

Village of Anmore

Anmore South OCP Amendment Application & Neighbourhood Plan Community Engagement Phase 1 Summary Report

July 16, 2024

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1 About this report

This report summarizes the first phase of the community engagement process led by the Village of Anmore and feedback received from the public. The engagement’s purpose was to inform and consult residents about the Official Community Plan Amendment Application submitted by the Anmore South property owner, icona Properties Ltd.(icona), and the proposed elements of the Anmore South Neighbourhood Plan, which will be used to develop land use scenarios. The first phase of engagement was held between April 20, 2024 and June 30, 2024.

This report includes:

- A summary of methods used to notify the public about the engagement
- An overview of opportunities for public participation
- A summary of participation and public input received throughout the process

This report was prepared by the Village engagement team, which is led by Mickelson Consulting Inc. on behalf of the Village of Anmore.

Note that the input received reflects the interests and opinions of people who chose to participate in this engagement process.

2 Background

2.1 About Anmore South

Anmore South, the former Imperial Oil Company (IOCO) lands, encompasses 151 acres in the southern part of Anmore. The property is currently zoned RS1 (one-acre lots with a single detached home) with a Special Study Area overlay, which was established in Anmore’s Official Community Plan (OCP) in 2005 and added as part of the 2011 update to the Regional Growth Strategy with the understanding that a future decision would be made to confirm an official designation.

2.2 About the OCP Amendment Application and Neighbourhood Plan

The future of the Anmore South property (formerly called the IOCO lands) owned by icona is one of the most significant development initiatives being proposed for Anmore.

Some of the key requirements for a development proposal of this type include:

- amendments to Anmore’s OCP;
- development of a Neighbourhood Plan to align with the OCP to provide more detailed parameters for the type of development that would be permitted;
- Regional Growth Strategy update, including a change to the designation from Rural to Urban for the Anmore South property, and adding this area of Anmore to the Urban Containment Boundary; and
- amendments to Anmore’s Zoning Bylaw to add new zoning and requirements.

The OCP Amendment Application submitted by icona on May 5, 2023, reflects a mixed-use community on the Anmore South lands that would be phased over a 25-year period if approved. In general, icona is proposing amendments to the OCP that would allow for land development that includes a broader mix of housing beyond single-family homes, such as townhouses and condominiums. The proposal also includes opportunities for small commercial businesses like a local grocery, shops and services. The OCP amendment application is for 3,100 –

3,500 in a mix of multi-family and mixed-use buildings that would be built over a 25-year period as well as the development of parks, trails, natural areas and recreational and community facilities.

This type of development would have a significant impact on Anmore and requires careful consideration of what it would mean for the community, what types of housing and commercial businesses would be acceptable and how the development would fit with Anmore's semi-rural community.

At the Regular Council Meeting on December 5, 2023, Council gave first reading to the Official Community Plan (OCP) Amendment Bylaw No. 686.2023, which relates to icona's application for the Anmore South lands. First reading started a comprehensive exploratory process to consider the amendment and what it means to Anmore.

In addition to the process to consider the OCP Bylaw amendment, a Neighbourhood Plan is also being developed, which would guide development and outline in detail what can – and cannot – be included in future development, should the proposed project be approved. The [Terms of Reference](#) that will guide the development of the Neighbourhood Plan were approved by Council at the March 19, 2024 Council Meeting.

Council also endorsed a Community Engagement Plan for the Anmore South OCP Amendment Application and Neighbourhood Plan.

The recommendations in the approved Community Engagement Plan provide a framework that forms the foundation for how the information sharing and consultation on this project would be implemented, including principles for community engagement, target audiences and the general methodology that would be applied. The community engagement process is integrated with the planning review process, and input from the community is considered in conjunction with other inputs such as technical studies.

Targeted Outcomes

The targeted outcomes for the community engagement process include the following:

- Achieve broad representation of Anmore residents in the Village's community engagement activities to support an informed community with the majority of residents sharing their input and feedback.
- Increase awareness and understanding about what is being proposed in the OCP amendment for Anmore South and the related Neighbourhood Plan, including:
 - what is included (the form and function, density, location for housing and amenities, types of commercial services, etc.);
 - how the OCP amendment and Neighbourhood Plan would be applied to guide future decisions related to development;
 - the various policy steps required; and
 - the process to review and consider these changes before decisions are made.
- Increase awareness and understanding of the technical studies and analysis being completed, including responding to questions to equip Anmore residents and other interested/affected audiences with background information related to how the OCP amendment and Neighbourhood Plan would affect Anmore.
- Gain insight into the community's perspectives on icona's vision for Anmore South and how this vision could be implemented, including:
 - Anmore residents' priorities and concerns related to the proposed OCP Amendment and the Neighbourhood Plan; and
 - additional ideas for consideration.

- Achieve an informed community that is aware of the process that was followed and how their input and feedback were applied in conjunction with technical studies and policy requirements to develop the recommendations for Council’s decision and direction related to the proposed OCP amendments and a Neighbourhood Plan for Anmore South.

3 Engagement activities

In this first phase of community engagement, the focus was on informing the community about the OCP amendment being proposed, the Neighbourhood Plan and how it guides development and the overall planning process. As well there were opportunities to consult community members to gain insight into their perspectives on icona’s vision for the future of Anmore South, and their priorities, questions and concerns related to the proposed OCP amendment, Neighbourhood Plan development and the overall process to review the application. To support these outcomes, the Village engagement team led a process to share information and collect public input on:

- Housing forms and choices
- Traffic and transportation
- Parks and natural areas
- Shops, services and facilities
- Planning process and perspectives on the future of Anmore South

Engagement took place between April 20, 2024 and June 30, 2024.

3.1 Notifications

The Village notified residents of engagement opportunities using the following methods:

Activity	Description
Anmore South Project Webpage	<ul style="list-style-type: none"> • Webpage on Village of Anmore website describing the project • 493 visits from April 3 to July 1 at https://anmore.com/business-development/planning_department/anmore-south/ • The webpage includes: <ul style="list-style-type: none"> – A description of the region – Details on the current OCP Amendment Application and Neighbourhood Plan Terms of Reference – Links to documents related to the application, engagement materials and technical reports – Status updates

Activity	Description
Have Your Say Anmore Website	<ul style="list-style-type: none"> • Engagement website to make it easy for community members to post questions and comments and see what is being shared through community engagement • 967 visits from May 3 to June 30 at https://haveyoursayanmore.com/anmore-south • The website includes: <ul style="list-style-type: none"> – A description of the region – Details on the Current OCP Amendment Application and Neighbourhood Plan – Links to documents related to the application, engagement materials and technical reports – Information on the planning process – A feedback form – A public board for the community to submit questions and comments
May 4 Open House Flyer	<ul style="list-style-type: none"> • Delivered to 805 addresses the week of April 22, 2024 • Available for pick up at Village Hub • The mail out open house flyer included the following information: <ul style="list-style-type: none"> – A description of the community planning process – A list of ways to stay informed – Overview of four information zones: Planning Process & Framework, Anmore South Context, OCP Amendment Application and Neighbourhood Plan – Details on next steps for community engagement – Open House date, time and logistics
June 25 Technical Open House Flyer	<ul style="list-style-type: none"> • Delivered to 805 addresses week of June 17, 2024 • Available for pick up at Village Hub • The mail out open house flyer included the following information: <ul style="list-style-type: none"> – List of technical studies included in the Open House – Link to the Have Your Say Anmore website – Open House date, time and logistics
Posters at Village Hall	<ul style="list-style-type: none"> • Printed posters were displayed in public areas of the Village Hub during the following times: <ul style="list-style-type: none"> – June Workshops: June 5-19 – Technical Open House: June 17-25
Community Outdoor Sign	<ul style="list-style-type: none"> • Information was posted on the Village notice board on East Road during the following times: <ul style="list-style-type: none"> – May 4 open house: Posted April 30 to May 6 – Anmore South Workshops: Posted June 4 to June 18 – Anmore South Technical Workshop: Posted June 19 to June 26

Activity	Description
Email notification	<p>May 4 Open House</p> <ul style="list-style-type: none"> April 22 resident notification: 598 residents April 29 resident notification: 598 residents May 6 resident notification – thank you to participants and promotion of HaveYourSayAnmore.com: 598 residents <p>June Workshops</p> <ul style="list-style-type: none"> June 3 resident notification: 585* residents (it dropped as we had to clear out emails that no longer worked, some residents moving). June 3 email to sign-up list: 28 residents June 10 resident notification: 585* residents <p>June 25 Technical Open House</p> <ul style="list-style-type: none"> June 17 resident notification: 585* residents June 24 resident notification: 585* residents <p>* Village contact list total reflects updates to consider bounce backs from non-working email addresses</p>
Social media – Village Facebook Page	<p>May 4 Open House</p> <ul style="list-style-type: none"> April 22, 2024 – 2 comments/7 shares May 2, 2024 – 4 comments/1 share <p>HaveYourSayAnmore.com launch</p> <ul style="list-style-type: none"> May 6, 2024 – 2 comments <p>June Workshops</p> <ul style="list-style-type: none"> June 3, 2024 – 3 comments/5 shares June 10, 2024 – 1 comment June 26, 2024 – 1 comment <p>Technical Open House</p> <ul style="list-style-type: none"> June 14, 2024 – 7 comments/3 shares June 20, 2024 – 3 shares

Please see the appendices for examples of the distributed notification materials.

3.2 Engagement methods

Community members were invited to ask questions and provide input through open houses, workshops, a feedback form, via HaveYourSayAnmore.com and by email to AnmoreSouth@anmore.com. The Village engagement team led the process and had note takers at the open houses and workshops to record community input.

For key themes of what we learned, see **Section 5 - Summary of input**

Please see the appendices for comments recorded by note takers, responses to open-ended questions in the online board, copies of open house comment cards, written responses to the Village engagement team and the HaveYourSayAnmore.com feedback form report.

3.2.1 Open Houses

Two open houses were hosted at the Anmore Community Hub.

Session	Format	Date	Time
May 4 Open House	In-person at Anmore Community Hub	Saturday, May 4, 2024	11:00 a.m. – 3:00 p.m.
Technical Open House	In-person at Anmore Community Hub	Tuesday, June 25, 2024	5:00 – 8:00 p.m.

The initial open house on May 4, 2024, included four stations with display boards to share background information and provide an opportunity for members of the community to ask questions and share input on the proposed amendments to the OCP, details about the Neighbourhood Plan process and general information related to icona’s application for its property. There were also feedback boards at each station and at the exit, inviting participants to share input on post it notes as well as a sign-up sheet to be notified about the upcoming workshops. The four stations included:

1. **Planning Process & Framework** – Process steps for each jurisdiction – both required and best practices – that are being implemented for this OCP amendment and Neighbourhood Plan development.
2. **Anmore South Context** – Information about Anmore, the background research that has been completed and how it has influenced icona’s vision for Anmore South.
3. **OCP Amendment Application** – Details about OCP Amendment Bylaw No. 686-2023, including an overview of the proposed changes to the OCP and how its policies guide future planning, as well as the planning principles Placemark is applying to this process.
4. **Neighbourhood Plan** – Information about the Terms of Reference approved by Council for the Neighbourhood Plan and the various assessments and studies that will be completed in the coming months as part of this process, as well as how the community will be engaged. We also asked for input on the topics residents most wanted to discuss in more detail at the workshops.

The technical open house on June 25, 2024 included display boards and involved subject matter experts who answered the community’s questions regarding the results of assessments completed for the Phase 1 technical studies required as part of the development of a Neighbourhood Plan for Anmore South. These baseline technical studies included:

- Physical Inventory including Landform, Slope and Aspect Analysis and Community Facilities Inventory
- Existing Engineering Inventory
- Geotechnical Investigation Report
- Environmental Baseline Assessment
- Archaeological Impact Assessment
- Phase 1 Transportation Study
- Retail Market Analysis
- OCP Application Fiscal & Economic Impact Analysis

3.2.2 Workshops

Three workshops were hosted at the Anmore Community Hub, and one additional workshop was held online over Zoom. Participants were given discussion guides with background information for each topic as well as a printed feedback form to provide an option for written input. The feedback form, which included the content from the discussion guides, was also posted on HaveYourSayAnmore.com. The Village engagement team coordinated the workshop and had note takers at each table to record input. Facilitators at each table also recorded input on banners.

Session	Format	Date	Time
Workshop #1	In-person at Anmore Community Hub	Wednesday, June 12, 2024	12:30 – 2:30 p.m.
Workshop #2 - Committees	In-person at Anmore Community Hub	Wednesday, June 12, 2024	6:30 – 8:30 p.m.
Workshop #3	In-person at Anmore Community Hub	Thursday, June 13, 2024	6:30 – 8:30 p.m.
Workshop #4	Virtual (Zoom)	Wednesday, June 19, 2024	6:00 - 9:00 p.m.

Virtual and in-person workshops provided opportunities for residents to engage with subject matter experts directly to learn more about the project. Participants were divided into five groups, each of which discussed a different topic related to the Anmore South Lands Neighbourhood Plan:

1. Planning Process & Sharing Perspectives on Anmore South
2. Housing Forms & Choices
3. Traffic & Transportation
4. Parks & Natural Areas
5. Shops, Services & Facilities

Groups were given 20 minutes to speak about their topic with a subject matter expert. This conversation included a brief description of the topic, followed by a question-and-answer session. After 20 minutes passed, each group moved on to another topic. This process was repeated until each participant had an opportunity to speak to each topic and subject matter expert.

3.2.3 Have Your Say Anmore website

The online engagement site set up specifically for this process is managed by the Village engagement team and includes:

- A description of the OCP Amendment Application process
- Information on key dates in the process
- Links to Community Engagement materials
- Links to Project Documents
- Details on the Planning Process
- A public board, monitored and updated by the Village engagement team, for the community to ask questions and provide comments

- Link to the online feedback form that was open until June 30, 2024, which included information and questions on housing forms and choices, traffic and transportation, parks and natural areas, and shops, services and facilities, as well as an opportunity to hear perspectives on the future of Anmore South.

Please see the appendices for examples of the community engagement methods applied.

4 Participation

A variety of methods for participation were provided during the engagement period, as outlined in the table below.

Engagement Method	Description
Open House <ul style="list-style-type: none"> • Saturday, May 4, 2024, 11 a.m. – 3 p.m. 	<ul style="list-style-type: none"> • 150 participants • 3 comment cards submitted • Post it notes on 5 feedback boards
Workshop #1 <ul style="list-style-type: none"> • Wednesday, June 12, 2024, 12:30 – 2:00 p.m. 	<ul style="list-style-type: none"> • 16 participants
Workshop #2 <ul style="list-style-type: none"> • Wednesday, June 12, 2024, 6:30 – 8:30 p.m. 	<ul style="list-style-type: none"> • 10 participants
Workshop #3 <ul style="list-style-type: none"> • Thursday, June 13, 2024, 6:30 – 8:30 p.m. 	<ul style="list-style-type: none"> • 13 participants
Workshop #4 – Zoom <ul style="list-style-type: none"> • Wednesday, June 19, 2024, 6:00 - 9:00 p.m. 	<ul style="list-style-type: none"> • 15 participants
Technical Open House <ul style="list-style-type: none"> • Tuesday, June 25, 2024, 5:00 – 8:00 p.m. 	<ul style="list-style-type: none"> • 37 participants • 3 comment cards submitted
June Workshop Feedback form <ul style="list-style-type: none"> • Open from June 17 to June 30, 2024 on HaveYourSayAnmore.com • Printed versions provided to workshop participants 	<ul style="list-style-type: none"> • 33 feedback forms completed on Have Your Say Anmore website (Online Feedback form) • No printed feedback forms were completed
Written responses, received via: <ul style="list-style-type: none"> • AnmoreSouth@anmore.com • HaveYourSayAnmore.com Questions/Comments • Directly to Village Engagement Team 	<ul style="list-style-type: none"> • 5 emails to Village engagement team • 5 emails to AnmoreSouth@anmore.com

5 Summary of input

5.1 What we heard by activity

The following is a summary of the key themes and comments shared by participants in the various engagement activities. This phase of engagement involved open-ended discussions and input opportunities – it is not quantitative data.

5.1.1 May 4, 2024 open house feedback

Key Theme	Summary of comments
Housing forms and choices	<ul style="list-style-type: none"> • Desire to maintain the current character and zoning of the Village • Concerns about building height (preference for 2-3 stories maximum height) • Concerns about density increasing in Anmore • Support for more affordable housing opportunities to bring younger families into the Village • Skepticism about the actual affordability of proposed housing options • Support for housing options that enable current residents to age within the community
Traffic and transportation	<ul style="list-style-type: none"> • Support for reinstating the David Avenue connection • Desire to see the results of an up-to-date traffic study • Concerns that Anmore’s roads cannot handle a dramatic increase in population • Concerns about additional traffic congestion • Concerns about road safety • Support for active transportation improvements • Concerns about emergency response and evacuation logistics with current infrastructure • Support for better transit services in Anmore • Suggestions to build a bridge connection to Port Moody • Questions about Port Moody involvement with infrastructure development • Concerns about parking availability in the Village
Parks and natural areas	<ul style="list-style-type: none"> • Concerns about tree removal • Concerns about light pollution • Concerns about impact on wildlife • Desire to maintain the rural feel of the Village with trees and nature • Desire to preserve natural trails • Support for trail improvements for biking and walking • Support for more local parks
Shops, services and facilities	<ul style="list-style-type: none"> • Questions about wastewater and sewage management • Support for more sewer connectivity • Opposition to joining the Metro Vancouver sewer system • Support for a Village community centre • Support for more early employment opportunities within the community • Comments that more local shops and amenities are not needed
Perspectives on the future of Anmore South	<ul style="list-style-type: none"> • Comments opposing development of any kind on Anmore South lands • Concerns that Anmore residents are not being heard • Concerns about conflict of interest with Mayor and Council

Key Theme	Summary of comments
	<ul style="list-style-type: none"> • Support for the project • Desire to progress the project faster • Support for development in Anmore South • Support for diversification of housing options in Anmore • Concerns about sustainability of project design • Questions about project funding • Questions about project timeline • Questions about collaboration with other municipalities

Please see the appendices for comments recorded by note takers at open houses and workshops, responses to open-ended questions in the online board, copies of open house comment cards, written responses to the Village engagement team and the HaveYourSayAnmore.com feedback form report.

5.1.2 June workshops feedback

Key Theme	Summary of comments
<p>Housing forms and choices</p>	<ul style="list-style-type: none"> • Support for housing options for young families in Anmore • Support for single detached homes on smaller lots • Support for diversification of housing options • Opposition to high rise towers in the community • Support for high rise towers to retain as much forest as possible • Concerns about visual impact of apartment/condo buildings • Suggestions to look at other developments for inspiration (e.g., Whistler Village and Park City Utah) • Concerns that proposed affordable housing options will be unaffordable • Concerns about a dramatic increase in population and density • Questions about proposed housing options
<p>Traffic and transportation</p>	<ul style="list-style-type: none"> • Comments that current roads in Anmore can comfortably accommodate the community most of the time • Concerns about surge traffic during parking pass transition time at Buntzen Lake during summer months • Concerns about vehicle, cyclist and pedestrian safety on Ioco Road • Suggestions to develop infrastructure to encourage active transportation • Support for David Avenue extension to provide a third access • Opposition to David Avenue extension • Concerns about accommodating a new community with existing infrastructure • Questions about the viability of the development without a third access route to Anmore • Concerns about Ioco Road traffic congestion if Anmore South is developed

Key Theme	Summary of comments
	<ul style="list-style-type: none"> • Suggestions to build a bridge connection across the water to Barnet area • Suggestions to build a road connection to North Vancouver • Concerns about construction vehicle traffic along Ioco Road during project construction • Questions about the viability of widening Ioco Road • Concerns about impacts on St Johns and Ioco areas in Port Moody • Concerns about existing transit services in Anmore • Support for improved sidewalks for pedestrian safety • Support for improved transit access in Anmore • Desire for more information on current traffic conditions • Concerns about an increase in vehicles within the community
Parks and natural areas	<ul style="list-style-type: none"> • Comments that the existing park network is poor • Comments that preserving the environment is a priority • Comments that parks are not necessary in Anmore as large properties enable children to play in their yards • Support for more multipurpose outdoor spaces • Suggestions to use boardwalks for environmentally sensitive areas • Support for more areas for children to play • Support for a mix of accessible paved trails and natural trails • Support for improving trail connectivity within Anmore • Comments that the existing trail network is excellent • Suggestions to improve separated bike paths and trail networks to keep cyclists off the road • Concerns about impact to natural environment • Suggestions to look for partnerships with TORCA • Concerns for health of salmon bearing streams • Support for a multi-sport field in Anmore • Comments that wildlife corridors must be maintained
Shops, services and facilities	<ul style="list-style-type: none"> • Comments that the average shopping trip currently requires a 10-15 minute drive, support for more local amenities • Comments that residents are satisfied with going to Port Moody for daily needs and amenities, including groceries • Opposition to bringing retail and day-to-day services to Anmore • Support for walkable access for day-to-day services • Support for shops and amenities that reflect Anmore's village/rural character • Support for fitness/multipurpose rooms • Support for businesses such as bakery, pharmacy, liquor store, coffee shop and grocery stores with more options • Concerns about parking and access to retail and community centres • Concerns that more amenities in the neighbourhood will bring more visitors to Anmore

Key Theme	Summary of comments
	<ul style="list-style-type: none"> • Desire for a hockey rink and swimming pool in Anmore to reduce reliance on Port Moody Rec Centre • Concerns about long-term sustainability of retail in Anmore • Suggestions to keep retail small to reflect Anmore’s rural nature
Perspectives on the future of Anmore South	<ul style="list-style-type: none"> • Comments voicing general support for the project • Comments voicing general opposition to the project • Comments that Village character must be preserved regardless of what is done with Anmore South • Concerns that resident voices are not being heard • Questions about project timeline • Questions about the provincial government’s role in housing/development projects • Questions about current RS1 Zoning developments/projects • Questions about collaboration with other municipalities • Questions about project funding • Concerns that Village Council has already made a decision to support the project • Interest in seeing more studies completed • Questions about future engagement opportunities • Concerns about potential conflicts of interest • Concerns about public safety issues associated with an increase in population

Please see the appendices for comments recorded by note takers at open houses and workshops, responses to open-ended questions in the online board, copies of open house comment cards, written responses to the Village engagement team and the HaveYourSayAnmore.com feedback form report.

5.1.3 Technical open house feedback

Key Theme	Summary of comments
Housing forms and choices	<ul style="list-style-type: none"> • Support for a mix of housing options in Anmore South, including single family homes, duplexes and townhomes • Concerns that the proposed development will not match the existing character and feel of Anmore • Concerns about increased population and density in Anmore • Desire to maintain RS-1 zoning and 1-acre lots in Anmore South • Support for housing opportunities for younger families • Support for opportunities to age in place • Suggestions to develop on flat areas to reduce environmental impact • Concerns that affordable housing will not be affordable
Traffic and transportation	<ul style="list-style-type: none"> • Concerns about traffic increasing with the proposed density • Frustration with existing transit services in the community • Support for improved transit services

Key Theme	Summary of comments
	<ul style="list-style-type: none"> • Concerns about industrial traffic and neighbourhood access during project construction • Questions about upcoming traffic studies • Concerns about vehicle capacity on Ioco road • Questions about a road connection through Bert Flinn Park • Concerns about parking availability within the community • Comments that a solution for traffic must be identified before moving forward with development • Questions about current and future evacuation plans with current road network • Comments that there will likely more than one vehicle per household in any future development • Support for the David Avenue and road connection through Bert Flinn Park connection • Concerns that future development will exacerbate existing traffic issues • Suggestions to build a bridge across the Burrard Inlet • Questions about expanding Ioco to four lanes • Concerns about St Johns and Port Moody traffic congestion
Parks and natural areas	<ul style="list-style-type: none"> • Interest in developing more wildlife corridors • Support for improving the trail network • Concerns about deforestation and clear cutting • Concerns about wildlife protections • Questions about protected trees in Anmore • Suggestions to work with TORCA to plan bike trails • Support for preserving the natural/rural feel of Anmore • Suggestions to connect the trail network with Bert Flinn Park • Suggestions to build separated bike path on Ioco to promote safety • Comments that walking is currently unsafe in Anmore • Comments that hiking and mountain biking are currently excellent recreation options in Anmore
Shops, services and facilities	<ul style="list-style-type: none"> • Questions about sewer connectivity in Anmore South and the implications for the rest of Anmore • Questions about an increase in service costs if population increases too much • Concerns about sewer maintenance costs • Questions about how existing Anmore residents will be taxed for Anmore South services and amenities • Concerns about economic sustainability of shops and services in Anmore • Comments that no additional amenities are needed in Anmore • Comments that all services and retail can be found in neighbouring communities

Key Theme	Summary of comments
<p>Perspectives on the future of Anmore South</p>	<ul style="list-style-type: none"> • Questions about the project timeline • Questions about how far along the engagement process is • Concerns that the project timeline is too long • Questions about project funding • Concerns about trustworthiness of icona and Village Council • Concerns that the proposed neighbourhood plan is at odds with the Village’s character • Questions about the North Shore Task Force • Concerns that resident voices are not being heard • Questions about development phases • Interest in future engagement opportunities • Interest in more technical information as it becomes available

Please see the appendices for comments recorded by note takers at open houses and workshops, responses to open-ended questions in the online board, copies of open house comment cards, written responses to the Village engagement team and the HaveYourSayAnmore.com feedback form report.

5.1.4 Online input

Feedback form responses, HaveYourSayAnmore.com questions/comments and email correspondence

Key Theme	Summary of comments
<p>Housing forms and choices</p>	<ul style="list-style-type: none"> • Concerns about zoning change • Concerns about dramatic increase in densification • Support for a mix of housing options in Anmore • Comments that RS-1 zoning and 1 acre lots are preferred • Concerns about the potential impact to the character of the Village • Concerns about the environmental impact of housing development that results in clearcutting of trees • Support for affordable housing options • Comments that diverse housing options are available for development under current rural land use designation • Concerns about the long-term sustainability of one acre lots • Support for bringing younger families to the community • Desire for more “middle ground” options • Support for opportunities to age in place • Support for low-rise housing options • Suggestions to develop housing on land that has already been cleared to reduce environmental impact • Suggestions to maintain the natural look and feel of Anmore • Interest in detached single-family homes on smaller lots • Comments and questions related to a preference for Council to pursue other forms of development other than high density urban, such as a CD zone and/or infill for Anmore South, rather than considering the current application

Key Theme	Summary of comments
<p>Traffic and transportation</p>	<ul style="list-style-type: none"> • Concerns about existing infrastructure handling an increase in population • Comments advocating for an additional road access option for Anmore • Support for improved transit services • Support for direct shuttles to transit hubs • Concerns about existing traffic conditions and potential to make things worse • Suggestions to widen Ioco Road • Support for better active transportation infrastructure • Support for improved safety for pedestrians and cyclists • Comments that driving is currently the only viable option for getting in and out of Anmore • Suggestions that Anmore should be a golf cart community • Suggestions to reduce speed limits within Anmore • Suggestions to improve lighting • Question about transportation task force, including who initiated it, what organizations are involved and whether it will involve residents at some point • Concerns about emergency access to Anmore (first responders, evacuation routes) • Questions about potential improvements that can be made to accommodate a larger population on existing roads • Concerns that the project is taking a “build first and fix later” approach to development • Suggestions to speak to Port Moody and revisit the option of a road connection through Bert Flinn Park. • Comments disagreeing with road capacity study presented at the technical open house • Comments expressing frustration with lack of information and data related to traffic impacts • Concerns about access, including shuttle to SkyTrain station, and how it will be paid for
<p>Parks and natural areas</p>	<ul style="list-style-type: none"> • Concerns that Anmore is too small to support large scale parks and playgrounds • Opposition to more parks and playgrounds • Support to retain more current trees and parkland than currently proposed • Support for sports fields and pickle ball / tennis courts • Support for more picnic areas • Support for improved trail connectivity • Opposition to sports fields in favour of more trails and natural areas • Comment and question related to tree cutting and requirements to protect trees, noting that trees should be protecting and questioning information noting that more trees would be removed under RS1 development compared to proposed application

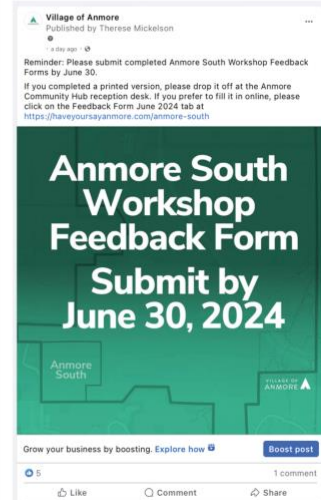
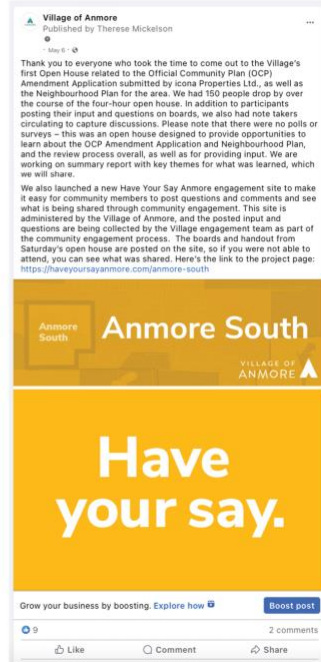
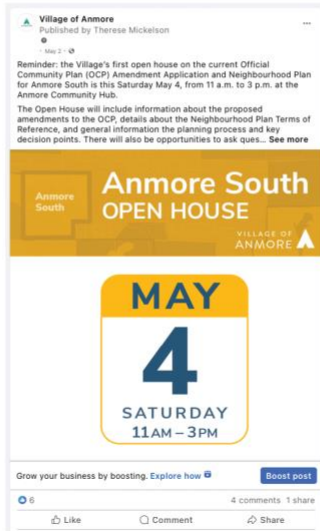
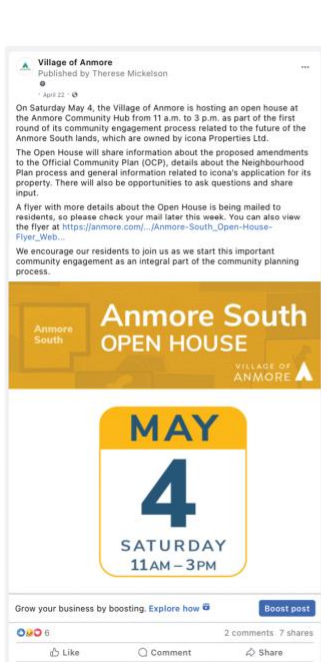
Key Theme	Summary of comments
	<ul style="list-style-type: none"> Concerns about clear cutting and destruction of environmentally sensitive areas and habitat and negative impacts on wildlife
<p>Shops, services and facilities</p>	<ul style="list-style-type: none"> Comments that amenities and services are unneeded as they are already available in neighbouring communities Concerns about the economic viability of future businesses in Anmore Concerns that shops and retail will damage Anmore’s character Support for a new community centre and activities Opposition to a new community centre Support for youth programs and fitness facilities Concerns about redundancy with the Anmore Hub Support for more multipurpose rooms Support for shops, restaurants and services Concerns about costs of maintenance of new recreation facilities Questions about projected policing and fire response costs and when those costs will be assessed Questions about proposed recreation centre, what would be included and whether it would serve all of Anmore as Port Moody facilities have waitlists and Anmore residents are lower priority Interest in seeing better street lighting on Sunnyside so people can be safer walking on the sidewalks during the dark months Concerns that lighting impacts will affect dark skies Concerns about loss of benefits under rural designation including ability to have campfires Concerns that sewer and water services in Anmore South would not benefit the rest of Anmore
<p>Process and perspectives on the future of Anmore South</p>	<ul style="list-style-type: none"> Opposition to proposed neighbourhood plan as a whole Support for the proposed neighbourhood plan as a whole Concerns about length of construction timeline Interest in hearing opinions of others in the community Questions about project funding Concerns about potential tax implications for the rest of the community Concerns that icona’s vision is not aligned with Anmore’s identity Interest in hearing more from Village Council and less from icona Questions about timing of Public Hearing Questions about technical studies being presented, whether the information has been updated, who is doing the studies and who is responsible for commissioning the work Concerns about icona paying for the community engagement and technical studies

Key Theme	Summary of comments
	<ul style="list-style-type: none"> • Question about who will ultimately develop the land – icona or another developer and whether an approved Neighbourhood Plan would apply to another developer • Comments noting opposition to changing to an urban designation and preference to keep rural designation • Comments indicating support for change and that developing the community is positive and essential for a sustainable future, particularly when it adds to the livability of the neighbourhood • Questions and concerns about whether the Village’s community engagement process will provide residents with opportunities to share input in a variety of ways and provide verbatim and complete and unaltered feedback for review by residents • Believe that this development will provide an opportunity for families to plant roots, create long lasting memories and further generations that already exist within the community • Questions about Metro Vancouver’s process and when the public will have a voice in the regional process to consider a rural/urban land designation change • Concerns about past community engagement by property owners – current and previous – and that development is just about profit • Comments and questions about the financial position of the Village and whether bylaw changes, development and increased density in South Anmore is a financial benefit overall • Questions about the approval steps and timeline for the current planning process

Please see the appendices for comments recorded by note takers at open houses and workshops, responses to open-ended questions in the online board, copies of open house comment cards, written responses to the Village engagement team and the HaveYourSayAnmore.com feedback form report.

Appendix A Notification Samples

1 Village Facebook posts




Village of Anmore: Anmore South Neighbourhood Plan
Phase 1 Engagement Summary Report

Village of Anmore
Published by Therese Mickelson
June 20 at 12:49 PM

Reminder: The Anmore South Technical Open House is Tuesday, June 25 from 5 p.m. - 8 p.m. at the Anmore Community Hub.

The Technical Open House will include some studies that were completed previously and a couple new studies, such as the Archeological Impact Assessment and Environmental Baseline Assessment. The other technical studies are largely the same as previously presented as they are all part of this initial phase of the planning process. We recognize that some residents have already read the technical studies; however, this is an opportunity for other community members to review the studies if they have not previously done so, and for everyone to come and meet with the subject matter experts in person to ask questions. Most of the studies are now posted at <https://haveyoursayanmore.com/anmore-south> and the rest will be added as soon as they are finalized.

There will be additional studies in future phases, such as the Transportation Impact Assessment that we know is a priority for this process. The more detailed Transportation Impact Assessment is being completed in the fall as part of Phase 3 of the Neighbourhood Planning process. This study will be based on the land use scenarios being developed in the coming months, which are being informed by the current community engagement and Phase 1 technical studies. The Transportation Impact Assessment will determine the impacts and infrastructure requirements of the Neighbourhood Plan at full build-out on the existing road network.



Anmore South

JUNE 25
TUESDAY
5-8 PM

TECHNICAL OPEN HOUSE

VILLAGE OF ANMORE

Grow your business by boosting. Explore how [Boost post](#)

2 3 shares

Like Comment Share

Village of Anmore
Published by Therese Mickelson
June 14 at 3:22 PM

Join us at a Technical Open House to learn about the results of assessments completed for technical studies required as part of the development of a Neighbourhood Plan for Anmore South. Subject matter experts will be available to answer questions about the results of the various studies. Watch your mailbox for a flyer with more details.

