

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 is very important for Anmore to be able to make its own decisions. Not sure if concerned about the change in the vote for the metro board.

How does an urban designation give us more decision making power / more control?

This decision is being made by council, without significant input from residents.

We feel that we are being pushed to change from rural to urban. A referendum is a preferable option

It is very important that a referendum be used to make this decision.

This is a big discussion for Anmore residents, and all should have a voice.

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?

I do not understand how Anmore can manage its infrastructure on its current taxation level. How did we save enough money to develop a Village Hub? If we develop more, we will have more infrastructure to maintain.

From a financial sustainability perspective we seem to be in a good spot. Is our community comfortable with the current taxation level while maintaining rural designation?

More opportunities can also mean more threats. We need more specifics (such as the various housing opportunities that are being made available). We have been told that Anmore will have difficulty remaining self sufficient, but it's difficult to believe.

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?

Anmore South is a Special Study Area, not an area that has been zoned for development. Anmore now has more diverse housing than ever before, with many opportunities for young families and aging in place. Making Anmore South like Anmore North is not a bad option. The Village currently has enough control to prevent a developer from coming and making major changes.

The original reason that we came to Anmore was for the rural designation. In line with Anmore's priorities, it would be best if we remain as we are now.

Some of the language being used to discuss the current initiatives develops fear. We all have a different comfort zone, but when we saw development applications that look like newport, a majority of residents found that uncomfortable. There is a level that may be supported but we have to be clear.

When assessing type of designation for Anmore South:

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

The traffic is already congested. The road that connects to Anmore South leads to various communities, and is already very busy. We should stay rural. Perhaps another Crystal Creek or Ravenswood.

Keep the area similar to Anmore North. Right now there are only two access roads to this area. Densifying this area will become a big problem in the event of an emergency.

Keep Anmore the way it is. Rural designation has allowed us to do everything we have done so far, which is all we need.

The removal of the right of way through Burt Flynn limits access to the area. Traffic is already bad, and we must consider our neighbours who didnt vote against the right of way, and will be stuck with our traffic. We dont need to open all these choices when things are already going well. What does urban give us that we need, other than higher density?

One small change can be a significant influence on the lives of the residents of Anmore

Has council been in contact with Port Moody regarding this potential change in designation? Traffic is already terrible, especially in the summer. Anmore is a very special area because of its rural designation.

In order to have any development in the Anmore South area, a sewer is required. I dont believe that Port Moody would allow a sewer to connect to Anmore South. The result would be a sewer down East Road. We need to know how much a sewer will cost, and if this is the reason we need more tax income.

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 unclear why we require additional revenue to remain financially sustainable.

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?

Are you suggesting affordable housing?

Housing opportunities as in Social Affordable Housing, market and rental housing or in other words high density housing solutions and certainly not single family housing

I dont think its important to provide diversified housing options, as they are available in neighbouring communities.

I dont think anyone expects the Anmore South area to become one acre lots. There are already many other forms of housing in Anmore for young families and aging in place.

More affordable housing is already available for young families, renters and seniors.

Council is not yet thinking about what kind of housing opportunities that may develop, and what risks may be associated, but we should be thinking about now.

There is no such thing as entry level properties for young residents in the lower mainland. Anmore is already offering a variety of housing options, and we likely cant provide entry level housing.

Please share your input on Council's proposal for an Urban designation:

- 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?

Survey and feedback comments are helpful, but not sufficient to express the residents opposition/agreement.

What is the urgency to make Anmore South and urban designation? Why not include it as part of the discussion of the OCP? There are clearly many concerns about moving to an urban designation. There must be a desire from residents to change before moving changes forward. If this is a very urgent matter, a referendum should be used to come to a conclusion.

If there isnt a referendum, what would it take for council to decide against urban designation? Is our input going to be enough to change their minds about changing their decision?

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. We need more information and more facts on the plans for the future.

Looking at the amendment process:

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

What are the options? Council has put forward a proposal to change the land designation to urban. If we don't change to urban, what happens to the land designation?

Council could make the recommendation to change the special land designation to rural.

Will these comments be made public before this goes to council for decision? I would like these comments to be made known, and to know that these comments will affect the decision made by the council.