 ha (52.76 ac) of retained existing forest, representing 35% of the plan area;
- neighbourhood parks totaling 4.34 ha (10.72 ac) of public open space distributed within a 5 minute walk of each home;
- dedicated off-street trails, multi-use paths and greenways totaling approximately 5 km;
- a pedestrian and cycling network including greenways and community pathways; and
- new municipal infrastructure with respect to water and sanitary services.

Given that the Anmore South lands are designated as a Special Study Area in both the OCP and Metro Vancouver's Regional Growth Strategy (Metro 2050), the following applications are necessary to facilitate a future rezoning of the subject properties:

- amendments to the OCP, which includes a new Neighbourhood Plan for the Anmore South neighbourhood;
- amendments to the OCP to ensure consistency between the Neighbourhood Plan and general statements and policies;
- amendments to the Village's Regional Context Statement;
- with respect to Metro 2050, an application to Metro Vancouver to amend the regional Urban Containment Boundary to include the Anmore South and to permit future connection to regional sanitary sewer and water services; and
- with respect to Metro 2050, an application to Metro Vancouver to change the land use designation from Rural to General Urban and from Rural to Conservation and Recreation as specified on the Neighbourhood Plan land use map.

At the Regular Council meeting on May 27, 2025, Council directed staff to reduce the number of apartment units, include additional ground-oriented units and return the draft bylaw to Council for consideration of first and second reading once completed. Council may consider scheduling a public hearing date at that time to provide the opportunity for the community to provide input. If a public hearing is scheduled, Anmore will provide notice of the public hearing date to you. A Council Report can be found on the Village Website at <https://anmore.com/village-hall/mayor-council/agendas-minutes/>.

Given that a number of questions were raised as a result of the early consultation in February 2025, I have provided a link to the Council report that includes the OCP amending bylaw and draft Neighbourhood Plan as well as other details related to the application for your information. Please note that additional details of the proposal can be found on the village website at <https://anmore.com/building-development/community-planning/anmore-south/>.

If you have questions, please do not hesitate to contact me.

Sincerely,



Karen Elrick
Chief Administrative Officer
Village of Anmore