

## Anmore South Development Moves to Phase 3

### Phase 3 of the Anmore South development planning is now underway.

The property owner, icona Properties Ltd. (icona), has submitted multiple, detailed technical studies, including traffic and transportation impact assessments, financial analysis, environmental impact assessments, servicing requirements analysis, and other studies that will help determine how the Preferred Plan developed through this process would affect Anmore.

The technical studies were completed by industry experts at professional firms recognized for their expertise and were reviewed by Village staff and contracted subject matter experts.

**The study reports and summaries are available for review, and the industry experts who completed the studies will be available at an open house on April 24, 2025, to answer questions. The Village is also engaging with First Nations, neighbouring local governments, and other regulatory organizations, as required by provincial legislation.**

### How we got here

The current application to amend Anmore's Official Community Plan (OCP) and develop a Neighbourhood Plan for the 151 acres referred to as Anmore South represents a significant change to Anmore's future growth and development. The multi-year process to consider the application is funded by icona and is guided by Terms of Reference approved by Council. The OCP outlines the overall goals and policies related to development in Anmore. The Neighbourhood Plan, which becomes part of the OCP, establishes policies for the vision, neighbourhood design, density restrictions, and necessary amenities for the area.

The form and density of the land use proposed in the Preferred Plan for Anmore South differs from the current RS-1 zoning, which allows for one-acre lots with single-detached homes with up to one secondary suite and a coach house. Several adjustments to existing OCP statements and policy are necessary to create consistency between the Village of Anmore's OCP and the proposed Anmore South development. If approved, these amendments to the OCP, in addition to a comprehensive Neighbourhood Plan, will form the OCP amending bylaw for this application for Council's future consideration.



Phase 1 – Complete

Phase 1 of the Neighbourhood Plan development included several technical studies based on an initial land use concept, and the Village hosted a first round of community engagement in spring 2024. This included two open houses, an online feedback form, and a series of workshops for more in-depth discussions about key components of the Neighbourhood Plan along with an opportunity for residents to discuss and share their input on the proposed vision for the area. A community engagement summary report provides an overview of what was learned and is posted on [HaveYourSayAnmore.com/Anmore-South](https://www.havemyvoiceanmore.com/Anmore-South).

Phase 2 – Complete

Phase 2 resulted in the development of three land use scenario options using input from the community and baseline studies. In November 2024, the three options were presented to Council, who provided direction on a preferred land use scenario, which resulted in the development of a Preferred Plan. The Preferred Plan incorporates elements from Options 2 and 3 to allow for more parks and green space and includes approximately 2,200 homes with a mix of housing types and an estimated

4,500 new residents. This is a change from the original application, which proposed 3,500 homes and estimated 6,390 new residents. The land uses included in the Preferred Plan are outlined on pages 4 and 5.

Phase 3 – Underway

Phase 3 of the Neighbourhood Planning process has involved completion of engineering studies and technical assessments based on the Preferred Plan. The Preferred Plan includes land use, parks and trails, street hierarchy, environmental network, and conceptual civil servicing such as water and sewer. Council approved a Phase 3 Community Engagement Plan, which includes a formal referral process with neighbouring municipalities, First Nations, and other organizations as per requirements in the Local Government Act. In addition, the Village is hosting a Technical Studies Open House on April 24, 2025, from 5 p.m. to 8 p.m., as well as a community survey managed by a professional research firm, a Finance Committee meeting, and a workshop with Advisory Committee members.

The results of the technical reports and Community input will be used to inform the Neighbourhood Plan.

Preferred Plan

The Preferred Plan includes the land use scenario that outlines the key components of the vision for the proposed development and forms the foundation for the Neighbourhood Plan policy.

Housing

- 2,202 new homes, including a mix of single-family detached houses, duplexes, townhomes, and apartments (maximum 6-storeys).
- The housing mix includes rental units (market and non-market) and dedicated units for Sasamat Volunteer Fire Department firefighters.
- A projected population of approximately 4,500 residents over 20 to 25 years.

