



CITY  SPACES

585 - 1111 West Hastings Street  
Vancouver BC V6E 2J3  
604 687 2281

5th Floor 844 Courtney Street  
Victoria BC V8W 1C4  
250 383 0304

300 - 160 Quarry Park Blvd SE  
Calgary AB T2C 3G3  
403 398 2468

[www.cityspaces.ca](http://www.cityspaces.ca)

# VILLAGE OF ANMORE

## Official Community Plan Update Summary

April 11, 2014



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# ANMORE OCP UPDATE: SUMMARY

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## INTRODUCTION

*“A good plan is like a road map: it shows the final destination and usually the best way to get there.”*

*– H Stanley Judd*

Since the current OCP was last reviewed and updated in 2005, the Village has experienced steady population growth, increased need for infrastructure investment, rising service delivery costs, and development pressures stemming from being a part of a growing Region. As a result, Village Council instructed its Advisory Planning Committee (APC) to work closely with its Planning Consultants to review and update the Village’s OCP and prepare policy directions that will help guide Anmore towards a sustainable future.

## THE UPDATE PROCESS

The OCP update planning process was comprised of six key steps (see below). The process was grounded by background research and initial consultation with the public through a Visioning Fair in June 2013, designed to spark discussion with the public and draw out key issues, values and objectives. Additional meetings and workshops were held with Council Committees and stakeholder groups, including seniors and youth, to ensure a wide range of perspectives were incorporated as part of the analysis to determine a framework for updating the OCP.

In parallel but concurrent to the OCP process, the Village also undertook a Financial Sustainability Plan (FSP) and Age-Friendly planning process. Combining these three elements added depth and richness to the analysis and public conversation – and informed policy changes as the draft OCP evolved. In November 2013 the draft policy directions were shared with the public in a set of two open houses.



Overall public feedback for the key policy updates was positive, with support for updates that added clarity to the Village’s priorities for parkland, emphasis on enhancing the pedestrian realm and pursuing a connected trail system, promoting community well-being, strengthening environmental protection, providing guidelines for the future of the IOCO Lands, and bringing financial sustainability to the forefront. The limited range of housing types, the Village’s semi-rural character, and the impact of lot sizes and density on Anmore’s identity were also significant topics of discussion through the update process.

Following completion of the draft OCP, considering the outcomes of the FSP, Age-Friendly planning process and feedback from the public, APC assessed the draft OCP and made recommendations to Council for further refinements.

In January 2014, Council reviewed the Draft OCP and provided direction to the Planning Consultants to revise elements of the draft and update the Maps with new environmental data to improve the accuracy and completeness of watercourses and steep slopes.

On April 1st, 2014, Council reviewed the final draft and directed the Planning Consultants to work with Staff to prepare the Bylaw and Schedules (the OCP document and maps).



*Anmore's Vision for its future is that of a Village that will be a fiscally, environmentally and socially responsible community balancing change, appropriate to the size and scale of the community, while maintaining the unique semi-rural character and quality of life.*

## KEY UPDATES

### GROWTH MANAGEMENT

Demographic trends and data indicate the Village has experienced fairly steady growth over the past 5 years, increasing from 1,000 residents to approximately 2,200. Compared to the Metro Vancouver average, Anmore has a higher proportion of adults aged 40 – 64 and children under the age of 19; however, demographic data show that the population is aging, with the proportion of seniors (currently a small segment of the population) steadily increasing. This data, coupled with research completed as part of the FSP, informed the development of population projections to inform the Growth Management Strategy.

- The OCP identifies “likely” population and housing growth estimates up to 2032.
- It is estimated that Anmore will experience an additional 61 residents per year for a population increase of 1,228; resulting in the development of an additional 419 residential lots (an average of 21 per year).
- The demographic profile and anticipated growth serves as the basis for the subsequent policy directions in the OCP, in terms of implications to the types of housing, recreational opportunities, commercial needs, and requirements for services that will be needed to accommodate a changing community.

### FINANCIAL SUSTAINABILITY POLICIES

Financial Sustainability is a new section in the OCP, reflecting the key objective to develop a financially sustainable approach to service delivery. The findings of the FSP resonate throughout the OCP – applying a financial sustainability lens to decisions for the future. The FSP looked at the financial health of the Village over next 20 years and included a full investigation of all municipal services, their associated costs and revenues, and key drivers of change, including implications of changes in the Village’s demographic profile and housing development patterns.

