

# anmore south

## OCP Amendment Application

### First Reading | Delegation Presentation

December 5<sup>th</sup> 2023



# anmore south | Securing the community's future

## Why does the application matter now?

Metro Vancouver's 2050 Regional Growth Strategy articulates a "collective vision for how growth will be managed to support the creation of complete, connected and resilient communities."

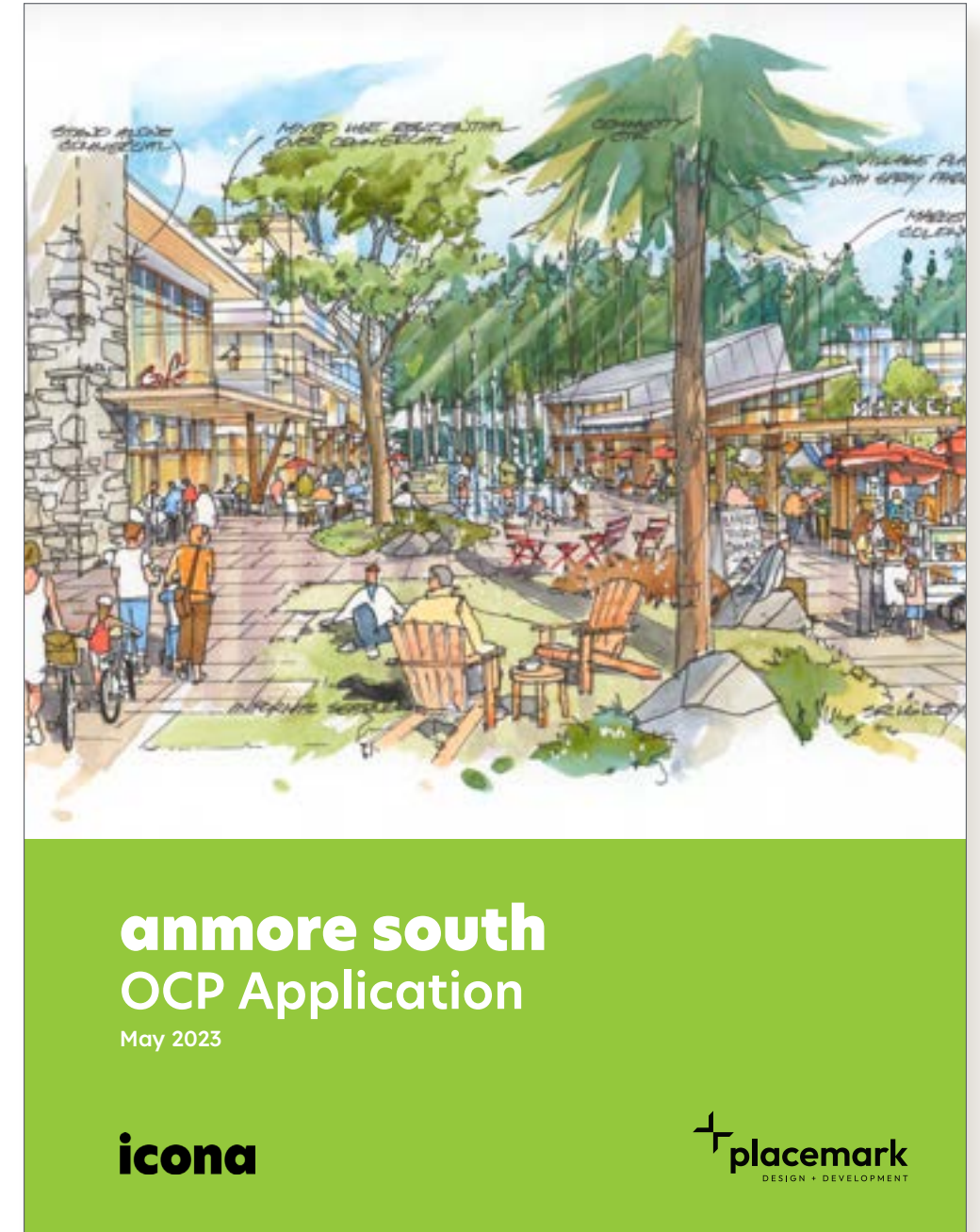
As one of the 21 municipalities within Metro Vancouver, Anmore has a role to play in a sustainable future for the region.

