

Anmore Advisor

SPRING 2021

VILLAGE OF
ANMORE



Council Update

- MAYOR JOHN McEWEN

ANMORE SOUTH: MORE TIME FOR REVIEW AND INPUT

With the completion the recent community engagement on the future of Anmore South, Council has a better sense of our residents' priorities, concerns and mixed perspectives on what can – or should – be done with the 150-acre area we're calling Anmore South. Our thanks go to the many residents who participated in the community engagement. We were able to share information and collect input through workshop discussions, individual feedback forms, a virtual open house and a community survey.

The Anmore South Community Engagement Summary Report pulled together the key themes and summary of input, and the overall message from residents was that they do not want Council moving forward with the amendment at this time. The other message that came through clearly is that our residents care deeply about this community and want a voice in its future. We heard from a core group that said they want Anmore South to stay Rural forever. Another core group told us they are open to Urban but want more information from us before they can make a decision. A third group of residents said they support an Urban designation and want us to move ahead with some provisions, such as ensuring that future development reflects our community's unique character.

Some of the other key themes shared by residents who participated in the community are that financial sustainability and more housing options are important, as well as protecting green space. Traffic congestion was flagged as a significant concern. We also heard clearly that it was important to slow

down, do an updated financial review and assess how a mix of housing options could be achieved under both a Rural and Urban designation. Participants also indicated they want more opportunities for community input before any final decisions are made.

"In response to residents' input, Council deferred any decision on this matter, we are not moving forward with an amendment at this time."

After sitting in on multiple workshop discussions, attending the open house and reviewing the Anmore South Community Engagement Summary Report, it was clear that we have more work to do. In response to residents' input, Council deferred any decision on this matter, we are not moving forward with an amendment at this time, and we directed staff to do further assessments that we will be able to bring forward to the community for future input.

Next Steps

As an initial step, we have directed staff to look at three different development models to review the financial implications and the servicing requirements for each one. It's important to emphasize that this review only affects the 150-acres of Anmore South land. Two models are based on developments that would be feasible under a Rural designation; one option is the current RS1 zone with one-acre lots and the other is the comprehensive development similar to Crystal Creek with one-third acre lots. The third model is one that could be done under an Urban designation with more units and incorporating some commercial options.

We are starting with these assessments to address a number of concerns and priorities expressed by residents, as well as some of the significant risks that Council has identified for our community. As an example, while financial sustainability is seen as a priority for residents, some of the respondents indicated they do not agree with Council's assessment that our financial sustainability is at risk if Anmore South remains

a Rural designation. Our concerns are based on the 2013 Vann Struth Financial Sustainability Report that flagged risk factors associated with one-acre developments, as well as assessments being done in other communities that show the cost for infrastructure maintenance and replacement is not sustainable with large lots. However, residents noted that the Financial Sustainability Report may be outdated and indicated they want to see updated financial information.

Assessing servicing goes hand-in-hand with financial assessments, as the infrastructure required to provide services to new developments, like water and road access, is linked to long-term financial costs. We are also looking at the servicing requirements as some residents indicated that they would like options to connect to sewer in future, while others said they prefer septic systems. For Council, the types of services available to our residents are linked to some of our key concerns about the future. As an example, we are very concerned about the long-term viability of communal septic systems. As we witnessed when Anmore Green Estates had problems with its communal septic system, the Ministry of Environment and Climate Change Strategy directed them to connect to sewer. There was no option for repairing the septic system.

We have several other developments with communal septic systems and, as these neighbourhoods are nowhere near sewer infrastructure, a sewer connection would be extremely expensive. Our Council is very concerned about our residents in those neighbourhoods as well as potential environmental impacts to our waterways if there are issues with septic systems. These are some of the considerations we are taking into account when looking at development in Anmore South.

We are also interested in gaining insight into service options like a direct water connection to Metro Vancouver's system. We are currently in a contract with Port Moody for our water and pay a premium for this service, which we have had repeatedly tried to renegotiate. We have to pay approximately three times the amount of Metro Vancouver's rates compared to other communities that are connected directly to Metro Vancouver's water infrastructure. As well, under our current agreement, Port Moody can cancel the service with two years' notice.

“It’s also important to note that the discussions about future options are still completely theoretical. We are not looking at a specific development application at this time, and we are not discussing zoning.”

As a Council, we feel it is important to look at all of our options and take steps to ensure our community is protected and self-sufficient in the future. This includes ensuring we are financially sustainable, offer a mix of housing options to attract younger families (which is also linked directly to our ability to retain volunteer firefighters) and have access to reliable services. The assessments on three development options will give us more data on how we can support some of these areas through future development in Anmore South.

Future Community Involvement

When we have the additional information for different development options, we will go back to our community for more discussion about the future of Anmore South.

It’s also important to note that the discussions about future options are still completely theoretical. We are not looking at a specific development application at this time, and we are not discussing zoning. Those are future considerations that will involve additional in-depth assessments based on what is being proposed, such as traffic management plans, designated green space and options for amenities.

