



Welcome

Anmore is updating its Official Community Plan (OCP) to:

- Reflect our 2024 Housing Needs Assessment report
- Comply with provincial housing legislation changes
- Include an updated Regional Context Statement to demonstrate consistency with Metro Vancouver's Regional Growth Strategy

We're consulting affected parties and compiling input in an engagement summary report, before finalizing the updated OCP later this spring for Council approval.

The purpose of this engagement is to share information, answer your questions, and consider your feedback in finalizing the update.



Learn more



OCP webpage



About the OCP Update

Why update the OCP?

New legislation introduced by the Province of British Columbia is a key driver:

- It significantly changes how B.C. municipalities plan, consider, and approve development in their communities
- Intent is to increase housing supply and improve housing affordability across the province

The next full OCP update is planned to start in 2027, during which there will be plenty of time for discussion about if, how much, and in what way Anmore should grow.

About the changes

Anmore is not changing our community's land use vision, and we intend to respect the vision of our current OCP.

The proposed changes are:

- minor text updates
- updated mapping
- policy clarifications
- necessary to comply with provincial requirements



Learn more



Updated OCP



Overview of OCP changes

What is changing in the OCP?

- **Updates to reflect current information** – Focused on changes to statistics, references, and maps
See Chapters 1, 2, & 3
- **Land use** – Added land use descriptions, provincial housing requirements and language, and reference to our new *Housing Needs Report*
See Chapter 4
- **New policies** – To require development permits for Small Scale Multi-unit Housing within residential and hillside residential areas, reference denser forms of development in Anmore's Financial Sustainability Plan, and clarify that existing land use designations potentially provide adequate development for the next 5 to 20 years, as identified in the *Housing Needs Report*
See Chapter 4
- **Adjustments to existing policies** – To clarify maximum density allowances
- **Regional context** – New context statement to reflect bylaw changes and Metro Vancouver's current Regional Growth Strategy
See Chapter 11
- **New development permit guidelines** – For steep slopes and multi-family housing forms aimed at allowing more density to meet provincial requirements while also protecting the natural environment, ecosystems, and biodiversity; avoiding hazardous conditions; and establishing form and character of intensive residential development
See Schedule D
- **Amending bylaw** – Codifies the above-noted changes (to come)



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Updated OCP



About Anmore's Housing Needs Report

Housing Needs Report

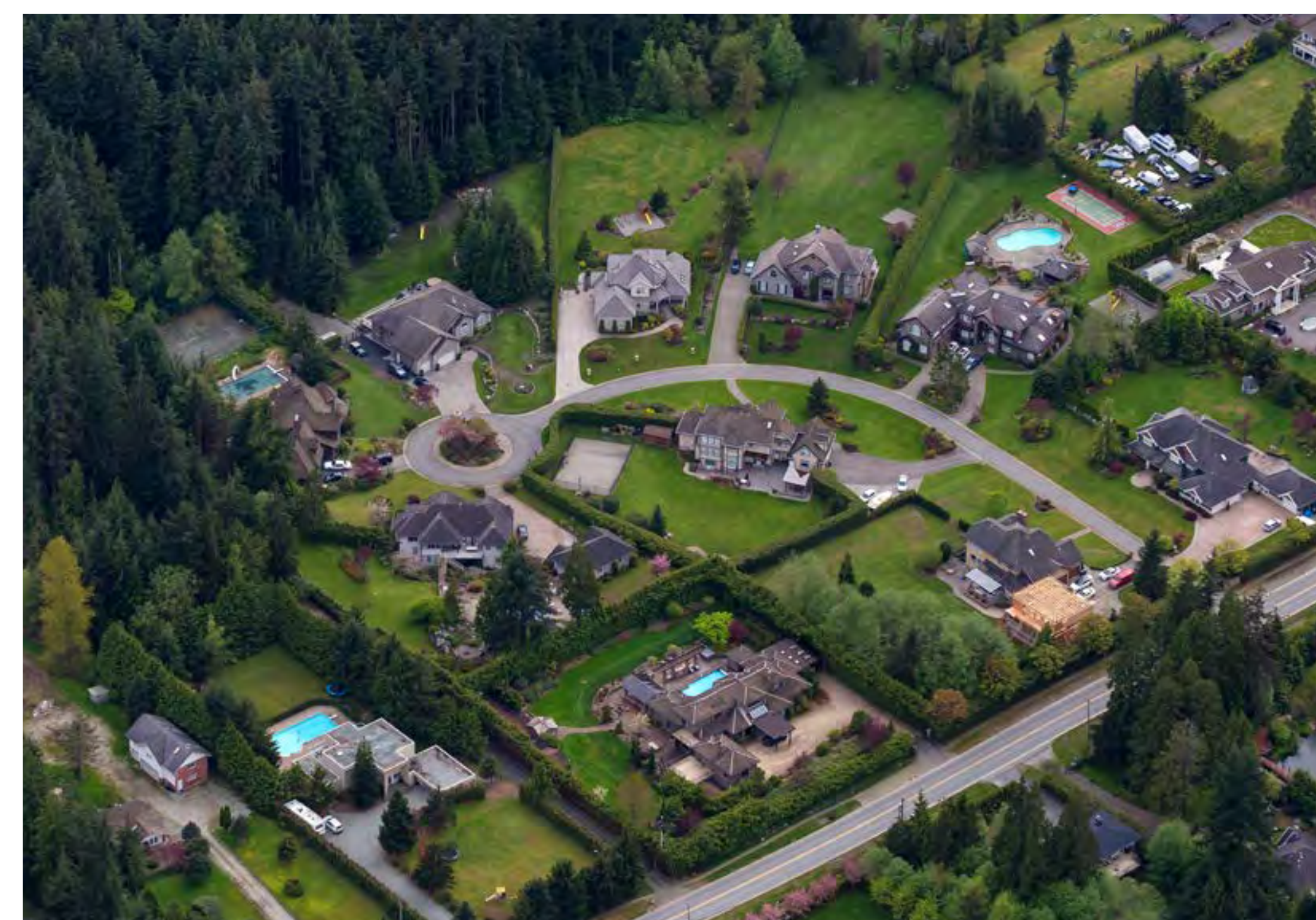
The Province of British Columbia requires the completion of housing needs reports to assist communities to understand their current and future housing needs.

