

# Economic Impact Analysis

Anmore South Neighbourhood Plan

March 2025



# Table of Contents

Table of Contents	1
Disclaimer	2
Executive Summary	3
Introduction	5
Employment Impacts	7
Demographic and Housing Impacts	12

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# Executive Summary

The Anmore South Neighbourhood Plan proposes a 61.14-hectare / 150.08-acre mixed-use community at the south end of the Village of Anmore, BC. The proposed neighbourhood comprises a mix of residential, commercial, and community-based land uses, over a 20-year phased build out. This includes approximately 2.8 million square feet (SF) of residential floorspace across 2,202 units, 55,000 SF of commercial space and a 20,000 SF Community Centre.

Deloitte was retained as part of the technical expert team for the Neighbourhood Plan process to provide an Economic Impact Assessment according to the Council approved Terms of Reference. This report summarizes the economic impacts of Anmore South as they relate to employment and demographics and housing.

## Employment Impacts

The Anmore South development will have an estimated local employment impact of 391 jobs. This includes jobs in the commercial units and public recreation centre on site, plus home-based employment in the new housing units, as well as growth in local government and schools in the rest of Anmore to accommodate additional population and development.

There are several ways these new employment opportunities will complement Anmore's existing population and labour force:

- The creation of retail and services businesses will provide additional opportunities for entry-level and part-time work that would appeal to youth, students, parents of young children, or those in semi-retirement who are interested in flexible employment. This is also the demographic group that is least mobile and having those opportunities closer to home is a benefit.
- Anmore has a higher rate of working from home than the regional average. The availability of small commercial units at Anmore South provides opportunities for small offices that would provide a useful alternative location for Anmore residents who would like to have external office space, but not to commute far from home.
- Anmore's labour force is much better-paid and higher-skilled than the regional average, meaning that only a modest number of jobs in the new retail and services businesses and the public recreation centre would fit with their existing



Population projections including Anmore South would lead to a very balanced population between senior citizens, younger and prime working-age adults, and children.

employment needs. However, the commercial space may be a good fit for those residents who have their own business, including the cluster of health professionals that reside in the community.

## Demographic and Housing Impact

As of 2024, Anmore has a population of approximately 2,600 and like most communities, its population is aging.

The current housing stock is almost entirely comprised of large, high-cost, single-family housing that is a poor fit with typical housing demand over a lifetime. Providing housing options, including more affordable townhomes and apartments, can alleviate some of the constraints that Anmore residents face when considering their local housing options over the entire lifecycle.

Apartments and townhomes at Anmore South will provide the opportunity for residents to stay in the community and find their preferred housing options over the course of their entire life. Population projections including Anmore South would lead to a very balanced population between senior citizens, younger and prime working-age adults, and children.

Anmore is one of five municipalities in the region where the population share in the “young working prime” range of 25 to 44 years is below 20%, compared to a regional population share of 30% in this age range. These municipalities are mostly small and with very high housing costs (thus limiting the potential for young adults to become homeowners) and have limited local employment opportunities. In addition to Anmore, the other municipalities are White Rock, West Vancouver, Lions Bay and Belcarra.



Buntzen Lake Recreation Area

# Introduction

This report summarizes the projected economic impact of the Anmore South Neighbourhood Plan, located on a portion of the former IOCO lands in Anmore, BC.

The report has two main components:

1. **Employment impact.** 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. The project also includes significant construction-related employment during project development.
2. **Demographic and housing choice impact.** Anmore South will expand the range of housing options available in Anmore and support the ability of current residents to stay in the community over their entire lifetime.

## Project Overview

Specific assumptions and data sources required for each type of analysis are specified in the corresponding section of the report. An overview of the planned development is shown in Table 1. It is based on the “Preferred Plan” option.

The Anmore South Neighbourhood Plan proposes a mixed-use community comprising residential, commercial, and community-based land uses. Most of the proposed development is residential with approximately 2.8 million square feet (SF) of floorspace across a mix of housing types. The Plan also proposes 55,000 SF of commercial floorspace, which may include retail shops and services, and a 20,000 SF public community centre.

