

Village of Anmore

Anmore South OCP & RGS Amendment Community Engagement Phase 1

Community Engagement Summary Report

April 22, 2021

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Purpose & Scope of Engagement

The Village of Anmore is proposing a change to the designation for Anmore South as it is currently listed as a Special Study Area – a temporary designation in both the Official Community Plan (OCP) and the Metro Vancouver Regional Growth Strategy.

Typically, an OCP amendment of this nature would be driven by a development application; however, there is a unique opportunity for the Village of Anmore to lead the process without a developer's perspective and priorities driving the outcomes. As well, Metro Vancouver is in the process of updating its Regional Growth Strategy. This could change the current weighted vote requirements for changing a Special Study Area from a 50+1 vote to a two-thirds vote by the Metro Vancouver Board, which is made up of elected officials from the region.

Anmore Council is assessing how Anmore South could be designated for the future benefit of the community. Community engagement is an important part of this process, and includes providing information to explain why Council is proposing an Urban designation, clarify how land designation fits with community planning, highlight the opportunities in Anmore South to support Strategic Plan goals and provide details on the process involved to amend Anmore's OCP and Regional Growth Strategy.

The purpose of the engagement process is to:

- raise awareness about the proposed OCP amendment for Anmore South as well as the Metro Vancouver Regional Growth Strategy (RGS) Special Study Area designation
- explain why an amendment to change the Anmore South lands designation to Urban is being proposed, what this means for residents and Anmore's future and why this is an opportunity for Anmore to control its own future;
- increase understanding about what a change in designation involves and how it affects the Village's ability to define development in future;
- address misinformation and misunderstandings such as confusion about Urban and Rural designations, and how this differs from zoning; and
- provide an opportunity to consult with and collect a broad response from residents to gain insight into their priorities and concerns related to proposed changes to Anmore's Official Community Plan and RGS designation for Anmore South, as well as options for how to address these areas.

The scope for this community engagement will involve a minimum of two phases. Phase 1 is now complete and involved a comprehensive process to provide information to residents, multiple notification methods and multiple opportunities for in-depth discussion and community input. Future community engagement on Anmore South will depend on Council's direction related to moving forward.

Executive Summary

The majority of participants in the community engagement for Anmore South do not support moving forward with an Urban designation at this time. It is important to note that one core group feels that it should never be designated Urban. Another core group of residents indicated that while they are open to the idea, they need more information before they can say they support an Urban designation. There was a third group of residents who indicated they support moving forward with an Urban designation; however, many in this group of respondents also indicated it would only be supported under certain conditions and restrictions.

There were also a number of key themes expressed by the majority of participants, regardless of individual position on the preferred designation. Participants consistently shared that they value the unique aspects of Anmore, want to protect its character and are very concerned about how Anmore South development could detract from the aspects of Anmore they value. There is also a significant amount of support for providing more housing options; however, they do not want residential and commercial high rises, and respondents who want to stay Rural feel that more options could be made available within the existing designation. There are serious concerns about traffic congestion and lack of alternate routes, and they want to preserve green space and forested areas in the community.

The following are the key themes from each perspective.

Never change to Urban designation

Participants in the “never change to Urban” category are opposed to an Urban designation entirely and want to remain Rural. The following are the key themes related to their support for keeping a Rural designation:

- Like the restrictive nature of the Rural designation as it prevents this Council – or future Councils – from permitting high density development.
- Extremely concerned about the traffic impacts from development.
- Want to maintain the current character of Anmore, with large lot sizes, septic systems, no street lights, and limited or no commercial business. The Rural nature of Anmore is why they moved to the area, and they do not want it to change.
- Do not believe that there will be a financial sustainability issue with a Rural designation and are concerned that changing development will increase taxes to deal with additional services, policing costs and infrastructure.
- Feel the current housing options under Rural are sufficient, such as basement suites and coach houses, and that there are also sufficient options for different development, such as infill development.
- Do not believe that offering other housing options such as condominiums or townhouses will be affordable for younger families and they do not believe that most Anmore residents will want to move to smaller residences to age-in-place in the community.

More information is needed

There was a significant number of residents who indicated they cannot make a decision to support (or not support) an Urban designation until they have more information. The lack of information or measures to enforce some control over what future development looks like leaves too much uncertainty. This includes some guidelines to ensure it would not result in high rises or other development that negatively impacts the community.

The following are the key themes related to their input:

- Lack of clarity around what future development might look like, leaving it too open for high density developments.
- Lack of clarity around the financial model as it relates to developing Anmore South, and what it means for Anmore's future in terms of both designations: stay Rural or change to Urban, including the need for more information related to cost impacts such as policing fees and other services if the population exceeds the 5000-resident threshold.
- Want assurance that there will be controls in place to make sure whatever new development is proposed will adhere to what residents want.
- Need clear plans to address traffic implications from development, in particular the impacts on Ioco Road and East Road due to the loss of the David Avenue Connector, as the amount of additional traffic will have a negative impact on residents.
- Feel this process is too rushed given the importance of the decision, and would like more done to assess financial considerations, what development might look like and how it would affect Anmore before moving forward.

Change to Urban designation

There were also residents who indicated that they support a change to an Urban designation. The following are the key themes indicating their support for an Urban designation:

- Believe an Urban designation is best for Anmore South.
- Want to increase housing options to provide opportunities for aging in place and more affordable homes for young families in a way that complements the Anmore community (e.g. no high rises).
- Want to see more opportunities for small retail/commercial and other amenities.
- Support diversifying the tax base so that it is less reliant on residential taxes and more sustainable.
- Want to have more options and flexibility for what will happen on Anmore South lands in future.
- Important to ensure that traffic issues are addressed as part of any future development.
- Important to protect/preserve greenspace, increase parks and community spaces, and expand trail network.

Community Engagement Methodology

Phase 1 of the Anmore South community engagement process included multiple methods to notify residents about opportunities to provide input as well as a mix of methods to provide residents with information about Anmore South as a Special Study Area, outline why Council is proposing to change the designation now, and explain why Council is recommending an Urban designation for the area. There were also multiple ways to share input.

Notification

The Village of Anmore applied multiple methods to invite and encourage Anmore residents to participate in the community engagement.

- Notice about workshops and virtual open house included in Anmore South Discussion Guide mailed to Anmore residents (mail drop delivered March 31, 2021)
- Reminder about virtual open house included in a postcard mailed to Anmore residents (mail drop delivered April 7, 2021)
- Community sign board notices for workshops and virtual open house (posted Mar 30, 2021)
- Added notice of additional workshop dates to events calendar (posted April 7, 2021)
- Community sign board notice for the community survey (posted April 16, 2021)
- Posted workshop registration and virtual open house information to anmore.com events calendar and featured it under latest news on anmore.com home page (March 29, 2021)
- Emailed notice of workshops and virtual open house to Level 1, Level 2 and Level 3 Residents & Owners Notification subscriber email groups totalling 480 recipients (March 29, 2021)
- Emailed reminders about workshops and virtual open house to Level 3 Residents & Owners Notification subscriber email group totalling 466 recipients (April 6, 2021)
- Emailed notice about opportunity to view open house display boards and participate in community survey to Level 3 Residents and Owners Notification totalling 466 recipients (April 14, 2021)
- Emailed notice about opportunity to view open house display boards and participate in community survey to Level 3 Residents and Owners Notification totalling 466 recipients (April 19, 2021)
- Posted notice about workshops and virtual open house on Facebook, including a link to the project page on Village of Anmore Facebook page (March 29, 2021)
- Posted a reminder about registering for workshops on Village of Anmore Facebook page (April 6, 2021)
- Posted a notice regarding a deadline extension to register for the virtual open house and included a link to the community survey for residents who could not attend on Village of Anmore Facebook page (April 12, 2021)
- Posted information about how to view the open house display boards and share input on the community survey on Village of Anmore Facebook page (April 14, 2021)

Information Sharing

Due to limited existing information in the community about land designations and the amendment process required, the importance of providing background and details related to why Council is recommending an Urban designation, and confusion related to misinformation about what is being proposed for Anmore South, the Village implemented a number of measures to share information with residents for more meaningful and informed discussions.