The open house is on Tuesday, June 25, 2024 from 5-8 p.m. at the Anmore Community Hub. The following technical studies are being presented:

- Physical Inventory (including landform, slope and aspect analysis)
- Community Facilities Inventory
- Existing Engineering Inventory
- Geotechnical Investigation Report
- Environmental Baseline Assessment
- Archeological Impact Assessment
- Transportation Study
- Retail Market Analysis
- OCP Application Fiscal & Economic Impact Analysis



Anmore South

JUNE 25
TUESDAY
5-8 PM

TECHNICAL OPEN HOUSE

VILLAGE OF ANMORE

Grow your business by boosting. Explore how [Boost post](#)

3 7 comments 3 shares

Like Comment Share

2 Flyers and Posters

Anmore South

Anmore South Update OPEN HOUSE

APRIL 2024

MAY 4
SATURDAY
11:00 AM

On Saturday May 4, the Village of Anmore is hosting an open house as part of the first round of its community engagement process related to the future of the Anmore South lands, which are owned by Iona Properties Ltd.

The Open House will share information about the proposed amendments to the Official Community Plan (OCP), details about the Neighbourhood Plan process and general information related to Iona's application for its property. The current application reflects a mixed-use community at Anmore South that would be completed over a 25-year period. It includes retaining forest and natural areas, an interconnected parks and trail network, commercial businesses, community facilities, and a diverse mix of housing that would accommodate 3,100 to 3,500 homes with a projected population of 5,100 to 6,700 residents.

The Village is leading a community engagement process to share information about Iona's application, respond to questions and collect feedback. Representatives from Placemark – the lead design and planning consultant team working on behalf of Iona Properties – will be available to answer questions that relate to Iona's vision, application and process for developing a Neighbourhood Plan.

We encourage our residents to join us as we start this important community engagement as an integral part of the community planning process.

Open House Information Zones

We recognize that there is a lot of background information, and some residents are more informed than others, so the open house will have information zones to make it easy for residents to focus on their interest areas.

The following is a high-level overview of the various information zones.

Planning Process & Framework

Learn more about the steps, jurisdictions and processes – both required and best practices – that are being implemented for this OCP amendment and Neighbourhood Plan development.

- > Process overview and sequence
- > Roles and responsibilities
- > Community engagement
- > We're listening: ideas, discussion and questions

OCP Amendment Application

Learn more about OCP Amendment Bylaw No. 686-2023, including an overview of the proposed changes to the OCP and how it guides future planning, as well as the planning principles Placemark is applying to this process.

- > Purpose of OCP and how it guides development
- > OCP bylaw amendment process
- > Existing zoning comparison
- > Placemark's sustainable planning principles
- > We're listening: ideas, discussion and questions

Anmore South Context

Gain insight into Anmore, the background research that has been completed and how it has influenced Iona's vision for Anmore South.

- > Understanding Anmore: history, strengths, challenges and opportunities
- > Iona's vision for Anmore South
- > We're listening: ideas, discussion and questions

Neighbourhood Plan

Learn more about the Terms of Reference approved by Council for the Neighbourhood Plan and the various assessments and studies that will be completed in the coming months as part of this process, as well as how the community will be engaged. We will also be asking for input on the topics residents most want to discuss in more detail at workshops being scheduled later in May.

- > Purpose of Neighbourhood Plan and how it guides development
- > Terms of reference for Anmore South Neighbourhood Plan
- > Neighbourhood planning considerations:
 - Housing themes
 - Active and natural parks
 - Traffic and transportation
 - Shops, services and employment and safety
 - Technical land studies
- > What we've learned to date
- > We're listening: ideas, discussion and questions

Stay Informed and Involved

Defining the future of the Anmore South lands through the amendment to the OCP and the development of a Neighbourhood Plan could result in a significant change for our community. We recognize that our community – and likely others in the region – are deeply interested in what will be done with this property. We encourage our residents to participate in the various community engagement opportunities.

Please stay informed:

- > Visit the Anmore South page at anmore.com under **Business & Development** > **Community Planning** for details about the application and links to related documents
- > Sign up for email news updates
- > Follow the Village Facebook page

2697 Sunnyside Road
Anmore, BC V3H 1C29

604-499-3877
villagehall@anmore.com
anmore.com

First the Village of Anmore

Anmore South

Anmore South TECHNICAL OPEN HOUSE

Join us at this upcoming Open House to learn about the results of assessments completed for technical studies required as part of the development of a Neighbourhood Plan for Anmore South. Subject matter experts will be available to answer questions about the results of the various studies.

OPEN HOUSE

**Anmore South
TECHNICAL OPEN HOUSE**

Tuesday, June 25, 2024
5 p.m. – 8 p.m.
Anmore Community Hub
2697 Sunnyside Road

Technical Studies Overview

Find out more about the Phase 1 technical studies at the June 25 Open House, and ask questions of the subject matter experts.

Physical Inventory including Landform, Slope and Aspect Analysis and Community Facilities Inventory – Placemark Design + Development

- Placemark is a multi-disciplinary design and development studio, specializing in community planning, urban design, land development, resort design, public engagement, and project marketing. With over 20 years of experience in both the private and public sectors, we deliver outstanding design thinking, community collaboration, and meaningful client partnership. Placemark creates value through design.

Existing Engineering Inventory – Aplin Martin

- Aplin Martin is a multi-disciplinary firm of Professional Engineers (P.Eng.) providing civil engineering services including complex roadworks, major trunk water, and sewerage systems, with a proven track record implementing sustainable initiatives in community development.

Geotechnical Investigation Report – GeoPacific Consultants

- GeoPacific Consultants is a distinguished firm of Professional Engineers (P.Eng.) and Geoscientists (P.Geol.) with over 20,000 completed projects including geotechnical site investigations, excavation and shoring design, hydrogeology, and hazard assessments to support safe neighbourhood development.

Environmental Baseline Assessment – AquaTerra Environmental

- AquaTerra are a local environmental consulting firm providing fish and wildlife surveys, habitat assessments, environmental impact assessments, species-at-risk. Their Registered Professional Biologists (R.P.Bio) and Qualified Environmental Professionals (Q.E.P.s) provide 'on-the-spot' expertise and continuity over the duration of the project to help protect ecosystem values and maintain regulatory compliance.

Archaeological Impact Assessment – Inaliawatash

- Inaliawatash are a First Nations company providing a range of cultural and renewable resource services. Their Registered Professional Archaeologists (RPA) conduct assessments in compliance with Heritage Conservation Act requirements and provide mitigation measures to help guide archaeological protection.

Phase 1 Transportation Study – Bunt & Associates

- The leading transportation planning and engineering consulting firm in Western Canada, Bunt & Associates' Professional Engineer (P.Eng.) Bunt has provided Transportation Engineering, Sustainable Transportation Planning, and Road Safety Design services for a range of local and regionally significant projects.

Retail Market Analysis – City Squared Consulting

- City Squared Consulting are an experienced Planning and Land Economics firm providing retail demand analysis to help tailor planned shops and services to the needs of the community.

OCP Application Fiscal & Economic Impact Analysis – Vann Struth Consulting Group/Deloitte

- Jamie Vann Struth is an economist with expertise in financial and economic analysis. Working originally on the Anmore south project as an independent consultant, Jamie is now consulting as part of the Deloitte Canada team. Deloitte provides audit and assurance, consulting, financial advisory, risk advisory, tax and related services to public and private clients spanning multiple industries.

See the reverse side of this flyer for a list of technical studies included in the Open House. You can read the full reports on HaveYourSayAnmore.com/anmore-south.

HaveYourSayAnmore.com
anmoresouth@anmore.com

Anmore South

Anmore South NEIGHBOURHOOD PLAN WORKSHOPS

Register today

The Village is hosting workshops to provide an opportunity for residents to meet in smaller groups to share input on the Neighbourhood Plan for Anmore South.

Join the discussion on the following topics:

- Housing forms and choices
- Traffic and transportation
- Parks and natural areas
- Shops, services and facilities
- Share perspectives on the future of Anmore South

All of the workshops will cover the same content – register for the session that is most convenient for you. If needed, additional workshops will be scheduled.

WORKSHOP 1
Anmore Community Hub



JUNE 12
2024

TIME: 12:30 - 2:30 pm

WORKSHOP 2
Anmore Community Hub



JUNE 13
2024

TIME: 6:30 - 8:30 pm

WORKSHOP 3
Virtual Via Zoom



JUNE 19
2024

TIME: 6:30 - 8:30 pm

REGISTER TODAY!
Scan QR code or visit anmore.eventbrite.com

HaveYourSayAnmore.com
anmoresouth@anmore.com



Anmore South

Anmore South TECHNICAL OPEN HOUSE

Join us at this upcoming Open House to learn about the results of assessments completed for technical studies required as part of the development of a Neighbourhood Plan for Anmore South. Subject matter experts will be available to answer questions about the results of the various studies.

JUNE
25
TUESDAY
5:00 PM



Anmore South TECHNICAL OPEN HOUSE

Tuesday, June 25, 2024
5 p.m. – 8 p.m.
Anmore Community Hub
2697 Sunnyside Road

You can read the full reports on HaveYourSayAnmore.com/anmore-south.



HaveYourSayAnmore.com
anmoresouth@anmore.com



3 Website and HaveYourSayAnmore.com



4 Emails: Weekly Notifications and to Workshop List

April 22

VILLAGE NEWS

ANMORE SOUTH OPEN HOUSE
On Saturday May 4, the Village of Anmore is hosting an open house at the Anmore Community Hub from 11 a.m. to 2 p.m. as part of the first round of its community engagement process related to the future of the Anmore South lands, which are owned by Icona Properties Ltd.

The Open House will share information about the proposed amendments to the Official Community Plan (OCP), details about the Neighbourhood Plan process and general information related to icona's application for its property. There will also be opportunities to ask questions, and share input.

A flyer with more details about the Open House is being mailed to residents, so please check your mail later this week. You can also view the flyer [here](#).

We encourage our residents to join us as we start this important community engagement as an integral part of the community planning process.



April 29

VILLAGE NEWS

SIGN UP NOW! FOR ALERTABLE
The Village of Anmore is gearing up for Emergency Preparedness Week May 5 – May 13, and we're excited to introduce Alertable – your go-to platform for receiving critical emergency notifications and important updates directly to your fingertips.

Whether it's a critical alert issued for extremely severe events or updates on local emergencies, Alertable keeps you informed and prepared for what actions you may need to take.

Sign up now for the free Alertable app [here](#).

ANMORE SOUTH OPEN HOUSE
Remember that on Saturday May 4, the Village of Anmore is hosting an open house at the Anmore Community Hub from 11 a.m. to 2 p.m. as part of the first round of its community engagement process related to the future of the Anmore South lands, which are owned by Icona Properties Ltd.

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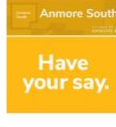



May 6

ANMORE SOUTH: HAVE YOUR SAY
Thank you to everyone who took the time to come out to the Village's first Open House related to the Official Community Plan (OCP) Amendment Application submitted by Icona Properties Ltd., as well as the Neighbourhood Plan for the area.

We had 150 people drop by over the course of the four-hour open house, in addition to participants posting their input and questions on boards, we also had note-takers circulating to capture discussions. Please note that there were no polls or surveys – this was an open house designed to provide opportunities to learn about the OCP Amendment Application and Neighbourhood Plan, and the review process overall, as well as for providing input. We are working on a summary report with you, therefore for what was heard, which we will share.

We also launched a new *Talk, Think, Say Anmore!* engagement site to make it easy for community members to post questions and comments and see what is being shared through community engagement. This site is administered by the Village of Anmore, and the posted input and questions are being collected by the Village engagement team as part of the community engagement process. The boards and handout from Saturday's open house are posted on the site, so if you were not able to attend, you can see what was shared on the project page <https://www.villageofanmore.com/anmore-south>.



June 3

VILLAGE NEWS

REGISTER FOR ANMORE SOUTH NEIGHBOURHOOD PLAN WORKSHOPS
The Village is hosting workshops on June 12, 13 and 15 to provide an opportunity for residents to meet in smaller groups to share input on the Neighbourhood Plan for Anmore South. These early discussions are an important step to gather input on community priorities that will be used along with technical studies and other research to develop the Neighbourhood Plan vision and land use options.

Join the discussion on the following topics:

- Housing forms and choice
- Traffic and transportation
- Parks and natural areas
- Shops, services and facilities
- Share perspectives on the future of Anmore South

All of the workshops will cover the same content – attend the session that is most convenient for you. If needed, additional workshops will be scheduled.

Please register to participate in one of the workshops as there are a set drop-in sessions. Doors will open 30 minutes before start time for in-person workshops. For workshop dates and to register, visit <https://www.villageofanmore.com>.

For more information about the Anmore South OCP application and Neighbourhood Plan process and community engagement, visit <https://www.villageofanmore.com>.



June 10

VILLAGE NEWS

SVFD BURSARY APPLICATION OPEN
Attention Anmore or Belara graduates interested in careers in the police, public safety, healthcare, medical, dental, or social services! The Saanich Volunteer Firefighter's Association has asked us to share that applications are now open for the Saanich Volunteer Firefighter Association Bursary this year, valued at \$750. The deadline for bursary applications is August 7, 2024. For eligibility criteria, the application form, and contact information, please visit [this link](#).

REGISTER SOON FOR ANMORE SOUTH WORKSHOPS
There's still time to register for the workshops taking place on June 12, 13 and 15 to provide an opportunity for residents to meet in smaller groups to share input on the Neighbourhood Plan for Anmore South. These early discussions are an important step to gather input on community priorities that will be used along with technical studies and other research to develop the Neighbourhood Plan vision and land use options.


Join the discussion on the following topics:

- Housing forms and choice
- Traffic and transportation
- Parks and natural areas
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All of the workshops will cover the same content – attend the session that is most convenient for you. If needed, additional workshops will be scheduled. Please register to participate in one of the workshops as there are set drop-in sessions. Doors will open 30 minutes before start time for in-person workshops.

For workshop dates and to register, visit <https://www.villageofanmore.com>.

For more information about the Anmore South OCP application and Neighbourhood Plan process and community engagement, visit <https://www.villageofanmore.com>.



June 17

VILLAGE NEWS

ANMORE SOUTH TECHNICAL OPEN HOUSE
Join us at a Technical Open House to learn about the results of assessments completed for technical studies required as part of the development of a Neighbourhood Plan for Anmore South. Subject matter experts will be available to answer questions about the results of the various studies. Please note that a flyer with more information is in the mail this week.

The open house is on Tuesday, June 25, 2024 from 5-8 p.m. at the Anmore Community Hub. The following technical studies are being presented:

- Physical inventory (including landform, slope and aspect analysis)
- Community Facilities Inventory
- Existing Engineering Inventory
- Geotechnical Investigation Report
- Environmental Baseline Assessment
- Archaeological Impact Assessment
- Transportation Study
- Retail Market Analysis
- OCP Application Fiscal & Economic Impact Analysis

We look forward to seeing you there!



June 24

VILLAGE NEWS

ANMORE SOUTH TECHNICAL OPEN HOUSE
Join us at the Technical Open House to learn about the results of assessments completed for technical studies required as part of the development of a Neighbourhood Plan for Anmore South. Subject matter experts will be available to answer questions about the results of the various studies. Please note that a flyer with more information is in the mail this week. You may also view it [here](#).

The open house is on Tuesday, June 25, 2024 from 5-8 p.m. at the Anmore Community Hub. The following technical studies are being presented:

- Physical inventory (including landform, slope and aspect analysis)
- Community Facilities Inventory
- Existing Engineering Inventory
- Geotechnical Investigation Report
- Environmental Baseline Assessment
- Archaeological Impact Assessment
- Transportation Study
- Retail Market Analysis
- OCP Application Fiscal & Economic Impact Analysis

We look forward to seeing you there!



Village of Anmore: Anmore South Neighbourhood Plan Phase 1 Engagement Summary Report

From: Village Of Anmore <village.hall@anmore.com>
Subject: Register for Anmore South Neighbourhood Plan Workshops
Date: June 3, 2024 at 1:27:00 PM PDT



Register for Anmore South Neighbourhood Plan Workshops

Thank you for signing up at the May 4, 2024 open house to be notified about the workshops that are being held June 12, 13 and 19, 2024 as the next step in this initial round of community engagement.

The Village is hosting workshops to provide an opportunity for residents to meet in smaller groups to share input on the Neighbourhood Plan for **Anmore South**. These early discussions are an important step to gather input on community priorities that will be used along with technical studies and other research to develop the Neighbourhood Plan vision and land use options.

Join the discussion on the following topics:

- Housing forms and choices
- Traffic and transportation
- Parks and natural areas
- Shops, services and facilities
- Share perspectives on the future of Anmore South

WORKSHOP FORMAT

Participants will have an opportunity to discuss each of the workshop topics as they move from table to table throughout the two-hour session.

- Placemark, the community planning and design professionals working with icona, are responsible for the development of the Neighbourhood Plan. Their planning team will be providing information and facilitating the discussions related directly to the Neighbourhood Plan **terms of reference** topics.
- The Village will be facilitating a general discussion table separately in the Board Room for participants to share perspectives on the future of Anmore South.

REGISTER BY JUNE 12, 2024

There are three workshops scheduled:

- **Workshop 1** (In person): June 12, 12:30-2:30 pm at Anmore Community Hub (doors open at 6 p.m.)
- **Workshop 2** (In person): June 13, 6:30-8:30 p.m. at Anmore Community Hub (doors open at 6 p.m.)
- **Workshop 3** (Virtual): June 19, 6:30-8:30 p.m. via Zoom

All of the workshops will cover the same content – attend the session that is most convenient for you. If needed, additional workshops will be scheduled.

Registration Required

Please register by June 12 to participate in one of the workshops as these are not drop-in sessions. To register, visit anmore.eventbrite.com.

More Information

For more information about the Anmore South OCP application and Neighbourhood Plan process and community engagement, visit HaveYourSayAnmore.com.

Village of Anmore

Anmore Community Hub
2697 Sunnyside Road
Anmore, BC, V3H 5G9

Village Office Hours
Monday to Friday
8:30 a.m. to 4 p.m.
(Closed statutory holidays)

anmore.com

Telephone
604-469-9877

Email Address
village.hall@anmore.com


Follow us:



Appendix B Engagement methods

1 Display and feedback boards/banners

The Village of Anmore acknowledges the many Indigenous peoples of our area, including the following First Nations with communities that are located in the region that we now know as Metro Vancouver: Musqueam, Squamish, Tsleil-Waututh and Kwikwetlem. Further, we would like to honour the important place in history occupied by the many territorial keepers of these lands and waters around us since time immemorial.




Welcome!

ANMORE SOUTH OPEN HOUSE


We're here to share information, answer your questions and listen to your feedback.

- This is the first of many community engagement opportunities related to the future of Anmore South.
- There are four zones, each with different information about the Anmore South application.
- Some of the zones are presented by the Village and others are presented by Icona and its planning consultant team (PlaceMark).
- There are Village representatives taking notes in all of the zones, and the Village will be sharing a summary of what is learned and how input is informing next steps.



Open House Information Zones

We recognize that some residents have been following this process more closely than others, so we have designed this open house to break information out into different zones. Each zone includes opportunities to ask questions and provide feedback. You are welcome to visit the zones in sequence or head directly to the zone that interests you most.



ZONE 1: Anmore | Planning Process + Framework
Learn more about the steps, jurisdictions and processes - both required and best practices - that are being implemented for this OCP amendment and Neighbourhood Plan development.

ZONE 2: Anmore | Anmore South Context
Gain insight into Anmore and the Anmore South property, current provincial and regional requirements, and what we've been hearing from the community related to the application.

ZONE 3: Icona/PlaceMark | OCP Amendment Application
Learn more about OCP Amendment Bylaw No. 686-2022 including Icona's vision for its property, an overview of the proposed changes to the OCP and how its policies guide future planning, as well as the planning principles PlaceMark is applying to the process.

ZONE 4: Icona/PlaceMark | Neighbourhood Plan
Learn more about the Terms of Reference approved by Council for the Neighbourhood Plan and the various assessments and studies that will be completed in the coming months as part of this process, as well as how the community will be engaged.

Planning and Regulatory Process

An OCP amendment and Neighbourhood Plan process involves multiple jurisdictions, process steps and decision points.

The following overview of the planning and regulatory process highlights the general requirements from submission of the application to final approvals before development can take place.

It is important to note, that there are also multiple steps to complete each requirement. The planning process itself can take several years, and if approved, a development of this scope is generally implemented in a phased manner over 25+ years.



BC LOCAL GOVERNMENT ACT

PROVINCIAL LEVEL DEVELOPMENT PLANS

METRO PLANS

REGULATORY TOOLS

Key Process and Decision Points



LEGISLATION

- 2019-2020** OCP Amendment Application (Local)
- 2020-2021** OCP Amendment (Bylaw No. 686-2022) Full Building
- 2021-2022** Community Engagement Framework Approval
- 2022-2023** Neighbourhood Plan Development
- 2023-2024** Community Engagement Phase 1
- 2024-2025** OCP Amendment Development
- 2025-2026** OCP Amendment Phase 2
- 2026-2027** Neighbourhood Plan Development

Future Planning and Development Process

If all required approvals are in place, the next phase of the planning and development process is initiated.

- Development agreements and approvals
- Rezoning
- Subdivision planning
- Building permits
- Construction





Roles and Responsibilities

VILLAGE OF ANMORE

- Anmore Council retains the decision-making authority over both the OCP Amendment and Neighbourhood Plan for Anmore South through bylaw adoption.
- Bylaw amendment process, including Village-led community engagement and consideration of the bylaw amendment by Council.
- Review of all materials provided by Icona (the applicant), including proposed bylaw amendments, Neighbourhood Plan Terms of Reference and content, and all technical assessments and studies.
- Working with the applicant to ensure Village policies and other regulatory requirements are met.
- Final approval of all policies and related submissions.
- Review and consideration of future planning and development requirements if applicable: rezoning, subdivision plans, building permits, etc.

METRO VANCOUVER

- Establishes the Regional Growth Strategy that is endorsed by all municipalities in the region.
- Review, consideration and approval of proposed regional policy changes that relate to Anmore South, including:
 - Amendments the Regional Growth Strategy and Anmore's Regional Context Statement, including land use designation changes.
 - Application to change the Urban Containment Boundary to the Greater Vancouver Sewerage and Drainage District (GVSDSD).

ICONA PROPERTIES LTD. & PLACEMARK

- Submit application for OCP amendment and Terms of Reference for Neighbourhood Plan.
- Contract professionals to prepare plans and policies and complete technical studies and assessments.
- Pay for Village related costs for staff time and connectives required to support application process and related submissions.

Key Plans and Bylaws

The following are the key plans, policies and bylaws that are being considered as part of the Anmore South application.

VILLAGE OF ANMORE


- Council Strategic Plan 2022-2026: outlines the goals and objectives that guide Council's priorities and decision making.
- Official Community Plan (OCP): provides a long-term strategy to guide decisions about land use, parks, environment, infrastructure and growth. The "ICD lands" now referred to as Anmore South, have a Special Study Area overlay in the OCP as an interim measure, with the understanding that its future land use will be determined by further discussion and study, and a detailed development plan.
- Housing Needs Assessment: provides direction on current and anticipated housing/homes needed in Anmore by 2036.

METRO VANCOUVER

- Metro 2050 Regional Growth Strategy: guides how projected population, housing, and job growth will be managed in the region over the next 30 years.

BC PROVINCIAL GOVERNMENT


- Provincial legislation: includes the Local Government Act, Land Title Act and new legislation relating to the government's housing initiatives such as small scale multi-unit housing and short-term rentals.
- Zoning Bylaw: defines how the land can be developed by setting specific rules and guidelines, including residential zones and housing types, building forms and densities, commercial uses, and other designated uses such as green spaces, parks and environmental areas. Note: Anmore South is currently zoned as R51 - Residential, which allows for single, detached homes on one-acre lots.



Anmore Neighbours

Anmore is also surrounded by a mix of neighbours, including other municipalities, destination parks and trails, and industrial operations. Changes that affect these neighbouring areas also impact Anmore:

- Belcarra Regional Park and Buntzen Lake Recreation Area will likely continue to see increasing visitation. Imperial Oil owns more than 550 acres of land that is regionally zoned as industrial use and has Port access which may be re-developed in the future.
- CP Rail's active line south of Ioco Road is available to support industrial activity.
- Buntzen Lake Dam and Reservoir are a power generating station.
- Inlet Centre and Moody City Centre continue to see increasing densification as part of planned transit-oriented development.



Have Your Say

There are more opportunities to provide input being scheduled in May and June.

SMALL GROUP WORKSHOPS
As part of the next step in community engagement, we will be hosting small group workshops to discuss the Neighbourhood Plan. These workshops are currently being scheduled, and we will be posting details soon. Please sign up today (see sign-up list) if you would like to participate in these workshops, and we will contact you directly when the dates are finalized.

SECOND OPEN HOUSE
There will be another open house as part of this round of community engagement to share some of the completed technical studies.



Stay Informed and Connected

Visit the Anmore South page at anmore.com under Business & Development > Community Planning for details about the application and links to related documents.

Connect with the Village on the new Anmore South community engagement site: HaveYourSayAnmore.com

Sign up for Village of Anmore email notifications at anmore@anmore.com

Follow the Village of Anmore Facebook page at facebook.com/VillageOfAnmore

Community Engagement Framework

Anmore Council approved a Community Engagement Framework that will guide the Village-led process to inform and consult Anmore residents and other affected audiences.

- Village-led engagement with participation by icons/Placemark and technical experts
- Adheres to best practices for community engagement
- Provides regular information updates
- Incorporates multiple methods to share input
- Village collects and documents community input
- Includes summary reports to share key themes and how input is used to inform next steps
- Involves multiple phases, integrated with community planning process
- Includes broad notification


What We've Learned to Date

The following is a summary of some of the key areas of interest raised by residents at Council meetings and in communication to the Village to date related to Icona's OCP amendment application and Neighbourhood Plan development. We look forward to additional input and discussion through the community engagement process.

- traffic impacts
- environmentally sensitive areas, protecting green spaces, minimizing tree removal
- population increase
- housing types and options
- changes to Anmore's current character
- commercial spaces
- timelines and how long it takes from planning to development
- impacts on current residents
- impacts on policing and fire services

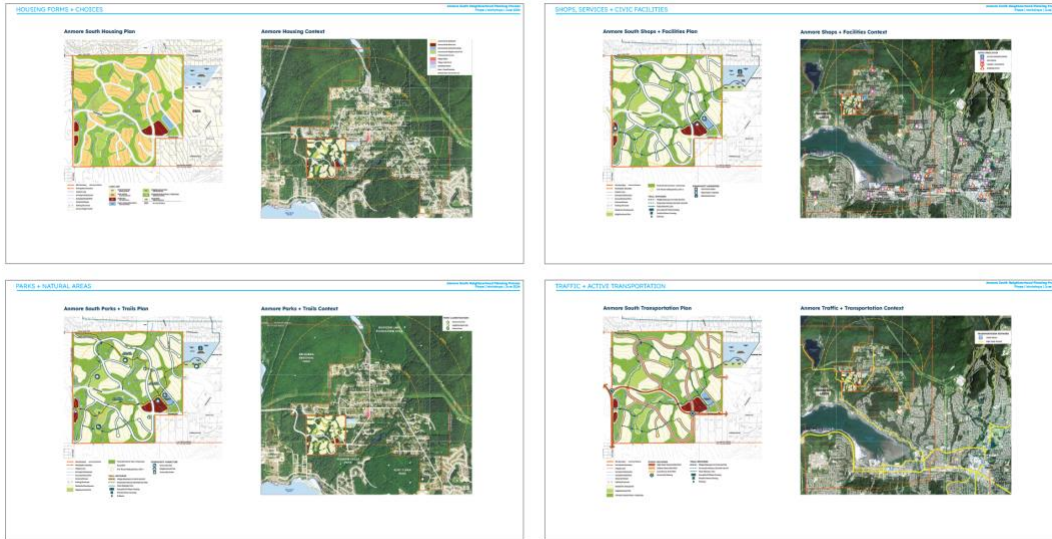
Anmore South

- Property owned by Icona Properties Ltd.
- 151 acres
- Currently zoned R31 – one-acre lots with single, detached homes – with a Special Study Area overlay



Anmore Context

- One of only three Villages in Metro Vancouver Region
- Primarily rural designation with septic systems (exception is Anmore Green Estates, which is within the Urban Containment Boundary and connected to sewer services)
- Surrounded by 6,795 acres of natural green space
- Two local parks (Spirit Park and Michael Rosen Park) and mix of trails
- Close to destination parks and trails at Sasamat and Buntzen Lake
- Near regional transit at Inlet Centre + Moody Centre Stations, but limited bus service
- Village population: 2,356 residents (2021)
- Housing mix: primarily single, detached homes, with some coach houses and secondary suites
- Limited commercial and industrial zones (currently only applied to campground, grocery store and BC Hydro property)
- Local elementary and middle schools – the middle school is in Anmore with high school in close proximity (Port Moody)
- New Anmore Community Hub, with Village Hall, community space and lease space for a café or other service business



Planning Process & Sharing Perspectives on Anmore South

The landowner, Icona Properties Ltd., has submitted an Official Community Plan (OCP) amendment application and is preparing a Neighbourhood Plan in accordance with Terms of Reference approved by Council. An OCP amendment and Neighbourhood Plan process involves multiple jurisdictions, process steps and decision points. Meeting the requirements for this review process includes professional studies and policy updates as well as community engagement.

The Village is responsible for oversight of the planning process and is leading the community engagement, including implementing broad notification, ensuring there are multiple methods for the community to share input, taking notes at engagement events, managing [HaveYourSayAnmore.com](https://www.havetheirsayanmore.com) and developing engagement summary reports. Planners, the planning professionals working with Icona to develop the Neighbourhood Plan, are also involved in the community engagement as community input is a key part of their process.

The following overview of the planning and regulatory process highlights the general requirements from submission of the application to final approval before development can take place. It is important to note that there are also multiple steps to complete each requirement. The planning process itself can take several years, and if approved, a development of this scope is generally implemented in a phased manner over 25+ years.

Key Process and Decision Points



In addition to input directly related to the development of the Neighbourhood Plan, the Village is also consulting with residents to gain insight into their perspectives about the future of Anmore South. This includes feedback on Icona's vision for the area and gaining insight into what they view as the opportunities and challenges, and ideas for how to address them. For more information on the Anmore South, the current OCP amendment application and the Neighbourhood Plan Terms of Reference, visit [anmore.com/business-development-community-planning-anmore-south](https://www.anmore.com/business-development-community-planning-anmore-south).

For more information, visit [HaveYourSayAnmore.com/anmore-south](https://www.havetheirsayanmore.com/anmore-south)

VILLAGE OF ANMORE

Housing Forms & Choices

In its OCP amendment application, Icona envisions a mix of residential housing built on one third (54.3 acres) of the 152-acre Anmore South lands. This housing mix would provide an estimated 3,100 to 3,500 homes phased over a projected 25-year build out.

As part of the trade-off between developing land for housing and retaining green space, the application proposes a greater proportion of higher density, multi-unit homes compared to detached housing, as these complexes can provide more homes on a smaller footprint of land area. Multi-unit housing also supports community amenities including parks, civic facilities and commercial retail.

The following housing types are being proposed in the OCP amendment application:

Single-detached homes and duplexes:

- Located adjacent to the existing Crystal Creek and Ravenswood neighbourhoods
- Approximately 14% of the proposed residential land area (7.9 acres)

Multi-unit complexes, townhomes and mid-rise apartments:

- Clustered throughout Anmore South
- Approximately 78% of proposed residential land area (42.3 acres)

Mixed-use complexes (apartments above ground level retail and office):

- Located near Sunnyside Road and First Avenue
- Combined residential and commercial nodes
- Approximately 9% of proposed residential land area (4.1 acres)

The Neighbourhood Plan will include more specific land use designations reflecting a greater level of detail on the potential housing mix (townhomes, apartments, mixed-use) and distribution, as well as more information on anticipated building form and height. Multiple land use options will be explored and presented for community feedback in Phase 2 of the Neighbourhood Plan community engagement.

For more information, visit [HaveYourSayAnmore.com/anmore-south](https://www.havetheirsayanmore.com/anmore-south)

VILLAGE OF ANMORE

Traffic and Transportation

A traffic and transportation assessment forms a key professional study for the OCP amendment application and Neighbourhood Plan development. An initial transportation study is being completed by a transportation engineer.

This initial study is used to inform the land use options being developed in the Land Use Plan, which is part of the Neighbourhood Plan, and includes:

- Analysis of the 2023 Traffic Counts for First Avenue, Sunnyside Road, East Road and Ioco Road
- Analysis of Roadway Capacity for vehicles per hour during peak travel times; and
- Identifying potential improvements to existing streets that could be phased to improve traffic capacity in the short-term while long-term improvements are explored.

Results of the initial study will be presented at the Neighbourhood Plan Technical Open House on June 25, 2024. The transportation engineer who completed the study will be in attendance to answer questions.

The Phase 2 Land Use Plan Options will be presented in fall 2024. When a preferred Land Use Plan is determined a Transportation Impact Assessment will be completed as part of the Neighbourhood Plan development.

The Transportation Impact Assessment report will:

- Determine the impacts of the full development build-out of the Preferred Land Use Plan on the existing road network of the surrounding neighbourhoods.
- Recommend phased street network improvements as required to accommodate future build-out of the neighbourhood, and;
- Outline measures, such as reduced parking, occupancy shuttles, and car-share programs to reduce the use of single-occupancy vehicle trips (also referred to as Transportation Demand Management).

The neighbourhood planning process uses this assessment along with input from the community to identify policies to be included in the Neighbourhood Plan to support long-term traffic management in Anmore.

In addition to its community engagement process, the Village will share the draft Neighbourhood Plan with the City of Port Moody through the bylaw referral process. As well, traffic monitoring will be conducted if the OCP Amendment and Neighbourhood Plan are approved by Village of Anmore Council, to help identify and support implementation of future improvements on Port Moody streets, such as passing lanes, bus pull-outs, and separated pedestrian/cycling facilities.

For more information, visit [HaveYourSayAnmore.com/anmore-south](https://www.havetheirsayanmore.com/anmore-south)

VILLAGE OF ANMORE

Parks and Natural Areas

The OCP amendment application includes a proposed network of dedicated public parks and open space, as well as a detailed environmental inventory to protect the most valuable ecosystem components.

Proposed parks and natural areas:

Active Parks

- Areas where people can gather and play, with potential amenities such as sports fields and children's play structures
- Active parks would be allocated on 9.4 acres (about 6% of the land) and distributed in six locations across the neighbourhood.

Natural Open Space

- Areas that remain undeveloped and protected, including protected streams, riparian and natural areas.
- Natural open spaces would be allocated on 61.6 acres (41% of the land).

Trails

- An accessible trail and multi-use path network over 3 km, weaving active and natural parks together and connecting to neighbourhood destinations.

As part of the Neighbourhood Plan development, a refined environmental impact assessment will be completed. This report is used to help finalize the extent of parks and natural areas designations and other measures to protect environmentally sensitive areas as needed. The Neighbourhood Plan also provides more detailed planning for active parks and trails, as well as specific policies for environmental conservation in retained natural areas.

For more information, visit [HaveYourSayAnmore.com/anmore-south](https://www.havetheirsayanmore.com/anmore-south)

VILLAGE OF ANMORE

Shops, Services & Civic Facilities

The OCP amendment application provides for a mix of commercial and civic facilities with a goal to offer services and amenities close to homes in the area as well as local employment opportunities as follows:

Sunnyside Crossing Mixed-use District

- Offering neighbourhood shops and services with townhome and apartment homes within easy walking distance
- Estimated size is 50,000-70,000 square feet of retail/office floor space
- Located centrally with access from Sunnyside Road
- Includes shops and office space for a variety of professional services

First Avenue Mixed-Use Node

- Estimated size is 20,000-40,000 square feet of retail/office floor space
- Potential for convenience shopping to capture spending from recreational traffic heading to and from major regional destinations.

New Community Centre

- Estimated size is 25,000 square feet
- Intended to include dedicated use spaces such as a fitness centre, studios, games room or social lounge
- Located between Anmore Elementary School and the Sunnyside Mixed-Use District


The Neighbourhood Plan process will provide the opportunity to identify in more detail what the commercial and civic facilities will include, including preferred amenities and services.