Financial Sustainability policies include:

- Increase contributions to the Fixed Asset Levy, towards addressing the Village’s infrastructure replacement costs anticipated over the next 20 years.
- Recognize the inherent value of short-term growth to offset per-resident tax implications of meeting the Village’s significant financial obligations.
- Consider flexibility in lot size restrictions to facilitate future investment in the Village – consistent with residential land use policies.
- Require subdividers/developers to take on responsibility for the costs associated with system upgrades to accommodate new development.



- Encourage voluntary community amenity contributions from developers to respond to the community and amenity needs arising from new development.
- Support the use of local improvements financing for established neighbourhoods within the Village where residents express interest in system upgrades and improvements exceeding Village standards.
- Policies to ensure the Village reviews and updates the Development Cost Chard Bylaw and Fees and Charges Bylaw on a regular basis.



## RESIDENTIAL LAND USE POLICIES

Throughout the OCP public engagement process, the comments received regarding housing and future development have been quite diverse. There has been a clear and consistent message that maintaining the semi-rural character of the Village is a priority. This character generally refers to Anmore’s natural environment, outdoor lifestyle, strong sense of community and the predominantly low-density settlement pattern, which contributes to a sense of privacy and space. Through the community discussion, there was a split between those who wish to preserve a one-acre development pattern and those who support more flexibility in policy to allow for alternatives to be explored. These varied perspectives, along with the findings of the FSP related to existing housing stock, property tax implications of growth, and the cost of infrastructure, resulted in policy updates intended to create a framework for future development that reflects the community’s priorities to protect the environment and maintain the semi-rural character, while allowing the Village to consider subdivision and rezoning proposals that will accommodate growth in an environmentally and financially sustainable manner.



Key residential policy updates include:

- As in the existing OCP, development will be directed to areas designated as residential, with a priority placed on forms of development that reflect the character of surrounding developments and the RS-1 zoning parameters and an emphasis on environmental protection through construction.
- Noting that future development is anticipated to occur on more challenging sites (i.e. on hillsides or on sites with environmentally sensitive areas), the updated policies place greater emphasis on the clustered developments (utilizing R-2 zoning). This would be encouraged in areas that have been designated as “hillside residential” on the land use map.
- The OCP update maintains the option of pursuing development through a Comprehensive Development (CD) zone. The policies emphasize that the intent of comprehensive developments is to assist in enabling landowners to adapt to significant site challenges, protect the environment, provide innovative design or housing options, or bring forward innovative development options.







- Residential land use policies related to the use of CD zones outline the parameters under which the Village will consider CD developments:
  - on sites constrained by steep slopes or environmentally sensitive areas;
  - for proposals that provide an innovative approach to site design or housing options that would benefit the Village socially, economically or environmentally; or
  - with the provision of a community amenity package.
- The updated policies for Comprehensive Development reduced the regulatory complexity of the current OCP by removing the previous 15% cap (of total homes built under CD zoning at time of build out) and restriction on minimum lot sizes. The density maximum of 1.5 lots per acre remains in policy.
- The updated policies also outline a clear approach and definition of community amenity provisions.
- Developers/subdividers are encouraged to adopt best management practices for environmentally sensitive development.
- Policies encouraging energy efficiency to align with and support GHG reduction strategies have been added.
- The draft OCP provides expanded policy directions regarding the IOCO Lands Special Study Area to reflect the position of Council and input from the community, emphasizing the need to engage the community in a future comprehensive area planning process and deliver a concept that meets exceptional performance standards.

## COMMERCIAL LAND USE POLICIES

Anmore's small population provides a limited market for businesses, however the draft commercial land use policies are intended to guide decisions on accommodating any future expansion of commercial uses that may occur; meeting local needs, while ensuring consistency with the scale and character of the Village.

- The Land Use Map now designates areas for commercial use.
- The area around the entrance to Buntzen Lake (where existing commercial properties are located) remains a commercial area, taking advantage of the adjacent seasonal and recreational destinations.
- Appropriate examples of businesses that best fit the Village's semi-rural context are provided.
- The OCP identifies the area around the new Village Hall at the intersection of Sunnyside and East Roads, for "Village Centre Commercial" with the intent to consider commercial uses that would contribute to the evolution of the area as a focal point for community. Commercial uses would also be considered within the IOCO Special Study area.



## PARKS AND TRAILS LAND USE POLICIES

Recreational lands include trails, parks and natural areas held by the Village. Trails were identified as a community priority early in the process. Overall, the draft policies emphasize the ongoing need for recreational opportunities to be accessible to everyone in the Village, to help promote active and healthy lifestyles, and to support GHG reduction measures.