The 2024 Anmore *Housing Needs Report* provides:

- Detailed analysis of community demographics
- Current housing supply and conditions

Municipalities use standardized methodology to complete a report every five years, which identifies the amount of housing needed over 5- and 20-year timeframes.

Anmore's Housing Needs Report identifies additional housing supply required to address community needs and gaps and identifies priority groups in need of greater housing options.



Learn more



Housing Needs Report

Housing Needs Report Definitions

5- and 20-year housing needs by type of housing

These abbreviated definitions help clarify the table. Detailed definitions are available in the Housing Assessment Resource Tools glossary.

Component	5 Year Need	20 Year Need
Extreme Core Housing Need A household that does not meet one or more of the adequacy, suitability, or affordability standards and it would have to spend 30+% of its before-tax income to pay the median shelter costs for alternative local housing.	0	0
Persons Experiencing Homelessness The situation of an individual or family that does not have a permanent address or residence; or does not have stable, permanent, appropriate housing, or the immediate prospect, means, and ability of acquiring it.	5.23	10.47
Suppressed Household Formation A household that did not form because of a lack of attainable options (adults living with family members or roommates, individuals wishing to leave unsafe or unstable environments, etc.).	30.94	123.74
Anticipated Growth The estimated number of new homes required to accommodate an increasing population, based on population growth projections.	129.84	425.09
Rental Vacancy Rate Adjustment The amount of additional new homes required to achieve a minimum local vacancy rate of 3%.	0.27	1.09
Additional Demand Housing units beyond the minimum required to adequately house current and anticipated residents to meet healthy market demand in the community.	49.02	196.09
Total New Units – 5 years	215	
Total New Units – 20 years		756

Source: The Housing Assessment Resource Tools



Regional Context Statement

What is a Regional Context Statement and why is it important?

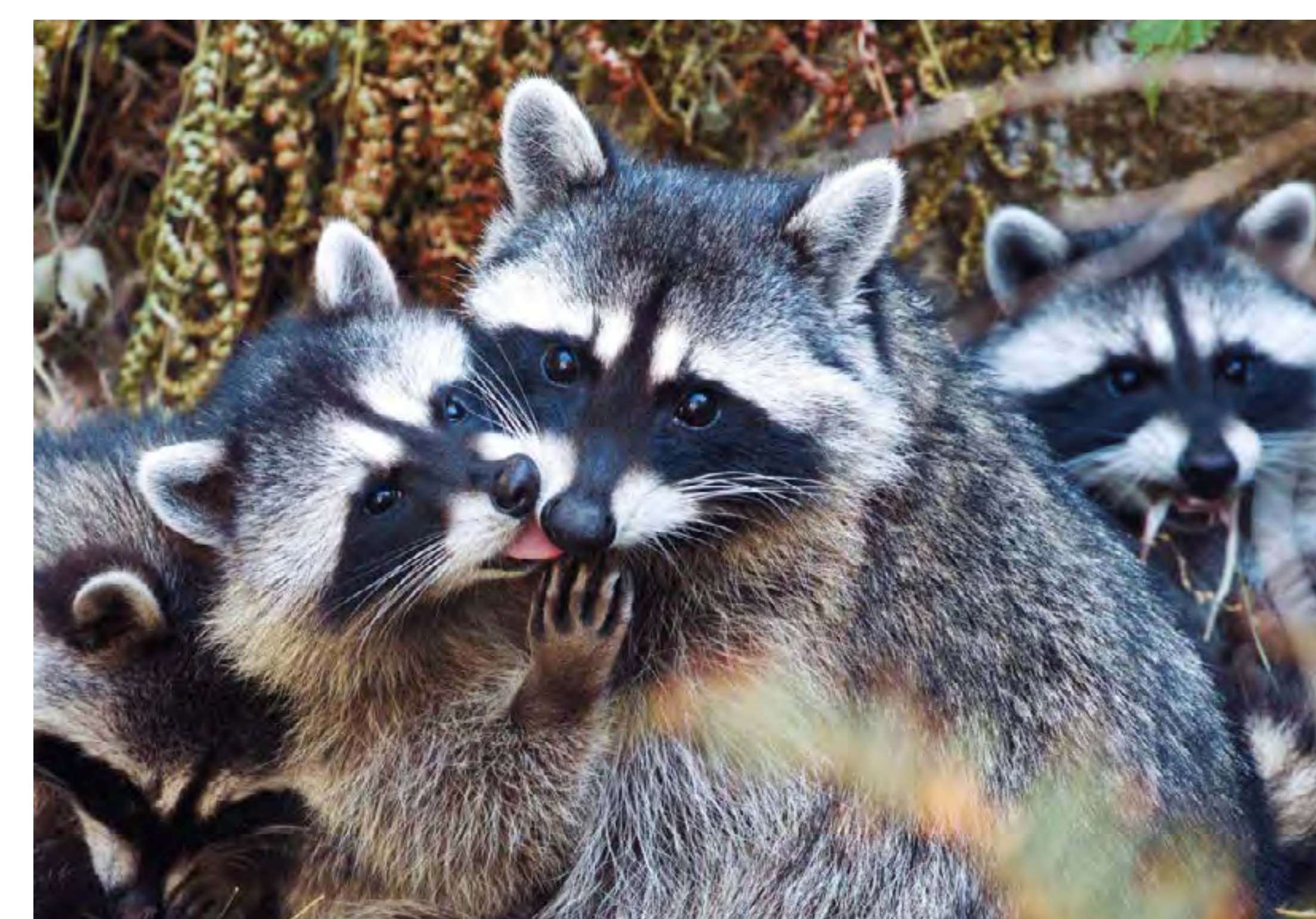
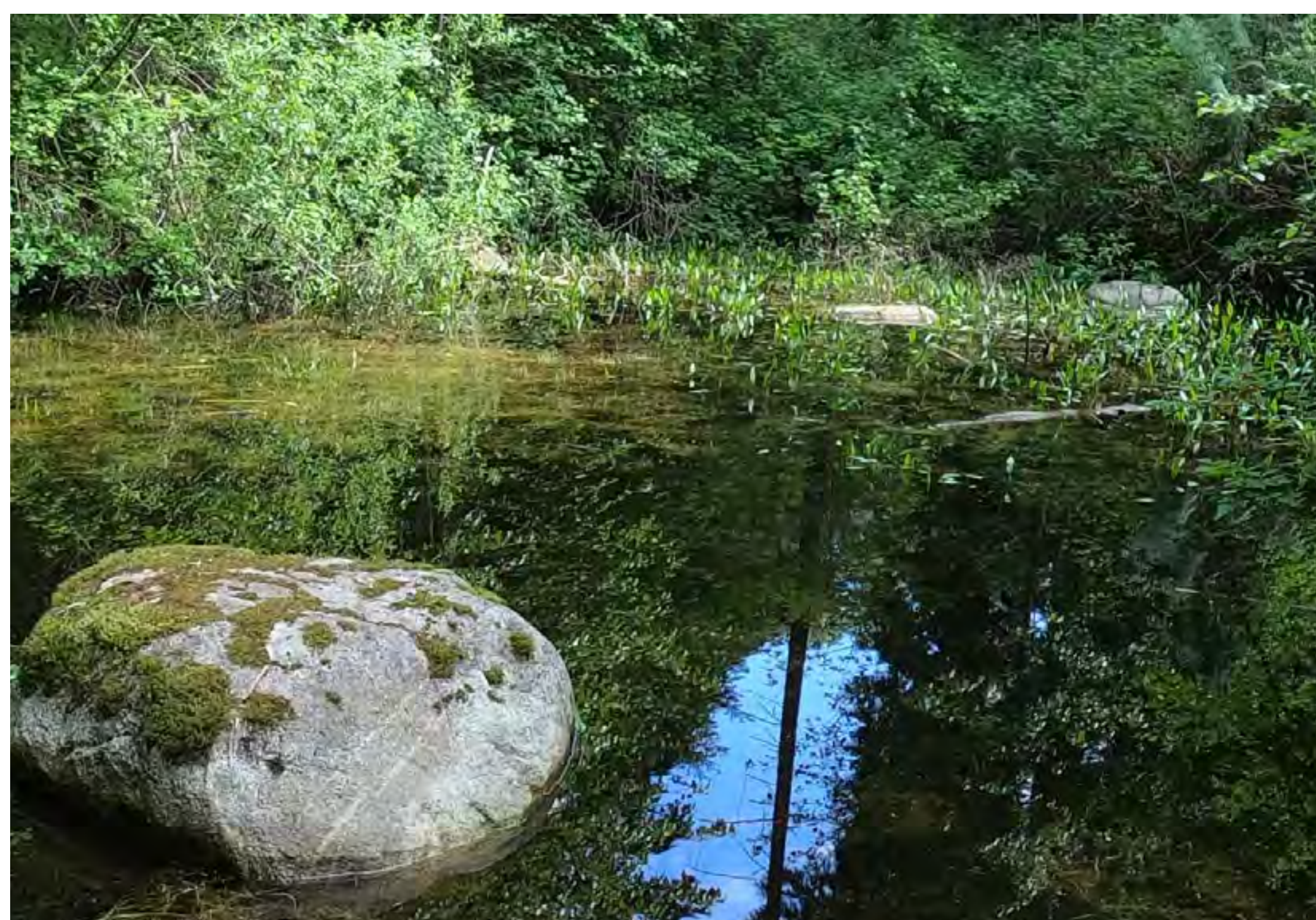
All Metro Vancouver municipalities are required to have a Regional Context Statement. This statement shows how a municipality's aspirations align with and support Metro Vancouver's Regional Growth Strategy. The statement must be accepted by the Metro Vancouver Board of Directors.