Transportation

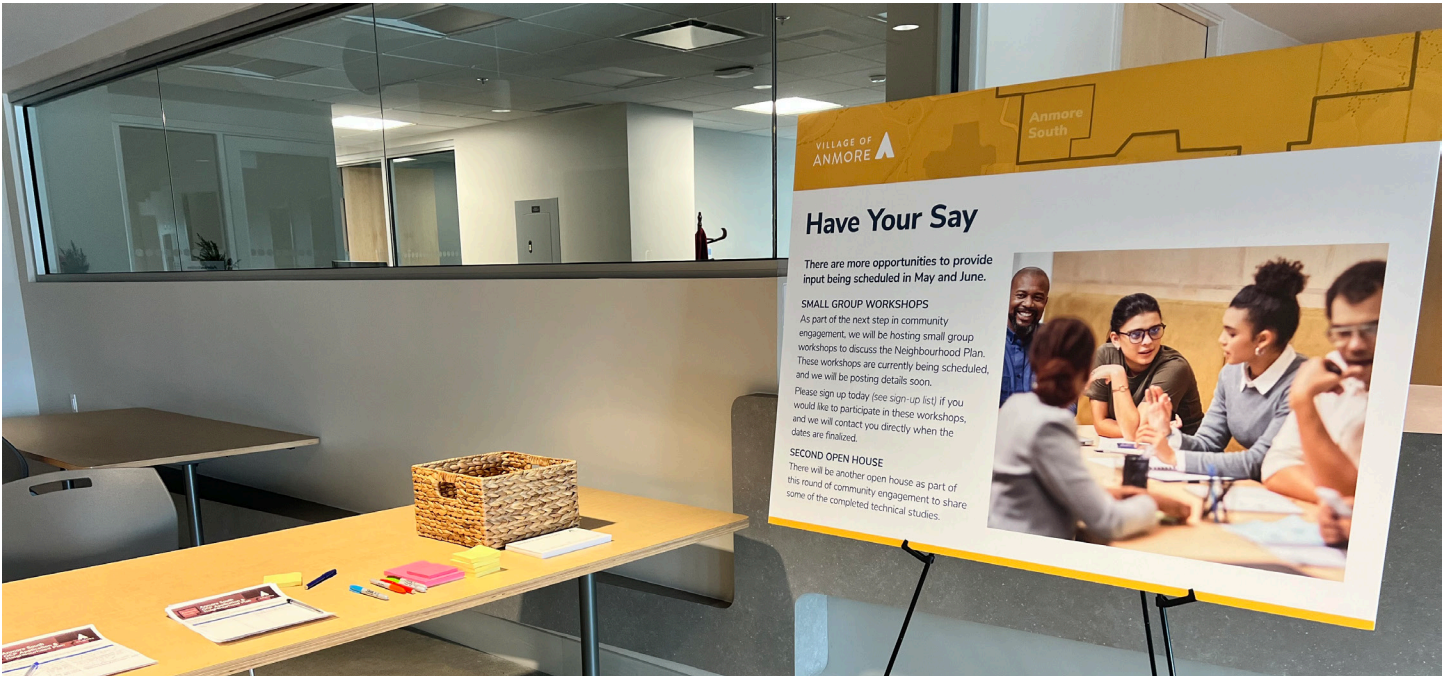
- Pedestrian-first streets with sidewalks, multi-use paths, tree-lined boulevards, and dark sky lighting.
- Improved connectivity of Anmore's street network with links to Crystal Creek Drive, Fern Drive, Sunnyside Road, and First Avenue.

Parks + Natural Areas

- Dedicated forest and riparian areas with multi-use greenways and trails for conservation and recreation.
- Neighbourhood parks within a 5-minute walk of every home in Anmore South.
- Potential for recreation facility improvements at Anmore Elementary with a new field and facilities.

Shops, Services + Facilities

- Public community centre that serves all of Anmore.
- New retail stores, services, office space, and local employment.



# Neighbourhood Plan Land Use Designations



## Percentage of Total Land Use

- Residential Housing: **39%**
- Mixed Use (includes shops/services and apartments): **2%**
- Community Recreation Centre: **1%**
- Civic Development Reserve: **1%**
- Parks, Natural Areas, and Greenways: **42%**
- Road Right of Ways: **15%**

## LEGEND

### LAND USE

- Ground oriented, Single Family | Duplexes** (1.84 ha | 4.55 ac)  
Smaller single-family street fronting homes on compact lots with private yards (128 homes).
- Multi-Family | Townhome** (15.79 ha | 39.02 ac)  
Mix of family-oriented townhome forms and 2-3 storey buildings served by strata lanes, with small private yards and common gathering and recreation spaces (740 homes).
- Residential + Mixed Use Apartments** (7.38 ha | 18.23 ac)  
Range of apartment buildings up to 6 storeys near community destinations and mixed-use shops + services, with access to transit (1,334 homes).
- Civic Development Reserve** (0.48 ha | 1.19 ac)  
A flexible land area for future Village needs, which may include non-market housing, additional neighbourhood parks, community facilities, or a public works yard.
- Civic | Community Centre** (0.44 ha | 1.09 ac)  
20,000 sq. ft. community centre to serve recreational needs in Anmore.
- Neighbourhood Parks** (4.34 ha | 10.72 ac)  
Provide a diverse range of community needs from quiet spaces to playgrounds and sports fields.
- Protected Natural Area + Greenways** (21.52 ha | 53.18 ac)  
Designated natural areas for public use, including preserved natural features and trails.
- Road ROW** (9.35 ha | 23.10 ac)  
Allocated space for road right-of-ways.

