

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?

It's weird that Anmore is saying "we're going to be broke" while in council meetings we have heard that Anmore is doing very well.

If we need a 50% +1 vote vs a 66% vote, there is no indication of how easy or difficult it is to get the vote.

Metro Vancouver should have more of a say with what we do regarding the lands.

Council is misrepresenting the Van Struth report.

Anmore should decide what they want to do with the lands first. When that is decided we can move on. The only restriction on rural is that we cannot connect to the sewer system. Duplexes used to be available in RS1 Zoning

Its very important that we are making our own decisions, but I'd like to know where I can find out more about the terminal in Port Moody (it would really affect the traffic flow in the area).

I agree that it's very important for Anmore to make decisions about our community. The residents of Anmore should have more of a say, but it should be a community based decision, not a council based decision.

If we increase the density, say 15,000 residents, would we look at decreasing taxes? It seems unlikely that taxes will be lowered, even with the introductions of commercial business. With corporate tax comes corporate demand. We need a full uncovering of these things before making decisions.

The Burrard Commons proposal was for 4,2000 residents for the portion of land.

Do we have a tax structure for home based businesses in Anmore? Is it possible for something like this to be implemented?

Mid-Slide Questions and Comments

- How many houses can a communal septic system support?
- What is the most northern edge of the Anmore South region?
- Who currently owns the land? Do they have a history of development in a certain style?
- It makes little sense to me that we are proceeding this far in the process when we do not know who owns the land. Quite frankly it feels irresponsible. This shows a complete lack of planning. If we have no idea, maybe we should back up the process and have a better understanding of what is going to happen before we move forward? Once this is done, it is exceedingly unlikely that it will be undone.
- Does Metro Vancouver have the power to remove the Special Designation?

I live adjacent to this land, and have gone on walks and bike rides through the area. I'm the only one out there most of the time, so I don't think that the fact that it's private property is a concern.

In our priorities, I didn't see anything regarding traffic flow. How would we get people in and out of this area?

I would like to see that a priority going forward is how traffic will be impacted.

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?

If we were to become more self sufficient in the future,

The self sufficiency aspect 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 are currently self sufficient. We have lots of money, take care of all our infrastructure, and live happy lives. If a coffee shop was so important, we would have put one in the new Village hall.

At certain sizes of community, you would be required to have a police department, among other services which would cost extra.

Regarding density: I am curious about infill housing. Any property that is at least one acre can now subdivide. Is that correct? Do these two properties share a septic system?

Regarding goals: "To unleash the potential for great development..." - how is great defined? Anmore residents are also not necessarily looking to shop in this community. "Great" is very subjective.

The presentation of this topic comes across as biased in favour of urban. What are some benefits of maintaining a rural designation? We can still change zoning within our current designation. (x2)

In the slide that showed the rural advantages, such as being able to control the type of development. The fact is that we have rural now, but bella terra was still clear cut. Urban may help us potentially avoid the clear cutting.

I don't understand how Anmore would fail to be self sufficient because of rural designation.

The theme of this is that we get to choose our own future. If we had an urban designation within the containment boundary - when the Burrard Commons proposal came along, would any other municipality have had the ability to challenge it?

Because we are in the containment boundary, we would be able to hook up to the regional sewer system and no one could stop us?

The fact that we change from rural to urban gives us no more control.

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?

Tree retention is very important, regardless of which way we go. If I'm correct, there is a tree management bylaw in place.

Forest retention, not just trees.

Trail networks

We need to plan before we act. We need to be given an opportunity to evaluate based on a true plan. I am not against development, but I am against being asked to make a decision without being given all the details.

I do think this land needs something, but I want to be given some understanding of the potential and plans.

Anmore should decide what they want in that area. (What type of development, how many residents). Do we need to have an urban designation to support this? The Anmore residents should be given the opportunity to come up with creative plans for this land. We don't need to be an "us too" community (we don't need to be just like the neighbouring municipalities).

The idea that urban will save trees is malarchy.

My concern with urban is that it opens the door to high rises. I didn't come to Anmore for high rises. We already have White Pine and Buntzen full at noon. Increasing density will make traffic much worse. (x2)

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.

Additional Comments:

There should be a public hearing before this goes to the bylaw process.

Is there any chance that this would go to a referendum? People think that this is a massive change for Anmore, and residents feel that it is important enough to go to referendum.

In the last four years, public hearings haven't changed anything. If you want your voice heard, you have to go to council meetings.

Rather than an exception, this process should be a model, as it allows many people to have input.