- **Singular Opportunity** | The 151 acre Anmore South lands are the only area in Anmore with a Special Study Area designation - allowing for neighbourhood growth.
- **OCP Submission** | The Anmore South OCP Amendment Application submitted to the Village on May 5<sup>th</sup> - following a public engagement process and Open House.
- **Community Benefits** | The purpose of the OCP Amendment is to unlock neighbourhood development in Anmore South - addressing housing needs + realizing community benefits for the Village.

## What does the Special Study Area offer?

The Special Study Area is an opportunity identified by Metro Vancouver + the Village's OCP to:

1. **Accommodate change** in a way that meets regional growth objectives - ensuring we all do our part; and
2. **Protect Anmore's existing semi-rural character** - by focusing future growth within the Special Study Area.



# Placemark | Local Planning Expertise

- **Experience** | Placemark is a multi-disciplinary design + development studio with over 30-years of experience in both the private and public sectors.
- **Community Master Planning** | History of master-planned communities across BC, prepared through public planning processes, with public consultation + engagement.
- **Bespoke** | Each project is unique + tailored to a specific community context.



**Burke Mountain**  
Metro Vancouver



**Predator Ridge**  
Okanagan Valley



**Tobiano**  
Thompson Nicola



**Silverdale**  
Fraser Valley



**Royal Bay**  
Vancouver Island



**South Britannia**  
Sea to Sky

# Consulting team | Leveraging Professional Experience

**icona** Icona Properties have assembled a team of seasoned professionals bringing the required technical expertise for such a complex undertaking as Anmore South.



**Placemark** | Design + Development

- Lead Consultant + Project Management
- Community Planning and Design
- Community + Village Engagement



**Bunt & Associates** | Traffic + Transportation

- Preliminary Traffic Demand Management Study
- Transportation Planning Advisor



**SLA** | Landscape Architects

- Nature-based Landscape Architecture
- City-Nature Design Advisor



**Aquaterra** | Environmental Consultants

- Terrestrial Ecosystem + Habitat Mapping
- Preliminary Riparian Area Protection Regulation Watercourse Setbacks Guidance
- Preliminary Habitat Compensation Guidance



**Inlailawatash** | Archaeological Consultants

- Desktop Archaeological Overview Assessment (AOA).
- Archaeological Impact Mitigation Advisor