For more information, visit [HaveYourSayAnmore.com/anmore-south](https://www.havetheirsayanmore.com/anmore-south)

VILLAGE OF ANMORE

Technical Open House Neighbourhood Plan Phase 1

Placeholder welcome you to the Neighbourhood Plan Technical Open House to share the findings of the Phase 1 Technical Assessment – consultant reports. The Neighbourhood Plan team will be available to answer questions and provide information on the planning process.



Neighbourhood Planning Process

- Phase 1 | Technical Assessment**
Spring 2024 | The technical planning and infrastructure assessment completed through Phase 1 provides the essential information for the community and consultant to proceed.
- Phase 2 | Land Use Options**
Summer-Fall 2024 | Develop and use the summer and winter options for the area, to be presented to the Village and public in the fall.
- Phase 3 | Preferred Plan**
Fall 2024 | The preferred plan of the technical assessment and consultant reports, to be presented to the Village and public for comment and approval.
- Phase 4 | Neighbourhood Plan Document**
2025 | Develop the final Neighbourhood Plan, to be presented to the Village and public for comment and approval.

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Consulting Team Leveraging Professional Expertise

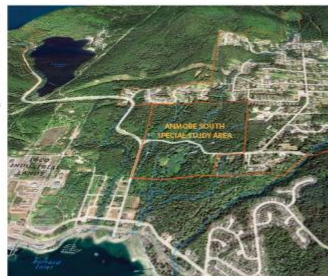
The Anmore South Neighbourhood Planning process is a complex project, but we have assembled a team of professionals with specialized expertise to support the Village and the Neighbourhood Planning process.



ICMA © placemark

Anmore South Special Study Area


Clear the regulatory approval process, including the Environmental Assessment, and the Neighbourhood Plan process, to ensure the Anmore South Neighbourhood Plan is implemented in a timely and effective manner.



ICMA © placemark

Anmore South Vision Seeking Sustainability

Supporting the regional growth patterns and the Neighbourhood Plan process, to ensure the Anmore South Neighbourhood Plan is implemented in a timely and effective manner.



ICMA © placemark

Sustainable Planning Principles Working with Nature

Conserve Ecological Integrity, Create Networks of Parks + Natural Spaces, Calculate Our Natural Heritage.



ICMA © placemark

Sustainable Planning Principles Supporting Local Lifestyles

Factor a Vibrant + Diverse Community, Support a Financially Sound Community, Celebrate Local Art + Culture.



ICMA © placemark

Sustainable Planning Principles Living Lightly


Design Compact, Walkable Neighbourhoods, Plan for Alternative Transportation, Ensure Green Infrastructure.



ICMA © placemark

Anmore South Vision Seeking Sustainability

Supporting the regional growth patterns and the Neighbourhood Plan process, to ensure the Anmore South Neighbourhood Plan is implemented in a timely and effective manner.



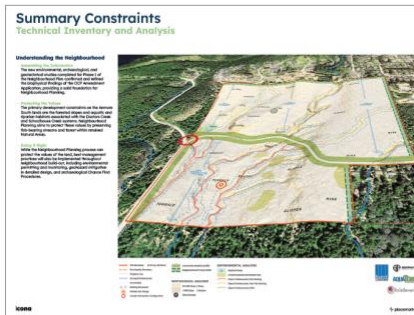
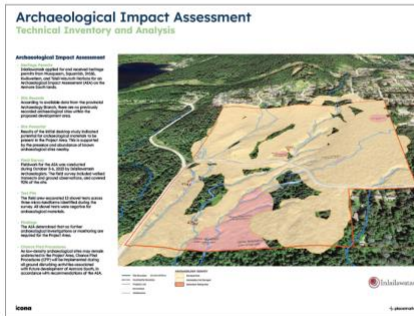
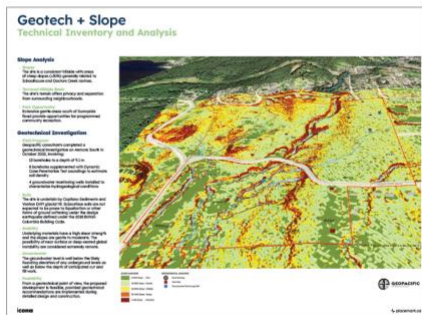
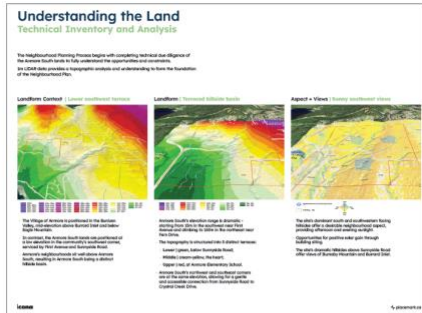
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OCP Application Land Use Plan Neighbourhood Plan Baseline

Building the Bar, Neighbourhood Plan Baseline.



ICMA © placemark



Neighbourhood Planning

A Range of Housing Choice

Housing Opportunities

The Village of Anmore is committed to providing a range of housing choices to meet the needs of its residents. This includes a mix of housing types, such as single-family homes, townhomes, and multi-unit residential buildings. The Village is also exploring innovative housing solutions, such as accessory dwelling units (ADUs) and co-housing.

Community + Recreation Framework

The Village is committed to providing a range of community and recreation opportunities for its residents. This includes parks, trails, and recreational facilities. The Village is also exploring innovative community and recreation solutions, such as community gardens and multi-use trails.

Commercial Retail Shop + Services

The Village is committed to providing a range of commercial retail and service opportunities for its residents. This includes shops, restaurants, and service businesses. The Village is also exploring innovative commercial retail and service solutions, such as pop-up shops and mobile services.

Parks + Trails

With Room to Room

Community + Recreation Framework

The Village is committed to providing a range of community and recreation opportunities for its residents. This includes parks, trails, and recreational facilities. The Village is also exploring innovative community and recreation solutions, such as community gardens and multi-use trails.

Finance + Economy

Financial Sustainability

Key Metrics:

- 580 jobs
- \$701,131 net impact

Infrastructure Financial Analysis

The Village is committed to providing a range of infrastructure services for its residents. This includes roads, water, and sewer services. The Village is also exploring innovative infrastructure solutions, such as green infrastructure and smart infrastructure.

Community Facilities Inventory

Civic Facilities + Recreation

Community Centre

The Village is committed to providing a range of community and recreation opportunities for its residents. This includes community centres, libraries, and recreational facilities. The Village is also exploring innovative community and recreation solutions, such as community gardens and multi-use trails.

Shops and Services

Walkable Local Retail and Office

Commercial Retail Shop + Services

The Village is committed to providing a range of commercial retail and service opportunities for its residents. This includes shops, restaurants, and service businesses. The Village is also exploring innovative commercial retail and service solutions, such as pop-up shops and mobile services.

Infrastructure Inventory

Existing Anmore Servicing

Limited Municipal Infrastructure

The Village is committed to providing a range of infrastructure services for its residents. This includes roads, water, and sewer services. The Village is also exploring innovative infrastructure solutions, such as green infrastructure and smart infrastructure.

Streets, Traffic + Transportation

Local and Regional Street Network

Traffic Assessment to Support Impact Analysis

The Village is committed to providing a range of streets, traffic, and transportation services for its residents. This includes roads, transit, and parking services. The Village is also exploring innovative streets, traffic, and transportation solutions, such as green streets and smart transportation.

Next Steps

The Way Forward

Neighbourhood Planning Process

- Phase 1 | Technical Plan Options
- Phase 2 | Land Use Options
- Phase 3 | Preferred Plan
- Phase 4 | Neighbourhood Plan Document

2 Handouts


Welcome!

ANMORE SOUTH OPEN HOUSE

Thank you for joining us at this open house, the first in a series of community engagement opportunities related to the future of Anmore South.

The Village is leading a community engagement process to share information about icona's application, respond to questions and collect feedback. We have invited representatives from **Placemark** – the lead design and planning consultant team working on behalf of **icona Properties** – to share information and answer questions that relate to icona's vision, application and process for developing a Neighbourhood Plan.

There are Village representatives taking notes in all of the zones, and the Village will be sharing a summary of what is learned and how input is informing next steps.



Have Your Say

In addition to the feedback opportunities in each zone, please stop by the **Have Your Say** area before you leave to share any additional thoughts or questions.

SIGN UP FOR WORKSHOPS


As part of the next step in community engagement, we will be hosting small group workshops to discuss the Neighbourhood Plan. These workshops are currently being scheduled, and we will be posting details soon.

Please sign up in the **Have Your Say** area before you leave today if you would like to participate in these workshops, and we will contact you directly when the dates are finalized.

Zone Map

We recognize that some residents have been following this process more closely than others, so we have designed this open house to break information out into different zones.

There are four zones, each with different information about the Anmore South application. Each zone also includes opportunities to ask questions and provide feedback. You are welcome to visit the zones in sequence or head directly to the zone that interests you most.



ZONE 1: Anmore | Planning Process + Framework
Learn more about the steps, jurisdictions and processes – both required and best practices – that are being implemented for this OCP amendment and Neighbourhood Plan development.

ZONE 3: Icona/Placemark | OCP Amendment Application
Learn more about OCP Amendment Bylaw No. 686-2023, including icona's vision for its property, an overview of the proposed changes to the OCP and how its policies guide future planning, as well as the planning principles Placemark is applying to this process.

ZONE 2: Anmore | Anmore South Context
Gain insight into Anmore and the Anmore South property, current provincial and regional requirements, and what we've been hearing from the community related to the application.

ZONE 4: Icona/Placemark | Neighbourhood Plan
Learn more about the Terms of Reference approved by Council for the Neighbourhood Plan and the various assessments and studies that will be completed in the coming months as part of this process, as well as how the community will be engaged.

Stay Informed and Connected

Visit the Anmore South page at anmore.com under **Business & Development > Community Planning** for details about the application and links to related documents.

Connect with the Village on the new Anmore South community engagement site: HaveYourSayAnmore.com


Sign up for Village of Anmore email notifications at anmore.com

Follow the Village of Anmore Facebook page at facebook.com/VillageOfAnmore

HAVE YOUR SAY

To support ongoing community engagement related to the future of Anmore South, the Village is hosting a new community engagement site at HaveYourSayAnmore.com that will be used to share information related to community engagement opportunities. This will include the content being presented through various community engagement activities and options for the community to post comments and ask questions. Some initial information related to the current open house is posted, and the Village will continue to update the site throughout the community engagement process.

Question/Comment Card




Name: _____ Email: _____

Your personal information is protected by the Freedom of Information and Protection of Privacy Act (FIPPA).

Anmore South

**Anmore South
JUNE 2024 WORKSHOPS
FEEDBACK FORM**



This Feedback Form is provided as an option for residents who have additional comments or prefer to share their input in writing. Please submit completed Feedback Forms at the Village Hall reception desk at the Anmore Community Hub or scan and send them by email to anmoresouth@anmore.com. If you prefer, the Feedback Form is posted at [HaveYourSayAnmore.com](https://www.haveyoursayanmore.com) so you can submit your responses online.

Housing Forms and Choices

Thinking about the future use of the Anmore South lands, what are your thoughts on the proposed housing mix?

What do you see as the challenges and opportunities of increasing the diversity of housing in Anmore South?

What are your ideas to leverage the opportunities or mitigate challenges?

If a diverse mix of home types is provided for in Anmore South, what specific comments do you have regarding residential form, architectural design and height?

Traffic and Transportation

What features are most needed for the Anmore South street network?

When thinking about existing streets throughout Anmore, and how you currently get around (driving, biking, walking, transit), are there ways the existing street network could be improved?

What are your comments and questions about the application as it relates to traffic and transportation?

Parks and Natural Areas

How do you currently use Anmore's existing parks and trail network (Spirit Park, Michael Rosen Park, neighbourhood parks, trails)?

Thinking about recreation and habitat enhancement in Anmore South, what is most important to you?

Thinking about your neighbours, family, friends, and community members (different ages and genders), what types of park and recreation amenities are most needed in Anmore (e.g., sports fields, playgrounds, picnic areas, etc.) that could be considered within Anmore South?

Shops, Services and Civic Facilities

What types of shops and businesses (if any) would bring the most value to Anmore and future Anmore South residents?

What is important to consider when you think about future shops, services and amenities and their look and feel (e.g., heights of buildings, tree canopy, places to sit and hang out, comfortable space to walk around and visit businesses, etc.)?

As part of the proposed vision for Anmore South, there is an opportunity to provide a new Community Centre. As part of this facility, what kind of amenities do you think would benefit Anmore and future residents (e.g., meeting rooms, indoor fitness facility)?

Perspectives on Anmore South

Thinking about the application and icona's vision, what do you see as the opportunities and challenges for the future of Anmore South?

Do you have any ideas for how to mitigate concerns and/or leverage these opportunities to help guide development?

What are your priorities and concerns related to the proposed OCP amendment and Neighbourhood Plan development?

What do you think Anmore residents need to know/understand about icona's application/vision for Anmore South?

What other information do you think is important to share with the community as this process continues?



For more information, visit:
[HaveYourSayAnmore.com/anmore-south](https://www.haveyoursayanmore.com/anmore-south)



Appendix C Verbatim comments

1 Open house feedback

Note: the following verbatim responses are based on notes taken by the Village engagement team and are presented as written. No changes were made other than to remove personal information. The photos of the post-it notes on the feedback boards are also provided.

Clear cut + replanting is not good for the ecosystem deers, trees, bears...
How much influence this event will have in record of Council's final decision.
I value the trees and the animal. I'd like to go for a walk in the woods.
What type of housing will they build?
Information available online?
Are they going to reinstate David [illegible] way? I'm in favour of reinstatement.
Crime rate related to development
How are they going to deal with traffic issues?
Not to increase the population dramatically. Irresponsible development.
How are you going to deal with increased traffic? TransLink buses, traffic jam...
Build the road first.
I know many people are against this development. Ask the residents for their opinion by mail/email, instead of this event, to get more feedback.
Build lower density housing, 2-3 floors, not high rising building.
East Rd is very straight, people racing cars there at night. Not safe for people nor animals. Put a safe speed bump there.
This new development can be a buffer between Port Moody and Anmore. Different people will have different expectations.
Have an informal process as the development is going to happen eventually.
What is the timeline on this project?
The process/agenda for public engagement?
Rezoning and subdivision, P+R process?
Traffic study? Environmental study? Those two need to come first before the development comes into place.
How is the financial side of this project? This project is going to face a lot of resistance from residents. The company, do they have the abilities to push things through?
Access issue? First Nation flooding prevention
Big change to village life. OCP amendment? Neighbourhood plan? Do you have plans for OCP review? What's the total size of Anmore? The special study area?
Traffic concerns. Some corridors are already jammed. Maybe need new traffic design combining with the new SkyTrain station. Port Moody rejected the development of the access road before. And this plan might come back to the table.
Environmental analysis has to come first before the development.
Traffic study needs to be done.
Worried about the potential density change.
How is the wastewater and sewage being handled?
Traffic studies/transportation need to come within phase 1, not later in the project.

What are the solutions for the transportation issues?
How do you approach the traffic studies?
It may be unnecessary and a waste of money to figure out traffic after you have a design.
The TransLink service is not good at the moment.
Infrastructure before the density. E.g. fire hall.
I don't want big trucks going through my neighbourhood.
Will they sell the lots to building company?
How is the consultation take place?
I am happy with the development, but it's really hard for me to understand the whole process. Too much details.
I would like to have more community centers for activities.
Environmental impact concerns
What kind of homes are being built and where in Anmore South?
Will there be more opportunities to share feedback?
In favour of more housing opportunities
Recreation + early employment opportunities
How long will construction take?
Full support + want commercial opportunities
Affordable housing for kids/young families
Like the idea of septic coming out
What zoning changes are happening?
Need more housing + density
Access is a priority
Desire for more affordable housing
Concern about tree removal
Interest in expanding services for other parts of Anmore
Concern about light pollution
Will there be zoning changes in other parts of Anmore?
How many people would the population increase by?
Prefer low density/rural community
Concern about vehicle access
Concern about increased traffic
Want more technical info
Keep it rural
Need to consider core values of the village
We're going to lose so much forest
Stormwater planning/design - make sure it's done right
Nothing too tall
Aging out of current home but want to remain in community – desire to downsize without leaving Anmore
What happens in this area affects us all
Concern about overpopulation

Want space to hang out within the community
We need something
Supportive of more sewer connectivity
Concerns about traffic impact
Will these housing options actually be affordable?
Keep trees
No condos
Lots of concern re: "rural"
Sustainable initiatives important
How many people will be accommodated?
New bridge connection to PM
Road problems have to be solved before anything
Support for car-share
Port Moody is required to accommodate Anmore traffic – currently are not
Clearcut is not what we want for Anmore South
Keep as many trees as possible with development
Support for affordable housing options – downsizing
Don't need more, large single-family lots
Rural vs. urban designation – icona is not engaging and are just telling us what they're going to do
Where does it stop? Tax increases are a major concern
How affordable will 'affordable' actually be?
Concern about road/capacity traffic in PM
Make it happen sooner
Population increase concerns
Protect wildlife
Very expensive area, only rich people can live here. This development can make opportunities for others too
How much water gets to this area, where does it come from?
What about trees? So many will be cut. Not happy.
We have a house in Anmore. Interested to buy a townhouse, happy about it.
How are they building a lot homes? Concern about traffic, road networks. Where Port Moody stands on providing access and sewer?
With cost of development, homes will not be inexpensive. Still not resolving housing issues
I brought this concern before: how are they going to provide access? I live on 1st road. Nobody ever gave me an answer. How the heck? They only gave me nonsense. How good people get [illegible]?
More about access from Port Moody
I live here. Not sure how I feel about the new development townhouses and all..
What is going to happen to traffic, specifically for emergencies- e.g., forest fire, accident, etc... garbage collection and police...
Leave the farmland as is
I live in Belcarra. We want this to happen, like Port Moody Village.
Open David. We need more roads
We want to downsize and stay in the area. Support the idea.

Just concerned about traffic
It won't be a village anymore, become a city, and that's ok.
I am going to be upset about this and strongly oppose. I wish I was more positive, but I am not. Thank you for listening to me
Traffic is my main concern. Adding 3000 homes means 6000 cars because you need two incomes to buy any homes.
What's important in terms of where you are starting?
How many people coming in?
What are environmental impacts?
What direct impacts to adjacent properties?
150 houses vs. 3000 us big difference
Inquiry about traffic impacts
Concern icona hasn't planned traffic routes in and out of Anmore. Study hasn't been done.
Comment on more density, more crime, more traffic
Has not seen any information on sewer
What can we do about the fragmented trails in Anmore? Concern about walking, biking
Need more talking/coordination between Anmore and Port Moody regarding transportation
Anmore is a unique environment
People from outside Anmore looking for a place to socialize, have coffee...
Inquiry on how Village and icona are working together
Worried about where roads are going. Traffic and at what part does that happen?
What happens if this fails?
How much has been invested so far?
How will deal with traffic if not dealing with problem in Port Moody? Nobody has answers. Worried will build too many homes quickly and people won't be able to move. Why can't address issues in Port Moody first?
Interest in knowing timeline on neighbour's input? Wants to see the Village control the process.
Concern about Council bias. Feels like it's predetermined fate
There are no maps from icona of 1-acre maps
Question about the expenses over 25 years and if includes increased population, police, fire...
People from Belcarra looking at options to come and downsize, provided the project isn't going to take too long.
Concerns about tax impacts
Is it a Village process or an icona process?
Has there been any change in icona's plan since its early presentations?
Need to understand Village. – want regulations to apply to everyone – not different for developments. Why can they do something different on their land?
What is being done to the rest of Ioco lands outside of Anmore. Some owned by ESSO. Nothing planned but zoned industrial. Some owned by PoMo.
IOCO industrial lands – could those be residential?
Why are we saying yes to development on Anmore South when PoMo said no?
Need better transportation – is there a plan to improve the road access?
What assessments have been done?
What are you going to do about the 5000 new cars parking in the area?

There should be a study on what you do with that many cars.
How does the OCP application fit? What makes you think you can change it? - I am pro
Concern about getting home due to congestion.
You should be able to build this under RS1 zoning while retaining trees.
You should have transportation finished before this
Concern that Council has veered off. They are development pro so biased.
Residents need to be consulted
Concern that while new development won't immediately affect current area of Anmore, it is a slippery slope and could impact it in the future.
Traffic is getting worse and worse already. It will be even worse if there's thousands of more people.
Need thousands of people to service new businesses
What would the density look like?
What would be the property tax? Interest in diversifying the tax base
Would schools be over run?
People are concerned about wildlife and preservation.
Fully support!
Happy that people are going south and not north.
Feel like a small community, concerned about traffic, and overcrowding. Don't like to see a lot of people around her place.
Concerned about crowded trails and lakes.
Asking about the sizes of the houses. They don't want to be small. Houses should be bigger than 2000 sq ft.
Timeline of the project
Question about the lot sizes, complain that the project is too generic.
They are seeing trees being cut in the area and they are supposing that it's icona. icona's representative explained that it's in the parcel to the right of the icona area.
They need to designate senior houses. Quiet places exclusive for adults. No kids playing around.
Sunnyside East needs to improve the traffic. Lack of really good transit. I take more than one hour to arrive to my work. Difficult to go in-and-out.
We are a small community. We don't want high-rises
Huge parks to accommodate population, not small parks.
If they for multi-housing, they need to build parking lots.
Traffic in and out. Before talking about building houses, we need to talk about infrastructure.
More traffic will make it difficult for emergency services to reach the area.
Roads get first
Not just shops but health facilities
If they build infrastructure, he is all for it.
Build bridges and roads
People looking to downsize and stay in same community. Happy to see the development.
One concern (Belcarra) - Camp Howdy was for sale and had a senior's housing project- older residents- Port Moody said Ioco's Rd blocked. How will Ioco Rd be affected/traffic impacts?
David Ave connector needs to be reopened from Port Moody. Needs to happen.

Want a traffic study – live on East Road. Want a traffic study upfront. The Council cannot make a decision without this study. East Road and Sunnyside Road were near its capacity in a study 10 years ago.
Concerned about emergency response with traffic on main routes
I don't think Council is listening. Concerned that the Council is biased. icona was talking to the Council after the meeting. No transparency. Re-council.
I want to hear from others about our community in a large venue. Want a town hall.
It is good from Anmore strategically
Looks like a nice project!
He feels like David Ave needs to be extended.
I have lived here for decades. Ioco Rd as a local road and David Ave extended. Bridge across Anmore and Port Moody. They want to have amenities here
They've heard that many people from Belcarra want to move here in the new development.
Concerned about fires. How the firefighters are going to have better accessibility
Have a referendum asking population opinion
Sunnyside already has a lot of traffic
People asking for similar projects from icona to have a look
Are they looking to be septic?
Why are you cutting 75% of trees?
We want to stay with the bylaw as it is. With the planning status quo. We don't need a multi-family.
They are cutting all the trees on the right property.
Why bring people here who don't understand the Village concept? People who understand the Village concept will not cut trees from their lots.
You are not listening to what people here want
I'm really shocked and upset about this OCP. Trying not to be negative
The statements from the zoning board are not true.



2 Workshops feedback

Note: the following verbatim responses are based on notes taken by the Village engagement team at each workshop and are presented as written. No changes were made other than to remove personal information. Scans of the input collected on the feedback banners are also provided.

June 12, 2024 – 12:30 – 2:30 p.m.

<p>Would this plan change if there is no third road in and out of Anmore? The Bert Flinn Park currently can't connect, and with the influx of citizens and 75 acres of property, it's a real concern. I asked about this at the table station that focuses on traffic, but they didn't have a clear answer. If we go through with the plan, roads would need to be improved, but that's not guaranteed. Port Moody or Anmore would have to handle it. My concern is going through with the plan in its totality without changes to the traffic infrastructure. Ride sharing and multi-use pathways are good, but realistically, parents won't walk uphill with strollers to school; they'll still use cars.</p>
<p>When you talk about a neighbourhood plan, is that the big umbrella covering transport, housing, and trails? So, it guides transport and trails?</p>
<p>Would the neighbourhood plan include retail or commercial space?</p>
<p>What does land use cover?</p>
<p>They mentioned 35% of the development will be green space. What percentage of that are they legally required to keep as green space? It's important to know the federal law requirements because if it's actually 25%, how do we know they'll stick with 35%? Denser housing versus single acre lots. If it's private, the public can't use the green space.</p>
<p>We want to know what portion of the green space will be accessible to the public.</p>
<p>Does the current OCP amendment encompass smaller lots, and does it require bringing in sewer and designation?</p>
<p>Does that apply to Hillside (the other 75-acre development)?</p>
<p>I support changes to the land use to accommodate higher density.</p>
<p>I'm not in favor of higher density due to infrastructure concerns, especially the roads. It feels like the cart before the horse. I'd prefer roads to be planned out first. Anmore residents shouldn't have to wait for traffic to be sorted without Port Moody changing their stance on the Bert Flinn Park / road solution. Need another access in/out of Anmore due to traffic on Ioco Road.</p>
<p>Can rezoning for more density apply to other parts of Anmore?</p>
<p>Curious about seniors or downsizers' interest in higher density</p>
<p>Housing options should not just focus on seniors gearing down. Condos/apartments could be a good starting place for younger people as well</p>
<p>Is it possible to widen the road?</p>
<p>What are the current demographics of Anmore? Is part of the process looking at census data?</p>
<p>Discussion on needs vs. wants (e.g., needing families to volunteer at the firefighting).</p>
<p>Need for amenities and community buildings to enhance community engagement.</p>
<p>Regional transportation plan should be considered.</p>
<p>Impact of OCP amendment/neighborhood plan on rest of Village.</p>
<p>Applicability of land use designations to other areas.</p>

Provincial government's role in housing/development projects
Impact of potential government changes on process.
Geographical impact of Anmore South on daily lives
Diverse housing styles and options can help meet various needs and make them clearer
Transportation is a primary concern, especially with expected population growth.
Historical context (transport): David Ave proposal and changes by Moody Mayor.
Limited current transportation options: future industrial use of Burrard Terminal may necessitate additional routes beyond Ioco Road.
Preference for aging in place but not in an apartment; townhomes or smaller lots were suggested.
Criticism of the notion that new developments in areas like David will be affordable, comparing to Moody and Coquitlam.
Questioned the presence of developers working on RS1 zoning.
Are there any developers currently doing RS1 zoning?
Ioco Road is insufficient for the traffic needs, widening it seems improbable.
The current setup will create congestion without additional roads.
Preference for maintaining larger buffers to avoid traffic bleeding into residential areas.
Emphasized the need for quantitative surveys and more direct public voting rather than decisions by a small Council.
Expressed disagreement with Council being the sole decision-makers for significant community changes.
Will the Council ultimately decide on these issues?
Mentioned San Marino Drive as a point of reference. Open to smaller homes or shared space homes without strata fees due to the high and additional costs they entail.
Addressed the affordability crisis, noting that many apartments are neither affordable nor suitable for families as they grow. Suggested more land-use options to accommodate different family needs.
Raised concerns about the current state of the local school and the necessity for upgrades or replacements if more families move in.
Is there a plan to either replace or upgrade the local schools?
What timeline are we looking at to get to the 4th reading?
Is this going to happen before the next civic election because that can screw things up?
Expressed frustration about the slow development process, noting that despite previous community engagement, zoning hasn't been addressed yet. She emphasized the need to change RS1 zoning first.
Acknowledged that there would be another community engagement
Worried about the impact of upcoming elections on the development process.
Mentioned the lack of housing options forcing her to consider leaving Anmore in the next couple of years.
Appreciated community improvements like sidewalks but wished for faster development.
Noted resistance from older residents who opposed change but had to move away anyway due to lack of diverse housing options as they aged.
So, are we supposed to tell the developer what he has to do? With all this community engagement, is there time allocation for the Village that they can discuss with the developer? Has that been discussed?
Agreed about the repetitive nature of discussions on Anmore South over the last year and expressed concerns about the lengthy process.
Expressed concern about the potential for a prolonged process and financial strain on developers.
Skeptical about the timeline, doubting it could be completed within two years.

Advocated for higher density to allow his children and new families to live in Anmore, stressing the need for community growth.
Praised the proactive nature of the current Council but expressed concern about potential changes in leadership.
Supported community engagement but hoped staff could prioritize certain opinions that he feels benefit the community over self-focused ones.
Observed that those opposing development are often the most vocal, while supporters are quieter.
Affirmed that the OCP amendment process requires public hearings in response to discussion of what the developer decides versus the community throughout the community engagement phases and neighbourhood plan.
Discussed when the next election would be and how municipalities have turned things down on the 4th reading.
Discussed the environmental impact of new subdivisions and wildlife concerns.
Stated we need better policing or RCMP resources.
Believes Anmore currently doesn't have enough green spaces and that the plan allows for a lot of high-level green spaces, but also stated if we had less green spaces, it may push wildlife back a bit which is a problem in Anmore.
This group is in support of the development.
Are we discussing the greater community as a whole or Anmore South specifically? Can Anmore residents use the facilities in Anmore South?
Emphasized the importance of planning for future generations.
Mentioned that residents have trained themselves to go outside of Anmore for amenities, highlighting the need for local facilities.
Advocated for community diversity and the benefits it brings.
Stressed the need for community spaces where people can gather positively. Praised the HUB as a great solution for hosting larger meetings.
Asked if others attend Council meetings.
Supported the idea of bringing new families into the community.
Noted resistance to change among some residents.
Suggested increasing amenities like pools to expand the community.
Supported the development of Anmore South.
Asked about promoting congeniality and contact within the community
Highlighted the need to focus on mental health and well-being, especially for young people.
Discussed the three dimensions of mental health: loneliness, personal problems, and time management.
Stressed that services, including commercial ones, should foster community interaction.
Mentioned working on the Canadian Cancer Well-being Survey, focusing on university students' mental health.
Main concern is traffic – especially on the way to the park.
(What brought you to Anmore?) Quiet, no traffic, greenway.
(Why Anmore?) There was little housing at the time. Nothing available that we could afford so ended up in Anmore.
What a difference when we got water
Lack of amenities so pro-Anmore South. Want to put money (in).
Anmore South – want to welcome more youth into the community. Nothing to keep them here. (young homeowners)
(What kind of housing would they need?) condo, townhouses (e.g. tree level housing)

(What does Anmore need in terms of housing?) High-rise, higher density (4-6 level condos)
Our experience, Anmore has never been a community. There is nothing here – coffee shops, informal amenities, meet informally for teenagers, interactive, community centres..., duplicate towers
Anmore is a place to hang your head – no amenities for gathering.
(Like about Anmore South?) Self-sufficient
(Issue) Lack of communication between communities. What would make it inclusive for the surrounding communities? E.g., geography
Once you have more families (not just seniors) then there will be more activity in the community
What about demographics and geography? Who lives where?
(Why Anmore?) Cheapest house that we could find. It was supposed to be developed
Family (5) with father-in-law: outdoor space, nature, trees/quieter lifestyle
Is there a limit to density?
What could lands provide?
What is it going to do for us? Lose ability to do campfires.
People go to quaint villages – architecture, accessibility to the store
A place that is really community focused/ Don't feel that our community is a community – we don't
But our neighbourhood does interact. We look at each other, we know how people are doing. Our children grew up running around on Birch Wynde
I get stuck on transportation
Construction – one way in and out so there is going to be issues – construction (25 years)
Families-- child-centred, child friendly place. Independent mobility – safe pathway, bridge across Sunnyside
A place that is intergenerational
Micro-homes that are affordable – kitchen- e.g., co-op housing
Private homes and spaces
As long as retail space could look like village. No box stores
(What can Anmore South do to meet needs?) Fine to multi-family but I would like to see regular subdivision
A nice smaller house. Like green space, like a yard. 2600 ft, double garage
No development – more moderate style
Not seniors community
Younger families can't afford single family
Nice to have some single family that are smaller (scale of Birch Wynde)
Younger family, age in place
As long as you're in Anmore, your backyard is a greenspace
Concern- shopping centre/community centre. Port Moody developer never delivered
In favour of smaller homes, townhomes, diversification
Smaller individual homes where you still have a two-car home (e.g., urban lot)
Planning certain housing types around retail
Local business owners to also be here – pub, coffee shop, drug store, walk-in clinic, dry cleaner
Many people have offices outside of Anmore. They could have businesses

We don't spend money in our community
What is the timeline?
Twelve story (First Avenue & Sunnyside). This is why we got upset
Not so against it anymore
We need a buffer. You don't want the two (new and old) to meet
Not against new development
When I look around at other communities... we don't have new homes, we have old homes. Many people want single family
It's ok to have apartments and townhouses – an area of fourplex houses
Townhomes can be nice. Large townhomes
4 storey apartments
Don't make large storey like a big tower. Terraces are great
Multi-family – must have amenities
Rowhouses are nice
We don't want to see a massive clearcut and buildings and a 100 ft buffer
Small senior type housing "ranch housing"
Single family housing - 1 level, easy to maintain
So much emphasis on youth/young families. What about seniors?
We don't want to live in a condo/high rise
What is the developer plan? Are they going to sell off? If they sell off, what happens?
Not just apartments or townhouses
(What housing is needed?) I still live in my home. (I'm a senior) It will be more than I can handle (e.g., yard)
One day will need to live in something smaller. Need to get out and greenspace. Open to more density (2 bedrooms)
Duplex with a garden
Small homes with green space. At entrance (e.g., garden), a little bit of earth
Regardless type of home – important to consider how it connects to everything else. More community oriented, not insular feel. It's good to think about it being on the edge. It is on the outskirts
Talked about "Disney land" concept – so it doesn't have impact on the community
Will Cordovado road tie into the community?
We have to think about the next generation. What will meet the need of the community?
We don't want to be a pocket neighbourhood where everyone lives but goes everywhere else to do things
As long as it is not insular
(Parks) What is proposed re parks and amenities is insufficient. Residents are no longer able to register in PoMo until their residents are registered
25,000 Pitt Meadows Community Centre
5-6 acre park still large enough to accommodate. 2 existing parks are inadequate
Rocky Point type, city-- concessions, performance space. Park tied to community centre site
Barbecue pits, picnic tables
Need to consider road infrastructure to accommodate travel to parks

Traffic experienced at Buntzen Lake due to limited awareness of parking reservations
Bert Flinn Park is used primarily for walking, hiking
Trails are not a park
Family found using lot cleared as a picnic area that is used as a disposal area for waste
Any park constructed will attract visitors from Port Moody
Preference to maintain forest rather than programmed recreation parks
Interpretive forest
Potential to have provincial gov't fund park development
Cost of park maintenance to the Village impact on tax base
Ravenswood tennis court not maintained, so not used. Maintenance of facilities by Village is inadequate. Does Village have resources to maintain additional facilities? Taxpayers not willing to pay additional taxes
Use of trails for running and walking
New parks impact on water demand? Landscaping that requires less water use. Ok to have drought resistant landscaping. Rainwater retention opportunities can be explored
Desire to push bears and wildlife out of the community. Bears are opportunistic and attracted to waste/garbage
60% of Anmore will stay green after completion of 2 development projects
Removing forest provides additional protection against forest fires
Developed parks with sprinklers and grass provide a fire break
Important to provide recreational opportunities if families move in. Preference for multi-purpose field
Local recreational facilities will mitigate transportation demand/road use
School not fully subscribed but need more housing options to attract families
Need a road through Bert Flinn Park
Limited amenities available in Anmore, requires travel to PoMo/Coquitlam
Need for a seniors centre
Poirier community centre in Coquitlam includes a rose garden maintained by volunteers. It would be nice to have a cultivated garden area
Support need for a community garden as well. Particularly important for condominium residents.
Is there sufficient unstructured green space?
Forest required to preserve air quality and need to preserve this in Anmore
Need for a child-centred park system. Not necessarily senior oriented activities like walking
Have noticed use of swales about 20-25 years ago
Important to consider the needs of bears/wildlife
Need corridors/pathways for wildlife to move around
Soccer is popular
Need to integrate city and nature. Maintain as much of existing natural landscape as possible.
Maintain as much of existing natural landscape as possible
Support addition of facilities/amenities
Important to provide public access to green space, vs. development of 1 acre lots
Walk through parks and green space