As well, there were other key themes shared during the community engagement, and residents are encouraged to read the report, which is posted on anmore.com/wp-content/uploads/2021/04/Anmore-South-Community-Engagement-Summary-Report-Final-April-23.pdf.

We look forward to working with residents to see how we can create a vision for Anmore South that leverages opportunities to benefit our community while addressing concerns and priorities shared by residents.

Summer Parking and Traffic Management

Lake traffic is already increasing and is expected to be a challenge again this year. Anmore is implementing two key measures to help address challenges.

ANMORE RESIDENT VEHICLE DECAL

Anmore is issuing Resident Vehicle Decals to allow residents to park in designated residential parking areas that are being established on half of the lower parking lot at Village Hall, half of available parking on Elementary Road, and spaces on Sunnyside Road between Alder and Ludlow. The decals will also identify Anmore residents so that they continue to have full access to Anmore roads when traffic management crews are directing vehicles away from congested areas.

To apply for Resident Vehicle Decals:

Email decal requests to village.hall@anmore.com and include the following information in the email:

- First and Last Name
- Anmore street address
- Vehicle make and model
- Vehicle licence number

The Village will issue a decal for each vehicle registered to an Anmore household.

Please note: This is not a parking pass for all street parking, it is only for the designated residential parking areas in Anmore.

SUMMER PARKING RESTRICTIONS

Anmore's zoning and business licence bylaws do not permit the use of private land to sell parking. This type of parking impedes emergency response, blocks driveways, causes a nuisance for area residents and poses other safety concerns as the properties do not have properly prepared parking surfaces.

As well, parking is not permitted on side streets near Buntzen Lake along Sunnyside Road. Parking is also not permitted on any boulevard or pathway/walkway within Anmore at any time during the year.

BUNTZEN LAKE TRAFFIC

Every weekend through the summer, Anmore will have the following measures in place:

- Additional bylaw enforcement to deal with illegal parking
- Towing patrols
- Electronic sign boards at both Village entrance points to communicate when the lake is at capacity

Be Bear Aware

HELP REDUCE WILDLIFE ATTRACTANTS

We value living close to nature, but it comes with responsibilities.

Garbage, food scraps and recycling are major attractants for bears and other wildlife, and residents are responsible for following bylaw requirements to help make sure bins are not creating problems.

Please adhere to the following requirements:

- Do not place collection carts at the curbside until 5:30 a.m. on collection day, and lock and store carts by 10:00 p.m.
- Clean collection carts regularly to prevent odours and store them in a secure location (e.g. garage/shed).
- Cart lids and locks must function properly – for repairs/replacement email village.hall@anmore.com.
- If carts cannot be stored securely, keep attractants like food scraps in the freezer until collection day.

These are simple steps that have a big impact to help to reduce risks to wildlife in our community.

As the Village is a small organization, we do not have the staff resources to patrol regularly. To report consistent Bylaw infractions, please send a photo and the address information to village.hall@anmore.com so that Village staff can follow up.

For more tips on how to reduce wildlife attractants, visit anmore.com.



Summer Water Restrictions

Lawn Watering Regulations are in effect from May 1 to October 15. We are currently in Stage 1, which means lawn watering is permitted on designated days as follows:

- Even-numbered addresses: Wednesday and Saturday mornings, 4 a.m. - 9 a.m.
- Odd-numbered addresses: Thursday and Sunday mornings 4 a.m. - 9 a.m.
- Watering trees, shrubs and flowers is permitted any day, from 4 a.m. - 9 a.m. if using a sprinkler, or any time if hand watering or using drip irrigation. All hoses must have an automatic shut-off device. Edible plants are exempt from regulations.

It's also a good idea to check your water meter monthly to ensure there are no leaks or other issues that would be highlighted by unusually high usage. For tips on how to check your meter visit anmore.com/services/public-works.

For more information about the restrictions and tips for reducing water use, visit metrovancover.org/lawns.

Anmore Community Reminders

COVID-19 SAFETY PROTOCOLS

Village Hall remains closed to the public, except by appointment, until changes in the Provincial Health Orders are made.

To book an appointment, please email village.hall@anmore.com. We will continue to take direction from Dr. Henry and the Fraser Health Authority regarding health safety measures. As part of current restrictions, we now require that visitors wear a mask when entering the Village Hall or Council Chambers. Staff and Council are also required to wear masks when in common areas. Please visit anmore.com/covid-19 for updates on COVID-19 requirements for the Village.

NEW HOME OWNER GRANT APPLICATION PROCESS

Please note that Home Owner Grant applications must now be submitted to the provincial government. For more information, visit gov.bc.ca/homeownergrant or call 1-888-355-2700.

PROPERTY TAX PAYMENTS DUE JULY 2

Property taxes are due by midnight on July 2, 2021, and there are multiple payment options. For more information, visit anmore.com/business-development/finance-department/property-taxes.

Visit anmore.com for the most reliable information about Village projects, initiatives and events and to sign up for our email notifications to be advised of all the latest news.



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