The information materials covered the following information to varying degrees, depending on the tactic.

Content Overview:

- Definition of a Special Study Area and how it fits within Anmore's Official Community Plan (OCP) and Metro Vancouver's Regional Growth Strategy
- Information on why Council believes the change to the designation should take place now, including details about the update of the Regional Growth Strategy and the fact that there is no development application in place at this time
- Information to address misconceptions about land designations and the process underway
- Details on why Council is proposing an Urban designation, including:
 - How Anmore South's designation can help achieve the current Council Strategic Plan Vision, Goals and Priorities
 - Why Council wants to explore potential and keep options open for the future
 - Why Council is concerned about a Rural designation being too restrictive
- Information on the process being followed as part of considering an amendment to the designation for Anmore South in the Village's OCP and Metro Vancouver's Regional Growth Strategy

The tactics for sharing information with residents included the following:

- *Anmore Advisor* Winter 2021 Council Update:
 - Information on Special Study Area and description of Rural and Urban designations
 - Details on why Council is assessing how Anmore South can be used and the intention to initiate a comprehensive process to review how the area can be designated, including working with the community
 - An overview of the three phases of the OCP and Regional Growth strategy amendment process
- Anmore South web page:
 - Overview of information related to the Anmore South
 - Links to related documents: Anmore South Discussion Guide (which also included links to referenced documents on the web page as well as the 2013 Vann Struth Financial Sustainability Plan), Anmore's OCP, Anmore's Council Strategic Plan and Metro Vancouver's Regional Growth Strategy
 - Information on the workshops and virtual open house, how to register and deadlines
 - Initial content loaded March 28, 2021

- Link to virtual open house display board and community survey loaded April 14, 2021
- Anmore South Discussion Guide:
 - Six-page handout with comprehensive information about Anmore South and the proposed designation change
 - Information about the workshops and virtual open house dates, how to register and deadlines
 - Mailed to Anmore residents March 31, 2021, posted on anmore.com March 28, 2021
- Workshop presentation
 - Presentation slides highlighting content
 - Presentation notes to ensure consistent messages for each workshop
- Virtual Open House
 - Display boards highlighting content

Opportunities to Provide Input

Phase 1 of the Anmore South community engagement was for Anmore residents and property owners. While it was possible to ensure that the discussion and input involved Anmore residents during the workshops, it was not possible to do so for the virtual open house or community survey.

- Seven, two-hour Community Workshops via Zoom:
 - Four workshops where residents registered to participate:
 - April 7, 2021, 4:30 – 6:30 p.m.
 - April 7, 2021, 7 p.m.- 9 p.m.
 - April 8, 2021, 7 p.m. – 9 p.m.
 - April 19, 2021, 7 p.m. – 9 p.m.
 - Three workshops with Anmore advisory committee members:
 - April 12, 2021, 7 p.m. – 9 p.m. (Advisory Planning Commission & Finance Committee Joint Session)
 - April 14, 2021, 7 p.m. – 9 p.m. (Parks & Recreation Committee and Public Safety Committee Joint Session)
 - April 15, 2021, 7 p.m. – 9 p.m. (Community Engagement, Culture and Inclusion Committee and Environment Committee Joint Session)
 - Workshops format:
 - Staff presentation: included content from the Discussion Guide as well as additional context information such as details from the Van Struth Financial Sustainability Plan and definitions of Urban and Rural designations from the Regional Growth Strategy.
 - Group discussion based on open-ended questions (the same questions to prompt discussion were used for all workshops)
 - Opportunities to ask questions throughout the workshop

- Feedback form links provided to participants for individual input. *Note: A separate feedback form was set up for each workshop so that participants could share individual input that would be linked to their group discussion; however, the April 8 workshop feedback form was posted on a community Facebook page, resulting in multiple additional posts and making it impossible to link the responses to the participants' discussion for that workshop. The initial feedback form was closed and a new feedback form link was provided to workshop participants who had not yet completed the form.)*
- Virtual Open House
 - Opportunity to ask questions via Zoom meeting
 - Community survey for individual input
- Community Survey
- Correspondence sent to the Village of Anmore as part of community engagement

Participation Summary

- Community Workshops (2 hours): 73 participants
- Workshop Feedback Forms: 75 respondents
- Virtual Open House (2 hours): 32 participants
- Community Survey: 75 surveys assessed, including surveys submitted during open house *(Note: 85 surveys were submitted, with varying completion rates, and 10 were not included in the assessment - all of which supported an Urban designation - due to there being an excessive number from one household.)*
- Correspondence Submitted: 13 letters and 3 emails:
 - 9 copies of a joint letter, with signatures from 16 people
 - 4 individual letters, with signatures from 6 people
 - 3 emails, one of the emails was sent from 2 people

Workshops – Input Summary

The overview of each workshop includes a summary of the discussion points, including a number in brackets at the end to highlight when that point was brought up more than once. The group discussion notes were recorded using the Zoom whiteboard feature, and participants were asked to flag anything that was missed or not captured accurately. An effort was made to capture when comments were shared or supported by more than one person; however, the summary is not a verbatim account of the discussions. As well, there is a summary of the input from the individual feedback forms submitted for each workshop group. The feedback form input was collected using Survey Monkey, and the summary again noted when there were comments shared by more than one person.

More than one person per household could attend the workshops, which occurred on a number of occasions, and each person was counted as an individual participant.

Workshop 1 – Open Registration

April 7, 2021, 4:30 p.m. – 6:30 p.m.

Participants: 13

Observer(s): 1 (Mayor)

Feedback Forms Submitted: 9

The workshop was supported by two Village subject matter experts who presented information and answered questions, a facilitator and a note taker.

Key Themes

The majority participants in this workshop do not support an Urban designation. One participant expressed interest in potential opportunities from an Urban designation, and one participant indicated they would be open to more affordable options like townhouses – but not high density apartment buildings.

Group Discussion Input Summary

- The current RS1 Zoning helps protect the semi-rural atmosphere of Anmore. We are happy with the way things are with the current designation. We would prefer that Anmore remains as a rural designation. (x3)
- I haven't seen any indication that the Village is struggling financially (i.e., the Hub).
- Need to reduce spending and keep things the way they are - residents are happy with the current state of Anmore, as they came here to live quietly, knowing that bigger cities are nearby if needed. (x3)
- Currently we have no amenities other than a grocery store - it would be nice to see a coffee shop or pharmacy open up.
- Would be nice to have smaller properties for seniors and young families.
- Transportation in and out of the area will be a major issue. (x4)
- We don't want to rush into something without more information, especially a decision like this that we won't be able to take back. (x2)
- It's extremely important for residents of Anmore to make decisions about Anmore. (x3)

- We need to get input from our neighbours, Port Moody, but I wouldn't want them to make decisions on our behalf.
- I think the process is being rushed in too short of a timeframe.
- I'm concerned about the density on this site.
- It is important that we keep our options open.
- We need to leave a lighter footprint.
- When the word density comes up, Council is quick to put it in a box. However, the density issue is germane to the issue at hand. It can't be put in a box.
- Council should start a referendum for these issues. (x2)
- Diversifying housing brings varying residents – from young families to those who are climbing the property ladder. It made for a very friendly and interesting neighbourhood. I would welcome more diversified lots that allow for a more diverse community. However, an apartment is not where we want to downsize. I'm not opposed to having something a little more affordable. (x2)
- For many developments with increased density, it leads towards centralized methods of sewage disposal, which would lead to more expenses for the Village as a whole.
- We should be responsible for our own services. There are many options available in other areas for more diverse housing options.
- I don't think affordable housing is something that Anmore can take on. There are already various housing options available for younger people in Anmore.
- I prefer small government.
- I'm disappointed with the consultation process. It seems like Council has a vision that they are trying to achieve at any cost.
- With such an important issue at hand, I wish the rest of Council could have been present.
- The only way this works is if we can get into the extension of David Avenue.