Important to maintain "no-touch" zones
Current location of Spirit Park is not central and is little used. Need more visible centralized park. Amenities, facilities should be nature-based
Need for dog parks... off-leash area. Off-leash park in a good community space
Trails need to be interconnected
Can trees on Sunnyside be maintained?
Need for upgrades to Sunnyside Rd to make it walkable/sidewalk
Links to White Pine Beach/Sasamat Lake
Existing trails disconnected. One trail leads to a cliff
How will the parks benefit residents in other Anmore neighbourhoods? Existing trails do not provide sufficient parking
The facilities in the development need to be integrated for use by the community
Sidewalks limited. need to be expanded from Sunnyside up. May be done when firehall is redeveloped.
Opportunities to develop parks in other neighbourhoods in the village
Need for community gardens
Greenery adds to the beauty of the neighbourhood
Facilities need to consider/support aging in place
Consider community greenhouse
Need a combination of strata and broader community gardens
Greenery adds to the beauty of the neighbourhood.
What will the needs of community be in 50 years? Need to understand demographic trends
Need utilitarian, non-designated use space, multi-use space
Important to maintain schoolhouse and doctor's(?) creek
Add water feature that takes advantage of existing creeks
(Shops/services) Short-term plan: coffee shop/gathering places, groceries, flower shop, fresh produce market, places for summer outdoor activities/gathering, medical service/dentist
Existing grocery is too expensive
Existing grocery is gathering place for teens
This development should exist for convenience. It'll save 15/30 min drive for accessing basic needs. Community policing offices
Hair salon
The plan is positive in a point of view that it helps with community engagement
Long-term – offices (is there enough people to justify having a doctor's office?)
Restaurants
They'll be lucky to have all that
Would school be able to handle the growth?
Proprietor should be flexible to accommodate future needs (more elderly/kids?)
Everyone moved here knowing there was nothing around and they moved here because of that
They can buy things online, grocery, food, amazon. Grocery- for her is a short drive
Couple of coffee shops would be good but bunch of them don't seem promising to him
Medical is a plus. Ice rink for hockey at community centre

Start with the business at 1st Ave so you can test it out and see if it's successful
Good idea to have a community centre so they don't have to drive to one in Port Moody
Facilities for seniors (activities – crafting, computer assistance with all the tech advances)
High tea
Designated sports field
Want places for kids to gather and hangout because they don't have spaces for that and sometimes that can be disturbing/noisy
Suggest fitness/multi-purpose rooms (for free)
Volleyball court, indoor pickleball because of the noise (she can hear them playing) and it's popular so she thinks there's enough demand. Put fields where it's not too close to homes
Okay with the development. Community pub (is there enough public?), daycare centre
Have a 75-acre development plan.
There's nothing in Anmore. She'll save errands and leave to do them all at once
They all agree there's a need for- gathering space scale similar to Westwood Plateau, restaurant, coffee, convenience store, laundry mat, community mall, not only attending Anmore community but also close neighbourhoods
Indoor swimming pool in the community centre
Facilities for kids ages 7-14, ice rink
Fitness centre
Retail space (local people with business instead of renting in Port Moody)
Restaurant, pub, medical offices, hair, nails (so they don't have to commute to Port Moody), spa
All this provides a sense of community
Daycare facilities, sports pub (somewhere they can hangout within the area)
It's a good way to build a community
It's a great plan because it'd be walkable
Summertime is hard to get out of the house because of the traffic so it'd be handy to have shops around
Pharmacy, clinics- dental and medical
Swimming pool (indoor), fitness, ice rink
Farmer's market (out and indoors)
Worry about capacity of facilities with all the buildings, plan accordingly
Dancing, ballroom dancing
Space for teens
Skate parks
Teens need to develop social skills (so plan something efficient for teens)
Teens center so they can develop themselves without kids and being supervised by adults
With both parents working, teens need a safe space to go
Rec. centre
Grocery store
Don't like that they don't have amenities here, she's welcoming to the idea. She doesn't feel a sense of community as there was in the past
She welcomes walking distance businesses

Community centre ideas – Port Moody has a rec centre, so what do they use more there? Is there a need for a rec centre here?
Language classes, multi-purpose rooms, game areas, outdoor pool (heated)- create summer memories, artist studio, fitness centre, pottery studio
Splash parks (anything with water and outdoor)
Fitness centres w/ different spaces for different activities
It has to be different than what they have here now (space downstairs)
Why do we need another community centre?
Basic business, bakery, pharmacy, liquor store, pub/coffee shop
People in the past tried to open as coffee shop but were shut down. A lot of resistance to have retailers here
Whistler village style aesthetic
Medical office, vet, childcare with enough green space (purposely built for children)
Small hardware store
Currently, they gather at the school, so it'd be nice to have gathering space for scouts
Amazon pick-up centre, post office, deli
If it's beautifully designed, it can be a destination place
(Traffic) How will this become an Anmore initiative vs Port Moody initiative?
There was a solution with Bert Flinn through David – it seems that Provincial initiative is necessary to move the connection forward. Can the developer advocate for it?
How much is Anmore actually able to do?
Is this discussion only related to Anmore South?
Can there be an additional direct connection to the lake?
What main road would be used to get in and out of Anmore?
Is the David/Bert Flinn connection off the table?
Are there opportunities for better active transportation throughout Anmore? Buses/Transit?
Opportunity for ferry connection between Anmore (1st Ave area) and Barnet area?
Are bike paths available for lake access?
Bridge connection across the water to Barnet area?
Will Anmore South Development provide critical mass to incentivize TransLink to provide better services to Anmore area?
Is what TransLink offers us dependent on Anmore South development?
Will we receive less service in Anmore from TransLink if we don't develop? (TransLink budget cuts)
Where would construction impacts be felt first?
Who is responsible for David Ave? How would a new connection be funded?
What would the impacts to Port Moody be if David connection goes through?
Use Ioco road as main access point
Use both east and Ioco road
No issues in Anmore with traffic – main issues start when hitting Port Moody
Traffic is much more noticeable on weekends in the summertime

Pass system for parks has drastically improved – there is still backup at the turnover time (two shifts for park passes)
Taking Alderside road and exiting at April is a common bypass for Ioco traffic – reduced speed limit
Can get caught behind the garbage trucks but otherwise the roads are quite similar – both single lane
Only two ways in/out is not supportable
Opportunity to widen Ioco road – residents would have significant push back, but it is provincially owned
I'm pro development but I don't see how this is a developer's initiative to solve traffic for two communities
Coast Meridian is a good example – David is four lanes over there and traffic flows well through the area
This is a 25-year plan – impacts won't be immediate
Construction vehicles moving along Ioco Road will cause major traffic challenges
3 rd access point is necessary
Desire for more amenities in Anmore – reduce the need to leave the community / go to Port Moody for necessities
Transportation is a major block for moving the project forward because there is no easy solution – widening roads will severely bottleneck the only other access point. Bert Flynn through road is the only viable solution.
Provincial initiative for housing – suggestion to make this more public to draw attention to needs
Traffic concerns – lake traffic is awful – the Village has done the best they can to regulate this traffic. Going forward in this area, the population is growing in leaps and bounds.
We need another connection to get to the lake
Pollution concerns – emissions from people idling outside houses while waiting for lake access
As a resident we should be able to park at the lake
An express bus connection/shuttle to West Coast express is desired
Younger families will be moving to Anmore South – they will be interested in more active transportation opportunities for accessing the lake – MUP
Concerns about wildfire evacuation routes
People on Ravenswood have to park on the sidewalk – there isn't enough space for street parking
Sidewalks are very important – there are parts of Anmore that are still lacking appropriate walking infrastructure
Current road network isn't too bad – sometimes it gets busy with lake traffic, but it is really only a few days a year – although I may be more tolerant than others
Issue with pathways in Anmore – we are lacking proper connectivity for walking/cycling infrastructure. Doesn't incentivize mode shift
Sidewalk routes to schools, trails that connect to points of interest within the community. Improve interconnectivity of the Village
Road systems are okay right now, hard to imagine what it would look like with a dramatic increase in population (long term)
Cycling paths are desired
Ioco should be widened or at least add passing lanes in areas – Ioco residents will not be happy if anything is done
Open to any options to improve traffic flow
Make public transit more appealing – rain shelters, pathways to access bus stops, increased service
Need SAFE bicycle paths throughout the community

Better access to West Coast Express / Inlet Station
Desire for more density in Anmore South to incentivise better services and improvements throughout the community for Transportation
Need ways for children to safely move around
Desire for amenities that are walking distance
Summer lake traffic creates more delays in the community – rush hour for parking rotation
Bus access into Anmore – there are limited seats and there have been times in which kids can't get on a bus from the middle school – summertime/lake traffic
Sometimes bus drivers do not go to all the stops
Ioco can get very backed up on garbage days (Thursday)
David/Bert Flinn connection is essential – it makes access easier for Anmore residents and reduces impact on Ioco lands. Asking for widening Ioco is not fair to Ioco residents.
David/Bert Flinn has been planned for decades; something needs to be done to put it back on the table
Need to incentivize mode switch
Not enough lighting in Anmore at nighttime – created dangerous driving situations
We currently don't have enough transit services – comes infrequently and the service is far too slow (approx. 45 mins from Coquitlam centre to Anmore – 15-minute drive in single occupancy vehicle)
Morning traffic to transit stations is significantly worse than afternoons
Without David/Bert Flinn connection, there can be no plan for Anmore South
New water reservoir is desired
Make sure appropriate infrastructure is implemented before people move in
Concerns about construction vehicles through Ioco
Ioco is way too windy for passing lanes – widen it a bit for cycling traffic

June 12, 2024 – 6:30 – 8:30 p.m. (Committee Members)

(Housing Forms + Choices) Important for cradle to grave housing – carriage house for rental on site with family renting
Concerns with Strata. Council's making ill-informed decisions. Connected stratas not preferred. Prefer non-connected building strata (bare land strata)
Snow clearing for all areas as a community (no separate service – i.e., snow clearing)
Not fan of high density/strata. Prefer near transit, not Anmore. Prefer ground housing (one story, not connected)
Number of people being added to area. Transport and infrastructure issues.
What is too high density? No towers, three story multifamily brings too many people.
Development should be sustainable for traffic – worries 600-6000 is not sustainable
Need diversity in housing
Need teachers and firefighters to be able to live here. My three kids are in service industry and can't live here. Need other options to age in community and keep school open.
Having tiers of living and accessibility – should have accessible homes. e.g., against a hillside so people have direct access. Terraced housing- built into contours.
Like the idea of a pedestrian crossing through centre, all at same grade.
As a young person, it is difficult to even think of buying a home. Rental options are the most realistic. Provide and maintain rental options within the community.

Duplex style townhomes, duplexes
Aging community members have challenges maintaining 1 acre lots.
Privacy needs to be maintained
Environmentally, we don't want light pollution.
Would like to keep a bit of a yard for smaller places
Diversify housing options while maintaining character
Lots of thought has to be put into what housing options go where. People who want more privacy will be closer to end of roads/cul de sac.
Questions about the process – previous one acre lots
What is happening on the Port Moody side?
New complexes, not high, still pretty nice. Not worried about affordability. Three storeys are not too high. Don't want tall buildings above tree canopy.
Single family also needed
Townhouse, apartment one, two, three stories – want variety and options.
Smaller lot, smaller house
Mixed ages are missing right now. Small units for starting price. Multi-generation in same community
Quality of new builds not good in Metro Vancouver. Something that fits community
Cheap builds could deteriorate, not long lasting
Want something I could live in
Walk out the door and touch the ground. Like having my own front door. Preferred over tower living.
Ground oriented is preferred.
(Parks and natural areas) Pleasantly surprised that one of the more attractive sides is designated for park use.
Traditionally backyards in the community were large enough to accommodate outdoor use
Keep multi-path trails off main roads
Maintain "old" growth forest to maintain shaded areas
Soccer field is located too far from the school
Potential future demand for a new school?
Buildings can be more readily accommodated on steeper slopes.
Interest in a splash pad.
Culturally significant/indigenous focused amenities/facilities, totem pole.
Maintain row for existing trails and build row access into development policy. Sugar Mountain trail is an example
Whistler is a good example of signage and policy approaches to designating paths/trails
Mix of fully accessible and natural trails.
Use of permeable concrete is an option to improve accessibility
Ensure connectivity of trails
Look at Galloping Goose Trail in Victoria as an example of mixed-use classification and use of private land
Bike lanes and walking paths. Maintain wildlife corridors
Protection of existing watercourses beyond provincial requirements. Consider municipal policy?

Mossom Creek Watershed Society concerns need to be addressed
Identification of preserved areas and tree inventory
Is high water mark based on 5? If so, there is some concern with respect to wildlife and habitat.
Minimize impact on environment, green space, and trees. Breakdown of land use – 50% housing + streets, 50% parks + amenities.
5% minimum is exceeded by active programmable park
Access to trail network through private property
Concentrated density helps preserve green space.
Active parks can be realized through partnerships with developers and school district. Burke Mountain is an example. Community engagement was a significant part of the process.
(Accessible paths) Dog and water fountain to be incorporated
(Parks and natural areas) Is there a soccer field in use to the South of the development? Is it in use currently?
Need for a dog park, off-leash
Mountain biking can take advantage of existing terrain and build trails. Partnership with TORCA. Great partnerships with Bert Flinn and Mossom Creek.
Lack of parking at some facilities.
Fortis Right of Way is not walkable
Current trails are not accessible
Land not being developed immediately can be used for temporary biking and walking trails. Existing trails are not very long, bike trail from school to proposed field.
95-acre property (329 homes) may be developed in East Anmore
Need longer trails
Trail connectivity needs to be a priority
Need to negotiate public row as bridge on elementary road crosses private land
Trail connection to Mossom Creek Hatchery
Are there plans to increase elementary school capacity?
(Process + perspectives) OCP amendment – 10 years. Instead of opening OCP work through this process, Anmore South gets put into the next OCP.
Challenging in the past to change the OCP (amendment)
Other properties that could be potentially redeveloped?
Housing choice should be varied for lifestyle choice. Options for other generations to stay, downsizing in the community
Cost for community to connect to sewer. In Metro Vancouver sewer district, special deal to be in the drainage system. Developer to take on the cost (recommendation)
Water system cost varied is a concern. Share the cost as a community.
Septic system failures in the past. Older systems that are failing
OCP updates affect use or own land. Missed opportunities if not revisited. Consider the whole village plan
Want focus on the South Anmore
Can we still bring requirements to the developer?
(Shops, service, and civic facilities) Commercial 1 - meant for young families, seniors: small grocery, drug store, walkable
(commercial services) targeted for Anmore residents

Worried about the people needed to satisfy demand
Not in favour of lots of people in the area
Likes the idea of walking to the store.
Ice cream and coffee
Bakery
Studies on traffic to support business?
Ownership is important – ownership is retirement. Long-term investment in community. Smaller units
Physician, dentist. For aging or young
Newport Village – only restaurants on one side. Can we have more variety? Small units with some variety
Delivery trucks on the roads
Parking considerations – parking and walking to lake is concern
Swimming pool – enough people to support
Bike park, skate park
Pickleball
Long drive right now for swimming. Nice to have pool
Local shopping (grocery) would be great. Can it be supported?
Indoor pool would be better for kids/year-round
Door for dancing/gym (Spring floor)
Daycare facility
Emergency preparedness; water, charging generators...
Grocery might not be helpful
Coffeeshop, pub, Cobs, smaller shops. 24-hr consideration (dense of community). Enforcement by design
Starbucks? Pizza shop? Convenience food
Fresh food options
Pharmacy – more than just prescriptions. Population dependant (needs physicians)
Tiered approach – Parking underground is nice, but on-street is nice too. Thoughtful design of parking
Size of grocery relative to existing Thrifty's site serving Belcarra + Anmore?
Considering demographics needs – physio
Is it possible to accommodate a rink or pool at proposed civic location?
Proposed flex-court
Preference for an indoor basketball court, pickleball court
Request for OCP amendment application – available online
Use existing facilities + do not duplicate
Existing basketball and tennis courts that require maintenance and not highly used
Will amenities be for public use?
New facilities should complement existing ones
Concern expressed regarding ongoing maintenance cost and impact on municipal tax bill
Decision to be made re. commercial vs. residential development. How will it be passed?

Will the developer maintain control or amenities if they are subsidized by developer?
Pub, vet and groomer, massage, gym, physio and chiropractor.
Same preference for surface parking

June 13, 2024 – 6:30 – 8:30 p.m.

Lived in Anmore 23-4 years. Likes seeing stars, quiet. Moved from PoCo
Lived here 12 years. Came for the countryside
No problems accessing services – PoMo easy to get to, can walk there (lives 3 km away)
(What do you think about the current shopping options?) Fine with current grocery at Buntzen Lake. Expensive but “if you can afford to live in Anmore, you can afford to shop there”
Feeling of community with PoMo – shops at Port Moody Rec Centre + IGA there all the time
(Was accessing shops in bad weather a challenge?) Sometimes in snow but not usually
Problem with parking at PoMo rec centre
Have to pay to use library at PoMo, doesn’t like that. Can get refunded at Anmore Hub but the extra step is inconvenient
Problem – too much development, not enough supporting infrastructure. Problem in PoCo too
Good with shops and services already in Anmore. Knew what was available when they moved here. Comfortable with loss of convenience/lack of services – trade-off for Anmore’s rural character
(Getting to work?) Lots of trades people work out here, need to get big trucks to job sites. No criticism of sharing roads/parking with them – knew about it when they moved here
(Explanation of current proposed services – Sunnyside Crossing Mixed-use District, 1st Ave Mixed-use Node, new community centre) 1st First Ave Mixed Node: would that be a low-rise development? Closer to existing village character?
What would be in the new community centre?
(What would you like in there?) None of us want it but we know it’ll go ahead whether we want it or not. We’re not stupid, I’m not stupid
People are going to want a fitness centre, indoor track for when I don’t feel like walking in the rain. Other resident points out there’s already one in PoMo. She knows but “if we’re dreaming, I’d like one in Anmore”
Pickle ball, Bocce ball courts
Library residents don’t have to pay for
Rentable multipurpose room – place to have overnight events
Curling ring, pool- indoor or outdoor – will it be maintained?
I don’t want any of this
(What would you like for trails?) Don’t want a trail connected to Hub – Why would we want trails through a paved area, surrounded by townhouses?
Could accept it as a place to “take granny” – accessible trail, different from hiking/enjoying wilderness
Don’t want shops at all. People go to PoMo for coffee
(What kind of community gathering place would people like? Acknowledging that different people have different vision of the space it should happen in, don’t want a community gathering place. Moved to Anmore to get space from people
I talk to neighbours at my post box
Used to live in a denser city, next to a family with young kids, and hated how noisy they were

Showed picture of her backyard Would you rather go for coffee or have this?
Want shops? Move down to PoMo
Unhappy with large area slated for development
Concern about deforestation, loss of “all that green”
And I’d have to drive through all that traffic
Development would bring “noise pollution, no campfires, won’t be able to see stars”
Lived here 8 years, by the grocery. Likes convenience. Attracted by natural beauty, field, forest. Happy to not live in big city but still have access to a nearby city
Lived here 5 years. Also attracted by natural beauty – Buntzen Lake. Grew up on 5 acres, has small kids, used to be a Boy Scout, likes how Anmore’s quiet, peaceful and everything you need is about 6 minutes away
(Were you also attracted by how affordable Anmore is compared to rest of Lower Mainland?) No, not from Vancouver and don’t find it particularly affordable.
(Do you shop at grocery store in Anmore?) No, except during pandemic. Too expensive. Not much variety either
(What does your daily life look like, accessing services?) I take my girls to dance, we drive to PoMo for that. Get up early on weekends, drive them to swimming in PoCo – sadly most day-to-day stuff happens outside Anmore, usually in PoMo. Is excited for a new community centre
Would like a fitness centre close to home – currently goes to multiple centres in PoCo and PoMo
Kids have also done soccer in PoMo – sad that there isn’t much in Anmore and would like more
Better cycling options – more trails and bike-friendly infrastructure
Gets groceries delivered every week, produces lots of cardboard. Wants a facility to recycle it in Anmore because PoMo recycling checks resident IDs and only allows PoMo residents to use its facility. Doesn’t think there are enough people to get tax breaks for a recycling initiative. Would like Anmore to collaborate with PoMo on that
Is satisfied with their gym membership at PoMo rec centre
Can get from home to multiple grocery stores in 10-15 minutes, doesn’t feel a need to have anything closer because they’re “retired and have lots of time”
Even if facilities come in, won’t feel like they’re necessary because the ones in PoMo are so close
Wants Anmore to stay “quaint” with shops that feel more like a destination/vacation spot– e.g., shops like bakery, ice cream shop, coffee shop
Kind of place you’d wander through on a Saturday
Doesn’t want big chains or corporate spots – prefers to shop local
(New community centre will be x2 size) “Wow”
Can see a daycare in the new place. Would like to be able to retire in place – wants facilities and services for seniors
Like a dentist, doctor, accessible by on foot with sidewalks/paved trails. Wants the ability to access essential services without leaving community
Doesn’t want community to <i>look</i> like a city
Idea of building a self-contained city or community within a development. Is unsure if Anmore South will be big enough to support that. It will take a long time – not an overnight project
Having a community study/workspace – somewhere free where you can sit down with your laptop without having to leave Anmore. Just to get out of your house
Having the space open to businesses for networking events – a communal remote workspace? Feels workplaces are changing rapidly and the Village should design spaces to reflect that
Lack of affordable housing in Anmore, feels that the community skews retirement age. Feels surrounded by massive luxury estates

Hosts regular block party, values and encourages sense of community and feels that Anmore is a very strong community
(How's the evening going so far?) Informative – likes seeing every section broken down. Transportation a big issue. No one's talked about net o homes though, no one brought it up at open house either
Building the sewage line – Anmore has to talk to PoMo about that. He's talked to Mike Clay – the sewage line isn't there
I go grocery shopping in PoMo. It's not as far as people make it out to be
Move to Anmore for lake, trails, rural atmosphere. Lived in rural areas before and came here for peace. Did not come for shops
Came here aware that it was rural and wants it to stay that way
(What's your experience been like grocery shopping?) There's nowhere to shop in PoMo except the old IGA and Save-on. Don't go grocery shopping in PoMo
Goes to Costco (closest 1 in PoCo), uses a delivery service. Can't afford Spud (delivery system) – getting groceries delivered is prohibitively expensive
Community's been asking for a coffee shop for past 20 years. Knows there's a canteen, but would like a coffee shop
Gets sense accessing services, especially with kids, is getting harder. Not just an Anmore problem. That's an everywhere problem.
(Would like to move conversation towards what you dream would be there) Golf course – joke suggestion, proposed because it would take up most of the acreage
Better hospital with more services, like a maternity ward. Hasn't had a family doctor in 6 years, would like a primary care facility
Better emergency services – currently goes through Sasamat and response time is slow
If the price of housing goes up, we'll lose volunteer police and firefighters. More services and development will raise prices to the detriment of emergency workers in Anmore
What comes first in development process? Deciding services/infrastructure or planning units?
It's hard sometimes to get down to PoMo but it's alright when the weather's nice
Doesn't want to live somewhere with shopping and a community centre. Was aware Anmore didn't have one when he moved and liked that
Hockey, curling – there's an ice rink in PoMo so he doesn't really see the need for one in Anmore
Doesn't know how current PoMo rec centre will support growth in PoMo and Anmore. PoMo has changed to residents first for everything, it will be and is already getting harder for Anmore residents to access services in PoMo
Anmore used to have gravel roads (rural character)
How far into the Village would you be developing most of these shops and services?
I have so many questions about density and progression.
It's never been a question of wanting retail. If I wanted retail, I'd move.
There used to be smaller services in the village e.g., butcher in the '80s, town dances in firehall or elementary school. Revived dances for 40-year anniversary. Services along Ioco dried up over years, elementary school left – but 1st and Ioco used to be busy
Poor use of existing space/services – Buntzen Lake only uses 50% of its capacity but it serves whole Lower Mainland
We just solved the problem. Let's make a little self-contained community at the bottom. They already call themselves Anmore South. They can be the urban part of Anmore, and we can be us.
Why do we have to worry about making that work for us? Let them form their own community. Make a localized small development, confined to Anmore South
I'm up here with all the trees
(what brought you here?) Rural. Rural but close to a big city. Attracted by the forest, running trails

(How do you access basic needs e.g., grocery, healthcare?) Goes up and down the hill a lot, can drive and isn't bothered by it at all. Happy to make it a trade-off rural living for commuting to services
E-bikes but not to essential services
Has to drop granddaughter off at school at Old Orchard, shops at Costco – has to drive somewhere every day
Also, e-bikes to the marina – takes trail by waterside, likes not having to drive there
(“How is it?) I wouldn't take my mom on it – biking is sketchy in certain areas
Whole family works all over Lower Mainland, has a commute. Works in PoMo and spends most of time there
(Part of community centre would be for office space. What kind of business do you envision taking that space?) Associates office space with downtown urban areas – finds that concerning
Most people work at home, in another city. Doesn't want this to become a business centre for the Lower Mainland.
Who is this for? Don't we already have a community centre?
PoMo community centre is becoming less accessible to Anmore residents – that's just their hockey program
Do we have a fitness centre here? We've never had a fitness centre before
We need a rec centre. A lot of people in this community play hockey, lacrosse, curling, swimming... We need a community centre to accommodate that – kids want to play sports but get stuck on waitlists in PoMo.
Wants the community centre here (Anmore Hub) to be expanded – doesn't think other locations would be as accessible
John McEwen even said this [Anmore Hub] would be a one stop— all-in-one. Wants designated space with everything in there, e.g., hot tub, sports facilities...
Certain activities will have to happen outside community anyway, e.g., kids will have to play soccer against PoMo teams, so they'll have to leave Anmore for games anyway
We don't want this. We moved here for a reason
I feel safe riding my bike down to Sunnyside. Coming back? Scary.
They never tell us what they're going to do. The traffic thing – how will we get from place to place? There are too many people! Infrastructure should be planned first – this feels backwards
What did you take away today from all of us?
We understand Anmore is a unique space – That's something we struggle with because we think we are a unique space but you're coming here and telling us what we should put here.
We all came to Anmore because it's rural; and for the deer and knowing your neighbour, and now you want to put 3,000 units here.
Is Anmore South currently zoning differently from the rest of Anmore? Once they apply to the village, the large parcel is designated to change the designation from RS1 to some other kind. I'm a homeowner. What if I want to add more on an RS1? Can I also come to you for a village meeting and put in applications saying that I would like to change the zoning of my one-acre parcel? I want to put six homes without going through the infill process. I want to do some multi-housing, right?
What is a special study area?
Was Metro Van doing this?
In high density area, they would have kept an RS-1 forever; however, right, so I don't believe that they had the intent of putting a special study area in place here.
Since the mayors vote on this. Is there a public engagement that we can talk to them about? Is it mandatory?
If one person owns the land, can they also change their housing?
Does the community get to say yes or no in this process?
Can we rezone individually? My neighbour built two units. The process is different.

Could we go together with others in the community and seek an amendment to our properties? A
(What do you want to see there?) It has 10 towers [density] at the bottom but with green space. We only have a few roads to maintain, so we can build high towers in a small space without taking up trees.
You are making people feel like there is no option.
RS 1 and 100 units. Make another Ravenswood.
I like the idea of affordable housing, but I feel confused about what that means in Anmore. I want more affordable housing. Young families are going to move here. High towers are great, and townhouses are a lovely way to live
Quick thing. RS 1, say 100-80, which can be zoned differently, too. You can have many houses. It is probably more like 300 units. Duplexes, row homes.
(You are open to a mix of housing?) But with green space
50% RS- 1 and 50%.
(We have an application for a single-family and a proposal over here. Where do you sit with that?) 1 acre lots. Stay with what we have. And Port Moody North. Smaller lots with single-family homes. Half acre and a third of an acre.
No towers. Why would you move to Anmore? We have a lot of land. Why would you want to cram people into towers?
(What else do you want?) It depends on what you want to clear-cut. Don't clear cut.
My idea is, if it is going to go ahead, can we not have a huge green area of trees and a house in the lot? And you see, where is this? Then it opens up, and you see lots and then another cul-de-sac with another forest of trees.
We do have some duplexes and fourplexes. But you know what, it is an attractive one. Single-family lots with smaller lots
If it is going to rammed down our through, then we will live with 5-acre homes with smaller lots, but we are not saying it is okay.
Can we have hidden neighbourhoods (You are saying you don't want to see the development?) We like Ravenswood – surrounded by trees
I want it to feel like nature. I don't want to see clear-cutting. Not Cordovado. For example, one house with trees all around it. This is why we came here. A "tweak" of a house. It is there, but it is not there
(What is it about density?) We want something other than a New Port Village. It is houses. Trying to get into shops and small and crazy. It was a nightmare. We don't want the extra traffic.
Light pollution
Displacement of wildlife
We have trees on the back of our property.
If you clear-cut it, there is no turning back. (Ravenswood – a lot of trees were removed.)
We realize that it has to come. We are in our 60s. Aging in place in a tower doesn't feel like Anmore.
Retain the village feel. High rises don't retain the village feel.
These are probably going to be Strata lots.
We can afford to be in Anmore. If I could buy a 3 rd or half-acre lot. That is what is aging in place. Coach homes
The problem with Anmore is that housing needs to be affordable. It is never going to be affordable here. Affordability is a myth.
Ranchers take up a lot of land, which is not what we can do.
Coach homes, infill, and laneway homes are a possibility. Coach homes over your garage.
People have moved here, not come here for the nature. They say because it is lovely. They are the newer. The younger people want more density.
You think they will really listen, though?
Developer wants profit. Maybe the government should build affordable housing

(What do you want to see in your community?) Somewhere in between, this is not a one-acre lot. But what is being proposed could be better. It has gone on the other side. So much population process
(What part went too far for you?) Too many homes. Somewhere in between is a bit easier to swallow. Is it too many people? There are effects on the community when there are too many people, and growth happens too quickly without considering staging services with housing and population growth. I am fearful that you are not thinking about this. Triple the size of Anmore, and it feels like there are too many people in the village our size. Giant development like Port Moody is a no. Having height and beauty. Imagine with streets and homes. 85 or 90-acre lots, it would destroy it anyway. People would clear-cut their lots. The next stage up would mean city lots, and we could go to 500 or townhouse XX and condos, and then we get to 3000. I have trouble imagining apartment buildings. Density would not be 3 or 6-storey lots. My main concern is environmental. The schoolhouse is a salmon-bearing stream, and we need to protect that stream. Trucks and bulldozers will be a destructive phase in that area. I have a young family. Lived in Anmore for five years. I have my own business. You need to have young families as a part of that. Mass density does feel out of place and has a healthy balance. There are a lot of people that would love to live here. If you are talking about one-acre lots, that eliminates a lot of people. And what about people who want to downsize and stay here. My parents if I ever needed to bring them closer. Where density gets done wrong a lot. Clayton area of Surrey. Every house is tenanted. Every car spot has got a car in it. Squeezing every last person in it is not good. You have to have balance. A blend of townhouses (attractive to me). I want to have a manageable yard. Sufficient street space. Distance from the home and properties. It is a good point. With 3,300 homes, where would the cars go? Mass transit needs to be better used.
Most people who live here would want a car. I would see access to transit and needed.
(3500. And is it too much? Why is it too much?) It would stick out like a sore thumb. A lot of people squeezed in. Another development may be on the Port Moody side. Would there be a Newport Village in the middle of Anmore?
(Is it because green space would be taken away?) I would rather see more green space. I understand a mix of low-rise apartments, but I like houses on smaller lots. It feels like such a significant number. I don't want to see block after block of apartments. We have access to all the trails. And we wanted to see it. You get to see where the creeks are and ravines. And you say to yourself, there would be streets.
(1 acre will still affect greenspace.) A huge development is happening with a current development, Coronation Park, and Pinnacle Ridge. Anmore is needing to do their part. I get people need to age in place. You have to have homes for people to serve the community.
Police and firefighters are vast chunks of money. Our tax base needs to afford amenities. Another thing is the neighbourhood's relationship (Port Moody) with its community. They are making the park and shutting down the right-of-way. They are not interested in development here. They see Anmore as an adversary. Change and progress are inevitable, and I know an incredibly vocal contingent exists. It is likely helpful to show the volume of units to visualize what it looks like if a community is well-designed and built, which enhances what is here. Maybe the number is just scaring me. Maybe, when I see it built, it won't scare me.
Green space. I went to the open house and tables. When I drive up Sunnyside, I see how they have their streets. Can we get a buffer on Sunnyside, so we won't see Anmore South?
One thing I returned to was, what are two bills from the province? Right now, you have a home and a suite. I have a suite in my house. I could make a ton. We have chosen not to. We have a great tenant, and she gets to rent in that lot. Infill and coach houses — you will see how many people we can jam in, and others would think differently. Anmore needs to look at that. I would like to see OCP engagement. We have not been given a voice when I talk to my neighbours.
Building of schools, we will have to go to the fire department, police, etc., and ramifications of long-term impacts. It is tricky.
So, community centre, how do we maintain that with a tax base? How much more do we have to pay?
I care that my children don't go in portables for schools.
What are you building that supports services? Can schools wait 35 years?
We looked at storms, power, etc., when I worked for Stantec and had the assessment done. But my issue is that we have an OCP now and a certain structure in Anmore, and we need to know the impacts, such as roads, sewage, etc. So, it takes work to provide feedback. Why would you do this in place? You

are putting the cart before the horse. I look at this. There are a lot of great ideas. But what about roads, sewers, etc.?
(RS1 reality, and when they go towards 3500, there is more math to be done. We should consider whether this development would fit. What is the minimum number to gain those things? If we could reach the minimum number, would having sewers be important to Anmore residents?) Not worried. Sewage and roads are a big one.
(But some people are saying that they want more options. Aging in place and more amenities.) Then you look at bill 35 and bill [?]. You want to talk about what is affordable, but the proposal could be more affordable.
Do you have control over the neighbourhood's zoning? For example, RS1, could they build it today? If you change the zoning, does that mean they could change everything?
Bella Terra would be a third-acre lot. That was a significant departure. There were some changes to the green space provided, and now we have suites there. But if you are RS1, you can't really screw it up. My challenge with other zoning is that developers will ask and get away with things.
Every time we subdivide, it costs a lot of money. I qualify for infill, but I wouldn't say I like the idea. The idea at first was that it would be affordable. It is not affordable.
Used to live in the city and didn't move to Anmore to live in a busy area. He doesn't see the need to change Anmore. He would like to see more green
They worry about the trees
Once they allow to build this, they're going to cut trees and develop more
Moved here for the quiet, lakes and parks, and doesn't agree with the density. Thinks icona is imposing what they want. The way it's being presented seems like there's only two options and she doesn't agree
Want to see water storage, net zero homes, cistern system...
Fire fighters - thinks fire hydrants don't have presence here, non-capacity.
Doesn't like giving potable water to water plants so he wants a cistern system
Wants engagement on OCP
Live at Maple court at the end of the cul-de-sac for 8 years because they found a house they always pictured living in
Want more green space. Wants 70% like Portwood plan. Has trees on their house. Has been here for 19 years and green space is important to her. She moved here for that
Have been here for 24 years
Live right beside the park. Loves trees
Worried about ways to escape in case of an emergency. Doesn't like the idea of having only two roads.
Likes the idea of having house for their kids. How are they selling affordable housing? Doesn't think it's going to be affordable
Lots of mistrust with icona
(explanation about affordability) Was told there would be low-income houses
(3,000 acres in towers w/ preserved areas) If you get higher you can preserve more green
Why do we need to defend our single-family homes?
Some five-storey, firefighters, lots of green and single-family homes
Who is building that. Has the idea that icona is going to start this project and hand it to someone else
What phase are you in?
So, we'd have to deal with construction traffic and disturbances for 25 years?
Sit on my balcony in the morning with a cup of coffee and listens to birds. If this is happening and icona is just promising 40% green space, she won't have access to that. Why can Portwood promise 70% of green space and icona only 40%

Was told if the community wants more green space, they'll have to build towers
How will the mixed use be?
Like the idea of the Hub
Moved from Maple Ridge because of the green space. She moved here because there was development in Maple Ridge. Don't want to see anything like Town Hill in Maple Ridge
Not okay with the project but are willing to make it less painful
Stop light pollution. Preserve trees
Think it'll be confusing to drive
Moved from PoCo because they didn't have enough privacy on their garden. Worried about the noise
Used to walk to Buntzen Lake. Want this quiet life preserved. Enjoy the ability to step out the back door and have access to trails. Want to see wildlife, outdoor activities.
Don't want to see buildings. Don't want streetlights. Just placing streetlights on intersections
Why can't we buffer the commercial? Want the feeling of driving through nature. Don't want offices
How do you keep people away from complaining about bears and nature? (since they're coming from other densities)
Like Pacific Spirit and wants it to look like it. No towers. Try to make this as much as a rural village as you can
Have been living here for 3 years and 8 years. Moved here for nature, lakes, trails, and living in the quiet with access to big city amenities
Grew up in California, doesn't shy away from density because he wants affordability. It's important for the future growth of the community to have green space but also affordable places. Don't like the idea of having (??) houses. Don't think high density has to look like a packed city. Doesn't feel like a concrete jungle. Like to see it developed in a way that's a good fit to Anmore.
Want to see similar communities. How does 3500 units look? Some examples – Switzerland? Know how much effort it takes to plan the community and meet people's needs
Like a Danish design where they can keep the trees (Whistler vibes), colours, feels like a resort
Likes the sewage plan, roadways, fire services, infrastructure that this will bring to Anmore
The numbers (3500) are scary
Involved with management of creeks – want to protect creeks
Knows we need to develop and appreciates the fact that we are willing to hear the community
Can see this as an opportunity even for them to age in place. Thinks there are people in the community that are not open-minded. Knows this is happening and would rather be part of it
What is the real benefit for the community?
Think that there should be more open-minded people participating in these activities because he believes there are many people open to the idea, but they're busy with work
(Traffic) We want the David Ave Road Connector
Transit drives by, people waiting
Family will always drive, no transit. Expect many people will drive
Anmore South could have better connections to transit
Port Moody is very congested right now
Not realistic that shuttles will improve mode share
David Ave connector or bridge needed to manage traffic
Seabus/taxi could help
North Van Bridge

Bridge will take forever
Expand Ioco
Connect April Rd
Widen East Rd
Do the added units warrant a bridge?
Ioco widening required to accommodate Ioco industrial land
What about alternative lanes on Ioco?
Is David Ave connector dead?
Ioco industrial lands would build bridge
David Ave needs to be completed
icona doesn't care about impacts to road
As biker, make bike lanes
Current roads unsafe for bikers, unsafe for drivers. Bikers deserve to be there
Need a third way to get in/out
Car share system needed
Get bridge to avoid Port Moody roads – doesn't need to be major crossing (2 lane and buses)
Train to Skytrain/West Coast Express
Commuting to New West, so congested
Barnet highway is very congested
In Crystal Creek, in emergency, no way out – trees come down and block in/out
Ioco poorly constructed, stuck behind garbage truck
No easy way out in bad weather. Fire risk during evacuation
Lakes are very popular, parking is a waste
Weekend on Ioco is a delay – bikes unsafe
Not a lot of opportunity to widen Ioco
Port of Vancouver is going to further develop. Bigger impacts. Need bridge?
David Ave connector – no support for putting road through Bert Flinn Park
Bridge could help traffic
Water taxi route to transit
What are the alternate transpo? East Rd and Ioco only options now
Concerned about safety
Worried about having density and no road improvements
If there is a road through Bert Flinn where would people park?
If we remain RS1 Zoning, would any traffic/road improvements be made?
Will there be more buses/transit? How many people does it take to create the demand for TransLink?
Road improvements: are we creating more lanes? Adding bike lanes? What does that entail?
Who decides what happens with Bert Flinn? Who pays for it if it gets developed?
What is the expected population increase?

