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Attention:

Mayor and Council
Village of Anmore

Cc:

Karen Elrick, CAO, Village of Anmore
Chris Boit, Manager of Development Services, Village of anmore
Greg Moore, icona Properties Ltd.
Mayor and Council, City of Port Moody

January 5, 2024

Re: OCP Amendment for Anmore South area

Dear Mayor and Council,

As an environmental organization that has been working in the Anmore area for 48 years, we would like to provide you with formal comments on the recent icona Properties presentation and the proposed OCP amendment that would change the land use designation for Anmore South from Rural to Urban.

The mandate of the Burrard Inlet Marine Enhancement Society (BIMES) is to educate the public on the importance of protecting the environment and to work to restore and conserve local stream to sea habitat in the Anmore and Port Moody region. Its focus, the Mossom Creek watershed and the land to the west that includes Schoolhouse Creek North, is one of the last remaining intact watershed areas of significant size in this region. This is in part due to over 4 decades of active stewardship by volunteers to maintain and restore the biodiversity of the area. BIMES is very concerned by the extent of development taking place in Metro Vancouver without due consideration for the preservation of contiguous high-quality wildlife habitat, the value of which is evident in the Mossom Creek and Schoolhouse Creek North watershed area.

The Anmore South development proposal presents many challenges and raises many issues, several of which are beyond the specific scope of BIMES as an environmental organization. We are focusing our attention on immediate ecological concerns but wish to acknowledge that there are additional aspects with indirect environmental consequences including vehicular traffic with its associated air and water pollution and the loss of ecological services such as temperature modulation and water retention in the soil when tree cover is reduced.



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Does BIMES support the size and scope of this development proposal and the proposed land use designation for Anmore South from Rural to Urban? The simple answer is no.

We have a longstanding record of environmental advocacy for the undeveloped land adjacent to Mossom Creek which includes the Anmore South area. If approved, this development will negatively impact the abundant wildlife, healthy riparian area and overall natural integrity of the area. These Anmore lands are currently not included in Metro's Urban Containment Boundary. Residents of the area didn't want the Anmore Valley developed into a dense urban community in 1987 and it appears that the majority of residents do not want this type and degree of urbanization today.

What this OCP amendment is proposing could result in bookending the TriCities with another Burke Mountain. This amendment seems out of place in a village that hasn't seen any densification elsewhere in the community. The incorporation of Anmore in 1987 was intended to preserve the rural character including providing a gentle buffer between an urban Port Moody and one of the wildest parts of Metro Vancouver. We did not approve urbanization of the Anmore Valley in 1987 when Port Moody planned to add 15,000 residents to the area and similarly do not agree that the proposed urbanization will retain the rural nature of Anmore now.

The presentation by icona Properties and the proposed OCP amendment has generated many questions and comments from our organization. We've included these below and would like to meet with Village of Anmore representatives to discuss our concerns about the proposed OCP amendment.

We have cc'ed the City of Port Moody and icona Properties on this correspondence. We have also included a document about the Anmore South area that we developed after we met with icona Properties in 2021 and our recent Bioblitz plant and wildlife inventory that took place in June 2023.

Sincerely,

Kevin Ryan
President
on behalf of the board of directors
Burrard Inlet Marine Enhancement Society

Questions and Comments regarding the icona Properties presentation and proposed OCP amendment:

Trees and Forest:

- Where tree removal is planned, how are decisions made about retaining stable and sizeable forest stands?



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- How many trees will be removed?
- How will the Village of Anmore monitor to ensure that forested areas remain intact and undisturbed?
- What are the requirements for replacement and replanting?

Protected Green Space:

- The icona information states that 48% of the site will be preserved as green space. What percentage of this is already protected riparian area that cannot be developed and what percentage represents additional contributions by the developer.
- The proposal includes 4 km of accessible greenways and trails. What percentage of this is included in the “preserved green space”?
- The proposal notes a 9.3 acre neighbourhood park. What percentage of this is included in what is being referred to as ‘green space’? Will this be a cleared grassy or hard surface site?
- What is the composition of the 62 acres of protected and dedicated natural area that icona proposes to provide? In what way are these being protected and will they have trails, structures, or other man made components?
- What are the sizes of the proposed green spaces? We are particularly concerned about piecemeal pockets separated by roads, buildings, and pathways.

Riparian Area:

- Anmore currently follows RAR setbacks with no additional protections for natural spaces. Many municipalities have enacted further environmental safeguards, Port Moody for example, and thus have more stringent guidelines and practices. Will the Village of Anmore be introducing additional measures to protect the integrity of the riparian areas in the Village if it is seeking an urban designation?
- What is the current setback that Anmore is requiring of this developer and is it being used in this proposal?

Streamkeeping concerns:

- Will water flow data and other environmental data collection mentioned in icona’s material be made available to BIMES?
- We strongly recommend the use of real time water quality monitoring at a minimum of one year before any groundbreaking and then ongoing through all phases of the development and beyond.
- What is being proposed regarding retention ponds?
- What is the percentage of hardened versus pervious land surface proposed in each phase of the development?



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- Will the developer be required to install rain gardens as an integral part of the stormwater management system?
- The developer has referenced many reports, but it is assumed that the inventory of natural resources – wetlands and water courses throughout the year, flora and fauna throughout the year – is incomplete and would continue to be collected. Will current and future data be made available to BIMES? We would like our two bioblitz inventories to be added to the assessments.