**RC Strategies** | Community Amenity Consultant

- Proposed Leisure Amenities Report
- Community Amenity Advisor



**GeoPacific** | Geotechnical Engineer

- Preliminary Geotechnical Report
- Geotechnical Hazard Mitigation Advisor



**Aplin & Martin** | Civil Engineering

- Preliminary Infrastructure Servicing Concepts
- Civil Engineering Advisor

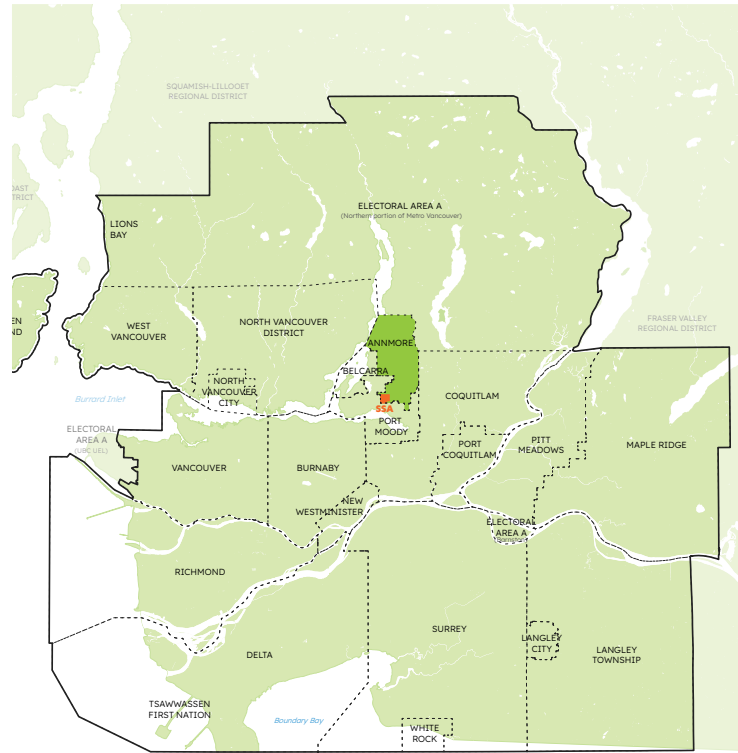


**Vann Struth** | Economics + Finance

- Economic + Fiscal Impact Analysis
- Development Economic Advisor

# anmore today | Rising to the Challenges of a Changing Region

- **Strengths** | Small town character, surrounded by nature, semi-rural lifestyle, local schools, new Village Hub.
- **Challenges** | High cost of housing + lack of housing choice, limited local shops + services, car oriented, limited tax base.
- **Housing Crisis** | Provincial call-to-action for communities to provide more housing for different lifestyles, life-stages + incomes.
- **Strategic Planning** | Neighbourhood Planning + amendment to OCP is required to address emerging challenges while also preserving Village character.



# Special study area | What's on the Books

## ▪ **Metro 2050 | Regionally Recognized**

Metro 2050 designates Anmore South as Special Study Area to accommodate future growth as part of the Urban Containment Boundary - enabling connection to the regional water + sanitary systems.

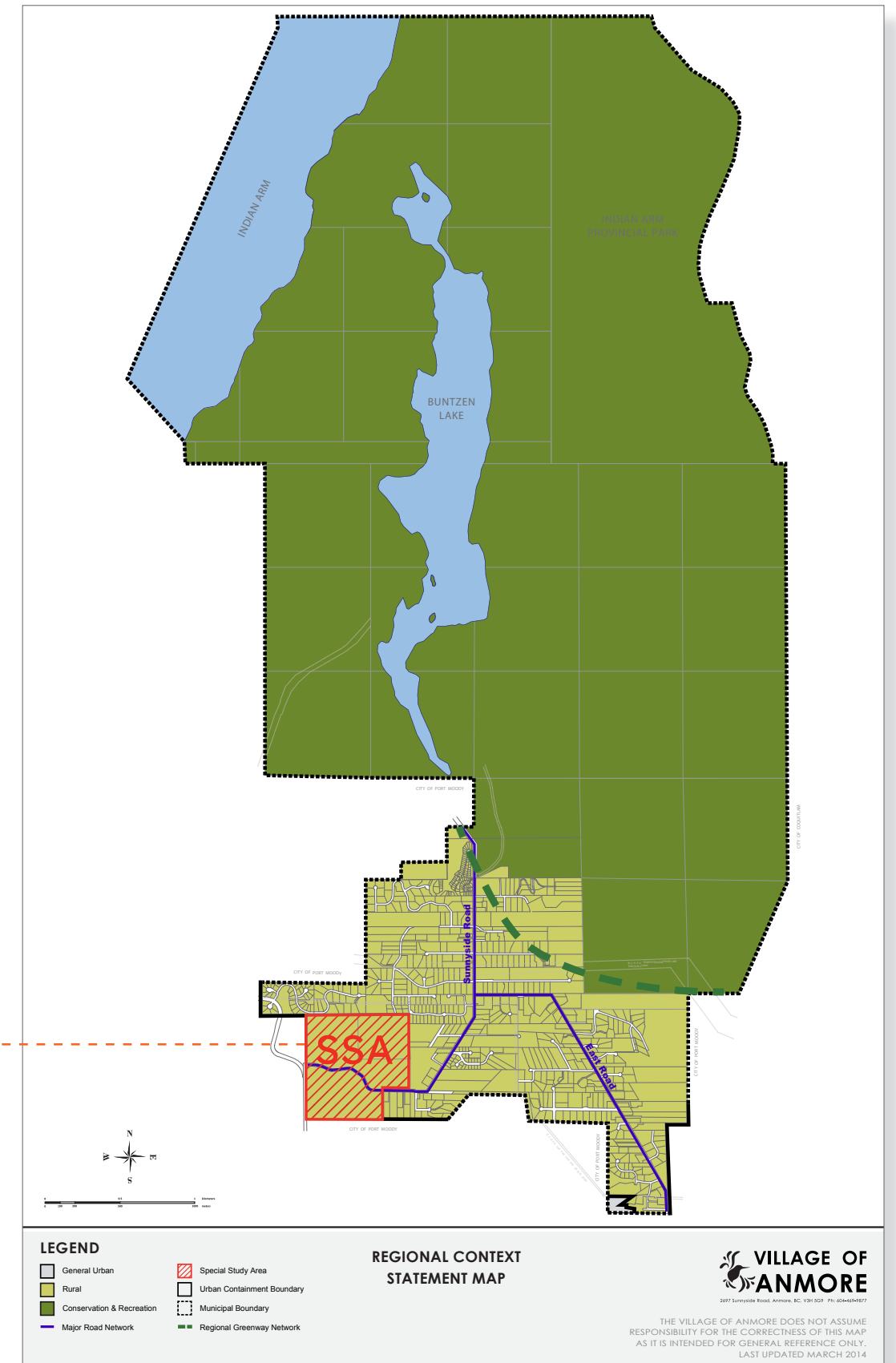
## ▪ **Village OCP 2014 | Municipally Mandated**