How long will the project take total?
Sunnyside is the most dangerous road in all of Anmore – corners are tight, it's very shady and difficult to see. Something needs to be done to address safety issues with that road
Need to address St Johns/Clarke in Port Moody before anything
First Ave and Ioco intersection will need to be reassessed – it's okay right now with limited traffic but any significant increase will cause problems
East Road is a major choke point with Buntzen Lake access during parking pass transition
Improve access to existing trail systems with public right of ways and trail connectivity in general
Create more active transport opportunities in Anmore – separated from the road for improved safety – at the very least a greenway between the path and the road – not just grass but natural forest area
Option to create something like Stanley Park driving through Bert Flinn
Concern about trees being removed if Bert Flinn was developed
Need to straighten roads in Anmore in general – already dangerous but a population increase/more traffic will make it substantially worse
Bike paths need to be separated – multi-use path
Ioco/Newport area is an awful bottleneck
St Johns is the biggest issue
Emergency evacuation is a major concern – we don't have strong alternative evacuation routes – we are one circular route. If a full lake day tried to evacuate all at once it would be disastrous
Opposed to the Bert Flinn connection – the park is crucial. Development on the Lougheed strip will be going to Sasamat, Bert Flinn, Buntzen and Rocky Point – there will be too much traffic flow which would destroy the character of the park
We can't handle a population increase with our current road system and I don't want the Bert Flinn connection – maybe a multi-use path through the park but nothing more
Infrastructure that supports electric bikes rather than cars is a good option
Could use a separated bike lane on Ioco
Need to also consider the needs of Belcarra, especially for emergency situations
Quality of life Belcarra was awful before they put a road through their parkland. Quality of life drastically improved following the road being put through and access improved. The same could be possible for Bert Flinn connection
Even going the speed limit on East Road is hazardous, especially at nighttime.
Add a water taxi between Ioco and Burnaby/Port Moody
Typically travel along Ioco other than Thursdays (garbage day)
St Johns/Clark are a major issue – need to avoid it happening in Anmore at all costs
I like Bert Flinn Park, don't want a road connection through – don't think it would actually solve traffic issues
Need a transit hub in Anmore to help connect to other major transit hubs in Port Moody (West coast express)
If our population increases significantly, we need the connection through Bert Flinn – that being said it won't be necessary for the next 5-10 years
There could be immediate thought into both public transit and roadways within the development
The bus stops in Anmore/Sunnyside are an embarrassment – they are in a ditch and need to be improved
Splitting Bert Flinn in half divides the park
Will the trails be paved?

How much space needs to be left around creeks/watercourses?
What are the residences that would go in the Anmore South area?
Are the parks going to be similar size to apartment/townhome community areas?
Logistically, can any of these trails be connected to Bert Flinn Park? Opportunities for partnership/cooperation with Port Moody? Also, area south of Anmore South
Is the 4m path a bike trail?
Is another school being proposed?
Would the elementary school need portables with a higher population?
With proposed density, has there been any analysis into how many kids will be injected into the community? Would there be a demand for these amenities?
Growth is based on RS1 lots – how would a zoning change affect how we grow?
Has parking been considered?
Buildings are adjacent to homes – how tall will these buildings be?
What would be included in the community centre?
At what point would they consider things like ice rink or swimming pools?
How are the parks in Anmore South going to benefit existing Anmore residents? Why do we want this big, huge thing?
Why are the proposed parks so big?
Will water be connected to Port Moody systems?
(Do Anmore residents want to see more intermittent forest trails?) Yes, dirt track/gravel options would be great. Some paved are necessary but we want other options as well.
We have plenty of wilderness trails already. Would prefer to have paved bicycle paths.
Forested trail is appealing
Do not support the plan
Like the idea of more forest trails
(Experience of parks in Anmore today: what could be improved?) We didn't move here for the parks; we have our big properties
We moved to Anmore because we don't want parks
We are NIMBY's – people who want this should go somewhere else
We would not use the amenities areas
Existing parks in Anmore are basically nonexistent (formal city parks). In countryside, we go into the forest and hike to Buntzen almost every day. We love it, that's why we live here. It's amazing that we can just walk out our door and have access to all that nature. As such we probably wouldn't use the proposed Anmore South parks, although we like the idea for younger families.
Schoolhouse North needs to be protected as it's a salmon bearing stream – heavy equipment and barriers/bridges have potential to cause ecological issues for wildlife
It would be nice to have a few more options that are groomed and safe and good for younger families
Bert Flinn has great biking trails
I like the idea of having more extensive trail network – we typically drive to other parks/trails and parking can be a challenge
Going for a walk with my kids and getting an ice cream is great, having trails connected to amenities is great
I've been here for a while, but I can't say that I've used parks in Anmore with any consistency

I would love to be able to purchase a home in the Anmore South area, I see the benefit of the plan to Anmore residents.
Things are getting busier in other cities; it would be nice to have options nearby that we can use without leaving Anmore
The reason we live in Anmore is to go to Buntzen Lake, Sasamat and Belcarra. I've never seen people use the other parks to hang out in. The trails in the area are already amazing – we don't need soccer field style parks when town centre park (Coquitlam) is so close. I think purpose-built parks would be a waste
There are only so many months of the year that parks will get used
Soccer is becoming higher demand – people are using the fields at Ioco Road elementary area rain or shine
(In the future what might families moving to Anmore South want?) Young families would like safe places to go with their kids, such as water parks
That in mind, it's not what we want. We don't want a coffee shop
People will want trails
People can use Port Moody facilities
We like rugged trails
To make spaces more beneficial to the rest of the community, could we include some planned parking for Anmore residents who don't live walking distance from the new parks?
Standard playground, (Mundy Park for example)
Trail connectivity is a priority
We don't necessarily need something as comprehensive as a splash park
Restrooms available – other restrooms at parks are often locked. Need appropriate lighting for safety – keeping in mind light pollution for residents
I like the idea of paved trails; I have a child in a wheelchair
Preservation of natural areas is very important
(Stream side protection areas – do you want these given to village for ownership or included in private properties?) My understanding is those waterways go through properties – why would the village want them? They are deep chasms. If houses back onto them, those houses should be maintaining them
(What environmental values do you think would be most important to have policies around) Bears – schoolhouse waterway/walkthrough should be protected for bears. Sunnyside road- safe wildlife crossings are desired. Need to look for a trail to provide good wildlife paths
Bert Flinn/David connection is inevitable
We want to understand the long-term fiscal impacts of parks/park maintenance
Anmore already has trouble maintaining the few dedicated parks we have – they don't have enough parking, no maintenance
Mismanagement of parks hasn't been too costly to this point, if we increase the scale there is huge potential for failure. Keeping things simple reduces risk
RS1 zoning will reduce the carbon footprint
I don't think there is enough space available for the proposed population increase
We can do better than this, even if it means towers
Spirit Park itself – for the most part people in Anmore don't use. Anmore is a park. We don't need more designated parks just more greenspace
I like the trails – big trails are desired
Right now, it is not safe to bike in Anmore
Lots of people will bike if good trails are built

Mossom creek – there is a cliff on the trail, can a bridge be put in to improve connectivity. There are lots of dangerous parts of the trail
I would use bike trails throughout Anmore to access community amenities in Anmore South
I like that all streams are protected by minimum setbacks
Protect more space if possible
If we put too nice a facility in people, it will attract too many people
We have trouble getting swimming lessons right now
I don't think that there are enough rec facilities proposed for the expected population increase
Only a few people use the tennis court
I would prefer pickle ball courts or other recreation opportunities than a community centre
I like the idea of having a Suterbrook type community in Anmore south
Potential to add strata amenities
Towers will allow more green space to be saved.
Build amenities for the Anmore South community, we already have our yards. Keep the community self-contained and sustained

June 19, 2024, 6:30 – 8:30 p.m.

(Housing) Not a resident of Anmore but familiar with the area. In terms of what type of housing, agrees there should be densification. Remembers renting in Belcarra wishing could afford something. Heard from colleagues in fire department that say they wish there was something for their children to afford there. Should be more densification. In terms of types of structures, thinks a mix of single and multi would be best but doesn't have a lot to say about that.
Recently moved to Anmore from Port Moody. As a young family, doing a development like this, they notice a concern with Ioco street regarding safety. A lot of people passing on a double lane when they shouldn't be. Road safety is a huge thing.
Thinking about global warming and what happened in Maui and there only being two ways to get out, so that should be addressed. From a recreational standpoint, would be nice to do more. Nobody in Anmore gets first priority, so they need to use an alternate address to get a swimming lesson. This opens the doors for more families. Should be another look at schooling and who gets in.
Will swimming pools be considered?
What are the percentages on developed area vs. parked area in the proposal?
(Height of buildings?) To do 3500 units, thinks most efficient thing is to do 35 units of 100. Mentioned Langley at 200 street as an example that has been overdone and that this is twice as big. Doesn't think this can be an attractive development. Not in favour of this. Likes that it is a rural neighbourhood. Thinks Suterbrook and Newport are good examples to look at. Envisions that whatever happens needs to intertwine through nature. Said was shocking when forest was torn down on Sunnyside. Compact and intertwine things through nature.
Noted that they did not talk about wildfire in transportation session as a risk. Need to access the road network and make sure we have redundancy in the event of a wildfire.
(What do you think is needed for Anmore south housing to create a more complete community?) Likes the idea of more housing options. Has been in his house for around 25 years and now shares with his daughter, her husband and two grandkids. As they age, it gives them the option to stay in the community. Loves the lake and parks. Nice to stay in Anmore without the maintenance of a large property. Gives more people opportunity to live there.
Agrees - nice to move somewhere smaller and bring in more young families, which would bring a new dynamic. Likes the idea of small amount of commercial space. To spend money/generate tax dollars in the community would be good. This might help with property taxes.

Agrees with both that more housing options is better. But was under impression that higher density would be more concentrated instead of spreading out. Goes back to concern about more cars on the road. Appears to be a driving community
(High vs. low density. Says that the destinations in Anmore south should be 5–10-minute walks. Intended to be a walkable community.) How many stories in apartments?
Going back to the fire issue, choice of the building type will have impact on fire flow requirements. Six story buildings will have more requirements. If want to bring bigger buildings need to bring more water for fires.
There is a road in top corner that doesn't go to Sunnyside. Is it a cul-de-sac?
What about the fire road? Don't have plans outside of their borders.
(What people think of higher buildings vs. lower?) Would rather stay rural and keep single family and two units. Existing system doesn't have road, water and system. Towers are out of question because could be huge consequences.
Having a hard time about picturing towers but maybe in 20 years things can be different. Likes the idea of smaller lots and smaller single-family homes. As much as he is in favour of increasing density, would be in favour of dialing it back a bit.
Volunteer fire department isn't set up to fight fires in big buildings. Policing costs will go up too. Growth may have unexpected costs on tax bills.
Topography is quite steep, and it will be a challenge with creeks.
Where are the houses on the map?
Would like more diversification than what they have now. Doesn't know about six storeys but townhouses and mid-rise are good use of the land. Not sure about single-use houses. Would be nice for something for his kids and grandkids
Would be pleased to hear if it wasn't higher than 6 storeys.
This is kind of looking ok to them. Fan of not having development higher than 4-6 stories in Anmore. Not right fit for community or transportation.
Sticking with single family and duplexes would be more congruent with current landscape of Anmore and still add more density. If tripling population with multi-family units, then that raises question of how people will get in and out without infrastructure in place. Before making any multi-family buildings, need to have proper road infrastructure in place. At this point in time, sticking with single families is the way to go.
More facilities such as community centres or libraries is positive. Thinks it's a good idea.
Thinks more diversification is good so they can retire there, and their kids can have places. Supports having shops and such.
Anmore currently has a rural designation and changing that impacts the community. Lots of opportunities with coach houses and duplexes and province allowing for more density in single family properties. Not as concerned with housing diversity
(Facilitator asked if coach housing is of interest to the community.) There were 2 applications for coach housing to Council last night.
Accommodation pressure will come eventually. If goes to RS1, won't ever change after that.
Mention of bill 44
(Traffic) (How do you experience the roadway and what are your current issues?) Commute to Burnaby, Ioco traffic and through Port Moody is very congested. Use East Road mostly to access the development
Lots of development in Port Moody – bottleneck in Port Moody
Buntzen Lake traffic is congesting the road network
Typical traffic during the week is no problem right now – worried about adding a lot of people in the neighbourhood will do to the roads
Port Moody is mainly where the congestion is – more density in Anmore will increase traffic on the existing bottlenecks
Backups due to park traffic with 2 pm transfer period – processing vehicle is slow

Commute daily, no issues with existing traffic in the neighbourhood – congestion in Port Moody
More high rises going up in Port Moody and seems will be making the traffic worse there.
Park is a weekend seasonal issue.
Worried that the existing system is not robust enough to manage the additional traffic from Anmore South
(Discussed the Ioco Industrial lands, larger discussion on how that will affect traffic.) Has there been a traffic study or modelling? Where are the bottlenecks?
Can we have some modelling and loading capacity done to get some early input?
Anmore will need Port Moody support to ensure that traffic can be managed
(David Avenue being brought back?) Don't like to see impacts to the park. No need for the road
Building a bridge over the ravine may be expensive
(What is working on the road network) Commute to Vancouver – Inside Anmore is good but Ioco and Port Moody roads are not at capacity.
(Traffic volumes have been collected and shared at the next technical open house.) Connection to Barnett Marine Park
Live close to Buntzen Lake – Commute SOV – Getting in and out during peak summer period. Going through Heritage to commute
Looking for robust future modelling that takes into account Anmore South and the IOCO Industrial Lands
(What are the main modes of transport?) Cars seem to be the main method, but we need broader method and encourage more active transportation
Driving downtown every day, usually traffic is not bad in the neighbourhood – leave home at 8 back at 4:30 – rush hour not in Anmore
Dark on East Road – worried about road safety. Consider lighting
Using IOCO to commute – traffic in Anmore is okay now but traffic in Port Moody is slow
Getting stuck behind bus on IOCO – slow traffic
What about the safety for evacuation during emergency – worried about evacuation times with the added units in the area
(David Avenue Connector) Feel like it would be a good idea to have it
Not supportive of putting the road through the park. Maintain green space.
David Avenue might be good to manage the traffic in the neighbourhood
Practically makes sense, but from an environmental perspective it is definitely not desirable
Shops up in Anmore would be great to avoid driving all the time
Climate change should be part of the conversation and mitigation – reduce GHG emissions
(Explained the layout of the proposed development and nearby context) Traffic specific consultants working on this?
(Where is the traffic working and not working?) One participant in Port Moody along Ioco Rd – Recently retired but former commuter to Vancouver – owns a business-related driving so business uses the road. Ioco Rd passing on double yellow, unsafe driving, crashes on parked vehicle
Reported high speed traffic, collisions with pedestrians waiting for bus. Convex mirror installed to help getting out of driveway. Very fast speeds
Worries about emergency access and evacuation needs (forest fire). Concern right now not even with more units
We need more way out of the neighbourhood
Road safety concern on Ioco Rd, near miss with head-on collision
How can the existing road network handle the additional trips from the development? Concerned about this.

Let's build the necessary infrastructure in the neighbourhood first
Talking about this development seems to ahead of the time – more work to do first
Does this development make the existing problems worse?
Serious road safety concerns, worried about whether development will make it worse
(David Connector?) We need another exit from the area.
Ioco Road needs more management and enforcement. Big developments coming in Port Moody
In favor of the David Connector
We need to widen Ioco Rd for more lanes or safer bike routes
Repaved Sunnyside, but didn't put in bike lanes – disappointed
Port Moody to replace the sewer under Ioco – all construction traffic will go through East Road?
Sidewalk on Sunnyside, but do we need another lane? Was that taken into account?
(Shops) They all commented that shops were the benefit they're getting from this project
(Introduced project) What kind of plans do you have so far?
Would like to see a swimming pool since there's no access to Port Moody from other cities. Think it's essential as there are many young families in Anmore. It doesn't have to be a massive size, but allow access to swimming lessons and activities
The issue is that additional people are also going to compete with them to get spots on facilities, like community centre
Consider having amenities in the buildings so there'll be room to accommodate everyone's needs
Recreation spaces are definitely something that's missing in Anmore
By the time that this is actually a reality and a benefit, some of them will not even be here to witness it; however, they're still stuck dealing with the negative impacts. E.g., construction zones
So, the benefits we're getting from all of this is just parks and commercial?
If this phase of the project is taking too long, we won't be in need anymore
Suggestion: old age home
The developer's job is to build as many houses as they can, and residents' job is to make them return all the amenities they're promising ASAP
Looking forward to having more commercial in Anmore. Would like to see professional services as well: medical, chiro, dentist
However, he would like to see it more up where he lives rather than driving to the South as people are concerned about traffic
1st Ave grocery makes sense to capture some traffic and more likely to be sustainable
Suggest having a drugstore
What does the commercial space look like? Commercial at the bottom and residential at the top?
Does this work like Newport Village?
What services are we going to be able to support?
All of this is appealing but will we be able to sustain? Remember a little mall that had difficulties in the beginning
Expects to drive all the time; however, is it really possible to have it knowing it's going to be dense?
If docs are in Anmore some of them would have patients following them from other cities
All health wellness kind of shops, gym with multipurpose rooms
More outdoor fields or tennis, pickleball court
Youth programs for crafts and dance

In favour of project if this isn't adding to their tax burden
Have an e-bike, jumps on bike rather than car if it's nice weather. Would like to see a path so they access the facilities and take advantage of the short distance
Lives at Ioco Rd so it's not an inconvenience to access facilities in PoCo
Lives close to Buntzen and would like to have access to business in walking/biking distance
Lives near Buntzen and does chores on her way home from work
It's not an inconvenience to go somewhere outside Anmore to access facilities
Lives on East Rd, close to Port Moody border. Going to Anmore South doesn't make sense to her as she's able to access most of her needs around
Has been online shopping since Covid
What would the development be comparable to?
Suggest small grocery store and coffee shop
Rec centres are very expensive to maintain. Would Anmore residents be required to maintain it, in terms of tax dollars?
Will the rec centre increase taxes for Anmore residents?
Suggest yoga studio and gym
Could it be a private facility, or would it require the Village to staff and maintain?
Don't have much to add. Think it's still early days with not many details
If they're adding another community centre, don't make it redundant
Would like to see what's different about this one
Don't see a value to the smaller commercial area (other than serving tourists)
Larger commercial area- would like to see a small grocer, cafe, and health services
There is a perception that putting 3500 units is a reasonable concept. If you think about 300 townhomes, we are talking about 8 or 9 Suterbrooks?
I am part of a construction business, and we have focused on Langley. If you go there, you see the congestion. You should draw on the map to show what people are getting. We need to put it in perspective to see how many units are in those areas. A lot of areas are cleared. Avoid taking down greenspace as much as possible. Do you know how many units are in a high rise? Discussion about considering fewer high rises
Please show this to us. Here is the land for Anmore South, and here is Suterbrook South, or here is Langley
(What would this comparison help you grasp?) It is helpful to see. Parking. They typically do one parking space per unit, in a hundred units in a condominium complex. There must be enough parking spaces in the buildings. It is a joke that people will reduce their driving.
For me? You don't know my story. My battle to fight is traffic.
That is a significant safety concern. There is no way out in Anmore. Escape routes are needed.
We are going to have more units.
If you saw my driveway, we cannot get out.
Who is doing the technical analysis of traffic?
You are talking about housing and traffic as if it is a done deal. We have property in Port Moody. I see Anmore as a jewel in the Lower Mainland. And we are talking about saving the environment. What are we doing? Politicians are talking the talk, but I don't see Anmore as being preserved.
It is an emotional thing for us. These poor people who are going to live here. The homes will be more affordable. There must be a thousand better places to live. They are forcing people to be commuters.
What are the benefits?

We would like single family housing.
Can you provide feedback to council?
When do we get to see construction happen?
How is traffic impacted if the infrastructure isn't there?
I'm surprised how little green space there is. I'm just wondering,
50%. Half will be people's backyard
Have you been to the parks group yet?
This is what we moved here for (parks)
What has been approved? What is too late? What won't change? What has the council approved?
Is the mayor and council the ones who approve it?
Is it next year? Next month?
I have a question about the relationship between Port Moody and Anmore. We have traffic issues in Port Moody. There is a right of way on Ioco road. Is there a way to widen that road? I have seen the effects and bottlenecks at the school. Ease the burden on East Road and Ioco Rd?
About what everyone would like to see – everyone is concerned about traffic. I think access to stores, pubs, and restaurants is one thing. I do not want to have to drive down to Anmore as an Anmore resident. We have a new community hub – having some business and not having to go down the hill to get what we need. We wouldn't have to go there as much
(There, you can have a whole amenities conversation and provide feedback.) We could capitalize on these options
As much as it is spread out, I don't know my neighbours. Whether it is for physio, or other community services, we need them. It is a good idea.
I would like to see RS1. Big lots. Quiet. I would like to keep that. Nature. Environment. That is why we moved here.
(Do you feel the new development and RS1 are mutually exclusive?) One participant says "yes"
Would like to age in place. I live with my daughter. And the house was too big for my spouse and me. I like the idea of more diversity. Get my daily needs. It will not make my lot any smaller to have Anmore South developed.
I agree. Part of the community has to have young people, but it is not affordable for them. Every residential community requires young families, and it is pretty unaffordable for families here.
Mildly in favour of more housing options. The density should be scaled back. We would need to look at traffic. One thing I can ride my ebike to Burnaby just as fast. Bike paths and trails would be important.
A plan for when we have 500 to 10,000 people. It would be five times the village. It will have huge implications
Affordability, traffic impacts, bikes.
Are we in phase 1?
This is the fourth engagement session. During the engagement, looking at everything, the nature that Anmore has to offer comes out time and time again. We talked about parks and trails, not the ecosystem. I haven't seen it well integrated into the concept so far. For example, tree canopy cover, the amount of impervious area, and the hydrology of moss and creeks
(Did you talk about the Riparian areas? Did you dig into that a bit?) Not really
41% of the land would be natural? What percentage would it be?
I am in favor of the development. Will it reduce natural space? Would it maintain natural space? I prefer more diversification of the area
(In terms of preserving the environment, we are looking at biodiversity and preservation. There are some differences between RS1 and some areas that are untouched.) The development proposed would mean more preservation.

Regional growth strategy. We need to examine forty percent of the tree cover here. What would the tree canopy look like?
I don't want to see a high density. I see the value of having the entire community be able to walk and bike to stores instead of having to leave the community. As much as I love my single-family property, it makes sense here. I am torn. You have to bring in the traffic pieces. I would be more supportive if a transportation plan and environmental values existed. Everything that hinges together for me
One concern for me is that the proposal is high density verses RS1. We want a rural designation for Anmore, not to go urban. The rest of Anmore would follow, and everything that Anmore stood for would cease to exist. Icona has never acknowledged that option. It is always high-density development or RS1 mega mansions, which does not have to be the case.
I'd like to speak on the density piece. I want to keep it in rural designation. Achieving density in ways like that. There is a need – if you are going to go with a single-family lot – for smaller lots and more density, which makes sense from that perspective.
(The trade-off with less density – less green space and more sprawl.) If they will retain the green space for urban designation.
(This is not about rural or urban designation – this is not about that.) I don't think so. What icona has proposed requires an urban designation. Bill 44 - negligible amounts...
(Parks) Lives close to Buntzen Lake. Uses trail to connect with other green spaces around Anmore, like Buntzen, Terra, and Bert Flinn.
Don't think the trail system in Anmore is very extensive. Acts more as a connectivity piece to other trails and parks. Doesn't feel that Anmore has a lot of parkland.
Don't really use Spirit Park except for trails.
Same for me. I only really use the trails down to Buntzen Lake. Not so many trails around, but we're lucky to be close to them.
Same as the previous two speakers. Primarily, I'm using the trails outside of Anmore. Sasamat Lake counts.
Not too many trails in Anmore from my knowledge and it would be nice to see more of those.
Lives next to city hall. We have more trails, but I think we need more parks. Something, facilities for the kids because I have one.
[Kids] Need more facilities for entertainment. Something for parties.
(Any questions about current parks and trails?) Does park 6 at the bottom show a sports field in it?
And when you say parks, do you mean like open grass area? No one really knows. Is it like playground?
I think a sports field would be nice. I've got kids that go and play soccer so they would probably go there
Maybe a water park or a splash park.
Is the thought that all the trails would be paved or natural or do you know? I would like to see a mix of both. I'd like mountain biking on a natural trail
For myself, I would like to avoid paved trails and impervious surfaces but would love natural trails with softer surfaces. Probably wouldn't use a sport field myself. I don't have kids and I appreciate more naturalized areas
A 4 meter wide map is going to add a lot of impervious area. The paved trails and the roads mean a ton of water course crossings and that's hugely impactful to the hydrology and health of the creeks here (Development has to comply with provincial environmental regulations so we couldn't cross a creek without impact.) Looking at this concept, that doesn't really align with that. You're basically doubling the number of watercourse crossings. I understand the trade-offs, I'm just sharing what I lean towards.
I'm looking at the map and there's definitely a lot of value in having active park areas that are flat. It's hard to get a sense from looking at this, which ones are flat and which ones are sloped.
How long does it take to complete this? Because important things are made, like the community centre because we need more lesson programs.

I think like prime is retaining the natural aesthetic of the area. In terms of trails, dirt trails like we see around Sasamat Lake. If they're going to go ahead with sports, that'll be nice.
My question around the community centre is given that we already have Anmore Hub, what's the point of an additional community centre for a population this small?
(Attendees talking about clearcutting) When you see the size of the clearing their talking about.... It's going to be devastating. You're going to cry, we cried. It's devastating.
I cried at Newport but to tell you the truth, I'm totally over that now. I'm pro-development but you know, let's of it in a way that makes sense.
Where would it make sense?
A single tree does not have to come down in order to meet their demands. You don't have to take down trees
This does not make sense out here. It's too far from jobs. If we were talking about farms or something, I could understand it but we're talking about Anmore. You've got to drive forever to get here. Whoever's going to live in those little apartments is going to work in Vancouver and they're going to spend hours a day driving to work, and they'll be blocking up our road the whole time.
You know what they're doing. They're doing it in PoMo. They're working down single families
They're putting in high rises across from a sky train, that's a perfect thing to do. Really support that. It was so smart, but this... This is just...
It's just dollars
I've been here almost 10 years. We moved here because of the natural beauty.
We spend a lot of time going to Buntzen and Sasamat. We have a boat at the marina, and we go to the ocean as much as we possibly can because we love it
Don't you want to hear our stories? Like the history of people, like why we're on the call?
Not a resident of Anmore but a resident of Ioco Rd West. I've lived in PoMo since 1969 so I've seen the changes but for 10 years I lived in Belcarra. Always wanted to own but couldn't afford it and now I'm in PoMo.
My main concern is to do with traffic and safety. The safety aspect of this development. In terms of Ioco Rd. A dangerous road and it's the only one in and out of Anmore and Belcarra. In the event of a forest fire or an earthquake, emergency services or medical emergency- like if the road was closed...
I live in PoMo, we use Anmore a lot for hiking, mountain biking. Belcarra as well, we're all around. Anmore's a gem in the lower mainland. It's a beautiful place and we feel what's happening is tragic.
My family and I moved here 10 years ago, and we fell in love with it. Once we started having kids, we said we wanted to live here because kids play here. They knock on doors for playdates. We're lucky to have that. It's like a little sanctuary.
(What kinds of natural spaces do you use?) We tend to ride our bikes, but we don't want to ride on Sunnyside Rd. It's already insane. It's unfortunate because we'd like to ride our bikes down to the marina, but we have to skip the Sunnyside portion and most of Ioco because it's crazy.
We're very upset that they're adding 7000 more residents and 7000 more cars to a road that's just not prepared. We would love to do more biking but because we have such young children, it's to safe to do so up here. Implementing walking paths and bike lanes is essential regardless of development.
Two benefits that they have now. Another resident who had past experience with developments recommended pushing developers to make promises that benefit the community early on in the development process.
We won't see benefits for years and years from now when our needs no longer require that because our kids will be older.
Things like the community centre, current residents would see an immediate benefit from that and that'll keep a lot of people happy. Like if it was a promise more in the very near future.
A senior's facility. We want a facility like this. How could they plan this without one? We demand it.
At least one senior's facility, maybe two. It should be set up in such a way that a senior facility is part of the plan. We need to think about how people are going to grow with this development.
I want to focus on parking too. We can't build what they have in Surrey, Langley, and everywhere else where it's one parking space per unit and there are hundreds of cars parked everywhere

Implement beautiful parks and it's going to attract a lot of people. People want to come to Anmore to escape so we're going to have new traffic and people will need parking at the parks.
You guys brought up sports fields, right? I'd like to see sports fields, structures and the specifics around that.
I'd like a swimming pool. If it's not going to be part of the community centre it would be great to have at least an outdoor pool.
I think swimming lessons have to be accounted for because Port Moody doesn't allow non-residents to register.
Outsiders [to PoMo] can register a week after PoMo residents but then all the spots are filled.
They have to account for programs and registration in the community centre. It's essential.
I'd be a voter if I knew they'd build a pool, accommodate swimming lessons and other recreational programs, build a sport field...
They should put off the commercial planning phase until phase 5 because we don't care about the little grocery store or a Starbucks. I don't think anyone misses that living here. We're disconnected from that, but the seniors care about where their centre goes.
I would remove the commercial areas and put a senior centre there
And make sure we're not forgetting people with wheelchairs or strollers on the pathway.
I've lived in Anmore for 23 years. I use surrounding parks a lot like Buntzen Lake and for mountain biking, walking, running. Our parks are pretty, but we're limited with what we have. I use them year-round.
I live on Fern Dr, closer to Buntzen Lake. I typically just hike around the lake, exercise, and I've been going to the beach part of the park for years. I don't use any other parks. I'll drive in and out mostly. If there was a better trail network to get me around, I would probably choose, especially if there were amenities in it, to cycle. Biking or e biking. But at this time, I'd say I'm limited with my use and it's more difficult in the summer because you have to book it on the weekend.
I didn't do it all last summer because of the booking system. We could just come and go before that.
I've been around for about 20 years. We're fairly close to the park and I use it all the time. We use it in the summer, take the grandkids down on bikes and go for a swim so we avoid having to make a reservation. We take the dog down there pretty much daily. It's a big reason I love living here so much
I like to drive to the park in the winter when there's no traffic or parking issues.
The park's a big part of our life in Anmore.
We can walk the loop down to the lake then we get back home in a boat.
Biking to the park takes about 10 minutes.
There was a big improvement to the trail by Sunnyside recently. The multi-use path was a help. Gets me all the way down the hill.
(looking at the map) So the trail with the glow, is that paved or gravel?
In the dark green, is that considered parkland as well?
So, the village owns the protected forest area, and they could do something with it if they chose to in the future?
They'd be protected by fisheries laws and stuff?
Can we assume that the forested area would likely have trails through it? Would that be up to the people that live there? I could see those trails being for those who don't want to be on paved multi-use paths.
When we lived next to Bert Flinn, it was very widely used. Lots of people walking and biking. People want to bike and hike. It would be super in demand.
I guess a few (multi-use trails) would be needed for the younger kids.
When you say a sports field, are you talking about a full-size soccer pitch? What sports would it accommodate?