Table 1. Anmore South Development Overview

	Commercial	Residential	Public Recreation Centre
<b>Net Floor Area</b>	<b>55,000 SF</b>	<b>2.8 million SF</b>	<b>20,000 SF</b>
... Apartment Units ranging from studio to 3 bedrooms (average size of 850 SF)		1,334 units (~1.13 million SF)	
...Townhouse Units (average size of 1,800 SF)		740 units (~1.33 million SF)	
...Duplex Units (average size of 2,500 SF)		120 units (~320,000 SF)	
...Single Family Units (average size of 3,000 SF)		8 units (24,000 SF)	
... Ground Floor Non-Residential	55,000 SF		20,000 SF

The projected population living in the project is nearly 4,500, based on the following average household sizes:

- 1.7 people per apartment (2,268 residents)
- 2.5 people per townhouse (1,850 residents)
- 2.9 people per duplex/single family unit (371 residents)
- **Total: 4,489 residents**



# Employment Impacts

In addition to estimating the new jobs associated with the Anmore South development, it is useful to understand how these new opportunities fit into the context of Anmore's current employment situation.

## Current Situation

Total employment in Anmore was 770 as of the 2021 Census. This includes:

- 580 jobs with a "fixed place of work" in Anmore, of which 380 are Anmore residents who work at home. The other 200 jobs are spread across a small number of employment sites, such as the school, Village office, retail store, utility facilities, and regional park. It is likely, given the lack of commercial and industrial space in the community, that some home-based jobs also have additional staff working who are not resident to the home (such as staff of a home-based consulting company, maintenance or household staff within larger homes, etc.)
- 190 jobs held by employed Anmore residents with "no fixed place of work." These are jobs that regularly move to different sites, such as construction, transportation, and various mobile service providers. These jobs are assigned to the home municipality of Anmore although most of these people are likely spending most of their working days outside of the community.

The total of 770 jobs based in Anmore is contrasted to Anmore's total of 1,230 employed residents. The ratio of jobs to employed residents is 0.63, meaning the community is a net exporter of 37% of its workers to other locations. This is the lowest ratio of any municipality in Metro Vancouver.



Nearly a third of working Anmore residents (31%) worked at home in 2021 (temporarily higher due to COVID).



Nearly half (45%) of Anmore's working residents commute to another municipality in Metro Vancouver.



Furthermore, the number of jobs located in Anmore was temporarily inflated in the 2021 Census due to ongoing COVID restrictions that caused many residents to report their work location as their home. In the 2016 Census, only 180 Anmore residents worked at home.

Anmore was never intended to function as a major employment centre in the region and there is no reason to expect a balance between local jobs and resident workers, but the current situation indicates that Anmore residents who might wish to work closer to home (such as students or seniors seeking part-time work) have limited opportunities.

Another way to look at the current situation is that out of 1,230 employed Anmore residents, less than 100 had a regular place of work in Anmore outside their home.

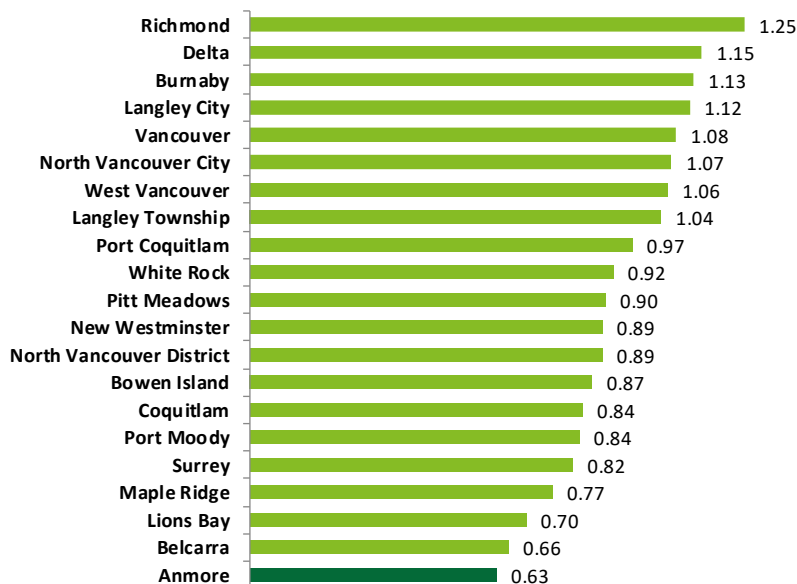
Nearly half (45%) of Anmore's working residents commute to another municipality in Metro Vancouver, including 21% to the Tri-Cities (Port Coquitlam, Port Moody and Coquitlam) and 24% to other municipalities (led by Vancouver and Burnaby).

