

Council Approves Land Use Scenario for Evaluation in Phase 3

The Village of Anmore is moving forward to Phase 3 of the review process for the Official Community Plan (OCP) amendment application and Neighbourhood Plan for Anmore South. Phase 3 involves multiple, detailed technical studies, including traffic and transportation impact assessments, financial analysis, servicing requirements assessments and other studies that will help to determine how the preferred land use scenario would affect Anmore.

Anmore Council met at a Committee of the Whole meeting on Tuesday October 29, 2024 to discuss three proposed land use scenarios submitted by Placemark Design Studio (icona Properties' community planning consultants). All three land use scenario options have a mix of housing types (apartments, townhomes and single-detached houses). They also have similar layouts due to the topography, creeks and other protected environmental areas throughout the property; however, the amount of housing in each option varies, ranging from 3,500 homes to 1,990 homes.

Council reviewed the land use scenario options, discussed the technical studies and community input from Phase 1 and provided direction on a preferred scenario for the Anmore South lands.

Council's preferred land use scenario is based primarily on Option 3, which had the lowest population density, but with some adjustments, 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 future based on what is learned from the Phase 3 technical studies and community engagement – it is not the final plan. When making the decision about a preferred land use scenario for Phase 3, Council members discussed a number of considerations and noted the following potential benefits for the community:

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- additional housing options to attract younger families and seniors such as market and non-market rental, 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 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.

Council's preferred land use scenario will also include a new street connection to Crystal Creek Drive and a 15-metre tree buffer between existing and new neighbourhoods that border the property.



How we got here

The future of the 151-acre Anmore South property owned by icona Properties Ltd. (icona) is one of the most significant development initiatives in Anmore. 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. In addition to the process to consider the OCP Bylaw amendment, a Neighbourhood Plan is being developed, which sets the vision, neighbourhood design and necessary amenities for the area.

Phase 1: Baseline studies and initial community engagement

In Phase 1 of the Neighbourhood Plan development, several technical studies were completed based on an initial land use concept, and the Village hosted its first round of community engagement.

Phase 1 community engagement take aways included:

- **Housing Forms and Choices** – Need to diversify housing mix, reduce density, minimize visual impact, cluster development, and be consistent with Anmore's character.
- **Transportation** – Need to reduce new traffic volumes, prioritize safe streets, promote public transit, diversify active transportation, and consider off-site roads.
- **Parks and Natural Areas** – Need to retain forest character, improve park program and distribution, expand park amenities, connect parks with a network of trails, and protect wildlife habitat.
- **Shops, Services and Facilities** – Need to provide a neighbourhood heart, create amenities for Anmore, establish recreational facilities, promote financial sustainability, and strengthen village character.

There were also comments from residents who indicated they do not want higher density on the property and would prefer to see it developed under the current zoning with one-acre lots. Thank you to everyone who participated in Phase 1 engagement and for your thoughtful input. Your feedback was considered as part of the work to develop the three preliminary Anmore South land use scenario options submitted.

Phase 2: Land use scenario options considered by Council

In Phase 2, Placemark applied the input from the community and baseline studies to develop three land use scenario options. For details on the three land use scenario options submitted, visit HaveYourSayAnmore.com/AnmoreSouth.

All three scenarios reflect outcomes from Phase 1, 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.

At the Tuesday November 19, 2024 Council Meeting, Council provided direction on the preferred land use scenario for further study in Phase 3 based on changes that incorporate elements from land use scenario Options 2 and 3. Council requested that the developer explore a number of changes to the land use scenario as noted in the map below.

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

Phase 3 Overview

Phase 3 is now underway, with community engagement scheduled for early in the new year.

Technical studies and assessments

Using the preferred land use scenario approved by Council, the Applicant (icona) is now responsible for completing multiple technical studies, which will be reviewed by staff and Village consultants.

These technical studies include:

- **Transportation Impact Assessment & Demand Management Strategy** – The Transportation Impact Assessment (TIA) will analyze the impact of the proposed development on local and regional traffic, including vehicle trip generation and congestion effects. The Transportation Demand Management (TDM) strategy will outline measures to mitigate traffic impacts and reduce reliance on single-occupancy vehicle trips.
- **Civil Infrastructure Conceptual Master Plans** – These studies will assess the infrastructure needs for water supply, wastewater, and rainwater management. They will ensure that the neighbourhood can be effectively serviced and connected to regional systems, while also managing the environmental impacts of stormwater.
- **Environmental Impact Assessment** – This study will evaluate the potential effects of the development on natural habitats, particularly focusing on streams, riparian zones, and ecologically sensitive areas. It will identify any significant environmental impacts and recommend mitigation measures to protect the area's natural resources.
- **Financial and Economic Impact Analysis** – The Financial Impact Analysis will assess the long-term costs of infrastructure and services for the development, including impacts on the Village's budget, tax base (including how it affects current taxpayers), and service delivery. The Economic Impact Analysis will examine the opportunities for broader economic benefits of the development, such as job creation and local economic growth.
- **Commercial Retail Analysis** – This study will evaluate the viability of the proposed commercial spaces, assessing the demand for shops and services in the neighbourhood and ensuring that retail offerings align with the needs of future residents and the local economy.

Community Engagement

The results of the technical studies will be presented to the community to help answer questions raised in Phase 1 and to collect additional feedback from the community. There will also be meetings to engage with First Nations, neighbouring local governments and other regulatory organizations as required by legislation.



Photo taken at workshops during Phase 1 Community Engagement

Stay Informed & Connected

Visit [HaveYourSayAnmore.com/AnmoreSouth](https://www.haveyoursayanmore.com/AnmoreSouth) for project information and to submit questions/comments.

Drop by the **Anmore Community Hub** to view information boards with a large version of the land use scenario map and submit questions/comments.



[HaveYourSayAnmore.com](https://www.haveyoursayanmore.com)



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