Is there any talk about building a baseball diamond?
Well, I've got grandchildren, and I was involved with my kids when they played sports. We were always in PoMo doing stuff. So, build the field and increase density and they'll come.
There was a dispute back with Mayor Trasolini. We had a bump in our fees for a while because PoMo wanted us to pay for all that. I think it would be an advantage for us to have something to offer the greater community as well like a soccer field or a baseball diamond that we can throw into the league.
I think we always get needled a bit (by PoMo) that we live in these nice big houses, and we use all the facilities down the hill and don't pay for anything there.
I raised my kids while still living in PoMo and that's definitely the opinion there (that Anmore takes from PoMo without contributing). There was a bit of a rub there that we have no facilities but we're happy to use PoMo's and I get it
I live here and now there's no facilities to speak of and there's not enough here, population-wise, to sustain those things. Enough of a bump in people and we could handle a sport field or tennis courts (Facilitator asks for opinions on paved vs. dirt trails) I'd like to see the secondary one, more natural.
Paved ones pay for speed when you're biking, but I'd love some mountain bike trails. I think we'll get people building unauthorized mountain bike trails anyway so that might be something to consider.
I like both. Sometimes I've got to get there quick, but I look forward to going to Bert Flinn. The trails there are really easy to ride on a city bike and there are also a bunch that are mountain bike oriented. Having both would be nice.

3 Technical open house feedback

Note: the following verbatim responses are based on notes taken by the Village engagement team at the technical open house and are presented as written. No changes were made other than to remove personal information.

Is it a current or future plan?
Road triggers her- traffic is biggest concern
What is the timeline for roads?
Will bigger sewer be coming?
What phase are we on and timelines?
Bill 45 will take place in future, even if happening now
Will development start near the school?
Wondering if one way in or out? Was hoping wouldn't be
Don't see a lot of natural pathways for animals. See bears and deer
What is the percentage of trees being retained?
It needs to work for seniors who have lived here for decades. Don't want to scooter or bike. Suggestion for ride share
Can traffic data counts be shared?
People are really coming into the area for hiking and mountain biking. What works for Anmore is getting people outdoors. Tie in trails into what is already there.
Need to be close to services like grocery stores
Comment that Duncan increased population and had to hire 8 public officers. Anmore will have to do the same. It will be thousands in salaries
There is no financial study?
What is phase 2?
How was financial analysis done? How do you get these numbers?
Asked if its same ones who did North Shore Water Treatment?

Want a swimming pool
Make sure there is parking
What does the sewer mean for the rest of Anmore?
It takes a lot to maintain the sewer.
I don't want to pay for a sewer system – don't mind if new area pays for it.
Taxpayers are paying for this
Maintenance falls to everyone
Not opposed to Anmore South connecting to sewer, just don't want to pay for it.
What is the age-in-place mantra?
Was under the impression the Village would be the ones answering questions. Thought presentations were pushing to OCP Application land use plan. Supports RS-1 zoning plan.
How are we going to deal with developers and increased capacity?
Can they widen Ioco Rd?
Should leave more green
Is it townhomes? What is the highest floor?
Would like to see some sort of middle ground between Rs-1 and OCP application land use plan
Want to see green on Sunnyside Rd and have access roads here and there.
Wants to see more stats on schools, specifically max capacity on Anmore Elementary
Wants to reintroduce school buses to reduce traffic
Densify the outer edge and do low density in middle
Concern for traffic during construction phases
Concern for people around paying for the sewer
Will the pipes serve the rest of the municipality
Start thinking of the future. Hoping to put a sewer line up to the Community Hub and the elementary school
Will have to push Council on size of things
When they talk about affordable housing – need a definition. 3.5 million for a house but affordable housing
Whole development is going to take too long
What is the status of David right of way? Is there still a chance of it happening?
Is there information on the new studies?
Will Ioco be made into 4 lanes? I heard the mayor talking about it
Ioco Rd can be extremely busy with buses and garbage trucks
Is the David connection through Bert Flinn still an option?
What are our options if the Ioco Industrial lands are also developed? How would that traffic be managed?
They are going to build the capacity of the roads. Why would they max it out?
Option for a bridge?
People moved to Anmore because they wanted less density
I heard that it's been suggested that you will need a pass to drive on Ioco
Roads and transportation need to be improved before people move in

We need David Ave connection for this project to be viable
What are the potential tax implications of the project?
What criteria are used to determine road capacity?
What is capacity for St Johns?
Why haven't assessments been done on the intersections?
I wouldn't take transit for things like groceries
Has Port Moody contributed to traffic studies? When will their input be considered
Who is on the transportation task force? What is the purpose?
Could there be a bridge or shuttle service across the inlet?
Need to consider that there would likely be more than 1 vehicle per household
I've lived here for 40 years and have only used the Anmore store once. I can get everything I need from other communities
Burke Mt S6-S7 – they did a good job at managing trails. TORCA works with them, and the partnership is a big reason for success
Would love to see trail connections to Bert Flinn
Lots of large trees retained on Ravenswood, even stumps in yards provide good greenery
Anmore should tag trees that need to be protected.
Many trees in Anmore have silver tags – what do they mean?
Current buses in Anmore are brutal- – come infrequently and routes are too long
St Johns is a major problem
How many more cars can we expect to see on the road?
Consideration for a bridge across the inlet?
Where is Anmore traffic currently coming from? (Anmore residents or visitors)
What is going to be looked at in the next traffic study?
Can the project be reassessed after each phase?
There were 84 vehicles behind garbage truck on Ioco – 250 vehicles per hour is not an accurate number of cars per hour on Ioco
Is there a plan to provide additional road capacity to accommodate the number of proposed residents?
Bike traffic on Ioco directed down the side road (Alderside?)
What do you mean by spare capacity on Ioco Rd?
How could the roads handle an emergency situation for evacuation?
Worst traffic days are hot sunny days
The detailed traffic impact assessment is a priority. What is the holdup?
I don't think our roads can handle the proposed population increase
Is there any discussion about David Ave?
Bert Flinn connection would be beneficial
Is traffic study new?
North Shore Task force? What is it and included – has the task force met? Who are the landowners? What information have we received from them?
Is study data available? Can we have it now? Would like it to be emailed directly if possible
How were the results of the study informed?

How much parking is planned for Anmore South?
Hard to trust the traffic study without context about what is being built
Coquitlam resident- real estate agent and takes client to Anmore: good to know what Village is doing
What's the difference between OCP plan and RS1 zoning plan?
Asked about Geotech's involvement with developing PoMo
Lots of changes in PoMo
Geotech? You're everywhere
Will these boards be online?
Recognizing Indigenous heritage? She's never seen Indigenous representation at these events
Doesn't like new Anmore logo. Would've liked seeing Indigenous art instead
Developers 'paying lip service' to Indigenous representation but not delivering
People who aren't from here are influencing development
Some guy from Sweden or Denmark at last meeting said she wanted to create a European style village. That doesn't make sense for the West Coast. We need someone from here
Bringing in drought-safe plants? Making changes to landscape to account for climate change
Avoid invasive species with anything new coming in
No one listens to me
Horse trail?
What's this orange line? (Points to municipal boundary)
It's super sad. There should be nothing there (in Anmore South)
Sustainability means different things to different people
Who is deciding this?
You go back and make decisions based on community feedback?
What caught eye was purpose-built rental – who's responsible for maintaining that?
Who owns them? Who decides who can rent?
But who decides who owns the rental? The Village, residents, Icona?
And who's financially responsible for upkeep? Will it fall on residents?
Why is mayor against strata? We already have strata housing
Does strata trump municipal bylaws? Is that why someone would oppose strata?
Strata gives opportunity for affordable housing for young people
Information overload – would've like to see the boards online before the Open House
How are we getting public feedback?
Anmore Hub – purpose isn't obvious from exterior
How would the rest of the community benefit from Anmore South?
Coffee shop and little grocery store – wants it
Coffee shop and little grocery store – doesn't want it
Walking in Anmore right now is not safe
This walkway would allow us to walk in and around the apartments?
I would've planned development around the school and built up from there

Anmore is an amazing community
Struggling to understand how density would be an improvement
3,500 units = 7,000 cars
85 properties with 100-80 cars vs. 3,500 with 7,000 cars
Having built in Anmore, he knows you can't clear anything. Bylaws forbid clear-cutting
In April, during nesting season, I witnessed a 17-acre clearcut
Construction unsafe for children
Construction workers are inconsiderate of the community
What's been proposed is too far
Construction blocks in existing residents
The development is completely focused on profit
Project with one acre, I get they can build now. I think they just want multi-family because of creeks
Just a capitalist company looking for profit
PoMo, Anmore and Belcarra will be fighting for a bridge over Mossom from David Ave- concern that this will happen after development and the huge cost will be on the backs of taxpayers
Those costs, 3rd access road, need to be considered by developer/icona before development
1 acre and cutting every tree is fine with me, but if they go high density, they need to address traffic
This is a 20-year project – make sure you know that dump trucks are going past school – it's dangerous
What's with Cordovado? You just go in there and strip it?
I was a kid who grew up with nothing. I managed
It's expensive here
Create small chunk of density with shops – mix with single family housing
Current proposal is too much
Can't accommodate all these new people with current services and infrastructure
This new plan – Fraser Mills :(
It will take years to decommission industrial lands
Is this actually a conversation?
What would the impact to local roads be?
The developers are pushing, waiting for us to give up
Trees, gravel, anything to slow down the water is important to mitigate flooding risk
Need a rainwater management plan
So, the steep areas aren't that steep?
Developing on the flat areas- it's less invasive than the slope
Big homes, big lots, small tax base – challenges
Worried about excessive rainfall
Tanks to collect rain?
Tanks slow the flow
North Van. flood planning mess-up – don't want a repeat
Anmore doesn't have a lot of emergency services

We're increasing the tax base, but we'll also need more services. A trade-off
We don't want change
Traffic is #1 concern
(David Ave) I guess it depends. Pickup and drop-off at the school is already crazy. We can't add to that
If I owned property on David Ave, I would move out
Can sewage system extend outside Anmore South? We want off septic
Can native soil (dug up during construction) be reinstated as engineering fill?
Moving dirt has a big climate impact
Do (the soil reinstatement) properly. Let it dry out. Moisture condition is important
Need a sediment control plan
Save the fish, protect creeks and waterways
Protect our local wildlife – frogs, trout, birds
Would like a catch basin
What does the environment consist of?
Where will the wildlife corridors go?
So, you're doing the environment?
Concerns are the conceptual designs and how realistic they are. Just want to make it look pretty but what will it be really
Lives next to the development, worried it will look like what is south of her and being developed
Neighbour had trees falling down on property due to development and they were never dealt with
Want development to protect creeks and environment – wants guarantee of rain guards
Aquifer – last summer ran out of water so they are worried about that / high creek ran out of water because of development
Who is being consulted for this development in terms of First Nations?
Are First Nations still living in the area? Are they interested in maintaining watersheds or preserving the salmon?
Worried about the trees
What trees will be planted?
Want to ensure deference/respect is paid to First Nations, maybe through street names and plant/location monikers in the community and trails
What's the neighbourhood going to look like? Is it really small? Should prioritize single family on duplex-type (more profitable per household sale)
People don't want housing complexes; they want smaller except for specific community
Strata vs. municipal legislation – which is prioritized?
How will vegetation be preserved?
Is it going to happen?
What will happen with garbage and littering when densification occurs?
Concern with preservation of wildlife and trees
Wildlife corridors – look at what they did at Squamish
% of preserved greenspace – does it include setbacks?
Maybe include scale for parks and trails guide

Groundwater concerns – will foundations be impacted by groundwater?
Concern about clearcutting large sections of Sunnyside Rd – only cut a bit, not too much
(Police) We have volunteer firefighters. Why not other volunteer forces?
Would like blending of density and single family
You can go smaller with the development
Concerned about traffic. Figure it out first
Develop in acreage. That's still profitable
I like Anmore how it is
Keep it a village
Threatened legal action to village if it affects his property
Can we re-use dirt turned up from the development?
Can we have more of a blend with housing?
I would move in now. Process is too slow
I like nature right next door
Didn't observe the riparian area?
More Indigenous involvement
Indigenous arborists should be consulted/hired
Indigenous artwork
Transportation: I can't imagine making Ioco bigger with more lanes
Think about the community as a whole – people are giving feedback based on their own self-interest
RS1- there is no benefit
Neighbourhood plan – does it have any benefit?
Where is there a sufficient roadway for 6000?
Does it bring property taxes up?
People bought here for love of nature. How of you expect people to buy in?
I think our property taxes will go up
It is going to be difficult to get out of the neighbourhood
City keeps encroaching. Where are we ever going to have a place where we can get away from city development?
20% tree retention
Aren't against development. They/we want to protect the environment.
Will it be phased?
If it is phased, how would you do it?
Trees and traffic
It's hard to envision how many people per acre
Would it require an RCMP?
Protect wildlife corridors
Do not clear cut
Concern that roads will be congested and parking will be overused

3500 units is too much
I see Langley/Surrey. And you are going to have too much population
This could be a nightmare. It's such a big deal for us. It's small. We know everybody. And it's inaccessible
Worry that people will go to Buntzen Lake and conquer our natural space
What is a walkable neighbourhood?
RS-1- I would like to see that
Don't change what we love
Concerns about traffic
It will bring more transportation issues
Community can't sustain it
Not sustainable for the proposed
Can we make the roads safe? if there is an increase in population can we make sure people are safe to walk, etc.
Divert traffic to the David connector
Is there going to be a library? We would like a library
Types of housing – younger families
Increase in tax base
Alternatives to 1 acre lots
More density but don't want to see cookie-cutter housing – some single family
Smaller lots, townhouses are needed
Not very good succession planning for younger families
They want to be close to nature but need affordability
Density needs to be phased
What is affordable housing?
What is ground oriented? Single family housing?
What is mixed use?
Is there a way to do this in a way that there aren't mass tax increases to the people who live here?
Please do transportation studies soon. We need to understand what more people will mean.
Don't give proponent the new zoning without studies
Protect the trees- please don't clear cut
Concern developer will clear cut

4 Comment cards verbatim responses

Phase one open house comment cards

Note: the following comments are presented as provided. No changes were made other than to remove personal information.

As per COW meeting on January 9th, please have public sessions without proponent. Have an opportunity for Council to sit and listen without providing feedback or opposition.

Big supporter of the development. Want some local amenities and lower cost housing for our kids. Opportunity to have this with Anmore South. Like to have possibility of sewer service. Local coffee, grocery + more employment locally.

Workshops options for times e.g. weekends/evenings

Technical open house comment cards

Note: the following comments are presented as provided. No changes were made other than to remove personal information.

We would like to see old growth trees identified & retained also the old stumps, such as the ones retained on Ravenswood Dr., which seems to be a very good model / much loved development. Please retain wildfire corridors we value our wildfire from the very small frogs to deer and bears. The roads cannot handle this large of a development please limit i.e. no roads no development

Generally, in support of increased density. Anmore requires more diverse housing options for young families & increased tax base.

When doing an environmental assessment, please consider the old growth stumps on the property.

5 HaveYourSayAnmore.com Questions and Responses

Visit https://haveyoursayanmore.com/anmore-south?tool=qanda#tool_tab

The comments and questions included in this summary include input up to June 30, 2024.

6 Workshop feedback form verbatim responses

Anmore South Neighbourhood Plan Feedback Form

SURVEY RESPONSE REPORT

04 June 2024 - 03 July 2024

PROJECT NAME:

Anmore South Community Engagement



SURVEY QUESTIONS

Q1 | Thinking about the future use of the Anmore South lands, what are your thoughts on the proposed housing mix?

Screen Name Redacted

6/16/2024 01:08 PM

No point in discussing the type of housing until we know if the proposal for zoning change has been approved.

Screen Name Redacted

6/16/2024 02:45 PM

The allocation to multi-unit complexes is much too high. This proposed densification completely changes the character of Anmore.

Screen Name Redacted

6/17/2024 08:06 AM

I support the multi-unit complex idea and the lower number of single family, we have lots of single family already. Cluster density surrounded by larger green spaces and parks would be my preference as I feel it has less impact on the environment both visually and physically.

Screen Name Redacted

6/20/2024 01:10 PM

Too much of an increase in density.

Screen Name Redacted

6/22/2024 04:08 PM

too much density

Screen Name Redacted

6/24/2024 03:08 PM

I like having different options, as a renter in Anmore I feel left out, unable to buy a house in the future if most of the developments are single-detached homes with a multi million price. Also like having retail and office spaces in the village.

Screen Name Redacted

6/24/2024 06:59 PM

It seems like a fair or appropriate mix for the project.

Screen Name Redacted

6/24/2024 07:16 PM

I think of a great opportunity for growth in the to

Screen Name Redacted

6/25/2024 03:00 PM

I don't have any major issues with further development.

Screen Name Redacted

6/25/2024 06:40 PM

The OCP should not be changed

Screen Name Redacted

Should be mostly single detached homes

6/25/2024 06:54 PM

Screen Name Redacted

6/25/2024 07:55 PM

I'm not happy. I think it will change Anmore as we know it today for the worse. We live here to get away from the urban life.

Screen Name Redacted

6/26/2024 01:11 PM

I prefer to leave the area as approved RS1 and have the 85 one acre lots.

Screen Name Redacted

6/26/2024 01:34 PM

Single family lots

Screen Name Redacted

6/27/2024 01:20 AM

Terrible. The forests are slowly failing due to prolonged droughts in the summer. Taking down thousands of healthy trees for more development deep in a relatively inaccessible area is irresponsible and embarrassing.

Screen Name Redacted

6/27/2024 09:58 AM

I love the idea of the proposed housing mix. I think it will be a great addition to Anmore and allow a lot more people to enjoy this area at an affordable price.

Screen Name Redacted

6/27/2024 06:26 PM

I am in full support of the proposed housing mix. Anmore needs more attainable opportunity for young folk to reside in the place we grew up, and more density and condos fill this void. Having businesses locally will allow for employment opportunities and further the economical development of Anmore.

Screen Name Redacted

6/28/2024 04:54 PM

The future use of the Anmore South lands, particularly the proposed housing mix, presents an opportunity to create a diverse and sustainable community. Here are some key considerations and thoughts on the proposed housing mix: 1. Diversity and Affordability Variety of Housing Types: Including a mix of townhouses, and multi-family units can cater to different demographics and income levels. This diversity can help create a more inclusive community. Affordable Housing: Incorporating affordable housing units within the development can help address the housing crisis and provide options for low- to middle-income families. 2. Sustainability Eco-friendly Design: Emphasizing green building practices and energy-efficient homes can reduce the environmental impact and promote sustainability. This might include using renewable energy sources, sustainable materials, and designs that minimize energy consumption. Green Spaces: Including ample green spaces, parks, and community gardens can enhance the quality of life for residents

and promote biodiversity. 3. Community Integration Amenities and Infrastructure: Ensuring that the housing mix includes access to essential amenities like schools, healthcare facilities, shopping areas, and recreational spaces is crucial for a well-rounded community. Public Transportation: Integrating public transportation options can reduce reliance on cars, decrease traffic congestion, and lower carbon emissions. 4. Economic Viability Market Demand: The housing mix should reflect market demand to ensure the economic viability of the project. This requires a thorough analysis of current and projected housing needs in the area. Job Creation: Mixed-use developments that combine residential units with commercial and retail spaces can create job opportunities and contribute to the local economy. 5. Cultural and Social Considerations Community Character: The housing mix should respect and enhance the existing character and cultural heritage of the Anmore South area. Community input is vital to ensure that development aligns with local values and aspirations. Social Cohesion: Designing spaces that encourage social interaction, such as community centers and shared public areas, can foster a sense of community and belonging. Conclusion The proposed housing mix for the Anmore South lands should aim to balance diversity, sustainability, community integration, economic viability, and social considerations. By carefully planning and incorporating these elements, the development can become a vibrant, inclusive, and sustainable community that meets the needs of its residents both now and in the future.

Screen Name Redacted

6/29/2024 03:20 PM

Would love more variety of housing options rather than large houses on one acres properties.

Screen Name Redacted

6/29/2024 09:29 PM

I think it is excellent, Anmore as it stands now is mostly large single family dwellings taking up large pieces of property. The Anmore lands would offer a diverse array of housing which will address the shortage of housing in the Greater Vancouver area. It would give the Village of Anmore the opportunity to participate in providing housing for a growing population.

Screen Name Redacted

6/30/2024 02:32 PM

Do not like it. I want RS1 and achieve higher density through infill, suites and duplexes.

Screen Name Redacted

6/30/2024 05:31 PM

All housing should qualify for the existing rural designation which is not presently the case.

Screen Name Redacted

100% against the proposal and changes to the current OCP

6/30/2024 08:03 PM

Screen Name Redacted

I like your ideas

6/30/2024 08:05 PM

Screen Name Redacted

There does not appear to be any provision for below market housing. I think the cart is before the horse. The first issue to be resolved before looking at the housing mix is if Anmore residents want the proposed 'urban' development.

6/30/2024 09:19 PM

Screen Name Redacted

Housing diversity is essential to meet the demand of a variety of demographics. Right now we can only serve those who can afford a single detached home and we neglect all others. Let's mix it up so we get a mix of people

6/30/2024 09:22 PM

Screen Name Redacted

One acre lots are not sustainable any more for social, economic or environmental reasons. Mixed housing is the right thing to do for all the above reasons. More housing the better we need to make up for taking so long to evolve past too big one acre estate lots, it's just not working anymore.

6/30/2024 11:03 PM

Screen Name Redacted

Desperately need more housing mix. I'm a prospective volunteer fire fighter starting my career but cannot be accepted to volunteer until I find housing. Currently I'm priced out of the market and there is no available options that cater to folks wanting to enter into the Anmore housing.

6/30/2024 11:22 PM

Screen Name Redacted

Good to see more housing diversity in Anmore.

6/30/2024 11:42 PM

Screen Name Redacted

All id like to say is more often than not, we represent a lot of young families who do not fit or have outgrown apartment high rises, can't afford single detached home, but need townhomes for this next phase of life. But we want to have our sense of community and access to green spaces and good mobility to get around. A complete community with townhomes to satisfy our demographic and give some of us who grew up in Anmore a chance to stay in Anmore. Please bring in housing type mix to support and sustain young families.

7/01/2024 08:51 AM

Optional question (30 response(s), 3 skipped)

Question type: Essay Question

Q2 | What do you see as the challenges and opportunities of increasing the diversity of housing in Anmore South?

Screen Name Redacted

6/16/2024 01:08 PM

We know there are currently opportunities to increasing the diversity of housing in Anmore based on CD zoning. Challenges are based on the terrain, etc., of the proposed land.

Screen Name Redacted

6/16/2024 02:45 PM

Challenges are: traffic congestion, harm's resident safety with restricted emergency vehicle access on loco Rd, and East Road due to densification. Opportunities: A CD zoning approach would provide ample diversity of housing choices for Anmore.

Screen Name Redacted

6/17/2024 08:06 AM

YES, both of my children grew up in Anmore, they would like to raise their families here as well. They should be able to shape what happens in the Village they call home. I would also like the option to stay here. My parents are now elderly and they are not able to walk to groceries where they live, I think that and social activities that are walkable for famines and seniors would be a huge benefit.

Screen Name Redacted

6/20/2024 01:10 PM

The challenge is to get people to understand that we already have options in place that allow for diversity, but Icona will not acknowledge them. We have an opportunity to say "stop" to the overdevelopment of Anmore.

Screen Name Redacted

6/22/2024 04:08 PM

port moody traffic (St. Johns and loco near Newport Village)

Screen Name Redacted

6/24/2024 03:08 PM

The challenges are with infrastructure and access, opportunities is that diversity will bring Anmore residents closer and community bonds will be made, currently there's not a high sense of community across the village, except in higher density areas such as birch wynde, ravenswood, or countryside village.

Screen Name Redacted

6/24/2024 06:59 PM

I see there being traffic challenges. I see there being more affordable housing options for a wider segment of the population.

Screen Name Redacted

6/24/2024 07:16 PM

It is a good opportunity to extend the growth of housing and common deposits for the community

Screen Name Redacted

6/25/2024 03:00 PM

Traffic volume is a bit of a concern.

Screen Name Redacted

6/25/2024 06:40 PM

Traffic, construction, schools, fire, police. The environment

Screen Name Redacted

6/25/2024 06:54 PM

Density in metro vancouver needs to be around existing transportation and infrastructure that can support it. Way out in ioco is far less ideal for high density at all

Screen Name Redacted

6/25/2024 07:55 PM

Traffic will be terrible. The school is too small our fire department is too small. Our policing cost will significantly increase when we go over 5000 residents.

Screen Name Redacted

6/26/2024 01:11 PM

Far too dense for a rural community No possible way to deal with the traffic that would created. No benefit to current Anmore residents other than another possibly better community Centre with no pool or rink and a coffee shop and small grocery store. The new residents will be further competitors for the few community recreational spots left in Port Moody and Coquitlam

Screen Name Redacted

6/26/2024 01:34 PM

Traffic

Screen Name Redacted

6/27/2024 01:20 AM

Transportation. Trying to get there will increase traffic on an already terribly crowded road.

Screen Name Redacted

6/27/2024 09:58 AM

The only challenge I see are with the people who don't want change and have nothing better to do but complain.

Screen Name Redacted

6/27/2024 06:26 PM

Current challenge = affordability given available housing options. Lack of condos. Pushing young families and individuals out of the place we grew up in. Opportunity = fill the void by providing attainable housing options such as condos.

Screen Name Redacted

6/28/2024 04:54 PM

Community Resistance: NIMBYism (Not In My Backyard): Existing residents may continue to resist changes that bring higher-density housing or different housing types, fearing impacts on property values, community character, or increased traffic. Cultural Adjustment: Long-term residents might find it challenging to adjust to a more diverse and denser living environment. Capacity Issues:

Increased housing diversity, especially higher-density units, can strain existing infrastructure such as roads. Additional roadways such as the already proposed road that was suppose to go through Bert Flinn Park will need to go ahead. Environmental Impact: Sustainability Measures: Ensuring that new developments are environmentally sustainable requires careful planning and potentially higher upfront costs. Opportunities Community Inclusivity: Social Cohesion: A diverse housing mix can foster a more inclusive community, providing homes for people of different ages, income levels, and backgrounds. Cultural Enrichment: Diversity can lead to a richer cultural environment, with varied community events, businesses, and social interactions. Economic Benefits: Local Economy Boost: A diverse housing mix can attract a wider range of residents, boosting local businesses and creating job opportunities. Property Value Stabilization: Over the long term, a diverse housing market can stabilize property values and make the area more resilient to economic fluctuations. Sustainable Development: Smart Growth: Increasing housing diversity can promote smart growth principles, reducing urban sprawl and encouraging more efficient land use. Green Initiatives: Diverse housing projects can integrate green building practices, contributing to broader sustainability goals. Improved Infrastructure: Investment in Upgrades: The need to support a diverse housing mix can drive investments in infrastructure, leading to better services and facilities for all residents. Public Transport Enhancement: Higher-density housing can justify improved public transport systems, reducing reliance on cars and promoting greener travel options. Enhanced Quality of Life: Variety of Amenities: A mix of housing types often brings varied amenities, such as parks, schools, and recreational facilities, improving overall quality of life. Health and Well-being: Diverse housing developments that include green spaces and community areas can enhance residents' physical and mental well-being. Conclusion Balancing the challenges and opportunities of increasing housing diversity in Anmore South requires thoughtful planning and community engagement. By addressing concerns and leveraging benefits, it's possible to create a vibrant, sustainable, and inclusive community that meets the needs of current and future residents.

Screen Name Redacted

6/29/2024 03:20 PM

Increased traffic, especially on loco Road

Screen Name Redacted

6/29/2024 09:29 PM

The opportunities are providing much needed housing and increasing Anmore's tax base. One of the challenges will be the flow of traffic out of Anmore. The roads will need to be upgraded to accomodate the increased traffic. As it is now the roads are in need of upgrading, lighting, etc. The other challenge will be getting the residents of Anmore to buy into the development. A lot of them are against trees

being taken down, but they forget that most of their lots were trees at one time.

Screen Name Redacted

6/30/2024 02:32 PM

Challenges: Traffic and overall safety of the area. Given the significant proposed population increase, we need a way to evacuate the area quickly and safely. Lack of direction with the solutions so far are concerning. No opportunities.

Screen Name Redacted

6/30/2024 05:31 PM

Anmore South presents an opportunity for creative development within Anmore's existing rural designation. The challenge is that most developers including icona are primarily driven by a profit motive.

Screen Name Redacted

6/30/2024 08:03 PM

The current OCP provides opportunities for diversity of housing and the increased population proposed by ICONA is not what Anmore needs or wants.

Screen Name Redacted

6/30/2024 08:05 PM

The Challenges are convincing Anmore Residents to allow the proposed development and also to allow more roadways. They are very comfortable with the trees and quiet neighbourhoods. The greatest opportunity is increased housing.

Screen Name Redacted

6/30/2024 09:19 PM

The most recent Anmore Housing Needs Assessment (2021) shows the need for 17.5 residences each year. net additions to the stock of 17.5 homes per year. 59% of homes should be 3+ bedroom detached; 31% should be small townhome, bungalow or semi-detached and 9% should be 1 bed+den. The icona Properties proposal for 3,500 is totally out of line with the HNA, the OCP, and the Regional Growth Strategy.

Screen Name Redacted

6/30/2024 09:22 PM

Challenge is Infrastructure needs to be updated simultaneously to connect to the 150 acres. We need more walkable pathways that are multi use. We also need more crosswalks if we expect people to get out of their cars. People won't walk or bike if it's not safe and convenient. Another challenge is nimbyism. A small noisy vocal minority of people who complain about everyone and everything are the same people who don't want any change or new housing in their backyard. Unfortunately they create unnecessary drama and brain wash open minded people to think any aspect of this project is bad. An opportunity is with housing diversity we will have diverse people representing lots of cultures and that makes a vibrant community, a reflection of the current Canada.

Screen Name Redacted

6/30/2024 11:03 PM

There isn't much middle ground so tough for some people to accept that there is no middle ground if we want to have the features and benefits of a complete community.

Screen Name Redacted

6/30/2024 11:22 PM

Unless something changes it will be challenging for the fire department to continue recruiting young volunteers and our first responder. We should be providing housing options for those that help operate the village.

Screen Name Redacted

6/30/2024 11:42 PM

Many of us baby boomers want to both downsize and stay in Anmore but at the moment it's not possible there just aren't enough options to age in place. Not a strong sense of community for boomers entering into senior years, we can do better and for once here design for ageing in place

Optional question (29 response(s), 4 skipped)

Question type: Essay Question

Q3 | What are your ideas to leverage the opportunities or mitigate challenges?

Screen Name Redacted

6/16/2024 01:08 PM

Up to the developer to mitigate the challenges based on their owned land.

Screen Name Redacted

6/16/2024 02:45 PM

Mitigate the challenge of traffic congestion by restricting the proposed population increase through zoning restrictions.

Screen Name Redacted

6/17/2024 08:06 AM

No problem. I do think the public is not understanding this idea. There are trade off that we make everyday. I hear constantly about traffic. I have lived here for 26 years, the traffic has changed a lot, but it is not terrible, The new lake sign in registration has been a game changer. Solutions are always out there.

Screen Name Redacted

6/20/2024 01:10 PM

We don't want sewers. Why do we need to hook up to and pay for repairs to an aging sewer system? Septic is a perfectly viable system if built and maintained properly. If we bring sewers to Anmore South the pressure on Council to hook up the rest of the Village will be relentless. Our current Council is pro-development...

Screen Name Redacted

Less density. Better non-driving options to kytrain & amenities

6/22/2024 04:08 PM

Screen Name Redacted

6/24/2024 03:08 PM

Personally I'm working with Torca and the village of Anmore in providing better connectivity options for cyclists. Traffic on IOCO and East road would be a challenge, but if there were bike paths from Anmore south to Bert flinn park for example for middle and secondary that would alleviate traffic.

Screen Name Redacted

6/24/2024 06:59 PM

Ideas for traffic challenges could be concrete speed bumps on Sunnyside Rd and potentially 1st Ave.

Screen Name Redacted

6/24/2024 07:16 PM

One of the great challenge ideas is to convince the existing community with announcements and events, informing them of the project through advertising.

Screen Name Redacted

6/25/2024 06:40 PM

Keep Anmore semi-rural

Screen Name Redacted

6/25/2024 06:54 PM

Infrastructure time/money/effort for electrical, water, sewer, roads, storm, health, safety, etc etc far too great for high density in this area.

Screen Name Redacted

6/25/2024 07:55 PM

Rather than building as many units possible it should be 1 acre lots along with 1/2 and 1/3 acre lots. We could also have a "trailer park" area. Keep Anmore the way it's always been.

Screen Name Redacted

6/26/2024 01:11 PM

The land should remain RS1 and have the acreages as approved.

Screen Name Redacted

6/26/2024 01:34 PM

We need another road

Screen Name Redacted

6/27/2024 01:20 AM

Don't proceed with this project.

Screen Name Redacted

6/27/2024 09:58 AM

They people that complain give them the reports and studies they are looking for ie traffic study reports ect.

Screen Name Redacted

6/27/2024 06:26 PM

See above.

Screen Name Redacted

6/28/2024 04:54 PM

Leveraging opportunities and mitigating challenges in increasing housing diversity in Anmore South requires a strategic approach that involves careful planning, community engagement, and sustainable practices. Here are some ideas to achieve this balance:

Mitigating Challenges

Community Engagement and Education: Inclusive Planning Process: Continue to engage residents in the planning process through public consultations, workshops, and forums. This can help address concerns, gather input, and build support.

Educational Campaigns: Implement educational campaigns to inform residents about the benefits of diverse housing and dispel myths about potential negative impacts.

Infrastructure Planning and Investment: Comprehensive Infrastructure Assessment: Conduct thorough assessments of current infrastructure and plan upgrades to accommodate increased housing diversity.

Phased Development: Implement development in phases to ensure that infrastructure improvements keep pace with housing growth.

Environmental Protection: Environmental Impact Assessments: Perform detailed environmental impact assessments to minimize harm to local ecosystems and integrate green spaces into development plans.

Sustainable Building Practices: Encourage or mandate the use of sustainable building materials and energy-efficient designs.

Incentivize developers to include green roofs, solar panels, and rainwater harvesting systems.

Economic Incentives: Affordable Housing Programs: Offer incentives such as tax breaks, grants, or low-interest loans to developers who include affordable housing units in their projects.

Public-Private Partnerships: Foster partnerships between the government, developers, and community organizations to share the costs and benefits of development.

Leveraging Opportunities

Creating Inclusive Communities: Mixed-Use Developments: Design mixed-use developments that combine residential, commercial, and recreational spaces. This can enhance the vibrancy of the community and provide convenient access to amenities.

Community Spaces: Develop public spaces like parks, community centers, and recreational facilities that encourage social interaction and inclusivity.

Economic Development: Local Business Support: Support local businesses by providing spaces for retail and services within new developments. This can create job opportunities and stimulate the local economy.

Affordable Housing Initiatives: Implement policies that ensure a portion of new housing is affordable, attracting a diverse range of residents and stabilizing the housing market.

Sustainable and Smart Growth: Transit-Oriented Development: Focus on developing housing near public transit routes to reduce car dependency and promote sustainable commuting options.

Enhanced Quality of Life: Green Infrastructure: Incorporate green infrastructure such as parks, trails, and community gardens into the development plans to enhance residents' quality of life.

Health and Wellness Amenities: Include amenities like fitness centers, playgrounds, and healthcare facilities in the community to

promote health and well-being. By implementing these strategies, Anmore South can effectively mitigate the challenges and leverage the opportunities associated with increasing housing diversity. The goal is to create a thriving, inclusive, and sustainable community that benefits all residents.

Screen Name Redacted

6/29/2024 03:20 PM

Bert Flynn right of way option?

Screen Name Redacted

6/29/2024 09:29 PM

The residents of Anmore need to be made aware of the many services, etc. that will be available to them instead of having to drive to Port Moody or Coquitlam to use a gym, get your insurance, visit a doctor/dentist, etc.