# What we studied

As outlined in the Neighbourhood Plan Terms of Reference approved by Council on March 19, 2024, six technical studies were completed based on the Preferred Plan. (For a summary of the land uses in the Preferred Plan, please see pages 4 and 5.) The technical studies were initiated by icona, with the work completed by professional firms with recognized expertise in each study area.

The draft reports were reviewed by Village staff and its professional consultants, and comments were provided to icona and their subject matter experts outlining changes, requests for clarifications, and/or additions to the technical reports to meet the Village’s requirements. The following pages include a high-level overview of each study. The full reports and report summaries are posted under Phase 3 Technical Reports on [HaveYourSayAnmore.com/Anmore-South](https://HaveYourSayAnmore.com/Anmore-South) and [anmore.com/anmoresouth](https://anmore.com/anmoresouth).

## Economic Impact Analysis

### Purpose

The Economic Impact Analysis was prepared by Deloitte to assess the projected economic impact of the proposed Anmore South development on the Village of Anmore. The report summarizes the economic impacts of Anmore South as they relate to employment, demographics, and housing.

### Key takeaways

#### Employment

- There are currently few employment opportunities within Anmore, with residents typically commuting to other municipalities for work. While this may be necessary for the current high concentration of highly skilled and paid workers who live in Anmore, residents who might wish to work closer to home (such as students or seniors seeking part-time work) have limited opportunities to do so.
- Anmore South will support new employment opportunities in the commercial and public spaces on site, through home-based employment, and by increasing demand for various public services that result in additional local jobs. In total, the estimated employment increase is 397 jobs based in Anmore.
- The project also would include significant construction-related employment during project development, including an estimated 3,500 person-years.

#### Demographic and Housing

- The current housing stock in Anmore is almost entirely comprised of large, high-cost, single-family housing that is a poor fit with typical housing demand over a lifetime. This is particularly for young adults and seniors, where Anmore has a notably lower population in these two age ranges.
- Anmore South would expand the range of housing options available in Anmore, supporting a greater diversity and balance of lifestyles, life-stages, and incomes for current and future residents.

## Environmental Impact Analysis

### Purpose

The Environmental Impact Assessment (EIA) prepared by AquaTerra Environmental Ltd. is a comprehensive document that spans the period of 2014 to 2024. It includes a summary of historical site conditions, database and mapping query results, and robust field assessments evaluating various environmental components spanning the Anmore South site.

### Key takeaways

- The Anmore South site is predominantly forested, consistent with the wider regional area and associated habitats. With mature second and third growth trees and riparian areas, including watercourses, it provides the habitat for a variety of terrestrial and aquatic species.
- The EIA acknowledges that the Anmore South Preferred Plan incorporates environmental design considerations that provide mitigation measures for the VEC’s identified. The Plan has been developed to balance residential growth with the conservation of natural habitats, promoting sustainability, and minimizing the impact on the surrounding ecosystem and affording a larger percentage of retained natural areas and greenspace relative to traditional development under the current zoning. Specifically, the Plan proposes the dedication of 22-hectares (35%) of the land area to a natural conservation framework, which well exceeds the typical conservation targets set by the Village of Anmore per Official Community Plan (OCP) Policy P&TLU-7.
- Potentially adverse effects on terrestrial and aquatic species, including habitat loss, as well as effects to surface water and storm runoff, soils and local geology, air quality, and noise and light were identified and evaluated for the construction and operational phases.

### Key Recommendations to Mitigate Environmental Impacts

To effectively reduce the significance of the identified adverse effects, a detailed range of supplementary mitigation measures and recommendations are proposed for the detailed design and construction phases. Key recommendations identified include:

- Implement and adhere to a site-specific Construction Environmental Management Plan (CEMP). This will include sub-plans including, but not limited to, a Sensitive Species Management Plan, Emergency Spill Response Plan, and Erosion Control Plan.
- Habitat restoration or offsetting, where loss has been identified.
- Design and implementation of an invasive species management plan.
- Wildlife-friendly designs for stream crossings and riparian zone buffers.
- Monitoring sensitive species and ensuring compliance with environmental regulations (e.g., Riparian Areas Protection Regulation).