Why does it need to be updated now?

Anmore's Regional Context Statement was updated in 2019. The proposed revision reflects recent local bylaw changes and aligns with Metro Vancouver's 2023 Regional Growth Strategy.

Our updated statement demonstrates Anmore's proactive approach to regional collaboration and the Village's dedication to balancing regional growth objectives with its community values and environmental stewardship.

See Chapter 11 of the updated OCP



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Updated OCP

Land uses – Overview

Land use designations guide future land use decisions. The land use designations shown in the following maps describe the approximate locations, amount, type, or density for various kinds of development and facilities as required under section 473 of the *Local Government Act*.

Anmore’s current OCP has six land use designations. The updated OCP has the same number. While the land use designations and locations of each have not changed, descriptions have been added to clarify the types of use permitted, aligned with provincial housing requirements. Reference to Anmore’s current *Housing Needs Report* has also been added.

Some policies for lands designated as residential have been updated to align with provincial housing legislation.

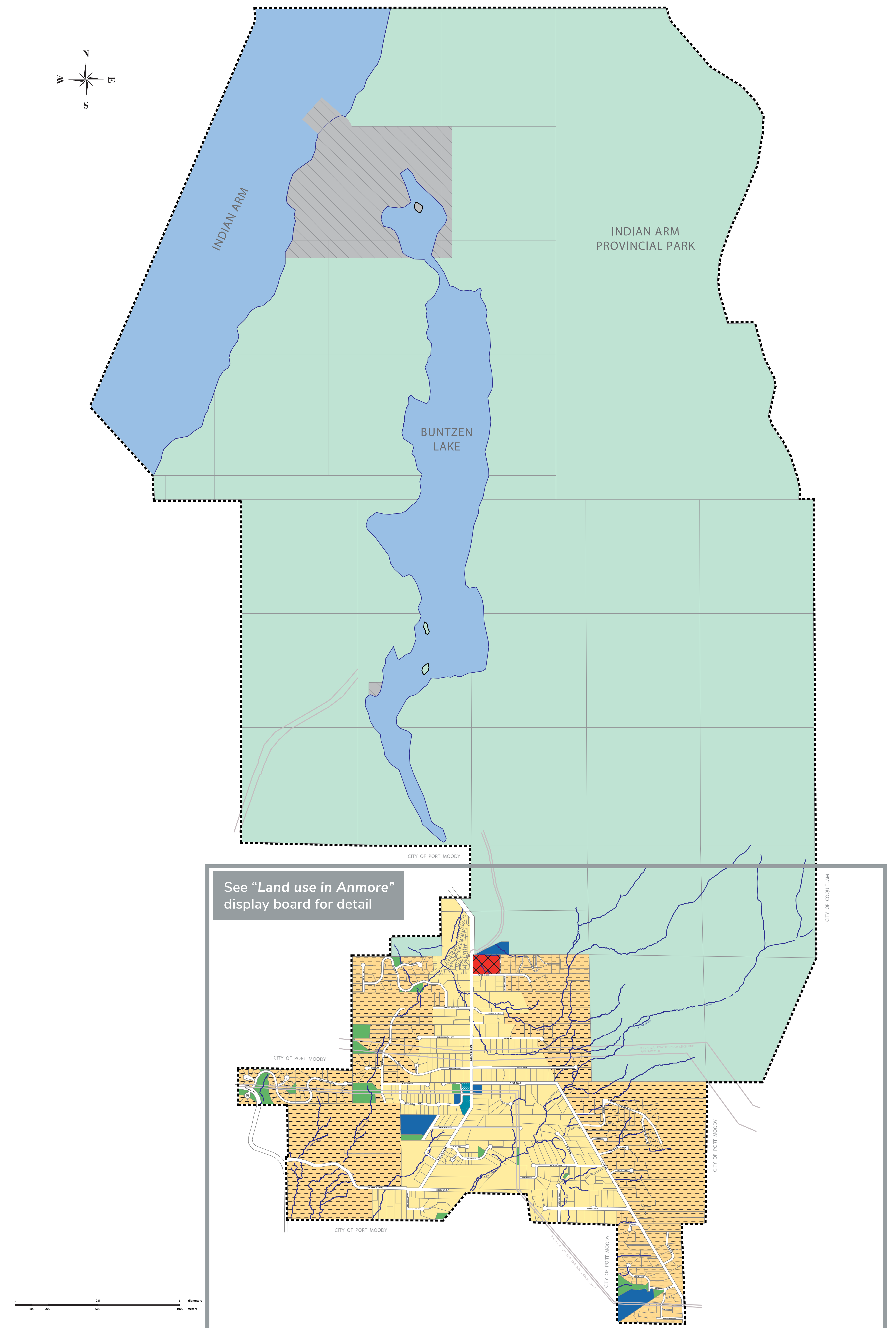
Land use polices for Commercial, Village Centre Commercial, Institutional, and Industrial remain the same.

See Chapter 4 of the updated OCP

Learn more

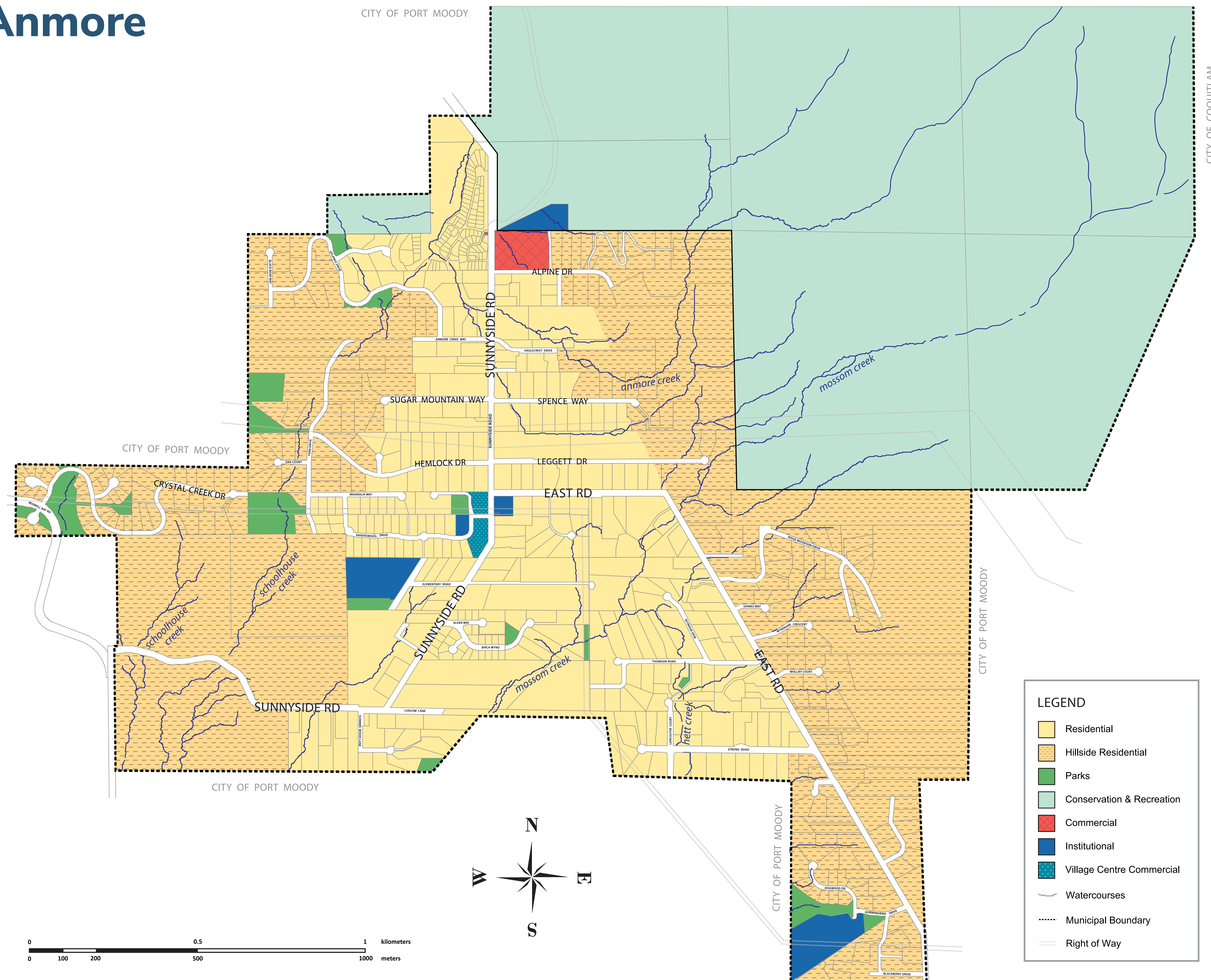


Updated OCP





Land use in Anmore





Residential land use

Residential

Lands appropriate for subdivision; intended to accommodate detached residential uses on lots that are 1-acre or larger, with a maximum density of 3 units per lot, in keeping with historical development patterns.