Feedback Form Summary of Input

- Want Anmore South to remain Rural – do not support the amendment. (x3)
- Would like this process to move slower – should not be rushed. (x3)
- Would like to look at what development is possible within a Rural designation/should try to keep Anmore as "semi-rural" as possible. (x2)
- Need more information before being able to decide what designation is preferred. (x2)
- Believe the Village can maximize the value of the Anmore South lands through development and the Community Amenity Contribution (CAC) that the Village will charge.
- If you are going to move forward with the Urban designation, then I think it would be fair to designate all of Anmore the same so everyone has the same opportunity to develop their lands under the same criteria.
- Want Anmore to be able to make decisions about its future.
- The Village should have a lot of control over what is built on the site through CD zoning.
- We are already self-sufficient and in a good position financially. (x3)

- Creating a recycling depot would help us be more self-sufficient.
- There is no potential in Urban – only a detriment to our existing lifestyle.
- We need fewer infrastructure demands to preserve our semi-rural nature in Anmore and to be more independent and fiscally-responsible in future. (x2)
- Need to maintain the character of Anmore and what makes it unique: proximity to nature, low density housing, large lots and no commercial. (x3)
- Need to protect nature and greenspace. (x3)
- Would like some small commercial development/businesses.
- Traffic is a significant issue. (x5)
- Sewer infrastructure is needed.
- Need to protect the other areas of Anmore if moving forward with Urban.
- No development should be permitted until Anmore can negotiate with Port Moody to reopen the David Avenue connector through Bert Flinn Park or find alternate route.
- Concerned about the increased noise and other negative impacts.
- Could consider a future institution such as a hospital, long-term care home or post-secondary to diversify tax base and align with natural feel of current environment.
- That the establishment of an urban designation and the future zoning criteria to be created still aligns with the natural feel of our current environment we moved here for. (x2)
- Low rise/light density townhouses with parks retail e.g. restaurant, coffee shops – no towers.
- Perhaps Anmore should be recognized for keeping as many green spaces as possible to help off-set Port Moody's bad air quality.
- Need a larger tax base to address increasing residential taxes, more sustainable financial future and improved services (e.g. fire).
- Anmore seems to be doing fine fiscally without higher density/Urban designation - do not believe there is a financial sustainability issue and do not see a need to diversify tax base.
- Do not agree that large lots don't contribute enough (e.g. panhandle lots with nearly no frontage or narrow frontage so infrastructure costs are less than in an urban high density).
- Not clear what the Village is using as its assumptions for business plan to increase revenue or that property tax base cannot support infrastructure replacement - Need more details on financials to make an informed decision.
- Spend within our current financial means and add nothing new unless residents agree to pay for it (not commercial taxes).
- We need more options for housing – not high rises.
- Two to three story cluster housing for a portion might be an option to allow options for younger residents and retirees.
- Future decision needs to reflect the will of the people/need to listen to all residents. (x3)
- Keep the community informed.
- Once this decision is made and the area is developed, we can never go back. (x3)

Workshop 2 – Open Registration

April 7, 2021, 7 p.m. – 9 p.m.

Participants: 16

Observer(s): 2 (Mayor and one Port Moody resident)

Feedback Forms Submitted: 12

The workshop was supported by two Village subject matter experts who presented information and answered questions, a facilitator and a note taker.

Key Themes

The participants in this workshop do not support an Urban designation. Participants raised concerns about how density will affect the community, and noted that they did not agree with information about financial sustainability and limits on what Council can control in terms of development under the existing zoning. Residents were also concerned about being able to provide input on the decision, and mentioned a preference for a referendum. A couple participants indicated that some level of development may be supported, but not without a lot more information about what kind of development could occur in the area and how challenges like traffic would be addressed.

Group Discussion Input Summary

- It is very important for Anmore to be able to make its own decisions, but not sure if concerned about the change in the vote for the Metro Vancouver Board.
- This decision is being made by Council without significant input from residents. Surveys and feedback are helpful, but not sufficient to express the residents opposition or agreement. (x2)
- We feel that we are being pushed to change from Rural to Urban.
- A referendum should be used to make this decision. (x3)
- Do not understand how the Village can manage its infrastructure at the current taxation level and save enough for the Village Hub, and then say we are not financially sustainable. If we develop more, there will be more infrastructure to maintain.
- It is unclear why we require additional revenue to remain financially sustainable. Our community is comfortable with the current taxation level as long as we can maintain a Rural designation. (x2)
- More opportunities also mean more threats. We need more information, such as the various housing opportunities that are being made available. It feels like we are being asked to get on board with a completely unknown proposal. We would like to know exactly what is going to be there before we give a yes or no. (x3)
- It doesn't seem like we are having issues remaining self-sufficient. (x2)
- Anmore South is a Special Study Area, not an area that has been zoned for development. The Village already has enough control to prevent a developer from coming and making major changes.
- We already have enough diverse housing in Anmore, with many options for young families, renters and aging in place. Anmore South does not have to be one-acre lots. (x4)
- We came to Anmore for the Rural designation. We need to stay Rural.

- The language being used to discuss the current initiatives develops fear. We all have a different comfort zone, but the majority of residents were not comfortable with the previous development application that looked like Newport. There is a level of development that may be supported but we have to be clear.
- Traffic is already a major issue in Anmore, and it will only get worse. The removal of the David Avenue right-of-way through Bert Flinn limits access to the area. Right now there are only two access roads to this area and densifying the area will become a big problem in the event of an emergency. (x3)
- Keep Anmore Rural, as it has allowed us to do everything we have needed so far. (x2)
- What does Urban give us that we need other than higher density?
- I don't think it's important to offer diversified housing options as they are already available in neighbouring communities.
- Council needs to be thinking about what kind of housing opportunities may develop, and what the associated risks may be. E.g. a sewer connection would be required and would likely run down East Road. We need to know how much it will cost and if this is the reason more tax income is needed.
- Entry level housing is impossible in Anmore.
- It's not clear why there is urgency to make Anmore South Urban.

Feedback Form Summary of Input

- Want Anmore South to remain Rural – do not support the amendment. (x8)
- I still see nothing that indicates that an Urban designation is necessary at this time. I see no benefits that I am interested in, but see a lot of disadvantages.
- Believe we already are self-sufficient. (x2)
- Need to keep Anmore small without added infrastructure costs.
- I would like the Village to consider possible non development and be a leader in how to stay green and putting respect for wildlife and the environment first. Slow development in a small well thought out manner. Not to be rushed.
- Need a larger, diversified tax base.
- Anmore is doing well financially, no need to diversify tax base.
- Need more details on what the Village is using as its assumptions related to the need for diversified taxes.
- Need to spend within current financial means and add nothing new unless residents agree to pay for it e.g. not commercial taxes.
- Need more housing options – but not high rises.
- Want Council to hold a referendum before making a decision. (x6)

Workshop 3 – Open Registration

April 8, 2021, 7 p.m. – 9 p.m.