- Further clarity has been added regarding any land the Village may acquire through subdivision or rezoning, outlining the community's recreational priorities:
  - Trails and pathways;
  - Wilderness or environmentally sensitive areas;
  - Active/passive open space; and
  - Money in lieu of parkland.
- The new policy states Anmore will prepare a Parks Master Plan, to provide guidance on the location, type and design of parks, trails and protected areas. This plan is already underway.



## INSTITUTIONAL LAND USE POLICIES

This section has been updated to acknowledge the new Eagle Mountain Middle School and the community need for a new Village Hall. Additionally, a “Village Centre” concept at the crossroads of Sunnyside and East Roads is proposed as an area of community activity – encouraging civic, administrative, commercial and cultural services in order to create an identifiable community hub for the Village.

## TRANSPORTATION POLICIES

The current OCP primarily provides policy related to roadways and the auto-focused infrastructure in the Village, with limited policies related to transit or alternatives to the private vehicle. The policy update expands the transportation section to include alternative modes of transportation and the infrastructure required to support walking and biking as viable options. Policy updates include:

- Restructured to emphasize alternative forms of transportation - walking biking and transit - before specific road network policies.
- Draft policies speak to enhancing the Village's trail network to encourage pedestrian and bicycle mobility for recreation and transportation purposes.
- Policies encourage the provision of infrastructure or programs needed for alternative transportation options, such as an interconnected trail system, supporting carpooling and ride-share programs, and improved safety of bus stops.
- The draft OCP sets out policies that call for enhanced and ongoing communications with Port Moody towards facilitating a joint and interconnected trail systems. Further policies encourage working





with School Board 43 to explore the possibility of establishing educational programs to promote walking and cycling, and encourage schools to provide high-quality and well-monitored bicycle parking.

- Policies encourage the provision of a Road Schedule, identifying the Village's existing road classifications as well as locations of future extensions.

## MUNICIPAL SERVICING POLICIES

Updates to the Municipal Servicing section reflect the findings of the FSP, and the focus of the Village to anticipate and manage the cost of providing and maintaining infrastructure and services in a financially sustainable way.

Policy updates include:

- Policy to prepare an Infrastructure Asset Management Renewal and Replacement Policy.
- Adoption of a life-cycle asset management perspective to assist in making decisions and prioritizing infrastructure investments in the Village.
- New solid waste policies emphasize waste diversion (reducing waste, recycling, composting), and introducing local curbside pickup for solid waste (garbage, recycling and organics).
- Updated policies speak to the Village's commitment to meet the Metro Vancouver ban on organics in garbage by 2015.

## ENVIRONMENTAL POLICIES

Protection of the natural environment is a foremost priority for residents. The Environmental policy updates introduce new considerations, strengthen existing approaches, and ensure consistency with the Tree Management Bylaw and provincial and federal regulations.

- New environmental data was purchased and used to update the OCP maps. More accurate information related to watercourses and topography was obtained.
- The update introduces a policy to create a Development Permit Area (DPA) in the Zoning Bylaw to align with the watercourse protection areas identified in the OCP and establish the need for developments occurring within the DPA to follow provincial Riparian Area regulations (RAR) assessment, reporting and mitigation requirements. This new approach to enhances existing Village practices related to environmental protection, establishing the policy context and an implementation tool to ensure development follows provincial standards.
- Establishing the policy context to recognize the Village's existing approach to managing the environmental impact of development, areas not identified by the Watercourse Schedule (and therefore not implicated by the DPA), may still require assessment by a Qualified Environmental Professional (QEP) as part of any development proposal, at the discretion of the Approving Authority and Environmental Consultant.



- The draft OCP introduces a new policy section speaking solely to wildlife preservation and minimizing negative wildlife interaction. Policy requires compliance with provincial and federal regulations protecting wildlife and migratory birds and gives the Village the ability to require assessment and reporting by a QEP prior to tree cutting or development approvals.
- The updates also have been revised to ensure consistency with the Village’s Tree Management Bylaw, strengthens the Village’s policy related to invasive species removal and further encourages the use of native species.



## SOCIAL AND COMMUNITY WELL-BEING POLICIES

The existing OCP does not provide specific policy on cultural or social elements of the Village. The update introduces policy to define this important but less-tangible aspect of the Village towards supporting and strengthening the social well-being of the community as it grows and changes over time.