# Transportation Impact Assessment

## Purpose

A detailed Transportation Impact Assessment was prepared by Bunt & Associates to assess traffic management, alternative transportation, and the capacity of the street network within Anmore South and its effect on the wider area.

## Key takeaways

- Anmore South will advance the Village’s rural transportation network by providing new multi-modal street connections to the existing network at Sunnyside Road, Crystal Creek Drive, and Fern Drive.
- Road and intersection capacity was calculated with increased traffic volumes that assumed the full buildout of Anmore South, along with an annual 1% increase in background traffic growth (from other development in the area).
- Roads and intersections within Anmore are expected to be able to accommodate this increase, subject to achievable upgrades at three identified intersections, such as roundabouts or signalization.
- Regional roads leading into Anmore (loco Road and East Road) and intersections along these corridors are expected to be overcapacity with this increase. Future improvements would involve discussions with TransLink, Metro Vancouver, and neighbouring municipalities. Phased analysis estimates that without these future improvements, up to 40% of full buildout can be accommodated with the current regional road network.

## Key Measures to Reduce Traffic Impacts

The Transportation Impact Assessment recommends the following Transportation Demand Management (TDM) measures to be implemented to offer people viable travel alternatives to their private vehicle, including:

- Sidewalks on all streets, plus multi-use paths and trails for car-free walking and cycling routes to neighbourhood parks, community centre, and commercial stores.
- Reduced parking ratios in all phases of development, naturally catering to households with fewer vehicles.
- Car-share program (20 vehicles planned, including specialized vehicles).
- Neighbourhood shops and civic services to introduce the option to stay local for many trips.
- Funding and discussions with TransLink to enhance public transit and bus shelter facilities:
  - Phase 1: Extend bus route #181 from loco Road to loop into Anmore South with current frequencies to provide a more direct connection to Port Moody.
  - Full buildout: Frequent bus service (15-minute intervals all week), which could involve an express bus to Suter Brook/Newport and Port Moody rapid transit locations.

Ongoing monitoring is also recommended after each 300 new housing units to account for the uncertainty in background traffic growth and reassess any impacts. These studies will determine if/when the following recommended upgrades should be built to reduce the effects of increased traffic:

- Small-scale upgrades to slightly increase capacity and reduce delay on the two existing access corridors to Anmore that presented operation constraints – East Road and loco Road. These could include adding left turn lanes to high-volume locations, designated bus pullout stops at high ridership locations, removing on-street parking where possible, and introducing or expanding traffic signals at high-volume locations.
- Intersection upgrades within Anmore at East Road & Sunnyside Road, 1st Avenue & loco Road, and 1st Avenue/Bedwell Bay Road & Sunnyside Road.
- Further collaboration with stakeholders, including TransLink, Metro Vancouver, and local municipalities, to discuss transit improvements and develop a coordinated approach to transportation planning on regional roads, including road capacity in Anmore/Belcarra/Port Moody.

# Fiscal Impact Analysis

## Purpose

The Fiscal Impact Analysis was prepared by Deloitte to assess the net fiscal impacts of the Anmore South Preferred Plan on the Village of Anmore. The analysis is designed to test the financial feasibility of the project using the Village’s current levels of services for staffing, amenities, and infrastructure.

## Key takeaways

- Municipal property tax on the proposed residential, commercial, and civic properties within Anmore South (based on 2024 tax rates) is a main driver for increased revenue for the Village of Anmore. Along with other revenue items, the total revenue estimated with Anmore South is an increase of \$3.9 million (representing a more than 70% increase) from the current Anmore 2024 Financial Plan.
- Cost impacts with Anmore South are spread across several categories, including increased costs in general government, public works, planning and development, and amortization of new assets. The total cost impacts estimated with Anmore South is an increase of \$2.6 million from the current Anmore 2024 Financial Plan.
- The net impact on Village finances from Anmore South are positive. The result is a net annual fiscal improvement of nearly \$1.3 million for the Village.
- While not currently part of the Village budget, police and fire services must also be factored into the analysis and were calculated. This reduces the net fiscal benefit to \$696,000 per year for the Village with Anmore South.
- Coriolis was engaged to review the Fiscal Impact Analysis on behalf of the Village of Anmore and confirmed that the general approach used by Deloitte is reasonable for estimating the likely financial impacts. The Coriolis analysis estimates a \$144,000 net fiscal benefit per year for the Village with Anmore South.

# Infrastructure Servicing Report

## Purpose

The Infrastructure Serving Report was prepared by Aplin & Martin. The report summarizes the proposed water, sanitary, and drainage infrastructure servicing strategy and cost estimates for the Anmore South Preferred Plan.