Participants: 12

Observer(s): 1 (Mayor)

Feedback Forms Submitted: 26 (*Note: The first feedback form for this workshop was shared on Facebook and resulted in 23 responses, which means that the comments cannot be directly linked to participants. There were 3 respondents on the second feedback form sent to workshop participants. All of the responses are reflected in this summary.*)

The workshop was supported by two Village subject matter experts who presented information and answered questions, a facilitator and a note taker.

Key Themes

Participants in this workshop were not entirely opposed to a change in land designation; however, they were also not supportive of high-density development that would change the character of the community. They expressed a range of concerns about changing the designation without a lot more clarity around what it would mean. There was also a strong emphasis on maintaining Anmore's current look and feel, with residents expressing a strong desire for Anmore South to have the same character of Anmore North. Many residents indicated that they were not opposed to smaller developments and options for aging in place, but the possibility seems very unrealistic given current property values.

Group Discussion Input Summary

- I still am not sure what the disadvantages are of a broader process with more municipalities involved.
- The more control we have over what happens in Anmore the better. (x2)
- I'm not confident that the actions of the Council are not associated with the interests of developers.
- I'm not convinced that we will have more control by changing the designation.
- It seems unlikely that an Urban designation will protect more trees.
- An Urban designation looks like a path that leads to some form of higher density. We need to be able to go into this with our eyes open, such as exactly what this might look like down the road, data on financial implications, transportation impacts, what kind of zoning would be in place and what would be done to control developers. We need to know with certainty that the Village will not put forward plans for high density housing. (x7)
- We already struggle with a variety of transportation challenges. (x3)
- I would hate to see that whole area as one-acre developments, as there are many other possibilities; however, high density options are not feasible as we lost the David Avenue connection.
- The Council recently informed us that we are doing well financially. The dramatic shift in perspective has resulted in some distrust of Council, making it difficult to say yes to the proposed plan. (x2)
- There aren't enough residents to support small businesses in Anmore. (x2)

- I don't want such a big decision in the hands of the Council alone. This decision should be made as a Village. (x2)
- We need to strengthen our existing services and structures before we expand. There are always many unforeseen costs and consequences that we do not consider.
- More houses will result in more infrastructure costs, and our taxes will rise regardless of a change in designation. (x2)
- The appeal of Anmore is its natural beauty and that it isn't "perfect" (there are houses that are older and the areas are very different). We want Anmore South to maintain the feel/character that Anmore North has. We don't want it to feel like a different community. (x4)
- Residents can visit neighbouring cities if they want to visit a coffee shop. (x2)
- There is potential for a small density increase in Anmore South, but we need the greenspace maintained.
- We need to maintain and strengthen Anmore's existing greenspace. (x3)
- We need to avoid light pollution as much as possible. (x2)
- These changes will impact Crystal Creek residents more than others, and we are concerned about the potential of high-density development in the area.
- Residents are willing to volunteer to help Anmore lower costs. We could implement a campaign encouraging residents to volunteer.
- It would be lovely if we could have some smaller homes and places where people can age-in-place, but property values make this very difficult, and it seems unrealistic. Anmore is not a good location for affordable housing. (x4)

Feedback Form Summary of Input

- Want to change to Urban – support the amendment.
- Would like to look at what development is possible within a Rural designation.
- Want to remain Rural – do not support the amendment (x9)
- Need more information before being able to decide what designation is preferred.
- I trust our elected officials to do their due diligence to come up with the best plan to realize the fullest potential of the development while not spoiling the unique character of Anmore. Balance is key.
- Anmore is already self-sufficient. (x3)
- There is no potential in an Urban designation for Anmore South.
- Financial sustainability is important.
- Can be self-sufficient through higher taxes and less spending - over developing Anmore South is not the solution to Anmore's financial problems/needs.
- Water connection needed (and sewer) to support self-sufficiency. (x2)
- Low rise/light density townhouses with parks retail e.g. restaurant, coffee shops but no towers.

- Do not want to pave the way to high density development that would be very different from the rest of Anmore.
- Priorities would be to keep Anmore's values in mind, such as minimal environmental impact, such as minimal lighting, no liquor establishments such as brew pubs liquor stores or places where large gatherings take place.
- I like the idea of blended housing, low rise apartments, and nicely built row housing and a few small shops, strategic priorities may also include a number of rental units as well.
- Need to diversify the tax base..
- Need more details on what the Village is using as its assumptions related to the need for diversified taxes. (x2)
- Better management of Village spending/improved efficiency. (x3)
- Encourage home-based/community based businesses and services.
- Look at increasing other fees on current revenue streams e.g. incorporating paying tenants into the Hub to make that a commercial centre. It could have a coffee shop, daycare, small community library etc. You could rent it out for parties or events. (x2)
- Parking fees, allow current residents to increase density. (infill)
- Need more housing options. (x4)
- Affordable housing in Anmore is not realistic. (x2)
- If people want other housing options, they can find them elsewhere/in other municipalities. (x2)
- Want Council to hold a referendum before making a decision. (x6)
- Any future decision needs to reflect the will of the people. (x3)

Workshop 4 – Advisory Planning Commission & Finance Committee Joint Session

April 12, 2021 – 7 p.m. – 9 p.m.

Participants: 8

Observer(s): 1 (Mayor)

Feedback Forms Submitted: 7

The workshop was supported by two Village subject matter experts who presented information and answered questions, a facilitator and a note taker.

Key Themes

In general, this group supports the change to an Urban designation. They acknowledged the weak financial sustainability of Anmore with its current land designation and believe it is in the Village's best interest to change to Urban in order to have more control over what is done with the Anmore South lands. However, these residents note that it is important for Council to proceed with caution, as while the Urban designation would offer more options, without careful planning it could spiral out of control and end up costing more than it brings in and that traffic will be an issue. This group also noted that a majority of Anmore residents lack understanding of what this designation change would mean for Anmore, as most will immediately associate Urban with high density towers. They also support diversifying housing options in Anmore as

the community lacks options for young families and aging in place, but believe that affordable housing in the context of low-income social housing seems unrealistic for Anmore.

Group Discussion Input Summary

- I would much prefer that Anmore have control over its own destiny, regardless of what that looks like. It's concerning to think that other municipalities can influence the direction Anmore takes. (x3)
- Even if an Urban designation is put in place, we can make a decision later on what the lands are used for (with more community engagement).
- We don't want to restrict our options in the future.
- High density is not something Anmore residents will get behind, but we do need to develop more income. We need to be flexible and explore the various options available to us. There may be options available in the future that we are currently unaware of.
- Transportation is a major issue, particularly in the summer, and needs to be improved if we are going to accommodate more residents in Anmore South. (x2)
- If we get too many people into the community too quickly, it may result in newcomers who are able to outvote current residents.
- We need to ensure the financial sustainability of any development in Anmore South. An Urban designation is great for control, but without sustainability, opportunities are lost. (x3)
- If we remain as we are now, I don't see how we can remain sustainable. (x2)
- If a sewer system is put in place, it needs to go down East road to keep it in Anmore's control rather than Port Moody. (x2)
- I would love to have diversified housing. I can't picture myself taking care of an acre at 80. This would also help with attracting new residents.
- We need to ensure that our priorities for this land line up with our priorities for the rest of Anmore. We don't want a disconnect between the South Lands and the rest of the community.
- There is a lack of understanding and information around the designation change. The word Urban makes residents immediately think of high-rises. (x5).
- We need to consider the sustainability of commercial business in Anmore. It would be difficult to maintain business as Anmore is not a large municipality.
- Alternative tax sources are very important to Anmore. Relying on residential tax alone is dangerous. (x2)
- There is a correlation between volunteering and age group, but there is nothing affordable for young residents in Anmore (it is going to become difficult to staff the fire department, as happened in Belcarra).
- Affordable housing for low-income families may be too bold for Anmore, and will likely be unacceptable for the average Anmore resident. (x2)
- There will be development on the 150 acres, and it will happen with our input or without.

