

February 13, 2026

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

Via email: karen.elrick@anmore.com

Re: Proposed Amendments to Village of Anmore Official Community Plan – Referral for Comments

The City of Port Moody has received the letter dated December 11, 2025, regarding Village of Anmore Official Community Plan (OCP) Amendments – Section 475 Referral requesting comments by January 15, 2026, noting that this deadline was later extended to February 13, 2026.

At the February 10, 2026 Regular Council Meeting, a staff report was brought forward with information on the proposed amendments to the Village of Anmore OCP highlighting areas of relevance for the City of Port Moody. Council passed the following resolutions:

THAT the report dated February 10, 2026 from the Community Development Department – Policy Planning Division regarding Referral for Comments – Village of Anmore Draft OCP Updates be received for information;

AND THAT a letter be provided to the Village of Anmore with comments on Anmore's draft OCP updates, as reflected in the report dated February 10, 2026, from the Community Development Department – Policy Planning Division regarding Referral for Comments – Village of Anmore Draft OCP Updates

In response to the above noted resolutions, this letter is being provided with comments from the report noted below:

It is recognized that the proposed amendments to Anmore's OCP are targeted updates focussed on meeting provincial housing legislative requirements and ensuring alignment with Metro 2050: Regional Growth Strategy. That said, a few potential areas for further consideration as part of this update are provided including:

Transportation:

The OCP should recognize that the David Avenue Connector is no longer included in the

City of Port Moody's long-term plans and update figures/policies accordingly, aligning with Port Moody's 2020 Road Closure Bylaw No. 3234 and Park Dedication Bylaw No. 3235 for Bert Flinn Park. With access limited to loco Road and East Road, policies should require that growth, intersections, and safety upgrades be planned within this constrained network, and that references to the Northeast Sector Area Transit Plan (2015) and regional greenways be updated to support transportation mode shift considering limited road redundancy.

Water:

The OCP acknowledges that the Village of Anmore is serviced by the City of Port Moody's municipal water system and recognizes the need for inter-municipal coordination with respect to water servicing. To strengthen and operationalize this existing direction, we request that the OCP expand its language to outline that, in consideration of Small-Scale Multi-Unit Housing and Hillside Residential development policies where Village water demands may be significantly increased, development applications and redevelopment proposals may also require an analysis of effects on Port Moody's water distribution system.

Sanitary/Septic:

While the Plan identifies private septic systems as the primary servicing approach, the increased complexity associated with higher-density hillside developments (i.e. townhouse forms) presents additional technical and environmental considerations. Should density or service levels warrant possible connection to the regional sewer system, recognizing the primary role of Metro Vancouver in such a change, the City would appreciate early involvement in any planning that could affect or benefit from the City's sanitary sewer system.

We appreciate the opportunity to review and provide input on the proposed changes to the Anmore OCP and look forward to ongoing discussions with the Village of Anmore related to a future comprehensive OCP update and other matters of mutual interest.

Yours truly,



Mary De Paoli
Manager of Policy Planning

CC: Suzanne Smith, General Manager, Community Development
Stephanie Lam, City Clerk & Manager of Legislative Services