- Age-Friendly issues are reflected and addressed through the inclusion policy recommendations from the Age-Friendly Plan. Policies includes:
  - Incorporation of Age-Friendly considerations in planning and development projects.
  - Incorporate accessibility and safe access into public buildings.
  - Develop trail design guidelines that reflect the accessibility and mobility needs of seniors, children and people with mobility challenges.
  - Development of a community ride-share program specific to meeting the needs of seniors and residents that do not drive.
  - Encourage residential land use and housing options to provide residents the opportunity to “aging in place”.
  - Establish a Community Resource Directory to identify the services and programs offered locally and in adjacent communities.
  - Develop a volunteer bank, based on resident skills and interests, to better match people’s skills to the community’s needs.
- Heritage, arts and cultural policies include:
  - The continued development of the community archives, encouraging the display of such items at appropriate venues (i.e. throughout the new proposed Village Centre), record oral history, retain historic structures and features where possible.
  - Arts and Culture are encouraged through policies that encourage the exploration of public art opportunities within civic projects and the further inclusion, and recognition, of local artisans and community cultural elements into local events.





## GREENHOUSE GAS EMISSIONS POLICIES

Current emissions data indicates Anmore is not on track to meet its targets for GHG emissions, especially related to vehicle emissions and identifies strategies to reduce GHG emissions from buildings, vehicles and waste disposal.

- The GHG targets, policies and actions focus on encouraging alternative modes of transportation (walking, biking), public transit, and reducing dependence on the private automobile by improving active transportation options and promoting transit, car-sharing, car-pooling and working from home.
- Building emissions are another area where Anmore must improve performance. Policies to support reduced building emissions include: energy retrofits on existing homes, achieving higher standards of energy efficiency in new homes, and exploring alternative home energy sources.
- Waste diversion is encouraged in households, businesses, Village facilities and schools, along with efforts to increase composting and banning organic material from household waste by 2015.

## REGIONAL CONTEXT STATEMENT

The Regional Context Statement (RCS) has been updated to meet the requirements of Metro Vancouver's Regional Growth Strategy (RGS), adopted in 2011. Specifically, the RCS outlines how Anmore's OCP is aligned with the core goals of the RGS including:

- Create a compact urban area: The semi-rural character of Anmore will be maintained by ensuring that densities remain consistent with a scale and form that embraces environmental preservation;
- Support a sustainable economy: Anmore supports the protection of employment lands through designating industrial, institutional and commercial lands, and through policies that support these uses and encourage appropriately-scaled commercial uses, as well as home-based businesses;
- Protect the region's environment and respond to climate change impacts: The OCP sets out policies that emphasize preserving the natural environment through new requirements for appropriate environmental assessments and the implementation of appropriate mitigation measures;
- Develop complete communities: The OCP sets out a vision for Anmore that builds on the community's values, balancing growth and local housing needs with preserving the environment and the semi-rural character of the Village; and
- Support sustainable transportation choices: The OCP supports the exploration and pursuit of alternative forms of transportation such as transit, cycling, walking and car-pooling or ride-sharing.
- The RGS and the OCP identify the IOCO Lands as a Special Study Area, with policy to direct future planning efforts in the area.

## IMPLEMENTATION UPDATES

Key additions to the implementation section include:

- Review and update the Zoning Bylaw and Works and Services Bylaw, for consistency with the OCP and review the DCC Bylaw and Fees and Charges Bylaw on a regular basis.
- Adopt and implement priority policies in the Age Friendly Plan.
- Prepare a Housing Action Plan to identify housing needs and priorities for the Village.
- Complete a Parks Master Plan.
- Improve environmental mapping resources.
- Conduct a review of the OCP in five years.

## CONCLUSION

The Final Draft of the OCP is the culmination of a year-long process of community engagement and continual refinements to ensure the OCP sets out a vision for the future of Anmore that: identifies an updated approach to help the Village to accommodate the needs of a growing community; seeks opportunities for innovation and improvement; and strengthens the core values of the community.

The enthusiastic participation and thoughtful input provided by the community throughout the update process has resulted in a plan that is based on local priorities and perspectives. With the support of the community and other partners such as Metro Vancouver, Translink and neighbouring municipalities, the Village will be able to adopt the OCP as the guiding policy vision for Anmore.







Suite 585, 1111 West Hastings Street, Vancouver BC V6E 2J3 | 604.687.2281

5th Floor, 844 Courtney Street, Victoria BC V8W 1C4 | 250.383.0304

Suite 300, 160 Quarry Park Boulevard SE, Calgary AB T2C 3G3 | 403.336.2468

[www.cityspaces.ca](http://www.cityspaces.ca)