Feedback Form Summary of Input

- Want to change to Urban – support the amendment. (x4)

- Need more information before being able to decide what designation is preferred. (x2)
- Want Anmore to be able to make decisions about its future. (x3)
- Financial stability is important.
- Water and sewer connection is needed to support self sufficiency.
- Want mixed use small commercial, townhouses rather than one-acre lots. (x2)
- Want a development that brings Anmore to the forefront of livability and sustainability.
- Allows us to be more flexible in future.
- Keep Anmore's values in mind for any development.
- Should be no cost to existing residents.
- Need to do more to inform the rest of the community about why Urban is a good idea.
- Need to diversify the tax base. (x4)
- Need more housing options.

Workshop 5 – Parks & Recreation Committee and Public Safety Committee Joint Session

April 14, 2021 – 7 p.m. – 9 p.m.

Participants: 4

Observer(s): 2 (Councillors)

Feedback Forms Submitted: 6

The workshop was supported by two Village subject matter experts who presented information and answered questions, a facilitator and a note taker.

Key Themes

This group did not express a strong preference for either a Rural or an Urban designation as there was a mix of support for both. Their primary priorities were the importance of maintaining the environment as much as possible in Anmore, addressing traffic issues and providing some options for aging in place and attracting younger buyers.

Group Discussion Input Summary

- We need to be more self-sufficient.
- Aging in place and attracting younger buyers are priorities (more affordable housing options). (x2)
- The Urban designation gives us flexibility, and the pros outweigh the cons.
- It would be nice to have more services available.
- Road access to Anmore South is a major challenge and it needs to be planned with neighbouring communities. (x2)
- Maintaining our environment is a major priority. (x2)
- We want to continue to feel safe in our community.

- Would like to see sidewalks like the one put in from East Road to Sunnyside (along with a preference for adding more sidewalks around the village).
- Would like more transportation options, like biking, busses, road access, etc.
- Would like more parkland and trail connectivity.
- Would like street parking.
- Would like to maintain the dark sky and low light pollution in Anmore. Would like to explore innovative lighting solutions that promote safety and don't harm the environment, while also preserving the dark sky (e.g. mix epoxy with reflective material).
- Alternative tax sources are critical. The financial aspect is why this is important.
- While I personally see the benefits of this, it seems like this is moving one step closer to a high-density development. There are definitely strong feelings in the community about the change and perhaps there should be a referendum.

Feedback Form Summary of Input

- Want to change to Urban – support the amendment. (x3)
- Want slow growth. (x3)
- Water and sewer connection would support self-sufficiency.
- Allows more flexibility in the future.
- Support for small shops and commercial businesses.
- Need to diversify tax base. (x2)
- Use parking fees, allow current residents to increase density (infill).
- Want Council to hold a referendum before making a decision.
- Keep the community informed.
- Consultation will be important for any future development.
- Want to know what the downside of Urban would be.

Workshop 6 – Community Engagement, Culture and Inclusion Committee and Environment Committee Joint Session

April 15, 2021 – 7 p.m. – 9 p.m.

Participants: 7

Observer(s): 2 (Councillors)

Feedback Forms Submitted: 6

The workshop was supported by two Village subject matter experts who presented information and answered questions, a facilitator and a note taker.

Key Themes

This group was quite mixed in their opinions. There were a couple residents that supported the change to Urban, while others were firmly against it. Some things that were agreed on in this group were that traffic would pose a serious challenge and the environment needs to be

preserved as much as possible. A unique consideration that was brought up in this session was whether or not options were available outside of Urban and Rural. Aside from these points, this group was split on all aspects of the proposed designation.

Group Discussion Input Summary

- If the Urban area becomes more populated than the Rural area, they will gain significant influence over the entire Village.
- Communities and municipalities should have the authority to make decisions about their own communities in an autonomous way. The challenge is that, when representatives are sitting at the Metro Vancouver table, they need to think about the best thing for the region.
- We have only been offered Rural and Urban when there are other options available, such as light industrial. (x2)
- It is not clear why we need to change the Special Study Area, or why this is being done now.
- I'd like to stay as Rural as possible.
- More development will result in more traffic.
- Bringing in a sewer will create a lot of disturbance.
- We need more information on the positives and negatives of both Rural and Urban.
- It feels like the pressure to change Urban is a precursor to high density development.
- Keeping it Rural may give us more restriction, but there is a vision of the Village that is pro-environment. When staff speak negatively about Rural, it seems to go against the Village's values. (x2)
- The Village has been fine for the past 30 years, and the tax base has been able to support the limited infrastructure in Anmore.
- There was a strategy to keep Anmore Rural to keep the population low.
- I think it's good that Rural limits the size of developments in Anmore South.
- It seems that we are only being offered more housing as a means to becoming more self-sufficient, and it's not clear what the proposed population growth would be for Anmore and why more housing is the only option being considered.
- More residents would mean more infrastructure and amenities, and these all cost more money.
- It feels like this change is already planned – that this is the only way to go – and it doesn't seem to match our Vision.
- The Anmore fire department has had many new volunteers lately.
- I haven't heard from anyone that they would want to downsize elsewhere in Anmore.
- I prefer the option that allows for the greatest flexibility for decision making down the road. This seems to give us many options, and it would be a missed opportunity if we don't take advantage of it.
- I think it's important for younger people to be able to move to Anmore – it should be a priority. We should strive to create a more diverse community. (x3)
- Traffic will be a major problem, and we would have to develop further infrastructure. (x4)

- We need to prioritize the environment, e.g. saving trees, regardless of the future designation. (x2)
- Despite recent subdivisions, taxes continue to rise. We don't know if we will save taxes in the future with development of Anmore South.
- I'm not opposed to having a small strip of higher density with lots of parkland maintained, but it is very difficult to separate this from the previous proposal, and I'm concerned something like this would be considered again.
- We should include some form of buffer – like forested area – between Anmore South and the rest of Anmore. We need to examine the surrounding area and consider how it will be directly or indirectly affected.
- We need to get high quality feedback from our community and collaborate with neighbouring communities to reduce any potential tension.
- We need to preserve the overall tranquility and quality of life in the Village.
- Diversifying tax revenue is scary because we may end up changing all of Anmore. We may do something that impacts Anmore forever, and it may not be worth a slightly lower tax rate.
- When we found Anmore, it was a breath of fresh air. I have a lot of reservations because as a young person, I may never be able to own a property here. We want to stay in this community as long as we can, but we currently have to be creative about the way we do it. Affordable housing options are very important to us, and sticking with one-acre properties severely limits opportunities. (x2)
- There are already good options for young families – like renting basement suites and coach houses. And when it comes to aging in place, there are very few people who would want to move to the outskirts of Anmore in a townhouse.
- I don't think that there will ever be opportunities for affordable housing on the Anmore South lands. When we talk about affordable housing, we need to be careful that we don't get duped. The last affordable housing that was built here sold for over 1.3 million. (x3)

Feedback Form Summary of Input

- Want to change to Urban – support the amendment.
- Want to remain Rural – do not support the amendment. (x3)
- Need more information before being able to decide what designation is preferred. (x3)
- Anmore is already self-sufficient. (x2)
- Allows more flexibility in future.
- Ideas: Leave it as a wildlife sanctuary. A casino surrounded by park and trails. A waterpark, playground and picnic areas. Houses on one acre properties with more than 5% parkland required of any developer. Build a woodland retreat for yoga, meditation, diet/ health, fitness.
- Need to diversify tax base.
- Use parking fees, allow current residents to increase density (infill).
- Need more housing options. (x2)
- Want Council to hold a referendum before making a decision.