Most Anmore residents are commuters partly because they are highly paid (median employment income for an Anmore resident working full-time is 23% higher than the regional average) and are more likely to have senior positions (2.8 times the concentration of managers compared to the region), both of which suggest that some residents need to commute to where the high-paying jobs and large companies and institutions are located.

Anmore worker residents are also more likely to work at home (31% compared to 26% in the region), which is consistent with having more well-educated professionals living in the community.

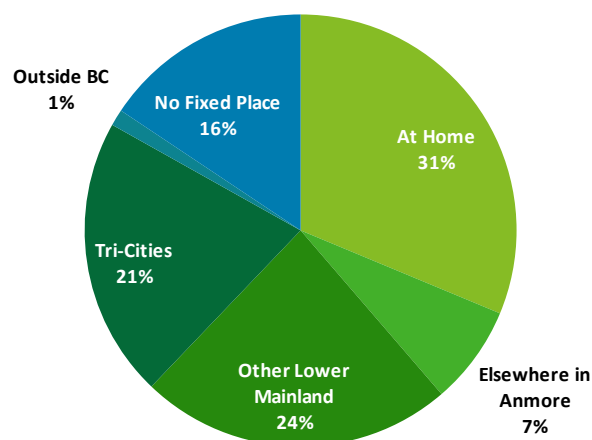
Based on broad occupational groups, the highest concentrations among Anmore residents are in management and natural resources. As noted above, management occupations are 2.8 times more concentrated among working Anmore residents

### Jobs to Employed Residents Ratio



Source: Statistics Canada, 2021 Census

### Where Anmore Residents Work (2021 Census)



Source: Statistics Canada, 2021 Census

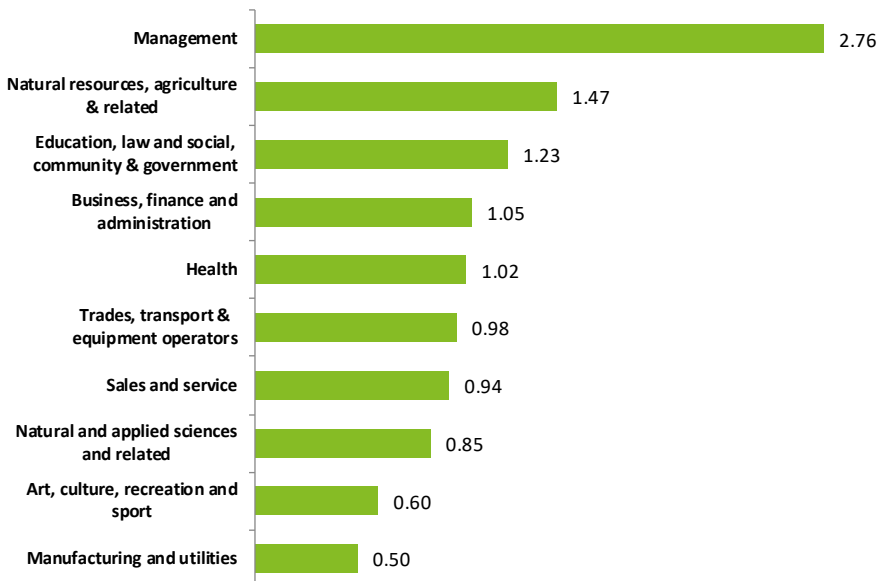
compared to the regional average, while natural resources workers are nearly 1.5 times more prevalent than the regional average.

## Anmore South Employment

The number and type of jobs that will be created in Anmore from the Anmore South development fit into several categories, as outlined in Table 2.