Screen Name Redacted

6/30/2024 02:32 PM

Address the road system before any type of developments begin. Leverage the opportunity to build within CD zoning.

Screen Name Redacted

6/30/2024 05:31 PM

Icona's OCP urban amendment application should be refused; icona should be encouraged to provide real community consultation taking advantage of existing residents' considerable skill and desire to maintain Anmore's rural character.

Screen Name Redacted

6/30/2024 08:03 PM

This is a presumptuous question based on the apparent assumption by council and Icona that this kind of development is supported by Anmore residents.

Screen Name Redacted

6/30/2024 09:19 PM

Council should not approve or support this development. Like Port Moody did the Special Study overlay should be removed. Anmore South should continue to be a 'Rural' designation outside of the Urban Containment Boundary.

Screen Name Redacted

6/30/2024 09:22 PM

Leverage the opportunities is call out those with different backgrounds and get them heard. Anmore needs to evolve from a predominantly elite population of Caucasian people and start to include those who if ethnic variety.

Screen Name Redacted

6/30/2024 11:03 PM

The village and the developer have done enough engagement and done so responsibly and an impressive effort to be inclusive. The only challenge is the process takes too long. We needed this master plan community yesterday and we need to move faster. If an election happens before this is approved all the right things to do may not be

options if a nimby government gets elected or acclaimed and regresses our village to the 1980s. Would like to see progress quicker.

Screen Name Redacted

6/30/2024 11:22 PM

Ask the prospect fire fighters and the department members about the lack of new volunteers and senior volunteers ageing out.

Optional question (26 response(s), 7 skipped)

Question type: Essay Question

Q4 | If a diverse mix of home types is provided for in Anmore South, what specific comments do you have regarding residential form, architectural design and height?

Screen Name Redacted

6/16/2024 01:08 PM

No point in commenting at the moment.

Screen Name Redacted

6/16/2024 02:45 PM

The residential form should be focused on duplexes and townhouses, not multi-story buildings. The height should be limited to the current zoning restriction.

Screen Name Redacted

6/17/2024 08:06 AM

Cluster, town houses with their own small outdoor space. Low rise (6 - 8 stories , with shops.

Screen Name Redacted

6/20/2024 01:10 PM

Icona should be free to explore any combination of housing type already available in Anmore. Anything that does not require sewers.

Screen Name Redacted

6/24/2024 03:08 PM

preserve nature, and build in harmony with it, keep water streams and provide network of trails. What I've seen from Icona in renders meets my design goals.

Screen Name Redacted

6/24/2024 06:59 PM

Something would blend in well with our natural forest setting we have here in Anmore. Earthy colours with rock and wood features would be likely look good.

Screen Name Redacted

6/24/2024 07:16 PM

Keep in mind to design with the conservation of natural elements and not cause so much impact in designs that they are confused with a multicuity altered by long and tall constructions.

Screen Name Redacted

6/25/2024 03:00 PM

I'd love to see a mix of housing types , not just condos. Perhaps duplexes and townhouses.

Screen Name Redacted

6/25/2024 06:54 PM

Detached housing, as per current zoning. Perhaps 1/4 acre to 1/3 becomes more viable than 1/2 acre. Rural living is nice with 1/2 acre to 1 acre however, so should be some options for those that want that type of living

Screen Name Redacted

6/25/2024 07:55 PM

Keep it to single family homes.

Screen Name Redacted

6/26/2024 01:11 PM

Find a more suitable location for diverse housing. Promote carriage homes and secondary residences. This is not an area that is suitable to be developed like Langley, Burnaby or Surrey. The road access alone should be enough for any reasonable planner to relegate this plan to the garbage bin.

Screen Name Redacted

6/26/2024 01:34 PM

Single family only

Screen Name Redacted

6/27/2024 01:20 AM

Densify the existing lots. There are massive swaths of land already clear cut that can be developed on rather than destroying more.

Screen Name Redacted

6/27/2024 09:58 AM

I think the design should fit in to the area. I don't think modern block buildings will look good. It has to have character to it. I think maybe 6 story buildings with retail on the bottom. Townhouses with rooftops, condo with rooftops.

Screen Name Redacted

6/27/2024 06:26 PM

I believe the proposal is currently lacking enough density. I would suggest 12 storeys as an option for this location. We need more density. Implement lots of architectural wood features and use the beautiful local products available to complement surroundings.

Screen Name Redacted

6/28/2024 04:54 PM

Architectural Design Contextual Architecture: Harmony with Environment: Design buildings that complement the natural surroundings and existing architectural styles in Anmore South. Use materials and colors that reflect the local landscape. Cultural Sensitivity: Respect and incorporate elements of local cultural heritage in the design to foster a sense of place and community identity. Sustainable Design: Green Building Practices: Prioritize sustainable building techniques such as passive solar design, green

roofs, and energy-efficient systems. Use locally sourced and eco-friendly materials. Energy Efficiency: Incorporate high-performance insulation, windows, and HVAC systems to minimize energy consumption and reduce carbon footprint. Aesthetic Diversity: Architectural Variety: Encourage a range of architectural styles to prevent monotony and enhance the visual appeal of the neighborhood. This can include modern, traditional, and contemporary designs. Artistic Elements: Integrate public art, murals, and sculptures into the community to enhance the aesthetic environment and promote cultural expression.

Screen Name Redacted

6/29/2024 03:20 PM

Nothing higher than 6 stories, natural looking

Screen Name Redacted

6/29/2024 09:29 PM

The architectural design should be something that fits in with the area, trees, mtns, earth tone colors, etc.

Screen Name Redacted

6/30/2024 02:32 PM

There was no examples of CD zoning within the public engagement sessions. The height should be limited to tree heights and less than the proposed 6 stories.

Screen Name Redacted

6/30/2024 05:31 PM

Only housing that qualifies for septic approval should be considered. No multi story buildings should be permitted. The existing rural character of Anmore should be preserved.

Screen Name Redacted

6/30/2024 08:03 PM

Another presumptuous question.

Screen Name Redacted

6/30/2024 08:05 PM

No High Rises please! I really like the Klahanie Neighbourhood and it looks like your plan is even better than that.

Screen Name Redacted

6/30/2024 09:19 PM

This development should not happen. Anmore already has a number of approved developments which will deliver the needs identified in the HNA. The HNA also recommends maximizing development on existing infrastructure - gentle densification - infill.

Screen Name Redacted

6/30/2024 09:22 PM

West coast timber all the wall and earth tones.

Optional question (24 response(s), 9 skipped)

Question type: Essay Question

Q5 | What features are most needed for the Anmore South street network?

Screen Name Redacted

6/16/2024 01:08 PM

There should be another road into and out of Anmore before the anticipated increase in population resulting from the approval of Icona's proposal to change the zoning. This should be in place before, NOT after (traffic monitoring will be conducted if the OCP Amendment and Neighbourhood Plan are approved by the Village of Anmore Council).

Screen Name Redacted

6/16/2024 02:45 PM

Additional road access into Anmore beyond loco Rd and East Road. Improved bus service, to service a growing population.

Screen Name Redacted

6/17/2024 08:06 AM

David connector. shuttles to skytrain

Screen Name Redacted

6/20/2024 01:10 PM

N/A at this time. City density population should not even be discussed until a third road out of Anmore is built. Anmore cannot afford it, Icona isn't responsible for it and adding 3000+ people without it, in an earthquake/fire or other emergency situation, would be insane. What about the rest of Anmore roads? Who would be paying for the repairs if thousands of trucks and construction vehicles are chewing our roads up for the next 25 years?

Screen Name Redacted

6/22/2024 04:08 PM

non-driving options

Screen Name Redacted

6/24/2024 03:08 PM

safe bike/walking paths, connectivity options for cyclists that don't want to ride sunnyside road to LOCO, is narrow and dangerous, I wouldn't bring my 5 year old on sunnyside rd.

Screen Name Redacted

6/24/2024 06:59 PM

Pedestrian cross walks, concrete speed bumps, pedestrian paths

Screen Name Redacted

6/24/2024 07:16 PM

Materner the newest possible

Screen Name Redacted

6/25/2024 06:40 PM

None if it's built under current zoning

Screen Name Redacted
6/25/2024 06:54 PM

The streets are busy already, let alone huge influx of high density housing. Public transportation, bike lanes, snow clearing, etc would require huge investments. Not plausible

Screen Name Redacted
6/25/2024 07:55 PM

Cul de sacs

Screen Name Redacted
6/26/2024 01:11 PM

None

Screen Name Redacted
6/26/2024 01:34 PM

It won't

Screen Name Redacted
6/27/2024 01:20 AM

40km/h down ioco. It is already a dangerous road and it will be ridiculous to add hundreds more cars on that road.

Screen Name Redacted
6/27/2024 09:58 AM

Pathways

Screen Name Redacted
6/27/2024 06:26 PM

Two car lanes each direction on ioco

Screen Name Redacted
6/28/2024 04:54 PM

Creating an effective street network for Anmore South is crucial for promoting mobility, safety, sustainability, and community interaction. Here are the key features most needed for the Anmore South street network:

1. Connectivity and Accessibility Grid Pattern Layout: A well-connected grid pattern can facilitate easy navigation and distribute traffic evenly, reducing congestion. Multiple Access Points: Ensure multiple access points to and from the community to enhance connectivity with surrounding areas and provide alternative routes in case of congestion. Interconnected Streets: Design interconnected streets to allow for smooth traffic flow and improve access for emergency vehicles.
2. Pedestrian and Cyclist Infrastructure Sidewalks and Crosswalks: Provide wide, continuous sidewalks and safe, clearly marked crosswalks to encourage walking and ensure pedestrian safety. Bike Lanes: Incorporate dedicated bike lanes that are physically separated from vehicle traffic to promote cycling as a safe and viable mode of transportation. Multi-Use Paths: Develop multi-use paths for pedestrians, cyclists, and other non-motorized users to promote active transportation and recreational activities.
3. Traffic Calming Measures Narrowed Roadways: Use narrower road widths to naturally slow down traffic and create a more pedestrian-friendly environment. Speed Humps and Bumps: Implement speed humps, bumps, and raised crosswalks to reduce vehicle speeds in

residential areas. Roundabouts and Traffic Circles: Install roundabouts and traffic circles at intersections to calm traffic and improve flow without the need for stop signs or traffic lights. 4. Public Transportation Accessibility Bus Stops and Shelters: Integrate well-placed bus stops with shelters to provide convenient and comfortable access to public transportation. Transit-Oriented Development: Designate areas for higher-density housing and mixed-use developments near transit hubs to encourage public transport use. 5. Green and Sustainable Features Tree-Lined Streets: Plant trees along streets to provide shade, improve air quality, and enhance the aesthetic appeal of the neighborhood. Green Infrastructure: Incorporate permeable pavements, bioswales, and rain gardens to manage stormwater runoff and reduce environmental impact. Street Lighting: Use energy-efficient street lighting to enhance safety and visibility for pedestrians and drivers at night. 6. Smart Technology Integration Smart Traffic Signals: Implement smart traffic signals that adjust timing based on real-time traffic conditions to improve flow and reduce congestion. Wayfinding Signage: Use clear and consistent wayfinding signage to help residents and visitors navigate the area easily. Charging Stations: Provide electric vehicle charging stations to support the use of electric cars and promote sustainable transportation. 7. Safety Features Visibility Improvements: Ensure good sight lines at intersections and driveways to reduce accidents and improve overall safety. Safe Routes to School: Designate and develop safe routes for children to walk or bike to school, incorporating crossing guards and traffic calming measures. Emergency Access: Design streets to allow easy access for emergency vehicles, with clear signage and unobstructed routes. 8. Community and Recreational Spaces Pocket Parks and Plazas: Integrate small parks, plazas, and communal spaces within the street network to provide gathering spots and enhance community interaction. Public Art and Features: Include public art, benches, and street furniture to create a vibrant and engaging streetscape that encourages people to spend time outdoors. Conclusion The street network in Anmore South should be designed with a focus on connectivity, safety, sustainability, and community well-being. By incorporating these features, the area can become a well-integrated, accessible, and attractive community that promotes a high quality of life for its residents.

Screen Name Redacted

6/29/2024 03:20 PM

Multi use sidewalks

Screen Name Redacted

6/29/2024 09:29 PM

Easy, safe access out of the area to major thoroughfares. A good transit system for people to commute to their destination and not use a vehicle.

Screen Name Redacted

6/30/2024 02:32 PM

Additional routes to Anmore. 2 roads is not sufficient for proposed population increase. 3x the population increase, 3x the roads needed!

Screen Name Redacted

6/30/2024 05:31 PM

Housing clustered on multiple small cul-de-sacs with low speed limits to promote community and safety,

Screen Name Redacted

6/30/2024 08:03 PM

The property should be developed in accordance with the current OCP. Once Icona presents that proposal the street network can be determined.

Screen Name Redacted

6/30/2024 08:05 PM

Wider roads with lighting, sidewalks and room for bikes. Well painted lines and with reflectors if no lighting. Access away from loco Road and East Road.

Screen Name Redacted

6/30/2024 09:19 PM

There should not be a street network. This development should only proceed as permitted by existing RS-1 zoning, consistent with the OCP and Regional Context statements vision. The HNA states: "the Village can influence and manage growth. It can attract growth by expanding the supply of serviced lots or regulating increased density in existing developed areas; and it can equally restrict new migration and growth by constraining serviced land supply and development capacity."

Screen Name Redacted

6/30/2024 09:22 PM

Multi use pathways everywhere, crosswalks with caution flashing amber lights, dim light to travel on trail at night like whistler multi use pathway

Screen Name Redacted

6/30/2024 11:03 PM

Pedestrian bridges and bike paths

Screen Name Redacted

6/30/2024 11:22 PM

Safe walkways

Optional question (27 response(s), 6 skipped)

Question type: Essay Question

Q6 | When thinking about existing streets throughout Anmore, and how you currently get around (driving, biking, walking, transit), are there ways the existing street network could be improved?

Screen Name Redacted

6/16/2024 01:08 PM

I only drive to get around as I am a senior citizen and the distances are too great to walk. I have avoided driving near Buntzen or Sasamat Lakes in the summer as I am aware of the traffic congestion at those times. Traffic would be a nightmare if Icona's proposal is approved and there is no improvement in the road network.

Screen Name Redacted

6/16/2024 02:45 PM

Increase number of bus stops, and more frequent service, provide bike paths and shoulders along all major routes in Anmore, and provide sidewalks for pedestrians.

Screen Name Redacted

6/17/2024 08:06 AM

We drive for work, there are not many options

Screen Name Redacted

6/20/2024 01:10 PM

Yes, by not overcrowding them with construction vehicles and eventual city density.

Screen Name Redacted

6/22/2024 04:08 PM

Better walking, biking options

Screen Name Redacted

6/24/2024 03:08 PM

through Anmore I like cycling, there are connectors that could be build to improve cycling connectivity, elementary road to bert flinn, pinnacle ridge to port moody, elementary school to IOCO field through Anmore south, Crystal creek to Sasamat lake. unfortunately, most of these trails don't exist or are not maintained, use the car more than I would like.

Screen Name Redacted

6/24/2024 06:59 PM

Controlling speeding as it is a huge problem so that needs to be addressed. Traffic circles, concrete speed bumps etc.

Screen Name Redacted

6/24/2024 07:16 PM

Yes

Screen Name Redacted

6/25/2024 06:40 PM

It's fine, but it won't be with triple the population

Screen Name Redacted

6/25/2024 06:54 PM

99% drive

Screen Name Redacted

Large speed bumps in the school zone. People race up and down the

6/25/2024 07:55 PM

street there. There are kids walking around the neighborhood at all times of the day.

Screen Name Redacted

6/26/2024 01:11 PM

We love our neighbourhoods as they are.

Screen Name Redacted

6/26/2024 01:34 PM

No

Screen Name Redacted

6/27/2024 01:20 AM

Make direct access through heritage mountain boulevard to east road behind the schools

Screen Name Redacted

6/27/2024 09:58 AM

I think Anmore should be a golf cart community.

Screen Name Redacted

6/27/2024 06:26 PM

Currently by driving. Anmore roads are never congested currently, with the exception of occasional occurrences such as road work.

Screen Name Redacted

6/28/2024 04:54 PM

See answer to question 5.

Screen Name Redacted

6/29/2024 03:20 PM

The new sidewalks on Sunnyside are great! That should continue

Screen Name Redacted

6/29/2024 09:29 PM

Yes, the streets are very narrow, don't have shoulders or bike lanes. There is no street lighting along the roads and driving them on a rainy night is challenging and unsafe.

Screen Name Redacted

6/30/2024 02:32 PM

We primarily drive and walk. More designated bike paths.

Screen Name Redacted

6/30/2024 05:31 PM

Transportation via our e-vehicle is mostly required. A disabled family member would be able to use transit. Walking short distances is possible as the occasion permits. Improvement is needed regarding enforcement of existing speed limits, stop signs, cross walks, etc. Reduced speed limits would be beneficial. Crossing East Road outside of the crosswalks which are not universally accessible can be highly hazardous.

Screen Name Redacted

No

6/30/2024 08:03 PM

Screen Name Redacted

6/30/2024 08:05 PM

Lighting number one. Better sidewalks. Wider shoulders for bikes. Keep the lines well painted and maintained. Speed Bumps from the Firehall down to Buntzen Lake. So many people speed to get to and from the lakes.

Screen Name Redacted

6/30/2024 09:19 PM

Driving (2 cars). For public safety, especially Emergency vehicle access, urban development should not occur. IOCO Road is at near capacity. The province has approved the removal of David Avenue extension through Bert Flinn Park as requested by Port Moody. Seasonal traffic to Buntzen and Sasamat Lakes and Belcarra Park load up both East Road and Sunnyside Roads. Charlotte Crescent should be extended as quickly as possible to provide an alternative exit road in an emergency. It is also needed for the Pinnacle hillside development.

Screen Name Redacted

6/30/2024 09:22 PM

Install roundabouts. Check out the new roundabout in maple ridge approaching golden ears park which is like Anmore and Buntzen lake where it's one way in one way out. We need to keep cars moving but slower. Need roundabout at main intersection of east road and Sunnyside. And other speed bumps on Sunnyside cause people street race on Sunnyside.

Optional question (25 response(s), 8 skipped)

Question type: Essay Question

Q7 | What are your comments and questions about the application as it relates to traffic and transportation?

Screen Name Redacted

6/16/2024 01:08 PM

As noted above, there has to be at least one more route to get in and out of Anmore before Icona's application can be approved. The traffic would also be horrible during the construction phase, especially if it will be going on for 25 years.

Screen Name Redacted

6/16/2024 02:45 PM

The increased traffic from the proposed development cannot be supported on Anmore's road network. Traffic congestion from the increased population is a safety hazard to residents.

Screen Name Redacted

6/17/2024 08:06 AM

There will be a more severe bottle neck at Heritage by the school at 8:30 am and a bottle neck at loCo and loco but those could be

redesigned to accommodate. Just requires planning

Screen Name Redacted

6/20/2024 01:10 PM

I believe that icona's proposal would ruin Anmore. The idea that shuttle buses could take care of 3,000+ new Anmore citizens would be funny if it wasn't so frightening.

Screen Name Redacted

6/22/2024 04:08 PM

I am concerned that the proposed plan requires everyone to drive. I am very worried about what the effects are on Port Moody traffic.

Screen Name Redacted

6/24/2024 03:08 PM

I like using data to be able to guide decisions, people often make judgements based on feelings and that doesn't lead to accurate results.

Screen Name Redacted

6/24/2024 07:16 PM

I think it's good to know the opinion of everyone who lives in the area.

Screen Name Redacted

6/25/2024 03:00 PM

Personally I think there needs to be further discussions with Port Moody about a Bert Flynn road way through. That road way should never have been rejected imo. Heritage mountain development (Parklane) should have built that as they developed the mountain.

Screen Name Redacted

6/25/2024 06:54 PM

Who is paying to set it all up way out in ioco, and then maintaining and growing it even further in the coming 100 years? High density should be focused on existing regions where decades of infrastructure has already been applied

Screen Name Redacted

6/25/2024 07:55 PM

25 years of construction for more congestion. Why would Anmore do this. Some of my neighbors/friends will move away if this gets approved.

Screen Name Redacted

6/26/2024 01:11 PM

How is it possible that Bunt could actually suggest that loco and East Road are not currently at capacity and that they could possibly accept many more cars? Currently 2400 residents in approx 900 units = approx 1800 vehicles Add 7000 residents in 3500 units = approx 7000 vehicles Total 8800 vehicles travelling to and from work and play every day. Explain how that has any possibility of being reasonable. Any council that accepts this as reasonable will have a lot of questions to answer if they vote to change the OCP for Icona's development idea.

Screen Name Redacted

6/26/2024 01:34 PM

It's a terrible plan

Screen Name Redacted

6/27/2024 01:20 AM

How to force the traffic off of ioco and go via east road

Screen Name Redacted

6/27/2024 09:58 AM

loco was always meant to be a 4 lane street. I would pursue that with the government.

Screen Name Redacted

6/28/2024 04:54 PM

Looking forward to the application progressing forward and the future traffic improvements for vehicles, bikes and pedestrians.

Screen Name Redacted

6/29/2024 09:29 PM

What traffic initiatives or improvements will be made to help ease the burden of the extra traffic on the existing roads.

Screen Name Redacted

6/30/2024 02:32 PM

There is no clarity or solutions provided given such a fundamental change in our village. The current situation with effectively, tripling of the population, is dangerous.

Screen Name Redacted

6/30/2024 05:31 PM

Development that creates additional traffic in Anmore is highly undesirable.

Screen Name Redacted

6/30/2024 08:03 PM

The roads and infrastructure in Port Moody and Anmore can't support this kind of development It was obvious from the Technical Presentation at the open house that the attitude is build first and fix the problems later.

Screen Name Redacted

6/30/2024 08:05 PM

I like your plans.

Screen Name Redacted

6/30/2024 09:19 PM

Given the current transportation preferences and family circumstances, how can Anmore Council even consider the Anmore South development? Since the impact of the proposed icona development will be felt not only in Anmore, but also in Port Moody and Belcarra, have there been in depth consultations with adjacent municipalities? Are their positions on traffic and transportation included in any development plans?

Screen Name Redacted

6/30/2024 09:22 PM

Developer needs to showcase what their community shuttle program actually means. I support light retail and commercial so we can go to

Port Moody less.

Optional question (22 response(s), 11 skipped)

Question type: Essay Question

Q8 | How do you currently use Anmore's existing parks and trail network (Spirit Park, Michael Rosen Park, neighbourhood parks, trails)?

Screen Name Redacted

6/16/2024 01:08 PM

I occasionally walk on these trails.

Screen Name Redacted

6/16/2024 02:45 PM

There is insufficient parking to use Spirit Park.

Screen Name Redacted

6/17/2024 08:06 AM

For events, love the events !!!!

Screen Name Redacted

6/20/2024 01:10 PM

Yes, I walk the trails in Anmore.

Screen Name Redacted

6/22/2024 04:08 PM

Walking, biking.

Screen Name Redacted

6/24/2024 03:08 PM

Not a lot of existing connectivity in Anmore, As torca board member and Anmore resident I'm looking to improve connectivity and maintain existing trails.

Screen Name Redacted

6/24/2024 06:59 PM

I use the hiking trails in the area but don't really use the existing parks.

Screen Name Redacted

6/24/2024 07:16 PM

Yes

Screen Name Redacted

6/25/2024 03:00 PM

I feel there's plenty of trails and outdoor spaces in Anmore.

Screen Name Redacted

6/25/2024 06:40 PM

Hiking, walking the dog, mountain biking, dirt biking

Screen Name Redacted 6/25/2024 06:54 PM	Never, but I use lots of mountain bike trails
Screen Name Redacted 6/25/2024 07:55 PM	We hike the mountains almost daily but don't use the parks often.
Screen Name Redacted 6/26/2024 01:11 PM	I do not understand this question. How do I use our parks and trails?? How do you think I use them? I hike them, I swim in them, I paddle on them.
Screen Name Redacted 6/26/2024 01:34 PM	I dont
Screen Name Redacted 6/27/2024 01:20 AM	Trail running
Screen Name Redacted 6/27/2024 09:58 AM	We walk regularly and it would be great to have pathways to get to Anmore south.
Screen Name Redacted 6/27/2024 06:26 PM	Utilizing buntzen lake and bert Flynn trails (Anmore side connector) for hiking
Screen Name Redacted 6/28/2024 04:54 PM	By walking.
Screen Name Redacted 6/29/2024 03:20 PM	We go to spirit park (although the playground is too small), we bike ride on the sidewalks and trail to Buntzen.
Screen Name Redacted 6/29/2024 09:29 PM	New to Anmore, haven't explored the parks or trails.
Screen Name Redacted 6/30/2024 02:32 PM	Use white pine path and buntzen lake paths.
Screen Name Redacted 6/30/2024 05:31 PM	Anmore's existing parks and trails are not suitable for disabled persons. However, in years past we greatly enjoyed hiking and horse back riding at Buntzen; we want these amenities preserved for able bodied persons to enjoy and provision of a home for wildlife.
Screen Name Redacted	We use the walking and hiking trails and would hate to see another

6/30/2024 08:03 PM

6000 residents trying to use them.

Screen Name Redacted

Walking trails

6/30/2024 08:05 PM

Screen Name Redacted

Anmore really has no usable municipal parks for my family's purposes. Spirit Park is just a grass field and Michael Rosen Park is a small park used primarily by school children. I used to regularly drive to Buntzen Lake to picnic, walk the dog, take out-of-town visitors, and swim. I know longer do this because of the inflexible reservations system. My alternative is to park at a friend's house and walk to Bert Flinn Park in Port Moody.

6/30/2024 09:19 PM

Screen Name Redacted

I walk on the trails and parks daily we need more variety and options especially safe wide multi use.

6/30/2024 09:22 PM

Optional question (26 response(s), 7 skipped)

Question type: Essay Question

Q9 | Thinking about recreation and habitat enhancement in Anmore South, what is most important to you?

Screen Name Redacted

I am happy with the way things are in the Village at the moment. There are adequate walking and hiking trails and recreational facilities are nearby in Port Moody and Coquitlam.

6/16/2024 01:08 PM

Screen Name Redacted

Reduce the proposed development scope to preserve natural surroundings in Anmore for residents to enjoy.

6/16/2024 02:45 PM

Screen Name Redacted

Visual green spaces. Wildlife corridors.

6/17/2024 08:06 AM

Screen Name Redacted

Don't overbuild. I would like to know how much of the 61.6 acres (41%) of this land cannot be built on by Icona. How much of this 41% land is stream setback, steep hills or other non-useable land that Icona is implying that it is gifting to us?

6/20/2024 01:10 PM

Screen Name Redacted

Walking, biking.

6/22/2024 04:08 PM

Screen Name Redacted

6/24/2024 03:08 PM

I think there is room to make both together, there are examples all over BC where safe recreation development such as bike trails if done safely and sustainable could coexist with nature. Anmore south land is not an old grown forest, is previously logged with a lot of existing roads and trails already.

Screen Name Redacted

6/24/2024 06:59 PM

That the development is not one where huge swaths of the forest are completely removed such as the recent development near Anmore elementary school.

Screen Name Redacted

6/24/2024 07:16 PM

walking clinic

Screen Name Redacted

6/25/2024 06:40 PM

That it doesn't get re-zoned

Screen Name Redacted

6/25/2024 06:54 PM

Rural, natural setting is ideal, without high density urban. I could move towards that type of habitat if I chose. Leave anmore with more natural/rural setting

Screen Name Redacted

6/25/2024 07:55 PM

A public pool

Screen Name Redacted

6/26/2024 01:11 PM

Maintenance of our environmentally diverse neighbourhoods and parks.

Screen Name Redacted

6/26/2024 01:34 PM

No high density homes

Screen Name Redacted

6/27/2024 01:20 AM

Keeping all the trees as they currently are.

Screen Name Redacted

6/27/2024 09:58 AM

Pickle ball courts, an outdoor gathering area with tables and chairs like a PIAZZA. some covered areas so people can still go and sit outside when it rains. You should look at the one in san Diego's little Italy area.

Screen Name Redacted

6/27/2024 06:26 PM

Leading a healthy lifestyle and using what's available in my surroundings.

Screen Name Redacted

6/28/2024 04:54 PM

When considering recreation and habitat enhancement in Anmore South, the most important aspects to focus on include creating a balanced, sustainable environment that supports both human activity and biodiversity. Here are the key priorities:

- 1. Integration of Green Spaces and Natural Areas Parks and Green Corridors:** Develop interconnected parks and green corridors that provide recreational opportunities for residents and wildlife habitats. This network should link residential areas, schools, and commercial zones. **Preservation of Natural Landscapes:** Protect and preserve existing natural landscapes such as forests, wetlands, and streams. These areas are crucial for local wildlife and contribute to the overall ecological health of the region.
- 2. Recreational Facilities and Amenities Diverse Recreational Opportunities:** Offer a variety of recreational facilities, including playgrounds, sports fields, picnic areas, and community gardens. This ensures that residents of all ages have access to activities that promote physical and mental well-being. **Trails and Pathways:** Create a network of multi-use trails for walking, jogging, cycling, and nature observation. These trails should be well-maintained, accessible, and connected to key points of interest.
- 3. Sustainable and Eco-Friendly Design Green Infrastructure:** Incorporate green infrastructure such as rain gardens, bioswales, and permeable pavements to manage stormwater, reduce runoff, and enhance water quality. **Native Plantings:** Use native plants in landscaping to support local biodiversity, reduce water usage, and provide habitat for pollinators and other wildlife.
- 4. Wildlife Habitat Enhancement Habitat Restoration:** Restore degraded habitats by replanting native vegetation, removing invasive species, and enhancing water bodies to support diverse wildlife populations. **Wildlife Corridors:** Designate and protect wildlife corridors that allow animals to move safely between habitats. This is essential for maintaining genetic diversity and healthy populations.
- 5. Community Involvement and Education Educational Programs:** Implement educational programs and signage to inform residents about local wildlife, conservation efforts, and sustainable practices. This can foster a sense of stewardship and community engagement. **Volunteer Opportunities:** Encourage community participation in habitat restoration projects, tree planting events, and park maintenance activities. This builds a stronger community connection to the environment.
- 6. Accessibility and Inclusivity Universal Design:** Ensure that all recreational areas and facilities are accessible to people of all abilities. This includes paved pathways, ramps, and inclusive playground equipment. **Equitable Distribution:** Ensure that green spaces and recreational facilities are evenly distributed throughout Anmore South so that all residents have convenient access.
- 7. Health and Well-Being Mental Health Benefits:** Create serene, natural spaces where residents can relax, meditate, and enjoy the tranquility of nature. Access to nature has been shown to improve mental health

and reduce stress. Active Lifestyle Promotion: Design spaces that encourage physical activity, such as fitness trails, outdoor gyms, and sports courts. Active lifestyles contribute to overall health and community well-being. 8. Climate Resilience Shade and Cooling: Plant trees and create shaded areas to provide relief from heat, reduce the urban heat island effect, and improve comfort for outdoor activities. Resilient Landscaping: Use drought-resistant and flood-tolerant plants to ensure that green spaces remain vibrant and functional despite climate variations. Conclusion The most important aspects of recreation and habitat enhancement in Anmore South revolve around creating a harmonious balance between human activity and environmental conservation. By focusing on sustainable design, community involvement, and accessibility, Anmore South can develop into a vibrant community that supports both recreational needs and biodiversity.

Screen Name Redacted

6/30/2024 02:32 PM

Less buildings (current zoning) and more parks & tree space

Screen Name Redacted

6/30/2024 05:31 PM

Preservation of forests on undeveloped land and development that protects and expands the tree canopy. We do not support the creation of city style "parks" when nature can suffice.

Screen Name Redacted

6/30/2024 08:03 PM

Not putting the strain on several thousand additional residents on the natural ecosystem.

Screen Name Redacted

6/30/2024 08:05 PM

No Sport Facilities at all. Walkways, bike paths, playgrounds and picnic areas with Coffee shop and Small Stores. Possible Multipurpose Room for neighbourhood fitness classes , art classes etc

Screen Name Redacted

6/30/2024 09:19 PM

Keep the environment natural with enhanced stream protection, mature forests, and protection of environmentally sensitive lands. The maps for Metro 2050- The Regional Growth Strategy show this.

Screen Name Redacted

6/30/2024 09:22 PM

Multi use pathways

Optional question (23 response(s), 10 skipped)

Question type: Essay Question

Q10 | Thinking about your neighbours, family, friends, and community members (different ages and genders), what types of park and recreation amenities are most needed in Anmore (e.g., sports fields, playgrounds, picnic areas, etc.) that could be considered within Anmore South?

Screen Name Redacted
6/16/2024 01:08 PM

Nothing. There are adequate amenities in the Village already.

Screen Name Redacted
6/16/2024 02:45 PM

Increase park dedication by reducing the proposed development would help to retain Anmore's character.

Screen Name Redacted
6/17/2024 08:06 AM

I dont think we are large enough , even with the additional residents to support large pools, etc. Playgrounds and fields would be nice going forward. Community space in new buildings

Screen Name Redacted
6/20/2024 01:10 PM

We don't need another community centre as we just spent a ridiculous amount of money on building one. We don't need struggling stores and coffee shops, we have lots of those in our neighbouring municipalities.

Screen Name Redacted
6/22/2024 04:08 PM

walking and biking trails, sports fields, playgrounds, picnic areas

Screen Name Redacted
6/24/2024 03:08 PM

bike pump track, playground, coworking space, pool

Screen Name Redacted
6/24/2024 06:59 PM

Nice picnic area or sports field would be a great addition to the community

Screen Name Redacted
6/24/2024 07:16 PM

cafe area, bookstore, and a room for children's events

Screen Name Redacted
6/25/2024 06:40 PM

None

Screen Name Redacted
6/25/2024 06:54 PM

None. Such areas really are not free, ie sports areas. People need to pay for such things to exist.

Screen Name Redacted

A public pool.

6/25/2024 07:55 PM

Screen Name Redacted

6/26/2024 01:11 PM

We need a swimming pool and a skating rink for our kids and grandkids that are forced to try to access other communities facilities. Nothing in this development will help this and Icona will not fund these facilities. The purchasers of their development will only be competing with our existing children for these spaces, Do you see this as in any way beneficial to our village?

Screen Name Redacted

6/26/2024 01:34 PM

Nothing

Screen Name Redacted

6/27/2024 01:20 AM

Leaving all the trees in place and not developing the area at all.

Screen Name Redacted

6/27/2024 09:58 AM

Pickleball courts, a park area, a sitting area outside so you can eat or have a coffee ie the piazza. Concert in the park in the summer so an area with a stage

Screen Name Redacted

6/27/2024 06:26 PM

Sports fields/courts such as tennis/pickleball. Amphitheater for events city owned for revenue.

Screen Name Redacted

6/28/2024 04:54 PM

See answer to #9

Screen Name Redacted

6/29/2024 03:20 PM

All of those examples would be great... sports field, track for walking, better playground and areas for people to gather

Screen Name Redacted

6/30/2024 02:32 PM

Majority untouched tree space and more parkland than current proposed

Screen Name Redacted

6/30/2024 05:31 PM

Sports fields and playgrounds should only be associated with the two existing public schools. Expansion of picnic areas would be most suitable within the existing Spirit Park and Buntzen Lake areas.

Screen Name Redacted

6/30/2024 08:03 PM

None, we have the Hub for gatherings, Buntzen and Sasamat for outdoor recreation (think about another 6000 people attempting to use those facilities)

Screen Name Redacted As above
6/30/2024 08:05 PM

Screen Name Redacted Keep it natural.
6/30/2024 09:19 PM

Screen Name Redacted All of the above
6/30/2024 09:22 PM

Optional question (24 response(s), 9 skipped)
Question type: Essay Question

Q11 | What types of shops and businesses (if any) would bring the most value to Anmore and future Anmore South residents?