Form and character

Single detached residential, secondary suites, and coach houses as specified in our Zoning Bylaw.

Hillside Residential

These lands are appropriate for innovative residential uses including cluster housing that can be developed in an environmentally responsible and financially sustainable manner.

Form and character

Also permits semi-detached, duplex, or townhouses at a maximum gross density of 4.5 units per acre, as supported by other policies in the OCP.

What has changed?

Residential lots of typically 1 or more acres are permitted to develop up to 3 units, while Hillside Residential lots are permitted to develop up to 4.5 units per acre. This change reflects the permitted uses in Anmore's 2024 Zoning Bylaw.





Land use – Parks, Conservation & Recreation

Parks

Municipal lands set aside for conservation; intended for open space that provides recreational opportunities. The park and trail system also supports active transportation choices and healthy lifestyles.

Form and character

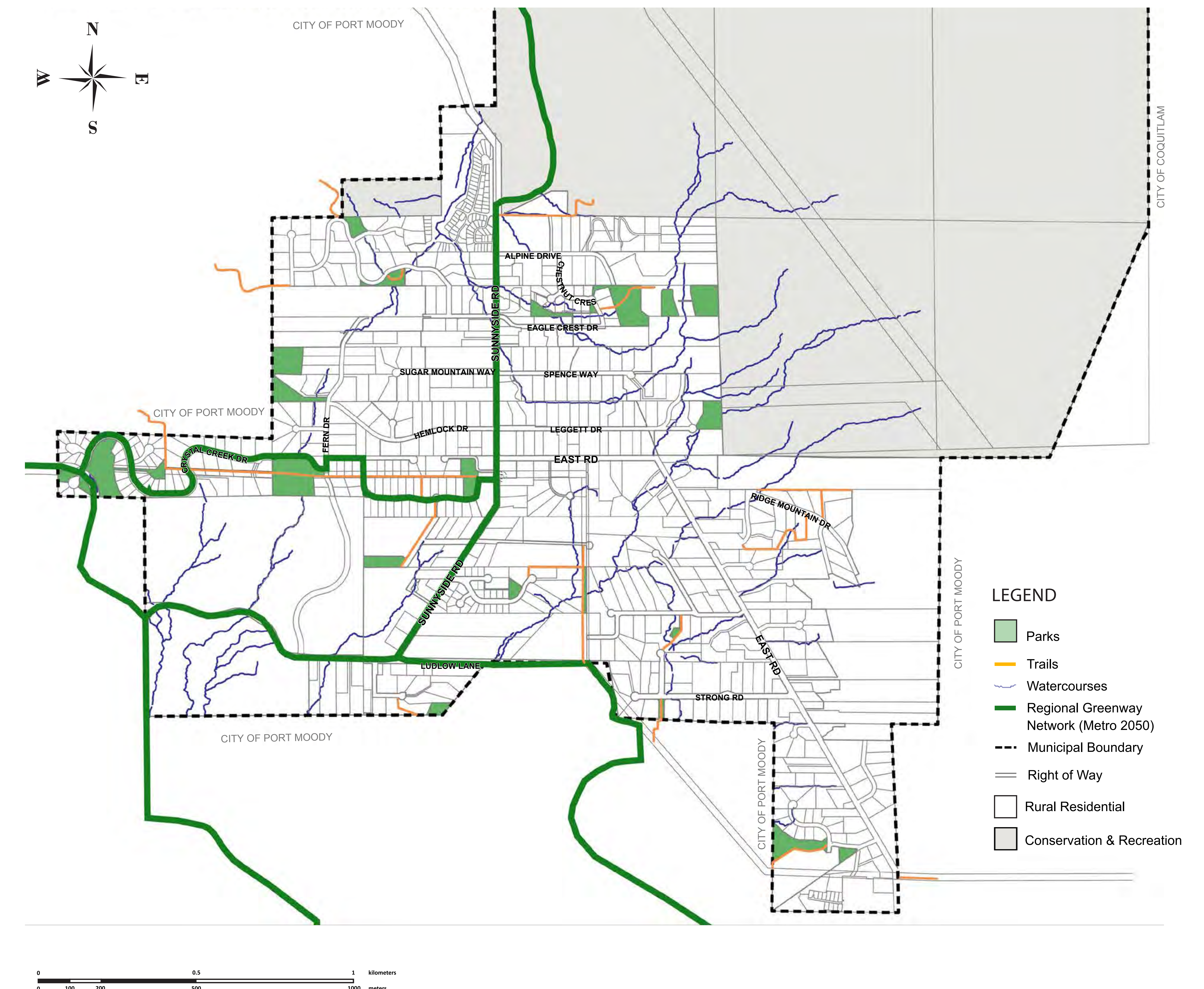
Walking paths and pockets of active recreational space and help protect environmental features and sensitive areas.

Conservation & Recreation

Lands intended to remain in their natural state to protect significant ecological and recreational assets.

Form and character

Retained forests and buffers, riparian areas, steep slopes, and areas for outdoor recreation and education.



What has changed?

Updated inventory of parks to reflect park dedications since 2014, and added Regional Greenway Network.



Land use – Commercial, Village Centre Commercial, Institutional, Industrial

Commercial

Commercial lands provide local retail opportunities in keeping with the scale and character of the surrounding neighbourhood.

Form and character

Small scale stand-alone commercial buildings.

Institutional

Accommodate publicly owned amenities and facilities for Anmore residents.

Village Centre Commercial

These lands provide opportunity for Institutional and Commercial developments to serve residents' local needs and support the evolution of a Village Centre.