The Village's 2014 OCP acknowledges Metro 2050 designation of Anmore South as Special Study Area. Outlines that any future development of these lands requires a comprehensive neighbourhood plan process with detailed technical analysis and extensive community engagement.

## ▪ **Current Zoning RS-1 | More Sprawl**

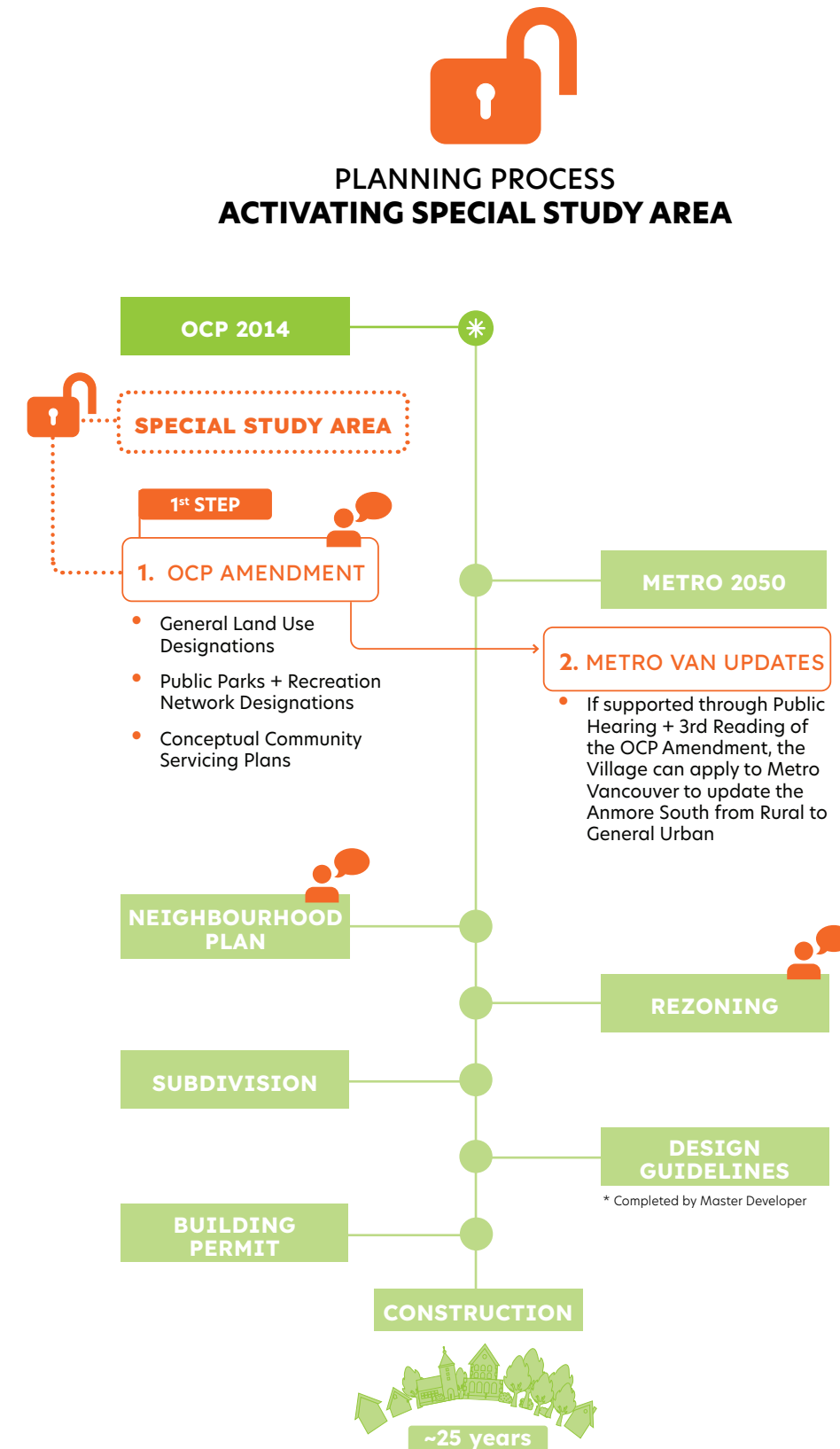
Current RS-1 zoning allows 86 Large Rural Homes, resulting in more sprawl + environmental impacts with no community benefit.

