

Economic Impact Analysis Summary

Anmore South Neighbourhood Plan

Purpose of the Study

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.

- The basis of the analysis is the Anmore South Preferred Plan which proposes a 61.14-hectare / 150.08-acre mixed-use community.
- The proposed neighbourhood comprises approximately 2.8 million square feet (sq ft) of residential floorspace across 2,202 units, 55,000 sq ft of commercial space and a 20,000 sq ft community centre, over a 20-year phased build out.

What we Learned

Employment Impacts

Current Situation

- Analysis shows that total jobs based in Anmore was 770 as of the 2021 Census, which is contrasted with 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 municipalities. This is the lowest ratio of any municipality in Metro Vancouver.
- Most Anmore residents are commuters, with the majority commuting to other municipalities, which is explained in part through their above average income. The median employment income for an Anmore resident working full-time is 23% higher than the regional average. They are also more likely to have senior positions (2.8 times the concentration of managers compared to the regional average). These two factors suggest that residents typically need to commute to where the high-paying jobs and large companies and institutions are located.
- For those Anmore worker residents that work within Anmore, there is a high proportion that work at home (31% compared to 26% in the region), which is consistent with having more well-educated professionals living in the community.
- Out of the 1,230 employed Anmore residents, less than 100 had a regular place of work in Anmore outside their home.
- While there is no reason to expect a balance between local jobs and resident workers in Anmore, 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 to do so.

Anmore South Employment Impacts

The number and type of jobs that will be created in the Village of Anmore from the Anmore South development fit into the following categories of ground floor commercial, public recreation centre, and home-based employment.

There is also expected to be employment growth in local government and primary education, based on estimated growth in local services required to accommodate the additional population and development.

- The estimated employment growth due to Anmore South Neighbourhood is:
 - 122 jobs in ground-floor commercial based on 55,000 sq. ft. of space;
 - 25 jobs in the public recreation center based on a 20,000 sq. ft. facility;
 - 198 jobs through home-based employment based on 2,202 new housing units;
 - 9 additional local government jobs based on municipal revenue growth; and
 - 43 local primary education jobs to support a 171% increase in the age 5 to 12 population.
- In total, the estimated employment increase is 397 jobs, all of which are based in Anmore.
- In addition, there will also be significant temporary employment generated by project construction. 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.

Alignment with Anmore's current employment

- Creation of retail and service businesses will provide entry-level, part-time, and flexible work opportunities, particularly for youth, parents, and seniors.
- Given Anmore has a higher rate of working from home than the regional average, availability of public spaces for meetings, or temporary working, provides a useful service. While proposed office space provides alternative work opportunities without a long commute for future 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.
- The proposed 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.

Demographic and Housing Impacts

Current Situation

- Anmore's current population (~2,600) is aging, with a high concentration of residents aged 45–64 compared to other municipalities in Metro Vancouver.
- The population is notably lower in the 25-44 range, which is a prime age for first-time homeowners. Anmore is one of five municipalities in the region where the population share in this “young working prime” range is below 20% (regional average is 30%).
- According to the 2021 Census, Anmore has the lowest proportion of renters in Metro Vancouver at 8.8%. Anmore, along with Belcarra and Lions Bay are the only three municipalities in Metro Vancouver that do not have below-market rental housing.
- Lifecycle Evolution of Housing Demand:

- Housing type preferences typically change over a lifetime. 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.
- Statistics Canada show that the share of household maintainers living in apartments (person responsible for paying the household bills) are more likely to be young adults and seniors.
- 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.

Anmore South Demographics and Housing Impacts

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

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.
- This analysis found that 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.