Industrial

Provides for a publicly operated power plant and pumping station.

Currently limited to the BC Hydro power plant and pumping station at Buntzen Bay.

What has changed?

There are no proposed changes to these land uses.





Development Permit Areas

New development permit guidelines were developed using best practices and considering the local context. These are not regulations, they are guidelines to consider when developing property.

The guidelines provide clarity and consistency for acceptable form and character of new developments to protect the environment and Anmore's semi-rural character. Four Development Permit Areas (DP) were established to address all of Anmore's land.

See Chapter 12 of the Updated OCP



Learn more

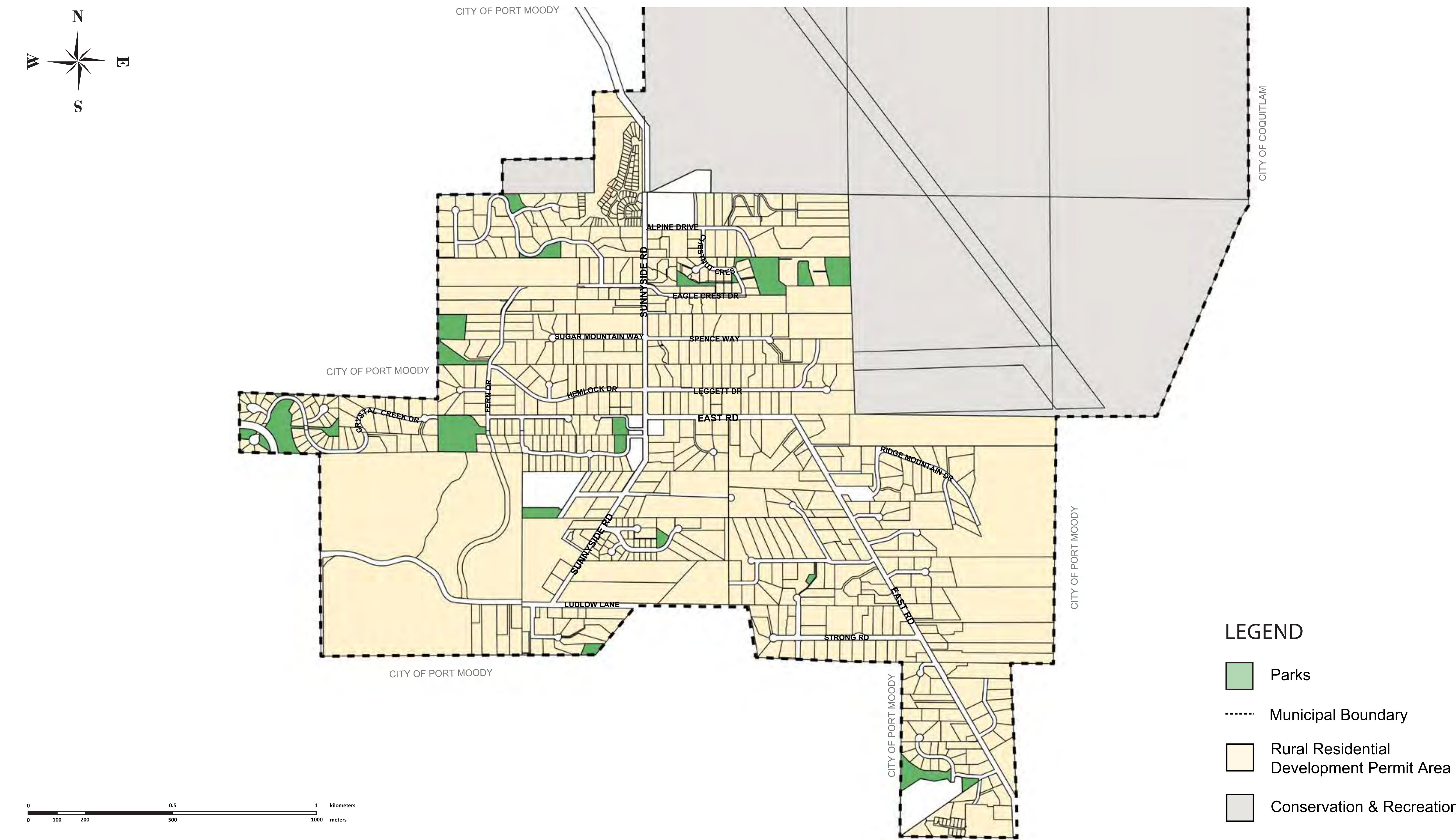


Updated OCP



DP-1: Rural Residential Small Scale Multi-Unit Housing

Covers detached single-family dwellings with a secondary suite and coach house or a stand-alone coach house building.



OBJECTIVES:

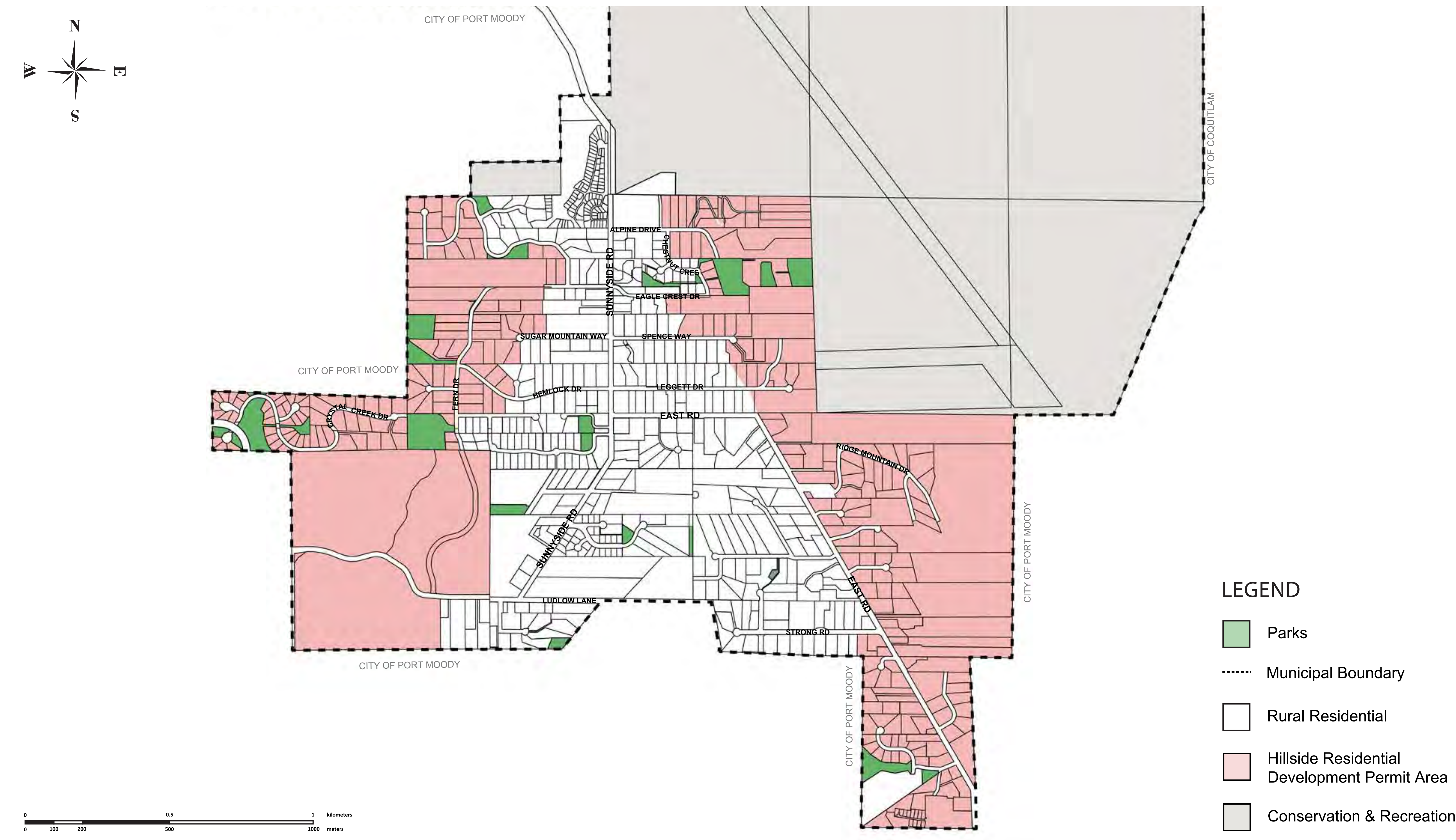
- Promote high standard and compatible design, construction, and landscaping
- Facilitate ground-oriented dwellings for young people, seniors, and families

EXEMPTIONS:

- Construction of a single-family dwelling without a coach house
- Interior alterations
- Exterior alterations that do not require a building permit
- Minor renovations to part of a building's exterior
- Replacing a building destroyed by natural causes, with an identical form and location

DP-2: Hillside Residential Small Scale Multi-Unit Residential Housing

Covers all semi-detached, duplex, and townhouse building forms, usually two or more units.



OBJECTIVES:

- Promote high standard design, construction, and landscaping, and designs compatible with local character and West Coast architecture
- Provide ease of access for all residents, regardless of physical capabilities
- Promote development that respects the hillside environment

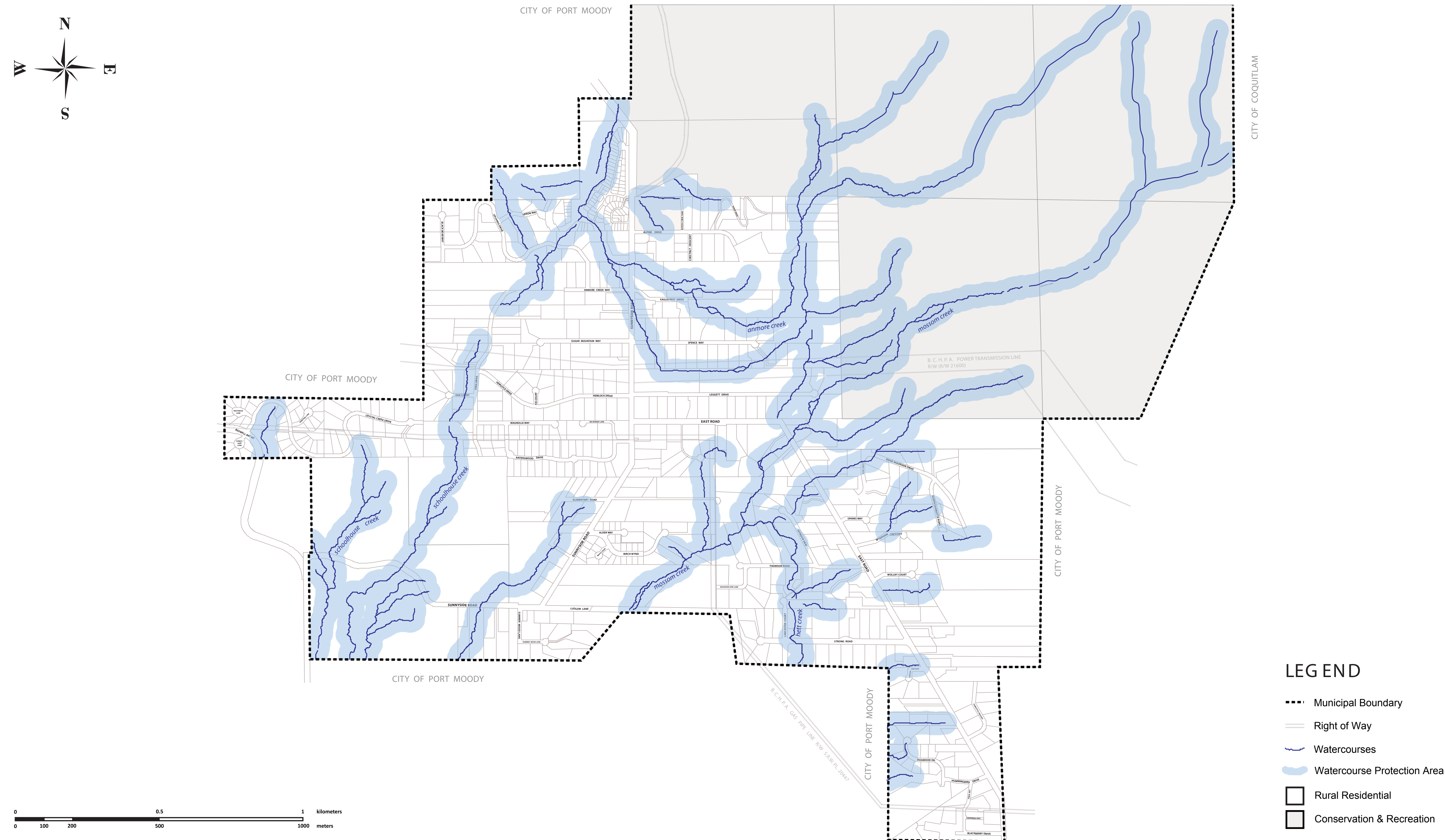
EXEMPTIONS:

- All DP-1 exemptions also apply to DP-2



DP-3: Watercourse Protection

Established to protect vital features, functions, and conditions to naturally maintain stream health and productivity and core elements of Anmore’s rural character.



OBJECTIVES:

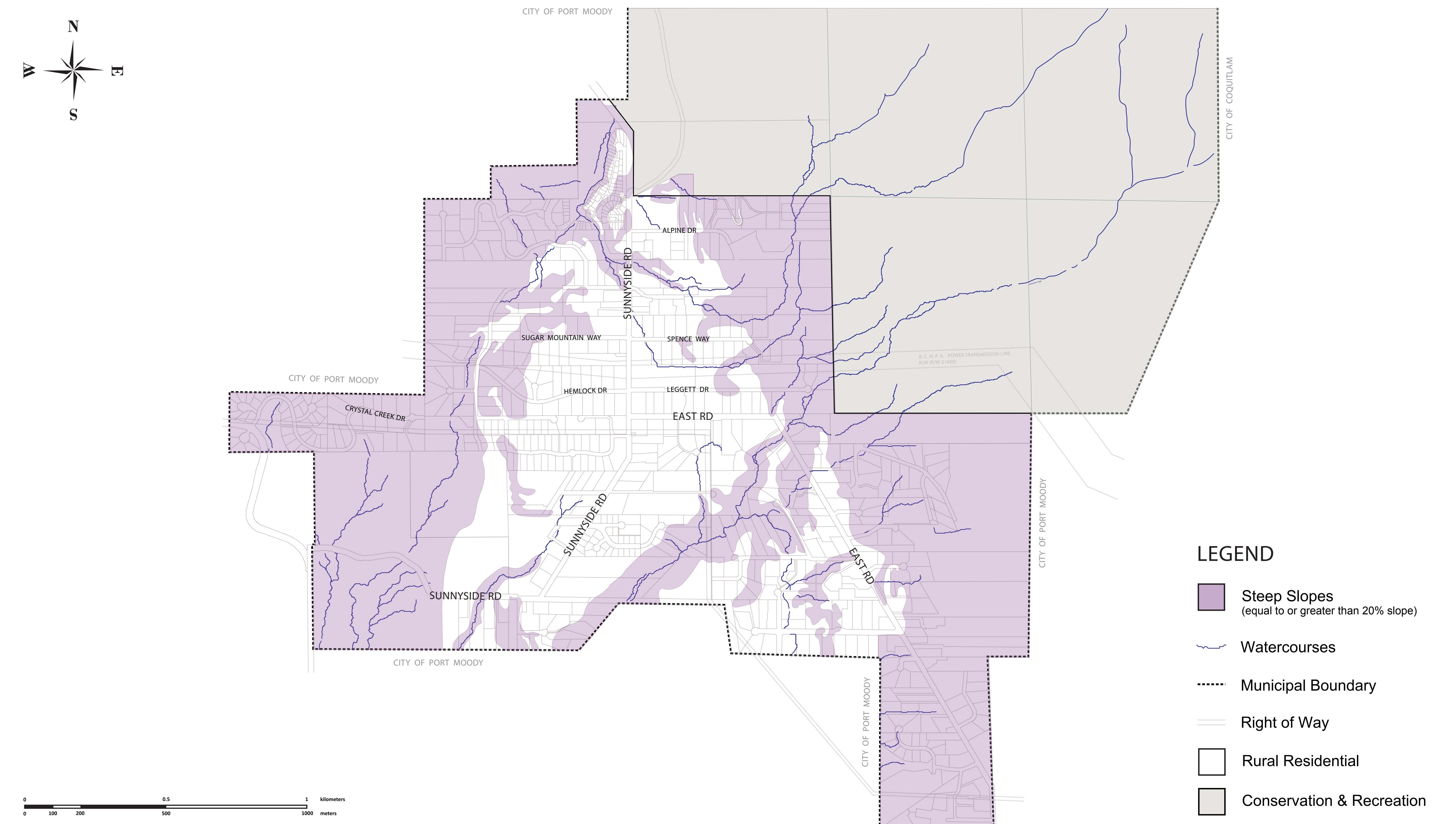
- Provide natural amenities in the community
- Enhance public safety

EXEMPTIONS:

- No exemptions

DP-4: Protection of Development from Hazardous Conditions – Steep Slopes

Established to protect development from potential slope stability hazards and maintain existing landscape character as neighbourhoods develop.



OBJECTIVES:

- Reduce the possibility of development-related property damage, personal injury, or death that may be associated with new development in areas at risk from certain natural hazards
- Set appropriate conditions to reduce the degree of risk when developing
- Ensure development applications for these areas specifically identify potential risks and include a risk analysis prepared by a qualified and experienced professional engineer or professional geoscientist

EXEMPTIONS:

- Interior alterations
- Uninhabited accessory buildings of 10m² (107 ft²) or less in size, where no excavation or filling is required
- Exterior alterations that do not exceed 9.29 m² (100 sq. ft.)
- Emergency actions to prevent, control, or reduce an immediate threat to life, public property, or private property