Unless the community unlocks the Special Study Area through an OCP Amendment Application, the lands will be developed according to current zoning.



# A way forward | A Made-in-Anmore Future

- **RS-1 Zoning** | Anmore South's lands are approved for large single family lots, in accordance with the current RS-1 zoning.
- **Special Study Area** | Offers an opportunity for different types of neighbourhood development in Anmore South - while keeping existing Anmore rural.
- **A Made-in-Anmore Future** | Begins with inviting the community to participate in a Neighbourhood Planning process to unlock the potential of the Special Study Area to benefit Anmore.
- **One Step at a Time** | The OCP Amendment does not confer development rights - it establishes a new community vision for Anmore South, and serves as a statement of intent and guide to future rezoning and development approvals.
- **Community Engagement** | Each step in the development approval process includes the requirement for Public Engagement.



# Seeking sustainability

## Working with nature

- Conserve Ecological Integrity
- Create Networks of Parks + Natural Space
- Celebrate our Natural Heritage

## Supporting local lifestyles

- Foster a Vibrant + Diverse Community
- Support an Economically Sound Community
- Celebrate Local Art + Culture

## Living lightly

- Design Compact, Walkable Neighbourhoods
- Create Networks of Parks + Natural Space
- Explore Green + Local Opportunities





# Context | The Unique Opportunity of Anmore South

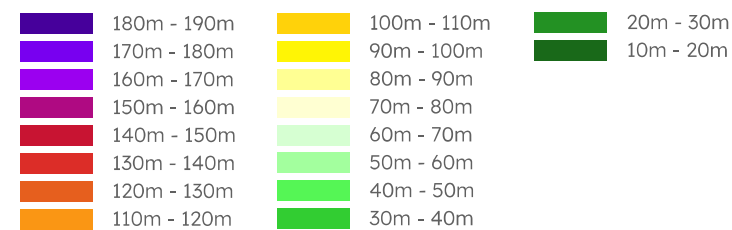
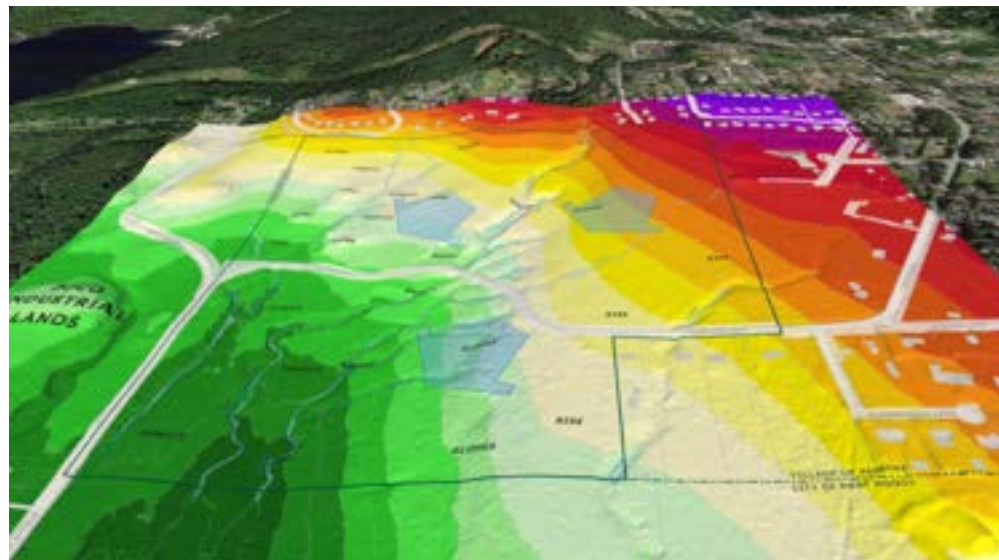
- **Position** | Lower southwest corner of Village, below surrounding neighbours.
- **Proximity** | 600m from Burrard Inlet waterfront and adjacent to Port Moody Ioco industrial lands.
- **Scale** | Significant land area of 151 acres.
- **Civic** | Adjacent to Anmore Elementary School, municipal parks, and near the Village Hub.
- **Forest** | 2<sup>nd</sup> + 3<sup>rd</sup> growth forest following historic clearcut logging. Provides significant opportunity for forest trails + nature preservation.
- **Buffer** | Existing forest allows for retention of a buffer along streets and around existing neighbourhoods.
- **Ownership** | Consolidated ownership allows for comprehensive planning + implementation.