- Future decision needs to reflect the will of the people. (x3)
- Announce to the public that the community does not support this amendment.
- Provide some specific designs to visually show residents the potential for the area.
- I think there is a lot of misinformation and fear generating. I am also sad that I am hearing a lot of comments that sound very "privileged " and "elite". This is heartbreaking to me. My Village has always been inclusive and welcoming. I have been here for over 25 years. What if residents at that time said "no change" now that I am here no one else can come. When did we stop thinking about everyone and only think about what we wanted for ourselves?

Workshop 7 – Open Registration

April 19, 2021 – 7 p.m. – 9 p.m.

Participants: 13

Observer(s): 3 (Mayor, Councillor and one individual who did not connect with audio or video)

Feedback Forms Submitted: 8

The workshop was supported by two Village subject matter experts who presented information and answered questions, a facilitator and a note taker.

Key Themes

There was a mix of input in this workshop. There were a number of comments that emphasized the need for more information, needs assessment and planning before asking residents to make a decision about what type of designation is needed. Other participants expressed concerns about an Urban designation, indicating a preference for staying Rural.

Group Discussion Input Summary

- It's weird that Anmore is saying "we're going to be broke" when at Council meeting, we have heard that Anmore is doing very well financially.
- Whether we need a 50%+1 vote or a 66% vote, there is no indication of how easy or difficult it will be to get the vote, and given that it's only part of the process (e.g. would still need to go through process to become part of Urban Containment Boundary and connect to sewer services), the idea that this has to happen now isn't supportable.
- Changing from Rural to Urban does not give us any more control. Metro Vancouver and other municipalities still have a vote on the Urban Containment Boundary and whether we can connect to sewer.
- Metro Vancouver should have more of a say in what we do with the lands.
- Council is misrepresenting the Vann Struth report.
- Council should decide what they want to do with the lands first, and when that is decided, we can move on. (x3)
- The only restriction on Rural is that we cannot connect to the sewer system, so there are options for other housing like duplexes which are available in RS1 zoning under Rural.
- It's important to make our own decisions – but it should be community based decisions, not just Council. (x2)

- Would like to have more information on what is going to happen at the terminal in Port Moody as this would really affect traffic flow in Port Moody.
- If we increase density, it seems unlikely that taxes will be lowered, even with an introduction of commercial businesses. With corporate tax comes corporate demand and we need to fully uncover these things before making decisions.
- The Burrard Commons proposal was for 4,200 residents on 1/3 of the land, so an estimate of 12,000 people is not coming out of nowhere.
- It makes little sense to proceed this far into the process when we do not know who owns the land – it is irresponsible. This shows a complete lack of planning, and if we truly have no idea, we should back up the process and have a better understanding of what is going to happen before moving forward. We need to plan before we act.
- I'm not against development, but I'm against being asked to make a decision without being given all the details. I think this land needs something, but I want to be given some understanding of the potential and plans.
- Anmore residents should decide what they want in the area – the type of development, how many residents – and then determine if we need an Urban designation to support this. Anmore residents should have the opportunity to come up with creative plans for this land – we don't need to be like neighbouring municipalities.
- Once this is done, it is exceedingly unlikely that it will be undone.
- Traffic is a priority – getting people in and out of the area – and this needs to be a priority. (x4)
- The self-sufficiency aspect in the Strategic Plan is very vague. The Mayor has spoken about how we have to be a complete community but there is no definition of what that means. We already are self-sufficient. We have lots of money, can take care of our infrastructure and live happy lives. If a coffee shop is so important, we would have put one in the new Village Hall. It's not clear how Anmore would fail to be self-sufficient because of a Rural designation. (x2)
- At certain sizes of population (5,000), Anmore would be required to have a police department among other services, which would cost more.
- I'm curious about infill housing and whether two properties can share a septic system.
- The goal “to unleash the potential of great development” isn't clear – how is “great” defined? It's very subjective. e.g. Anmore residents are not necessarily looking to shop in this community to make it great.
- The presentation on this topic comes across as biased in favour of Urban. Would like to see more information on the benefits of maintaining a Rural designation and how we can change zoning under Rural. (x2)
- The fact that we have Rural now does not prevent clear cutting – it didn't prevent it in Bella Terra – so Urban may potentially help us avoid clear cutting.
- Trees and forest retention is very important. (x2)
- Would like to see more trail networks.
- The idea that Urban will save trees is malarky.
- Concerned that Urban will open the door to high rises – didn't come to Anmore for high rises. (x2)

- Concerned that increasing density will mean even more people at White Pine and Buntzen, which are already full by noon.
- Council has the power to make decisions regardless of what residents want.
- Anmore is a unique community and we want to keep it that way.
- A public hearing doesn't seem like a good option to influence a Council decisions. In the last four years, public hearings haven't changed anything. If you want your voice heard, you have to go to the Council meetings for 1st and 2nd reading of the bylaw. (x2)
- This community engagement process should be a model for future, not an exception just for COVID, as it allows many people to have input.

Feedback Form Summary of Input

- Would like this process to be slower, less rushed.
- Want to remain Rural – do not support the amendment. (x4)
- Need more information before being able to decide what designation is preferred.
- Want there to be slow growth.
- Anmore is already self-sufficient. (x3)
- Be more transparent with the community about our financials, such as tax revenue.
- Anmore is doing fine fiscally – already sustainable financially. (x4)

Virtual Open House Participation

Virtual Open House – Open Registration

April 13, 2021 – 7 p.m. – 9 p.m.

Participants: 32

Observer(s): 5 (Mayor and Council)

The open house was supported by two Village subject matter experts who answered questions and a facilitator.

Participants were able to view the display boards in a virtual open house, complete the community survey and return to the Zoom meeting to ask questions. The majority of participants stayed for the entire open house, which ran for just under two hours. The questions asked at the open house have been added to a comprehensive questions and answers summary that includes questions from the workshops. This Q&A summary will be posted on the Anmore website.

Community Survey Key Themes

Community Survey

Respondents: 73 (includes surveys submitted during the open house)

Key themes are based on input that was shared by more than one person, with the comments shared most highlighted as primary themes. As part of collating key themes, each submitted survey was reviewed individually to avoid misleading results, such as repetition of the same comment from the same individual. E.g. If a respondent indicated support for a broader mix of housing options multiple times, the comment was only noted once when collating key themes, or if a respondent indicated that it's important to remain Rural multiple times, it would be noted once in the key themes for that survey.

As part of supporting broad community input, the survey also allowed up to two submitted surveys per IP address. There were two cases where more than two surveys were submitted from the same IP address; however, only the first two submitted surveys were included in the assessment. As well, there was a mixed completion rate on the surveys, ranging from 100% to only one answered question.

Overview

The overall key theme from the community survey is that respondents do not want to move forward with a change to the designation at this time; however, the community survey did reflect a more balanced mix between support for Urban and for remaining Rural. Those who do not want an Urban designation were very decisive in their position and reasons for opposing the proposed change. Those who indicated a level of support for an Urban designation were more mixed and included conditions that would need to be met before any decision is made to move forward. Their support is dependent on what future development plans or vision for Anmore South looks like, as well as the need for more information on factors like traffic management, financial models, infrastructure requirements and impacts on the rest of Anmore and defined criteria for developers that limits the types of permitted development in the area.