## Key takeaways

The proposed infrastructure services have been designed to service the Anmore South area at full build-out and address the area's topographical constraints. Detailed designs and further feedback are required at later design stages.

### Water Servicing Infrastructure

- The proposed water servicing provides for improved supply and redundancy of water distribution.
- Implement the proposed water servicing infrastructure, including booster pumps, pressure reducing valves (PRVs), and a reservoir to ensure reliable water pressure and fire flow capacity for the Preferred Plan area.

### Sanitary Servicing Infrastructure

- The proposed sanitary servicing provides Anmore South with a direct connection to the Metro Vancouver sewer district.
- Implement the proposed gravity-based sanitary system design, leveraging steep grades to maintain efficient flow without backwater effects.
- Use low-pressure sewer system where needed in specific southern areas (e.g., Lower Loop) to convey waste uphill.

### Drainage Servicing Plan

- The drainage management systems have a focus on redundancy, ecological sustainability, and alignment with long-term climate conditions.
- Follow the proposed drainage plan, which integrates underground storm sewers with existing watercourses to maintain pre-development flow patterns while addressing infrastructure needs.
- Use climate projections to size systems for future conditions, including designing minor systems to manage 1:10-year events and major systems (e.g., creeks) to handle 1:100-year flows for flood risk reduction and public safety.
- Incorporate Low Impact Development (LID) techniques, such as:
  - Directing runoff from impervious areas to pervious zones for single-family lots and roadways.
  - Installing oversized bio-infiltration facilities for multi-family, mixed-use, and institutional areas to improve water retention, quality, and flow control without conventional detention systems.

# Retail Market Analysis

## Purpose

A Retail Market Analysis was prepared by City Squared Consulting and assessed demand for retail space based on the build-out population of the project and the demographic profile of the community.

## Key takeaways

- Anmore South has a sufficient population to support a neighbourhood commercial centre. The trade area has the population threshold to support a grocery store, which would attract a range of other local serving retail.
- There is also significant visitor inflow to the area's parks and trails, which could help support convenience retail, larger food and beverage retail, and some region serving retail stores (small clothing, hobby, homewares stores).
- The following supportable retail and office space within Anmore South was estimated:
  - Village retail node within Anmore South: Based on a trade area population of 9,809 residents, it is expected that Anmore South could support a neighbourhood commercial centre that includes 55,900 to 61,800 sq. ft. of local serving retail.
  - Additional retail node along First Avenue: There is the opportunity for an additional 3,000–4,500 sq. ft. of convenience and food and beverage retail along First Avenue.
  - There is the opportunity for 10,000 sq. ft. of locally serving office space integrated into the neighbourhood.

## Next steps

Moving from Phase 3 to Phase 4, the OCP Bylaw Amendment and Neighbourhood Plan will be brought to Council for consideration. If the OCP Bylaw amendment receives 2nd reading, there will be a Public Hearing and then Council will consider 3rd reading. If the OCP Bylaw amendment receives 3rd reading, an application to amend the land use designation would be sent to Metro Vancouver for consideration. When making its decision, Council takes into account the results of technical studies and community engagement, as well as Village needs assessments, plans and policies, and requirements from regional and provincial governments.

If the OCP amendment and Neighbourhood Plan are approved, the planning process would still require a rezoning process and a subdivision application. If these are approved, the build out of the property is estimated to take 20 to 25 years.

For details on all phases of engagement visit [HaveYourSayAnmore.com/Anmore-South](https://www.haveyoursayanmore.com/anmore-south).

# Share your input

## Anmore South Technical Studies Open House

Join us to review the Anmore South Phase 3 technical studies. The subject matter experts who completed the studies will be at the open house to respond to questions and provide information.



**Thursday, April 24, 2025**

**5 p.m. – 8 p.m.**

**Anmore Community Hub**

**2697 Sunnyside Road, Anmore**

## Community Survey

Participate in the Anmore South community survey from

**April 16 to May 4, 2025**, to share your input on the key preferred land use components as the foundation for the Neighbourhood Plan policies.

Visit **[HaveYourSayAnmore.com/Anmore-South](https://HaveYourSayAnmore.com/Anmore-South)** for the survey link or use the QR code to access the online survey. Please note that the survey is being conducted by a professional research firm.



## **[HaveYourSayAnmore.com/Anmore-South](https://HaveYourSayAnmore.com/Anmore-South)**

Visit the project engagement page to view the full technical reports, summaries, open house boards, and other project information, and to submit questions/comments.

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