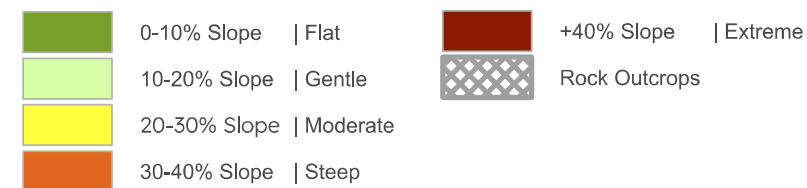
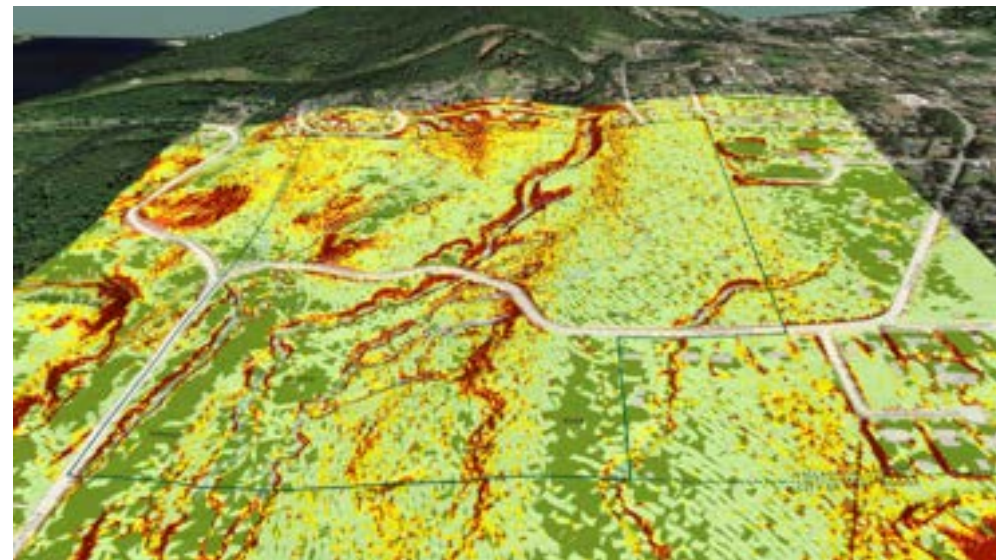
# Analysis | Understanding the Land

- The OCP Amendment Application Planning is based on robust **technical analysis**.
- Topographic, environmental, geotechnical + archaeological assessment shows where development should be avoided.
- Further detailed analysis to be undertaken as part of the Neighbourhood Planning Process.