There were some topic areas with consistent input shared by both those who want to stay Rural and those indicating support for Urban. Some of the most frequently-shared comments expressed the need to address traffic issues, the importance of protecting greenspace/forested area/wildlife and expanding parks/trails, the value they place on the character and unique

nature of Anmore, and the importance of ensuring there will be no residential or commercial high rises.

Input that directly relates to staying with Rural designation

Primary Themes

- Want to remain a Rural designation for Anmore South – do not support an amendment to Urban.
- It's important to maintain the character of Anmore and what makes it unique in the lower mainland, specifically its proximity to nature, low density housing on large lots and no commercial.
- Need to preserve nature, green space, trees/forested areas and protect wildlife.
- Do not want sewer, street lights or other infrastructure that adds to costs and would have a negative impact on our community.
- Traffic is a major issue both in terms of congestion and safety issues such as evacuation, particularly due to lack of access via David Avenue, which means development is not possible without an alternate route.
- Do not agree that there is a risk to Anmore's financial sustainability – it is doing fine fiscally without higher density or commercial taxes.
- Do not want any high density, including high rises, townhouses, smaller lot sizes, etc.
- Do not support the idea of more housing options as the current options, such as basement suites and coach houses, offer sufficient options for young families.
- Moved to Anmore because it was unique and don't want development to alter our lifestyle.

Other Themes

- Affordable housing isn't realistic for Anmore (note this does not mean social housing, which was also not supported).
- Council can still control what goes on land with a Rural designation – can prevent a developer from clear cutting the area for one-acre lots and can put in restrictive covenants around what goes on the land and setting aside greenspace.
- Would like to look at what development is possible within a Rural designation, e.g. smaller lots within the Rural designation (1/3 or 1/4 acre), industrial or commercial businesses.
- If people want affordable housing, they can live elsewhere as there are lots of options in neighbouring communities.
- Concerned about increased noise and too many people coming to use the beaches in the area.
- Concerned about negative environmental impacts with development in Anmore South.
- Concerned about the potential loss of subsidies and related costs increases if Anmore exceeds 5,000 people and has to pay for its own policing.
- Want Anmore to be able to make its own decisions about the future, but this means the community – not just Council.
- Do not believe retail is even viable – not without larger population, which is not wanted.

- Do not want clear cut areas with houses next to one another replacing nature.
- Need to have unity in the village – not an “us” and “them” situation.
- Once a change to Urban is made, Anmore will be ruined by development and can never go back.
- This amendment was not on the table during the previous election so Council was not given a mandate to do this.
- Want only slow growth in the area.
- Do not build on Anmore South at all – no development.

Input that directly relates to support for Urban designation

Primary Themes

- Want to Council to move forward to an Urban designation/support this amendment
- Need a variety of housing options that provide opportunities for more affordable homes and for aging in place – but not high rises.
- Want some small commercial development, businesses, services and amenities e.g. childcare facilities, not-for-profit space, coffee shop, bakers, butcher, vegetables/fruit market, brew pub etc.
- Need a larger tax base to address reliance on residential taxes and provide for a more sustainable future.
- Traffic is a significant issue that would need to be addressed as part of development planning.
- Need high quality, thoughtful development that reflects the ambiance of Anmore, e.g. beautiful/charming country architecture, quaint.
- Need to preserve greenspace/nature, enhance trail network, add parks and protect forest/trees.

Other Themes

- Sewer infrastructure is needed for Anmore South and for opportunities to connect the rest of Anmore in future.
- Need to protect the existing areas of Anmore, including limiting the ability of new Anmore South residents to significantly alter North Anmore (e.g. have two different voting areas) and ensuring that costs for extra services in Anmore South do not impact North Anmore (e.g. sewer connection fees).
- Would like to see more community gathering places incorporated into the area.
- Need to bring more transit and alternative transportation like bike routes into Anmore.
- Want more flexibility and options for what will happen in Anmore South.
- Want to diversify the population e.g. attract younger families.
- Any development construction should be done in a way that is least disruptive to residents - need to address noise, traffic safety, traffic congestion from trucks, etc.

Input that indicates there is a need for more information/additional requirements

Primary Themes

- Generally support idea of Urban but only with more information – will not give a cart blanche for future development:
 - Need a definition of Urban and what is allowed or not allowed for developers.
 - Development needs to fit with Anmore e.g. no institutions, no high density towers/apartments, focus on low rise residential like townhomes/row houses – but not high rises.
 - Small shopping and retail/commercial needs to maintains the ambiance of Anmore.
- Would need more information before being able to indicate what type of designation is needed:
 - Need a vision for the area – what it could look like in future.
 - Need to have clear guidelines and restrictions before any development takes place, e.g. design guidelines for how it could look (maintain charm) and restrictions that clearly state that only density up to “x” amount will be considered.
 - Need something confirmed/official that excludes residential and commercial high rises as these should not be permitted and developers should know before they submit an application.
 - Need more clarity around how green space will be preserved.
 - Need traffic impact and management studies, and alternative transportation options.
 - Need more information on how development in Anmore South will impact the rest of Anmore e.g. infrastructure required (sewer, lighting) and how Anmore North can be protected.
 - Need information on the types of business that would be permitted.
 - Need more information on the financial implications – tax impacts, service costs, population thresholds for policing, etc.
 - Need information on how Anmore will protect/preserve green space and provide for parks and trail network connections.
 - Not clear what the Village is using as its assumptions for business plan to increase revenue and be more sustainable, or that property tax base cannot support infrastructure replacement – need an update to the 2013 Vann Struth Financial Sustainability Plan.

Other Themes

- Want Anmore to make decisions about its own future, and this means doing more consultation with the community before deciding on whether to move forward with a designation, as well as continued community engagement as part of future development planning.
- Engagement also needs to include neighbouring communities like Port Moody, which will be affected e.g. by traffic.
- Need to assess whether retail is viable.
- Need to assess impacts on schools.

Correspondence Key Themes

Summary of correspondence received during the community engagement process:

- 9 copies of a joint letter, with signatures from 16 people
- 3 individual letters, with signatures from 5 people
- 3 emails, one of the emails was sent from two people

Overview

The letters and emails received reiterated comments shared via the other methods to collect input, and the majority of the letters indicated that the residents do not support an Urban designation. One of the letters expressed the need for more time to gather and share information and provide more opportunities for residents to share input.

Primary Themes

- Want to stay Rural.
- Concerns about traffic congestion.
- Concerns about community safety in terms of fire and police response on congested roadways and risk of increased crime.
- Concerns about losing Anmore's tranquility, unique characteristics.
- Do not agree that this needs to be done "now or never" and that it would be beneficial to take more time to review options, share information and consult with residents.

Other Themes

- Do not agree with the rationale related to the Metro Vancouver vote; supports having oversight is beneficial.
- Prefer the restrictive nature of a Rural designation as it limits what Council (and future Councils) can do in terms of development.
- Do not feel the community engagement process has been sufficient and that information provided was too one-sided.
- Feel there are too many unanswered questions.

General Comments – All Methods

In addition to the comments related to the future of Anmore South, residents who participated the community engagement also shared some general comments.

Primary Themes

- Materials were too focused on promoting an Urban designation and feel that this was a biased community engagement process (information shared and survey format) without enough information related to the pros and cons of both Urban and Rural designations.
- The information provided was useful and respondents appreciated the opportunities to provide input.
- There is concern that Council has already made its decision and has a hidden agenda so community engagement will not make a difference.
- Future decisions about Anmore South must reflect the will of the people – Anmore residents.
- This process is too rushed – need to slow down.
- Council needs to hold a referendum before making a decision.

Other Themes

- Community consultation will be important before any future zoning or development takes place.
- Council needs to listen to all residents, not just the ones who are loud/outspoken.

