



# City of Port Moody

## Report/Recommendation to Council

Date: February 10, 2026  
Submitted by: Community Development Department – Policy Planning Division  
Subject: Referral for Comments – Village of Anmore Draft Official Community Plan Updates

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### Purpose

To present an overview of the Village of Anmore's draft Official Community Plan updates and related staff comments in response to the Village of Anmore's referral.

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### Recommended Resolution(s)

**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.**

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### Background

At the Regular Council meeting on October 7, 2025, Village of Anmore Council endorsed a process to complete amendments to their Official Community Plan (OCP) to comply with the *Local Government Act (LGA)* related to the Provincial housing legislation changes, including a draft engagement framework to meet *LGA* section 475 consultation requirements.

At the Regular Council meeting on December 5, 2025, Village of Anmore Council identified the City of Port Moody as an organization whose interests may be affected by the proposed Village of Anmore OCP amendments and a related referral letter seeking Port Moody's input was received on December 15, 2025 (**Attachment 1**). A 30-day review period was provided requesting comments by January 15, 2026, which was extended to February 15, 2026, in alignment with the minimum 60-day review period established in the City's Water Supply Agreement with the Village of Anmore.

## Discussion

The Village of Anmore (Anmore) is updating its 2014 OCP to comply with new Provincial housing legislative requirements and to maintain consistency with Metro 2050: Regional Growth Strategy. A related Anmore [staff report](#) dated November 28, 2025, outlines the proposed OCP changes, which are considered to be “work in progress” and expected to be finalized following referral and future engagement with the community. The changes are tracked in Attachment 2 of the Anmore staff report starting on page 18 of the document.

Draft changes have been incorporated into Anmore’s existing OCP with respect to text, policies, and mapping. This includes new development permit area guidelines for intensive residential development, multi-family housing forms, steep slopes, as well as an updated Regional Context Statement. The amendments have been drafted with the intent of maintaining the current land use vision for Anmore. The staff report notes that the existing land use vision could be reviewed and renewed as part of a future, complete, OCP update process.

Specific proposed changes to the Anmore OCP include:

- Census data updates and 2025 population estimate;
- Integration of Anmore’s Housing Needs Report results and related capacity requirements;
- Descriptions for all land use designations including related density limits;
- Introduction of Small Scale Multi-Unit Housing and related development permit area guidelines and related map;
- New development permit area guidelines for the existing Hillside Residential land use designation (includes single detached, semi-detached, duplex or townhouses) and related map;
- Special Study Area ownership updates (former Imperial Oil Lands);
- Updates to the OCP’s regional context statement including population, dwelling unit and employment projections, bylaw reference updates (e.g. 2018 Tree Management Bylaw) and notations where regional actions will be addressed in a future housing action plan or a future comprehensive OCP update; and
- New development permit area guidelines for the Protection of Development from Hazardous Conditions – Steep Slopes and related map.

### Staff Comments

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, staff have identified a few potential areas for further consideration as part of this update 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.

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

### Other Option(s)

As directed by Council.

### Financial Implications

There are no financial implications associated with the recommendations in this report.

### Communications and Public Engagement Initiatives

The Village of Anmore draft OCP amendments were referred to the City of Port Moody for comment as part of Anmore's consultation process pursuant to section 475 of the *Local Government Act*. There are no communications or public engagement initiatives related to Port Moody associated with the recommendations in this report.

### Council Strategic Plan Goals

Continued collaboration with neighbouring municipalities in the development of community plans supports several goals in the Council Strategic Plan including:

- Strategic Goal 2.1 Protect, integrate and enhance our natural assets;
- Strategic Goal 3.1 Create compete and connected communities through balanced growth; and
- Strategic Goal 3.2 Provide safe, efficient, and accessible transportation options.

## Attachment(s)

1. Referral letter from the Village of Anmore regarding proposed Official Community Plan updates, dated December 11, 2025.

## Report Authors

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## Report Approval Details

Document Title:	Referral for Comments – Village of Anmore Draft OCP Updates.docx
Attachments:	- Attachment 1 Referral letter from the Village of Anmore dated December 11, 2025.pdf
Final Approval Date:	Feb 3, 2026

This report and all of its attachments were approved and signed as outlined below:

Suzanne Smith, General Manager of Community Development - Jan 30, 2026

Jeff Moi, General Manager of Engineering and Operations - Jan 30, 2026

Paul Rockwood, General Manager of Finance and Technology - Feb 3, 2026

Anna Mathewson, City Manager - Feb 3, 2026