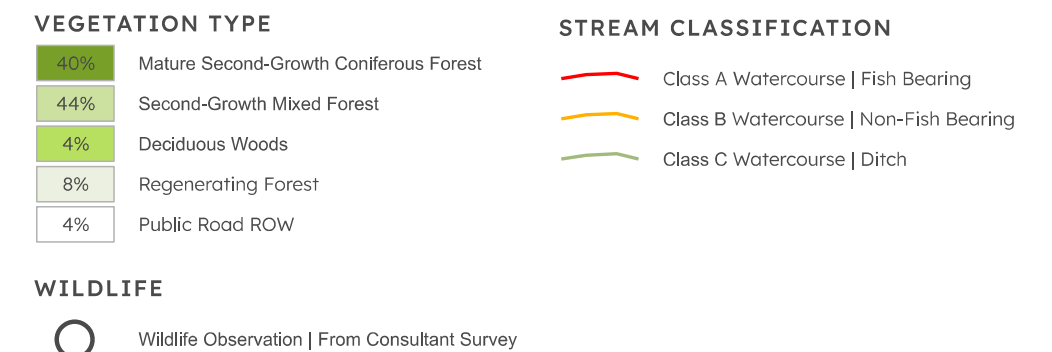
## Landform



## Slope + Geotech



## Environmental Inventory



# Green network | Protecting What's Important

- **Protects 50% of land** as a publicly dedicated Green Network.
- Green Network includes publicly-dedicated **Parks, Natural Areas + Greenways.**
- **Forest Buffers** along streets + existing neighbourhoods.
- >9 acres of Neighbourhood Park for **community recreation and gathering.**
- **Trail network** connecting to existing pathways + neighbourhood destinations.
- **Environmental enhancement** + compensation including improvement of salmon habitat.



# Servicing + transportation | Making it Work

- Water, Sanitary + Drainage infrastructure servicing concepts have been prepared by professional engineers, and will be further detailed through neighbourhood planning.

## Water | Safe Municipal Network



The water system is expected to connect to regional water distribution at First Avenue, providing water across the site's 5 pressure zones.

## Sanitary | Clean Wastewater System



The sanitary sewer connects at First Avenue, allowing the sanitary servicing to be contained to Anmore South to protect existing rural character.

## Street Network | Livable Streets + Trails



Detailed Traffic Analysis + Transportation Demand Management will be prepared through the neighbourhood planning process.

# Land use | Housing Diversity + Community Heart

- **Diversity of Housing** from duplex to mid-rise apartments, offering a Home for Everyone.
- Mixed-Use Village Centre with **shops + services** providing **local employment**.
- **Phased build-out** over +25 years.
- **Neighbourhood Planning** will refine Land Uses with accompanying policies to ensure delivery of community amenities + responsible development.



# anmore south sketches | Mixed-use village



# anmore south sketches | Pedestrian-first Neighbourhood Street



# anmore south sketches | Neighbourhood Park + Apartments





# anmore south sketches | Community Park



# anmore south | Growth and Change over 25 Years

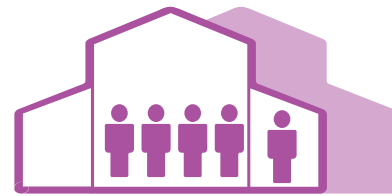
## HOUSING



**3,100 - 3,500 Units**

Mix of ground-oriented homes  
+ apartments up to 6 storeys  
phased over ~25 years

## CIVIC FACILITIES



**25,000 sf**  
**Community Centre**  
in Mixed-Use Village

## HOUSING CHOICE



**Range of Housing Tenures**  
including rental + below-market units,  
with Anmore-Resident-First policy

## PARK + TRAILS



**9.3 ac**  
**Neighbourhood Park**



**>62 ac**  
**Protected +**  
**Dedicated**  
**Natural Areas**



**>4 km**  
**Accessible**  
**Greenways + Trails**

## POPULATION



**5,100 - 6,700**  
**Residents**

achieving 6-7% per year  
Regional Growth Target

## SHOPS + SERVICES



**>4 ac**  
**Commercial Land**  
**~50,000 sf Retail Space**  
Across 2 Sites

## FIRE DEPARTMENT

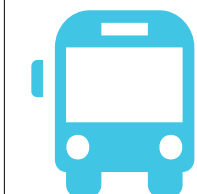


**15**  
**Dedicated Units**  
for SVFD Volunteer Firefighters

## TRANSPORTATION



**Pedestrian-First**  
**Streets**



Potential  
**Community Shuttle**  
to Regional Transit Centre



**Safe Cycling**  
**Routes**

## STUDENT ESTIMATE



**430**  
**Students**  
Supporting Local  
School Catchment

## JOBS



**580**  
**Permanent Local Jobs**  
generated by commercial lands,  
community centre,  
local government + schools

## FINANCE



Generates  
**Positive Cash Flow**  
for Local Government  
leveraging tax revenue, DCCs + CACs  
to ensure development pays for itself

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