

How important is it for Anmore as a community to make its own decisions 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?

I think it's very important. A 2/3 vote in many cases is not easy to achieve. The timing seems right. We should take advantage of our opportunities or we may end up having decisions made for us.

x2

I would much prefer Anmore have control over its own destiny, regardless of what it looks like. It's concerning to think that other larger municipalities would be able to control the direction that Anmore takes.

Why now? Anmore has been around for awhile, why has the lower mainland not tried to take control before?

Even after an urban designation is made available to us, we can make a decision later on with further community engagement as to what it looks like.

Anyone who lives in this community and cares about it wants it to remain sustainable. There have been many complaints in the past about raising taxes, and these taxes will continue to rise if nothing is changed. People need to be involved in the early stages when looking at what will be done.

We dont want to be making any decisions that will restrict our options in the future. Anything other than urban doesnt make any sense.

Looking at the goals and priorities in the Strategic Plan that support achieving this Vision, please provide your input on the following:

- What do you believe is needed to help Anmore become "more self-sufficient in future"?
- What potential do you see for the Anmore South lands in terms of supporting Anmore's Strategic Plan Vision?

Self sufficiency comes with income. Part of the priority here is to maximize out income (within reason). High density is not something that Anmore residents would get behind, but we do need to develop more income. Flexibility is the key, and there's no reason that we shouldn't have small businesses. Whatever we do, we want to make sure options are available to us. There may be various options in the future that we are unaware of now.

Flexibility and independence are being able to provide an expanded service within Anmore itself. Because of our rural designation, we are limited in the services we can provide our community. It would be nice if we could expand on the services we already offer. Urban designation would permit access to sewer systems, which may become important for the balance of Anmore. It opens up the potential for a sewer connection throughout Anmore. If this is a possibility, how do we get there? This aspect needs to be thought about for long term sustainability.

How can we leverage cooperation? I get the sense that Metro Van wants to remove the special study designation, and they would likely prefer we move to urban. Can we leverage this to improve the transportation aspect of Anmore South? We cant just keep repaving Ioco road and hope for the best.

Looking at this from 3 points that need to be developed. Political: getting too many people into the community too quickly. If people come here from a city environment, we may have newcomers who outvote previous residents.

Infrastructure: The road system is a nightmare, particularly in the summer. Can the provincial government get involved to get roads in place like as a highway.

Environmental: this is pretty well taken care of as there are many groups keeping an eye on things.

Ioco road was previously a provincial highway. They only became MRN element roads because of a formula based on volume (which didnt support funding). If there is an expansion of any kind, translink has a very significant role to play in how these lands are developed. At this point they are likely not looking at it at all.

A previous study suggested that to 4 lane ioco road would be upwards of 30 million dollars

Recognizing that Anmore South has been zoned for development for decades, and looking at the Strategic Plan goals and priorities, and how they link to potential opportunities for Anmore South:

- What are some of the priorities you would like the Village to consider as part of this amendment process?

There needs to be a consideration for sustainability. For this to make sense, it needs to be self sufficient financially, and contribute to the rest of Anmore. This needs to be thought about very carefully. An urban designation is great for control, but if we dont have financial sustainability then the opportunity is lost.
x2

How are we going to diversify housing? If we maintain the same zoning, can we be sustainable in the future? Long term, I dont know what our future will look like if we dont think a little broader

I dont see how remaining as we are now will allow us to be sustainable later on.

I cant take care of an acre at 80. I'd prefer to live somewhere that someone else is taking care of it. In this situation, diversifying housing is very important (also good for attracting new residents). We have many natural amenities out here that we can take advantage of.

Having sewer infrastructure coming down East road is critical. This would leave it in Anmore's control rather than Port Moody's. This would be worth the extra cost of coming down East rather than Ioco.

When assessing type of designation for Anmore South:

•What do you think are the most important considerations when establishing a designation for Anmore South?

We have to keep in mind that whatever we see as a priority for these lands must be consistent with what we want for the rest of Anmore. We don't want to create a disconnect between the Anmore south lands and the rest of the community.
x2

It could even be cheaper to bring the sewer down East road rather than Ioco.

We need to consider the entire community when we think about what our priorities are for the Anmore South lands.

There cant be a disparity of how it benefits different areas. If the sewer is available to only a specific area (Anmore South), it needs to be made available to the rest of Anmore in time.

With the development, is there potential for dollars to be skimmed off the top of the development to be put towards the infrastructure for the rest of Anmore?

The most important is sustainability. If we cant wrap our head around what the benefits of moving to urban are, we will face many challenges. This 150 acres may define our community's future.

We should look at what we can do with the 150 acres today to determine what the sustainability opportunities are. How is it promoted to the residents to get behind it?

There is a lack of understanding and information around the designation change. Anything that helps the community understand why this is an important change will be helpful. People either dont make time to understand or they receive improper information.

The current understanding is that the urban designation will only serve to help the Village. We need to articulate to the public that this is not the end of the road, it's the beginning.

If some naysayers truly understood the info, they may change their minds.

The word urban causes great concern among many residents. They immediately think highrises.

We need to better articulate that urban means opportunity, not highrises.

We speak about residential, but we could share other opportunities to create tax base with the area.

When we change land use, people immediately assume that there is development planned. People will come to their own conclusions with no information.

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

It is the most important subject. When a financial feasibility study was done, we realized the taxes were artificially lowered in Anmore.

If we are talking about industrial development, then it will sink. It would be too extreme of a diversification in taxes. Commercial space within Anmore's values and carefully planned density would have some clear advantages however. They would add character to the community. We also need to consider the sustainability of commercial businesses as well, as Anmore is not a huge municipality.

It is a serious consideration, but not the be all end all. There are other diversifications that could change things in a very positive way. Diversification of land use is important for the sustainability of the community. Relying on residential taxes alone is dangerous.

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?

There is a correlation between volunteering and age group, but there is nothing affordable for young people in Anmore. (It would be difficult to staff the volunteer fire department).

Affordable housing for low income families: this may be too bold and unacceptable for the average Anmore resident.

I would love to have both my kids and my parents live in this community with me, but there are no housing opportunities available currently.

Types of alternate housing is a slippery slope. There is a negative connotation with diversifying housing, and the conversation should wait until the designation has changed.

- Do you have any questions/comments about this proposed designation?
- What do you want Council to consider if it moves forward with proposing an Urban designation?

In terms of Port Moody - how will Port Moody impact what we do in Anmore?

- Do you have any questions or comments about the process?
- Do you have anything else you'd like to share?

This is well positioned for success.

There will be some development on the 150 acres, and it will happen with our input or without.

With Metro Van and the regional growth strategy, everyone has been asked to densify. Is there a risk that if we don't control our own density, can Metro Vancouver determine how those lands are developed in the future?