The first three categories - ground floor commercial, public recreation centre, and home-based employment – are based on additional activity that will occur on the Anmore South site. The last two categories – local government and primary education – are based on estimated growth in local services that will be required to accommodate the additional population and development.

### Anmore Resident Occupations Relative to Metro Vancouver (1.00)



Source: Statistics Canada, 2021 Census

Table 2. Anmore South Employment Estimates

EMPLOYMENT SOURCE	GROWTH DRIVER	EMPLOYMENT RATIO	ESTIMATED EMPLOYMENT GROWTH	NOTE
Ground Floor Commercial	55,000 sf	1 job per 450 sf	122	Employment ranges based on various employment land studies in Metro Vancouver. The same ratios were used for the recent Port Moody Economic Development Master Plan.
Public Recreation Centre	20,000 sf	1 job per 800 sf	25	
Home-based Employment	New housing units projected at 2,202	9 jobs per 100 units	198	Based on home working ratio in Port Moody, which is comparable given its existing multi-family housing development, plus an increase of 25% for COVID impacts.
Local Government	Municipal revenue growth	Assume proportional growth from baseline of 15 (2021 Census)	9	Municipal revenue projected to increase more than 60%
Local Primary Education	Age 5 to 12 population projected to increase by 171%	Baseline is 50 jobs (based on 2016 Census to avoid COVID distortion on school employment from 2021 Census). Assume half are fixed and half grow in proportion to student count.	43	Anmore's age 5 to 12 population is an estimated 220 as of 2023 (as per BC Stats). Future population is assumed to have the same proportion of children.
<b>TOTAL</b>			<b>397</b>	

In total, the estimated employment increase is 397 jobs, all of which are based in Anmore. This is an increase of 67% in the number of locally based jobs compared to 2021.

Compared to 2016, which is probably more accurate given the COVID distortion on the 2021 Census, the job increase in Anmore is 166%.

With respect to Anmore's existing population and labour force, there are several areas of possible alignment:

- The creation of retail and services businesses will provide additional opportunities for entry-level and part-time work that would appeal to youth, students, parents of young children, or those in semi-retirement who are interested in flexible employment. This is also the demographic group that is least mobile and having those opportunities closer to home is a benefit.
- Anmore has a higher rate of working from home than the regional average. The availability of public spaces for meetings or temporary working (restaurants, coffee shops) will provide a useful service for work-from-home Anmore residents.
- Anmore's labour force is much better-paid and higher-skilled than the regional average, so only a modest number of jobs in the new retail and services businesses and the public recreation centre would fit with existing employment needs. However, some of the commercial space could be a good fit for small offices that cater to the public, such as insurance, real estate, or health services (capitalizing on the cluster of health professionals that reside in the community).

## Temporary Impacts from Construction

In addition to the ongoing impacts from a fully built-out Anmore South, there will also be significant temporary employment generated by project construction. Cost estimates for residential and commercial construction are preliminary and confidential, but all building development and on-site infrastructure costs are included in this analysis.

Using input-output multipliers from Statistics Canada, and assuming that at least 90% of the expenditure is carried out by Metro Vancouver firms, the direct construction employment associated with the project is an estimated 3,500 person-years.

Construction is one of the relative industrial strengths of the Tri-Cities region and a project of this size would provide significant employment and business opportunities for residents and business owners in Anmore and surrounding communities.



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# Demographic and Housing Impacts

## Current Situation

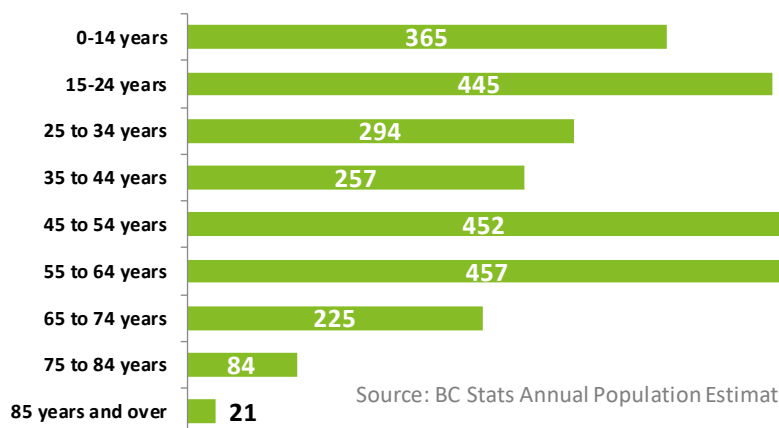
According to BC Stats estimates, Anmore had a population of 2,568 in 2024.

