

Anmore South Project Update

In Phase 1 of the Neighbourhood Plan development, several technical studies were completed based on an initial land use concept that was submitted as part of the Official Community Plan (OCP) amendment application. The Village also hosted its first round of community engagement.

In Phase 2, Placemark Design Studio (icona Properties' community planning consultants) applied the input from the community and baseline studies to develop three land use scenario options.

Council considered these options at a Committee of the Whole meeting and provided direction for the development of the preferred land use scenario that will be used for the next round of studies and community engagement in Phase 3.

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Phase 2 Land Use Scenarios Considered by Council

Option 1 - Foundation Plan



LAND USE – 100% = 61.14 ha / 151.08 ac

5%	Ground Oriented 3.20 ha 7.91 ac	1%	Civic Community Centre 0.44 ha 1.09 ac
4%	Multi-Family Townhome 2.14 ha 5.29 ac	7%	Neighbourhood Park 4.35 ha 10.75 ac
24%	Multi-Family Apartment 14.84 ha 36.67 ac	40%	Protected Natural Area + Greenways 24.44 ha 60.39 ac
3%	Mixed Use 1.75 ha 4.32 ac	16%	Road ROW 9.98 ha 24.66 ac

Option 2 - Balanced Plan



LAND USE – 100% = 61.14 ha / 151.08 ac

2%	Ground Oriented 1.07 ha 2.64 ac	1%	Civic Community Centre 0.44 ha 1.09 ac
27%	Multi-Family Townhome 16.38 ha 40.48 ac	6%	Neighbourhood Park 3.49 ha 8.62 ac
13%	Multi-Family Apartment 7.84 ha 19.37 ac	36%	Protected Natural Area + Greenways 22.26 ha 55.01 ac
2%	Mixed Use 1.06 ha 2.62 ac	13%	Road ROW 8.60 ha 21.25 ac

Option 3 - Essential Plan



LAND USE – 100% = 61.14 ha / 151.08 ac

5%	Ground Oriented 3.05 ha 7.54 ac	1%	Civic Community Centre 0.44 ha 1.09 ac
29%	Multi-Family Townhome 17.74 ha 43.84 ac	4%	Neighbourhood Park 2.26 ha 5.58 ac
9%	Multi-Family Apartment 5.62 ha 13.89 ac	36%	Protected Natural Area + Greenways 21.81 ha 53.89 ac
2%	Mixed Use 0.85 ha 2.10 ac	15%	Road ROW 9.37 ha 23.15 ac

Phase 2 Land Use Scenarios Considered by Council

Option 1 - Foundation Plan












Option 2 - Balanced Plan



Option 3 - Essential Plan



LEGEND – November 2024

-  Site Boundary
-  Municipality Boundary
-  Ground Oriented Housing
-  Multi-Family / Townhome
-  Civic / Community Centre
-  Multi-Family / Apartment
-  Retained Natural Area
-  Mixed Use Commercial & Residential
-  Active Park

Phase 2 Land Use Scenarios Considered by Council

Option 1 - Foundation Plan

Concentrates a greater portion of homes in 4-6 storey apartment forms, leaving more land available for neighbourhood parks and retained forest.

- Original scenario submitted with the Anmore South OCP Amendment Application
- 3,500 homes (estimated population: 6,390)
- Full complement of parks, recreation facilities, playgrounds, a sports field, and retail shops and services and 61 acres of natural conservation area

Option 2 - Balanced Plan

Responds to feedback from Phase 1 community engagement by moving towards a ground-oriented, townhome focussed housing mix.

- 2,450 homes (estimated population: 4,830)
- While still offering a diverse mix of neighbourhood parks, play areas, retained forest, and commercial space, there is less total area to provide these amenities compared to Option 1
- By shifting to more ground-oriented housing, this option lowers total housing density and uses more land for townhomes with private yards, while maintaining 55 acres of natural conservation area

Option 3 - Essential Plan

Responds to feedback from Phase 1 community engagement with an even higher proportion of ground-oriented townhomes in the housing mix.

- 1,990 homes (estimated population: 4,060)
- While still offering a diverse mix of neighbourhood parks, play areas, retained forest, and commercial space, there is less total area to provide these amenities compared to Options 1 and 2
- By shifting to more ground-oriented housing, this option has the lowest total housing density by using more land for townhomes within private yards, while maintaining 52 acres of natural conservation area



How Community Input Was Used

All three scenarios reflect outcomes from Phase 1 community engagement input and technical studies, including:

- reducing density while providing more ground-level housing options, including houses on smaller properties and more townhomes, as well as no buildings exceeding six storeys;
- respecting ecologically sensitive areas, protecting wildlife habitat and retaining forest;
- providing recreation facilities and connecting parks and destinations with a network of trails;
- connecting sewer and water services, with a tie-in point on First Avenue;
- offering commercial opportunities for local shops and services and creating local jobs; and
- supporting transit and reducing impacts of new traffic volumes.



Considerations for Preferred Land Use Scenario

A number of considerations were discussed by Council members at a Committee of the Whole meeting to lead to the development of a proposed scenario for further study, including the following potential benefits:

- additional housing options to attract younger families and seniors such as market and non-market rentals, townhomes, and smaller homes on smaller lots;
- additional transit and other modes of transportation;
- water and sewer connections brought to Anmore South, with the opportunity to install infrastructure that has the capacity to serve the entire community in the future if needed;
- more active parks and recreation opportunities, including a potential partnership with School District 43 to improve existing amenities at Anmore Elementary School; and
- commercial services in the community to support basic, daily necessities.

Preferred Land Use Scenario for Phase 3 Evaluation

- At the Tuesday November 19, 2024 Council Meeting, Council provided direction on the preferred land use scenario for further study in Phase 3.
- Council's preferred land use scenario is based primarily on Option 3, which had the lowest population density. It incorporates elements from land use scenario Option 2, including increasing the number of homes slightly to provide more park space while respecting the character of Anmore.
- It is important to note that the preferred land use scenario could change in the future based on the results of Phase 3 technical studies and community engagement – it is not the final plan.
- Technical studies and assessments in Phase 3 include:
 - Engineering Studies – transportation, infrastructure requirements such as water/sewer connections, roads, and lighting
 - Environmental Study – Environmental impact assessment
 - Financial Analysis – Cost for infrastructure maintenance and replacement, police and fire service, Village staffing impacts, property tax impacts and mill rate considerations for commercial sector, Village budget and cost impact analysis, and an economic and employment impact assessment

Preferred Land Use Scenario for Phase 3

Changes requested by Council

-  Provide local street connection to Crystal Creek Drive
-  Consult with School District 43 to explore possible recreation facility improvements
-  Designate recreation centre as public, Village-operated facility
-  Provide Mixed-Use / Commercial area designation on First Avenue

Provide for flexible “Land Reserve” area for potential civic use
(location to be determined)










Range of 1,990 to 2,200 total homes as a result of shifting ground-oriented townhomes to low-rise apartments
(location to be determined)

Provide more Neighbourhood Park area
(location to be determined)



LEGEND

November 2024

-  Site Boundary
-  Civic / Community Centre
-  Mixed Use Commercial & Residential
-  Municipality Boundary
-  Multi-Family / Townhome
-  Retained Natural Area
-  Ground Oriented Housing
-  Multi-Family / Apartment
-  Active Park