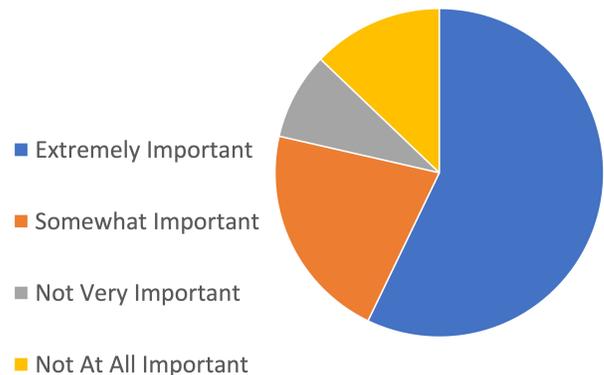
Timing and Strategic Plan Input Data

Council assessed a number of factors as part of proposing an Urban designation for Anmore South, including the timing of considering the amendment to the OCP and Regional Growth Strategy as well as how Anmore South can support some of the Goals and Priorities in the 2019-2022 Council Strategic Plan. A number of questions were asked to hear input from residents on these factors – whether they feel they are important as well as what they feel should be the priorities and considerations for Anmore South. While the majority of the questions for the community engagement were open-ended to prompt discussion and provide opportunities for residents to share more information, there were three multiple choice questions. The following are the results of this input from respondents separated into totals for the Workshop Feedback Form responses and for the Community Survey.

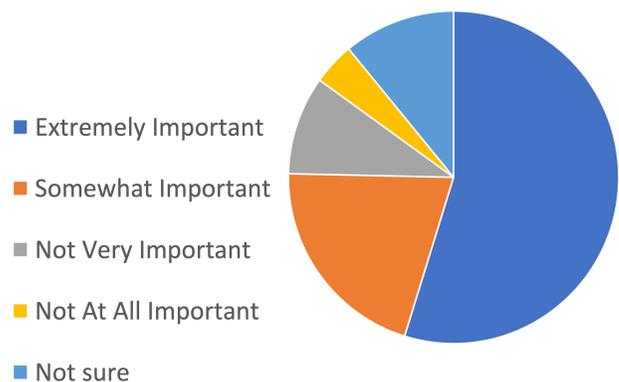
It is important to note that the responses to data questions must still be considered in the context of the open ended questions.

Question: How important is it for Anmore to make its own decision about the future of the Anmore South lands, without being influenced by the developer or increased requirements for a majority vote (2/3 instead of 50%+1) by other municipal politicians who sit on the Metro Vancouver Board?

Feedback Form Totals	Responses	%
Extremely Important	40	57%
Somewhat Important	15	21%
Not Very Important	6	9%
Not At All Important	9	13%
Total Responses	70	



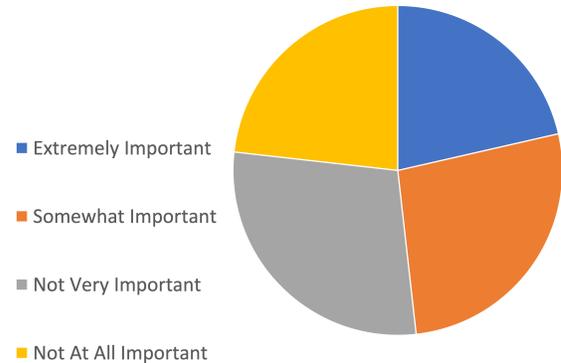
Survey Totals	Responses	%
Extremely Important	40	55%
Somewhat Important	15	20%
Not Very Important	7	10%
Not At All Important	3	4%
Not sure	8	11%
Total Responses	73	



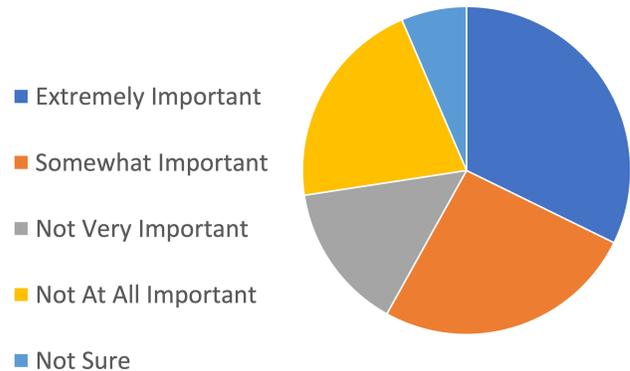
Discussion Context: While there is strong support for Anmore being able to make its own decisions, in discussions, participants noted that it was important for Anmore residents to be making the decision, and that Metro Vancouver’s vote is less important than residents being able to direct development rather than developers.

Question: How important is it for Anmore to pursue alternative tax sources to diversify tax base away from reliance on residential property taxes?

Feedback Form Totals	Responses	%
Extremely Important	12	21%
Somewhat Important	15	27%
Not Very Important	16	29%
Not At All Important	13	23%
Total Responses	56	



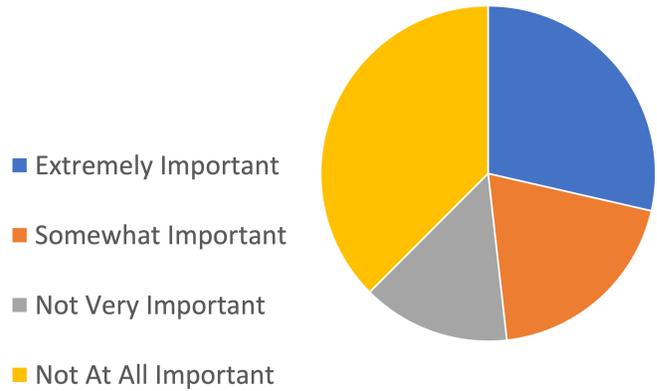
Survey Totals	Responses	%
Extremely Important	20	32%
Somewhat Important	16	26%
Not Very Important	9	15%
Not At All Important	13	21%
Not sure	4	6%
Total Responses	62	



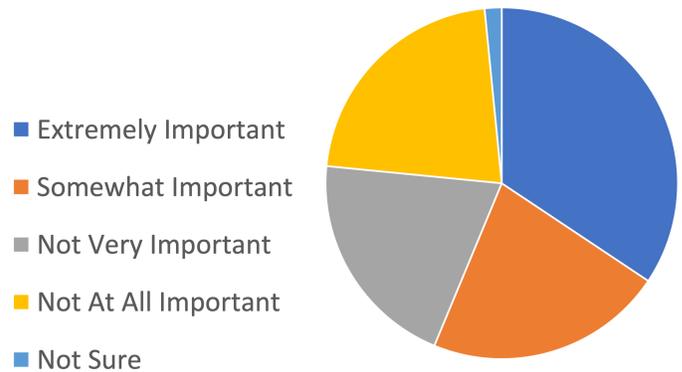
Discussion Context: The input on diversifying the tax base included comments related to looking at other sources of income within a Rural designation as well as options for more commercial under an Urban designation.

Question: How important is it for Anmore to provide an opportunity for more housing options to allow both entry-level properties for young families and alternate housing for aging at home?

Feedback Form Totals	Responses	%
Extremely Important	16	29%
Somewhat Important	11	20%
Not Very Important	8	14%
Not At All Important	21	37%
Total Responses	56	



Survey Totals	Responses	%
Extremely Important	22	34%
Somewhat Important	14	22%
Not Very Important	13	20%
Not At All Important	15	22%
Not sure	1	2%
Total Responses	64	



Discussion Context: While having more housing options is considered important, there is a mix of input related to how to address this for some is to explore options within a Rural designation, while others see it as linked to an Urban designation. There was also a consistent message indicating that housing options should not include high rises.