Screen Name Redacted The population at present and even with Icona’s proposed increase will be inadequate to permanently support most business enterprises in Anmore. Just look at the stores in Port Moody and Coquitlam that are closest to Anmore - they have had a very hard time trying to survive.
6/16/2024 01:08 PM

Screen Name Redacted none.
6/16/2024 02:45 PM

Screen Name Redacted Smal scale grocery , wine bar, pharmacy maybe hair dresser. Childcare if not available at school by then
6/17/2024 08:06 AM

Screen Name Redacted We already have a corner store and private businesses in Anmore. We do not have to bring in urban density to have these. More stores and shops would struggle to be viable until the population can support them. Offhand, I can think of three corner stores in Port Moody and Coquitlam, in the middle of thousands of suburban homes that had to shut down and thousands of commercial spaces sitting empty and more being built all the time. Why would we want that for Anmore?
6/20/2024 01:10 PM

Screen Name Redacted pharmacy, coffee shop, groceries.
6/22/2024 04:08 PM

Screen Name Redacted coffee shop, pub, brewery, coworking space. these places make people get together, Anmore lacks a place for community to get together.
6/24/2024 03:08 PM

Screen Name Redacted 6/24/2024 06:59 PM	Coffee shops, grocery stores, maybe some restaurants.
Screen Name Redacted 6/24/2024 07:16 PM	Coffe and bar
Screen Name Redacted 6/25/2024 03:00 PM	I'd love to see a few convenience type businesses, coffee shop, small market grocery store , or bakery/cafe.
Screen Name Redacted 6/25/2024 06:40 PM	None
Screen Name Redacted 6/25/2024 06:54 PM	Shops? Why? It's no where near dense shopping areas in metro vancouver. Would you build a shopping mall in the middle of farmland?
Screen Name Redacted 6/25/2024 07:55 PM	A cold beer and wine store but it doesn't matter, the shops will change over time regardless of what people want.
Screen Name Redacted 6/26/2024 01:11 PM	Not required. Port Moody is 10min away.
Screen Name Redacted 6/26/2024 01:34 PM	None
Screen Name Redacted 6/27/2024 01:20 AM	None.
Screen Name Redacted 6/27/2024 09:58 AM	Little grocery store, bakery, cafe, restaurant, wine bar little brewery.
Screen Name Redacted 6/27/2024 06:26 PM	Quick service, grocery, beauty such as salon and barber, fitness, cafe, bakery, meat shop
Screen Name Redacted 6/28/2024 04:54 PM	The types of shops and businesses that would bring the most value to Anmore and future Anmore South residents should cater to daily needs, enhance community life, and promote local economic growth. Here are some key categories and specific suggestions: 1. Essential Services Grocery Stores: A well-stocked grocery store or a smaller

specialty market offering fresh produce, organic options, and local products would be highly beneficial. Pharmacies: A pharmacy providing prescription medications, over-the-counter drugs, and health and wellness products is essential for residents' convenience. 2. Dining and Entertainment Cafes and Coffee Shops: Cozy cafes and coffee shops can serve as social hubs where residents can gather, work, and relax. Restaurants and Eateries: A variety of dining options, including family-friendly restaurants, ethnic cuisine, and casual eateries, would enhance the culinary landscape and provide diverse food choices. Bakeries and Delis: Local bakeries and delis offering fresh bread, pastries, and sandwiches can be popular spots for quick, quality meals. 3. Health and Wellness Fitness Centers: A gym or fitness center offering a range of equipment, classes, and wellness programs would support residents' health and fitness goals. Health Clinics: Medical and dental clinics providing primary care, specialist services, and preventive health screenings can improve overall community health. Wellness Studios: Yoga studios, massage therapy centers, and holistic wellness centers can contribute to residents' mental and physical well-being. 4. Retail and Specialty Shops Boutiques and Gift Shops: Unique boutiques and gift shops offering clothing, accessories, home decor, and local crafts can attract both residents and visitors. 5. Professional Services Financial Services: Banks, credit unions, and financial advisory firms can offer essential financial services and support for residents. 6. Community and Recreational Spaces Community Centers: Spaces for community gatherings, events, and recreational activities can strengthen community bonds and provide venues for various programs. Co-Working Spaces: A co-working space for freelancers, remote workers, and small businesses can foster entrepreneurship and provide networking opportunities. Art Galleries and Studios: Art galleries and creative studios can promote local artists, offer classes, and serve as cultural attractions. 7. Sustainable and Eco-Friendly Businesses Farmers' Markets: Regular farmers' markets featuring local produce, artisanal goods, and organic products can support local farmers and provide fresh food options. Eco-Friendly Stores: Stores offering sustainable products, zero-waste items, and environmentally friendly goods can appeal to eco-conscious residents. 8. Education and Childcare Daycare Centers: Quality daycare and early childhood education centers are essential for young families. Tutoring and Enrichment Centers: Educational centers offering tutoring, STEM programs, arts, and music classes can support children's development and learning. Conclusion By incorporating a diverse range of shops and businesses, Anmore and Anmore South can create a vibrant, self-sufficient community that caters to the needs and preferences of its residents. These businesses not only provide essential services and amenities but also enhance the quality of life, foster community engagement, and support local economic development.

Screen Name Redacted

6/29/2024 03:20 PM

Coffee shop (that also did beer/wine) would be nice, maybe a pharmacy, a daycare. Maybe a shipping (Amazon?) drop/pick up place.

Screen Name Redacted

6/29/2024 09:29 PM

Small grocery, coffee/sandwich shops, deli, pizza/shop/delivery, doctor/dentist offices, insurance/ICBC, drug store,

Screen Name Redacted

6/30/2024 02:32 PM

We have plenty of shops a short drive away in port moody

Screen Name Redacted

6/30/2024 05:31 PM

We would favor limited expansion of the existing Anmore Grocery regarding products, hours of operation, seating, etc. We feel that nearby Port Moody and Coquitlam's Westwood Plateau are more suitable and viable as commercial areas. Anmore has always successfully existed as a residential community. For many areas of the Village, Anmore South would provided no greater proximity and would require vehicle access. Such businesses would create pressure for undesired high density development.

Screen Name Redacted

6/30/2024 08:03 PM

None. The shops and businesses in Port Moody and Coquitlam are very close and it would be extremely difficult for any small business in Anmore South to compete with them.

Screen Name Redacted

6/30/2024 08:05 PM

I like the Proposed application above

Screen Name Redacted

6/30/2024 09:19 PM

To be consistent with the OCP, any small commercial enterprises should be concentrated in Anmore Centre around the confluence of East Road and Sunnyside. These should include enterprises such as a coffee shop, artists' co-op, and small restaurant. They should be consistent with the semi-rural vision for the Village.

Screen Name Redacted

6/30/2024 09:22 PM

Nesters grocery store, cafe, rec centre, outdoor play

Screen Name Redacted

6/30/2024 11:03 PM

Grocery and bike shop

Optional question (27 response(s), 6 skipped)

Question type: Essay Question

Q12 | What is important to consider when you think about future shops, services and amenities and their look and feel (e.g., heights of buildings, tree canopy, places to sit and hang out, comfortable space to walk around and visit businesses, etc.)?

Screen Name Redacted
6/16/2024 01:08 PM
There are already many types of professional and non-professional shops and services that are within a very short drive of Anmore. Any type of business will have a very hard time surviving in Anmore.

Screen Name Redacted
6/16/2024 02:45 PM
We want parks surrounding CD zoning development.

Screen Name Redacted
6/17/2024 08:06 AM
I really like the street access style of Park Royal and Super Brook with parking below or around.

Screen Name Redacted
6/24/2024 03:08 PM
easy to walk, terraces, lot's of tables to sit.

Screen Name Redacted
6/24/2024 07:16 PM
maintain nature the trees

Screen Name Redacted
6/25/2024 06:40 PM
Shops and retail businesses will ruin Anmore

Screen Name Redacted
6/25/2024 06:54 PM
None

Screen Name Redacted
6/26/2024 01:11 PM
Businesses should be in areas that offer good transit for their customers and staff. No possible way to offer that in Anmore South. Congestion, parking...

Screen Name Redacted
6/26/2024 01:34 PM
Don't do it

Screen Name Redacted
6/27/2024 09:58 AM
A gathering area would be great. As I noted above.

Screen Name Redacted
6/28/2024 04:54 PM
Think "Whistler village"

Screen Name Redacted

6/29/2024 03:20 PM

Businesses all at ground level, easily accessible.

Screen Name Redacted

6/30/2024 02:32 PM

We can do this in port moody

Screen Name Redacted

6/30/2024 05:31 PM

The location for such businesses should be left as forested land.

Screen Name Redacted

6/30/2024 08:03 PM

See question 11

Screen Name Redacted

6/30/2024 08:05 PM

No high buildings with trees, places to sit and hang out, comfortable space to walk around and visit businesses. As mentioned above. Osprey Village in Maple Ridge is a small example.

Screen Name Redacted

6/30/2024 09:19 PM

They should not be considered.

Screen Name Redacted

6/30/2024 09:22 PM

West coast timber all the way.

Optional question (18 response(s), 15 skipped)

Question type: Essay Question

Q13 | As part of the proposed vision for Anmore South, there is an opportunity to provide a new Community Centre. As part of this facility, what kind of amenities do you think would benefit Anmore and future residents (e.g., meeting rooms, indoor fitness facility)?

Screen Name Redacted

6/16/2024 01:08 PM

We already have a very large community centre. We certainly do not need another one.

Screen Name Redacted

6/16/2024 02:45 PM

We do not want a new community centre. The Hub is already more than sufficient.

Screen Name Redacted

6/17/2024 08:06 AM

All purposed meeting and recreation rooms are always valuable and low maintenance. Classes for small children, yoga, seniors and summer programs would be great.

Screen Name Redacted
6/20/2024 01:10 PM

Absolutely ridiculous-we don't need or want it. Maybe Icona would like to donate the money to finish the one we have. Maybe they can pay for the sound baffles in the main chamber, the zoom-type communications for citizens wanting to interact with Council during online meetings or the landscaping or any of the other things that did not get included in the \$8 million dollar hub price tag that we will be paying for in our taxes.

Screen Name Redacted
6/22/2024 04:08 PM

youth programs, fitness facilities.

Screen Name Redacted
6/24/2024 03:08 PM

fitness facility, courts and fields, meeting spaces.

Screen Name Redacted
6/24/2024 06:59 PM

Indoor fitness facility would be great

Screen Name Redacted
6/24/2024 07:16 PM

Yes

Screen Name Redacted
6/25/2024 03:00 PM

Personally I don't feel we need another recreation centre type facility. I don't use them but perhaps others would.

Screen Name Redacted
6/25/2024 06:40 PM

None

Screen Name Redacted
6/25/2024 06:54 PM

None, these are not free facilities for people to do personal/individual wants. We do not need a whole bunch of public facilities in a rural area way out in loco. Those things are better left for high density areas which already have the infrastructure

Screen Name Redacted
6/25/2024 07:55 PM

A pool

Screen Name Redacted
6/26/2024 01:11 PM

Swimming pool Ice rink Gym facilities Soccer field

Screen Name Redacted
6/26/2024 01:34 PM

Don't do it

Screen Name Redacted

A fitness center would be great. A work space for people who work

6/27/2024 09:58 AM

from home. Outdoor game area. Pickleball courts.

Screen Name Redacted

Fitness facility - see beetie Allard YMCA in Coquitlam for example

6/27/2024 06:26 PM

Screen Name Redacted

A well-designed community center can serve as a vibrant hub for Anmore and Anmore South, offering a variety of amenities that cater to the diverse needs and interests of residents. Here are some key amenities to consider:

- 1. Fitness and Recreation Facilities**
 - Gymnasium:** A versatile space for basketball, volleyball, badminton, and other indoor sports.
 - Fitness Center:** Equipped with cardio machines, weight training equipment, and space for group fitness classes such as yoga, pilates, and aerobics.
 - Indoor Swimming Pool:** A pool for recreational swimming, lap swimming, and aquatic fitness classes, with features like a splash pad for children.
 - Multi-Purpose Rooms:** Flexible spaces that can be used for various activities such as dance classes, martial arts, and community meetings.
- 2. Arts and Culture Spaces**
 - Art Studios:** Dedicated spaces for visual arts, crafts, and pottery, equipped with necessary tools and materials.
 - Music Rooms:** Soundproof rooms for music lessons, practice, and small performances.
 - Performance Hall:** An auditorium or theater for community performances, concerts, and cultural events.
 - Gallery Space:** Areas to display local art and rotating exhibits, fostering a vibrant arts scene.
- 3. Educational and Learning Centers**
 - Classrooms and Workshop Spaces:** Rooms equipped for adult education classes, workshops, and skill-building courses.
 - Computer Lab:** A tech-equipped space for digital literacy classes, job training, and public internet access.
 - Library or Reading Room:** A quiet area for reading, studying, and small book clubs, possibly in partnership with the local library.
- 4. Youth and Family Amenities**
 - Childcare and Preschool:** Licensed childcare and early learning programs to support young families.
 - Youth Center:** A dedicated space for teenagers with activities like gaming, homework help, and social events.
 - Indoor Playground:** Safe play areas for young children, including soft play structures and interactive elements.
 - Family Lounge:** A comfortable space for families to relax and socialize.
- 5. Community and Social Spaces**
 - Meeting Rooms:** Rooms of various sizes for community groups, clubs, and local organizations to hold meetings.
 - Event Spaces:** Large halls or banquet rooms for weddings, parties, and community events, with kitchen facilities for catering.
 - Cafe or Snack Bar:** A casual place for residents to grab a coffee or a light meal, promoting social interaction.
 - Outdoor Spaces:** Patio areas, community gardens, and outdoor seating to enhance the connection to nature and provide additional social spaces.
- 6. Health and Wellness Facilities**
 - Health Clinic:** On-site clinic offering basic health services, wellness checks, and health education programs.
 - Counseling and Support Services:** Private rooms for mental health counseling, support groups, and

6/28/2024 04:54 PM

wellness coaching. Spa and Relaxation Area: Facilities such as saunas, steam rooms, and massage therapy rooms for relaxation and recovery. 8. Technology and Innovation Hubs Maker Space: A creative workshop with tools and equipment for DIY projects, crafts, and prototyping. Virtual Reality Rooms: Spaces equipped with VR technology for immersive experiences, education, and entertainment. Innovation Labs: Rooms for coding, robotics, and other tech-related activities, encouraging STEAM (Science, Technology, Engineering, Arts, and Mathematics) education. Conclusion A community center with these amenities can greatly enhance the quality of life for Anmore and Anmore South residents, providing a central location for fitness, recreation, arts, education, and social activities. By catering to a wide range of interests and needs, the community center can become a vibrant and integral part of the community, fostering a sense of belonging and engagement among residents.

Screen Name Redacted

6/29/2024 03:20 PM

Hall for having a party or for classes (yoga/fitness)

Screen Name Redacted

6/29/2024 09:29 PM

Indoor fitness facility, fitness programs for all ages, meeting rooms, gymnasium for community use/programs.

Screen Name Redacted

6/30/2024 02:32 PM

What is the point of the Anmore hub? Sounds redundant.

Screen Name Redacted

6/30/2024 05:31 PM

We think that the recently built community Hub should be used for this purpose. Formal classes can be accessed at the nearby Port Moody recreation centre. Such a facility would be extremely expensive to maintain and would require the creation of a staffed Parks and Recreation Department. It would likely be less costly for the Village to become a financial partner for the Port Moody facility.

Screen Name Redacted

6/30/2024 08:03 PM

See question 11

Screen Name Redacted

6/30/2024 08:05 PM

Meeting rooms and fitness for all ages. No gym.

Screen Name Redacted

6/30/2024 09:19 PM

Anmore just opened a 16,000+ Anmore municipal building. Anmore Elementary School has always served this purpose in the past. Bowen Island is currently opening a similar sized facility that includes all of the amenities. Port Moody and Coquitlam welcome Anmore residents to use their facilities. Anmore has a population of 2,365

people. No further building is required.

Screen Name Redacted

6/30/2024 09:22 PM

Common spaces that can be adapted to any use and multi purpose.

Screen Name Redacted

6/30/2024 11:03 PM

Public bathrooms 24 hours

Optional question (26 response(s), 7 skipped)

Question type: Essay Question

Q14 | Thinking about the application and icona's vision, what do you see as the opportunities and challenges for the future of Anmore South?

Screen Name Redacted

6/16/2024 01:08 PM

We do not need to triple our population. The growth for Anmore proposed by the Metro Vancouver Regional Growth Plan is realistic and acceptable.

Screen Name Redacted

6/16/2024 02:45 PM

Challenges: Traffic congestion due to increased density.

Screen Name Redacted

6/17/2024 08:06 AM

Traffic . water, sewer. The current , no change, population.

Screen Name Redacted

6/20/2024 01:10 PM

Icona's vision is fine. Lots of money put into it. Lots of promises. Put it somewhere else. I suggest that they ask the gov't to point out a suitable location because Anmore is not it.

Screen Name Redacted

6/22/2024 04:08 PM

how to resolve transportation challenges without adding too many more cars.

Screen Name Redacted

6/24/2024 03:08 PM

I see as a big plus that Icona is taking the time to plan it correctly, consulting residents, and taking the resident's input into account. they are also involved in the community and understand the challenges.

Screen Name Redacted

6/24/2024 06:59 PM

Previously answered

Screen Name Redacted

opportunities to acquire slightly more accessible homes

6/24/2024 07:16 PM

Screen Name Redacted

6/25/2024 06:40 PM

The challenge for the developers is to make as much money as possible, by creating the most density as possible. The challenge for the current residents of Anmore is to stop them

Screen Name Redacted

6/25/2024 06:54 PM

Insane. Far too ambitious to realistically carry it out when the infrastructure is factored. Not sustainable financially. No economic sense.

Screen Name Redacted

6/25/2024 07:55 PM

The roads won't be able to handle the traffic. The school will be too small. The fire department is volunteer. Policing costs will go way up. Will property taxes go up as well?

Screen Name Redacted

6/26/2024 01:11 PM

This is a development designed for a completely different location. This development is merely seen as an opportunity to develop land that was purchased well to maximize profit for the investors. I am in favour of leaving this land designated as RS1 and having the 1 acre lots made available for sale.

Screen Name Redacted

6/26/2024 01:34 PM

Traffic and none of the current residents want it

Screen Name Redacted

6/27/2024 01:20 AM

Traffic challenges.

Screen Name Redacted

6/27/2024 09:58 AM

Opportunity would be an area for young and old to live at affordable prices. Retired people that want to down size and still live in the area, younger families with children coming into the area and it will help the tax base.

Screen Name Redacted

6/27/2024 06:26 PM

Challenge = that it will take TOO long for this much needed proposal to come to life. This needs to be expedited!!

Screen Name Redacted

6/28/2024 04:54 PM

I feel like I have previously answered this in last questions.

Screen Name Redacted

6/29/2024 03:20 PM

The increased traffic with only two ways in and out of the village

Screen Name Redacted

6/29/2024 09:29 PM

Challenges are traffic and current residents who don't want to help address the current growing population and shortage of housing.

Screen Name Redacted

6/30/2024 02:32 PM

There is an opportunity to maintain the current state of Anmore (CD zoning) and achieve density. The challenges of the population growth and current infrastructure is concerning.

Screen Name Redacted

6/30/2024 05:31 PM

Icona's vision for Anmore South is in total opposition to Anmore's OCP and the founding principles for the very existence of the Village.

Screen Name Redacted

6/30/2024 08:03 PM

Redundant question

Screen Name Redacted

6/30/2024 09:19 PM

icona's application and vision are totally out of sync with the 'Anmore Concept', the semi-rural Vision and Growth Management Strategy in the Anmore OCP, the Regional Context Statement, and Metro 2050 - The Regional Growth Strategy. Most of the residents that I have spoken to, do not like the icona proposal and believe that it is simply set to maximize profits for the developers.

Screen Name Redacted

6/30/2024 09:22 PM

Let's just get on with it and move it forward. Only distractions are the naysayers and they are a minority that don't represent all of Anmore ever at all and just ignore them. They'll be unhappy anyway anywhere they live. Just move it forward.

Screen Name Redacted

6/30/2024 11:03 PM

Challenge is it takes too long

Optional question (25 response(s), 8 skipped)

Question type: Essay Question

Q15 | Do you have any ideas for how to mitigate concerns and/or leverage these opportunities to help guide development?

Screen Name Redacted

6/16/2024 01:08 PM

Growth within the Village's present zoning regulations.

Screen Name Redacted

6/16/2024 02:45 PM

Secure increased access to Anmore before proceeding with development.

Screen Name Redacted

6/17/2024 08:06 AM

There needs to be a visual of what it will look like if it goes one acre. Plus the number of residents and the impact. then information about one or 2 other options, largely visual

Screen Name Redacted

6/20/2024 01:10 PM

We need Anmore Council to listen to the citizens who elected them and if they are not speaking up then Council should be asking why. We need Council to present this idea, not through Icona's studies and sales promotion as they are now, but in their own words and through up to date, independent studies. If this is such a great plan and they believe that everyone is on board then they should not be afraid to allow us to ask basic questions and give straightforward independent answers.

Screen Name Redacted

6/22/2024 04:08 PM

transit options, bike paths

Screen Name Redacted

6/24/2024 03:08 PM

In the last 2 years I've lived in Anmore I had many opportunities to talk to the Icona team about questions and concerns, they had open houses, been at community events. have surveys, employees door knocking, etc. I feel that my concerns have been understood and explained and is guiding the development.

Screen Name Redacted

6/24/2024 06:59 PM

Previously mentioned

Screen Name Redacted

6/25/2024 06:40 PM

Keep the zoning as it is

Screen Name Redacted

6/25/2024 06:54 PM

No

Screen Name Redacted

6/25/2024 07:55 PM

Keep it to single family homes

Screen Name Redacted

6/26/2024 01:11 PM

Do the reasonable thing and develop 1 acre lots in our rural community. Buy land in Surrey if you want a 3500 unit development.

Screen Name Redacted

6/26/2024 01:34 PM

Single family lots

Screen Name Redacted

6/27/2024 01:20 AM

Don't develop.

Screen Name Redacted

6/27/2024 09:58 AM

I think your biggest concern will be the amount of traffic and you need to get the government involved.

Screen Name Redacted

6/28/2024 04:54 PM

Already addressed

Screen Name Redacted

6/30/2024 02:32 PM

More parks, less population growth and better road options

Screen Name Redacted

6/30/2024 05:31 PM

The existing process should be abandoned and restarted with genuine community consultation which respects the existing residents and the historical vision of Anmore's founders.

Screen Name Redacted

6/30/2024 08:03 PM

Leave the OCP as is.

Screen Name Redacted

6/30/2024 08:05 PM

The many people living along and around loco Road, East Road and Sunnyside Road must be convinced that the traffic will be redirected with your future plans and then they may accept the proposals.

Screen Name Redacted

6/30/2024 09:19 PM

Do not do it. There is limited support. The place to start is with a 'Yes' or 'No' referendum on the proposed re-designation from Rural to Urban.

Optional question (20 response(s), 13 skipped)

Question type: Essay Question

Q16 | What are your priorities and concerns related to the proposed OCP amendment and Neighbourhood Plan development?

Screen Name Redacted

6/16/2024 01:08 PM

Totally wrong for the Village.

Screen Name Redacted

6/16/2024 02:45 PM

Concerns: Increased density beyond CD zoning alters Anmore's character, Increased density is a safety concern due to increased traffic congestion, policing and fire costs will increase dramatically with a growing population, and taxes will increase due to the growing

infrastructure from the development.

Screen Name Redacted

6/17/2024 08:06 AM

My concern is misinformation creating fear. My second fear is that this will be abandoned and another owner will start over, this will take forever.

Screen Name Redacted

6/20/2024 01:10 PM

To find out what the average Anmore citizen actually understands about this proposal, to have the Council represent the voices of all its citizens and to correct the many misconceptions that have been allowed to be stated by Icona and its supporters. My priority would be for Council to present all the facts and answer our questions. Anmore Council has the right on our behalf to ask Icona to explore all possibilities and if they refuse there is no reason why our Council should be forced to continue on with icona's schedule. Halt the OCP amendment. Let Icona go back to its one acre proposal which no-one wants, including icona, or they can drop the idea of sewers and use the existing zoning that Councils have spent years working on to be used by land owners such as Icona.

Screen Name Redacted

6/22/2024 04:08 PM

how to resolve transportation challenges without adding too many more cars. That it may increase taxes due to fire dept improvements, policing costs, infrastructure costs

Screen Name Redacted

6/24/2024 03:08 PM

personally I think is important that Anmore provides different housing options, not many people can live on a detached single home on an acre lot. new families cannot afford a multi-million dollar home.

Screen Name Redacted

6/24/2024 07:16 PM

N

Screen Name Redacted

6/25/2024 06:40 PM

The village as we know it will be gone forever. Adds nothing to the community, just benefits those involved financially

Screen Name Redacted

6/25/2024 06:54 PM

No to high density

Screen Name Redacted

6/25/2024 07:55 PM

The roads won't be able to handle the traffic. The school will be too small. The fire department is volunteer. Policing costs will go way up. Will property taxes go up as well?

Screen Name Redacted 6/26/2024 01:11 PM	I want the RS1 zoning to remain unchanged and I would like to see 1 acre lots.
Screen Name Redacted 6/26/2024 01:34 PM	It's illegal and council should be recalled
Screen Name Redacted 6/27/2024 01:20 AM	Saving all the existing trees.
Screen Name Redacted 6/27/2024 09:58 AM	The people's concerns are all to do with traffic. You need to get the province to reverse the decision on Burt Flynn park that Port Moody closed off.
Screen Name Redacted 6/28/2024 04:54 PM	My priority is for this to move forward and my concern is the continued delay.
Screen Name Redacted 6/29/2024 03:20 PM	Just concerns related to traffic
Screen Name Redacted 6/30/2024 02:32 PM	The roads and the lack of solutions are deeply concerning. We are outside of the urban containment boundary - we should stay rural!
Screen Name Redacted 6/30/2024 05:31 PM	Neither the OCP amendment nor icona's neighborhood plan should be permitted to proceed as presently constituted.
Screen Name Redacted 6/30/2024 08:03 PM	This proposal is not something that Anmore residents desired and it is only being put forward by Icona as a way to maximize the return on their investment. Icona presentations give the impression that they are supported by council. Placemark facilitators were wearing Village of Anmore name tags. Brochures give the impression they are sent out by the Village. Open Houses and workshops should clearly identify they are being presented by Icona and not the Village. It's disappointing that there hasn't been a more clearly defined separation between the developer and Anmore. Why are we being asked about diversity of housing, street designs and building heights when the fundamental question of whether this kind of development should even take place has not been answered.
Screen Name Redacted 6/30/2024 08:05 PM	My biggest concern is that even at the present time the roads in Port Moody cannot handle the traffic efficiently so as more and more developments are happening and with your plans in the future how

can the roads accommodate more.

Screen Name Redacted

6/30/2024 09:19 PM

This exercise has been crafted to check boxes on consultation. Four of the five Council members do not seem open to the wishes of residents. Icona's vision has been pursued without reference to the Official documents that residents counted on when they purchased their properties. It is inconsistent with the OCP, RCS, Metro 2050, the Housing Needs Assessment. At a time of climate crisis, it is not the time to be destroying forests in favour of the proposed urban sprawl

Screen Name Redacted

6/30/2024 09:22 PM

Just move it forward no more unnecessary delays.

Optional question (22 response(s), 11 skipped)

Question type: Essay Question

Q17 | What do you think Anmore residents need to know/understand about icona's application/vision for Anmore South?

Screen Name Redacted

6/16/2024 01:08 PM

The Village Council, not the proponent, should be telling us about the traffic and financial implications of approving the application.

Screen Name Redacted

6/16/2024 02:45 PM

Residents need know that traffic congestion will increase dramatically, and taxes will go up.

Screen Name Redacted

6/17/2024 08:06 AM

They are in such a wonderful position to shape the future of the Village with a willing partner, don't waste the opportunity.

Screen Name Redacted

6/20/2024 01:10 PM

They need to know/understand that Icona is a for-profit company and that this is not just a little project in a far corner of Anmore. It would change everything that makes Anmore the place we chose to live in. If this project proceeds there are going to be a lot of shocked citizens who did not understand the scope of icona's plans. If things go pear-shaped who will be living with the outcome?

Screen Name Redacted

6/22/2024 04:08 PM

Need a traffic study. Need an independant fiscal study on what it will do taxes

Screen Name Redacted

Anmore residents should understand that Icona could have already

6/24/2024 03:08 PM

developed the land in single acre lots, but instead they are going the long process to do the OCP amendment to create more green spaces and provide diverse housing options. Also worth having Anmore residents tour the lands, I had the privilege to do so and learn that is not an old forest but logged land with existing roads and trails.

Screen Name Redacted

6/24/2024 06:59 PM

Traffic plan, how much additional population this will add to our community

Screen Name Redacted

6/24/2024 07:16 PM

N

Screen Name Redacted

6/25/2024 06:40 PM

Why aren't our Marie and council fighting for their constituents, they seem to be working for the developers

Screen Name Redacted

6/25/2024 06:54 PM

Icona bought cheap land with the hopes of high density. Why didn't they spend the time and money on land assemblies in areas of metro vancouver that are much closer to the infrastructure requirements of high density?

Screen Name Redacted

6/25/2024 07:55 PM

What are the tax implications.

Screen Name Redacted

6/26/2024 01:11 PM

They need to grasp the vision of the development. The end of our rural lifestyle. Endless traffic congestion Construction traffic added to this for 25 years Crime that comes with 7000 residents Garbage that comes with 7000 residents A completely different Anmore from the one that we have come to love and is the envy of so many other communities that allowed this type of development.

Screen Name Redacted

6/26/2024 01:34 PM

We get it and it's terrible. Ruins Anmore

Screen Name Redacted

6/27/2024 01:20 AM

It will be a nightmare to commute to.

Screen Name Redacted

6/27/2024 09:58 AM

People want to see the type of housing you are providing the commercial space how high are the condos they want more detail.

Screen Name Redacted

That regardless of the negative opinions it is going to move forward.

6/28/2024 04:54 PM

Screen Name Redacted

6/29/2024 03:20 PM

There seems to be a misunderstanding about what urban zoning actually means

Screen Name Redacted

6/30/2024 02:32 PM

They need to know about the safety concerns given this development

Screen Name Redacted

6/30/2024 05:31 PM

This will forever change the nature of the Village; there will be no reason for Anmore to continue to exist as an independent municipality. In the not too distant future, there will likely be financial pressure to amalgamate with Port Moody as administrative duplication will be thought to be unnecessarily costly.

Screen Name Redacted

6/30/2024 08:03 PM

This will completely change Anmore for the worse. Too much density, traffic. Taxes will increase due to the need for more services. Policing costs and fire protection costs will go up. Trails, lakes and roads will be beyond capacity. People live here to avoid this kind of congestion and development.

Screen Name Redacted

6/30/2024 08:05 PM

That it is a really wonderful Neighbourhood Plan

Screen Name Redacted

6/30/2024 09:19 PM

How did it ever get this far? Why did the Village send a letter announcing that icona planned to proceed within existing zoning? It is nice to talk about affordability, but all I see is proposals for market housing. Why did icona send a letter to Countryside village residents offering sewers? Has the developer had discussions with the Greater Vancouver Sewerage & Drainage District and with the City of Port Moody about the feasibility of sewers for Anmore South.

Screen Name Redacted

6/30/2024 09:22 PM

We have export information already just let the government, staff and the community planner do their job because they're good at it. This development is not about the current residents it's about them AND generations to come.

Screen Name Redacted

6/30/2024 11:03 PM

It's private land and not parkland. If you really want to see something different or maintain 1 acre lots then pony up with your wallet and buy it.

Optional question (24 response(s), 9 skipped)

Question type: Essay Question

Q18 | What other information do you think is important to share with the community as this process continues?

Screen Name Redacted

6/16/2024 01:08 PM

I would like to see the Village, not Icona, provide information to the citizens of the Village about the possible problems associated with the proposal being approved.

Screen Name Redacted

6/16/2024 02:45 PM

Residents should be offered a referendum on changing the designation of Anmore South from rural to urban.

Screen Name Redacted

6/20/2024 01:10 PM

Any information that is not filtered through Icona. Everything that I have already stated.

Screen Name Redacted

6/24/2024 03:08 PM

keep conversation open like how it has been, maybe simplify what the OCP amendment is for regular residents to understand that what entails and how is different that what other projects have done.

Screen Name Redacted

6/24/2024 06:59 PM

Good communication especially with community concerns such as traffic infrastructure and key dates related to the development.

Screen Name Redacted

6/24/2024 07:16 PM

N

Screen Name Redacted

6/25/2024 03:00 PM

Continue providing engagement opportunities and sharing feedback that was shared. This is what we heard you said.... Etc

Screen Name Redacted

6/25/2024 06:54 PM

Out of touch with modern realities of creating high density living.

Screen Name Redacted

6/25/2024 07:55 PM

All the studies should be shared

Screen Name Redacted

6/26/2024 01:11 PM

Designs that actually show visually what 3500 units look like on the master plan. Not just the green spaces, walking paths, roadways and streams. Put the buildings in place to house 3500 residents. Also do a visual of the number of cars currently on the road using your 2023 traffic analysis. Then show what and additional 7000 vehicles does to

that visual. That should create some real feedback. Also, explain how 7000 residents will effect our children's abilities to join sports teams and have access to sports facilities. That should create some feedback as well.

Screen Name Redacted

6/26/2024 01:34 PM

Stop the process

Screen Name Redacted

6/27/2024 01:20 AM

The giant mansions need to use their land for multi-use dwellings before cutting down more trees.

Screen Name Redacted

6/27/2024 09:58 AM

People want to know what your exact vision is.

Screen Name Redacted

6/28/2024 04:54 PM

I think everything that needs to be shared is being shared.

Screen Name Redacted

6/29/2024 03:20 PM

More accurate design ideas as it unfolds and how they will protect the landscape and environment along the way

Screen Name Redacted

6/30/2024 02:32 PM

We need to know how the road infrastructure will be addressed with more certainty and transparency

Screen Name Redacted

6/30/2024 05:31 PM

What is the source of icona's financial assets? How does this company have endless funds for staffing, hiring consultants, providing promises and incentives to existing residents to promote community support, sponsoring events within all of Tri-cities, etc. How does icona plan to take on such a major development when they have no similar track record and have spent years constructing one condominium building in Vancouver which may not even yet be finished.

Screen Name Redacted

6/30/2024 08:03 PM

Not everyone realizes the impact this will have on the lifestyle that drew them to live here. There is no alternative to Icona's vision being presented. Drawings to not accurately reflect the density. People need to know how their daily commute in and out of the Village will be negatively impacted. There is a lack of detail regarding the financial impact on the residents. It does not cover policing, fire protection, transportation, sewer, cost of servicing the new amenities such as a community centre. In fact, all aspects of Icona's proposal are lacking anything to substantiate their "vision" , how it will be implemented and how it will affect the entire Village. I find it interesting that the drawings of the existing OCP showed 100% clearcut outside of the

riparian protected areas, while the Icona proposal showed a treed subdivision. Just one of the many misleading artists' rendering. We went to the Technical Open House and asked pointed questions about how various numbers were determined and not one presenter could answer with details.

Screen Name Redacted

6/30/2024 09:19 PM

The first step before fine tuning the OCP amendment proposal and the neighbourhood plan is to determine the wishes of residents. Do they want a change in designation from 'Rural' to 'Urban'. Anything else is pure window dressing.

Screen Name Redacted

6/30/2024 09:22 PM

That there are many other developments in the queue and more to come. Lots of undeveloped land still.

Optional question (20 response(s), 13 skipped)

Question type: Essay Question