

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 still find it unclear of what the disadvantages are of a more broad process with more municipalities involved.

The more control we have in Anmore over what happens in Anmore the better. x2

Are we looking to remove the special study area designation to change the designation to urban or rural?

If we change the study area to rural, what would we be unable to do anymore? What are the advantages of changing the designation to urban?

I'm not confident that the actions of council are not associated with the interests of developers.

I'm not convinced as a resident that we will have more control by changing the designation. It seems unlikely that an urban designation will protect more trees. We need more convincing with dollar data and where the Village stands financially. We need more security to know that the Village will not put forward plans for high density housing.

Can we effectively prevent a developer from doing what they please with the land? I don't understand how urban designation gives us more control.

It looks like this will be a path that leads to some form of higher density. As residents it would be better for us to go into this with our eyes open.

What might this look like down the road?

What is the transportation impact of the potential increase in living density? We already struggle with a variety of transportation challenges. x3

It would be good to know exactly what we will have to discuss down the road.

I would hate to see that whole area as one acre developments, as there are many other possibilities. We could have a couple highrises, with nature all around. However, that was only feasible when there was a possibility of a road connected to David.

With an urban designation, what kind of zoning would there be? What would prevent developers from creating small lots?

The current council has informed us that we are doing well financially. When will the Village begin to perform more poorly in terms of finances?

There are not enough people to sustain a small business in Anmore. Introducing a coffee shop or another small business only becomes a possibility if we grow our population.

We have a relatively small council, and not many things necessarily get put to votes. I don't want such a big decision in the hands alone of such a small council. It would be best if this decision could be made as a village

The only area that will be designated urban is Anmore South correct?

If we begin to struggle financially in the future, would there be a possibility of developing further? - Would more of Anmore need to be developed/ changed to urban to keep up with financial challenges?

The suggestion that we are going to be struggling financially in the future is very different from what we heard last year. The dramatic shift in perspective has resulted in some distrust of Village staff. It makes it difficult to say yes to the proposed plan.

I would like Anmore to be deciding on this as a whole Village. Where we live, we will be significantly affected by an increase in traffic. We dont want Belcarra and the Crystal Creek area to be thrown to the lions with the development of Anmore South.

Small businesses are not sustainable due to low density. If we wanted to introduce small businesses to Anmore, density would have to increase as well.

Note: Resident corrected this statement to note that it is a distrust of Council, not staff.

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?

It is always important to strengthen the existing services and structures before we expand. There are always many unforeseen costs and consequences that we do not take into account.

I dont know if we can say that putting more houses in will help sustain Anmore. The more houses that are put in will result in greater cost to the Village. All infrastructure costs will rise, and our taxes will increase regardless of a change in designation. We need to look at other municipalities and compare how much they are paying in taxes to the residents of Anmore.

Bringing in more infrastructure will cost the municipality more money. Therefore bringing in more houses will cost more money.

Anmore cannot be all the things that are mentioned in the strategic plan. The appeal of Anmore is the natural beauty of the area. There are plenty of places nearby that residents can go to if they want to visit a coffee shop or any businesses that could be added to Anmore South.

I dont think we need to be fully self sufficient when there are many resources available to us in nearby communities.

Potential for Anmore South:
There is room for a small amount of density increase in Anmore South with the greenspace maintained.

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?

Strengthen the existing path and greenery/space for people to enjoy nature. That's what Anmore is all about - people want to come here to enjoy the greenery and be further away from an urban sprawl.

The lighting is a big appeal of Anmore. It would be good to avoid the lighting density that we see in the rest of the lower mainland.

I like the way that Anmore isn't "perfect". There are houses that are older, and areas that are very different.

Saving undeveloped greenspace, but not manacured greenspace.

We want Anmore South to maintain the feel/character that Anmore currently has. How can we avoid making it feel like a different community?

When assessing type of designation for Anmore South:

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

To keep the same character as the rest of Anmore. Keep Anmore South in the same family of Anmore North. We can see the stars in Anmore every night. We dont want an increase in light pollution, and we dont want the natural landscape of Anmore to be impacted by development in Anmore South.

Crystal Creek residents are seeing these changes as a slippery slope, as the changes will impact these residents and Belcarra residents more than the rest of Anmore.

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

Residents are willing to volunteer with Anmore to help lower costs. A campaign could be implemented to encourage residents to engage with Village volunteer efforts.

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?

Affordable housing:
Ravenswood houses were brought in as affordable housing (ended up costing upwards of \$1 million). Is the Village asking residents if we want to implement additional affordable housing?

It would be lovely if we could have some smaller homes and places where people could age in place. The property values make it very difficult for this to happen.

At this point, the concept of affordable housing seems relatively unachievable/unrealistic. Obviously it would be great if it could be implemented.

With affordable housing, affordable transport is also necessary. Anmore is not a great location for affordable housing