

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?

Can we have an example of how this would work against us? Why would another mayor go against what Anmore wants?

If the urban area becomes more populated than the rural area, they will gain significant influence over the entire Village.

The way its framed, this is a bit difficult to directly answer. The way its framed suggests we are not collaborating with neighbouring areas. Why do we have to change from a special study area? Additionally, we have only been offered if we will be rural or urban as opposed to other options (e.g. light industrial).

A challenge is when we are sitting at the Metro Table, we need to be thinking about the best thing for our region. However, communities and municipalities should have the authority to make decisions about their own communities in an autonomous way.

I'm interested in keeping us as rural as possible. More commercial will result in more traffic. Bringing in a sewer would result in a lot of disturbance, and those on East will not be able to connect to it.

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?

We've heard a lot about the negatives of rural, what would staff say are the positives of rural? Conversely, what are the negatives of an urban designation?

How much impact on taxes would there be if high density areas were developed in the Anmore South lands?

It seems like the pressure to change to urban is a precursor to high density development. What would I gain by having more people move into the area?

Keeping it rural may give us more restriction, but there is a vision of the Village that is pro environment, close to nature, quality of life. When staff speak negatively about a rural designation, it seems to go against the Village's values.

The Village has been fine for the past 30 years, and the tax base has been able to support the limited infrastructure in Anmore.

To become more self sufficient, it feels like we are only being offered more housing. What is the proposed population growth for Anmore, and why is more housing the only option being considered.

With more residents comes more infrastructure and amenities, that all cost more money. Why can't we leave it as a special study area, or pursue other designations? Why is there an incredible need to change it now? Why aren't we looking at other options for self sufficiency? (we haven't as I'm aware of).

By making the change to urban, are we inviting a regional strategy that involved higher population?

There was a strategy to keep Anmore rural to keep the population low.

We are saying we can't change the designation to conservation because the developers won't like it? It feels like this is already planned, and its the only way it can go. It doesn't seem to match our vision.

I believe something that would help by staying rural is limiting the size of the development in Anmore South. I have been astounded by the number of people who want to join the volunteer fire department. We are having no trouble finding new members. I haven't heard from anyone that they want to move out of their current residence to downsize elsewhere in Anmore.

Continued: Looking at the goals...

My understanding is that this will only apply to this area. It will not affect the rest of the Village that we are all currently living in. Is this correct?

Traffic: If we develop a larger population, there will be a lot more traffic and we will have to update the current infrastructure of the Village.

What would the impact be to someone who lives in the North end of the Village? How would it affect the balance of the Village?

There is never going to be truly affordable housing in Anmore.

I would prefer to take the option that allows for the greatest flexibility for decision making down the road. This seems to be giving us many different options, and it may 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, and we should strive to create a more diverse community.

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?

I think it's critical that we prioritize the natural environment, in any future change that goes on.

What kind of additions or amendments will be made to the Village plan regarding the environment and quality of life? How will it be affected by the change to an urban designation?

One of the problems I've had is with the previous proposal for this land. I'm not opposed to having a small strip of higher density with lots of parkland maintained. It is very difficult to separate this from the previous proposal, and I'm concerned that something like this would be considered.

Despite recent subdivisions, taxes have continued to rise. We don't really know if we will save taxes in the future because of a development in Anmore South.

When assessing type of designation for Anmore South:

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

Trees make for a very healthy atmosphere. I think we should save as many trees as we can in the area.

We need to preserve the overall tranquility and quality of life in the Village. Minimizing the number of new vehicles on the road is also a priority.

Whether or not we should include some form of buffer area (between Anmore South and the rest of Anmore). We need to examine the surrounding activity, and consider how that can directly or indirectly affect it.

We need to consider getting accurate, high quality feedback from our community, and collaborate with neighbouring communities to reduce any potential tension.

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

What kind of business does Anmore want to attract in the area? E.g. small retail or high tech industrial?

Something that scares me about trying to diversify tax revenue, is that we may end up changing all of Anmore, which we will be unable to change back. We may put an infrastructure down there that may impact Anmore forever. It may not be worth a slightly lower taxrate.

An increase in population in Anmore South will impact our traffic throughout Anmore.

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?

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 have to be creative in the way that we do it. Entry level properties are very important to us.

I feel that it is very important that we create some more diverse housing opportunities. Bringing young families into Anmore is a priority. We need to be aware of the fact that if we stick with 1 acre properties, we are severely limiting our opportunities.

We would all like to see some more affordable housing up here. Unfortunately I don't think that there is any opportunity for affordable housing on the Anmore South lands. Regarding aging in place: there are very few people who want to move to the outskirts of Anmore in a townhouse.

Affordable housing in Anmore isn't really affordable. The last affordable housing that was built here was selling homes at 1.3 million. We need to be carefully that we aren't duped, and we don't want to lose the current Anmore that we have.