The latest estimates do not yet provide a breakdown by age range, but based on 2023 BC Stats estimates, there is a high concentration of population in the 45 to 64 age range, as well as people under age 25 (most of whom would be the children of the 45 to 64-year-olds).

Population is notably lower in the 25 to 44 range, which is a prime age for first-time homeowners. This is consistent with the most recent Census data reported in Metro Vancouver's *Housing Data Book 2023*, which showed Anmore is one of five municipalities in the region where the population share in the "young working prime" range of 25 to 44 years is below 20%. The regional population share is 30% in this age range. These municipalities are mostly small and with very high housing costs (thus limiting the potential for young adults to become homeowners) and have limited local employment opportunities. They are:

- Anmore – 19% of the population aged 25 to 44
- White Rock – 17%
- West Vancouver – 16%
- Lions Bay – 16%
- Belcarra – 15%

## Estimated Anmore Population by Age, 2023



Source: BC Stats Annual Population Estimates

### Lifecycle Evolution of Housing Demand

Current BC Stats population projections for Anmore do not reflect the impact of Anmore South. They show a projected population of 3,641 in 2046 compared to the potential for 7,000 or more residents with the full buildout of Anmore South (assuming growth continues in the rest of the community).

An alternative population projection that incorporates Anmore South has not been prepared for this study, but it is useful to consider how housing type preferences typically change over a lifetime and how the mix of units in Anmore South will greatly expand housing choice for residents of all ages.

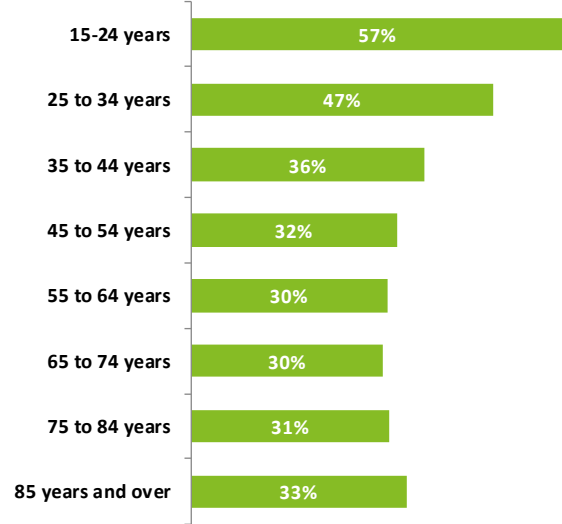
Statistics Canada defines a “household maintainer” as the person who is primarily responsible for paying the household bills. The percentage of the population who are household maintainers increases with age (young adults are much more likely to live with parents, roommates, etc.), but young adults who do maintain a household are most likely to live in an apartment.

As people age into their 30s and 40s and are more likely to have children, the share of apartments declines before rising again after age 75. There are currently no apartment buildings in Anmore. This means that as the existing population ages and some residents wish to move to an apartment to stay in the community, that option is not currently available. Similarly, young adults who are looking to get into the housing market with a smaller, more affordable unit are not able to do so in Anmore.

According to the 2021 Census, Anmore has the lowest proportion of renters in Metro Vancouver at 8.8%. It is one of the only three local governments in Metro Vancouver that does not have below-market rental housing, including Belcarra and Lions Bay.

Anmore South will expand the range of housing options available in Anmore, supporting a greater diversity of lifestyles, life-stages, and incomes for current and future residents.

Share of Household Maintainers Living in Apartments, Metro Vancouver, 2021



Source: Statistics Canada, 2021 Census



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